1. SIGN 10/29/2024

   Documents:

   112 PLEASANT ST WALL SIGN HOURS REVISON.PDF
   ZERO MAIN ST WALL SIGN REVISION.PDF
   ZERO MAIN ST WINDOW HOURS SIGN.PDF

2. OLD BUSINESS 10/15/2024

   Documents:

   65 POLPIS RD MOVE DWELLING ON FROM 19 NFR.PDF
   65 POLPIS RD ABUTTERS.PDF

3. NEW BUSINESS 09/03/2024

   Documents:

   32 HINSDALE RD SHED.PDF

4. NEW BUSINESS 10/01/2024

   Documents:

   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

5. NEW BUSSINESS 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
   21 WIGWAM MOVE ON GUEST HOUSE FROM 30 RUSSELLS WY.PDF
   18 BISHOPS RISE GAME COURT.PDF
   5 PINE CREST FENCE.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

6. NEW BUSINESS 10/29/2024

Documents:

156 CLIFF RD NEW CABANA.PDF
156 CLIFF RD HDC NEW PAVILION.PDF
1 LOWELL PLACE NEW DWELLING.PDF
32 WESTERN REV BRICK PARKING.PDF
23 TENNESSEE REV WIDEN DOOR.PDF
48 NOBADEER AVE ROOF.PDF
6 CELTIC DR SHED MOVE OFF.PDF
6 CELTIC DR COTTAGE.PDF
6 HARBOR TERR DOOR CHANGE.PDF
23 FRONT ST WINDOW DOOR CHANGES.PDF
1 CHERRY ADD PORCH.PDF
22 BURNT SWAMP SHED.PDF
35 UNION ST ROOF REPLACEMENT.PDF
232 MADAKET RD REV WINDOWS DOORS.PDF
28 RUGGED ROAD - SOLAR PACKAGE.PDF
7 DAVIS LN POOL SPA.PDF
2 TRIPP DRIVE ROOF.PDF
2 DAFFODIL HOOP TENT.PDF
42 CHUCK HOLLOW COLOR CHANGE.PDF
4R JEFFERSON COTTAGE REVS DOORS WINDOW STAIR CHANGE.PDF
19 UNION ST ASBUILT RELOCATE ARBOR.PDF
19 UNION ST COLOR CHANGE.PDF
256 POLPIS ROAD - GUEST HOUSE HISTORIC DETERMINATION.PDF
77 VESTAL ST SPA.PDF
24 MEADOW VIEW POOL.PDF
104 SURFSIDE GARAGE.PDF
4 CANONICUS GARAGE.PDF
1 SCONSET AVE FENCE HARDSCAPE.PDF
15 ARLINGTON REMOVE CHIMNEY.PDF
4 SLEEPY HOLLOW CABANA.PDF
4 SLEEPY HOLLOW POOL.PDF
37 OCEAN ROOF.PDF
26 ARLINGTON DEMO BULKHEAD.PDF
72 CATO LANE REAR LOT NEW DWELLING.PDF
5 MEADER NEW DWELLING.PDF
7 MOORS END LN MVE OF DEMO.PDF

21 PEQUOT DEMO MOVE OFF.PDF
79 N LIBERTY ROOF MAIN HOUSE.PDF
68 FAIRGROUNDS REV TO PREVIOUS APPROVAL MOVE ON SITE.PDF
25B CLIFTON DRIVEWAY.PDF
127ORANGE ROOF.PDF
39 HULBERT AVENUE MH FENS REVS.PDF
32 JEFFERSON AVENUE GARAGE REVS.PDF
3 NEWTOWN CT- REVISIONS TO HOUSE.PDF
35 INDIA ST WINDOW.PDF
8 GOLFVIEW DEMO.PDF
51 RIDGE WINDOW AND DOOR REPLACEMENT.PDF
15 GOLDFINCH WINDOW REPLACEMENT.PDF
100 SANKATY RD DORM.PDF
1 HEDGEBURY LN ADDITION.PDF
50 HUMMOCK POND RD WINDOW WELLS.PDF
9 DAVIS LN POOL HARDSCAPE.PDF
18 BISHOPS RISE GATE.PDF
7 FARMER ST DRIVEWAY REVS.PDF
33.5 VESPER LN REV COA 2024 10 11295.PDF
7A CLIFFORD ST DRIVEWAY.PDF
20 N PASTURE FENESTRATION CHANGES.PDF
20 N PASTURE POOL.PDF
74 MADAKET NEW DWELLING.PDF
1 N SWIFT ROCK GARAGE.PDF
75 POCOMO NEW MH.PDF
33 CLIFF ROAD NEW DWELLING.PDF
7 N GULLY REVS TO 08 10998 ADD DORMERFENS REVS.PDF
6 ORANGE STREET WINDOW ALTERATIONS.PDF
6 ORANGE STREET HISTORICAL INFO.PDF
6 GOLDFINCH DR ADDITION.PDF
33A BUNKER RD BUILDING 1 QUONSET.PDF
33A BUNKER RD BUILDING 2 QUONSET.PDF
16 RIDGE ADDITION.PDF
13 WALSH ROOF.PDF

7. OLD BUSINESS 10/08/2024

Documents:

OB 12A PEQUOT DETACHED GARAGE.PDF

8. OLD BUSINESS 10/22/2024

Documents:

OB 1 OLD N WHARF.PDF
OB 35 CENTRE ST SOLAR HELD FOR VIEW.PDF

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

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

Historic District Commission
SIGN CHECKLIST

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

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

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/2/24

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

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

Street & Number of Proposed Sign: 112 Pleasant st

Owner of Building: Cape Cod Five Cents Savings Bank

Mailing Address: 1500 Iyannough Rd Hyannis MA 02601

508247

Telephone: 2216 Email: Craber@capecodfive.com

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

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Catherine Anastasia / Poyant Signs

Mailing Address: 125 Samuel Barnet Blvd New Bedford MA 02745

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

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

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

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

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

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

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

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

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

I. SHAPE OF SIGN
Rectangle with rounded Corners

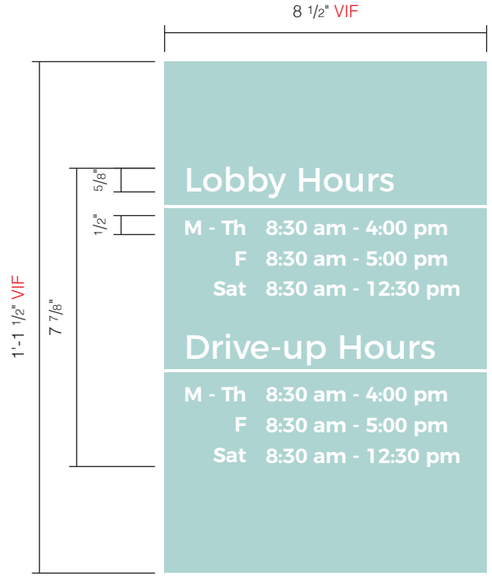
J. LOCATION OF SIGN ON BUILDING
Right hand side of main Entrance

K. TYPE OF SUPPORT BRACKETS
Threaded Rod

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

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

UPDATED PLAN FOR REVISION



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

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

Specifications

Qty = 1

Vinyl Graphics - Entrance Door

*Minimum of 50" to install graphics in field

Verify in Field (VIF)
- Window VO

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

Colors & Materials



Digital Print
(Qty: 1) 9" x 14"
Optically clear vinyl
Contour Cut around outside perimeter of entire graphic
1st Surface Application
White



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale

Poyant
Building Your Brand

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

CAPE COD 5

112 Pleasant Street
Nantucket MA 02554

Project: 24248
Cape Cod 5

Sales: Bethany Leonard
Date: 05.16.24
Designer: JST

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

Revisions:
7-3-24 JST R1 updated photo comp per survey
10-17-24 JST R3 scope

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

Approved By:

Date:

Building Sign

Option A

Owner Information:

Christopher W. Raber

The Cape Cod Five Cents Savings Bank

1500 Iyannough Rd

Hyannis MA 02601

508-247-2216

craber@capecodfive.com

Agent Information:

Catherine Anastasia

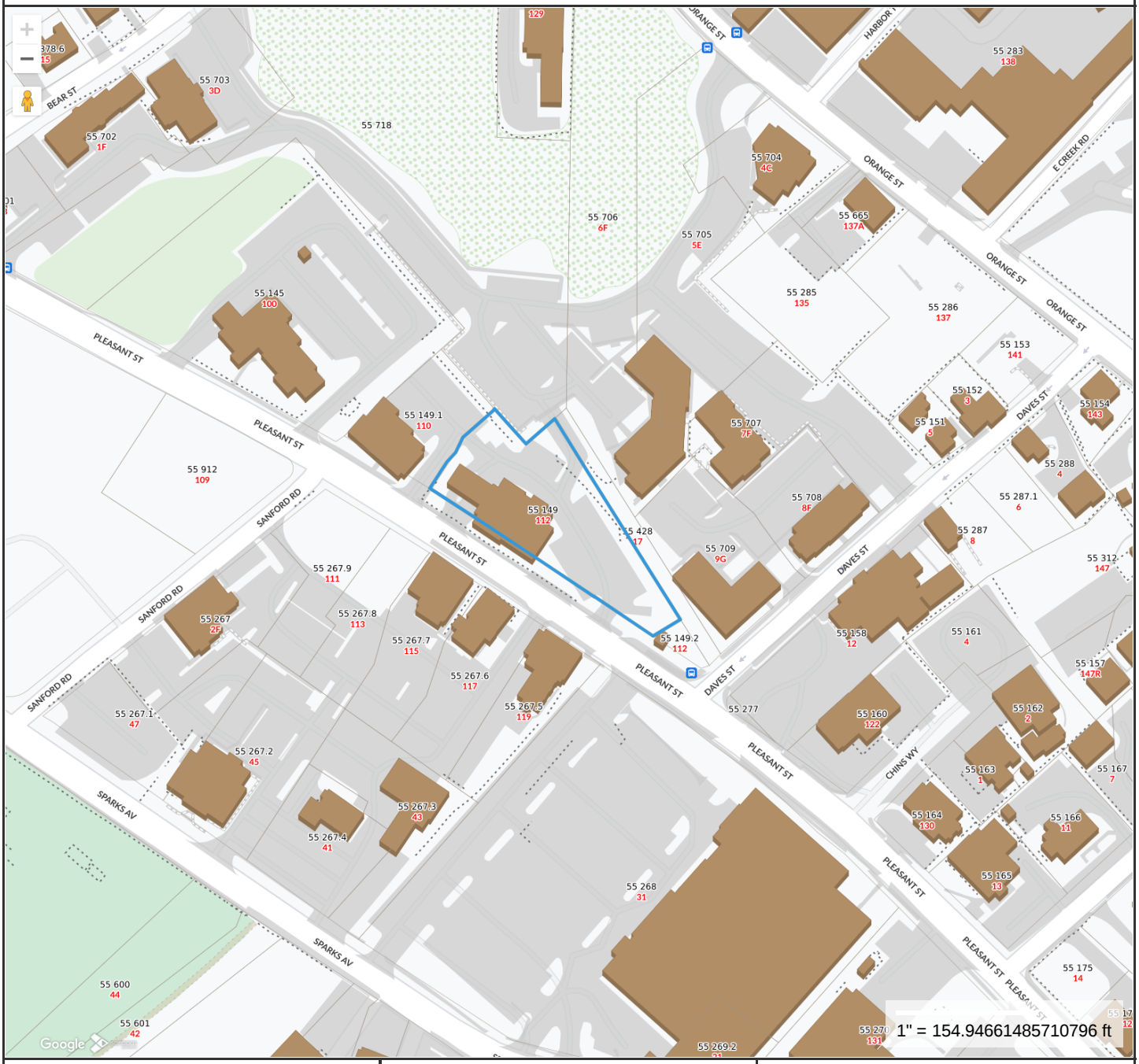
Poyant Signs

125 Samuel Barnet Boulevard

New Bedford, MA 02745

508-962-1066

canastasia@poyantsigns.com



Property Information

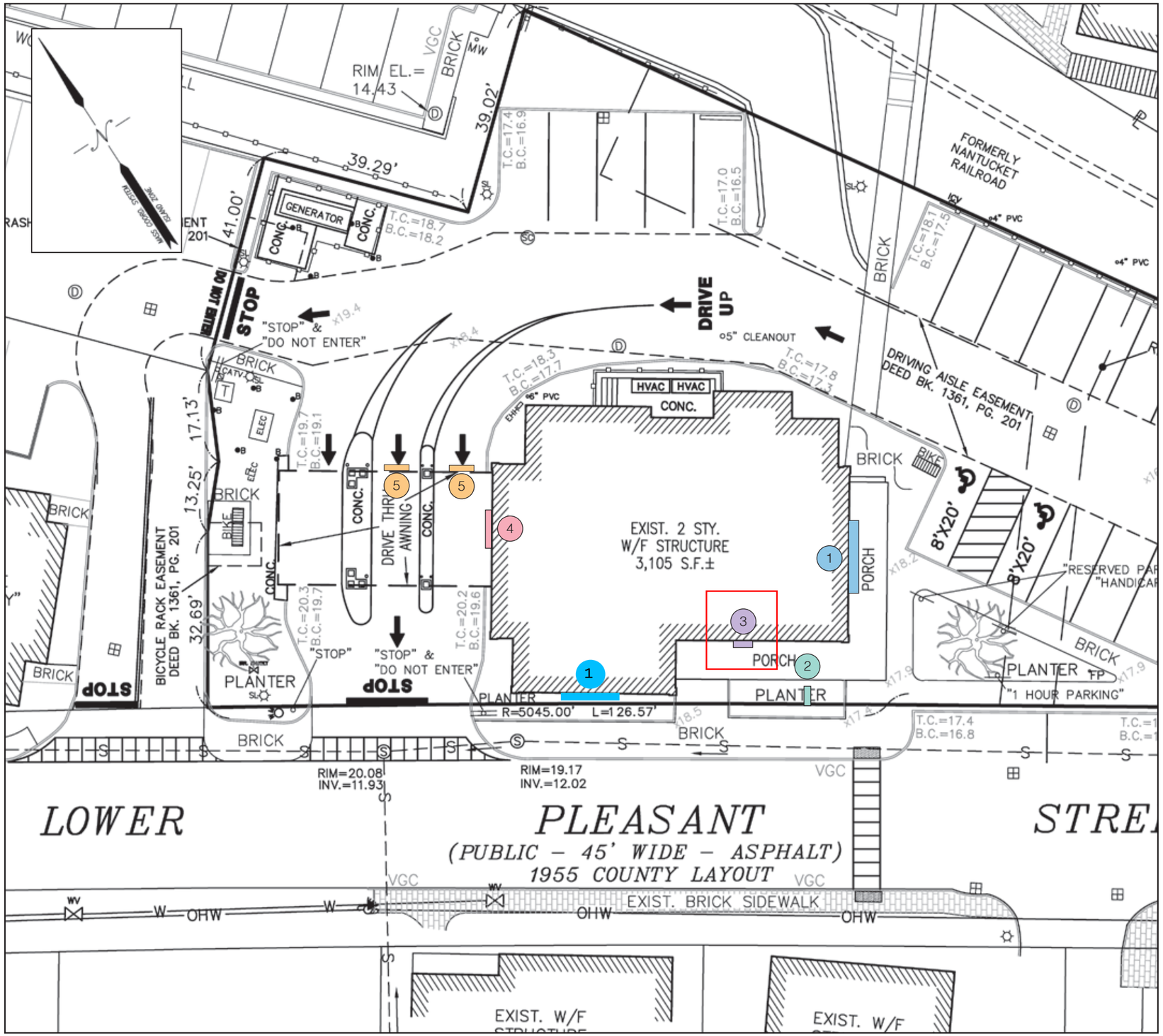
Property ID	3341
Location	112 PLEASANT ST
Owner	CAPE COD FIVE CENTS SAVINGS BANK

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



A Site Plan - Plan View
Not to Scale

Sign Type Key

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

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Project: 24248
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Revisions:
9-18-24 JST R2 added to package

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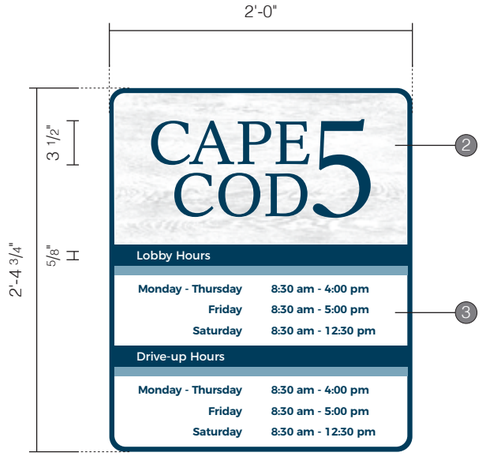
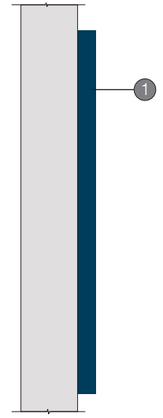
Approved By:

Date:

Site Plan



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



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

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

Specifications

Qty = 1 — 7.5 Sq Ft

Single Face Non Illuminated Building Sign

- Secured to buildings fascia with threaded rod & adhesive

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

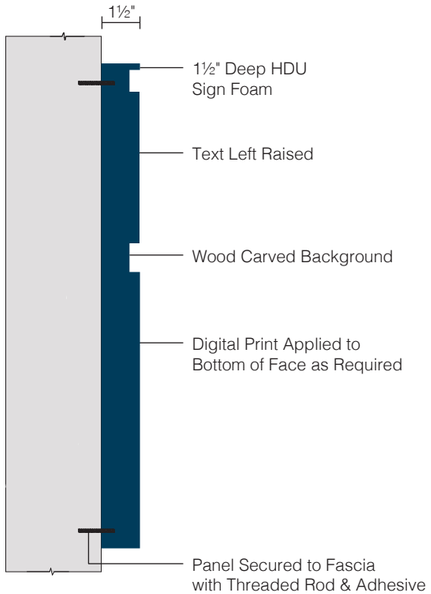
Colors & Materials

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

2 Paint
White; Satin Finish
Wood Grain Portion

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

PMS 302 C
PMS 7695 C
White



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale

Poyant
Building Your Brand

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New Bedford, MA 02745
800.544.0961 | poyantsigns.com

CAPE COD 5
112 Pleasant Street
Nantucket MA 02554

Project: 24248
Cape Cod 5

Sales: Bethany Leonard
Date: 05.16.24
Designer: JST

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

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Approved By:

Date:

Building Sign

Option A

Sign Type 24248.3A-R1

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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

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

Historic District Commission
SIGN CHECKLIST

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

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Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/2/24

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 4231 PARCEL #: 481

Street & Number of Proposed Sign: ZERO MAIN ST.

Owner of Building: NIR RETAIL, LLC

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

Telephone: 508.228.7501 Email: cpiper@nedevelopment.com

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

CORY A. PIPER
OFFICE MANAGER

Signature of Owner of Record

Agent/Owner of Business

Name: Catherine Anastasia

Mailing Address: 125 Samuel Barnet BLVD New Bedford MA 02745

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

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

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

H. SIZE OF SIGN
18" x 16"

I. SHAPE OF SIGN
rectangle with rounded edges

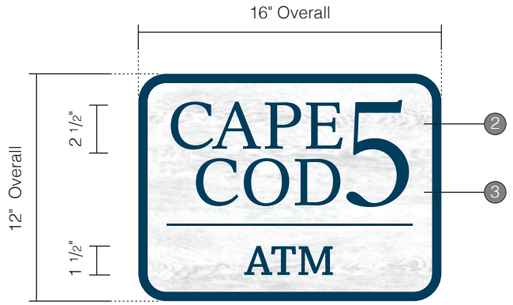
J. LOCATION OF SIGN ON BUILDING
wall mounted left of door

K. TYPE OF SUPPORT BRACKETS
NA

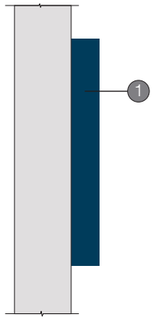
L. TYPE OF LIGHTING AND LOCATION (if any)
NA

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

UPDATED PLAN FOR REVISION



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



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

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

Specifications

Qty = 1 2 Sq Ft

Single Face Non Illuminated Building Sign

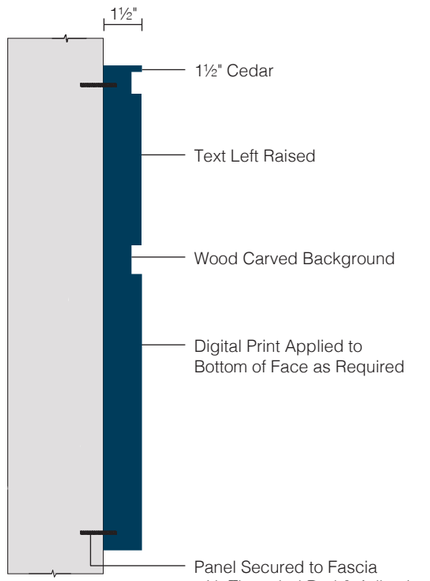
*Remove and Dispose of Existing Sign on Fascia and on Glass

- Secured to buildings fascia with threaded rod & adhesive

Colors & Materials

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

2 Paint
White; Satin Finish
Wood Grain Portion



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale

Poyant
Building Your Brand

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

Cape Cod 5

0 Main Street
Nantucket MA 02554

Project: 24518
Cape Cod 5

Sales: Bethany Leonard
Date: 07.08.24
Designer: JST

Note:
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Revisions:
7-12-24 JSt R1 updated graphics, added options
8-8-24 JSt R2 added layout option
8-22-24 JSt R4 customer chose option B but modified text layout a little
10-17-24 JST R6 changed to cedar, removed print for hours, smaller sign

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

Approved By:

Date:

Building Sign

Option B

Sign Type 24518.2B-R6

Owner Information:

Cory A Piper (Office Manager)

NIR Retail, LLC

c/o New England Development

75 Park Plaza Boston MA 02116

508-228-7501

cpiper@nedevelopment.com

Agent Information:

Catherine Anastasia

Poyant Signs

125 Samuel Barnet Boulevard

New Bedford, MA 02745

508-962-1066

canastasia@poyantsigns.com



Property Information

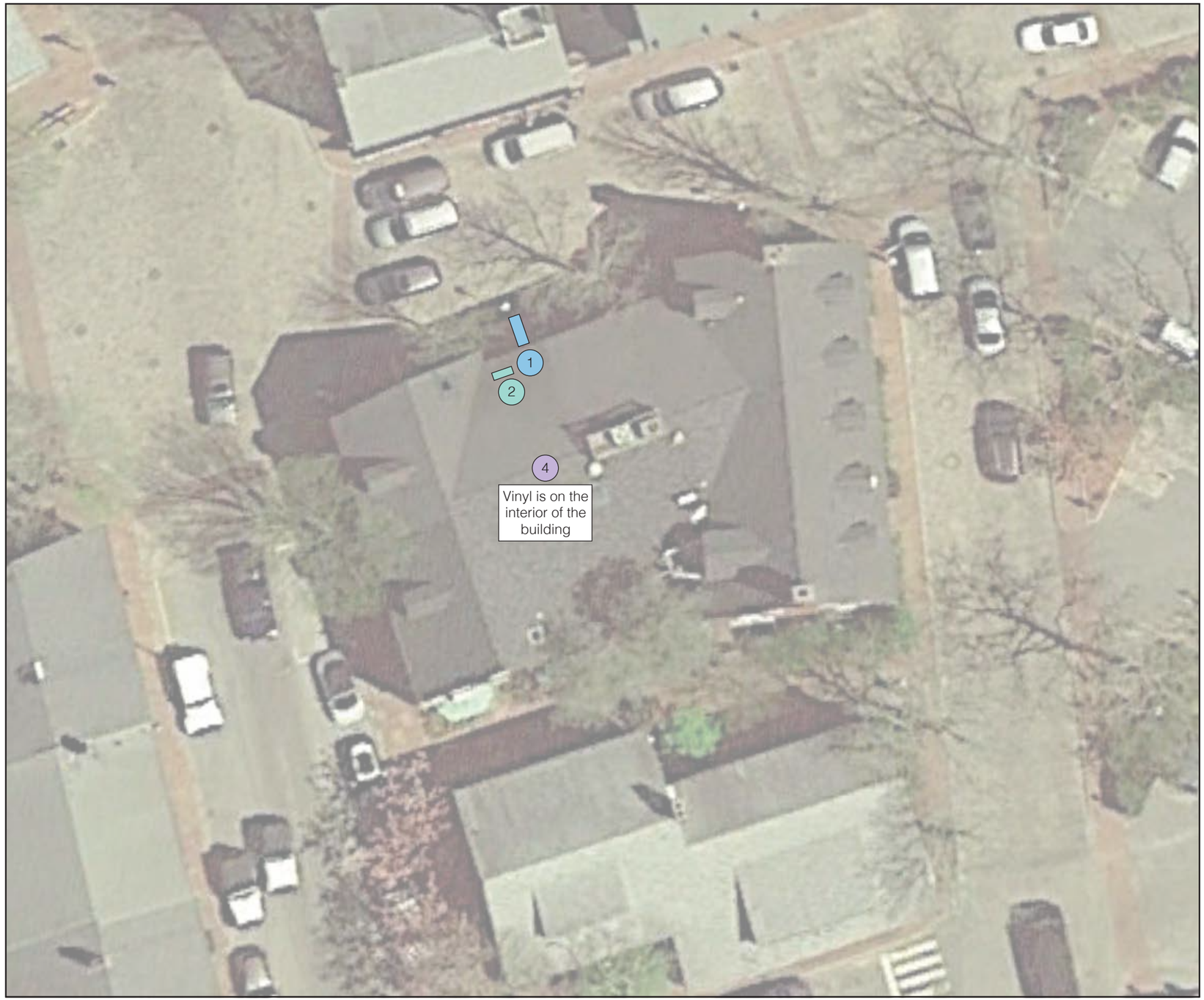
Property ID	9638
Location	ZERO MAIN ST
Owner	NIR RETAIL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



Sign Type Key

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

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Cape Cod 5

0 Main Street
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Project: 24518
Cape Cod 5

Sales: Bethany Leonard
Date: 07.08.24
Designer: JST

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

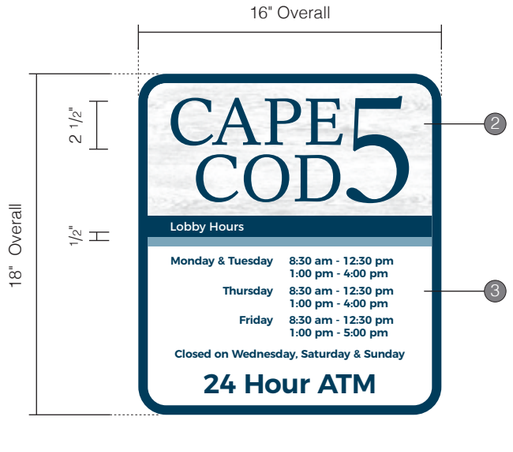
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Site Plan

A Site Plan - Plan View
Not to Scale



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



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

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

Specifications

Qty = 1 2 Sq Ft

Single Face Non Illuminated Building Sign

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

- Secured to buildings fascia with threaded rod & adhesive

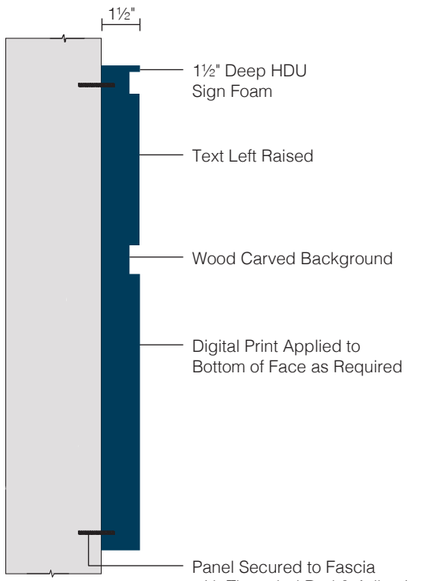
Colors & Materials

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

2 Paint
White; Satin Finish
Wood Grain Portion

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

PMS 302 C
PMS 7695 C
White



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale

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125 Samuel Barnet Boulevard
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Project: 24518
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Sales: Bethany Leonard
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Revisions:
7-12-24 JSt R1 updated graphics, added options
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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Building Sign

Option B

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

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

Historic District Commission
SIGN CHECKLIST

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

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/21/24

Owner Information:

Cory A Piper (Office Manager)

NIR Retail, LLC

c/o New England Development

75 Park Plaza Boston MA 02116

508-228-7501

cpiper@nedevelopment.com

Agent Information:

Catherine Anastasia

Poyant Signs

125 Samuel Barnet Boulevard

New Bedford, MA 02745

508-962-1066

canastasia@poyantsigns.com

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 4231 PARCEL #: 181
Street & Number of Proposed Sign: ZERO MAIN STREET
Owner of Building: NIR RETAIL, LLC
Mailing Address: c/o NEW ENGLAND DEVELOPMENT
75 PARK PLAZA, BOSTON, MA 02116
Telephone: 508.228.7501 Email: cpiper@nedevelopment.com

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

Signature of Owner of Record

CORY A. PIPER
OFFICE MANAGER

Agent/Owner of Business

Name: CATHERINE ANASTASIA
Mailing Address: 125 Samuel Barnett BLVD
New Bedford MA 02745
Telephone: 508 962 [illegible] Email: canastasia@payantsigns.com

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

G. WORDING ON SIGN
Hours of Operation

H. SIZE OF SIGN
9" x 9"

I. SHAPE OF SIGN
Rectangular

J. LOCATION OF SIGN ON BUILDING
Window on front door

K. TYPE OF SUPPORT BRACKETS
NA

L. TYPE OF LIGHTING AND LOCATION (if any)

Date: 10/21/24 Signature of Applicant Catherine Anastasia Signed under penalties of perjury



Property Information

Property ID	9638
Location	ZERO MAIN ST
Owner	NIR RETAIL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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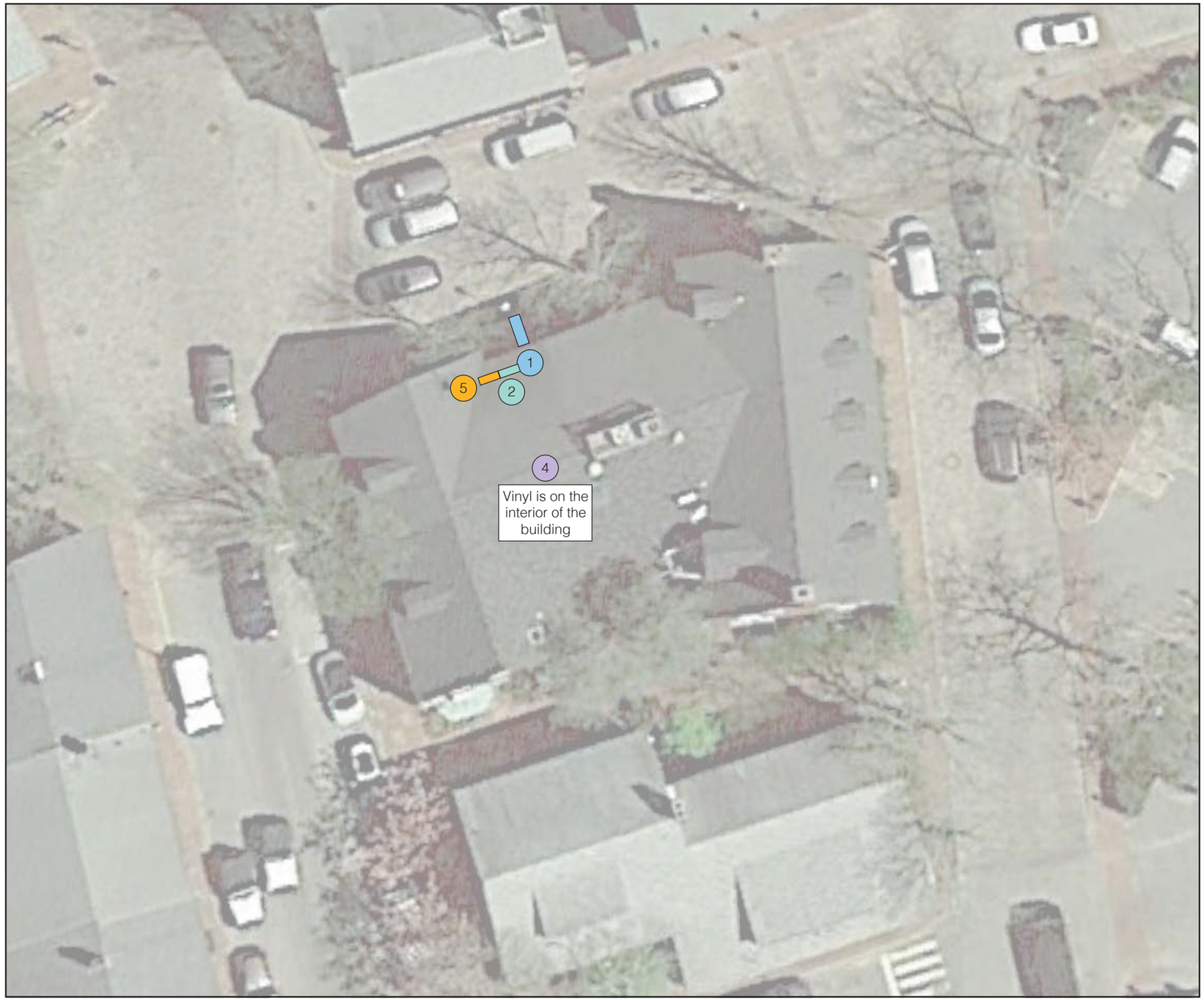
Geometry updated 06/04/2024
Data updated Jan. 2021

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



Sign Type Key

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

A Site Plan - Plan View
Not to Scale

Poyant
Building Your Brand

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

Cape Cod 5

0 Main Street
Nantucket MA 02554

Project: 24518
Cape Cod 5

Sales: Bethany Leonard
Date: 07.08.24
Designer: JST

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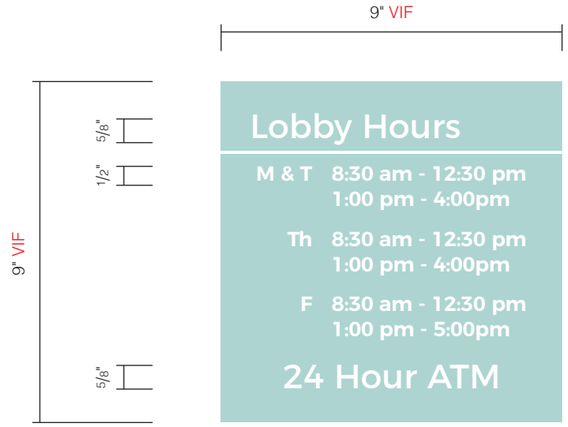
Revisions:
10-2-24 JST R5 added site plan to package

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

Approved By:

Date:

Site Plan



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

Fonts
Montserrat Regular - "Lobby Hours"
Montserrat Semi Bold - Days & Hours

Specifications

Qty = 1

Vinyl Graphics - Entrance Door

*Minimum of 50" to install graphics in field

Verify in Field (VIF)
- Window VO

Colors & Materials

1

Digital Print
(Qty: 1) 10" x 10"
Optically clear vinyl
Contour Cut around outside perimeter of entire graphic
1st Surface Application
White



B Photo Comp - Existing
Not to Scale



C Photo Comp - Proposed
Not to Scale

Poyant
Building Your Brand

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New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Cape Cod 5

0 Main Street
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Revisions:
10-17-24 JST R6 added to package

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

Approved By:

Date:

Vinyl Graphics

Option A

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link02554

AS AGENT FOR Dylan & Caroline Wallace

STREET ADDRESS 65 Polpis Road

MAP/PARCEL 43/13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/9/2024

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

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

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

Victoria Ewing 9/9/2024

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 13

Street & Number of Proposed Work: 65 POLPIS ROAD

Owner of record: DYLAN WALLACE / CAROLINE WALLACE

Mailing Address: 65 POLPIS ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LNR

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LNR02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ON ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other FROM 19 NOBADEER FARM RD MAP 69 PARCEL 83

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 840SF Decks/Patio: Size: 10'x12' ☑ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 840SF PORCH Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 29'6½" South 29'6½" East 29'6½" West 29'6½"

Additional Remarks

Historic Name:

Original Date: 1989

Original Builder:

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

NO EXTERIOR CHANGES WITH MOVE APPROVED FOR DORMER ADDITION WITH HDC COA 2022-11-7503

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer 3 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☑ Clapboard (exposure: ≈ 4"+/- inches) Front ☑ ALL Sides
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) _____ Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square ✓

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

Doors* (type and material): ☐ TDL ☑ SDL Front 15 LT. Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEA GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

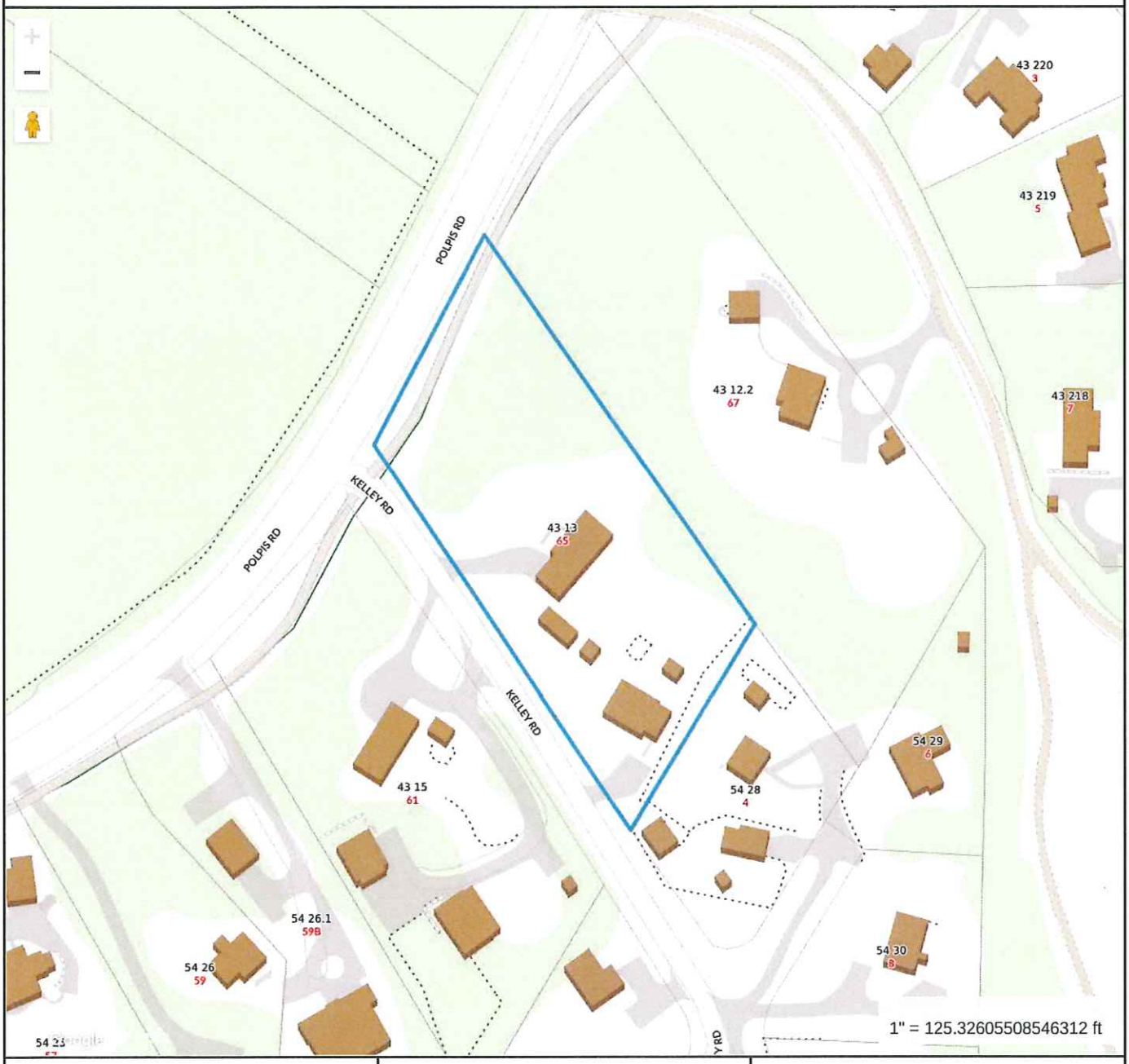
COLORS

Sidewall WHITE Clapboard (if applicable) PAINTED TIME Roof DARK BLACK
Trim TIME Sash TIME Doors RED
Deck MAHOGANY Foundation GRAY Fence _____ Shutters _____

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

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

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



Property Information

Property ID	2358
Location	65 POLPIS RD
Owner	WALLACE DYLAN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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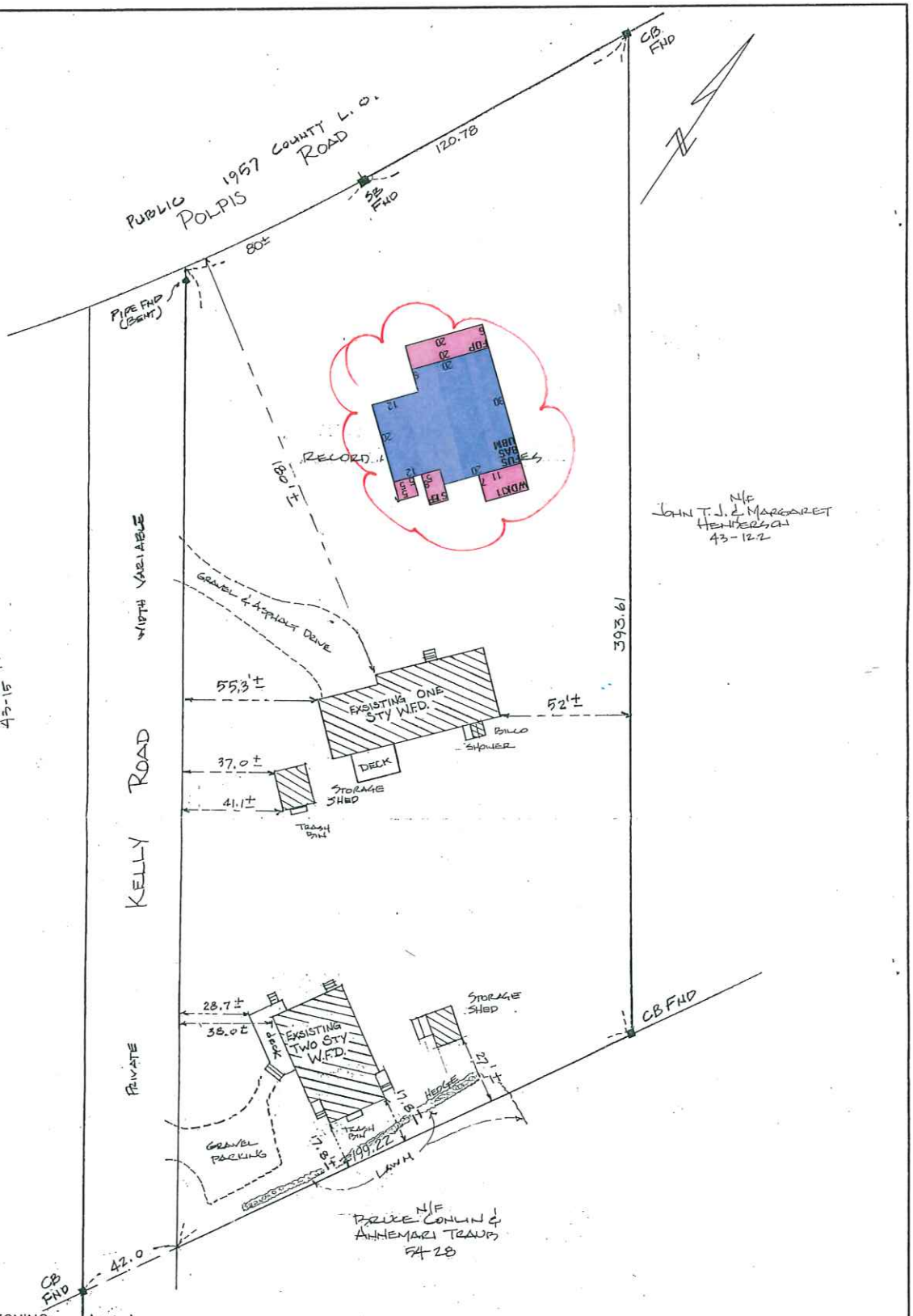
Geometry updated 06/04/2024
Data updated Jan. 2021

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



CURRENT ZONING: LUG 1
MINIMUM LOT SIZE: 40,000 SQ FT.
MINIMUM FRONTAGE: 100 FT.
FRONTYARD SETBACK: 35 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 7%
EXISTING G.C.R.: 5.2±%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RETRACEMENT SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REVISED 7-2-92

N.B. 108/15, 74, 146

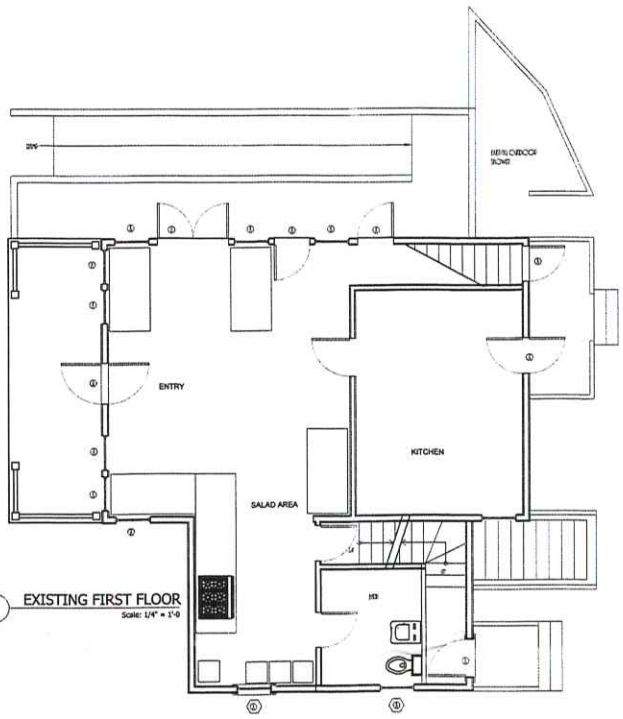
COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED
PROFESSIONAL LAND SURVEYOR

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1" = 40' DATE: SEPT. 18, 1998

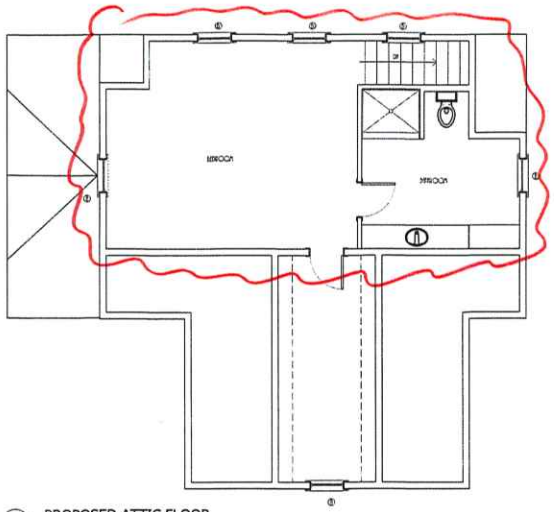
DEED REFERENCE: BK 154 PG 295
PLAN REFERENCE: PL BK 16 PG 26
ASSESSOR'S REFERENCE:
MAP: 43 PARCEL: 13
PREPARED FOR:
ROBERT R. & VALERIE A. HALL &
NANTUCKET BANK

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

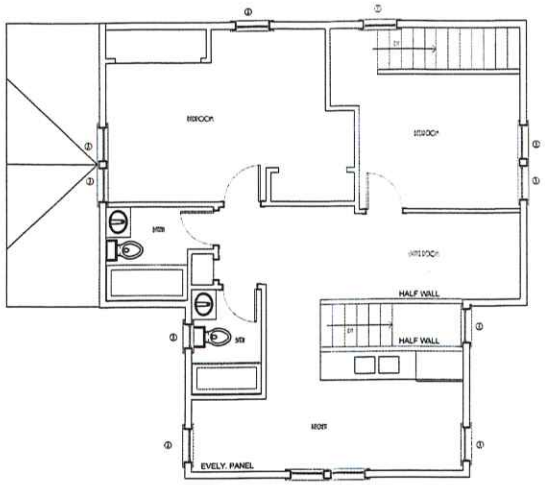
N-2127



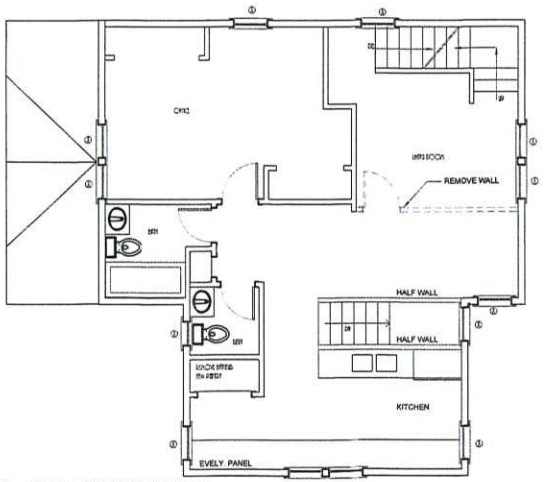
3 EXISTING FIRST FLOOR
Scale: 1/4" = 1'-0



5 PROPOSED ATTIC FLOOR
Scale: 1/4" = 1'-0



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



6 PROPOSED SECOND FLOOR
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/ACHU/ETT/ 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

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

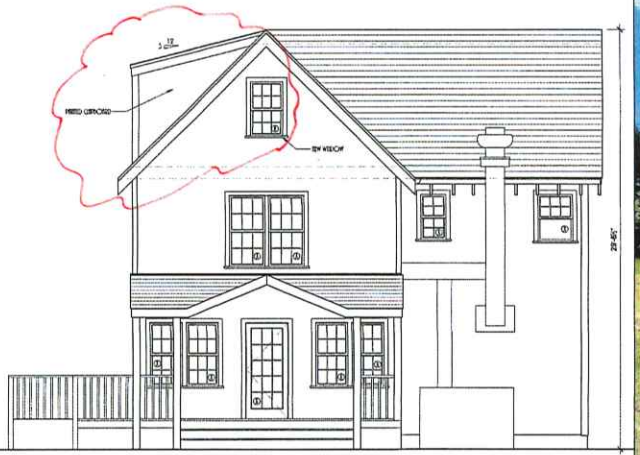
HDC 2211.15	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B: copyright nag 2022	

2209.16.1559

HDC2



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



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



PHOTO B

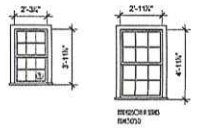


8 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0



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

APPROVED
HDC 2022-11-7503



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

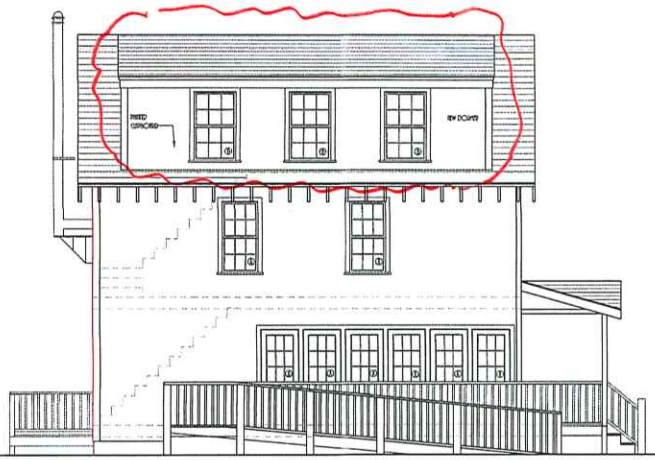
NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/MACHUSETTS/ 02554
TELEPHONE 508.228.5651
WWW.NANTUCKETARCHITECTURE.COM

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

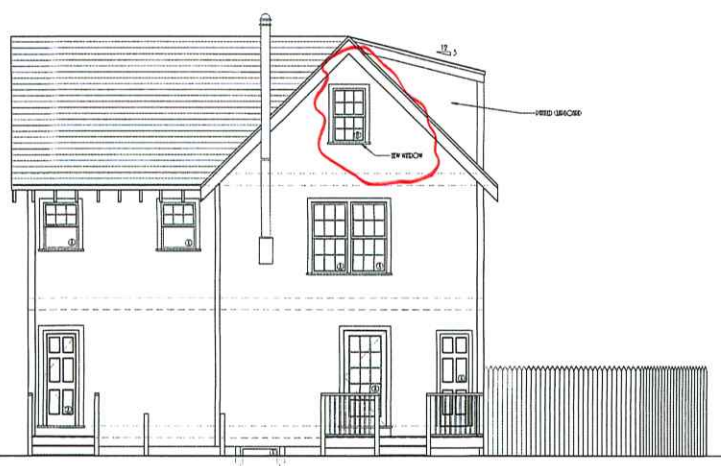
HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright nag 2022

220936 1559

HDC3



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



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

APPROVED
HDC 2022-11-7503



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



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



PHOTO D

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/NANTUCKET/ 02554
TELEPHONE 508.228.5651
WWW.NANTUCKETARCHITECTURE.COM

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

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REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
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2209.10.1509

HDC4

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By

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Dylan Wallace & Caroline Borrelli

MAILING ADDRESS..... 65 Dolphis Rd Nantucket MA 02554

PROPERTY LOCATION..... 65 Dolphis Rd

ASSESSORS MAP/PARCEL..... 43/13

SUBMITTED BY:... LNK02554@gmail.com
c/o Victoria Ewing

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 10, 2024
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.10.10 10:39:19 -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
43	12	2	BENSON & HENDERSON ENTP LLC		174 NASSAU STREET #322	PRINCETON	NJ
43	14		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA
43	14	2	NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA
43	15		WILLIAMS THERESA A		PO BOX 2792	NANTUCKET	MA
54	28		FULLER CHRISTOPHER R & LIZBET C		4 KELLEY RD	NANTUCKET	MA
Count :	**5**						

Zip	Location
08542	67 POLPIS RD
02554	56 POLPIS RD
02554	64 POLPIS RD
02584	61 POLPIS RD
02554	4 KELLEY RD



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

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OCT 18 2024
By

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: 65 POLPIS ROAD

Tax Map Number: 43 Parcel Number: 13

Owner of Record: DYLAN WALLACE & CAROLINE BORRELLI

Description of Proposal: MOVE DWELLING ONTO LOT FROM 19 NOBADEER FARM ROAD

Anticipated HDC Submission Date: 9/9/2024

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

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

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

9589 0710 5270 1006 2223 63

BENSON & HENDERSON ENTP LLC
174 NASSAU STREET #322
PRINCETON, NJ 08542

9589 0710 5270 1006 2223 70

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

9589 0710 5270 1006 2223 87

WILLIAMS THERESA A
PO BOX 2792
NANTUCKET, MA 02584

9589 0710 5270 1006 2223 94

FULLER CHRISTOPHER R & LIZBET C
4 KELLEY RD
NANTUCKET, MA 02554



9589 0710 5270 1006 2223 87

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Nantucket, MA 02584

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 $0.73

Total Postage and Fees $5.58

Postmark Here
0554 15
OCT 17 2024
NANTUCKET MA
10/17/2024

Sent To: THERESA A. WILLIAMS
Street and Apt. No., or PO Box No.: PO BOX 2792
City, State, ZIP+4®: NANTUCKET, MA 02584

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

9589 0710 5270 1006 2223 94

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

Postage $0.73

Total Postage and Fees $5.58

Postmark Here
0554 15
OCT 17 2024
NANTUCKET MA
10/17/2024

Sent To: CHRISTOPHER FULLER
Street and Apt. No., or PO Box No.: 4 KELLEY 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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Princeton, NJ 08542

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

Postage $0.73

Total Postage and Fees $5.58

Postmark Here
0554 15
OCT 17 2024
NANTUCKET MA
10/17/2024

Sent To: BENSON & HENDERSON ENTP. LLC
Street and Apt. No., or PO Box No.: 174 NASSAU STREET #322
City, State, ZIP+4®: PRINCETON, NJ 08542

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

9589 0710 5270 1006 2223 70

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Certified Mail Fee $4.85

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

Postage $0.73

Total Postage and Fees $5.58

Postmark Here
0554 15
OCT 17 2024
NANTUCKET MA
10/17/2024

Sent To: NANTUCKET ISLANDS LAND BANK
Street and Apt. No., or PO Box No.: 22 BROAD STREET
City, State, ZIP+4®: NANTUCKET, MA 02554

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

RECEIVED
OCT 18 2024
By

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 19.2

Street & Number of Proposed Work: 32 Hinsdale Rd

Owner of record: Robert F. Jepson

Mailing Address: P.O. Box 836
Nantucket, Mass 02554

Contact Phone #: Ryan E-mail: robertfjepson@yahoo.com

AGENT INFORMATION (if applicable)

Name: Ryan Jepson

Mailing Address: P.O. Box 836
Nantucket, MA, 02554

Contact Phone #: 508 317 2882 E-mail: BryanBepson@gmail

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 19'2" Sq. Footage 1st floor: 319.2ft² Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16'10" Sq. footage 2nd floor: none Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: none

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

Height of ridge above final finish grade: North 12'8" South 12'8" East 12'8" West 12'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4'3" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other Mahogany
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 3½" Rake 0 Soffit (Overhang) 0 Corner boards 3½" Frieze 0
Window Casing 3½" Door Frame 3½" Columns/Posts: Round 0 Square 0

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

Doors* (type and material): ☐ TDL ☐ SDL Front 4 Light Mahogany Rear None Side None
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 8/26/24 Signature of owner of record Robert F Jepson Signed under penalties of perju

SHED CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

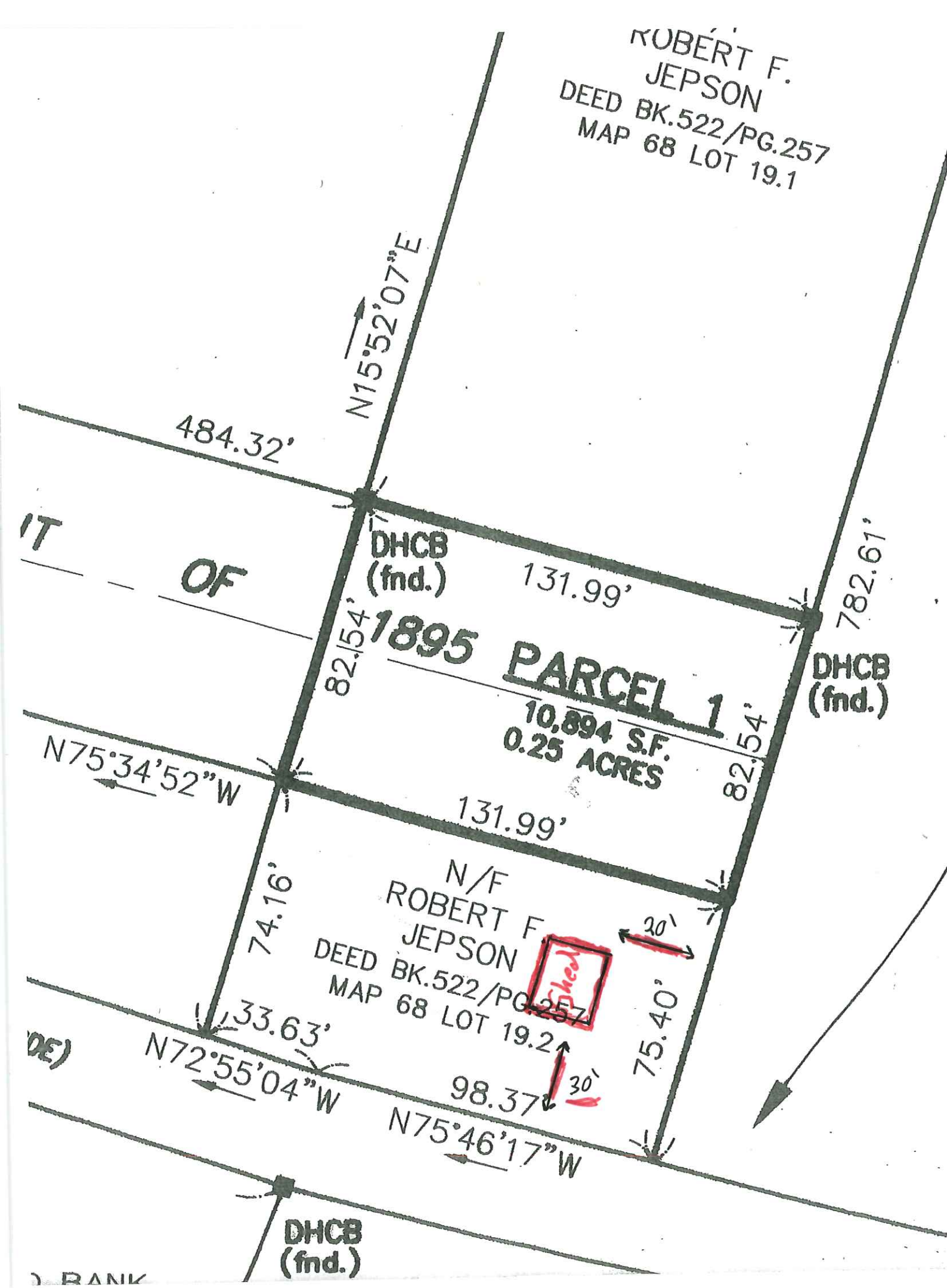
This checklist MUST be submitted with your application.

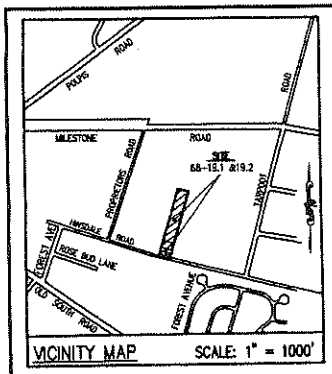
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

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

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

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


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



VICINITY MAP SCALE: 1" = 1000'

NOTES:

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

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

Attest: Register

LEGEND

DHCB ■ CONCRETE BOUND/DRILL HOLE

ZONING TABLE

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

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

OWNER'S REFERENCE

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

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

1/9/07
PROFESSIONAL LAND SURVEYOR DATE

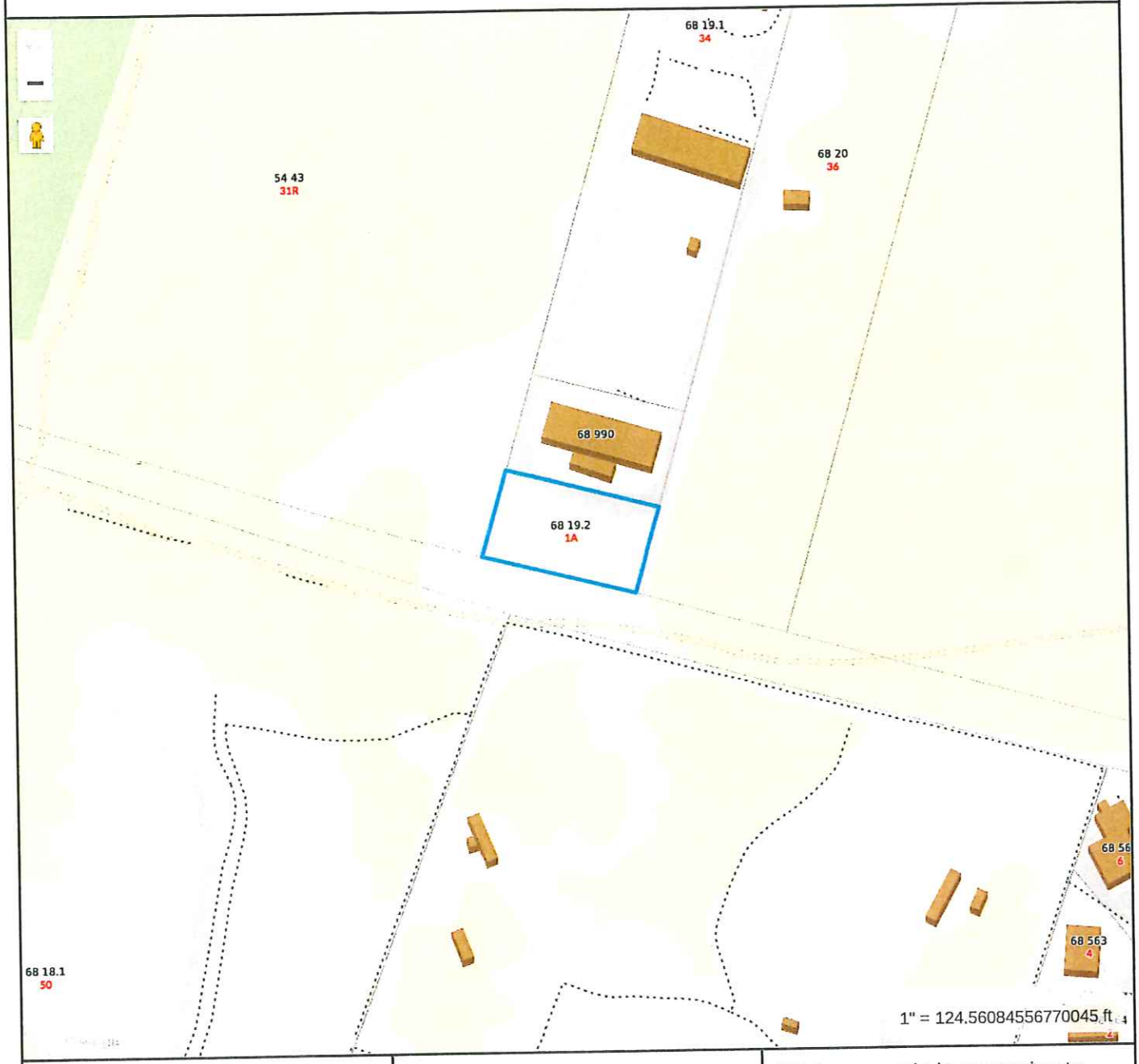
Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: 02-12-2007

PLANNING BD. FILE No. 7017

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

DATE	NO.	REVISION	DESCRIPTION	APP.



Property Information

Property ID	5978
Location	32 HINSDALE RD
Owner	JEPSON ROBERT F

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

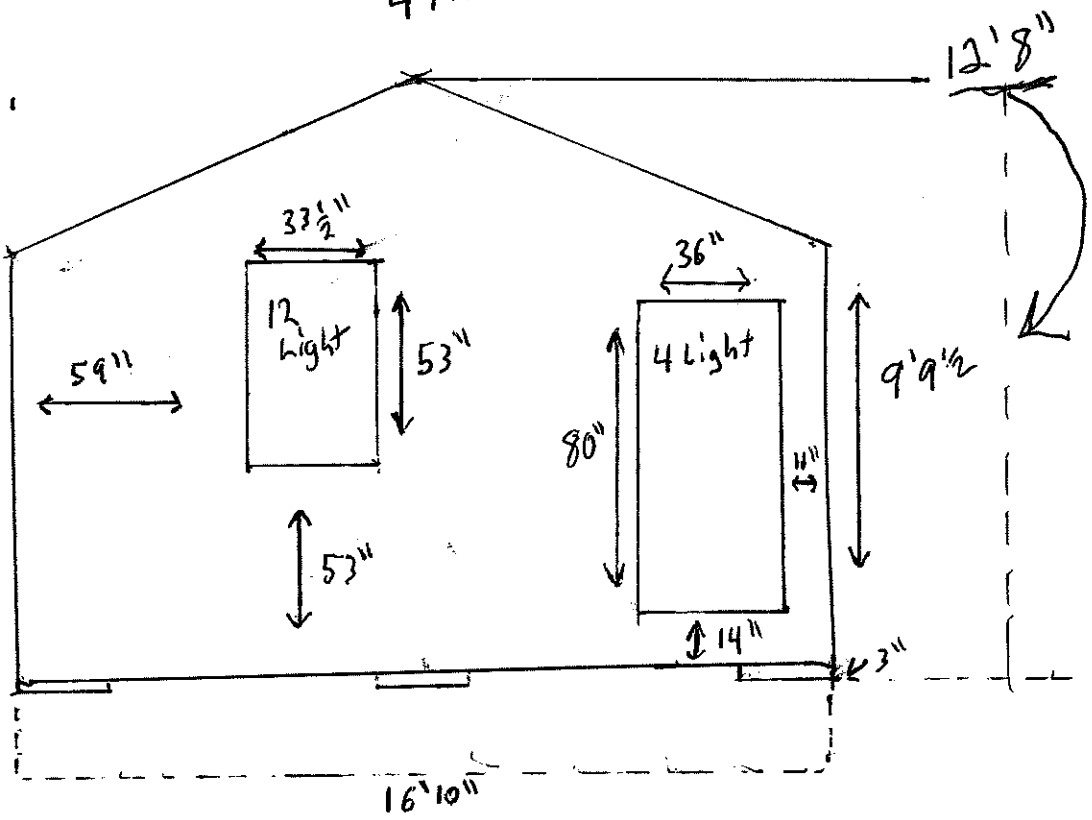
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

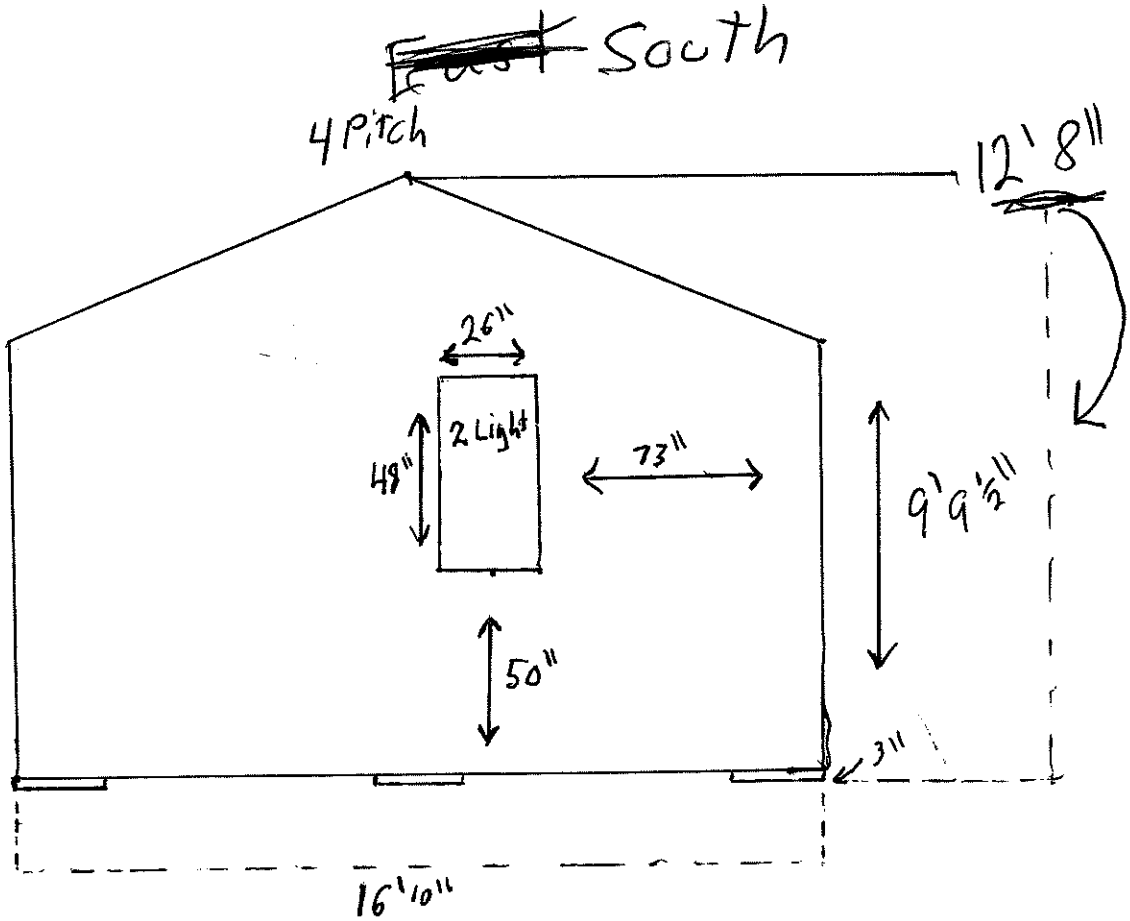
~~West~~ North

4 Pitch



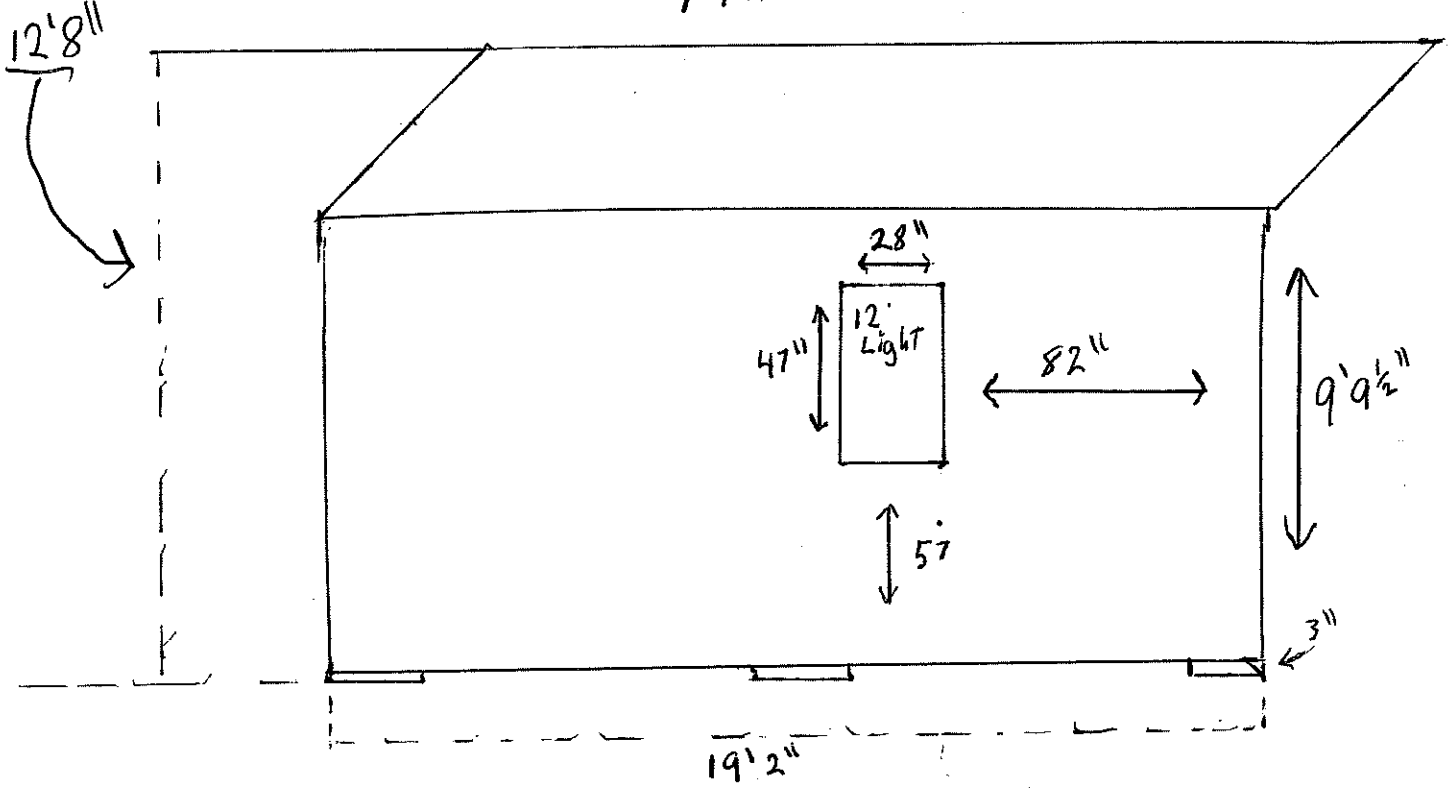
~~East~~ South

4 Pitch



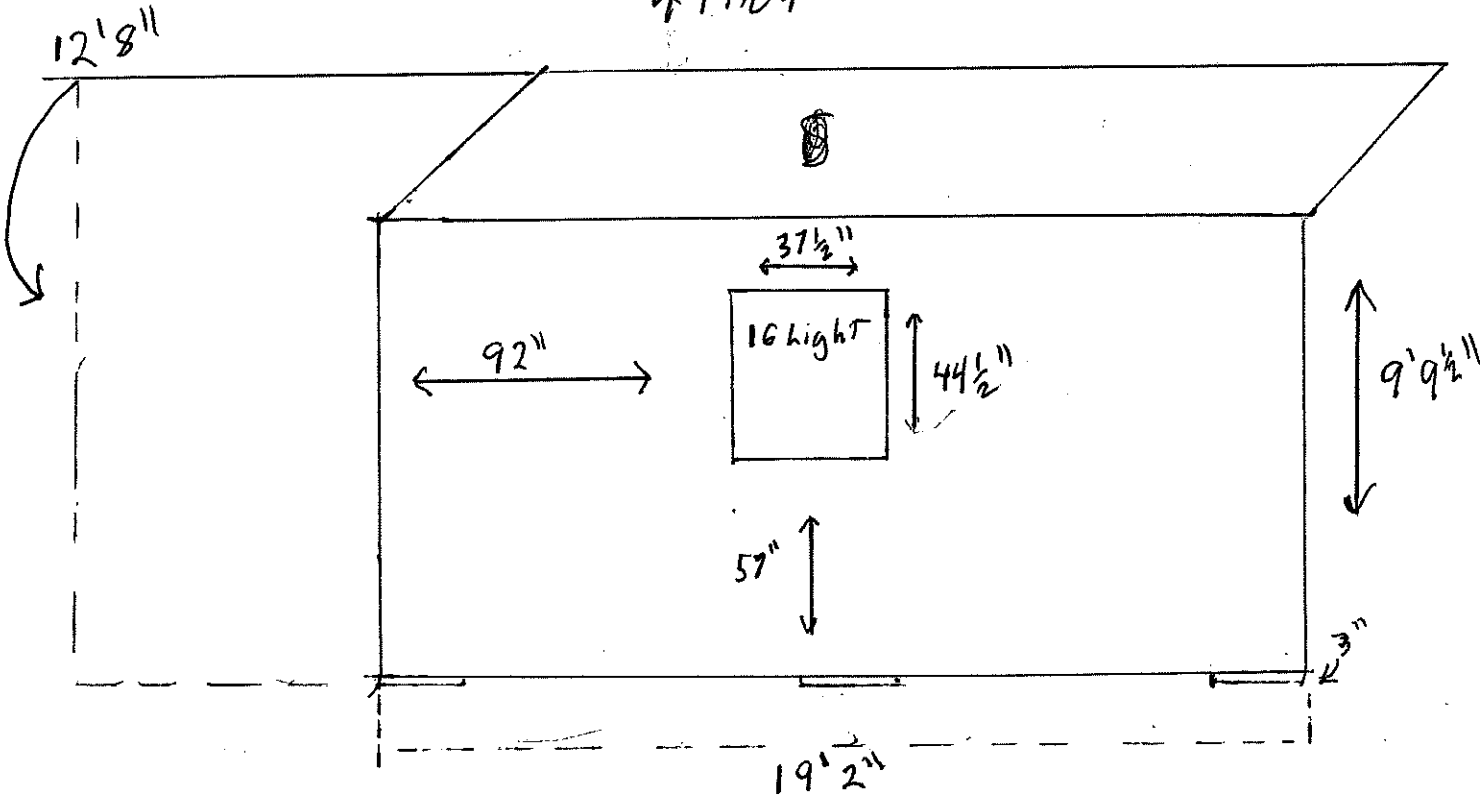
~~North~~ East

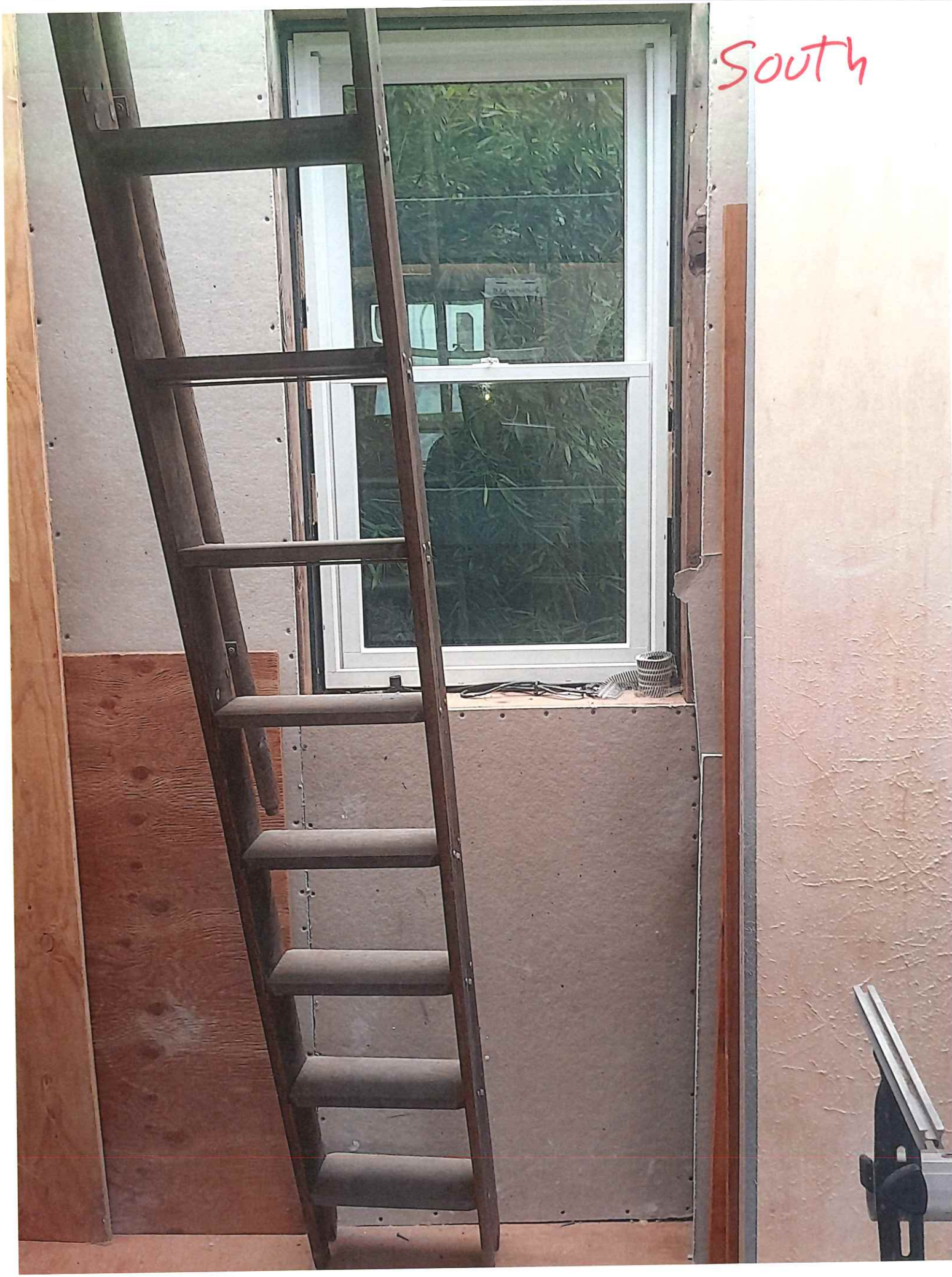
4 Pitch



~~South~~ West

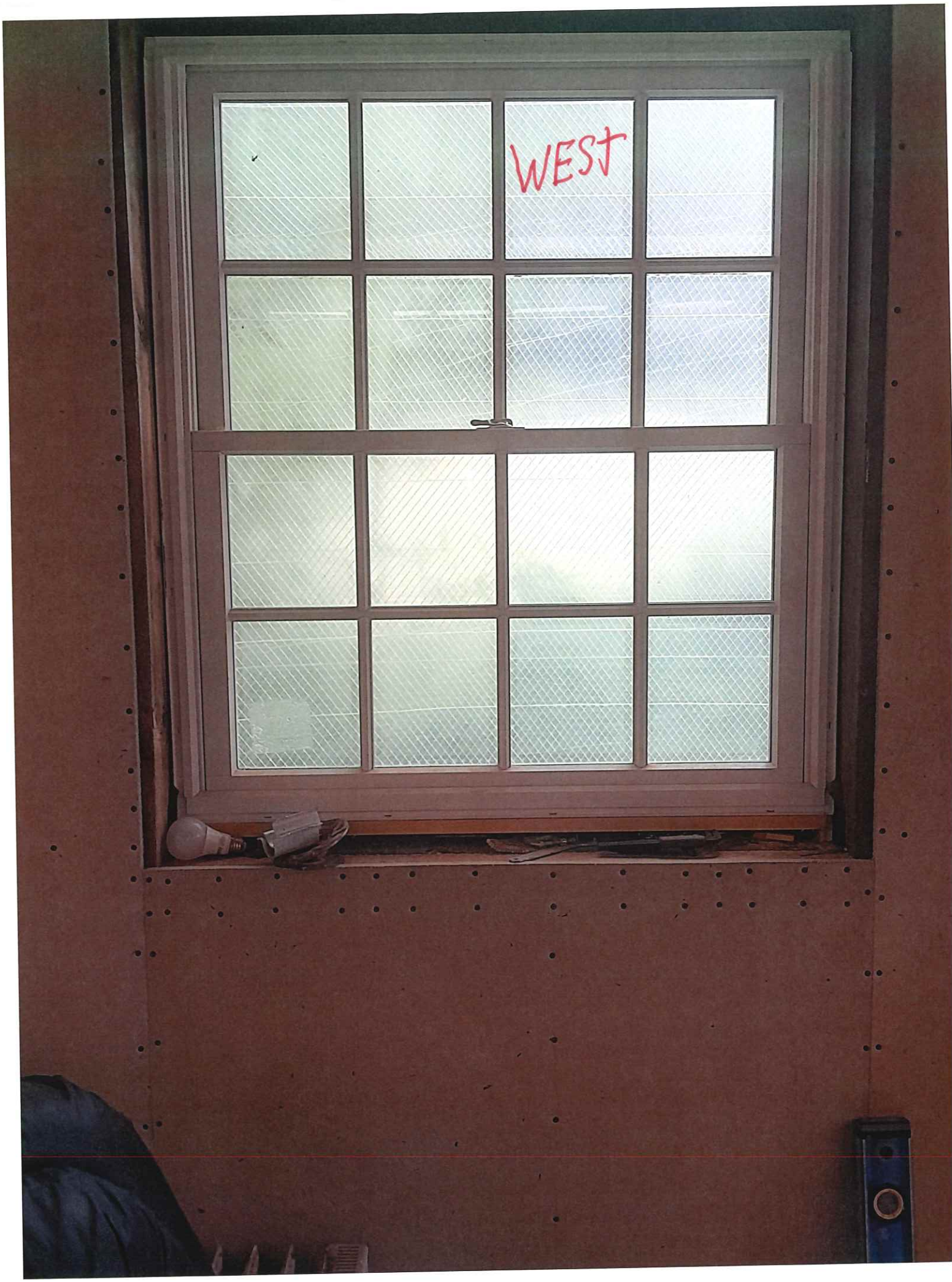
4 Pitch




South

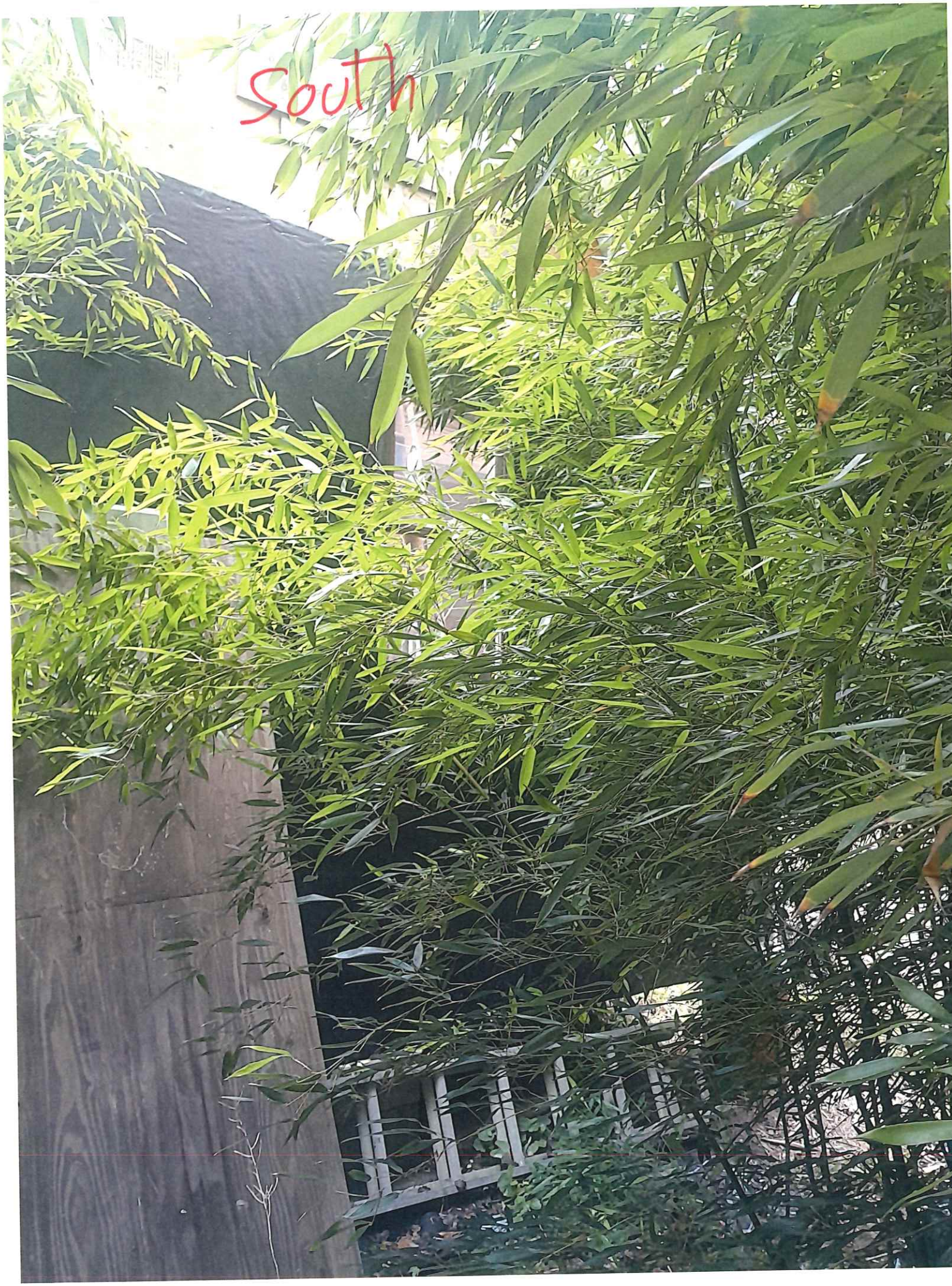

EAST
EAST


300 LB LOAD CAPACITY
North


WEST


WEST


EAST


South


North



HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Ryan Jepson

AS AGENT FOR Robert Jepson

STREET ADDRESS 32 Hinsdale Rd

MAP/PARCEL 68 Lot 19.2

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

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

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

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

Signature

Date 8/26/24

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

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Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 3 Pochick Surfside LLC

STREET ADDRESS 3 Pochick Avenue

MAP/PARCEL 80/323

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

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

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

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

Signature 8/26/2024
Date

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

3PA - DEMO EXISTING CABANA

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

3PA - DEMO EXISTING CABANA

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 323

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT, NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

FEE: $100

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

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

Additional Remarks

Historic Name:

Original Date: 1983

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 8/26/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

SUBMITTED BY: Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.06 15:28:34 -04'00'

August 6, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: Moving-off existing primary dwelling, demolition of existing cabana, shed, gunite pool and tennis court.

Anticipated HDC Submission Date: 8/26/2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC		800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	219		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	ATLANTIC AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

7022 2410 0002 8680 1610

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

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Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Sent To Surfside Gardens LLC
Street and Apt. No., or PO Box No. PO Box 1611
City, State, ZIP+4® Nantucket MA 02554

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

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

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Sent To Nantucket Islands Land Bank
Street and Apt. No., or PO Box No. 22 Broad St
City, State, ZIP+4® Nantucket MA 02554

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

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Sent To 3 Masaquet LLC
Street and Apt. No., or PO Box No. 800 Boylston St
City, State, ZIP+4® Boston MA 02199

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

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

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Sent To
Street an
City, Stat

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

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

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Janet

Sent To Von Pechmann Fredrick
Street and Apt. No., or PO Box No. 537 Weeping Willow Ln
City, State, ZIP+4® St Augustine FL 32080

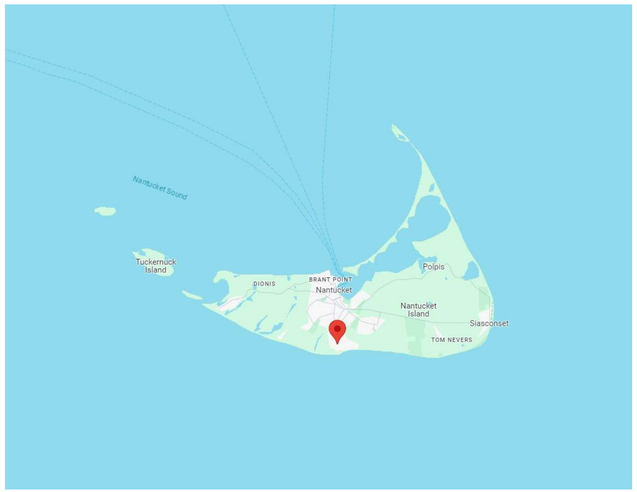
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

3PA

DEMOLITION OF EXISTING CABANA

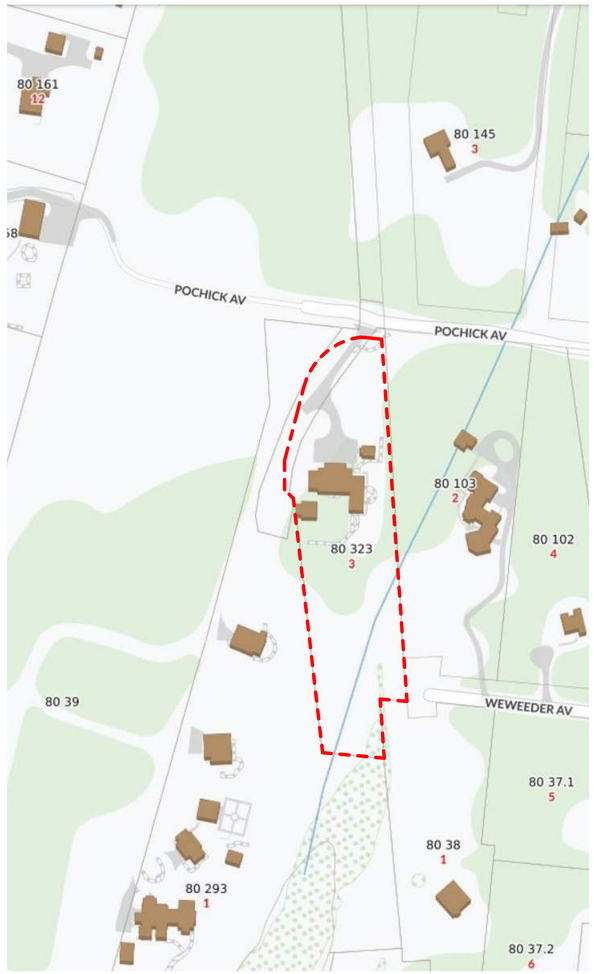
HDC SUBMISSION
CABANA
08/26/24

LOCUS MAP





LOCUS MAP - SITE



EXISTING PHOTOS





DRAWING INDEX

SHEET NUMBER	SHEET NAME	08/26/2024 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	HISTORIC INFORMATION	•
HDC-03	EXISTING CONDITIONS - SITE PLAN	•
HDC-04	EXISTING CONDITIONS - PHOTOS	•

ZONING INFORMATION

Map / Parcel	80 / 323
Current Zoning	LUG-2
Min. Frontage	150'
Front Setback	35'
Side/Rear Setback	15'
Lot Size	100,040 SF
Allowable G.C.	4%
Max G.C.	4,001 SF
Existing Total G.C.	3,194 SF (-)

3PA
CABANA

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

3 POCHICK AV

Location	3 POCHICK AV	**Mblu**	80/ / 323/ /
Acct#	00007756	**Owner**	3 POCHICK SURFSIDE LLC
Assessment	$6,776,800	**PID**	7756
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$4,803,100	$1,973,700	$6,776,800

Owner of Record

Owner	3 POCHICK SURFSIDE LLC	**Sale Price**	$4,550,000
Co-Owner		**Certificate**	
Address	133 WHITTREDGE RD SUMMIT , NJ 07901	**Book & Page**	1785/222
		Sale Date	12/03/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
3 POCHICK SURFSIDE LLC	$4,550,000		1785/222	00	12/03/2020
JACK KARIN ADDISON LLC	$3,737,000		1178/026	00	04/03/2009
MCKERNAN MARY B TRST	$4,350,000		1077/034	00	04/19/2007
LOMBARDI MARK	$225,000		0540/074	8N	06/19/1997

Building Percent Good: 91
Replacement Cost
Less Depreciation: $334,200

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Terrazzo Monol
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	0
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Extra Features

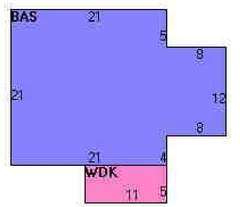
Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,100	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0027\3%20pochick2

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7756_114

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	537	537
WDK	Deck, Wood	55	0
		592	537

3PA
CABANA
3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/24
SCALE:	
PROJ. NO.	PROJECT NUMBER

HISTORIC INFORMATION

HDC-02

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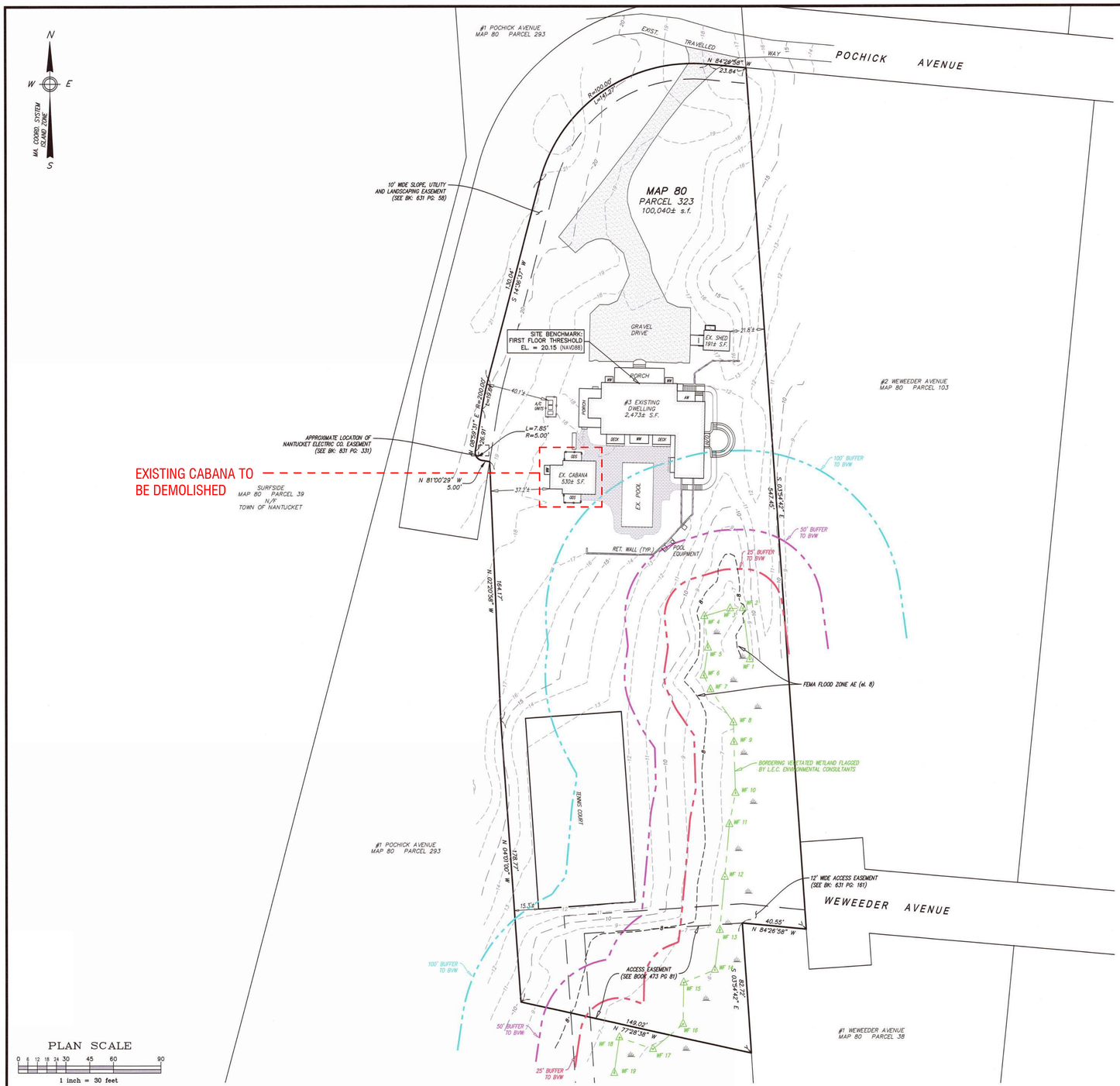


PLAN SCALE

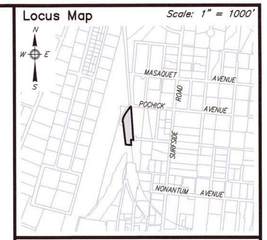
0 6 12 18 24 30 45 60 90

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

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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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SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/24
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS - SITE PLAN

HDC-03

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AERIAL VIEW FROM NORTHWEST



VIEW 1 - LOOKING EAST



VIEW 2 - LOOKING SOUTHEAST



VIEW 3 - LOOKING WEST

3PA

CABANA

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

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SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/24
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS - PHOTOS

HDC-04

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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 3 Pochick Surfside LLC

STREET ADDRESS 3 Pochick Avenue

MAP/PARCEL 80/323

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

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

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

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

Signature 8/26/2024
Date

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

3PA - DEMO EXISTING SHED

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

3PA - DEMO EXISTING SHED

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 323

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT, NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date: 1983

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 8/26/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

SUBMITTED BY: Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.06 15:28:34 -04'00'

August 6, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: Moving-off existing primary dwelling, demolition of existing cabana, shed, gunite pool and tennis court.

Anticipated HDC Submission Date: 8/26/2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC		800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	219		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	ATLANTIC AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

7022 2410 0002 8680 1610

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

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS

Postmark Here

Sent To Surfside Gardens LLC
Street and Apt. No., or PO Box No. PO Box 1611
City, State, ZIP+4® Nantucket MA 02554

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

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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Street and Apt. No., or PO Box No. 22 Broad St
City, State, ZIP+4® Nantucket MA 02554

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

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

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS

Postmark Here

Sent To 3 Masaquet LLC
Street and Apt. No., or PO Box No. 800 Boylston St
City, State, ZIP+4® Boston MA 02199

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

7022 2410 0002 8680 1573

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

Postage
$

Total Postage and Fees
$

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AUG 20 2024
10018-USPS

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Sent To
Street an
City, Stat

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

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

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$

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

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS

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+Janet

Sent To Von Pechmann Fredrick
Street and Apt. No., or PO Box No. 537 Weeping Willow Ln
City, State, ZIP+4® St Augustine FL 32080

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

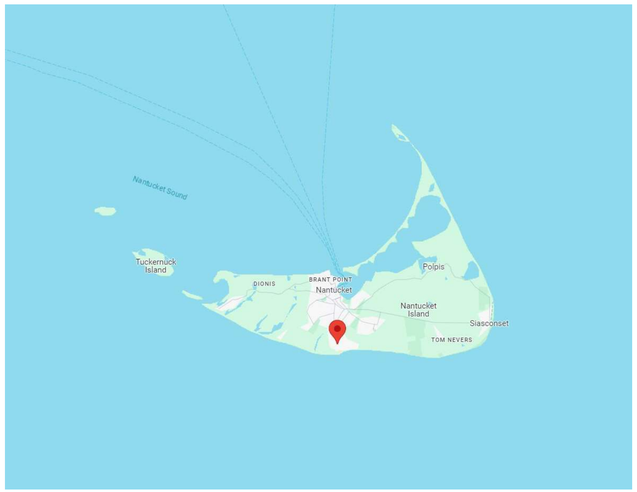
3PA

DEMOLITION OF EXISTING SHED

HDC SUBMISSION

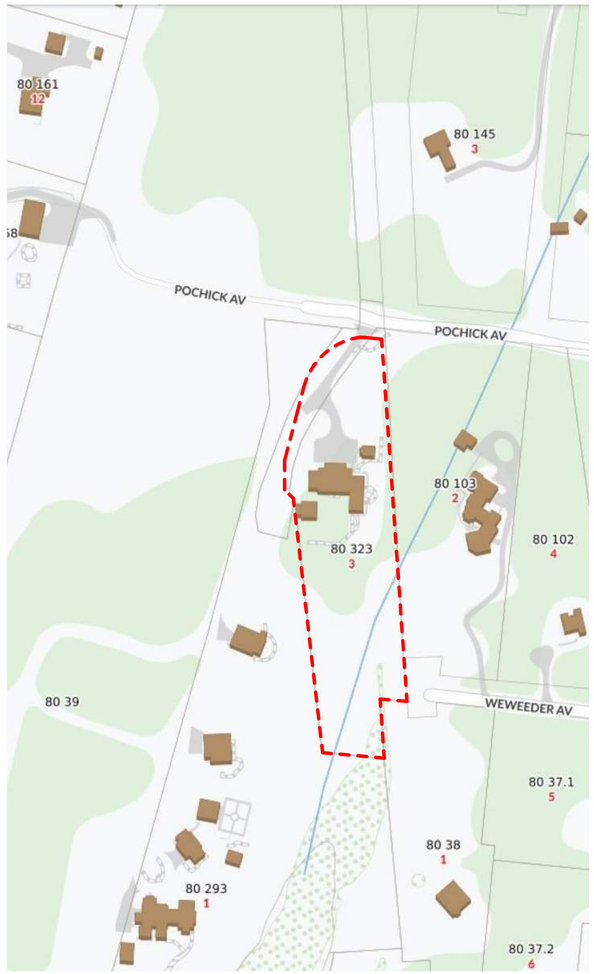
SHED
08/26/2024

LOCUS MAP





LOCUS MAP - SITE



EXISTING PHOTOS





DRAWING INDEX

SHEET NUMBER	SHEET NAME	08/26/2024 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	HISTORIC INFORMATION	•
HDC-03	EXISTING CONDITIONS - SITE PLAN	•
HDC-04	EXISTING CONDITIONS - PHOTOS	•

ZONING INFORMATION

Map / Parcel	80 / 323
Current Zoning	LUG-2
Min. Frontage	150'
Front Setback	35'
Side/Rear Setback	15'
Lot Size	100,040 SF
Allowable G.C.	4%
Max G.C.	4,001 SF
Existing Total G.C.	3,194 SF (-)

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE SHEET

HDC-00

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3 POCHICK AV

Location	3 POCHICK AV	**Mblu**	80/ / 323/ /
Acct#	00007756	**Owner**	3 POCHICK SURFSIDE LLC
Assessment	$6,776,800	**PID**	7756
Building Count	2		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$4,803,100	$1,973,700	$6,776,800

Owner of Record

Owner	3 POCHICK SURFSIDE LLC	**Sale Price**	$4,550,000
Co-Owner		**Certificate**	
Address	133 WHITTREDGE RD SUMMIT , NJ 07901	**Book & Page**	1785/222
		Sale Date	12/03/2020
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
3 POCHICK SURFSIDE LLC	$4,550,000		1785/222	00	12/03/2020
JACK KARIN ADDISON LLC	$3,737,000		1178/026	00	04/03/2009
MCKERNAN MARY B TRST	$4,350,000		1077/034	00	04/19/2007
LOMBARDI MARK	$225,000		0540/074	8N	06/19/1997

Land

Land Use

Use Code	109R
Description	MULTI NO 2ND DWG
Zone	LUG2
Neighborhood	475
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.30
Frontage	0
Depth	0
Assessed Value	$1,973,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			192.00 S.F.	$3,600	1
SPL3	CUNITE			700.00 S.F.	$10,600	1
TEN	TENNIS COURT			7200.00 S.F.	$83,500	1
FN5	FENCE-10'CHAIN			320.00 L.F.	$24,300	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$4,803,100	$1,973,700	$6,776,800
2023	$3,776,300	$1,881,400	$5,657,700
2022	$3,428,900	$1,326,100	$4,755,000
2021	$3,432,500	$1,409,000	$4,841,500
2020	$3,539,100	$1,210,100	$4,749,200

3PA

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1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/24
SCALE:	
PROJ. NO.	PROJECT NUMBER

HISTORIC INFORMATION

HDC-02

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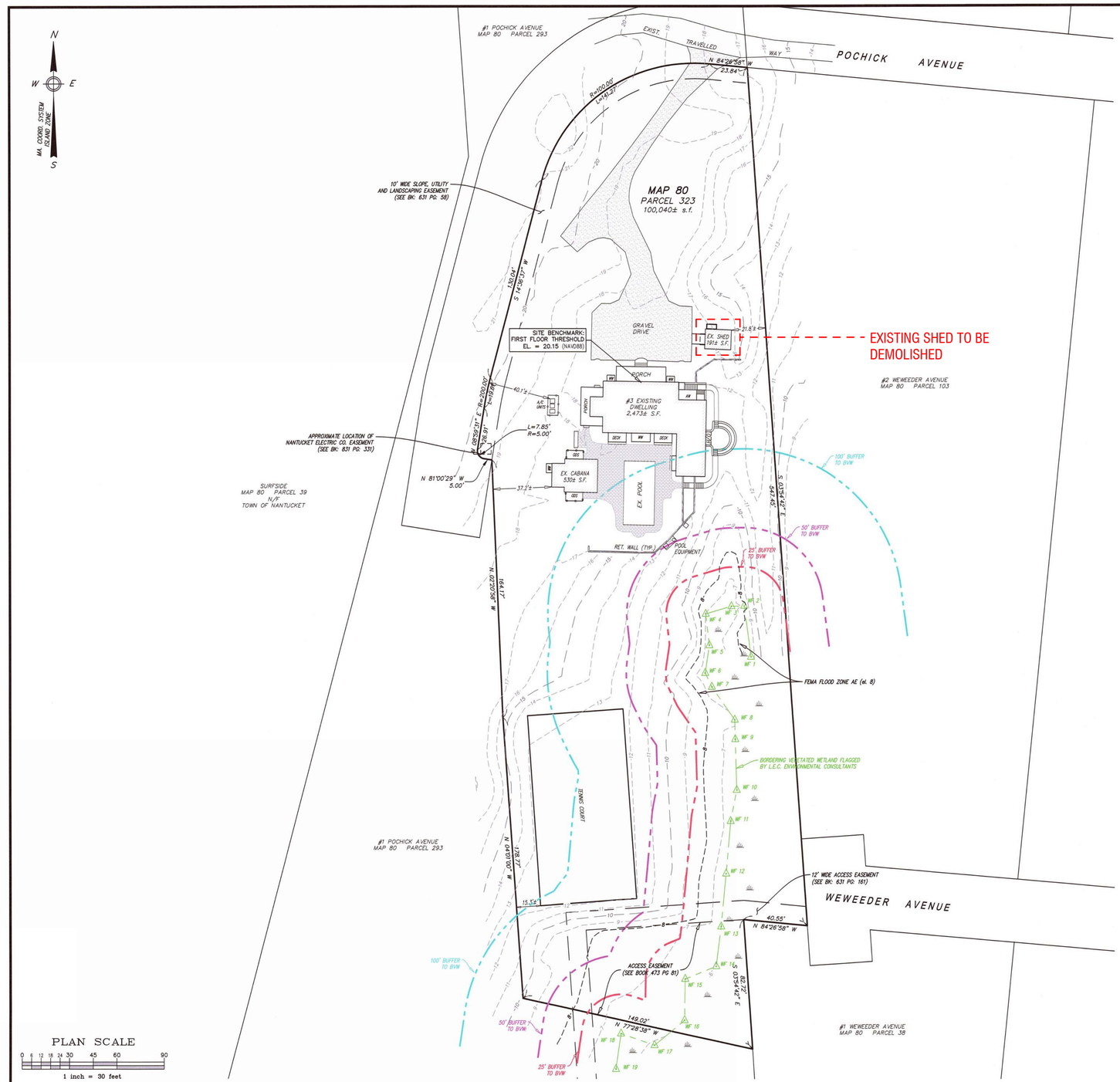


PLAN SCALE

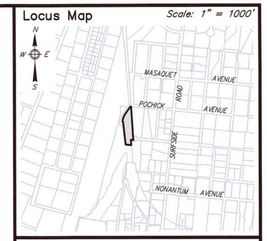
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03-21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0151-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WLDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG-2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS ALAN M GRADY No. 37732 REGISTERED LAND SURVEYOR

3/27/24

Prepared By:

BRACKEN ENGINEERING, INC

49 HERRING POND ROAD BUZZARDS BAY, MA 02532 (tel) 508.833.0070 (fax) 508.833.2282

19 OLD SOUTH ROAD NANTUCKET, MA 02554 (tel) 508.325.0044 www.brackeneng.com

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 POCHICK SURFSIDE LLC

#3 POCHICK AVENUE

MAP 80 PARCEL 323

No.	Date	Revision Description	By
-	-	-	-

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

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SIGN & SEAL

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1	08/26/2024	HDC SUBMISSION

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SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS - SITE PLAN

HDC-03

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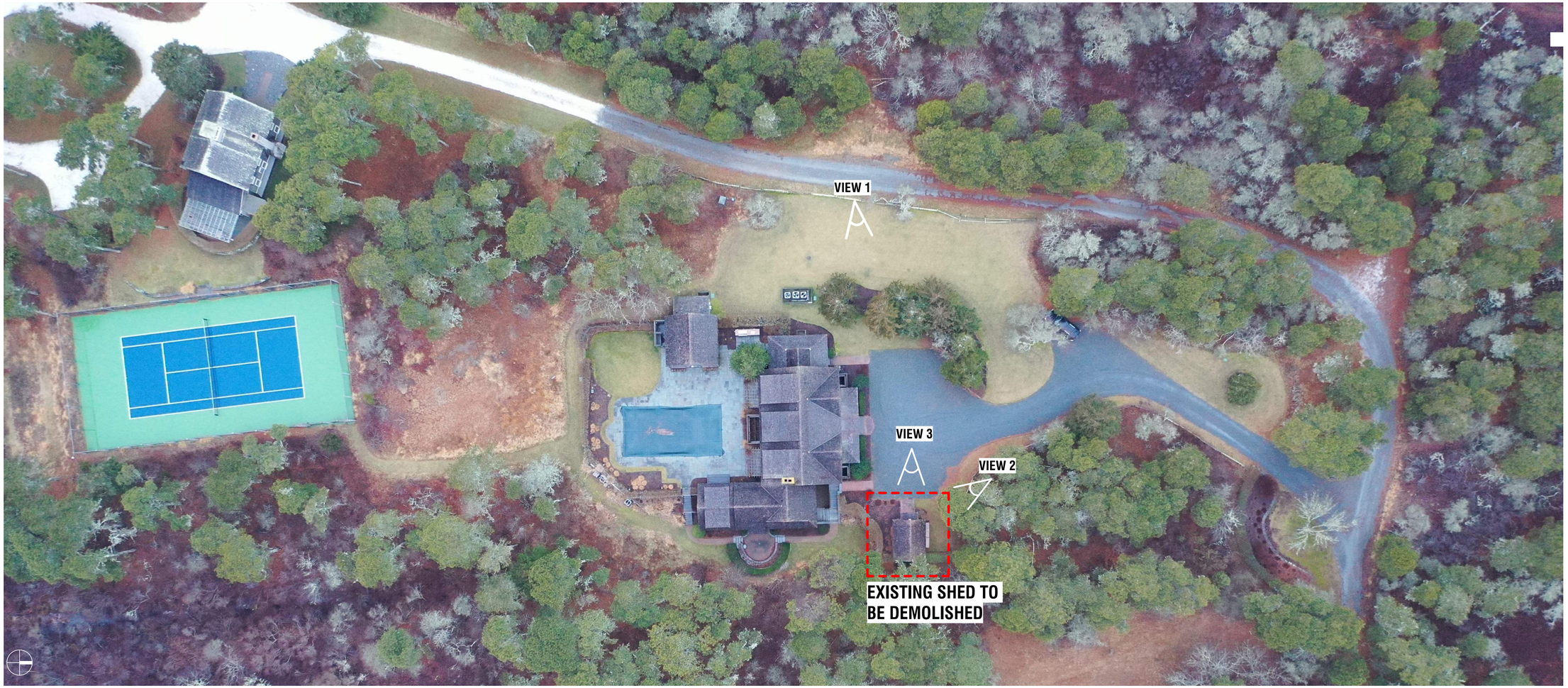

AERIAL VIEW FROM NORTHWEST



VIEW 1 - LOOKING WEST



VIEW 2 - LOOKING NORTHWEST



VIEW 3 - LOOKING WEST

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

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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 _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... GOLDEN POND LLC

MAILING ADDRESS..... 6 YOUNGS WY, NANTUCKET, MA 02554

PROPERTY LOCATION..... 64 & 66 BAXTER RD

ASSESSORS MAP/PARCEL..... 49 / 51 & 49 / 188

SUBMITTED BY:..... ANDREW KOTCHEN (WORKSHOP/APD)

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.05 08:55:21 -04'00'

September 5, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 64 & 66 Baxter Rd

Tax Map Number: 49 Parcel Number: 51 & 188

Owner of Record: Golden Pond, LLC

Description of Proposal: Remove existing tennis court and construct house,

guest dwelling, garage and shed.

Anticipated HDC Submission Date: 09/23/2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
49	22		SINGER ELIZABETH		674 AD HOC RD	GREAT FALLS	VA	22066	63 BAXTER RD
49	47		ROSEMOOR LLC		171 ALVARADO RD	BERKELEY	CA	94075	68 BAXTER RD
49	52		HEALEY ANN R TRST ETAL	C/O VAUGHTER ELINOR G	3612 CHESAPEAKE ST NW	WASHINGTON	DC	20008-2915	62 BAXTER RD
49	83		SCONSET TRUST INC		PO BOX 821	SIASCONSET	MA	02564	79 SANKATY RD
49	90		SCONSET TRUST INC		P O BOX 821	SIASCONSET	MA	02564	81 SANKATY RD
49	91	1	BAILEY DOROTHY O & DAVID S		250 1ST AV, UNIT 805	CHARLESTOWN	MA	02129	83 SANKATY RD
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City, Stat

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3612 CHESAPEAKE ST NW
WASHINGTON, DC 20008-2915

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MED PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
09/23/2024



DRAWING INDEX - HDC

SHEET NAME	Sheet Number	09/23/2024 - HDC SUBMISSION
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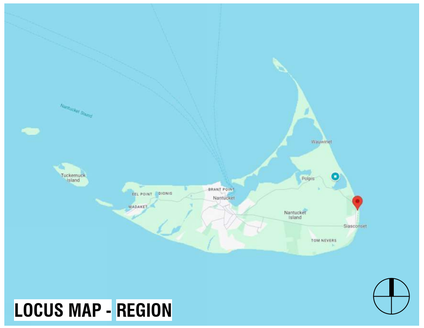
TITLE SHEET	T-000	•
01-GENERAL		
GENERAL NOTES	G-001	•
WINDOW AND DOOR LEGENDS	G-002	•
EXISTING CONDITIONS	G-003	•
EXT RENDERINGS - OVERALL	G-004	•
BAXTER RD & SCONSET CONTEXT	G-005	•
BAXTER RD & SCONSET CONTEXT	G-006	•
SITE SURVEY	X-000	•
02-ZONING / LANDMARK		
SITE PLAN	L-100	•
01-GENERAL		
EXT. RENDERINGS - VIEWS FROM BAXTER RD	G-007	•
03-ARCHITECTURAL		
LOWER LEVEL - CONSTRUCTION PLAN	A-100	•
FIRST FLOOR CONSTRUCTION PLAN	A-101	•
SECOND FLOOR - CONSTRUCTION PLAN	A-102	•
BUILDING ELEVATIONS	A-200	•
BUILDING ELEVATIONS	A-201	•

ZONING INFORMATION

MAP/PARCEL	49/51 & 49/188
CURRENT ZONING	SR-20
FRONT SETBACK	30 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	.57 ACRES & .49 ACRES (20,285 SF & 20,115 SF) 1.06 ACRES COMBINED (40,400 SF)
GROUND COVER ALLOWED	5,050 SF (12.5%)
GROUND COVER EXISTING	N/A
PROPOSED MAIN HOUSE G.C.	3,552 SF
PROPOSED GUEST HOUSE G.C.	800 SF
PROPOSED GARAGE G.C.	478 SF
PROPOSED CABANA G.C. (200 SF MAX ZONING SHED)	192 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	4,830 SF

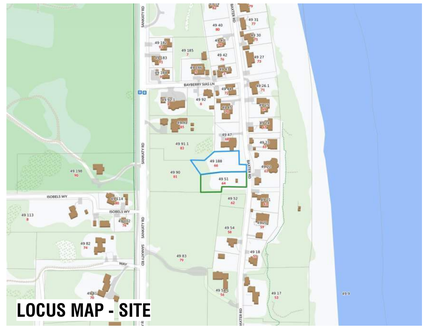
EXTERIOR COLORS

SASH: BLACK
TRIM: GRAY



LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

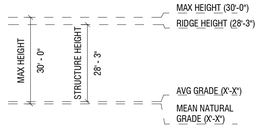
MAP & PARCEL: 49-51
CURRENT ZONING: SR-20

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	20,000 SF	40,400 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	12.5 %	12.1 %	
		5,050 SF	4,892 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30'-0"	N/A	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	5,050 SF	4,892 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
CONCOM ORDER OF CONDITIONS	SE48-3697 (MASSDEP)	10/17/2023



MAIN HOUSE - PRIMARY RIDGE HEIGHT

MED
PRIMARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER
GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street, 16th Floor, Boston, MA 02109

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	SWT/MJN
CHECKED BY:	ADK/MLW/SCS/TJZ
SHEET FIRST ISSUE:	09/23/2024
SCALE:	As indicated
PROJ. NO.	324011

TITLE SHEET

T-000

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CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18 ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

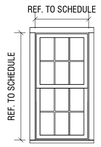
MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORD

WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	DESCRIPTION	COMMENTS
BASEMENT						
001	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
002	C	1' - 9"	2' - 6"	CASEMENT		
003	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
FIRST FLOOR						
101	A	3' - 0"	6' - 0"	DOUBLE HUNG		
102	A	3' - 0"	6' - 0"	DOUBLE HUNG		
103	A2	6' - 3"	6' - 0"	DOUBLE HUNG		
104	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
105	A	3' - 0"	5' - 6"	DOUBLE HUNG		
106	A	3' - 0"	5' - 6"	DOUBLE HUNG		
107	A	3' - 0"	5' - 6"	DOUBLE HUNG		
108	A	3' - 0"	6' - 0"	DOUBLE HUNG		
109	A	3' - 0"	6' - 0"	DOUBLE HUNG		
110	A	3' - 0"	6' - 0"	DOUBLE HUNG		
111	A	3' - 0"	6' - 0"	DOUBLE HUNG		
112	A	3' - 0"	6' - 0"	DOUBLE HUNG		
113	A	3' - 0"	6' - 0"	DOUBLE HUNG		
114	F	3' - 9"	5' - 6"	BI-FOLD AWNING		
115	G	9' - 11 1/4"	7' - 0"	DOUBLE HUNG		
116	H	16' -9"	7' - 0"	DOUBLE HUNG		
117	G	9' - 11 1/4"	7' - 0"	DOUBLE HUNG		
118	A	2' - 10"	5' - 0"	DOUBLE HUNG		
119	A	2' - 10"	5' - 0"	DOUBLE HUNG		
120	A	2' - 10"	5' - 0"	DOUBLE HUNG		
121	A	2' - 10"	5' - 0"	DOUBLE HUNG		
122	A	2' - 10"	5' - 0"	DOUBLE HUNG		
123	A	2' - 10"	5' - 0"	DOUBLE HUNG		
124	A	3' - 0"	6' - 0"	DOUBLE HUNG		
125	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
126	A	2' - 10"	5' - 0"	DOUBLE HUNG		
127	A	2' - 10"	5' - 0"	DOUBLE HUNG		
128	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
129	A2	6' - 3"	6' - 0"	DOUBLE HUNG		
130	A	3' - 0"	6' - 0"	DOUBLE HUNG		
140	C	1' - 9"	2' - 6"	CASEMENT		POOL CABANA
141	C	1' - 9"	2' - 6"	CASEMENT		POOL CABANA
SECOND FLOOR						
201	E	6' - 3 1/2"	2' - 8"	AWNING		
202	A2	6' - 0"	5' - 0"	DOUBLE HUNG		
203	A	2' - 10"	5' - 0"	DOUBLE HUNG		
204	A	2' - 10"	5' - 0"	DOUBLE HUNG		
205	A	2' - 10"	5' - 0"	DOUBLE HUNG		
206	A	2' - 10"	5' - 0"	DOUBLE HUNG		
207	A	2' - 10"	5' - 0"	DOUBLE HUNG		
208	A	2' - 10"	5' - 0"	DOUBLE HUNG		
209	A	2' - 10"	5' - 0"	DOUBLE HUNG		
210	D	3' - 0"	2' - 8"	AWNING		
211	D	3' - 0"	2' - 8"	AWNING		
212	D	3' - 0"	2' - 8"	AWNING		
213	D	3' - 0"	2' - 8"	AWNING		
214	A2	6' - 0"	5' - 0"	DOUBLE HUNG		
215	D	3' - 0"	2' - 8"	AWNING		

WINDOW TYPES



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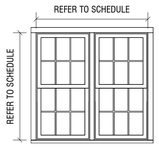
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



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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
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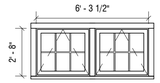

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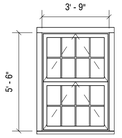
TRIM: GRAY
MODEL: AWNING - DOUBLE MULLED
MFGR: CUSTOM



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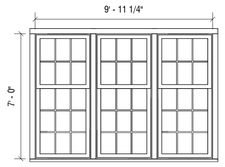
MODEL: BI-FOLD AWNING
MFGR: CUSTOM



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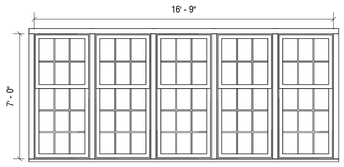
TRIM: GRAY
MODEL: DOUBLE HUNG - TRIPLLE MULLED
MFGR: CUSTOM

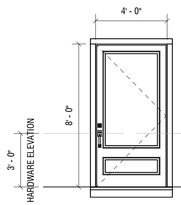


(H) TYPE: 6/9 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - QUINTUPLE MULLED
MFGR: CUSTOM

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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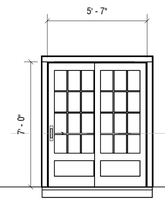
TRIM: BLACK
MODEL: SWING
MFGR: CUSTOM



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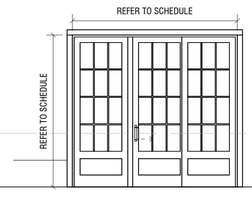
MFGR: CUSTOM



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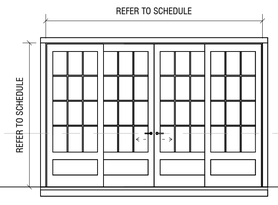

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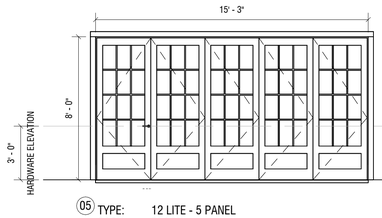

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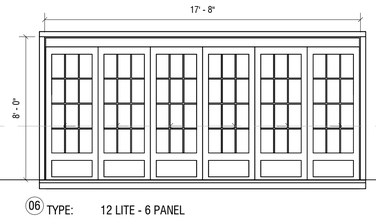
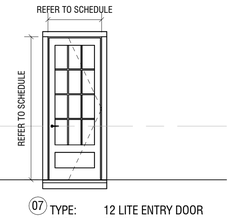
TRIM: GRAY
MODEL: BI-FOLD
MFGR: CUSTOM



(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

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T: (508) 228-9026

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SHEET REVISIONS

SIGN & SEAL

DRAWING SET ISSUES

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT
CHECKED BY:	ADK/MLW/SCS/TJZ
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324011

WINDOW AND DOOR LEGENDS

G-002

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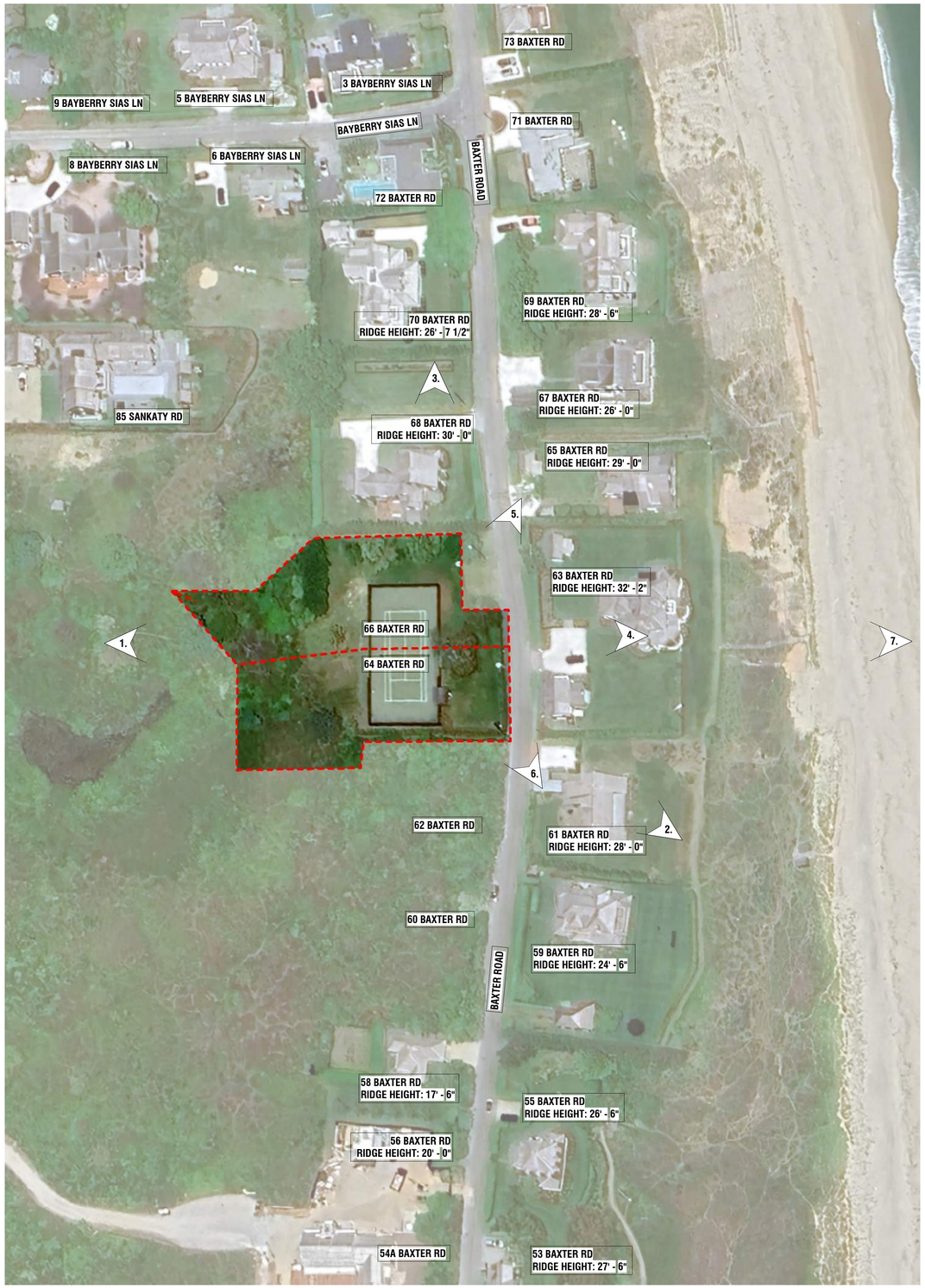



1. AERIAL VIEW - LOOKING EAST TOWARDS OCEAN



2. AERIAL VIEW - LOOKING NORTH TOWARDS SANKATY LIGHTHOUSE



3. AERIAL VIEW - LOOKING SOUTH



4. AERIAL VIEW - LOOKING WEST



5. EYE LEVEL VIEW - LOOKING NORTH ON BAXTER RD



6. EYE LEVEL VIEW - LOOKING SOUTH ON BAXTER RD



7. AERIAL VIEW - LOOKING WEST ALONG CLIFF

MED

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EXISTING CONDITIONS

G-003

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"SCONSET AND OTHER SETTLEMENTS OUTSIDE OF TOWN, THE PRIMARY GOAL FOR NEW CONSTRUCTION IS TO **HARMONIZE WITH THE EXISTING BUILDING PATTERN AND CHARACTER**."
BUILDING WITH NANTUCKET IN MIND - P.89



AERIAL VIEW - LOOKING WEST FROM OCEAN



AERIAL VIEW - LOOKING NORTH-WEST



BAXTER RD STREET ELEVATION - LOOKING WEST FROM OCEAN

MED

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EXT RENDERINGS - OVERALL

G-004

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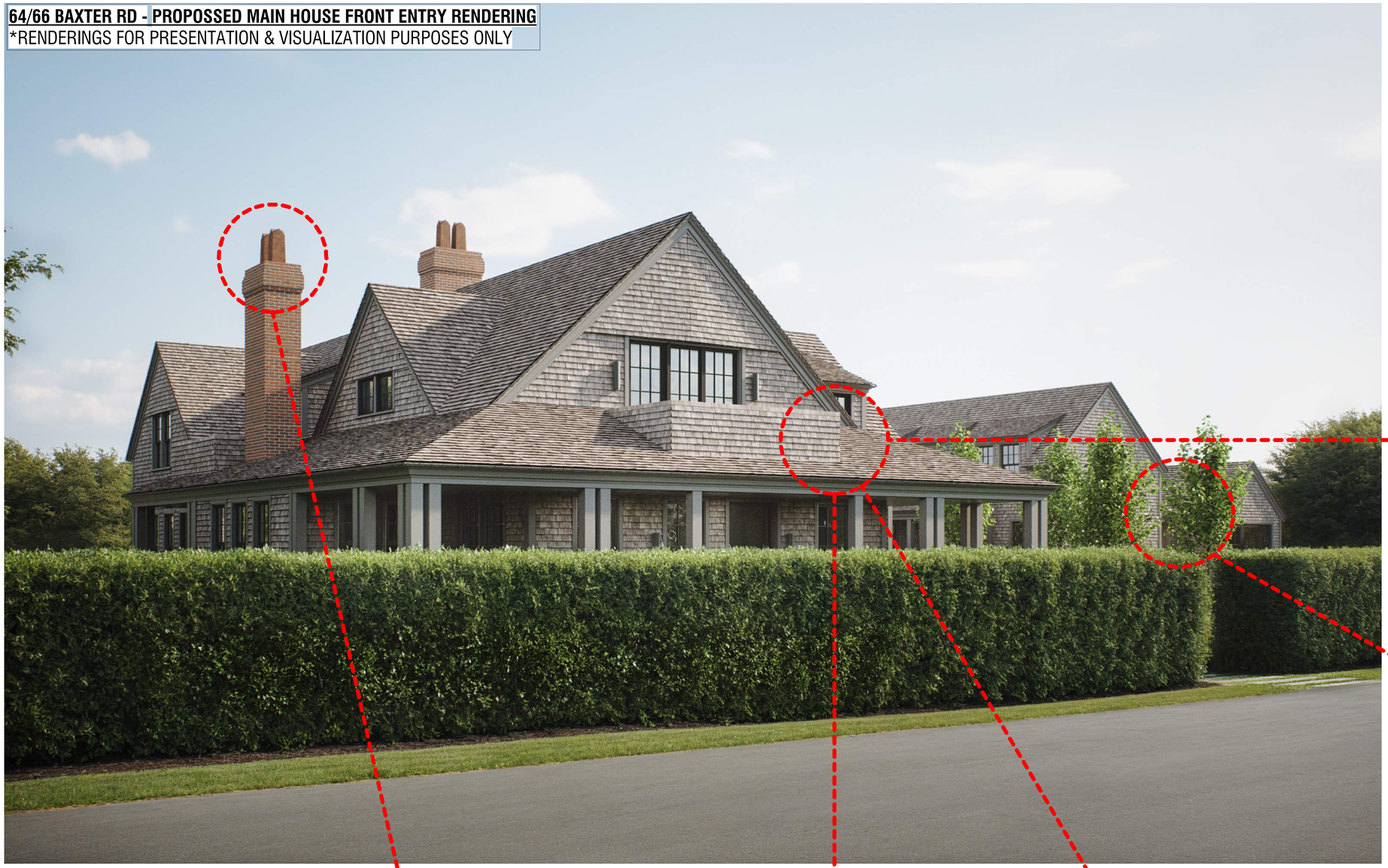
64/66 BAXTER RD - PROPOSSED MAIN HOUSE FRONT ENTRY RENDERING

*RENDERINGS FOR PRESENTATION & VISUALIZATION PURPOSES ONLY



BUILDING WITH NANTUCKET IN MIND & BUILDING WITH SCONSET IN MIND EXCERPTS.

"THE EARLIEST STRUCTURES ALONG BAXTER ROAD WERE DESIGNED IN A VARIETY OF **VICTORIAN STYLES**. ALTHOUGH EACH IS UNIQUE, THEY COMPLEMENT EACH OTHER DUE TO THEIR SIMILAR SIZE, MASSING, AND DETAILS. FOR THE MOST PART, THESE DWELLINGS ALSO HAVE SIMILAR PLACEMENT AND SETBACKS ON THEIR LOTS, WITH FRONT, SIDE, AND REAR YARDS, AND ARE **SITUATED CLOSE TO THE ROAD**."
BUILDING WITH SCONSET IN MIND - P.67

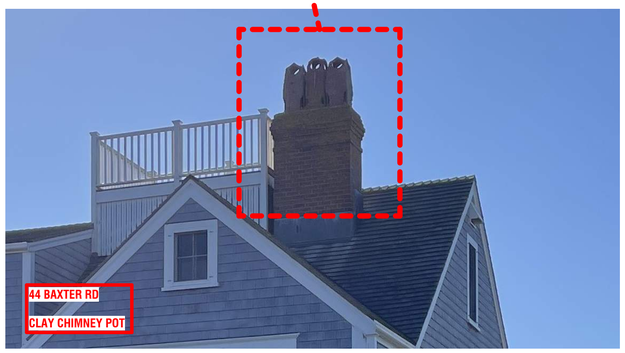


THE SHINGLE SYLE SYNTHESIZED THE STICK STYLE, QUEEN ANNE AND COLONIAL INFLUENCES. A TRUE DESENDANT OF HISTORIC NANTUCKET HOUSES, IT IS IMMEDIATELY CHARACTERIZED BY THE CONTINUOUS UNIFORM SKIN OF SHINGLES THAT WRAPS THE OVERALL, OFTEN PICTURESQUE, MASSING.
BUILDING WITH NANTUCKET IN MIND - P.48-49

"THE **RHYTHM OF OPEN SPACE AND BUILDINGS** IS IMPORTANT IN THIS NEIGHBORHOOD AND SHOULD BE MAINTAINED WHEN EVER POSSIBLE. REVIEWING PLOT PLANS IN RELATIONSHIP TO ADJACENT STRUCTURES IS ESSENTIAL TO ENSURE THE RHYTHM OF OPEN SPACE AND BUILDINGS."
BUILDING WITH SCONSET IN MIND - P.73



"**ADDATIVE MASSING** TO SUGGEST CONSTRUCTION OVERTIME SHOULD BE THE RULE THORUGHOUT THE NEIGHBORHOOD."
BUILDING WITH SCONSET IN MIND - P.73



"SCONSET AND OTHER SETTLEMENTS OUTSIDE OF TOWN, THE PRIMARY GOAL FOR NEW CONSTRUCTION IS TO **HARMONIZE WITH THE EXISTING BUILDING PATTERN AND CHARACTER**."
BUILDING WITH SCONSET IN MIND - P.72





"THE BUILDINGS ARE CHARACTERIZED BY PICTURESQUES ROOFS AND MASSES AS WELL AS INTEGRAL **VOIDS OF PORCHES AND VERANDAS**."
BUILDING WITH SCONSET IN MIND - P.72

MED

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09/23/2024	HDC NEW BUSINESS SUBMISSION

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BAXTER RD & SCONSET CONTEXT

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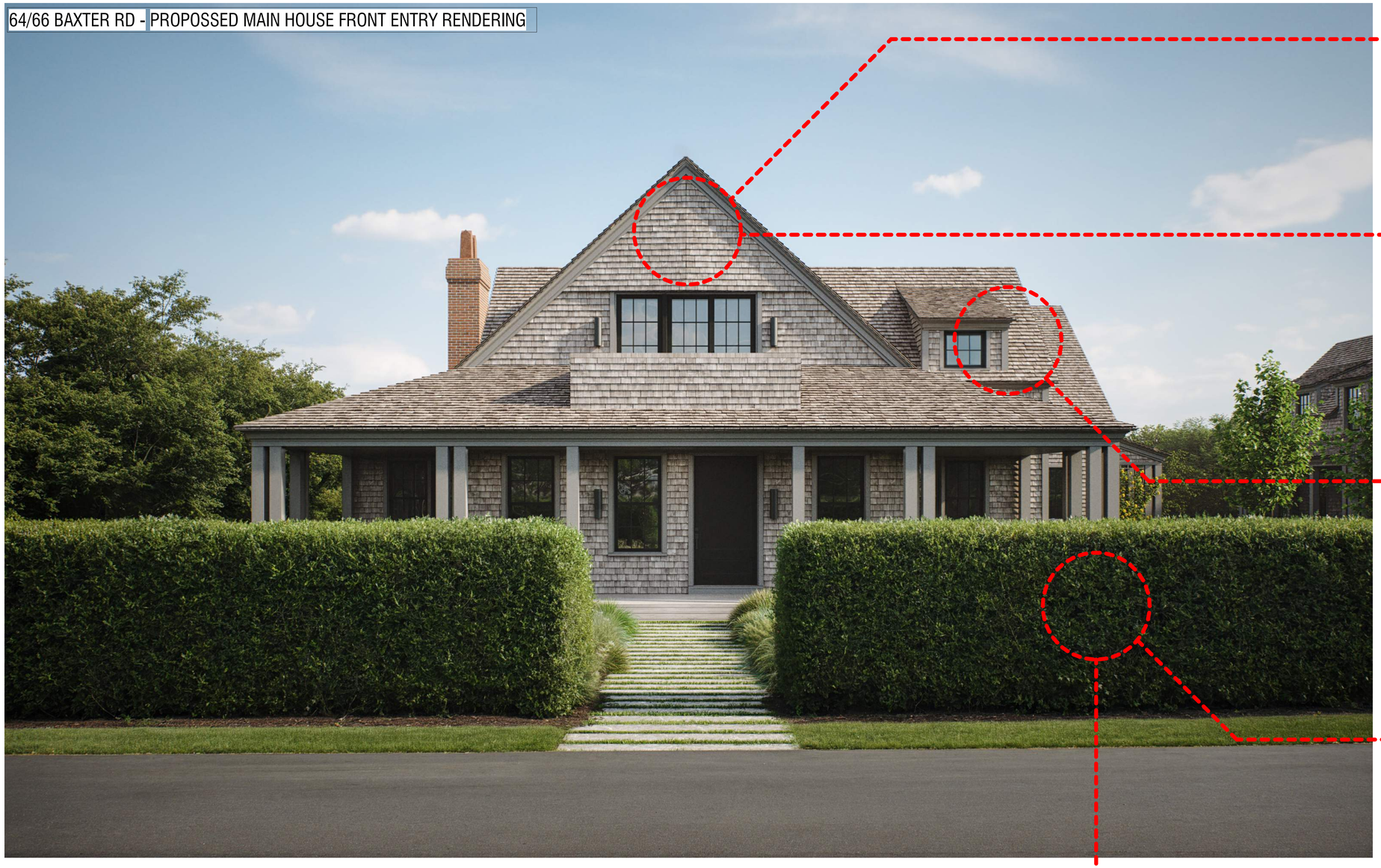
64/66 BAXTER RD - PROPOSSED MAIN HOUSE FRONT ENTRY RENDERING







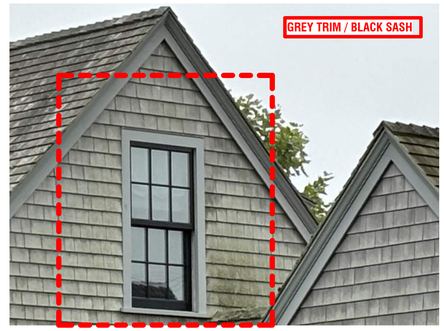
"**HARMONIOUS FENSTRATION PROPORTIONS AND ROOF AND TRIM DETAILS** ARE ALSO IMPORTANT."
BUILDING WITH SCONSET IN MIND - P.72





"PRIVET IS APPROPRIATE ALONG PROPERTY LINES. LOW PRIVET HEDGE IS ENCOURAGED TO RETAIN IMPORTANT VIEWSHEDS."
BUILDING WITH SCONSET IN MIND - P.73

"ESSENTIAL DESIGN CRITERIA ARE THE HARMONY OF THE EDGES OF THE LARGER LOTS ALONG THE STREET (**HEDGES AND BUILDINGS SETBACKS BEHIND THE HEDGES) AND INTERVAL SPACES OR SIDE YARDS BETWEEN STRUCTURES**."
BUILDING WITH SCONSET IN MIND - P.72



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CONSTRUCTION DOCUMENTS

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BAXTER RD & SCONSET CONTEXT

G-006

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EYE LEVEL VIEW - FROM BAXTER LOOKING NORTH



EYE LEVEL VIEW - MH FRONT ENTRY FROM BAXTER



EYE LEVEL VIEW - FROM BAXTER



EYE LEVEL VIEW - GH & GARAGE FRONT ENTRY FROM BAXTER

MED

PRIMARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

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EXT. RENDERINGS - VIEWS FROM BAXTER RD

G-007

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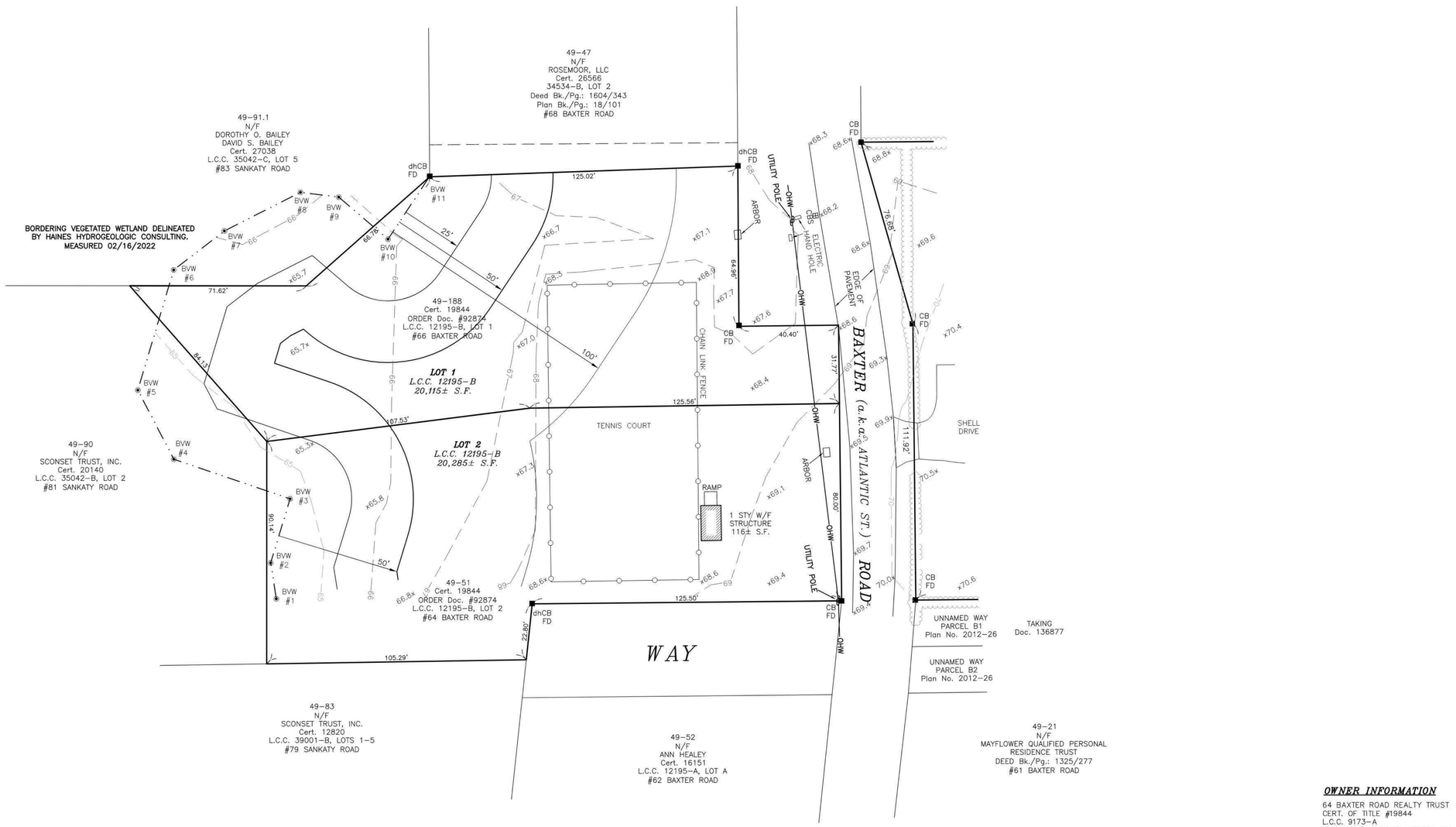
CURRENT ZONING CLASSIFICATION:
Siasconset Residential 20 (SR-20)

		#63 BAXTER RD.	#64 BAXTER RD.	#66 BAXTER RD.
		EXISTING:	EXISTING:	EXISTING:
MINIMUM LOT SIZE:	20,000 S.F.	25,014 S.F.±	SEE PLAN	SEE PLAN
MINIMUM FRONTAGE:	75 FT.	SEE PLAN	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN	SEE PLAN	SEE PLAN
GROUND COVER % :	12.5%	13.5% ±	XX% ±	XX% ±

#63 BAXTER
*REF. SPECIAL PERMIT Doc. #109240
*REF. ZBA DECISION Doc. #120307



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

T:\KEN 25 JOB 20

BLACKWELL & ASSOCIATES, Inc
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

SITE PLAN
OF LAND
in Nantucket, MA
Prepared for
ELIZABETH SINGER

Date: September 11, 2023
Scale: 1"=20'

B5622

OWNER INFORMATION

64 BAXTER ROAD REALTY TRUST
CERT. OF TITLE #19844
L.C.C. 9173-A
ASSESSOR'S MAP 49, PARCEL 22
#63 BAXTER ROAD

V:\DRAWFILES\B5622\EMAIL_SP 2022-CARLSON - Copy.dwg SITE PLAN 9/11/2023 11:17:02 1:1

MED

PRIMARY DWELLING

64 & 66 BAXTER ROAD
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SITE SURVEY

X-000

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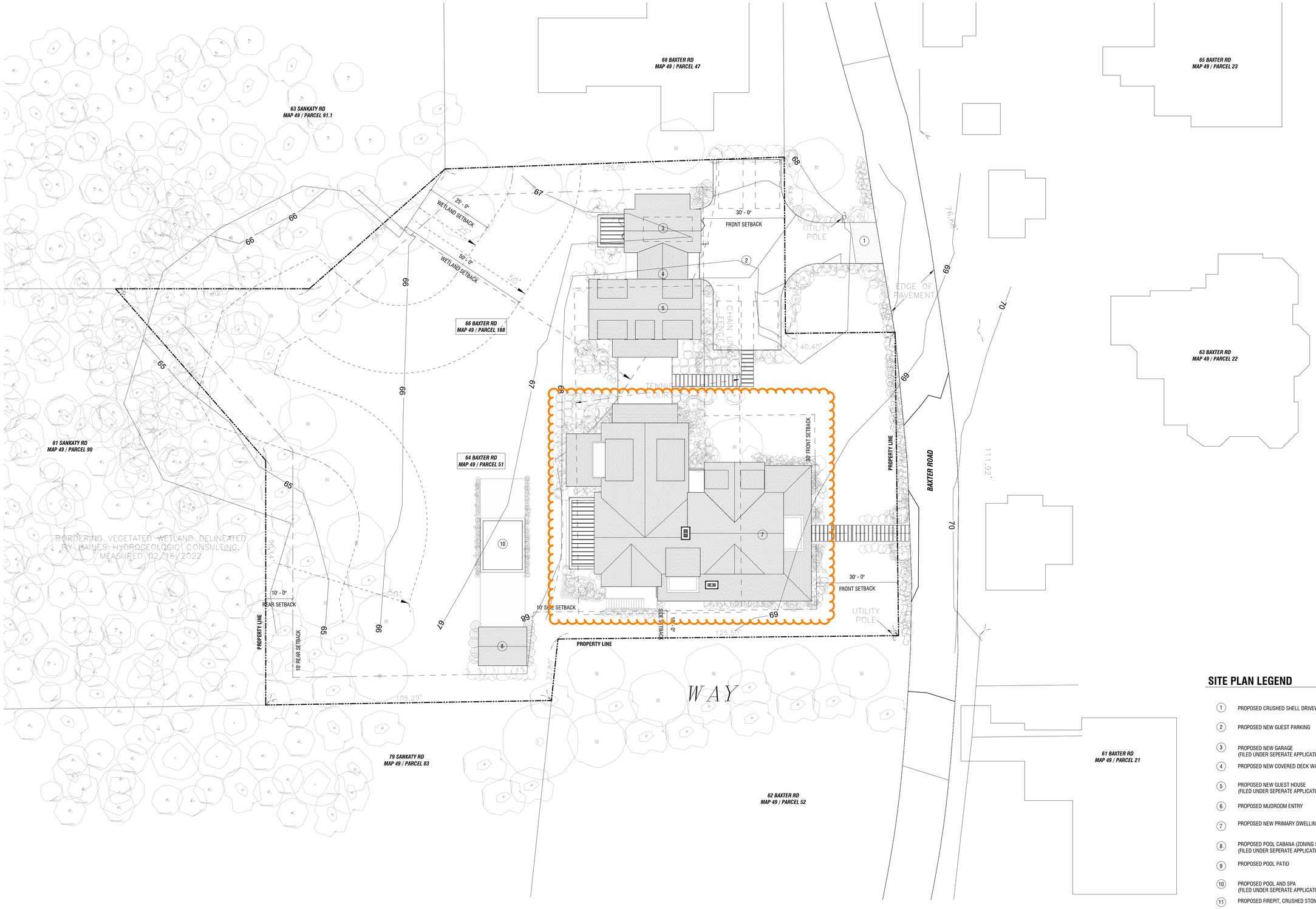

SITE PLAN LEGEND

1. PROPOSED CRUSHED SHELL DRIVEWAY & STONE APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW GARAGE (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED NEW COVERED DECK WALKWAY
5. PROPOSED NEW GUEST HOUSE (FILED UNDER SEPERATE APPLICATION)
6. PROPOSED MUDROOM ENTRY
7. PROPOSED NEW PRIMARY DWELLING
8. PROPOSED POOL CABANA (ZONING SHED) (FILED UNDER SEPERATE APPLICATION)
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED FIREPIT, CRUSHED STONE

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

MED

SITE

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

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PROJ. NO.	324011

SITE PLAN

Z-100

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1 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

MED

PRIMARY DWELLING

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NANTUCKET, MA 02554

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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"

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T: (508) 228-9026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	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

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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LOWER LEVEL - CONSTRUCTION PLAN

A-100

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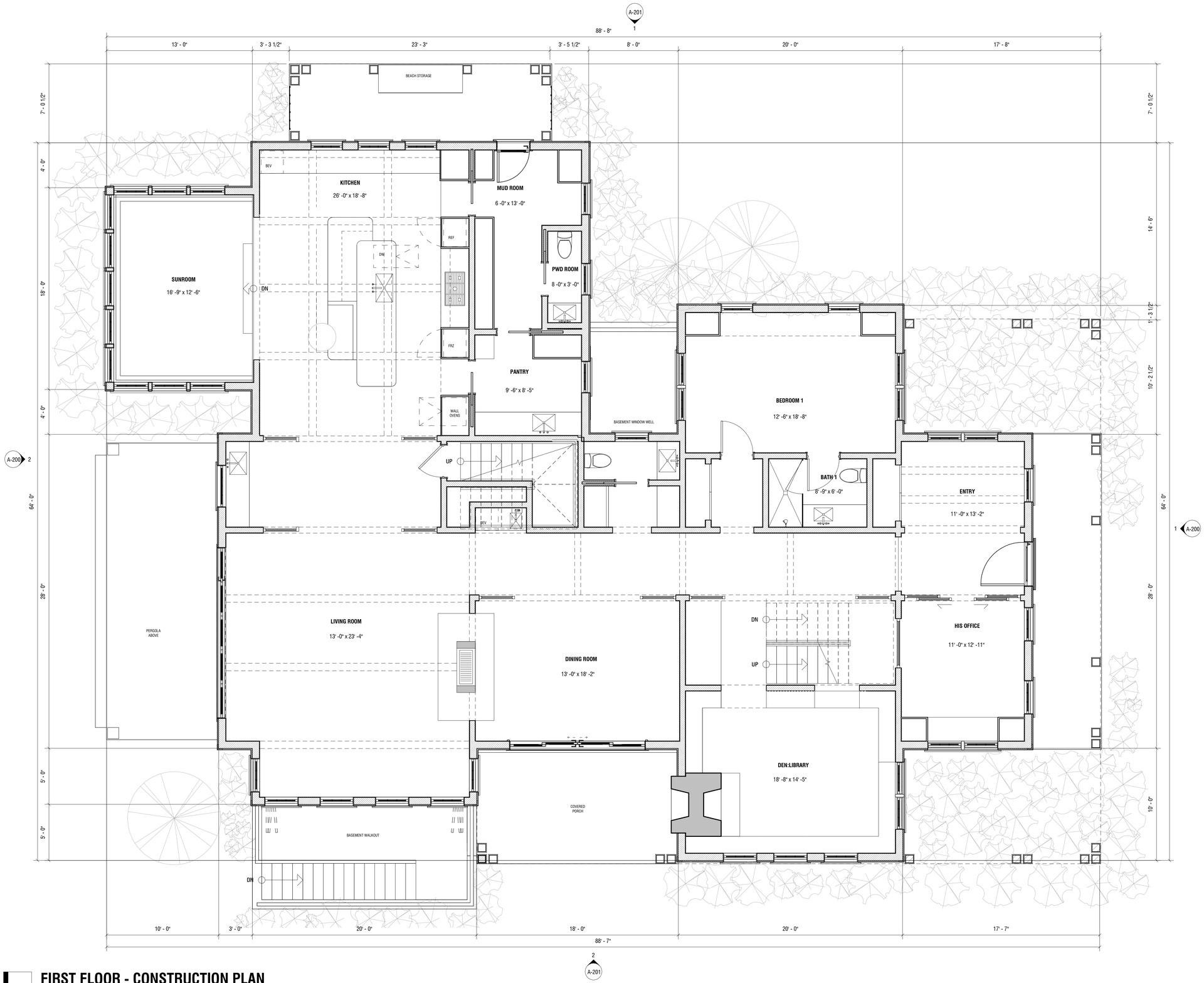

1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

MED

PRIMARY DWELLING

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OWNER

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FIRST FLOOR
CONSTRUCTION PLAN

A-101

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1 A-200

1 SECOND FLOOR

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SECOND FLOOR - CONSTRUCTION PLAN

A-102

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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR Golden Pond LLC

STREET ADDRESS 64 & 66 Baxter Rd

MAP/PARCEL 49/51 & 49/188

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

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

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

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

Signature 9/20/2024 Date

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

MED - PROPOSED SECONDARY DWELLING

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

MED - PROPOSED SECONDARY DWELLING

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 188 &51

Street & Number of Proposed Work: 64 & 66 BAXTER RD

Owner of record: GOLDEN POND LLC

Mailing Address: HEMINWAY & BARNES LLP
75 STATE STREET, 16TH FL, BOSTON, MA 02109

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: 1,278 SF Decks/Patio: Size: 12' X 27' ☒ 1st floor ☐ 2nd floor
Width: 51'-4" Sq. footage 2nd floor: 800 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $415.6

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

Height of ridge above final finish grade: North 25'-5" South 25'-5" East 25'-5" West 25'-5"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 5 /12 Other PORCH: 4/12

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x9 Rake 1x9 Soffit (Overhang) _____ Corner boards 1X5-1/2 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 10"X10"

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

Doors* (type and material): ☐ TDL ☒ SDL Front SWING Rear SLIDE Side SWING
Garage Door(s): Type BI-FOLD Material PAINTED

Hardscape materials: Driveways CRUSHED SHELL Walkways GRANITE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim PAINTED - GREY Sash PAINTED - BLACK Doors PAINTED - BLACK
Deck 1X4 IPE DECKING Foundation PARGED Fence _____ Shutters _____

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

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

Date 9/23/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... GOLDEN POND LLC

MAILING ADDRESS..... 6 YOUNGS WY, NANTUCKET, MA 02554

PROPERTY LOCATION..... 64 & 66 BAXTER RD

ASSESSORS MAP/PARCEL..... 49 / 51 & 49 / 188

SUBMITTED BY:..... ANDREW KOTCHEN (WORKSHOP/APD)

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.05 08:55:21 -04'00'

September 5, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 64 & 66 Baxter Rd

Tax Map Number: 49 Parcel Number: 51 & 188

Owner of Record: Golden Pond, LLC

Description of Proposal: Remove existing tennis court and construct house,

guest dwelling, garage and shed.

Anticipated HDC Submission Date: 09/23/2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
49	22		SINGER ELIZABETH		674 AD HOC RD	GREAT FALLS	VA	22066	63 BAXTER RD
49	47		ROSEMOOR LLC		171 ALVARADO RD	BERKELEY	CA	94075	68 BAXTER RD
49	52		HEALEY ANN R TRST ETAL	C/O VAUGHTER ELINOR G	3612 CHESAPEAKE ST NW	WASHINGTON	DC	20008-2915	62 BAXTER RD
49	83		SCONSET TRUST INC		PO BOX 821	SIASCONSET	MA	02564	79 SANKATY RD
49	90		SCONSET TRUST INC		P O BOX 821	SIASCONSET	MA	02564	81 SANKATY RD
49	91	1	BAILEY DOROTHY O & DAVID S		250 1ST AV, UNIT 805	CHARLESTOWN	MA	02129	83 SANKATY RD
Count:	**6**								

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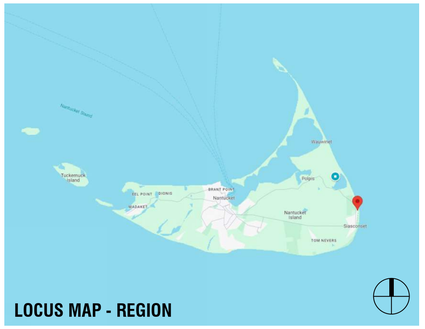
MED SECONDARY DWELLING

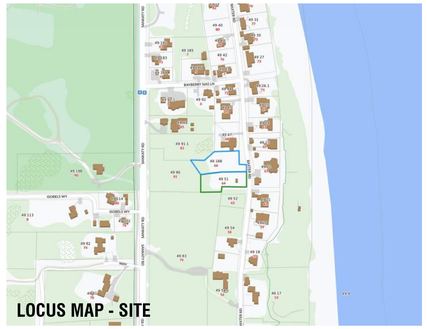
HDC - NEW BUSINESS SUBMISSION
SECONDARY DWELLING
09/23/2024





LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

DRAWING INDEX - HDC

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ZONING INFORMATION

MAP/PARCEL	49/51 & 49/188
CURRENT ZONING	SR-20
FRONT SETBACK	30 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	.57 ACRES & .49 ACRES (20,285 SF & 20,115 SF) 1.06 ACRES COMBINED (40,400 SF)
GROUND COVER ALLOWED	5,050 SF (12.5%)
GROUND COVER EXISTING	N/A
PROPOSED MAIN HOUSE G.C.	3,552 SF
PROPOSED GUEST HOUSE G.C.	800 SF
PROPOSED GARAGE G.C.	478 SF
PROPOSED CABANA G.C. (200 SF MAX ZONING SHED)	192 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	4,830 SF

EXTERIOR COLORS
SASH: BLACK
TRIM: GRAY

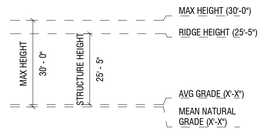
NANTUCKET, MA - ZONING ANALYSIS
MAP & PARCEL: 49-51
CURRENT ZONING: SR-20

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	20,000 SF	40,400 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	12.5 %	12.1 %	
		5,050 SF	4,892 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30'-0"	N/A	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	5,050 SF	4,892 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
CONCOM ORDER OF CONDITIONS	SE48-3697 (MASSDEP)	10/17/2023



GUEST HOUSE - PRIMARY RIDGE HEIGHT

MED
SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER
GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
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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

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	ADK/TJZ/MLW/SCS
SHEET FIRST ISSUE:	09/09/2024
SCALE:	As indicated
PROJ. NO.	324011

TITLE SHEET

T-000

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CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNERS REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHALL COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFICIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZE TOTAL OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

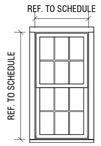
MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL CO

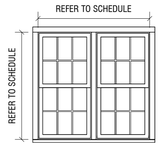
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	MANUFACTURER	COMMENTS
FIRST FLOOR						
120	A	3' - 0"	6' - 0"	DOUBLE HUNG		
174	A	3' - 0"	5' - 0"	DOUBLE HUNG		
175	A	3' - 0"	5' - 0"	DOUBLE HUNG		
222	A	3' - 0"	6' - 0"	DOUBLE HUNG		
224	A	3' - 0"	6' - 0"	DOUBLE HUNG		
226	A	3' - 0"	6' - 0"	DOUBLE HUNG		
171	C	1' - 9"	2' - 6"	CASEMENT		
220	C	1' - 9"	2' - 6"	CASEMENT		
229	C	1' - 9"	2' - 6"	CASEMENT		
SECOND FLOOR						
118	A	3' - 0"	5' - 0"	DOUBLE HUNG		
121	A	3' - 0"	5' - 0"	DOUBLE HUNG		
122	A	3' - 0"	5' - 0"	DOUBLE HUNG		
138	A	3' - 0"	5' - 0"	DOUBLE HUNG		
201	A	3' - 0"	5' - 0"	DOUBLE HUNG		
203	A	3' - 0"	5' - 0"	DOUBLE HUNG		
210	A	3' - 0"	5' - 0"	DOUBLE HUNG		
216	A	3' - 0"	5' - 0"	DOUBLE HUNG		
218	A	3' - 0"	5' - 0"	DOUBLE HUNG		
153	A2	6' - 0"	5' - 0"	DOUBLE HUNG		
154	A2	6' - 0"	5' - 0"	DOUBLE HUNG		

WINDOW TYPES



A TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



A2 TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - DOUBLE MULLED
MFGR: CUSTOM

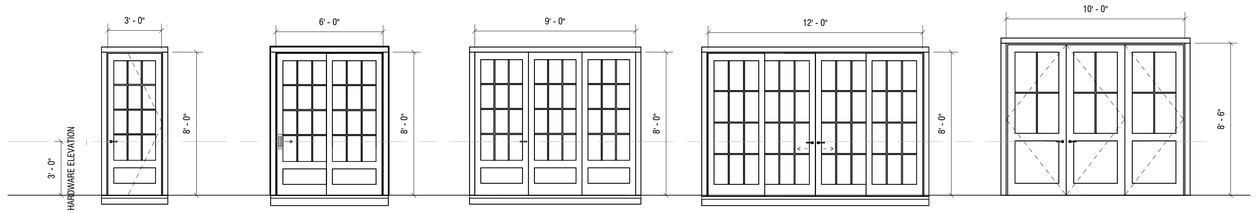


C TYPE: 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	DOOR FRAME WIDTH	DOOR FRAME HEIGHT	OPERATION	COMMENTS
100	01	ENTRY HALL	3' - 1 1/2"	8' - 0"	SWING	
101	01	ENTRY HALL	3' - 1 1/2"	8' - 0"	SWING	
103	04	KITCHEN/DINING	12' - 0"	8' - 0"	LIFT/SLIDE	
102	02	GARAGE	6' - 0"	8' - 0"	SLIDING	
104	03	GARAGE	9' - 0"	8' - 0"	SWING/BI-FOLD	
105	05	GARAGE	10' - 0"	8' - 6"	SWING/BI-FOLD	

DOOR TYPES



01
TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

02
TYPE: , 2 PANEL / 12 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM

03
TYPE: 3 PANEL / 12 LITE
SASH: BLACK
TRIM: GRAY
MODEL: SWING/BI-FOLD
MFGR: CUSTOM

04
TYPE: 4 PANEL / 12 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE SLIDER
MFGR: CUSTOM

05
TYPE: 3 PANEL / 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: SWING/BI-FOLD
MFGR: CUSTOM

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SECONDARY DWELLING

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WINDOW & DOOR LEGEND

G-002

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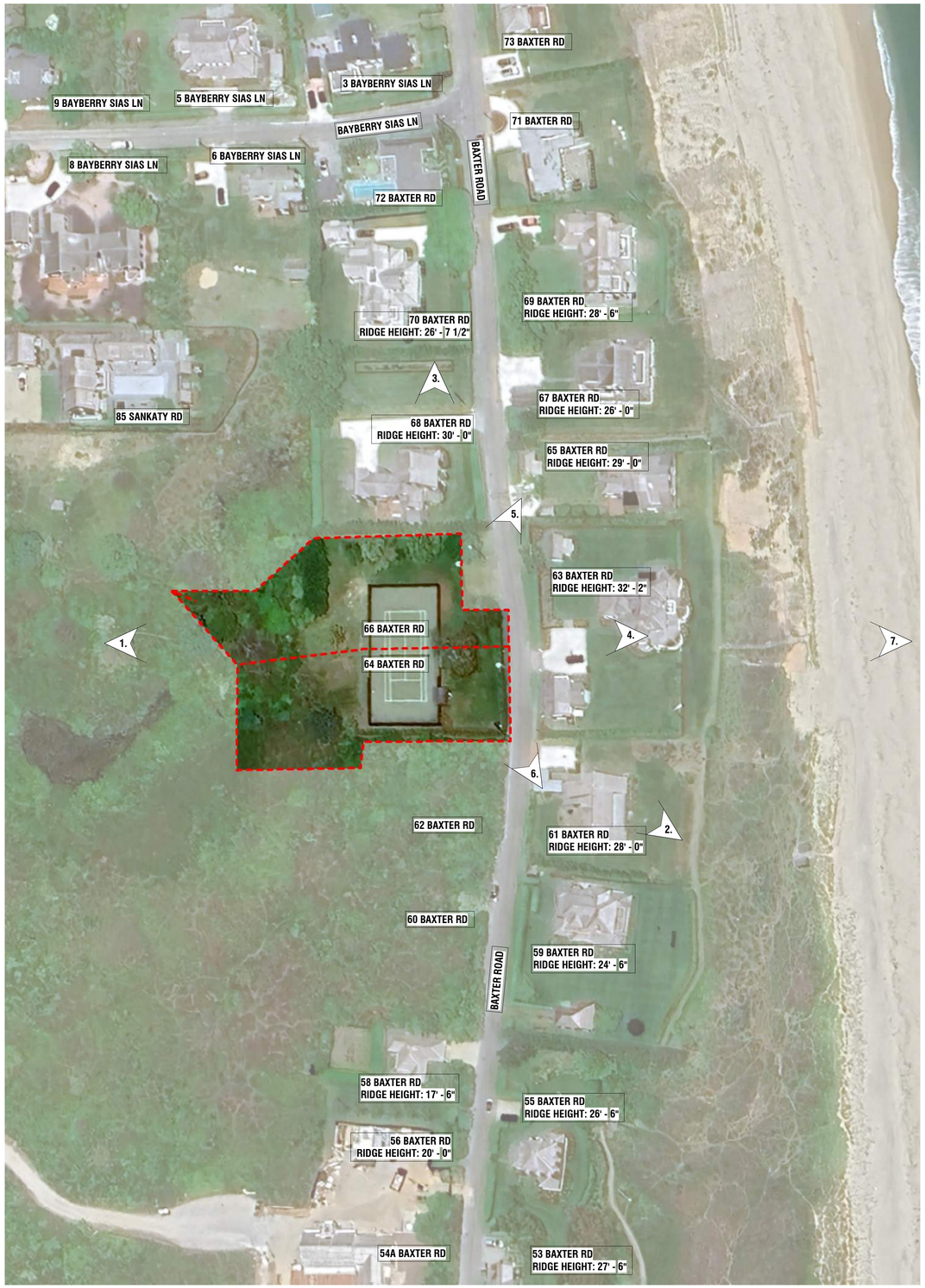



1. AERIAL VIEW - LOOKING EAST TOWARDS OCEAN



2. AERIAL VIEW - LOOKING NORTH TOWARDS SANKATY LIGHTHOUSE



3. AERIAL VIEW - LOOKING SOUTH



4. AERIAL VIEW - LOOKING WEST



5. EYE LEVEL VIEW - LOOKING NORTH ON BAXTER RD



6. EYE LEVEL VIEW - LOOKING SOUTH ON BAXTER RD



7. AERIAL VIEW - LOOKING WEST ALONG CLIFF

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EXISTING CONDITIONS

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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EXT RENDERINGS - OVERALL

G-004

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64/66 BAXTER RD - PROPOSSED GUEST HOUSE & GARAGE FRONT ENTRY RENDERING

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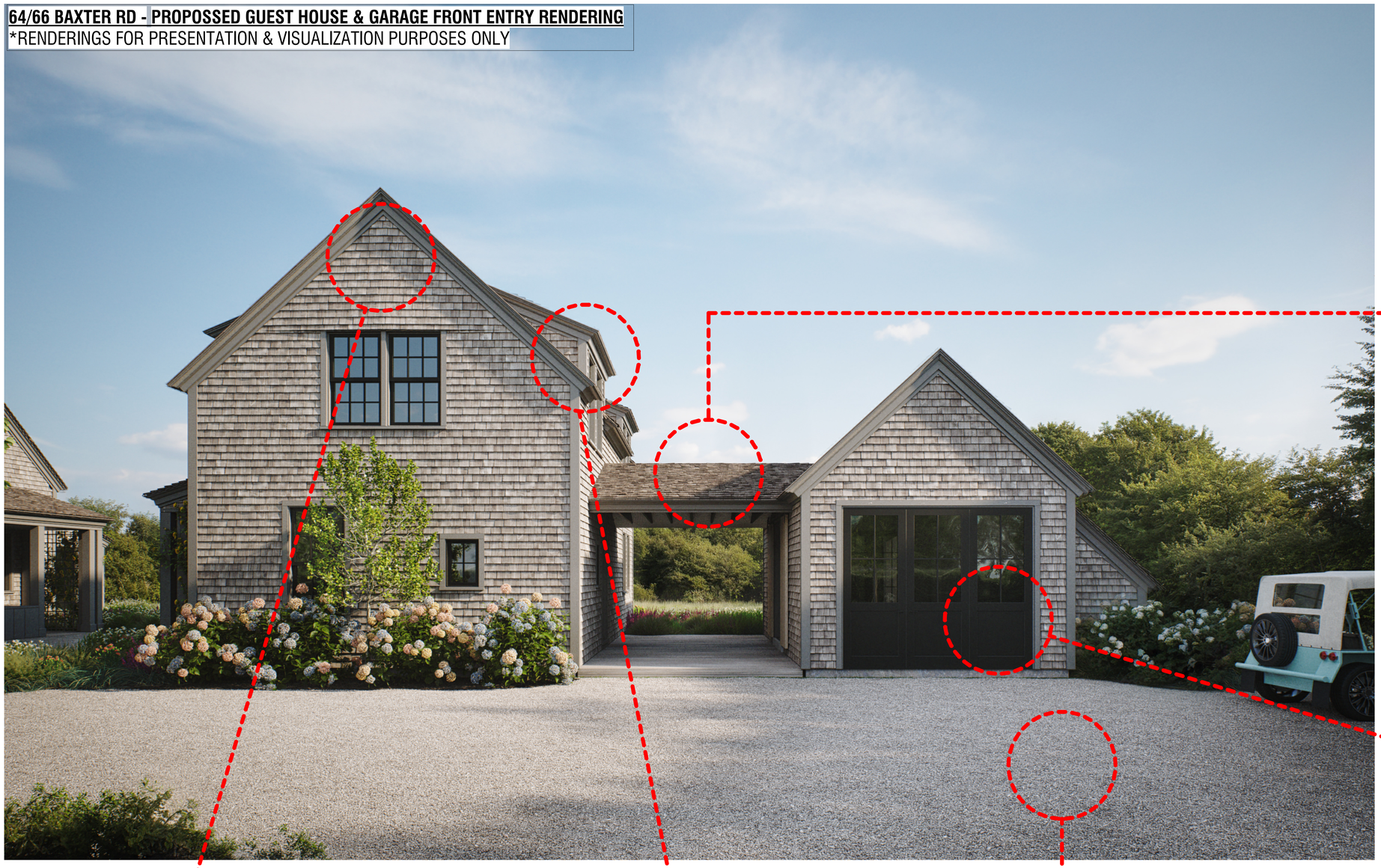
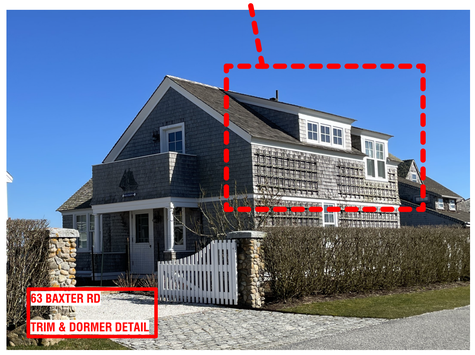




"THE BUILDINGS ARE CHARACTERIZED BY PICTURESQUES ROOFS AND MASSES AS WELL AS INTEGRAL **VOIDS OF PORCHES AND VERANDAS**."
BUILDING WITH SCONSET IN MIND - P.72



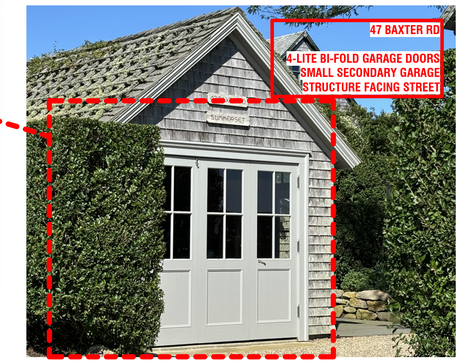
"**HARMONIOUS FENSTRATION PROPORTIONS AND ROOF AND TRIM DETAILS** ARE ALSO IMPORTANT."
BUILDING WITH SCONSET IN MIND - P.72

BUILDING WITH NANTUCKET IN MIND & BUILDING WITH SCONSET IN MIND EXCERPTS.

"THE EARLIEST STRUCTURES ALONG BAXTER ROAD WERE DESIGNED IN A VARIETY OF **VICTORIAN STYLES**. ALTHOUGH EACH IS UNIQUE, THEY COMPLEMENT EACH OTHER DUE TO THEIR SIMILAR SIZE, MASSING, AND DETAILS. FOR THE MOST PART, THESE DWELLINGS ALSO HAVE SIMILAR PLACEMENT AND SETBACKS ON THEIR LOTS, WITH FRONT, SIDE, AND REAR YARDS, AND ARE **SITUATED CLOSE TO THE ROAD**."
BUILDING WITH SCONSET IN MIND - P.67



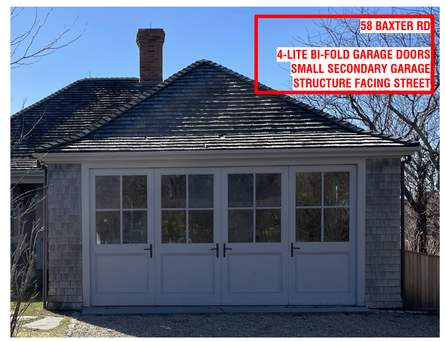
"**ADDATIVE MASSING** TO SUGGEST CONSTRUCTION OVERTIME SHOULD BE THE RULE THORUGHOUT THE NEIGHBORHOOD."
BUILDING WITH SCONSET IN MIND - P.73



SHELL DRIVEWAYS SHOULD BE ENCOURAGED.
BUILDING WITH SCONSET IN MIND - P.73

"THE **RHYTHM OF OPEN SPACE AND BUILDINGS** IS IMPORTANT IN THIS NEIGHBORHOOD AND SHOULD BE MAINTAINED WHEN EVER POSSIBLE. REVIEWING PLOT PLANS IN RELATIONSHIP TO ADJACENT STRUCTURES IS ESSENTIAL TO ENSURE THE RHYTHM OF OPEN SPACE AND BUILDINGS."
BUILDING WITH SCONSET IN MIND - P.73

"**SMALL SECONDARY BUILDINGS** OF ONE STORY SUCH AS GARAGES AND SHEDS SHOULD BE RETAINED AND NEW CONSTRUCTION ENCOURAGED WITH PLACEMENT ALONG THE ROADWAY. "
BUILDING WITH SCONSET IN MIND - P.73



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BAXTER RD & SCONSET CONTEXT

G-005

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EYE LEVEL VIEW - FROM BAXTER LOOKING NORTH



EYE LEVEL VIEW - MH FRONT ENTRY FROM BAXTER



EYE LEVEL VIEW - FROM BAXTER



EYE LEVEL VIEW - GH & GARAGE FRONT ENTRY FROM BAXTER

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EXT. RENDERINGS - VIEWS FROM BAXTER RD

G-006

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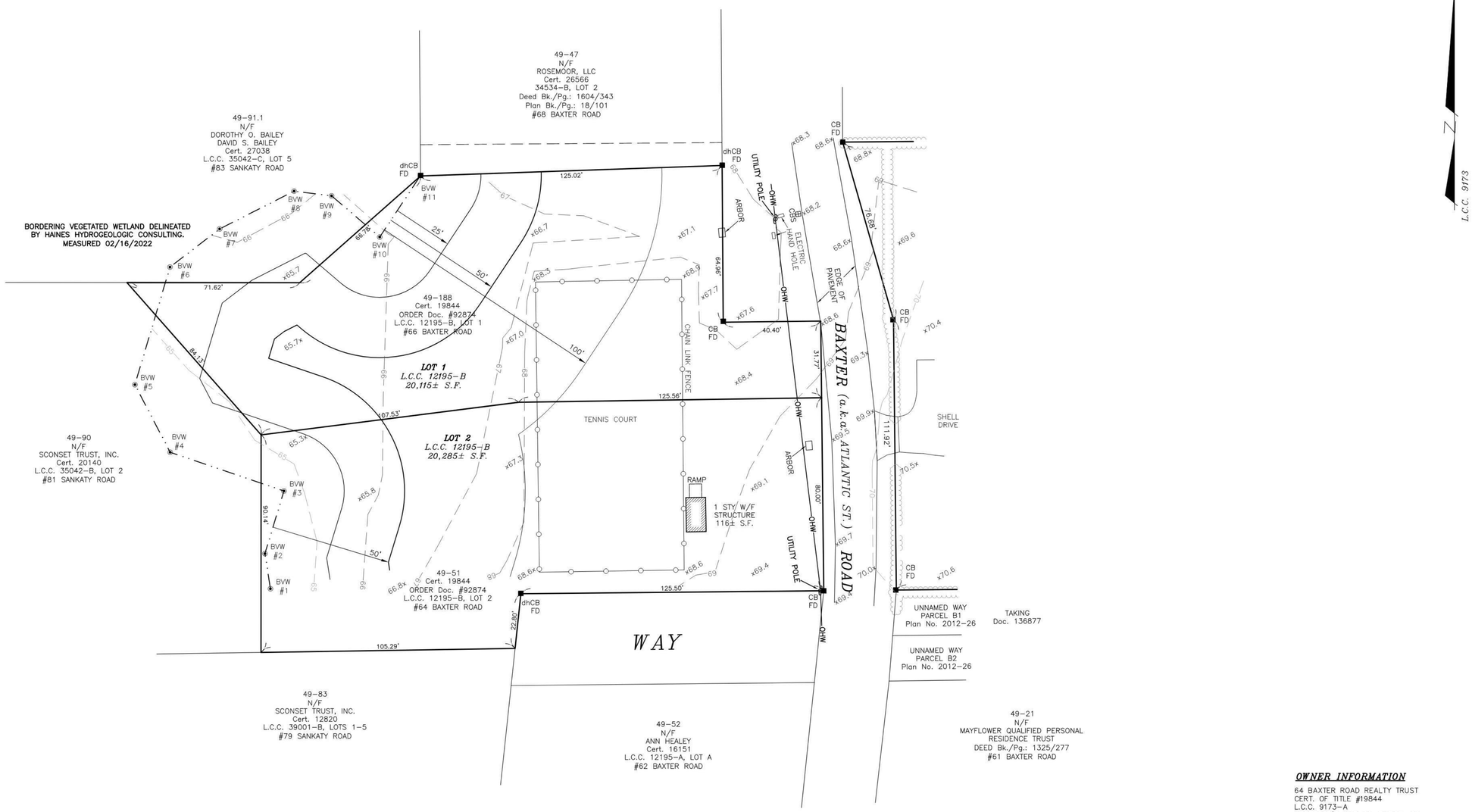
CURRENT ZONING CLASSIFICATION:
Siasconset Residential 20 (SR-20)

		#63 BAXTER RD.	#64 BAXTER RD.	#66 BAXTER RD.
		EXISTING:	EXISTING:	EXISTING:
MINIMUM LOT SIZE:	20,000 S.F.	25,014 S.F.±	SEE PLAN	SEE PLAN
MINIMUM FRONTAGE:	75 FT.	SEE PLAN	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN	SEE PLAN	SEE PLAN
GROUND COVER % :	12.5%	13.5% ±	XX% ±	XX% ±

#63 BAXTER
*REF. SPECIAL PERMIT Doc. #109240
*REF. ZBA DECISION Doc. #120307



OWNER INFORMATION

64 BAXTER ROAD REALTY TRUST
CERT. OF TITLE #19844
L.C.C. 9173-A
ASSESSOR'S MAP 49, PARCEL 22
#63 BAXTER ROAD

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

T:\KEN 25 JOB 20

BLACKWELL & ASSOCIATES, Inc
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

Date: September 11, 2023
Scale: 1"=20'

SITE PLAN
OF LAND
in Nantucket, MA
Prepared for
ELIZABETH SINGER

B5622

V:\DRAWFILES\B5622\EMAIL_SP 2022-CARLSON - Copy.dwg SITE PLAN 9/11/2023 11:17:02 1:1

MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

ARCHITECT

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
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T: (508) 228-2786

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
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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

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT
CHECKED BY:	ADK/MLW/SCS/TJZ
SHEET FIRST ISSUE:	
SCALE:	
PROJ. NO.	324011

SITE SURVEY

X-000

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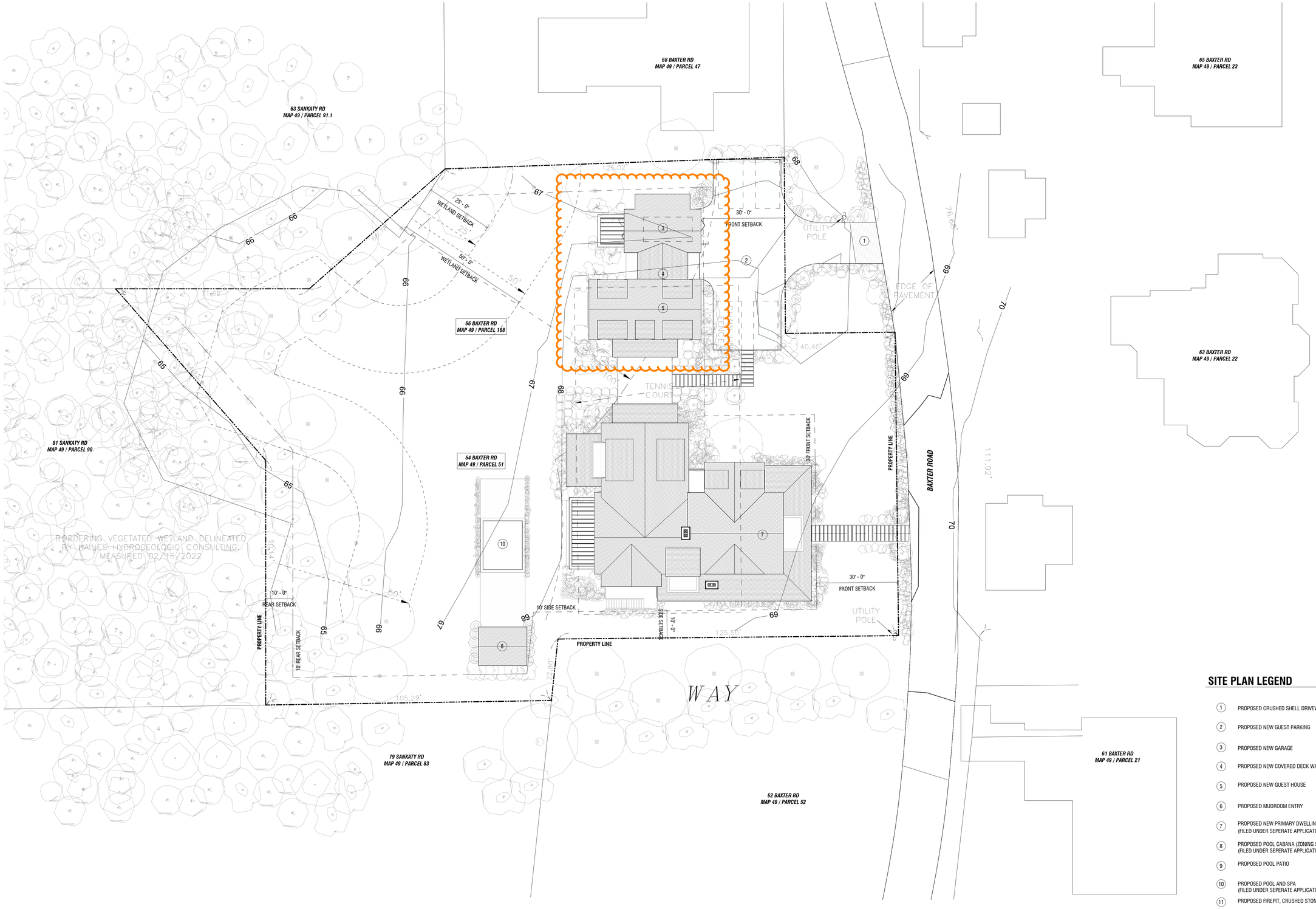

SITE PLAN LEGEND

1. PROPOSED CRUSHED SHELL DRIVEWAY & STONE APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW GARAGE
4. PROPOSED NEW COVERED DECK WALKWAY
5. PROPOSED NEW GUEST HOUSE
6. PROPOSED MUDROOM ENTRY
7. PROPOSED NEW PRIMARY DWELLING (FILED UNDER SEPERATE APPLICATION)
8. PROPOSED POOL CABANA (ZONING SHED) (FILED UNDER SEPERATE APPLICATION)
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED FIREPIT, CRUSHED STONE

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

MED

SITE

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NANTUCKET, MA 02554

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SITE PLAN

Z-100

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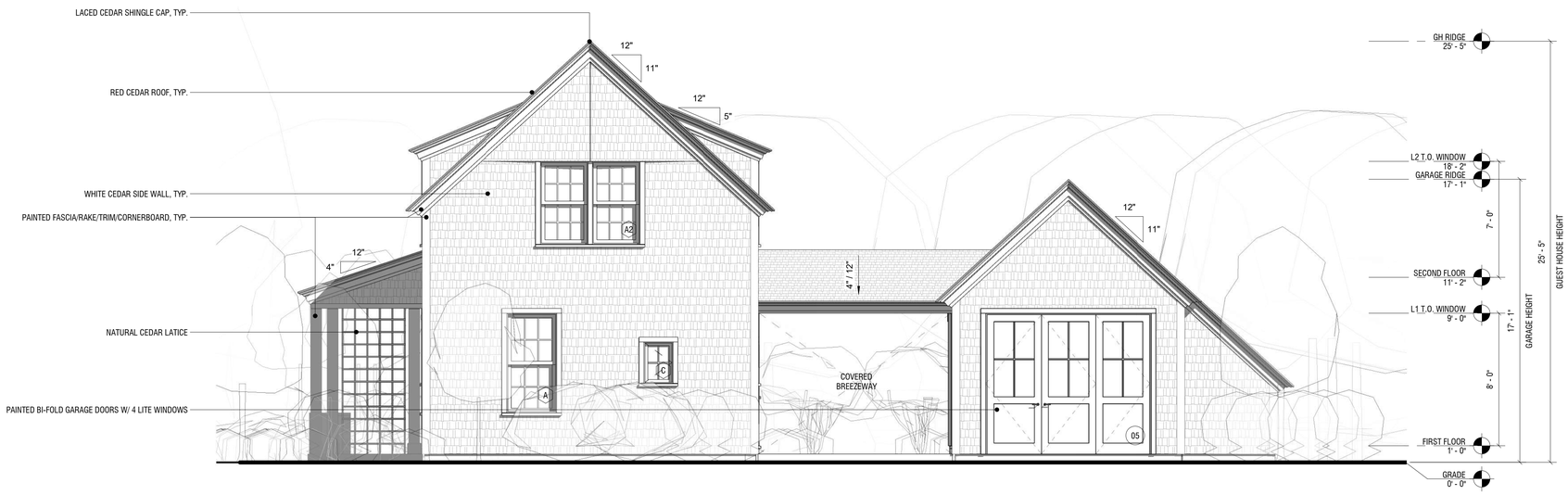

1 GH + GARAGE - EAST

1/4" = 1'-0"



2 GH + GARAGE - WEST

1/4" = 1'-0"

MED

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BUILDING ELEVATIONS

A-202

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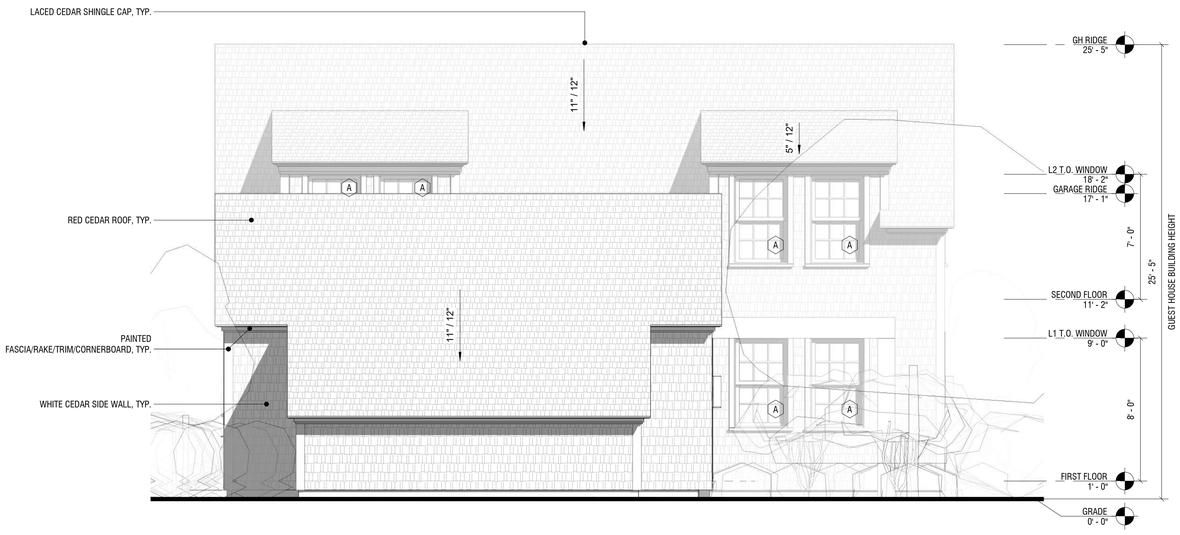
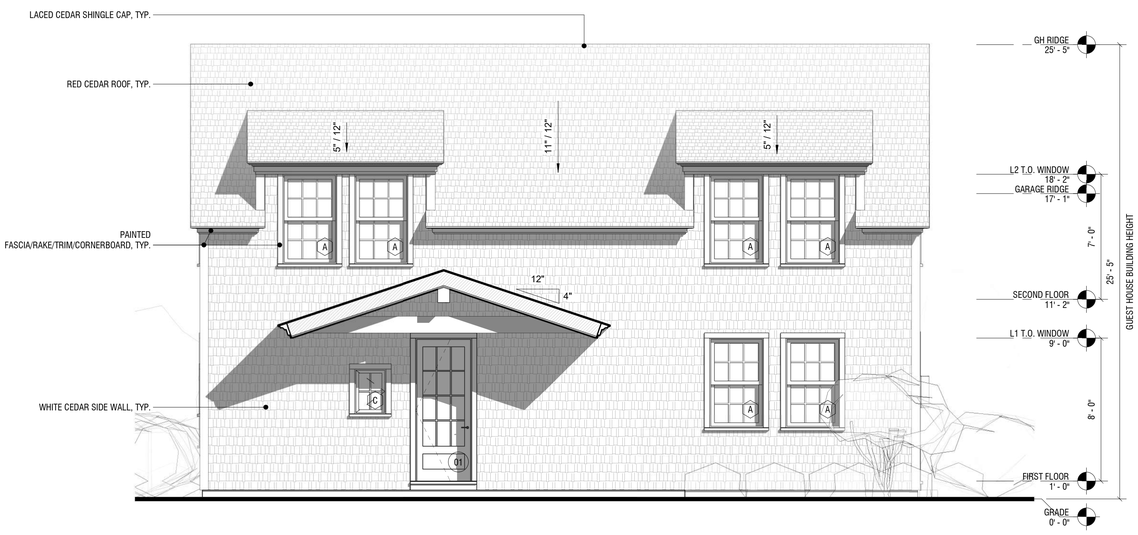


1 GH + GARAGE - NORTH

1/4" = 1'-0"



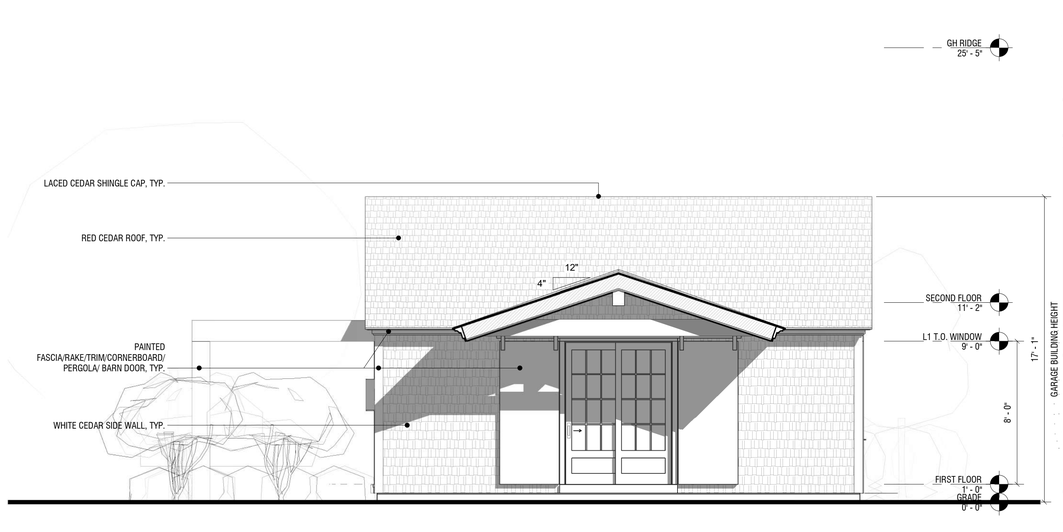
3 GH - NORTH

1/4" = 1'-0"



2 GH + GARAGE - SOUTH

1/4" = 1'-0"



4 GARAGE - SOUTH

1/4" = 1'-0"

MED

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SHEET REVISIONS

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SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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PROJ. NO.	324011

BUILDING ELEVATIONS

A-203

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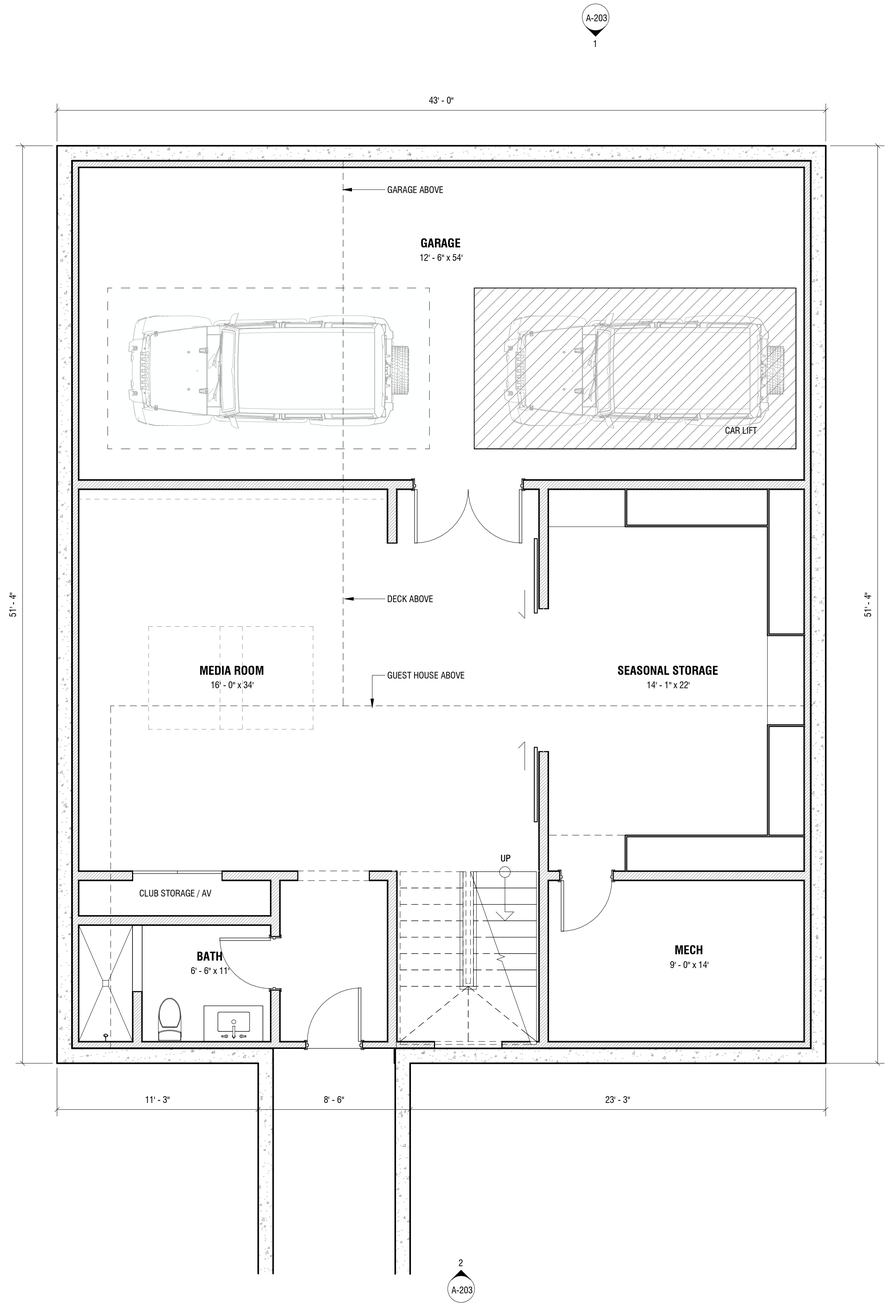

1 BASEMENT

1/4" = 1'-0"

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LOWER LEVEL - CONSTRUCTION PLAN

A-100

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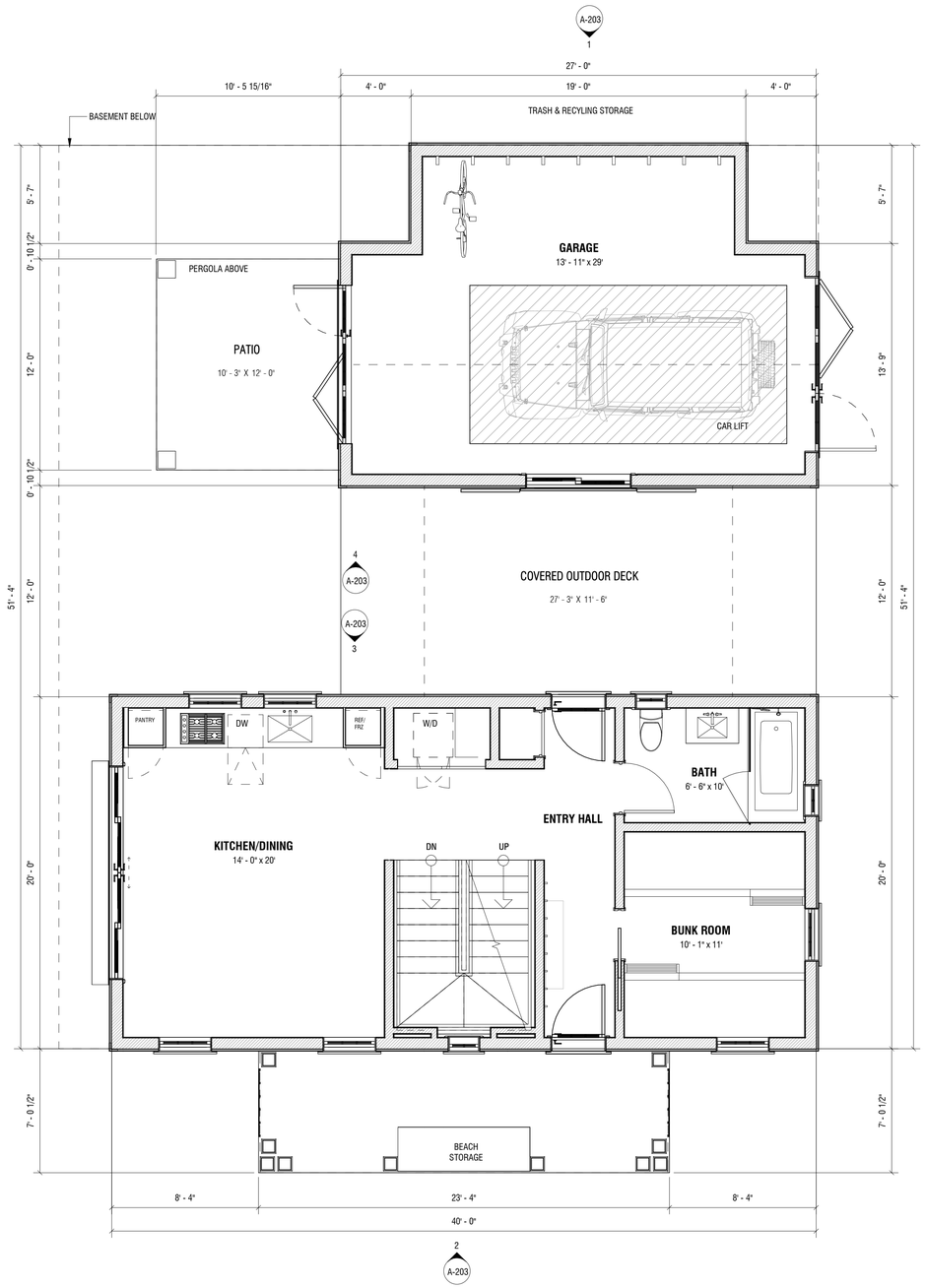

1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER

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DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

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FIRST FLOOR
CONSTRUCTION PLAN

A-101

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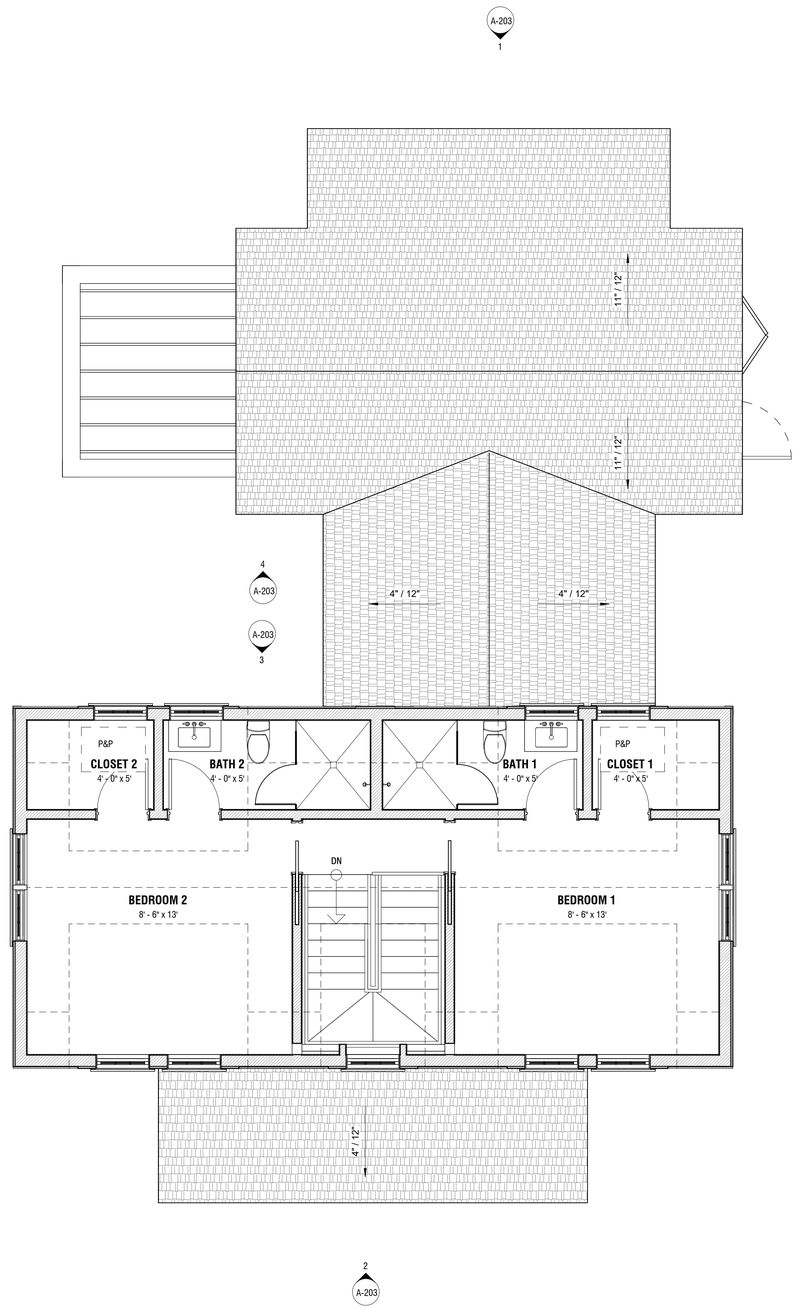

1 SECOND FLOOR

1/4" = 1'-0"

MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

ARCHITECT

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PROJ. NO.	324011

SECOND FLOOR - CONSTRUCTION PLAN

A-102

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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link

AS AGENT FOR Tim & Susan Grell

STREET ADDRESS 21 Fields Ave

MAP/PARCEL 80 / 41

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/23/24

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

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

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

Victoria P Ewing — 9/23/24

Signature — Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 41

Street & Number of Proposed Work: 21 Field Ave

Owner of record: Susan & Timothy Grell

Mailing Address: 1 Emerson Way Apt 331

Short Hills, NJ 07078

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Link

Mailing Address: P.O. Box 1001

Nantucket, MA 02554

Contact Phone #: 508-221-8274 E-mail: link02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-04-10306

☑ Pool (Zoning District WG1) ☐ Roof ☐ Other _____

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 1989

Original Builder:

REVISIONS* (describe)

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

INCREASE POOL SIZE TO 18'X36' ADD 10'X10' SPA, REDUCE PATIO AREA - MOVE 4' SOLID BOARD FENCE TO PERIMETER PROPERTY LINE

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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



Property Information

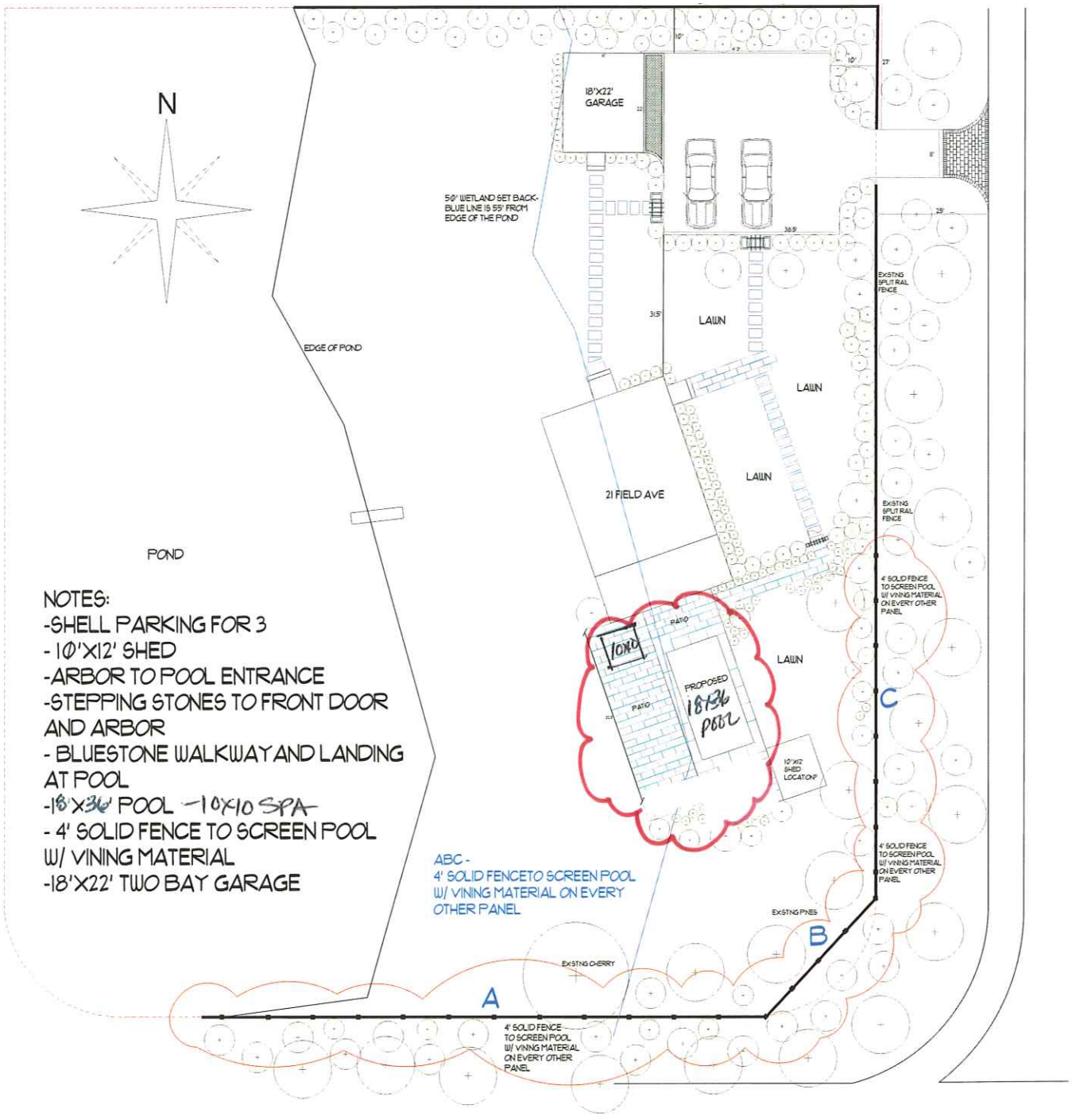
Property ID	7500
Location	21 FIELD AV
Owner	GRELL TIMOTHTY J & SUSAN R

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

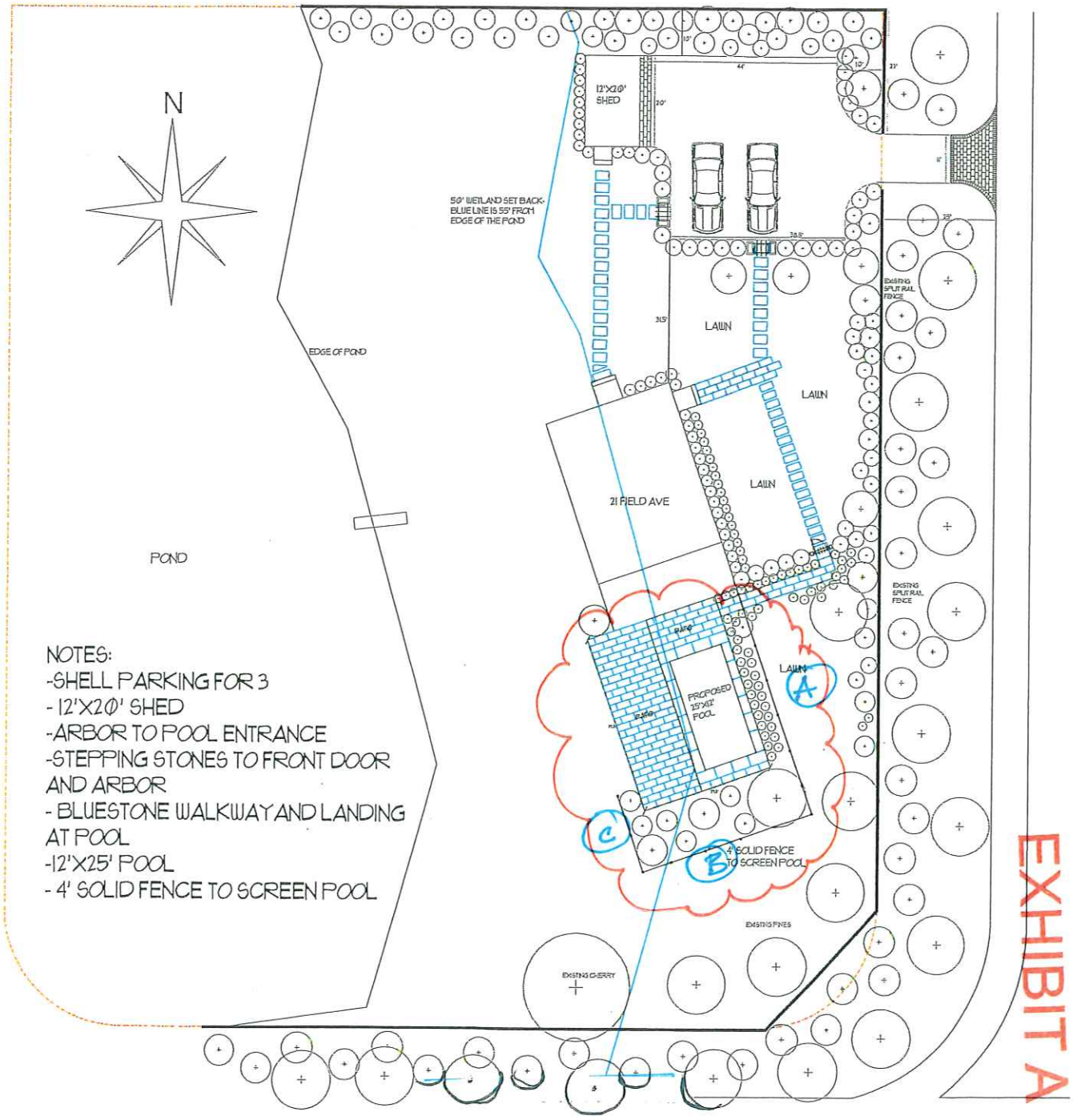
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



NOTES:
-SHELL PARKING FOR 3
- 10'X12' SHED
-ARBOR TO POOL ENTRANCE
-STEPPING STONES TO FRONT DOOR AND ARBOR
- BLUESTONE WALKWAY AND LANDING AT POOL
-18'X36' POOL -10X10 SPA-
- 4' SOLID FENCE TO SCREEN POOL W/ VINING MATERIAL
-18'X22' TWO BAY GARAGE

Revision #: 14	Scale:	Landscape Plan: L1	Landscape Design by: Gkeller
Date: 8/2/2024	1" = 10'	Grell Pool and Patio	Garden Group, Inc.

A, B, C ADD VINING MATERIAL @ ALTERNATE FENCE V SECTIONS



NOTES:
-SHELL PARKING FOR 3
- 12'X20' SHED
-ARBOR TO POOL ENTRANCE
-STEPPING STONES TO FRONT DOOR AND ARBOR
- BLUESTONE WALKWAY AND LANDING AT POOL
-12'X25' POOL
- 4' SOLID FENCE TO SCREEN POOL

Revision #: 14 Date: 5/31/2024	Scale: 1" = 10'	Landscape Plan: L1 Grell Pool and Patio	Landscape Design by: Gkeller Garden Group, Inc.


21 Pleasant Ave


21 Field Av


21 Field Av


21 Field Av


21 FIELD AV


21 Field Av


21 Food
Av




21
Field Av


21 Field Av


24 Head AV

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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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

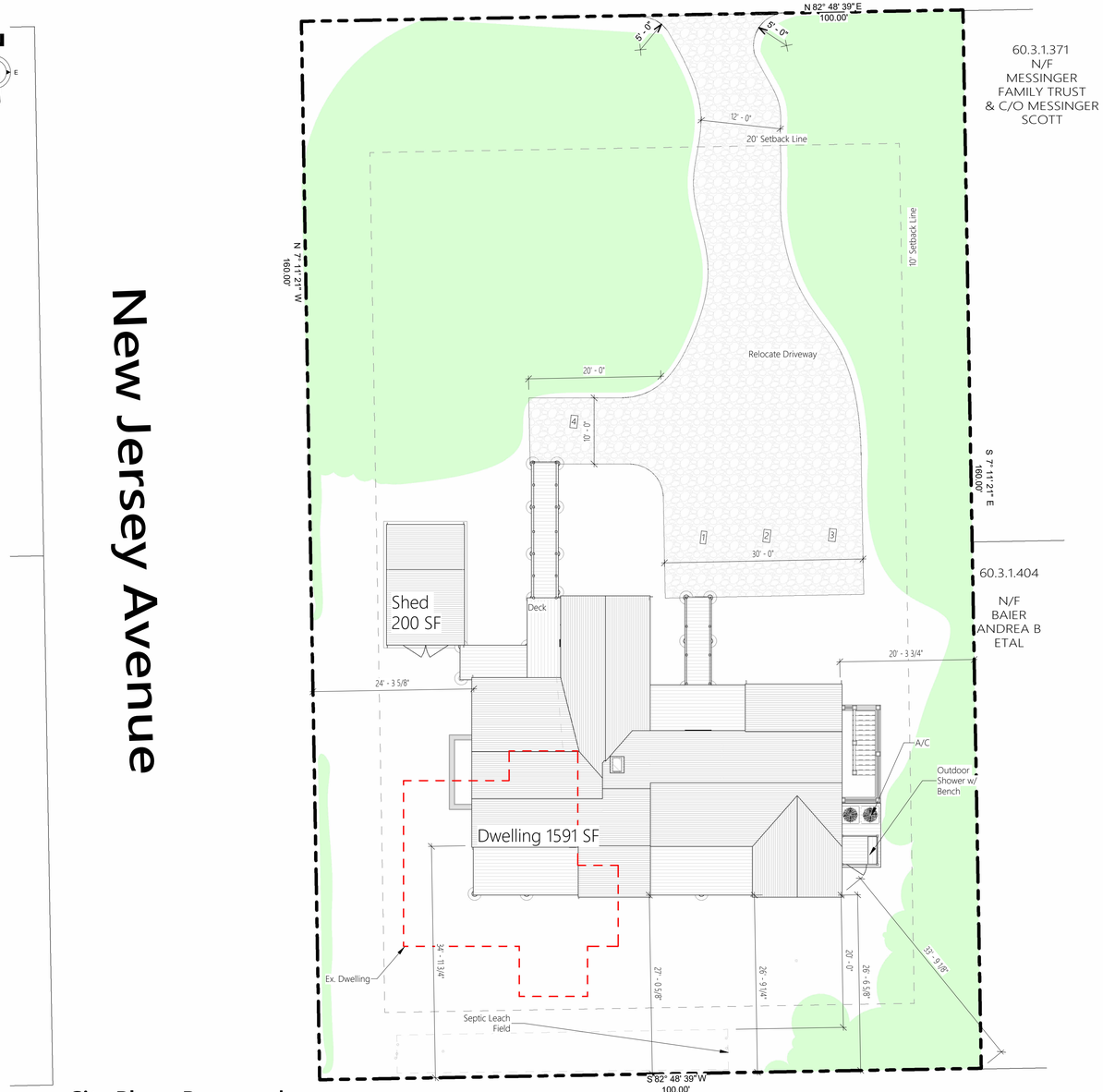
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

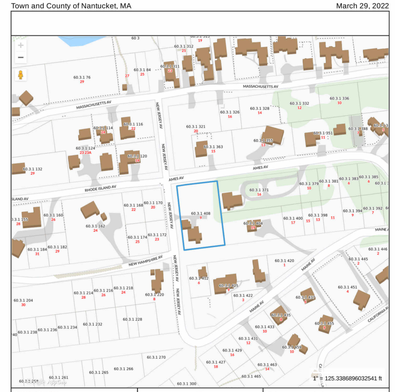
Property Info:

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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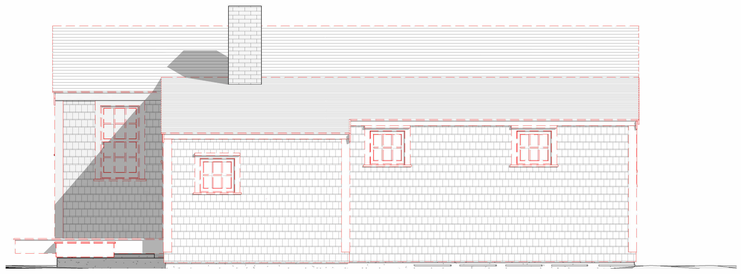
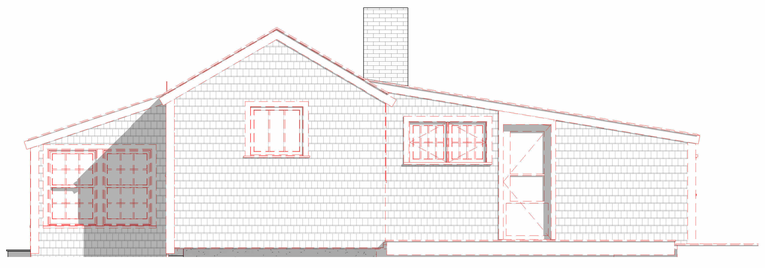


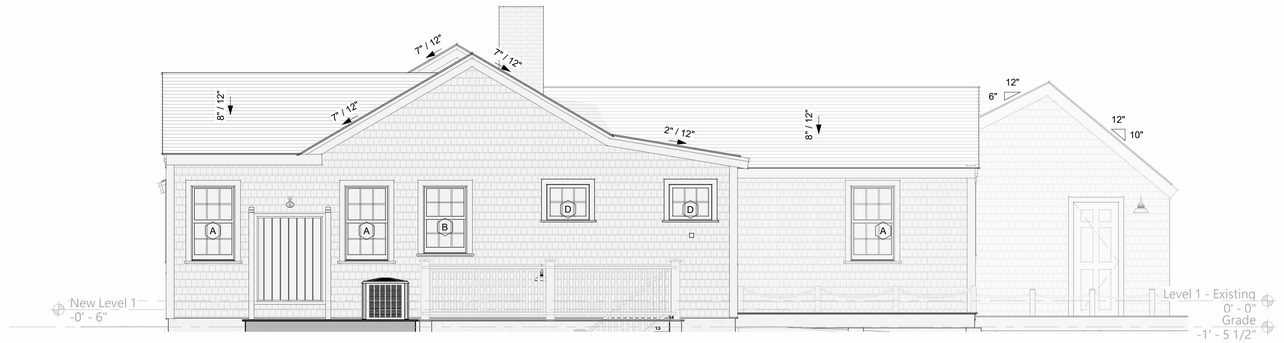
1 North Elevation - Existing/Demo
1/4" = 1'-0"



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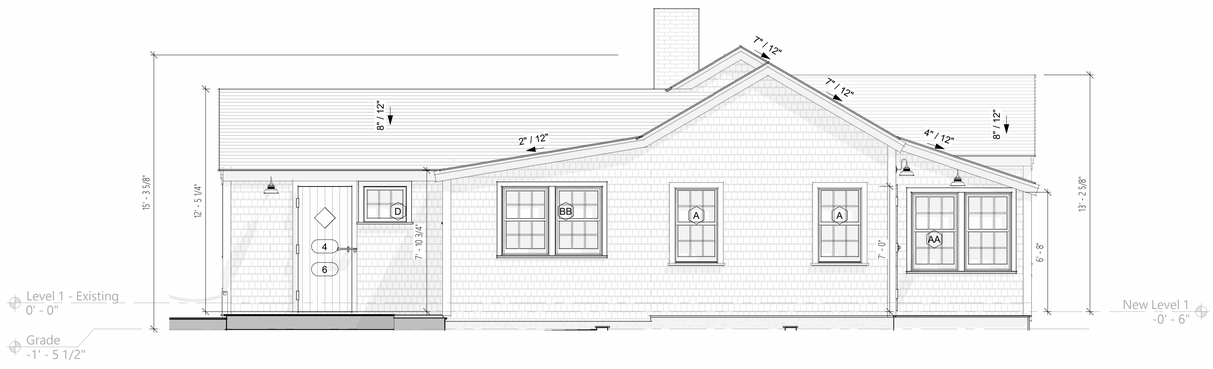
1 South Elevation - Existing/Demo
1/4" = 1'-0"



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
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ISSUE
05.21.2024
RE-ISSUE

CLIENT
Owner

MAP / 60.3.1
PARCEL / 408

PROJECT
Gandhi Balaji & Allison
Residence - Main House
9 New Jersey Av.,
Nantucket, MA 02554

DESCRIPTION
Elevations - S,W

05.21.2024

A.202

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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.

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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

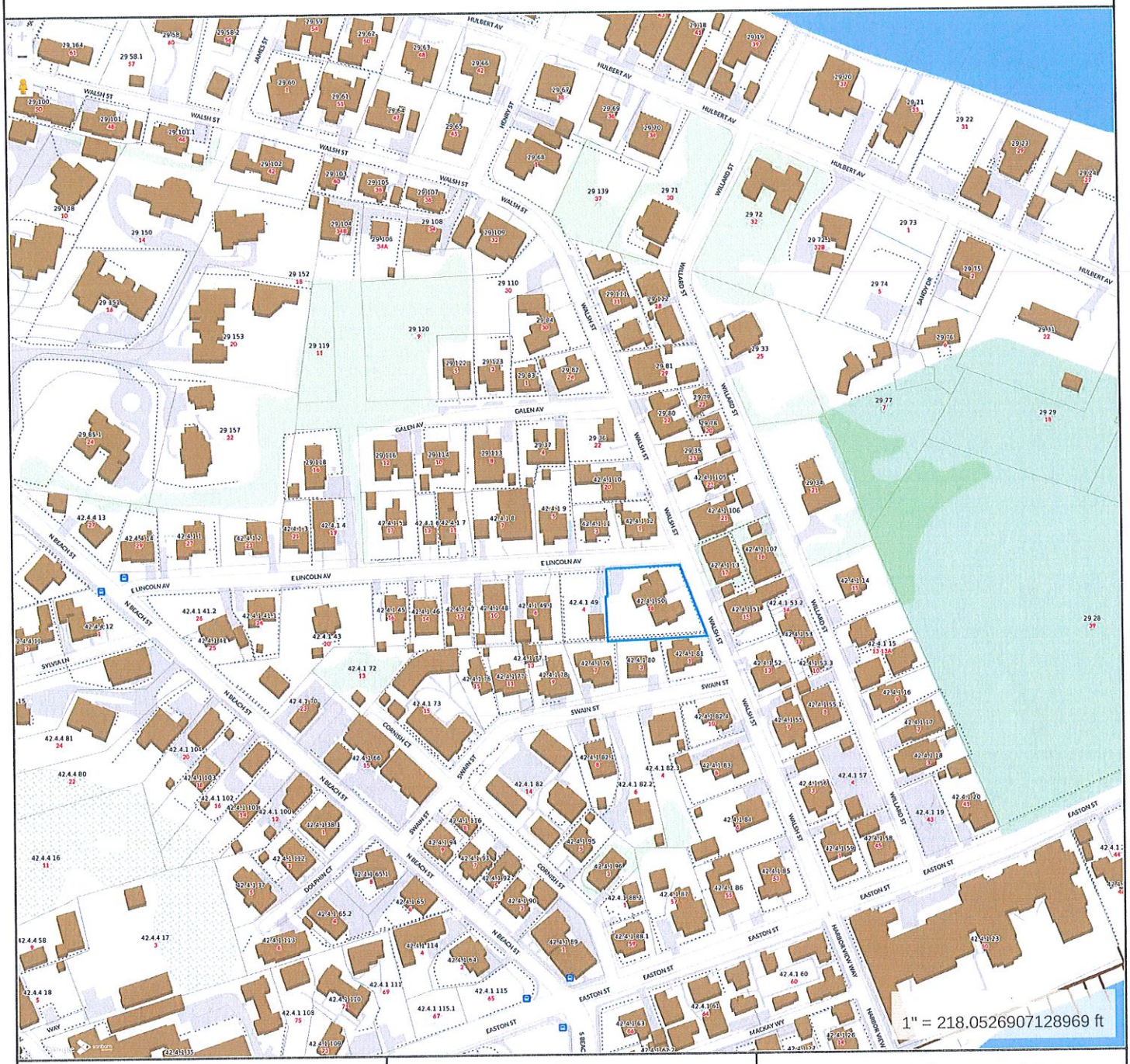
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

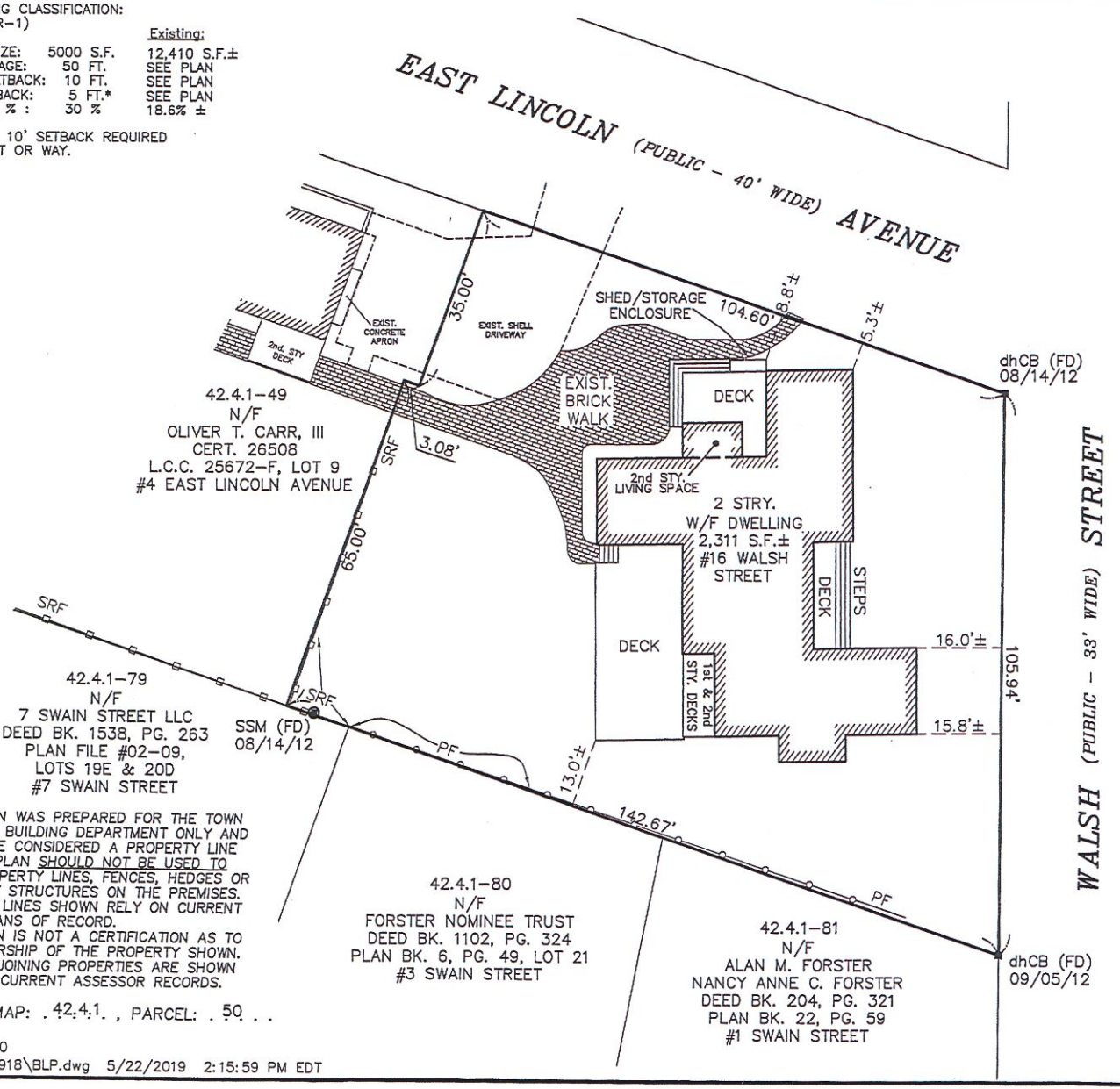
Geometry updated 06/04/2024
Data updated Jan. 2021

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

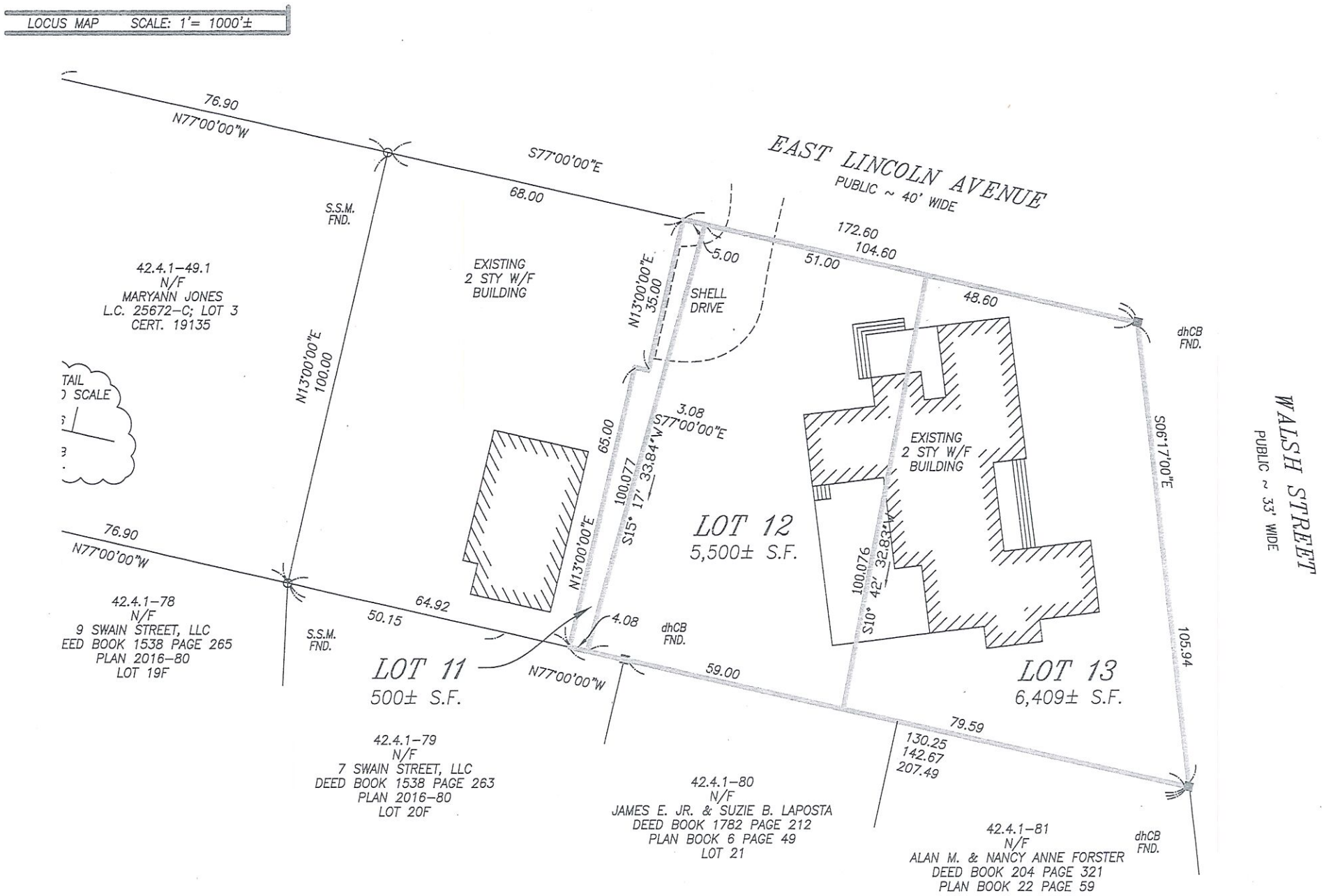
Owner: . . . . . .

Cert.: . #15597. . L.C. Plan: 25672–F, LOT 10 .

Locus: . . . 16 WALSH STREET . . . . . .

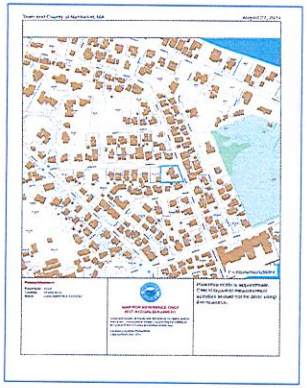
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

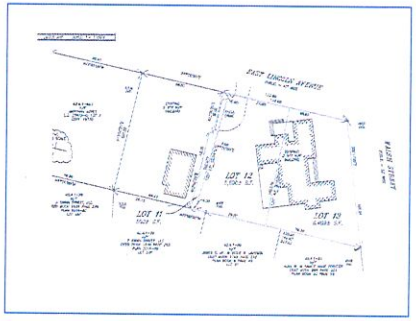
B3918


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

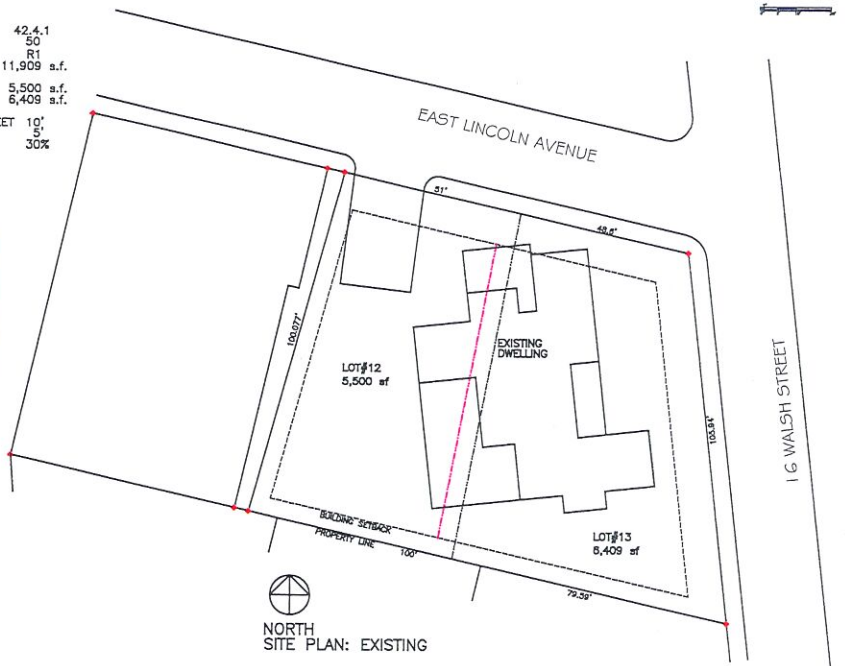
1 SITE PLAN
ZONING INFO.





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



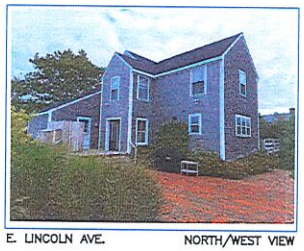
16 WALSH STREET STREET/NORTH VIEW



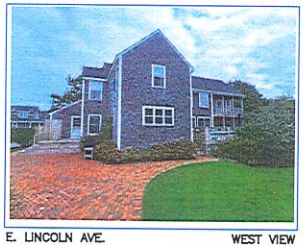
WALSH & E. LINCOLN AVE. CORNER VIEW



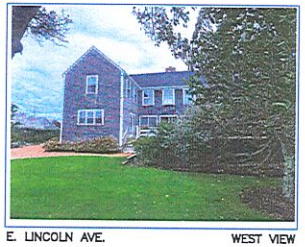
E. LINCOLN AVE. NORTH VIEW



E. LINCOLN AVE. NORTH/WEST VIEW

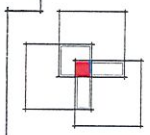


E. LINCOLN AVE. WEST VIEW



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

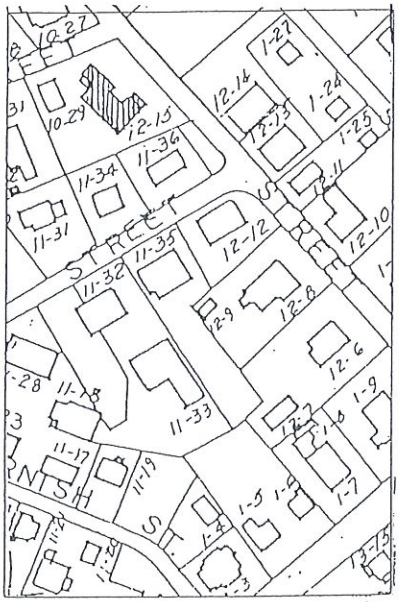
4. Present Owner: CARR OLIVER T & MARTHA A

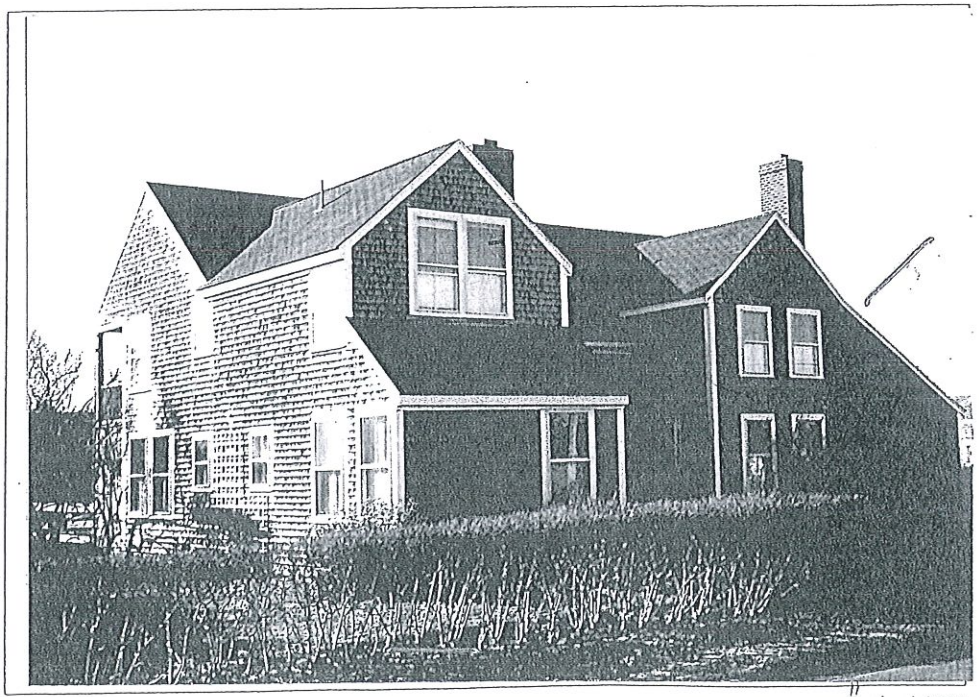
5. Ownership History:
Unknown

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

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Street and Apt. No., or PO Box No.: V PETRUZZELLA REV TR
City, State, ZIP+4®: 1332 LITTLE BLUE HERON CT NAPLES FL 34108

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City, State, ZIP+4®: ST PETE BEACH FL 33706

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City, State, ZIP+4®: WASHINGTON DC 20016

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Postage
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Total Postage and Fees
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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

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Street and Apt. No., or PO Box No. 56 MASCONOMO RD
City, State, ZIP+4® MANCHESTER MA 01944

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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Street and Apt. No., or PO Box No. 1995 AUGUSTA DR
City, State, ZIP+4® CENTER VALLEY PA 18034

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
$

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City, State, ZIP+4® HAMDEN CT 06517

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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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

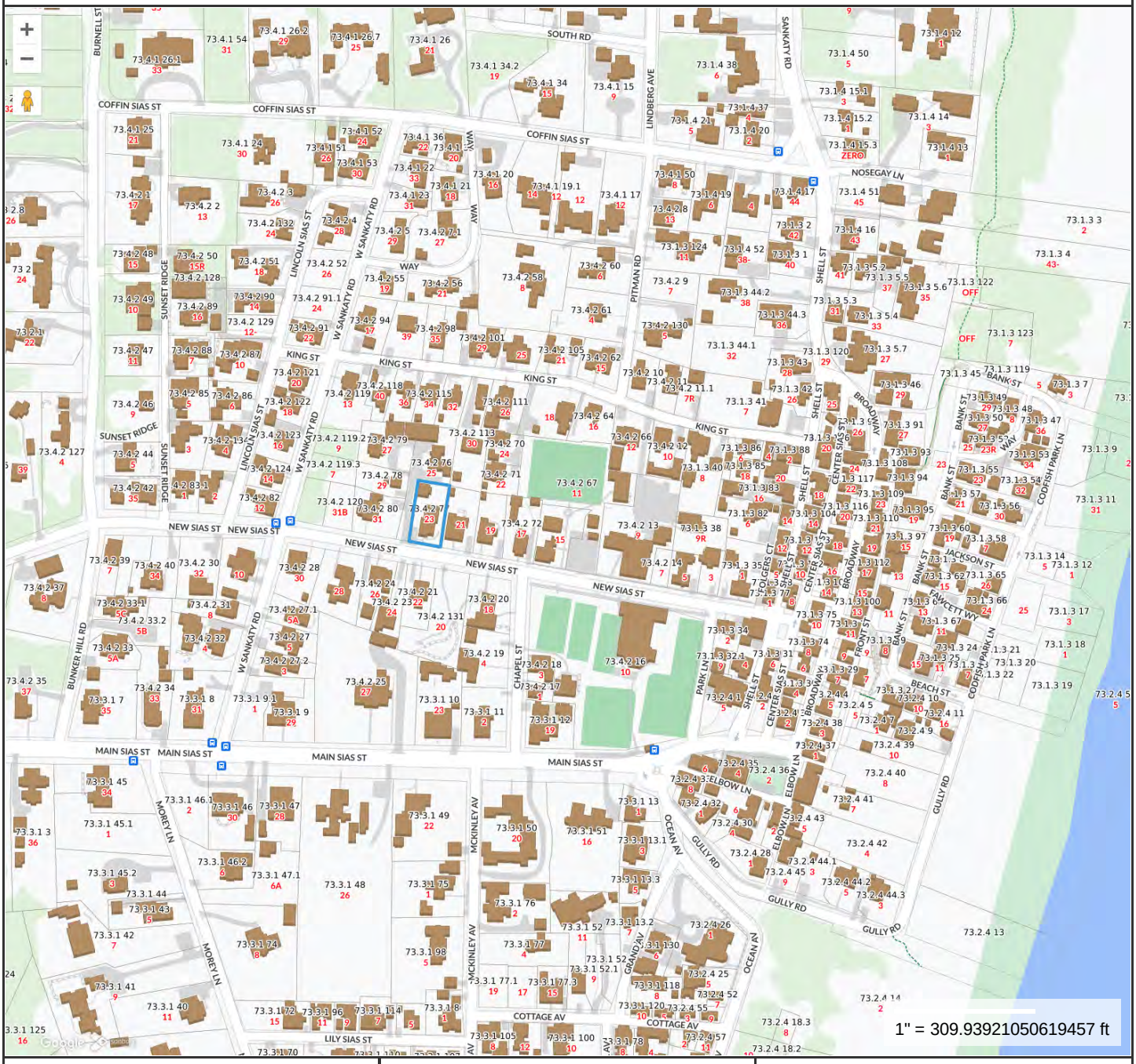
17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing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

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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 NTM Clapboard (if applicable) _____ Roof Wood TME

Trim White Sash White Doors White

Deck White Foundation _____ Fence _____ Shutters _____

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

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

Date 9/24/2011 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux MAG.

AS AGENT FOR Mr & Mrs Richard Wagner

STREET ADDRESS 12 Player Lane

MAP/PARCEL 12 / 54

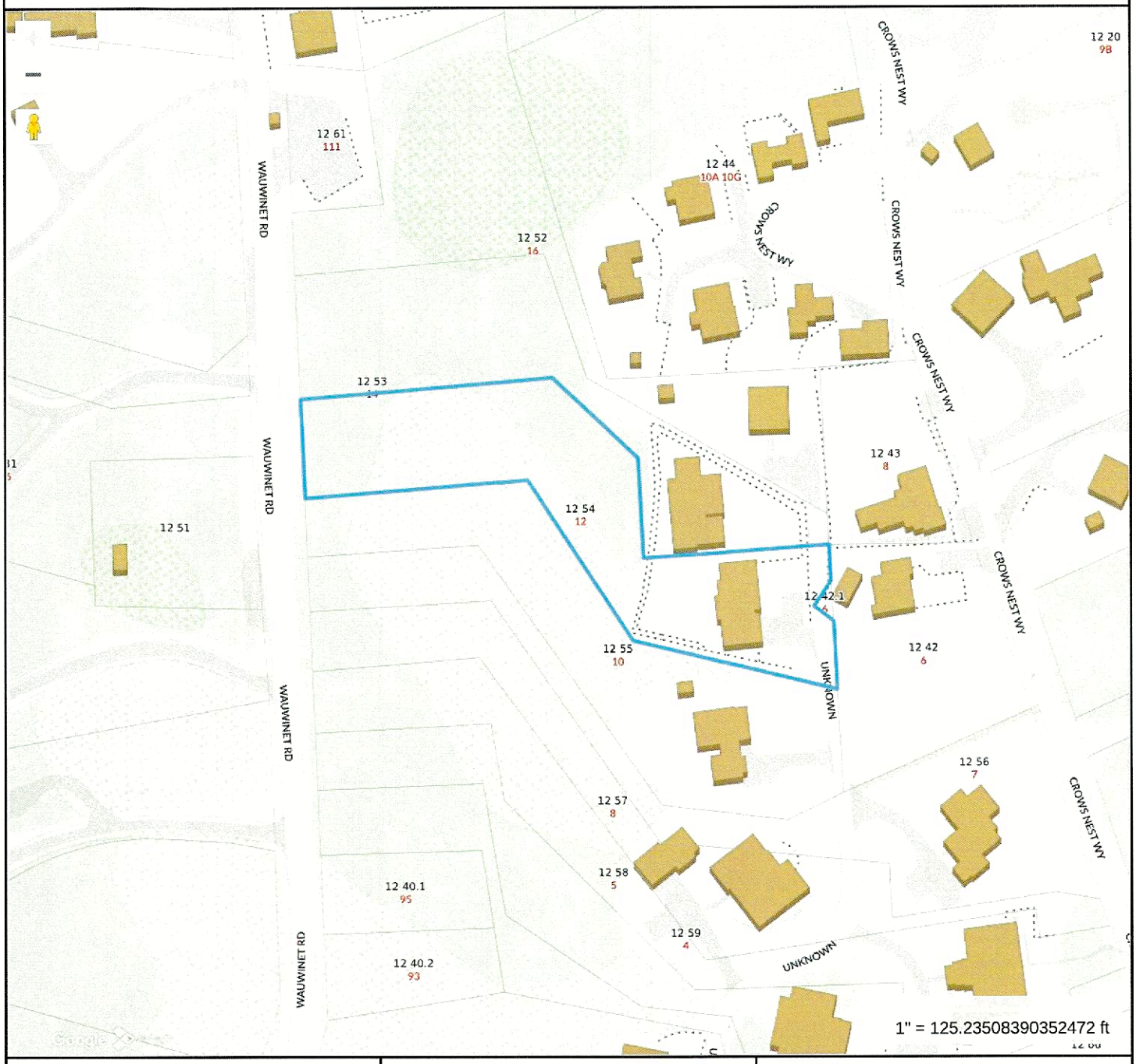
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/27/2024

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

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

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

Signature 9/27/2024 Date



Property Information

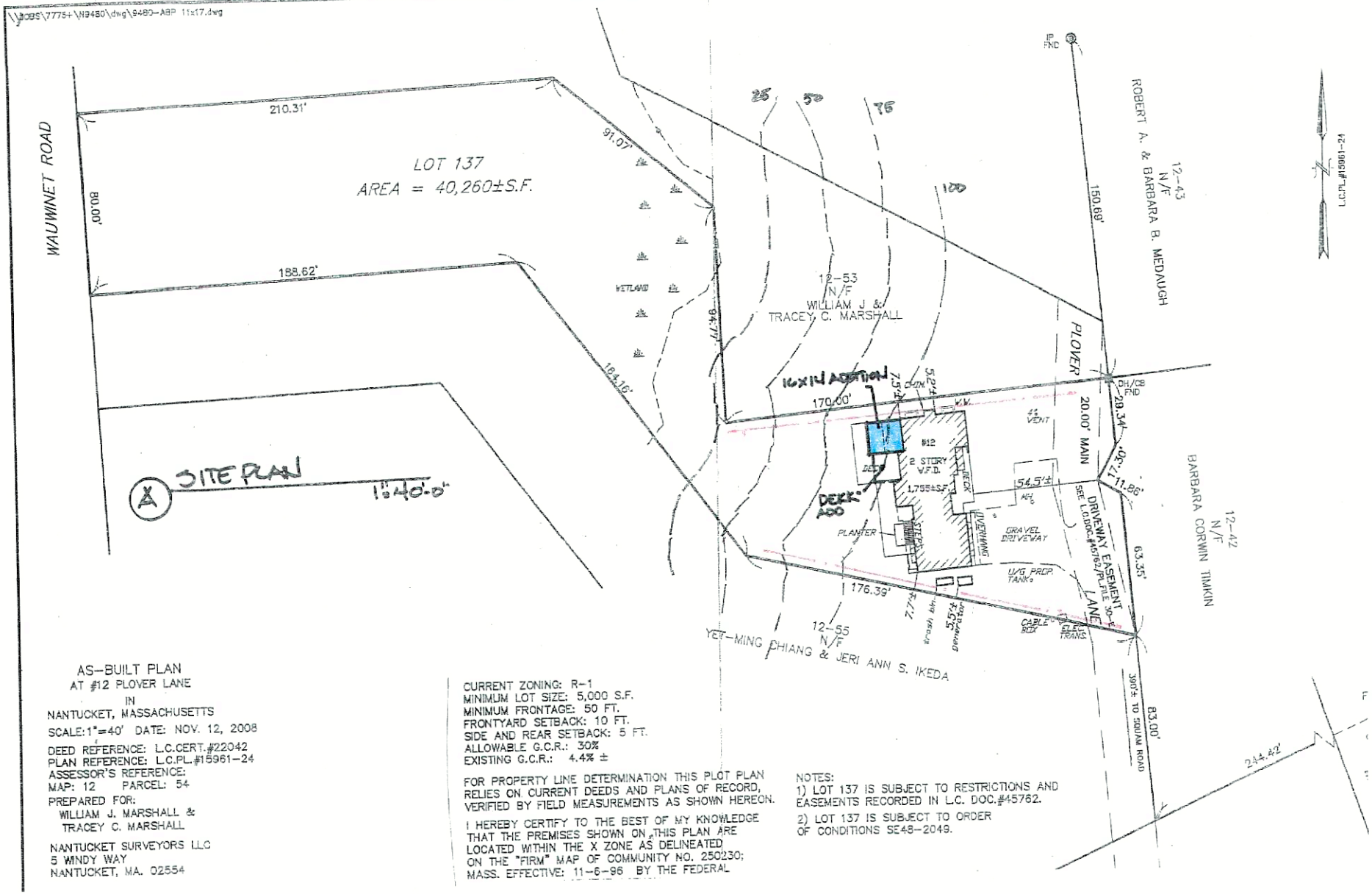
Property ID	108
Location	12 PLOVER LN
Owner	WAGNER RICHARD W & MARTHA G

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



AS-BUILT PLAN
AT #12 PLOVER LANE
IN
NANTUCKET, MASSACHUSETTS

SCALE:1"=40' DATE: NOV. 12, 2008

DEED REFERENCE: L.C.CERT.#22042
PLAN REFERENCE: L.C.PL.#15961-24
ASSESSOR'S REFERENCE:
MAP: 12 PARCEL: 54

PREPARED FOR:
WILLIAM J. MARSHALL &
TRACEY C. MARSHALL

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

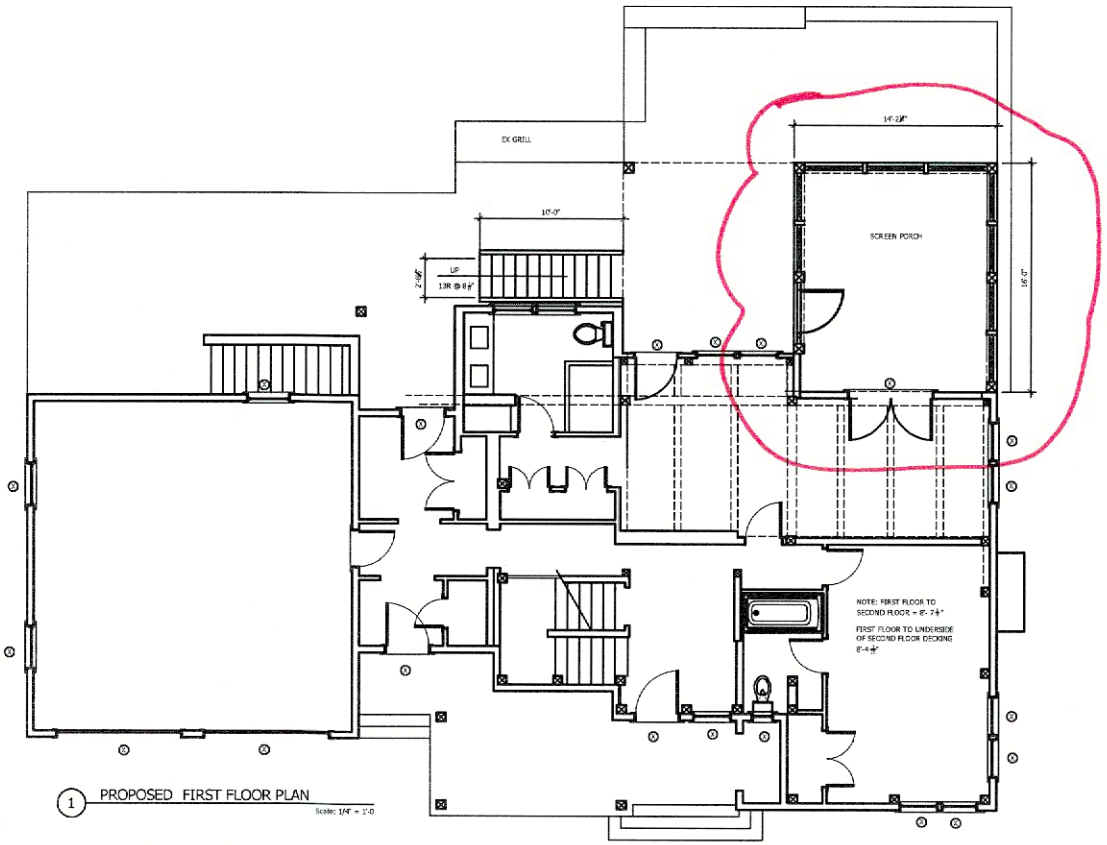
CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONTYARD SETBACK: 10 FT.
SIDE AND REAR SETBACK: 5 FT.
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 4.4% ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE X ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 11-6-96 BY THE FEDERAL

NOTES:
1) LOT 137 IS SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED IN L.C. DOC.#45762.

2) LOT 137 IS SUBJECT TO ORDER OF CONDITIONS SE48-2049.



1 PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0

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

RENOVATIONS FOR:
RICHARD AND MARTHA WAGNER
12 PLOVER LANE
NANTUCKET, MASSACHUSETTS 02554
MAP: 12 PARCEL: 54

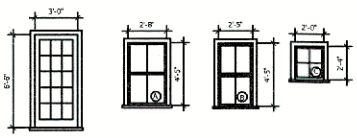
FLOOR PLANS

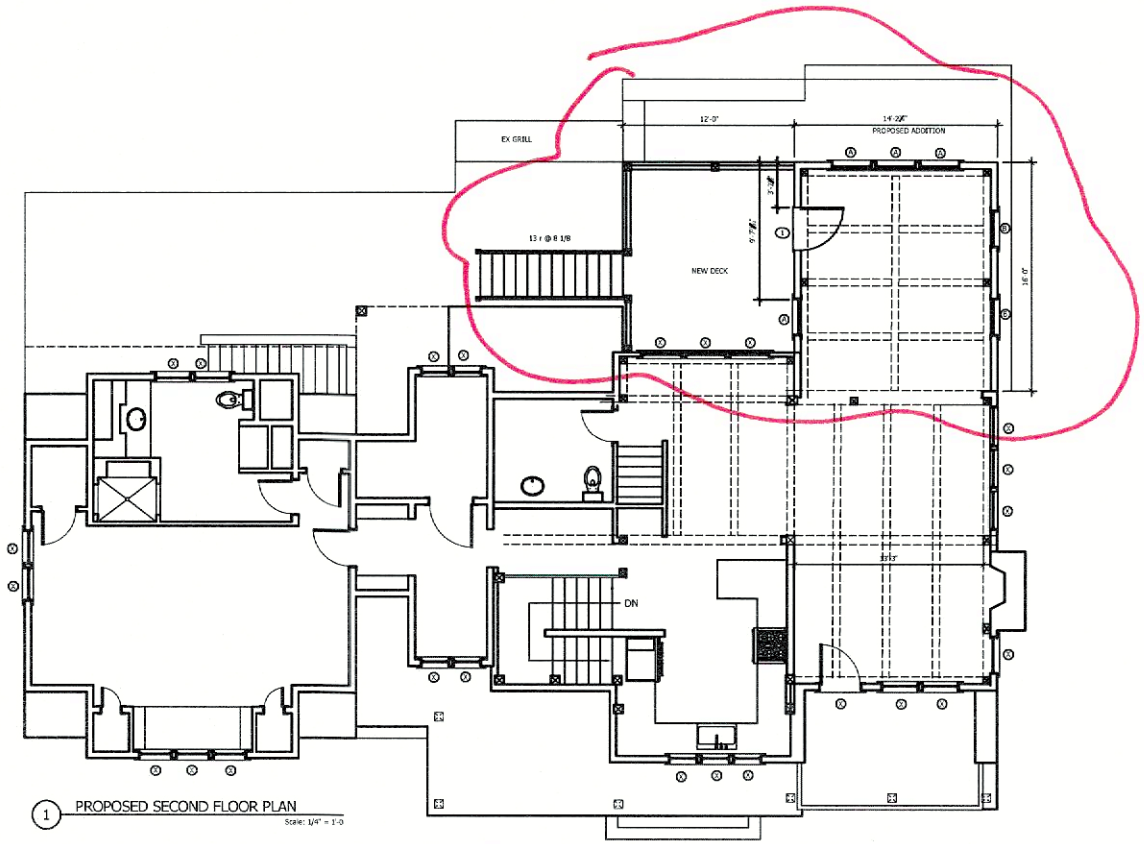
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B	

client number

HDCA1

WINDOW AND DOOR SCHEDULE





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

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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
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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RICHARD AND MARTHA WAGNER
12 PLOVER LANE
NANTUCKET, MASSACHUSETTS 02554
MAP: 12 PARCEL: 54

FLOOR PLANS

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

client number

HDCA3



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



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

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RENOVATIONS FOR:
RICHARD AND MARTHA WAGNER
12 PLOVER LANE
NANTUCKET, MASSACHUSETTS 02554
MAP: 12 PARCEL: 54

FLOOR PLANS

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

client number
HDCA4



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



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

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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



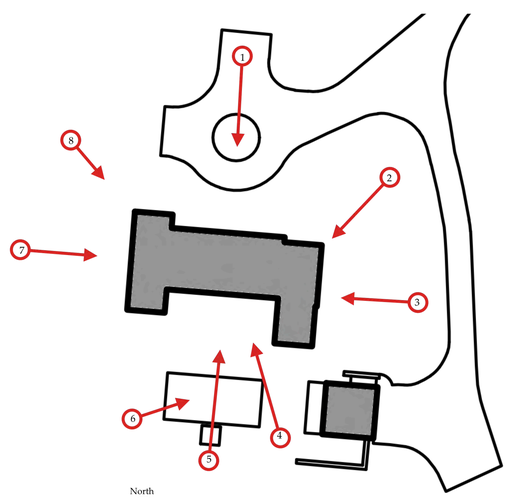
6 Southwest Elevation



7 West Elevation



8 Northwest Elevation



Key Plan

North

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Existing Photos

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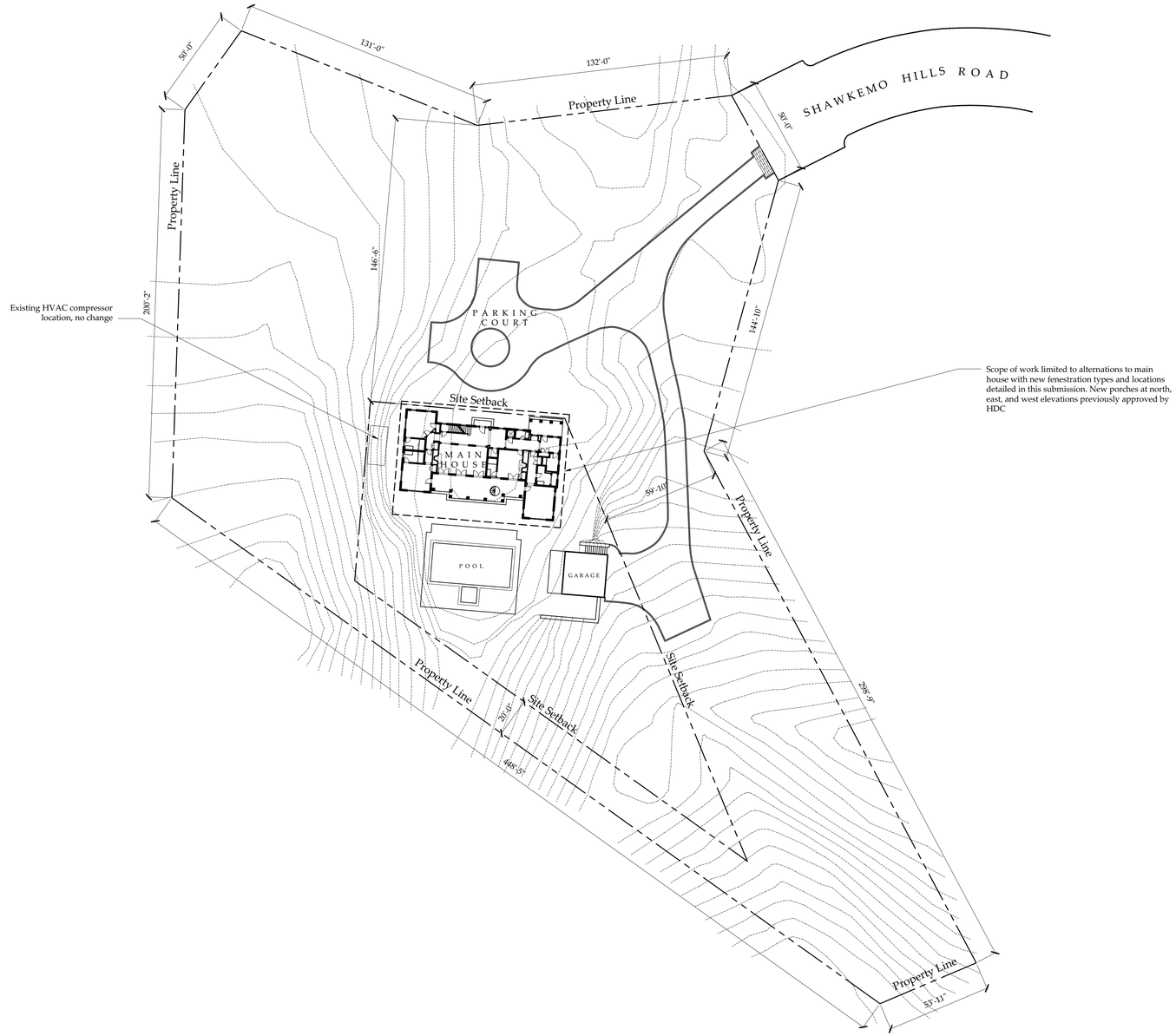
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

Project number: 23-64

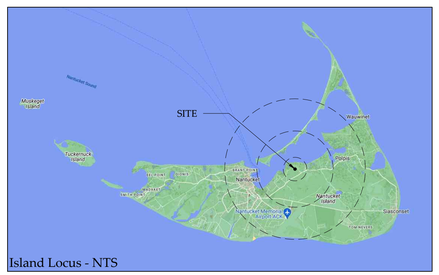
A0.0

EXISTING

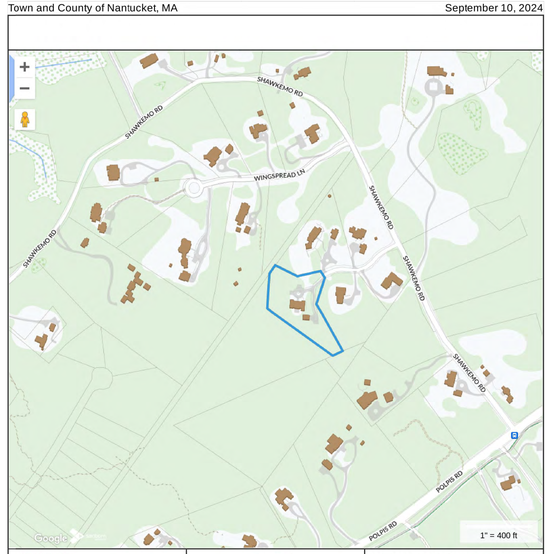


Scope of work limited to alternations to main house with new fenestration types and locations detailed in this submission. New porches at north, east, and west elevations previously approved by HDC

1 Existing Site Plan
Scale: 1/32" = 1'-0"



North



Zoning Information	
Assessor's Map and Parcel Number	27 40 - 5
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	103,604 S.F.
Front Setback	146.5 ft.
Side and Rear Setback	20 ft.
Allowable ground cover ratio	3%
Allowable ground cover	3,108 S.F.
Current ground cover	3,108 S.F.
Proposed ground cover	No Change

Drawing List	
A0.0	Existing Photos
A1.1	Existing Site Plan; Locus; Zoning Information
EX2.1	Main House; Existing First Floor Plan
EX2.2	Main House; Existing Second Floor Plan
EX2.3	Main House; Existing Roof Plan
A2.1	Main House; Proposed First Floor Plan
A2.2	Main House; Proposed Second Floor Plan
A2.3	Main House; Proposed Roof Plan
A3.1	Main House; Existing/Proposed; North Elevation
A3.2	Main House; Existing/Proposed; East Elevation
A3.3	Main House; Existing/Proposed; South Elevation
A3.4	Main House; Existing/Proposed; West Elevation
A5.1	Main House; Window & Door Schedule

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Existing Site Plan
Locus
Zoning Information

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*Notify architect of any discrepancies

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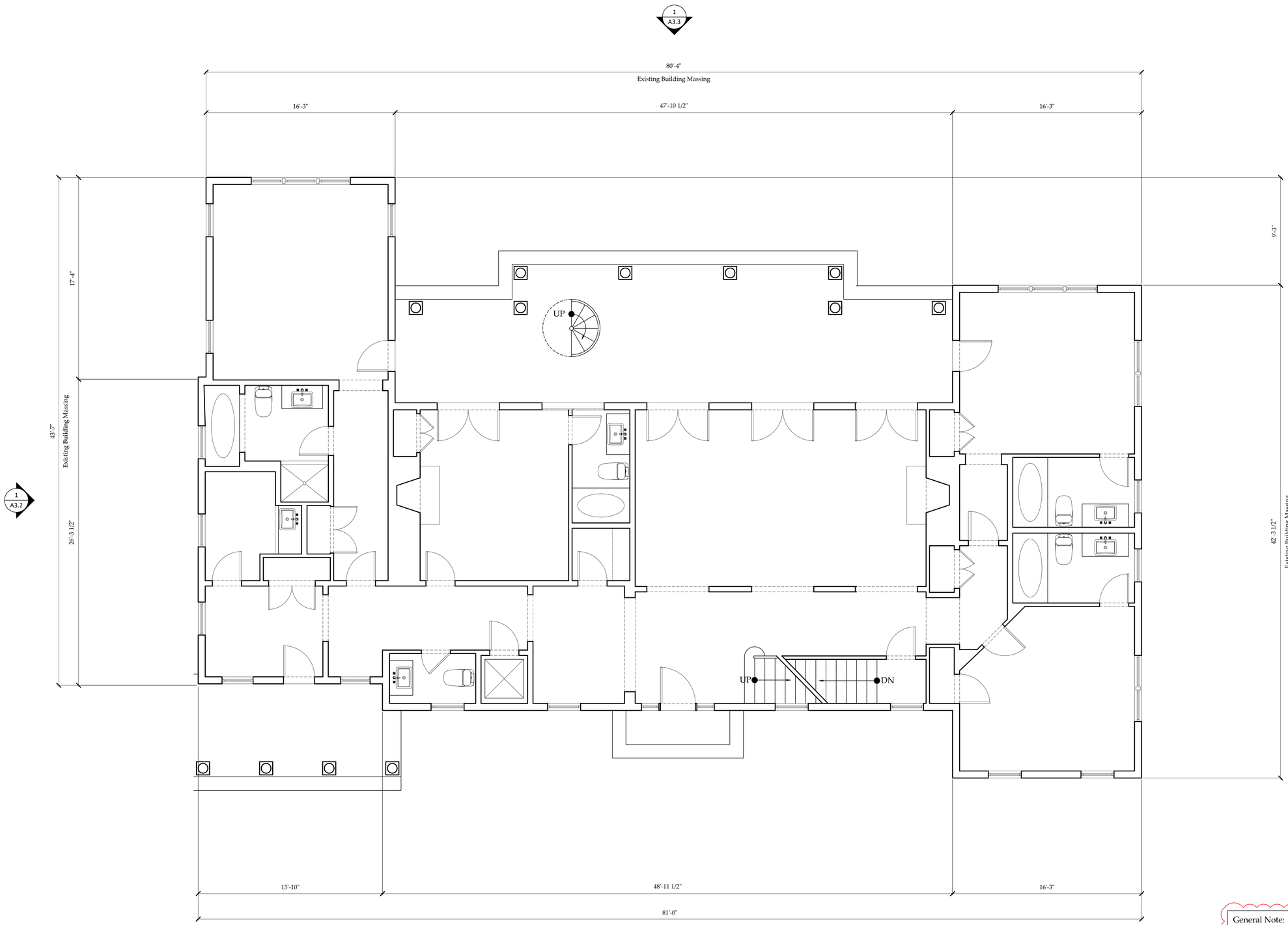
A1.1

EXISTING



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

General Note:

- Existing plans represent conditions prior to any approvals or construction. Refer to previous HDC approval

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Existing First Floor Plan

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Issue Date:
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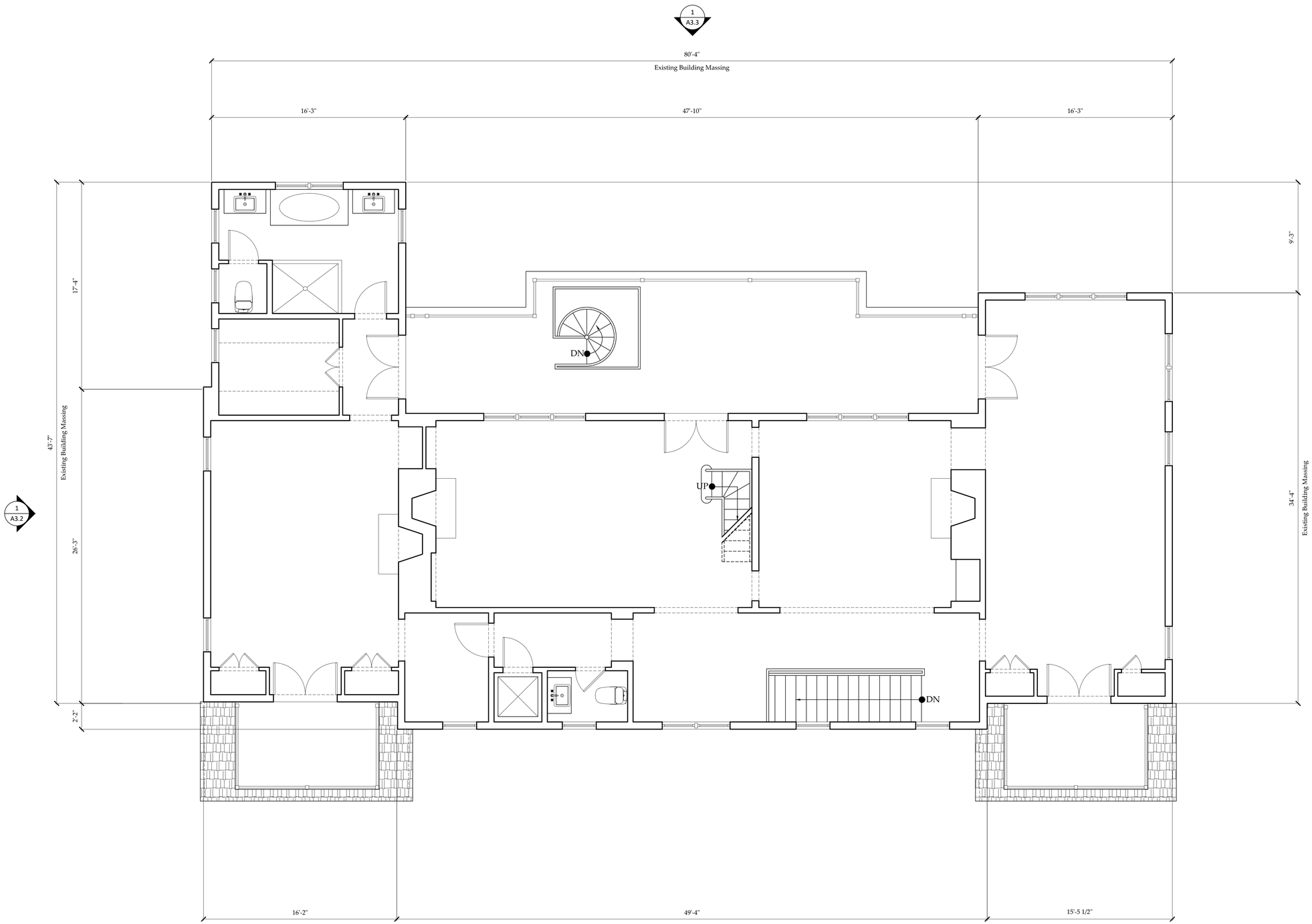
09/12/2024 HDC Old Business

Project number: 23-64

EX2.1

EXISTING



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

General Note:

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Existing Second Floor Plan

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Issue Date:
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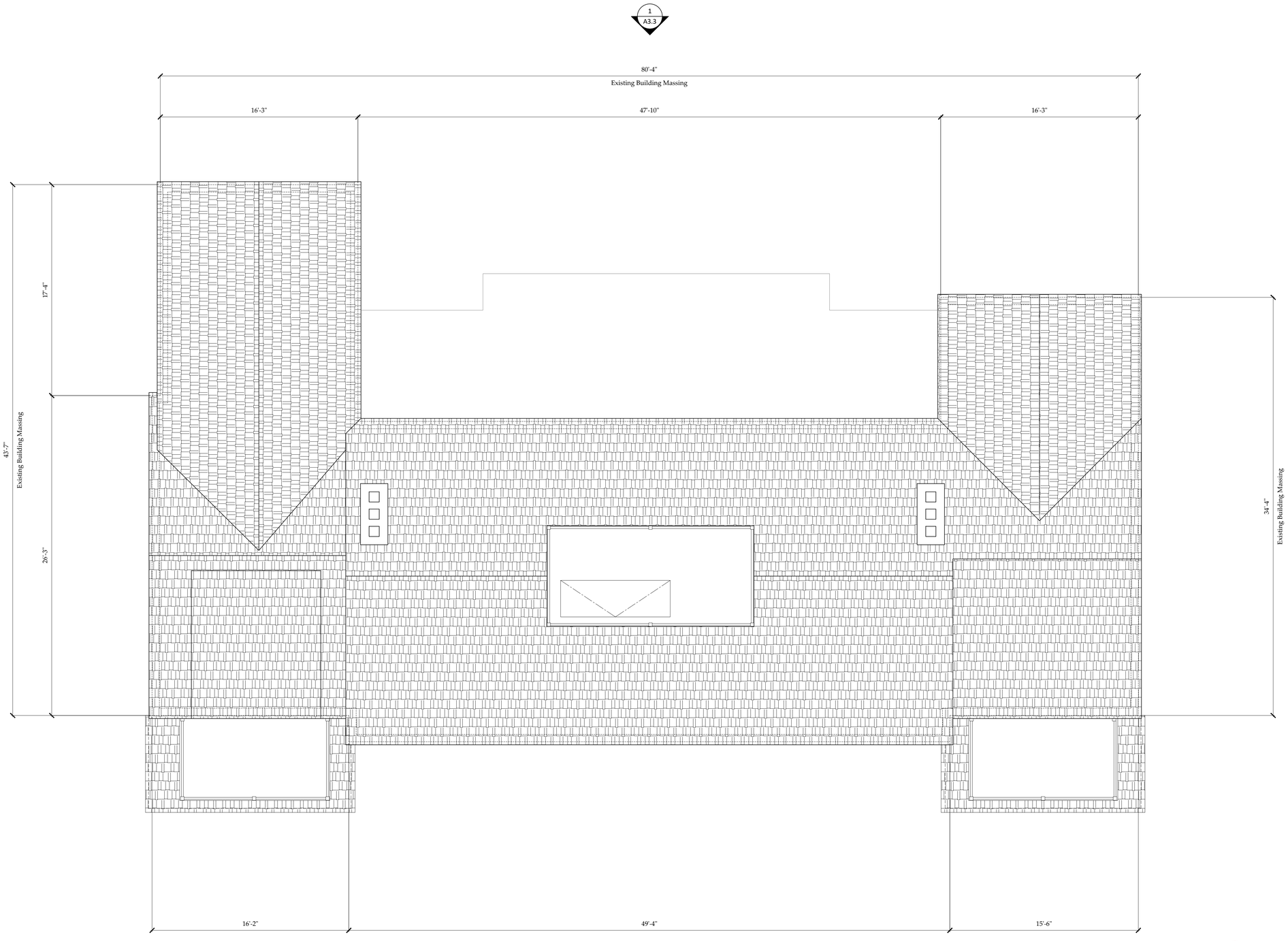
Project number: 23-64

EX2.2

EXISTING



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

General Note:

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Existing Roof Plan

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09/12/2024 HDC Old Business

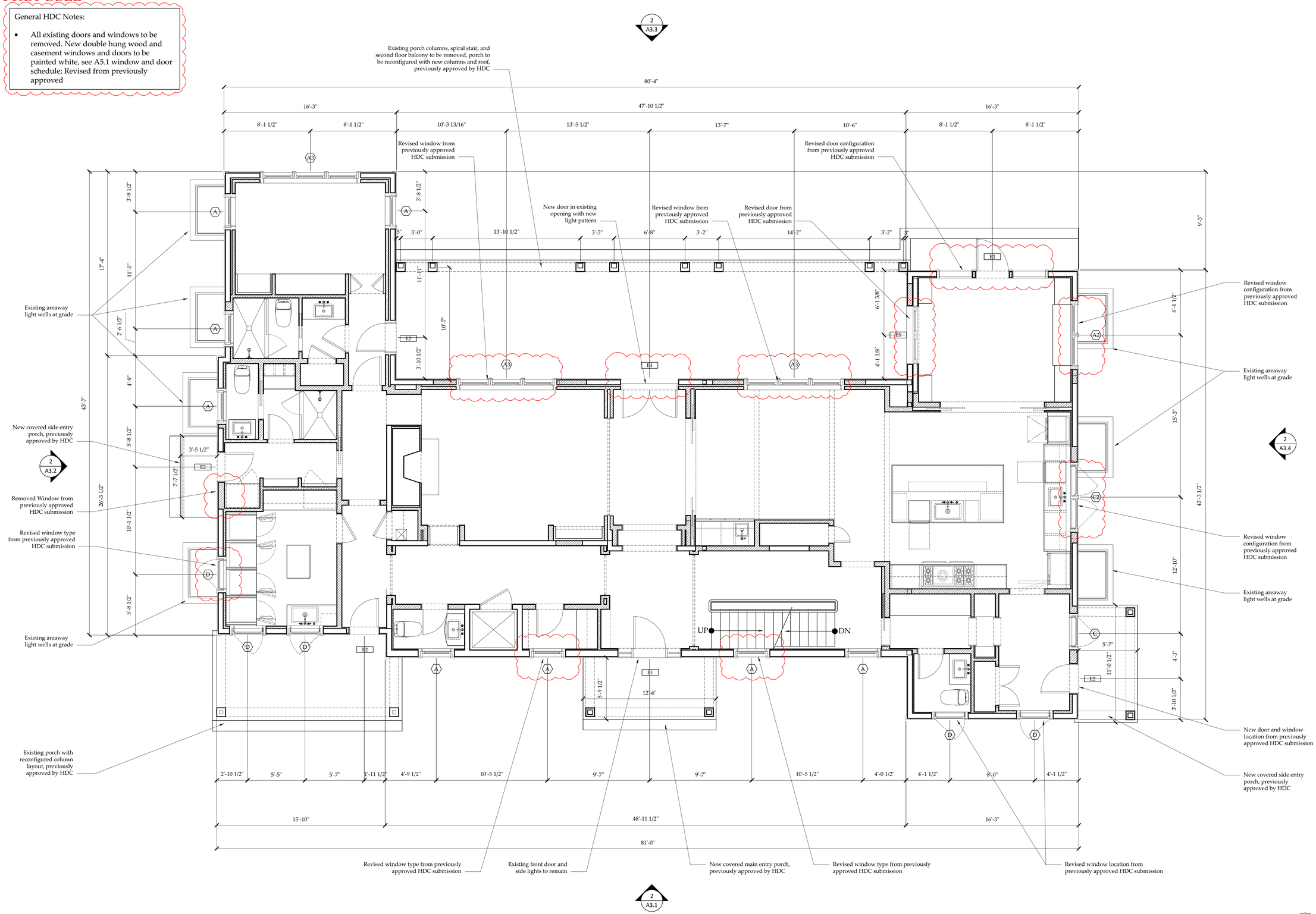
Project number: 23-64

EX2.3

PROPOSED

General HDC Notes:

- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule; Revised from previously approved



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

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Proposed First Floor Plan

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09/12/2024 HDC Old Business

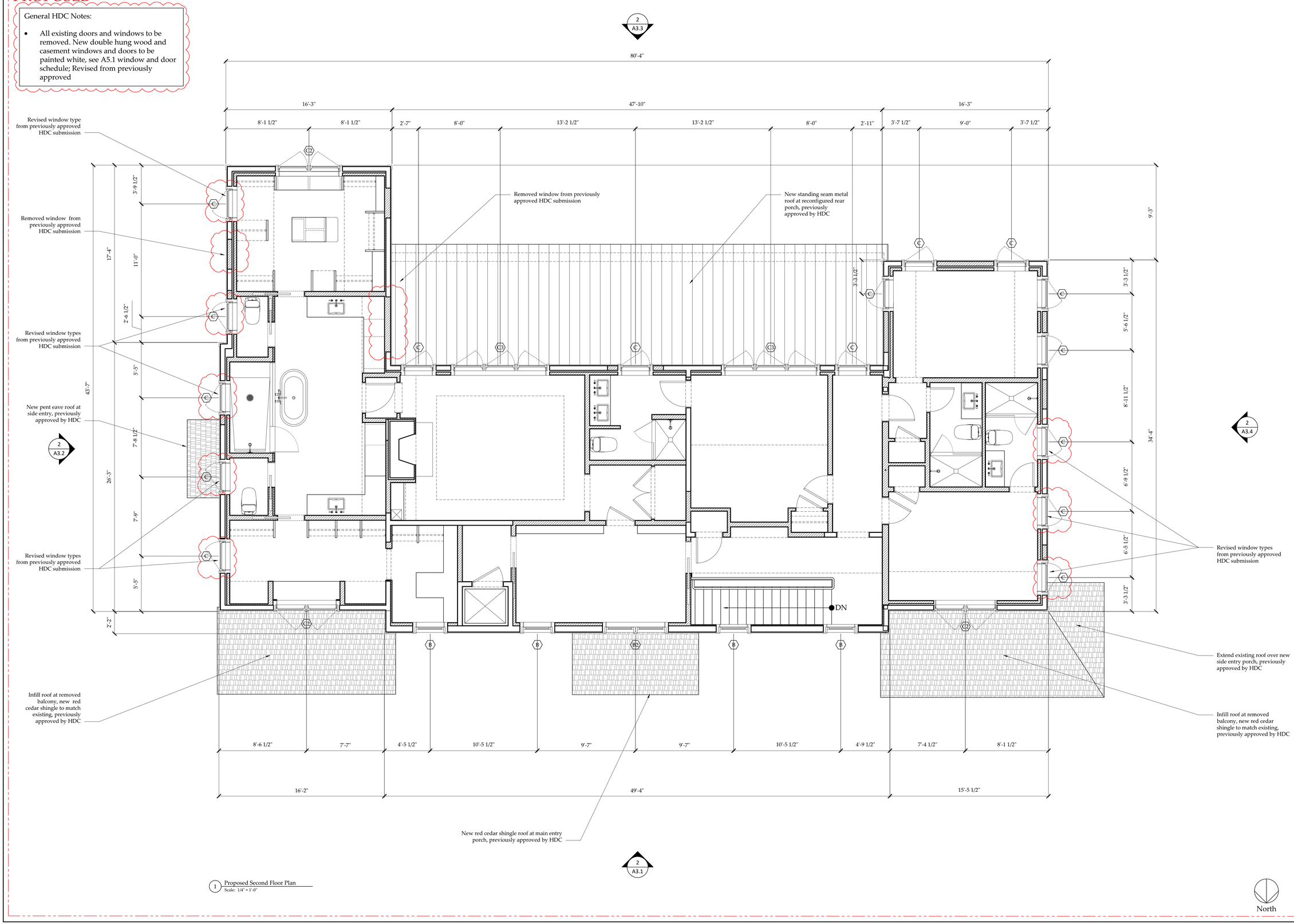
Project number: 23-64

A2.1

PROPOSED

General HDC Notes:

- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule; Revised from previously approved



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

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Proposed Second Floor Plan

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Issue Date:
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09/12/2024 HDC Old Business

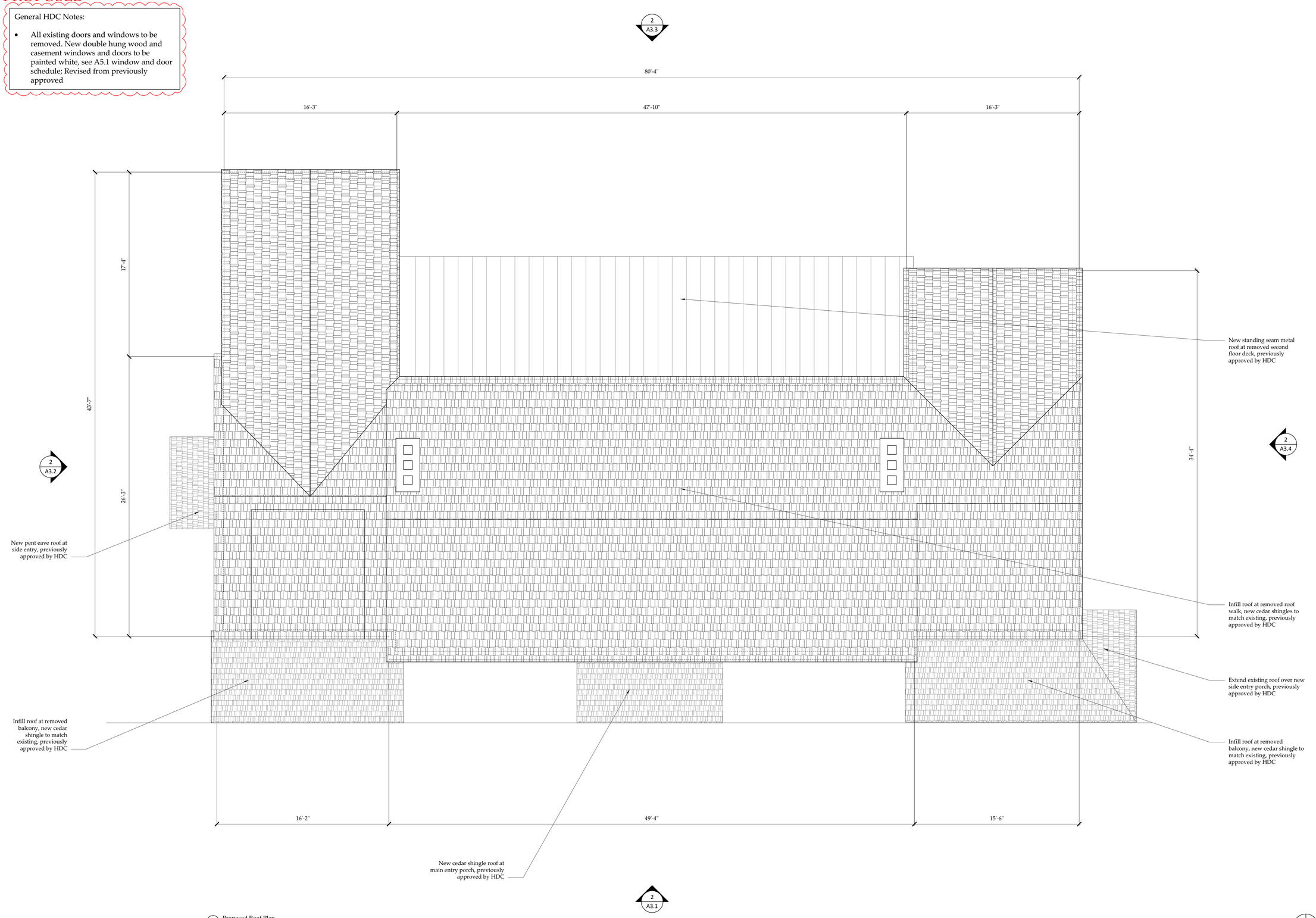
Project number: 23-64

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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Proposed Roof Plan

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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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Existing/Proposed North Elevation

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Project number: 23-64

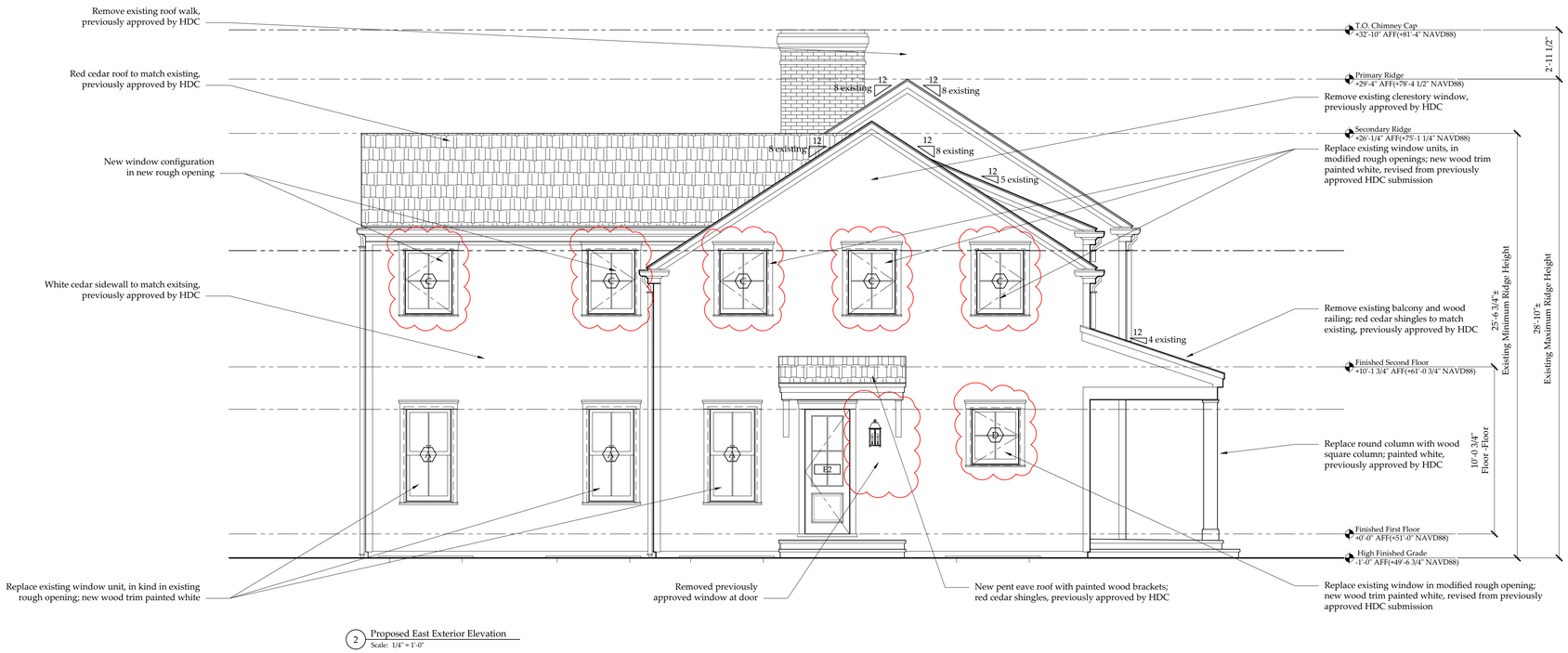
A3.1

EXISTING



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

PROPOSED



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

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Existing/Proposed East Elevation

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Project number: 23-64

A3.2

EXISTING



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

PROPOSED



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

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Existing/Proposed South Elevation

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Issue Date:
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09/12/2024 HDC Old Business

Project number: 23-64

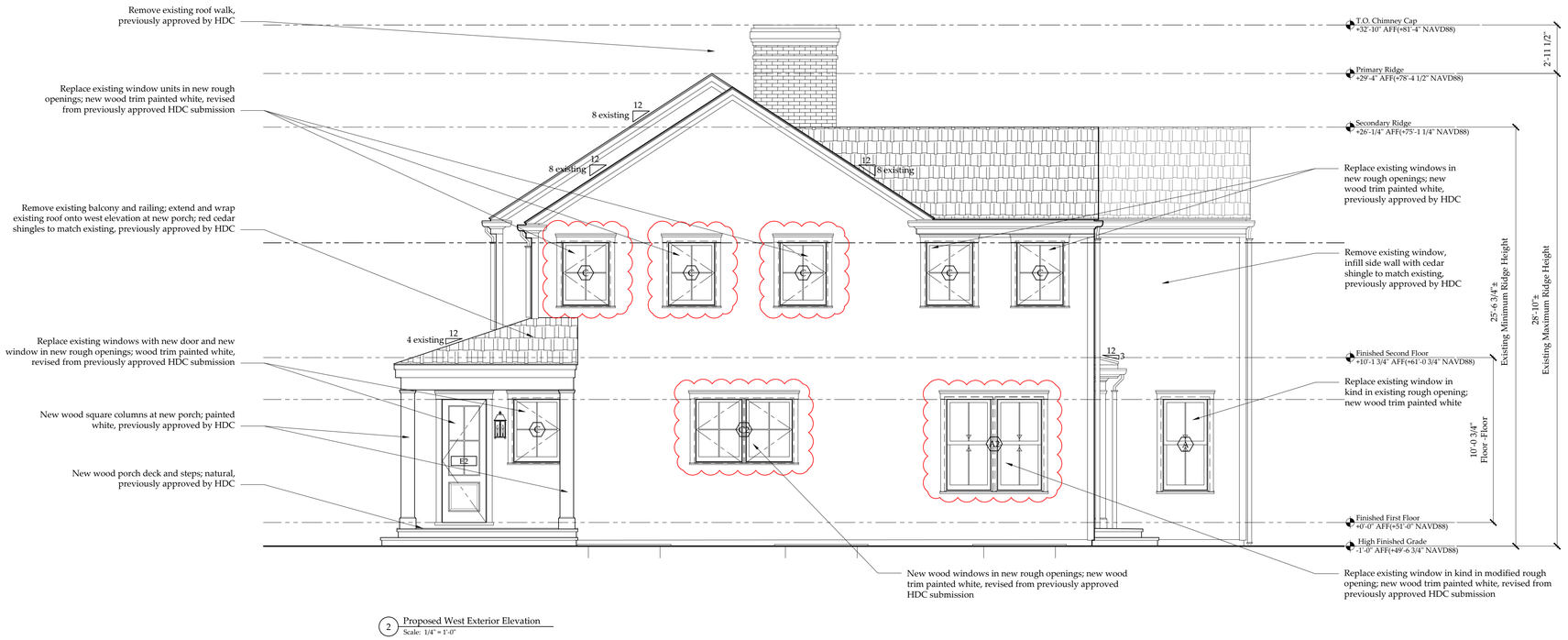
A3.3

EXISTING



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

PROPOSED



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

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Existing/Proposed West Elevation

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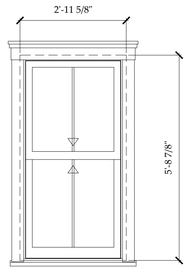
Project number: 23-64

A3.4

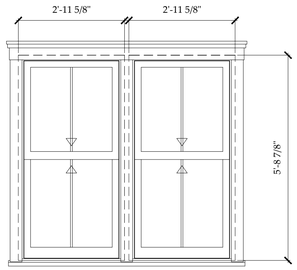
PROPOSED



A

Unit Specifications

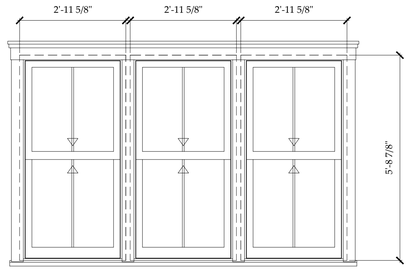
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	2829
RO Size -	3'-0 5/8"w x 5'-9 3/8"h
Unit Size -	2'-11 5/8"w x 5'-8 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

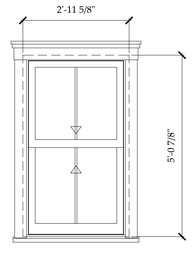
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	(2) 2829
RO Size -	(2) 3'-0 5/8"w x 5'-9 3/8"h
Unit Size -	(2) 2'-11 5/8"w x 5'-8 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A3

Unit Specifications

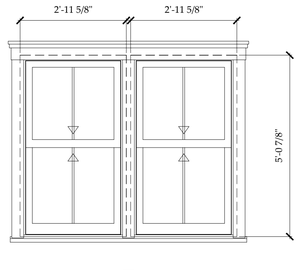
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	(3)2829
RO Size -	(3) 3'-0 5/8"w x 5'-9 3/8"h
Unit Size -	(3) 2'-11 5/8"w x 5'-8 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B

Unit Specifications

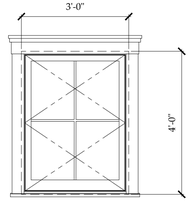
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	2825
RO Size -	3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B2

Unit Specifications

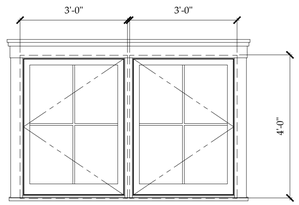
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	(2) 2825
RO Size -	(2) 3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	(2) 2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



C

Unit Specifications

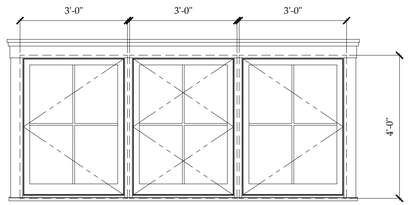
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	3042
RO Size -	3'-1"w x 4'-0 1/2"h
Unit Size -	3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress See elevations for swing direction



C2

Unit Specifications

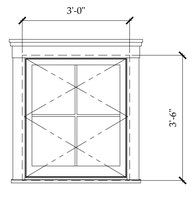
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	(2) 3042
RO Size -	(2) 3'-1"w x 4'-0 1/2"h
Unit Size -	(2) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress See elevations for swing direction



C3

Unit Specifications

Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	(3) 3042
RO Size -	(3) 3'-1"w x 4'-0 1/2"h
Unit Size -	(3) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress See elevations for swing direction

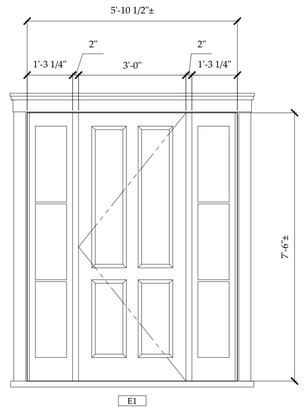


D

Unit Specifications

Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	3036
RO Size -	3'-1"w x 3'-6 1/2"h
Unit Size -	3'-0"w x 3'-6"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	See elevations for swing direction

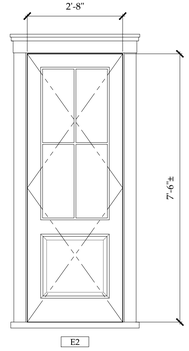
1 Proposed Window Types
Scale: 1/2" = 1'-0"



E1

Unit Specifications

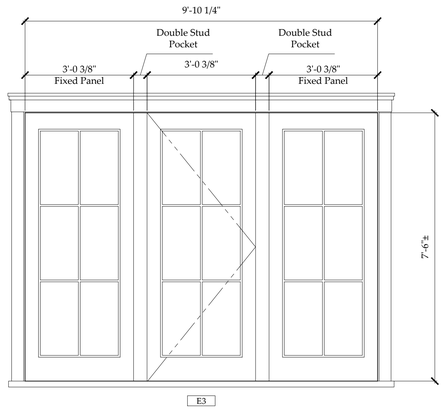
Manufacturer -	Dover Doors & Windows
Unit Type -	4 Panel Wood Door with (2) 3 Lite Side Lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-10 1/2"±W x 7'-6"±H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	Existing
Screen -	Wood Frame, Exterior Swing
Notes -	



E2

Unit Specifications

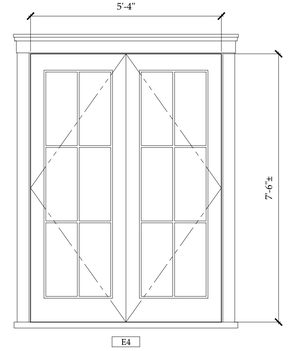
Manufacturer -	Dover Door and Window
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



E3

Unit Specifications

Manufacturer -	Dover Door and Window
Unit Type -	6 Lite Wood Door; with (2) 6 Lite wood fixed side lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	9'-10 1/4"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



E4

Unit Specifications

Manufacturer -	Dover Door and Window
Unit Type -	Pair 6 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-4"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	

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

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

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
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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 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

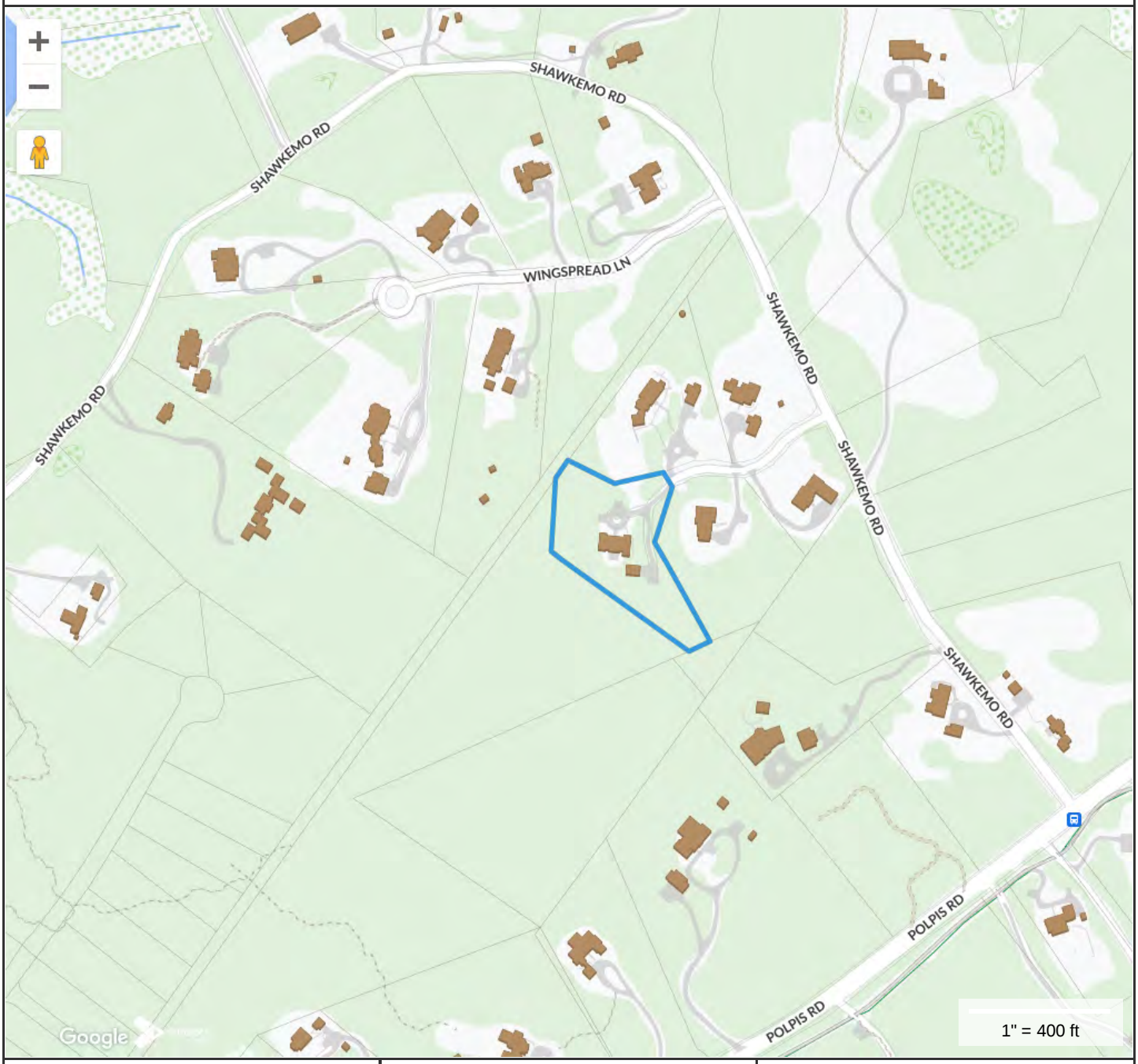
Photo Safe Deposit® Details on back

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

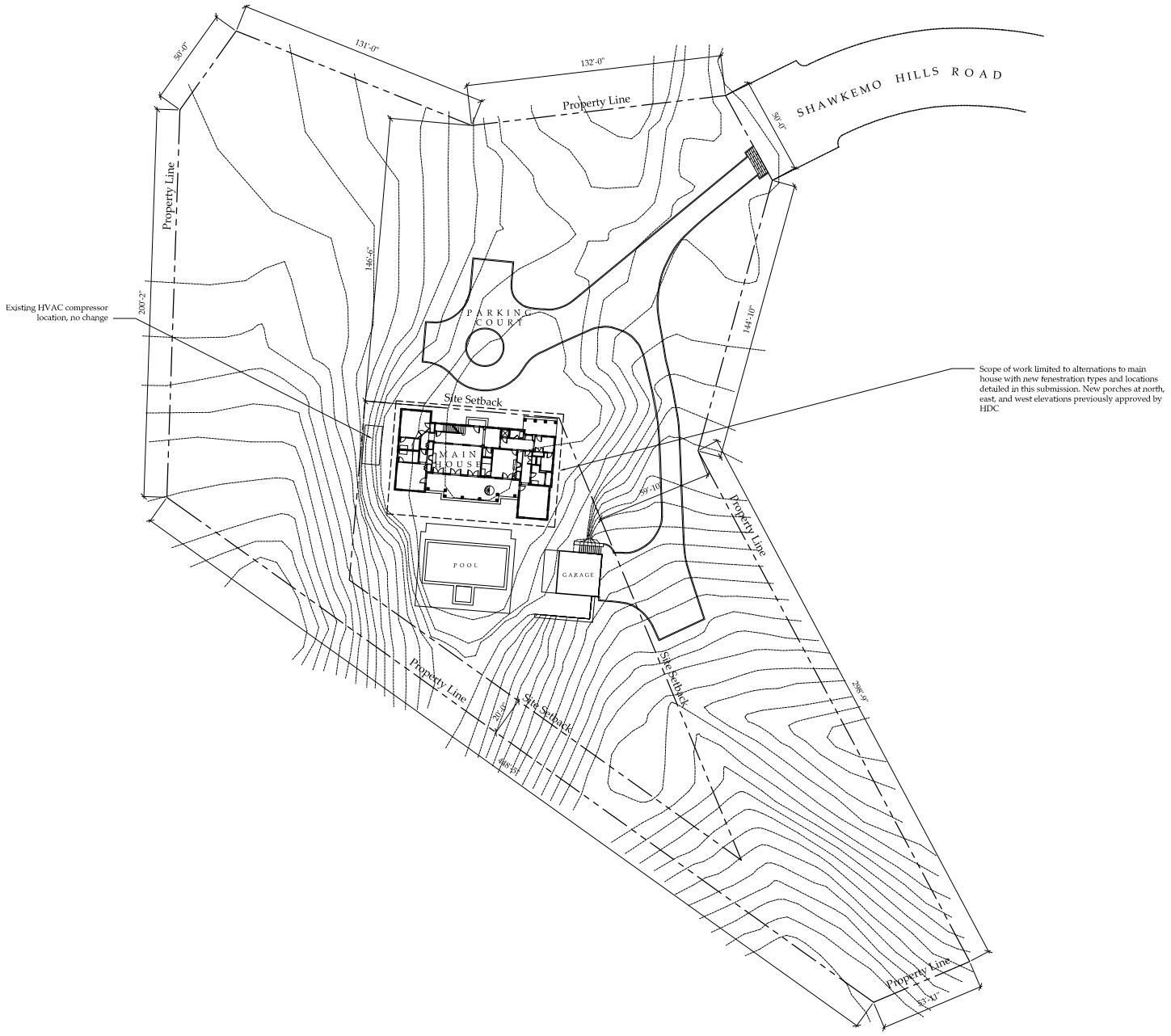
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

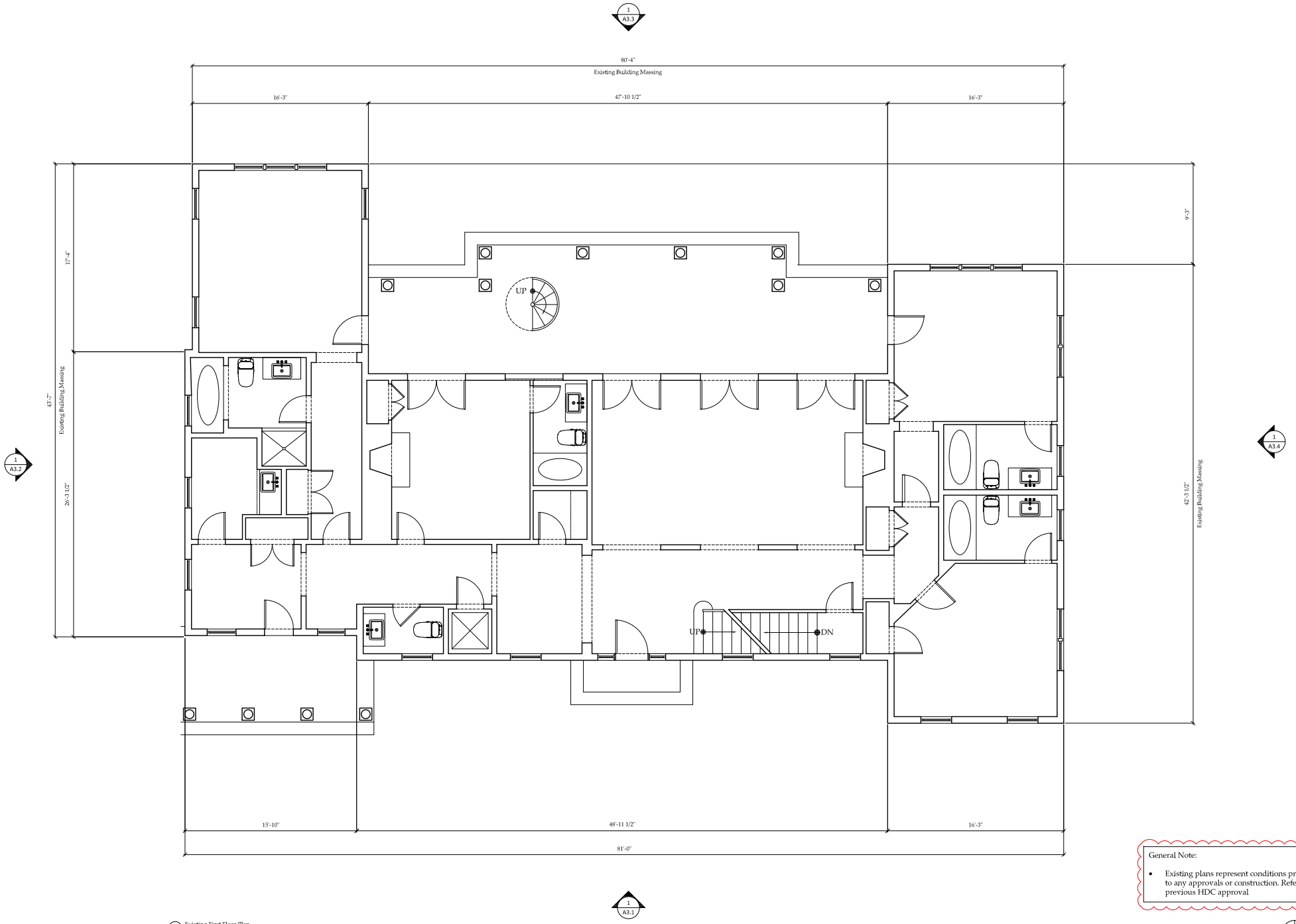


1 Existing Site Plan
Scale: 1/32" = 1'-0"

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



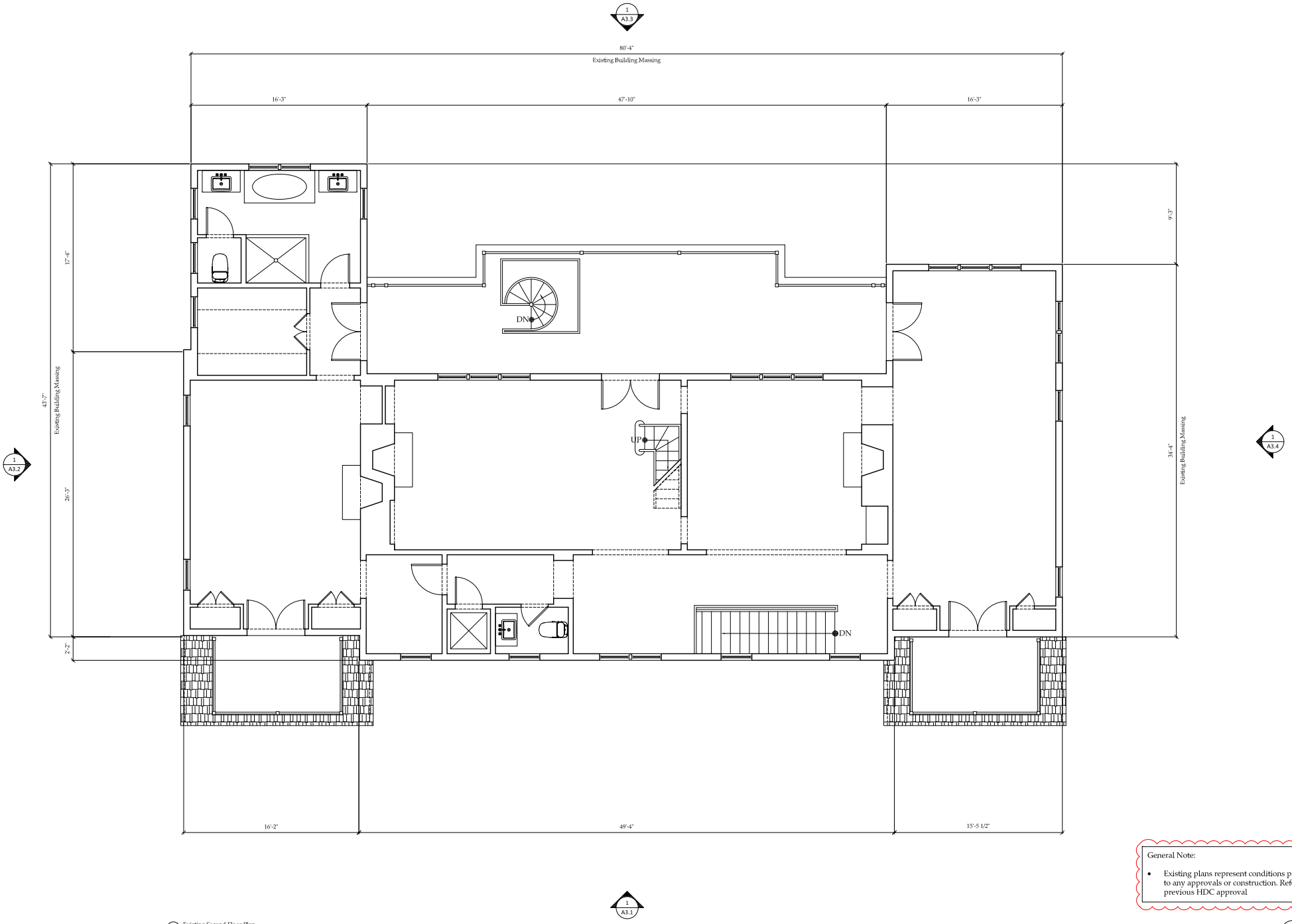
1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

General Note:

- Existing plans represent conditions prior to any approvals or construction. Refer to previous HDC approval

North

EXISTING



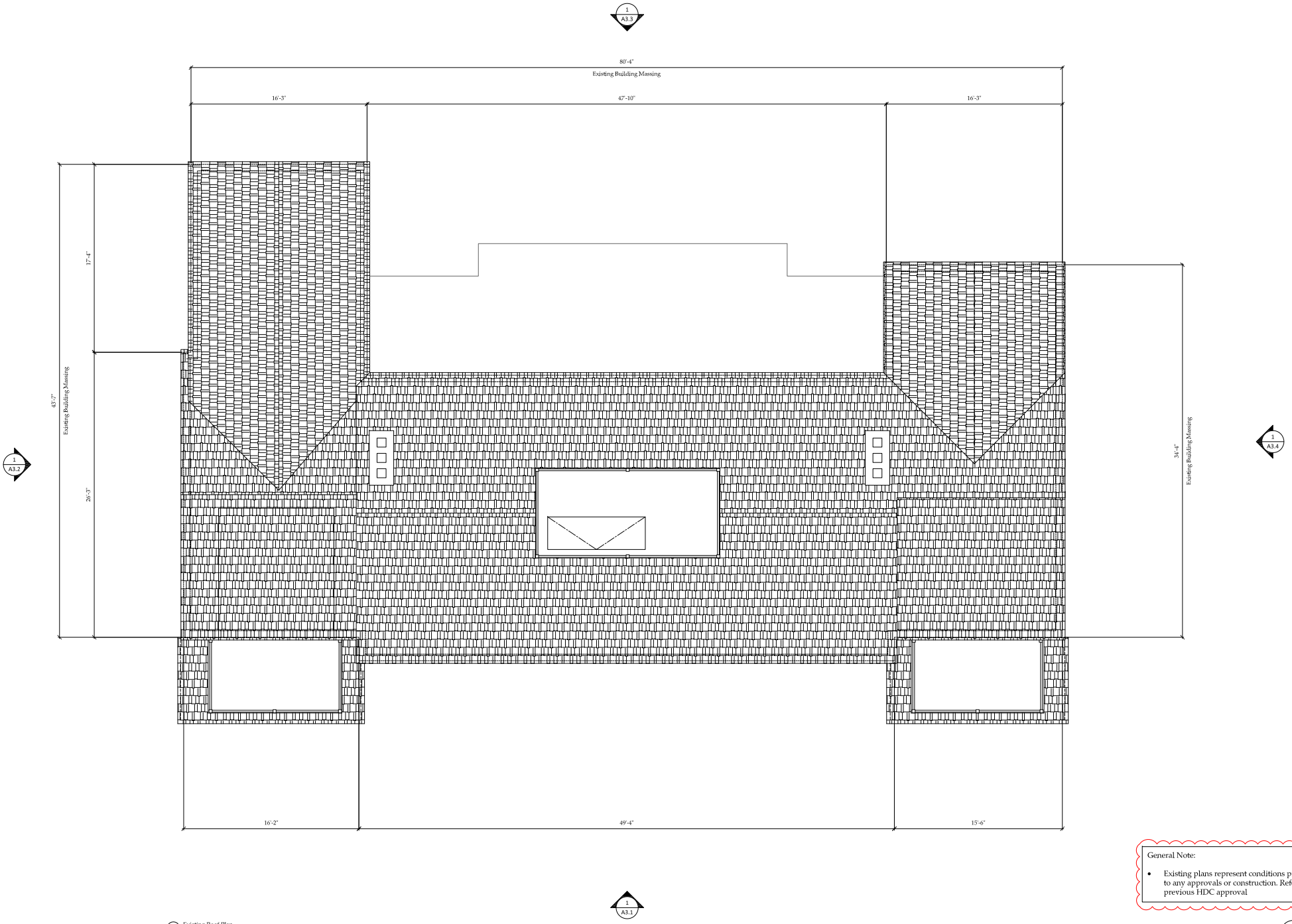
1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

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:

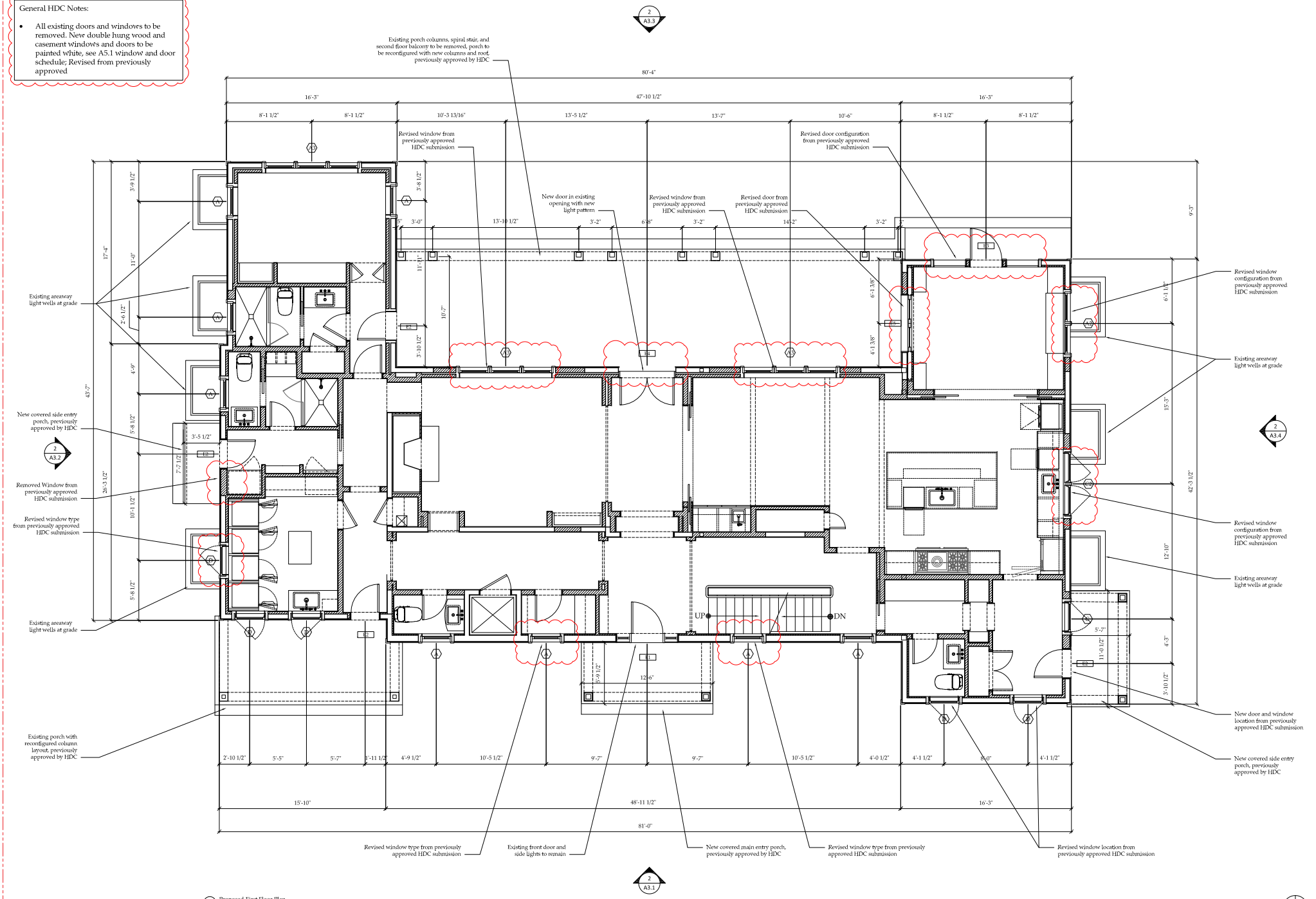
- Existing plans represent conditions prior to any approvals or construction. Refer to previous HDC approval

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



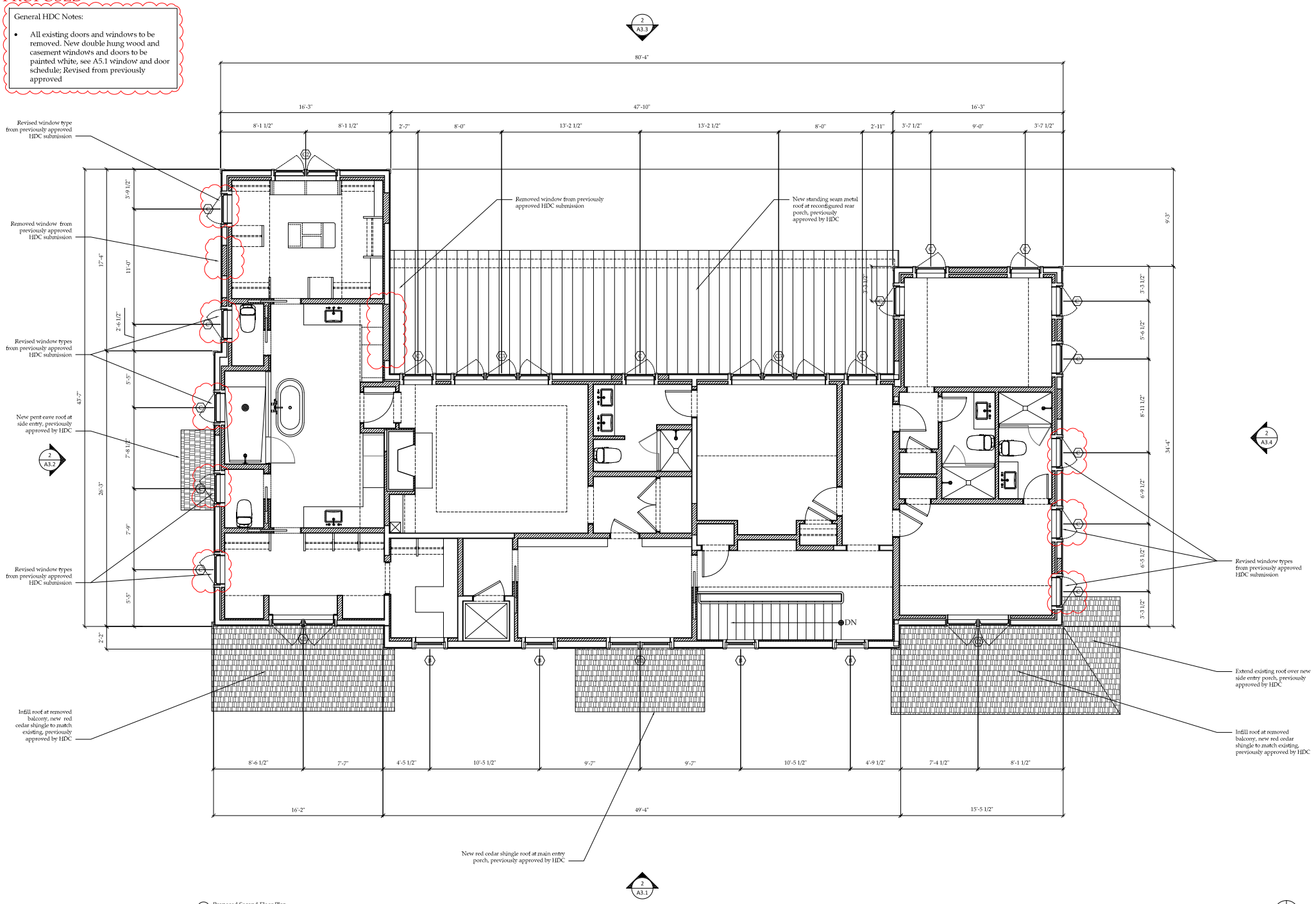
1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

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



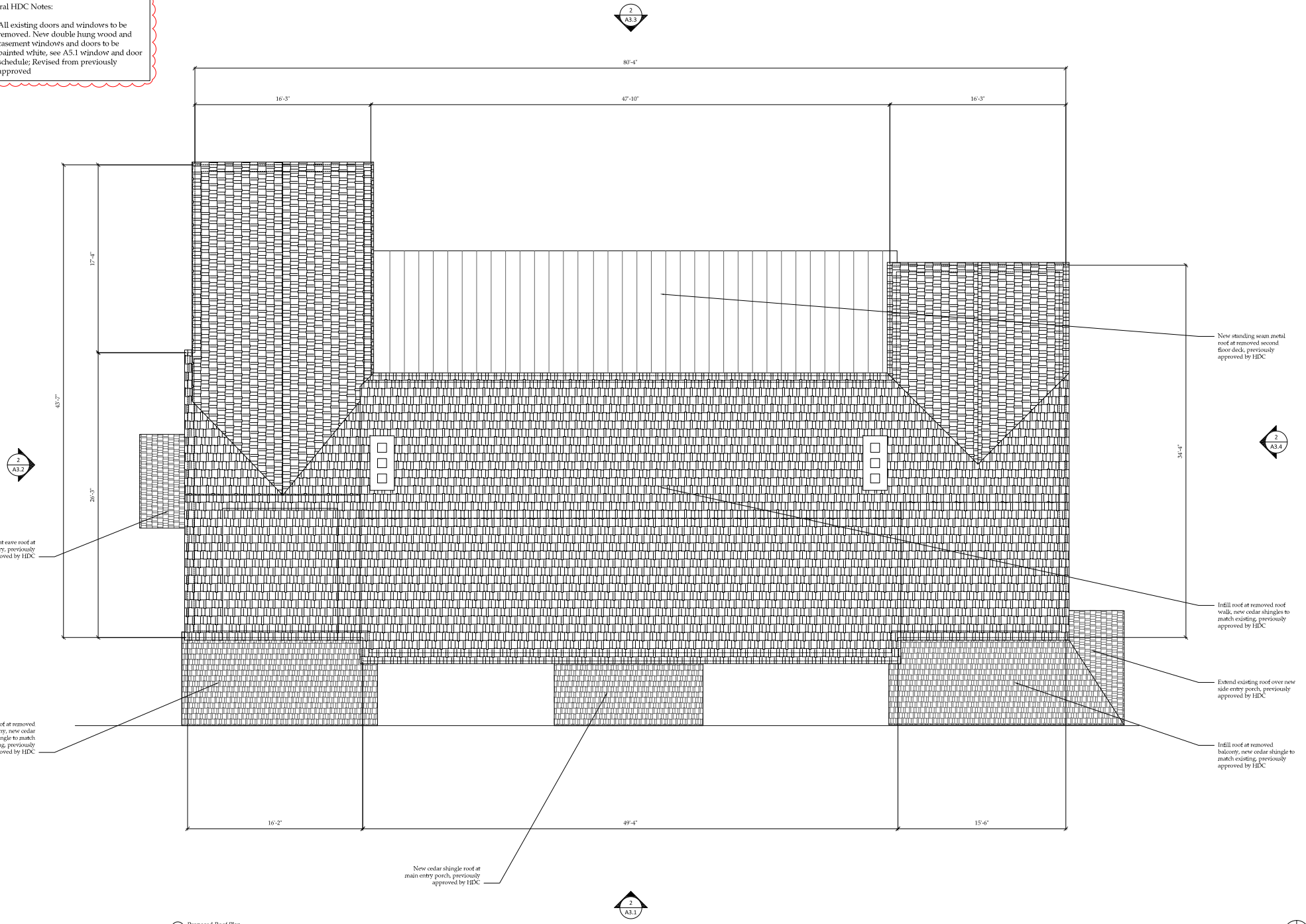
1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

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



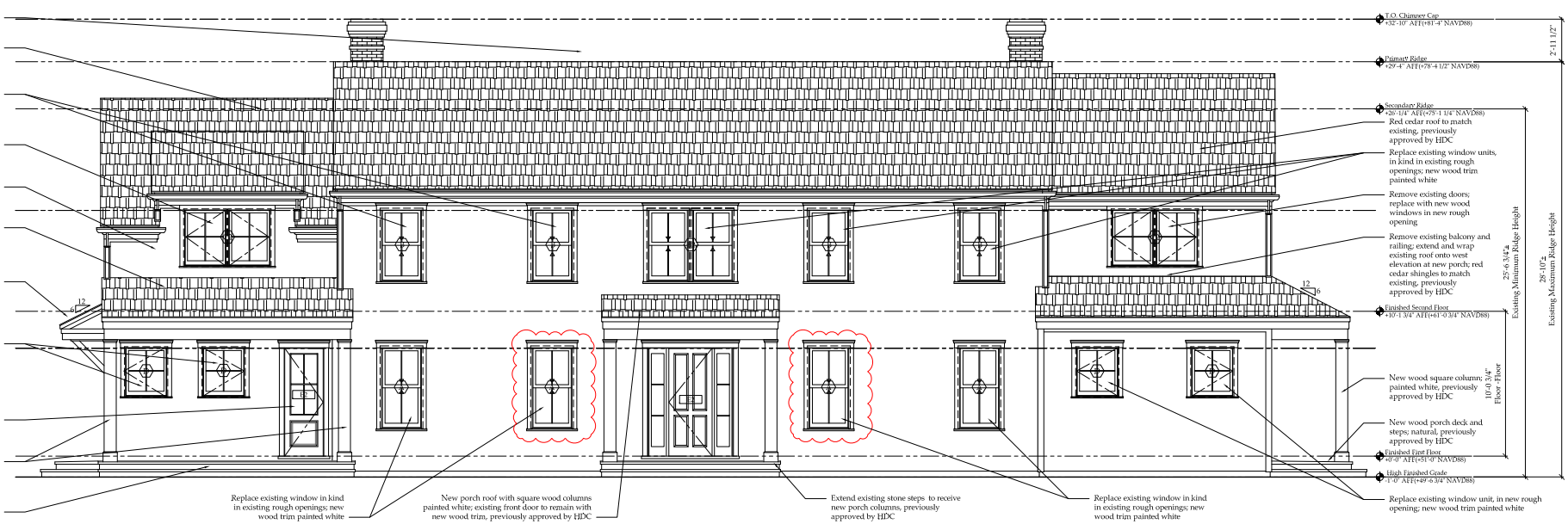
1 Proposed Roof Plan
Scale: 1/4" = 1'-0"

EXISTING



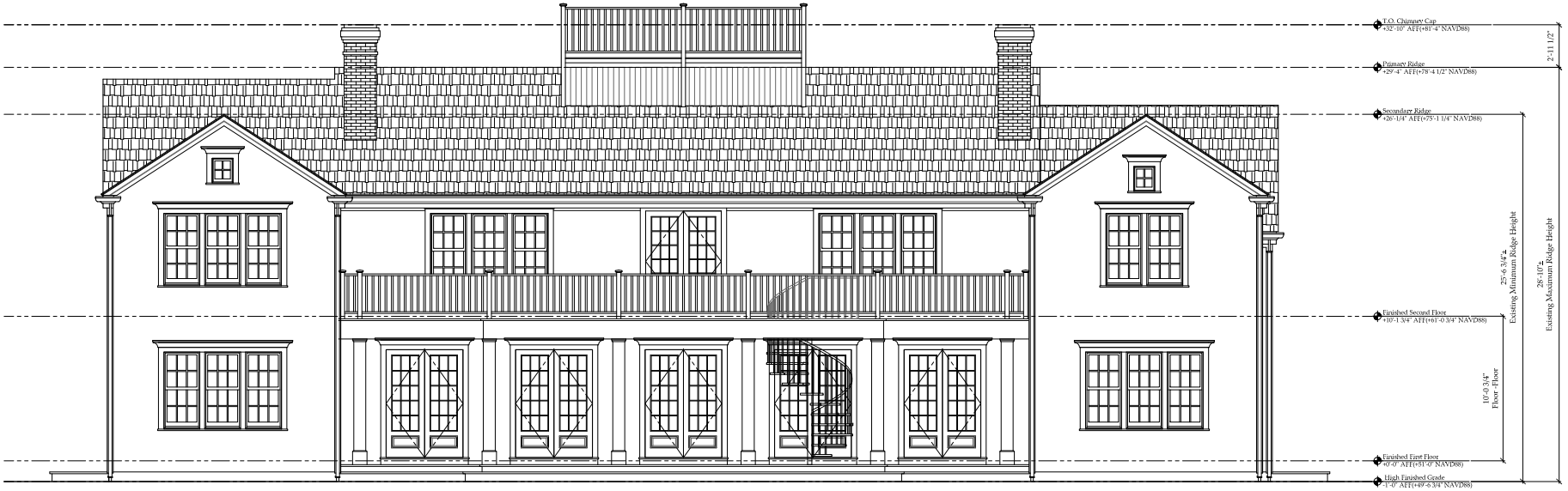
1 Existing North Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



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

EXISTING



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

PROPOSED



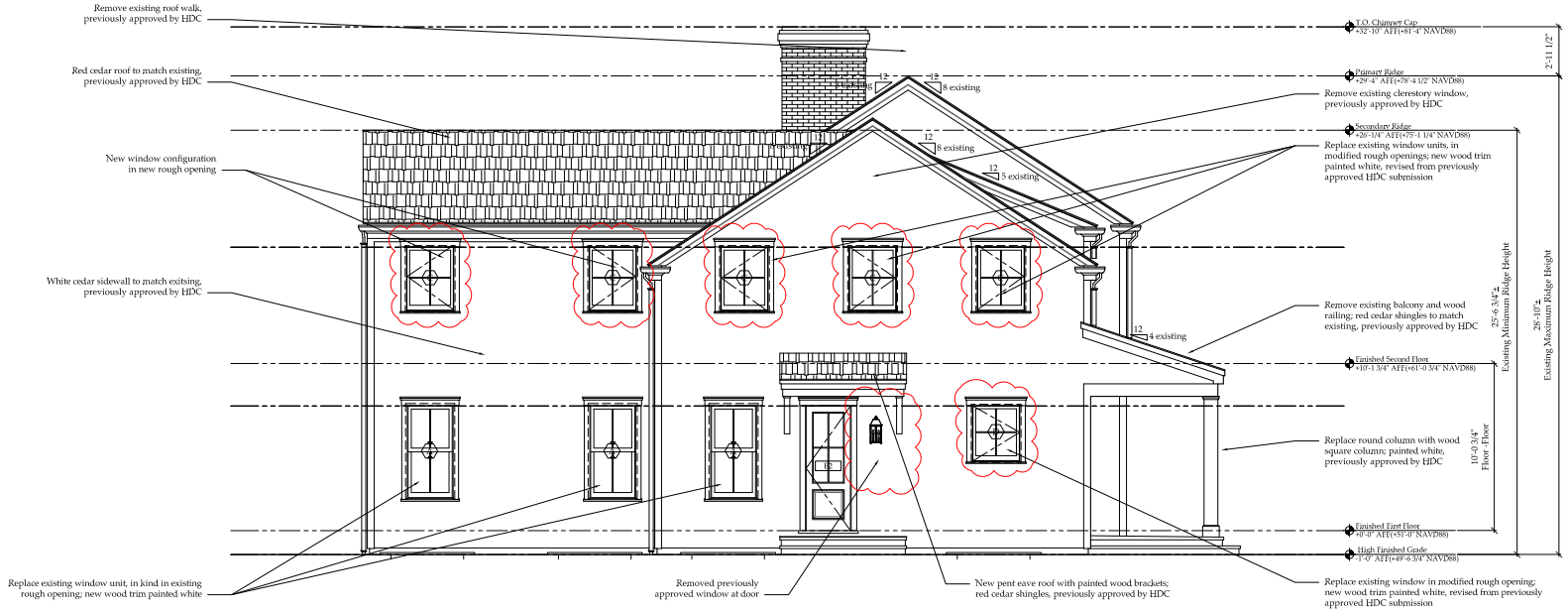
2 Proposed South Exterior Elevation
Scale: 1/4" = 1'-0"

EXISTING



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

PROPOSED



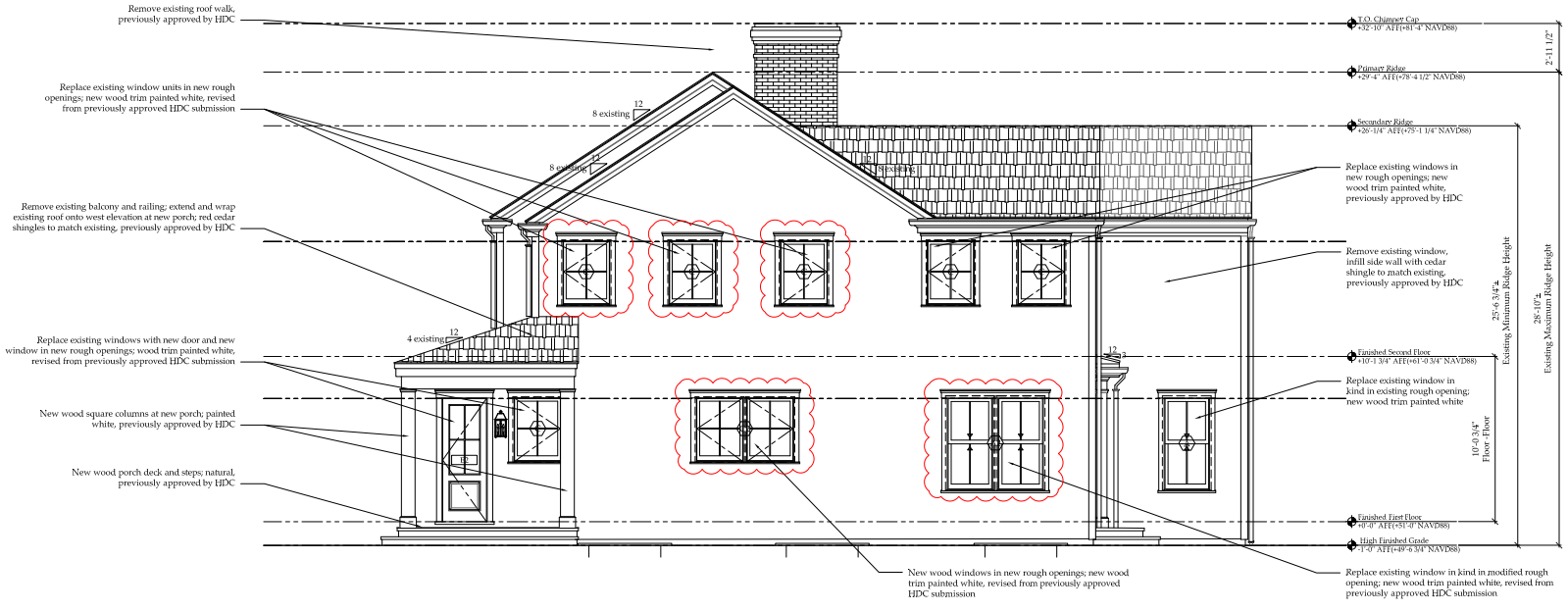
2 Proposed East Exterior Elevation
Scale: 1/4" = 1'-0"

EXISTING



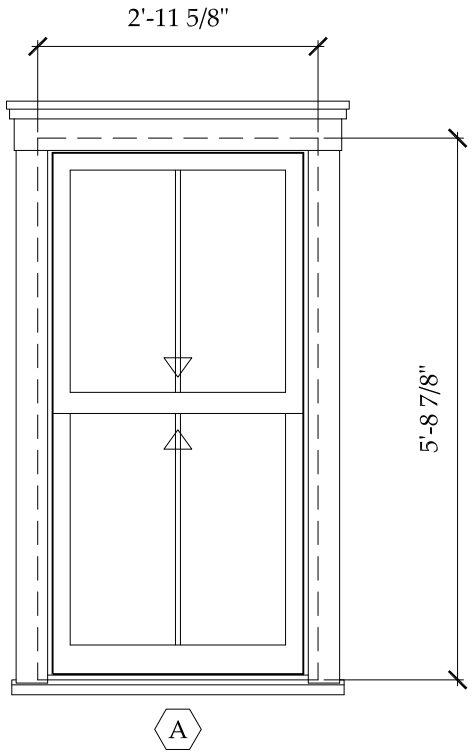
1 Existing West Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



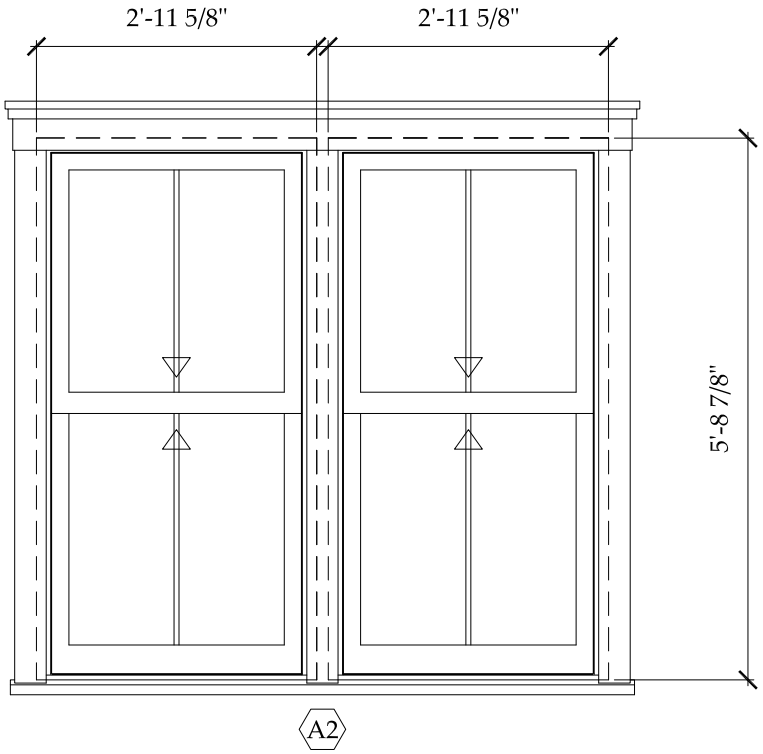
2 Proposed West Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



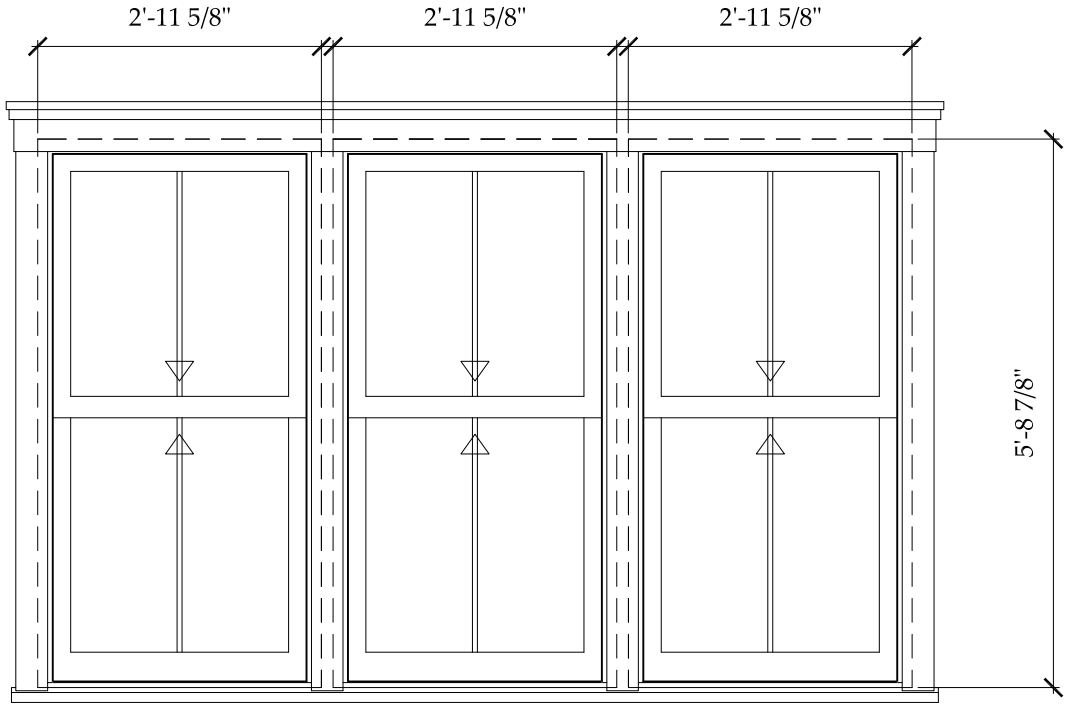
Unit Specifications

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

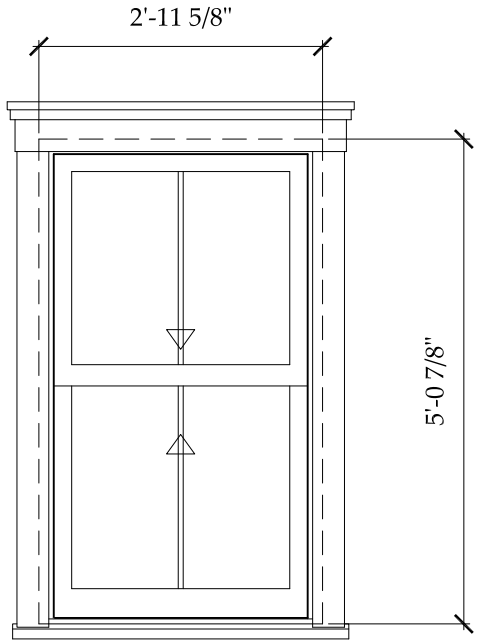
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	(2) 2829
RO Size -	(2) 3'-0 5/8"w x 5-9 3/8"h
Unit Size -	(2) 2'-11 5/8"w x 5'-8 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A3

Unit Specifications

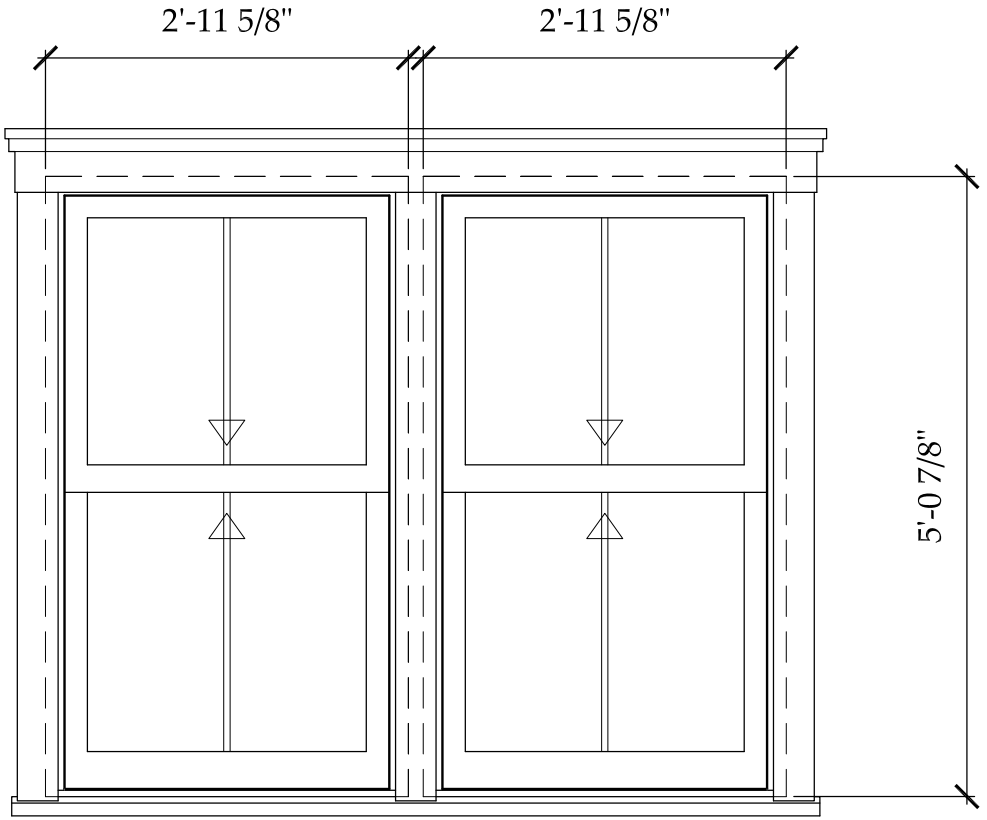
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	(3)2829
RO Size -	(3) 3'-0 5/8"w x 5'-9 3/8"h
Unit Size -	(3) 2'-11 5/8"w x 5'-8 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B

Unit Specifications

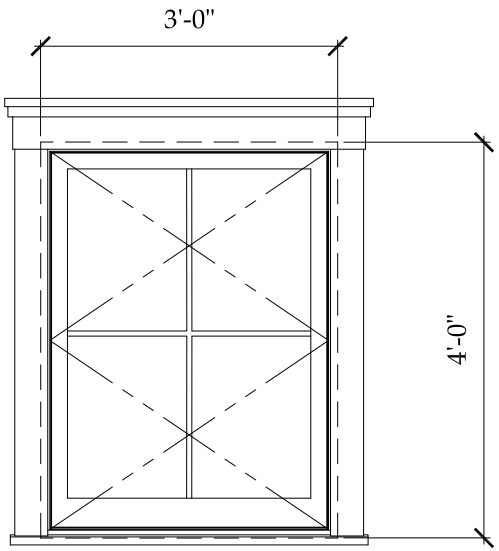
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	2825
RO Size -	3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B2

Unit Specifications

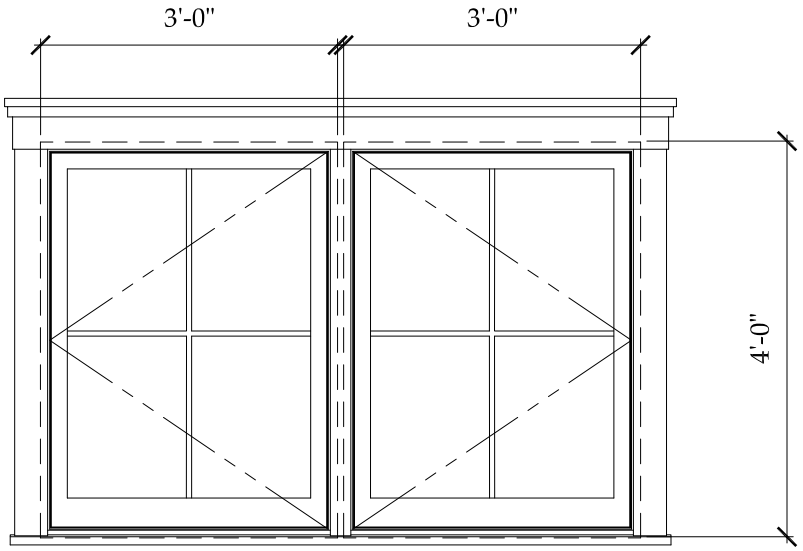
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	(2) 2825
RO Size -	(2) 3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	(2) 2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



C

Unit Specifications

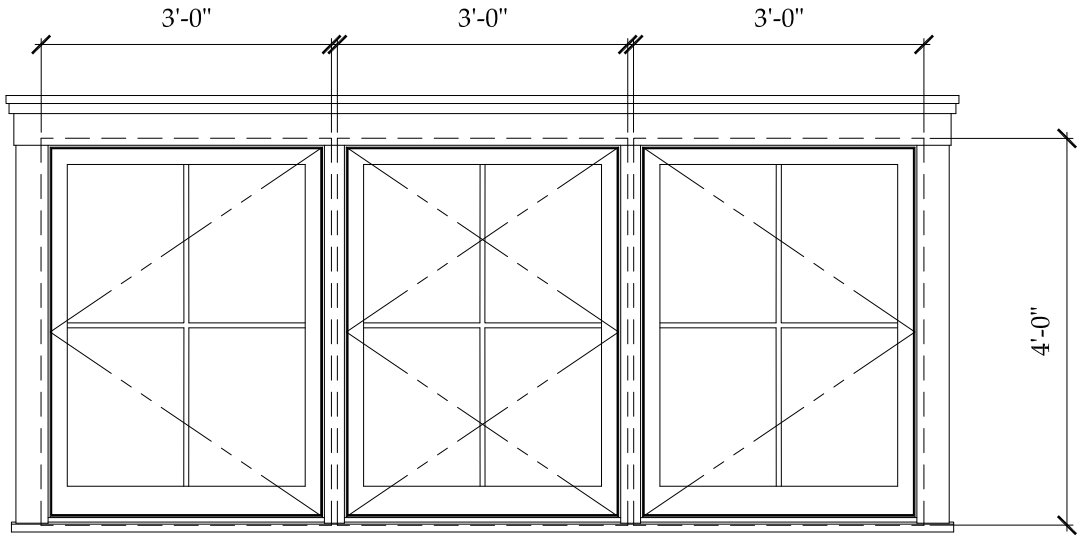
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	3042
RO Size -	3'-1"w x 4'-0 1/2"h
Unit Size -	3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress
	See elevations for swing direction



C2

Unit Specifications

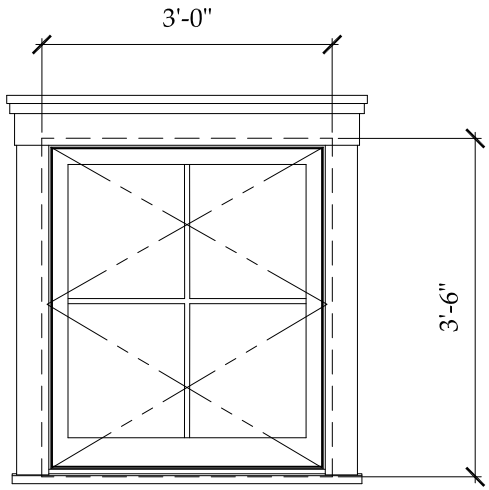
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	(2) 3042
RO Size -	(2) 3'-1"w x 4'-0 1/2"h
Unit Size -	(2) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress
	See elevations for swing direction



C3

Unit Specifications

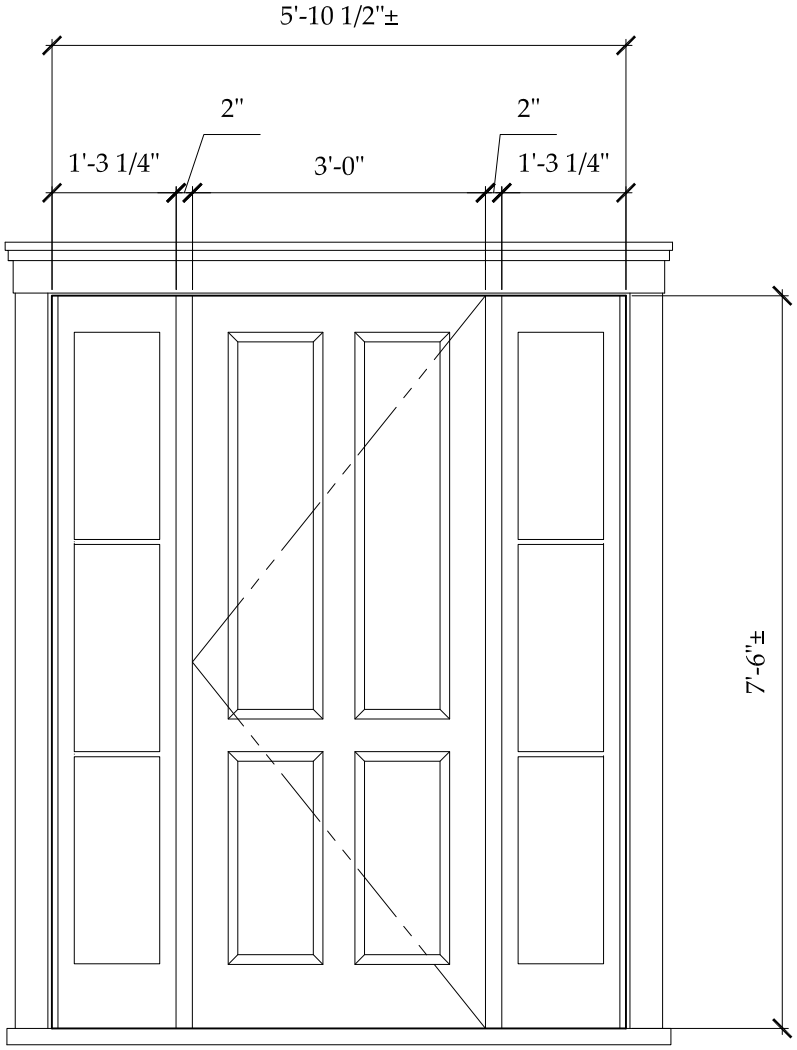
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	(3) 3042
RO Size -	(3) 3'-1"w x 4'-0 1/2"h
Unit Size -	(3) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress
	See elevations for swing direction



D

Unit Specifications

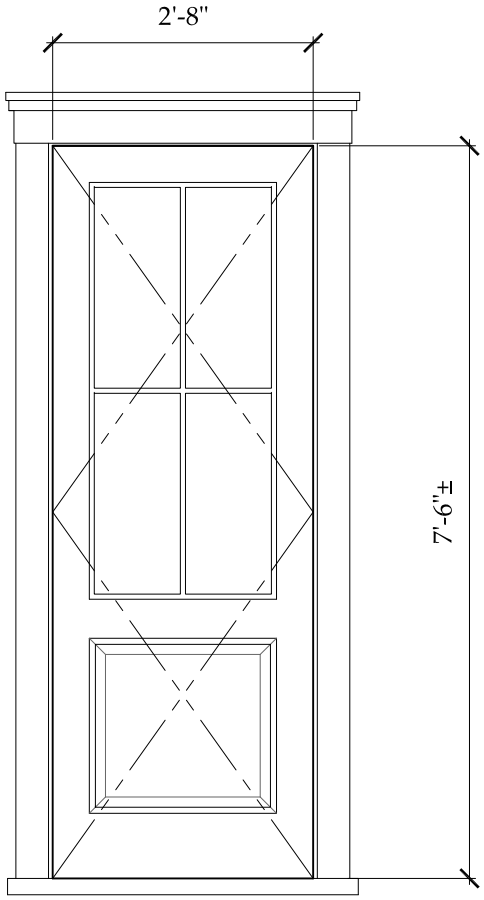
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	3036
RO Size -	3'-1"w x 3'-6 1/2"h
Unit Size -	3'-0"w x 3'-6"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	See elevations for swing direction



E1

Unit Specifications

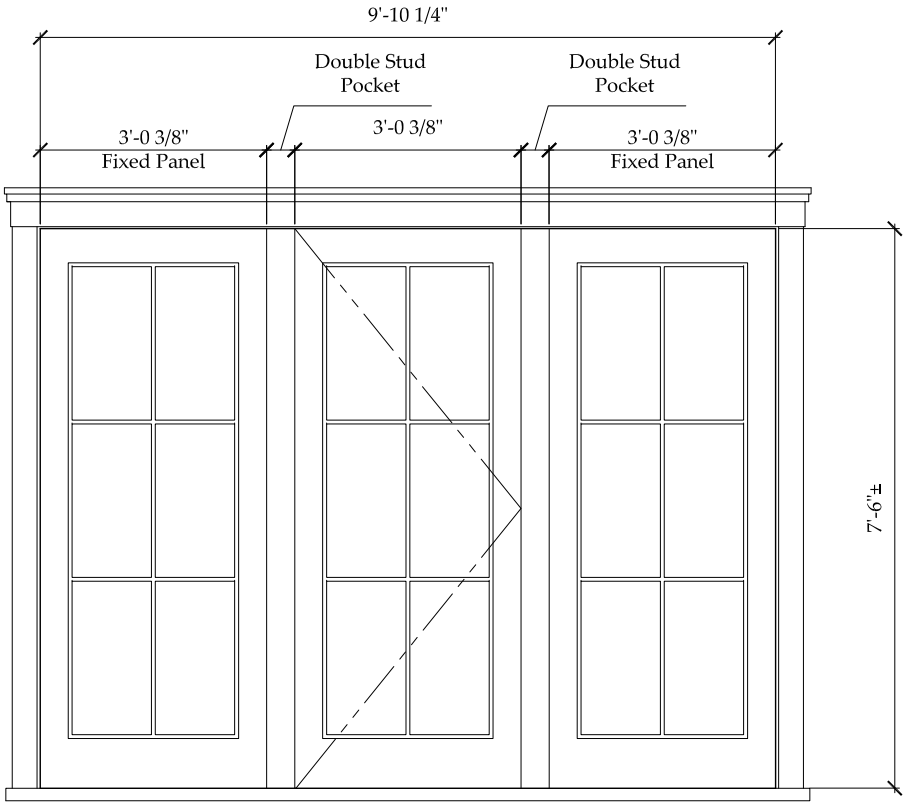
Manufacturer -	Dover Doors & Windows
Unit Type -	4 Panel Wood Door with (2) 3 Lite Side Lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-10 1/2"±W x 7'-6"±H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	Existing
Screen -	Wood Frame, Exterior Swing
Notes -	



E2

Unit Specifications

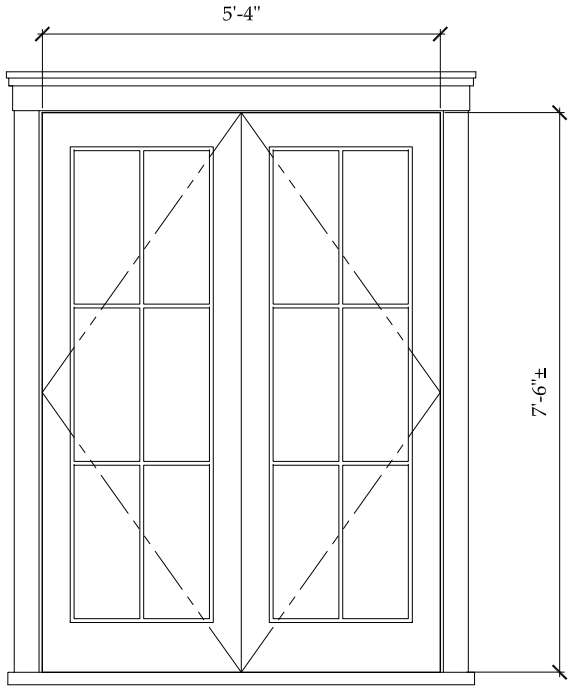
Manufacturer -	Dover Door and Window
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	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 -	



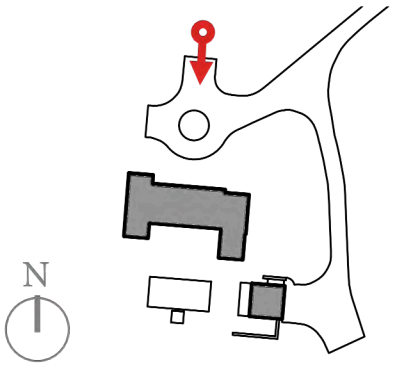
E4

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 -	



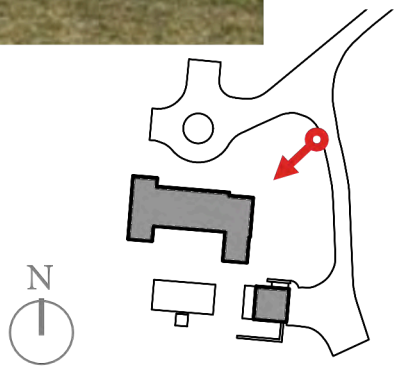
EXISTING North Elevation



Shawkemo Hills Residence
Existing Conditions Photographs
Application for Alteration to Main House



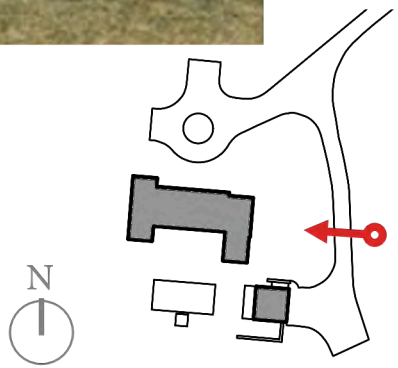
EXISTING Northeast Elevation



Shawkemo Hills Residence
Existing Conditions Photographs
Application for Alteration to Main House

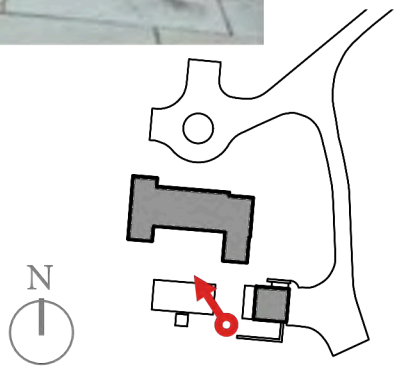


EXISTING East Elevation





EXISTING Southeast Entrance





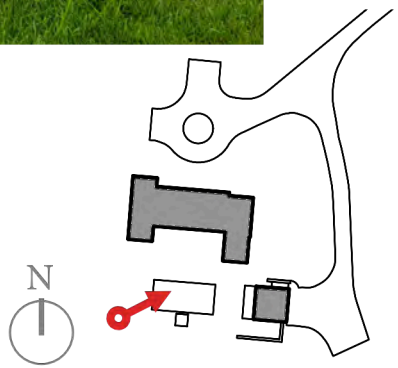
EXISTING South Elevation



Shawkemo Hills Residence
Existing Conditions Photographs
Application for Alteration to Main House

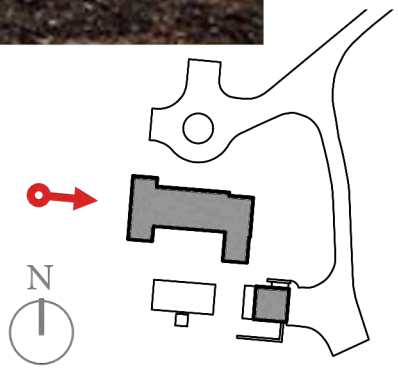


EXISTING Southwest Elevation



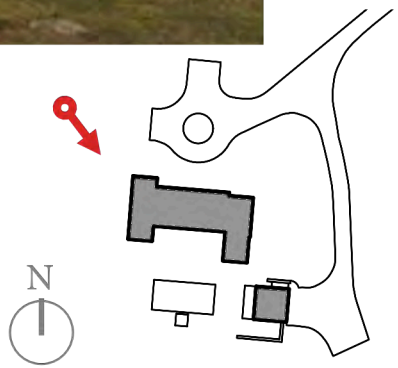


EXISTING West Elevation





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 _____

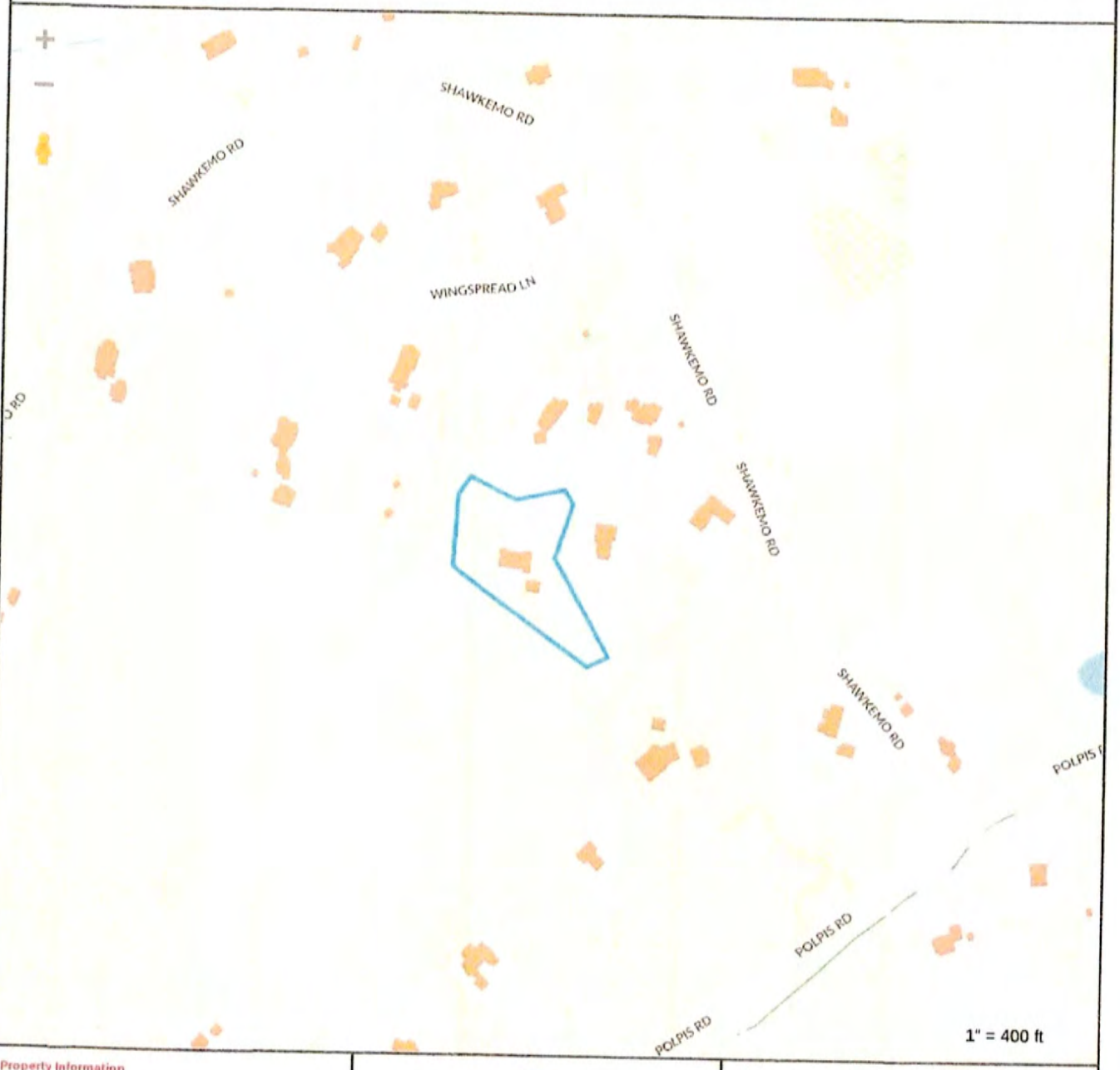
* Attach manufacturer's color samples if color is not from HDC approval list.

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

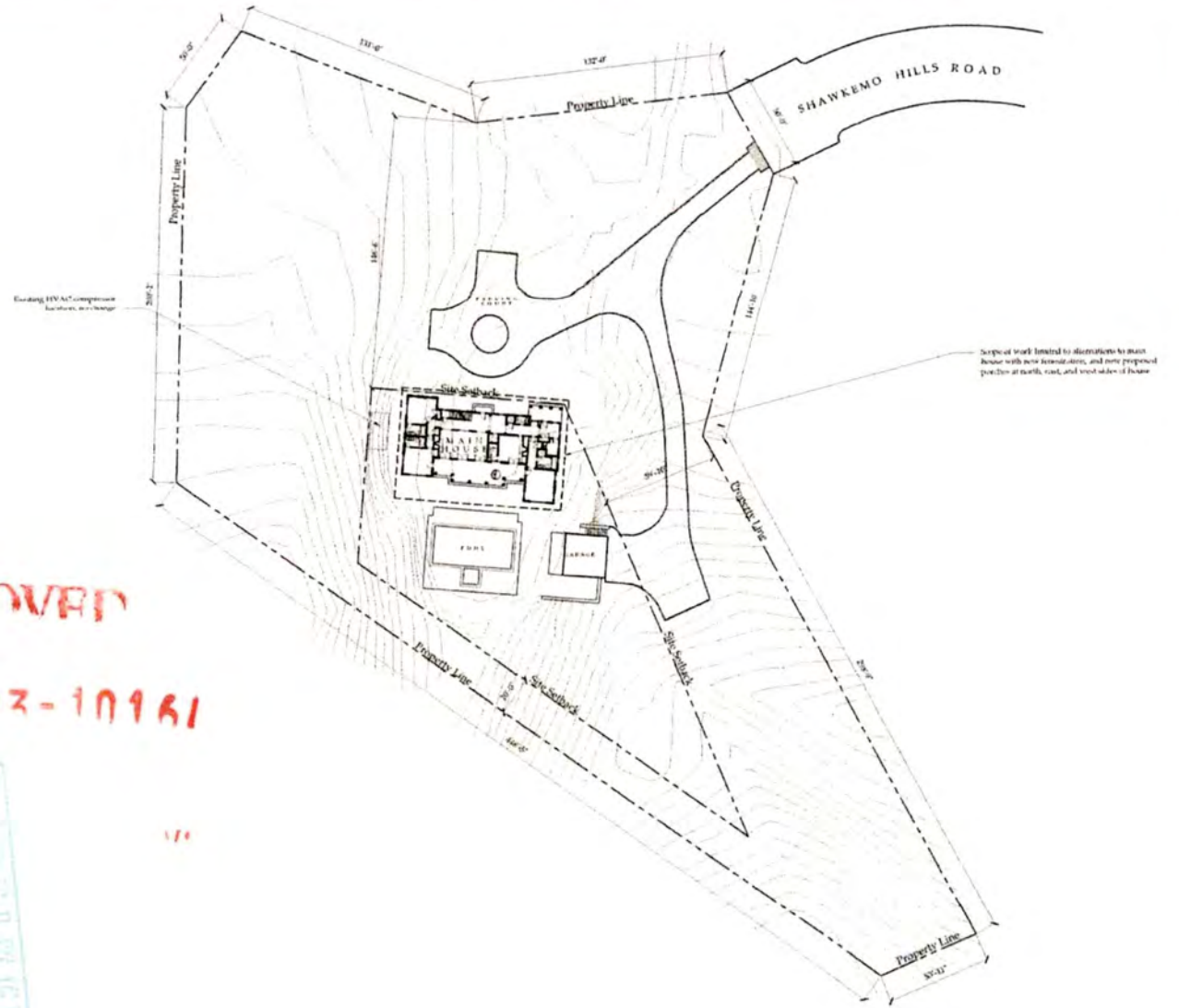
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

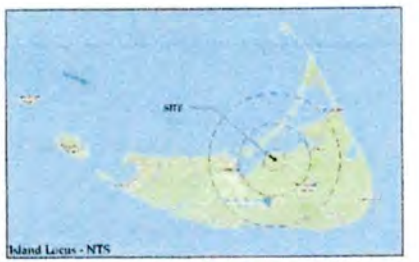


APPROVED

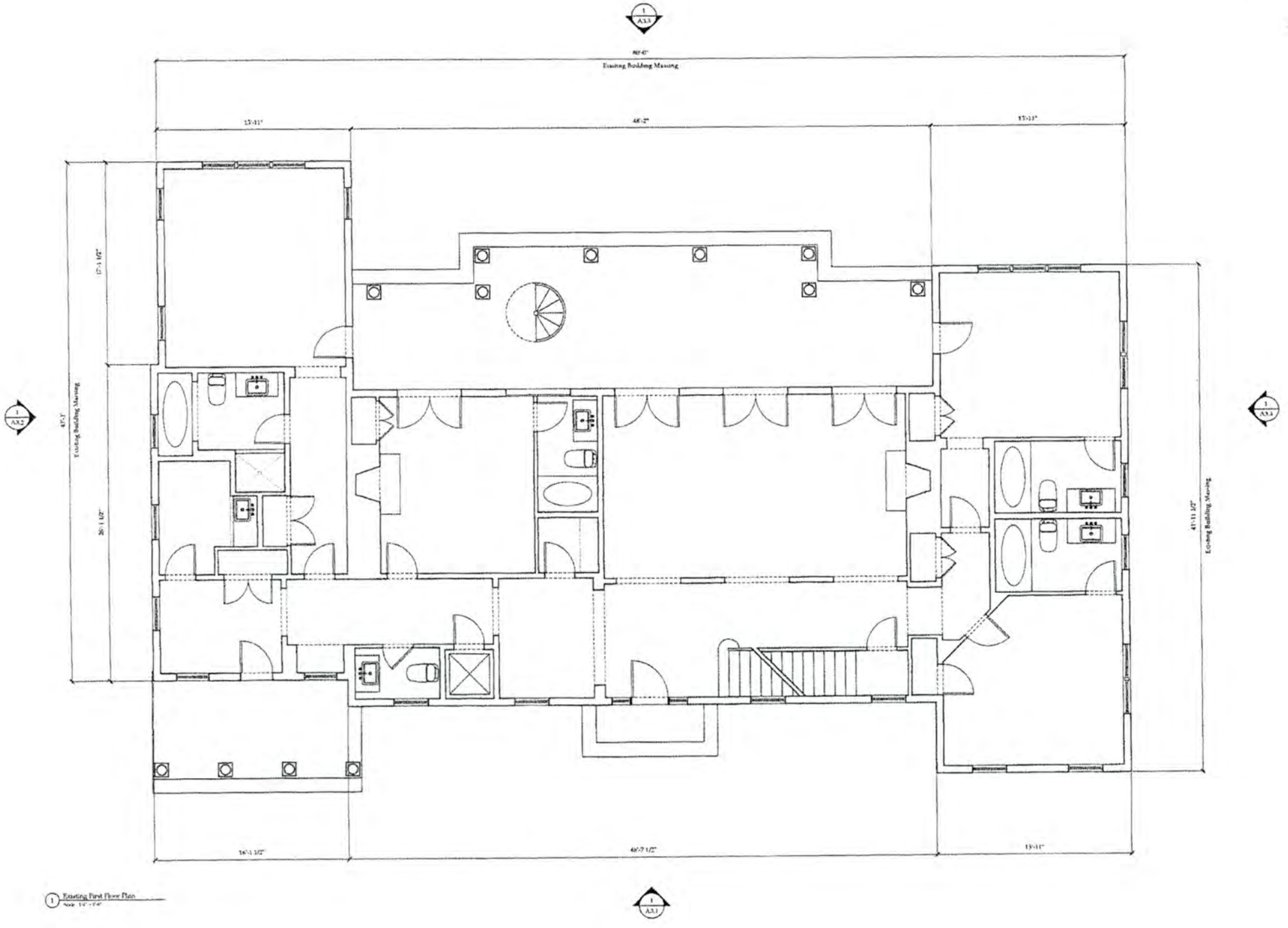
HDC 2024-03-10161

RECEIVED
MAR 11 2024

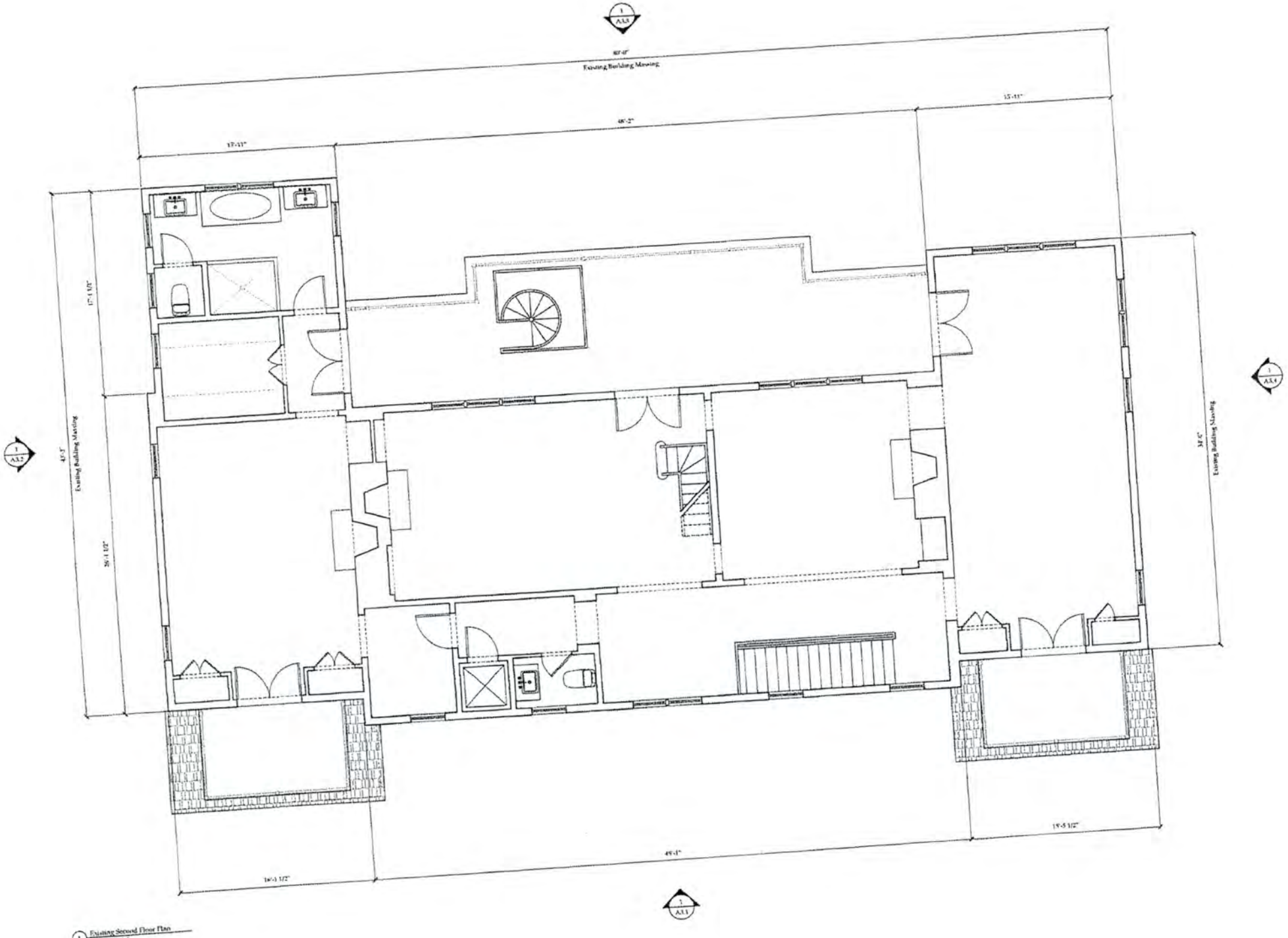
1 Existing Site Plan
scale: 1/16" = 1'-0"



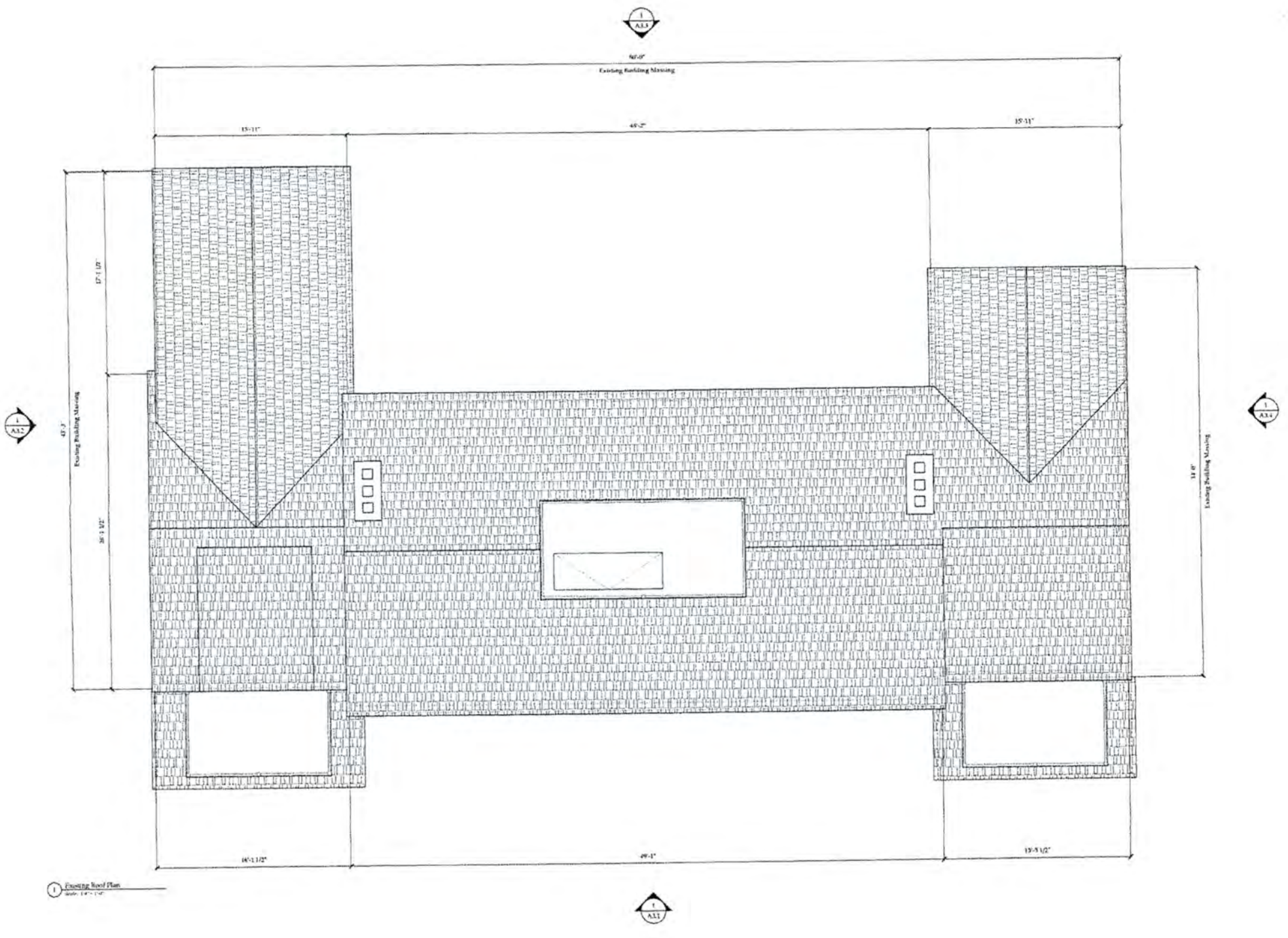
North



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



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

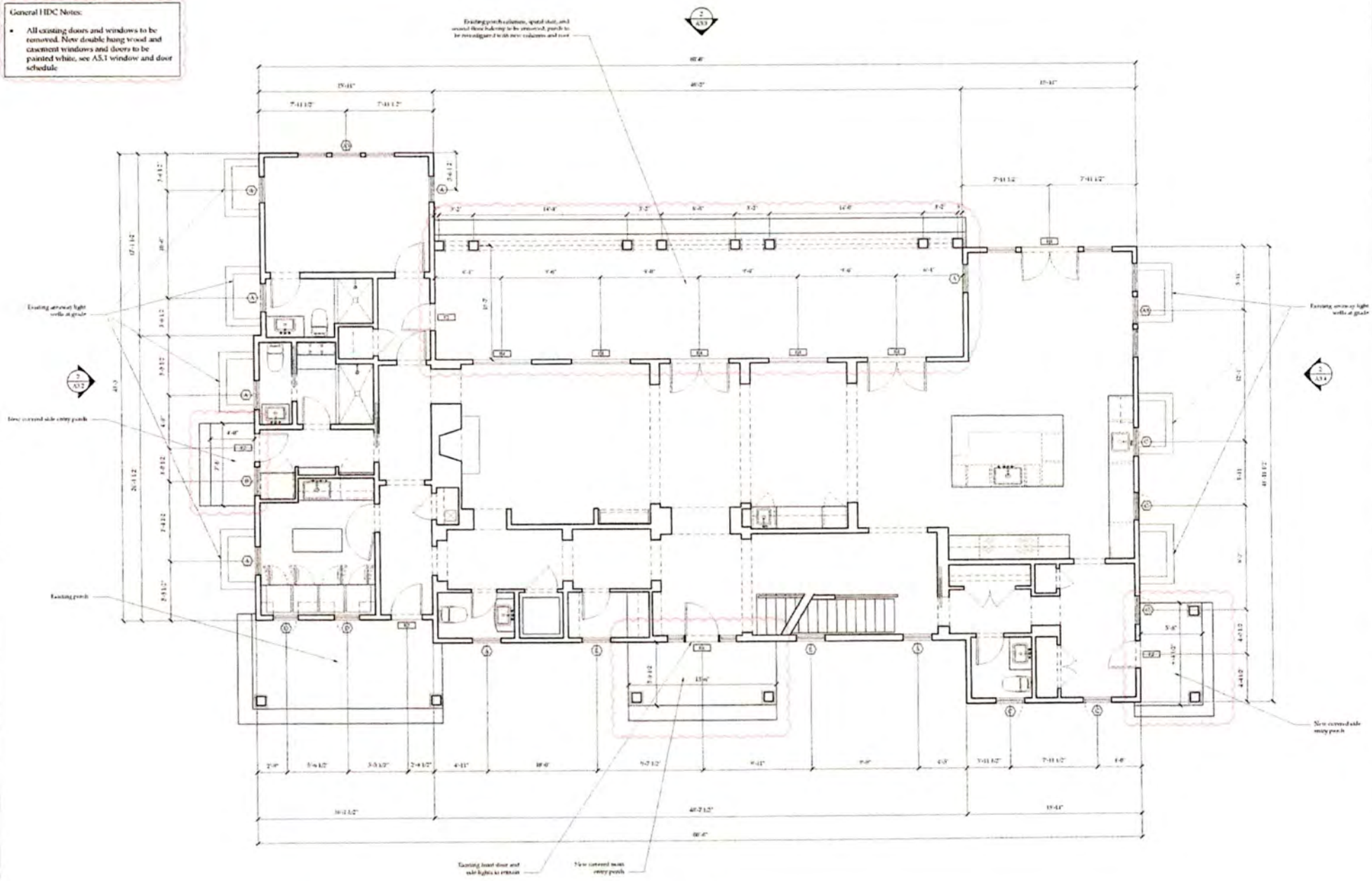


1 Existing Roof Plan

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



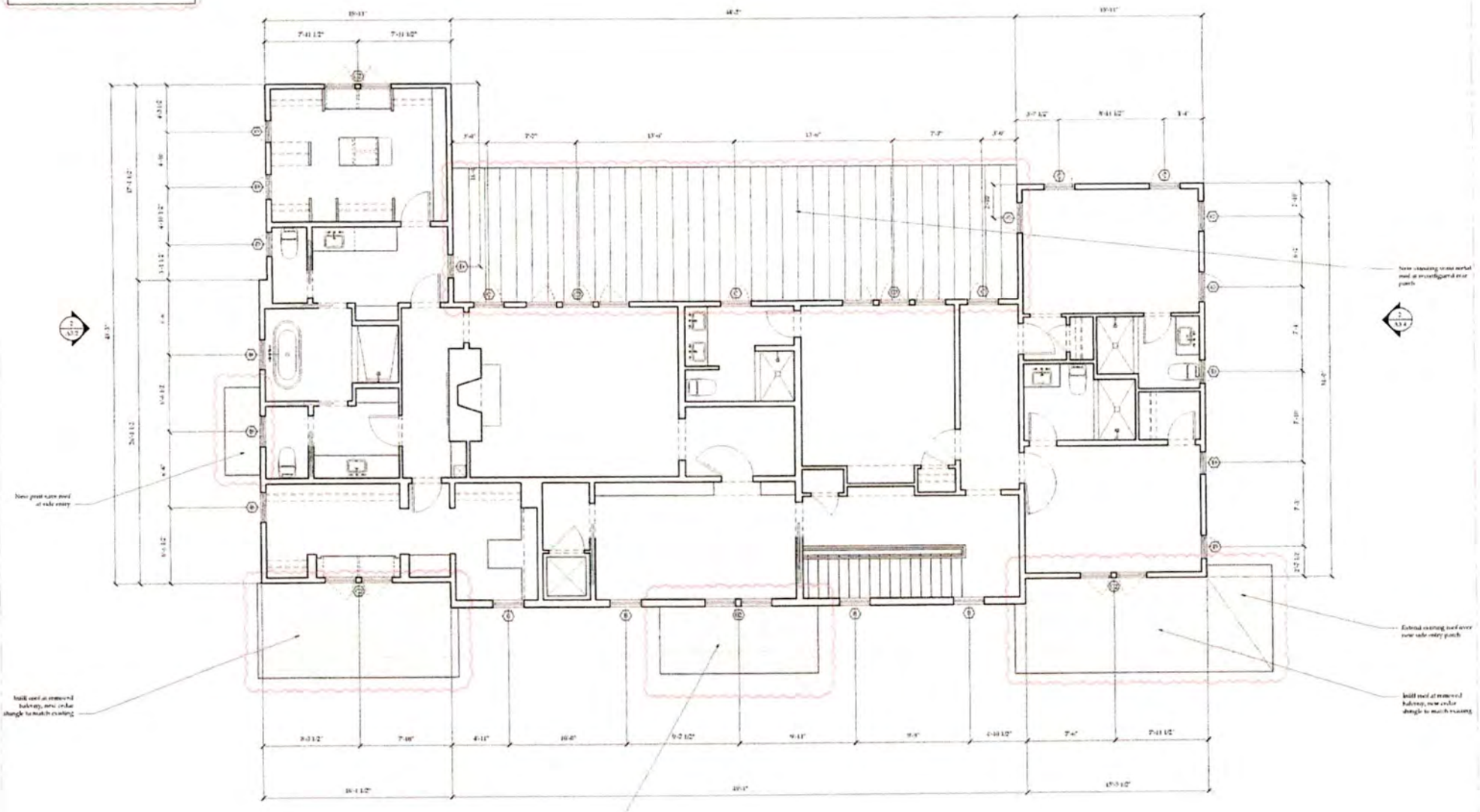
1 Proposed First Floor Plan

North

PROPOSED

General HDC Notes:

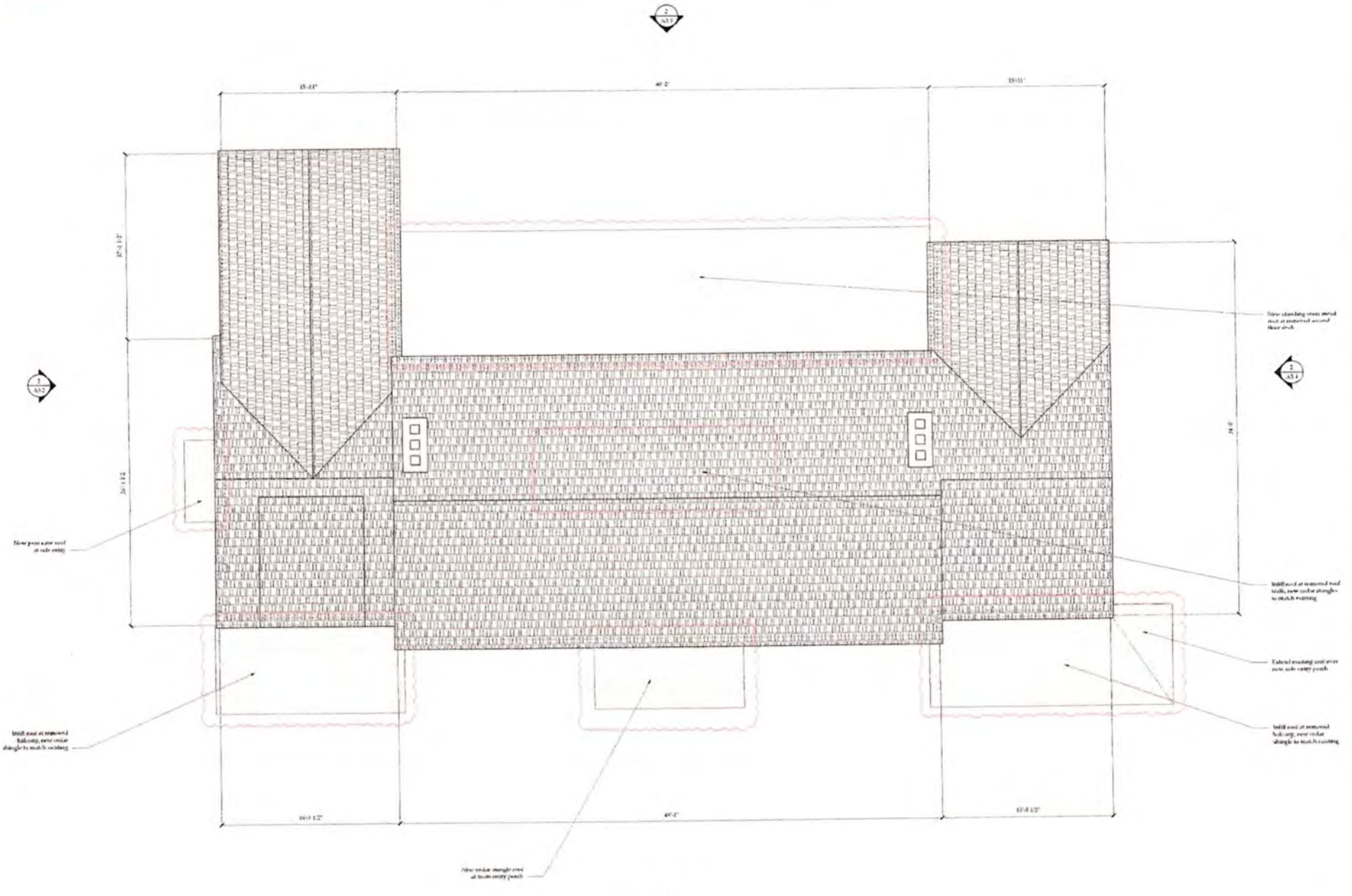
- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule



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

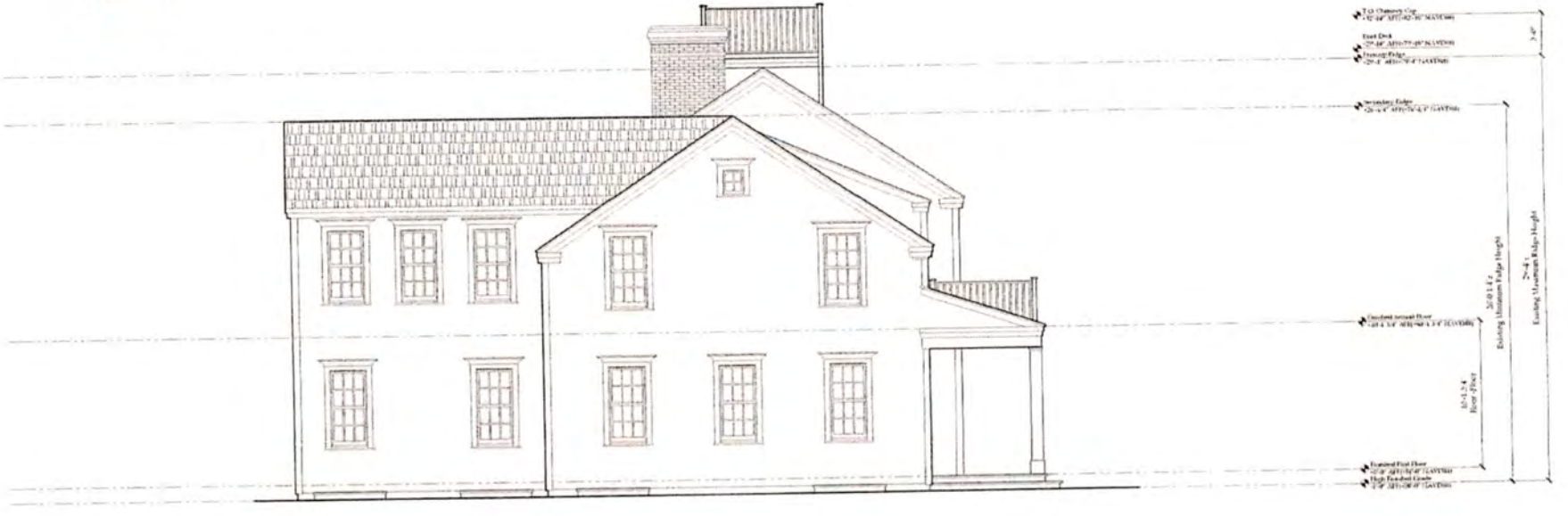


2 Proposed North Exterior Elevation

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

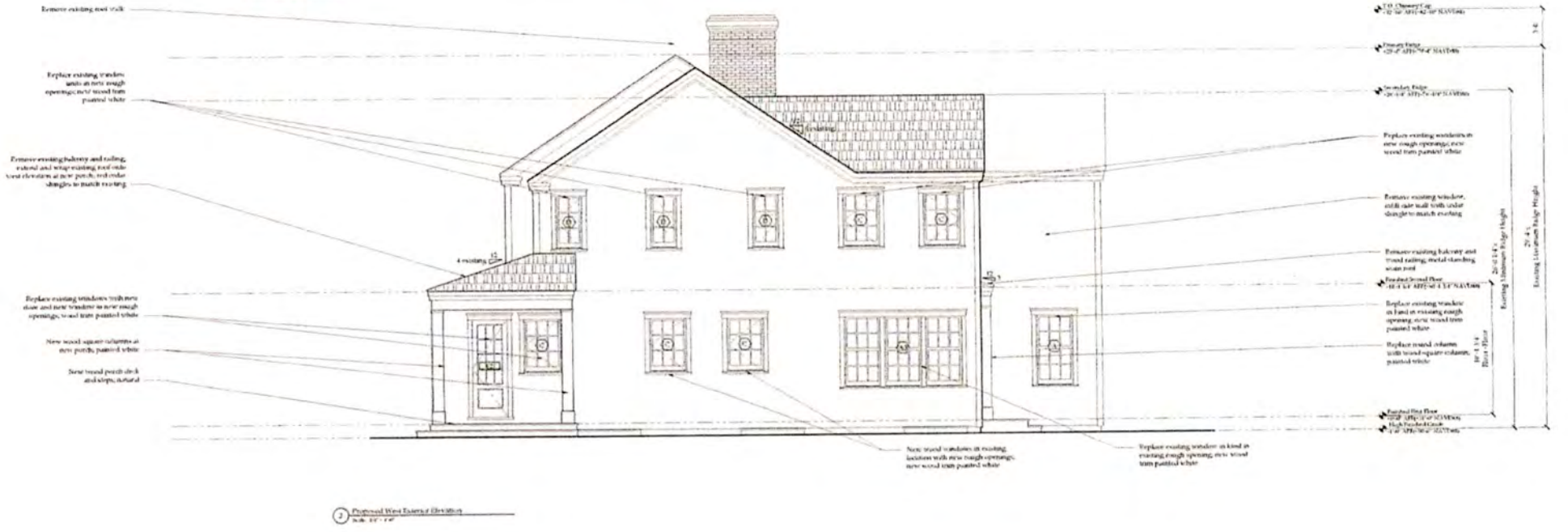


1 Existing West Exterior Elevation

RECEIVED
MAR 11 2024

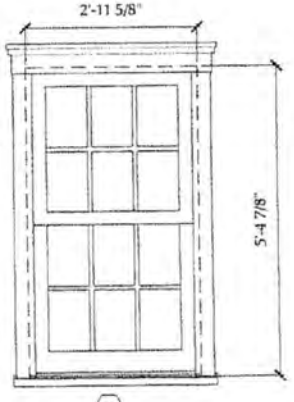
HDC 2024-03-10161

PROPOSED



2 Proposed West Exterior Elevation

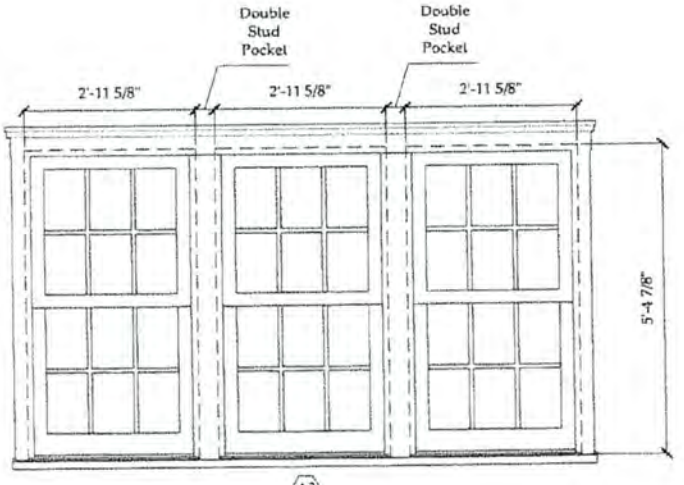
MAR 11 2024



A

Unit Specifications

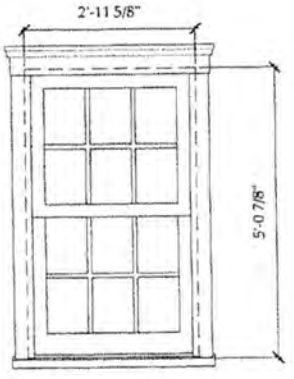
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	2728
RO Size -	3'-0 5/8"w x 5'-5 3/8"h
Unit Size -	2'-11 5/8"w x 5'-4 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A3

Unit Specifications

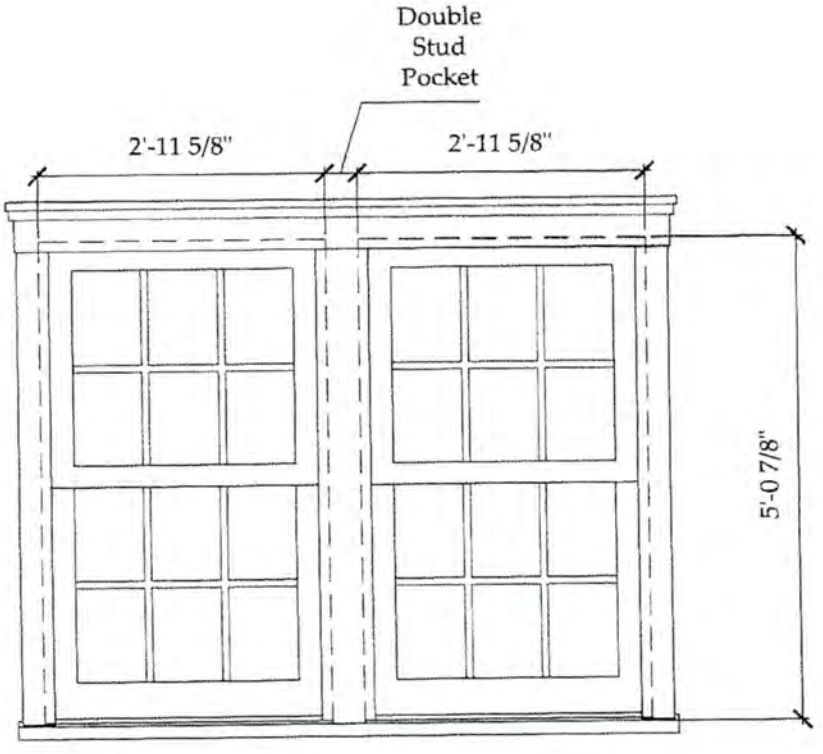
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	(3)2728
RO Size -	(3) 3'-0 5/8"w x 5'-5 3/8"h
Unit Size -	(3) 2'-11 5/8"w x 5'-4 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B

Unit Specifications

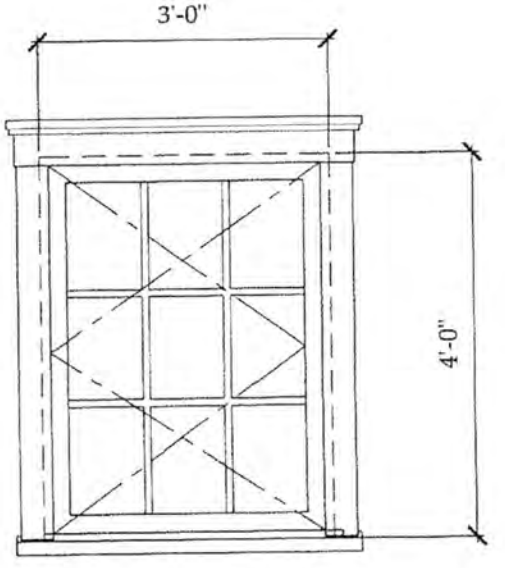
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	2825
RO Size -	3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B2

Unit Specifications

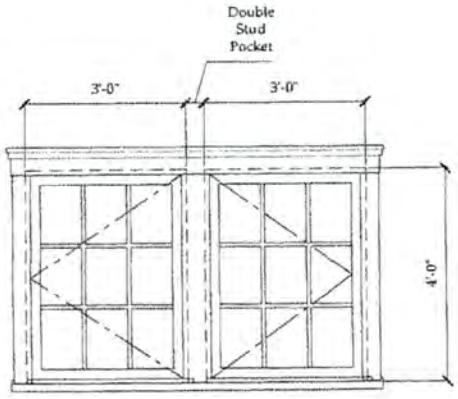
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	(2) 2825
RO Size -	(2) 3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	(2) 2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



C

Unit Specifications

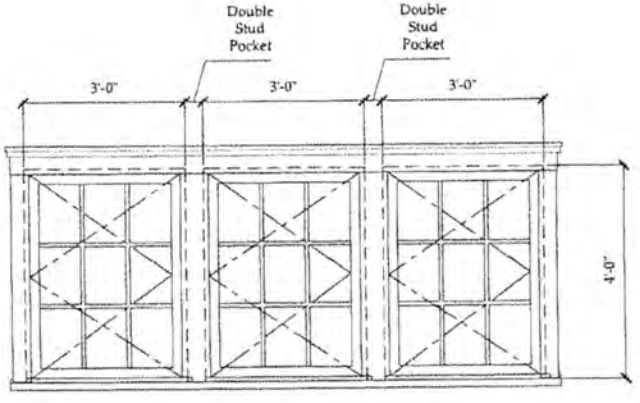
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 9 Lite Window
Unit Code -	3042
RO Size -	3'-1"w x 4'-0 1/2"h
Unit Size -	3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress
	See elevations for swing direction



C2

Unit Specifications

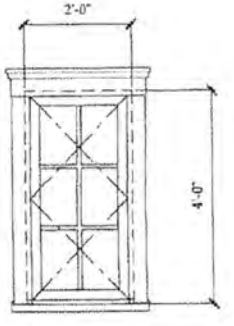
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 9 Lite Window
Unit Code -	(2) 3042
RO Size -	(2) 3'-1"w x 4'-0 1/2"h
Unit Size -	(2) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress See elevations for swing direction



C3

Unit Specifications

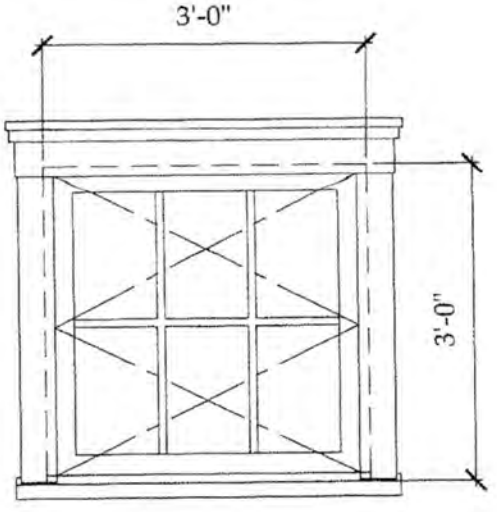
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 9 Lite Window
Unit Code -	(3) 3042
RO Size -	(3) 3'-1"w x 4'-0 1/2"h
Unit Size -	(3) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress See elevations for swing direction



D

Unit Specifications

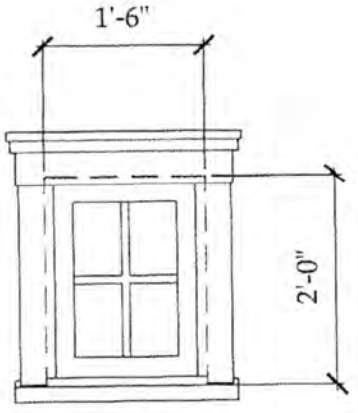
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 9 Lite Window
Unit Code -	1842
RO Size -	2'-1"w x 4'-0 1/2"h
Unit Size -	2'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	See elevations for swing direction



E

Unit Specifications

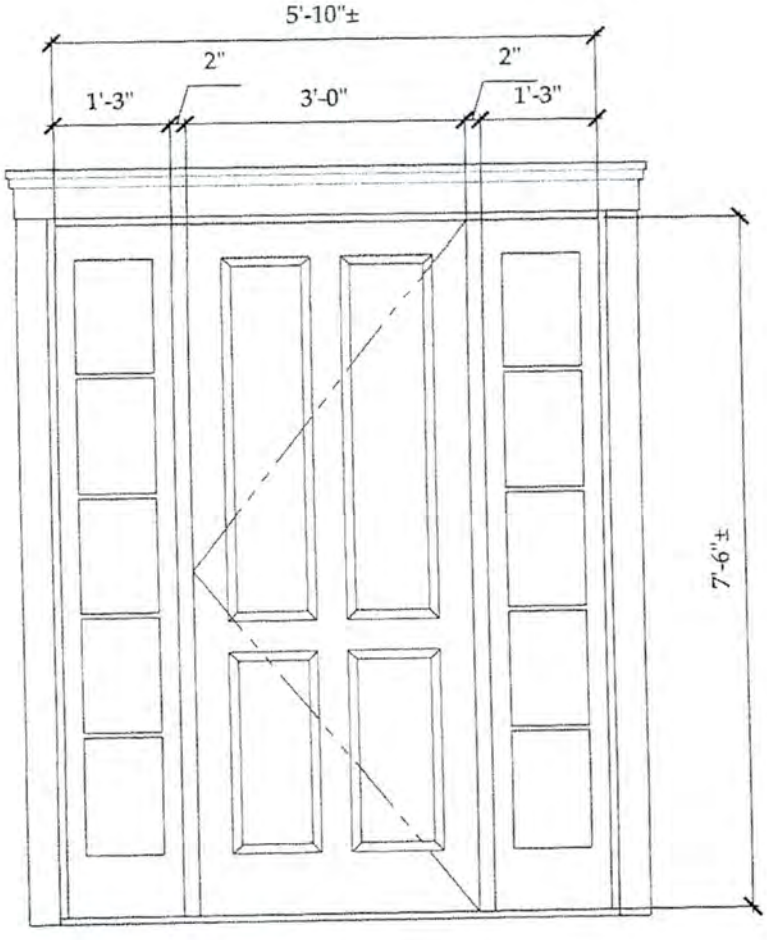
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 9 Lite Window
Unit Code -	3030
RO Size -	3'-1"w x 3'-0 1/2"h
Unit Size -	3'-0"w x 3'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress
	See elevations for swing direction



F

Unit Specifications

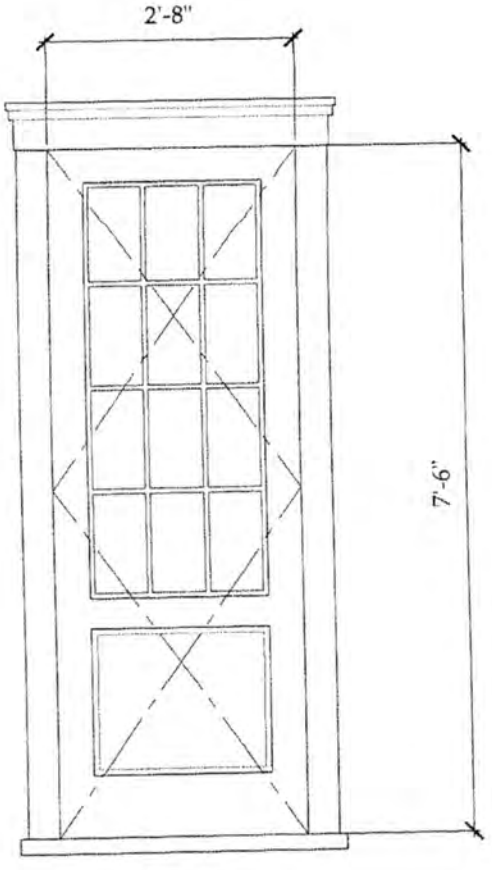
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window - Fixed
Unit Code -	1218
RO Size -	1'-7"w x 2'-0 1/2"h
Unit Size -	1'-6"w x 2'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	n/a
Notes -	See elevations for swing direction



E1

Unit Specifications

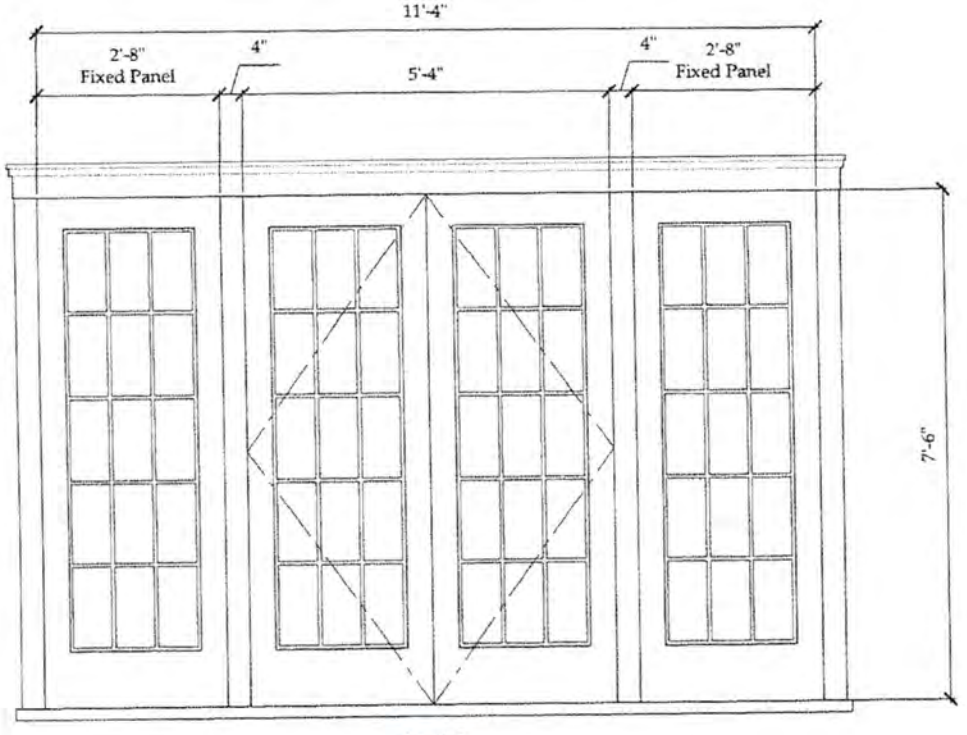
Manufacturer -	Existing to Remain
Unit Type -	4 Panel Wood Door with (2) 5 Lite Side Lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-10"±W x 7'-6"±H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	Existing
Screen -	Wood Frame, Exterior Swing
Notes -	



E2

Unit Specifications

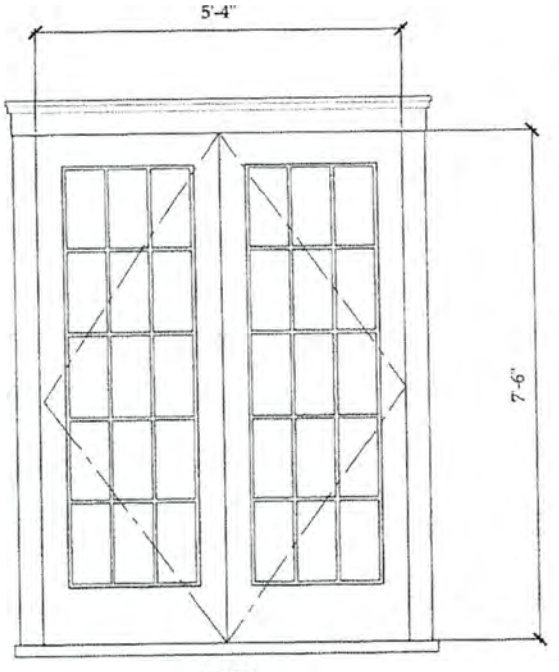
Manufacturer -	Dover Door and Window
Unit Type -	12 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



E3

Unit Specifications

Manufacturer -	Dover Door and Window
Unit Type -	Pair 15 Lite Wood French Door; with (2) 15 Lite wood fixed side lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	11'-4"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



E3

Unit Specifications

Manufacturer -	Dover Door and Window
Unit Type -	Pair 15 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-4"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



EXISTING North Elevation



Shawkemo Hills Residence
Existing Conditions Photographs
Application for Alteration to Main House

S

EXISTING Northeast Elevation

Shawkemo Hills Residence
Existing Conditions Photographs
Application for Alteration to Main House

S

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.

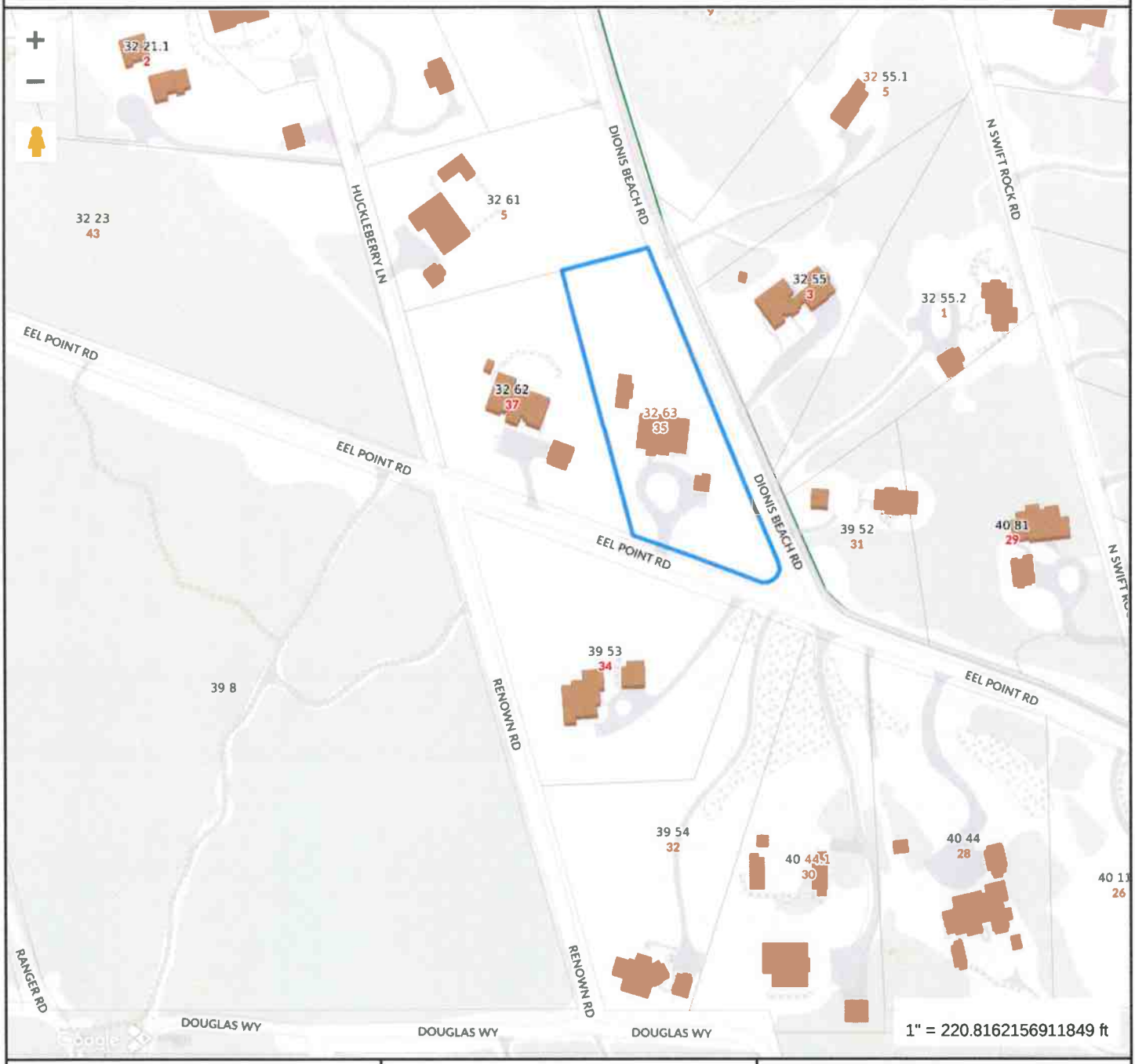
COLORS

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

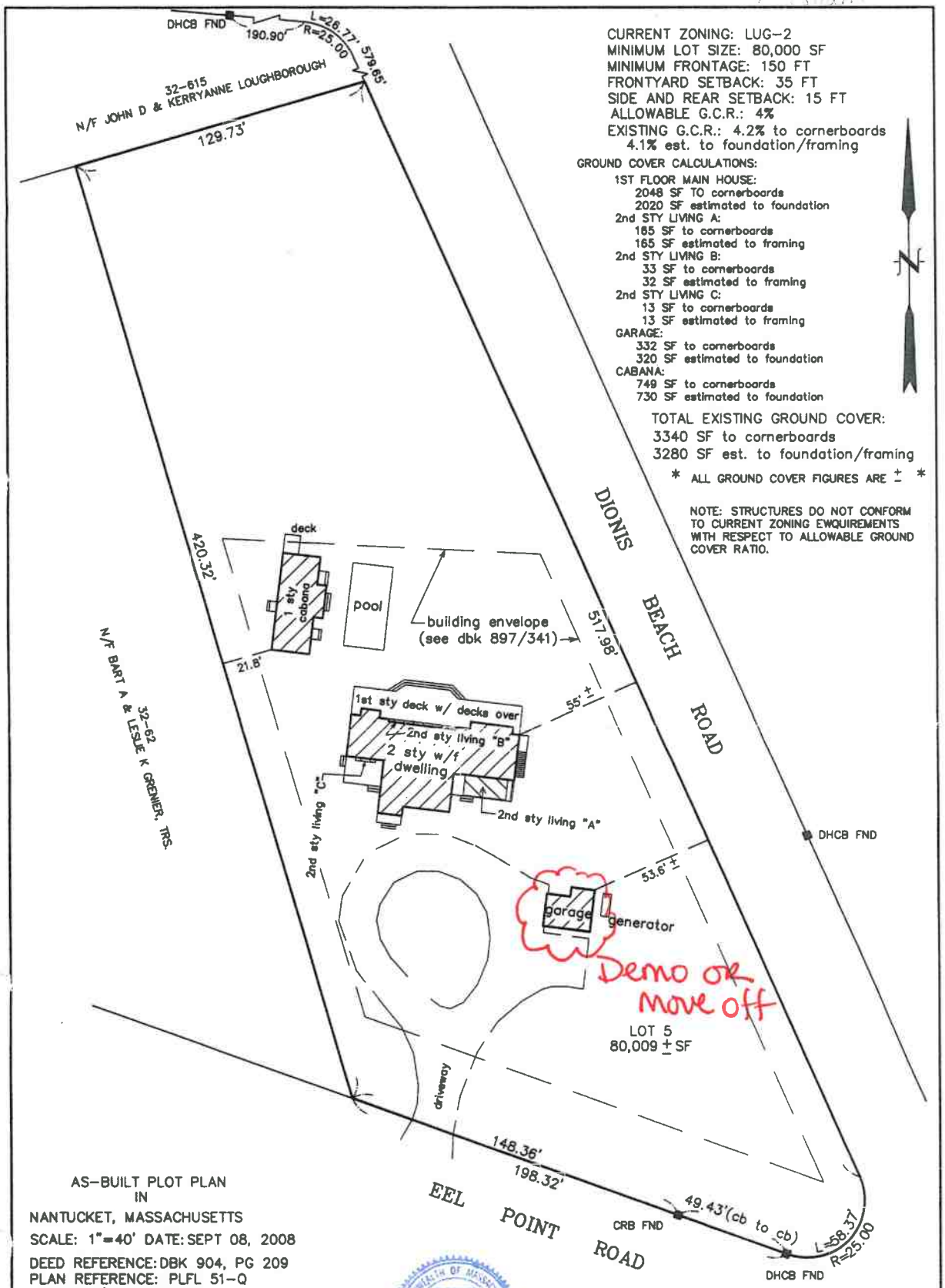
Property ID	1313
Location	35 EEL POINT RD
Owner	MCCOLLUM SUSAN B TRST ETAL

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

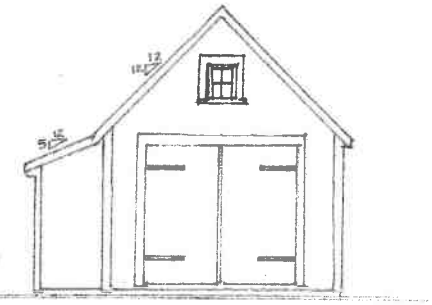
EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

N.B. 19/39

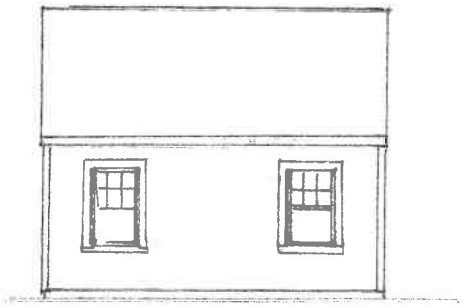
COMMONWEALTH OF MASSACHUSETTS
ROBERT A. EMACK
No. 37730
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

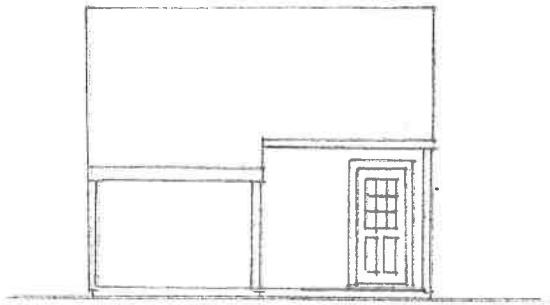
J-984



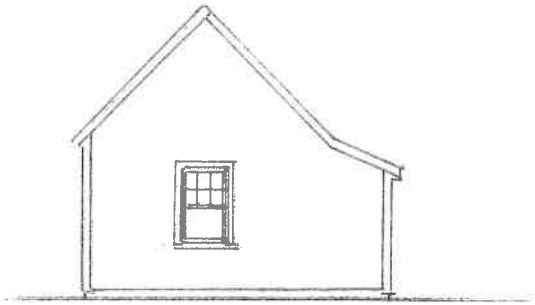
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

REVISIONS	BY

DAVID ROBERT WILEY, ARCHITECT INC.

ISLAND ARCHITECTURE

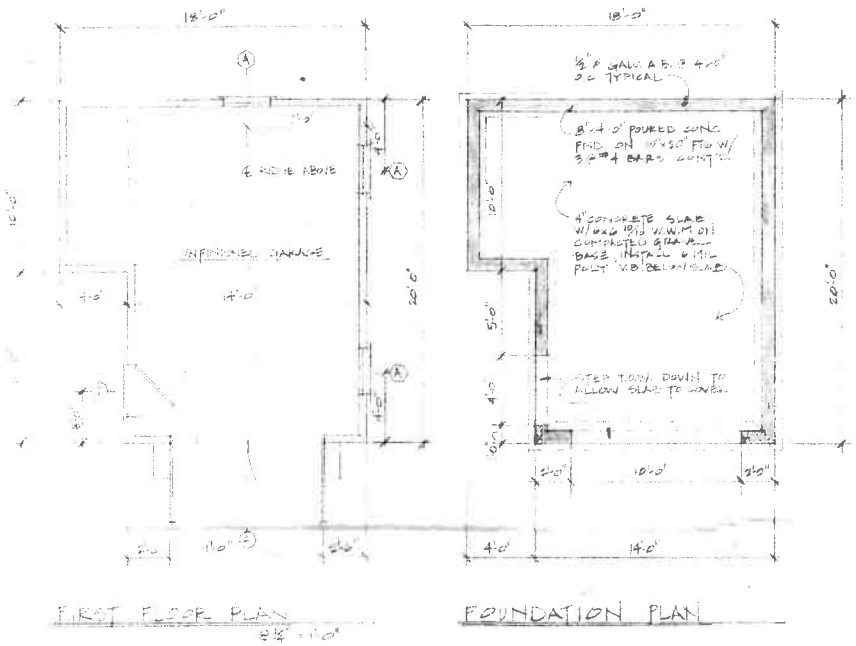
68 UNION STREET, NANTUCKET, MA 02554 (508) 228-0855

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

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.

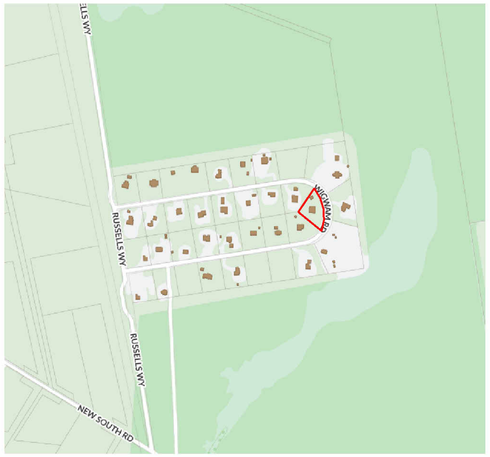
Signature 09/30/2024

Date

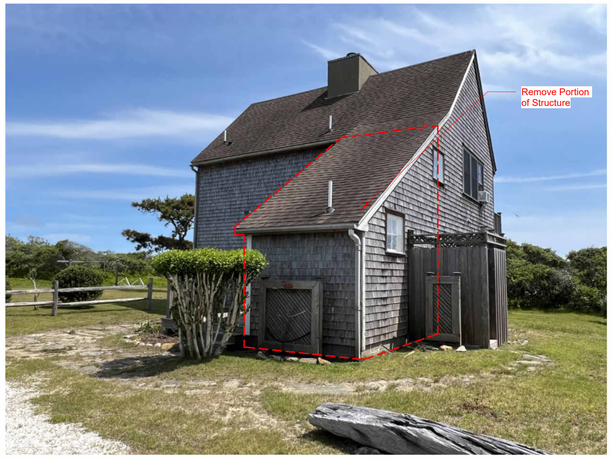
NELSON

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

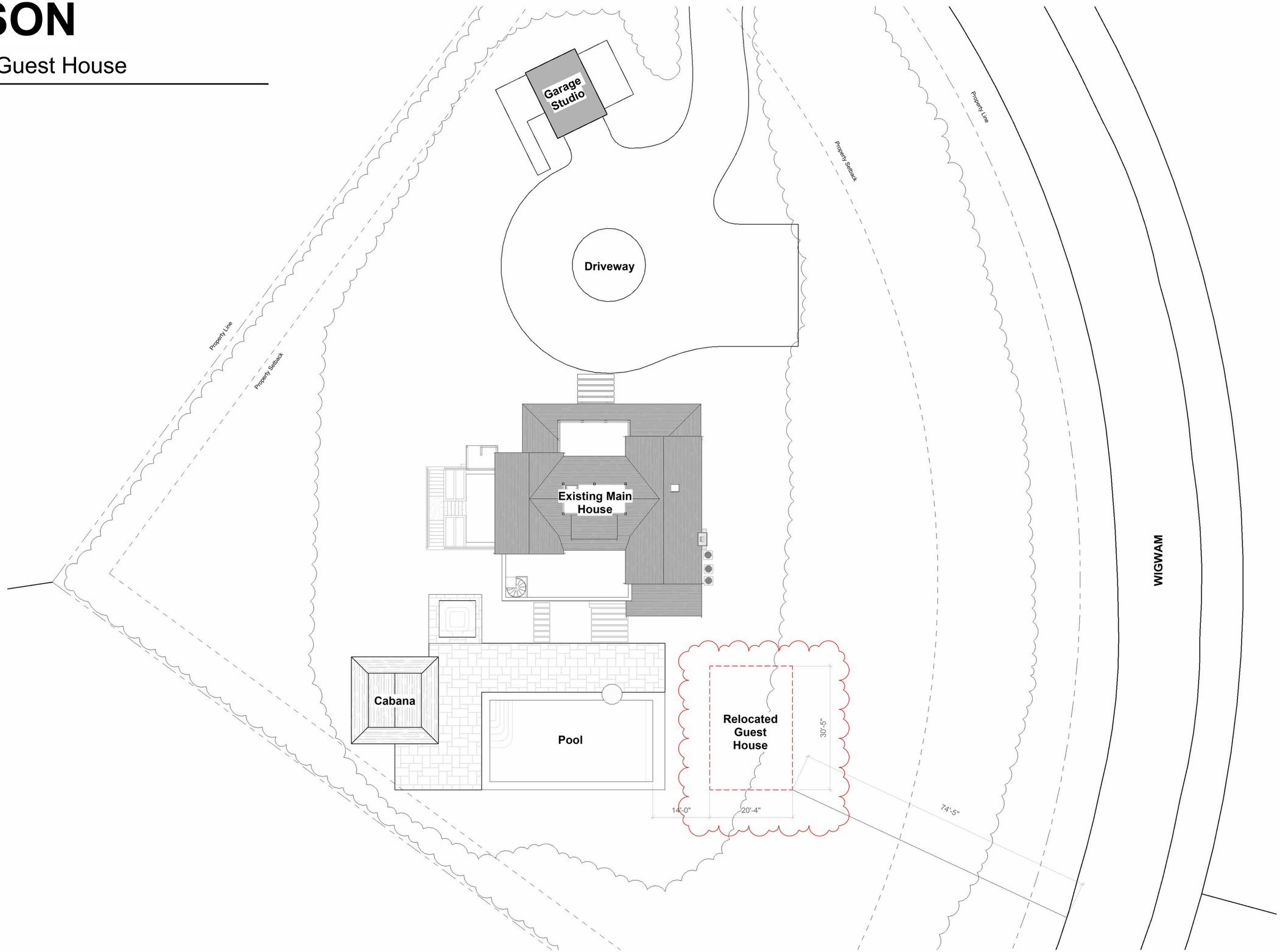
HDC1

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

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.

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°: 40 PARCEL N°. 126

Street & Number of Proposed Work: 18 BISHOPS RISE

Owner of record: 18 BISHOPS RISE LLC.

Mailing Address: 101 ROGERS WAY
DUXBURY, MA 02332

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
16 MARBLEWAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
linosay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☒ Other PICKLE BALL COURT, BLUESTONE PATIO W/ PERGOLA

Size of Structure or Addition: Length: 60 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

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

PATIO = 12 X 21 Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

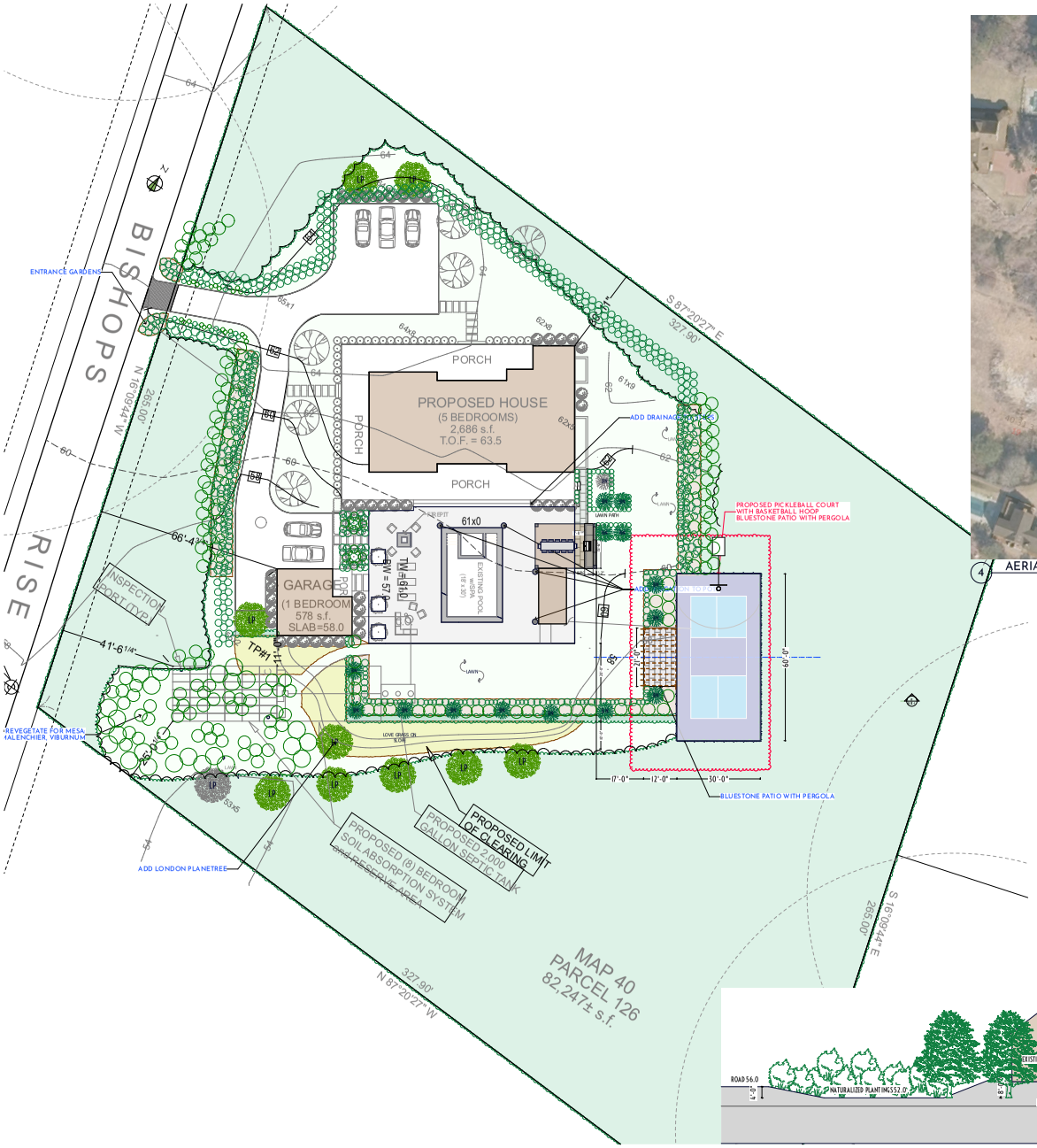
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

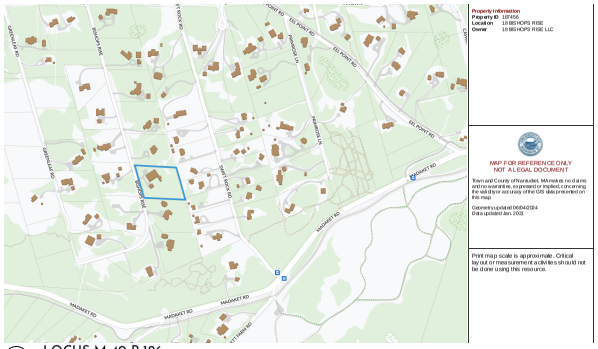
Date 09/27/2024 Signature of owner of record _____ Signed under penalties of perjury



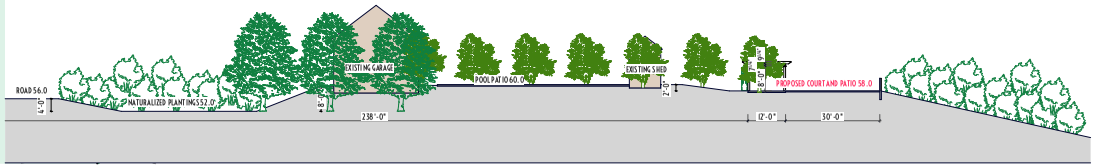
1 HDC LANDSCAPE PLAN
SCALE: 1" = 20'



4 AERIAL OVERLAY PLAN



3 LOCUS M-40 P-126



2 SECTION THROUGH SITE AT COURT
SCALE: 1" = 20'

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

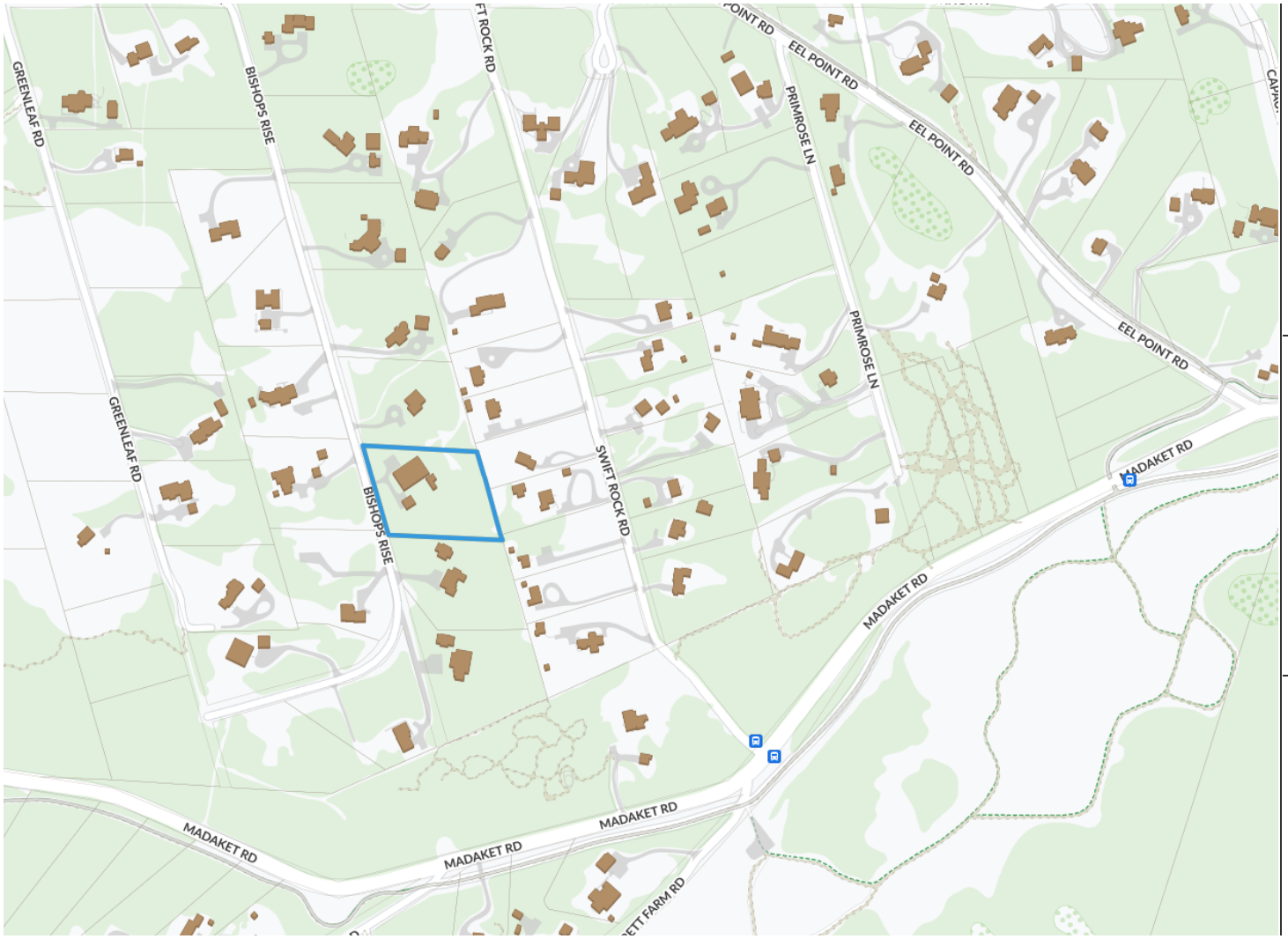
Landscape at
18 Bishops Rise
Nantucket, Ma.
02554

M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
Drawing No.:

HDC-1

Surveyor	Contact
Surveyor	Contact

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



Property Information

Property ID	187456
Location	18 BISHOPS RISE
Owner	18 BISHOPS RISE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

1 LOCUS M-40 P-126

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
Drawing No.:
HDC-A

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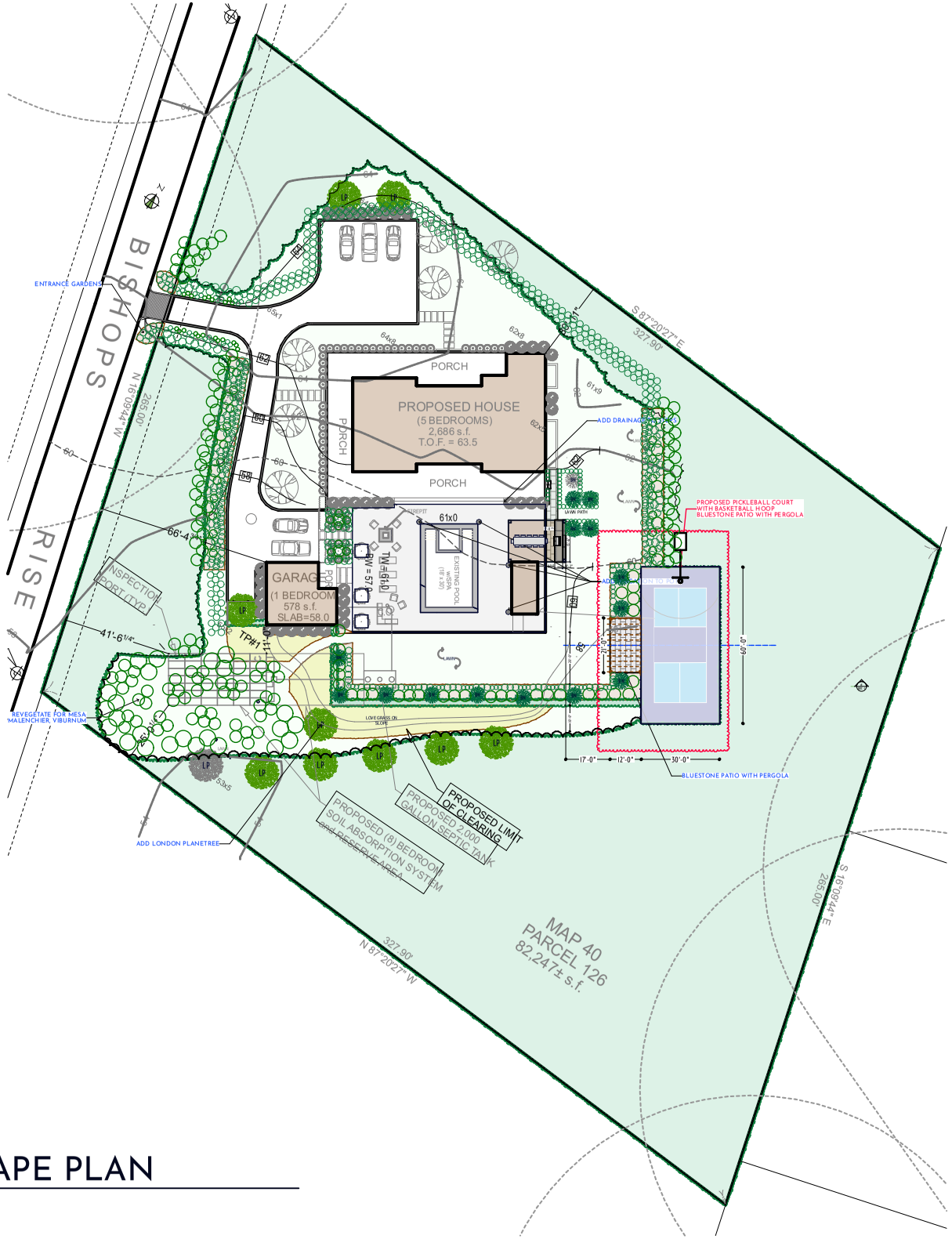

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
Drawing No.:
HDC-B

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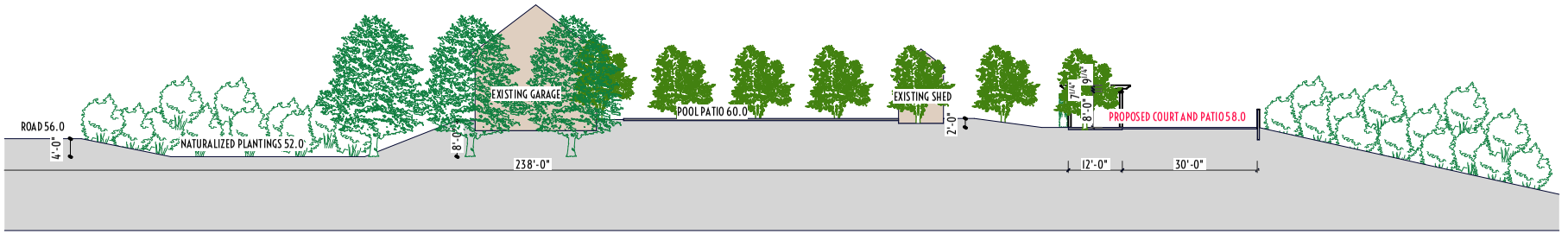
BISHOPS RISE
N
LP
LP
LP



SECTION THROUGH SITE AT COURT
SCALE: 1:452.55

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Section

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
Drawing No.:
HDC-D

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 18 Bishops Rise View 1



2 18 Bishops Rise View 2



3 18 Bishops Rise View 3



4 18 Bishops Rise View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
Drawing No.:

HDC-E

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atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
Drawing No.:

HDC-F

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 427

Street & Number of Proposed Work: 5 PINE CREST DR

Owner of record: KYLE SNELL

Mailing Address: 5 PINE CREST DR NANTUCKET

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD NANTUCKET

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Width: _____ Sq. footage 2nd floor: _____ Size: 24 x 16 E ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

40' GREEN MESH 5' TALL DOG FENCE @ EXISTING CYPRESS @ BIKE PATH

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 5' + 1' (6')

Type: CEDAR PRIVACY

Length: 160'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type GRAVEL + Material _____

Hardscape materials: Driveways BELGIAN APRON Walkways BRICK Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW Shutters _____

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

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

Date 9/23/21 Signature of owner of record Kyle Snell Signed under penalties of perjury

From: Paula McQuaid paula.mcquaid4@gmail.com
Subject: Support for Proposed Cedar Fence Installation/ McQuaid
Date: September 20, 2024 at 9:58 AM
To: Thornewill Design office@thornewilldesign.com

Dear Members of the HDC Board,

I hope this message finds you well.

I am writing to express my support for Kyle Snell's proposed installation of a cedar fence on his property line between our lots on Cardinal Court. As an abutting neighbor, I believe this fence will enhance the privacy and aesthetics of our shared space.

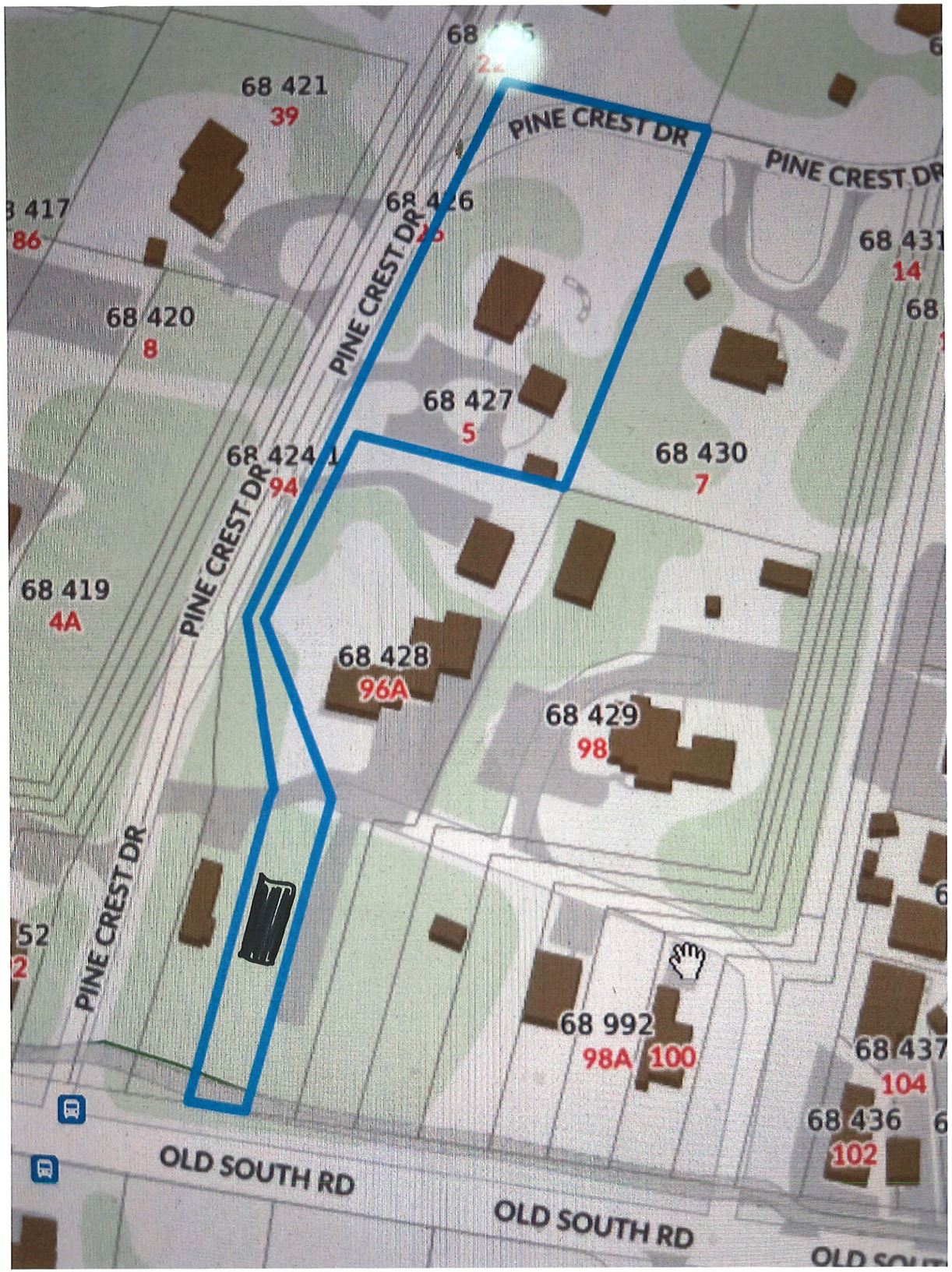
I appreciate your attention to this matter and look forward to hearing your decision

Thank you for considering my perspective.

Best regards,

Paula McQuaid

26 Pine Crest Drive
Nantucket, MA 02554


68 421
39
PINE CREST DR
PINE CREST DR
68 426
68 431
14
68 420
8
PINE CREST DR
68 427
5
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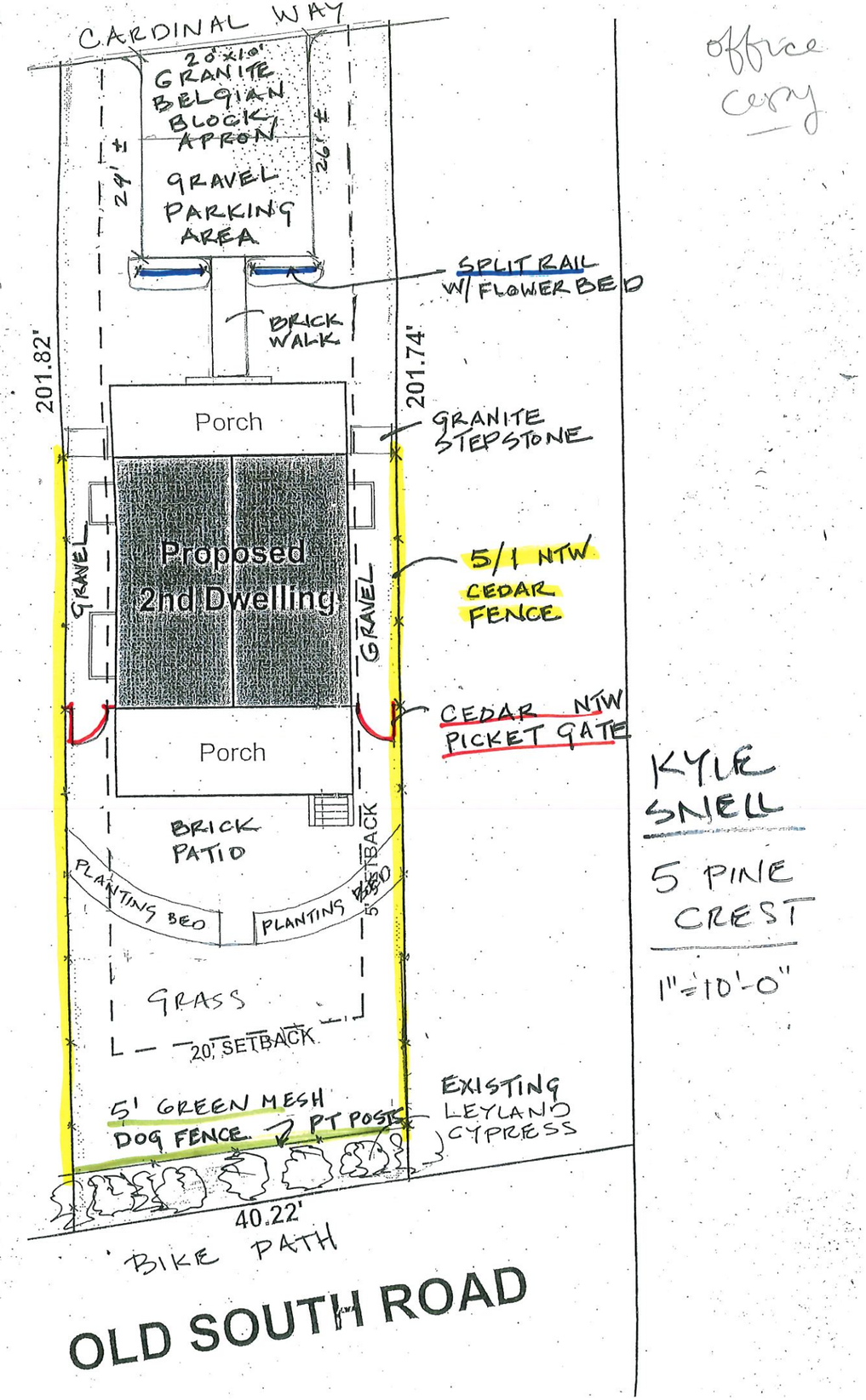
94
68 430
7
68 419
4A
68 428
96A
68 429
98
PINE CREST DR
68 992
98A 100
68 437
104
68 436
102
OLD SOUTH RD
OLD SOUTH RD



office copy

KYLE SNELL

5 PINE CREST

1"=10'-0"




UCU
250149 5
25G1
GROSS
30,480 KGS
67,200 LBS
2,285 KGS
5,040 LBS
28,195 KGS
62,160 LBS
37.4 CUM
1,320 CUFT
KYLE



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 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: _____

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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. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
	All documents MUST be legible. All sets MUST be collated and stapled.
?	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10-3-2024

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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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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 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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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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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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178701







DOC No: 00178701

NANTUCKET COUNTY LAND COURT

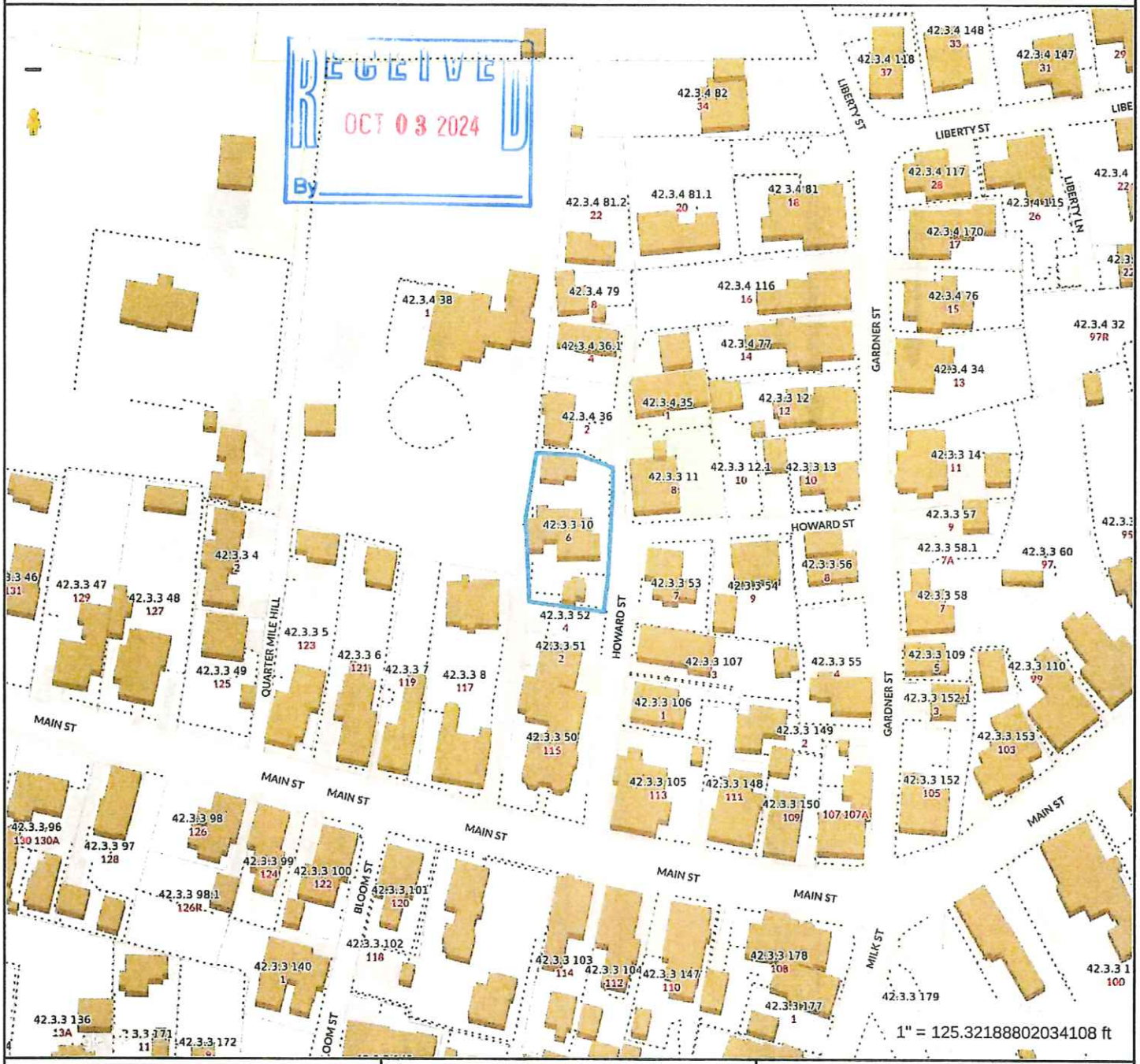
REGISTRY DISTRICT

** 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.

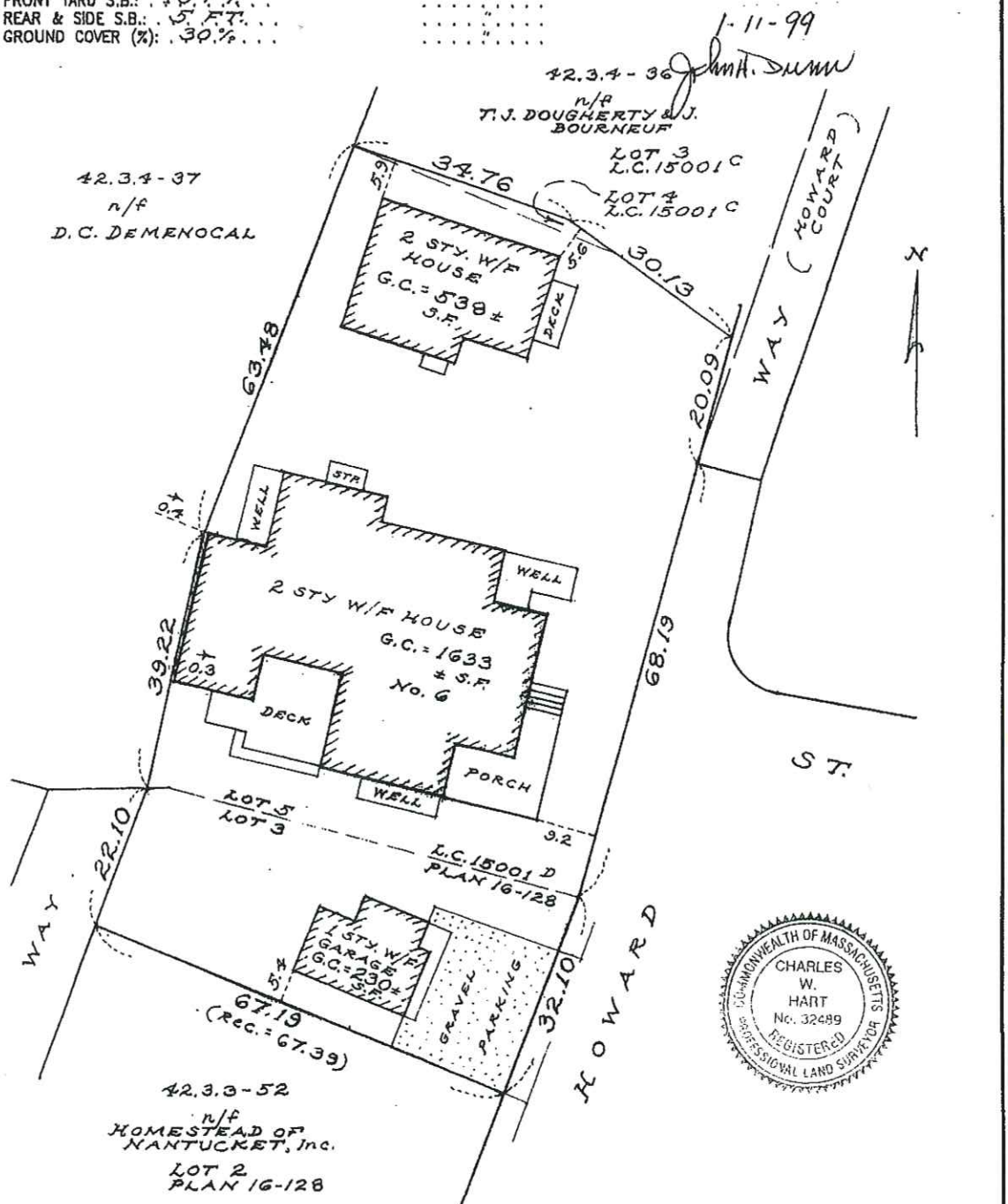
Geometry updated 06/04/2024
Data updated Jan. 2021

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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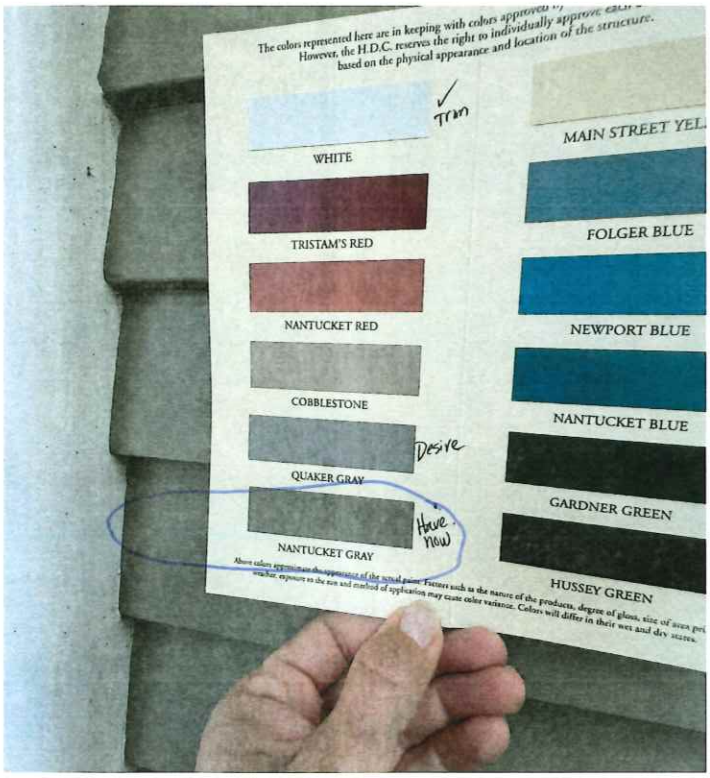



From: **Heather McHold** htmchold@gmail.com
Subject: Fwd: DRAFT 6 Howard to Quaker Gray and white
Date: September 27, 2024 at 10:01 AM
To:

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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.

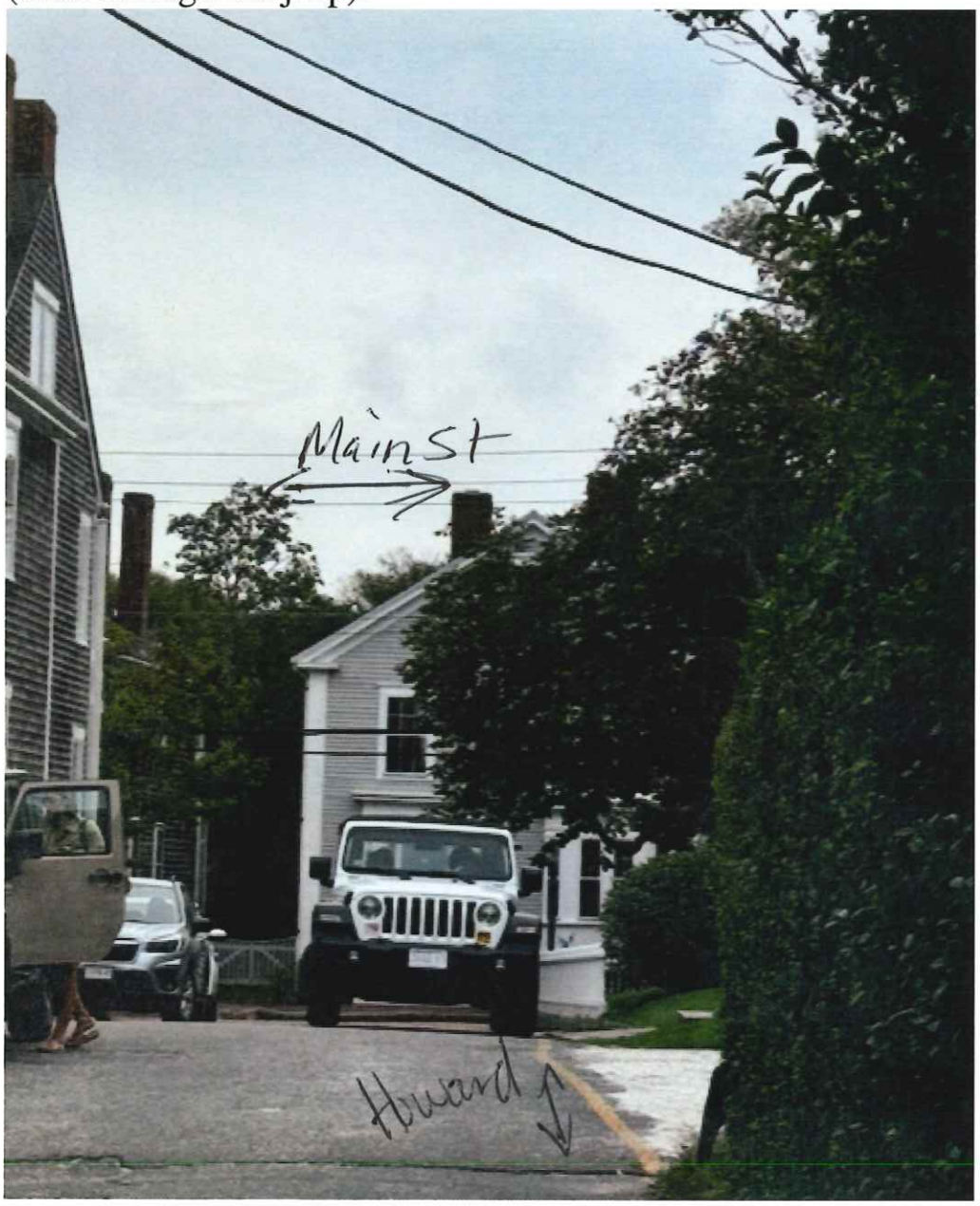


3 Howard



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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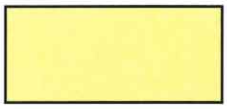
Nantucket Historic District Commission
Approvable Colors

Main Street Yellow.....PMS 120



Cottage Red.....PMS 492



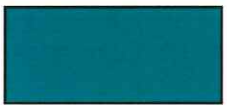
Hamilton Blue.....PMS 5415



Cobblestone.....PMS 403



Nantucket Blue.....PMS 5473



Quaker Gray.....PMS 423 Desired color for clapboard on front of House.



Chrome Green.....PMS 3302



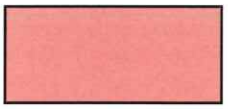
Nantucket Gray.....PMS 416 Current Color 6 Howard St.



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.

The certificate is valid for three years from 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 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.

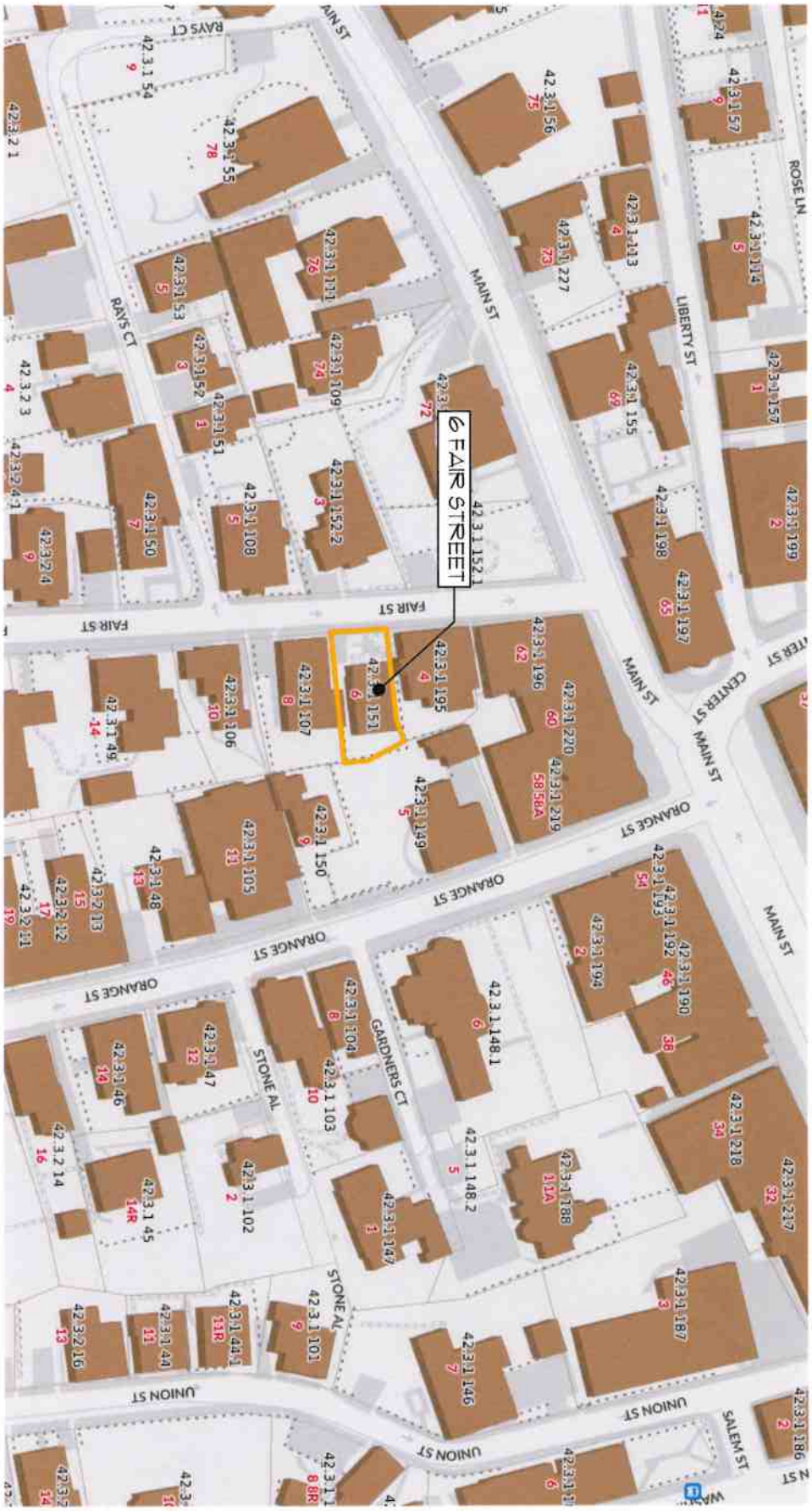
COLORS

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

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Locus Plan

BOTTICELLI & POHL

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

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
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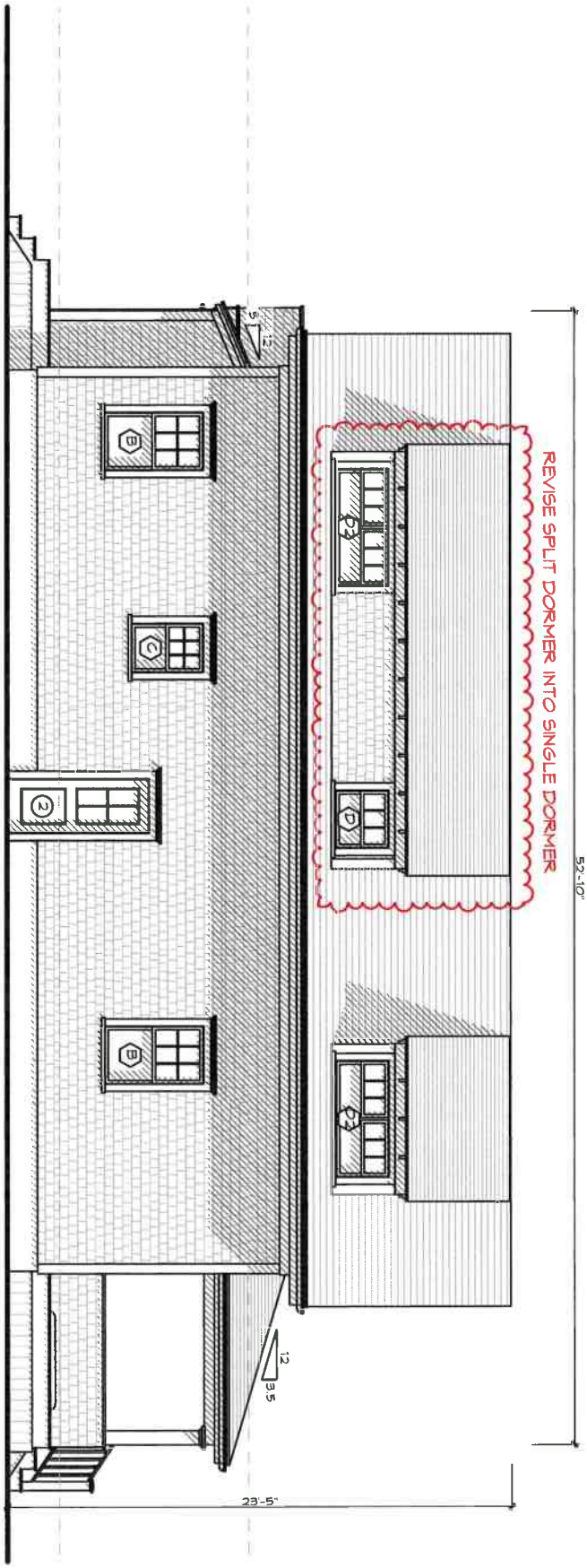
ID#
L-1.2



ID # A-2.1

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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North Elevation

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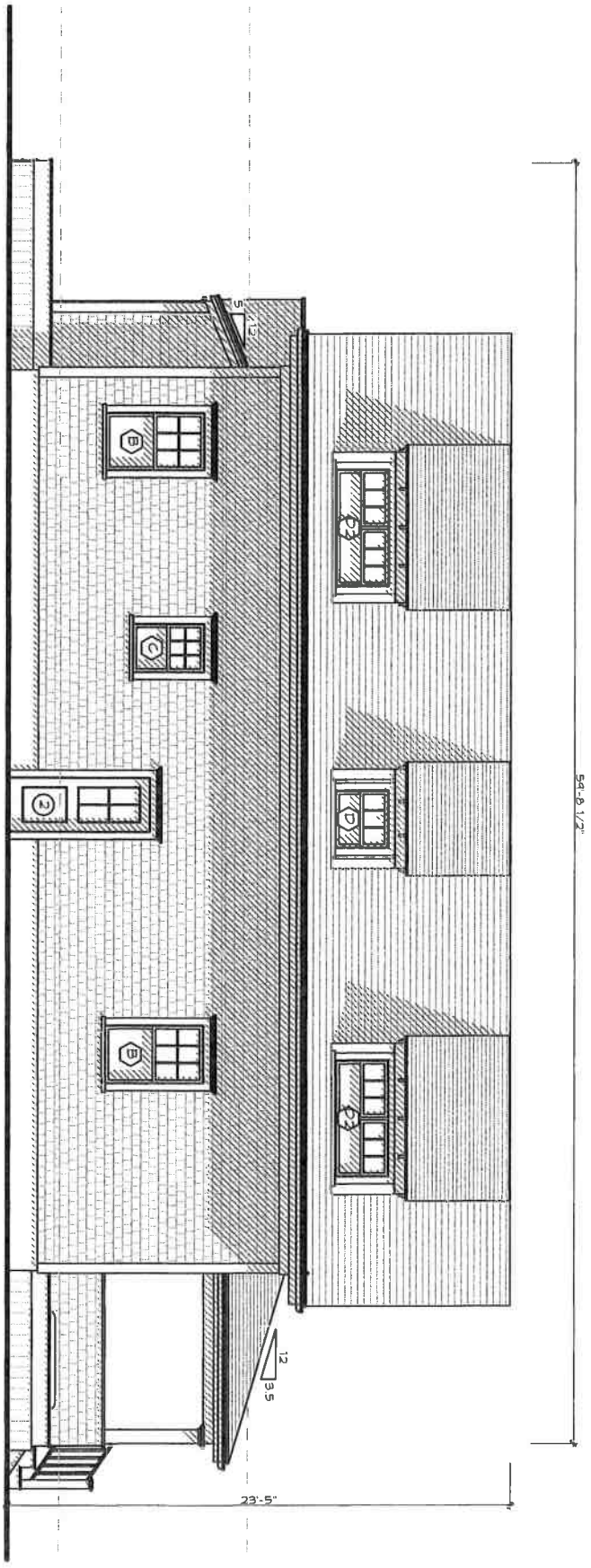

Previously Approved

ID# A-2.1

Higgins
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North Elevation

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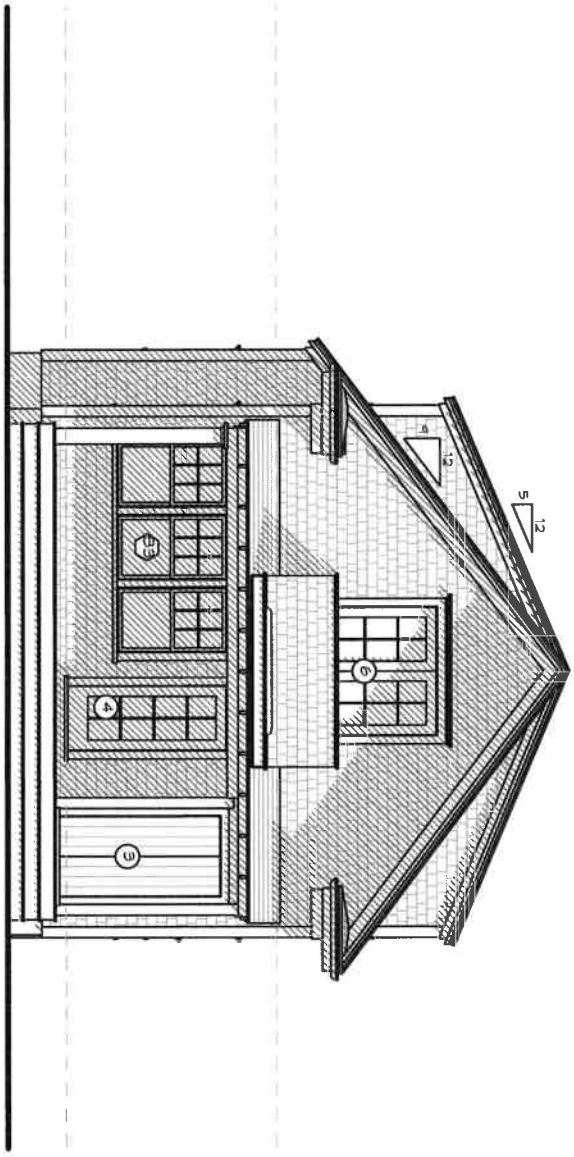

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East Elevation

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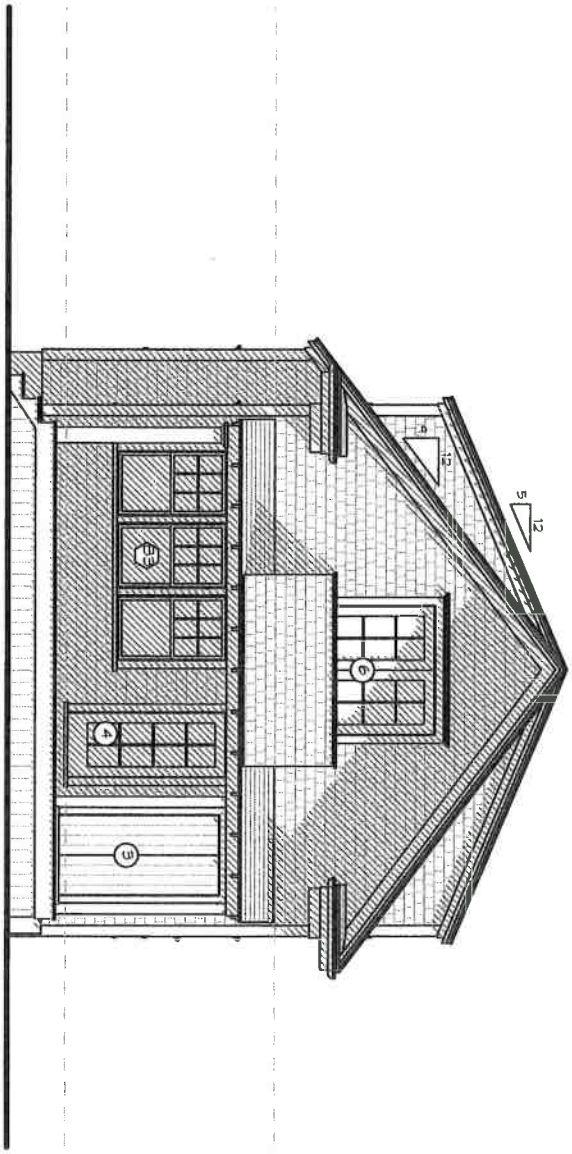

Previously Approved

A-2.2

Higgins
6 Fair Street
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East Elevation

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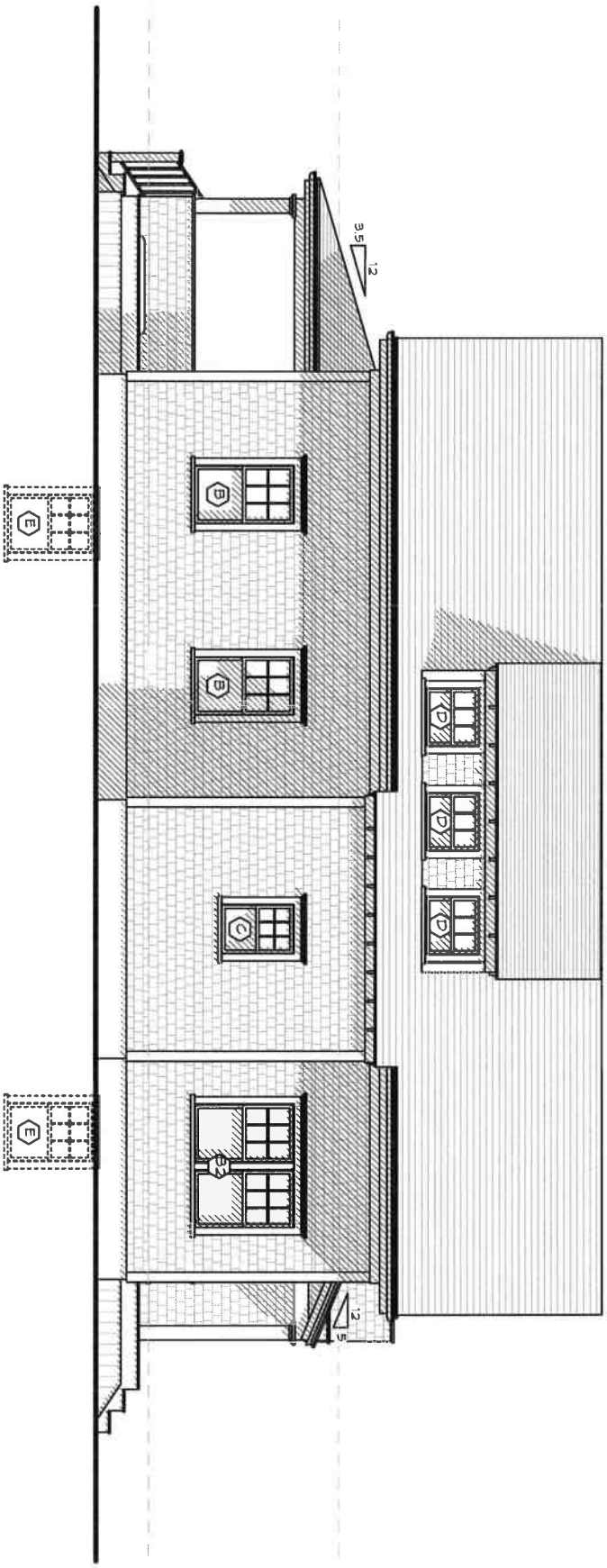

ID # A-2.3

Higgins
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South Elevation

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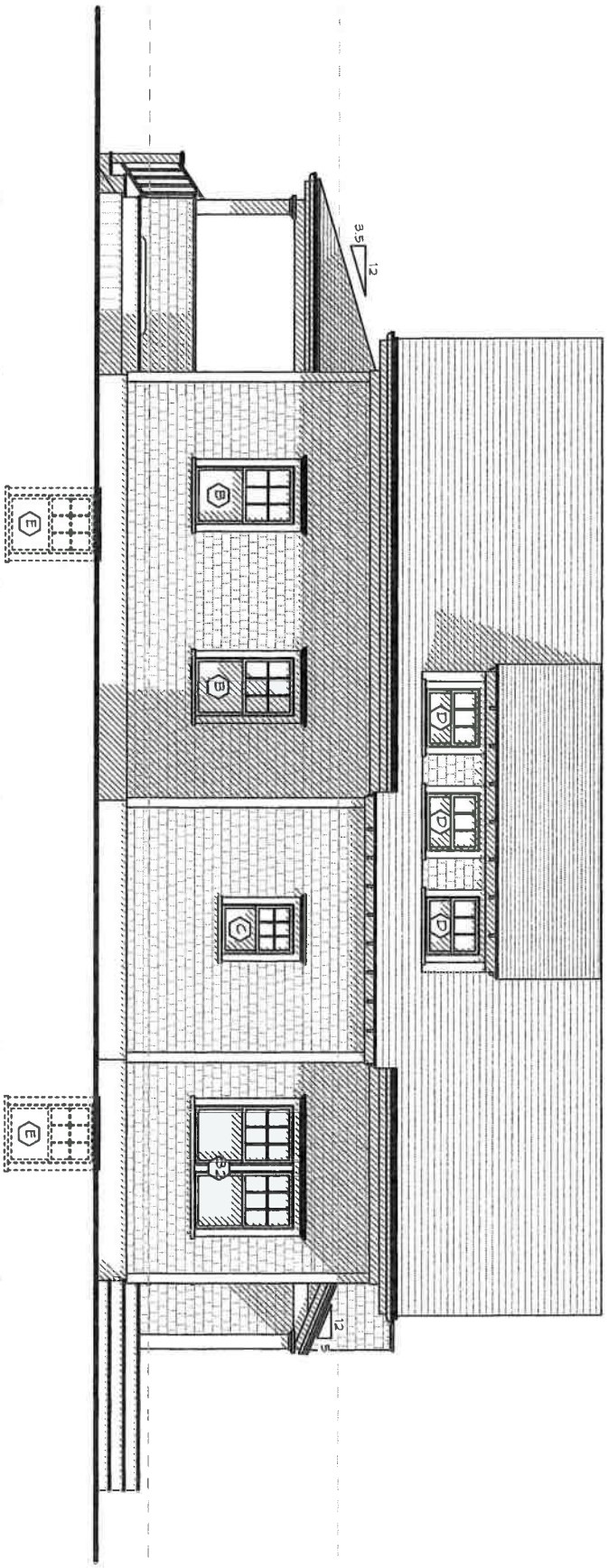

Previously Approved

ID# A-2.3

Higgins
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South Elevation

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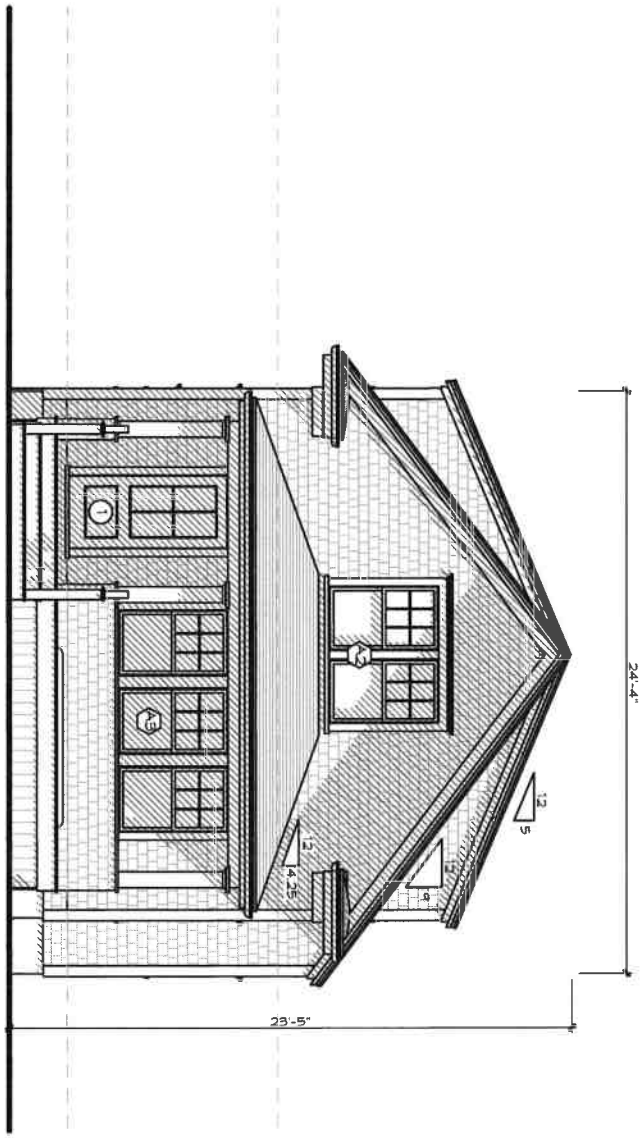

A-2.4

ID #

Higgins
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Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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West Elevation

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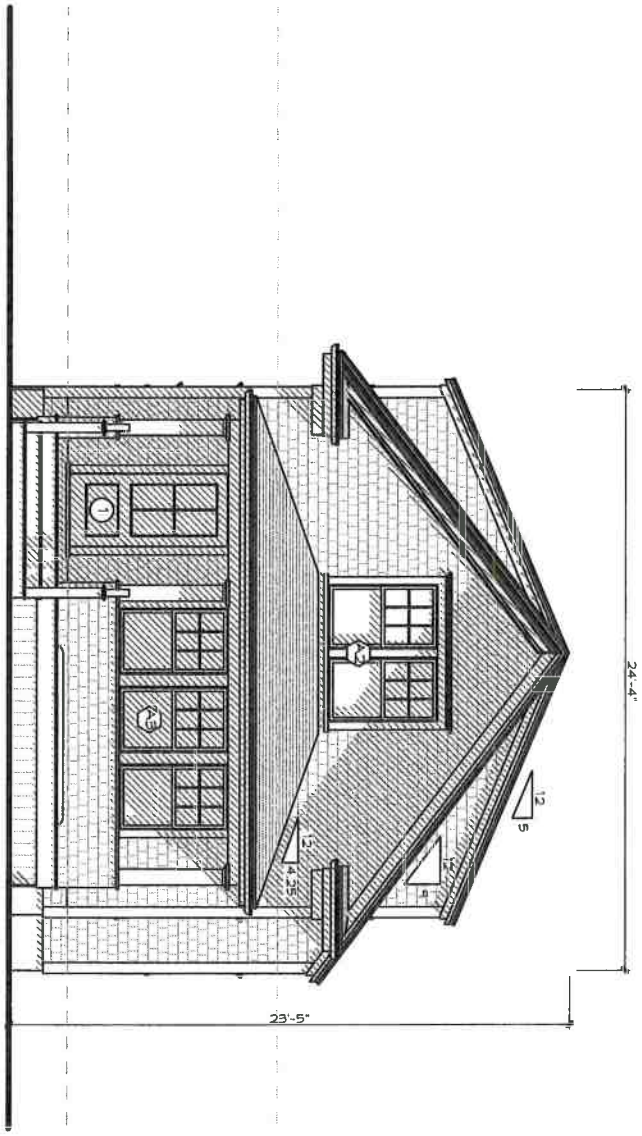

Previously Approved

A-2.4 ID #

Higgins
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Nantucket, MA 02554

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West Elevation

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P 508 228 5455

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P 617 482 4543

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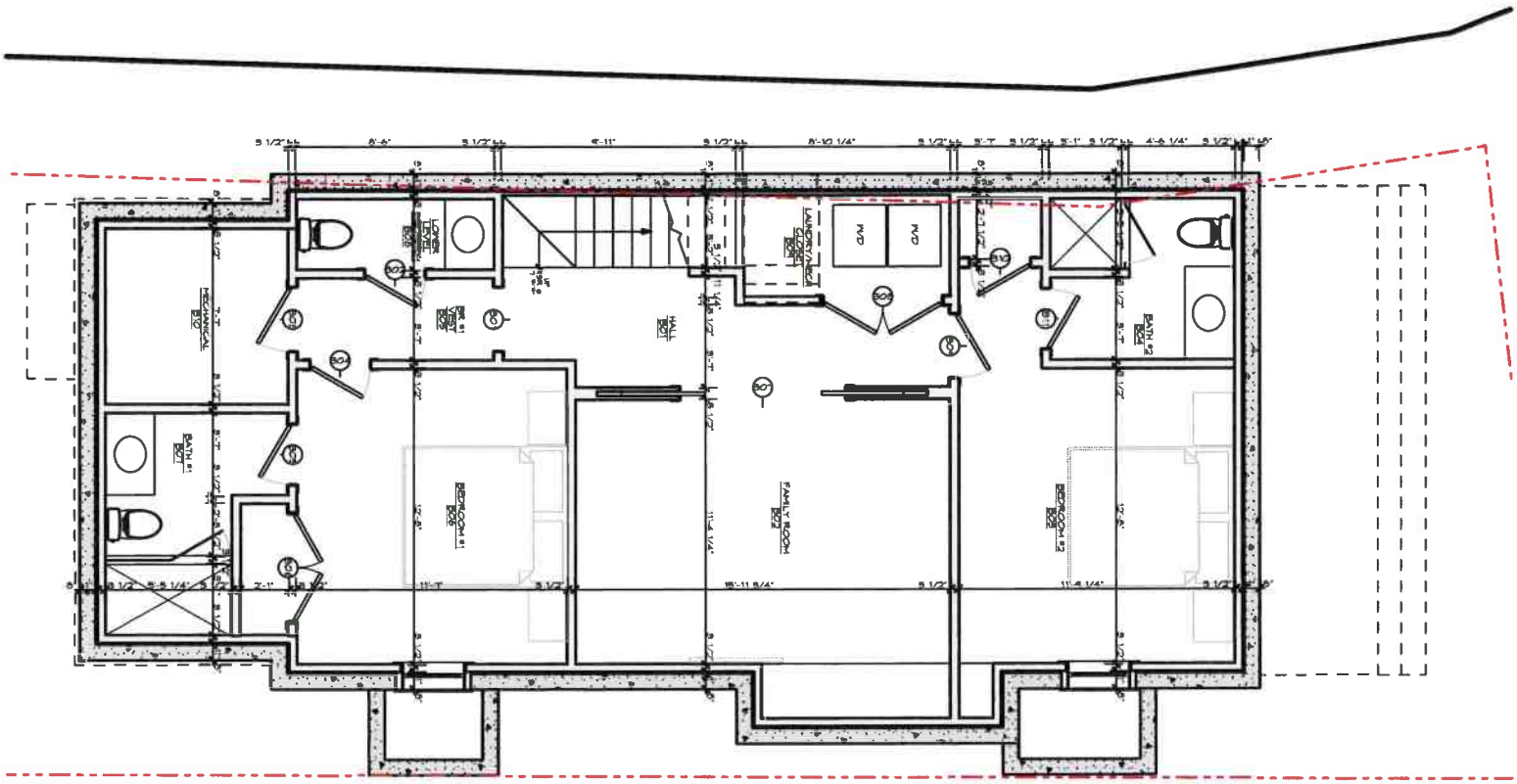

A-1.0

ID #

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Basement Plan

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P 508 228 5455

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

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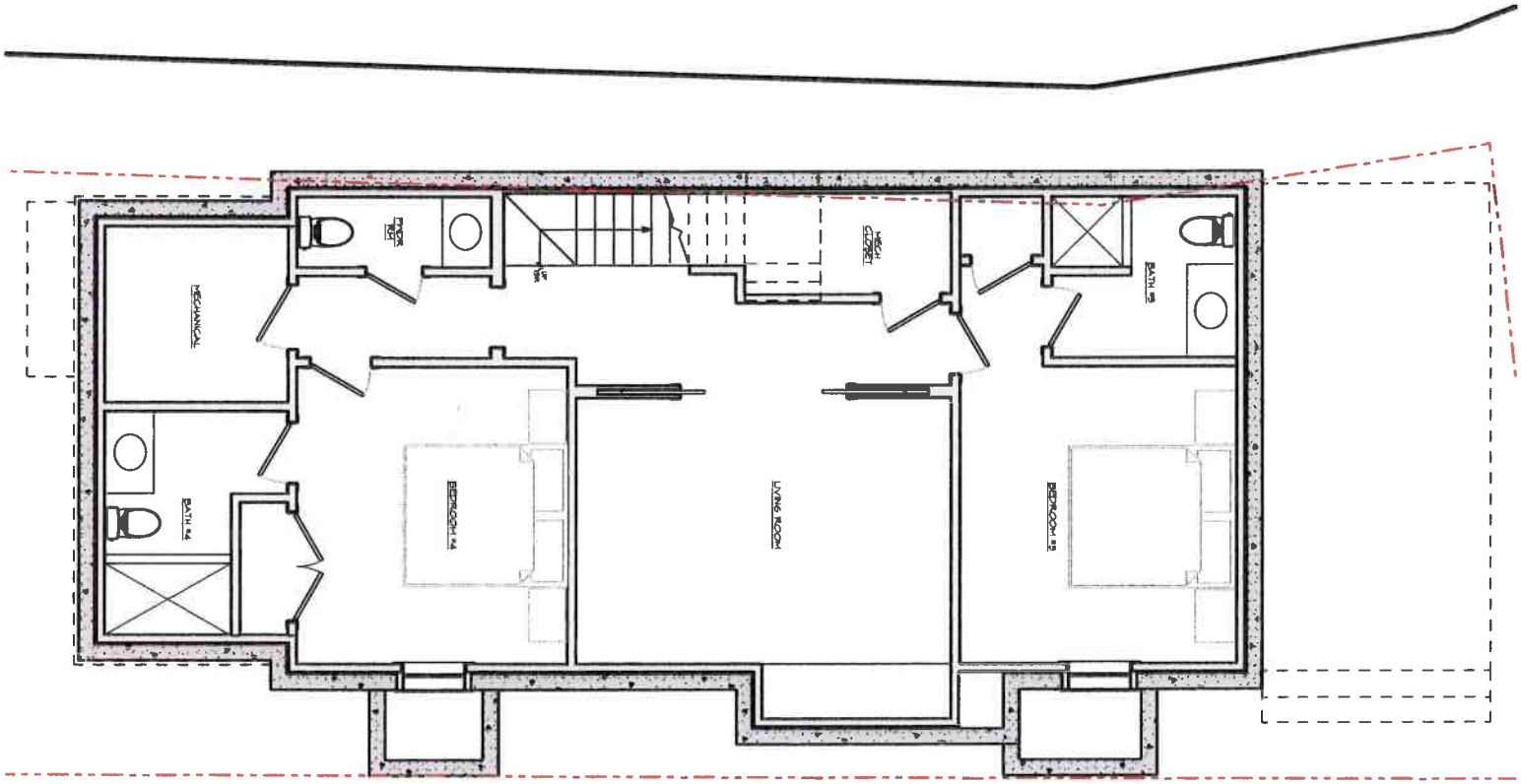

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ID# A-1.0

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Basement Plan

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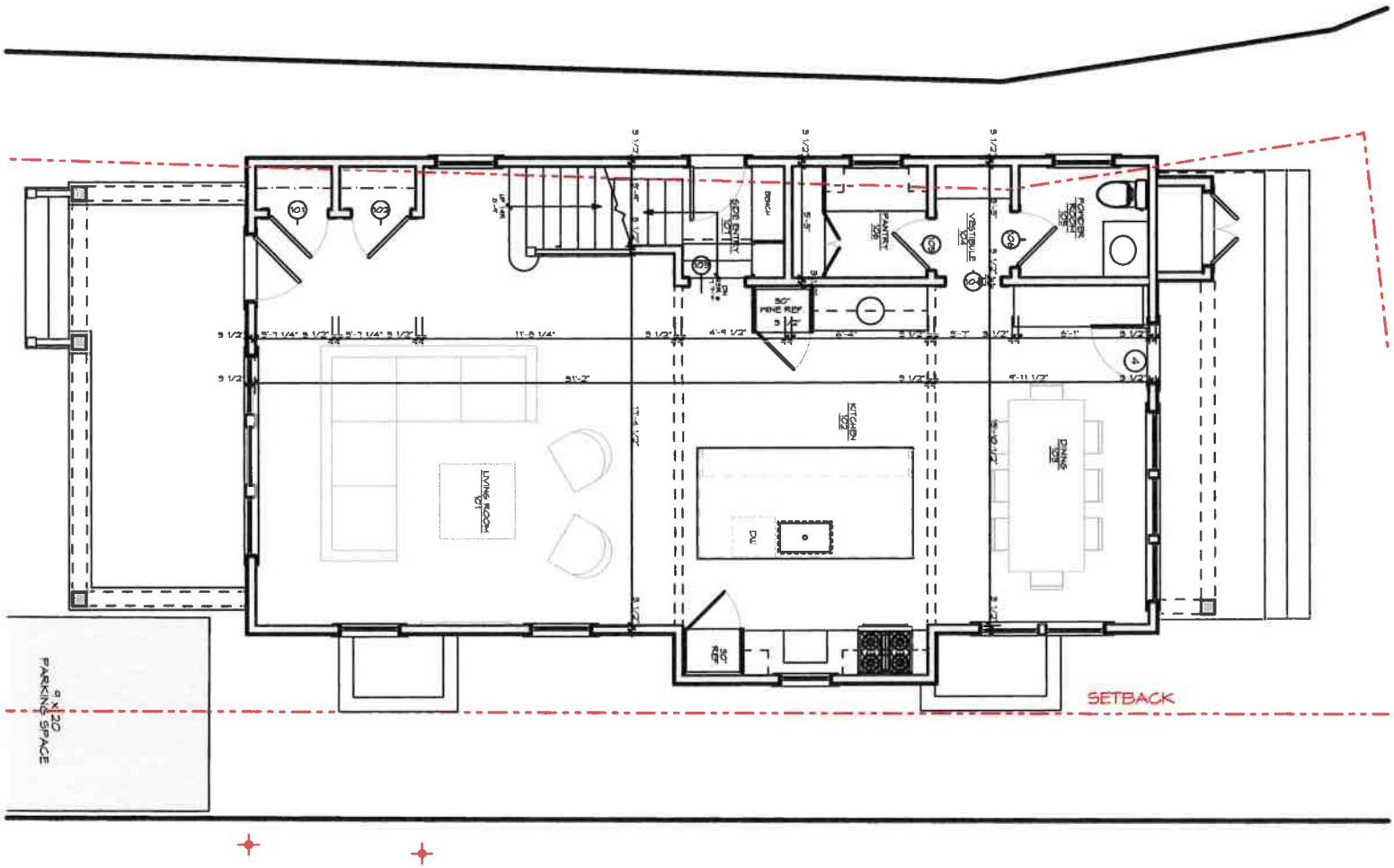

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Higgins
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First Floor Plan

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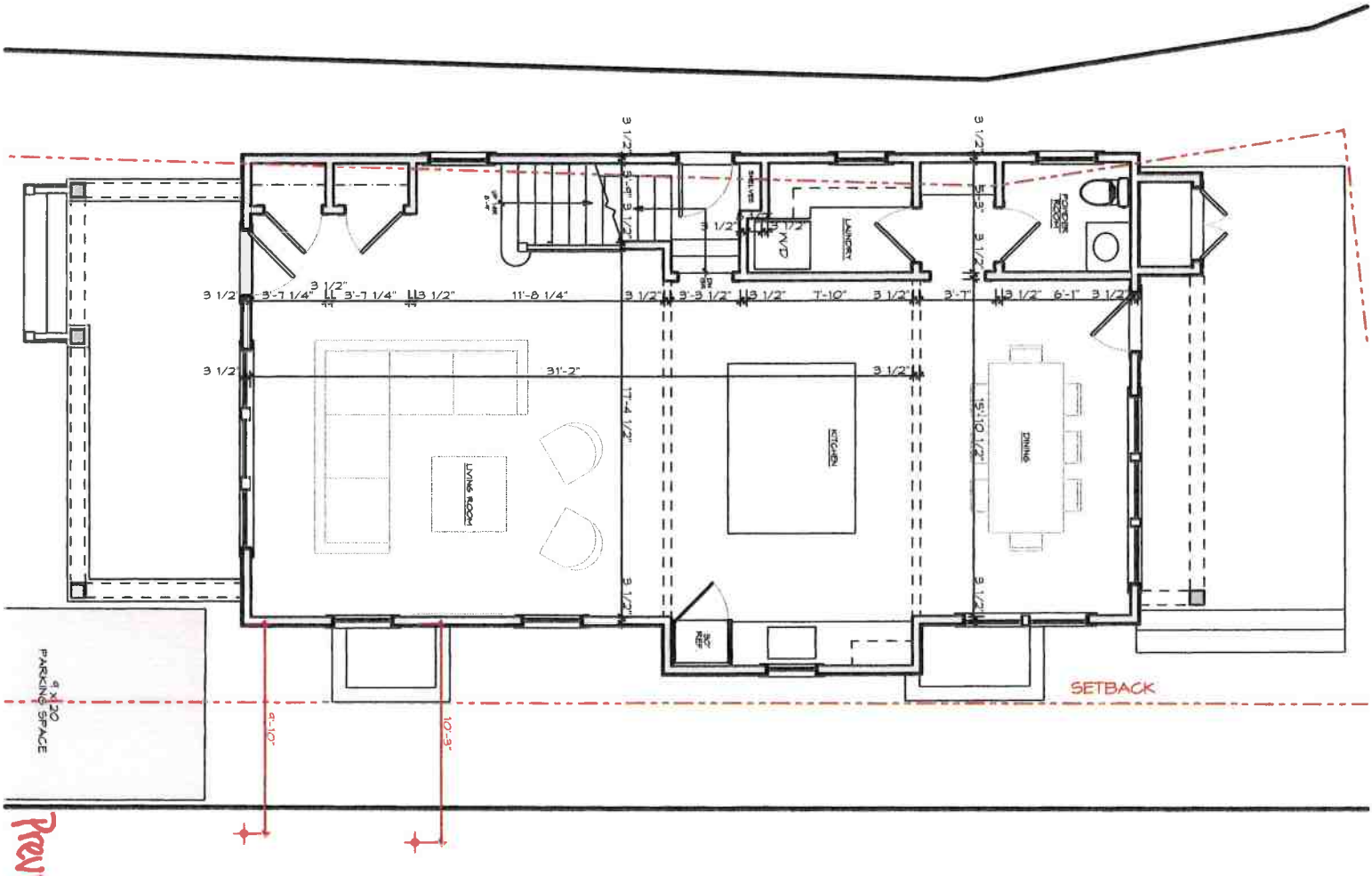

Previously Approved

ID # A-1.1

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
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First Floor Plan

BOTTICELLI & POHL

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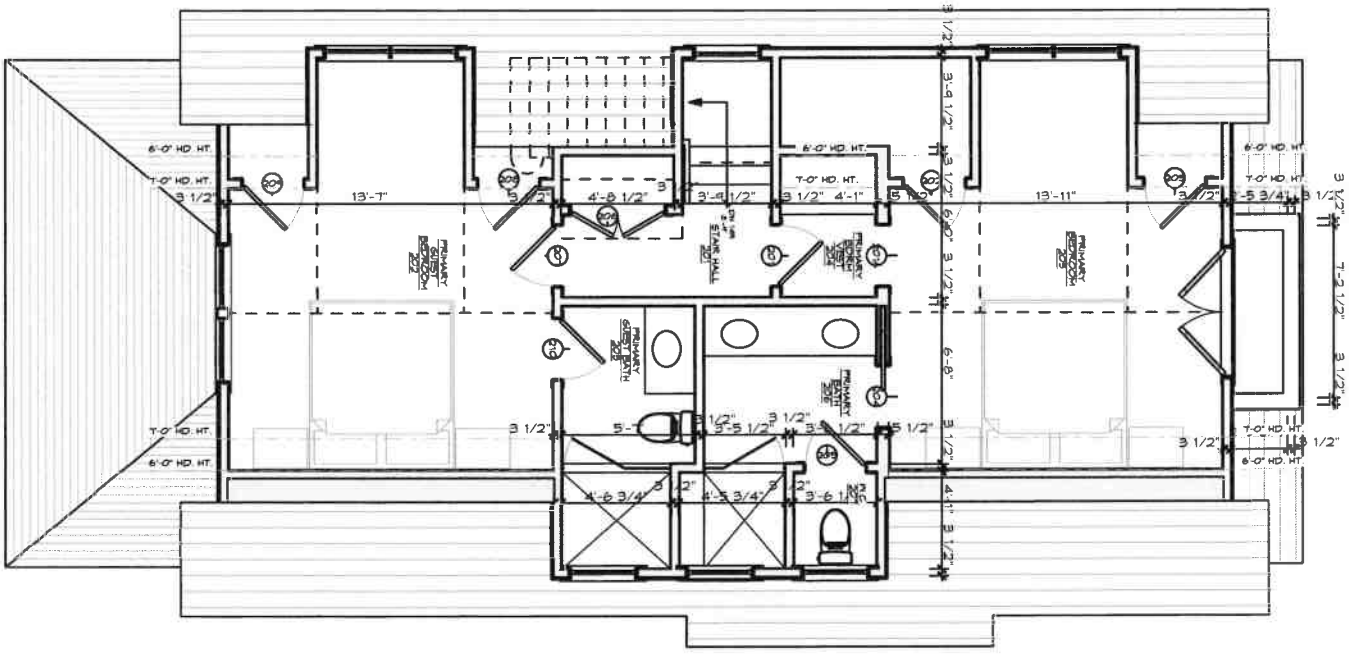

A-1.2

ID#

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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Second Floor Plan

BOTTICELLI & POHL

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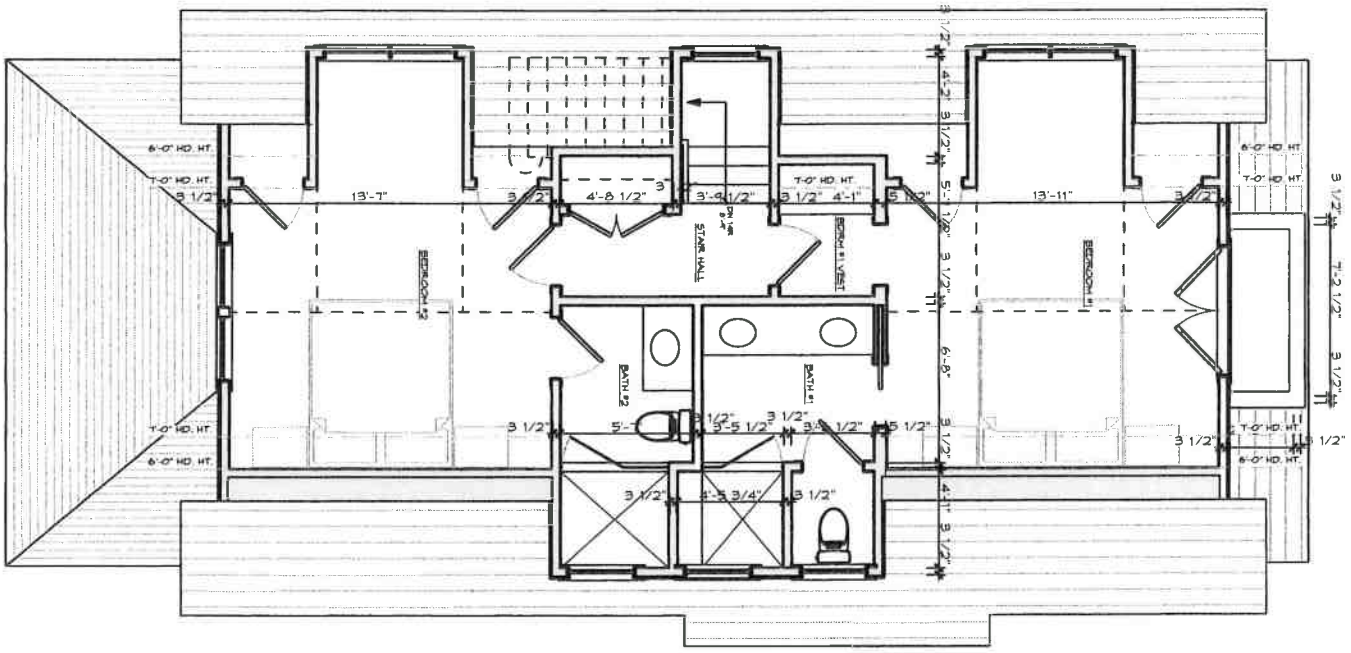
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID # A-1.2

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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Second Floor Plan

BOTTICELLI & POHL

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

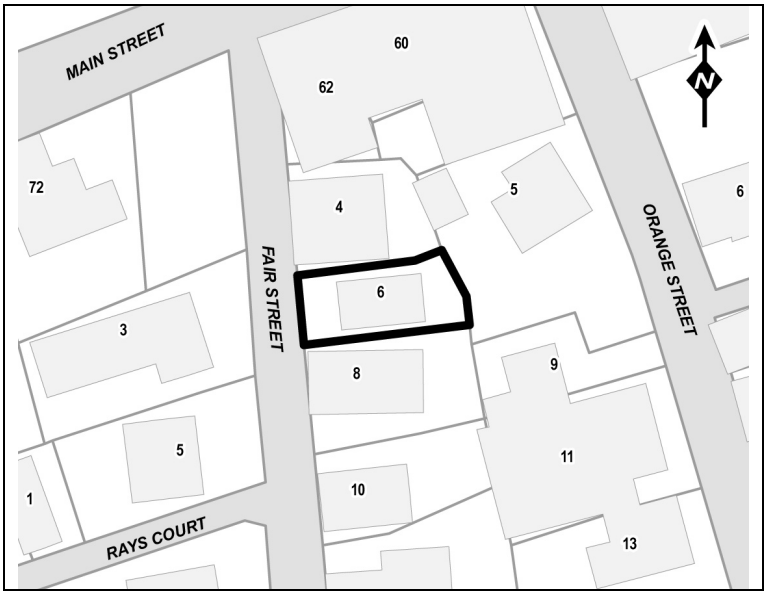
LHD 6/4/1970 NRDIS NHL 11/13/1966

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.

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Continuation sheet 2

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6 Fair Street - West



6 Fair Street - South/ West

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
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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 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

RECEIVED
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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By

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 ID	12399
Location	26 ARLINGTON ST
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Geometry updated 06/04/2024
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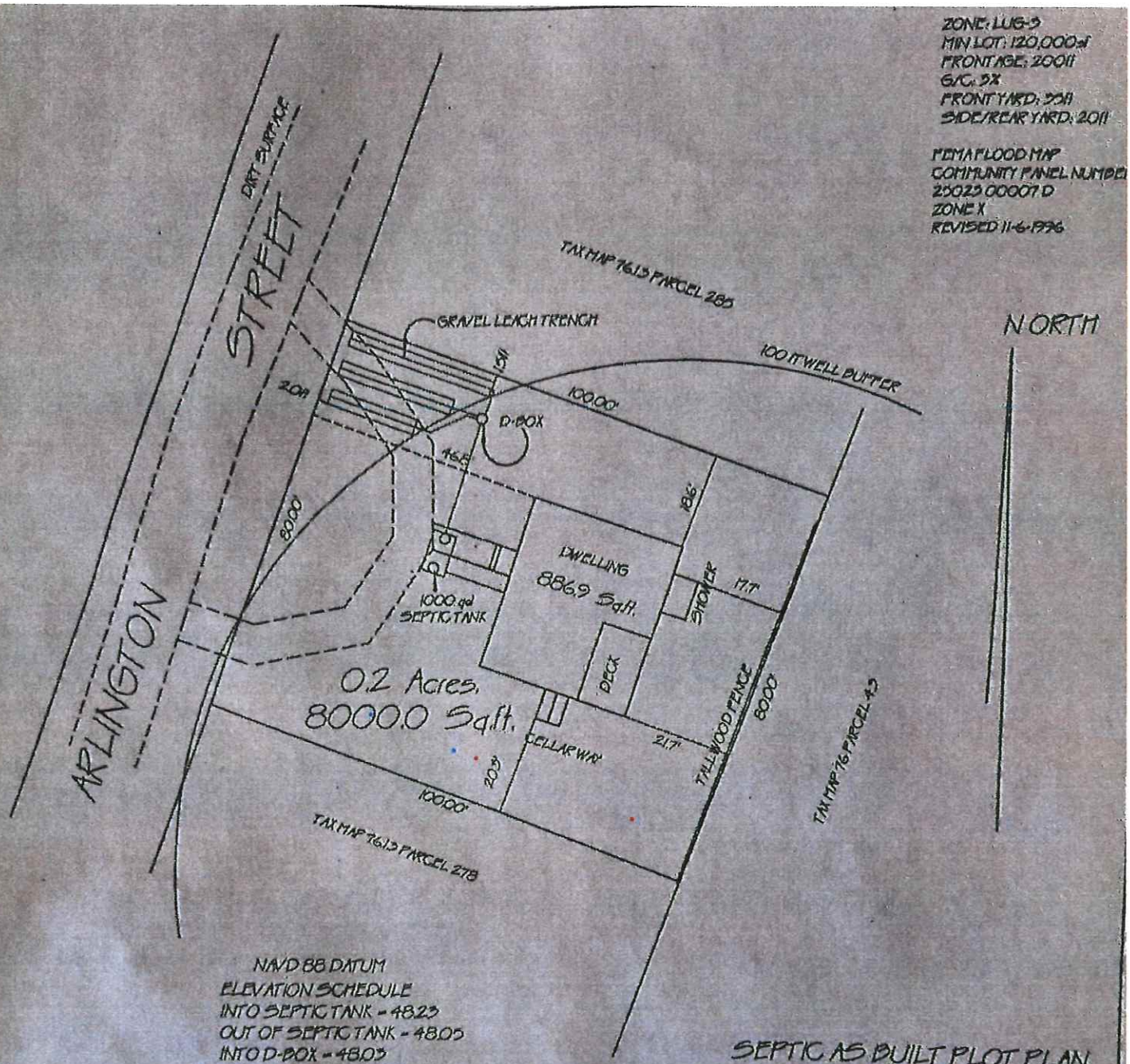


NAVD 88 DATUM
ELEVATION SCHEDULE
INTO SEPTIC TANK - 48.23
OUT OF SEPTIC TANK - 48.05
INTO D-BOX - 48.03
OUT OF D-BOX - 47.89
INTO LEACH TRENCH - 47.87
BOTTOM OF LEACH TRENCH - 45.72

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

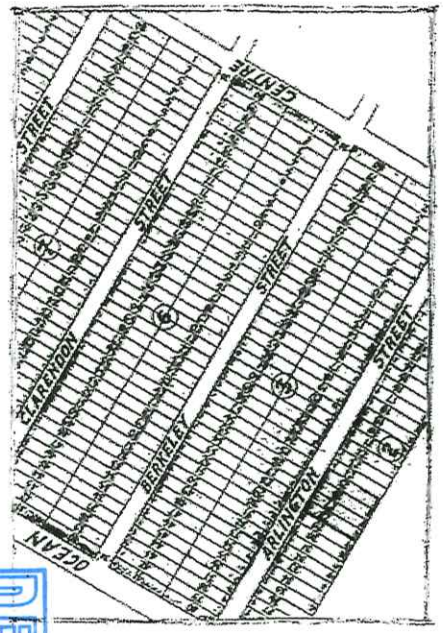
RECEIVED
OCT 07 2024
By

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

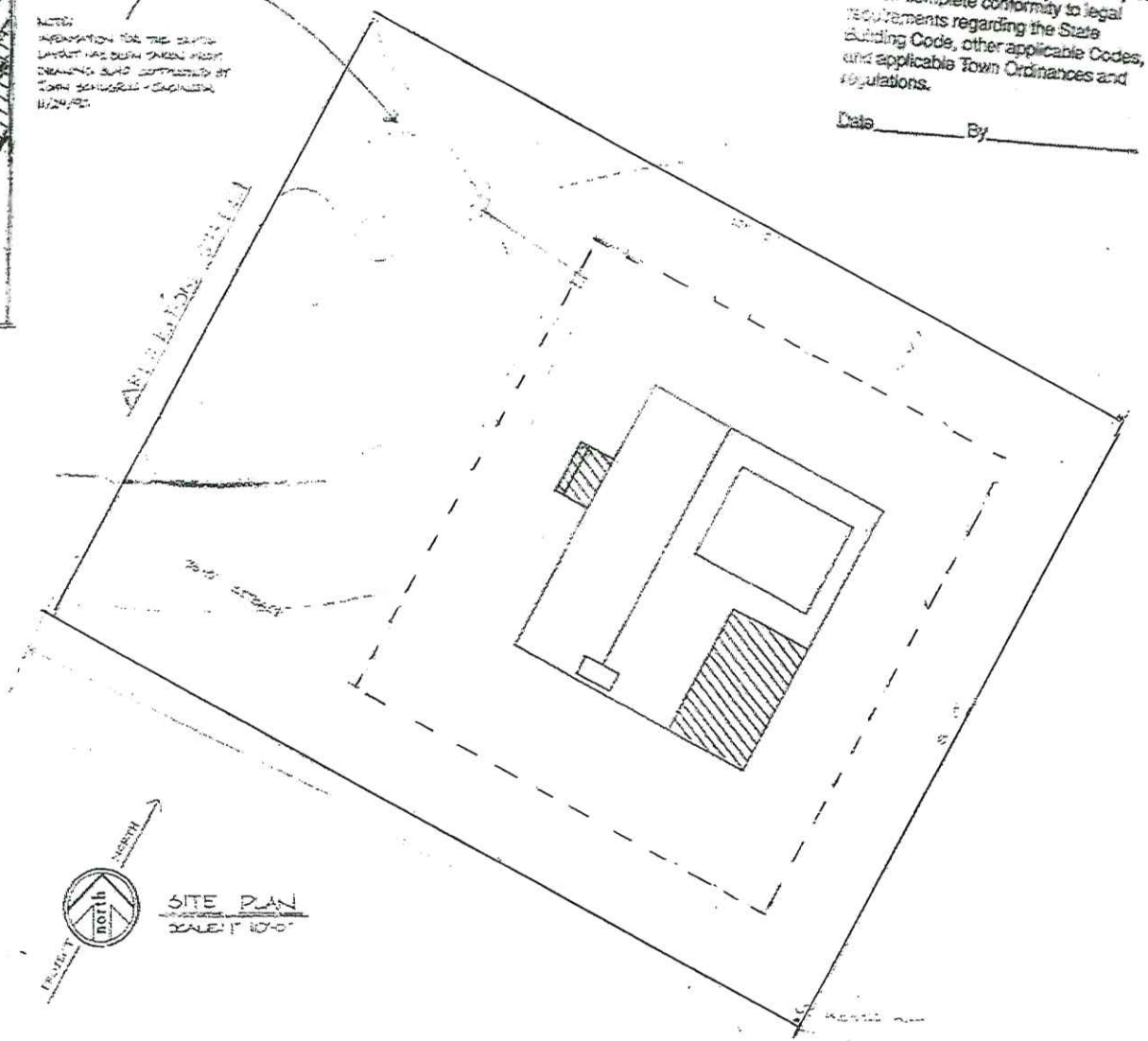
SITE INFORMATION

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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By

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REVISION

AILEEN I. BARTH ASSOCIATES
16 MACOMBA ROAD
NANTUCKET, MASS. 02554
508 228 3049

JOB

Scale

Date

By

1

[redacted]

26 Arlington Street
Tom Nevers

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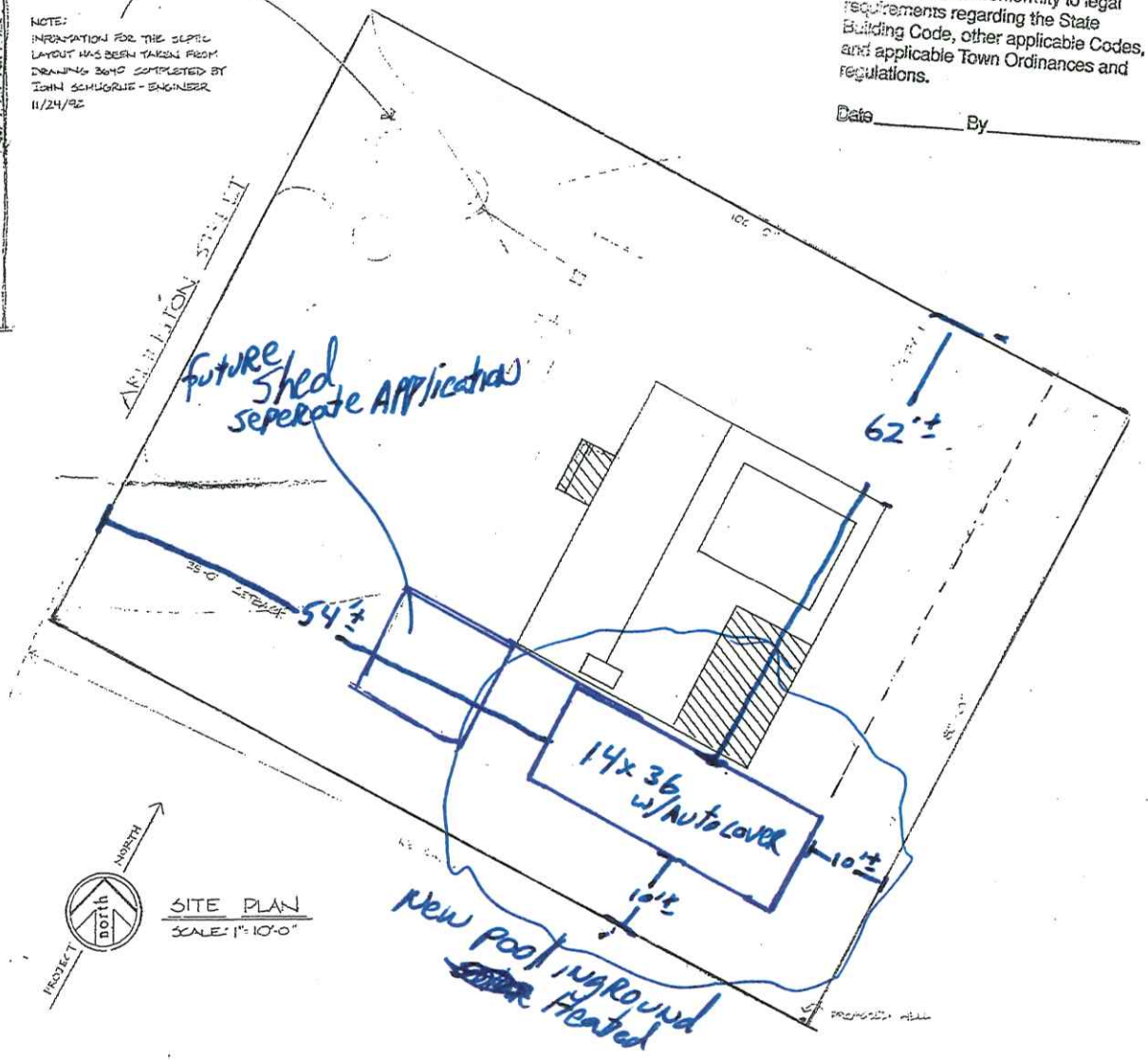
LOCUS PLAN
NO SCALE

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

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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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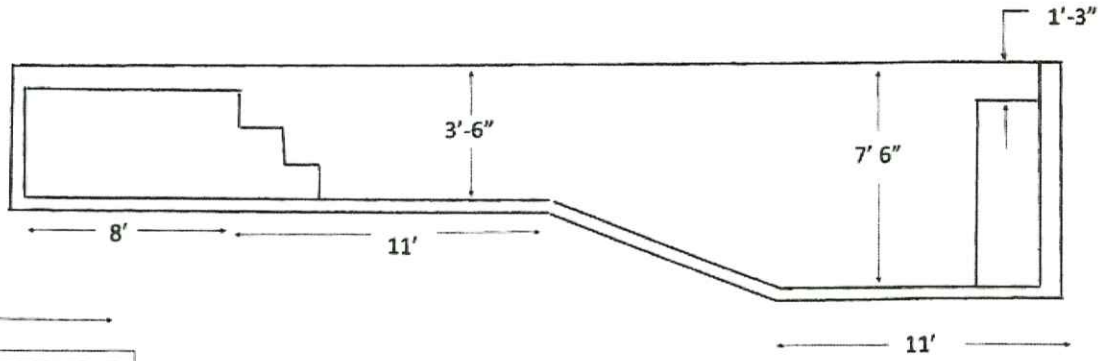
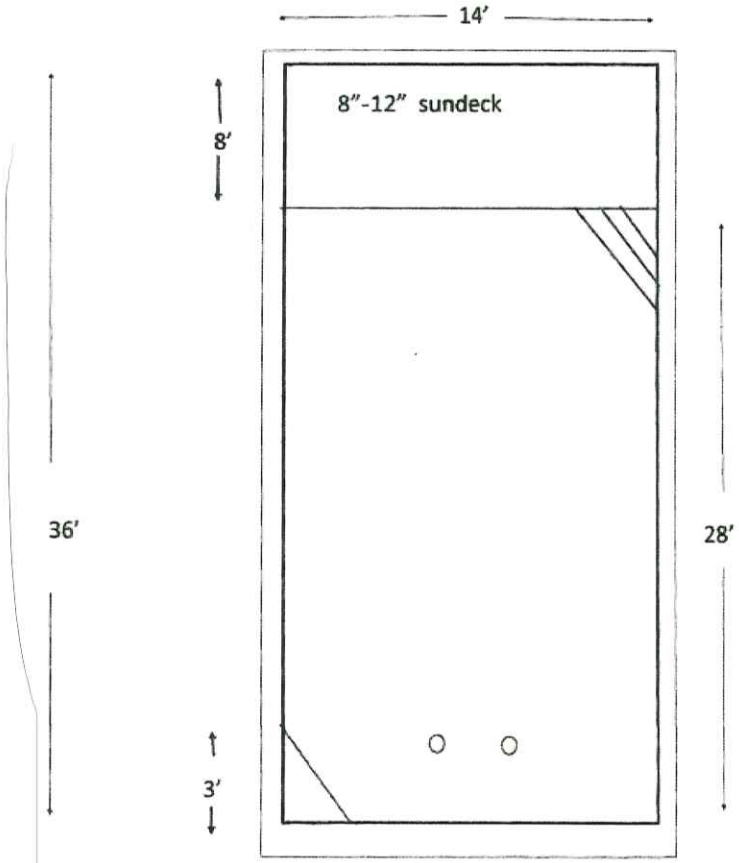
By

Clear Water Pools Nantucket Inc.





Brandon Eldridge

26 Arlington St

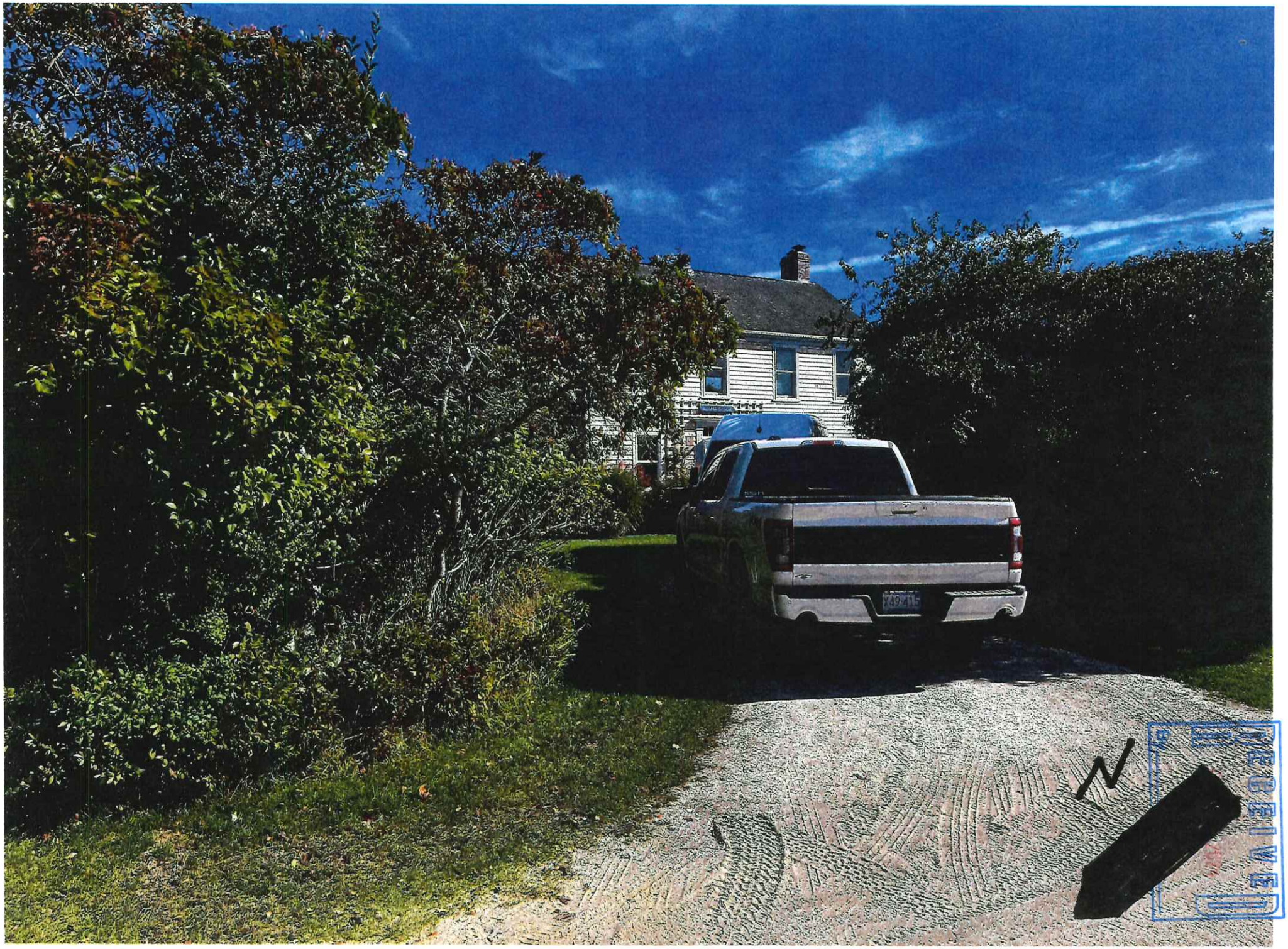
Nantucket, MA.

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.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 187.1

Street & Number of Proposed Work: 6A Silver St.

Owner of record: Henderson Barbara Jo

Mailing Address: 53 Fisher Place
Red Bank, NJ 07701

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 95 SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor
Width: 7' Sq. footage 2nd floor: — Size: — ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) — Corner boards 6" Frieze —
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round — Square —

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

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

Hardscape materials: Driveways — Walkways — Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Black
Trim White Sash White Doors White
Deck — Foundation NTW Fence — Shutters _____

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

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

Date 10/3/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat

AS AGENT FOR Barbara Henderson

STREET ADDRESS 64 Silver St.

MAP/PARCEL 55.4.1 / 187.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/4/24

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

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

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

Signature 10/4/24

Signature Date

6A Silver St.
Shed

SHED CHECKLIST

Planning and Land Use Services

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

This checklist MUST be submitted with your application.

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

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

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

Y (N)	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
✓	Completed Application
✓	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
✓	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
✓	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
✓	Signature of Affidavit: see below

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/4/24

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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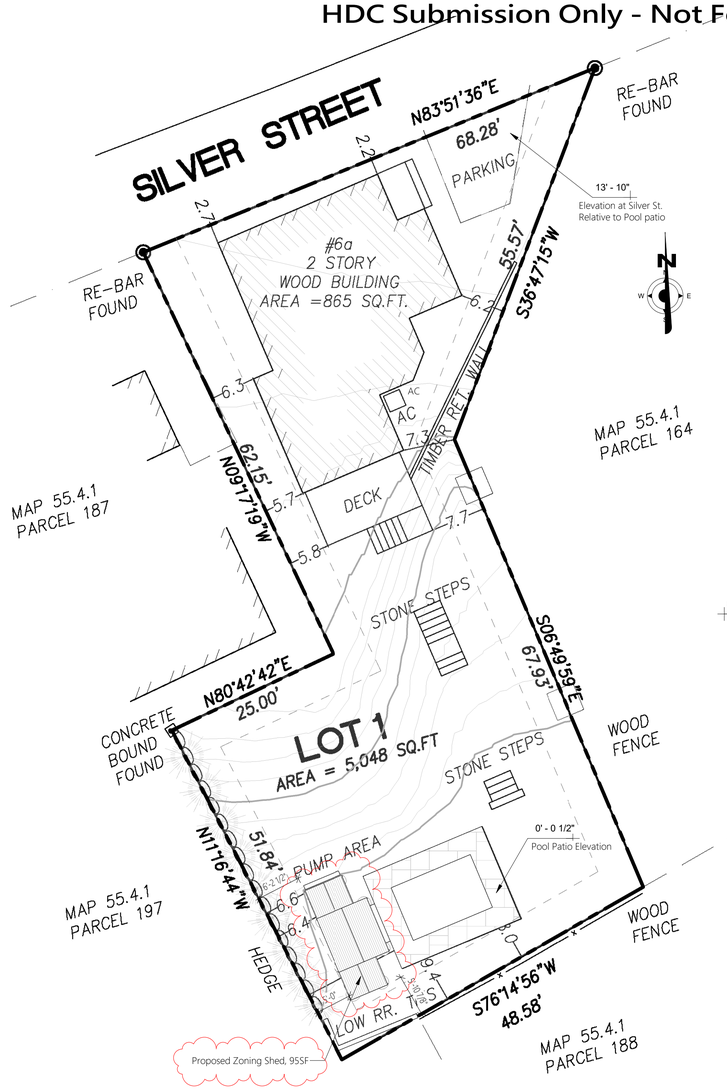
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



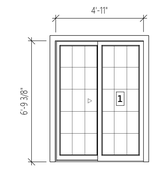
View From Silver St



View at exisitng pol and proposed shed location



2 Site Plan
1" = 10'-0"

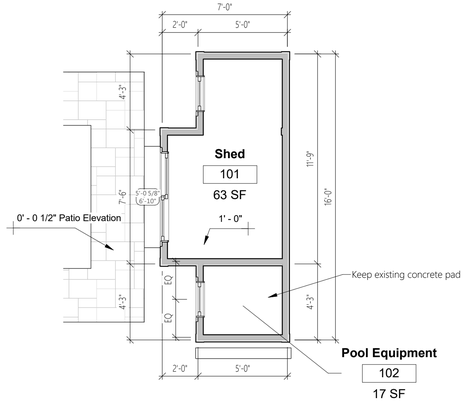


Inswing, 15 Lite
White Sash
White Trim

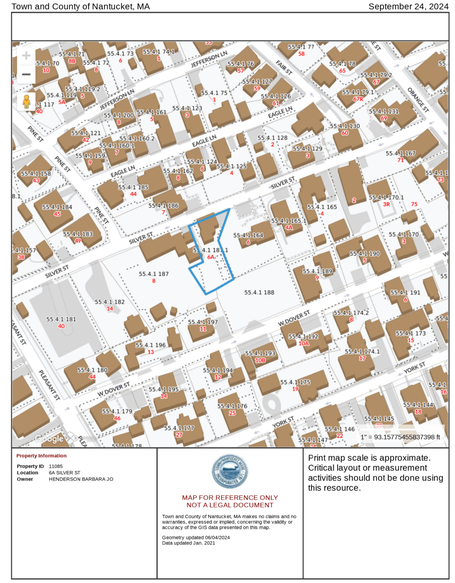


Round Window
White Trim

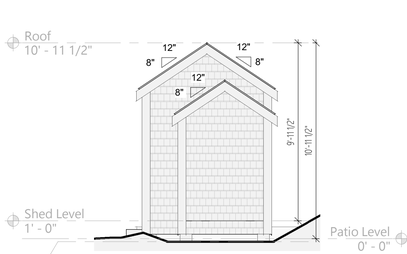
Window & Door Schedule
1/4" = 1'-0"



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



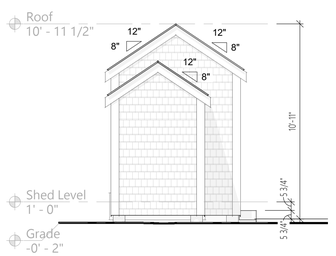
1 Locus Map
NTS



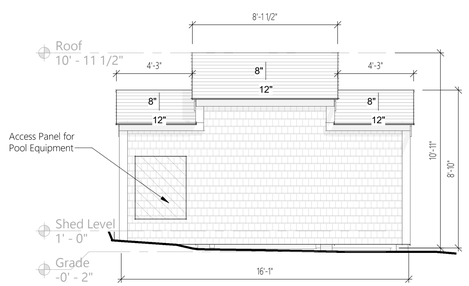
4 Proposed North Elevation
1/4" = 1'-0"



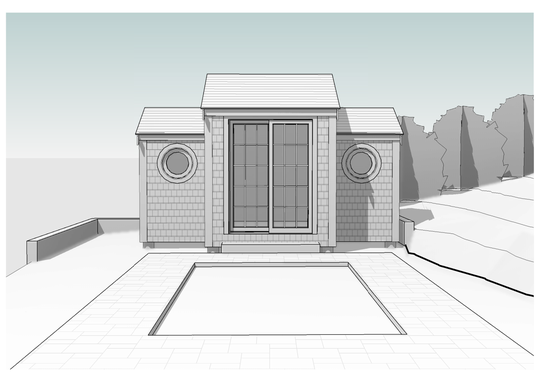
5 Proposed East Elevation
1/4" = 1'-0"



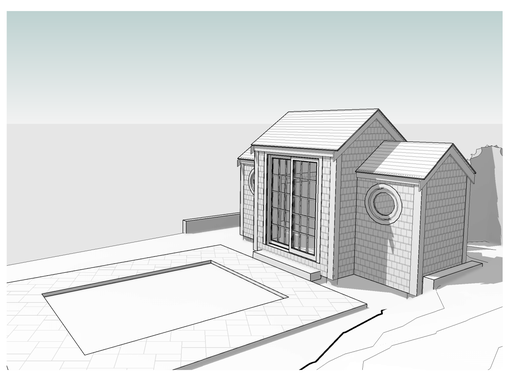
6 Proposed South Elevation
1/4" = 1'-0"



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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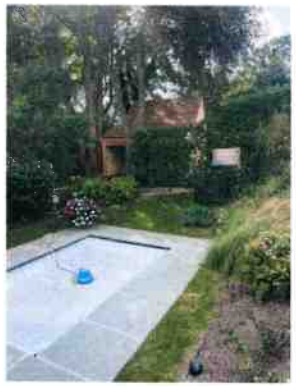
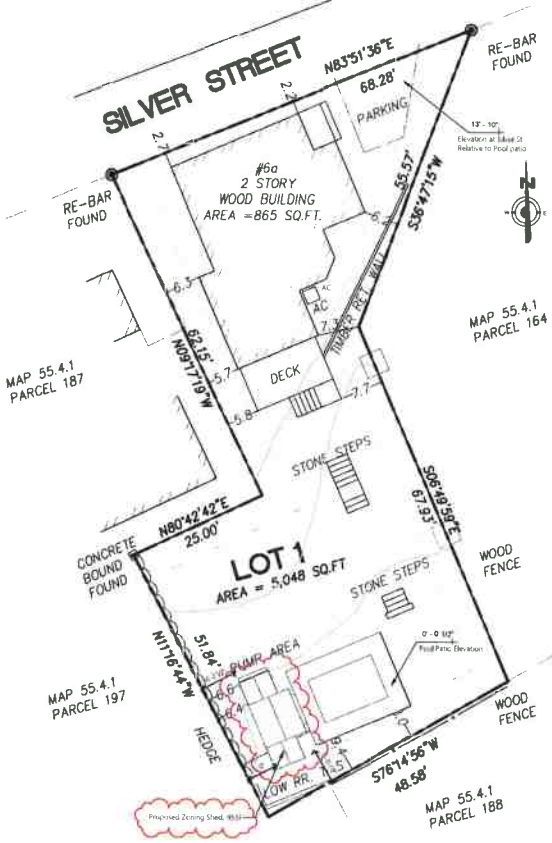
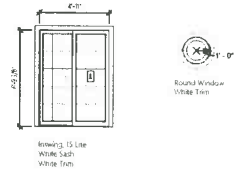
View From Silver St



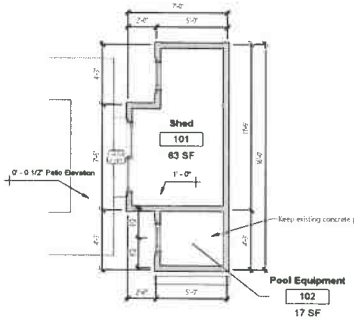
View at exisitng pol and proposed shed location



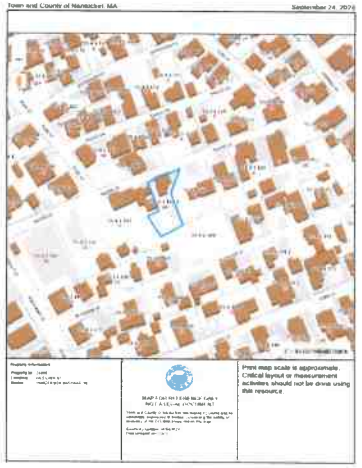
2 Site Plan
1" = 10'-0"



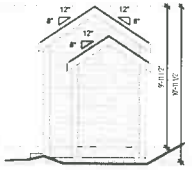
Window & Door Schedule
1/4" = 1'-0"



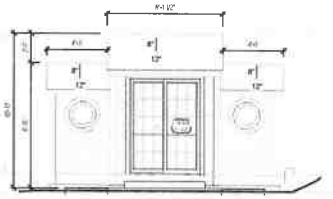
3 Shed Level
1/4" = 1'-0"



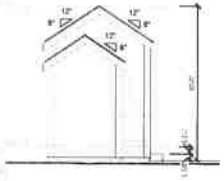
1 Locus Map
NTS



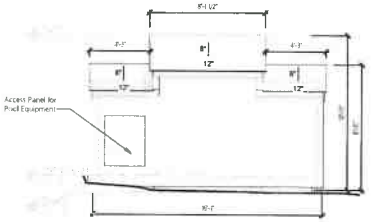
4 Proposed North Elevation
1/4" = 1'-0"



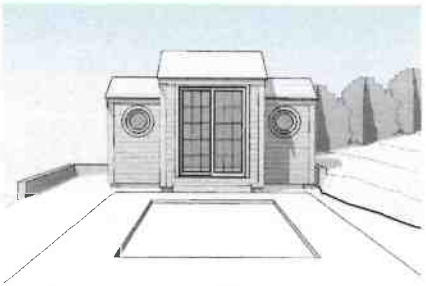
5 Proposed East Elevation
1/4" = 1'-0"



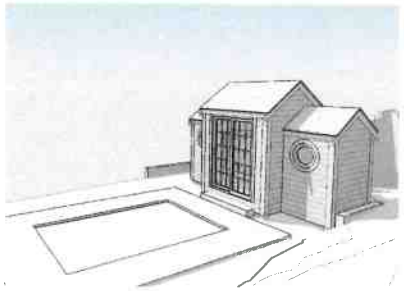
6 Proposed South Elevation
1/4" = 1'-0"



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

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.

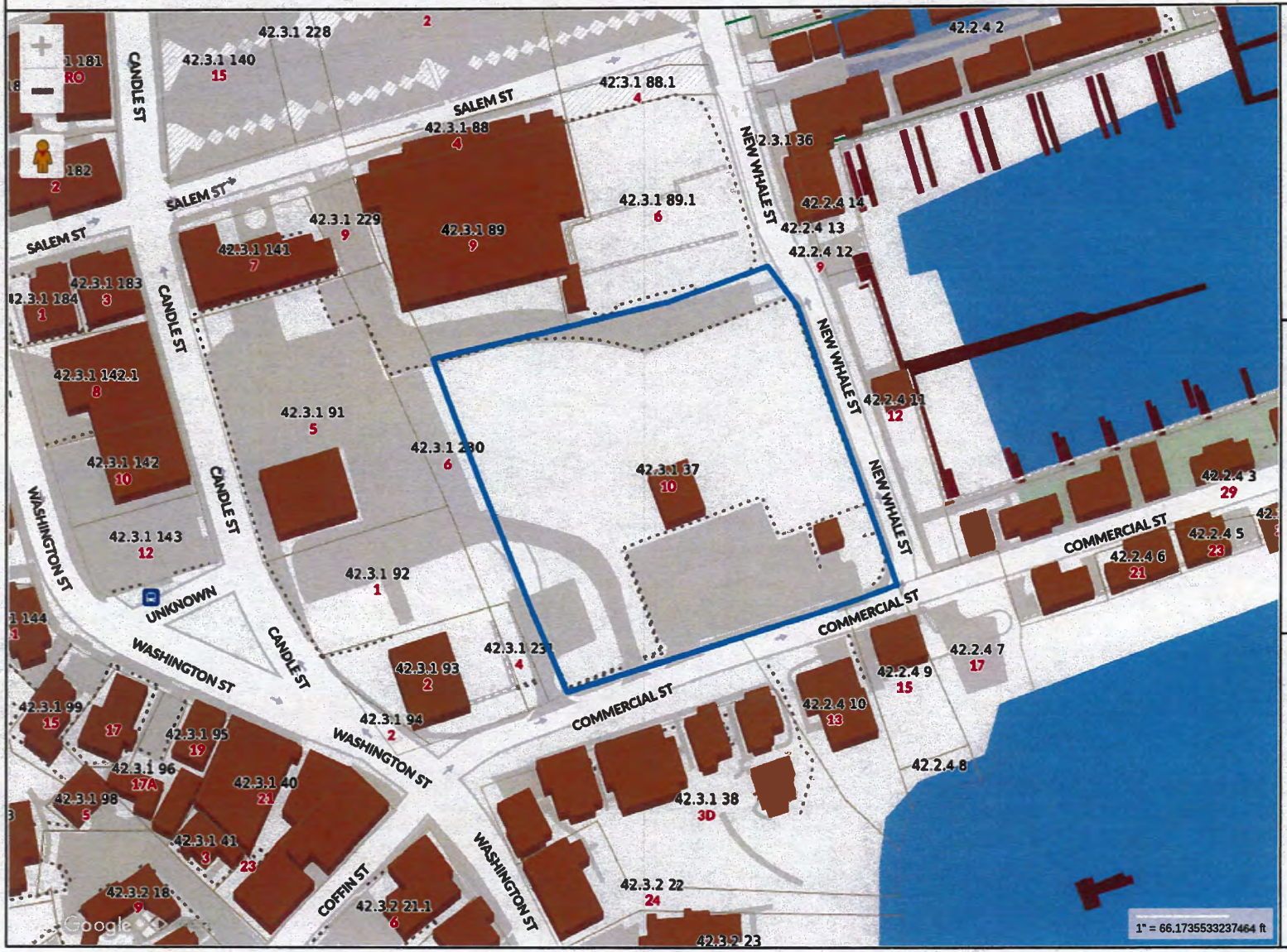
Marisa L. Pizzi 10/3/24

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

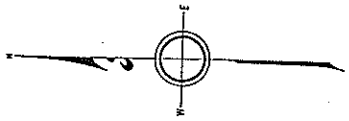
8580A

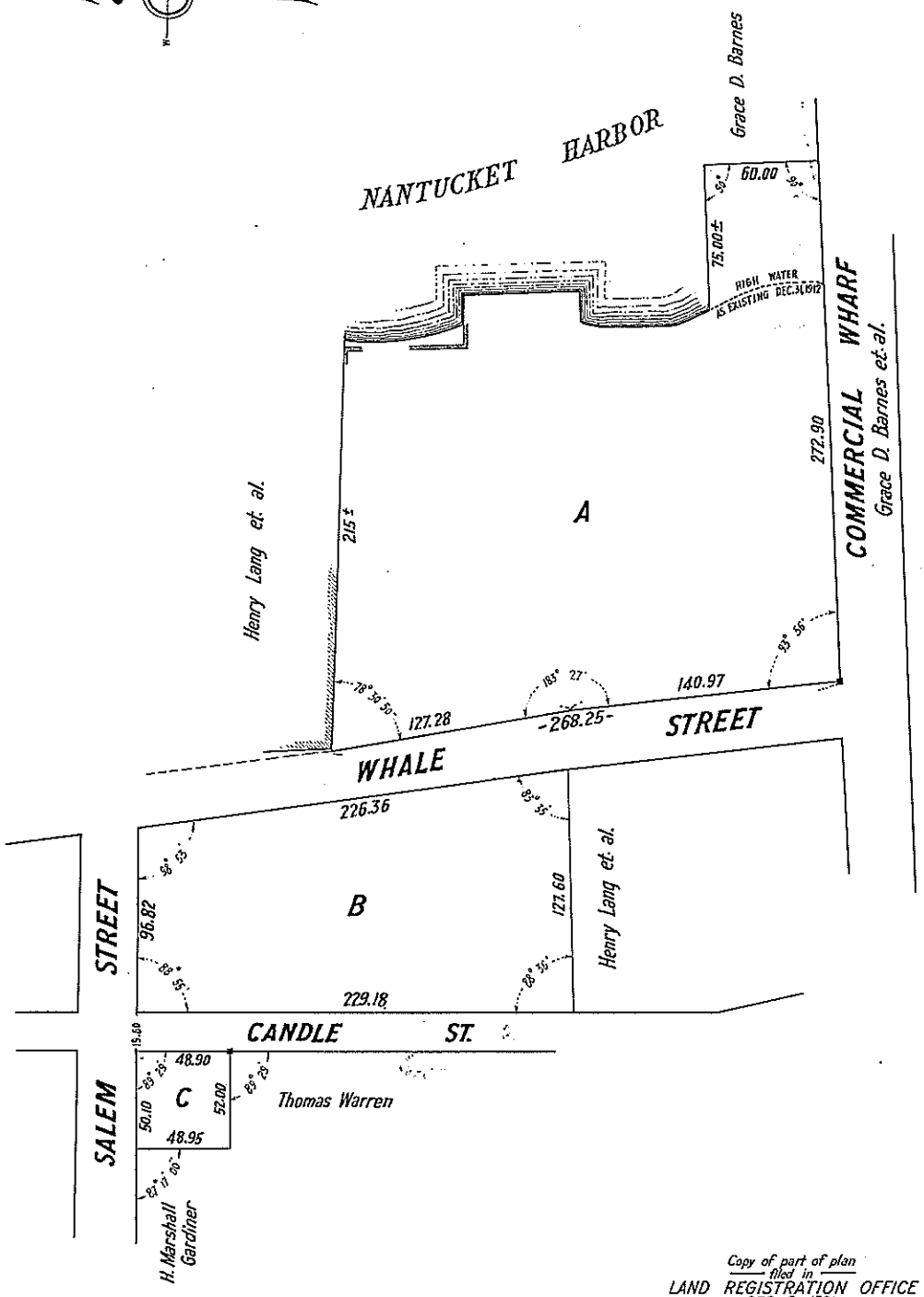
Plan of Land in Nantucket

Scale 30 feet to an inch

MAY - 1921

William S. Swift- Surveyor.





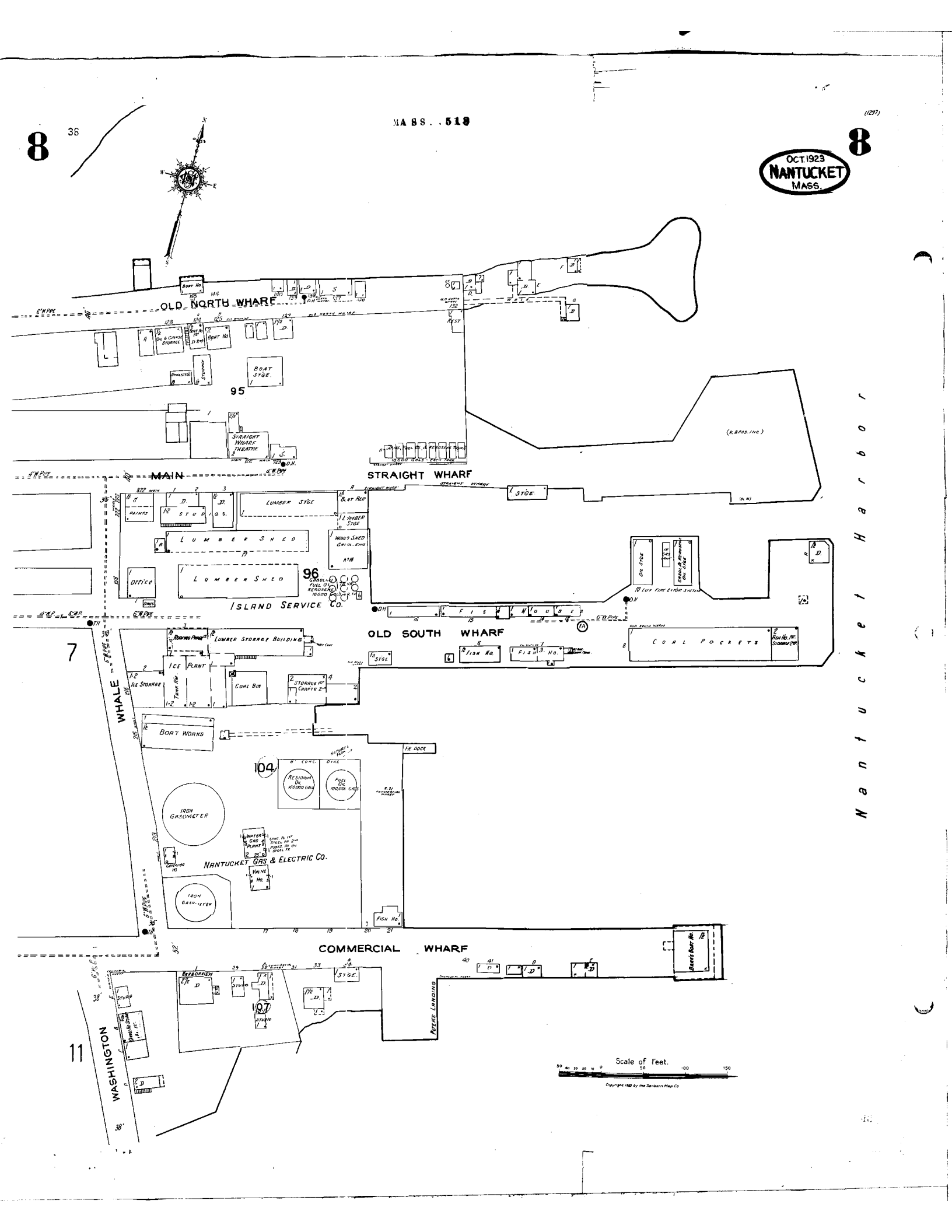
Copy of part of plan filed in LAND REGISTRATION OFFICE DEC. 9, 1921

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 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

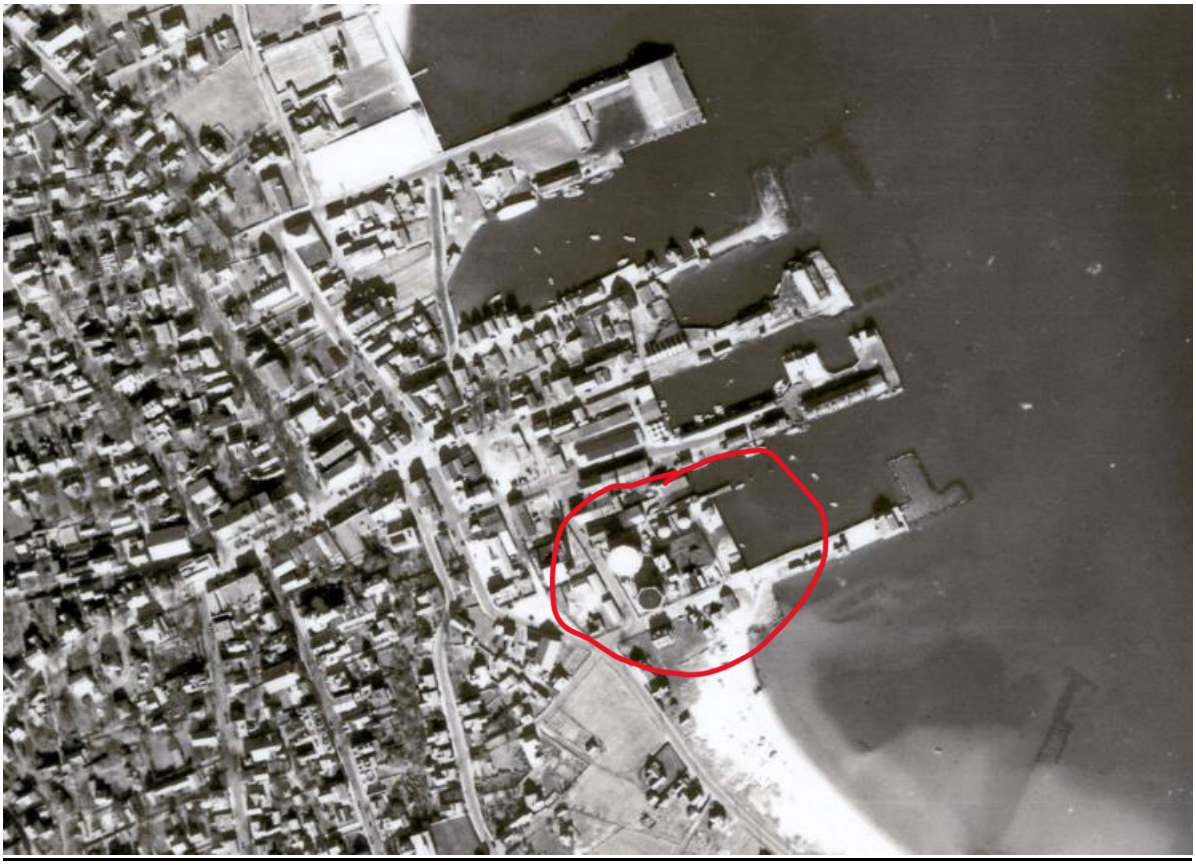


NO BUILDING NEXT TO THE TANKS

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

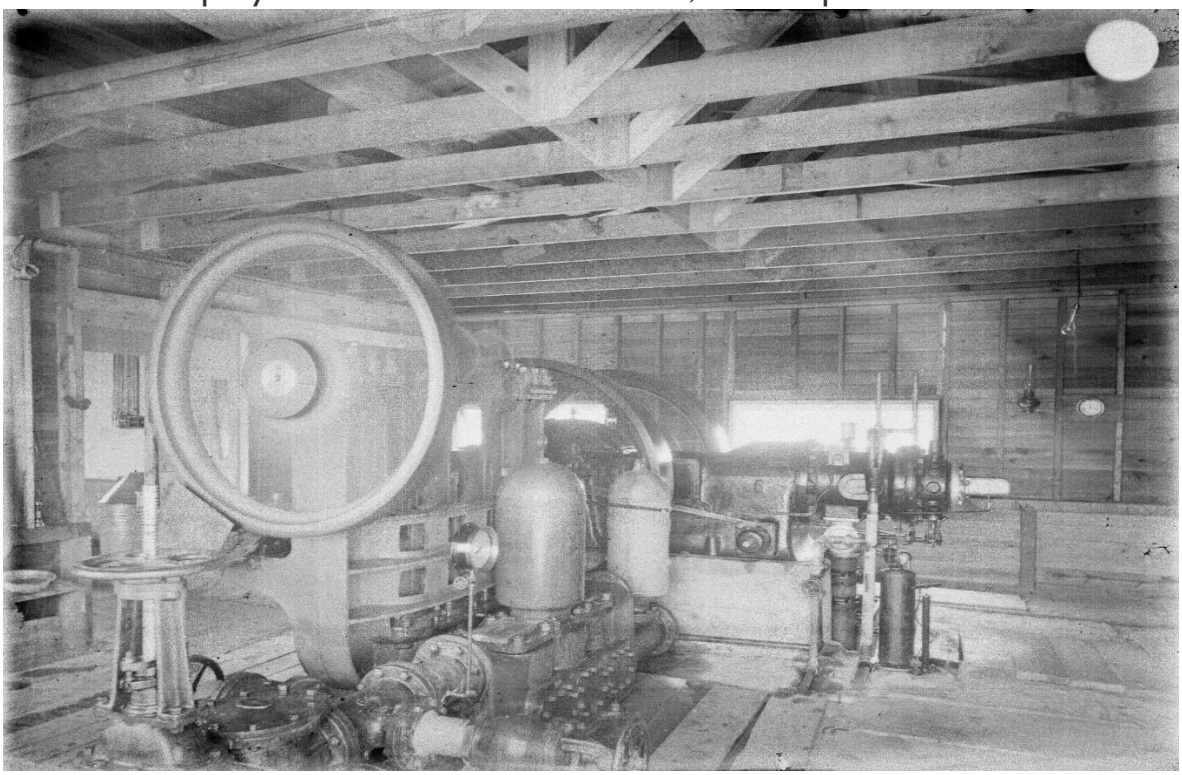


View from tower of Unitarian Church showing Straight Wharf, Old South Wharf, and Commercial Wharf under reconstruction, fuel tanks, the electric company plant, and part of Union Street. **Date:** 4/30/1968

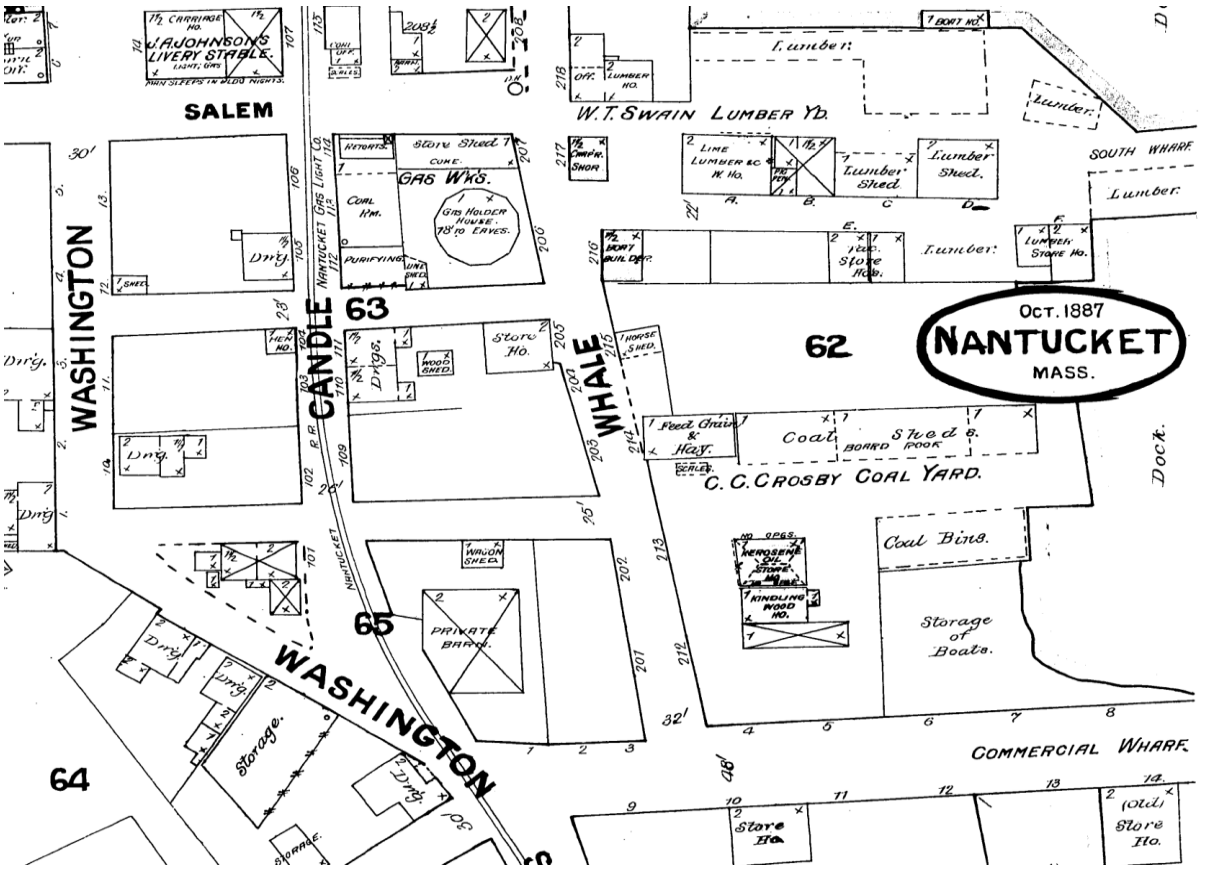


THE ELECTRIC CO. WAS NOT ON SITE UNTIL AT EARLIEST 1903

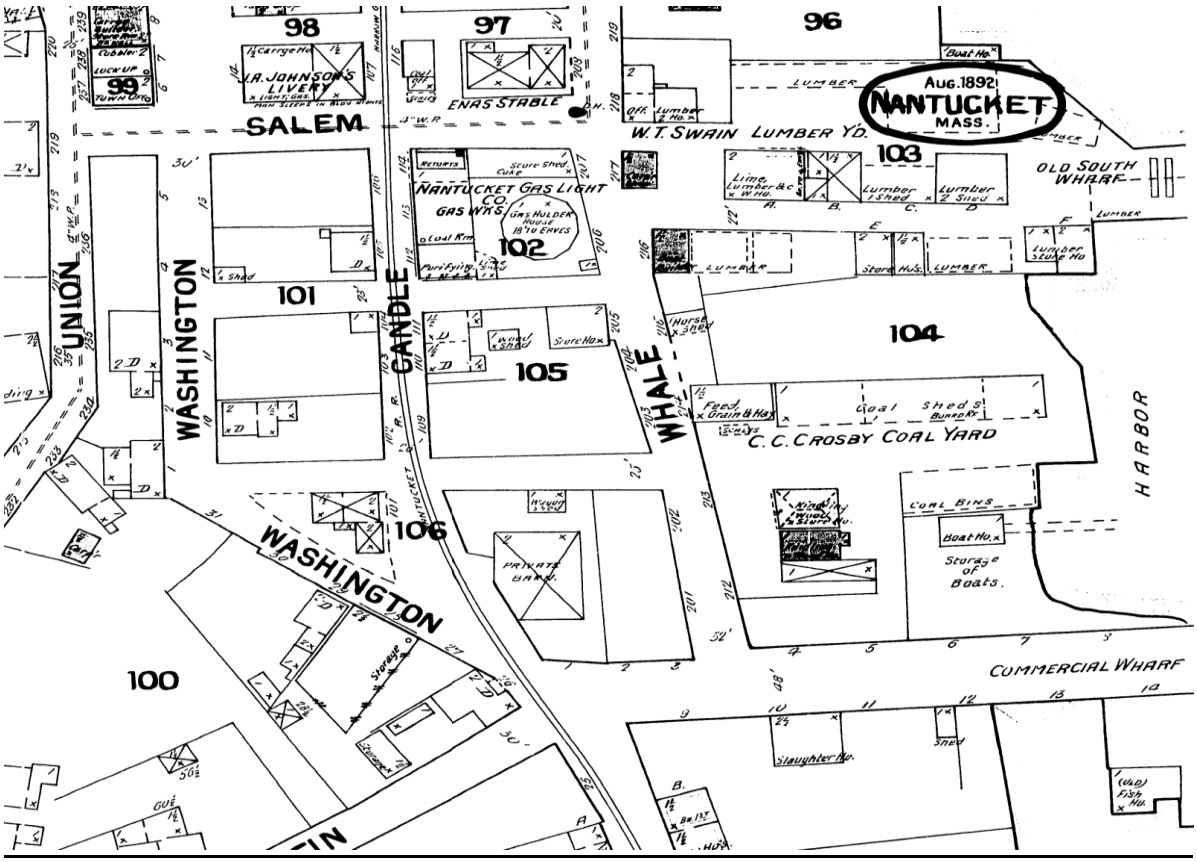
Machinery in the interior of the Electric Company. Bare wood walls, beams visible. This may be the Electric Company's first location on Sea Street, which operated from 1889 to 1903.



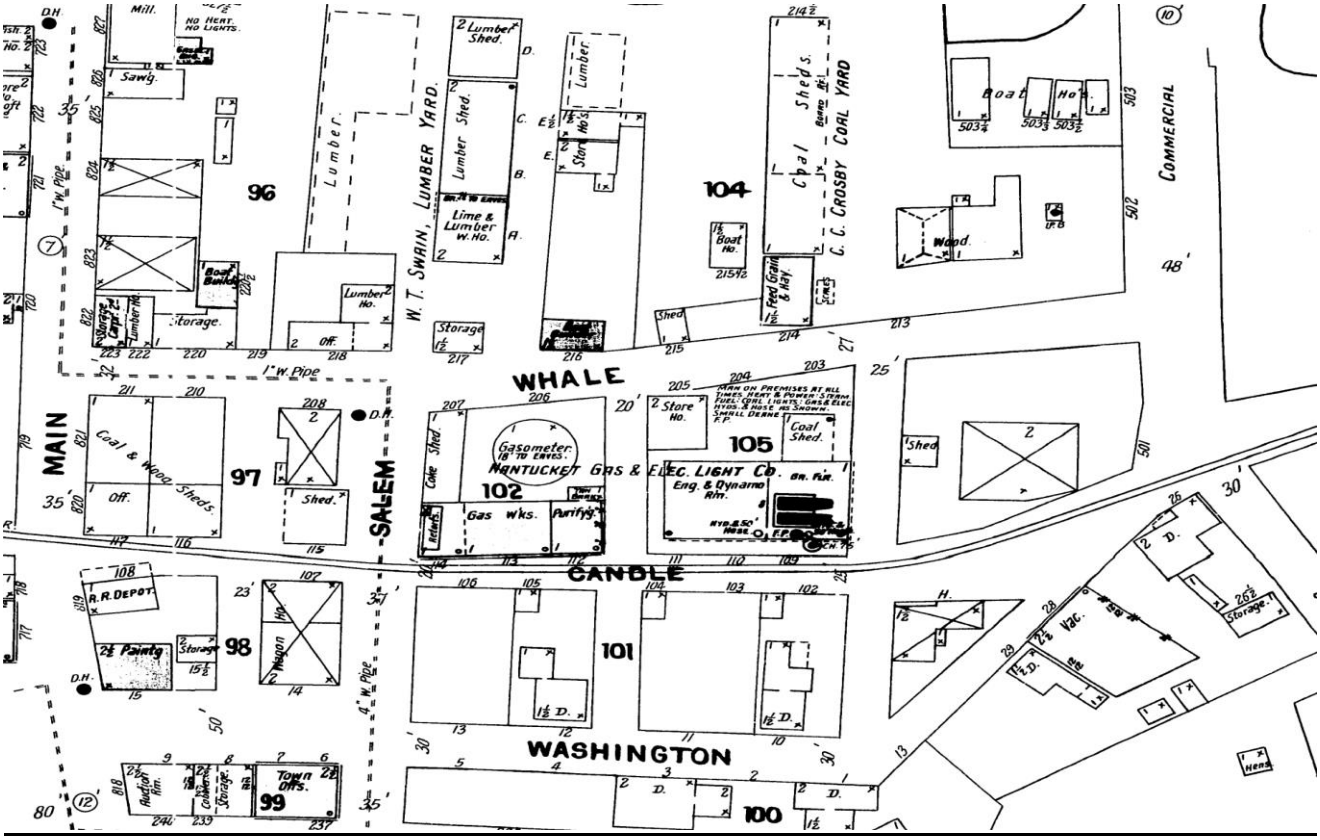
1887 SANBORN MAP – NO BUILDING



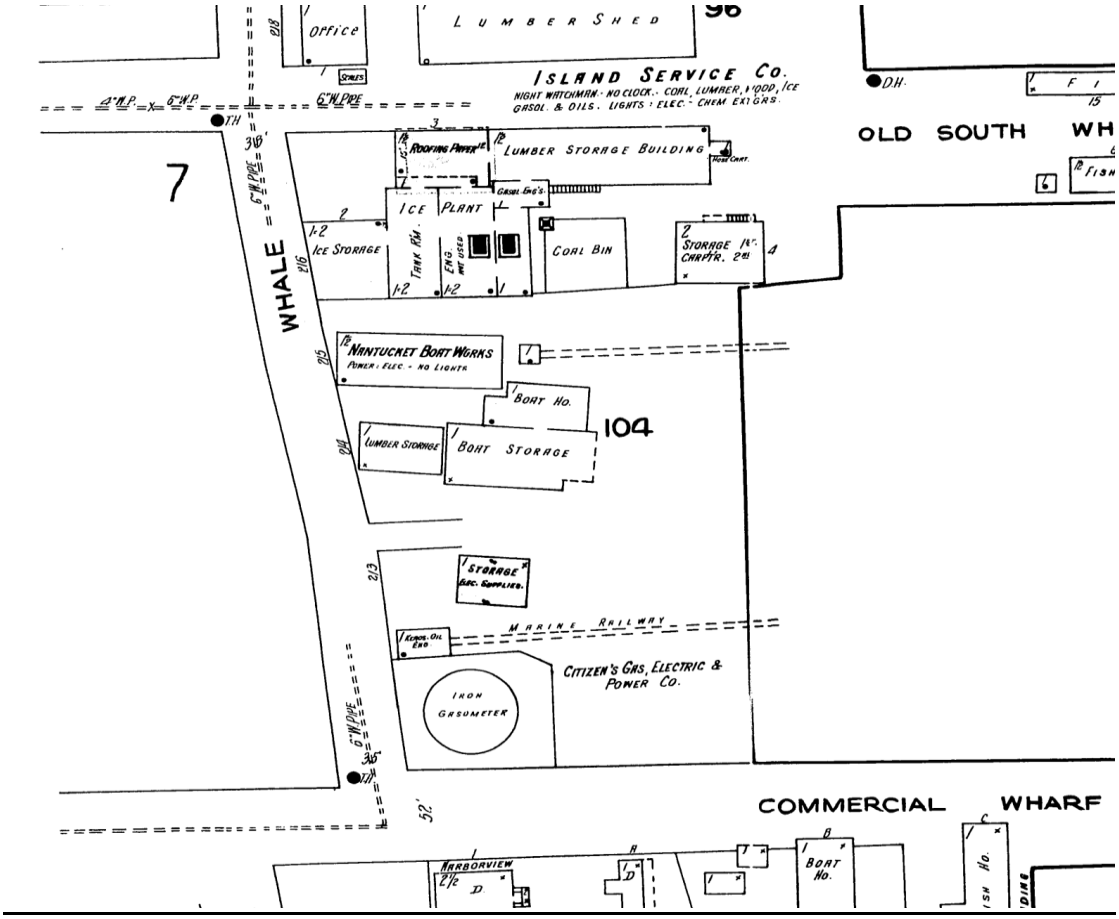
1892 SANBORN MAP – NO BUILDING



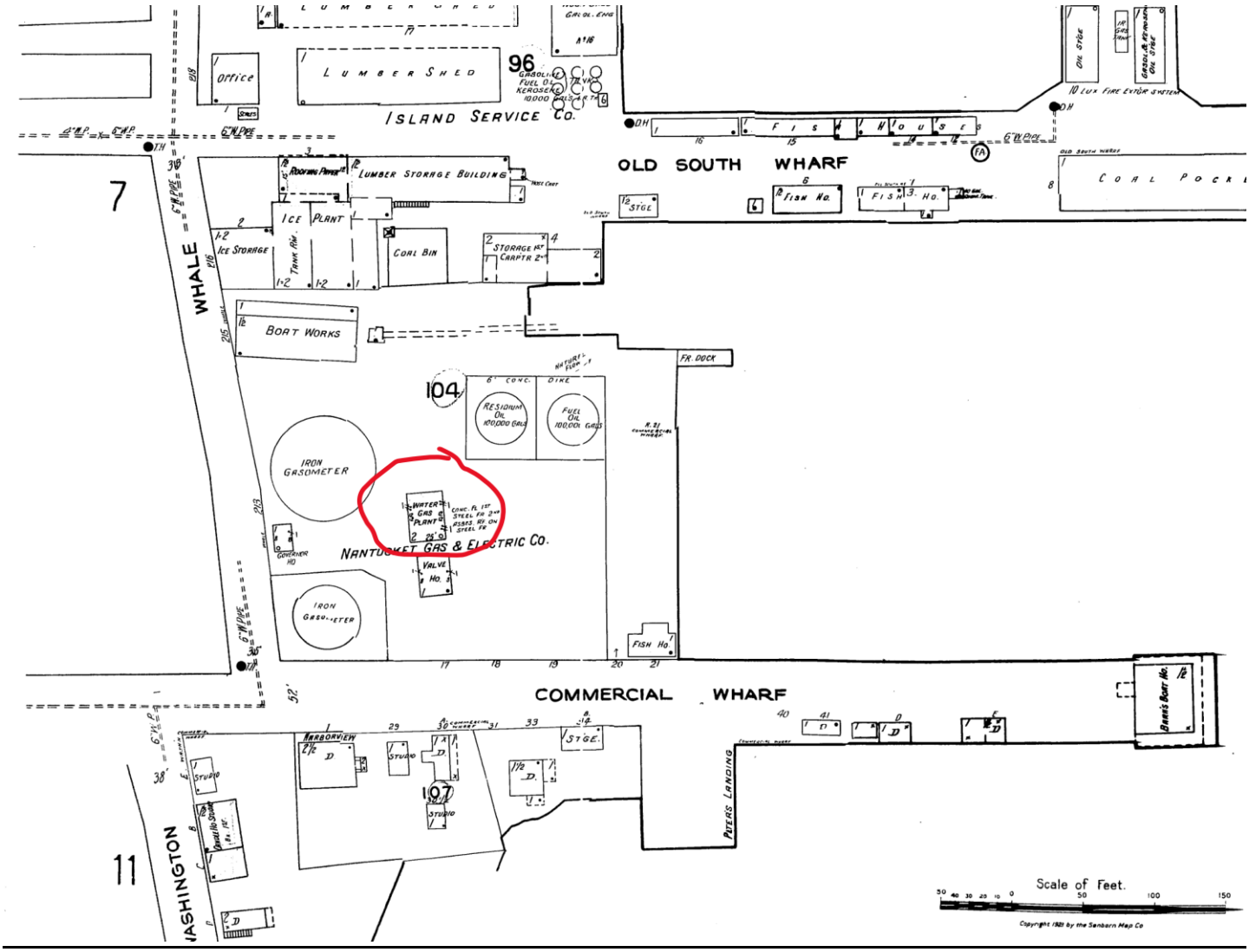
1904 SANBORN MAP – BUILDING NOT PRESENT



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

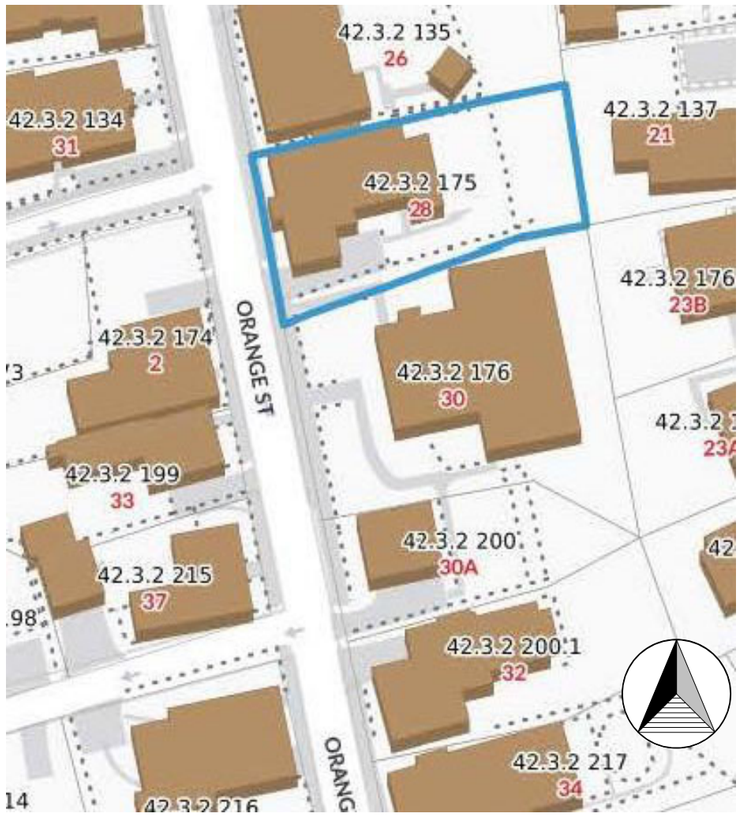
Nantucket Historic District Commission

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.

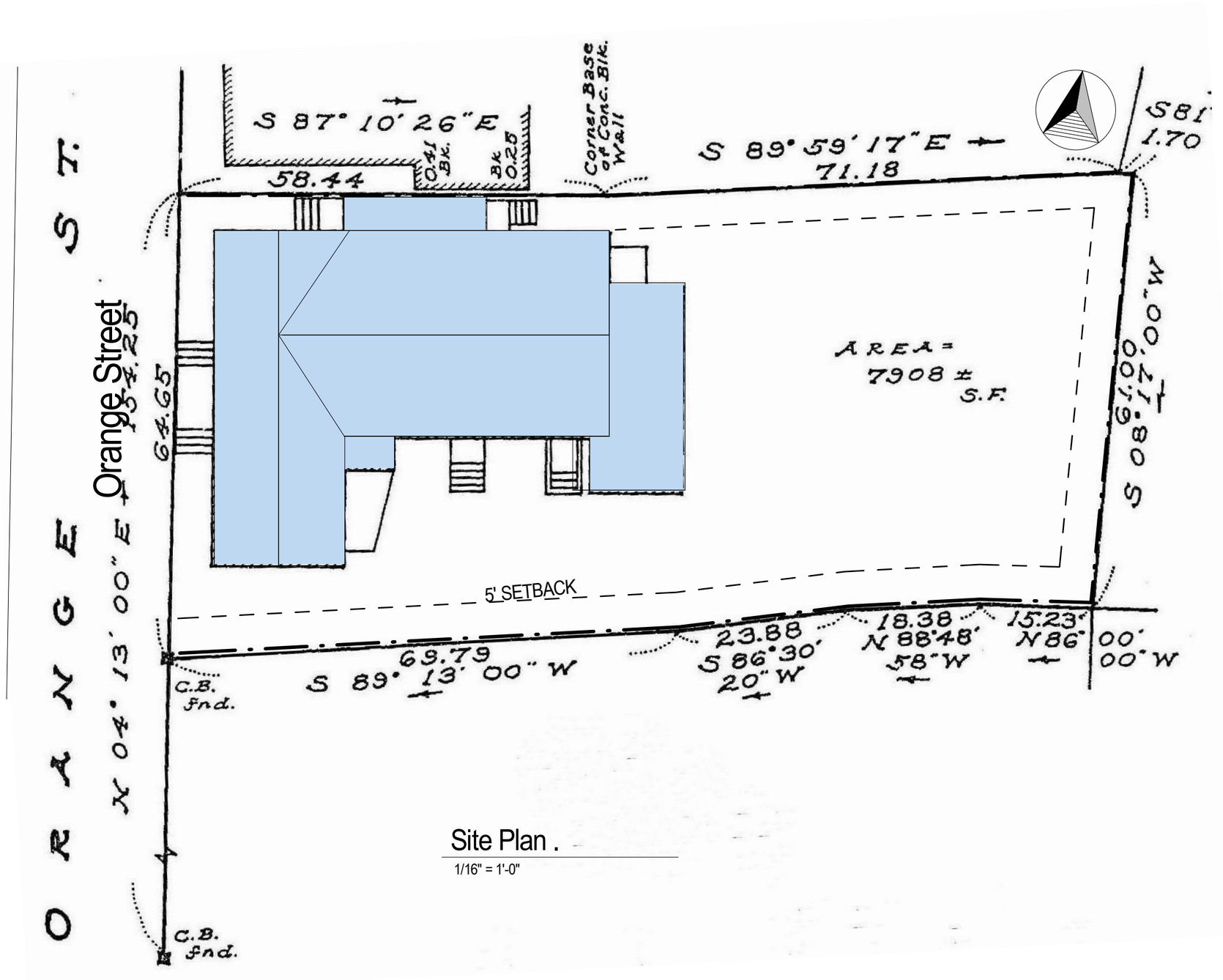
Client Signature Date

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
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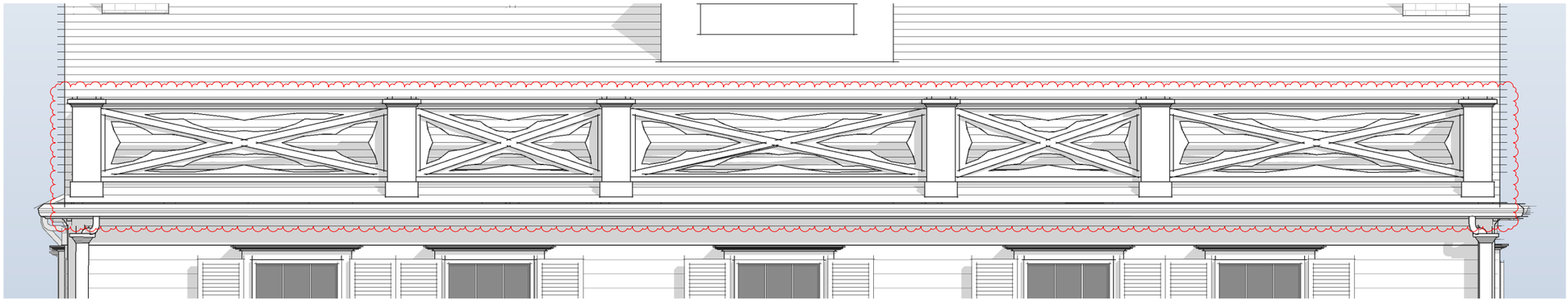
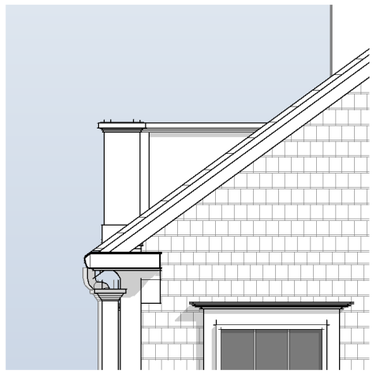


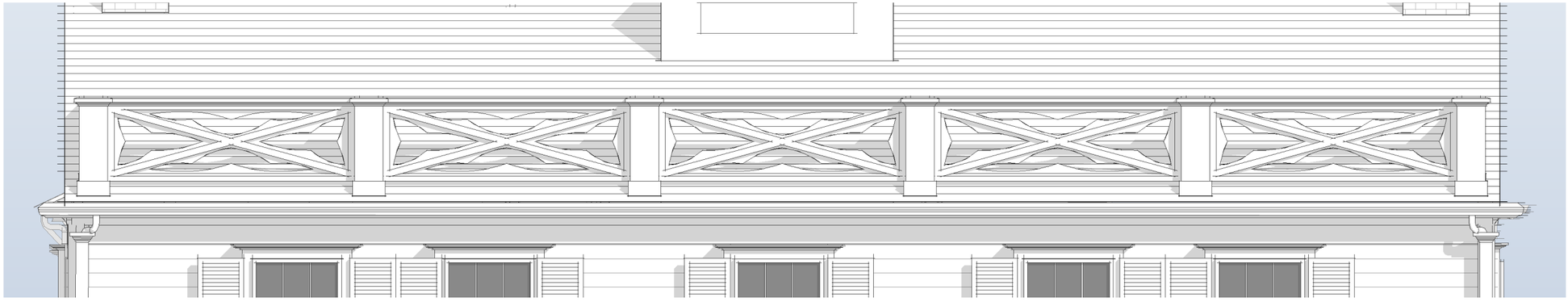
Proposed Parapet

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

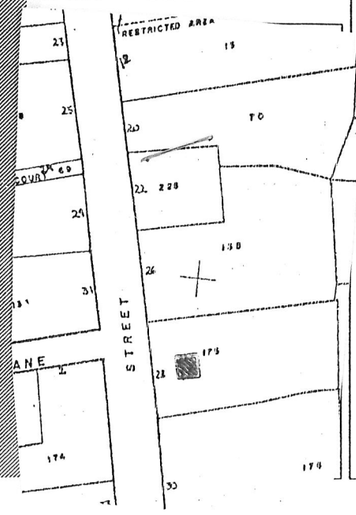
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1755 - Benjamin Tupper bought land from Tristram Starbuck. 1755 - Tupper bought more land from George Hussey & built the original part of the house. 1793 - Obadiah Wood bagged from Tupper (father-in-law). 1798 -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

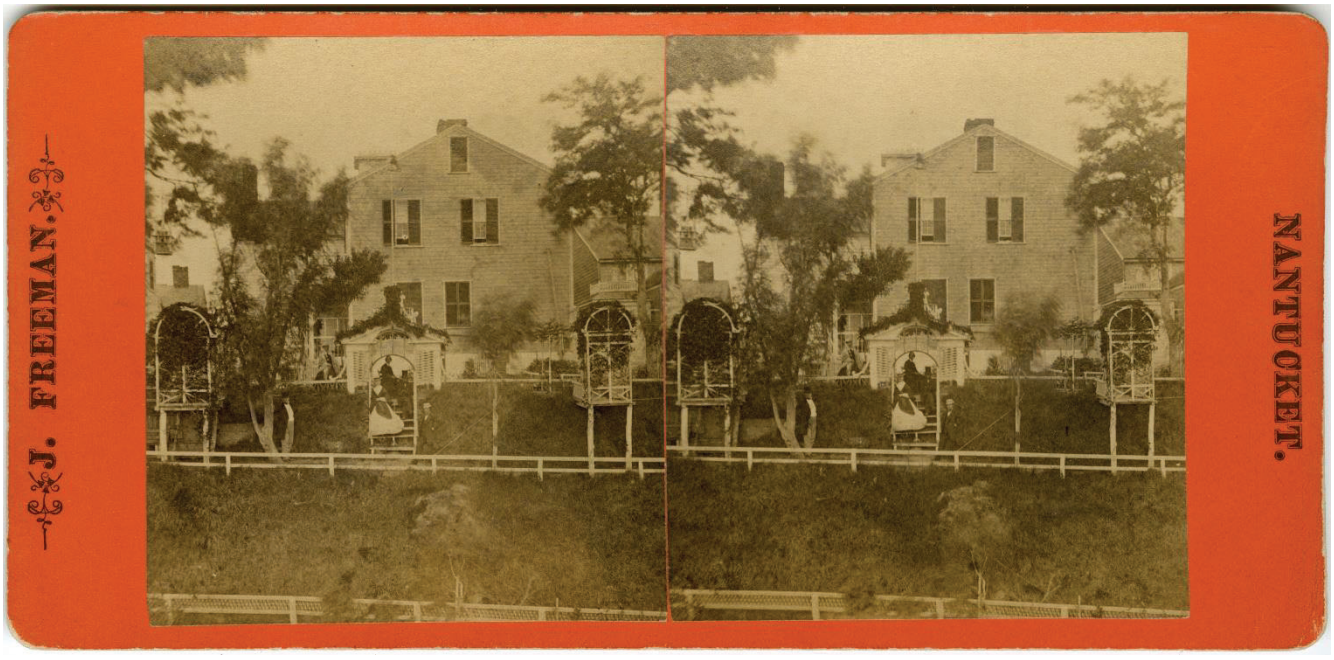
Nantucket Historical Association: Historic Photographs



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.



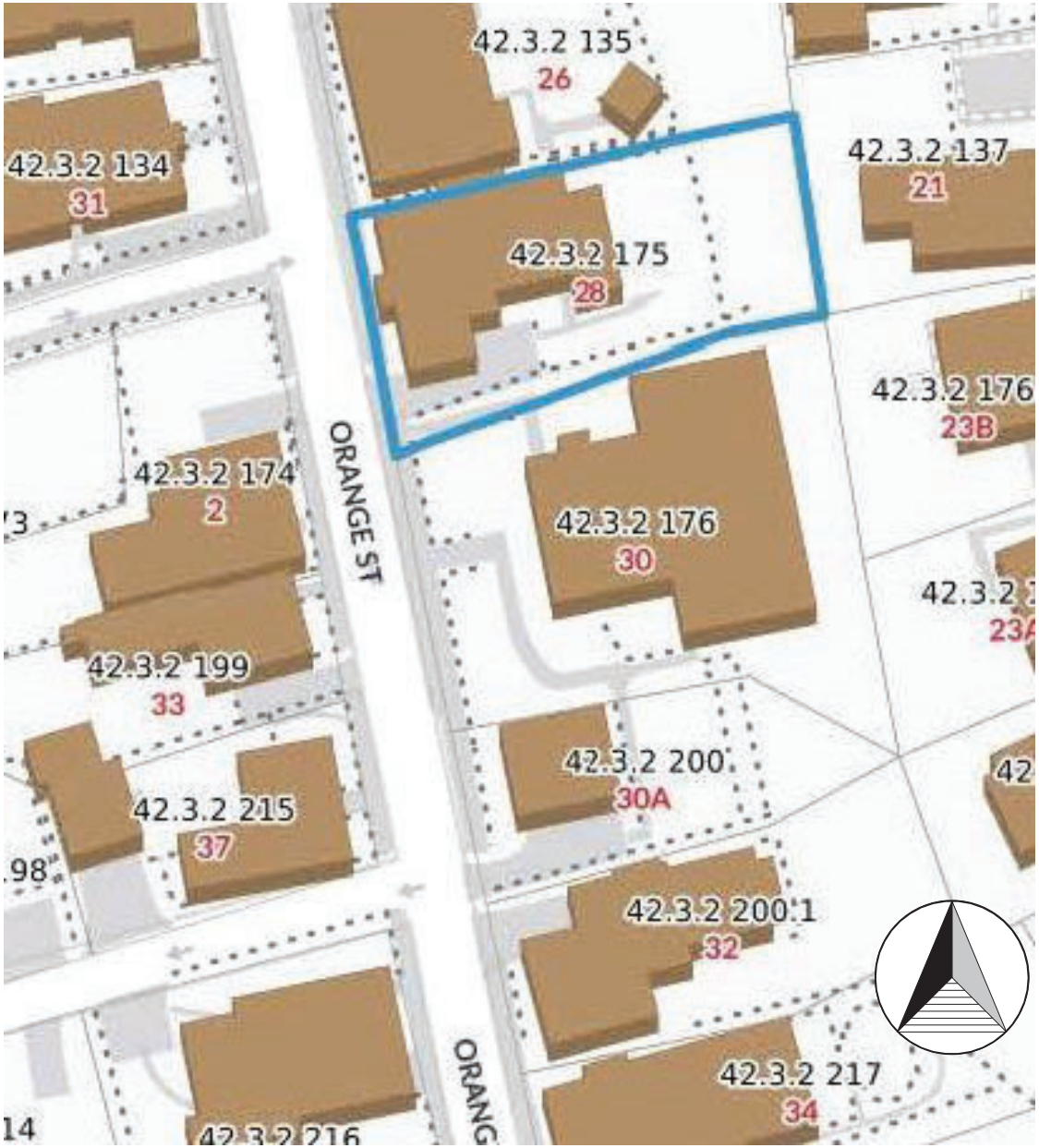
Freeman, Josiah. 1860s. “Rear of Colburn House, at 28 Orange Street. Studio: J. Freeman, Nantucket.” Nantucket Historical Association. SG6534.



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.

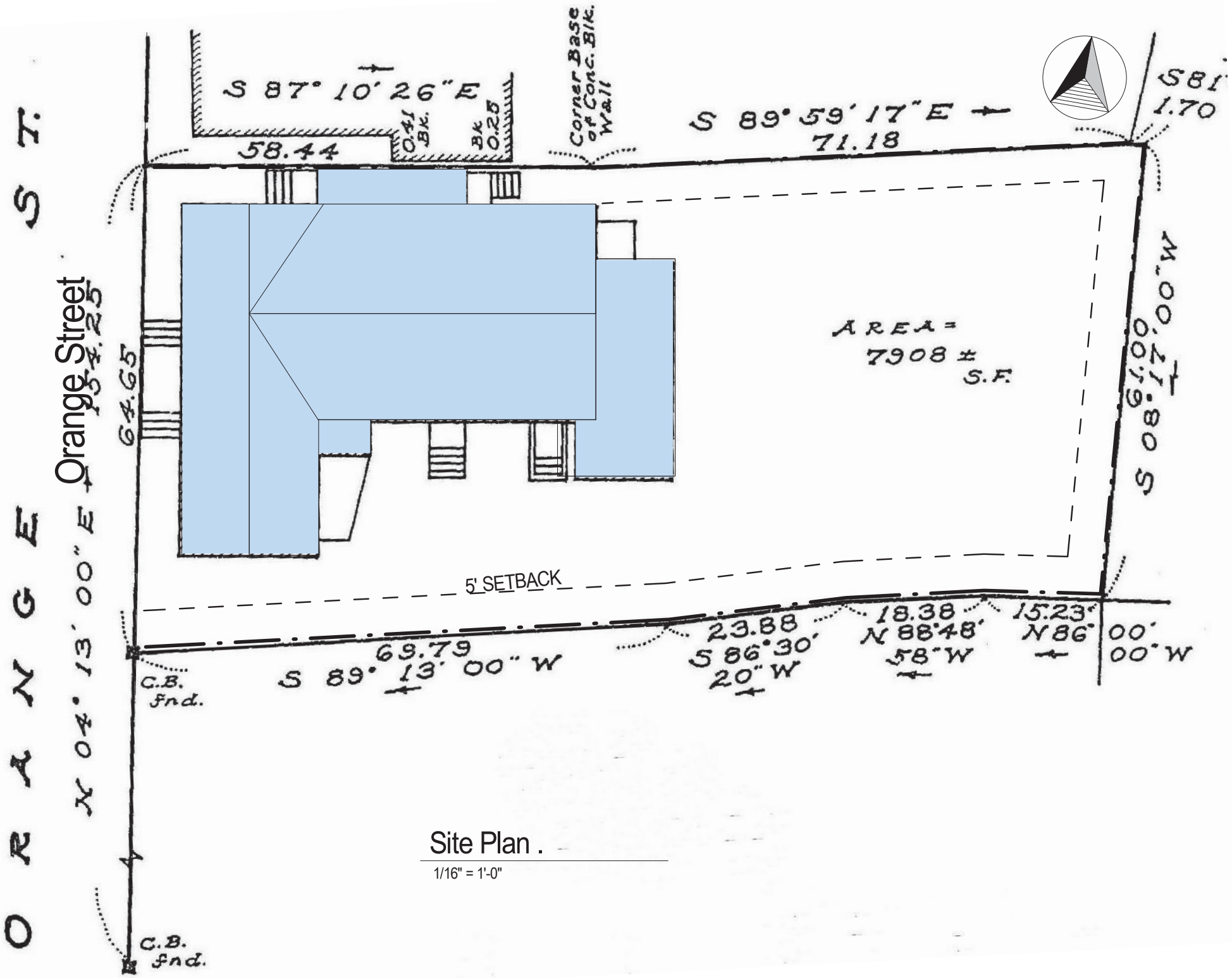


Unknown photographer. 1910s. “View of the back of homes on Orange Street, including numbers 28, 30 and 32, as seen from Union Street.” Nantucket Historical Association. F466.



Locus Map .

Not to Scale

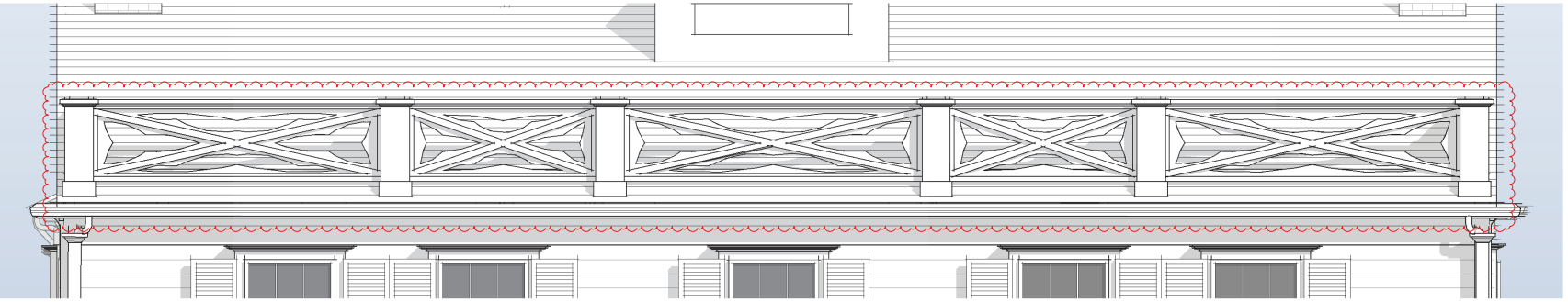


Site Plan .

1/16" = 1'-0"

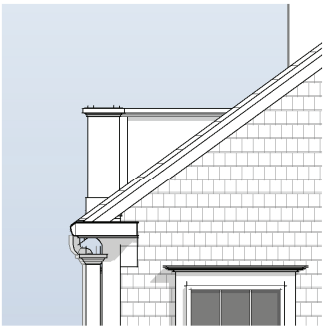


Proposed Parapet



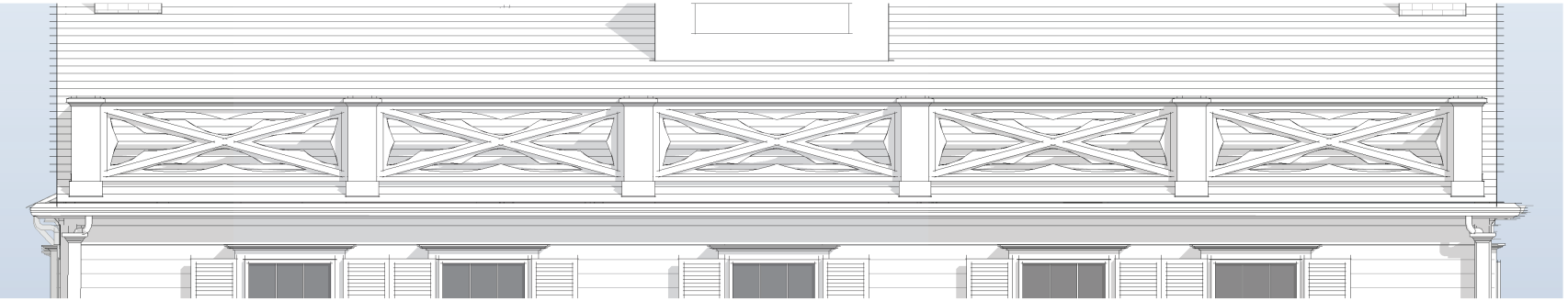
Proposed Parapet

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'

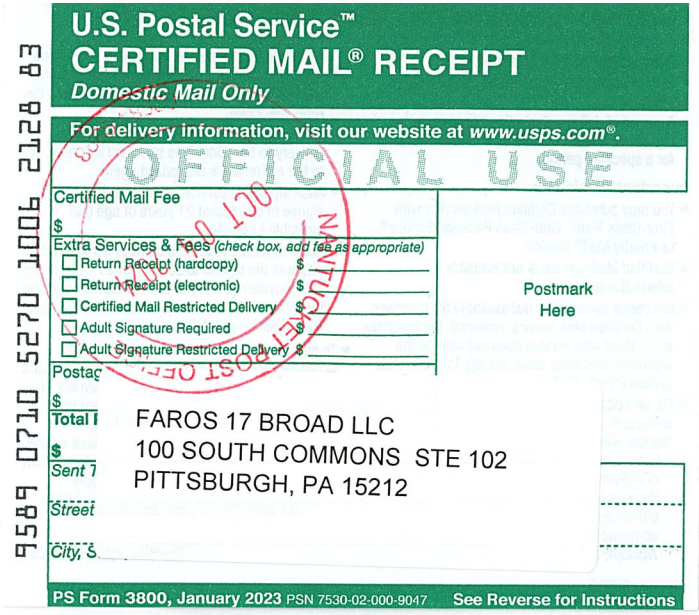
June 27, 2024

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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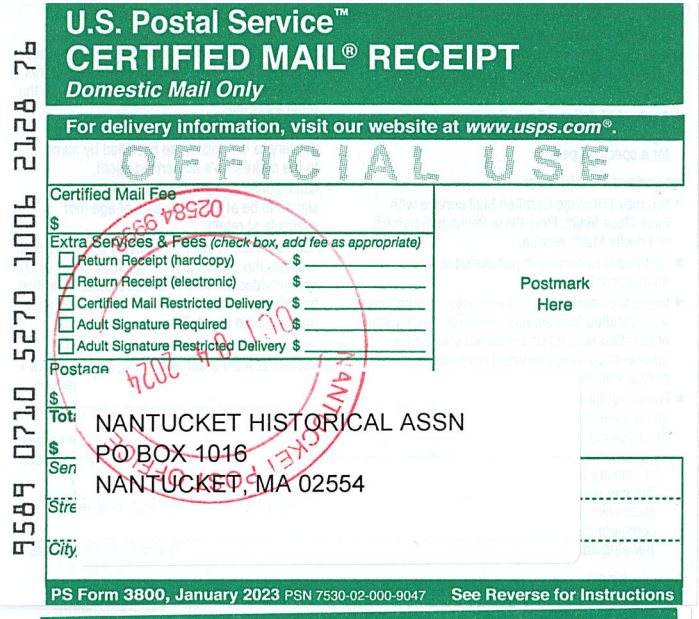
FAROS 17 BROAD LLC
100 SOUTH COMMONS STE 102
PITTSBURGH, PA 15212

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

9589 0710 5270 1006 2128 83



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NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554

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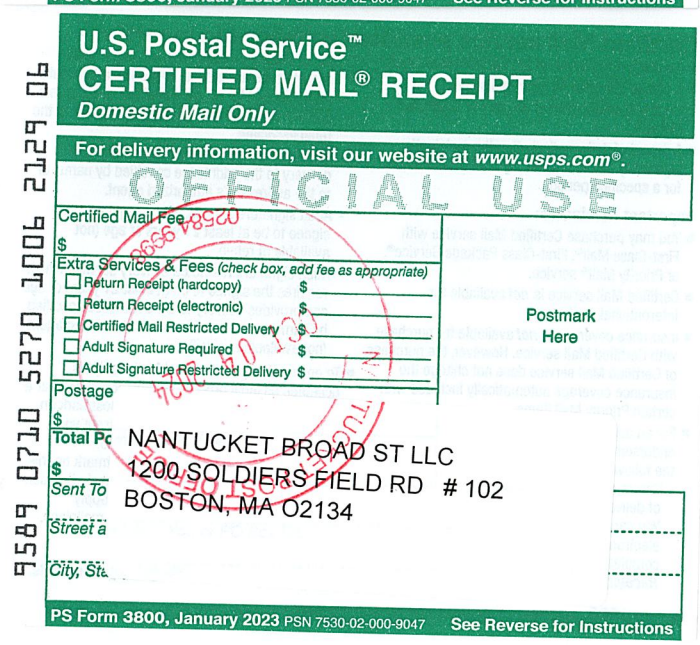
9589 0710 5270 1006 2128 76



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NANTUCKET BROAD ST LLC
1200 SOLDIERS FIELD RD # 102
BOSTON, MA 02134

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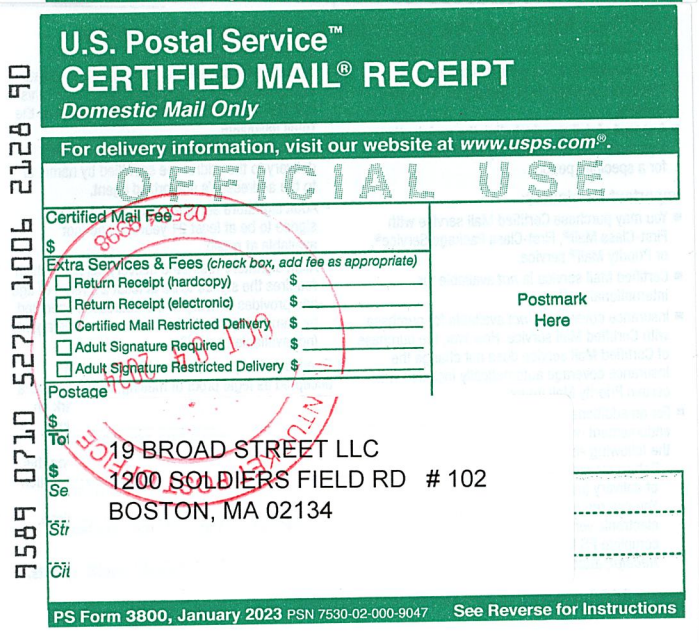

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19 BROAD STREET LLC
1200 SOLDIERS FIELD RD # 102
BOSTON, MA 02134

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

9589 0710 5270 1006 2128 90

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- ☐ Adult Signature Required $
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$

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City, State,

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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

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

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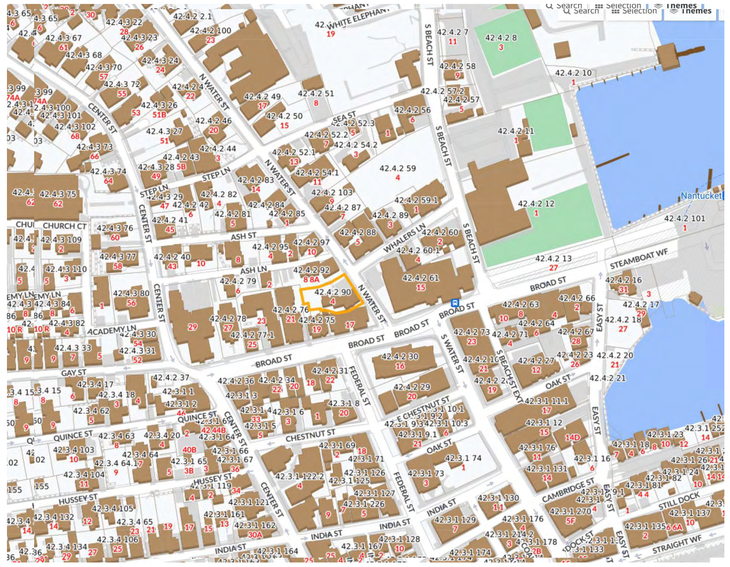
DAVISON JAMES
222 LOBLOLLY LANE
CHOUDRANT, LA 71227

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

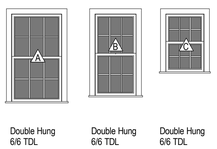
4 North Water Street

Nantucket, MA

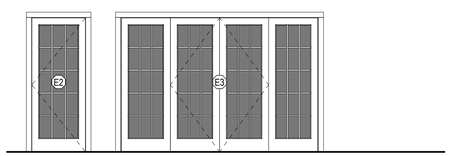
10.07.24



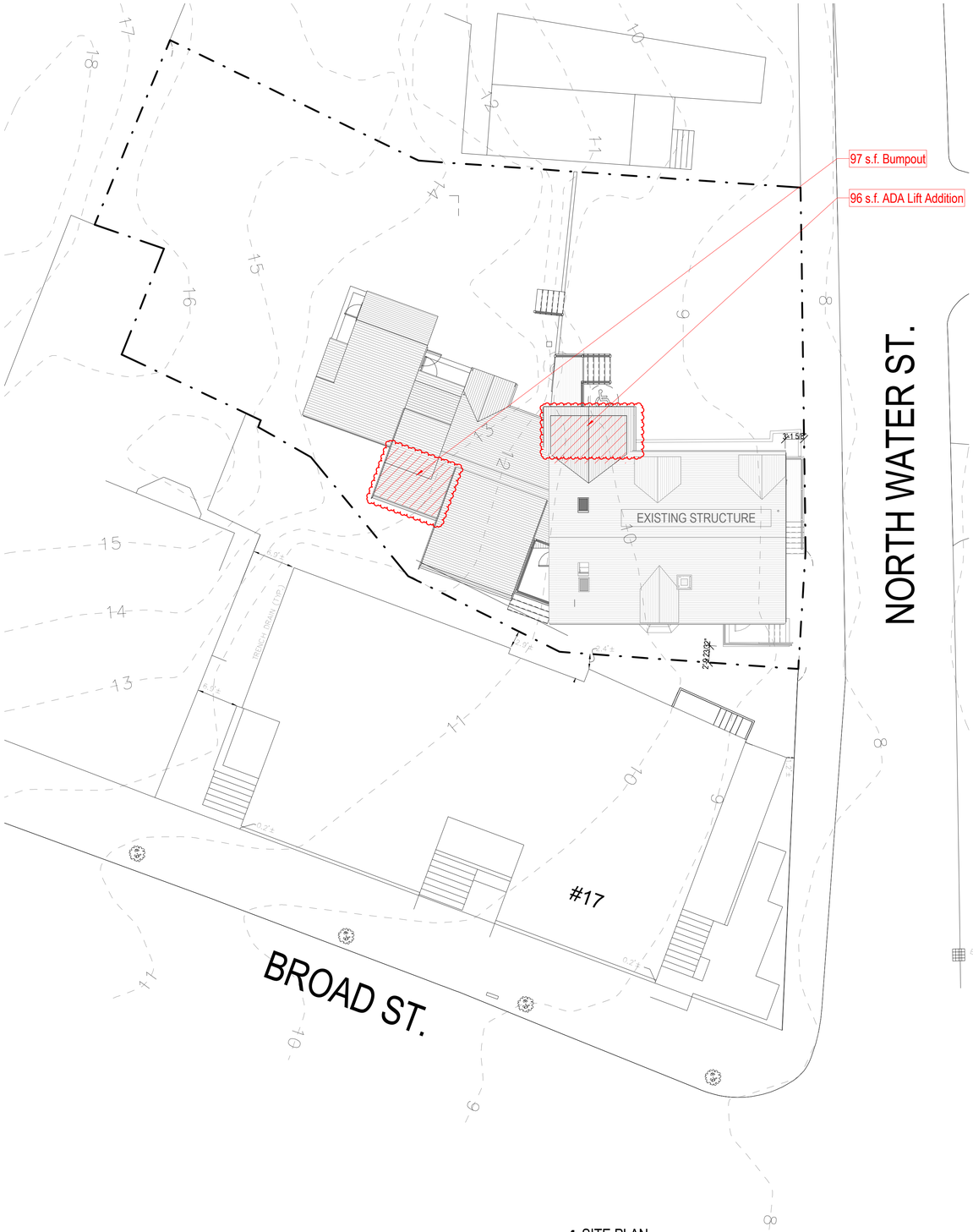
2 Locus Map
1/4" = 1'-0"



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



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



1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER SHEET
A.101 1ST & 2ND FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

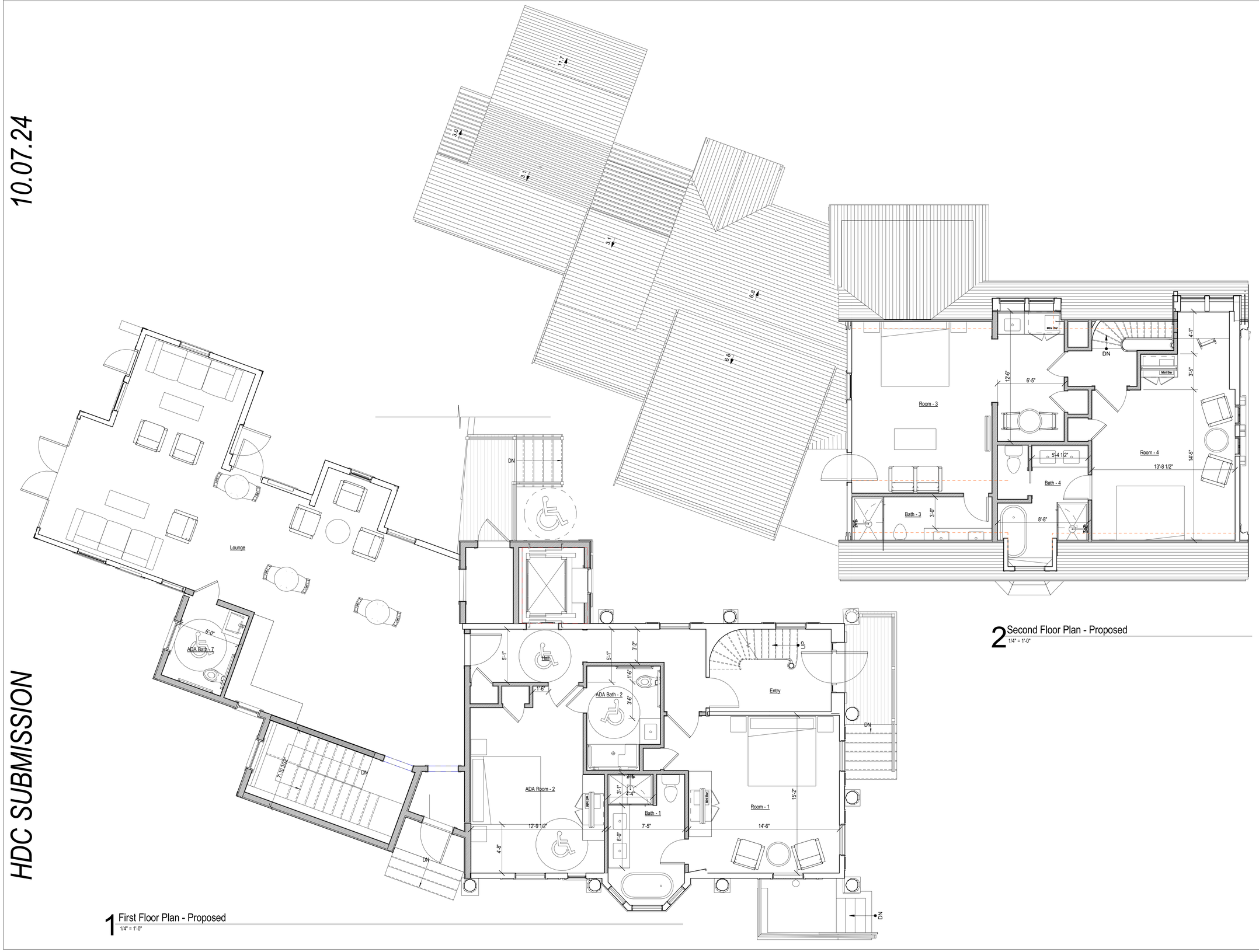
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
2313

10.07.24

HDC SUBMISSION



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

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

2313

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'
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.:	
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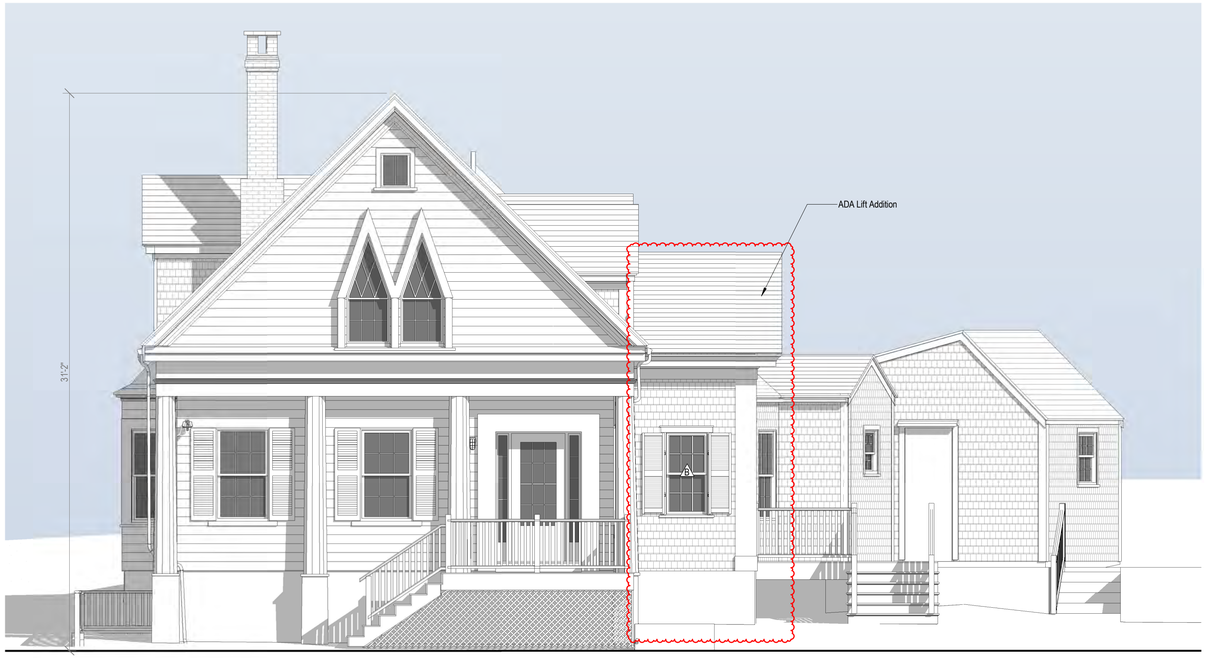
A.101

2313

10.07.24

HDC SUBMISSION



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
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 1 Date 1

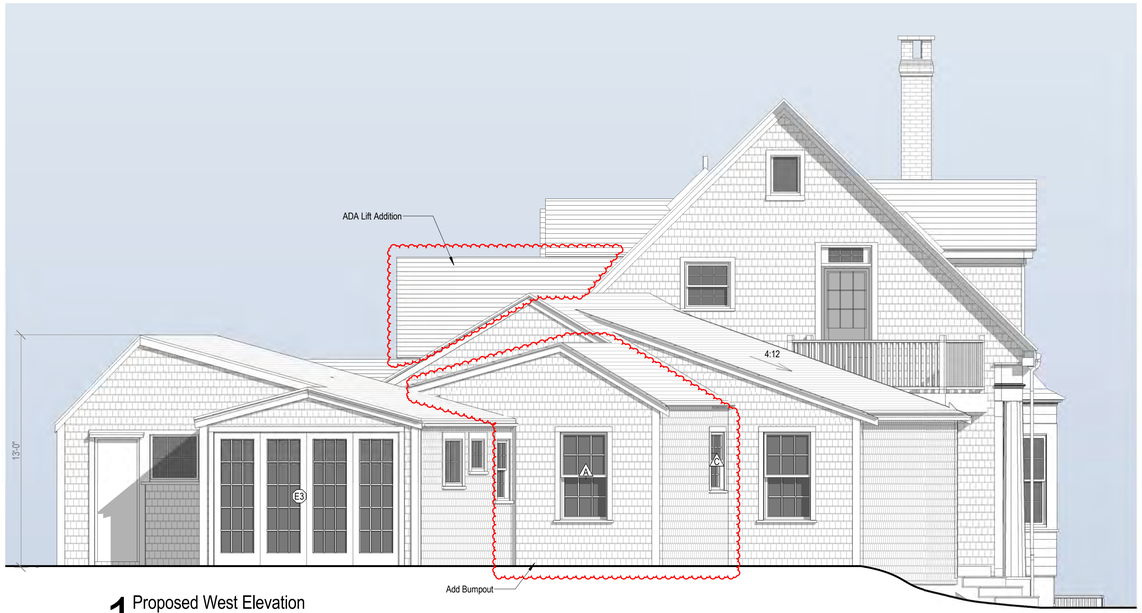
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.201

2313

10.07.24

HDC SUBMISSION



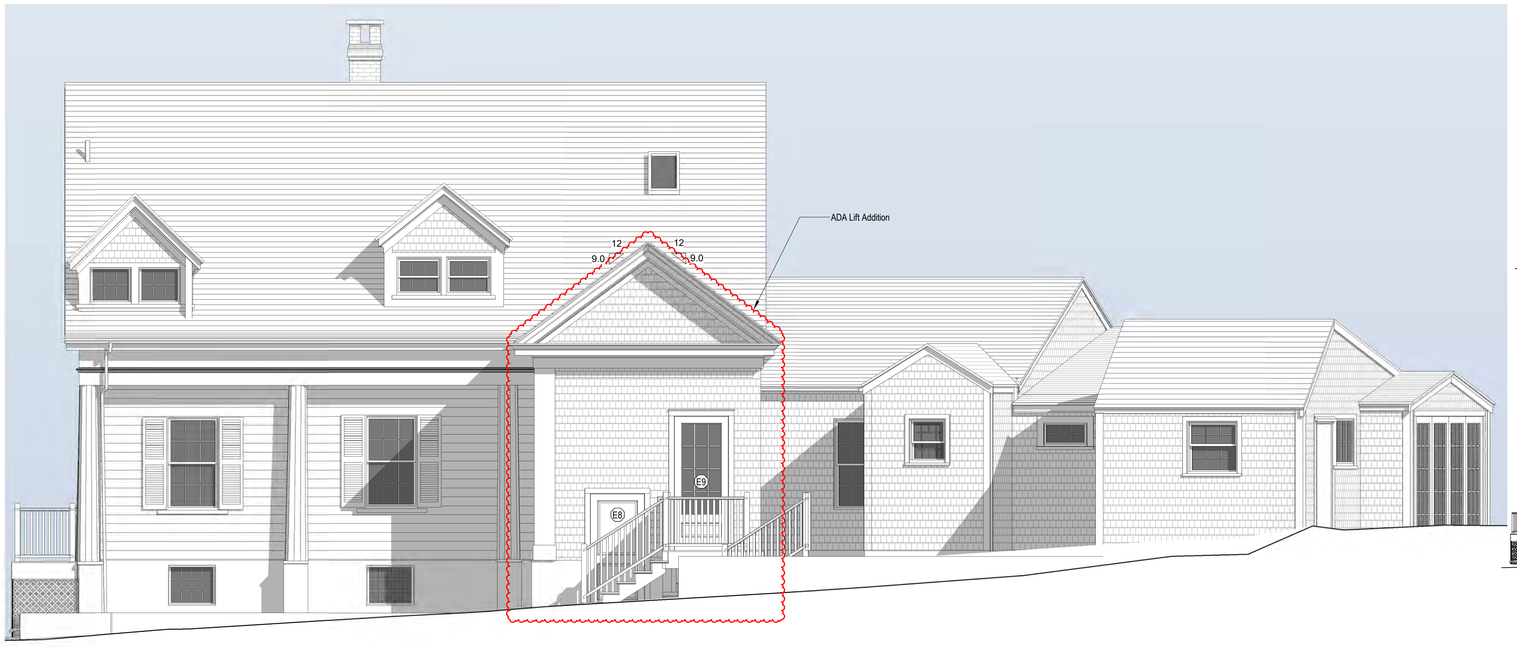
1 Proposed West Elevation
1/4" = 1'-0"



HDC Approved West Elevation



Existing West Elevation



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



HDC Approved North Elevation



Existing North Elevation

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
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EXTERIOR ELEVATIONS

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Minimum Frontage:	35'
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Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
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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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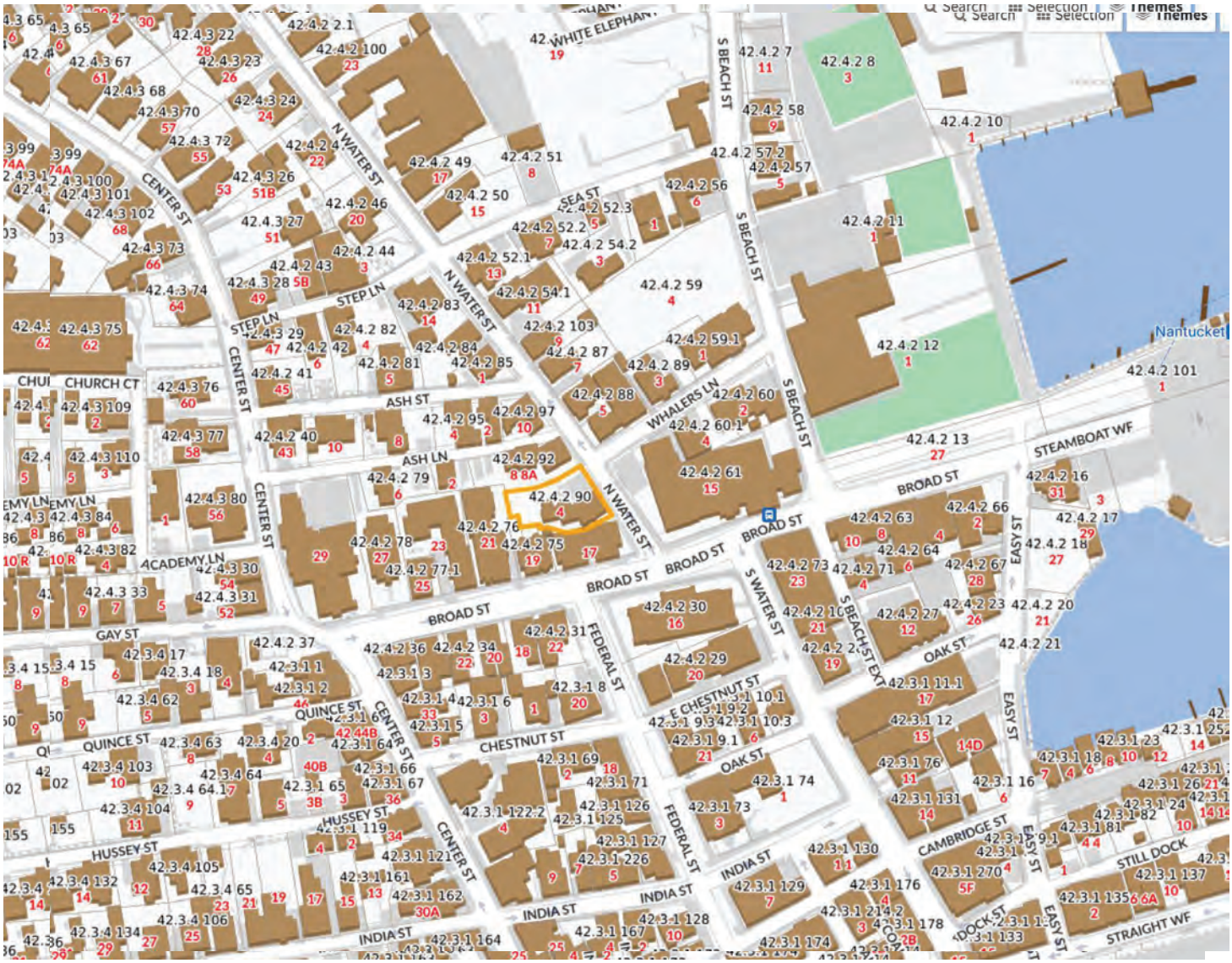
A.202

2313

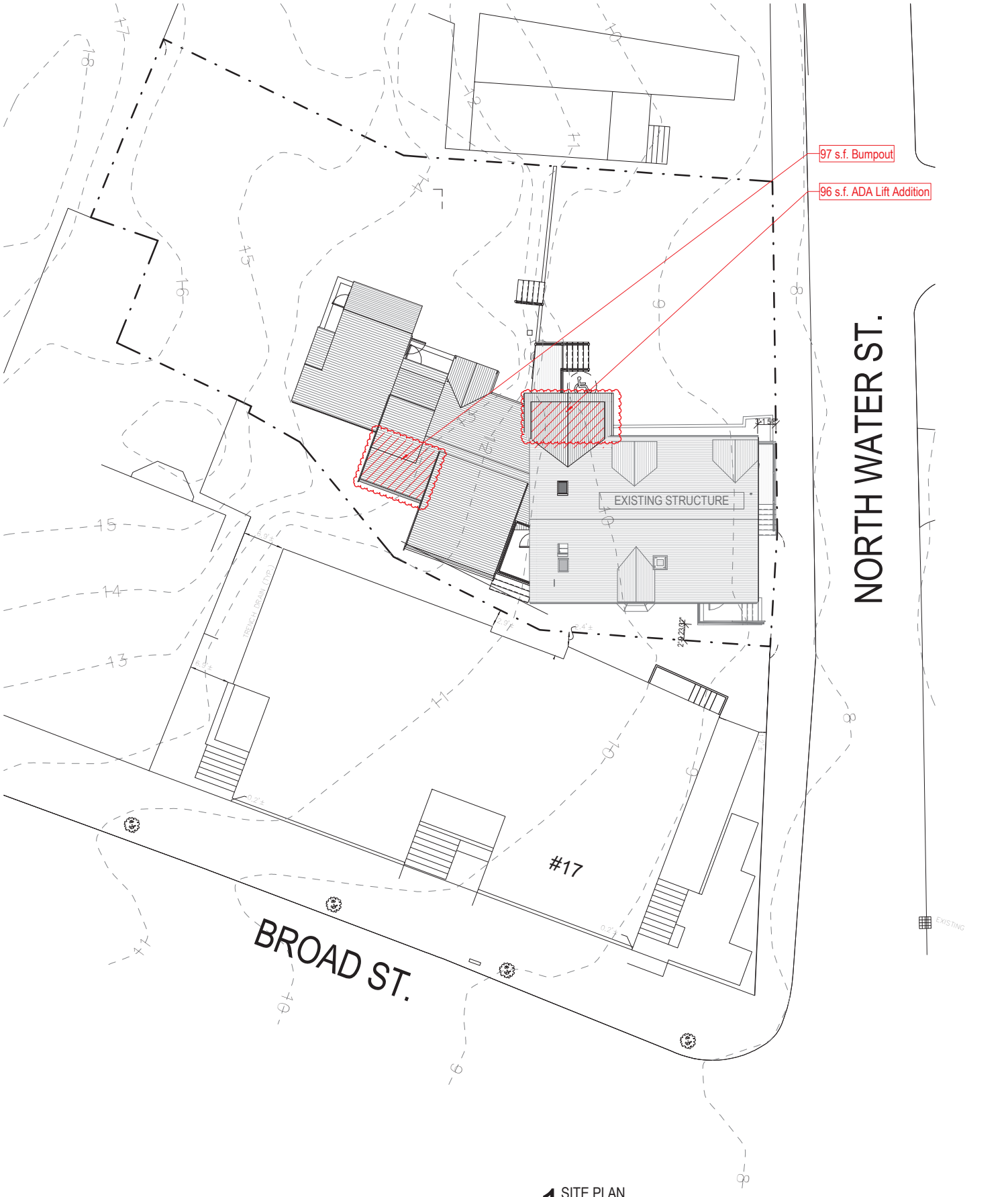
4 North Water Street

Nantucket, MA

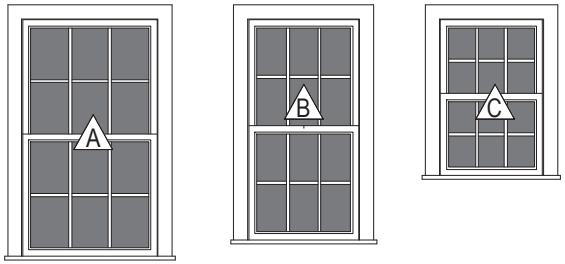


2 Locus Map

1/4" = 1'-0"



1 SITE PLAN
1" = 10'-0"



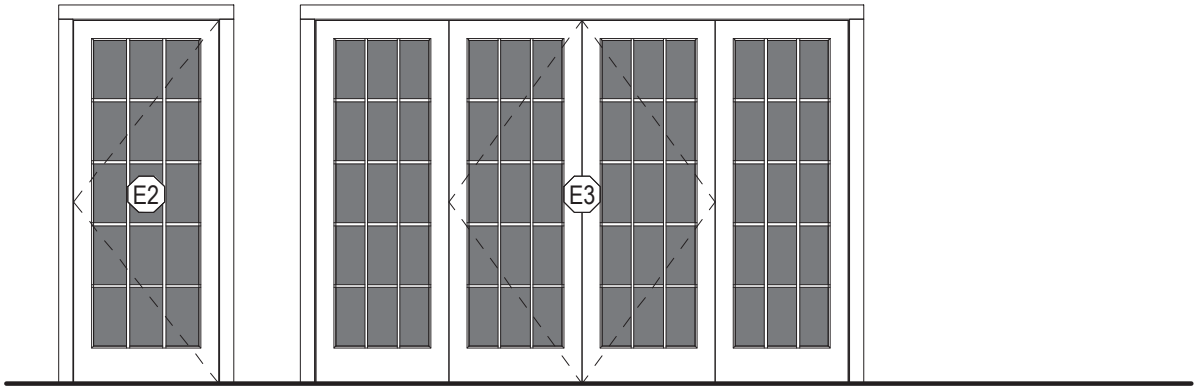
Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

3 Window Legend

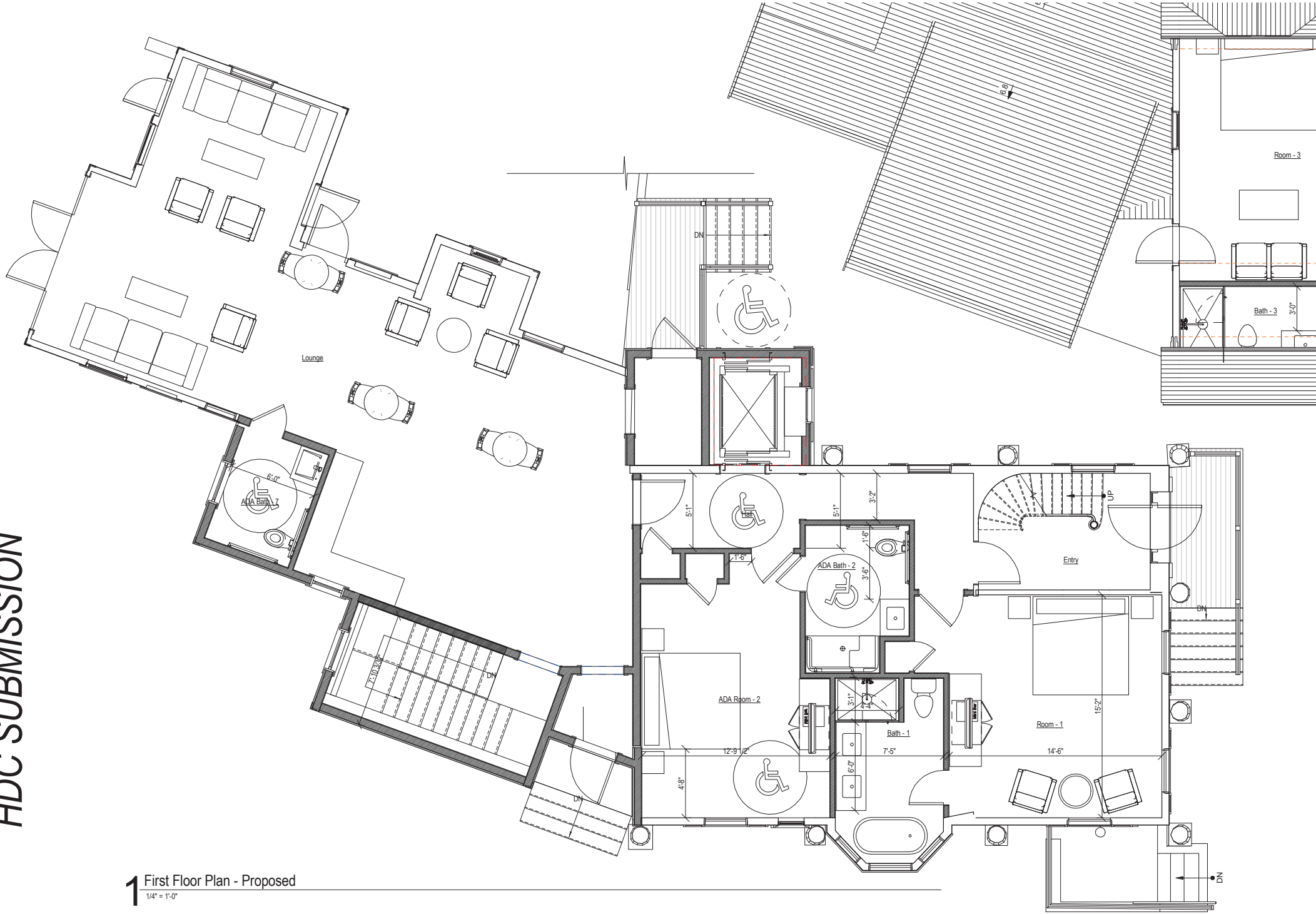
1/4" = 1'-0"



4 Exterior Door Legend

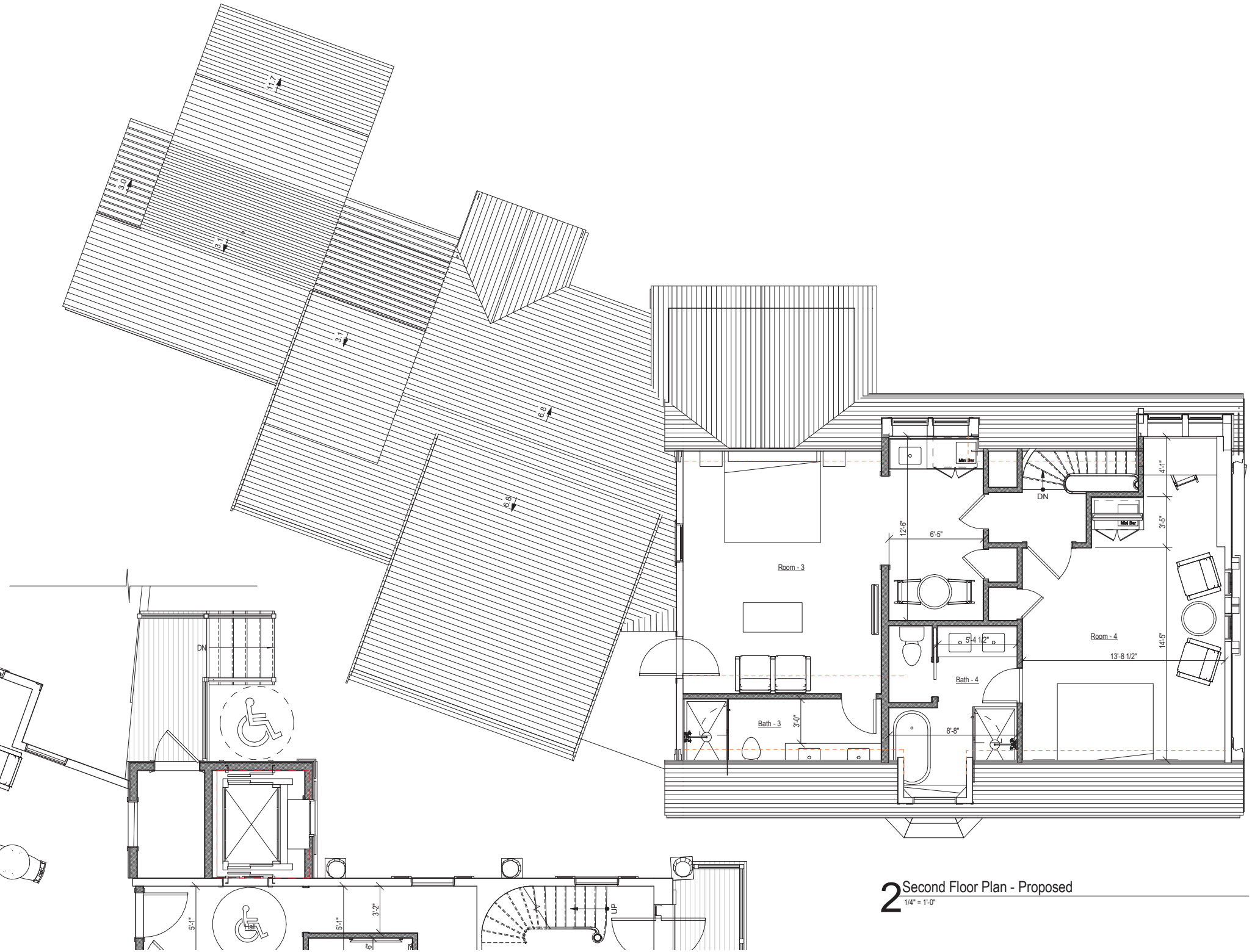
1/4" = 1'-0"

HDC SUBMISSION



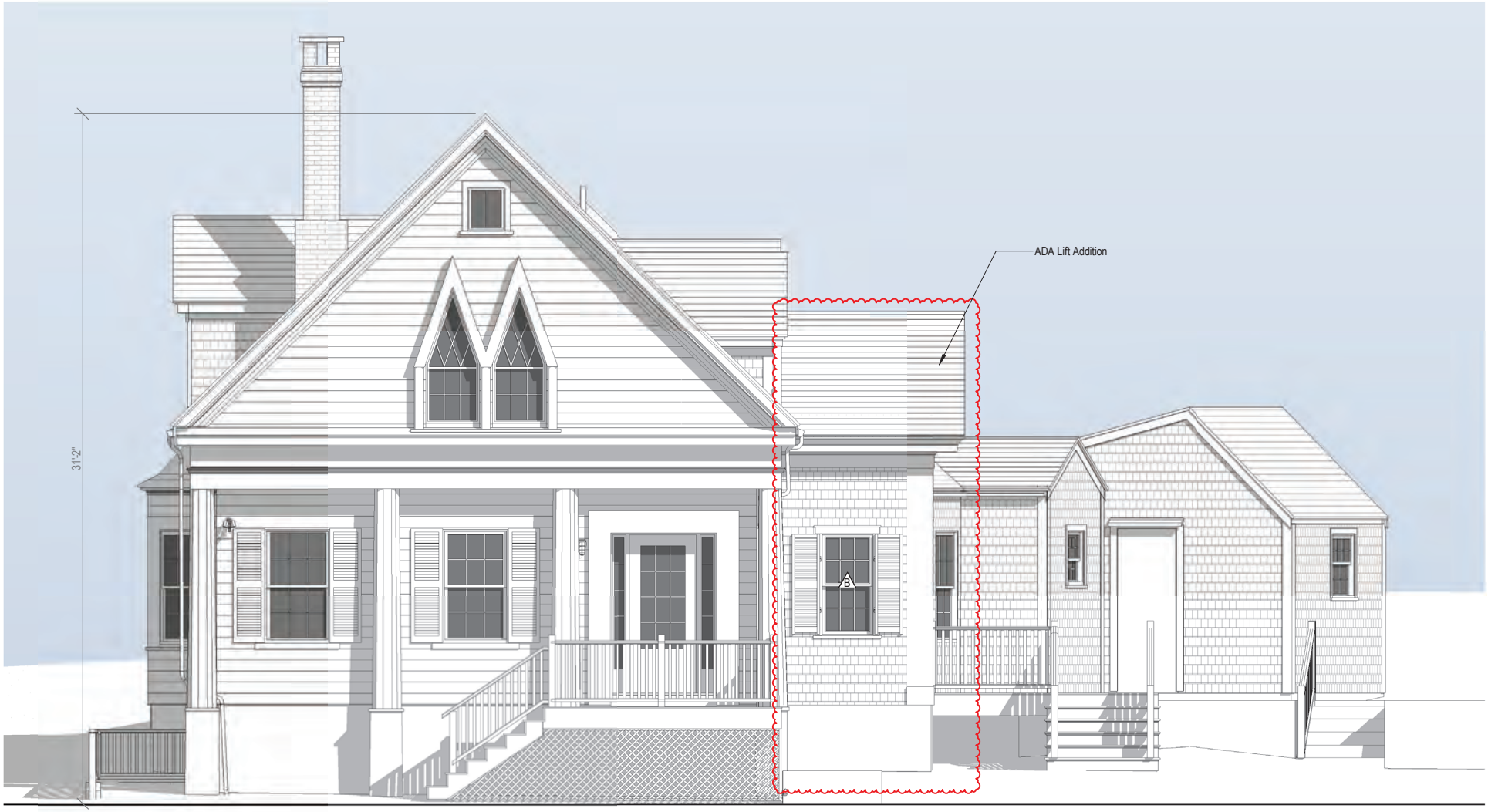
1 First Floor Plan - Proposed

1/4" = 1'-0"



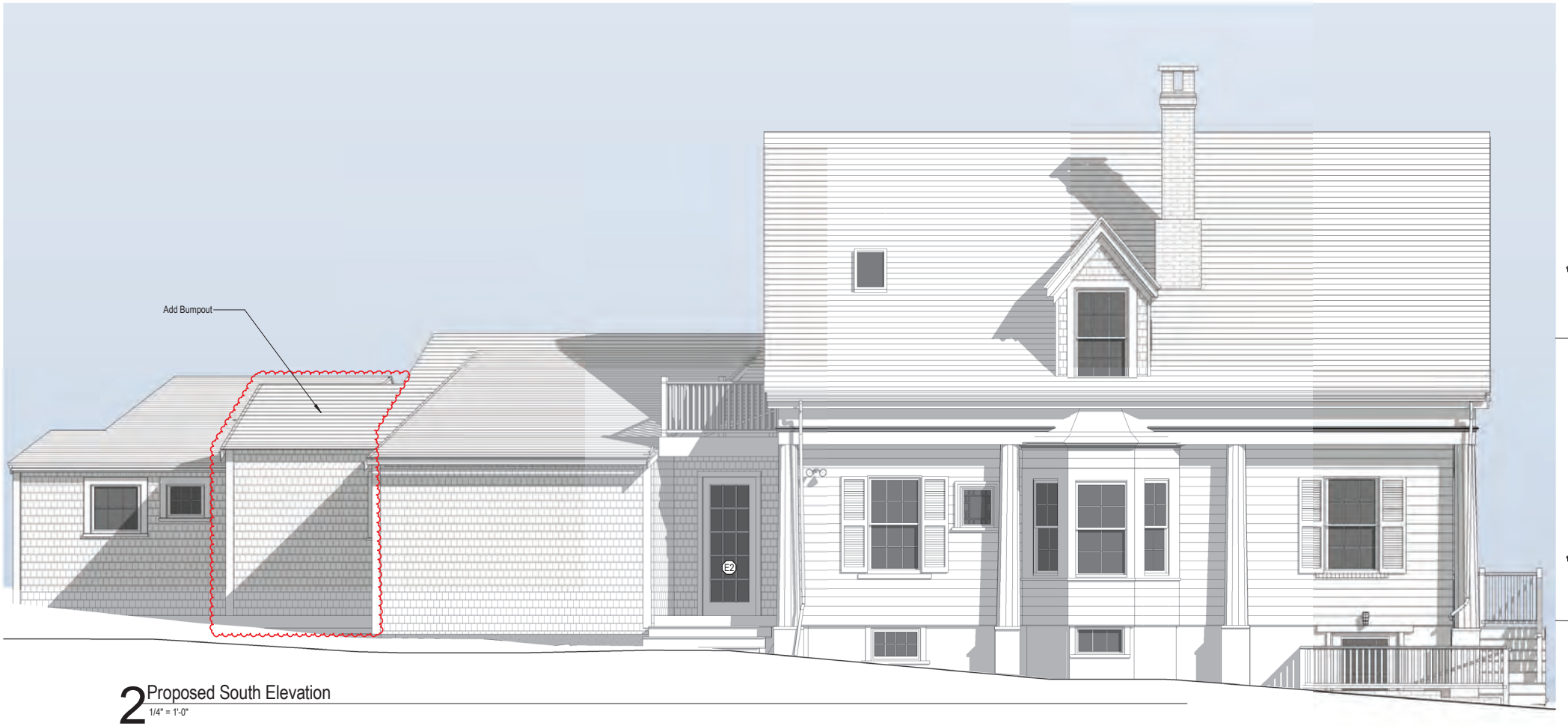
2 Second Floor Plan - Proposed

1/4" = 1'-0"

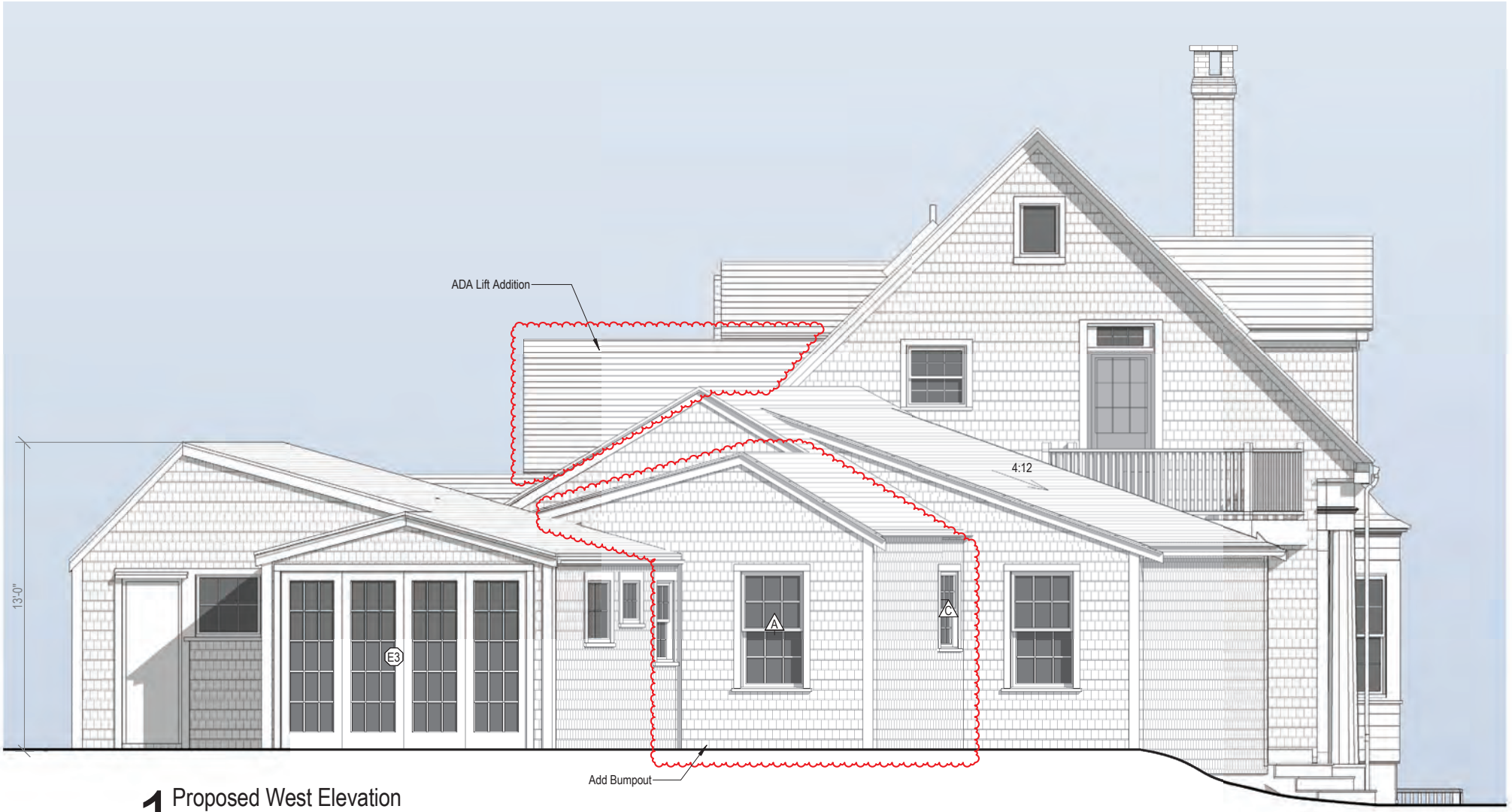


1 Proposed East Elevation

1/4" = 1'-0"

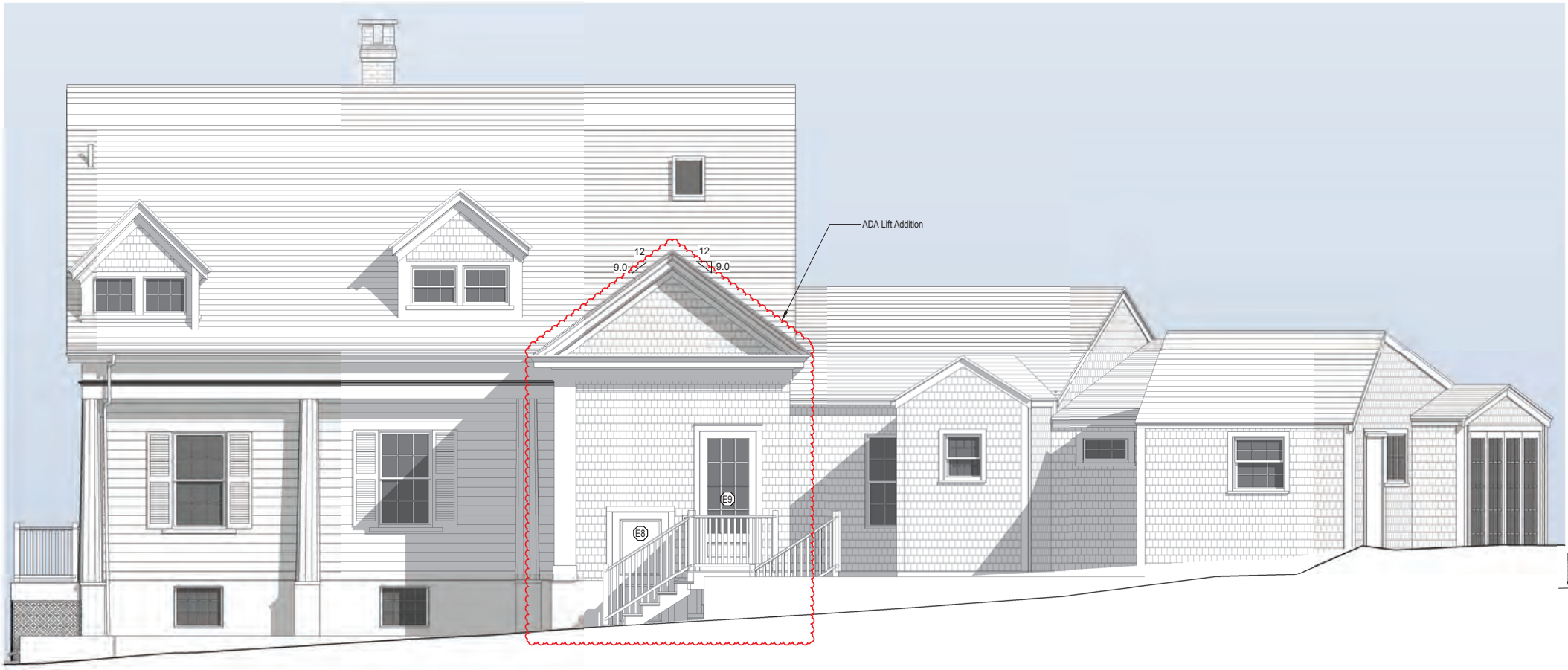


2 Proposed South Elevation
1/4" = 1'-0"



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]

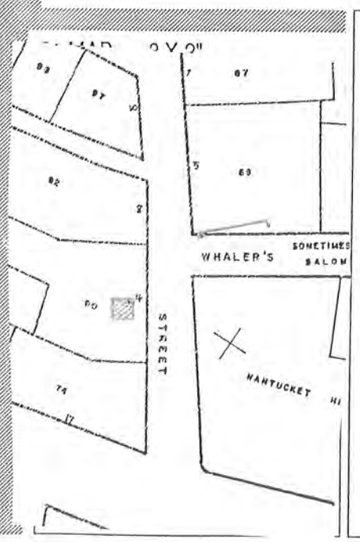
6. USE: Original: _____ Present: town offices

○ 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?: _____

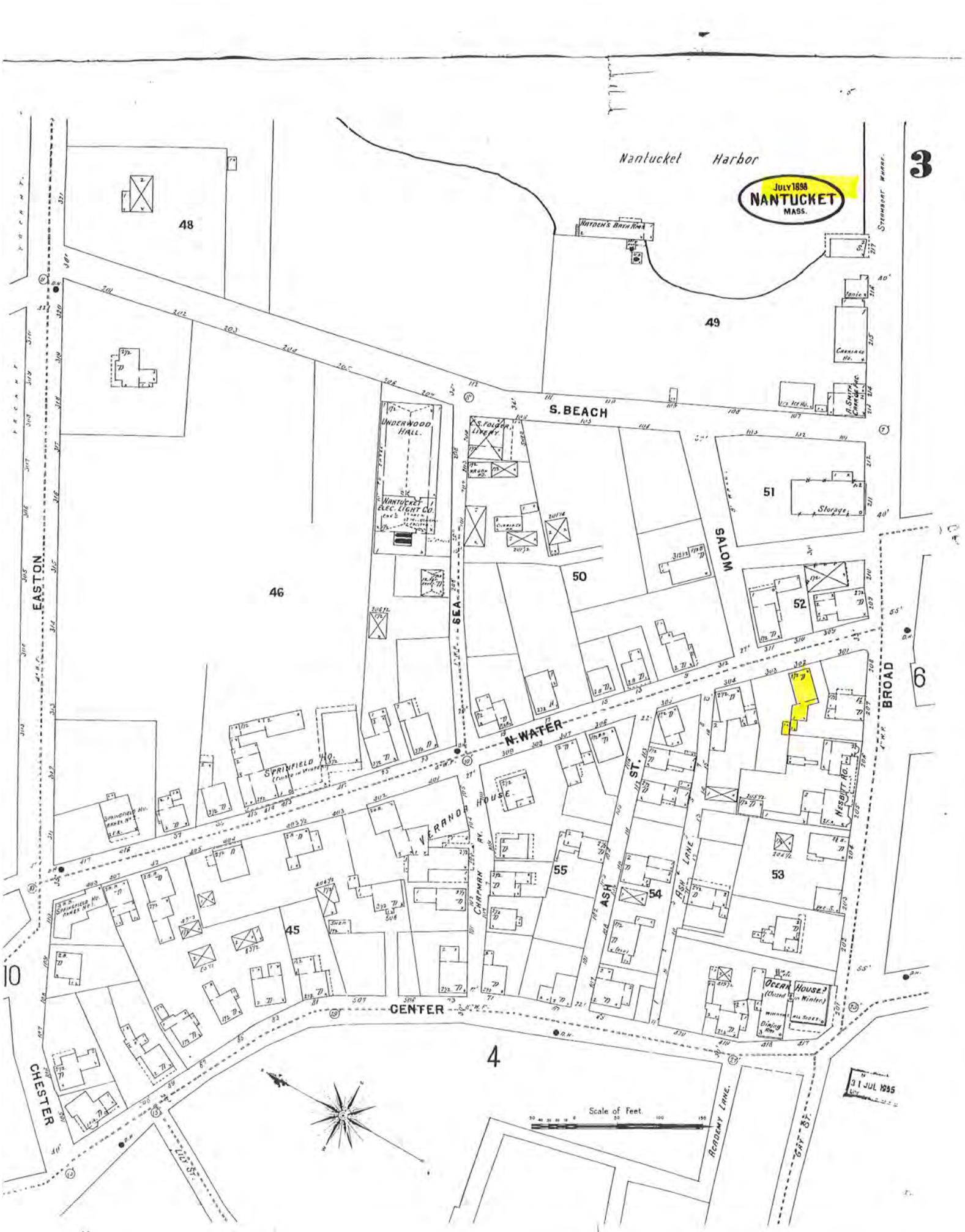
Major alterations or additions: Later dormers on sides, bay window south flank, (with dates if known) shed connected to house to add spider for 2 bedrooms & a bath. At some undetermined time a Masonic emblem window was placed in the south living room and a window in the dining room has colored panes. HABS

SIGNIFICANCE:

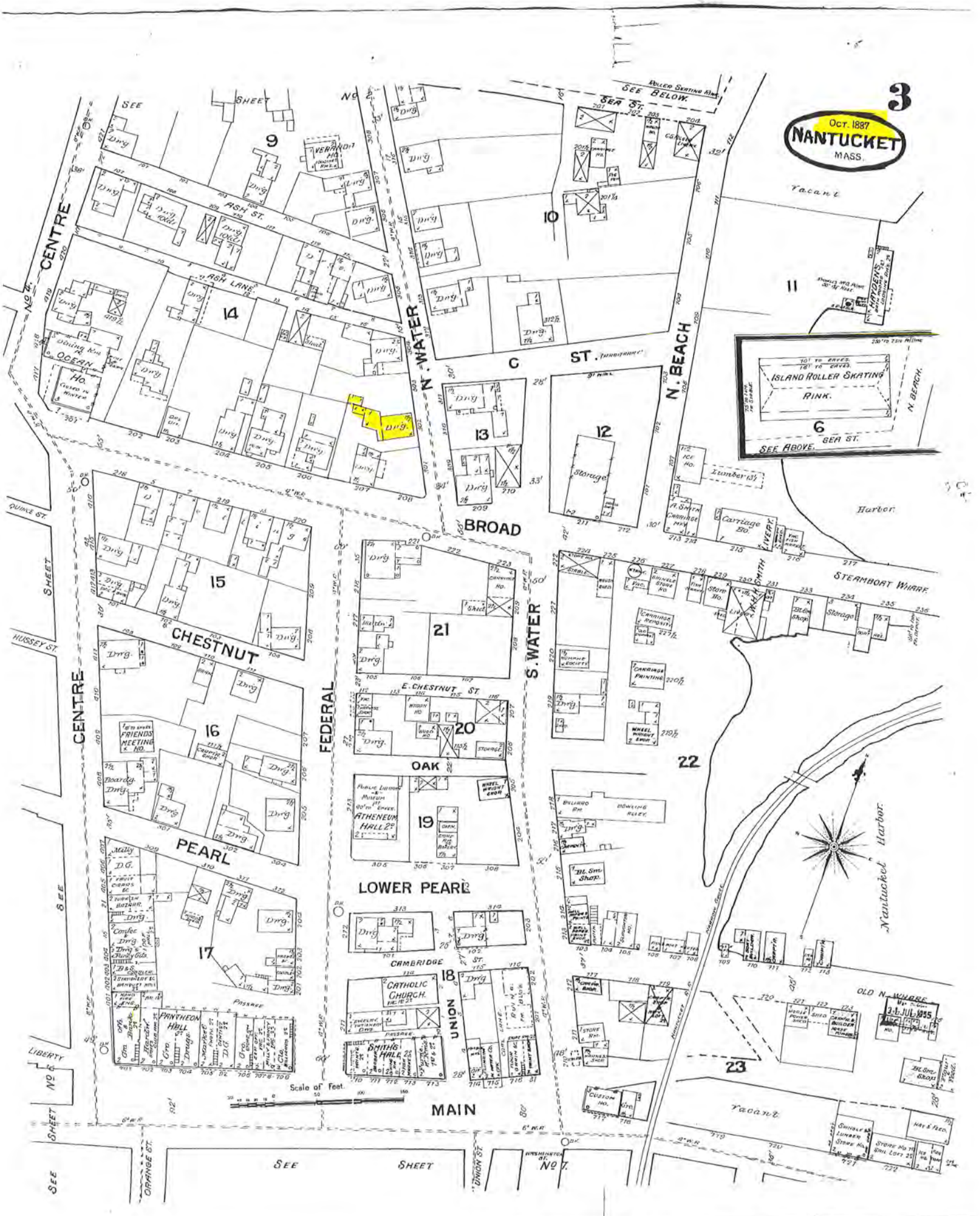
33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

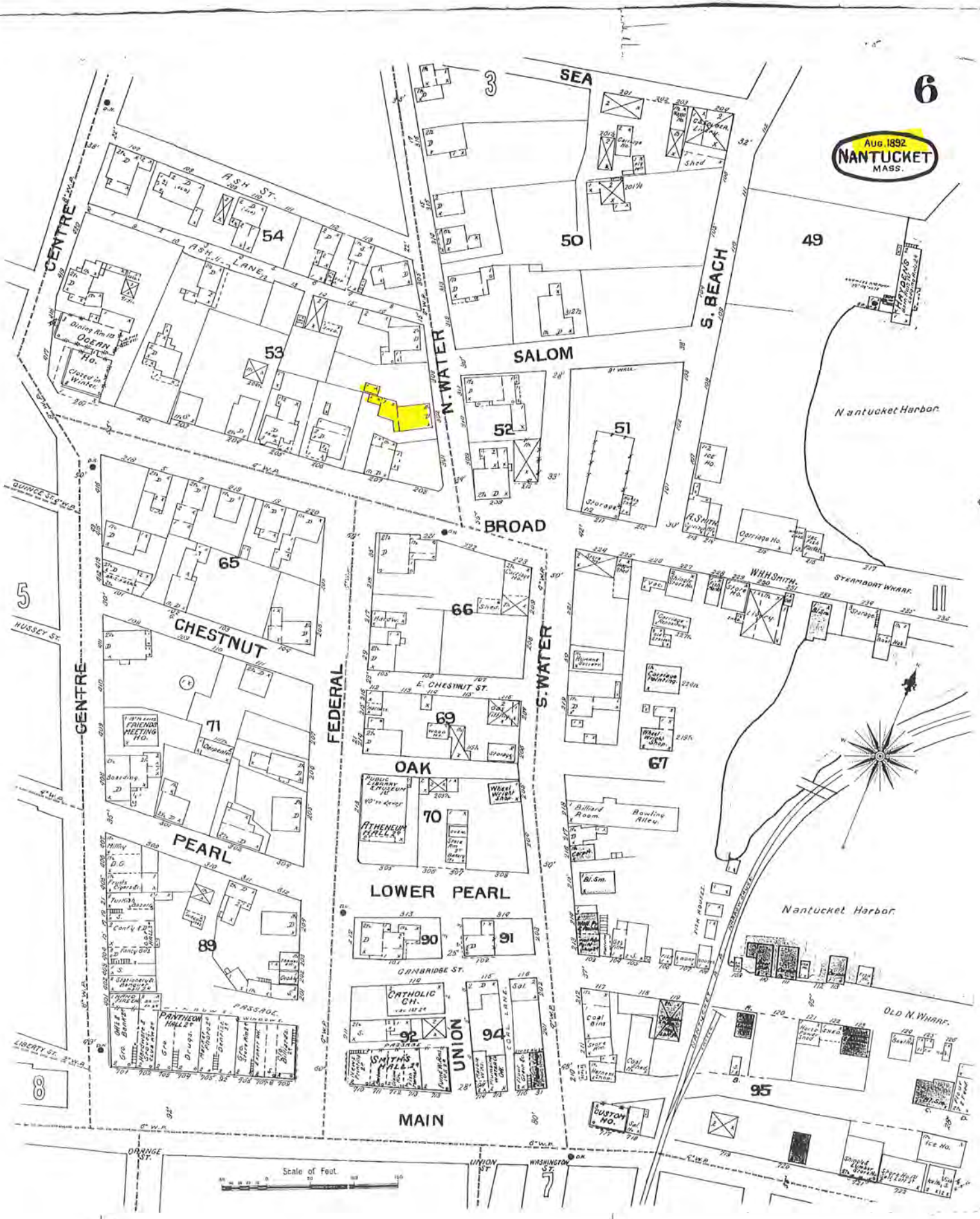
34. DATE OF INITIAL CONSTRUCTION: C 1846 SOURCE: [illegible]
ARCHITECT: _____
BUILDER: Edward F Eastern, housewright HABS

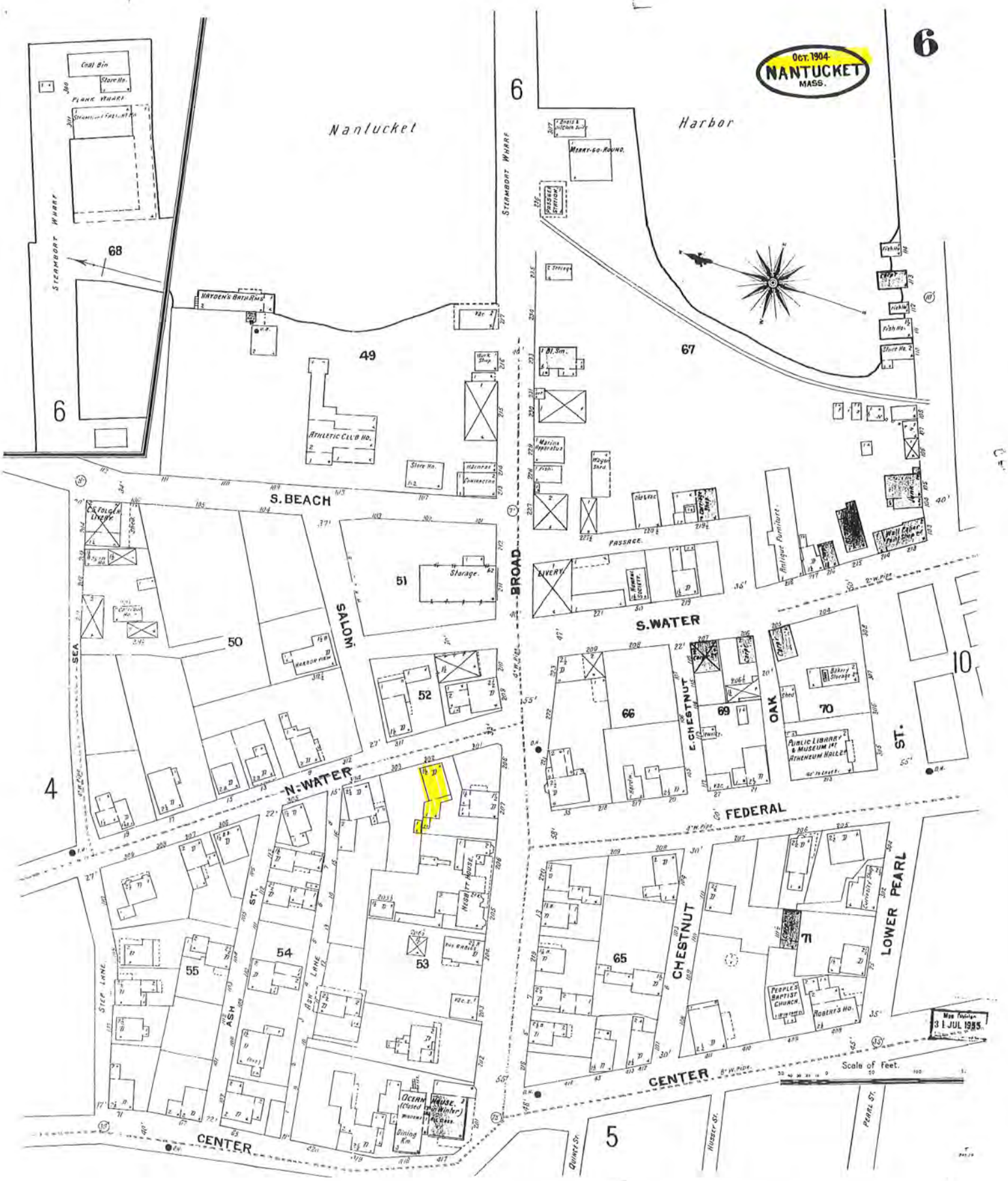
35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____



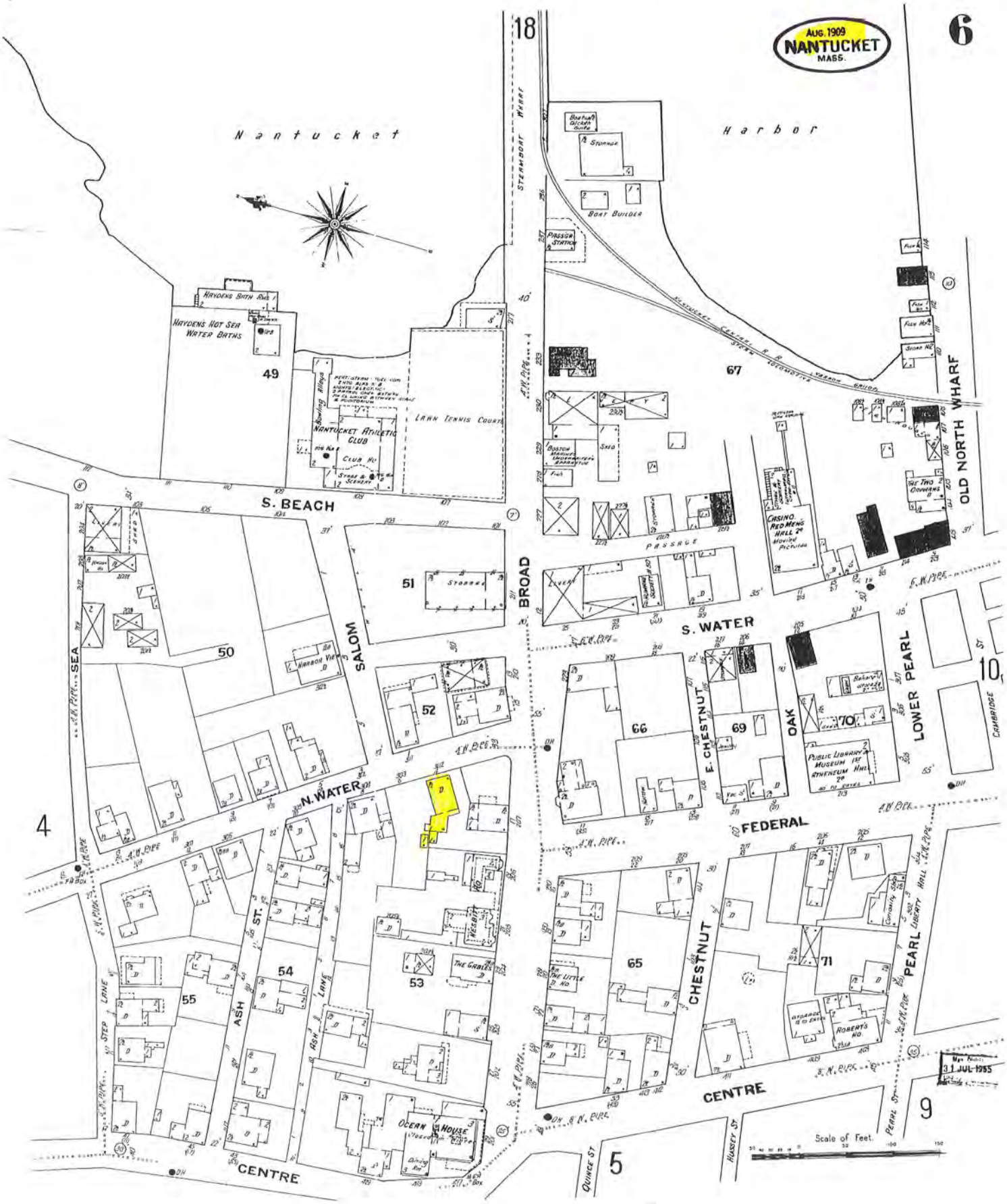
JULY 1898
NANTUCKET
MASS.
3
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
C. S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT RD.
55
54
53
45
10
OCEAN 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

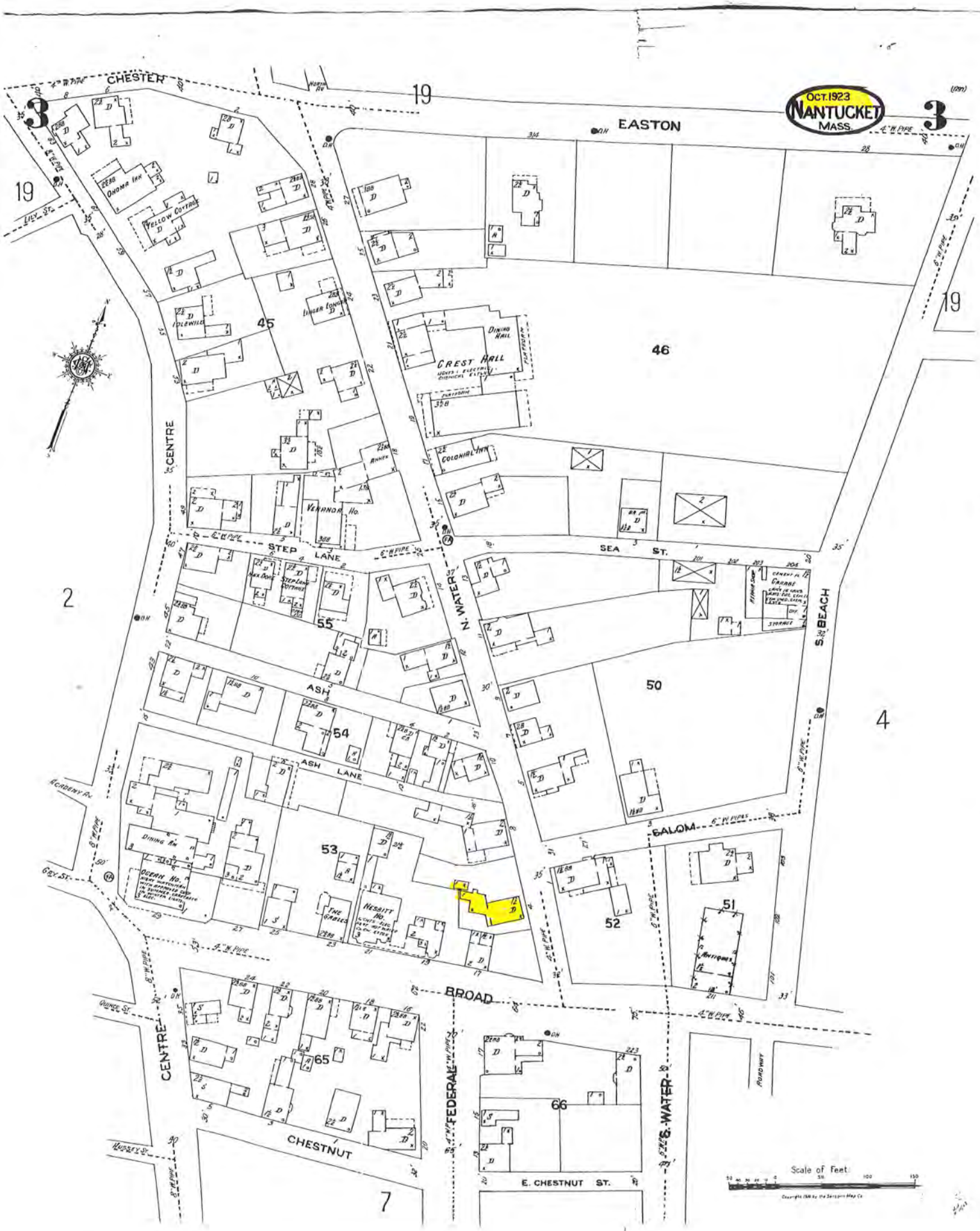

6
AUG. 1892
NANTUCKET
MASS.
SEA
ASH ST.
ASH LANE
CENTRE
OCEAN HO.
N. WATER
SALOM
S. BEACH
Nantucket Harbor
BROAD
CHESTNUT
FEDERAL
E. CHESTNUT ST.
S. WATER
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
HUSSEY ST.
QUINCE ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
STEAMBOAT WHARF
OLD N. WHARF
FRIENDS MEETING HO.
ATHENEUM HALL
PUBLIC LIBRARY & MUSEUM
CATHOLIC CH.
SMITH'S HALL
PANTHEON HALL
CUSTOM HO.
ICE HO.
Scale of Feet.



6
Oct. 1904
NANTUCKET
MASS.
Nantucket
Harbor
Coal Bin
Store Ho.
PLANK WHARF
STEAMBOAT WHARF
68
HAYDEN'S BATH RMS
49
ATHLETIC CLUB HO.
Store Ho.
Harness
Contractor
6
STEAMBOAT WHARF
MERRY-GO-ROUND
PASSAGE STATION
67
Fish Ho.
Store Ho.
Marine Apparatus
Wagon Shed
S. BEACH
C.E. FOLGER LIVERY
51
Storage
BROAD
LIVERY
PASSAGE
Antique Furniture
Wall Paper Paint Shop
S. WATER
SALOM
50
HARBOR VIEW
52
SEA
66
E. CHESTNUT
69
OAK
70
Bakery Storage
PUBLIC LIBRARY & MUSEUM 1st ATHENEUM HALL
10
4
N. WATER
FEDERAL
ST.
ASH
ST.
ASH LANE
NESBITT HOUSE
53
54
55
STEP LANE
65
CHESTNUT
71
LOWER PEARL
PEOPLE'S BAPTIST CHURCH
ROBERT'S HO.
Curiosity Shop
Mass. Nantucket
31 JUL 1955
Scale of Feet.
CENTER
CENTER
5
QUINCE ST.
HUSSEY ST.
PEARL ST.



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
IDLEWILD
LINGER LONGER
STEP LANE COTTAGE
DINING RM
OCEAN HO.
NESBITT HO.
THE GABLES
GRANGE
ANTIQUES
ROADWAY
Scale of Feet
19
3
2
4
7
45
46
50
51
52
53
54
55
65
66

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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.

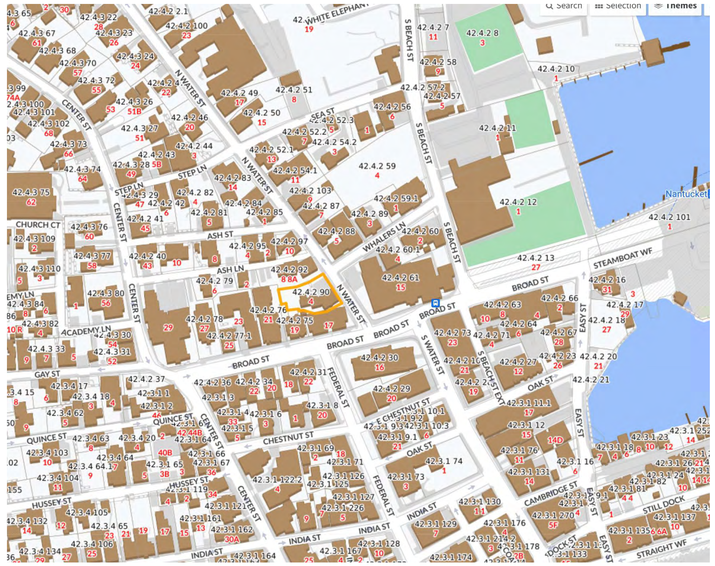
Date 7/1/24 Signature of owner of record _____ Signed under penalties of perjury

4 North Water Street

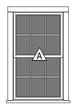
Nantucket, MA

07.01.24

HDC SUBMISSION

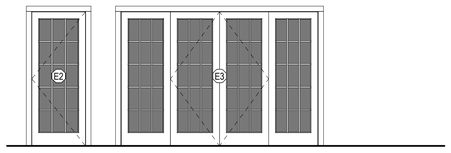


2 Locus Map
1/4" = 1'-0"

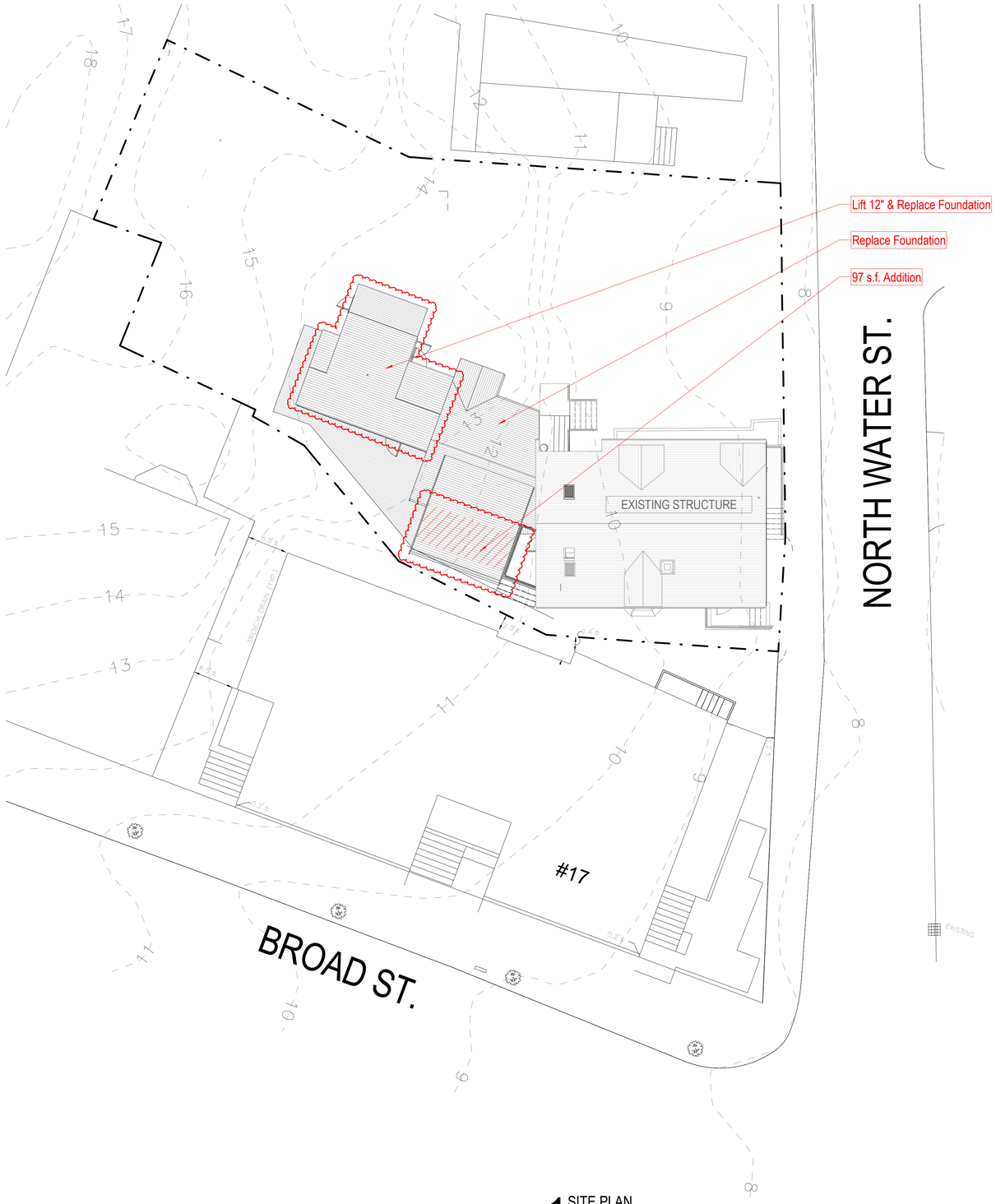


Double Hung
6/6 TDL

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

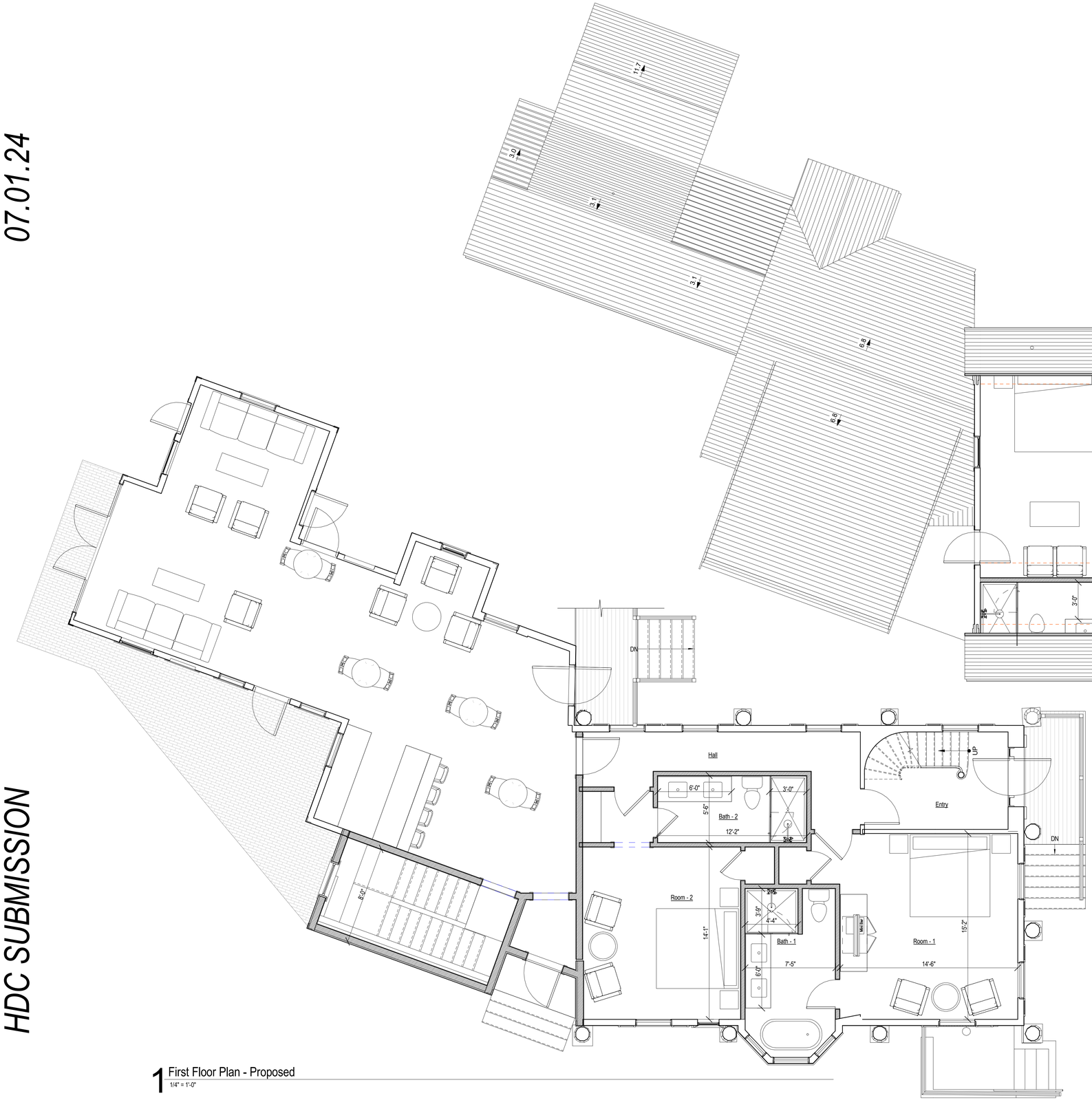
Revision 1 Date 1

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.

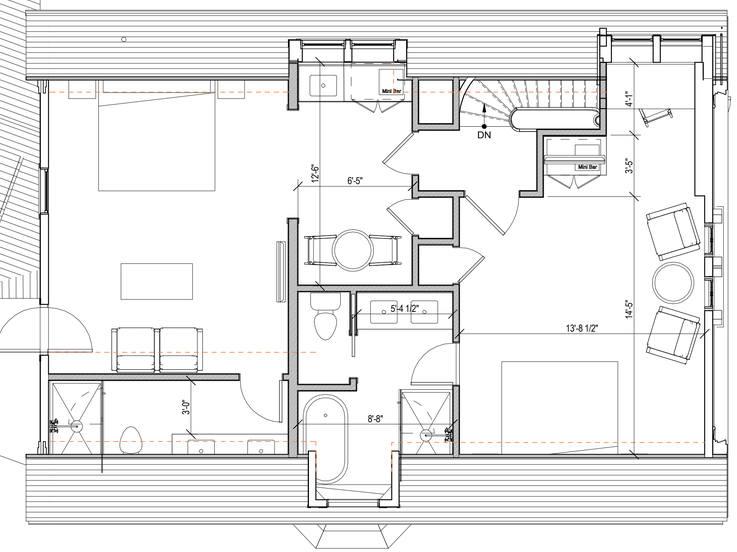
G.101
2313

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

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

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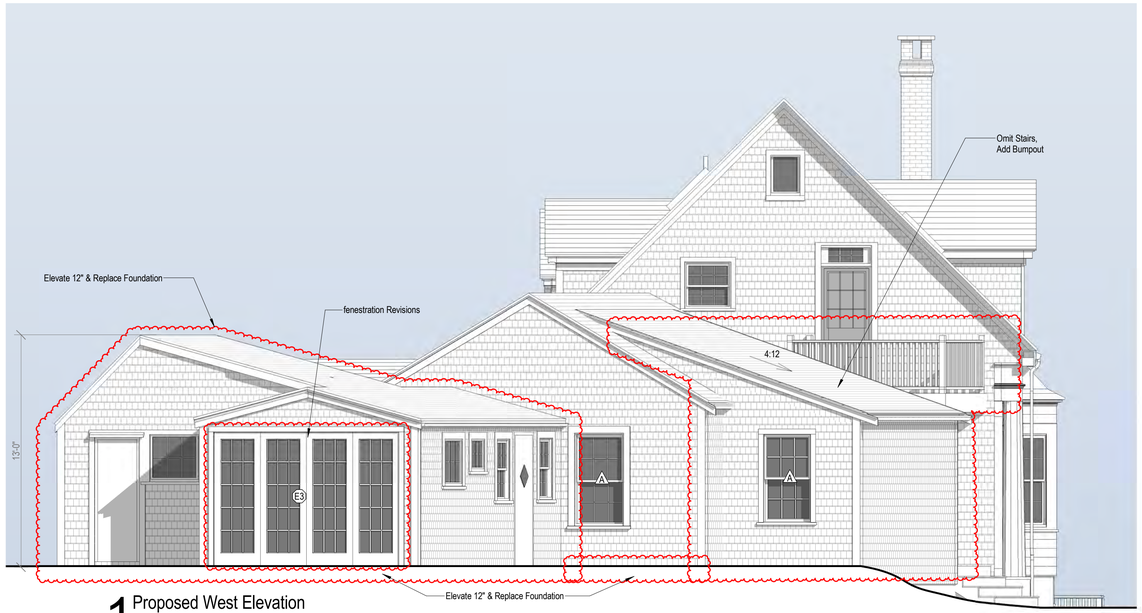
A.101

2313

07.01.24

HDC SUBMISSION



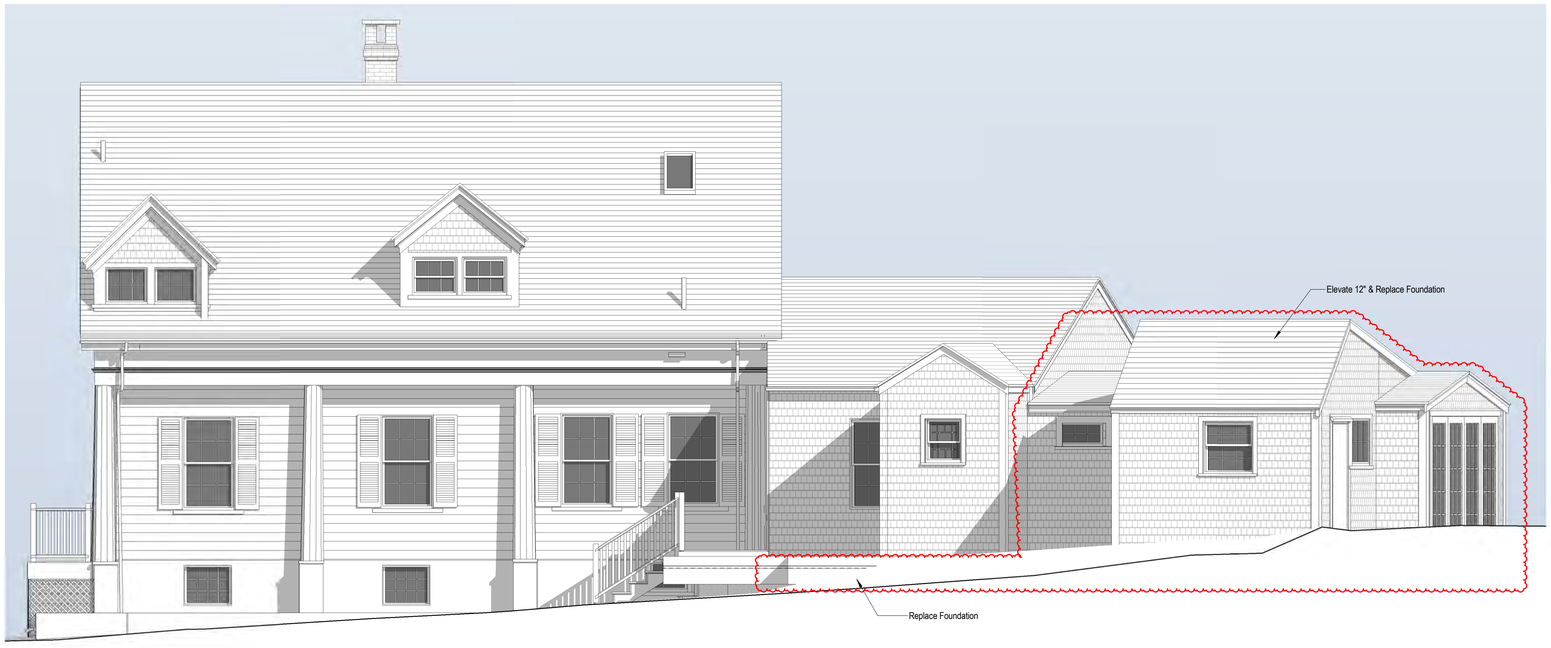
1 Proposed West Elevation
1/4" = 1'-0"



3 Existing West Elevation
1/8" = 1'-0"



4 Existing North Elevation
1/8" = 1'-0"



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

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 1 Date 1

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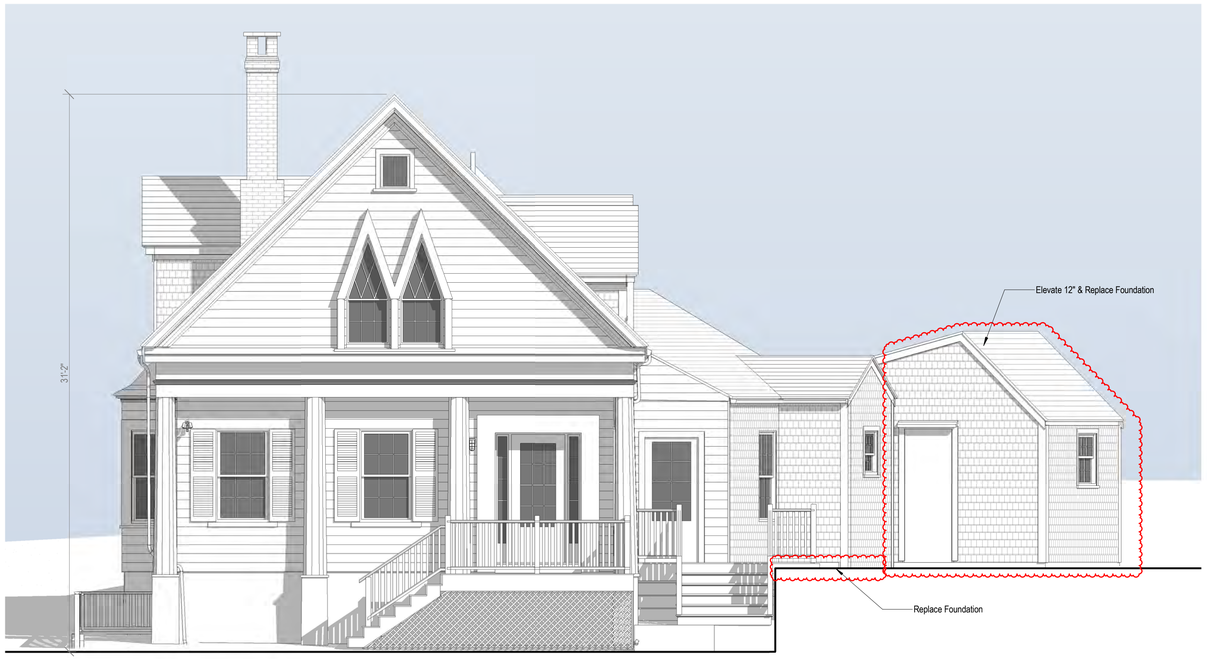
A.202

2313

07.01.24

HDC SUBMISSION



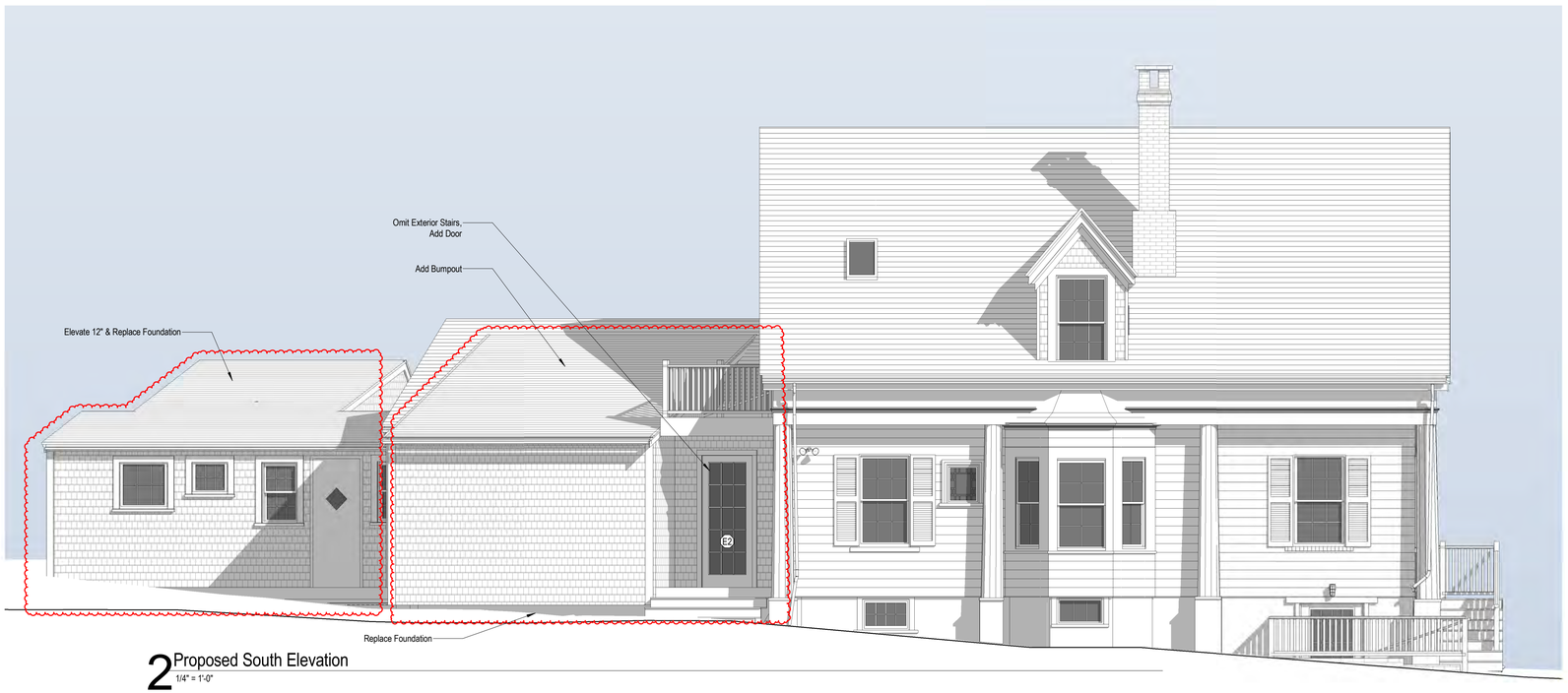
1 Proposed East Elevation
1/4" = 1'-0"



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

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
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Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.201

2313

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42 34 PARCEL N°. 10

Street & Number of Proposed Work: 15 LILY ST.

Owner of record: EDE BROOKE GARDEN

Mailing Address: 15 LILY ST
NANTUCKET, MA. 02554

Contact Phone #: 203 219 0984 E-mail: BrookeEGarden@gmail.com

AGENT INFORMATION (if applicable)

Name: WILLIAM FREED

Mailing Address: 117 PLEASANT ST
NANTUCKET, MA, 02554

Contact Phone #: 508 901 3337 E-mail: ALLTrinitybuilders@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Difference between existing grade and proposed finish grade: North (Front only) South _____ East _____ West _____

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

Additional Remarks: PAINT COLOR CHANGE TO WHITE
Historic Name:
Original Date:
Original Builder: Foundation - Platinum Grey

REVISIONS* (describe)
1. East Elevation
2. South Elevation: FRONT DOOR PLATINUM GREY.
3. West Elevation: Paint Clapboard White, WINDOW & TRIM & DOOR TRIM TO BE WHITE.
4. North Elevation: Foundation PLATINUM GREY.

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall: White
Trim: White
Deck: Nat
Clapboard (if applicable): White
Sash: White
Foundation: Platinum Grey
Roof: _____
Doors: _____
Fence: _____ Shutters: _____

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

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

Date 10/7/2024 Signature of owner of record Brooke Garden Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

Historic District Commission
COLOR CHANGE CHECKLIST

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/7/24

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I WILLIAM FREED

AS AGENT FOR BROOKE GARDEN

STREET ADDRESS 15 LILY STREET

MAP/PARCEL 42.34 / 10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

OCT 7, 2024

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

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

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

Signature W J Freed Date 10/7/2024

Historic District Commission

COLOR CHANGE CHECKLIST

Planning and Land Use Services

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

This checklist MUST be submitted with your application.

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

*Refer to the HDC Policies and Procedures for Applicants for further information

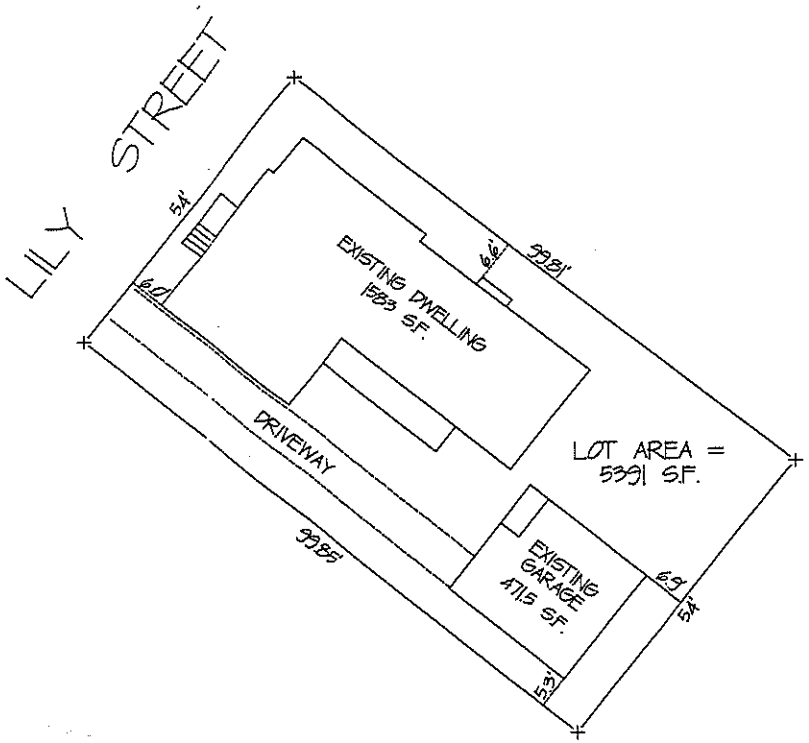
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

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

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	Completed application -Application Fee- $50.00; cash or check made out to the Town of Nantucket.
Y	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Exterior Elevations (3 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 3copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
Y	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application
	Colors (3 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
Y	All documents MUST be legible. All sets MUST be collated and stapled.

15 Lily St.

NOTE:
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES, OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.



DEED BOOK 128 PAGE 505

ASSESSORS MAP 42.3.A PARCEL 10

DIMENSIONAL REQUIREMENTS

ZONING CLASSIFICATION:	ROH
MINIMUM LOT SIZE:	5000 S.F.
MINIMUM LOT FRONTAGE:	50'
MINIMUM FRONT YARD:	0'
MINIMUM SIDE & REAR YARD:	5'
MAXIMUM GROUND COVERAGE	50% (38% EXISTING)

BUILDING LOCATION PLAN

LOCATION: 15 LILY ST., NANTUCKET, MA

PREPARED FOR: J. CRAIG HAWKINS

SCALE:		DRAWN BY:
1" = 20'		TMW
JOB NUMBER:	DATE:	SHEET:
01-103	11-03-2004	CPP-1

WELLER & ASSOCIATES
1645 FALMOUTH RD ~ SUITE 4C CENTERVILLE, MA 02632
TEL: (508) 775-0735 ~ FAX: (508) 775-0754
PROFESSIONAL ENGINEERS & LAND SURVEYORS

I CERTIFY THAT THE BUILDINGS ARE LOCATED ON THE GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

11-3-04
DATE

REGISTERED LAND SURVEYOR

Town and County of Nantucket, MA 15 Lily St. October 7, 2024



Property Information

Property ID	10133
Location	15 LILY ST
Owner	TURTLE BEACH LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

15 Lily St.


27 North Liberty St.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 164.1

Street & Number of Proposed Work: 103A OLD SOUTH ROAD

Owner of record: ELIHU TUTTLE

Mailing Address: 103A OLD SOUTH ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation 15'X10' PAVED DRIVEWAY APRON

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways PAVED Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

16514-137

Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lots 26 & 27 on Land Court Plan No. 16514-G

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 20' 0' 10' 20' 40' 60'

Revised: November 19, 2019
August 21, 2019

NOTES:
1. THE PLANNING BOARD DETERMINES THAT LOTS 1, 2 & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
2. LOTS 3A & 2B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN COMMON OWNERSHIP TO FORM ONE BUILDING LOT. TOTAL LOT AREA IS 21,469 S.F., OR 0.493 ACRES. (rf = 0.903)

CURRENT OWNERSHIP:

Lots 1 & 3A on this plan
THERESE KASCHULUK
LAND COURT CERTIFICATE NO. 27388
[LOT 26 ON LAND COURT PLAN 16514-G]
#105 OLD SOUTH ROAD
PROPERTY ID 68 164

Lots 2B & 3 on this plan
TAMMY KING
LAND COURT CERTIFICATE NO. 27389
[LOT 27 ON LAND COURT PLAN 16514-G]
#107 OLD SOUTH ROAD
PROPERTY ID 68 165

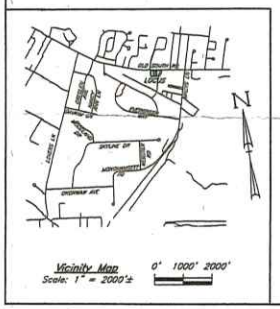
I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND SEPTEMBER 18, 2019.

ALL LINES MEASURED WITH TOPCON EDMs
EDM ACCURACY ±(1.5 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:70,562
LINEAR ERROR OF CLOSURE (RAW) = 0.05 FEET
DIRECTIONAL ERROR OF CLOSURE = N73°W

DATE: NOVEMBER 19, 2019
PROFESSIONAL LAND SURVEYOR

THOMAS E. WINSLOW #39339
REGISTERED PROFESSIONAL LAND SURVEYOR
(11-20-2019)



Vicinity Map
Scale: 1" = 2000'± 0' 1000' 2000'

OLD SOUTH ROAD
(PUBLIC - VARIABLE WIDTH)
1942 COUNTY LAYOUT
ROAD PLAN #200, ROAD DRAWER #1
EDGE OF PAVEMENT

LOCATION LINE OF 1942 COUNTY LAYOUT
LC DOCUMENT NO. 16561

[LCP 16514-G] [S81°42'55"E]
S81°42'24"E 300.00

CONCRETE BOUND DRILL HOLE (FOUND) (9-18-2019) HELD

99.47 S81°42'24"E
CBDH (SET) (9-18-2019)
60.53 S81°42'24"E
45.72 S81°42'24"E
CBDH (SET) (9-18-2019)
94.28 S81°42'24"E
CBDH (SET) (9-18-2019)

1030
LOT 1A
20,100 S.F.
0.461 Acres
(rf = 0.884)

1031
LOT 2A
12,231 S.F.
0.281 Acres

LOT 2B
9,238 S.F.
0.212 Acres

LOT 3
21,469 S.F.
0.493 Acres
(rf = 0.987)

R=20.00 L=27.10 Δ=90°00'00"

[LCP 16514-G] [N08°17'36"E] 250.07

N08°17'36"E 50.00

EDGE OF PAVEMENT

S81°42'24"E 266.35

TO CONCRETE BOUND DRILL HOLE (FOUND) (9-18-2019)

S81°42'24"E D=0.3
CBDH (FD)
DETAIL
NOT TO SCALE

MARY E. GLOWACKI
LC CERTIFICATE NO. 12206
[LOT 25 ON LC PLAN 16514-G]
#108 OLD SOUTH ROAD
PROPERTY ID 68 166

Land Court Plan 16514-J

N

NANCY B. BUTLE, TRUSTEE
NANCY B. BUTLE REVOCABLE TRUST
LC CERTIFICATE NO. 28823
[LOT 28 ON LC PLAN 16514-G]
#104 OLD SOUTH ROAD
ASSESSOR ID 68 163

[LCP 16514-G] [N08°17'36"E] 202.07

N08°17'36"E 202.07

[LCP 16514-G] [N08°17'36"E] 250.07

N08°17'36"E 202.07

N08°17'36"E 202.07

Δ=89°21'00" L=39.01 R=25.00

S81°42'24"E 40.00

[LCP 16514-G] [N46°38'36"E] [87.36']
N46°38'36"E 87.40

WAY
(40 FEET WIDE)
(LAND COURT PLAN 16514-G)

N46°38'36"E 118.38

CONCRETE BOUND DRILL HOLE (FOUND) (9-18-2019)

CBDH (SET) (9-18-2019) S81°42'24"E 99.47 CBDH (SET) (9-18-2019)
[257.18] [S81°42'55"E] [LCP 16514-G]
S81°42'24"E 60.53 257.16 S81°42'24"E 45.72 CBDH (SET) (9-18-2019)
S81°42'24"E 51.44 CBDH (SET) (9-18-2019)

MARY E. GLOWACKI
LC CERTIFICATE NO. 12206
[LOT 25 ON LC PLAN 16514-G]
OLD SOUTH ROAD
PROPERTY ID 68 208

N46°38'36"E 30.00

Δ=89°21'00" L=34.79 R=20.00

TO CONCRETE BOUND DRILL HOLE (FOUND) (9-18-2019)

D.12
CBDH (FD)
S81°42'24"E
DETAIL
NOT TO SCALE

CONCRETE BOUND DRILL HOLE (FOUND) (LOOSE) (9-18-2019)

R=20.00
CBDH (FD)
L=0.20 R=20.00
DETAIL
NOT TO SCALE

R=20.00
CBDH (FD)
L=0.002 R=12.627
DETAIL
NOT TO SCALE

LEGEND
LC - LAND COURT
(NF) - NOT FOUND
rf - REGULARITY FACTOR
(9-18-2019) - DATE STATUS DETERMINED

ZONE: R-20
MINIMUM LOT AREA = 20,000 S.F.
MINIMUM LOT FRONTAGE = 75 FEET

MINIMUM YARD SETBACKS
FRONT = 30 FEET
SIDE = 10 FEET
REAR = 10 FEET

ALLOWABLE GROUND COVER = 12.5%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

16514-137
LAND COURT
DEC 30 2019
FILED
FOR LOTS 1030+1031 "ONLY"

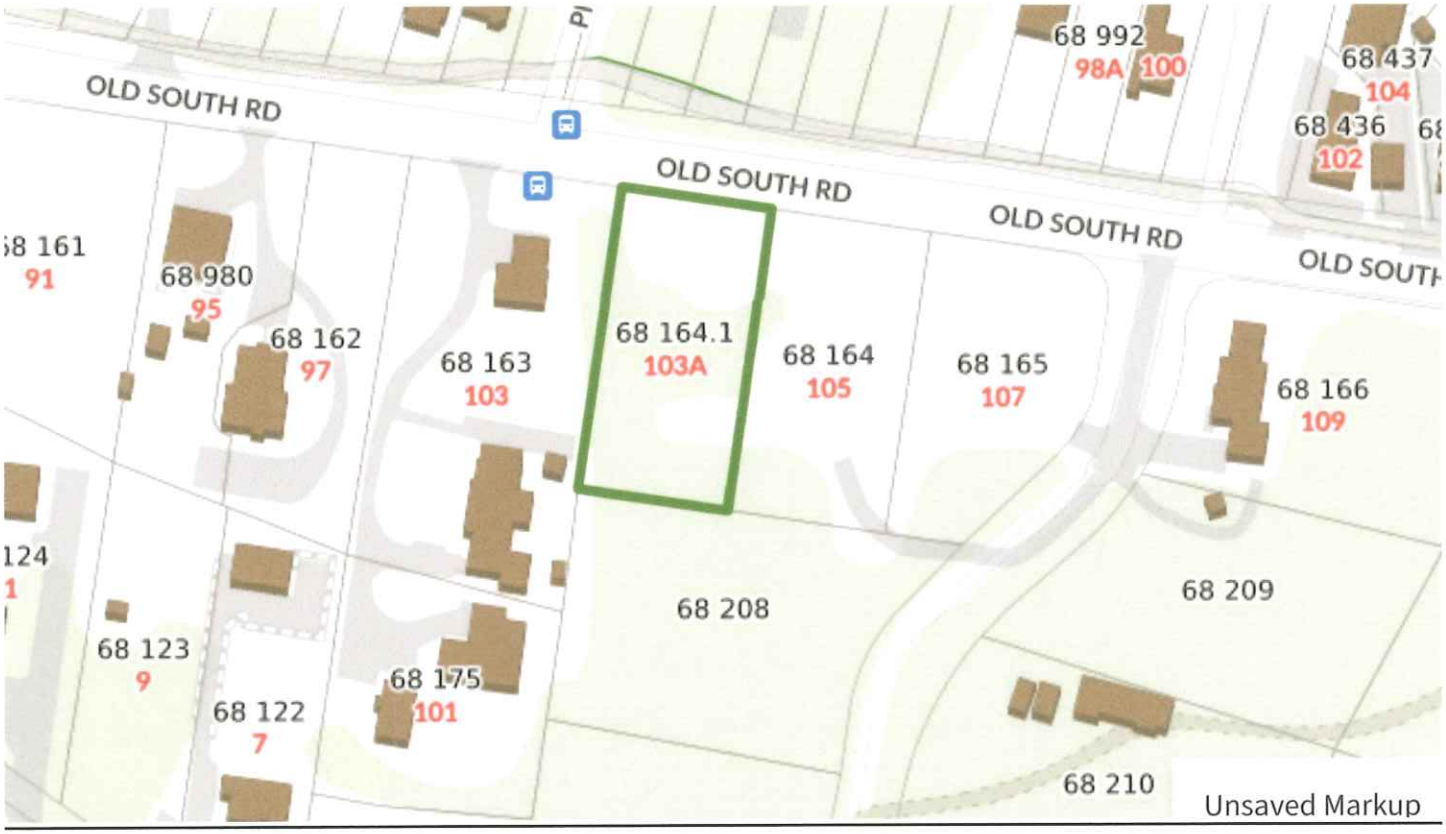
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

PLSMD-SDR-11-00009
DATE: 12-05-2019

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

16514-137

103A OLD SOUTH ROAD – NEW CURB CUT






Unsaved M









103A OLD SOUTH RD

Location	103A OLD SOUTH RD	**Mblu**	68/ / 164/ 1 /
Acct#	0068-1641	**Owner**	TUTTLE ELIHU S III
Assessment	$679,500	**PID**	191371
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$0	$679,500	$679,500

Owner of Record

Owner	TUTTLE ELIHU S III
Co-Owner	
Address	103A OLD SOUTH RD NANTUCKET, MA 02554

Sale Price	$410,000
Certificate	
Book & Page	C28206/0
Sale Date	03/08/2021
Instrument	1U

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
TUTTLE ELIHU S III	$410,000		C28206/0	1U	03/08/2021
KASCHULUK THERESE	$0		C2123/0	99	08/01/2019
GLOWACKI MARY E	$0		C10206/0	99	12/16/1985

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**

Building Photo


Building Photo
(https://images.vgsi.com/photos/NantucketMAPhotos//default.jpg)

Building Layout

(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/191371_1

Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 1300 **Size (Acres)** 0.46

Description	RES ACLNDV M00	**Frontage**	
Zone	R20	**Depth**	
Neighborhood	400	**Assessed Value**	$679,500
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$0	$679,500	$679,500
2023	$0	$670,500	$670,500

(c) 2024 Vision Government Solutions, Inc. All rights reserved.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 20 PARCEL N°. 21

Street & Number of Proposed Work: 38 WAUWINET RD.

Owner of record: KAREN LAMBI; JOHN KSIP

Mailing Address: 38 WAUWINET RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL O'MARA PAINTING INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4319 E-mail: allval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2022-08-6979

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: CAPTAIN'S CORNER

Original Date: 1930's

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (TMB)

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

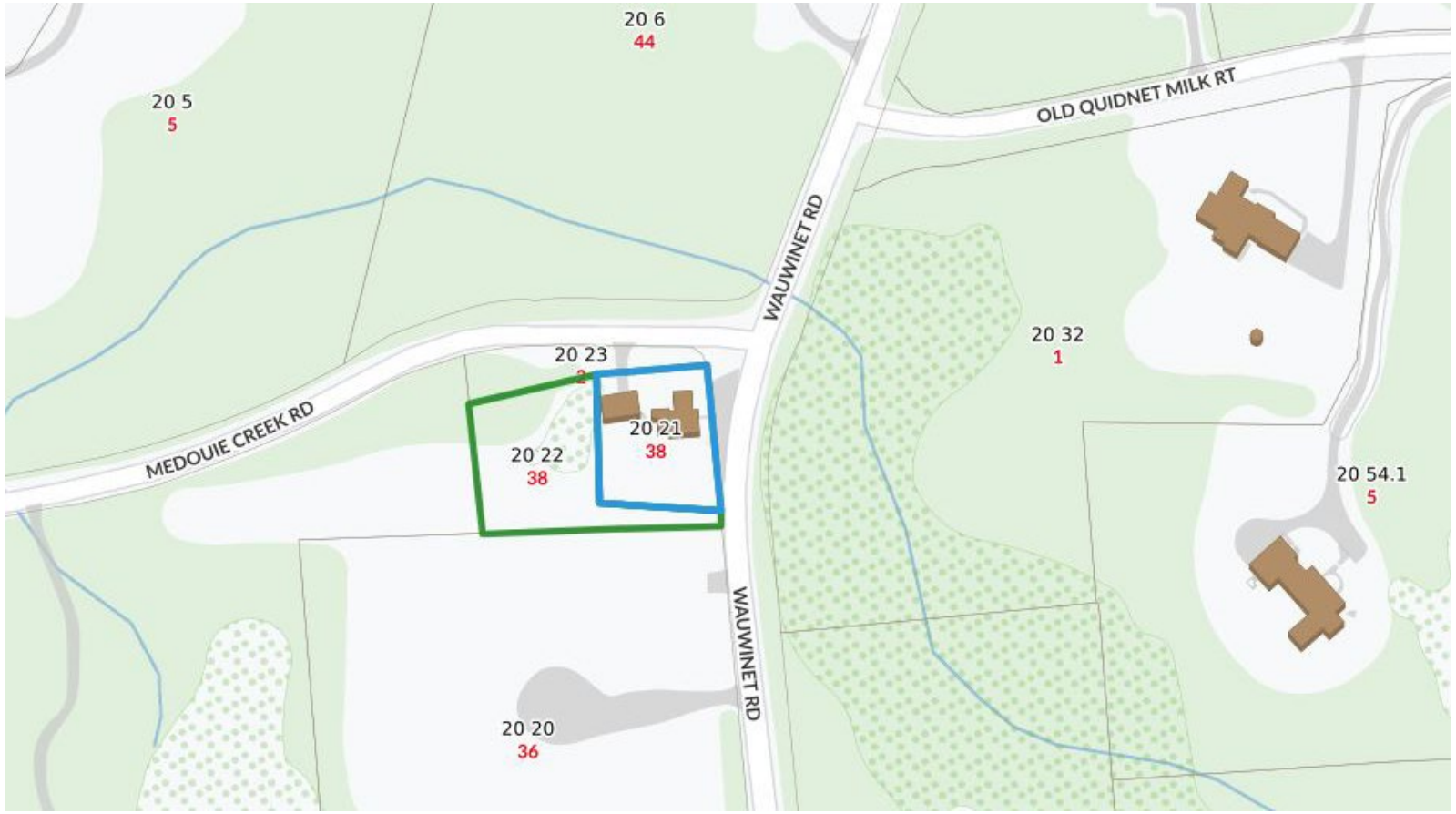
Trim WHITE Sash WHITE Doors N/A

Deck N/A Foundation _____ Fence _____ Shutters _____

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

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

Date 10/5/24 Signature of owner of record _____ Signed under penalties of perjury





Chaos Corner- 38 Wauwinet Rd

Window replacement

East facing Wauwinet





Clearly shows 2/2 d hung on front prior to addition on right being added

Owner would like all windows on front to match and be 2/2 d hung

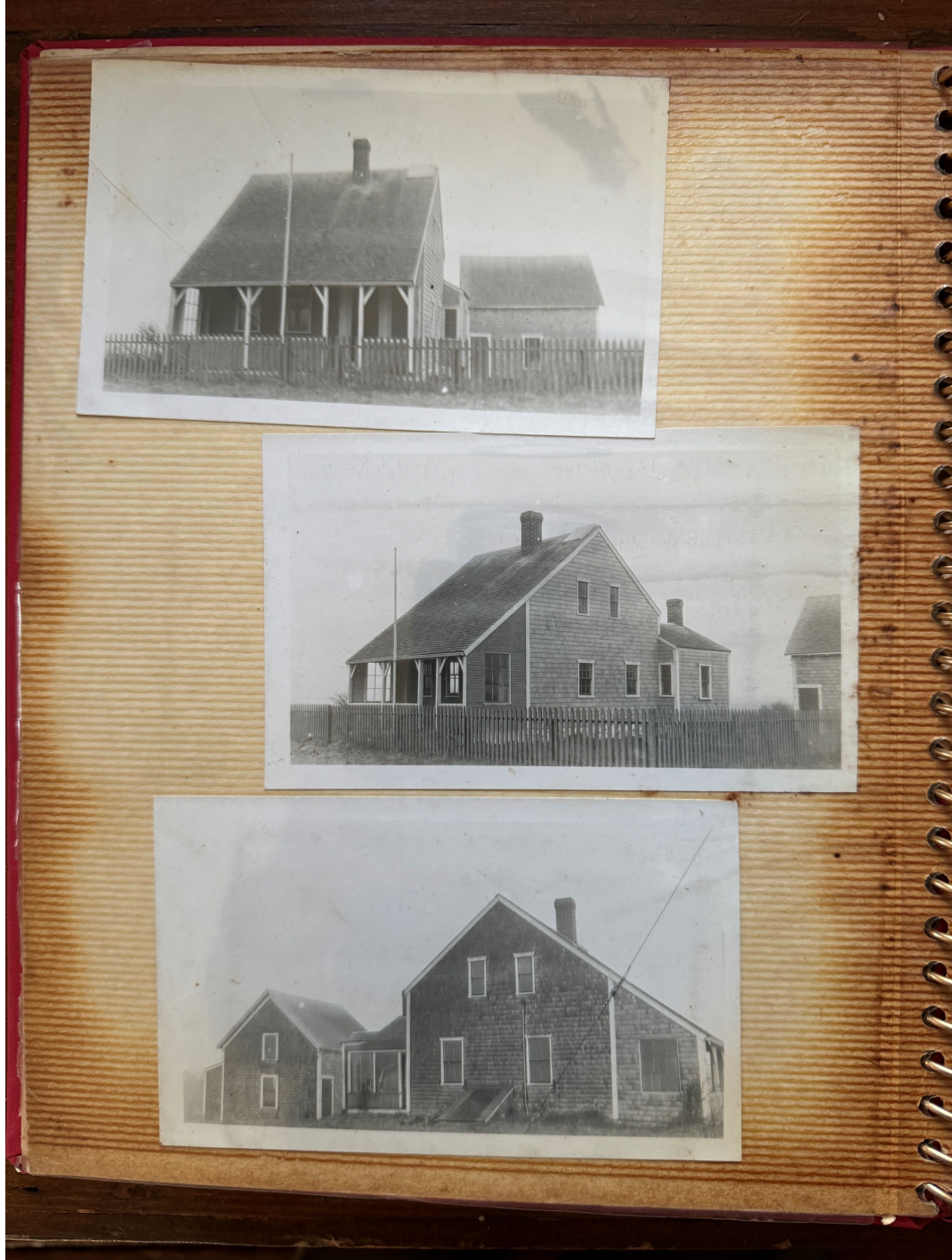
Since there is no sidewalk or bike path on the road, would also like the windows to be SDL instead of tru- divided light with storms to match the rest of house which is already approved to change to 2/2 SDL

Windows to remain in present locations
Switch from TDL to SDL (2/2)
On front of house

1. TW24310 RO: 2’-6 1/8” x 4’-0 7/8”
3. TW2636 RO: 2’-8 1/8” x 3’-8 7/8”



Owner had photos of house (date unknown) Prior to right additive mass, 2/2 d hung and fixed 9 light on ends of porch as wind break



A115 - Polpis Farm Scrapbook

House in Polpis, at 38 Wauwinet Road. Labeled: Phinney Farm,...

A115-11b
1930s



Repository Nantucket Historical Association

Preferred citation Courtesy of the Nantucket Historical Association

inistrative/biographical history This house now known as Chaos Corner, former home of Jane Lamb.

Scope and content House in Polpis, at 38 Wauwinet Road. Labeled: Phinney Farm, Dr. Westcott, Lambs.

Hierarchy [Collection] A115 - Polpis Farm Scrapbook
[Item A115-11b] [notitle], 1930s

cquisitions information RL2013.21
Gift of the Nantucket Atheneum

Subject - name
- Wauwinet Road (browse 68 records)

Subject - topical
- Houses (browse 5362 records)
- Farmhouses (browse 35 records)

CERTIFICATE NO: HDC2022-08-6979

DATE ISSUED: 9/27/22

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 20 PARCEL N°. 21

Street & Number of Proposed Work: 38 WAUWINET RD.

Owner of record: KAREN VANDI + JOAN ASAF

Mailing Address: 315 WAUWINET RD NANTUCKET, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLINDA JACKSON INC.

Mailing Address: PO BOX 3857 NANTUCKET, MA 02584

Contact Phone #: 508 776-4919 E-mail: olivia@vojinc.com

FOR OFFICE USE ONLY

Date application received: 9/13/22 Fee Paid: $ 100 SU

Must be acted on by: 10/7/22

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

6/6 @ (4) FRONT WINDOWS OF TDL W/ STORMS; 2/2 @ SIDES & REARS OF SDL W/ STORMS

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other WINDOW REPLACEMENT

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: CHAOS CORNER

Original Date: c 1930s (ASSESSORS)

Original Builder: NO OTHER INFO FOUND

REVISIONS* (describe)

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

(1.) REPLACE WINDOWS - SAME LOCATIONS & SIZES BUT CHANGE TO SDL

(2.) PORCH "WIND BREAK" WINDOWS STAY AS IS BUT CHANGE TO TDL - EVIDENCE OF TDL 2/2 DOUBLE PICTURE WINDOWS

(3) 2/2 PATTERN FROM 6/6 -

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

Window Casing 1X4 Door Frame 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.

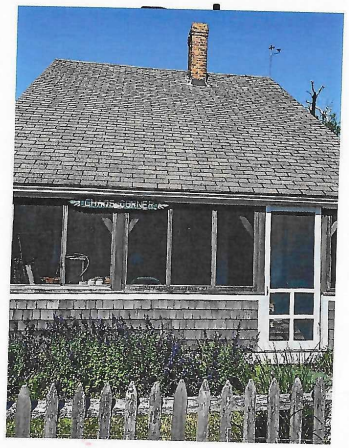
Date 9/16/22 Signature of owner of record _____ Signed under penalties of perjury

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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 89

Street & Number of Proposed Work: 108 Cliff Rd.

Owner of record: 108 Cliff Family Trust

Mailing Address: 6351 VanderBilt St.
Houston, TX 77005

Contact Phone #: 508.680.9806 E-mail: joe@bpc-architecture.com

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: 125 Orange St.
Nantucket, MA. 02554

Contact Phone #: 508.228.2722 E-mail: info@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 23'-6" Sq. Footage 1st floor: 399.5 SF
Width: 17'-0" Sq. footage 2nd floor: 399.5 SF
Sq. footage 3rd floor: _____

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

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

Height of ridge above final finish grade: North 21'-5" South 21'-5" East 21'-5" West 21'-5"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 24 /12 Secondary Mass 6 /12 Dormer _____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4x8 Rake 5/4x8 + 1x3 Soffit (Overhang) _____ Corner boards N/A Frieze _____
Window Casing 5/4x4 w/ lip Door Frame _____ Columns/Posts: Round _____ Square _____ (Match House Trim Details)

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

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

Hardscape materials: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof Natural
Trim White - Match House Sash White - Match House Doors Natural (Match House)
Deck N/A Foundation Natural Fence N/A Shutters N/A

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

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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…

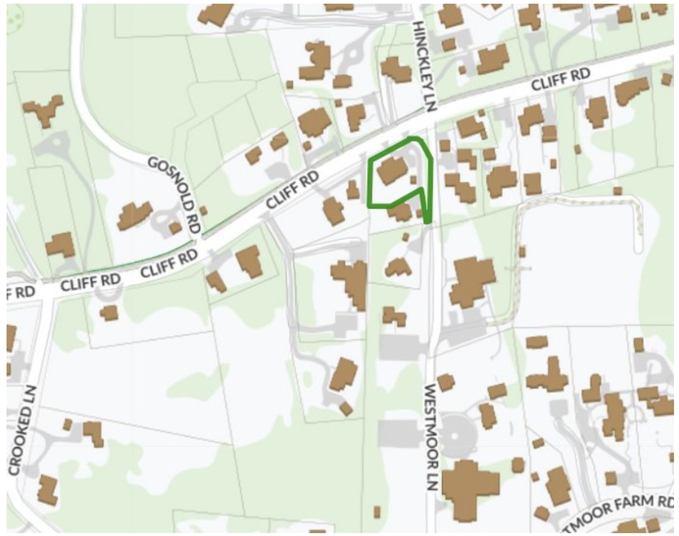
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

10/7/2024

Date



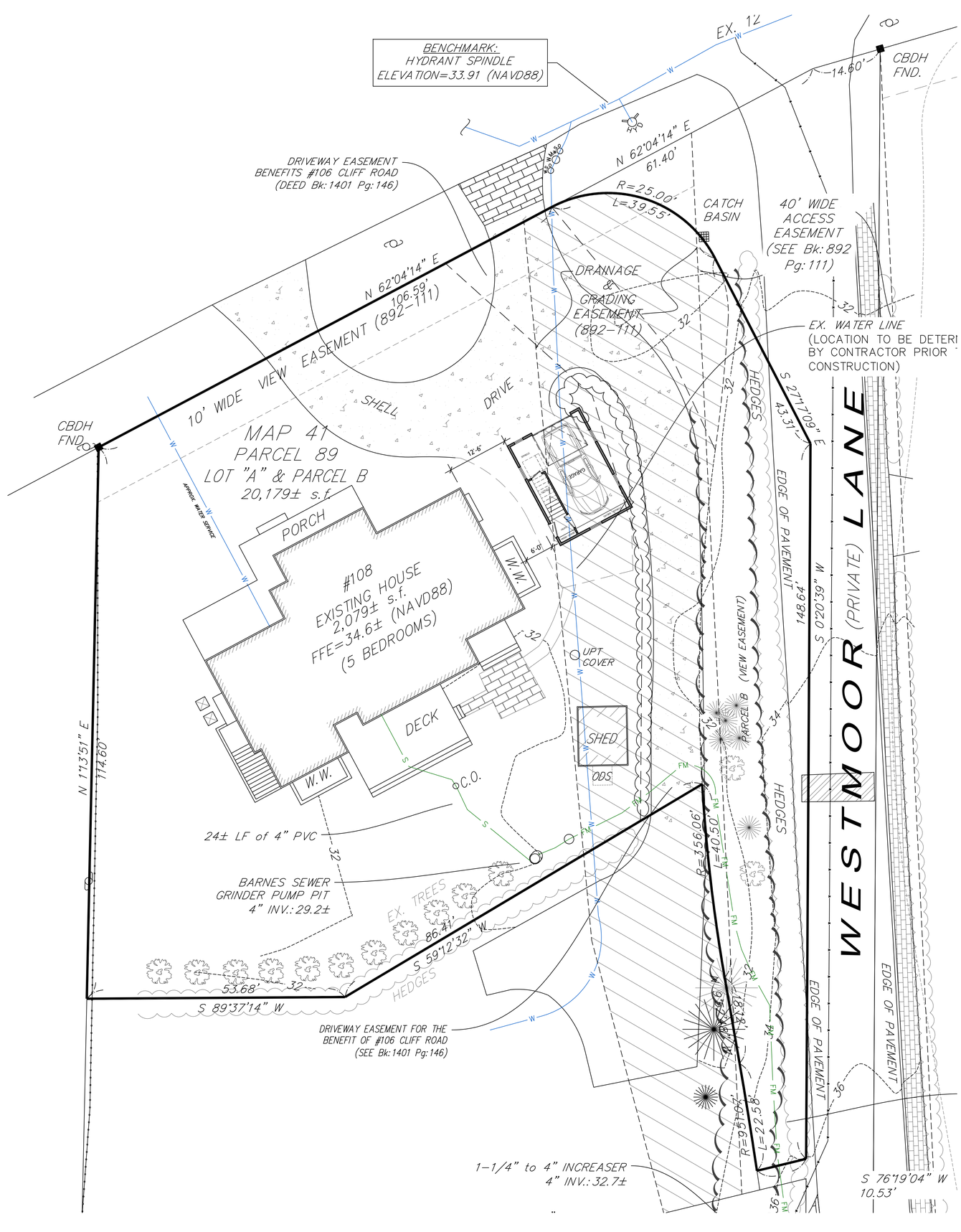
LOCUS



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

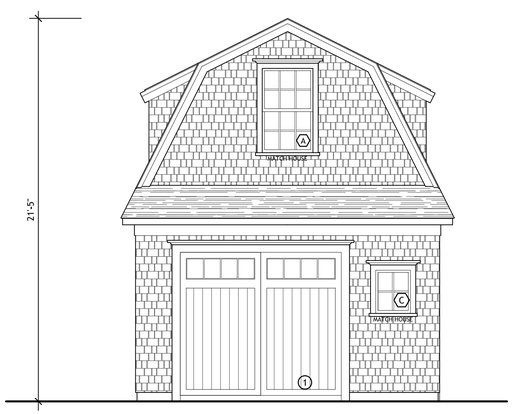


PROPOSED NORTH ELEVATION (TO FACE CLIFF ROAD)
SCALE: 1/4" = 1'-0"

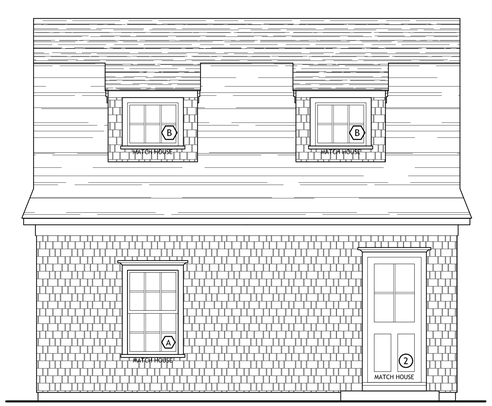
EXISTING HOUSE ELEVATION (TO FACE CLIFF ROAD)
SCALE: 1/4" = 1'-0"



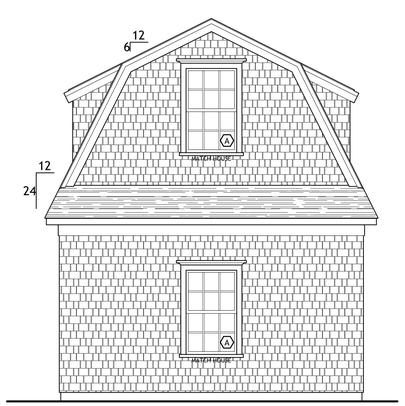




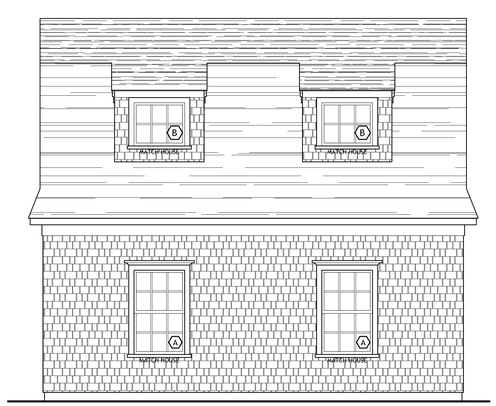
NORTH ELEVATION
1/4"=1'-0"



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

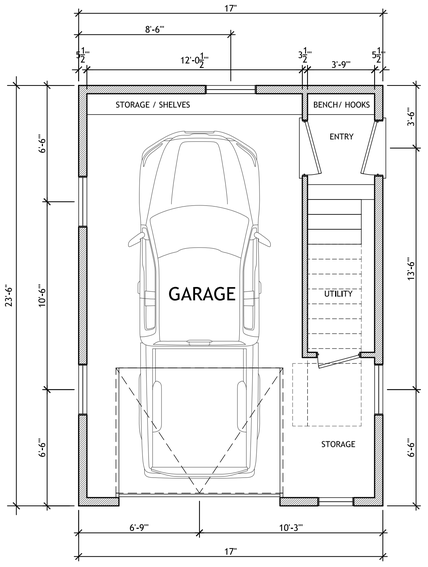
HDC — PROPOSED GARAGE

PROPOSED

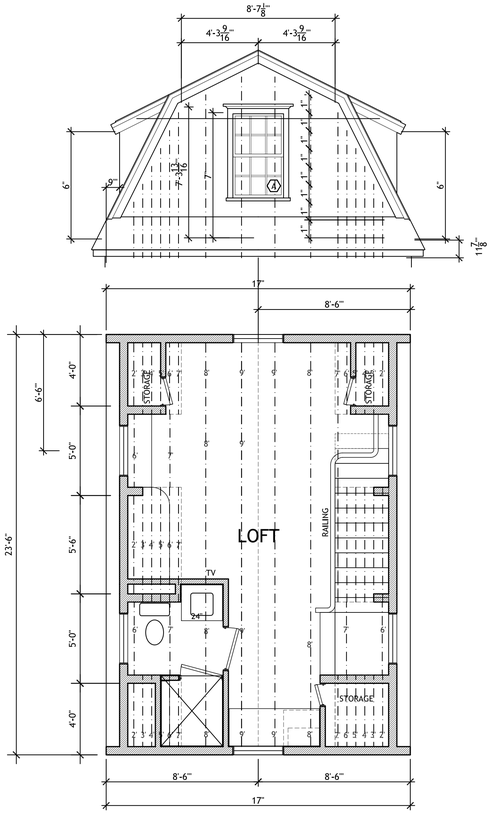
ELEVATIONS
SCALE:1/4"=1'-0"

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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 76 PARCEL N°. 19

Street & Number of Proposed Work: 29 Longwood Dr.

Owner of record: HARRY + MARSHA RYAN

Mailing Address: 29 Longwood Dr.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 GOLDFINCH Dr.
Nantucket MA 02554

Contact Phone #: 332-0455 E-mail: Sanneybsen@Comcast.Net.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North 27' South 27' East 27' West 27'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)
1. East Elevation New windows + Door
2. South Elevation New Win/Doors - remove Double Drs and change to Double Windows
3. West Elevation New windows
4. North Elevation New Windows

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Sanne Payne

AS AGENT FOR HARRY + MARSHA RYAN

STREET ADDRESS 29 Longwood Drive

MAP/PARCEL 76/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10-7-24

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

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

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

Signature 10-7-24 Date

29 Longwood Drive

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

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

REQUIRED WITH ALL APPLICATIONS:

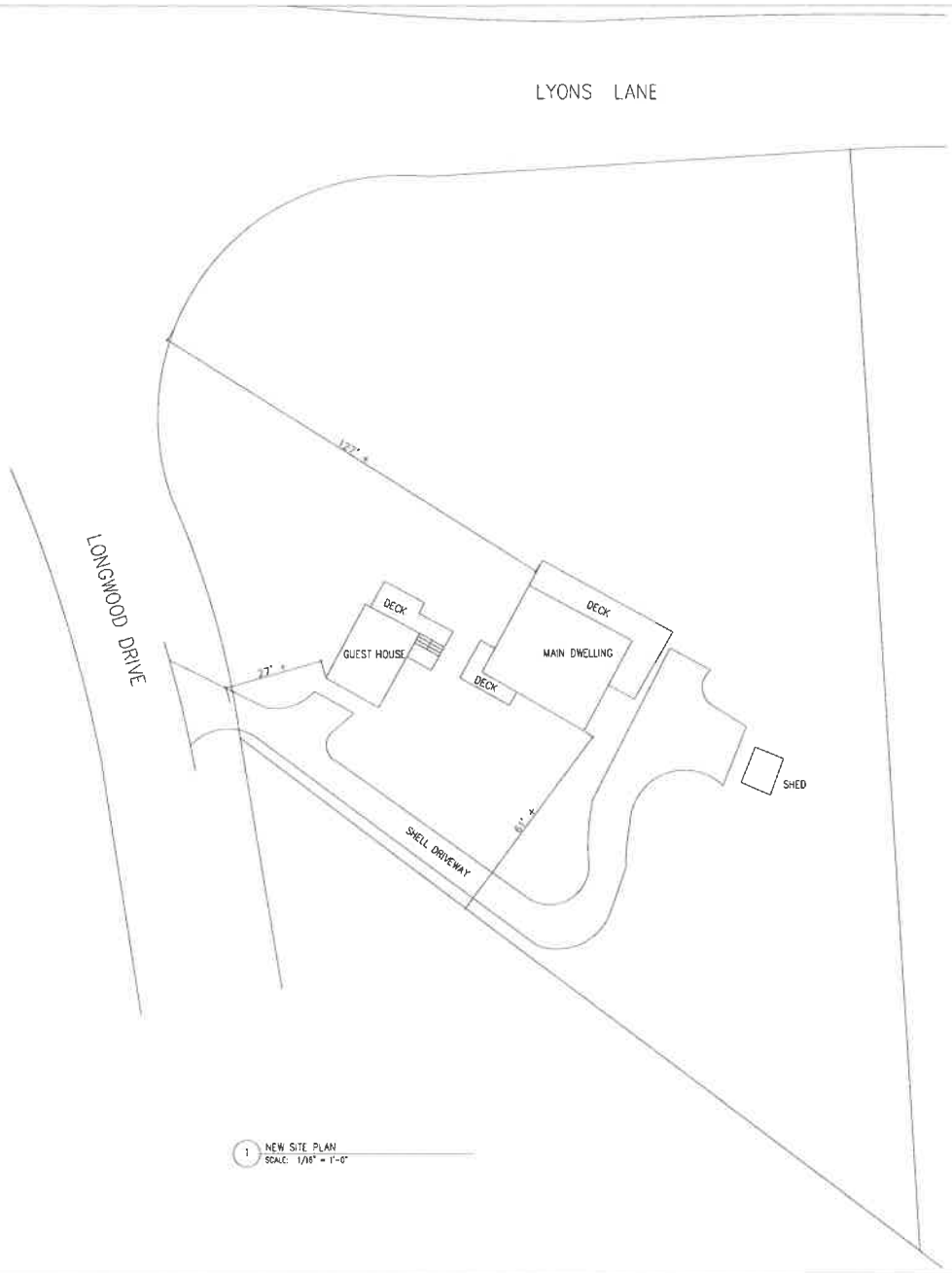
1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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



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



2 SOUTH ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION



5 WEST ELEVATION

SITE PLAN

PREPARED FOR:
HARRY AND MARSHA RYAN
C/O THE RYAN FAMILY TRUST
NAPLES, FLORIDA 34110
ASSESSOR MAP # 78
TAX PARCEL # 19

ZONING REQUIREMENTS

ZONE:	LUG 3
MINIMUM FRONTAGE:	200'-0"
MINIMUM LOT SIZE:	120,000 S.F.
CURRENT FRONTAGE:	75'-3 13/16"
CURRENT LOT SIZE:	44694 S.F.
FRONT YARD SETBACK:	35'-0"
SIDE AND REAR YARD SETBACK:	20'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	3%
ALLOWABLE TOTAL GROUND COVERAGE:	1340.82 S.F.
CURRENT TOTAL GROUND COVERAGE:	1400 S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	3.137%
PROPOSED TOTAL GROUND COVERAGE:	1400 S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO:	3.137%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
BLACKWELL AND ASSOCIATES, INC.
20 TRASDALE CIRCLE
NANTUCKET, MA 02554

DRAWING LIST

A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	6 PANEL	EXISTING	---	3'-0" x 8'-8"
2	1 LIGHT	ANDERSON	---	5'-8" x 8'-8"
3	2 PANEL/9 LIGHT	ANDERSON	---	2'-8" x 6'-8"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	6/1 LIGHT DH	ANDERSON	---	2'-8" x 4'-4"
B	6/1 LIGHT DH	ANDERSON	---	2'-8" x 3'-0"
C	6/1 LIGHT DH	ANDERSON	---	7'-3" x 4'-4"
D	6/1 LIGHT DH	ANDERSON	---	8'-9" x 4'-4"

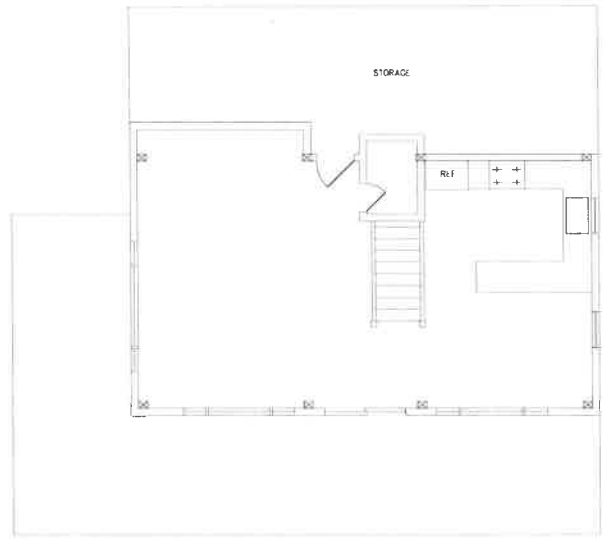
RYAN RESIDENCE
29 LONGWOOD DRIVE
NANTUCKET MA 02554

Date: 10.7.24 HDC SUBMITTAL
Revisions:

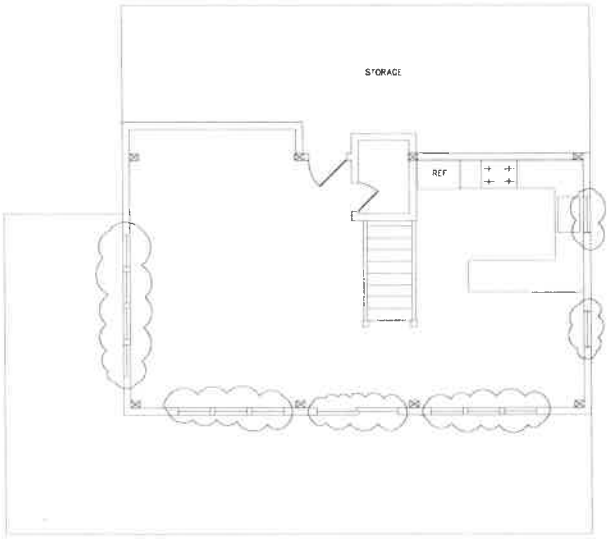
Drawn By: SP
Project No.: RYAN
Scale: NOTED

SITE

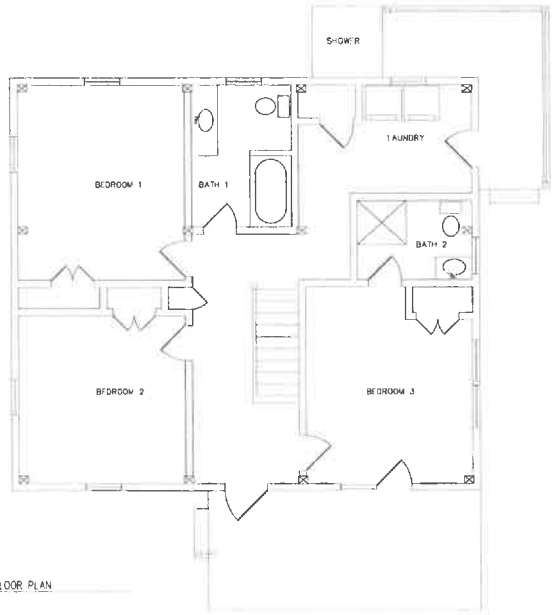
A1.1



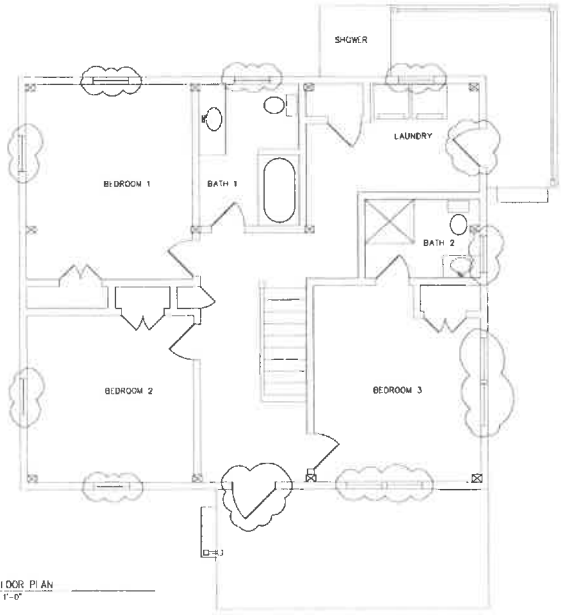
1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



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

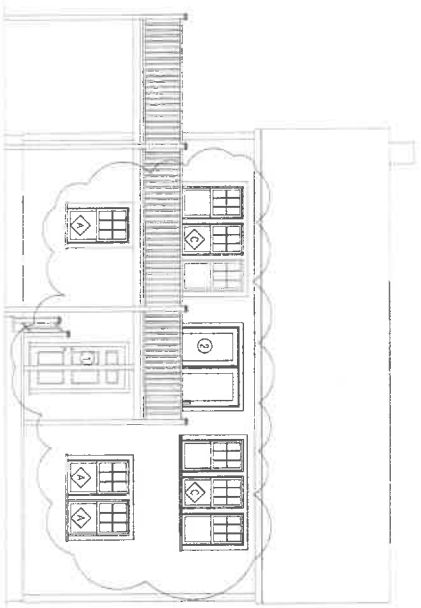
RYAN RESIDENCE
29 LONGWOOD DRIVE
NANTUCKET MA 02554

Date: 10.7.24 HDC SUBMITTAL
Revisions:

Drawn By: BF
Project No.: RYAN
Scale: NOTED

FLOOR PLAN

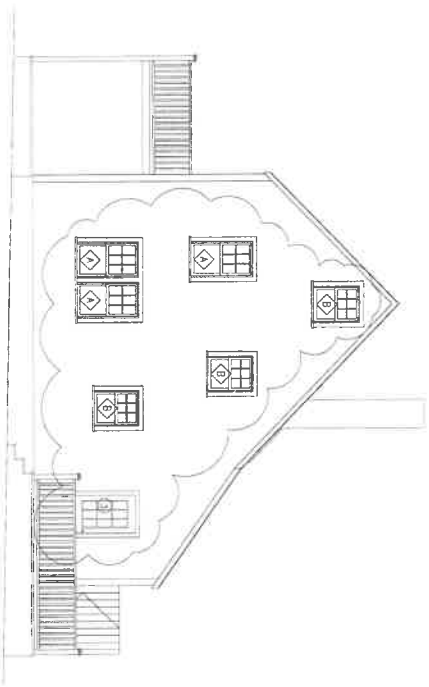
A2.1



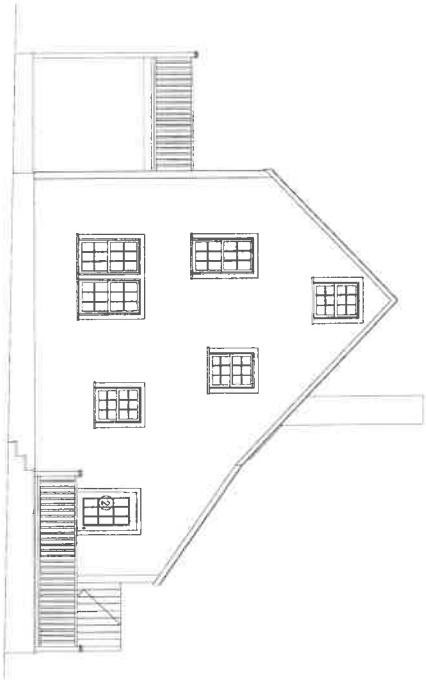
3 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

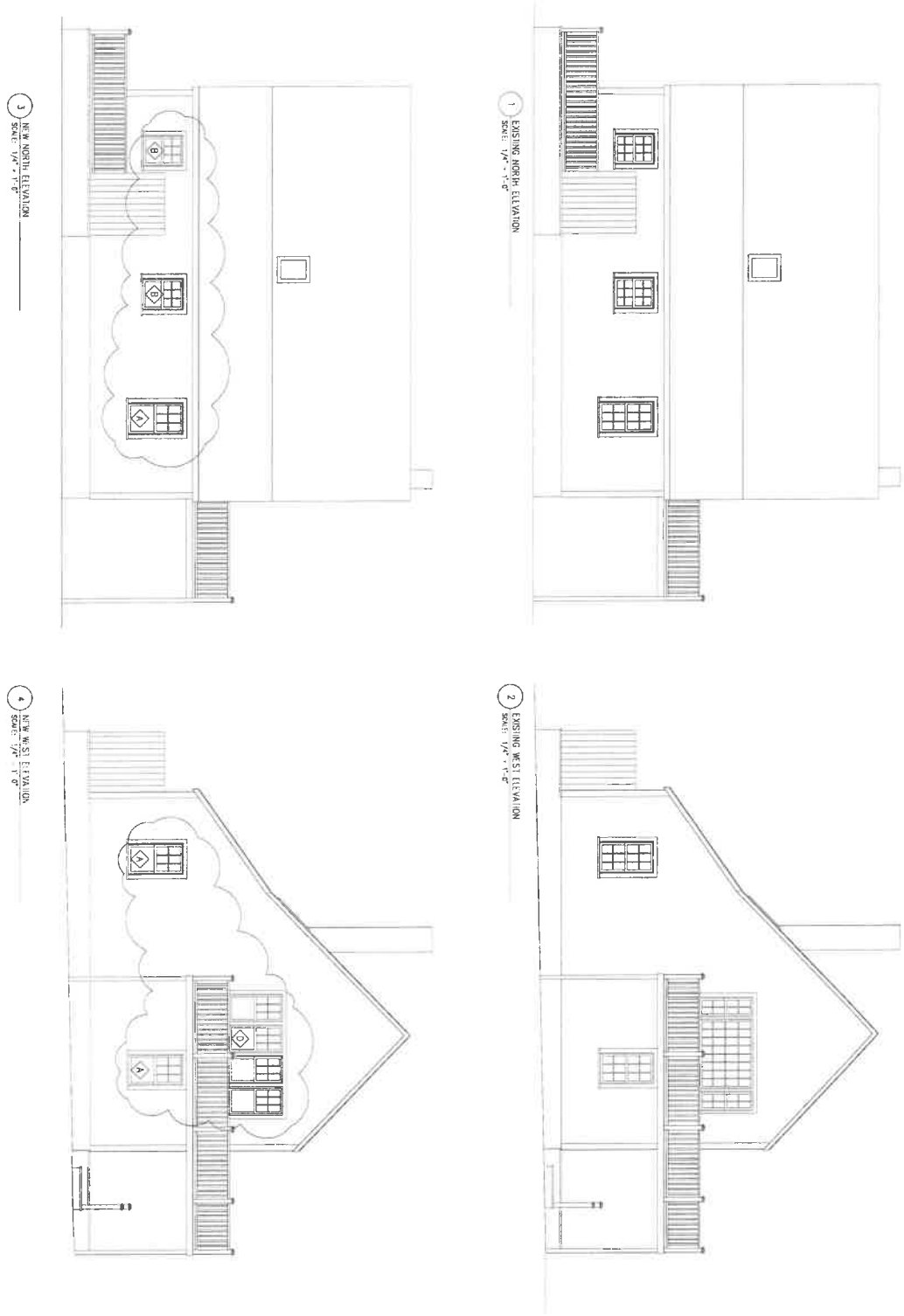


4 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



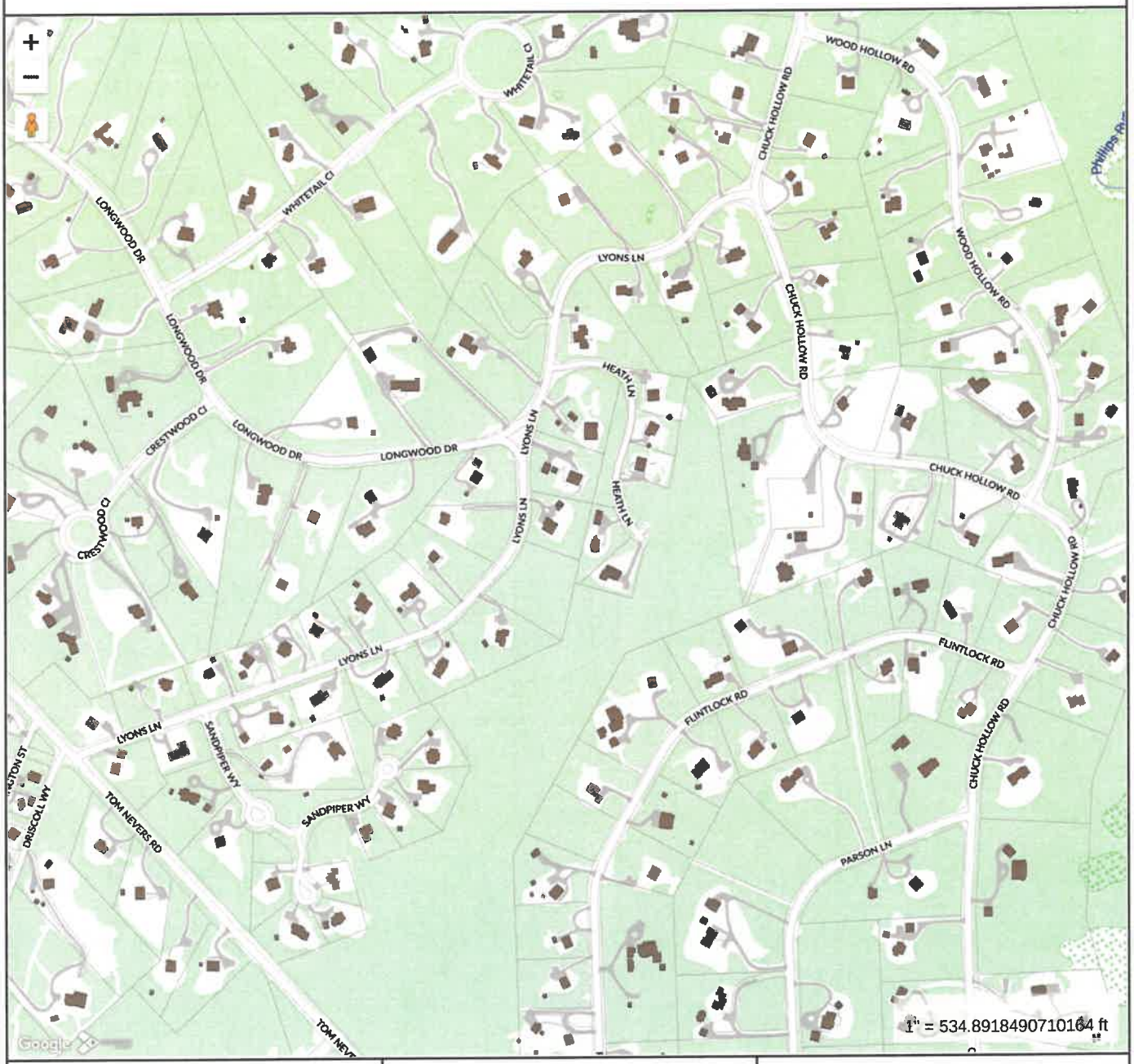
2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

A3.1	ELEVATIONS	Drawn By: SP Project No.: RYAN Scale: NOTED	Date: 10.7.24 HDC SUBMITTAL Revisions:	RYAN RESIDENCE 29 LONGWOOD DRVE NANTUCKET MA 02554



A3.2	ELEVATIONS	Drawn By: SJP Project No.: RYAN Scale: NOTED	Date: 10.7.24 HDC SUBMITTAL Revisions:	RYAN RESIDENCE 29 LONGWOOD DRVE NANTUCKET MA 02554

29 longwood



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



2 SOUTH ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION



5 WEST ELEVATION

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	6 PANEL	EXISTING	---	3'-0" x 6'-8"
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WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
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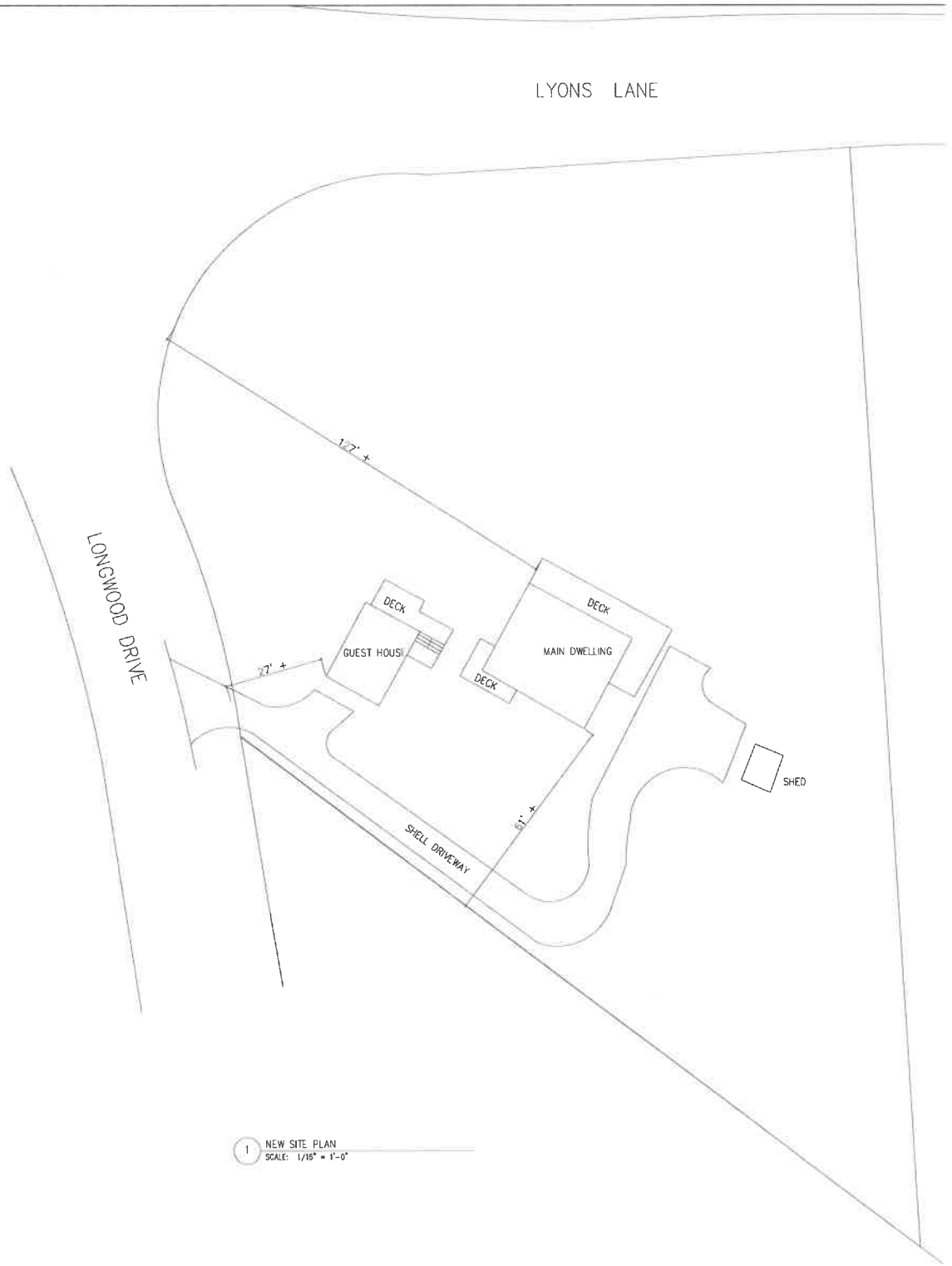
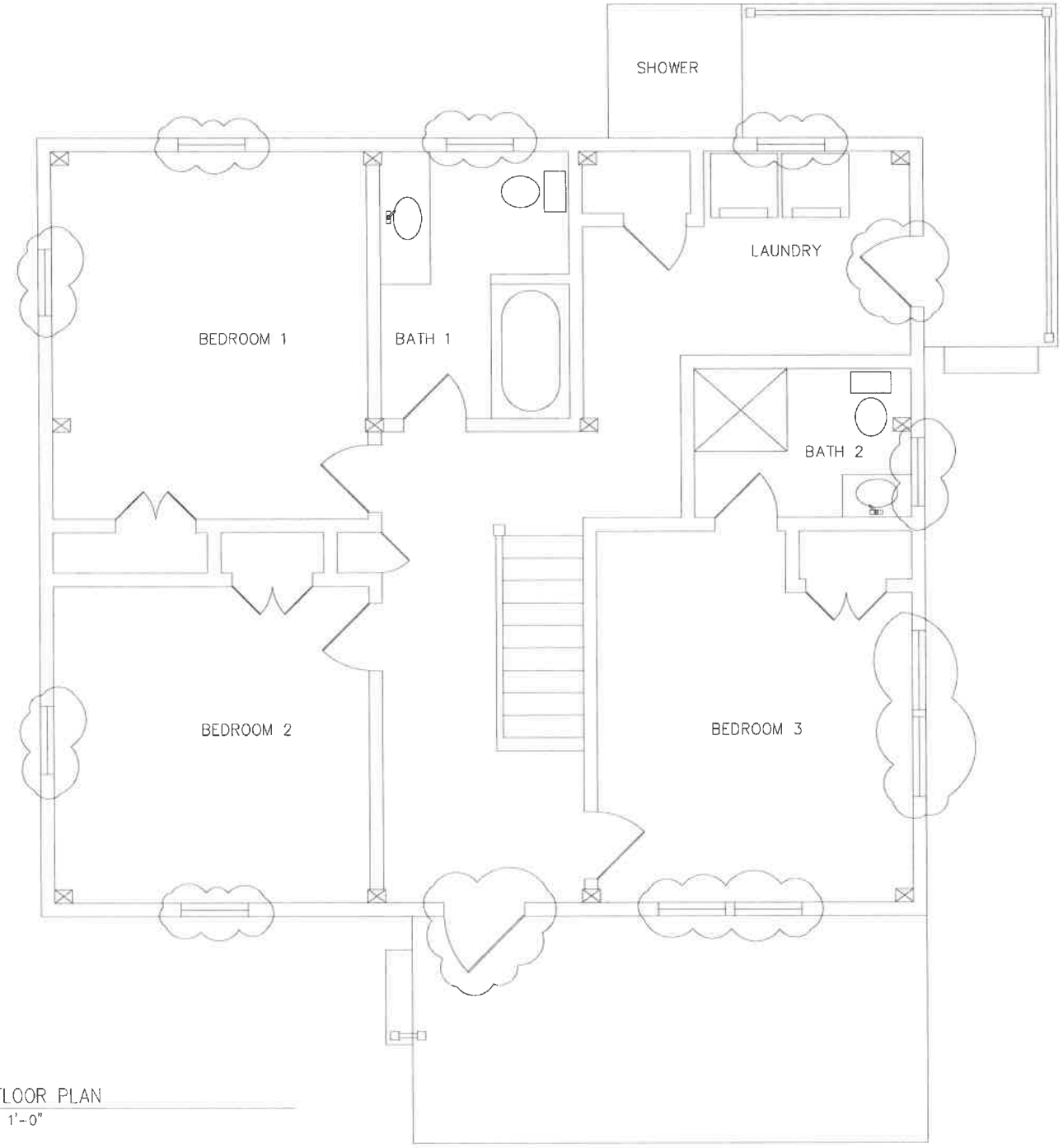
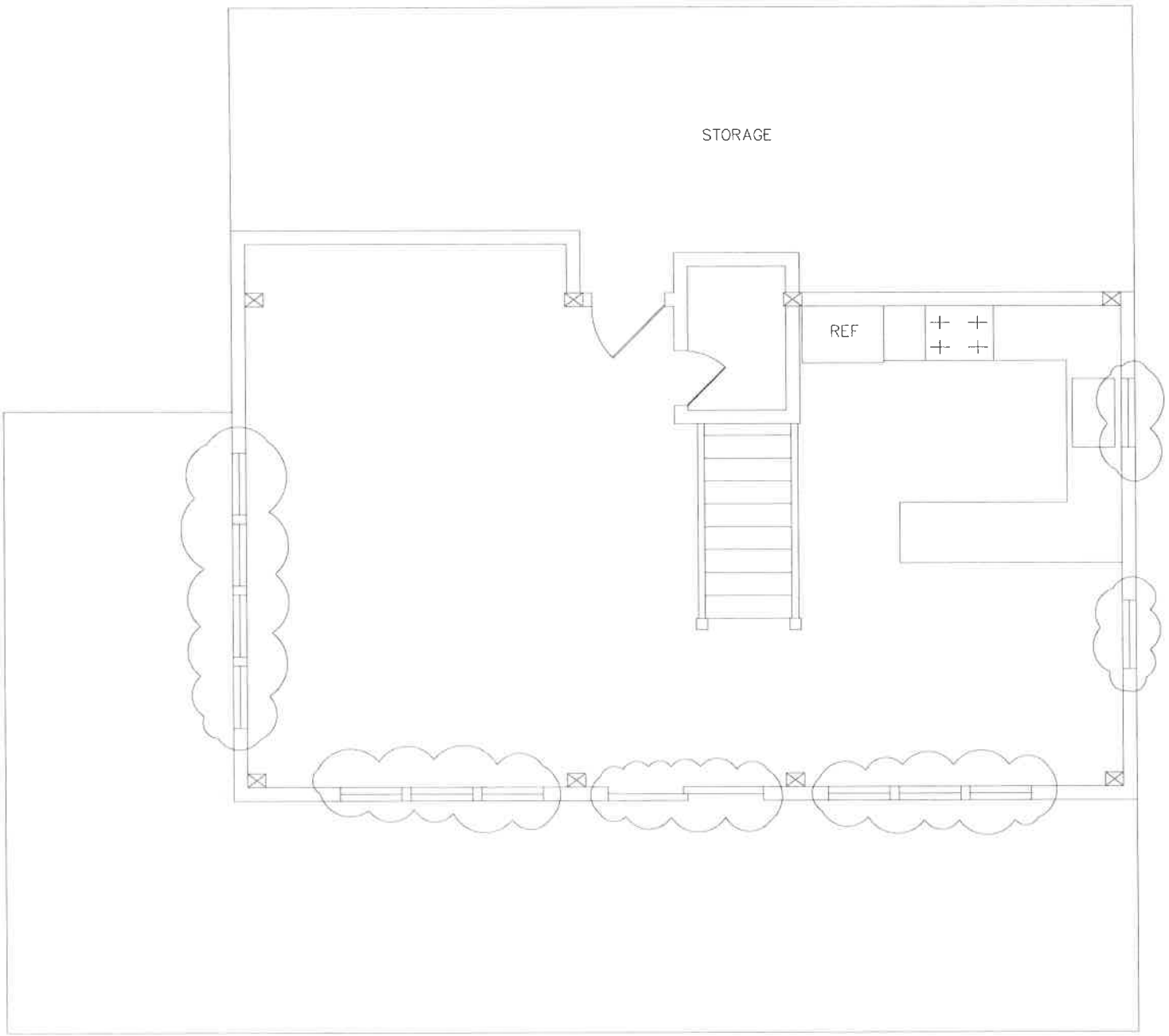
B	6/1 LIGHT DH	ANDERSON	---	2'-6" x 3'-2"
C	6/1 LIGHT DH	ANDERSON	---	7'-5" x 4'-4"
D	6/1 LIGHT DH	ANDERSON	---	9'-9" x 4'-4"



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



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



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



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



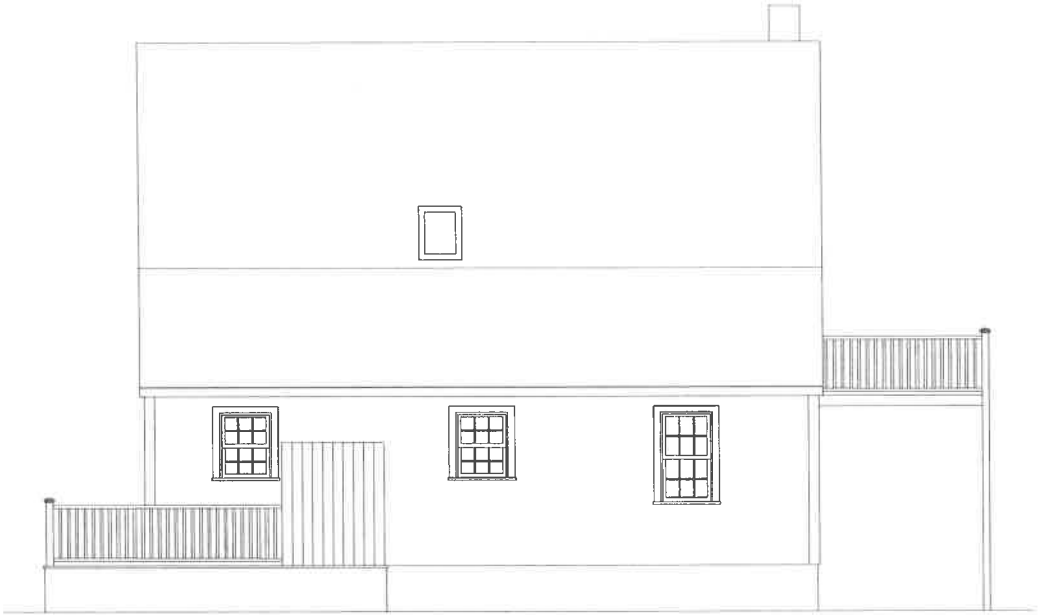
3 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



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



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



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

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

45B Vestal St
Pool and Hardscape
2024.10.07

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

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
200, ck 0819	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:*** Owners Authorization Letter
N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Hightide Homes LLC

STREET ADDRESS 45B Vestal St

MAP/PARCEL 41/591

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.07.2024

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

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

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

Signature 10.07.2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 591

Street & Number of Proposed Work: 46 B VESTAL ST.

Owner of record: HIGHTIDE HOMES LLC.

Mailing Address: 6 HICKORY LN
DARIEN, CT. 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 5083673018 E-mail: _____
lindsay@atlanticlandscapingnc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District R-20) ☐ Roof ☐ Other RET WALL 30"H x 51'-0" LONG

Size of Structure or Addition: Length: 10-0 Sq. Footage 1st floor: _____ ~~Decks/Patio~~: Size: 312 SF ☐ 1st floor ☐ 2nd floor

Width: 10-0 Sq. footage 2nd floor: _____ BLUESTONE Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls PARGED W/STONE CAP

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

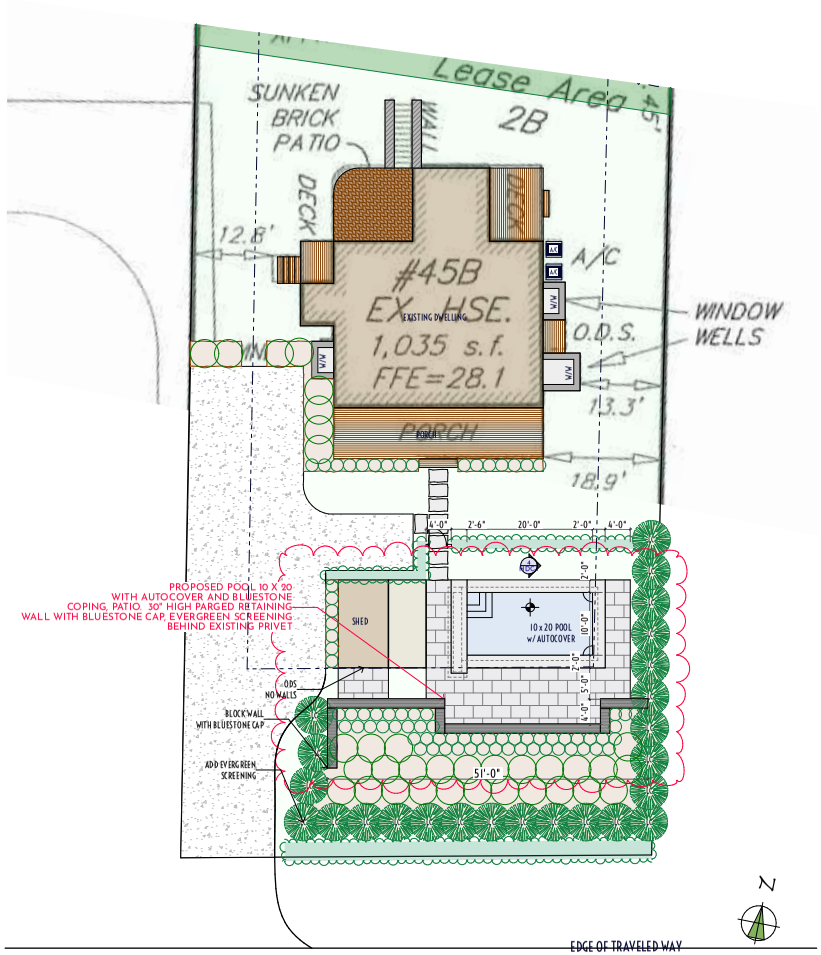
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 10/07/2024 Signature of owner of record _____ Signed under penalties of perjur



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-41 P-591

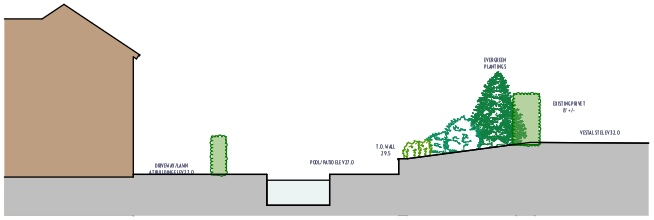
Property Information
Property ID 100330
Location 45 A&B VESTAL ST
Owner MITCHELL KEITH & H & HIDETIDE HOMES LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

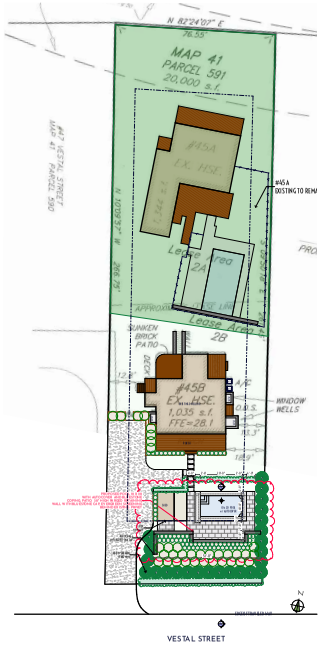
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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



4 SITE SECTION thru POOL
SCALE: 1" = 10'



3 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
45B Vestal St
Nantucket, Ma.
02554

M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/7/24
Drawing No.:

HDC-1

Surveyor	Contact
Bracken	LC

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

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

atlantic LANDSCAPING, INC

MARK	DATE

HDC 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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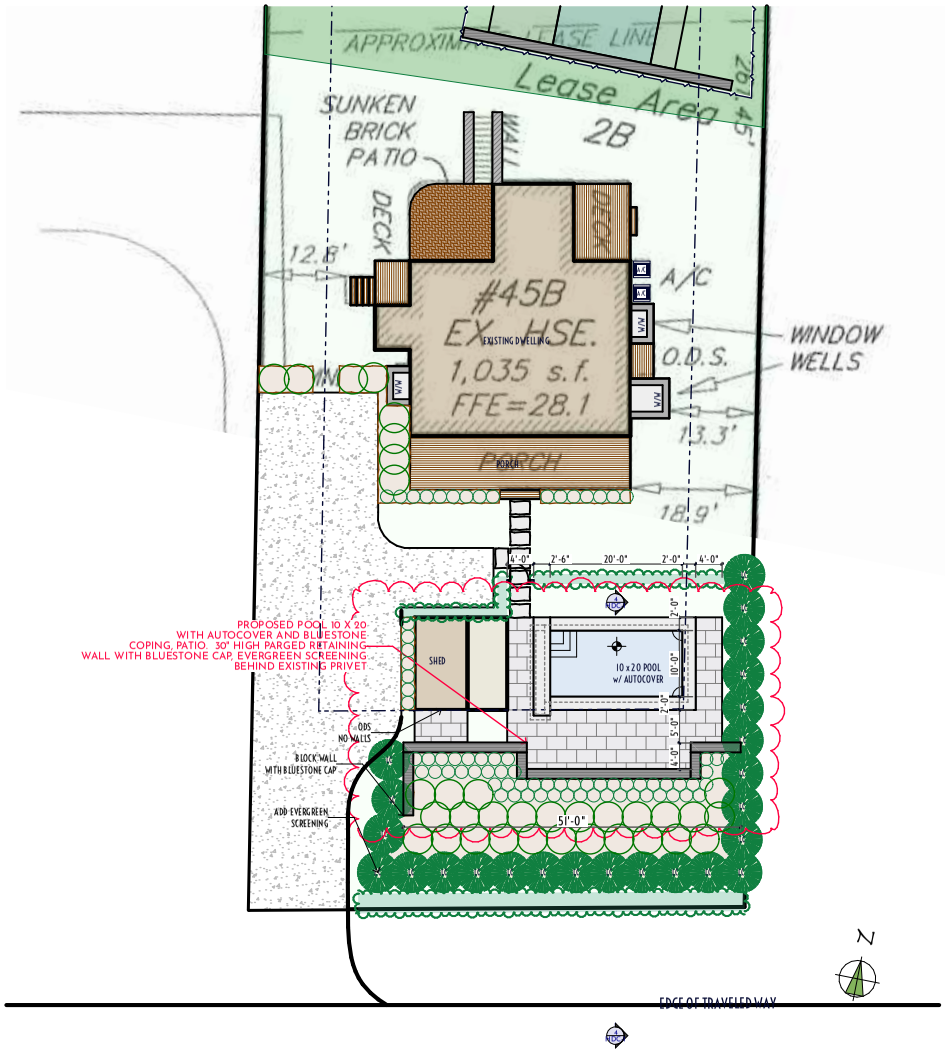

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

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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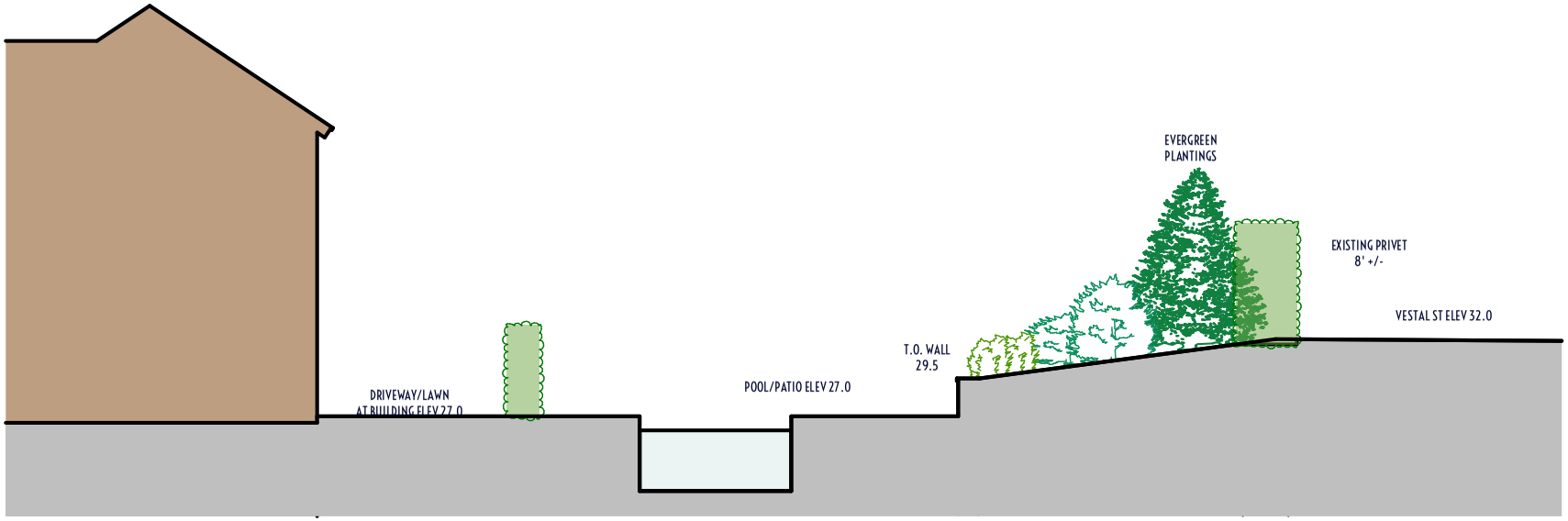

1 SITE SECTION thru POOL

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Section

Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/7/24
Drawing No.:
HDC-C

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1 45B Vestal St View 1



2 45B Vestal St View 2



3 45B Vestal St View 3



4 POOL w: BLUESTONE COPING

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/7/24
Drawing No.:

HDC-D

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).

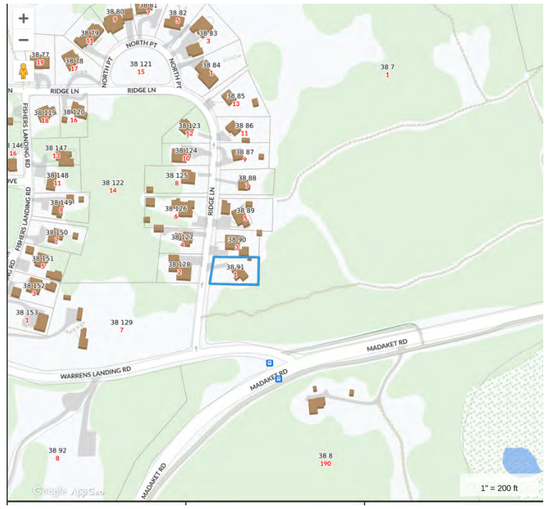
X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

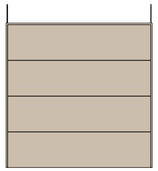
#	Description	Date
6	HDC Submission	2024.10.07

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

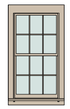
Muntins
- SDL

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

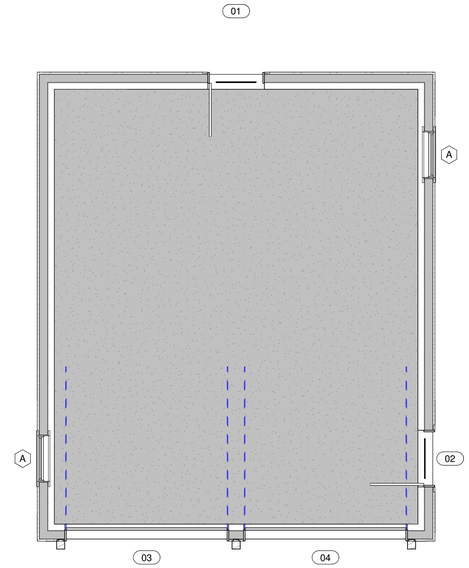
Mark	Manufacturer	Model	Rough Width	Rough Height	Function	Comments
01	Simpson	Mahogany - Half Glass - 9 Lite Door	3'-2"	8'-1"	Exterior	NTW
02	Simpson	Mahogany - Half Glass - 9 Lite Door	3'-2"	8'-1"	Exterior	NTW
03	Overhead Door	Impression Fiberglass Collecetion - Model 7800 - Horizontal Groove	9'-2"	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

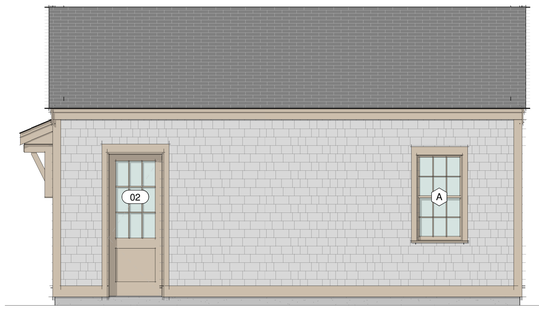
Level	Type Mark	Manufacturer	Type	Model	Rough Width	Rough Height	Comments
Floor 1	A	Brosco	9" x 13"	6/6 Double Hung	2'-9"	5'-1"	NTW
Floor 1	A	Brosco	9" x 13"	6/6 Double Hung	2'-9"	5'-1"	NTW
Floor 1	B	Brosco	9" x 13"	4 Lite Rectangular, Fixed	2'-0"	2'-8"	NTW
Floor 2	B	Brosco	9" x 13"	4 Lite Rectangular, Fixed	2'-0"	2'-8"	NTW

Notes - Doors and Windows

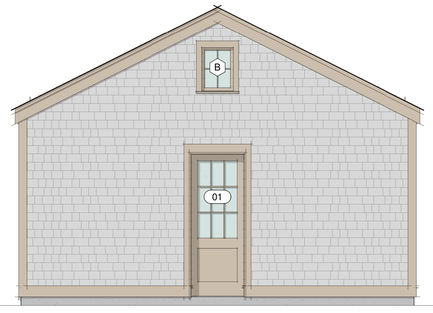
1. All exterior glazed openings to conform with the requirements of IRC2015 R308, Massachusetts amendments, and IBC2015 as applicable.
2. Place doors, then locate windows so that interior and exterior head casings will align between all units. Casings for interior doors to also align. Contact Architect 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.



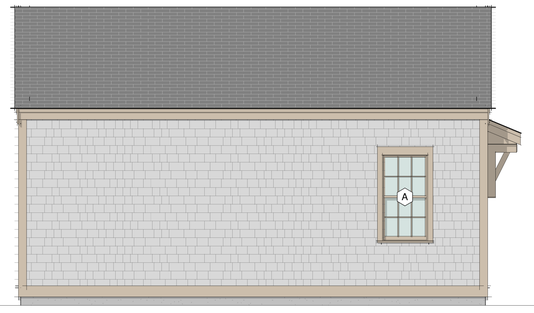
1 **Floor 1 - Proposed**
1/4" = 1'-0"



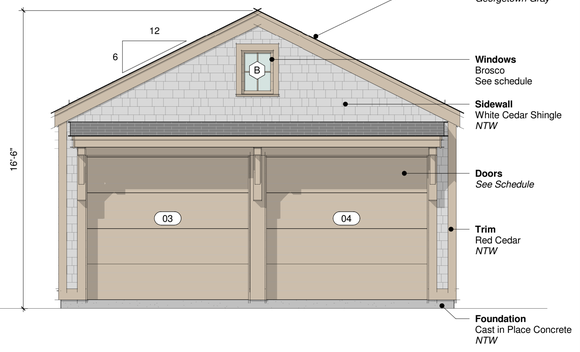
2 **South Elevation - Proposed**
1/4" = 1'-0"



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

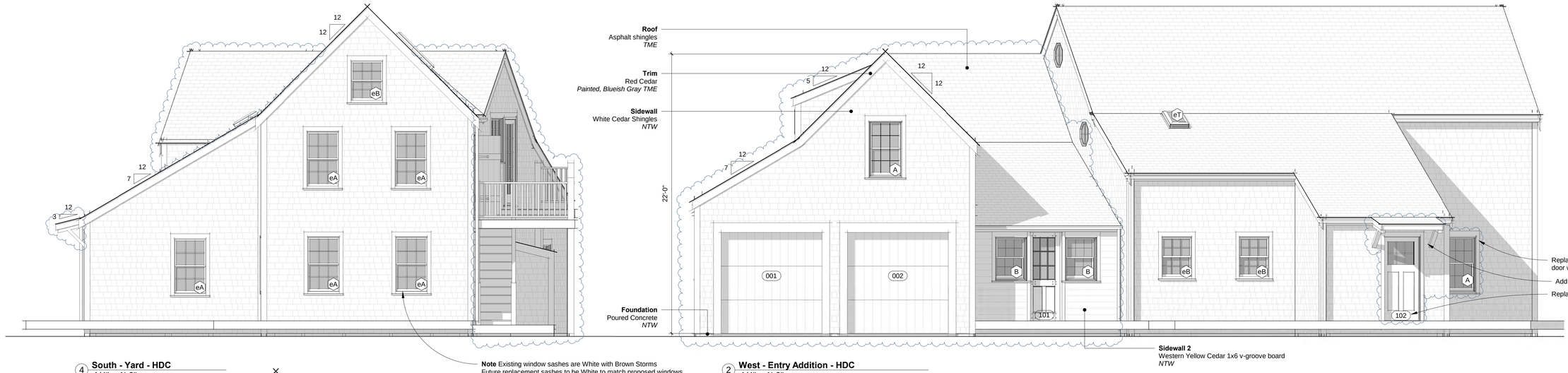
Plans, Elevations & Schedules

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

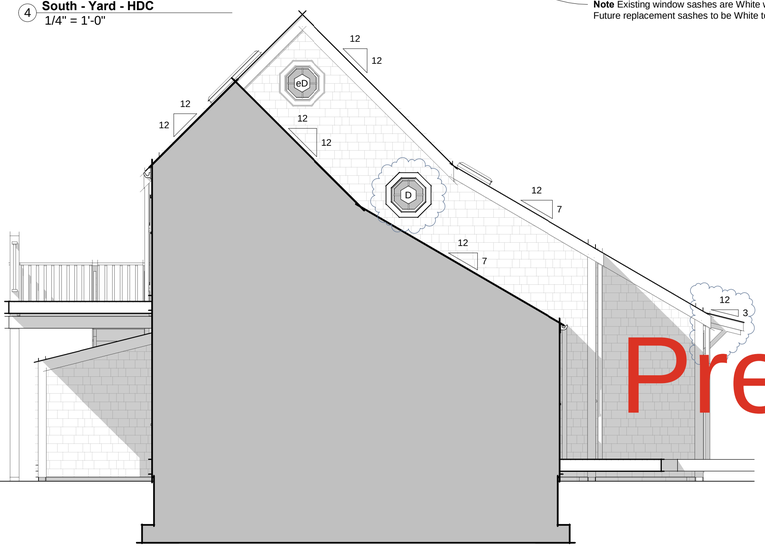
HDC Submission



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"

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gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Lee Family

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 _____

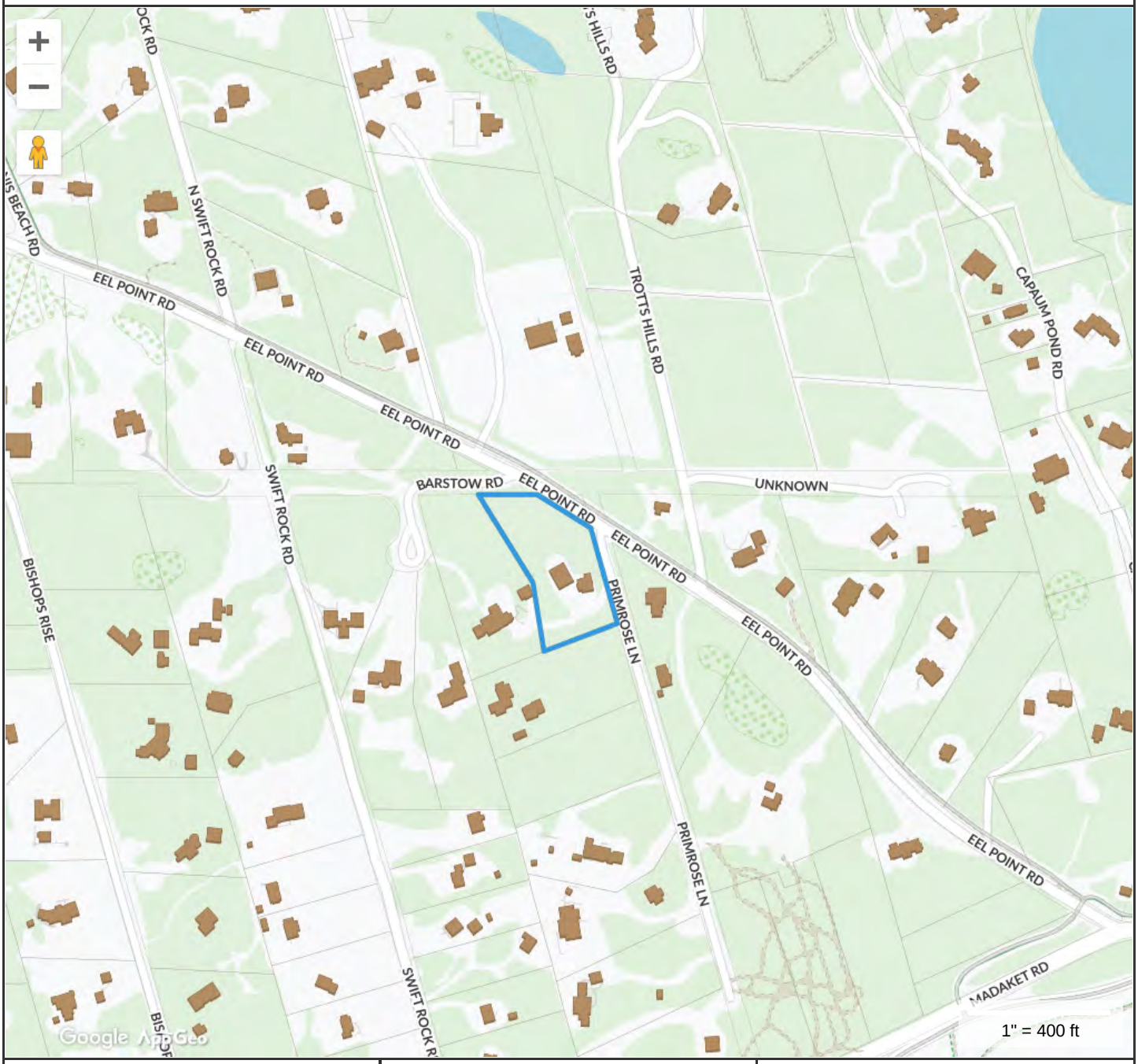
Trim _____ Sash _____ Doors _____

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

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Location	3 PRIMROSE LN
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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.

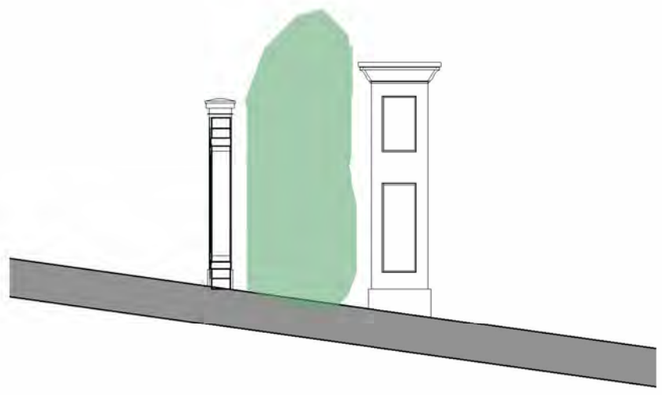




1 Site - Gates
1/4" = 1'-0"



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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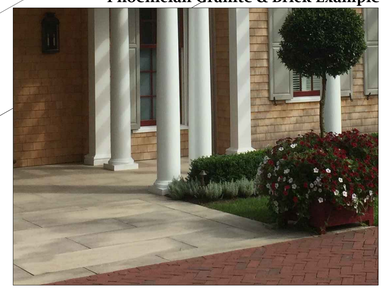
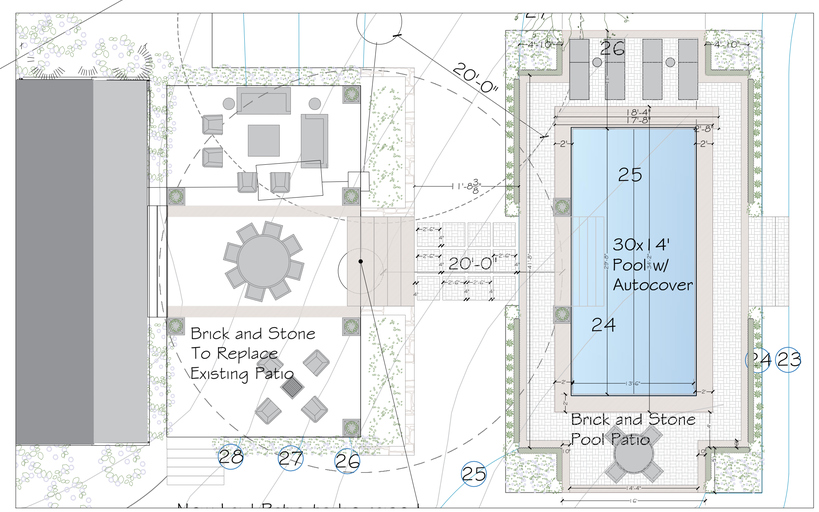
Existing Vegetation
Existing Vegetation
Existing Vegetation
Existing Vegetation
BARSTOW ROAD
Existing Driveway To Remain
Existing 2 Car Parking
Existing 2 Car Parking
Lawn
Existing Gate and Brick Walkway
Existing Ashon
Existing Vegetation
Existing Retaining Wall
Existing Garage
Existing Parking
Garage
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.

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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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✓ 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.

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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.

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.

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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°: 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

9589 0710 5270 2168 5828 45

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Domestic Mail Only

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

Postage
$

Total Postage and Fees
$

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NANTUCKET POST OFFICE

Sent To
Ellen Lehman & William H. Eskind
Street and Apt. No., or PO Box No.
144 Ensworth Avenue
City, State, ZIP+4®
Nashville, TN 37205

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
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Nantucket, MA 02554

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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

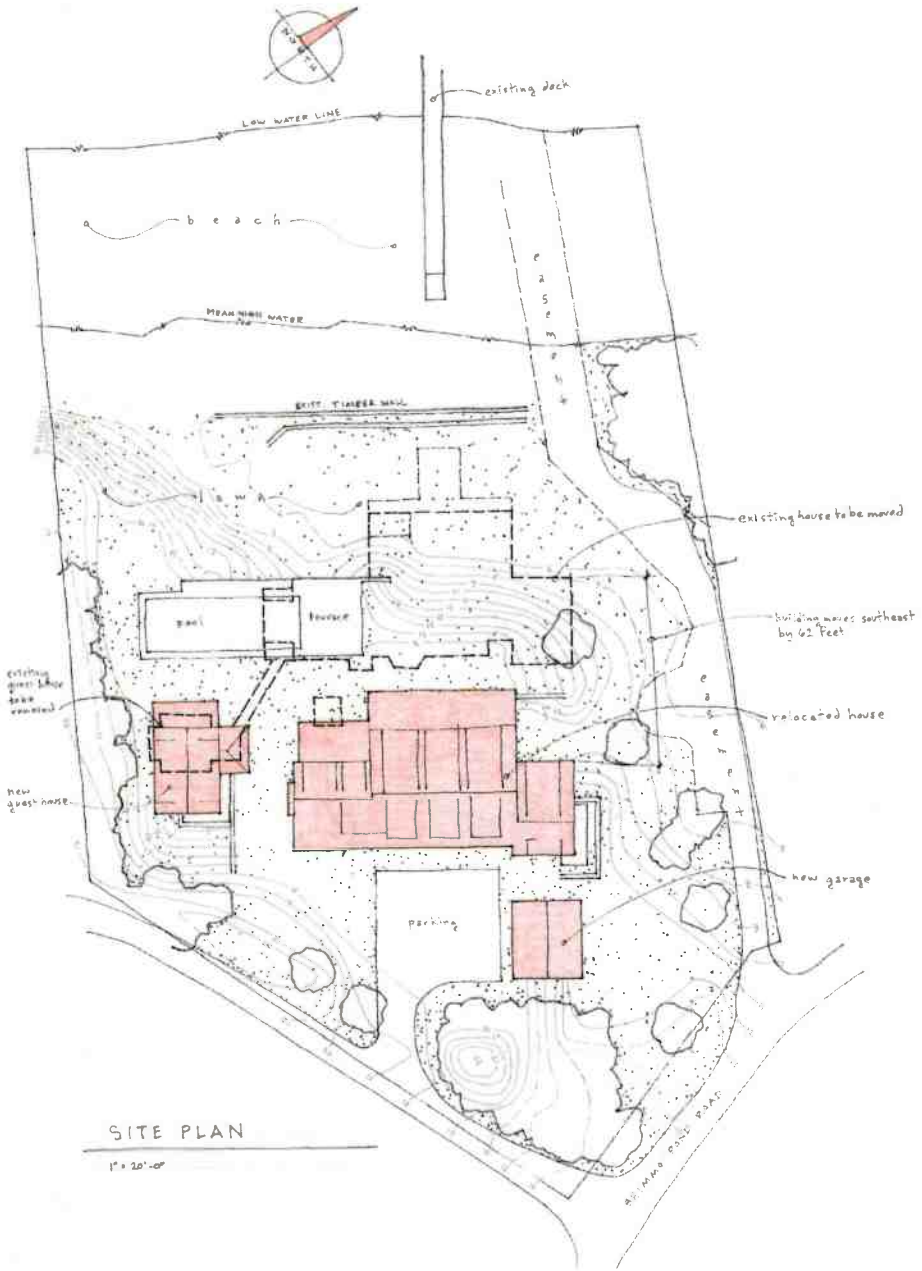
ALFIERI DOMINICK & EILEEN TRST
WINDSONG NOMINEE TRUST
399 THORNALL ST
EDISON, NJ 08837

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"

BOTTICELLI & POHL

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REVISIONS:

REVISED DATE:

ID#

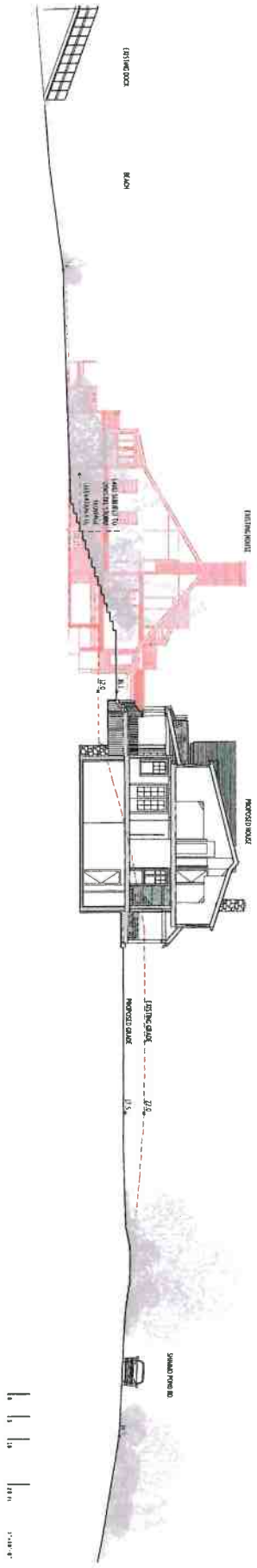
L-1.1

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

Proposed Site Plan

All drawings and designs contained on this site property of Botticelli & Pohl, P.C.



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

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Site Section

REVISED DATE: REVISIONS:

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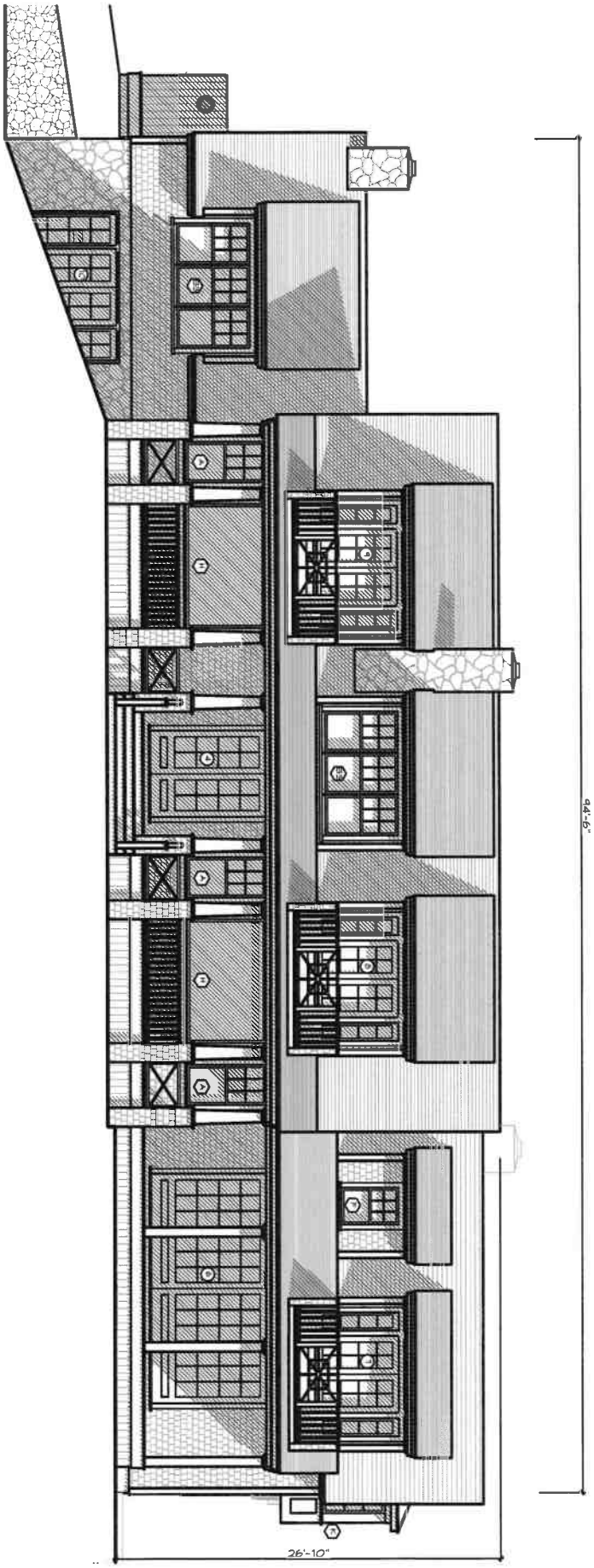

A-2.1

ID #

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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North Elevation

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Existing North Elevation

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REVISIONS:
REVISED DATE:

Existing North Elevation

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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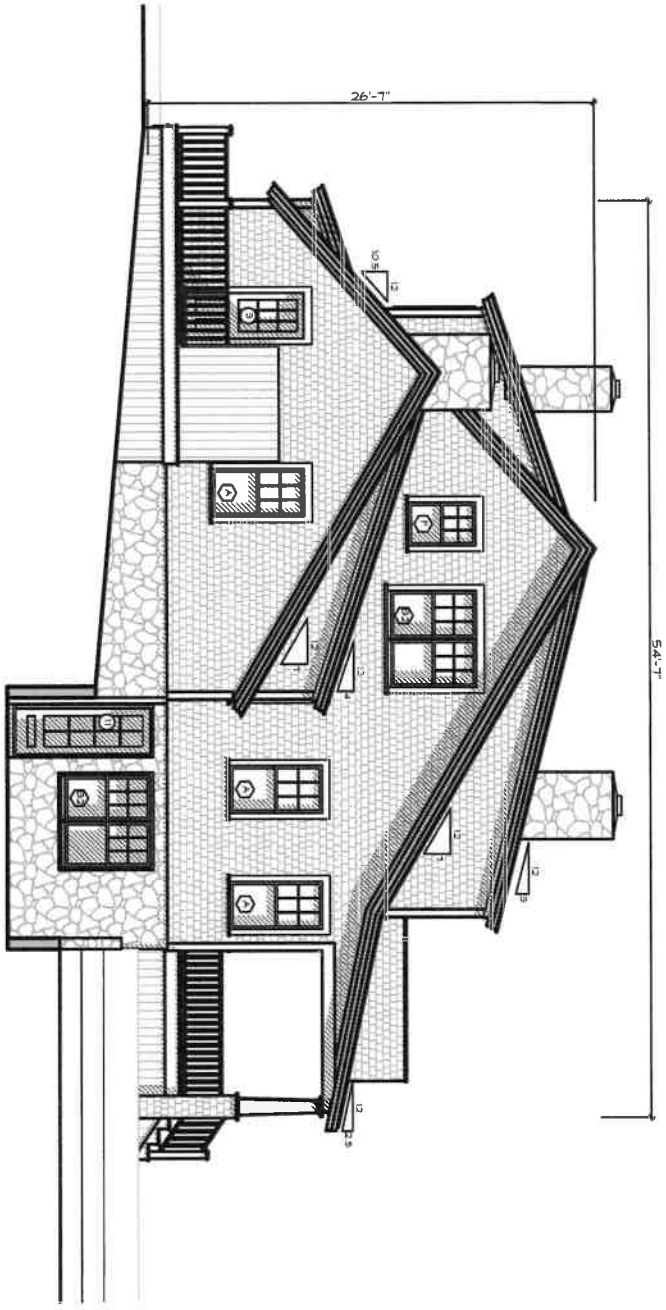

ID# A-2.2

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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East Elevation

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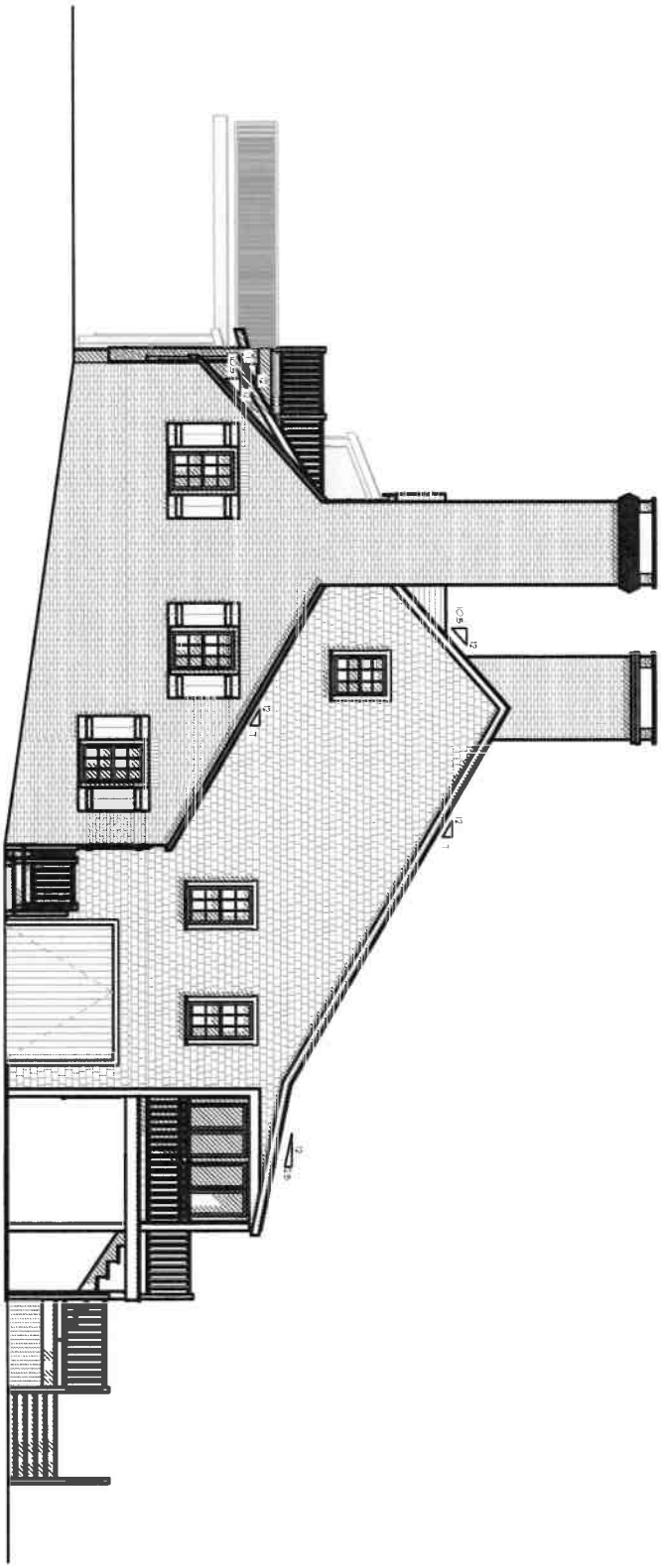

Existing East Elevation

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ID# EX-2.2

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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Existing East Elevation

REVISED DATE: REVISIONS:

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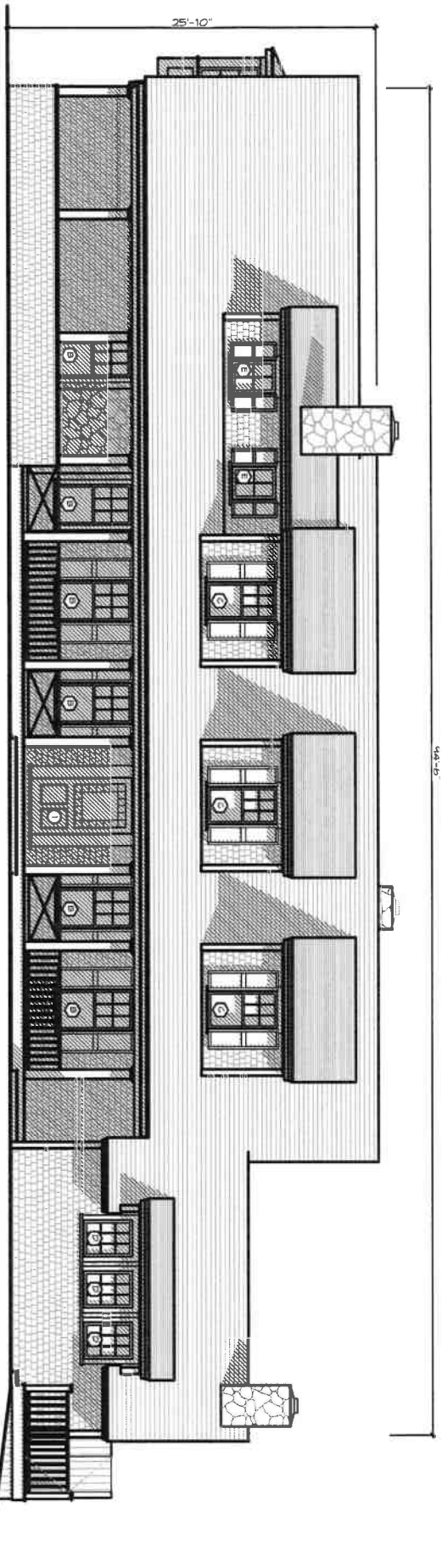

A-2.3
ID #

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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South Elevation

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Existing South Elevation

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REVISIONS:

REVISED DATE:

Existing South Elevation

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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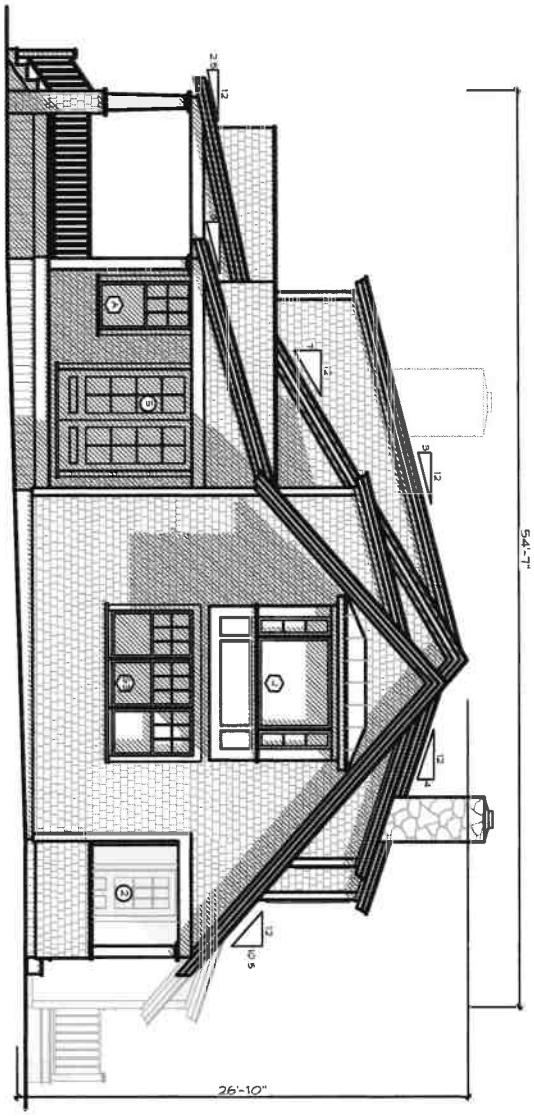

A-2.4

ID#

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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West Elevation

REVISED DATE: REVISIONS:

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Existing West Elevation

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REVISIONS:
REVISED DATE:

Existing West Elevation

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO. 43 ZONING INFO: LUG-1
PARCEL NO. 126 PROJECT NO. 08 ISSUED: 7/8/24

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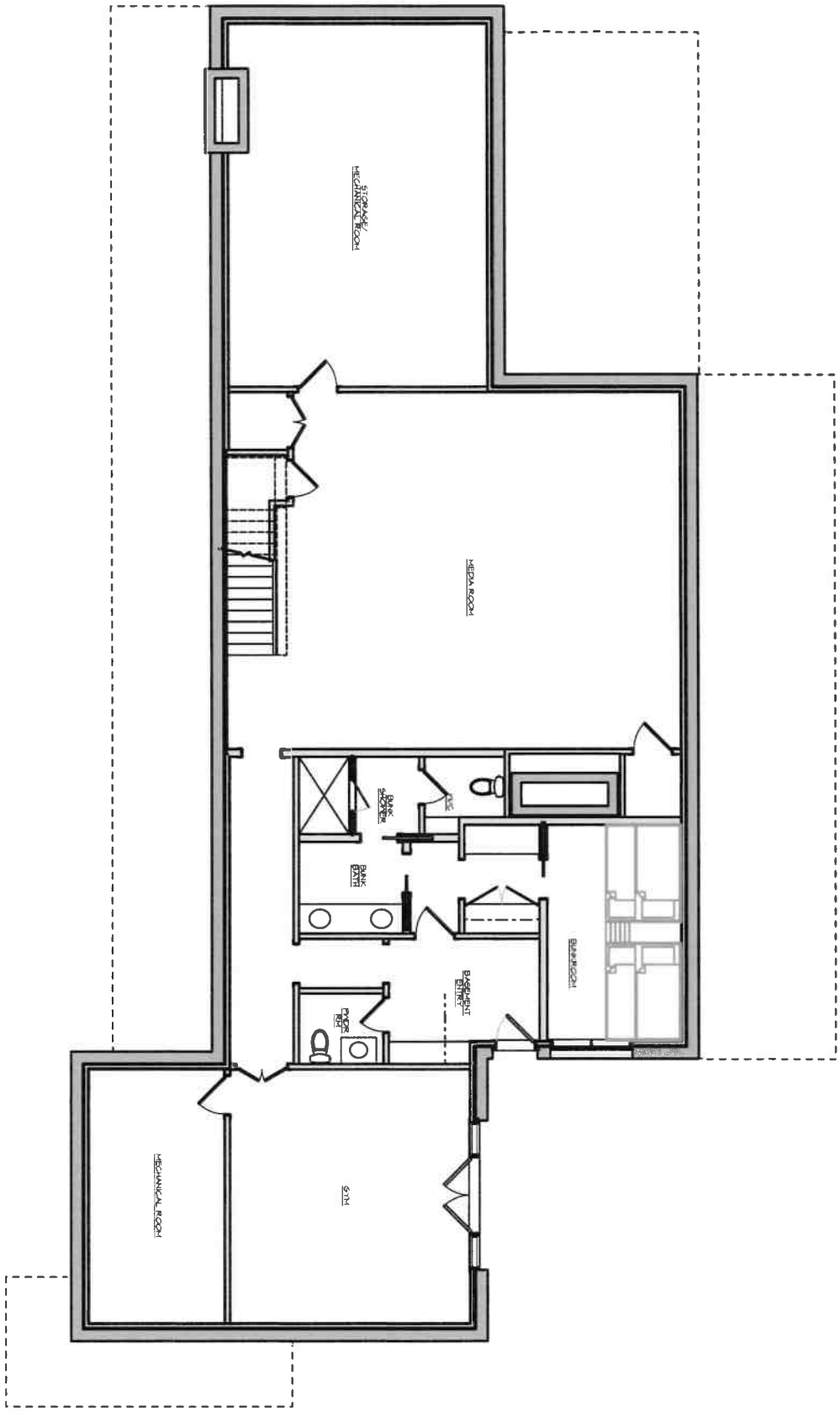

A-1.0

ID #

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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Lower Level Plan

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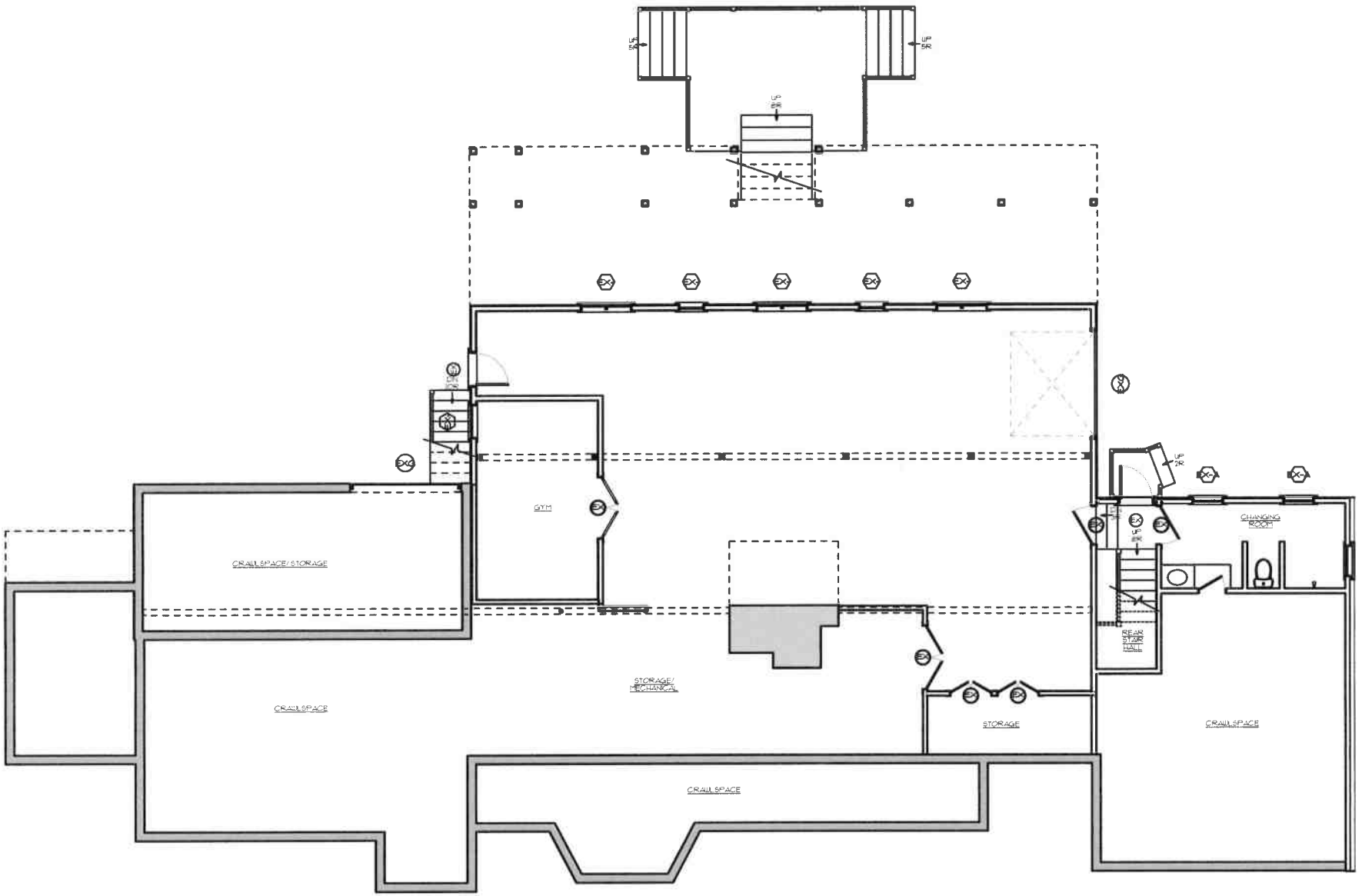

Existing Lower Level Plan

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REVISED DATE:
REVISIONS:

Existing Lower Level Plan

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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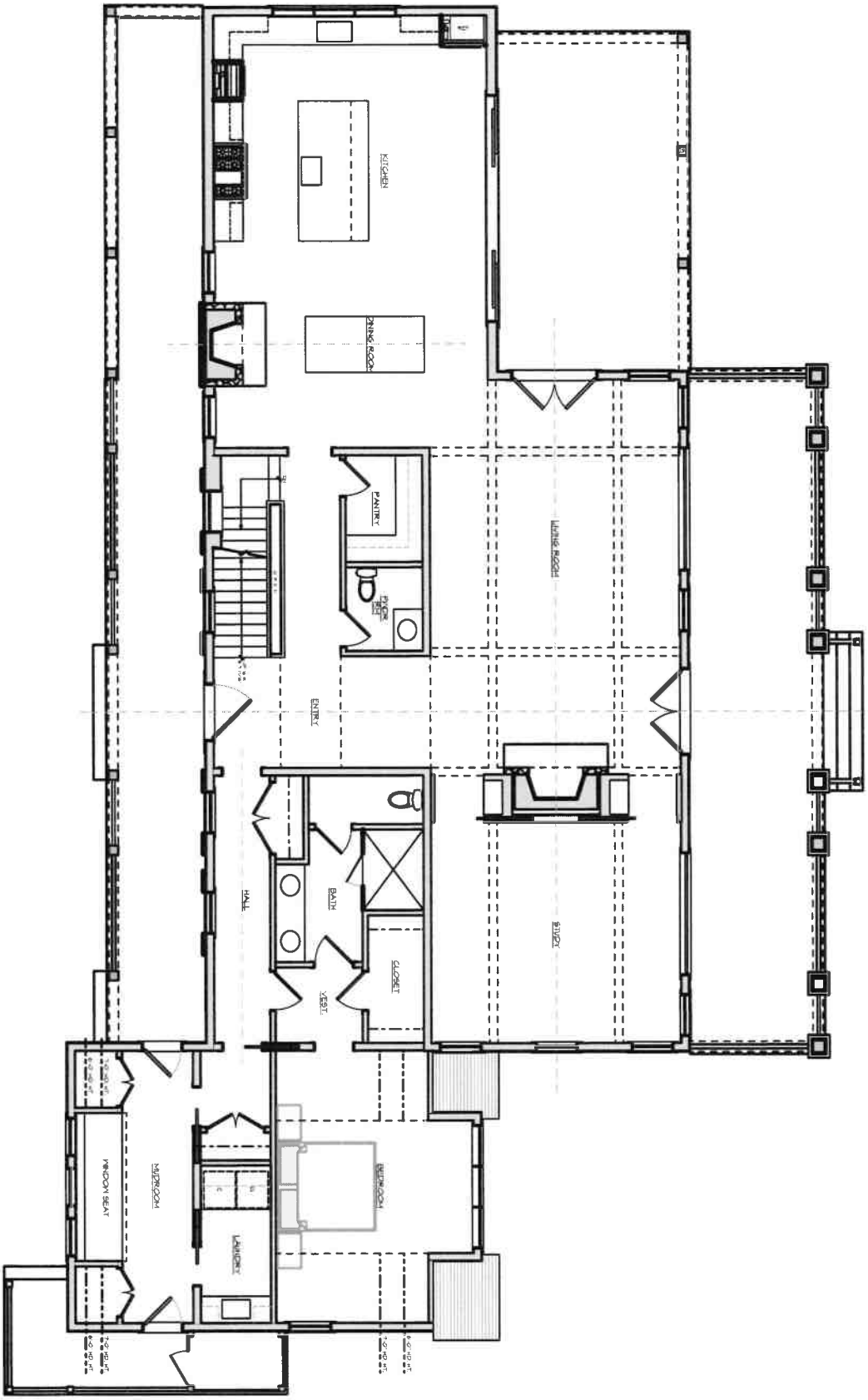

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ID #

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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First Floor Plan

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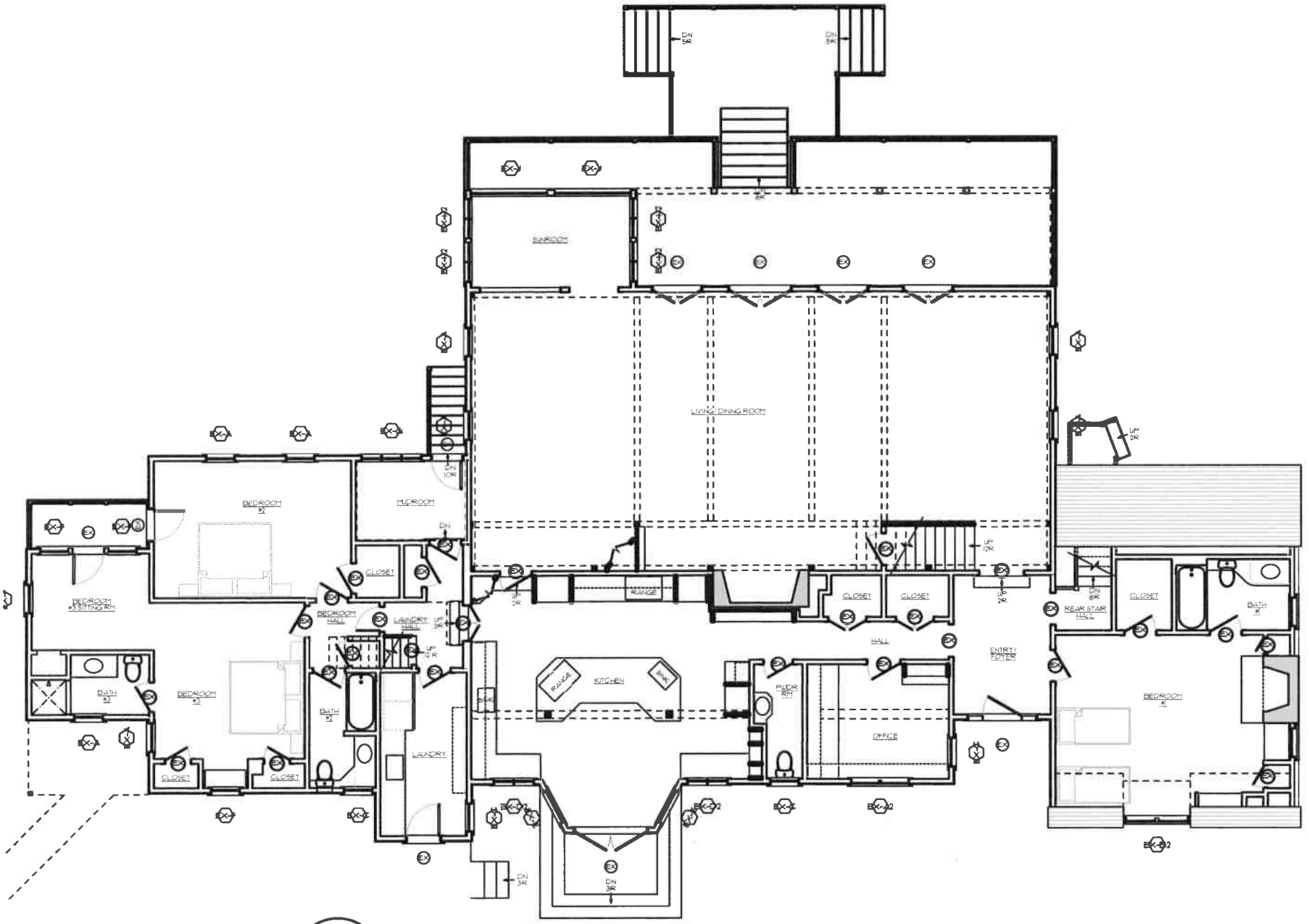

Existing First Floor Plan

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REVISED DATE: | REVISIONS:

Existing First Floor Plan

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 | ZONING INFO: LUG-1
PARCEL NO: 126 | PROJECT NO: 08 | ISSUED: 7/8/24

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ID#
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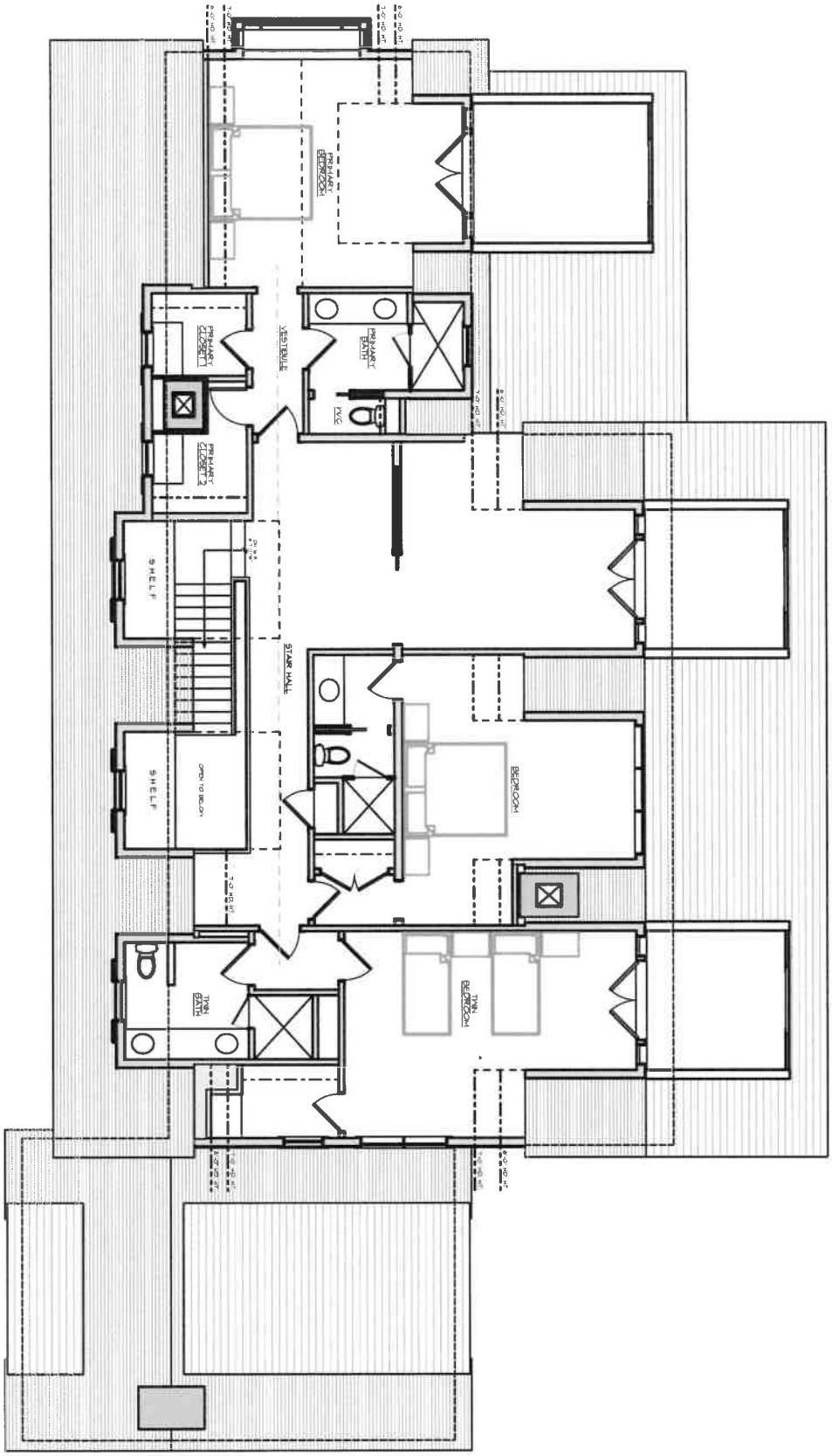

ID# A-1.2

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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Second Floor Plan

REVISED DATE: REVISIONS:

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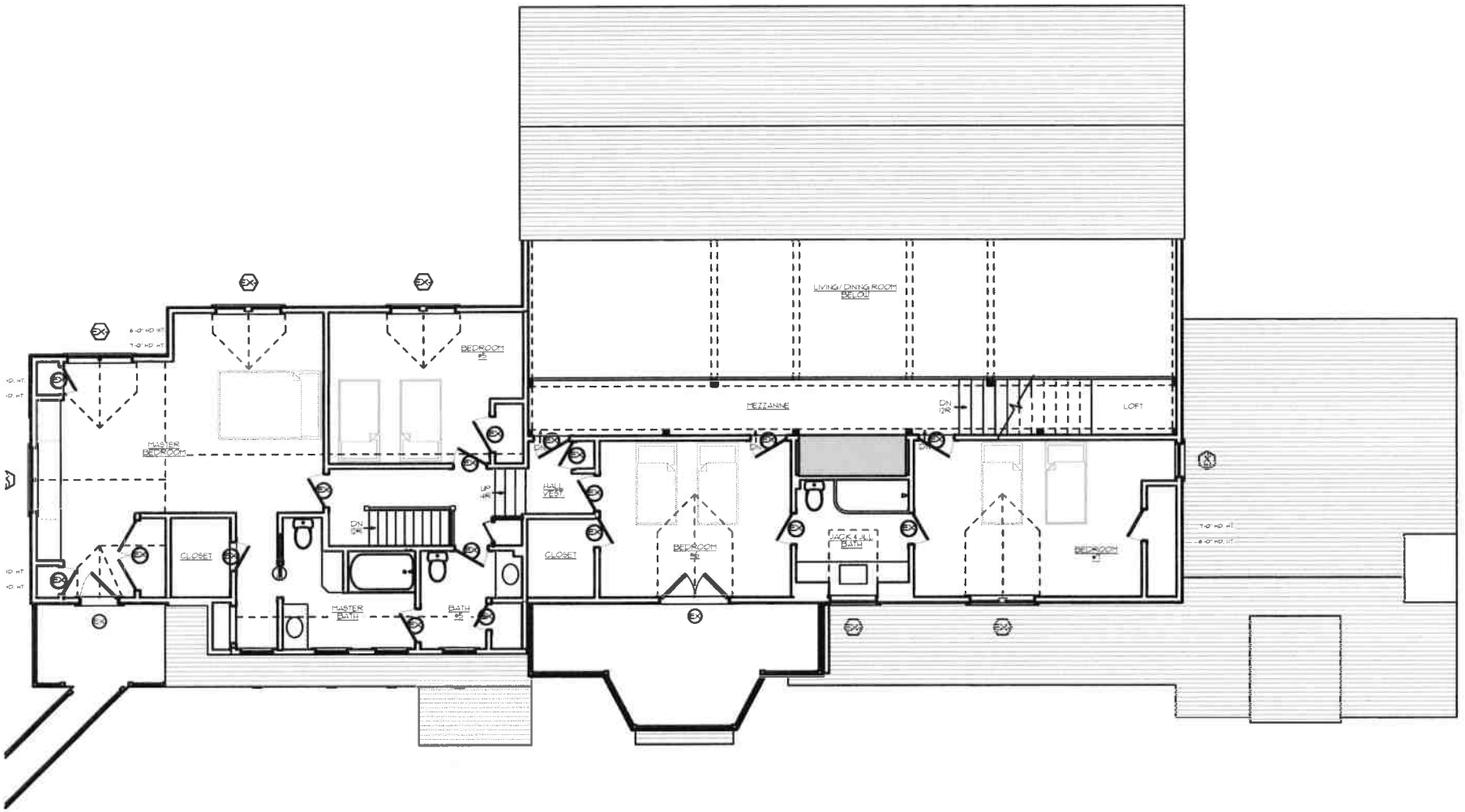

Existing Second Floor Plan

NOT TO SCALE

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REVISIONS

REVISED DATE:

Existing Second Floor Plan

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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ID #
EX-1.2

Renovations to
42 Shimmo Pond Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 10/7/24
Rev:
Build Dept:

Notes:

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass, U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass, U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A		Double Hung	Custom	N/A	2'-11" x 5'-8 1/2"		6 over 6	
B		Double Hung	Custom	N/A	2'-11" x 5'-5 1/2"		6 over 6	
B2		(2) Double Hung	Custom	N/A	(2) 2'-11" x 5'-5 1/2"		6 over 6	
B3		(3) Double Hung	Custom	N/A	(3) 2'-11" x 5'-5 1/2"		6 over 6	
C		Double Hung	Custom	N/A	2'-8" x 5'-1"		6 over 6	
D		Casement	Custom	N/A	2'-8" x 3'-8"		9	
E		Casement	Custom	N/A	2'-4" x 3'-4"		4	
F		Double Hung	Custom	N/A	2'-8" x 4'-2"		6 over 6	
G3		(3) Double Hung	Custom	N/A	(3) 2'-11" x 5'-2 1/2"		6 over 6	
H		Fixed Picture	Custom	N/A	8'-9" x 5'-8 1/2"		1	
J		Fixed Picture w/	Custom	N/A	5'-6 1/2" x 4'-6 1/2"		1	
		Fixed Casement	Custom	N/A	1'-2 3/4" x 4'-6 1/2"		3	
K		Fixed Casement	Custom	N/A	1'-2 3/4" x 4'-6 1/2"		3	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1		Entry Door	Custom	N/A	3'-10" x 7'-0"	TBD	see elevs.	Raised Panels
2		Side Door	Custom	N/A	2'-8" x 7'-0"	TBD	9	Raised Panels
3		Side Door	Custom	N/A	2'-8" x 7'-0"	TBD	9	Raised Panels
4		Inswing French Doors	Custom	N/A	(2) 3'-0" x 8'-0"	TBD	8	Flat Panels
5		Inswing French Doors	Custom	N/A	(2) 3'-0" x 8'-0"	TBD	8	Flat Panels
6		Sliding French Doors	Custom	N/A	(4) 4'-0" x 8'-0""	TBD	12	Flat Panels
7		Inswing French Doors w/	Custom	N/A	(2) 2'-8" x 7'-0"	TBD	8	Flat Panels
		Sidelights	Custom	N/A	1'-2 1/2" x 7'-0"	TBD	4	Flat Panel
8		Inswing French Doors w/	Custom	N/A	(2) 2'-8" x 7'-0"	TBD	8	Flat Panels
		Sidelights	Custom	N/A	1'-2 1/2" x 7'-0"	TBD	4	Flat Panel
9		Inswing French Doors w/	Custom	N/A	(2) 2'-8" x 7'-0"	TBD	8	Flat Panels
		Sidelights	Custom	N/A	1'-2 1/2" x 7'-0"	TBD	4	Flat Panel
10		Inswing French Door	Custom	N/A	2'-8" x 8'-0"	TBD	8	Flat Panel
11		Inswing French Doors w/	Custom	N/A	(2) 2'-8" x 8'-0"	TBD	8	Flat Panels
		Sidelights	Custom	N/A	2'-8" x 8'-0"	TBD	8	Flat Panel

Historic Building Detail: NAN.3117

Folger, Francis Edward Jr. and Lizzie Hiller Chadwick House

No Photos Available

MHC ID	NAN.3117 MACRIS Maps for NAN.3117
Historic Name	Folger, Francis Edward Jr. and Lizzie Hiller Chadwick House
Common Name	-
Street Address	6 Fair St -
City/Town	Nantucket
Village/Neighborhood	Nantucket;
Local Number	C; D;
Year Constructed	C 1932
Architects	-
Architectural Styles	Bungalow; No style;
Uses	Abandoned or Vacant; Single Family Dwelling House;
Significance	Architecture;
Areas	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District NR:
Designations	Local Historic District (06/04/1970); Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966);
Building Materials Roof	Asphalt Shingle;
Building Materials Wall	Wood; Wood Shingle;
Building Materials Foundation	Concrete Cinderblock;
Demolished	No

Street Name	St #	Unit/ other	MAP_LOT	BUILDING TYPE/NAME	Year(s) Built	Year(s) Altered	Style	C or NC	Architect/Notes
SHERBURNE TP	4	4-	30 209		C.1930		COT	C	
SHERBURNE TP	9		30 37		C.1940		CR	C	
SHERBURNE TP	11		30 36		C.1940			C	
SHERBURNE TP	5	5-	30 113.1						VACANT
SHERBURNE TP	17		30 172.1						VACANT
SHERBURNE TP	18		30 196						VACANT
SHERBURNE WY	11				1905			C	"HIGH PRIORY"
SHERBURNE WY	7				1930			C	"WINDYSIDE"
SHERBURNE WY	5		30 38		1950			C	
SHERBURNE WY	3		30 39		1960			C	
SHERBURNE WY	1		30 40		1996			NC	
SHIMMO POND RD	19		43 97		1950			C	
SHIMMO POND RD	15		43 95		1955		RANCH	C	
SHIMMO POND RD	23		43 144		1972			C	
SHIMMO POND RD	12		54 15		1974			C	
SHIMMO POND RD	2		54 255		1980			NC	
SHIMMO POND RD	8		54 258		1980			NC	
SHIMMO POND RD	31		43 170		1980			NC	
SHIMMO POND RD	33		43 156		1981			NC	
SHIMMO POND RD	6		54 257		1985			NC	
SHIMMO POND RD	35		43 127		1988			NC	
SHIMMO POND RD	22		43 145		1989			NC	
SHIMMO POND RD	3		54 259		1990			NC	
SHIMMO POND RD	4		54 256		1996			NC	
SHIMMO POND RD	38		43 125		1996			NC	
SHIMMO POND RD	28		43 167		1997			NC	
SHIMMO POND RD	16		43 18		1998			NC	
SHIMMO POND RD	21				2006			NC	
SHIMMO POND RD	34		43 124		C.1920		COT	C	
SHIMMO POND RD	46		43 77		C.1920			C	
SHIMMO POND RD	42		43 126		C.1930			C	
SHIMMO POND RD	26		43 122		C.1940			C	

42 Shimmo Pond Road



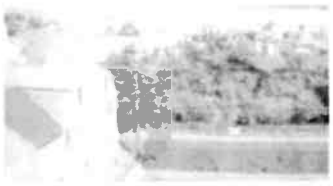
1930's, 1940's

PH166 - Photographic Negative Collection

View from Orange Street, overlooking Union Street, Washingt...

F1977

1930s , 1940s



Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

View from Orange Street, overlooking Union Street, Washington Street, and Nantucket Harbor. In the background are Commercial Wharf, and the shoreline of Monomoy and Shimmo.

9.7 x 12 cm

Hierarchy

[Collection] PH166 - Photographic Negative Collection

↳ [Item F1977] [notitle], 1930s , 1940s

Subject - topical

- Houses (browse 5331 records)
- Nantucket harbor (browse 463 records)
- Commercial Wharf (browse 109 records)
- Boats (browse 1132 records)



1933

Scans collection

Shimmo boat house, with a boat apparently grounded in the ba...

SC838-57c

1933



Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

Shimmo boat house, with a boat apparently grounded in the background.

Hierarchy

[Collection] Scans collection

↳ [Item SC838-57c] [notitle], 1933

Acquisitions information

RL2010.51

Scans gift of Ted Tambke

Subject - topical

- Shimmo (browse 15 records)
- Boats (browse 1132 records)
- Unidentified houses (browse 463 records)



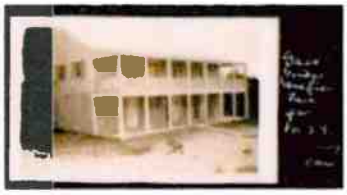
1933

Scans collection

Shimmo boat house. Caption reads: "gave bridge benefit here ...

SC838-57a

1933



Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

Shimmo boat house. Caption reads: "gave bridge benefit here for M.S.S".

Hierarchy

[Collection] Scans collection

↳ [Item SC838-57a] [notitle], 1933

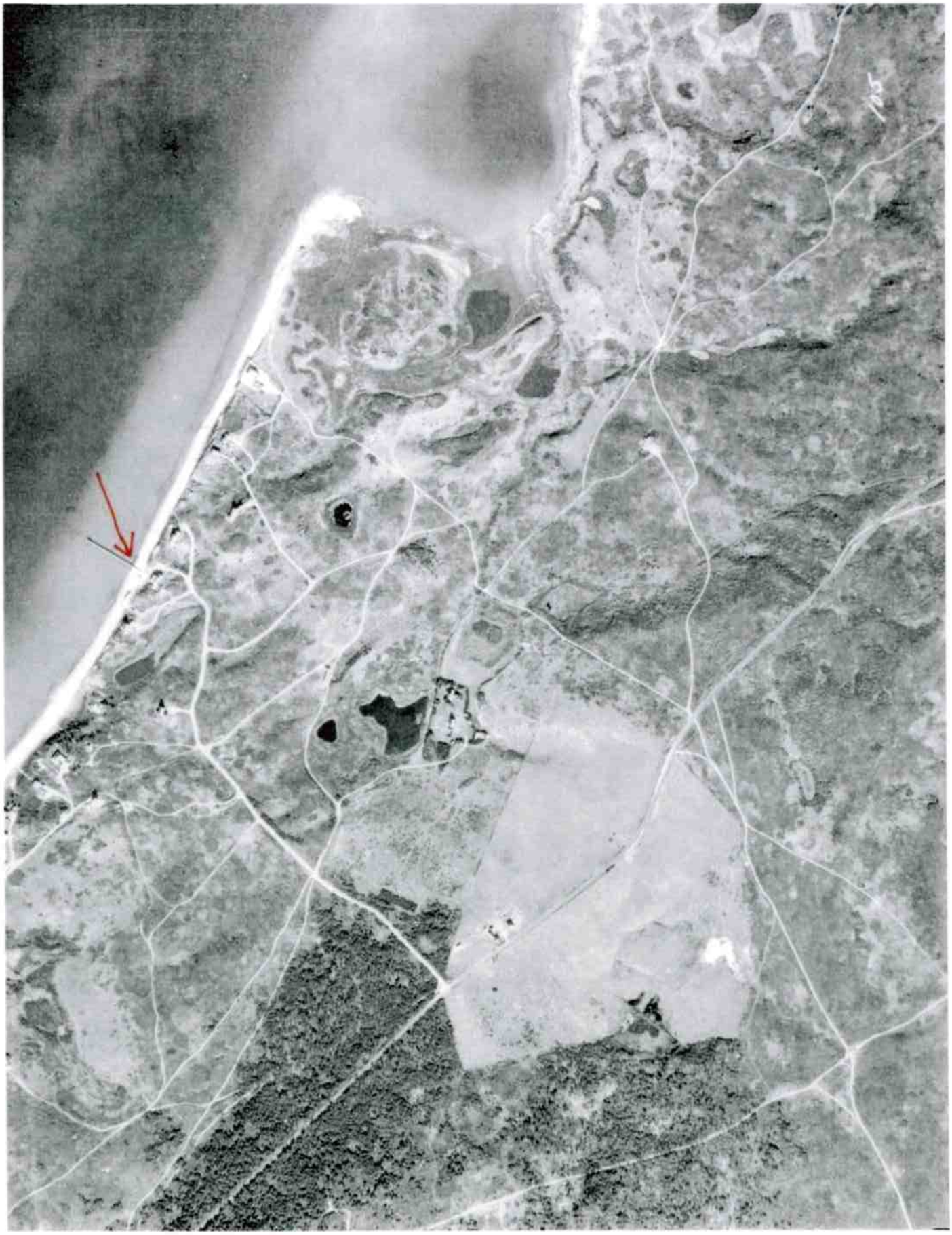
Acquisitions information

RL2010.51

Scans gift of Ted Tambke

Subject - topical

- Shimmo (browse 15 records)
- Boats (browse 1132 records)
- Unidentified houses (browse 463 records)



42 Shimmo Pond Road 1935



42 Shimmo Pond Road 1940



1940



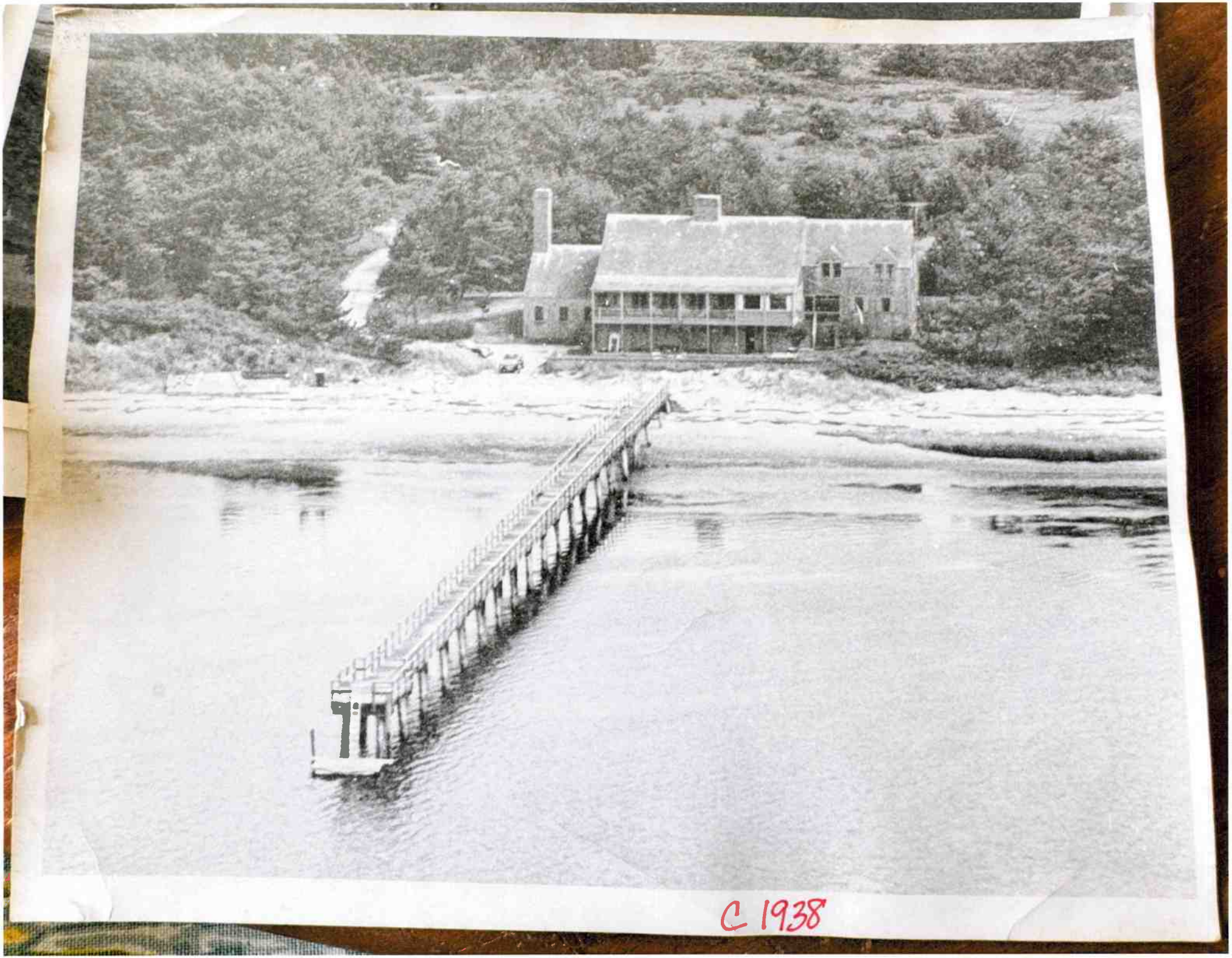
Nantucket Historical Association

AP75_43.jpg

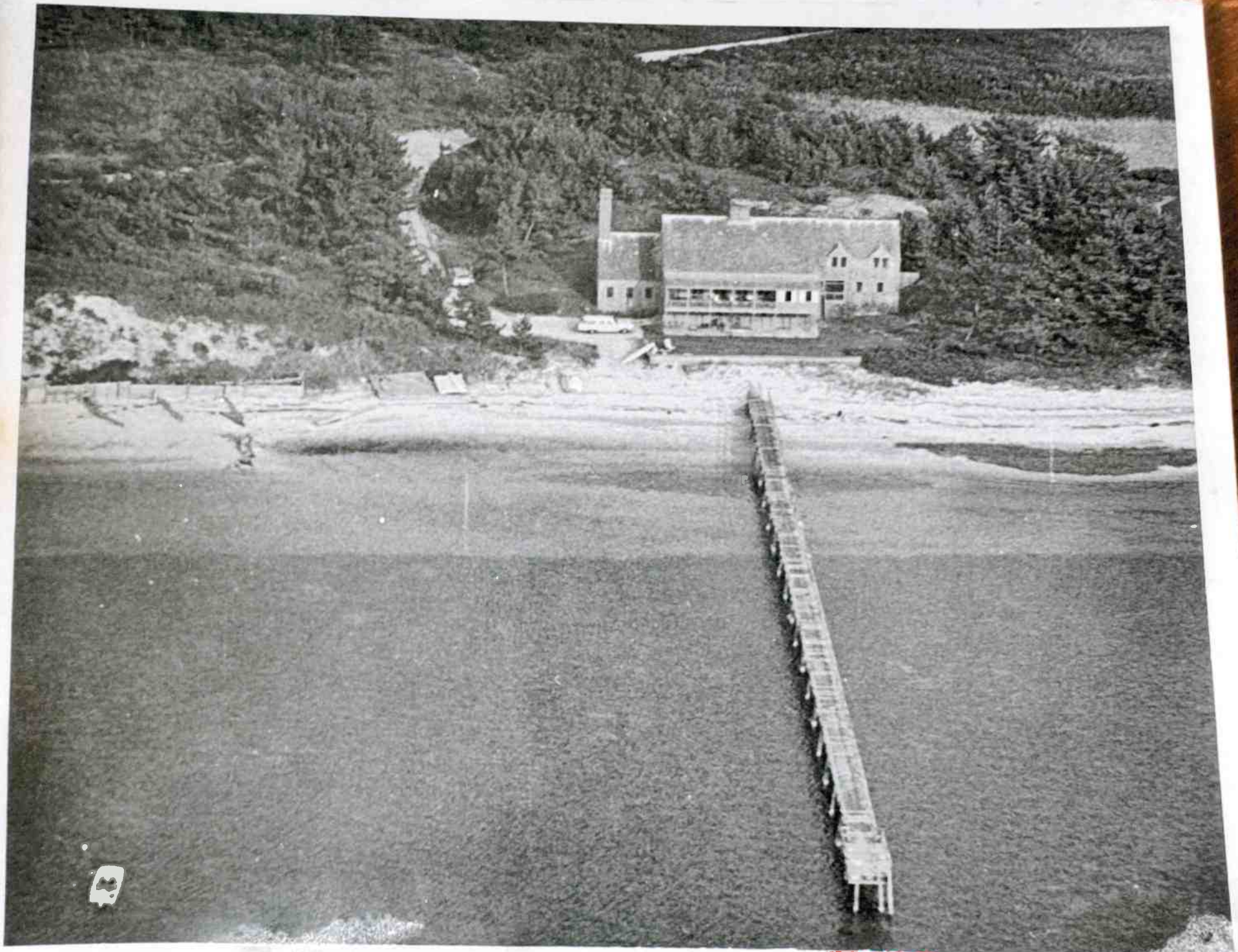
42 Shimmo Pond Road 1975



42 Shimmo Pond Road 1993



C 1938



C1938

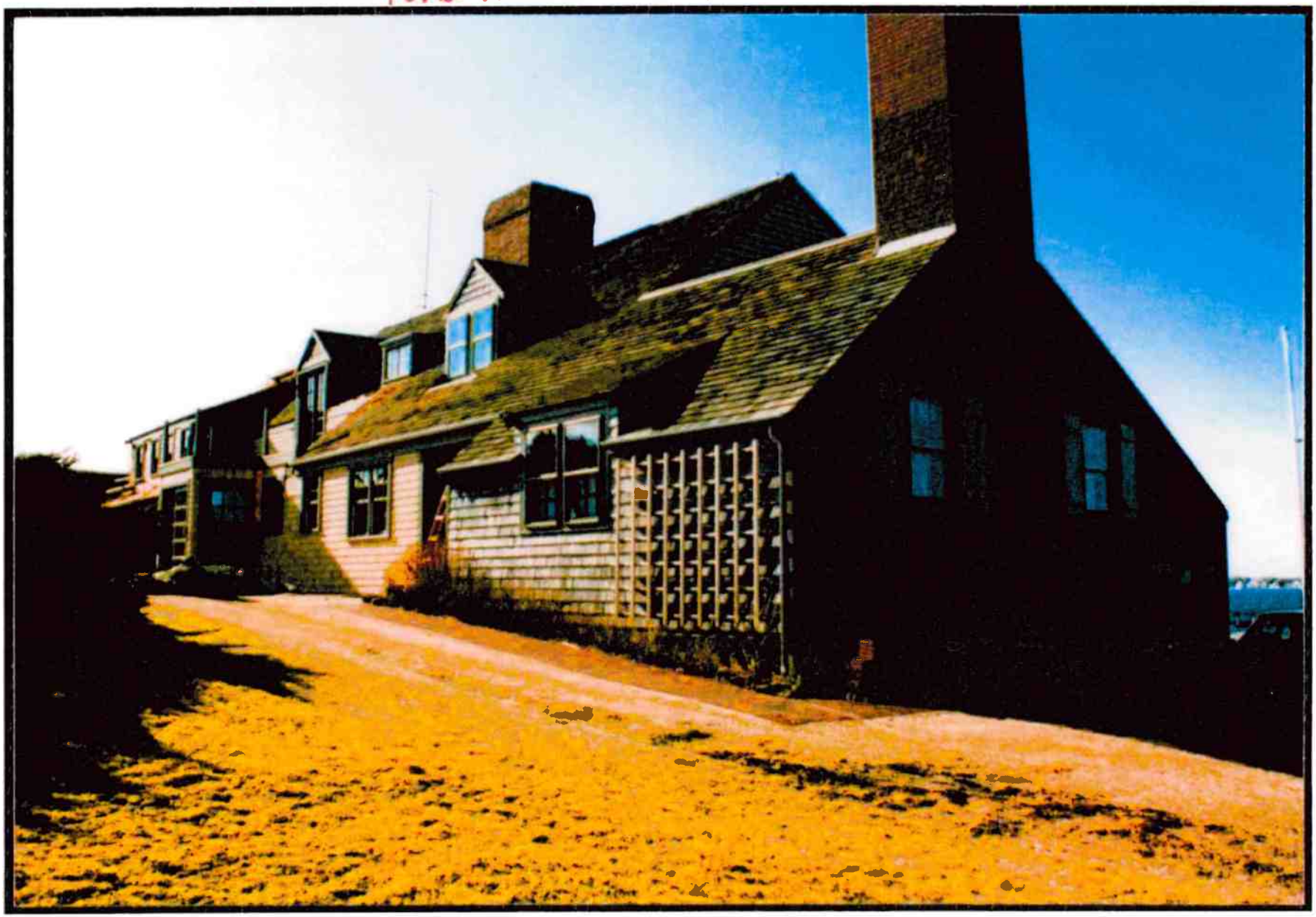
42 Shimmo Pond Road 1992



42 Shimmo Pond Road 1992



42 Shimmo Pond Road 1994



42 Shimmo Pond Road 1994



42 Shimmo Pond Road 1995



42 Shimmo Pond Road 1995



42 Shimmo Pond Road 1995




42 Shimmo Pond Road - South/East

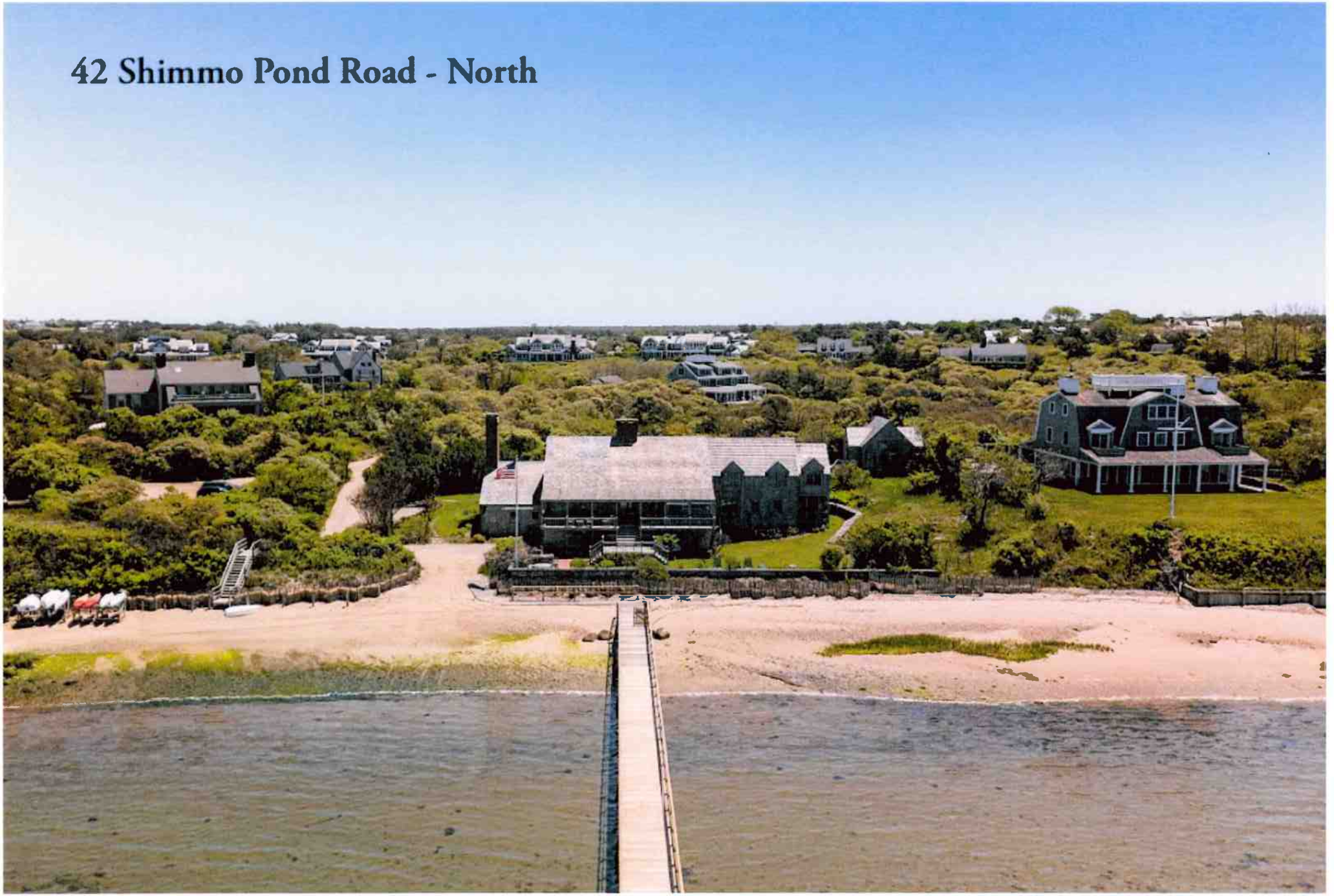
42 Shimmo Pond Road - South



42 Shimmo Pond Road - Partial West



42 Shimmo Pond Road - North



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR ACK KODA LLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43/126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 7, 2024

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

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

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

10/2/24
Date

ACK Koda LLC
One Joy Street
Boston, MA 02108
617-720-5800

October 2, 2024

Historic District Commission
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

42 Shimmo Pond Road

October 2, 2024

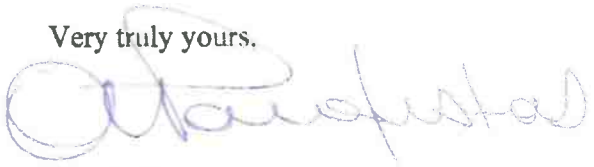
To the Commissioners,

As the ACK KODA LLC owner of record of property located at 42 Shimmo Pond Road, I authorize Botticelli and Pohl Architects to sign applications on my behalf.

Thank you very much for your assistance.

Please don't hesitate to call me with any questions.

Very truly yours,



Anastasios Parafestas
Manager, ACK Koda LLC

42 Shimmo Road Rd
New Guest House

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$225.00 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. As-Built Plans (1 copy): of existing elevations

✓ 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 126

Street & Number of Proposed Work: 42 Shimmo Pond Road

Owner of record: ACK KODA LLC

Mailing Address: C/o Ballard Group
One Joy Street Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. Guest House

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 27'-6" Sq. Footage 1st floor: 564 Decks/Patio: Size: 8'-8" x 25'-9" ☒ 1st floor ☐ 2nd floor
Width: 27'-6" Sq. footage 2nd floor: 564 Size: 6'-7" x 12'-10" ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -1'-5" South -4' East -2'-5" West -1'-5"

Height of ridge above final finish grade: North 24'-11" South 24'-11" East 24'-11" West 24'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☒ Brick (type) Fieldstone ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: (Red Cedar) White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): Copper 3" dia

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze 1x6
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin Custom

Doors* (type and material): ☐ TDL ☒ SDL Front 8 Light, 1 Leaf Slider, Wood Rear _____ Side 8 Light, 4 Leaf Slider, Wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors Marvin Hamilton Blue
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

9589 0710 5270 2168 5828 45

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Street and Apt. No., or PO Box No.
144 Ensworth Avenue
City, State, ZIP+4®
Nashville, TN 37205

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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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

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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

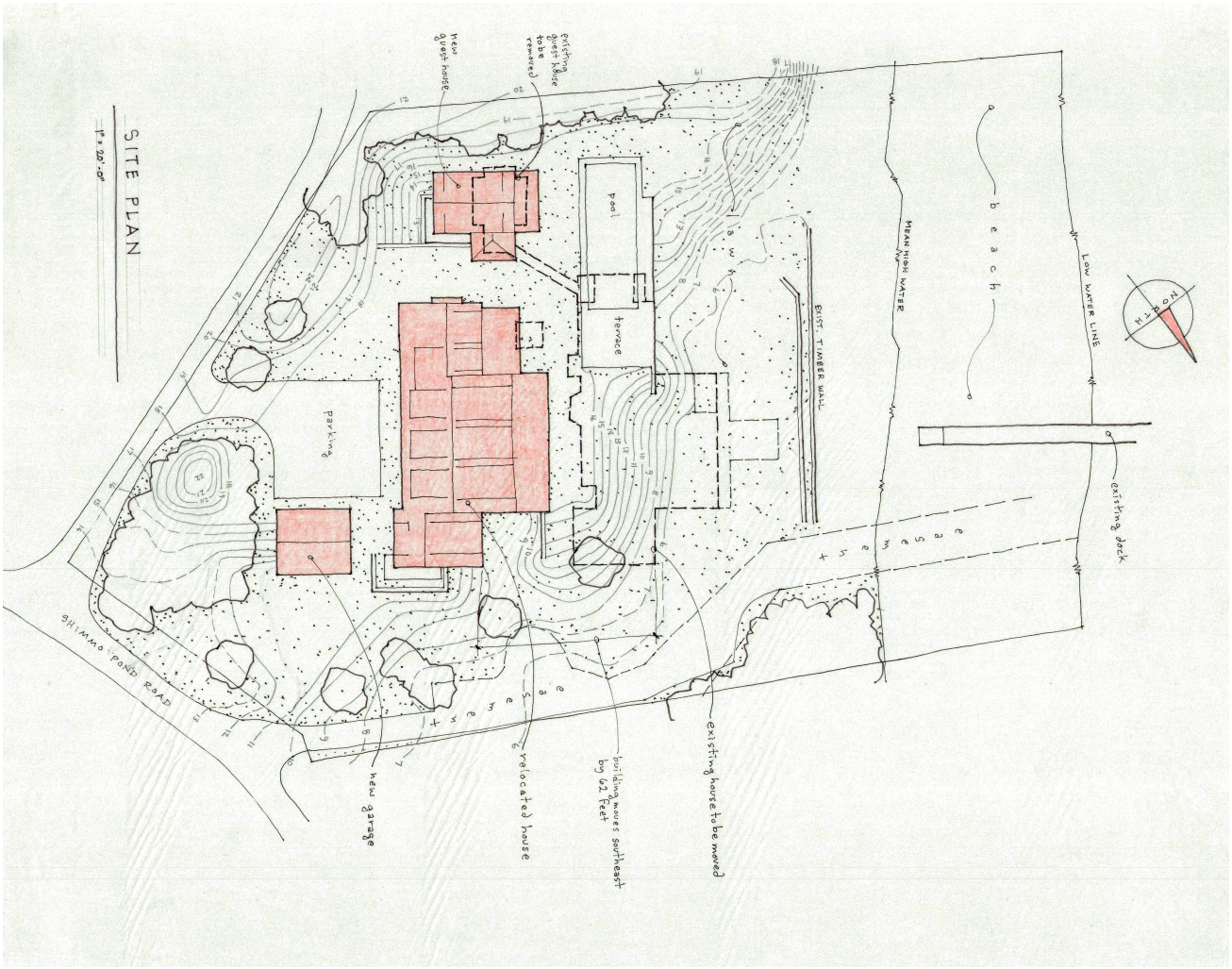
ALFIERI DOMINICK & EILEEN TRST
WINDSONG NOMINEE TRUST
399 THORNALL ST
EDISON, NJ 08837

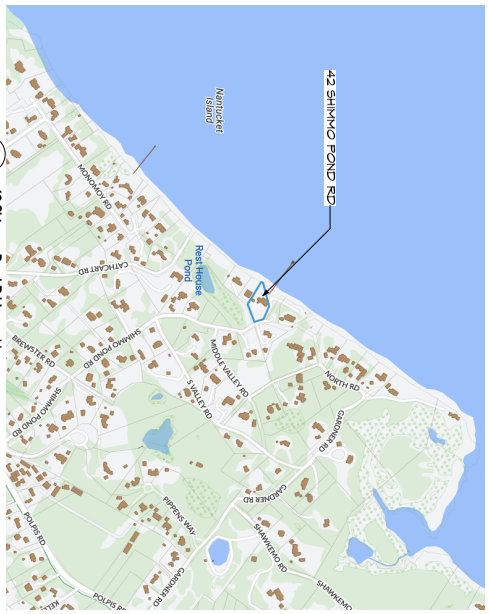
LEHMAN ELLEN E & ESKIND WILLIAM H
144 ENSWORTH AVE
NASHVILLE, TN 37205

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								





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

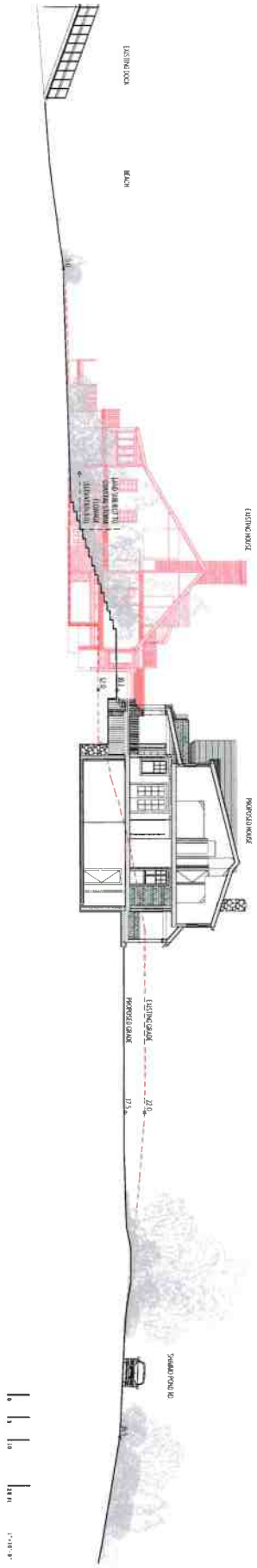
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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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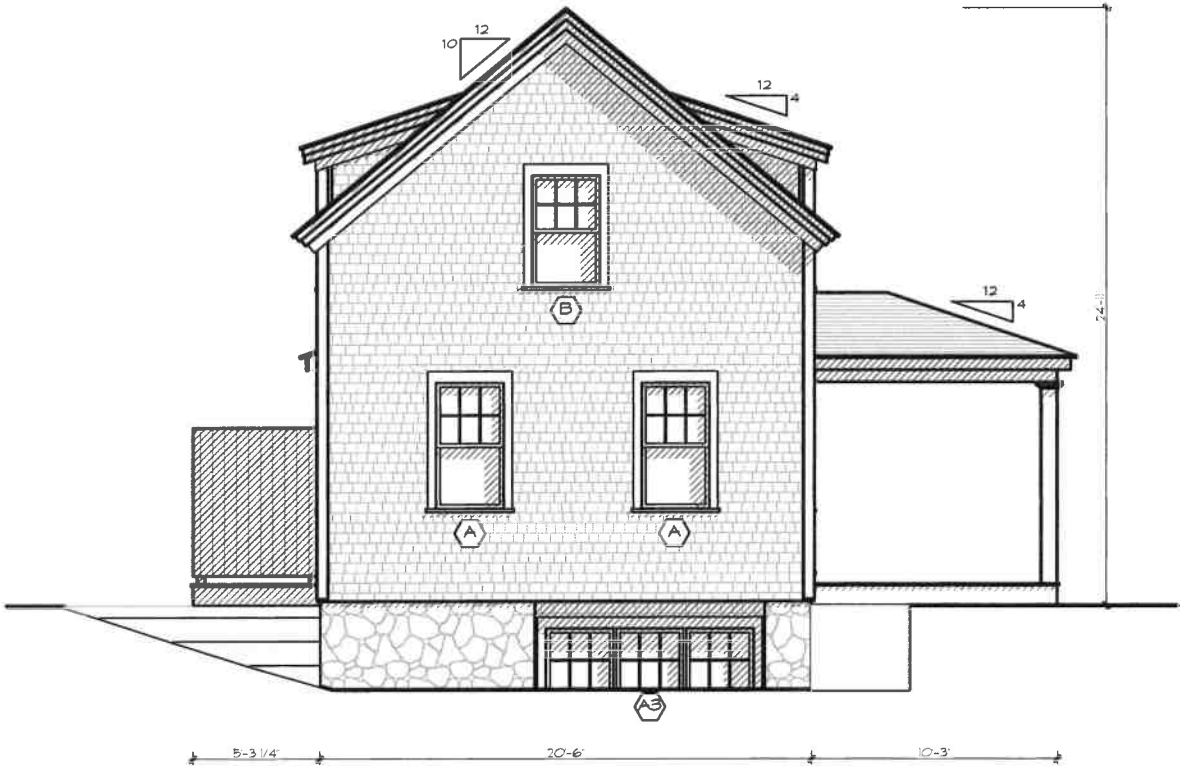
ID#
A-2.2



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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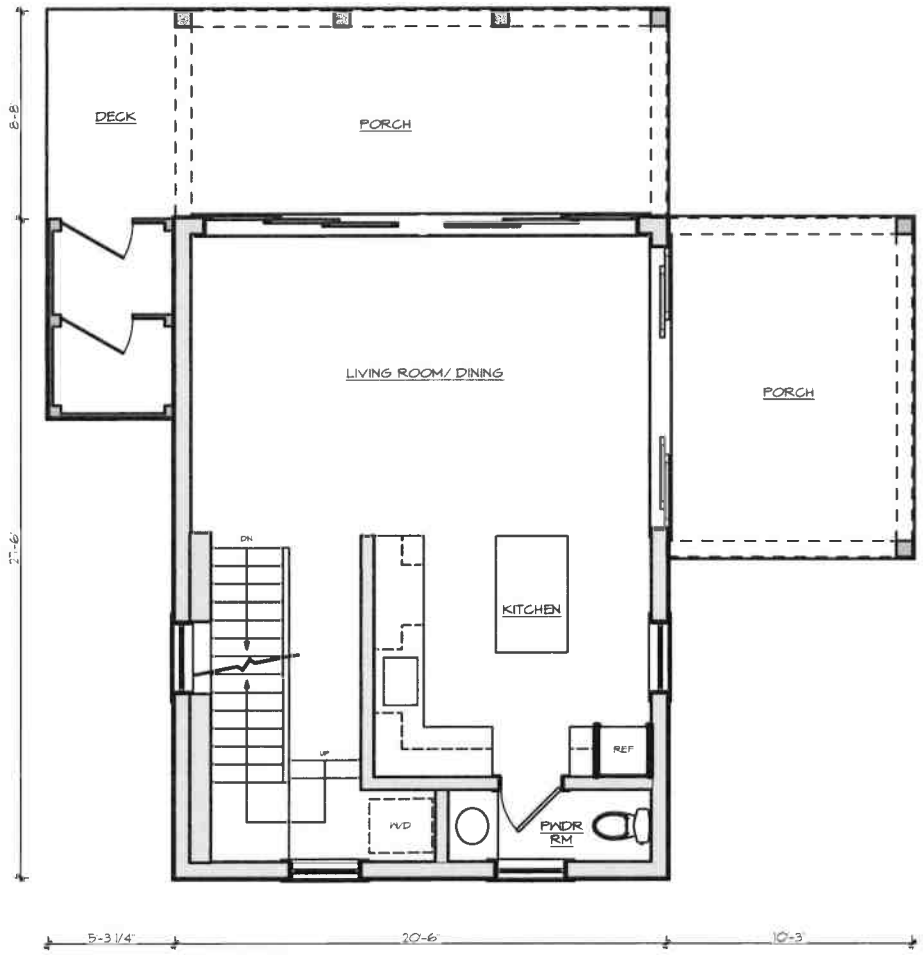
ID#
A-2.4



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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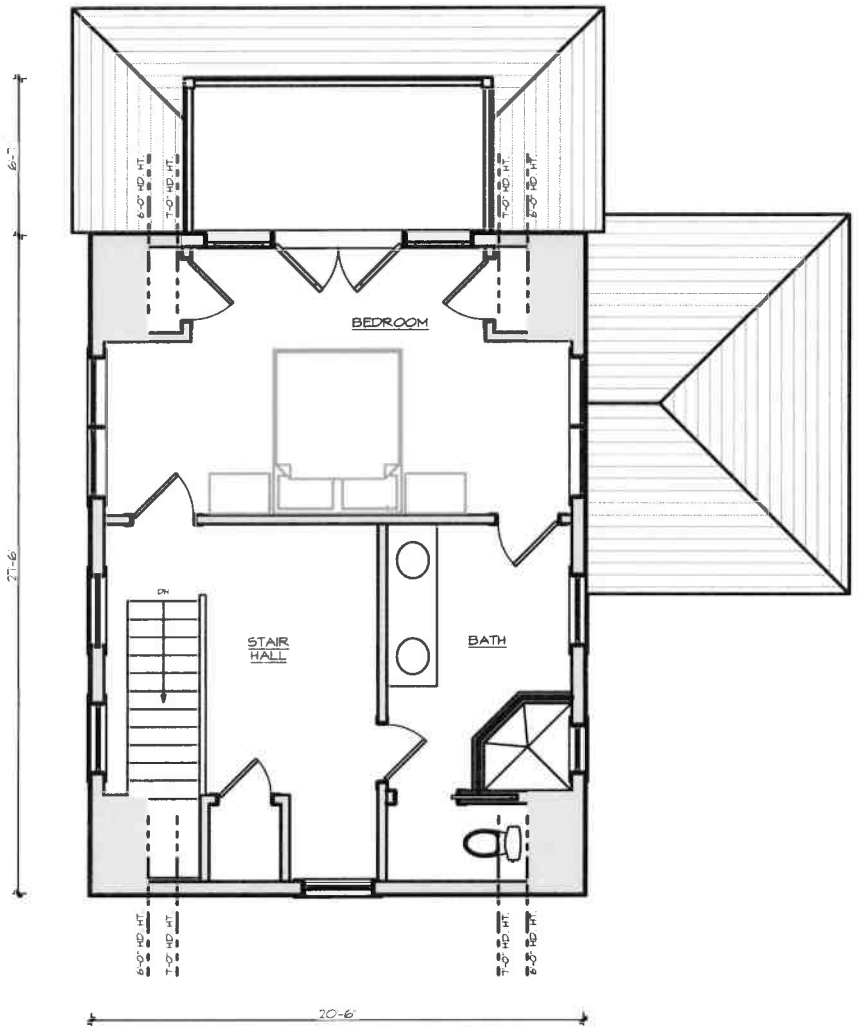
ID #
A-1.1



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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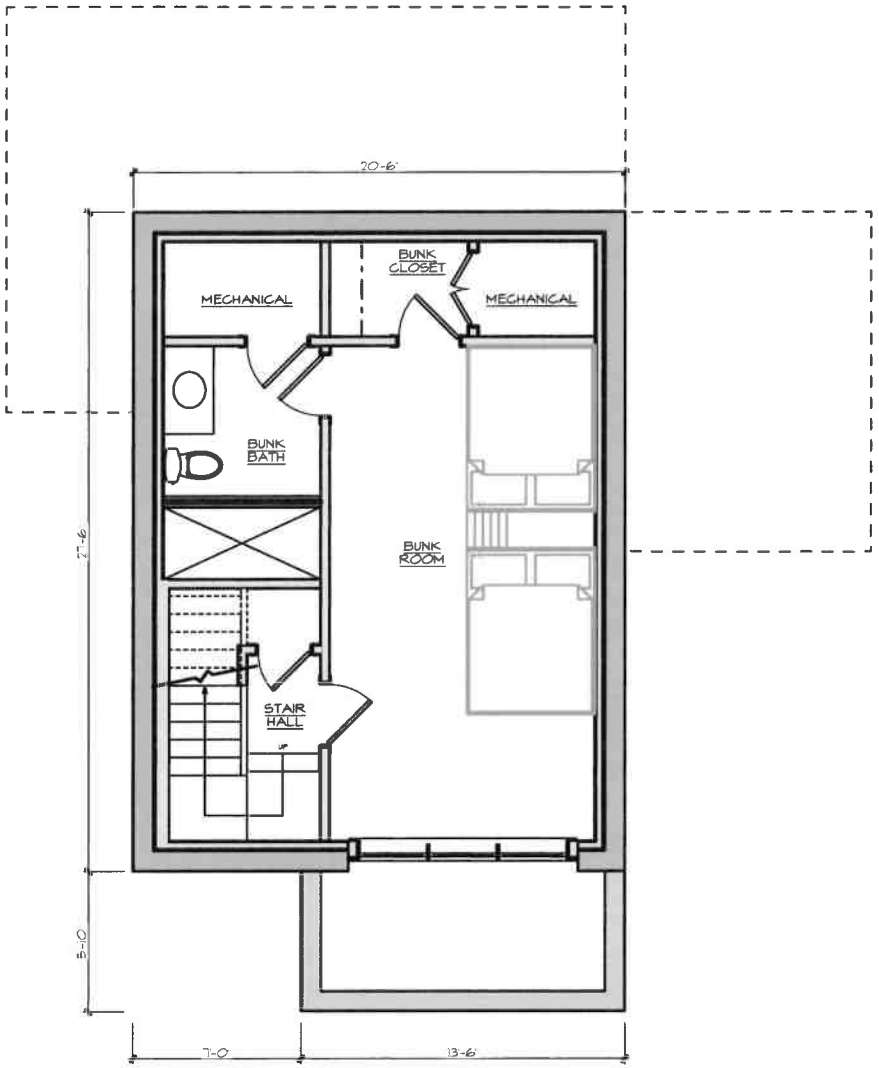


1

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

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-1.3

Guest House
42 Shimmo Pond Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission:10/7/24

Revs:

Notes:

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
A	4	Double Hung	KSD	2'-11" x 5'-5 1/2"	3'-0" x 5'-6"	6 over 1	
A3	1	(3) Double Hung	KSD	(3) 2'-11" x 5'-5 1/2"	8'-9" x 5'-6"	6 over 1	
B	4	Double Hung	KSD	2'-11" x 4'-10"	3'-0" x 4'-10 1/2"	6 over 1	
B2	2	(2) Double Hung	KSD	(2) 2'-11" x 4'-10"	5'-10" x 4'-10 1/2"	6 over 1	
C	1	Double Hung	KSD	2'-0" x 4'-10"	2'-1" x 4'-10 1/2"	6 over 1	

Door Schedule

No.	Qn.	Type	Manuf.	Size	Rough Opening	Lights	Comments
1	1	6 leaf slider	KSD	18'-1 1/2" x 8'- 3/4"	18'-2" x 8'- 1"	8 each	8 light over panel
2	1	4 leaf slider	KSD	11'-9 1/2" x 8'- 3/4"	11'-10" x 8'- 1"	8 each	8 light over panel
3	1	Inswing French Doors w/ (2) sidelights	KSD	11'-1 1/2" x 7'-1"	11'-2" x 7'- 1 1/2"	8 each	8 light over panel with 2 sidelights

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ALTERNATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
[redacted]

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR ACK KADALLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43|126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 7, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/2/24

Date

ACK Koda LLC
One Joy Street
Boston, MA 02108
617-720-5800

October 2, 2024

Historic District Commission
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

42 Shimmo Pond Road

October 2, 2024

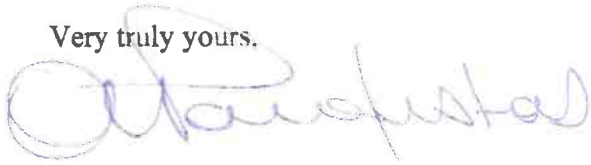
To the Commissioners,

As the ACK KODA LLC owner of record of property located at 42 Shimmo Pond Road, I authorize Botticelli and Pohl Architects to sign applications on my behalf.

Thank you very much for your assistance.

Please don't hesitate to call me with any questions.

Very truly yours.



Anastasios Parafestas
Manager, ACK Koda LLC

42 Shimmo Pond Rd
New Garage

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

225.80 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1 copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 126

Street & Number of Proposed Work: 42 Shimmo Pond Road

Owner of record: ACK KODA LLC

Mailing Address: C/o Bollard Group
One Jay Street Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 572 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 25'-0" Sq. footage 2nd floor: 572 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -4'-5" South -4'-5" East -8.0' West -3'-5"

Height of ridge above final finish grade: North 23'-10" South 25'-1" East 30'-11" West 20'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-10'-0" ☐ Block ☐ Block Parged ☒ Brick (type) Field Stone ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 _____ Secondary Mass _____/12 _____ Dormer _____/12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) Copper

Leaders (material and size): Copper 2.5" ϕ

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Custom

Doors* (type and material): ☐ TDL ☑ SDL Front Batten w/ Transom / Wood Side _____
Garage Door(s): Type Overhead Material Wood

Hardscape materials: Driveways Crushed Shell / Sand Walkways Crushed Shell / Sand Walls Field Stone

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors Hamilton Blue
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/1/24 Signature of owner of record _____ Signed under penalties of perjury

9589 0710 5270 2168 5828 45

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Nashville, TN 37205

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To
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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Sent To
Dominick & Eileen Alfieri TRST Wingsong Nom Trst
Street and Apt. No., or PO Box No.
394 Thornall Street
City, State, ZIP+4®
Edison, NJ 08837

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 42 Shimmo Pond Road

Tax Map Number: 43 Parcel Number: 126

Owner of Record: ACK KODA LLC

Description of Proposal: Relocate Main House on site and Renovate. New Guest House and new Garage.

Anticipated HDC Submission Date: October 7, 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... ACK KODA LLC

MAILING ADDRESS... c/o Bdlard Group, One Jay Street, Boston, MA 02108

PROPERTY LOCATION... 42 Shimmo Pond Road

ASSESSORS MAP/PARCEL... 43|126

SUBMITTED BY... Botticelli + Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

October 7, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.07 10:21:46 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SHIMMO ASSOCIATION
C/O STEVEN ANDERSON
5 SOUTH VALLEY ROAD
NANTUCKET, MA 02554

ALFIERI DOMINICK & EILEEN TRST
WINDSONG NOMINEE TRUST
399 THORNALL ST
EDISON, NJ 08837

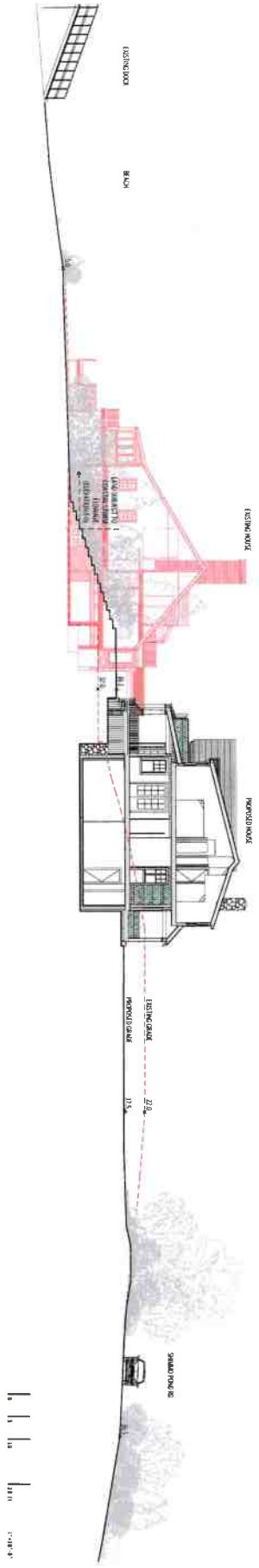
LEHMAN ELLEN E & ESKIND WILLIAM H
144 ENSWORTH AVE
NASHVILLE, TN 37205

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	75		SHIMMO ASSOCIATION	C/O STEVEN ANDERSON	5 SOUTH VALLEY ROAD	NANTUCKET	MA	02554	44 SHIMMO POND RD
43	125		ALFIERI DOMINICK & EILEEN TRST	WINDSONG NOMINEE TRUST	399 THORNALL ST	EDISON	NJ	08837	38 SHIMMO POND RD
43	127		LEHMAN ELLEN E & ESKIND WILLIAM H		144 ENSWORTH AVE	NASHVILLE	TN	37205	35 SHIMMO POND RD
43	155		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	SHIMMO POND RD
Count:	4								


SITE PLAN
1" = 20'-0"
SHIMMO POND ROAD
new garage
proposed house
existing house to be moved
existing deck
beach
MEAN HIGH WATER
LOW WATER LINE
pergola
terrace
patio
pool
existing shed to be removed
new guest house
existing shed to be removed
existing shed to be removed
existing shed to be removed



ID#
L-1.2

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Section

REVISED DATE:	REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



1 North Elevation

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 75 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P: 508.228.5455 | P: 617.482.4543

REVISIONS:
REVISED DATE:

North Elevation

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO: 43 PARCEL NO: 126 ZONING INFO: LUC-1 PROJECT NO: 08 ISSUED: 10/7/24

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A-2.1



1 **East Elevation**

Scale: 1/8" = 1'-0"

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31 STATE STREET, BOSTON, MA 02109 | P 617.482.2543
BOTTICELLIANDPOHL.COM

REVISED DATE: | REVISIONS:

East Elevation

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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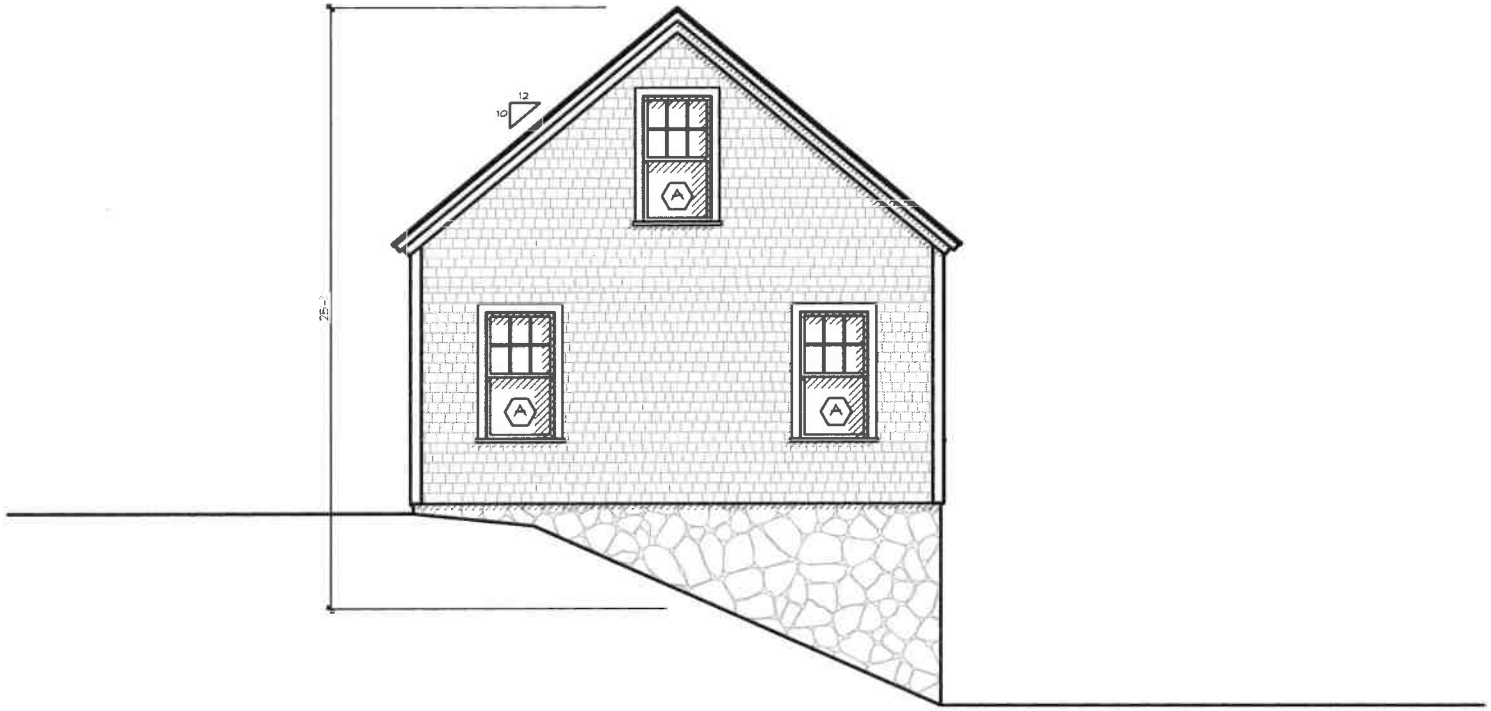
ID # **A-2.2**



1

South Elevation

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

REVISIONS
REVISED DATE:

South Elevation

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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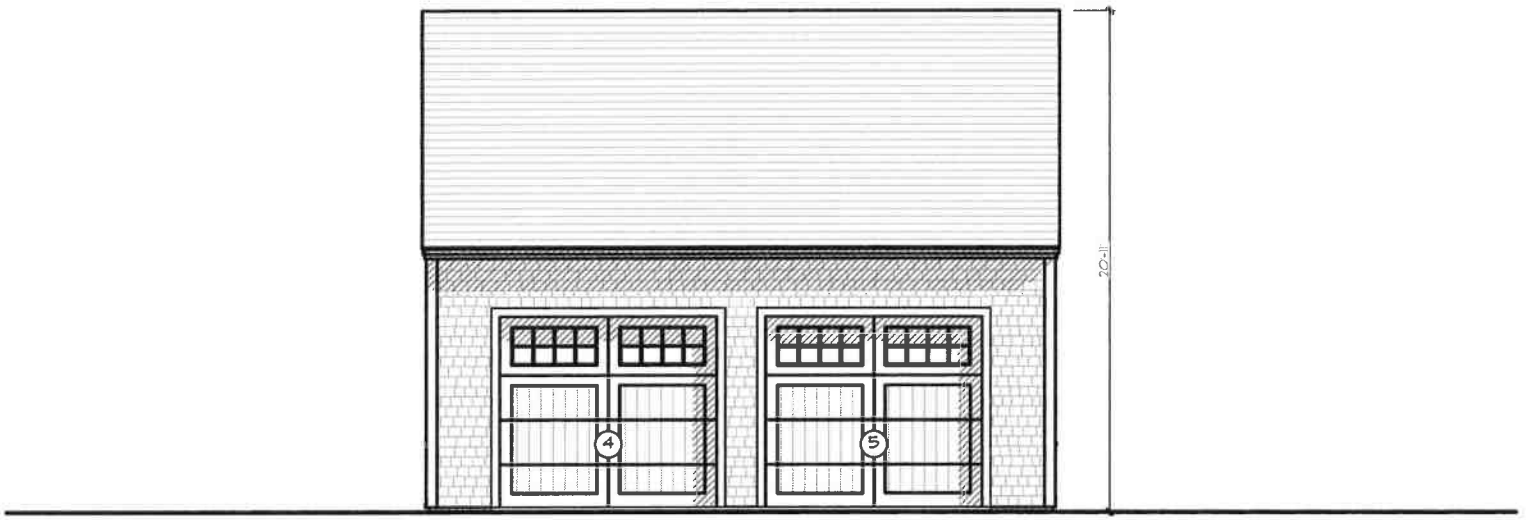
A-2.3



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

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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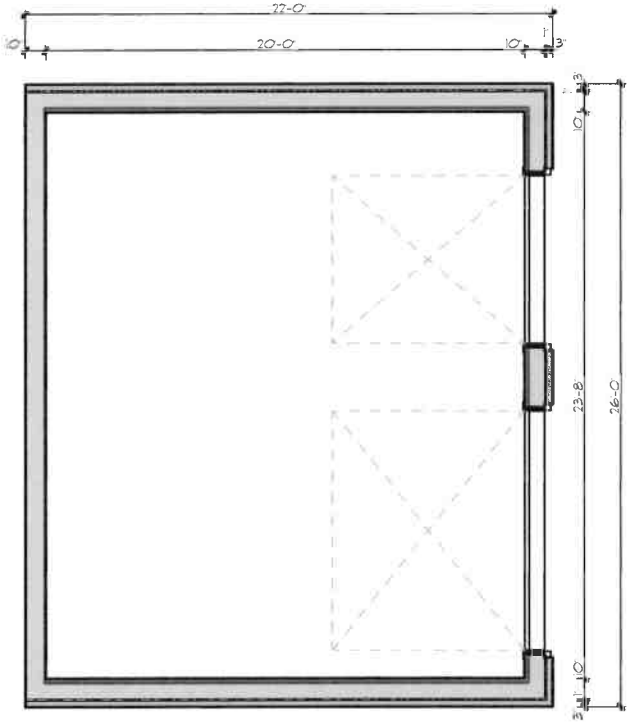
ID#
A-2.4



1

Proposed Lower Level Plan

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P: 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P: 617.482.4543
BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

Lower Level Plan

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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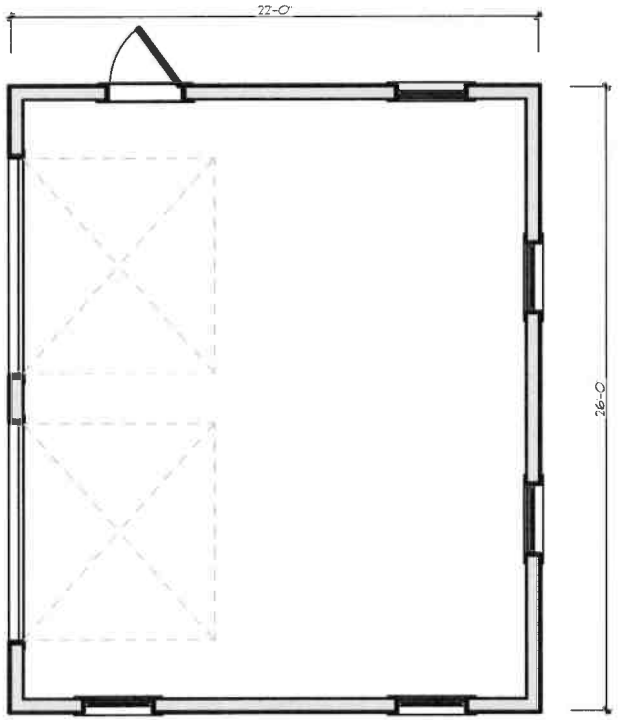

1

Proposed First Floor Plan

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 21 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P: 508 228 5455 | P: 617 482 4543

REVISIONS

REVISED DATE:

First Floor Plan

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 PARCEL NO: 126 ZONING INFO: LUC-1 PROJECT NO: 08 ISSUED: 10/2/24

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ID #
A-1.1

Garage at
42 Shimmo Pond Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 10/7/24
Rev:
Build Dept:

Notes:

1. All windows to be custom, double glazed, 5/8" SDL, w/ muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Windows

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	7	Double Hung	TBD	N/A	2'-11" x 5'-5 1/2"	TBD	6 over 1	

Doors

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Overhead Garage Door	TBD	N/A	7'-0" x 8'-0"	TBD	N/A	6" V-Groove
2	1	Overhead Garage Door	TBD	N/A	10'-0" x 8'-0"	TBD	N/A	6" V-Groove
3	1	Side Entry	TBD	N/A	3'-0" x 6'-8"	TBD	N/A	6" V-Groove
	1	w/ Transom	TBD	N/A	3'-0" x 1'-4"	TBD	3	
4	1	Overhead Garage Door	TBD	N/A	9'-0" x 8'-0"	TBD	16	16 light over 6" V-Groove Panel
5	1	Overhead Garage Door	TBD	N/A	9'-0" x 8'-0"	TBD	16	16 light over 6" V-Groove Panel

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
[redacted]

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR ACK KODA LLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43/126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 7, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, BUT INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

10/2/24
Date

ACK Koda LLC
One Joy Street
Boston, MA 02108
617-720-5800

October 2, 2024

Historic District Commission
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

42 Shimmo Pond Road

October 2, 2024

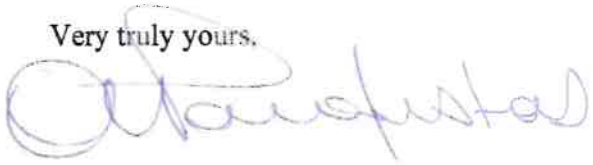
To the Commissioners,

As the ACK KODA LLC owner of record of property located at 42 Shimmo Pond Road, I authorize Botticelli and Pohl Architects to sign applications on my behalf.

Thank you very much for your assistance.

Please don't hesitate to call me with any questions.

Very truly yours,



Anastasios Parafestas
Manager, ACK Koda LLC

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BKP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 18

Street & Number of Proposed Work: 41 Hulbert Avenue

Owner of record: 41 Hulbert LLC

Mailing Address: % Bradley + Associates
1270 Soldiers Field Road Boston, MA 02135

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottcelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-05-10580
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2005

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)
1. East Elevation N/C
2. South Elevation N/C
3. West Elevation N/C
4. North Elevation Revise Fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other Fixed Picture
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/2/24 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

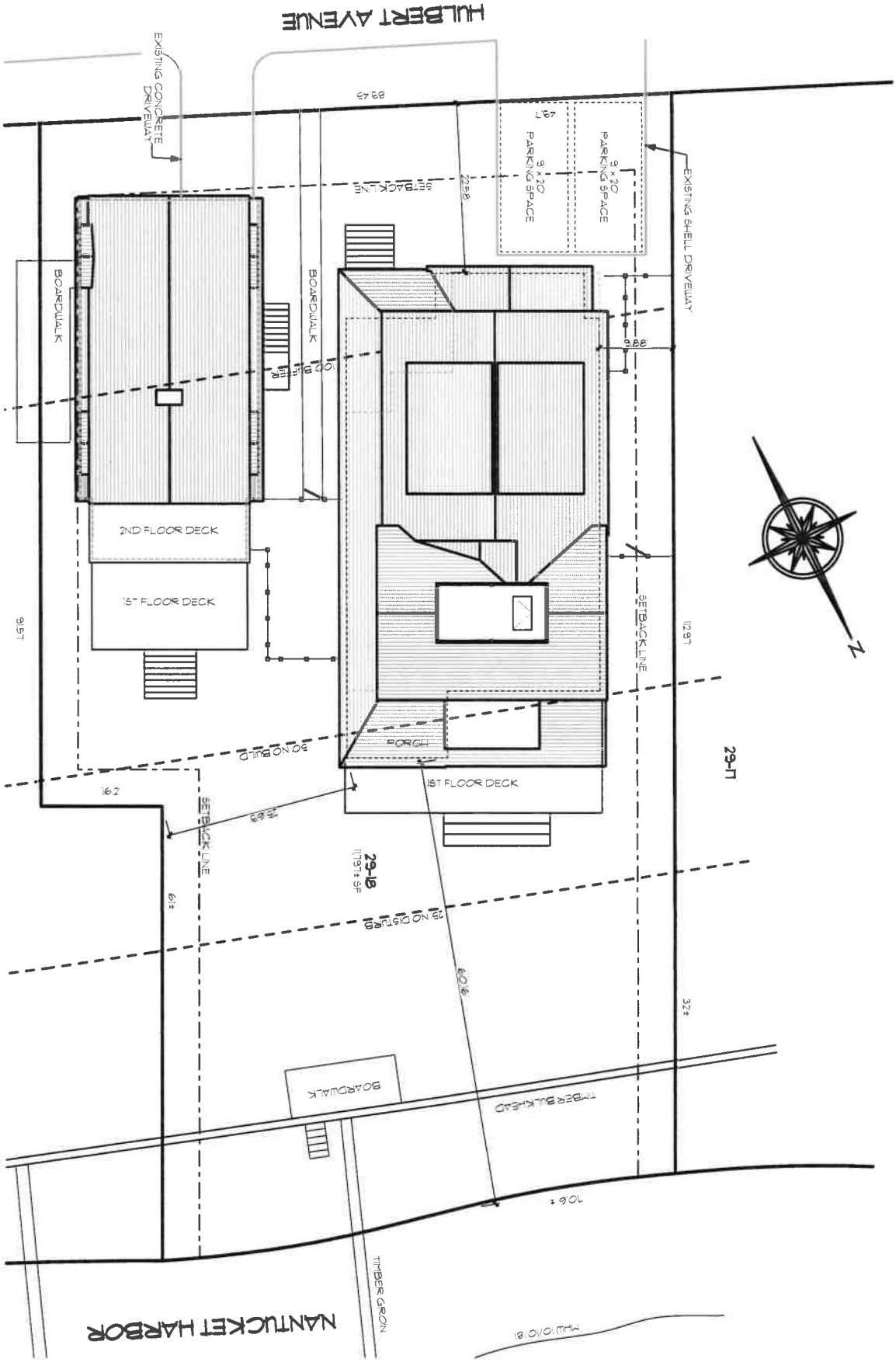
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # L-1.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Proposed North Elevation



Previously Approved North Elevation

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM

North Elevation

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: B6 REVISED: 10/7/24

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ID#
A-2.1



Proposed East Elevation



Previously Approved North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM

East Elevation

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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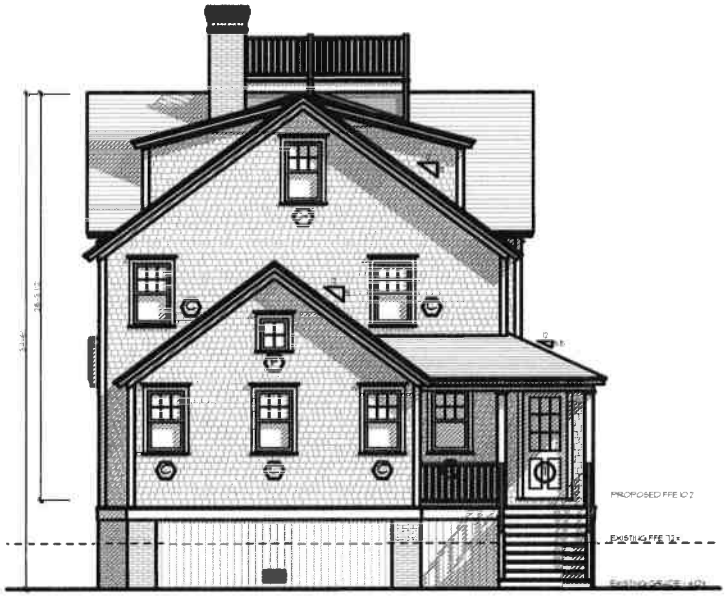
ID#
A-2.2



Proposed South Elevation



Previously Approved North Elevation

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508.228.5455 | P. 617.482.4543

South Elevation

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: RI
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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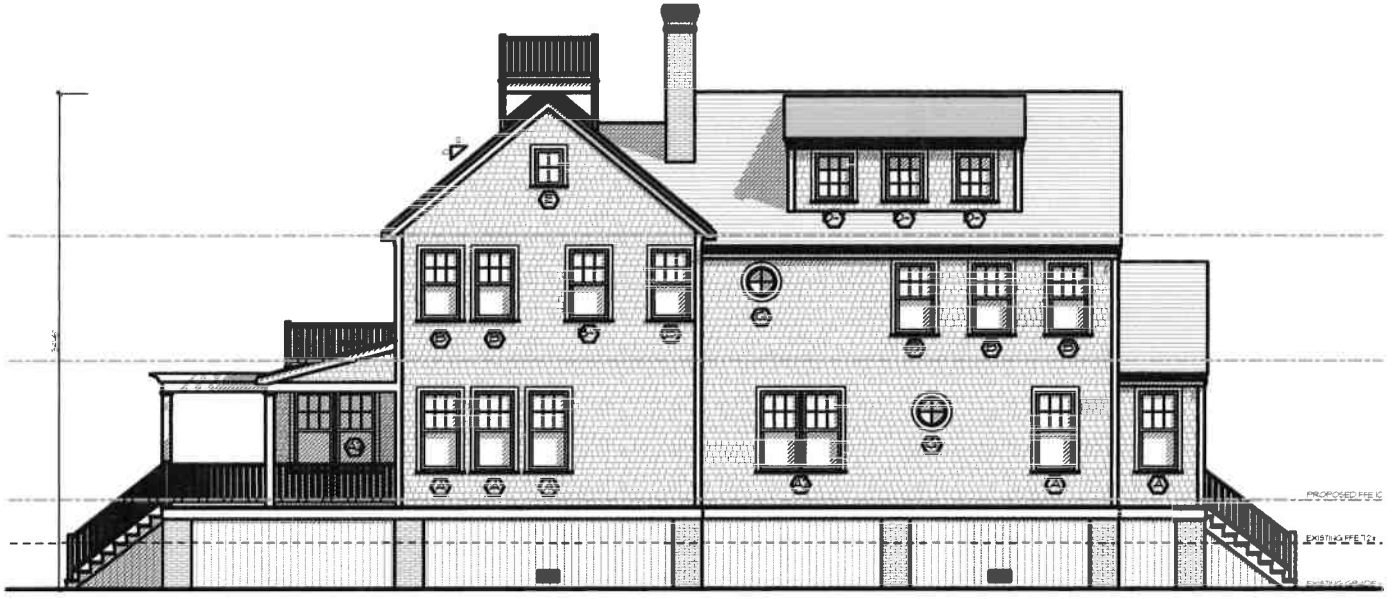
ID#
A-2.3



Proposed West Elevation



Previously Approved North Elevation

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508.228.5455 | P. 617.482.4543

West Elevation

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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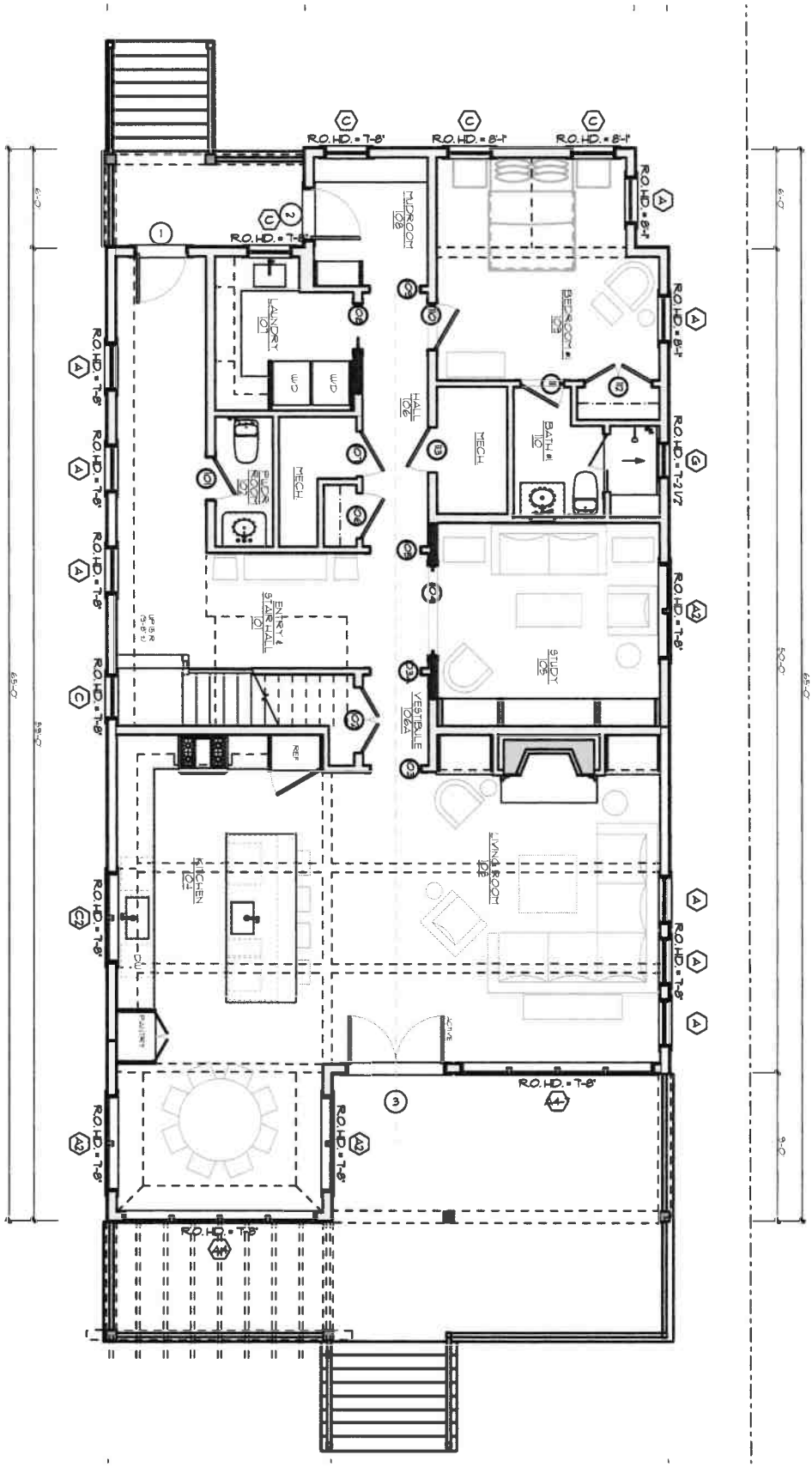
ID#
A-2.4



ID # A-1.1

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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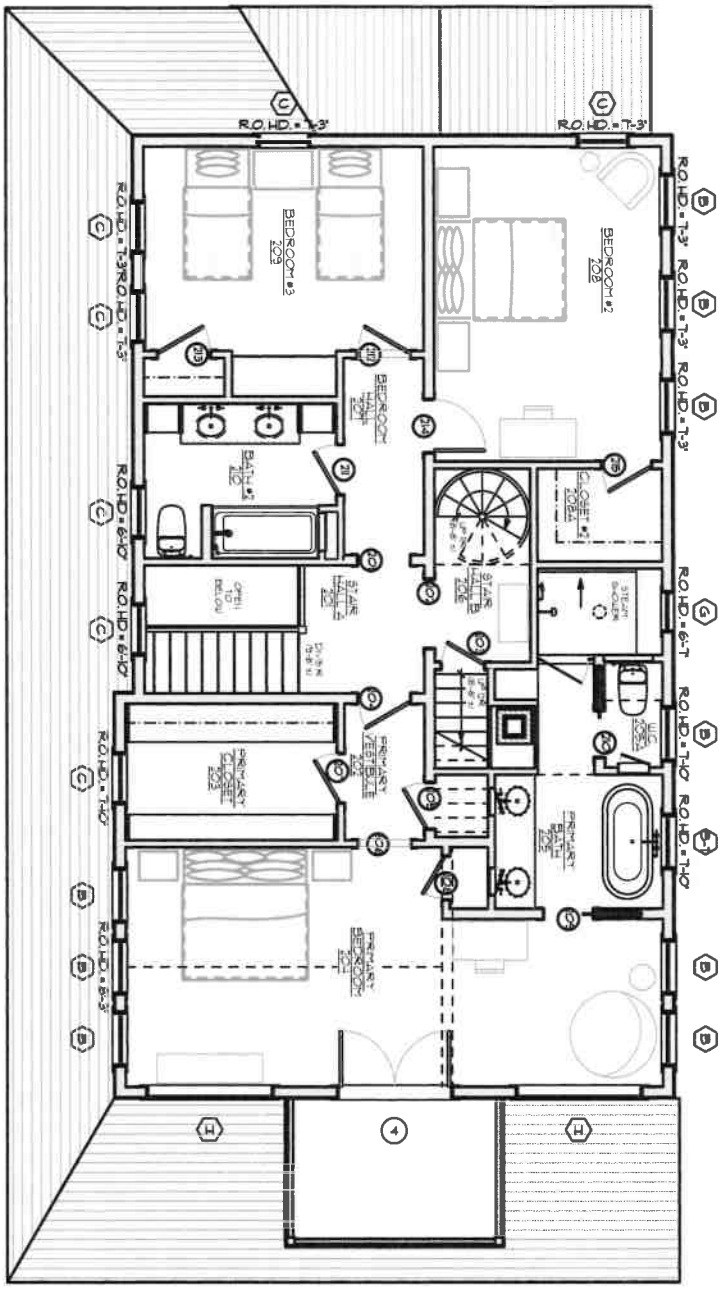
First Floor Plan

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
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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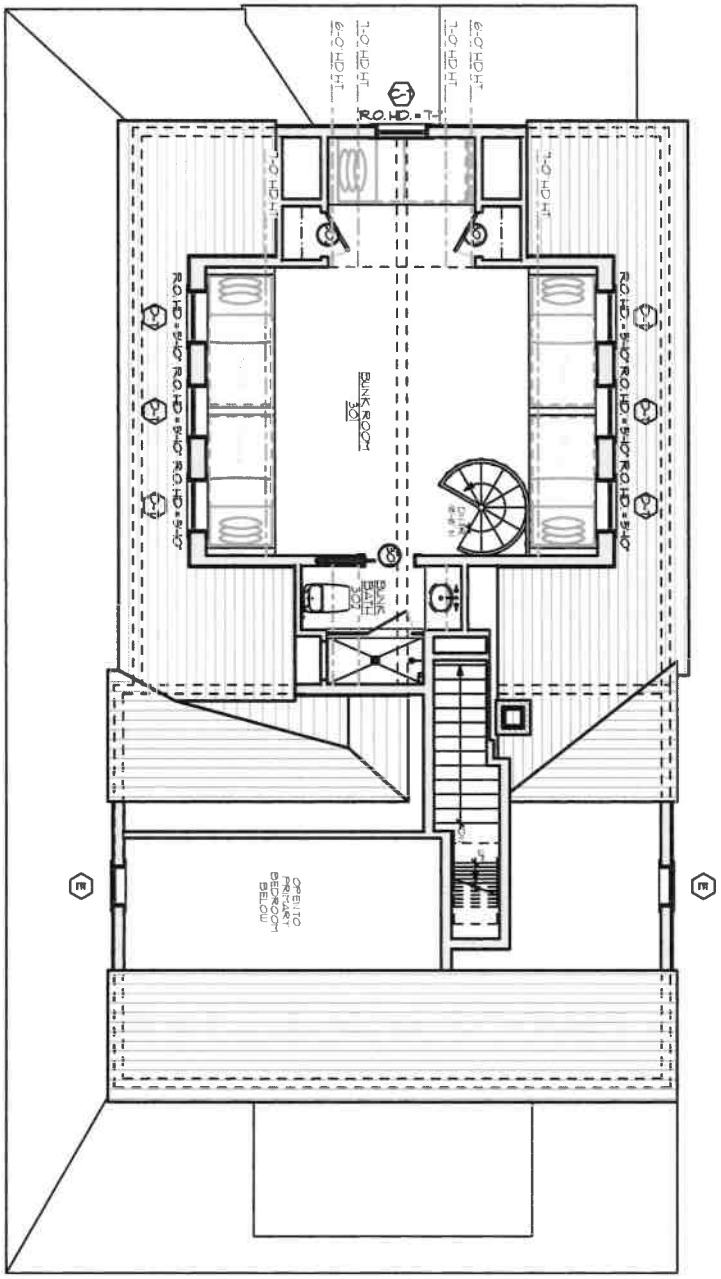
Second Floor Plan

BOTTICELLI & POHL

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.

____ 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°. 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

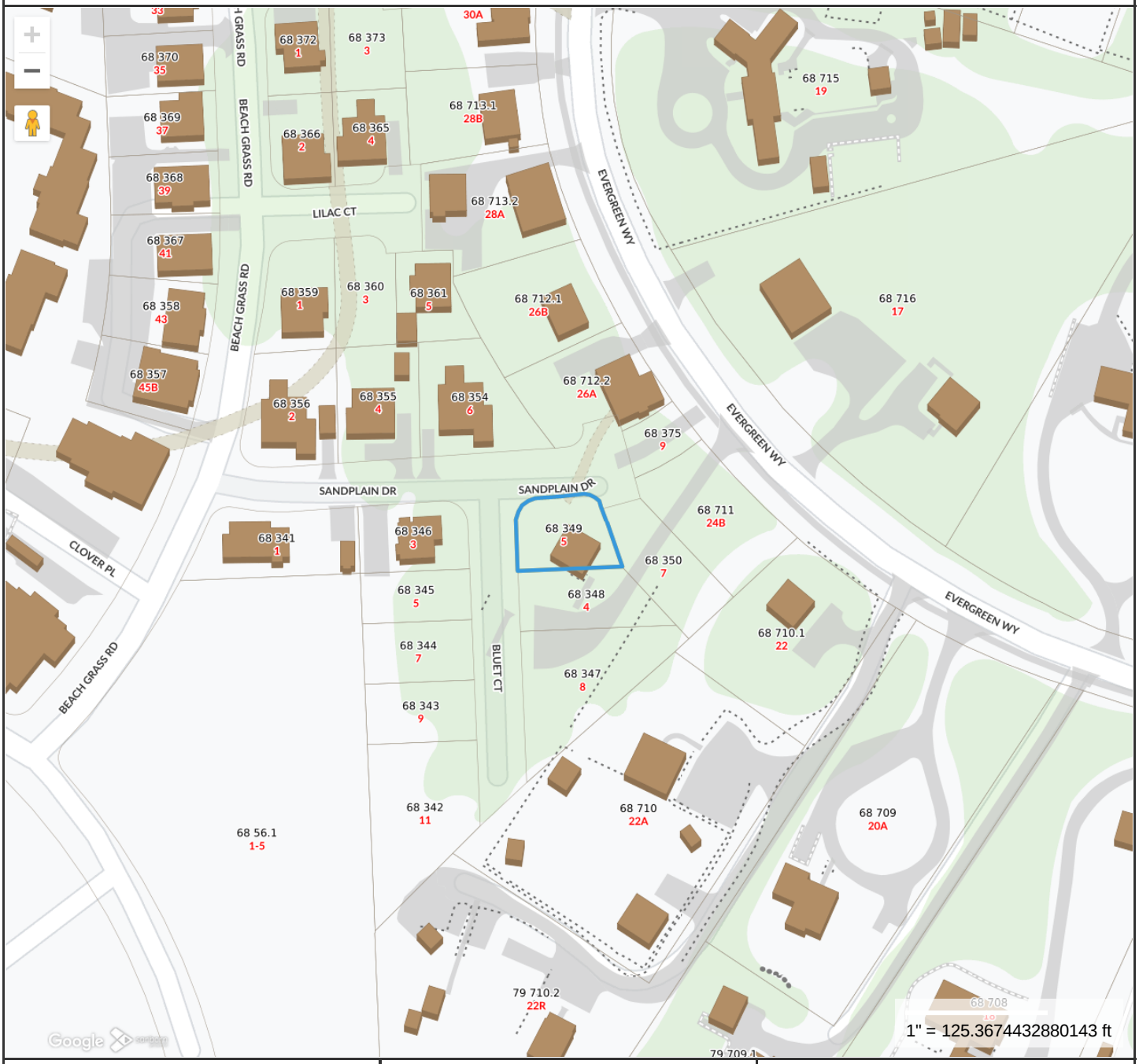
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors Nantucket Red
Deck Cedar Natural Foundation Concrete Fence _____ Shutters _____

* 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

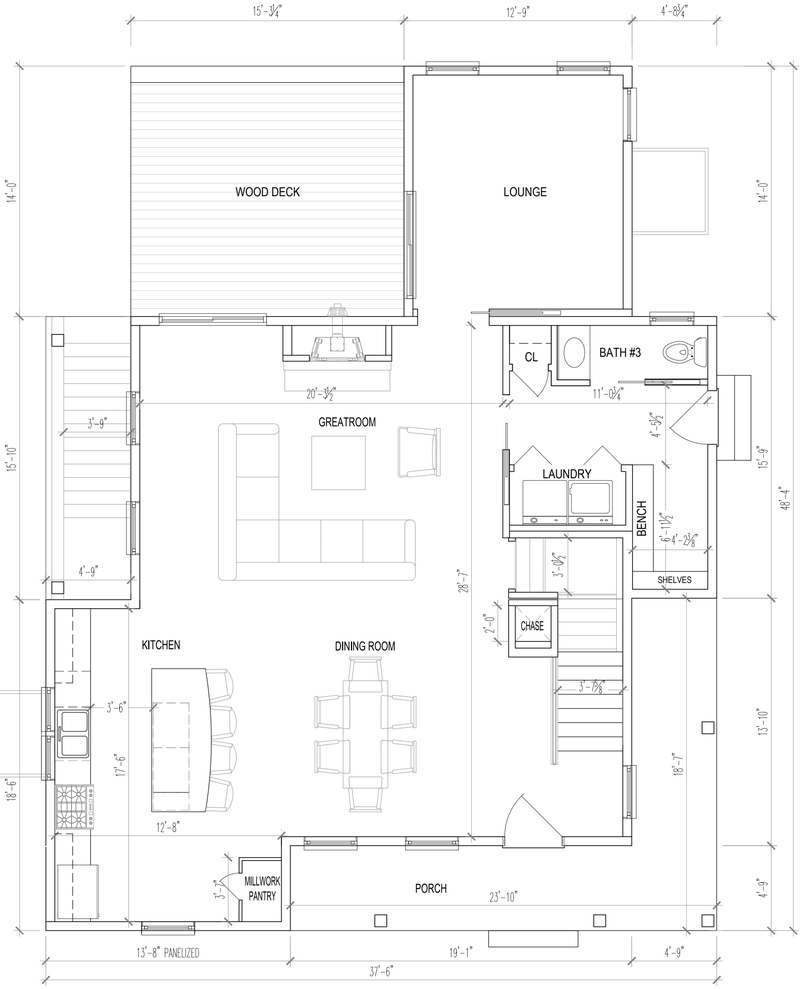
Property ID	191123
Location	5 SANDPLAIN DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

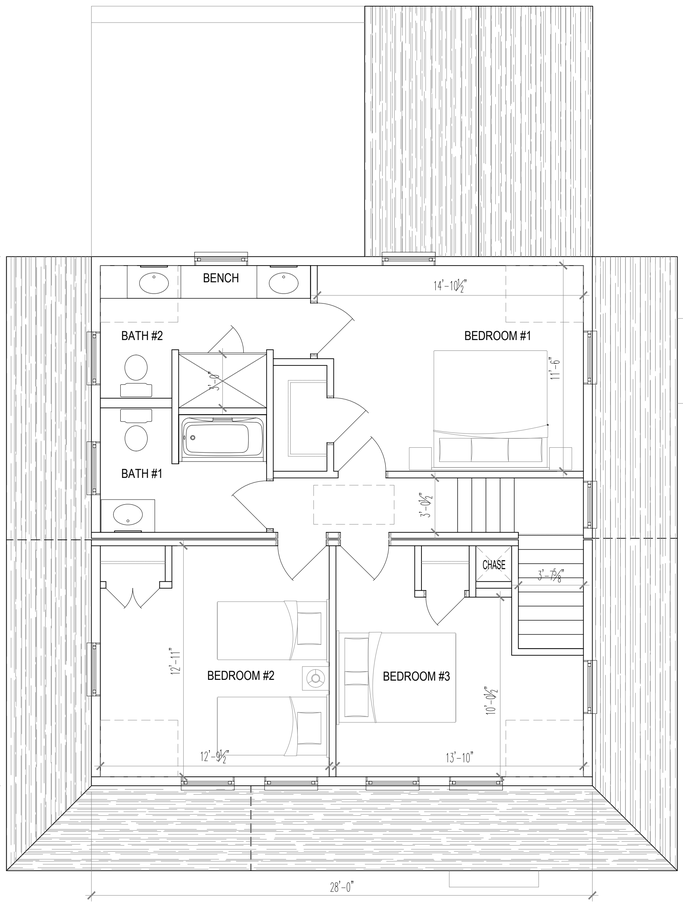
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

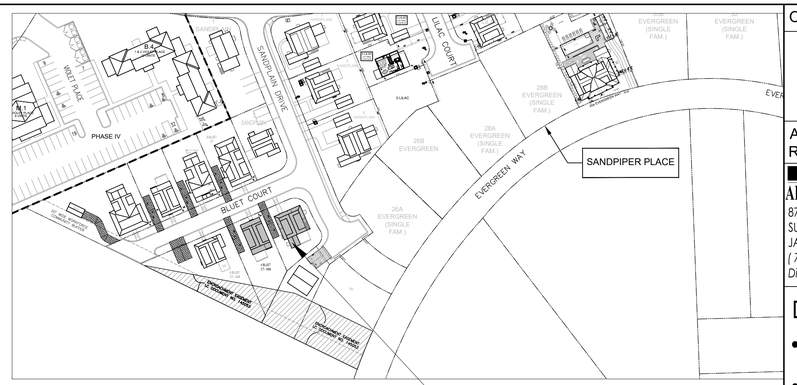
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



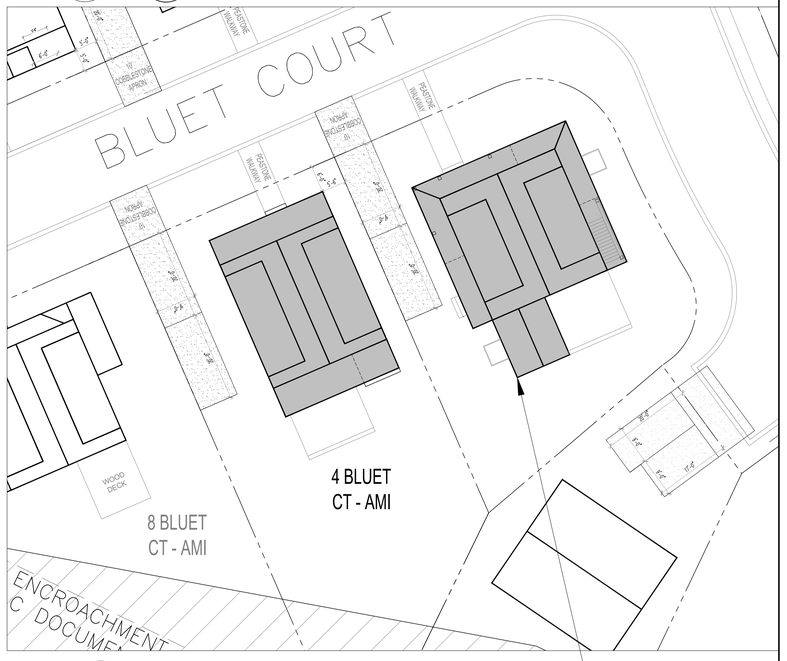
N 1 1ST FLOOR PLAN - 1,212 SF
SCALE: 1/4"=1'-0"



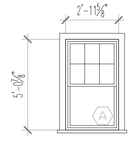
N 2 2ND FLOOR PLAN - 828 SF
SCALE: 1/4"=1'-0"



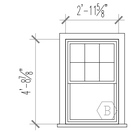
N 3 KEY PLAN
SCALE: NTS



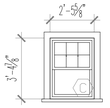
N 4 SITE PLAN
SCALE: 1/16" = 1'-0"



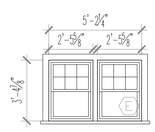
TAG	LOCATION	W.	H.	DESCRIPTION
A	1ST FLOOR	2'-11⅞"	5'-0⅛"	ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG



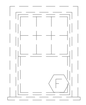
TAG	LOCATION	W.	H.	DESCRIPTION
B	2ND FLOOR	2'-11⅞"	4'-8⅛"	ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG



TAG	LOCATION	W.	H.	DESCRIPTION
C	1ST FLOOR 2ND FLOOR	2'-5⅞"	3'-4⅛"	ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG

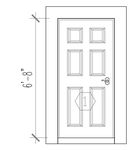


TAG	LOCATION	W.	H.	DESCRIPTION
E	1ST FLOOR	5'-2¼"	3'-4⅛"	ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG

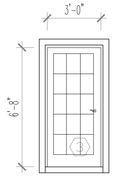


TAG	LOCATION	W.	H.	DESCRIPTION
F	BASEMENT	3'-1⅝"	4'-8⅛"	ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG

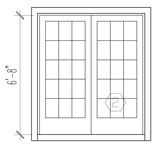
5 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"



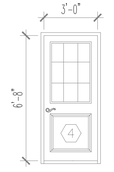
TAG	LOCATION	W.	H.
1	FRONT ENTRY	3'-0"	6'-8"



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

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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
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE
- WINDOW TRIM: WHITE
- DOOR COLOR: NANTUCKET RED

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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

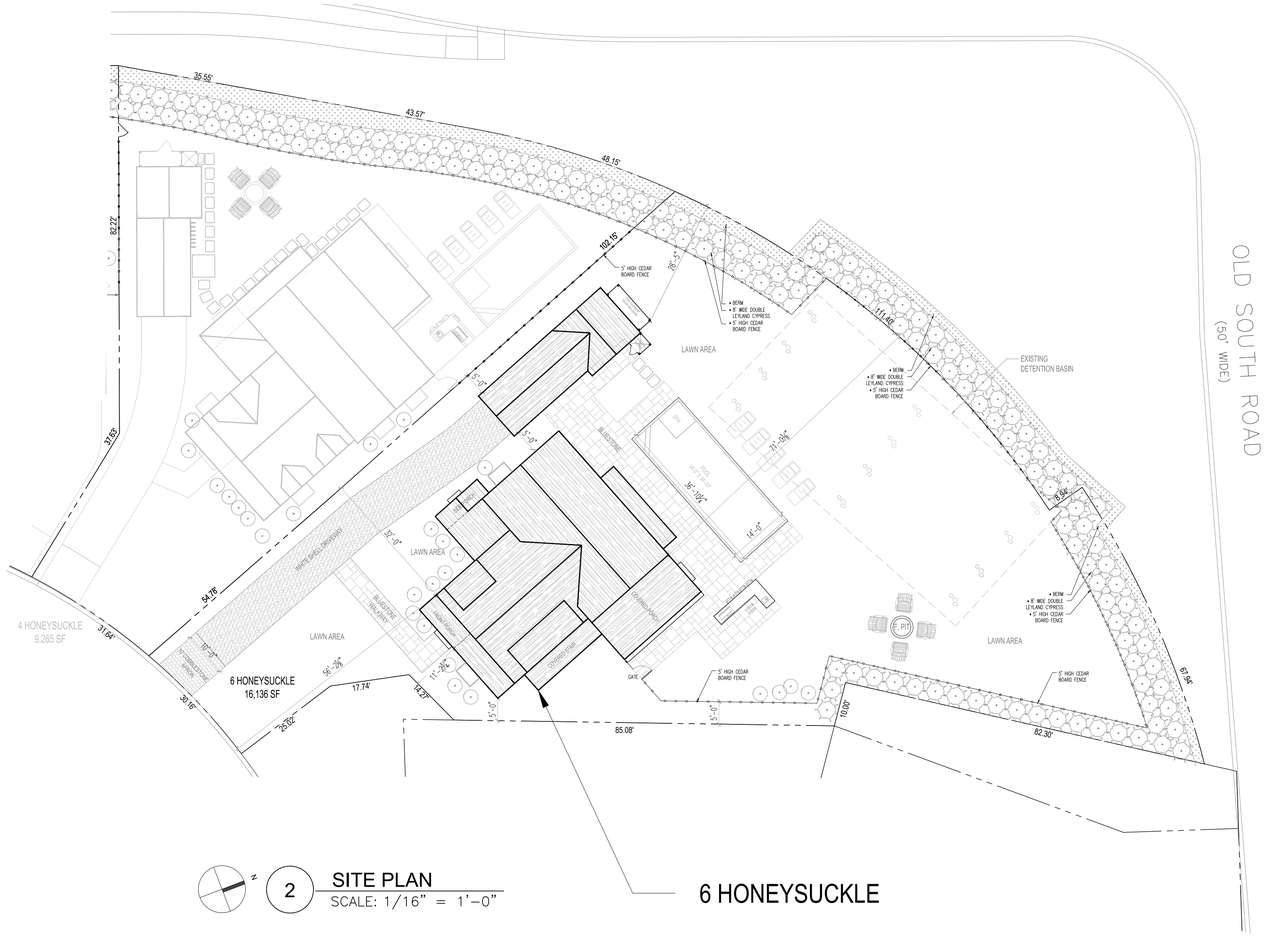
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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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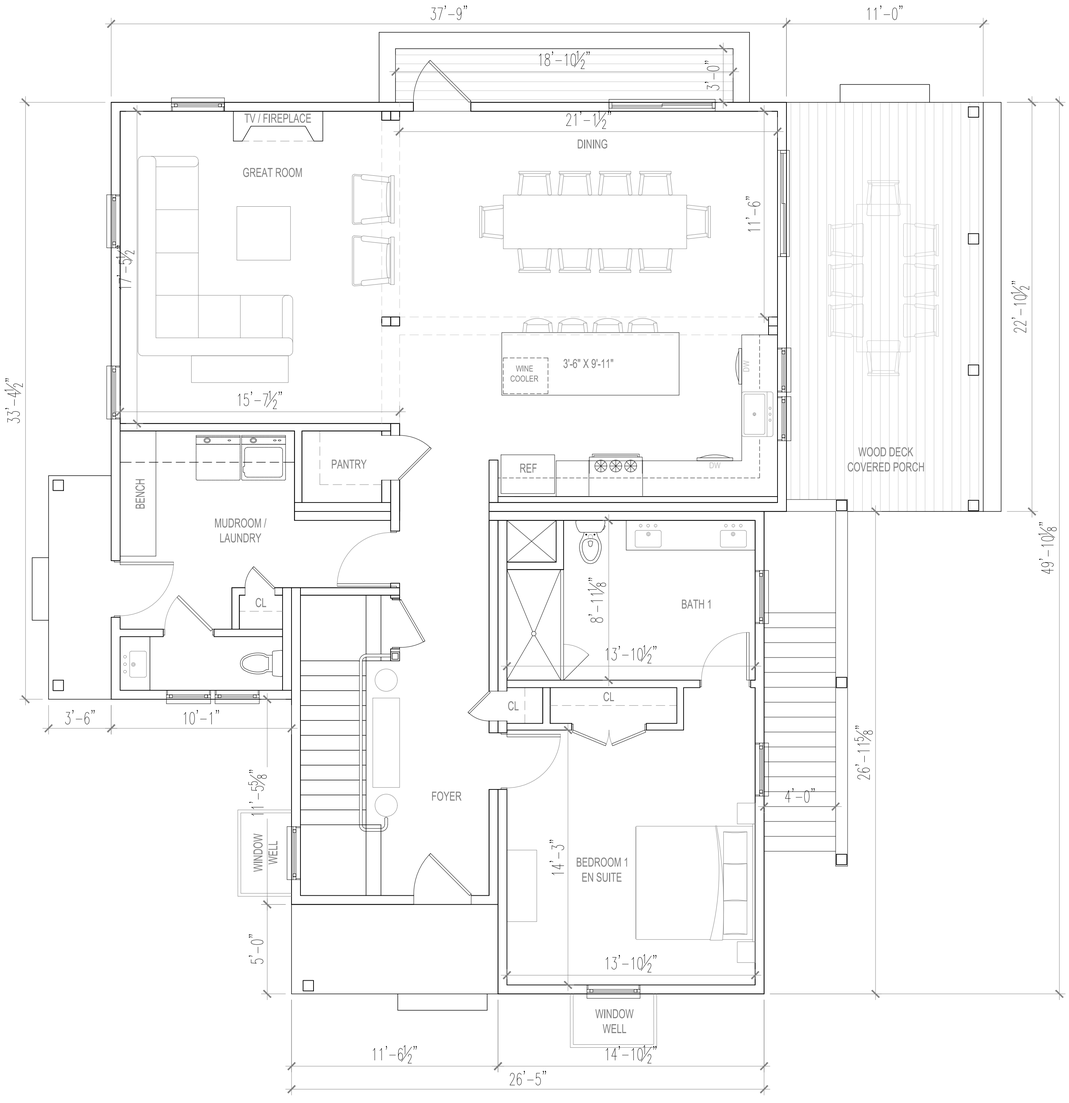
PROJECT NAME
SANDPIPER PLACE

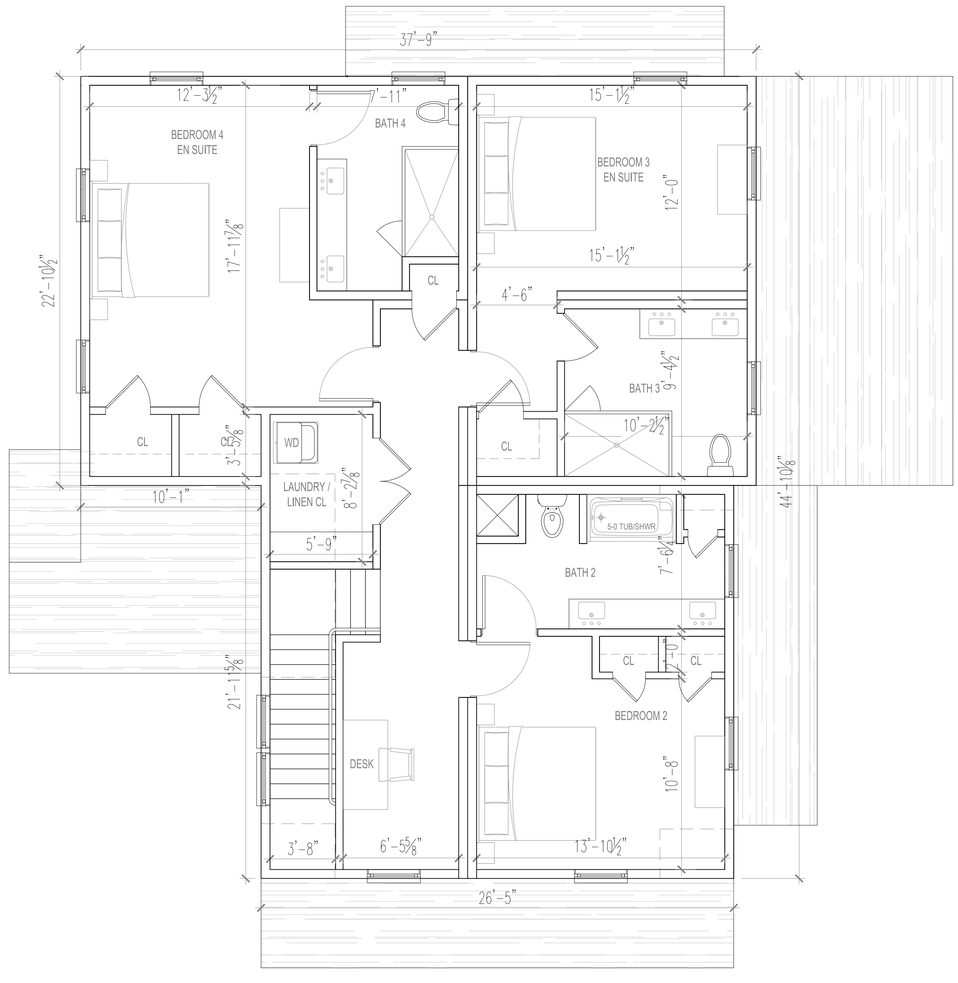
ADDRESS
MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

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

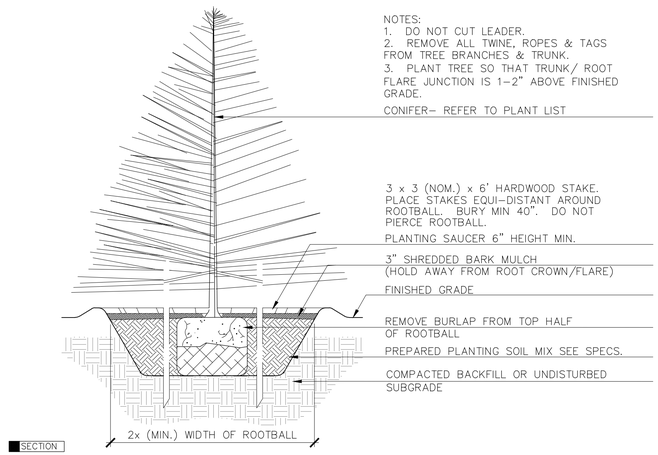
MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

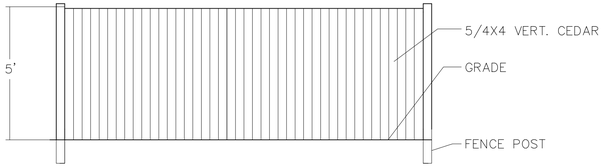
ELEVATIONS

DRAWING NO.

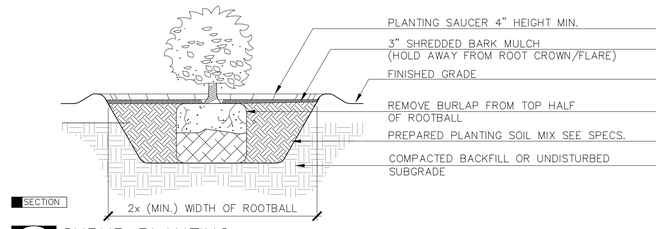
A-2



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

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME
SANDPIPER PLACE

ADDRESS
MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L-1



2 HONEYSUCKLE DR.	
• WINDOW SASH:	WHITE 6 OVER 6
• WINDOW TRIM:	WHITE
• DOOR COLOR:	HAMILTON BLUE
• ROOF:	MORIE BLACK

4 HONEYSUCKLE DR.	
• WINDOW SASH:	BLACK 2 OVER 2
• WINDOW TRIM:	PLATINUM GRAY
• DOOR COLOR:	NEWPORT BLUE
• ROOF:	MORIE BLACK

6 HONEYSUCKLE DR.	
• WINDOW SASH:	WHITE 6 OVER 6
• WINDOW TRIM:	WHITE
• DOOR COLOR:	CHROME GREEN
• ROOF:	CHARCOAL BLACK

1 STREETSCAPE - 6 HONEYSUCKLE
SCALE: 1/8" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE 6 OVER 6
- WINDOW TRIM: WHITE
- DOOR COLOR: CHROME GREEN

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

STREETSCAPE
6
HONEYSUCKLE DR

DRAWING NO.

A-3

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

6 HONEYSUCKLE DR. GARAGE

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

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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°. 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

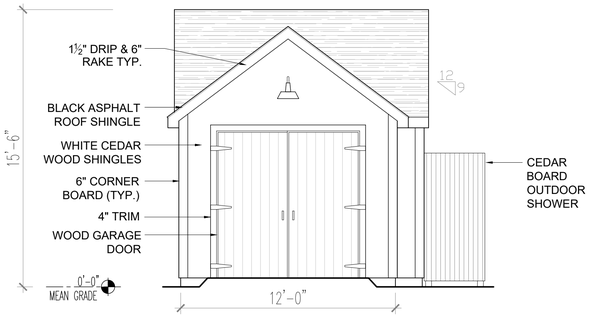
Property ID	190177
Location	6 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

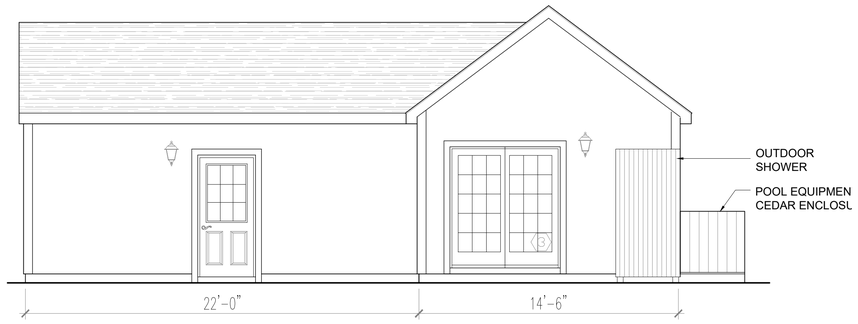
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

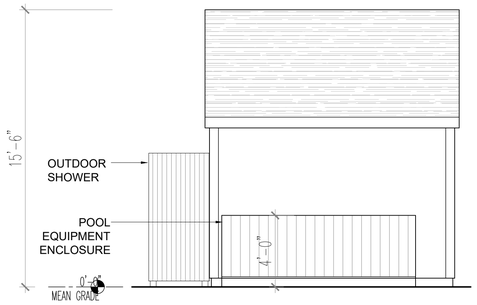
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



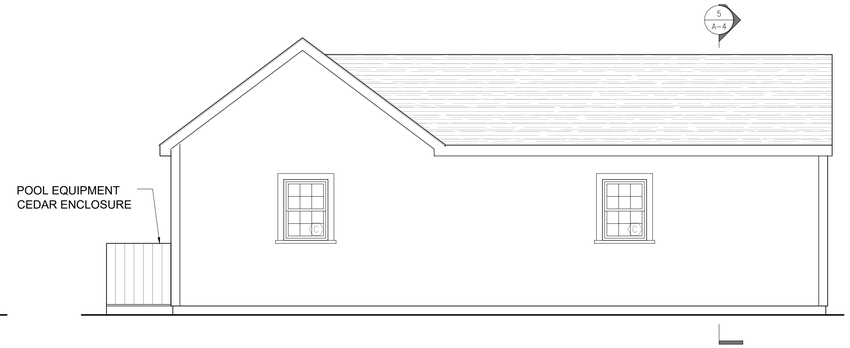
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



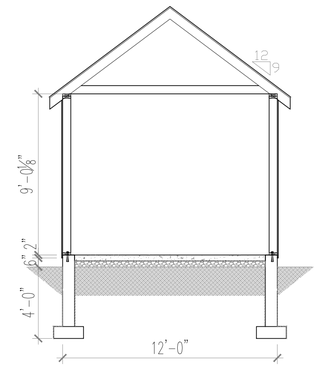
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



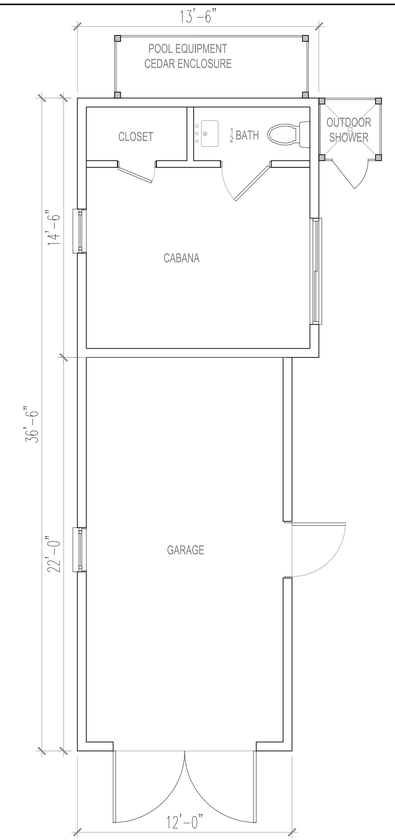
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



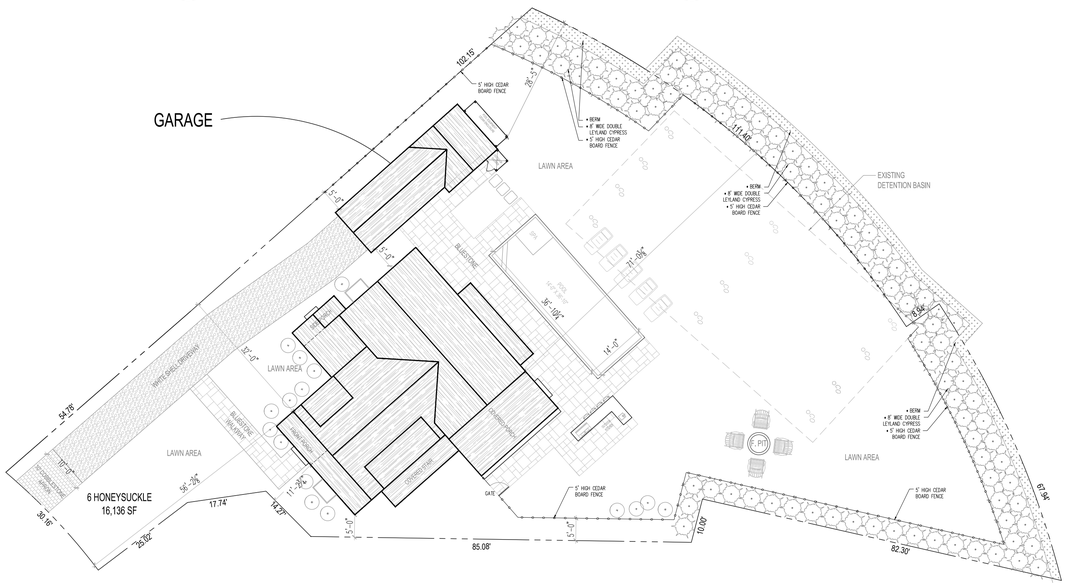
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



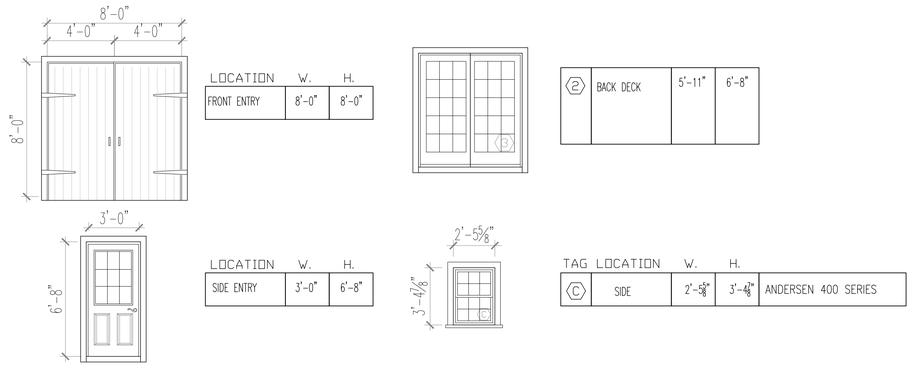
5 SECTION
SCALE: 1/4" = 1'-0"



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

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✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

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(initial to indicate read and understand)

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 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

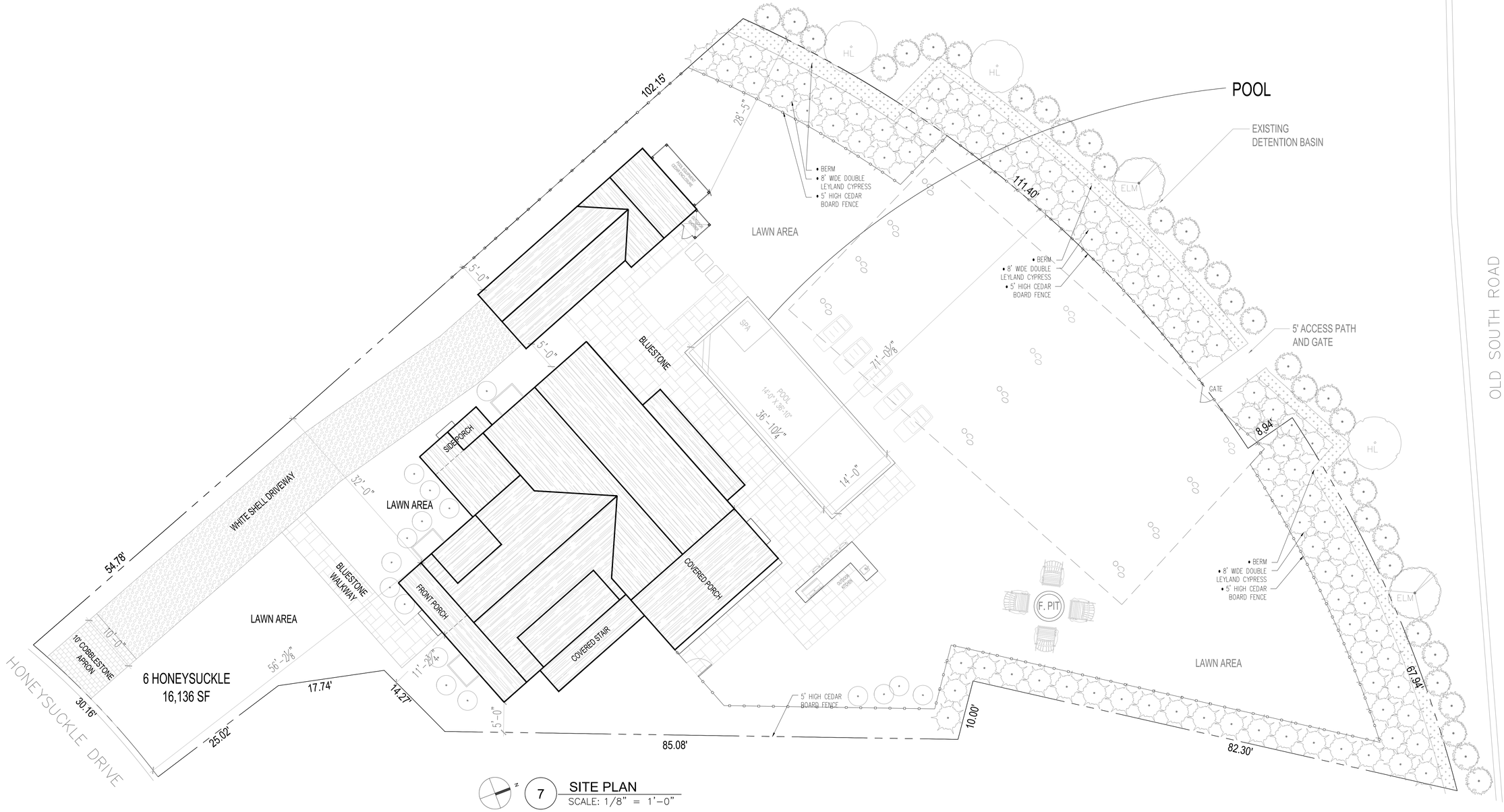
Property ID	190177
Location	6 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

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: 10/24/24

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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.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 887

Street & Number of Proposed Work: 4 Honeysuckle 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

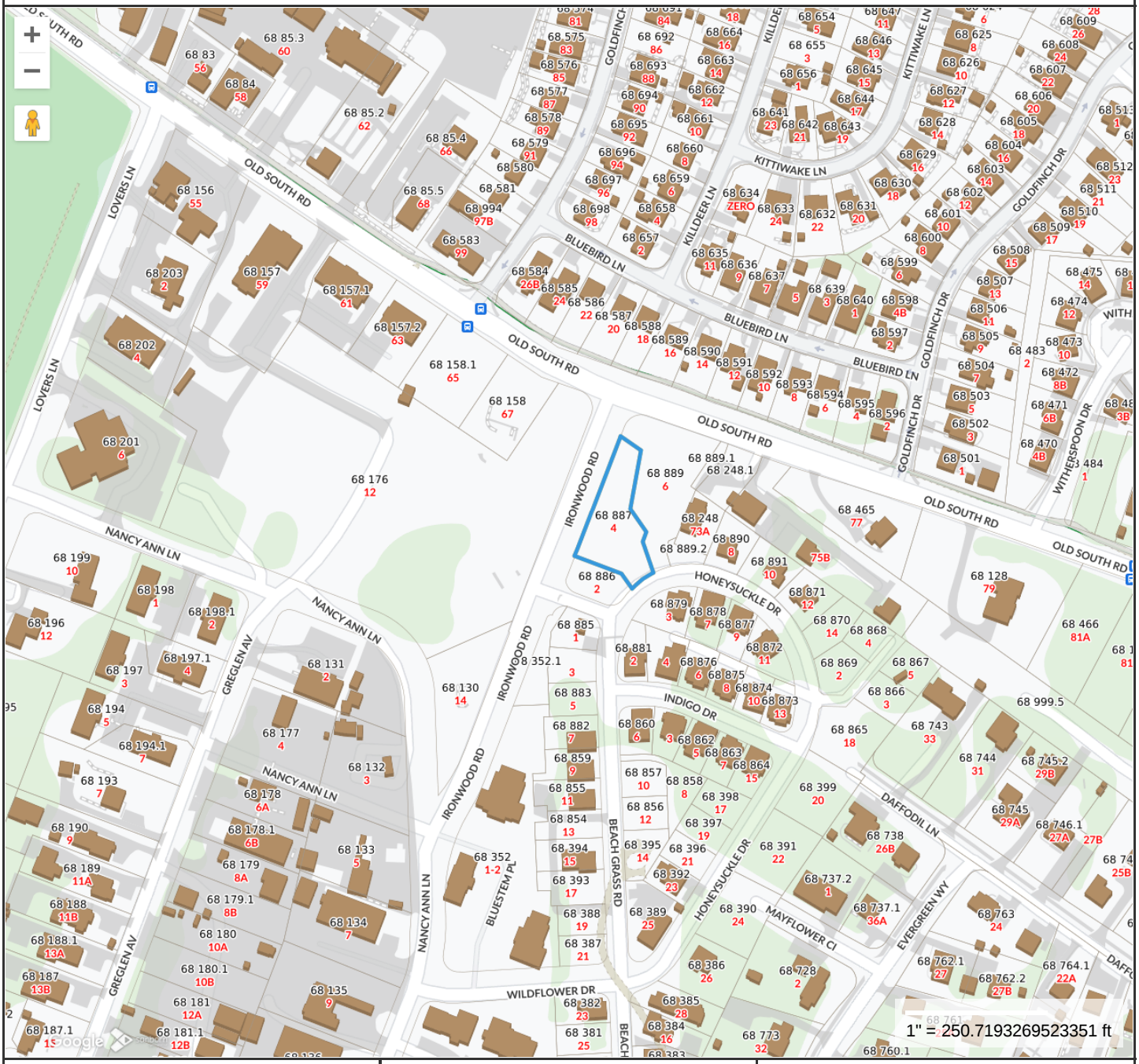
Sidewall Natural
Trim Platinum Gray
Deck Cedar Natural
Clapboard (if applicable) _____
Sash Black
Foundation Concrete
Roof Black
Doors Newport Blue
Fence _____ Shutters _____

* 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

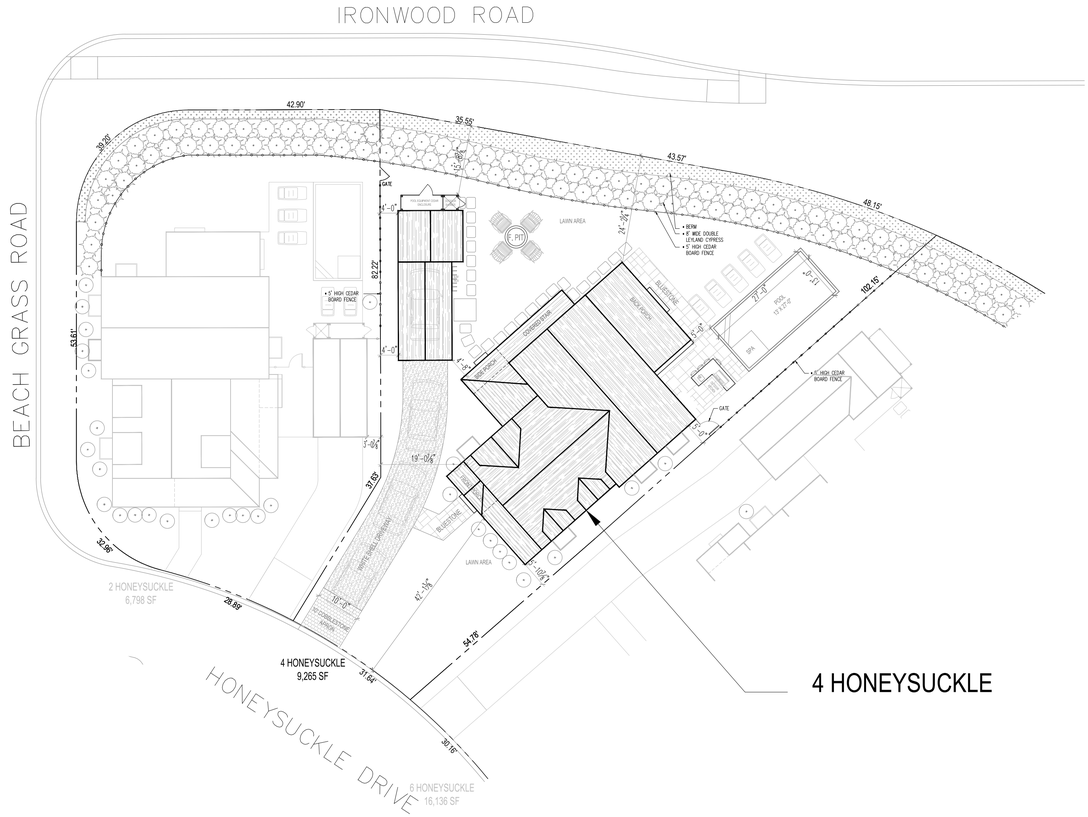
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

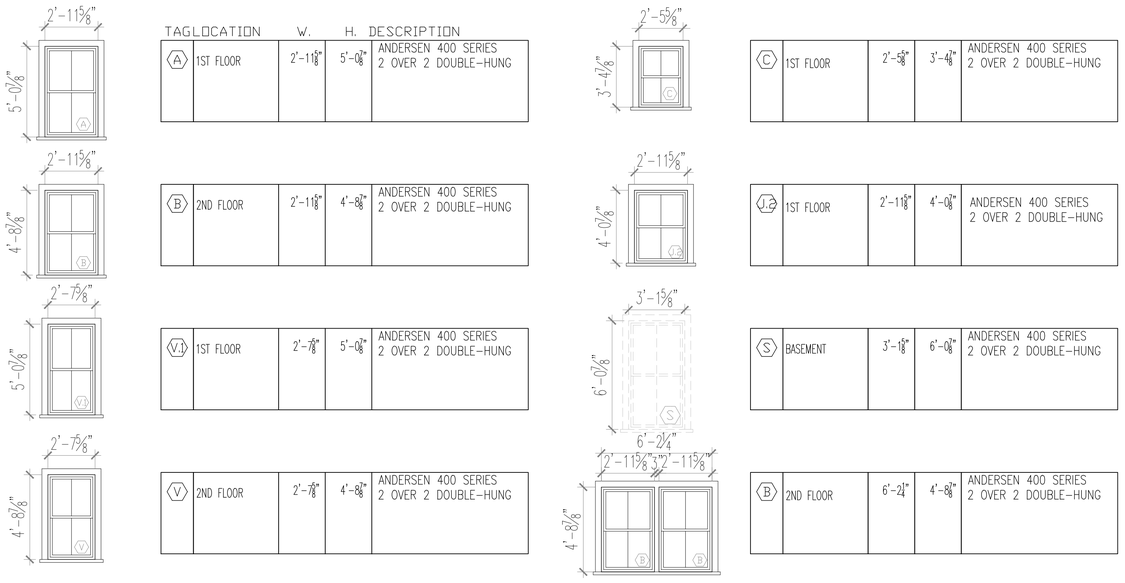
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 KEY PLAN
SCALE: 1/64" = 1'-0"

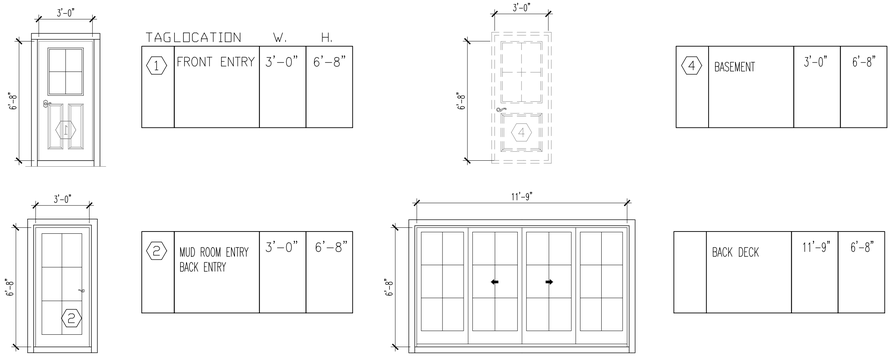


2 SITE PLAN
SCALE: 1/16" = 1'-0"



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

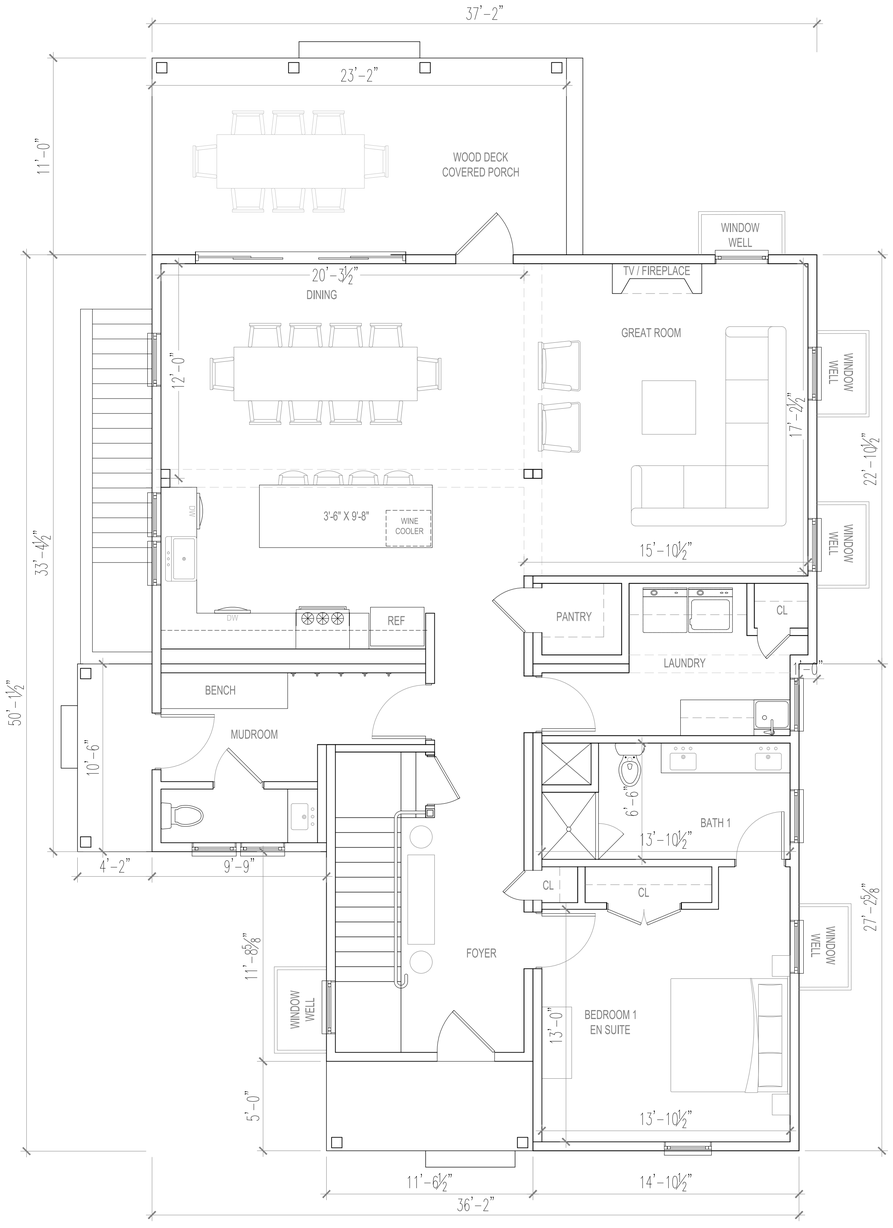
MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

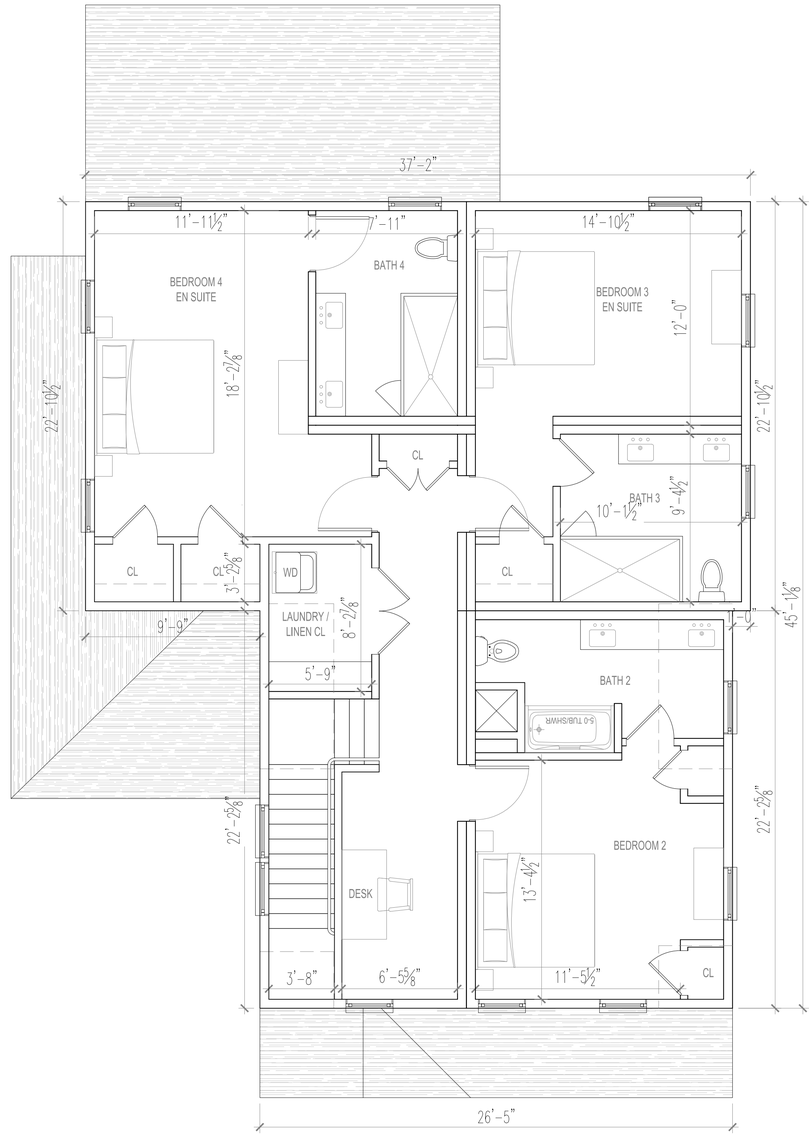
SITE PLAN AND SCHEDULES

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:

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87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

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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

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KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
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PROJECT NAME

SANDPIPER PLACE

ADDRESS

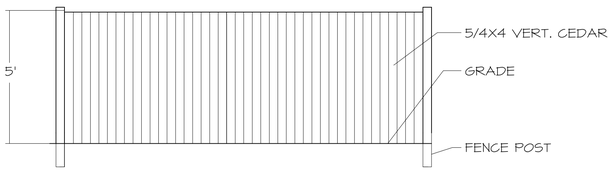
MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

ELEVATIONS

DRAWING NO.

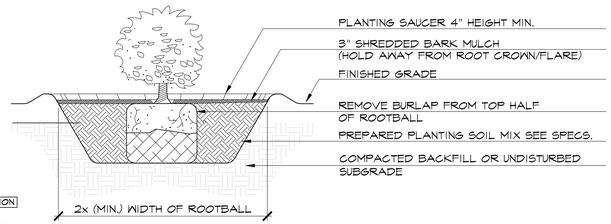
A-2



ELEVATION

2 L-1 **5' CEDAR FENCE**

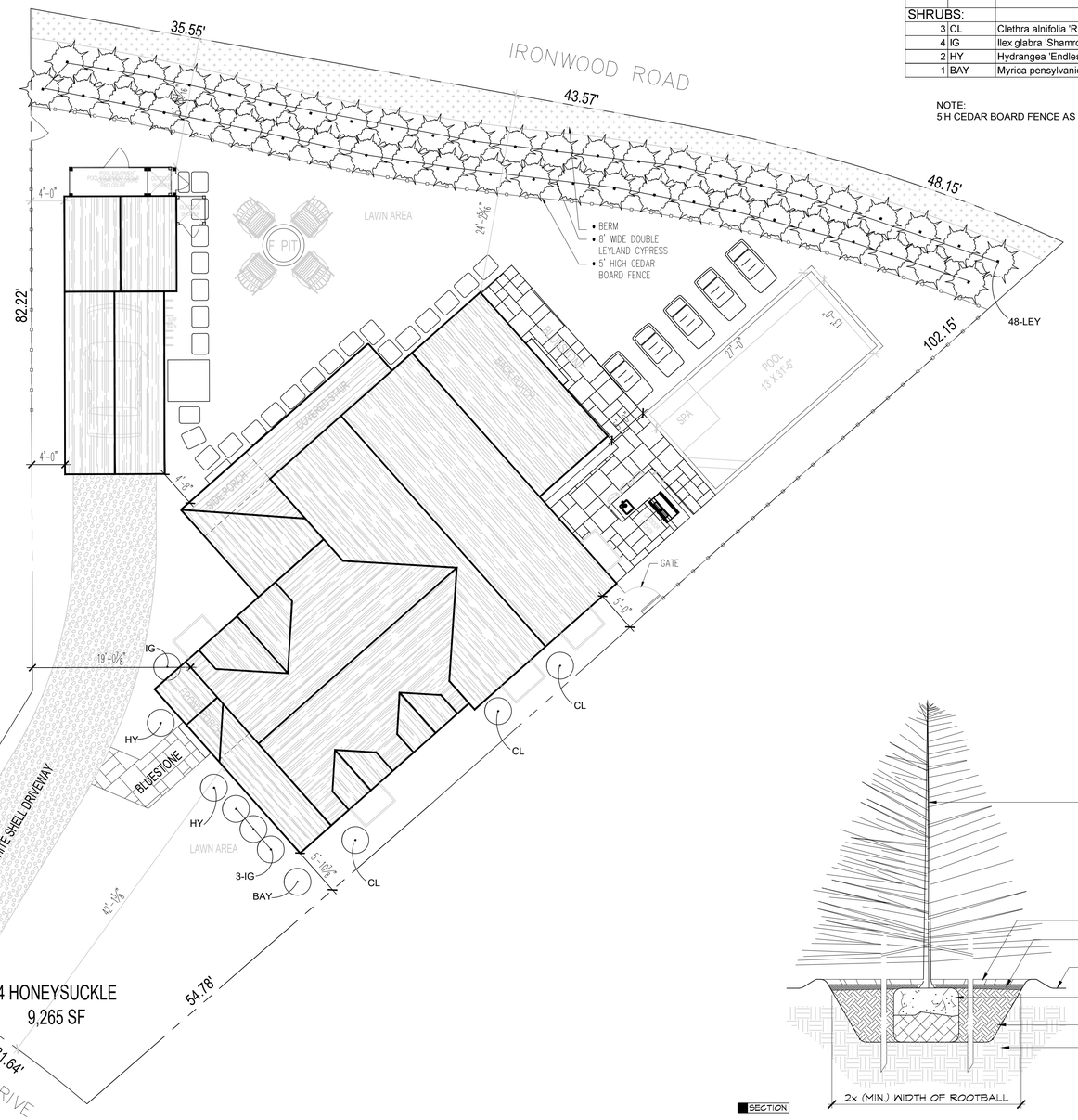
SCALE: N.T.S.



SECTION

2 L-1 **SHRUB PLANTING**

SCALE: N.T.S.



Plant Schedule - 4 Honeysuckle Drive

Qty	Key	Botanical Name	Common Name	Size
EVERGREENS:				
48	LEY	Cupressipyraris x leylandii	Leyland Cypress	5' H
SHRUBS:				
3	CL	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	#3pot
4	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	#3pot
2	HY	Hydrangea 'Endless Summer'	Endless Summer Hydrangea	#3pot
1	BAY	Myrica pensylvanica	Northern Bayberry	#3pot

NOTE:
5'H CEDAR BOARD FENCE AS INDICATED ON PLAN

SECTION

1 L-1 **CONIFEROUS TREE PLANTING AND STAKING**

SCALE: N.T.S

1 **4 HONEYSUCKLE LOT CONFIGURATION PLAN**

SCALE: 1/8" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/2/24

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NO.

L-1



2 HONEYSUCKLE DR.	
• WINDOW SASH:	WHITE 6 OVER 6
• WINDOW TRIM:	WHITE
• DOOR COLOR:	HAMILTON BLUE
• ROOF:	MORIE BLACK

4 HONEYSUCKLE DR.	
• WINDOW SASH:	BLACK 2 OVER 2
• WINDOW TRIM:	PLATINUM GRAY
• DOOR COLOR:	NEWPORT BLUE
• ROOF:	MORIE BLACK

1 STREETSCAPE - 4 HONEYSUCKLE DR.
SCALE: 1/8" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

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SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

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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

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Rev Jan 2024

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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.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 887

Street & Number of Proposed Work: 4 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPAStan@Richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern Blv, Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArch.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 33'-6" Sq. Footage 1st floor: 431 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 13'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 15'-6 1/2" South 15'-6 1/2" East 15'-6 1/2" West 15'-6 1/2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze _____
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Rear _____ Side WD/Glass
Garage Door(s): Type Swinging Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

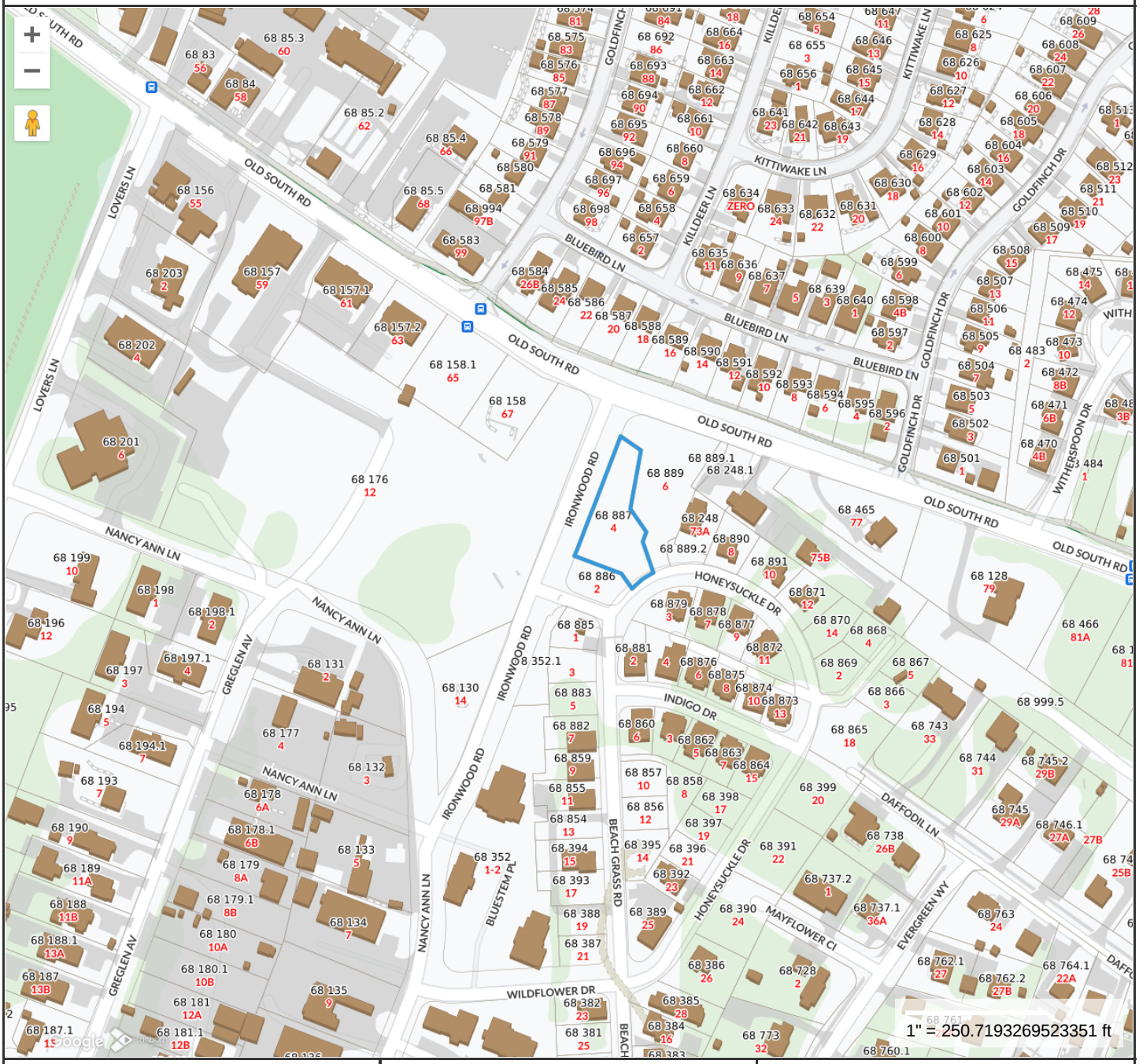
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim Platinum Gray Sash Black Doors _____
Deck _____ Foundation Concrete Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

4 HONEYSUCKLE DR



Property Information

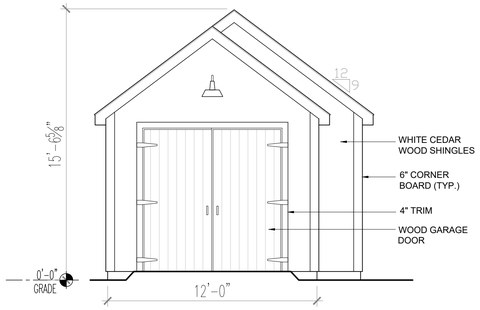
Property ID	190179
Location	4 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

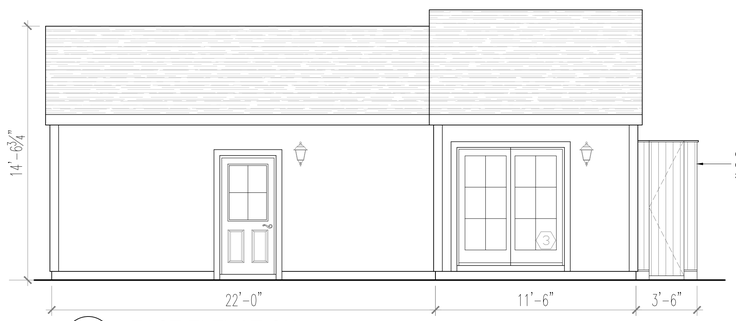
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

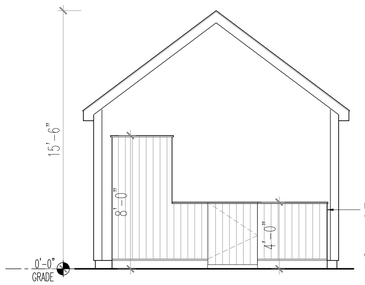
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



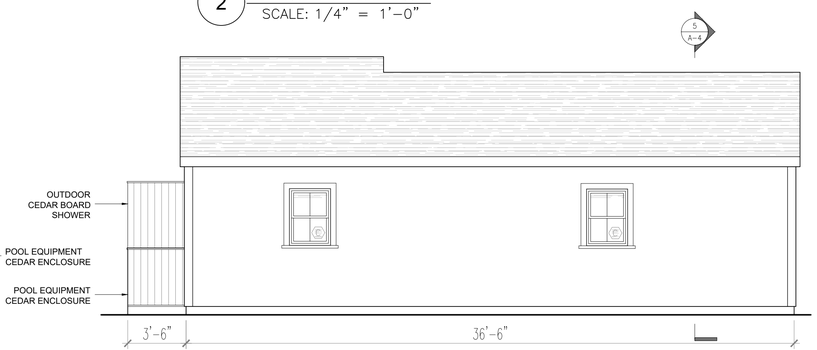
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



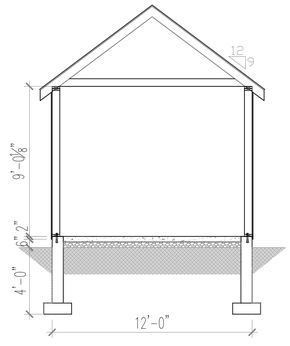
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



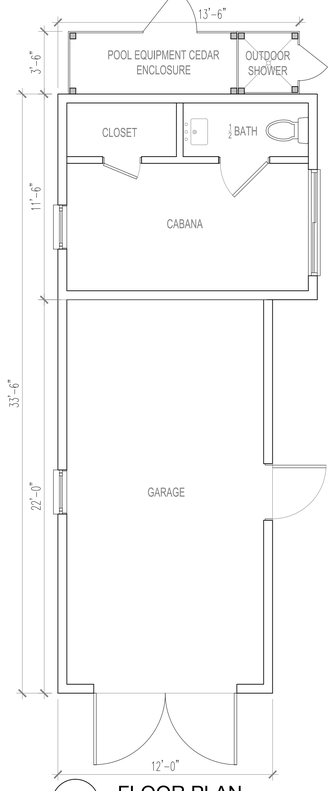
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



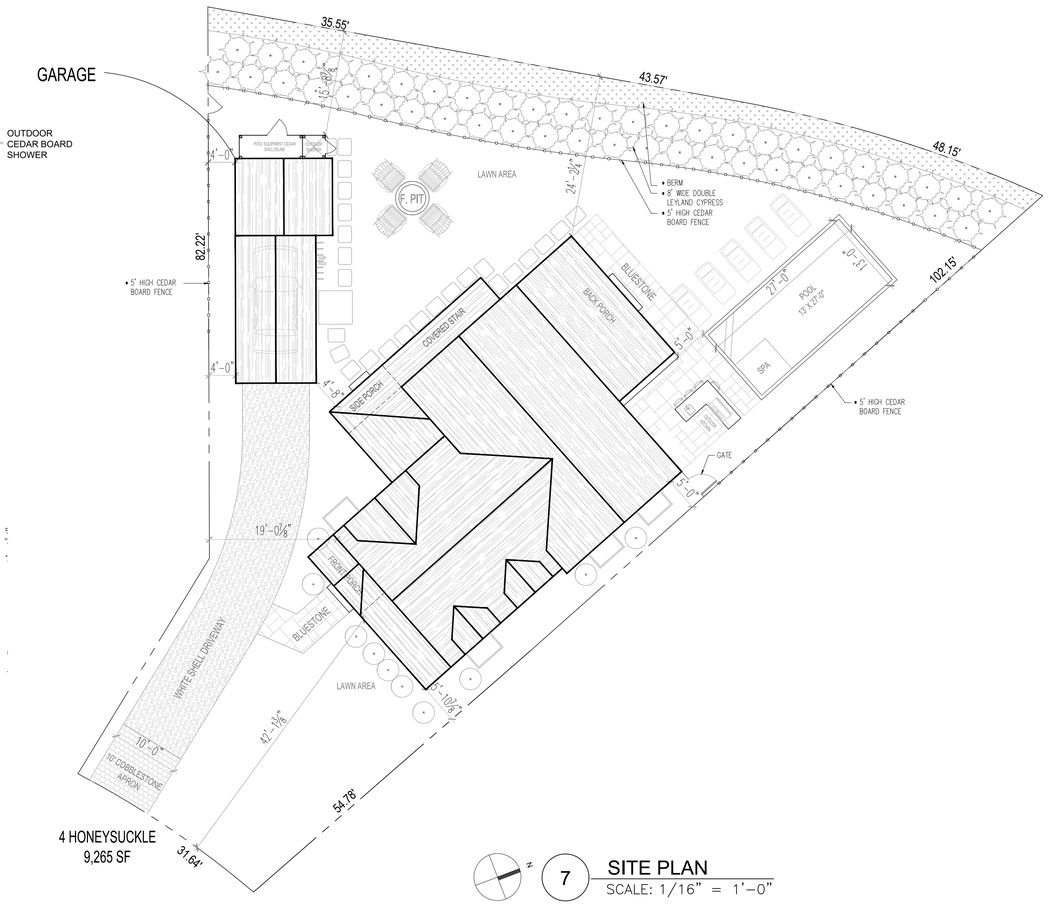
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



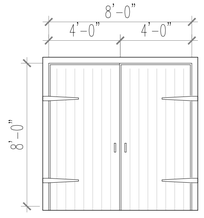
5 SECTION
SCALE: 1/4" = 1'-0"



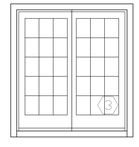
6 FLOOR PLAN
SCALE: 1/4" = 1'-0"



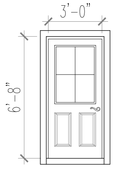
7 SITE PLAN
SCALE: 1/16" = 1'-0"



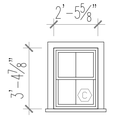
LOCATION	W.	H.
FRONT ENTRY	8'-0"	8'-0"



2	BACK DECK	5'-11"	6'-8"



LOCATION	W.	H.
SIDE ENTRY	3'-0"	6'-8"



TAG	LOCATION	W.	H.	
C	SIDE	2'-5⅝"	3'-4⅞"	ANDERSEN 400 SERIES

8 DOOR AND WINDOW SCHEDULE
SCALE: 1/4" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: BLACK 2 OVER 2
- WINDOW TRIM: PLATINUM GRAY
- DOOR COLOR: NEWPORT BLUE

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

GARAGE / CABANA

DRAWING NO.

A-1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

4 HONEYSUCKLE DR. POOL & HARDSCAPE

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°. 887

Street & Number of Proposed Work: 4 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
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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.

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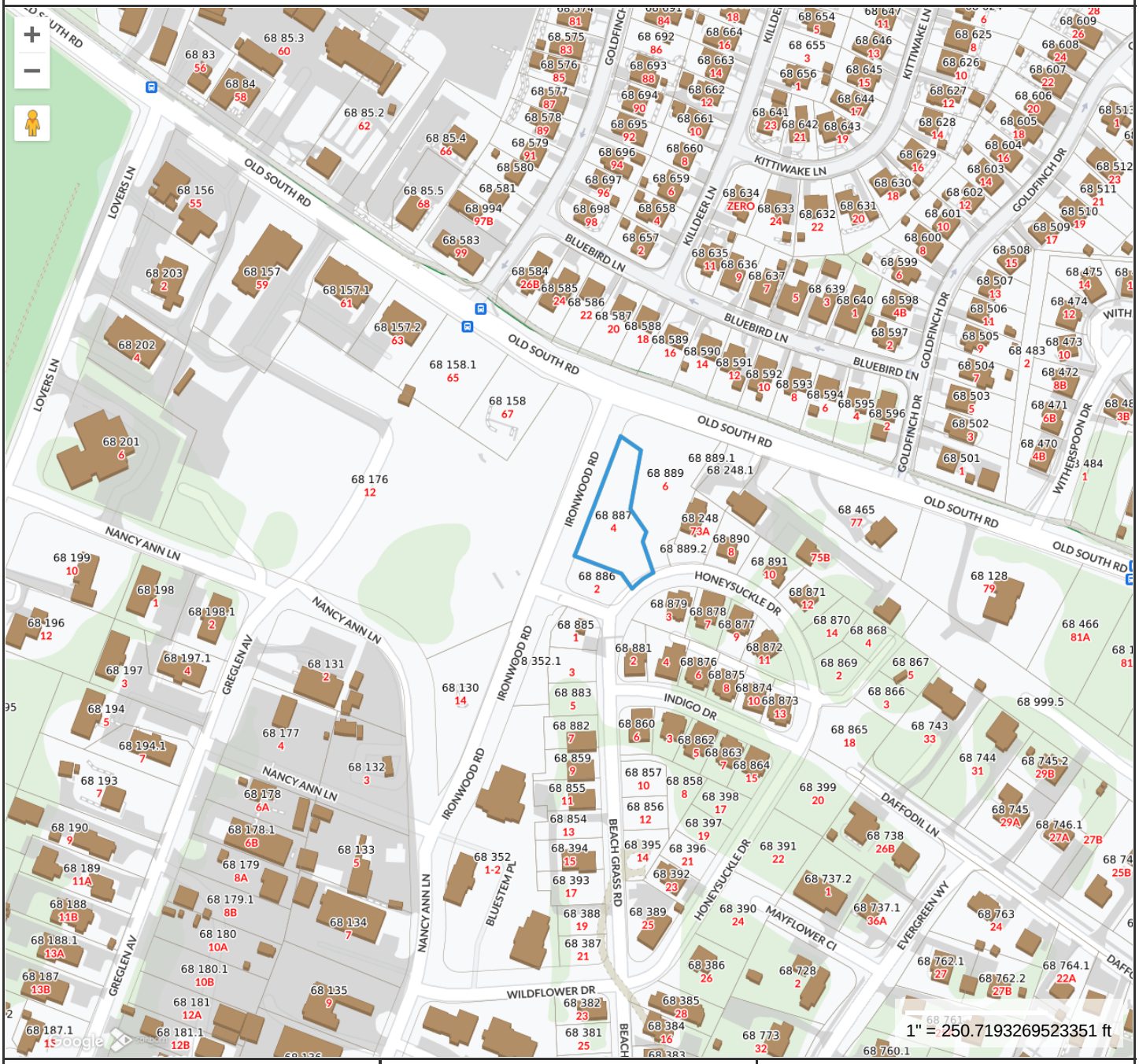
4 HONEYSUCKLE DR



Property Information

Property ID	190179
Location	4 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
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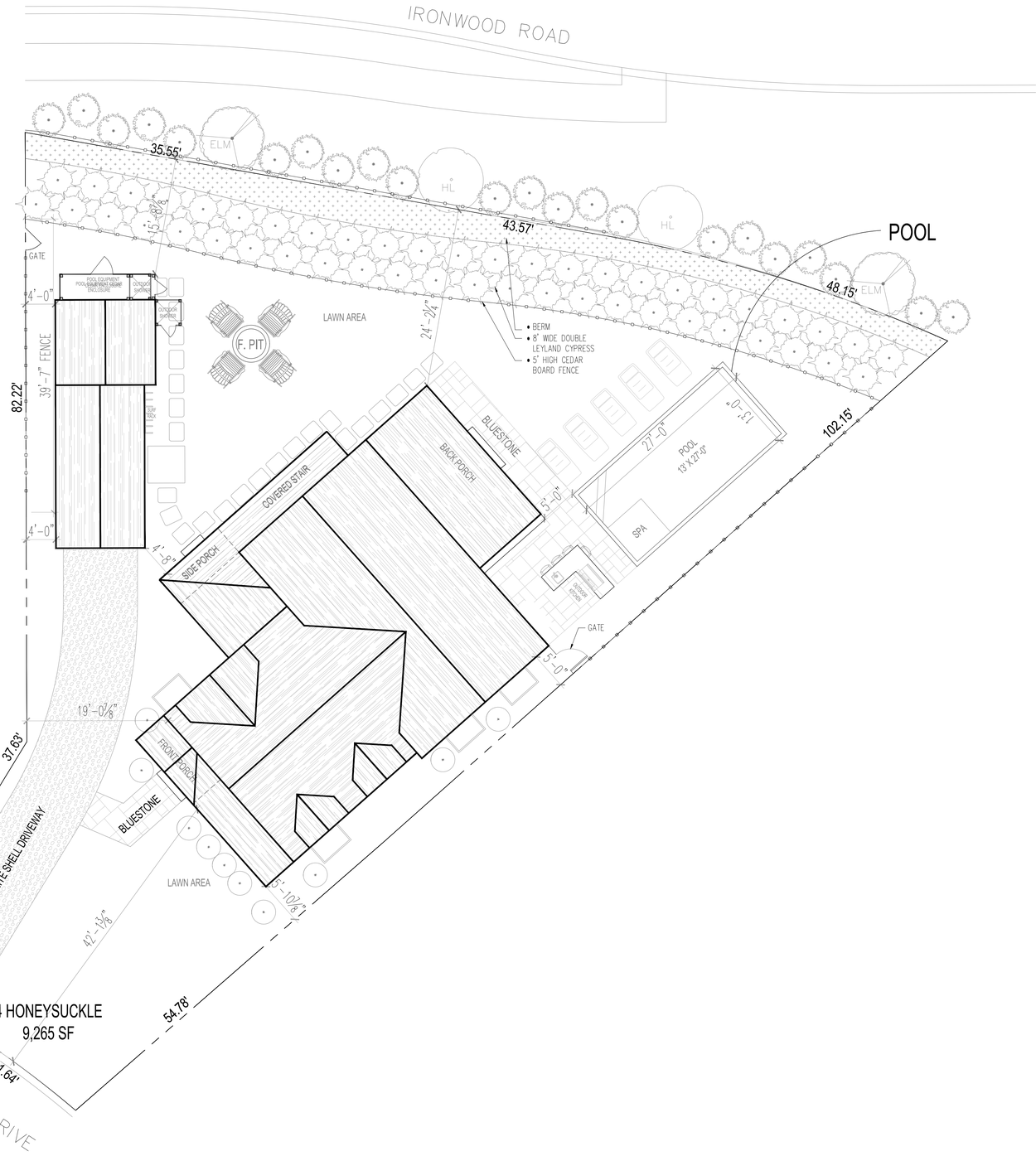

N

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: 10/24/24

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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.

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Rev Jan 2024

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✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 886

Street & Number of Proposed Work: 2 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St. Wilmington, MA 01887

Contact Phone #: 978-815-4832 E-mail: PPASTAN@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern Blv, Basement Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHARCh.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 51'-6" Sq. Footage 1st floor: 1,676
Width: 32'-10" Sq. footage 2nd floor: 1,445
Sq. footage 3rd floor: _____

Decks/Patio: Size: 18'-11½"x6'5" ☒ 1st floor ☐ 2nd floor
Size: 4'-2"x7'-5" ☒ 1st floor ☐ 2nd floor
Rear Deck 10'-0" x 21'-0" x 1st Floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 29'-8½" South 29'-8½" East 29'-8½" West 29'-8½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other Front Porch 5/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 3" Aluminum

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 8" Columns/Posts: Round _____ Square 7"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series

Doors* (type and material): ☐ TDL ☒ SDL Front WD/GLASS Rear WD/Glass Side WD/Glass
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

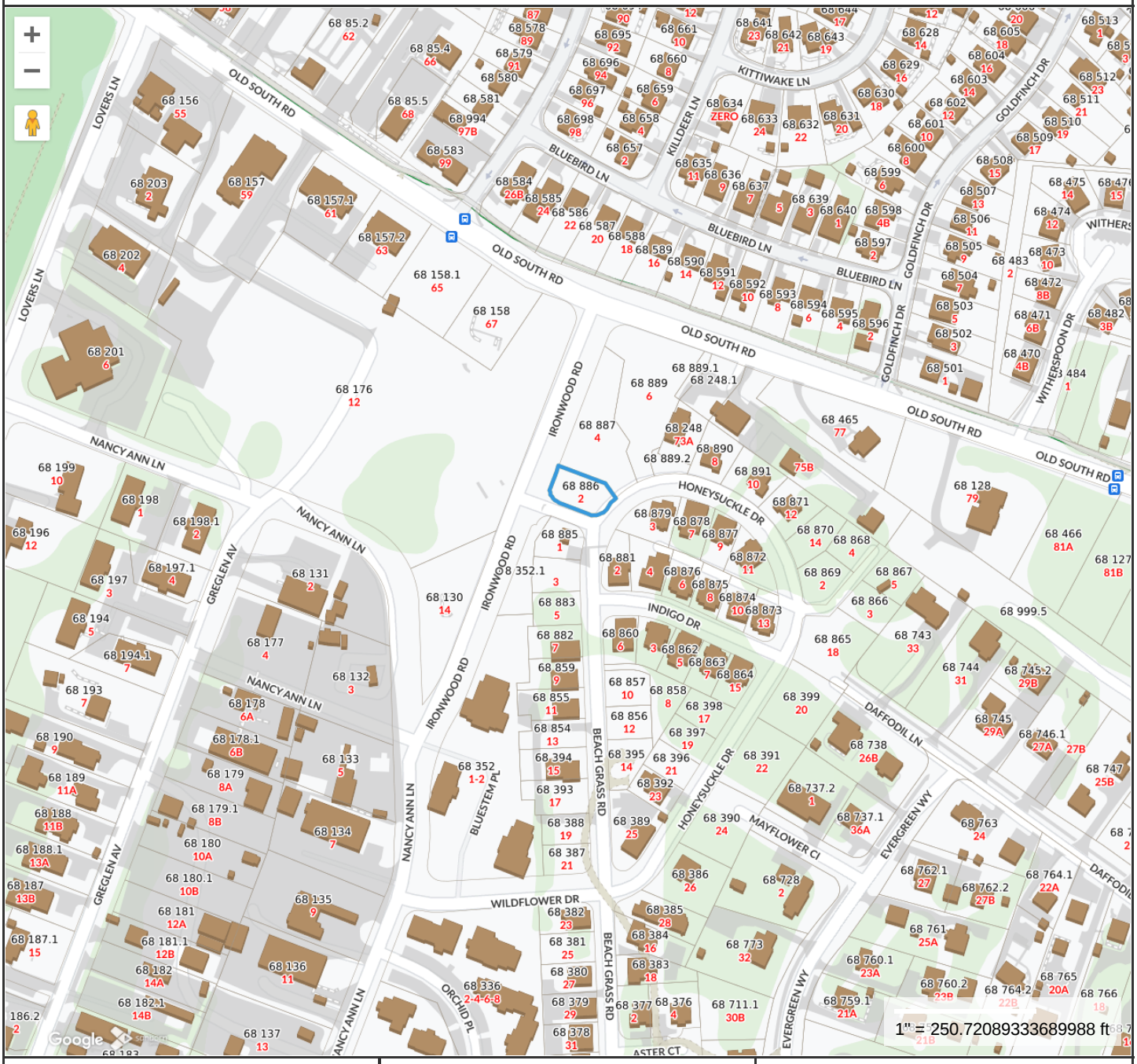
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors Hamilton Blue
Deck Cedar Natural Foundation Concrete Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

2 HONEYSUCKLE DR



Property Information

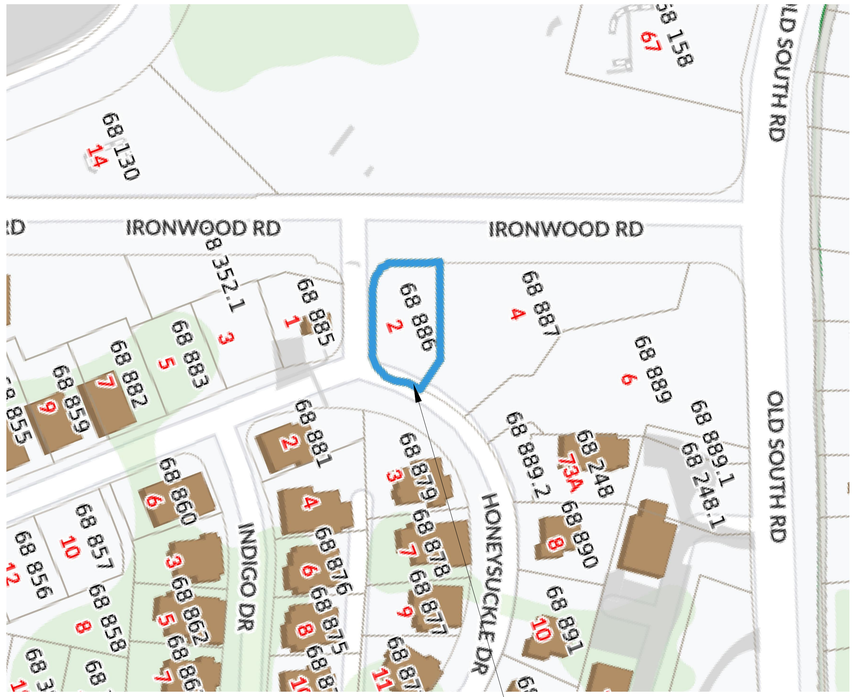
Property ID	190180
Location	2 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

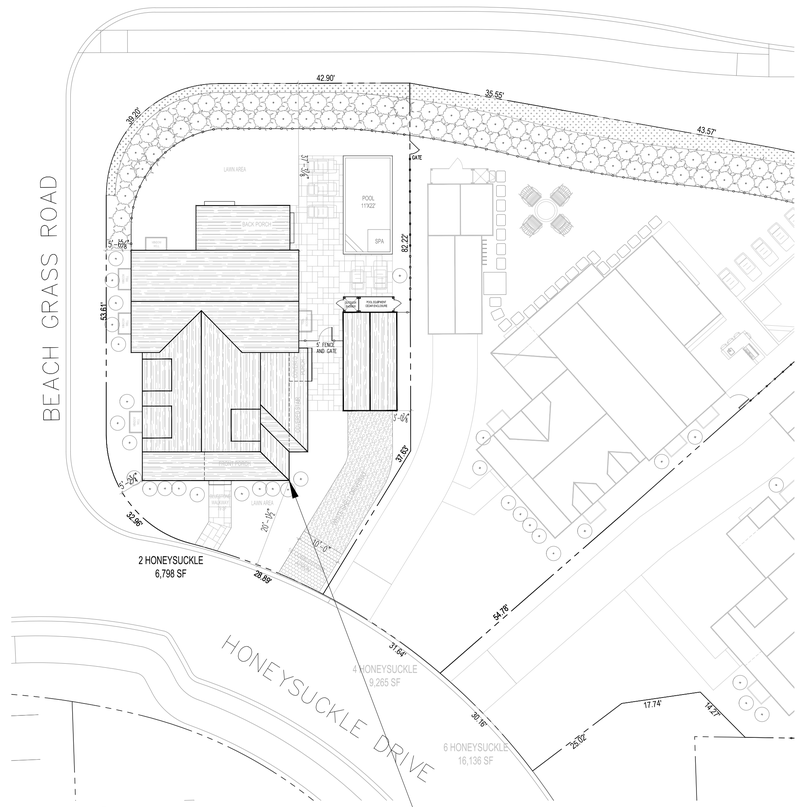
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

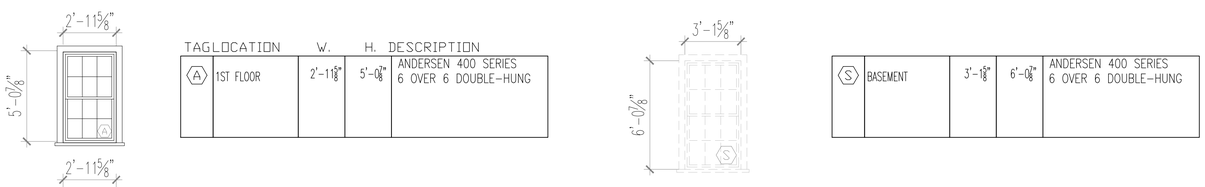
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 KEY PLAN
SCALE: 1/64" = 1'-0"

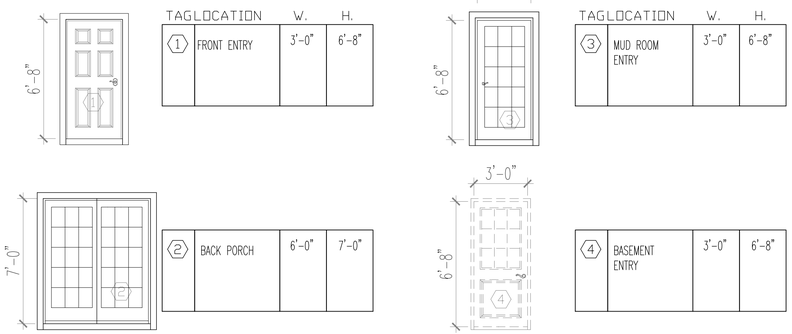


2 SITE PLAN
SCALE: 1/16" = 1'-0"



TAG	LOCATION	W.	H.	DESCRIPTION
A	1ST FLOOR	2'-11⅝"	5'-0⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
B	2ND FLOOR	2'-11⅝"	4'-8⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
C	1ST FLOOR	2'-5⅝"	3'-4⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
S	BASEMENT	3'-1⅝"	6'-0⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG

3 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"



TAG	LOCATION	W.	H.
1	FRONT ENTRY	3'-0"	6'-8"
2	BACK PORCH	6'-0"	7'-0"
3	MUD ROOM ENTRY	3'-0"	6'-8"
4	BASEMENT ENTRY	3'-0"	6'-8"

4 DOOR SCHEDULE
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE 6 OVER 6
- TRIM: WHITE
- DOOR COLOR: HAMILTON BLUE

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

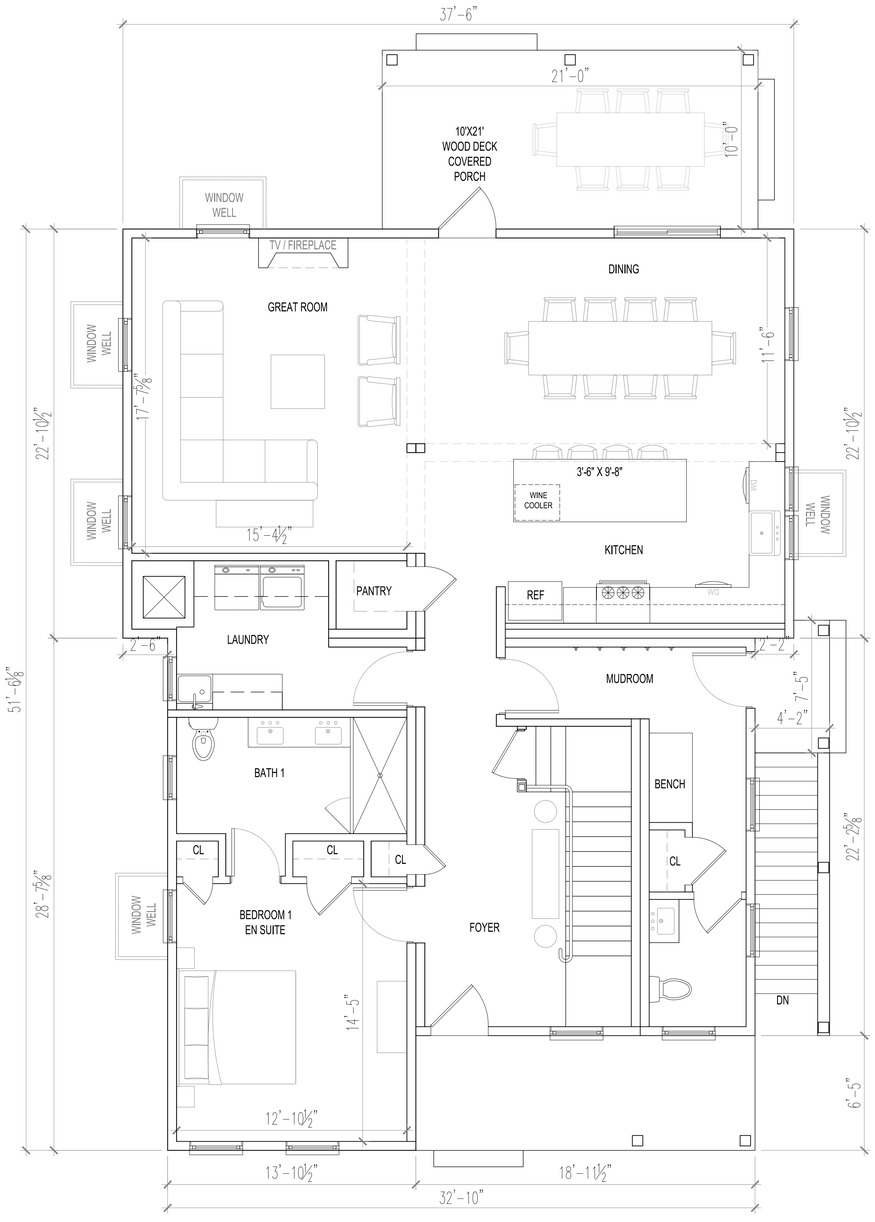
MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

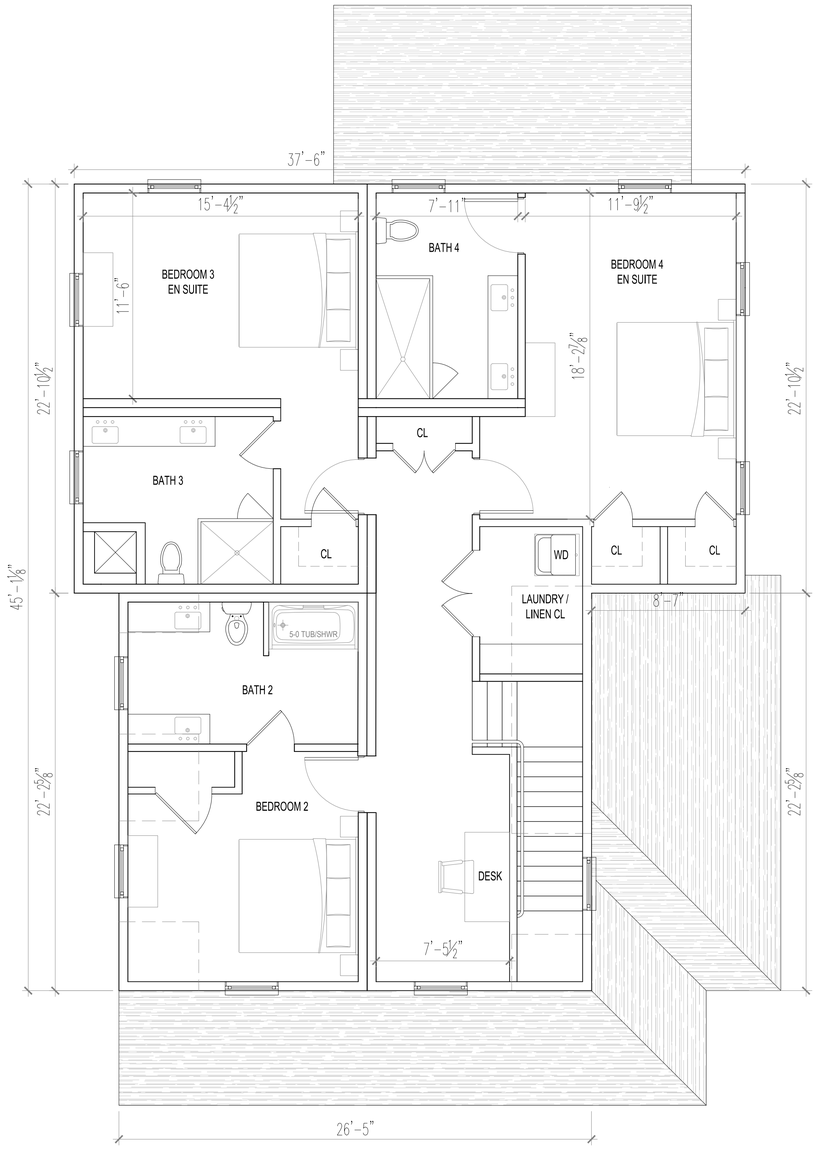
1ST AND 2ND FLOOR PLANS
2,040 SF

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

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- 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



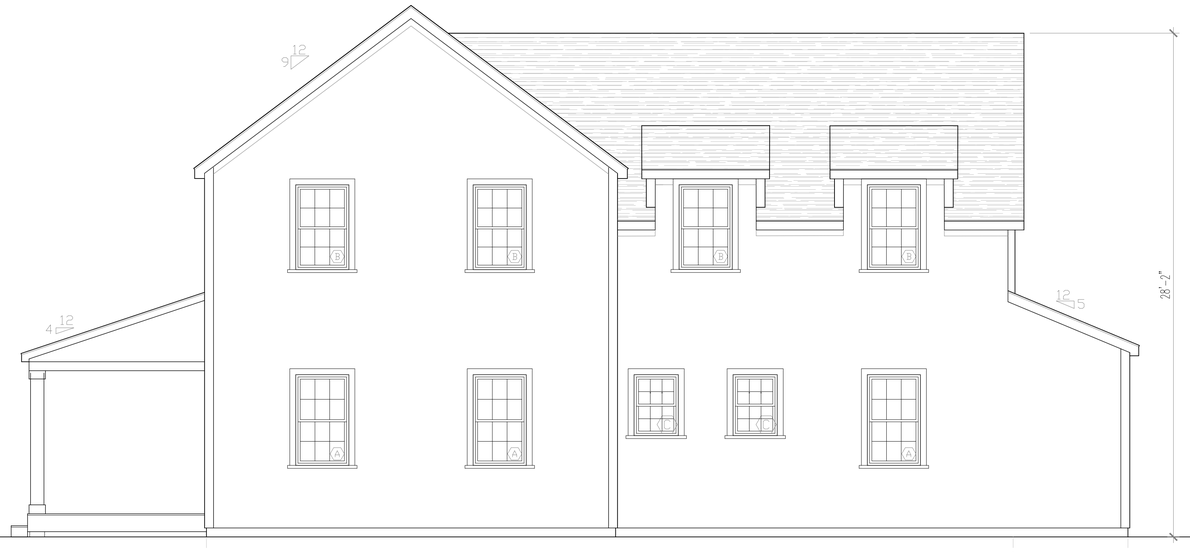
1 EAST ELEVATION
SCALE: 1/4"=1'-0"



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

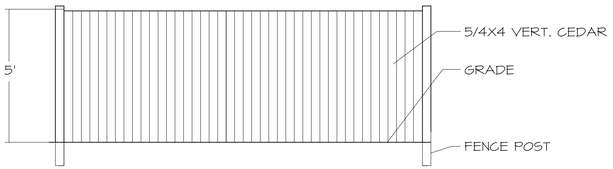
MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

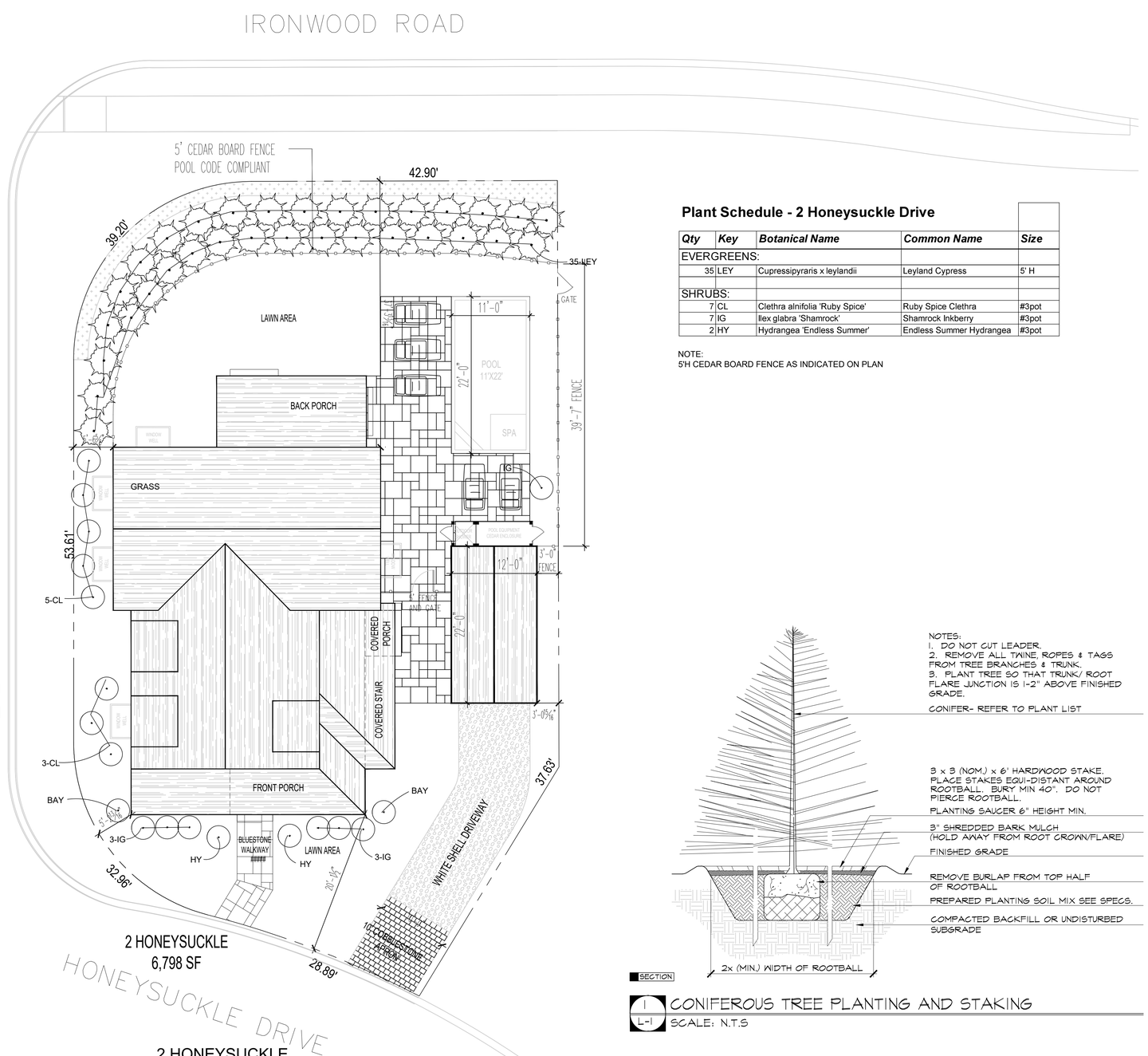
ELEVATIONS

DRAWING NO.

A-2



ELEVATION
2 L-1
5' CEDAR FENCE
SCALE: N.T.S.

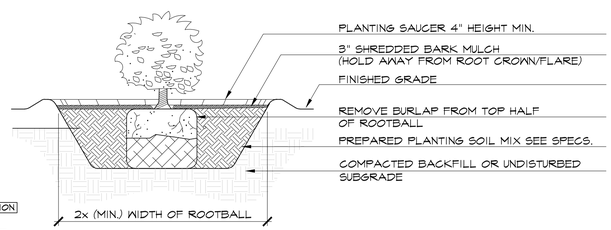


1 L-1
2 HONEYSUCKLE LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

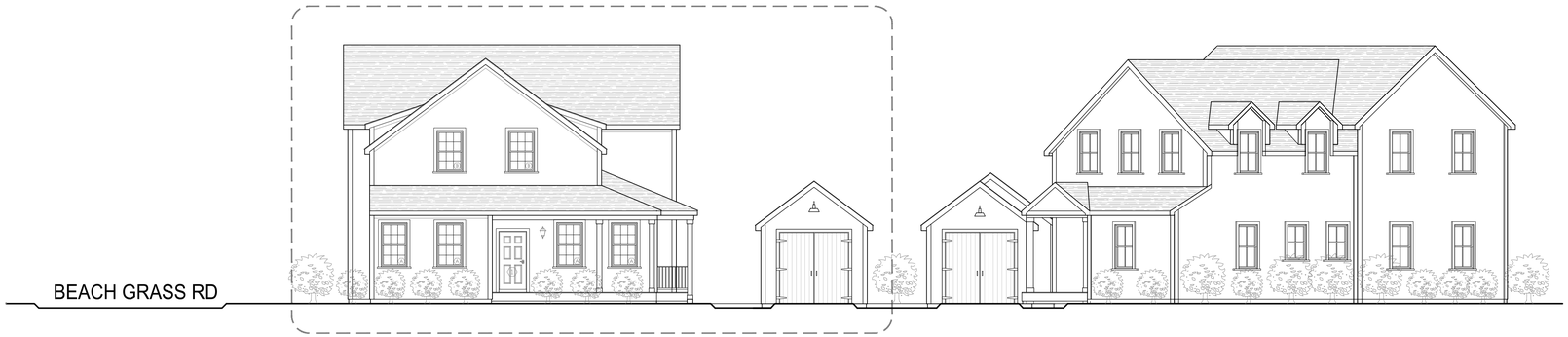
MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NO.

L-1



2 HONEYSUCKLE DR.	
• WINDOW SASH:	WHITE 6 OVER 6
• WINDOW TRIM:	WHITE
• DOOR COLOR:	HAMILTON BLUE
• ROOF:	MORIE BLACK

4 HONEYSUCKLE DR.	
• WINDOW SASH:	BLACK 2 OVER 2
• WINDOW TRIM:	PLATINUM GRAY
• DOOR COLOR:	NEWPORT BLUE
• ROOF:	MORIE BLACK

1 STREETSCAPE - 2 HONEYSUCKLE DR.
SCALE: 1/8" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(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

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

✓ 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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(initial to indicate read and understand)

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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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

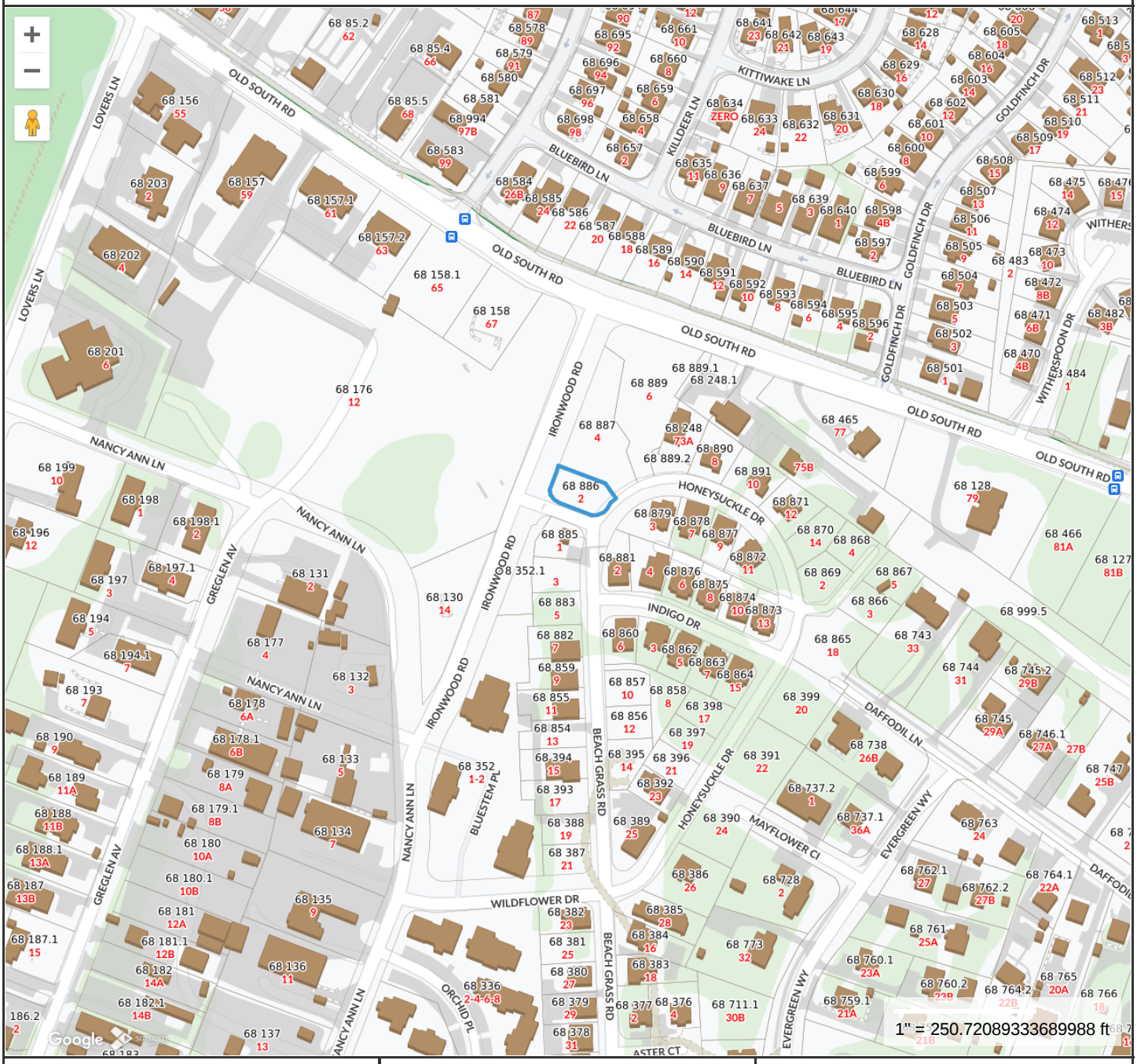
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors _____
Deck _____ Foundation Concrete Fence _____ Shutters _____

* 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

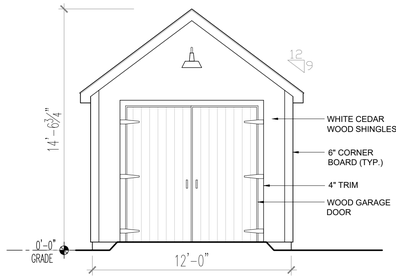
Property ID	190180
Location	2 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

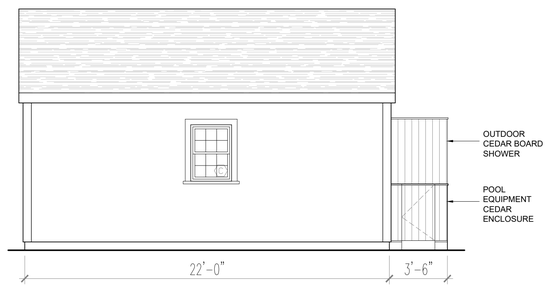
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

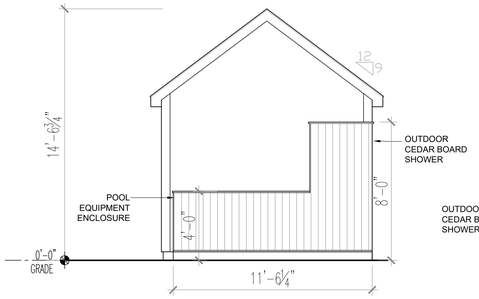
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



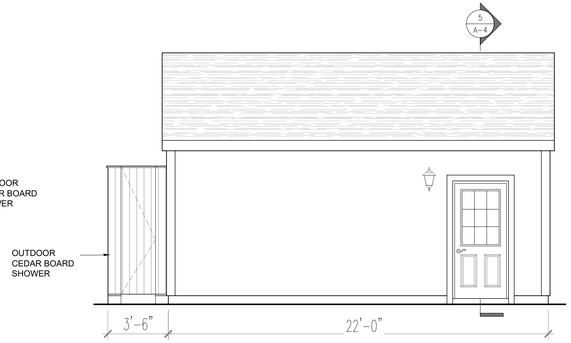
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



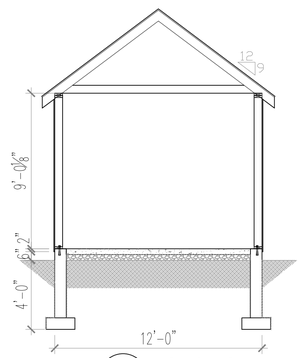
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



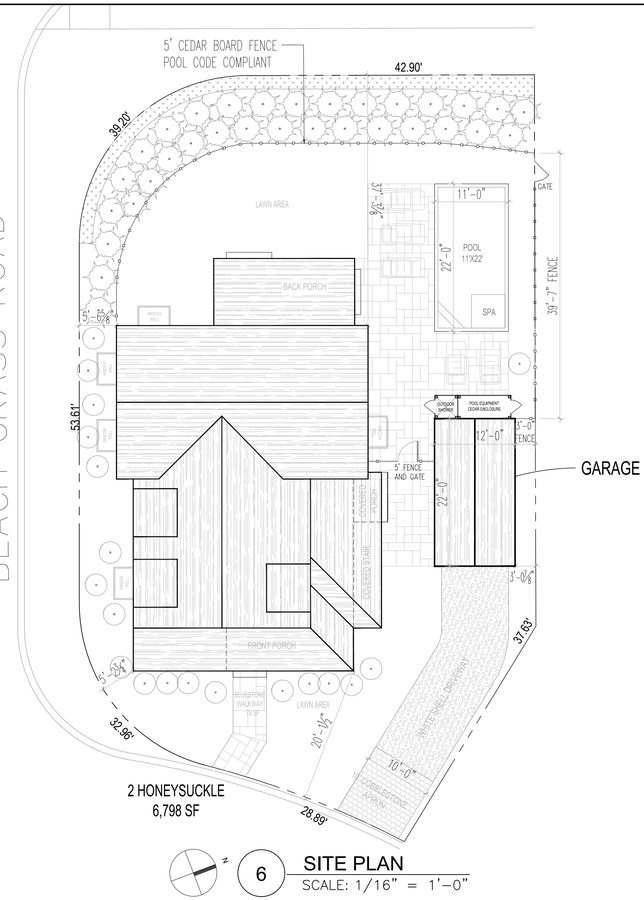
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



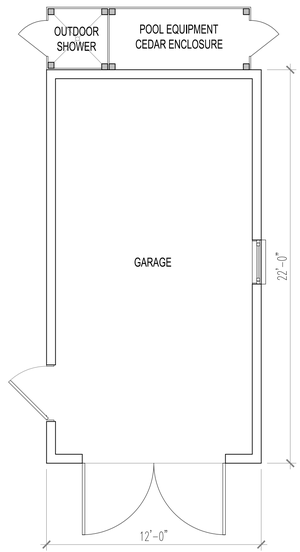
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



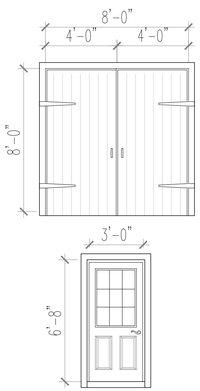
5 SECTION
SCALE: 1/4" = 1'-0"



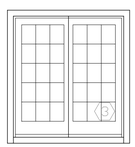
6 SITE PLAN
SCALE: 1/16" = 1'-0"



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

- WINDOW SASH: WHITE 6 OVER 6
- TRIM: WHITE
- DOOR COLOR: HAMILTON BLUE

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

GARAGE

DRAWING NO.

A-1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 836

Street & Number of Proposed Work: 156 CLIFF RD

Owner of record: 156 CLIFF RD NOMINEE TRUST

Mailing Address: 67 BYRON RD

WESTON, MA 02493

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SOPHIE METZ DESIGN

Mailing Address: 15A N BEACH ST

NANTUCKET, MA 02554

Contact Phone #: 202-360-7177 E-mail: sophie@sophiemetzdesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other NEW CABANA

Size of Structure or Addition: Length: 20'6" Sq. Footage 1st floor: 104 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 18'0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-1 South 0-1 East 0-1 West 0-1

Height of ridge above final finish grade: North 13'8" South 13'8" East 13'8" West 13'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 5 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar Shingle

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other Exposed Rafter Tail Eaves (to match main house)

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards NA Frieze _____

Window Casing 3½ Door Frame 3½ Columns/Posts: Round _____ Square 8x8 Cottage Corners

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other Awning

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Le Page

Doors* (type and material): ☐ TDL ☐ SDL Front Vertical Board Mahog 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 Red Cedar NTW

Trim White Sash White Doors White

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/2024 Signature of owner of record S Metz Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

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

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).

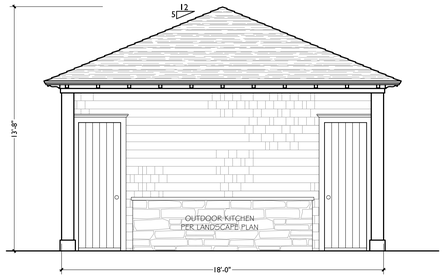
X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

SM 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.***

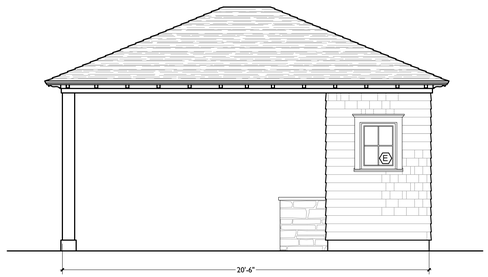
(initial to indicate read and understand)

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.

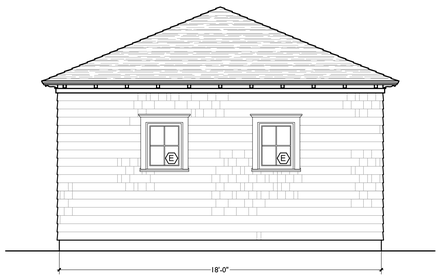
N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



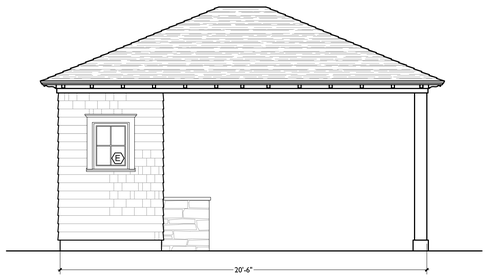
1 Proposed Front (Southeast) Elevation
1/4" = 1'-0"



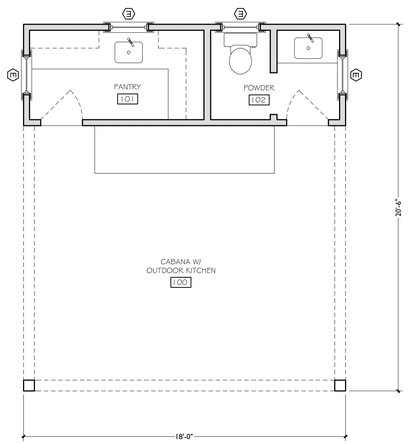
2 Proposed Right (Northeast) Elevation
1/4" = 1'-0"



3 Proposed Backt (Northwest) Elevation
1/4" = 1'-0"



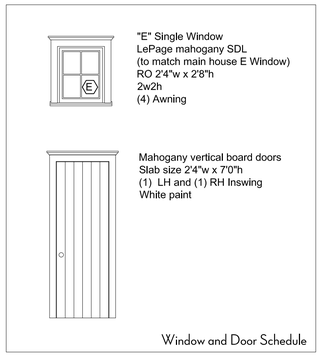
4 Proposed Let (Southwest) Elevation
1/4" = 1'-0"



5 Proposed Plan
1/4" = 1'-0"

HDC APPLICATION 10/7/2024:

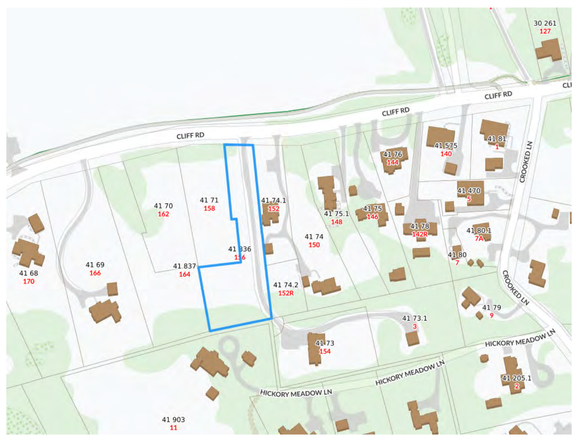
-New open air cabana with enclosed panty and powder room



EXISITNG SITE NOTES
156 CLIFF ROAD , MAP 41 PARCEL 836

R-20 ZONING

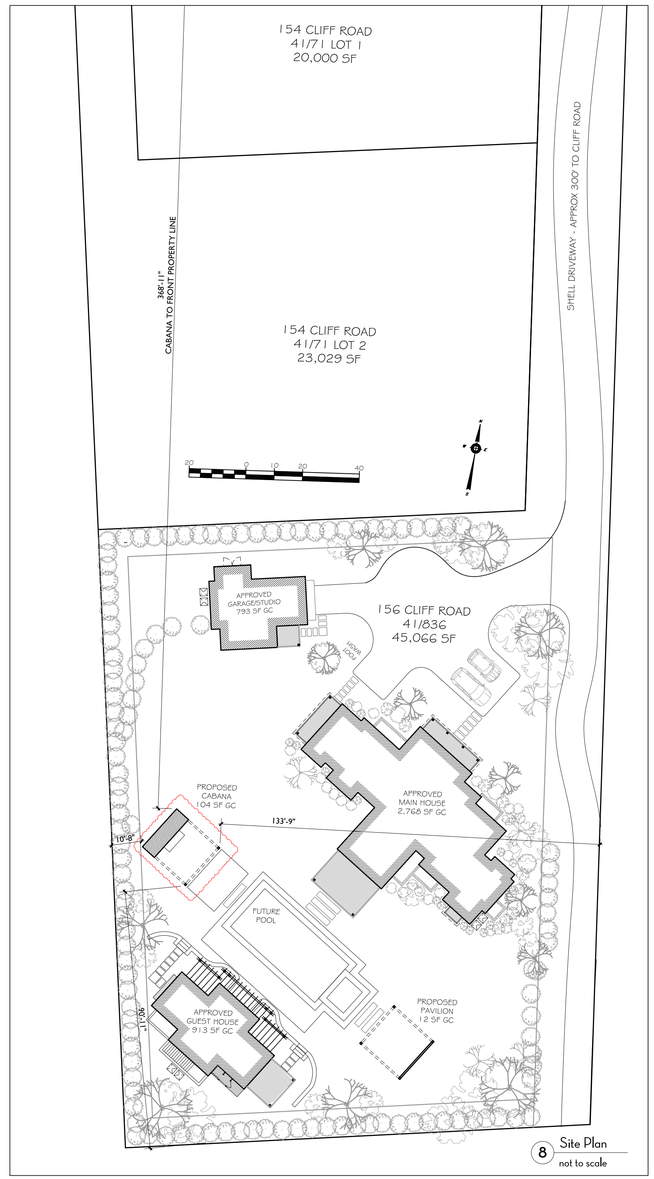
MINIMUM LOT SIZE	20,000 S.F.
EXISTING LOT SIZE	45,066 S.F.
MINIMUM FRONTAGE	75'
FRONT SETBACK	30'
SIDE/REAR SETBACK	10'
GROUND COVER RATIO	12.5%
ALLOWED GROUND COVER	5,633 S.F.
MAIN HOUSE GROUND COVER	2,768 S.F.
GUEST HOUSE GROUND COVER	913 S.F.
GARAGE GROUND COVER	793 S.F.
CABANA GROUND COVER	104 S.F.
PAVILION GROUND COVER	12 S.F.
GROUND COVER REMAINING	1,043 S.F.



6 Locus Map
not to scale



7 Site Photo from Cliff Road
not to scale



8 Site Plan
not to scale

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Site Design Engineering LLC
11 Cushman St.
Middleboro, MA 02346
T. 508.967.0673

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Site Plan and Notes

HDC Submittal 10/7/2024

156 CLIFF ROAD
CABANA
Nantucket, MA 02554

Sheet: Cabana
G100

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 41 PARCEL N°. 836

Street & Number of Proposed Work: 156 Cliff Rd

Owner of record: 156 Cliff Rd Nominee Trust

Mailing Address: 67 Byron Rd

Weston, MA 02493

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sophie Metz Design

Mailing Address: 15A N Beach St

Nantucket, MA 02554

Contact Phone #: 202-360-7177 E-mail: Sophie@sophiemetzdesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other New [redacted] Pavilion

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 12 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 0-1 South 0-1 East 0-1 West 0-1

Height of ridge above final finish grade: North 13' 8" South 13' 8" East 13' 8" West 13' 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 _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar Shingle

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other Exposed Rafter Tail Eaves (to match main house)

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 White Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/2024 Signature of owner of record S. Mt. Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

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

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).

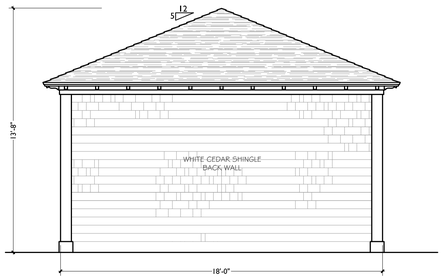
X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

SM 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.***

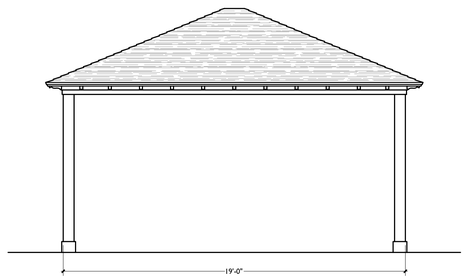
(initial to indicate read and understand)

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.

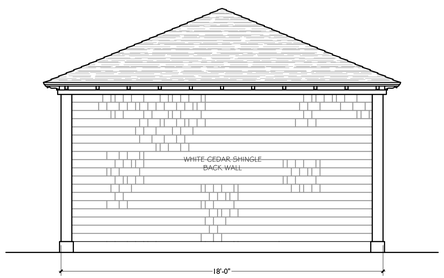
N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



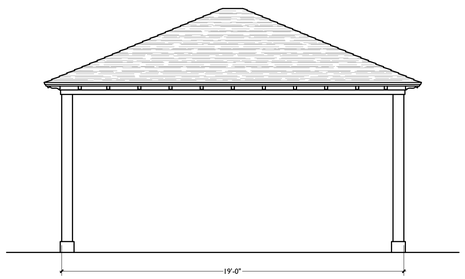
1 Proposed Front (Northwest) Elevation
1/4" = 1'-0"



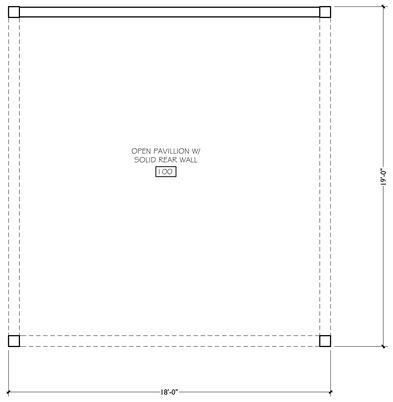
2 Proposed Right (Southwest) Elevation
1/4" = 1'-0"



3 Proposed Backt (Southeast) Elevation
1/4" = 1'-0"



4 Proposed Let (Northeast) Elevation
1/4" = 1'-0"



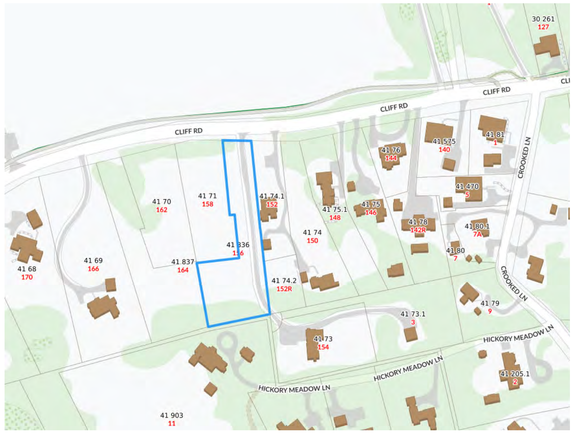
5 Proposed Plan
1/4" = 1'-0"

HDC APPLICATION 10/7/2024:
-New open air pavilion with rear shingled wall

EXISITNG SITE NOTES
156 CLIFF ROAD , MAP 41 PARCEL 836

R-20 ZONING

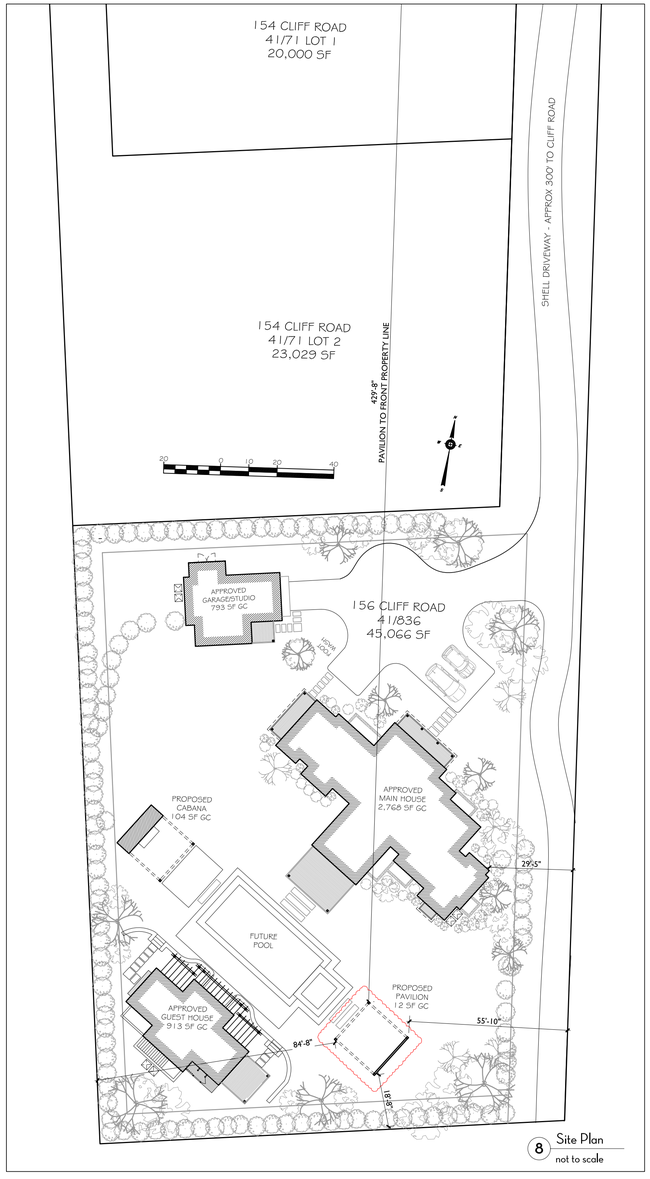
MINIMUM LOT SIZE	20,000 S.F.
EXISTING LOT SIZE	45,066 S.F.
MINIMUM FRONTAGE	75'
FRONT SETBACK	30'
SIDE/REAR SETBACK	10'
GROUND COVER RATIO	12.5%
ALLOWED GROUND COVER	5,633 S.F.
MAIN HOUSE GROUND COVER	2,768 S.F.
GUEST HOUSE GROUND COVER	913 S.F.
GARAGE GROUND COVER	793 S.F.
CABANA GROUND COVER	104 S.F.
PAVILION GROUND COVER	12 S.F.
GROUND COVER REMAINING	1,043 S.F.



6 Locus Map
not to scale



7 Site Photo from Cliff Road
not to scale



8 Site Plan
not to scale

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Site Design Engineering LLC
11 Cushman St.
Middleboro, MA 02346
T. 508.967.0673

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Site Plan and Notes

HDC Submittal 10/7/2024

156 CLIFF ROAD
PAVILION
Nantucket, MA 02554

Sheet: Pavilion
G100

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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(initial to indicate read and understand)

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9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 858

Street & Number of Proposed Work: 1 Lowell Place

Owner of record: Mr Greg Coffee

Mailing Address: 1 Lowell Place
Nantucket MA.

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux NAG.

Mailing Address: PO box 1814
Nantucket MA.

Contact Phone #: 228-5631 x 2 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: 36 Sq. Footage 1st floor: 793 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 21-6 Sq. footage 2nd floor: 691 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 25-6 South 25-6 East 25-6 West 25-6

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" copper

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☑ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 3 1/2 Corner boards 1x6 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type NA Material _____

Hardscape materials: Driveways Brick - Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall HTW Clapboard (if applicable) _____ Roof HTW

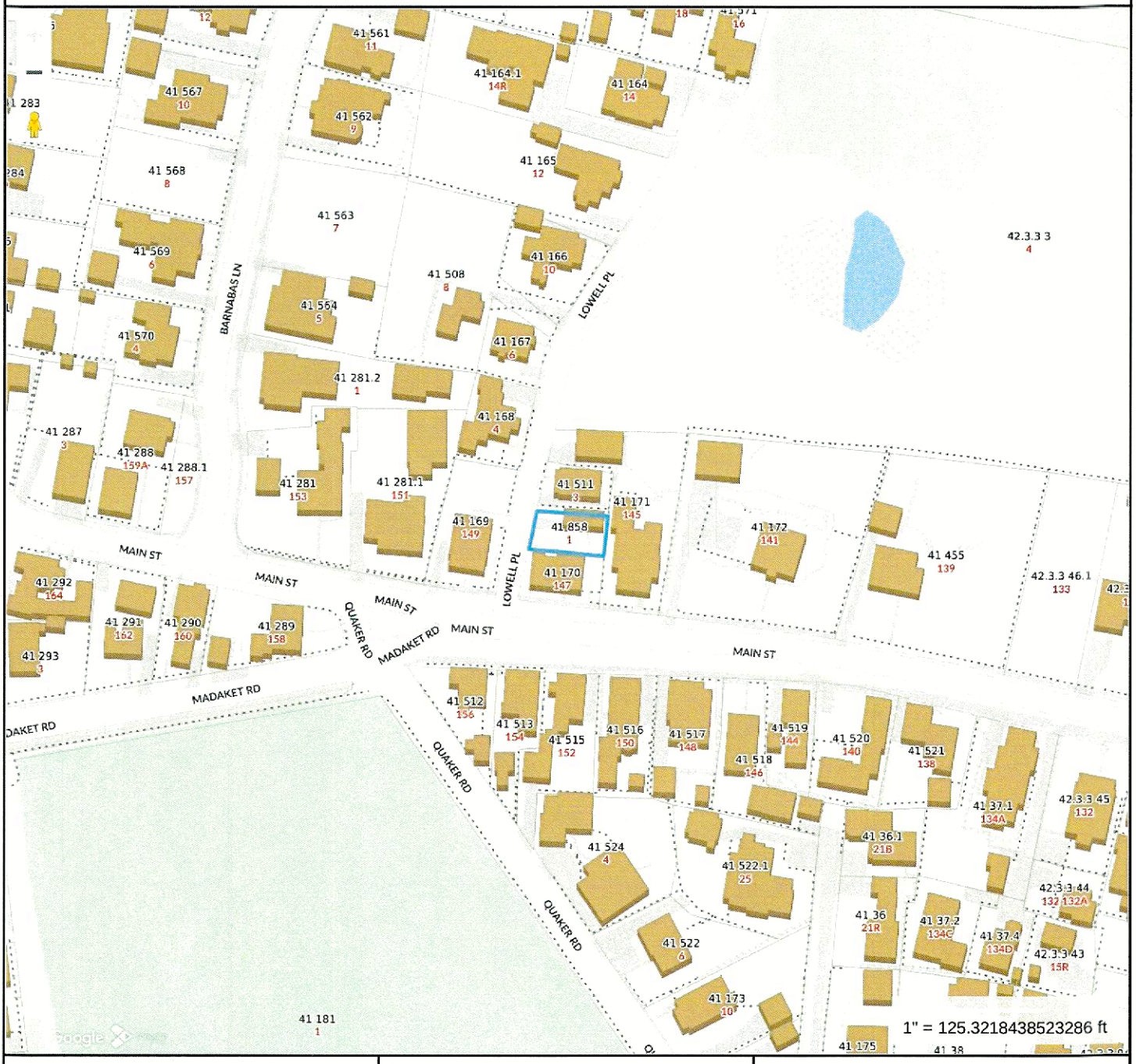
Trim White Sash White Doors White

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/2011 Signature of owner of record _____ Signed under penalties of perjury



Property Information

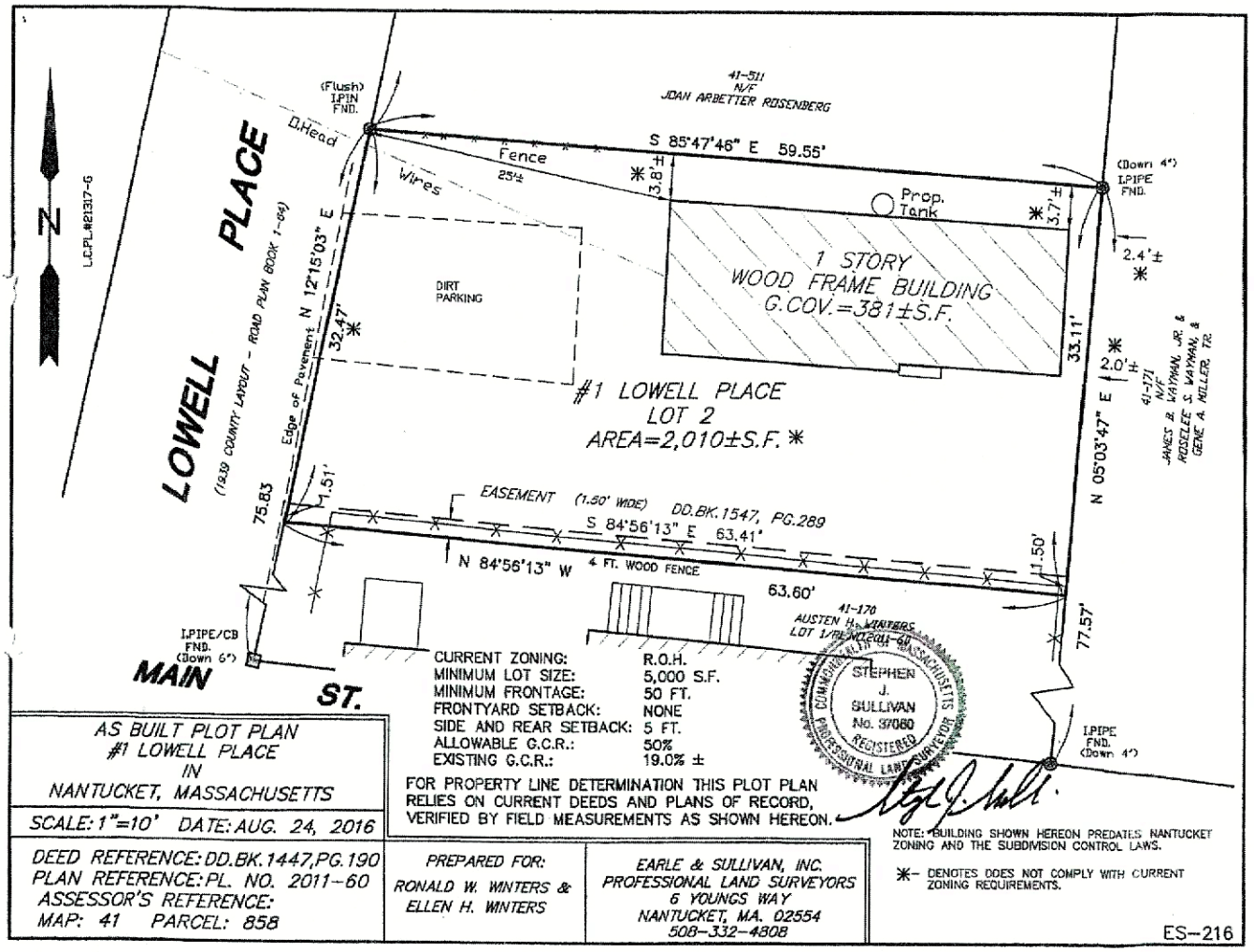
Property ID	188083
Location	1 LOWELL PL
Owner	ACK ONE LOWELL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CURRENT ZONING:	R.O.H.
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONTYARD SETBACK:	NONE
SIDE AND REAR SETBACK:	5 FT.
ALLOWABLE G.C.R.:	50%
EXISTING G.C.R.:	19.0% ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.

NOTE: BUILDING SHOWN HEREON PREDATES NANTUCKET ZONING AND THE SUBDIVISION CONTROL LAWS.

* - DENOTES DOES NOT COMPLY WITH CURRENT ZONING REQUIREMENTS.

AS BUILT PLOT PLAN
#1 LOWELL PLACE
IN
NANTUCKET, MASSACHUSETTS

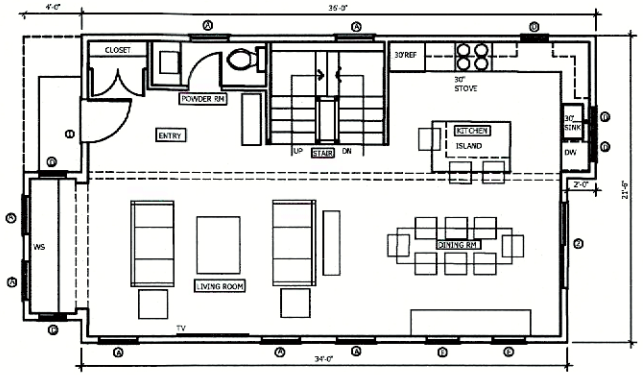
SCALE: 1"=10' DATE: AUG. 24, 2016

DEED REFERENCE: DD.BK.1447,PG.190
PLAN REFERENCE: PL. NO. 2011-60
ASSESSOR'S REFERENCE:
MAP: 41 PARCEL: 858

PREPARED FOR:
RONALD W. WINTERS &
ELLEN H. WINTERS

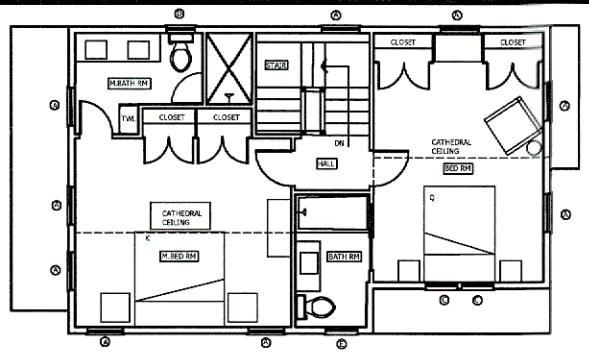
EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

ES-216



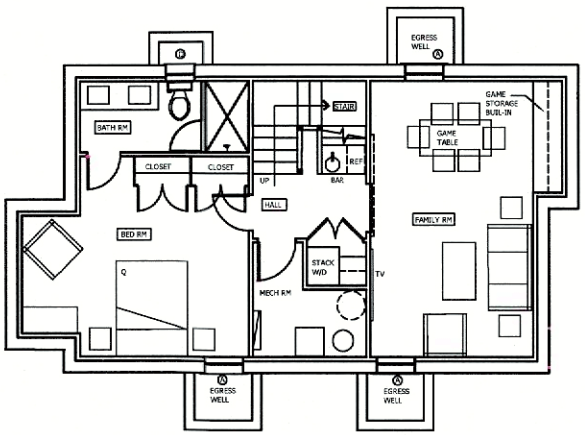
C PROPOSED FIRST FLOOR PLAN

Scale: 1/4=1'-0



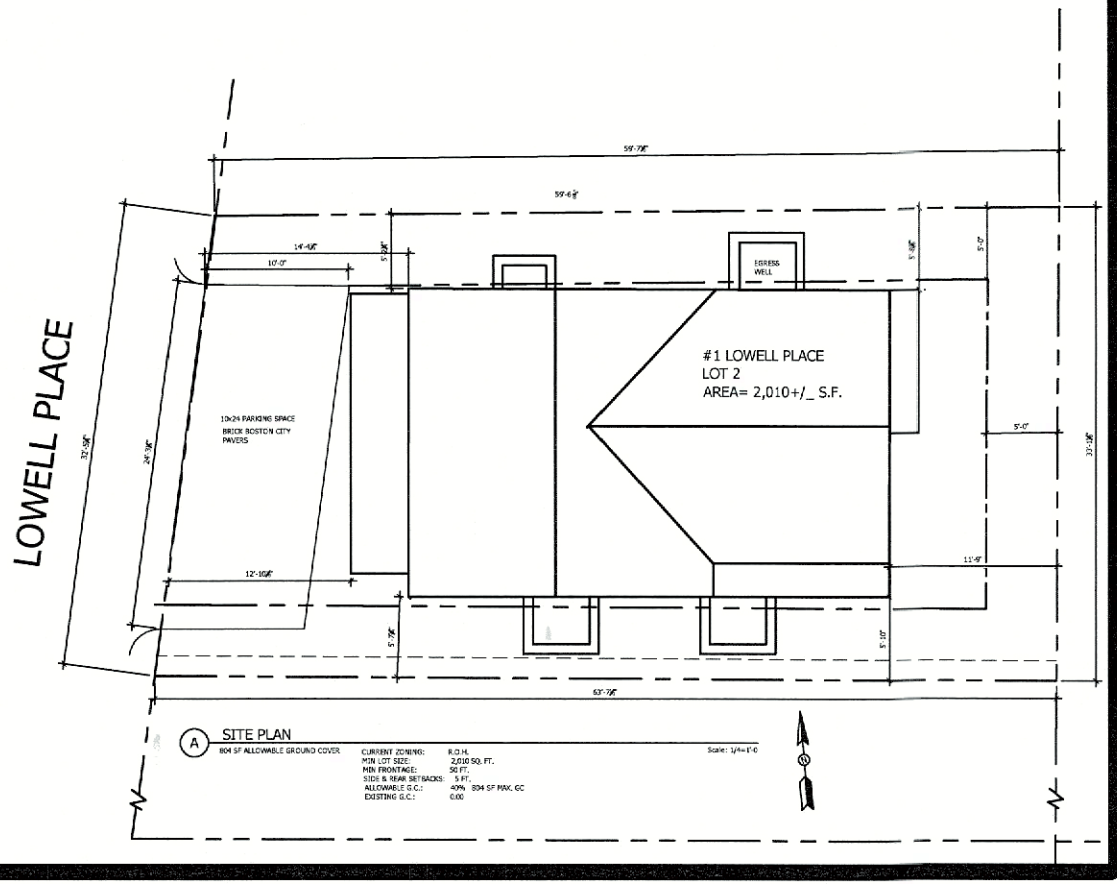
D PROPOSED SECOND FLOOR PLAN

Scale: 1/4=1'-0



B PROPOSED LOWER LEVEL FLOOR PLAN

Scale: 1/4=1'-0



A SITE PLAN

804 SF ALLOWABLE GROUND COVER

CURRENT ZONING:	R.O.H.
MIN LOT SIZE:	2,010 SQ. FT.
MIN FRONTAGE:	50 FT.
SIDE & REAR SETBACKS:	5 FT.
ALLOWABLE G.C.:	40% 804 SF MAX. GC
EXISTING G.C.:	0.00

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:
GREG COFFEE RESIDENCE:
1 LOWELL PLACE LOT 2:
NANTUCKET, MA 02554:
MAP: 41 PARCEL: 858

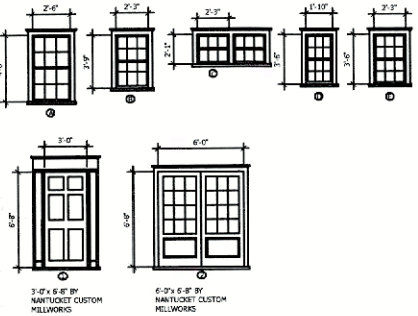
SITE PLAN
SCALE: 4" = 1'-0

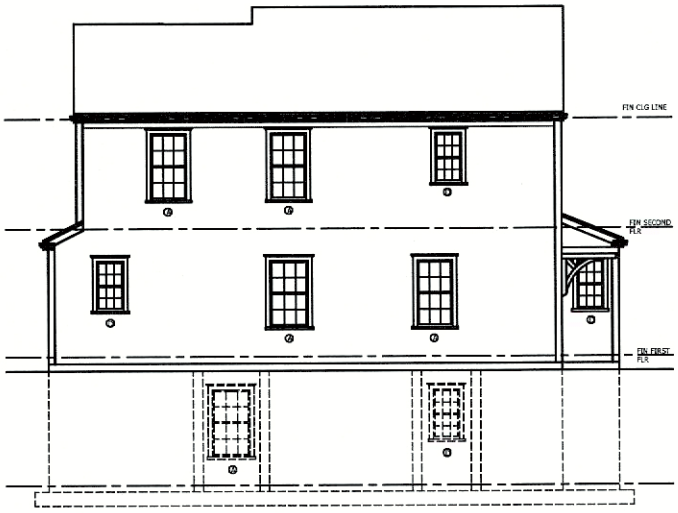
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

24D5.17

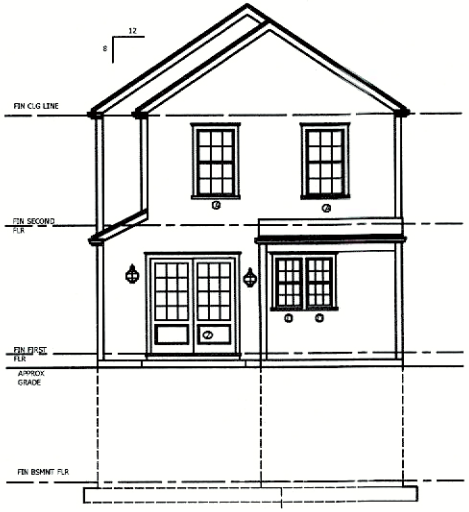
A1

WINDOWS TO BE SINGLE PANE TRUE DIVIDED LIGHT UNITS
BY BOSTON SASH

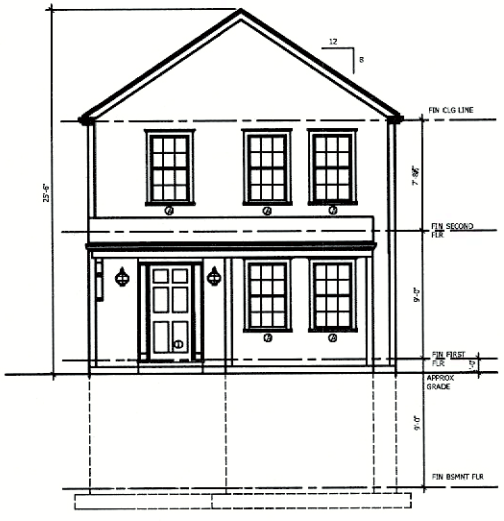




G NORTH ELEVATION
Scale: 1/4=1'-0



H EAST ELEVATION
Scale: 1/4=1'-0



E WEST ELEVATION
Scale: 1/4=1'-0



F SOUTH ELEVATION
Scale: 1/4=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATIONS FOR:
GREG COFFEE RESIDENCE:
1 LOWELL PLACE LOT 2:
NANTUCKET, MA 02554:
MAP: 41 PARCEL: 858

SITE PLAN
SCALE: 1" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

2405.17

A2

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux NAC

AS AGENT FOR Mr Greg Coffee

STREET ADDRESS 1 Lowell Place

MAP/PARCEL 41 & 858

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/7/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Date 10/7/2024

NAG NANTUCKET ARCHITECTURE GROUP

September 30 , 2024,
1 Lowell PLace
Nantucket, MA 02554

Map: 41 Parcel 858

Authorization Letter:

Nantucket Historic District Commission

I Mr. Greg Coffee the undersigned, hereby authorize my agent Stephen Theroux, Nantucket Architecture Group LTD, to act on my behalf, to sign applications, and represent our project before the Nantucket Historic District Commission.

Signature 9/30/24 Date

PO Box 1814
Nantucket MA 02554
ph. 508 228-5631
fax 508 325-4284
nag@nantucket.net
www.nantucketarchitecture.com

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER...ACK ONE LOWELL LLC.....

MAILING ADDRESS...1 LOWELL PLACE.....

PROPERTY LOCATION...1 LOWELL PLACE.....

ASSESSORS MAP/PARCEL...41...858.....

SUBMITTED BY:...SCT NAG.....

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 30, 2024
DATE

Mary L. Haley
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Digitally signed by Mary L. Haley
Date: 2024.09.30 11:11:40 -04'00'

ACK REWARD LLC
155 BOVET RD STE 770
SAN MATEO, CA 94402

SHEA PETER RYAN TR
LYNDA SHEA PERSONAL RESIDENCE TRUST
1995 ARDEN WALK LN
GERMANTOWN, TN 38138

SCOTIA TRUST LLC TRS
145 MAIN STREET REALTY TRUST
79 CHANDLER ST APT 8
BOSTON, MA 02116

PERLA TIMOTHY J & MELISSA J
30 PELHAM ISLAND RD
SUDBURY, MA 01776

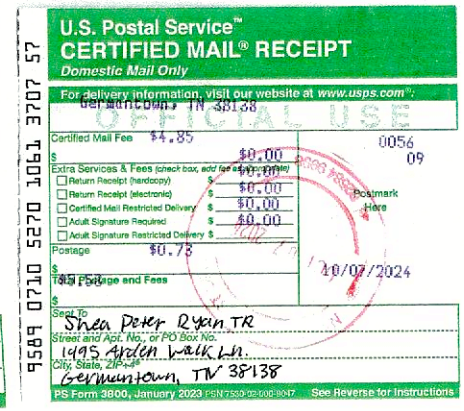
Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	169		ACK REWARD LLC		155 BOVET RD STE 770	SAN MATEO	CA	94402	147 MAIN ST
41	170		SHEA PETER RYAN TR	LYNDA SHEA PERSONAL RESIDENCE TRUST	1995 ARDEN WALK LN	GERMANTOWN	TN	38138	147 MAIN ST
41	171		SCOTIA TRUST LLC TRS	145 MAIN STREET REALTY TRUST	79 CHANDLER ST APT 8	BOSTON	MA	02116	145 MAIN ST
41	511		PERLA TIMOTHY J & MELISSA J		30 PELHAM ISLAND RD	SUDBURY	MA	01776	3 LOWELL PL
Count:	4								









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: 1 LOWELL PLACE

Tax Map Number: 41 Parcel Number: 858

Owner of Record: Mr Greg Coffee

Description of Proposal: CONSTRUCT NEW DWELLING

Anticipated HDC Submission Date: 10/7/2024

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.

1 LOWELL PL

Location	1 LOWELL PL	**Mblu**	41/ / 858/ /
Acct#	0041-858	**Owner**	ACK ONE LOWELL LLC
Assessment	$1,249,500	**PID**	188083
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$194,500	$1,055,000	$1,249,500

Owner of Record

Owner	ACK ONE LOWELL LLC	**Sale Price**	$1,400,000
Co-Owner		**Certificate**	
Address	77 MONTVALE RD NEWTON, MA 02459	**Book & Page**	1822/042
		Sale Date	05/07/2021
		Instrument	1U

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK ONE LOWELL LLC	$1,400,000		1822/042	1U	05/07/2021
KINNEY ALEXANDRA M	$700,000		1559/246	00	10/17/2016
WINTERS RONALD W & ELLEN H	$325,000		1447/190	1A	08/25/2014
WINTERS AUSTEN H	$614,000		1283/038	1H	06/13/2011
KITTILA WINIFRED C	$0		0498/193	99	02/26/1996

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 384
Replacement Cost: $262,771
Building Percent Good: 74
Replacement Cost Less Depreciation: $194,500

Building Attributes	
Field	**Description**
Style:	Cottage
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1

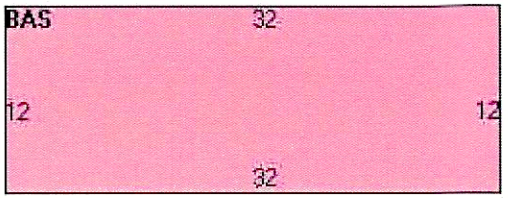
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\66\19.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	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	1
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/188083_1

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	384	384
		384	384

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	ROH
Neighborhood	850
Alt Land Appr	No
Category	

Land Line Valuation

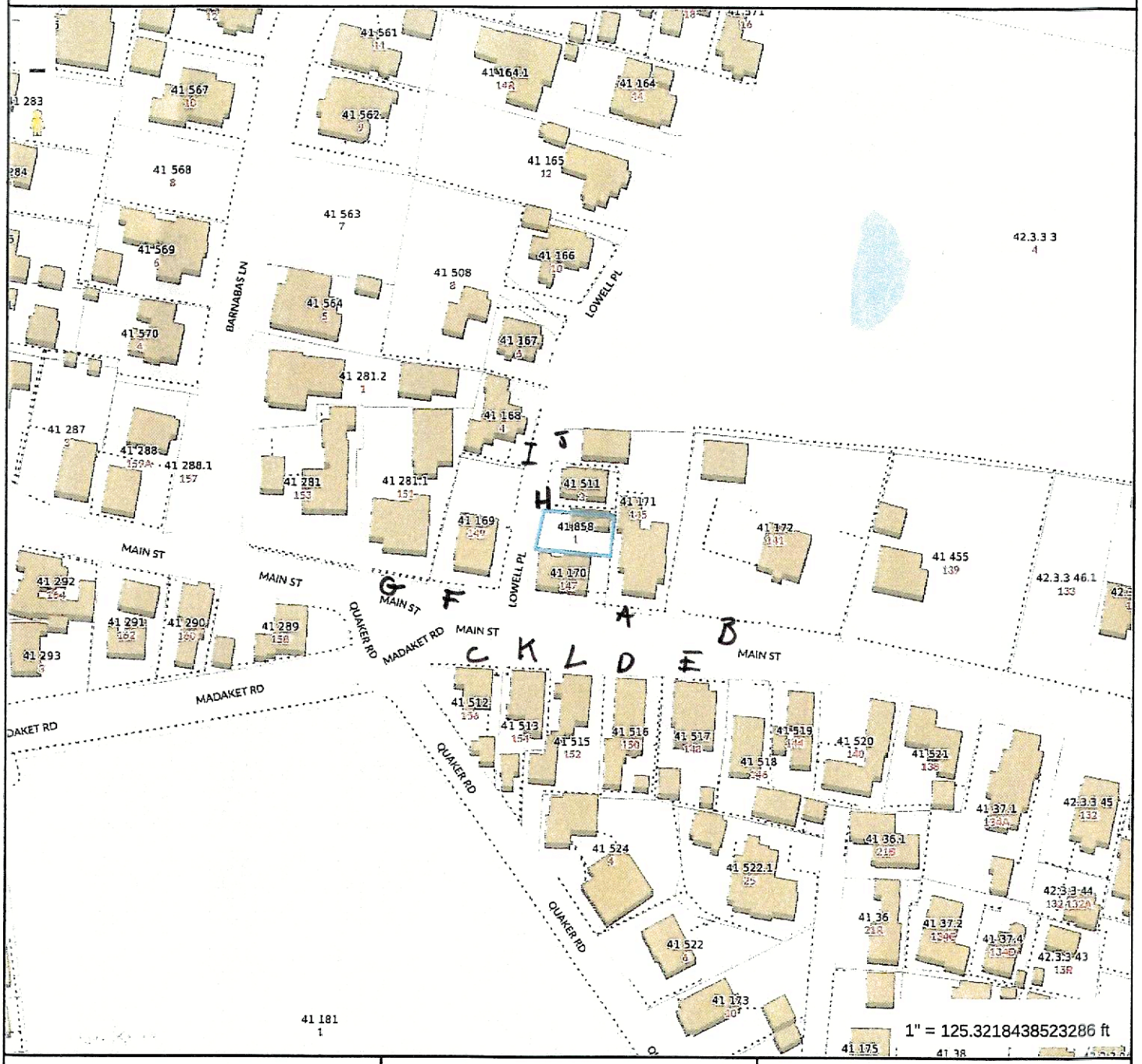
Size (Acres)	0.05
Frontage	
Depth	
Assessed Value	$1,055,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$194,500	$1,055,000	$1,249,500
2023	$56,500	$1,004,700	$1,061,200



Property Information

Property ID 188083
Location 1 LOWELL PL
Owner ACK ONE LOWELL 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.


145 MAIN
A
145
main.
145
Rosebud
145
main


141 MAIN STREET
B
141
main.



156 MAIN ST
C



150 MAIN ST.

D


148 MAIN ST.
E
148
148 Main St


149 MAIN ST
F
149 main

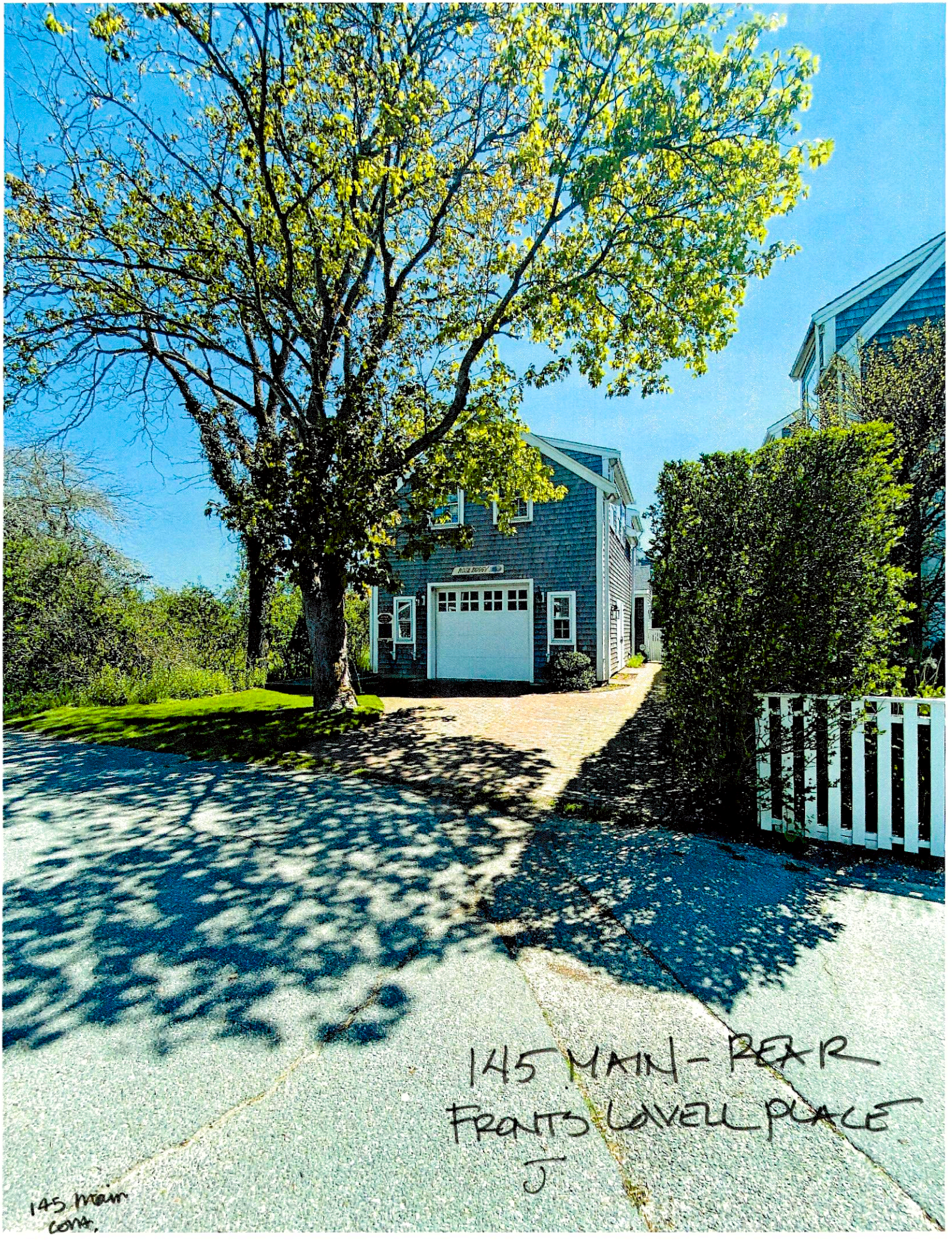


151 MAIN ST.

G


3 LOWELL PLACE
H
BRIGHAM-GILL
JEEP WORLD
Jeep
3 Lowell


4 Lowell
I


145 MAIN - REAR
FRANTS LOVELL PLACE
J
145 Main
cons.


152 main
L
152 main
K

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 87 PARCEL N°. 81

Street & Number of Proposed Work: 32 WESTERN AVE

Owner of record: NANTUCKET LAND BANK

Mailing Address: 22 BROAD ST.
Nantucket, MA 02554

Contact Phone #: 508-228-7240 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Eleanor Antonietti

Mailing Address: S / A / A

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. 2023-03-8041

☐ Pool (Zoning District _____) ☐ Roof ☑ Other *Construct watertruck brick parking space (ADA compliant) 20' x 16'

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 *NO CHANGE IN DIMENSIONS OF HC PARKING SPACE

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: PARKING SPACE ~~Driveways~~ WATERSTRUCK BRICK 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

CERTIFICATE NO: _____ DATE ISSUED: 3/7/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC20230384

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°: 87 PARCEL N°. 81

Street & Number of Proposed Work: 32 WESTERN AVE

Owner of record: Nantucket Islands Land Bank

Mailing Address: 22 Broad St.

Nantucket, MA 02554

Contact Phone #: 228-7240 E-mail: cantonietti@nantucketlandbank.org

AGENT INFORMATION (if applicable)

Name: SAME OWNER

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 3/7/23 Fee Paid: $ 0

Must be acted on by: 4/14/23

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: Ronald Rand

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 01-773

☐ Pool (Zoning District ____) ☐ Roof ☐ Other DECREASE HARDSCAPING - CURTAIN DRAIN ON SOUTH & EAST SIDE OF DWELLING

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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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.

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Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 any revisions to this application will initiate a new sixty-day review period.

Date 2/15/23 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 Eleanor W. Antonietti

AS AGENT FOR Nantucket Islands Land Bank

STREET ADDRESS 32 Western Ave

MAP/PARCEL 87/81

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/7/24

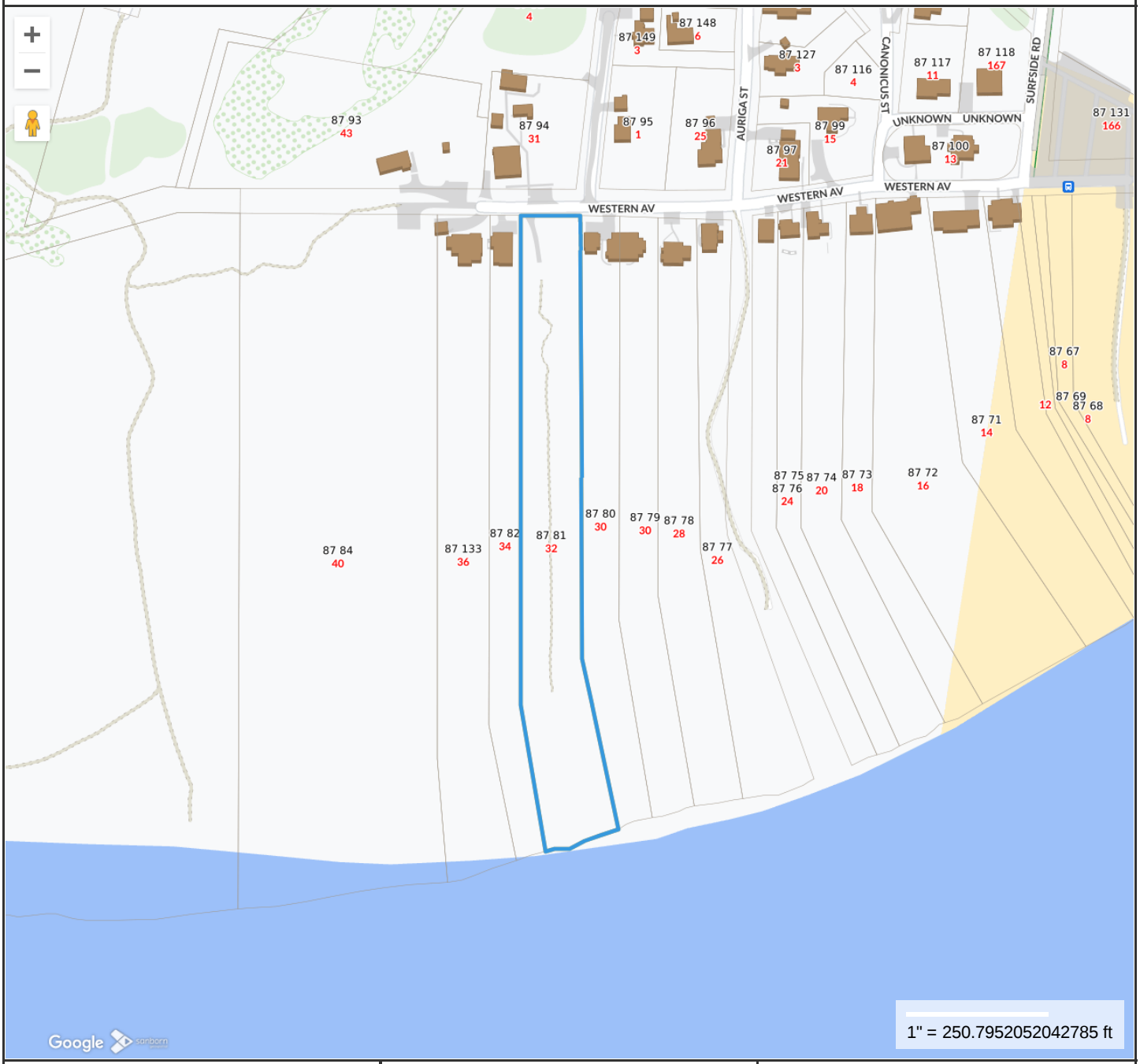
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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



Property Information

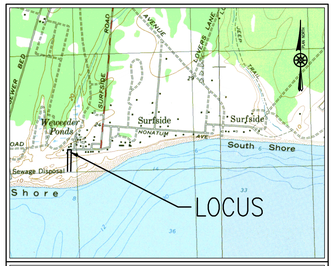
Property ID	8541
Location	32 WESTERN AV
Owner	NANTUCKET ISLANDS LAND BANK

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LOCATION MAP SCALE: 1"=2000'±

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NANTUCKET COUNTY REGISTRY OF DEEDS.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED AN ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON JANUARY 18, 2023.
3. SUBJECT SITE IS IN THE LUG-3 DISTRICT AS DEPICTED ON THE TOWN OF NANTUCKET ZONING MAP.
4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

ADA REQUIREMENTS

521 CMR 5.00: DEFINITIONS

ACCESSIBLE ROUTE: A CONTINUOUS, UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES WITHIN OR BETWEEN BUILDINGS OR FACILITIES. INTERIOR ACCESSIBLE ROUTES MAY INCLUDE CORRIDORS, FLOORS, RAMPS, ELEVATORS, LIFTS, AND CLEAR FLOOR SPACE AT FIXTURES. EXTERIOR ACCESSIBLE ROUTES MAY INCLUDE PARKING, ACCESS AISLES, CURB CUTS, CROSSWALKS AT VEHICULAR WAYS, WALKS, RAMPS, AND LIFTS.

ACCESSIBLE SPACE: SPACE THAT COMPLIES WITH 521 CMR AND THAT CAN BE USED BY PERSONS WITH DISABILITIES.

FACILITY: ALL OR ANY PORTION OF BUILDINGS, STRUCTURES, SITE IMPROVEMENTS, COMPLEXES, EQUIPMENT, ROADS, WALKS, PASSAGEWAYS, PARKING LOTS, OR OTHER REAL OR PERSONAL PROPERTY LOCATED ON A SITE.

LEVEL: SLOPED NO MORE THAN 1:50 OR 2%

RAMP: A WALKING SURFACE THAT HAS A RUNNING SLOPE GREATER THAN 1:20 BUT NO GREATER THAN OR EQUAL TO 1:12.

WALK (WALKWAY): AN INTERIOR OR EXTERIOR PATHWAY WITH A PREPARED SURFACE INTENDED FOR PEDESTRIAN USE, INCLUDING BUT NOT LIMITED TO GENERAL PEDESTRIAN AREAS SUCH AS PLAZAS, COURTS AND CROSSWALKS.

521 CMR 22.00: WALKWAYS

22.1 GENERAL
WALKWAYS SHALL INCLUDE BUT NOT BE LIMITED TO ALL WALKS, SIDEWALKS, OVERPASSES, BRIDGES, TUNNELS, UNDERPASSES, PLAZAS, COURTS AND OTHER PEDESTRIAN PATHWAYS, AND SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

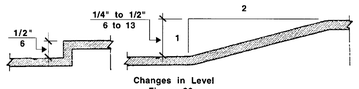
22.2 WIDTH
WIDTH OF WALKWAYS SHALL BE NOT LESS THAN 48 INCHES (48"= 1219MM), EXCLUDING CURB STONES. AN UNOBSTRUCTED PATH OF TRAVEL SHALL BE PROVIDED WHICH IS AT LEAST 36 INCHES (36" = 914MM) CLEAR, EXCLUDING CURB STONES.

22.3 GRADE
WALKWAYS WITH A RUNNING SLOPE GREATER THAN ONE-IN-20 (1:20) (5%) ARE RAMPS AND SHALL COMPLY WITH 521 CMR 24.00: RAMPS.

22.3.1 NOWHERE SHALL THE CROSS SLOPE OF WALKWAYS EXCEED ONE-IN-50 (1:50) (2%). (REFER TO 521 CMR 2.4.4D.)

22.4 LEVEL CHANGES
WALKWAYS SHALL HAVE CONTINUOUS COMMON SURFACES, NOT INTERRUPTED BY STEPS OR CHANGES IN LEVEL GREATER THAN ¼ INCH (¼" = 6MM).

22.4.1 CHANGES IN LEVEL BETWEEN ¼ INCH AND ½ INCH (¼" AND ½" = 6MM AND 13MM) SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 (50%). SEE FIG. 22A.



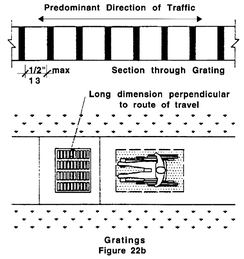
Changes in Level
Figure 22a

22.4.2 CHANGES IN LEVEL GREATER THAN ½ INCH (½" = 13MM) SHALL REQUIRE A CURB CUT, WALKWAY, RAMP, ELEVATOR, OR PLATFORM LIFT THAT COMPLIES WITH 521 CMR 21.00: CURB CUTS, 521 CMR 22.00: WALKWAYS, 521 CMR 24.00: RAMPS OR 521 CMR 28.00: ELEVATORS.

22.5 SURFACE
WALKWAY SURFACES SHALL BE STABLE, AND FIRM AND SHALL LIE GENERALLY IN A CONTINUOUS PLANE WITH A MINIMUM OF SURFACE WARPING.

22.6 DRAINAGE
GRADING AND DRAINAGE SHALL BE DESIGNED TO MINIMIZE POOLING OF WATER OR ACCUMULATION OF ICE OR FLOW OF WATER ACROSS WALKWAYS.

22.7 GRATINGS
IF GRATINGS ARE LOCATED IN WALKING SURFACES, THEY SHALL HAVE SPACES NO GREATER THAN ½ INCH (½" = 13MM) WIDE IN THE DIRECTION OF THE FLOW OF TRAVEL. IF GRATINGS HAVE ELONGATED OPENINGS, THEN THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. SEE FIG. 22B.



Gratings
Figure 22b

22.8 INTERSECTIONS
WHEREVER A WALKWAY CROSSES OR JOINS STREETS, PUBLIC WAYS, DRIVEWAYS OR PARKING LOTS, IT SHALL COMPLY WITH THE FOLLOWING:

22.8.1 THE INTERSECTING SURFACES SHALL BLEND TO A COMMON LEVEL WITH A SLOPE NO GREATER THAN 1:20 (5%), OR A CURB CUT SHALL BE INSTALLED IN COMPLIANCE WITH 521 CMR 21.00: CURB CUTS.

23.4 PARKING SPACES
SHALL COMPLY WITH THE FOLLOWING:

23.4.1 WIDTH: ACCESSIBLE PARKING SPACES SHALL BE AT LEAST EIGHT FEET (8' = 2438MM) WIDE, PLUS THE ACCESS AISLE.

23.4.2 LENGTH: THE LENGTH OF ACCESSIBLE PARKING SPACES SHALL BE AT LEAST THE SAME AS FOR PARKING SPACES GENERALLY IN ACCORDANCE WITH 780 CMR: THE STATE BUILDING CODE OR LOCAL ZONING REQUIREMENTS. PARKED VEHICLES SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE BY OVERHANGING OR PROTRUDING INTO IT.

23.4.3 SLOPE: PARKING SPACES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

EXCEPTION: WHEN TEMPORARY ACCESSIBLE PARKING IS LOCATED WITHIN A FIELD OR OTHERWISE UNPAVED AREA, WHEN SUCH SITE HAS NOT BEEN IMPROVED IN ACCORDANCE WITH 521 CMR, THE SPACES SHALL BE LOCATED ON THE LEAST SLOPING AREA OF THE PARKING LOT.

23.4.4 SURFACE: SPACES SHALL HAVE A UNIFORM, PAVED OR HARD PACKED SMOOTH SURFACE.

23.4.5 DELINEATION: ACCESSIBLE SPACES SHALL BE MARKED BY HIGH CONTRAST PAINTED LINES OR OTHER HIGH CONTRAST DELINEATION.

23.6 SIGNAGE
ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY SIGNS INDICATING THAT THEY ARE RESERVED.

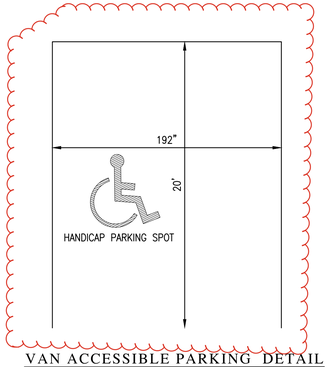
23.6.1 A SIGN SHALL BE LOCATED AT THE HEAD OF EACH SPACE AND NO MORE THAN TEN FEET (10' = 3048MM) AWAY, AND AT ACCESSIBLE PASSENGER LOADING ZONES AND MAY ALSO INCLUDE WORDING IDENTIFYING ITS USE.

23.6.2 THE SIGN SHALL SHOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

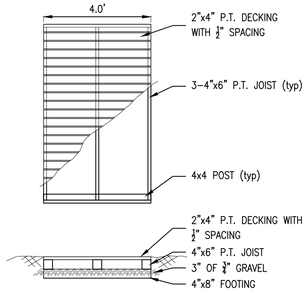
23.6.3 VAN ACCESSIBLE SPACES SHALL INCLUDES THE WORDS: "VAN_ACCESSIBLE".

23.6.4 SUCH SIGNS SHALL BE PERMANENTLY LOCATED AT A HEIGHT OF NOT LESS THAN FIVE FEET (5' = 1524MM), NOR MORE THAN EIGHT FEET (8' = 2438) TO THE TOP OF THE SIGN.

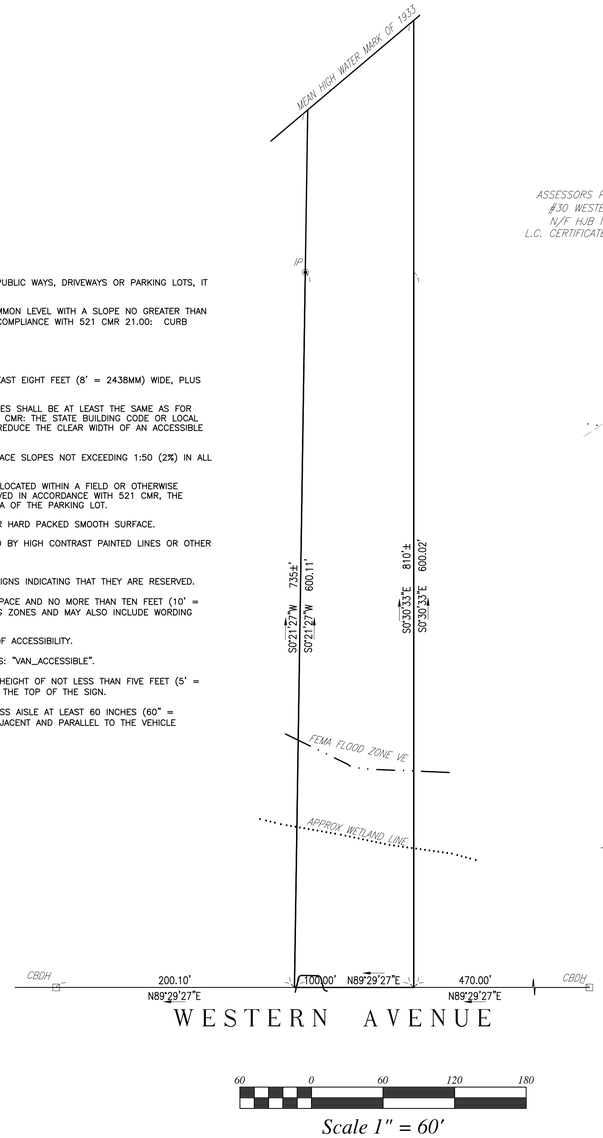
23.7.2 PASSENGER LOADING ZONES SHALL PROVIDE AN ACCESS AISLE AT LEAST 60 INCHES (60" = 1524MM) WIDE AND 20 FEET (20' = 6096MM) LONG, ADJACENT AND PARALLEL TO THE VEHICLE PULL_UP SPACE.



VAN ACCESSIBLE PARKING DETAIL
NOT TO SCALE

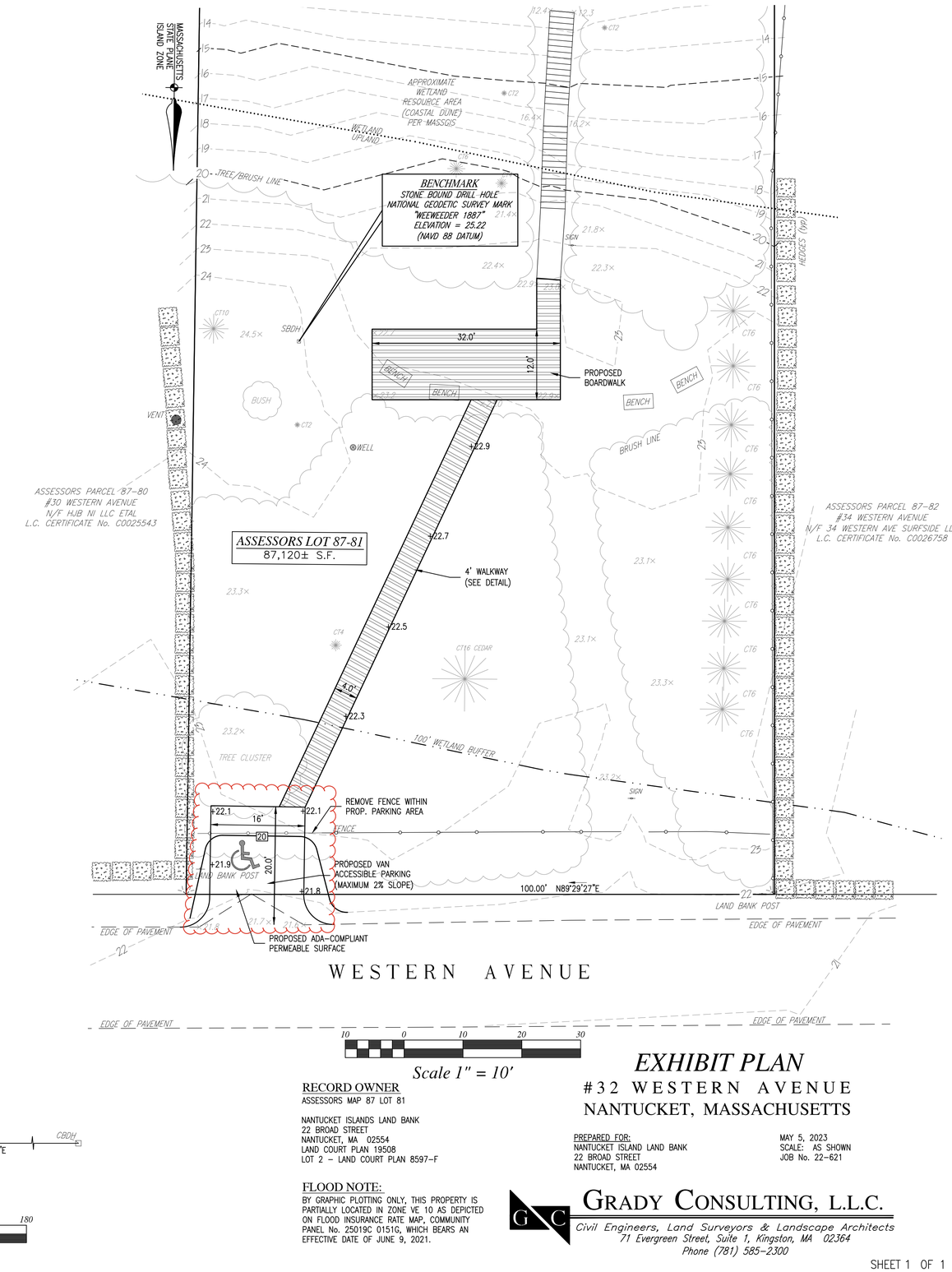


WALKWAY DETAIL
NOT TO SCALE



60 0 60 120 180

Scale 1" = 60'



10 0 10 20 30

Scale 1" = 10'

EXHIBIT PLAN

#32 WESTERN AVENUE
NANTUCKET, MASSACHUSETTS

RECORD OWNER
ASSESSORS MAP 87 LOT 81

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554
LAND COURT PLAN 19508
LOT 2 – LAND COURT PLAN 8597-F

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY LOCATED IN ZONE VE 10 AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25019C 0151G, WHICH BEARS AN EFFECTIVE DATE OF JUNE 9, 2021.

PREPARED FOR:
NANTUCKET ISLAND LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

MAY 5, 2023
SCALE: AS SHOWN
JOB No. 22-621

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300

PHOTOS OF 32 Western Avenue


LAND
BANK


LAND BANK
LAND BANK


LAND BANK
LAND BANK
CAUTION

PHOTOS OF DRIVEWAYS
FROM 12-36 Western Ave


SURFSIDE
















NO MORE
WIND TURBINES





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.1.2 PARCEL N°. 57

Street & Number of Proposed Work: 23 TENNESSEE AVE.

Owner of record: Nantucket Land Bank

Mailing Address: 22 Broad St.
Nantucket MA 02554

Contact Phone #: 508-228-7240 E-mail: eantonietti@nantucket landbank.org

AGENT INFORMATION (if applicable)

Name: Eleanor Antonietti

Mailing Address: S/A/A

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. 71818
☐ Pool (Zoning District _____) ☐ Roof ☑ Other WIDEN O/H DOOR. SIDING MATERIALS & HGT.

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: NO CHANGE IN HEIGHT OR MATERIALS.

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NO Δ's

WIDEN OVERHEAD DOOR TO 9' TO ACCOMMODATE TRAILERS.

Is there an HDC survey form for 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 BATTEN / CEDAR
Garage Door(s): Type CEDAR PALED O.H. Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

NO Δ's

Sidewall NTW Clapboard (if applicable) _____ Roof _____
Trim NTW - CEDAR Sash _____ Doors NTW - CEDAR
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

CERTIFICATE NO: 71818 DATE ISSUED: 1/29/19

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.1.2 PARCEL N°. 56857

Street & Number of Proposed Work: 23 TENNESSEE

Owner of record: NANTUCKET ISL. LAND BANK

Mailing Address: 22 BROAD ST
02554

Contact Phone #: 8·7240 E-mail:

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail:

FOR OFFICE USE ONLY ✓1787

Date application received: 1/15/19 Fee Paid: $ 50 -

Must be acted on by: 3/29/19

Extended to:

Approved: Disapproved:

Chairman: Dave Crowley (act 7)

Member:

Member:

Member:

Member: 1/29/19

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 68005 plus minor clarifications

☐ 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:

NO Δ'S

Difference between existing 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 TWO WINDOWS (PREV. APPROVED ON WEST)
2. South Elevation NO Δ'S
3. West Elevation DOOR & TWO WINDOWS (PREV. APPROVED ON EAST)
4. North Elevation OVERHEAD DOOR (CEDAR FACED); WINDOW/GARAGE DOOR FLIP LOCATIONS

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) ☐ Other

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height:
Type:
Length:

Skylights (flat only): Manufacturer Rough Opening Size Location

Manufacturer Rough Opening Size Location

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material)

Leaders (material and size):

Sidewall: ☐ White cedar shingles ☐ Clapboard (exposure: inches) Front ☐ Side ☐

☐ Other

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other

C. Dimensions: Fascia Rake Soffit (Overhang) Corner boards Frieze

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round Square

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer

Doors* (type and material): ☐ TDL ☐ SDL Front Rear Side "Z" BATTEN (CEDAR)

Garage Door(s): Type CEDAR FACED O.H. Material

Hardscape materials: Driveways Walkways Walls

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) Roof

Trim NTW - CEDAR Sash WHITE Doors NTW - CEDAR

Deck Foundation GREY Fence Shutters

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 01.15.19 Signature of owner of record Brook P. Meerbergen For Land Bank Signed under penalties of perjury

LAND BANK WORKSHOP
REV CoA: 68005
23 TENNESSEE AVE
SITE SCALE: 1" = 40'-0"
PLAN SCALE: 1/8" = 1'-0"

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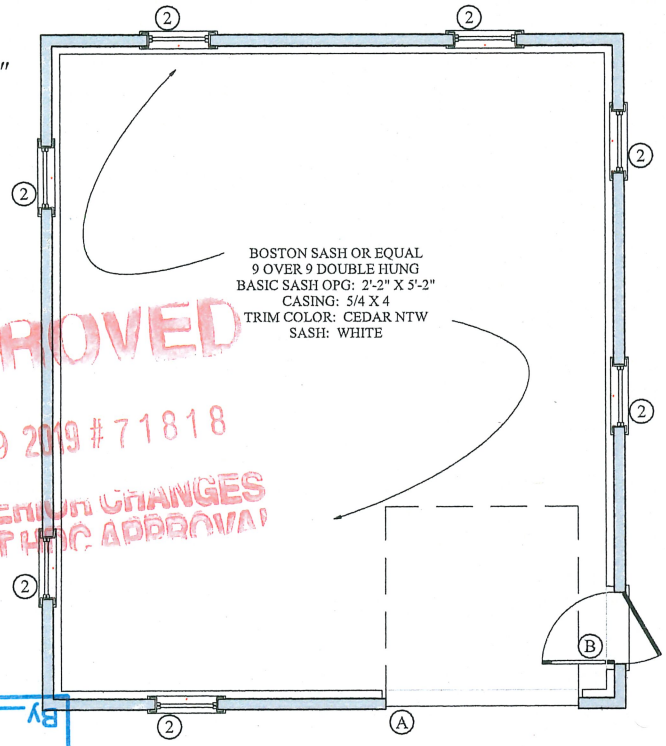
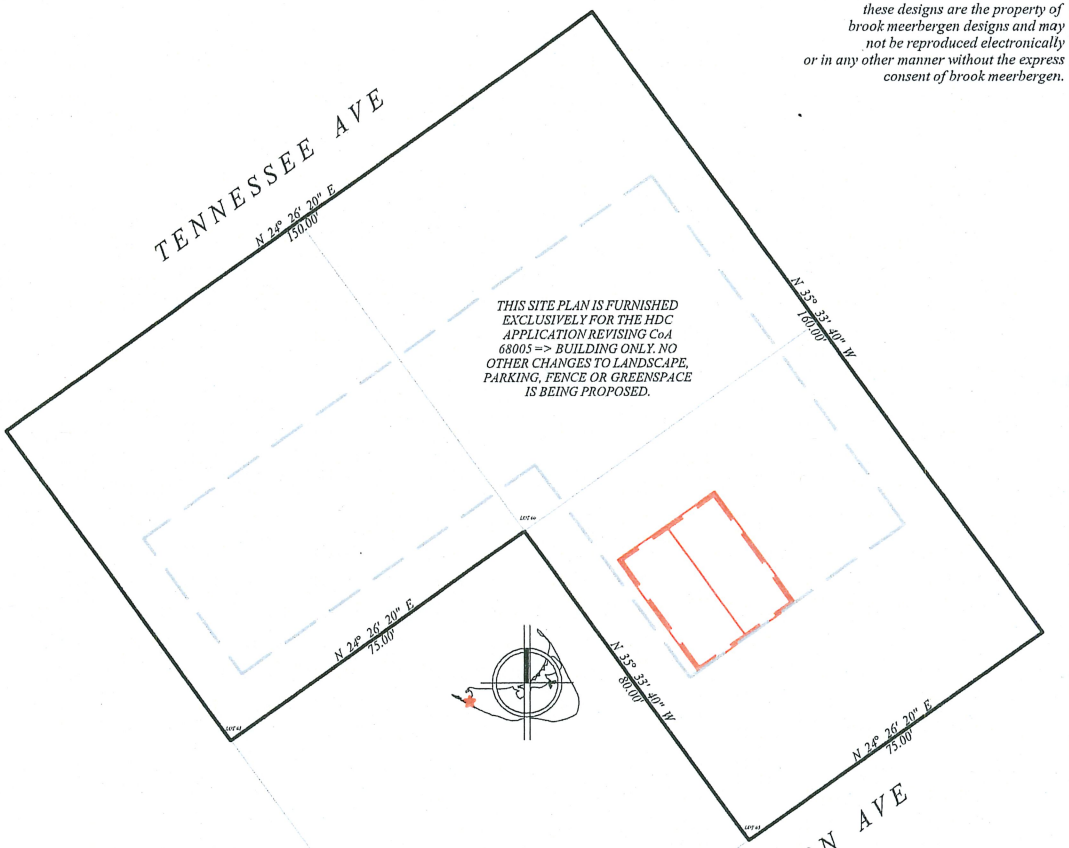
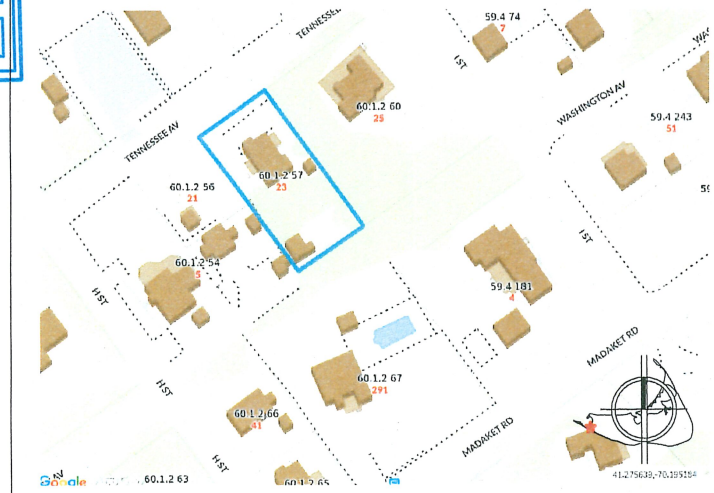


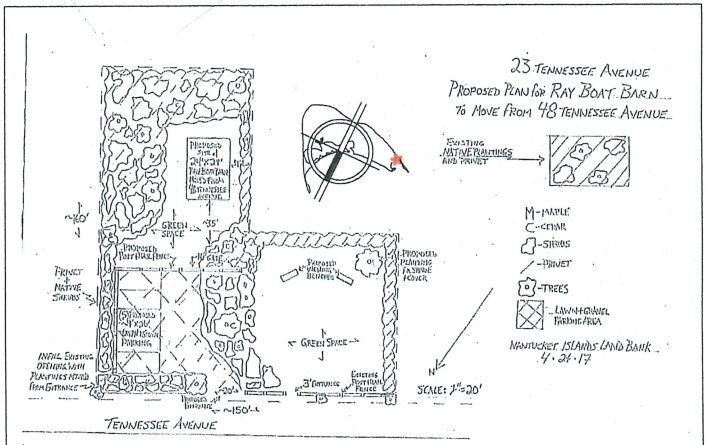
APPROVED
JAN 29 2019 # 71818
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JAN 16 2019
BY





23 TENNESSEE AVE
LOCUS MAP - NOT TO SCALE
LAND BANK - MAP 60.1.2; PCL 56 & 57



23 TENNESSEE AVE - LANDSCAPE
NO CHANGES

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

LAND BANK WORKSHOP
REV CoA: 68005
23 TENNESSEE AVE
SCALE: 1/3" = 1'-0"

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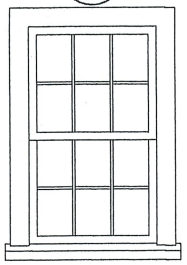
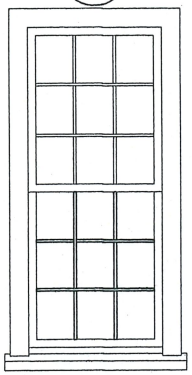
1



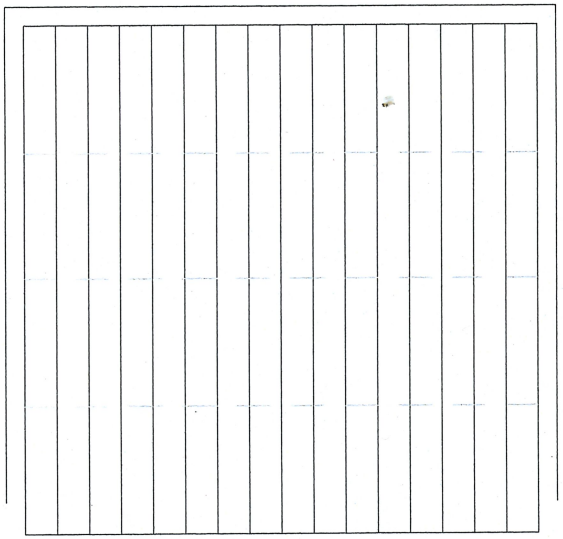
BOSTON SASH OR EQUAL
6 OVER 6 DOUBLE HUNG
BASIC SASH OPG: 2'-0" X 3'-6"
CASING: 5/4 X 4
TRIM COLOR: CEDAR NTW
SASH: WHITE

2



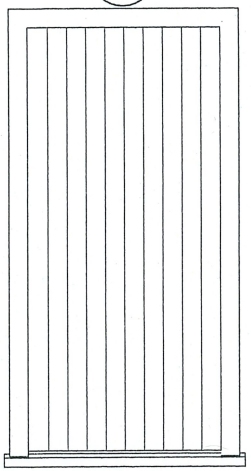
BOSTON SASH OR EQUAL
9 OVER 9 DOUBLE HUNG
BASIC SASH OPG: 2'-2" X 5'-2"
CASING: 5/4 X 4
TRIM COLOR: CEDAR NTW
SASH: WHITE

A



CEDAR FACED OVERHEAD DOOR
DOOR OPG: 8'-0" X 8'-0"
COLOR: CEDAR NTW
TRIM: CEDAR NTW

B



WOOD Z-BATTEN DOOR
SLAB SIZE: 3'-0" X 6'-8"
CEDAR NTW

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

LAND BANK WORKSHOP
REV CoA: 68005
23 TENNESSEE AVE
SCALE: 1/8" = 1'-0"

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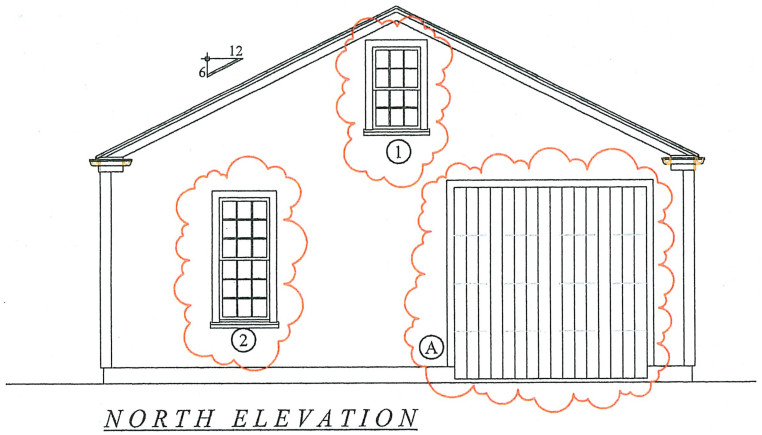
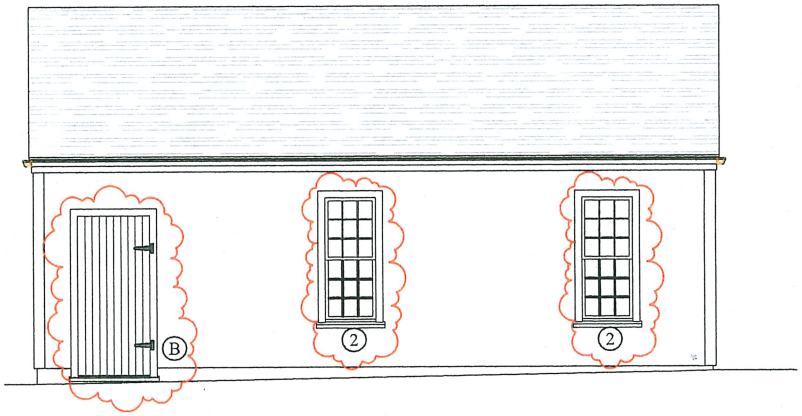
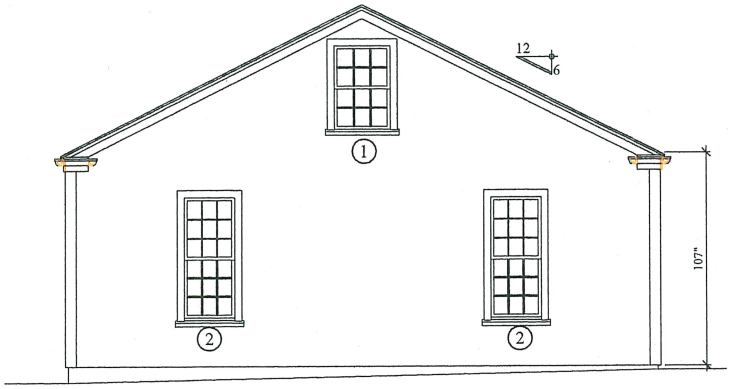


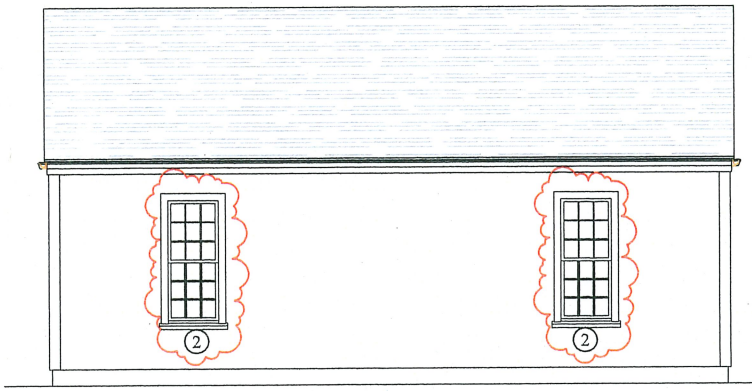
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

APPROVED

JAN 29 2019 # 71818

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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 Eleanor W. Antonietti

AS AGENT FOR Nantucket Islands Land Bank

STREET ADDRESS 23 Tennessee Ave

MAP/PARCEL 60.1.2/ 57

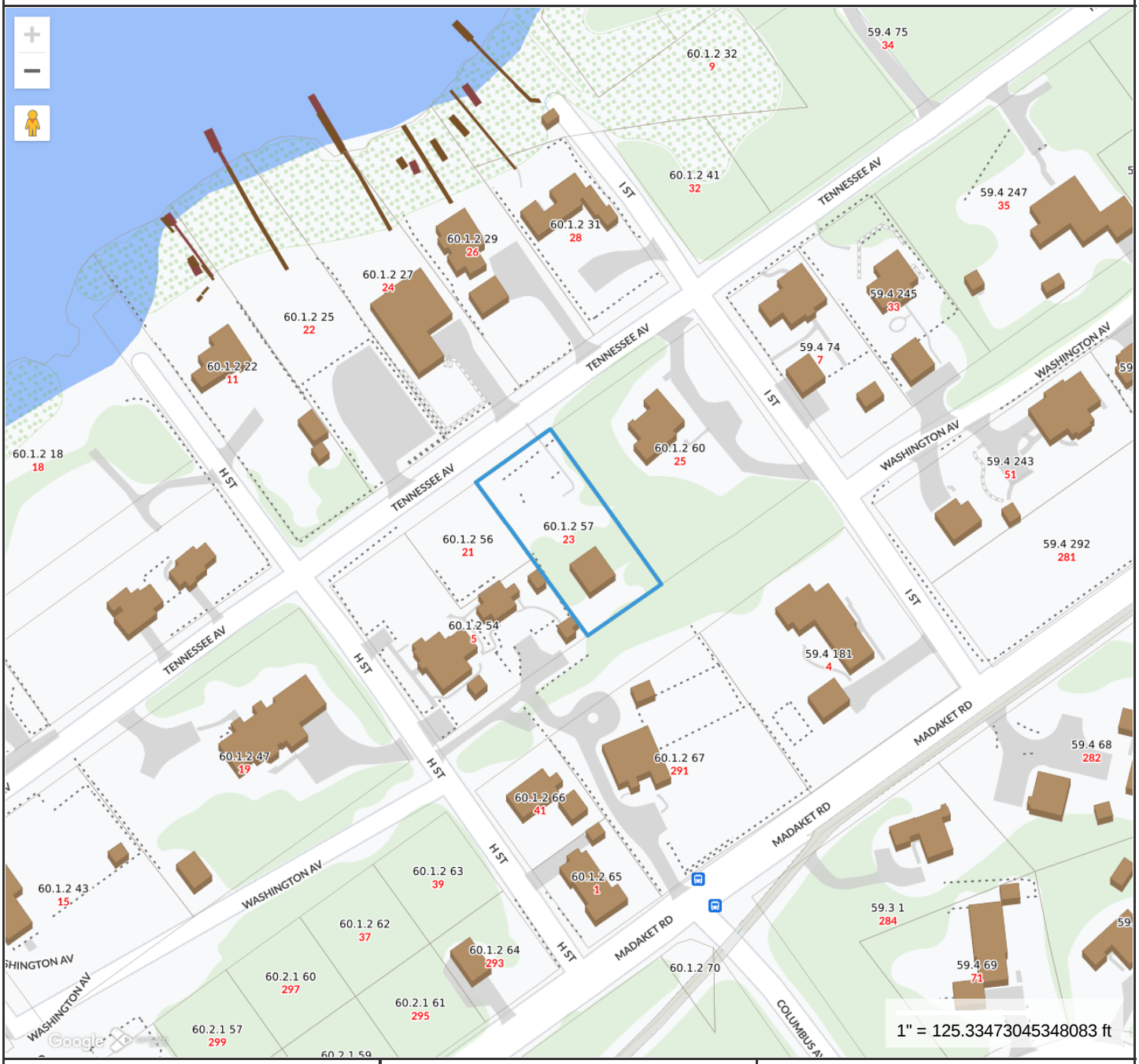
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/7/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Date 10/7/2024



Property Information

Property ID	11219
Location	23 TENNESSEE AV
Owner	NANTUCKET ISLANDS LAND BANK

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

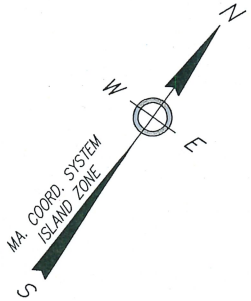
TO THE TOWN OF NANTUCKET:

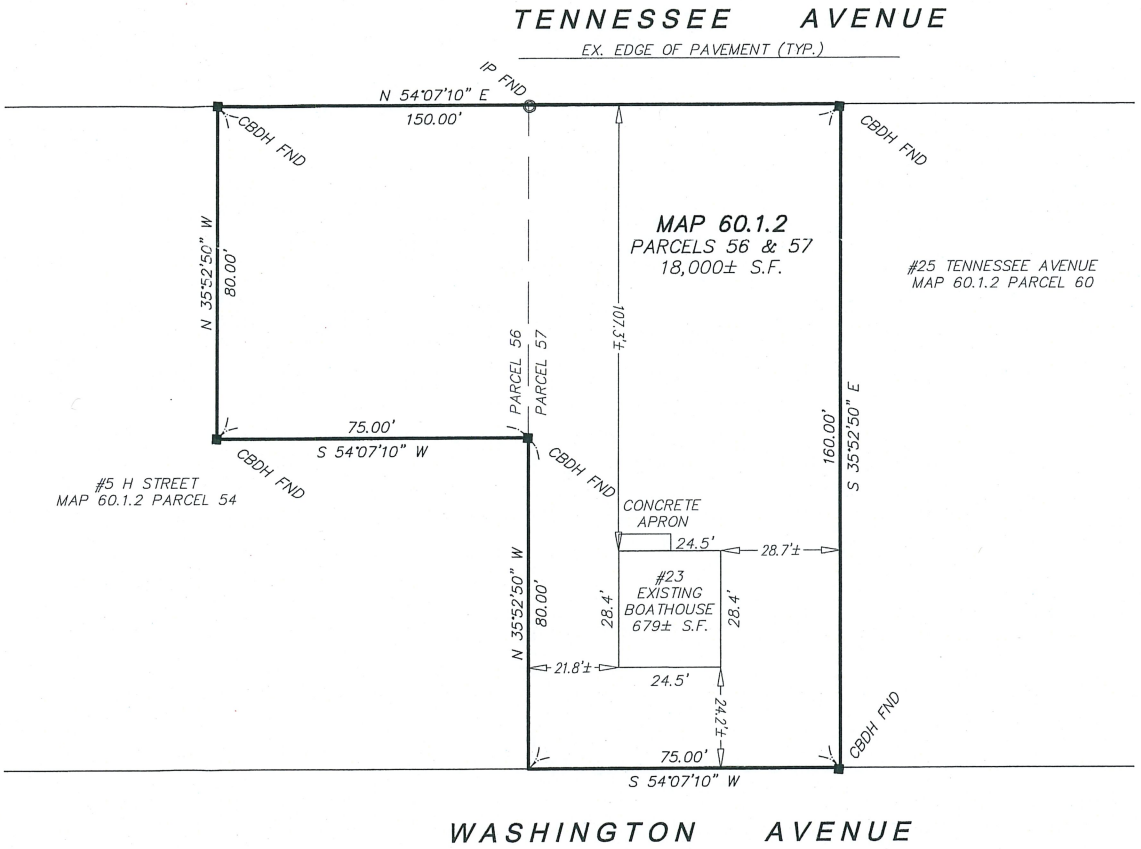
"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

9/19/19

PROFESSIONAL LAND SURVEYOR





NOTES:

1. OWNER: NANTUCKET ISLANDS LAND BANK
   22 BROAD STREET
   NANTUCKET, MA. 02554
2. DEED REF: Land Court Certificate #25135
3. PLAN REF: Land Court Plan 3092–S, Sht.2 (Lots 60, 61 & 65)
4. LOCUS PARTIALLY FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE (500 YEAR) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0064–G dated 06/09/2014.

ZONE: LUG–3

	REQUIRED	EXISTING
LOT AREA:	120,000 s.f.	18,000± s.f.
FRONTAGE:	200'	150.00'
FRONT YARD:	35'	107.3'±
SIDE/REAR YARD:	10'(a)	21.8'±
MAX. GROUND COVER:	1,500 s.f.(b)	679± s.f.

(a) MINIMUM SETBACKS PER TOWN OF NANTUCKET CODE SEC. 139–33(E)(2)(a)

(b) MAX. ALLOWABLE GROUND COVER PER TOWN OF NANTUCKET CODE SEC. 139–33(E)(1)(b)

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
SEPTEMBER 19, 2019	DAF/ERC/BEI	DFB/AMG

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

FINAL AS–BUILT PLAN

IN NANTUCKET, MASSACHUSETTS

Prepared for:

NANTUCKET ISLANDS LAND BANK

#23 TENNESSEE AVENUE
MAP 60.1.2 PARCELS 56 & 57




Moon's End Farm

This building, known as the
Ray Boathouse, was moved
from its original location
at 48 Tennessee Avenue
in January 2019.

Nantucket Islands Land Bank

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

OTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

his is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and esolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

he certificate is valid for three years from date of issuance. No structure may differ om the approved application. Violation may impede issuance of Certificate of ccupancy.

PROPERTY DESCRIPTION

AX MAP N°: 88 PARCEL N°. 6

reet & Number of Proposed Work: 48 NOBADEER AVE

wner of record: THOMAS THOMAS

ailing Address: 30 JOY ST

COHASSET, MA 02025

ontact Phone #: 321 1333 E-mail: JLYDONJR

AGENT INFORMATION (if applicable)

ame: _____

ailing Address: _____

_____

ontact 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 3 TABS TO MATCH EXISTING

ze 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: _____

ference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

ight of ridge above final finish grade: North _____ South _____ East _____ West _____

dditional Remarks

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

3. West Elevation

4. North Elevation

storic Name:

iginal Date:

iginal Builder:

there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

oundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

asonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

oof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

oofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

kylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

utters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

eaders (material and size): _____

ldewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

] _____

☐ Other _____

'im: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

'indows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

oors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

ardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

dewall _____ Clapboard (if applicable) _____ Roof CERT. GEORGETOWN GRAY

'im _____ Sash _____ Doors _____

eck _____ Foundation _____ Fence _____ Shutters _____

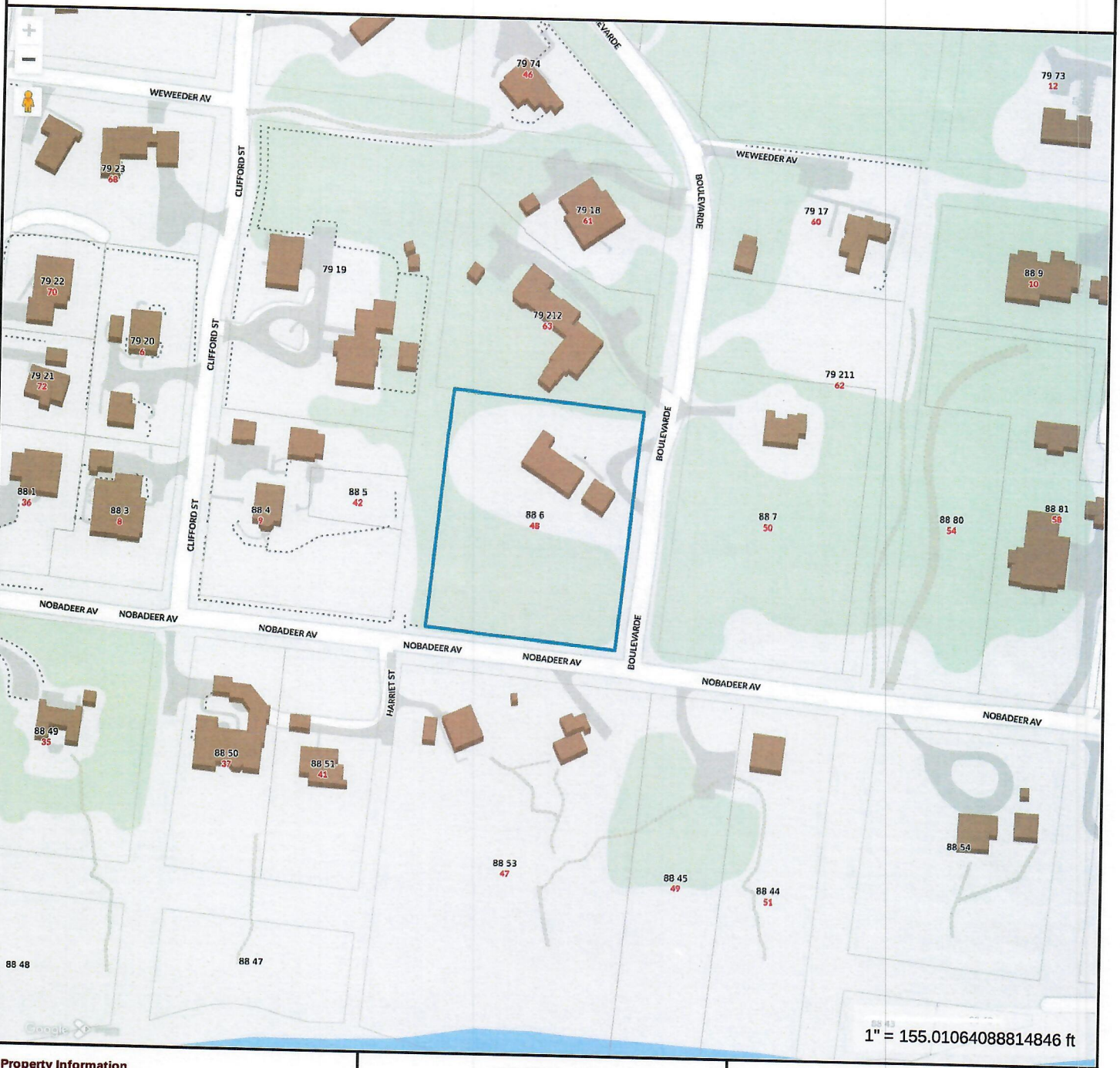
Attach manufacturer's color samples if color is not from HDC approval list.

hereby authorize the agent named above to act on my behalf to make changes in the specifications of the plans contained in this application in order to bring the applica- on into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of ny revisions to this application will initiate a new sixty-day review period.

ate 10/8/21 Signature of owner of record _____

Town and County of Nantucket, MA

October 8, 2024



Property Information

Property ID	8603
Location	48 NOBADEER AV
Owner	THOMAS THOMAS M & FRENCH REBECCA T 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°: 67 PARCEL N°. 663

Street & Number of Proposed Work: 6 Celtic Dr.

Owner of record: Roberts Edward W

Mailing Address: 6 Celtic Dr.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 5083229654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Move off or demo shed

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 120 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' Sq. footage 2nd floor: — Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Move off or demo
120 SF Shed

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

6 Celtic Dr. - Move off / Demo Shed

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(Initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Edward Roberts

STREET ADDRESS 6 Celtic Dr

MAP/PARCEL 67/663

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.07.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — Signature

10.7.2024 — Date

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



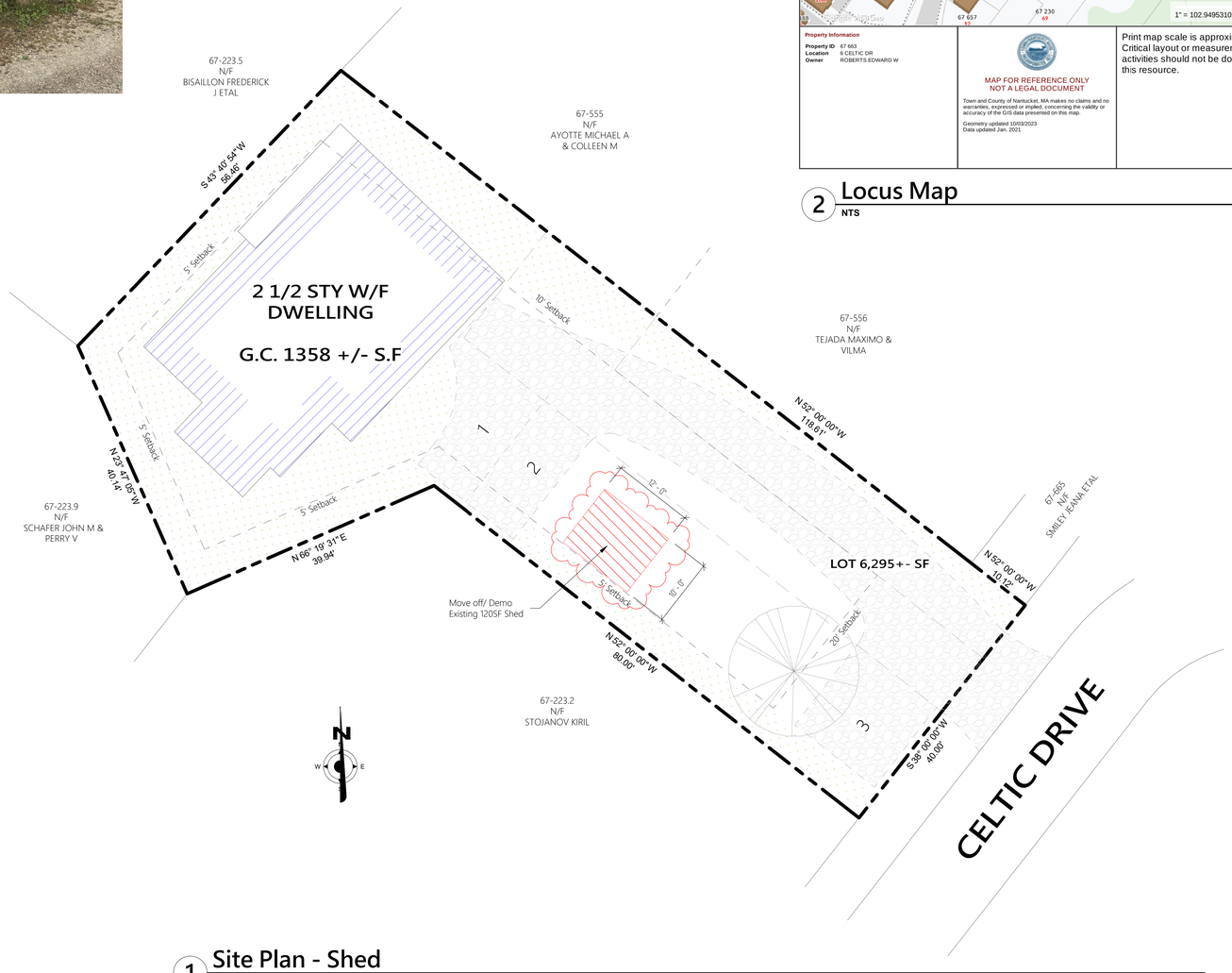
South View - From Celtic Drive



East View - From Driveway

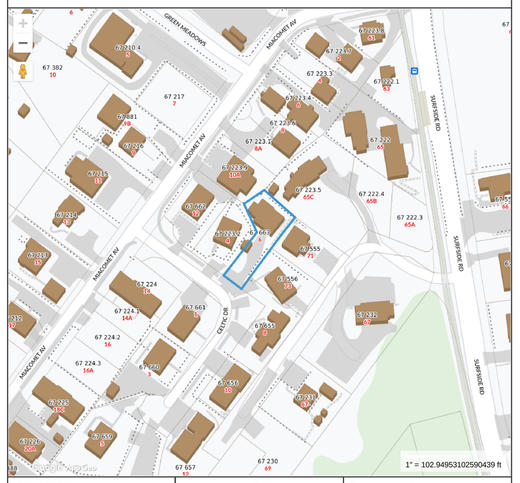


North View - From the house.
West view is too close to the fence to take photo



1 Site Plan - Shed
1" = 10'-0"

Town and County of Nantucket, MA — October 31, 2023



Property Information
Property ID 67 663
Location 6 CELTIC DR
Owner ROBERTS EDWARD 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 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

2 Locus Map
NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Roberts Residence

6 Celtic Dr.,
Nantucket, MA 02554

Sheet
Site plan - Shed

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans, Exterior Elevations
Grand total: 2

Date
10.07.2024

Revisions

C.102

Scale As indicated

10/7/2024 1:37:15 PM

HDC Submission Only - Not For Construction



South View - From Celtic Drive



East View - From Driveway



North View - From the house.
West view is too close to the fence to take photo



1 Site Plan - Shed
1" = 10'-0"

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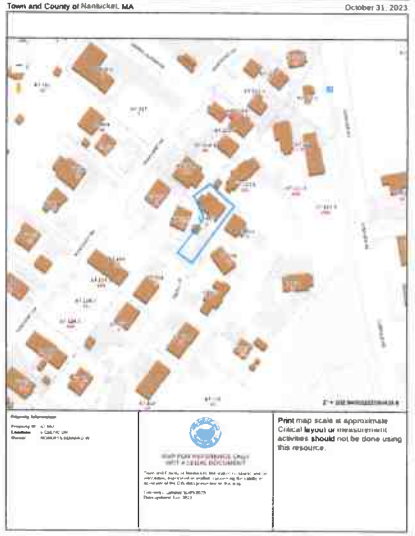

2 Locus Map
NTS

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Residential and Commercial Design
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JBStudio
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Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Roberts Residence

6 Celtic Dr.,
Nantucket, MA 02554

Sheet
Site plan - Shed

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans, Exterior Elevations
Grand total: 2

Date
10.07.2024

Revisions

C.102

Scale
As indicated

10/7/2024 1:37:15 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 663

Street & Number of Proposed Work: 6 Celtic Dr.

Owner of record: Roberts Edward W

Mailing Address: 6 Celtic Dr.
Nantucket, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 5083329654 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 New studio / cottage

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 330 SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: 330 SF Size: — ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 23'7" South 23'7" East 23'7" West 23'7"

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 — /12 Dormer — /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer — Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): —

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) — Corner boards 6" Frieze —
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round — Square —

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen or similar

Doors* (type and material): ☐ TDL ☒ SDL Front Wood, 6 Panel 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 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS: 6 Celtic Dr. - Cottage

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(Initial to indicate read and understand)

— 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

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STAFF

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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Edward Roberts

STREET ADDRESS 6 Celtic Dr

MAP/PARCEL 67/663

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.07.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — Signature

10.7.2024 — Date

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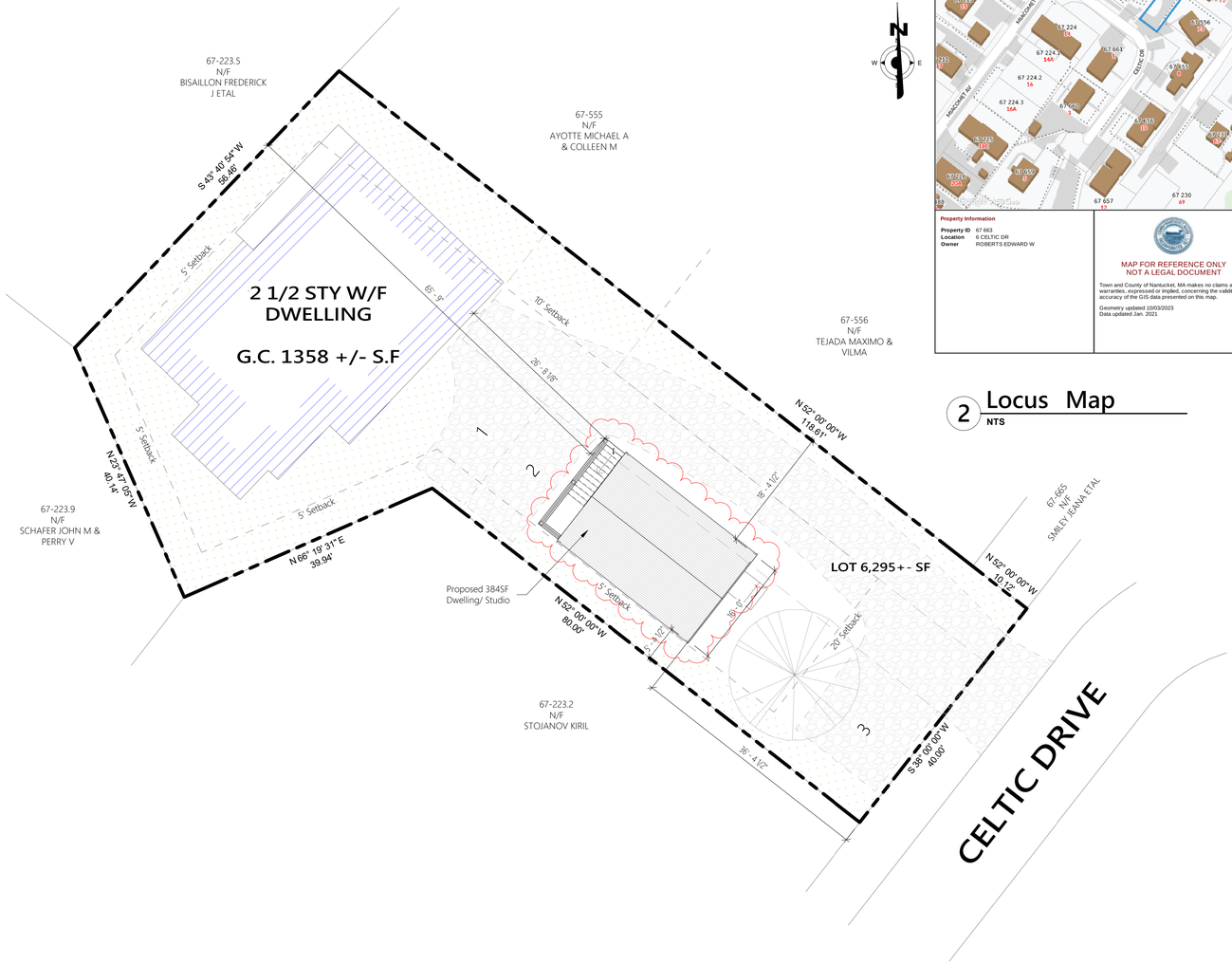
Property Info:

Map & Parcel:	67/663	Lot Size:	6,295 sq. ft.
District/Zoning:	R-5	Allowable Ground Coverage:	2,518 sq. ft.
Minimum Lot Size:	5,000 sq.ft.	Existing Ground Coverage:	1358 sq. ft.
Frontage:	50 ft.	Proposed Ground Coverage Cottage:	384 sq. ft.
Ground Cover Ratio:	40%		
Front Setback:	10 ft.	Total Proposed Ground Coverage:	1,742 sq. ft.
Side/Rear Setback:	5 ft.		









1 **Site Plan**
1" = 10'-0"



67-556
N/F
TEJADA MAXIMO &
VILMA

2 **Locus Map**
NTS

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Project

Roberts Residence Cottage

6 Celtic Dr.,
Nantucket, MA 02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans, Exterior Elevations
Grand total: 2

Date
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Revisions

C.101

Scale
As indicated

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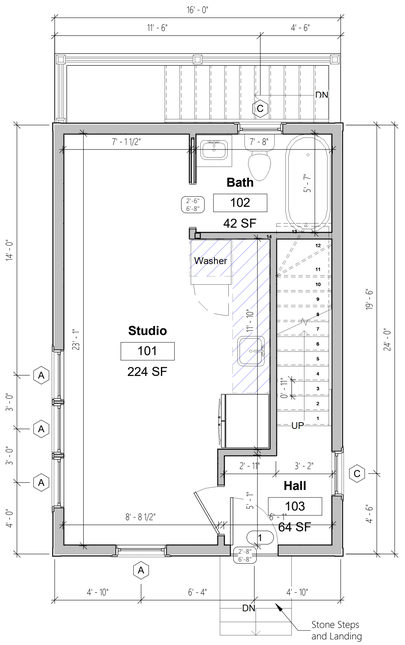
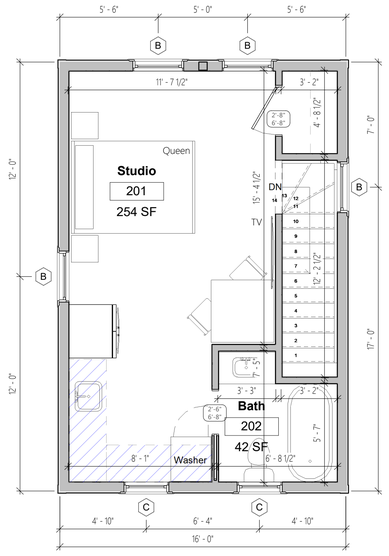
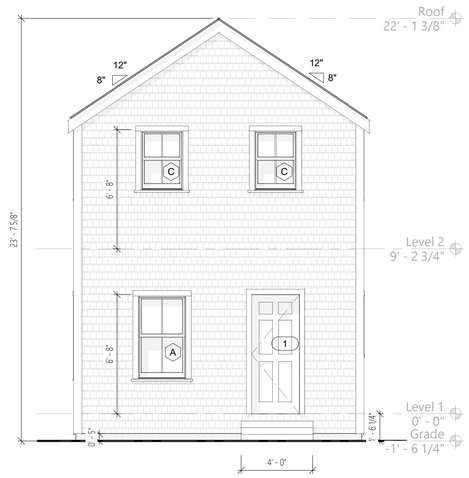


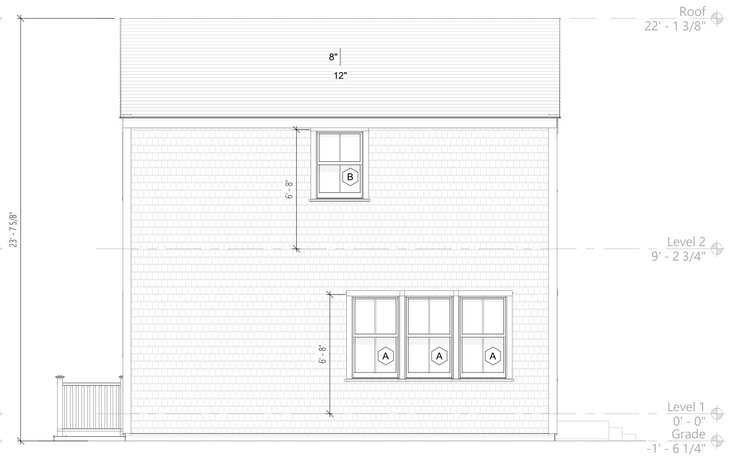
1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"



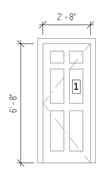
3 North Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"

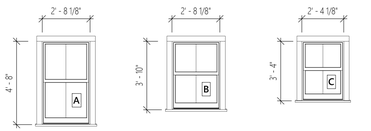
Room Schedule

Room Number	Room Type	Department	Occupancy	Level	Area	Perimeter	Comments
Level 1							
101	Studio			Level 1	224 SF	70' - 2"	
102	Bath			Level 1	42 SF	26' - 2"	
103	Hall			Level 1	64 SF	45' - 2 3/4"	
					329 SF		
Level 2							
201	Studio			Level 2	254 SF	76' - 0"	
202	Bath			Level 2	42 SF	27' - 11"	
					296 SF		
Grand total: 5					625 SF		



Front Door, 6 Panel
White Sash
White Trim

Door Schedule
1/4" = 1'-0"

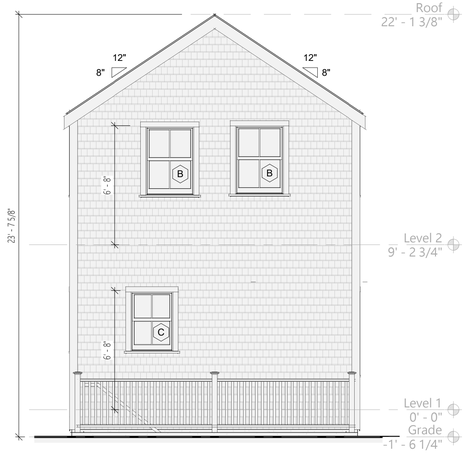


Double Hung 6/1
White Sash
White Trim

Double Hung 6/1
White Sash
White Trim

Double Hung 6/1
White Sash
White Trim

Window Schedule
1/4" = 1'-0"



5 South Elevation
1/4" = 1'-0"



6 East Elevation
1/4" = 1'-0"

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Roberts Residence Cottage

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Sheet

Floor Plans, Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans, Exterior Elevations
Grand total: 2

Date

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Revisions

A.101

Scale 1/4" = 1'-0"

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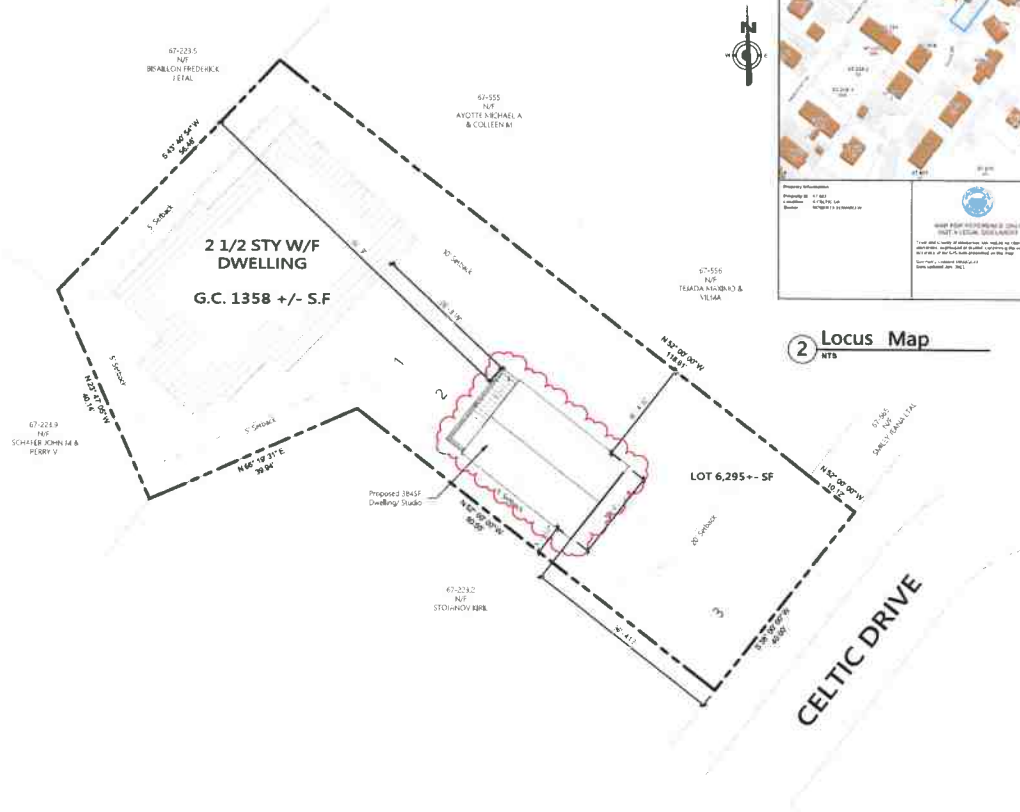

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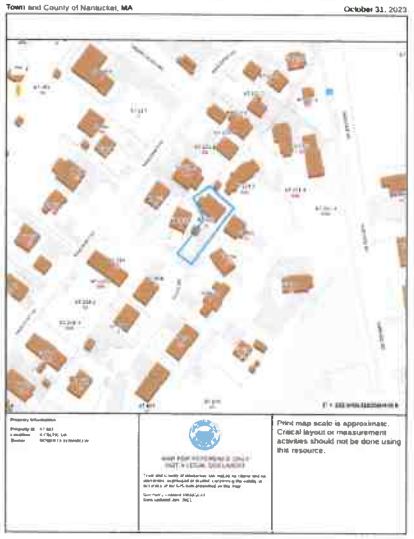

2 Locus Map
NTS

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Site Plan

SHEET INDEX

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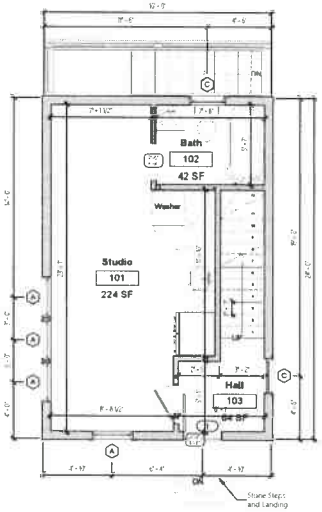

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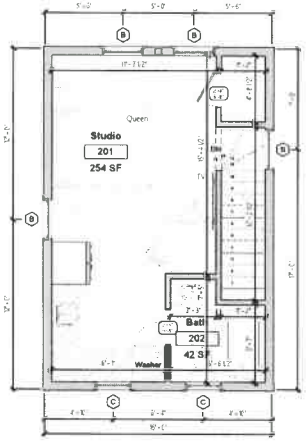

2 Level 2
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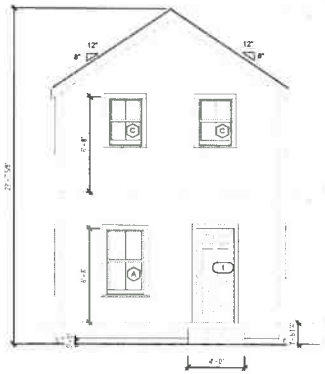
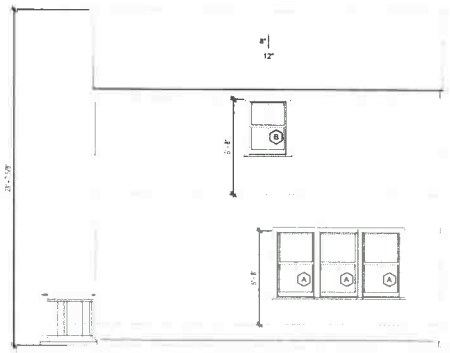


3 North Elevation
1/4" = 1'-0"



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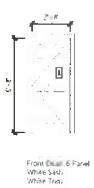

Door Schedule
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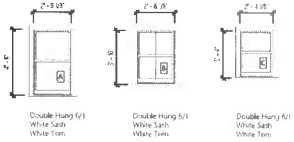
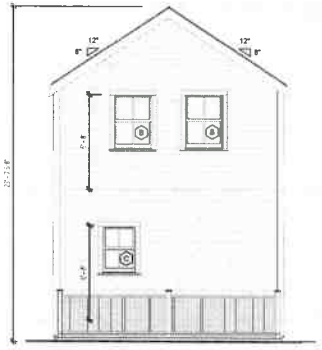
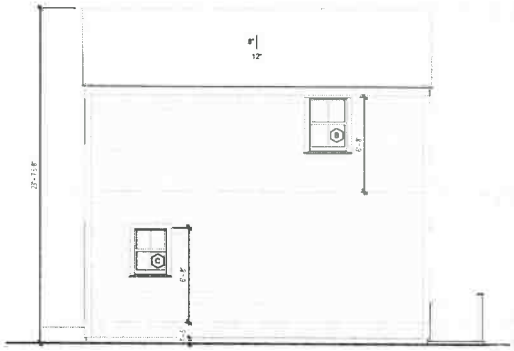


Window Schedule
1/4" = 1'-0"



5 South Elevation
1/4" = 1'-0"



6 East Elevation
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Roberts Residence Cottage

6 Celtic Dr.,
Nantucket, MA 02554

Sheet

Floor Plans, Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans, Exterior Elevations
Grand total: 2

Date
10.07.2024

Revisions

A.101

Scale 1/4" = 1'-0"

10/7/2024 8:46:33 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 51

Street & Number of Proposed Work: 6 HARBOR TERR,

Owner of record: BUTSWINKAS DANE H ETAL.

Mailing Address: 4 QUINCY STREET

CHEVY CHASE MD 20815

Contact Phone #: 202 302 0195 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MONTORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other DOOR CHANGE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1949

Original Builder:

REVISIONS* (describe)

1. East Elevation DOOR CHANGE @ KITCHEN
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 TO MATCH EXISTING

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH EXISTING

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear ANDERSEN (TME) 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 _____

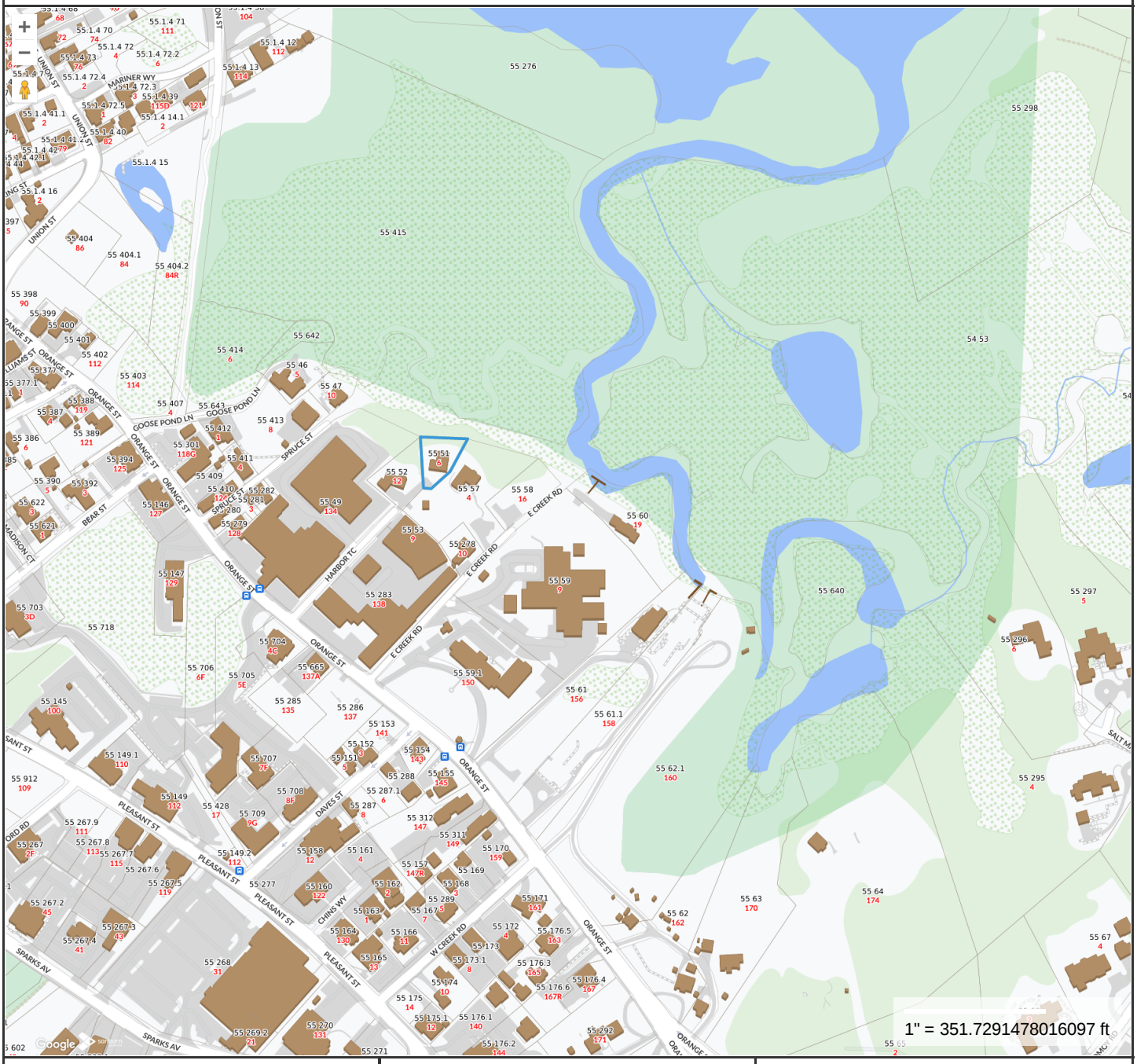
Trim WHITE (TME) Sash _____ Doors WHITE TO MATCH EXISTING

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



Property Information

Property ID	3208
Location	6 HARBOR TERR
Owner	BUTSWINKAS DANE H 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.

6 HARBOR TERR

Location	6 HARBOR TERR	**Mblu**	55/ / 51/ /
Acct#	00003208	**Owner**	BUTSWINKAS DANE H ETAL
Assessment	$2,969,150	**PID**	3208
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$764,600	$2,204,550	$2,969,150

Owner of Record

Owner	BUTSWINKAS DANE H ETAL	**Sale Price**	$1,750,000
Co-Owner		**Certificate**	
Address	4 QUINCY ST CHEVY CHASE, MD 20815	**Book & Page**	1354/026
		Sale Date	11/15/2012
		Instrument	1O

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BUTSWINKAS DANE H ETAL	$1,750,000		1354/026	1O	11/15/2012
OTTINGER JOAN S	$0		0530/191	99	03/10/1997
OTTINGER LESLIE W & JOAN S	$350,000		0455/187	00	09/23/1994
CHRISTIAN CARL K	$0		0166/216		10/02/1978

Building Information

Building 1 : Section 1

Year Built:	1949
Living Area:	1,865
Replacement Cost:	$935,795
Building Percent Good:	81
Replacement Cost Less Depreciation:	$758,000

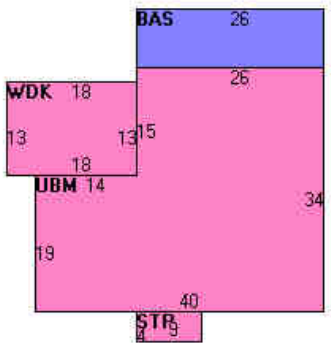
Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\93\52.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3208_3767.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,358	1,358
TQS	Three Quarter Story	676	507
STP	Stoop	36	0
UBM	Basement, Unfinished	1,150	0
WDK	Deck, Wood	234	0
		3,454	1,865

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$6,600	1

Land

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$764,600	$2,204,550	$2,969,150
2023	$600,500	$2,100,600	$2,701,100
2022	$501,800	$1,755,000	$2,256,800
2021	$489,500	$1,755,000	$2,244,500
2020	$489,500	$1,755,000	$2,244,500

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

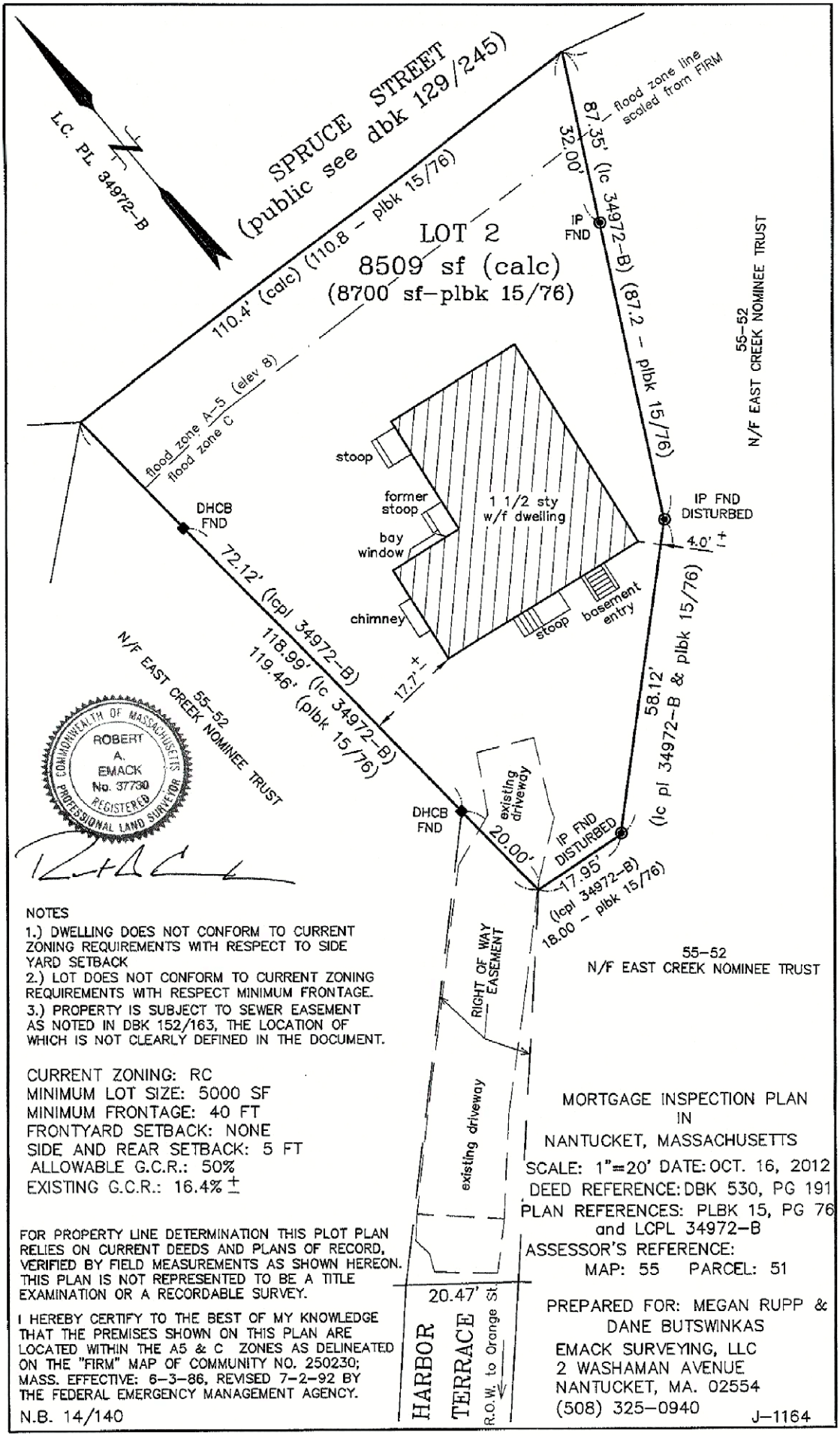
REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008



NOTES

1.) DWELLING DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO SIDE YARD SETBACK
2.) LOT DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT MINIMUM FRONTAGE.
3.) PROPERTY IS SUBJECT TO SEWER EASEMENT AS NOTED IN DBK 152/163, THE LOCATION OF WHICH IS NOT CLEARLY DEFINED IN THE DOCUMENT.

CURRENT ZONING: RC
MINIMUM LOT SIZE: 5000 SF
MINIMUM FRONTAGE: 40 FT
FRONTYARD SETBACK: NONE
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50%
EXISTING G.C.R.: 16.4% ±

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.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE A5 & C ZONES AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86, REVISED 7-2-92 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 14/140

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: OCT. 16, 2012
DEED REFERENCE: DBK 530, PG 191
PLAN REFERENCES: PLBK 15, PG 76 and LCPL 34972-B
ASSESSOR'S REFERENCE:
MAP: 55 PARCEL: 51

PREPARED FOR: MEGAN RUPP & DANE BUTSWINKAS

EMACK SURVEYING, LLC
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J-1164


WEST
MARSH MADNESS


EAST



1 Proposed South Elevation

Scale: ¼" = 1'-0"



2 Proposed West Elevation

Scale: ¼" = 1'-0"

APPROVED
AUG 06 '13 60011
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

6 Harbor Terrace
Nantucket, MA

17 June 2013

A3



ZONING CLASSIFICATION: R.C.
MAP: 55 PARCEL: 46

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	40 ft.
FRONT YARD S.B.:	10 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%



DOOR SCHEDULE				
SYM	MANUFACTURER	SIZE	QTY.	REMARKS
1	ANDERSON	9'-0" X 6'-8"	1	1 LT. TRIPPLE EXTERIOR DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

NOTE:

INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE.

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

REVISIONS:
9/6/2024: AS-BUILT MEASURING
9/30/2024: AS-BUILT PLANS
10/1/2024: PROGRESS PRINT
10/7/2024: HDC PRINT

NOTE:
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NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
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NOTE:
ALL INTERIOR DEMINSEIONS ARE ± 1/2" TO THE INTERIOR FINISHED CONDITIONS.

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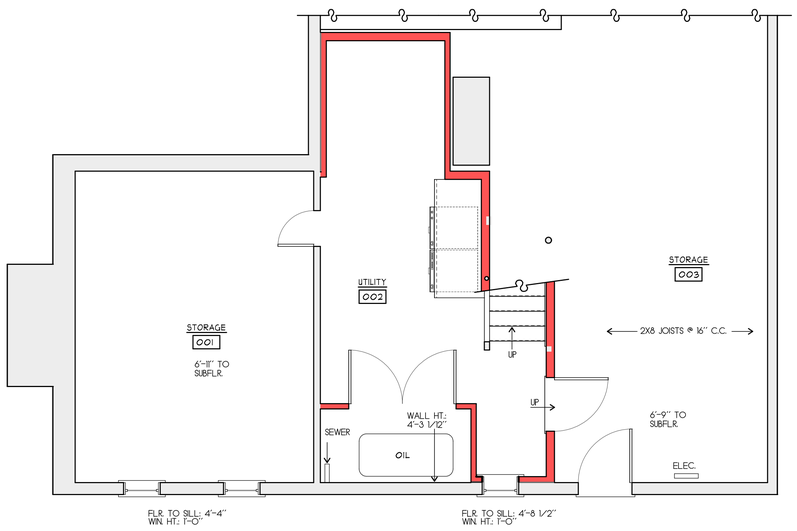
BUTSWINKAS RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

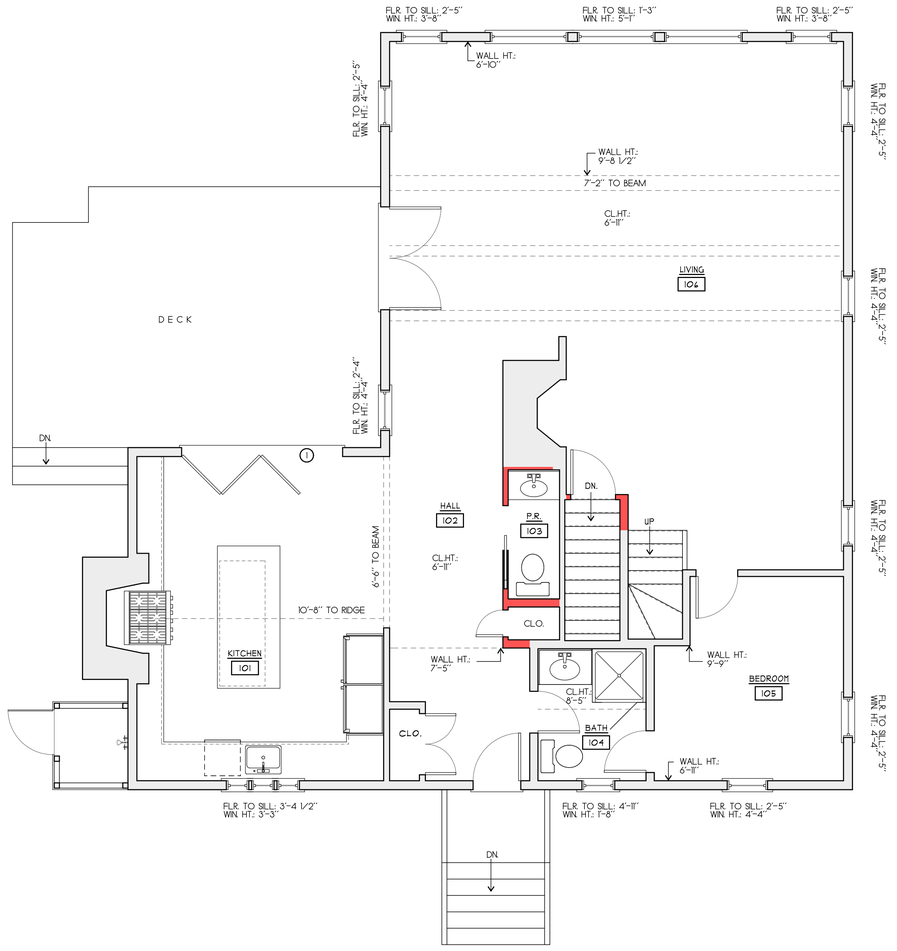
MAP: 55 PARCEL: 51
H.D.C. SITE PLAN

ADDRESS: 6 HARBOR TERR. NANTUCKET, MA 02554
DATE: 10/07/2024
SCALE: 3/32" = 1'-0"

SHEET NO.
S 1



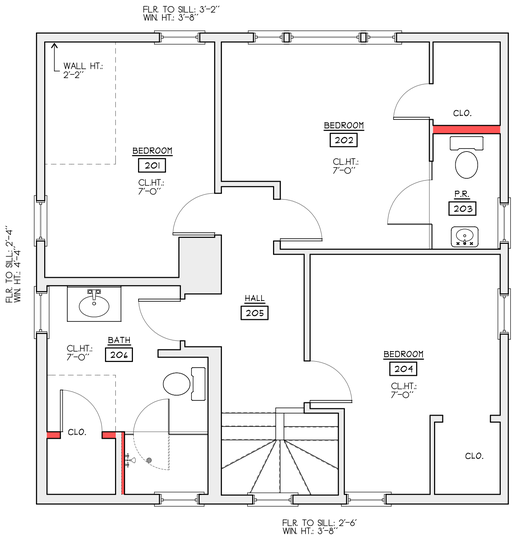
BASEMENT PLAN
SCALE: 1/4"=1'-0"



KEY:
NEW WALLS:
EXISTING WALLS:

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
1,404 S.F.

N



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS:
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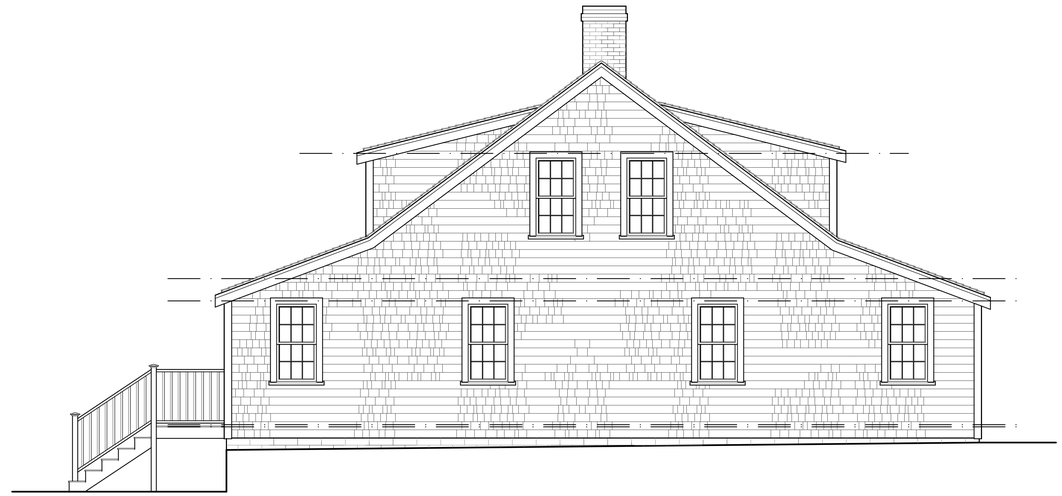
BUTSWINKAS RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 51
FLOOR PLANS
ADDRESS: 6 HARBOR TERR. NANTUCKET, MA 02554
DATE: 10/07/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 1



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
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BUTSWINKAS RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1092
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethanm67@comcast.net

MAP: 55 PARCEL: 51

ELEVATIONS

ADDRESS: 6 HARBOR TERR. NANTUCKET, MA 02554

DATE: 10/07/2024

SCALE: 1/4" = 1'-0"

SHEET NO. a 2



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
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ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL INTERIOR DEMINSEIONS ARE ± 1/2" TO THE INTERIOR FINISHED CONDITIONS.

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BUTSWINKAS RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 51
ELEVATIONS

ADDRESS:
6 HARBOR TERR.
NANTUCKET, MA 02554

DATE:
10/07/2024

SCALE:
1/4" = 1'-0"

SHEET NO.
a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.3 PARCEL N°. 93

Street & Number of Proposed Work: 23 FRONT STREET

Owner of record: JOE MILES

Mailing Address: PO BOX 1125

618 DEPOT ST MANCHESTER CT. VT 05255

Contact Phone #: 802 549 5623 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MCMORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other DOOR + WINDOW CHANGES

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: ROBINSON HOUSE (MEADER, GEORGE HOUSE)

Original Date: 1800 ±

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 RAISE REAR ENTRY ROOF FOR HEDROOM, MOVE OUTDOOR SHOWER, REMOVE EXTERIOR HOT WATER HEATER,
4. North Elevation CHANGE SECOND FLOOR GLIDDING WINDOW W/ 9 LT CASEMET (TME)

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass 4 /12 TME Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) TO MATCH EXISTING

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH EXISTING

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH EXISTING

C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards _____ Frieze _____

Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer CUSTOM TME (BOSTON SASH)

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear BROSCO TME Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof TO MATCH EXISTING

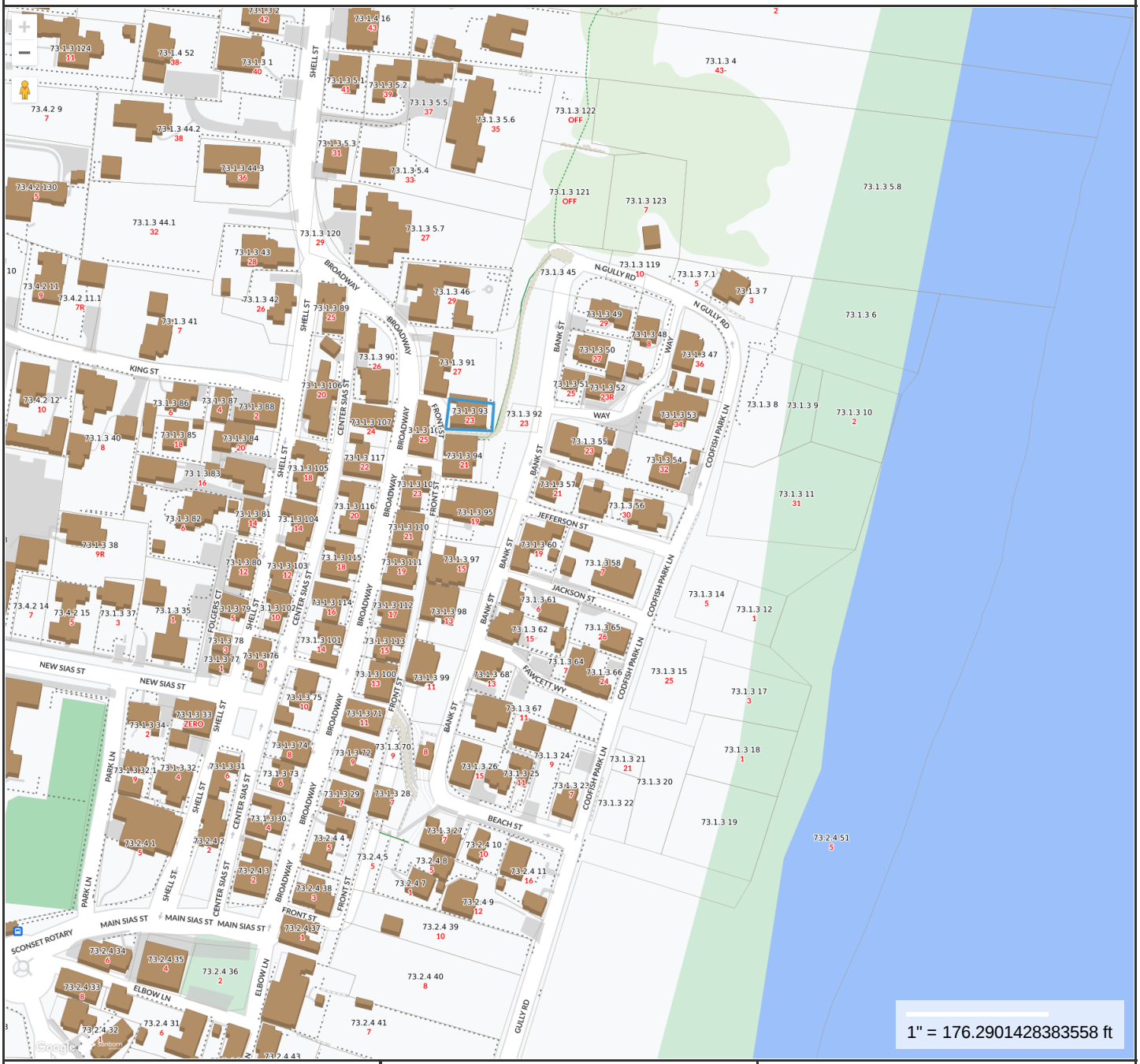
Trim TO MATCH EXISTING Sash TO MATCH EXISTING Doors _____

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 4-20-24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11886
Location	23 FRONT ST
Owner	DORN ELIZABETH GRIGGS 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.

23 FRONT ST

Location	23 FRONT ST	**Mblu**	7313/ / 93/ /
Acct#	00011886	**Owner**	DORN ELIZABETH GRIGGS ETAL
Assessment	$2,324,900	**PID**	11886
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$767,100	$1,557,800	$2,324,900

Owner of Record

Owner	DORN ELIZABETH GRIGGS ETAL	**Sale Price**	$0
Co-Owner	EG DORN LIVING TRUST	**Certificate**	
Address	40 SHERBURNE COMMONS # 230 NANTUCKET, MA 02554	**Book & Page**	C0026646/0
		Sale Date	10/25/2017
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
DORN ELIZABETH GRIGGS ETAL	$0		C0026646/0	99	10/25/2017
DORN ELIZABETH GRIGGS ETAL	$0		C0015/0347	99	06/24/1992
DAY HENRY B & PATTY S	$0		C0005/0440		

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	1,344
Replacement Cost:	$1,010,501
Building Percent Good:	75
Replacement Cost Less Depreciation:	$757,900

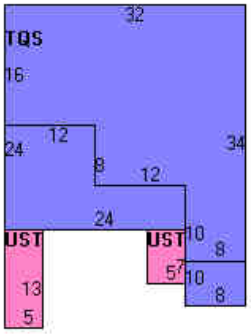
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\03\54\21.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11886_13621.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	780	780
TQS	Three Quarter Story	752	564
FOP	Porch, Open, Finished	260	0
UST	Utility, Storage, Unfinished	100	0
		1,892	1,344

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$9,200	1

Land

Land Use

Land Line Valuation

Use Code	1010	**Size (Acres)**	0.04
Description	Single Fam M01	**Frontage**	0
Zone	SOH	**Depth**	0
Neighborhood	775	**Assessed Value**	$1,557,800
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$767,100	$1,557,800	$2,324,900
2023	$571,600	$1,381,300	$1,952,900
2022	$476,900	$937,900	$1,414,800
2021	$529,500	$1,023,200	$1,552,700
2020	$613,700	$1,023,200	$1,636,900

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.2236
Historic Name:	Robinson House
Common Name:	Meader, George House
Address:	23 Front St
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset;
Local No:	7313-93; SC6-30;
Year Constructed:	R 1800
Architectural Style(s):	No style;
Use(s):	Boathouse; Other Water Related; Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Maritime History; Recreation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Friday, October 4, 2024 at 9:55 AM

NAN.2236

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC6-30
MAP/PARCEL#: 7313-93

2236

Recorded by: AH Date: 09/20/89 Organization: AGS

C D
P SVAD
SAME
USGS SVAD

IDENTIFICATION

1. Street Name & No.: 23 FRONT STREET

2. Building Name: ROBINSON HOUSE

3. Ownership: Private

4. Present Owner: DAY, HENRY B & PATTY S

5. Ownership History:
Originally a whaling cottage in Sesachacha, it was moved to its current site by George Meader

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"





NAN.2236

 Survey/Film Roll #: SC6-30

2236

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): At Sidewalk
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Fence
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/Front Facade,Dormers/Side Elevation, Extended Eaves,Exposed Rafters
26. Dormer Roof(s): Gable,Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush,Plank Frame
35. Window Sash Type(s) - Front Facade: 6/6,6/9

36. Porch: Front
37. Signage: N/A
38. Details: Corner boards-plain,Blinds
39. Condition: Good
40. Integrity: Moved C1816
41. Alterations:

One of original whaling cottages, rear left sw section;not mentioned in Forman's book due to an argument between him & owner;added to in 5 separate parts;DR,downstairs front room originally a boat house added possibly at same time as front 2nd floor section which was added in 1879.

SIGNIFICANCE

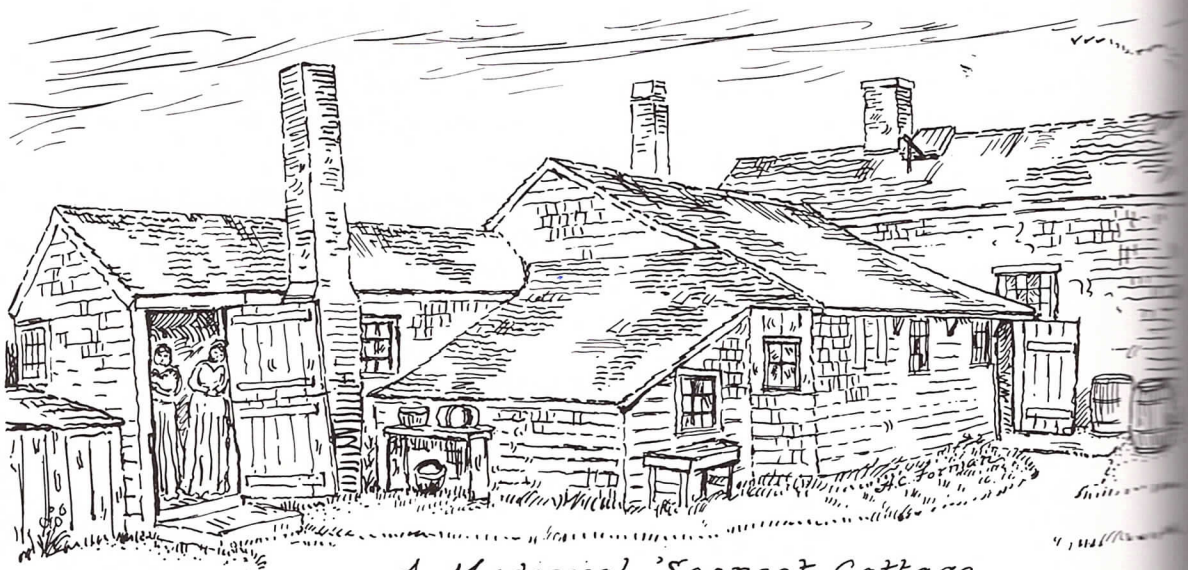
42. Role the Building Plays: National Register: Individually Significant
43. Date of Initial Construction: By EARLY 19TH Circa
Source: H.C.Foreman 'Early Nantucket and Its Whaling Houses'
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Cross Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: H.C.Foreman 'Early Nantucket and Its Whaling Houses',
H.C. Foreman(editor) Underhill's 'The Old Houses on Sconset's Bank',
Page,
23

century by Mr. Pitman from Guinea, the Negro section of Town. Our drawing of the rear of this house (p. 194), taken from two faded photographs, shows that that portion was one of the quaintest medieval buildings on the Island, and was obviously a whale dwelling with two stateroom warts and a kitchen "porch." In fact, the rear part probably formed the "Home" of James Athearn, which stood in 1835 on this very spot. It is a shame that all this picturesqueness has vanished before the push of modern improvements.

Along with *Nauma* there are two other buildings which stand facing the "Highway" along the edge of the Bank, a street of which the greater length has caved into the ocean. One cottage, *Nickanoose,* was brought between 1814 and 1820 from Sesachacha, by Nicholas Meader, and the other, the *Robinson House,* was carried from the same place about the same time by Nicholas' son, George Meader. Both are shown on the map of the village (p. 40), and both have been considerably changed. The two places were probably whale houses when they were brought from Sesachacha, and we do know that *Nickanoose* (p. 155) some eighty years ago had the appearance of the typical 'Sconset fisherman's shanty with a wart on the east stateroom and another one tacked on to the south gable-end at the southwest corner of the building.[18] Some of the original framework is still visible in a section of the present edifice.

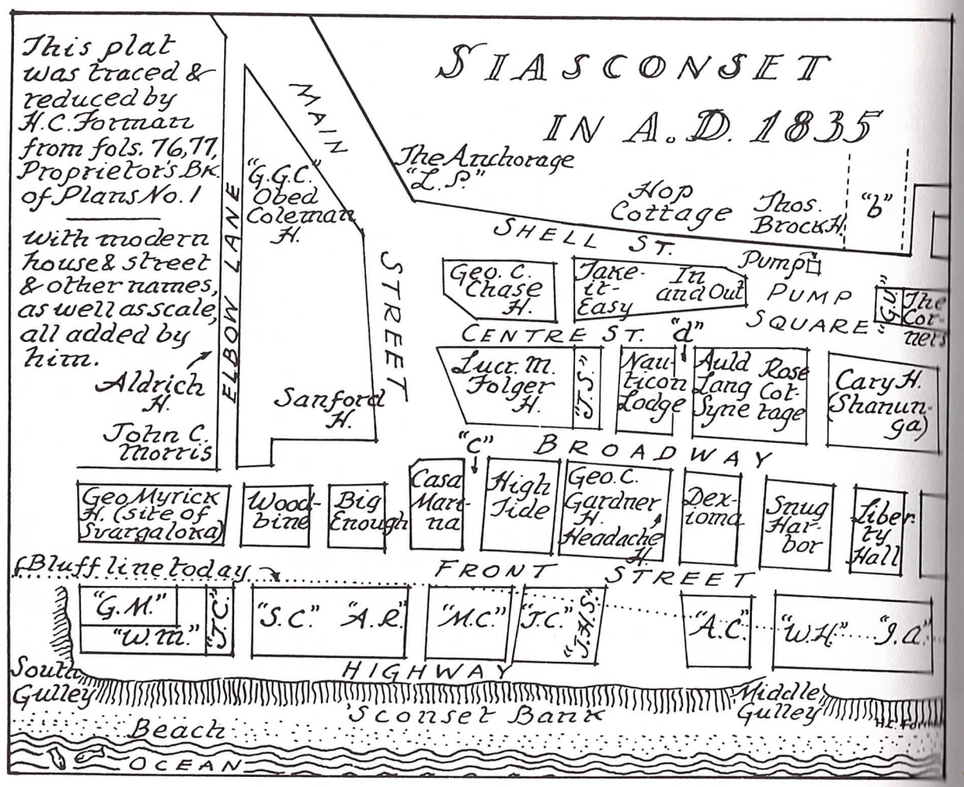
Having covered Broadway, we are now ready to have a look at three other lanes in Siasconset and their whale huts.



A Medieval 'Sconset Cottage
Showing the rear section, now destroyed, of the Fred M. Pitman House
Drawn by the Author from two old faded photographs.

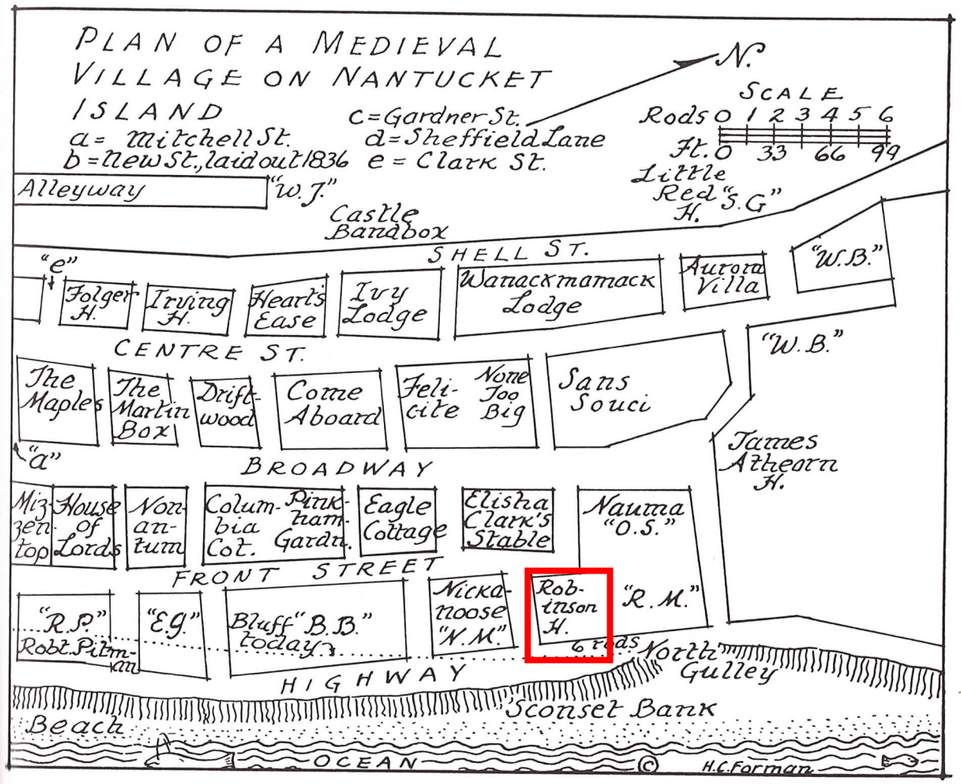
directed to the horizontal line of that watery surface, which is ever in motion, and ever threatening destruction to these shores. My ears were stunned with the roar of its waves rolling one over the other, as if impelled by a superior force to overwhelm the spot on which I stood."

Crèvecoeur was probably wrong when he declared that the house he visited had been constructed on the ruins of one of the ancient huts. Because they had no foundation other than stone boulders, 'Sconset buildings were not erected on the ruins of others. What he meant perhaps was that the abode had been *extended* from the original fisherman's whale house.



6 – Eighteenth-Century 'Sconset

In 1758, some eighty-two years after the establishment of 'Sconset, the Town of Sherburne voted an impossible gridiron type of plan for the village. It ordered that "Siasconset Bank" be laid out into twenty-seven shares, beginning at the South Gulsh, or Gulley, to the southward of the "South Well" and extending northward along the bluff. Each lot was to be three rods, or forty-nine and a half feet, by




EAST


NORTH


WEST


SOUTH

0 10 20 30

SCALE: 1 INCH = 10 FEET

PLAN NO. 22, PAGE 81

MARION STREET

FRONT STREET

BRICK WALL

PORTION OF BUILDING

PATIO
X EL.37.1

LAWN

X EL.39.3

X EL.39.1

X EL.38.9

X EL.38.9

WOOD FENCE

X EL.38.7

N86°02'56"W 51.82'

X EL.38.8

CONCRETE BOUND

X EL. 38.33

DECK

ROOF

DECK

O.D.S.

L.P.G.

MAP 73.1.3
PARCEL 92
L.C.C. 15411-A

**LOT AREA=
1,878 SQ.FT**

#23
1-2 STORY
WOOD BUILDING
892 S.F.

X EL.39.1

PORCH

S05°58'04"W 36.67'

N00°09'56"W 33.38'

X EL.38.0

8.7

X EL.37.

WOOD FENCE

UTILITY POLE

2.0

S89°27'56"E 55.62'

2.3

X EL.38.3

X EL.38.2

ASPHALT

16.00'

WAY

ASPHALT PATH

X EL.38.3

X EL.34.3

DIRT PATH

X EL.38.2

X EL.35.1

X EL.35.5

X EL.39.1

X EL.36.0

X EL.39.1

X EL.38.0

21.90'

SEE TAKING PLAN
DATED: JULY 13, 1976

S86°02'56"E 34.50'

X EL.38.0

X EL.37.6

STEEP BANK

TOP BANK

S10°09'06"W 32.32'

X EL.38.6

**LOT AREA=
1,100 SQ.FT**

MAP 73.1.3
PARCEL 92
L.C.C. 9073-A
"BANK LAND CODFISH PARK"

S07°53'24"W 30.22'

SEE TAKING PLAN
DATED: JULY 13, 1976

BANK STREET

S89°27'56"E 36.00'

WAY

SEE TAKING PLAN
DATED: JULY 13, 1976

COMMONWEALTH OF MASSACHUSETTS
JOSEPH E. MARCKLINGER
NO. 39339
REGISTERED
PROFESSIONAL LAND SURVEYOR

JOSEPH MARCKLINGER P.L.S.

"TOPO" PLOT PLAN
NANTUCKET, MA.
(NANTUCKET COUNTY)

SCALE 1 IN.= 10 FT

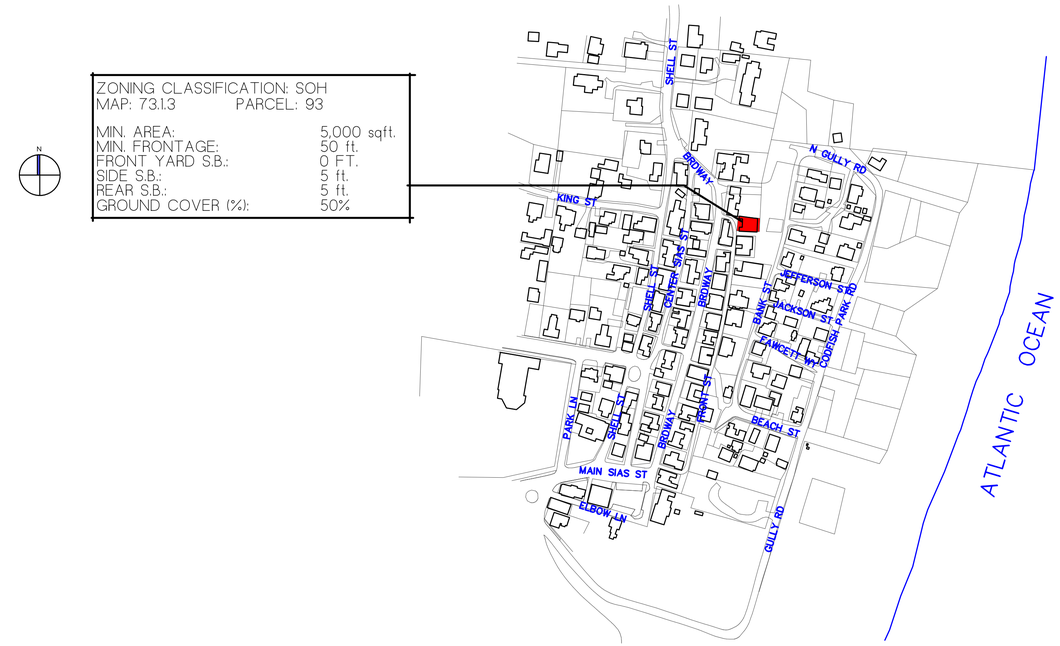
23 FRONT STREET
JULY 25, 2024

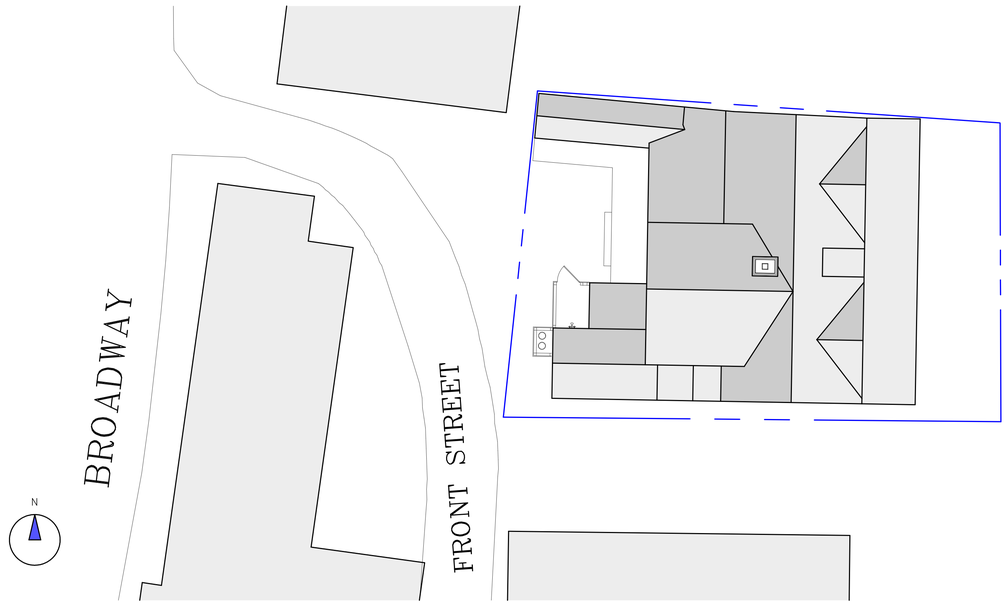
L.C.C. 15411-A CERT. 26646
ASSESSORS MAP 73.1.3 , PARCEL 93 & 92
PREPARED FOR:
OWNER: ELIZABETH GRIGGS DORM AND LESLIE DORM

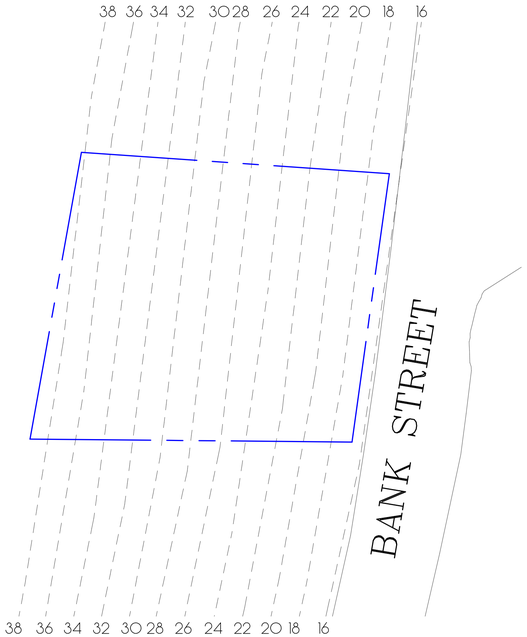
JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

ZONING CLASSIFICATION: SOH
MAP: 73.1.3 PARCEL: 93

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 FT.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%







NOTE:

INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY J. MARCKLINGER LAND SURVEYORS, INC. DATED: JULY 25, 2024
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY.
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION

NOTE:

ALL MEASUREMENTS ARE +- 1/2" TO THE EXISTING INTERIOR FINISED CONDITIONS.

REVISIONS:
7/17/2024: AS-BUILT MEASURING
7/31/2024: AS-BUILT PLANS
9/13/2024: PROGRESS PRINT
10/1/2024: PROGRESS PRINT
10/4/2024: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

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NOTE:
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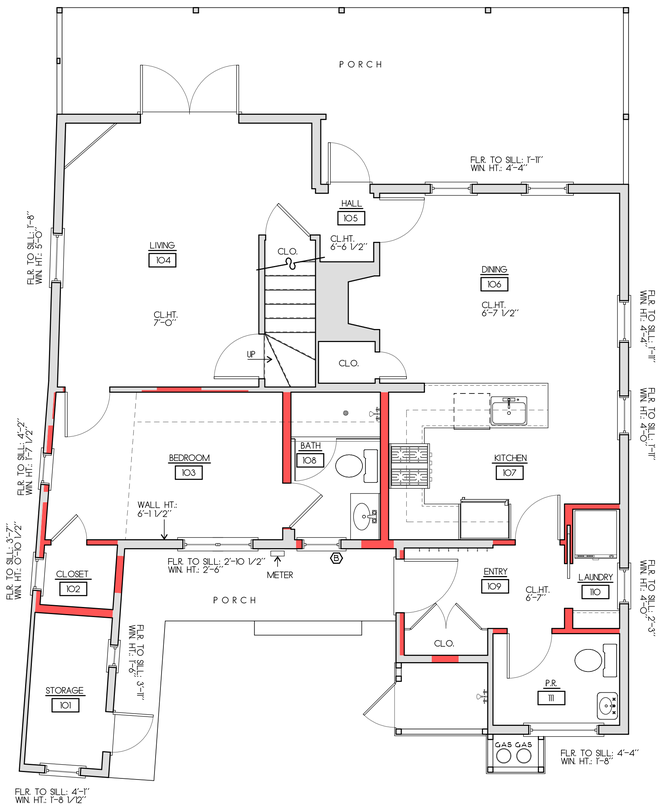
MILES RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 73.1.3 PARCEL: 93
H.D.C. SITE PLAN
ADDRESS: 23 FRONT STREET NANTUCKET, MA 02554
DATE: 10/04/2024
SCALE: 1/8" = 1'-0"

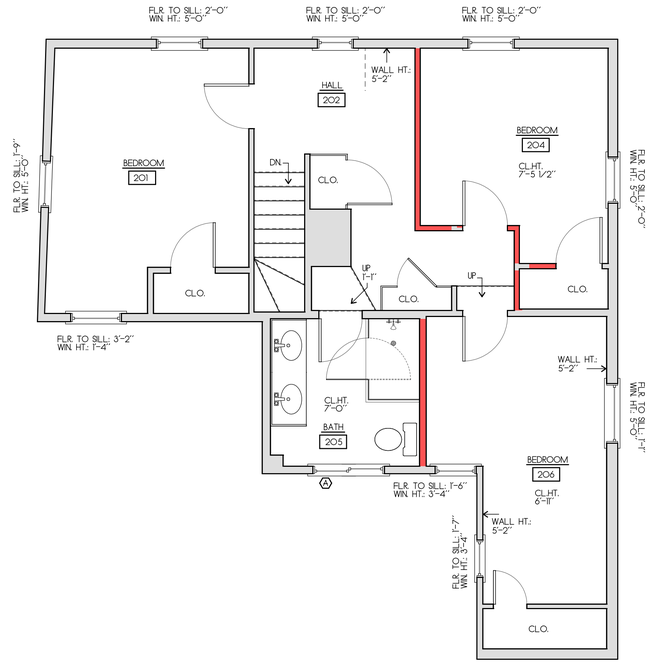
SHEET NO. S 1



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 898 SF.

N

KEY:
NEW WALLS:
EXISTING WALLS:



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 759 SF.

NOTE:
ALL MEASUREMENTS ARE +- 1/2"
TO THE EXISTING INTERIOR
FINISED CONDITIONS.

REVISIONS:
7/17/2024: AS-BUILT MEASURING
7/31/2024: AS-BUILT PLANS
9/13/2024: PROGRESS PRINT
10/1/2024: PROGRESS PRINT
10/4/2024: HDC PRINT

NOTE:
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P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 73.13 PARCEL: 93
FLOOR PLANS
ADDRESS: 23 FRONT STREET NANTUCKET, MA 02554
DATE: 10/04/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 1



EXISTING EAST ELEVATION
SCALE 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
7/17/2024: AS-BUILT MEASURING
7/31/2024: AS-BUILT PLANS
10/1/2024: PROGRESS PRINT
10/4/2024: HDC REVISION

NOTE:
ALL MEASUREMENTS ARE +- 1/2"
TO THE EXISTING INTERIOR
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P.O. BOX 1052
NANTUCKET, MA 02554
PHONE: 508-228-0456 email: ethan67@comcast.net

MAP: 73.13 PARCEL: 93
ELEVATIONS
ADDRESS: 93 FRONT STREET NANTUCKET, MA 02554
DATE: 10/04/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 2



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	SASH SIZE	QTY.	REMARKS
A	GREEN MOUNTAIN	4'-0" X 2'-8"	1	DBL. 9 LT. CASEMENT (T.M.E.)
B	GREEN MOUNTAIN	2'-2" X 3'-8"	1	6/6 D.H.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.



WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
7/17/2024: AS-BUILT MEASURING
7/31/2024: AS-BUILT PLANS
10/1/2024: PROGRESS PRINT
10/4/2024: HDC REVISION

NOTE:
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NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 73.13 PARCEL: 93

ELEVATIONS

ADDRESS: 23 FRONT STREET NANTUCKET, MA 02554

DATE: 10/04/2024

SCALE: 1/4" = 1'-0"

SHEET NO. a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 377.1

Street & Number of Proposed Work: 1 CHERRY STREET

Owner of record: CALLEN MILLWORK INC

Mailing Address: 417 ORANGE STREET

NANTUCKET MA 02554

Contact Phone #: 508 901 9251 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO Box 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: 50 Decks/Patio: Size: 18x5 ☒ 1st floor ☐ 2nd floor

Width: 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 8'-6" ±6"

Additional Remarks

Historic Name:

Original Date: 1978

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation ADD PORCH & EXTERIOR FRENCH DOORS
2. South Elevation
3. West Elevation ADD WALK-IN COOLER / PRE MADE UNIT
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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side ANDERSEN

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

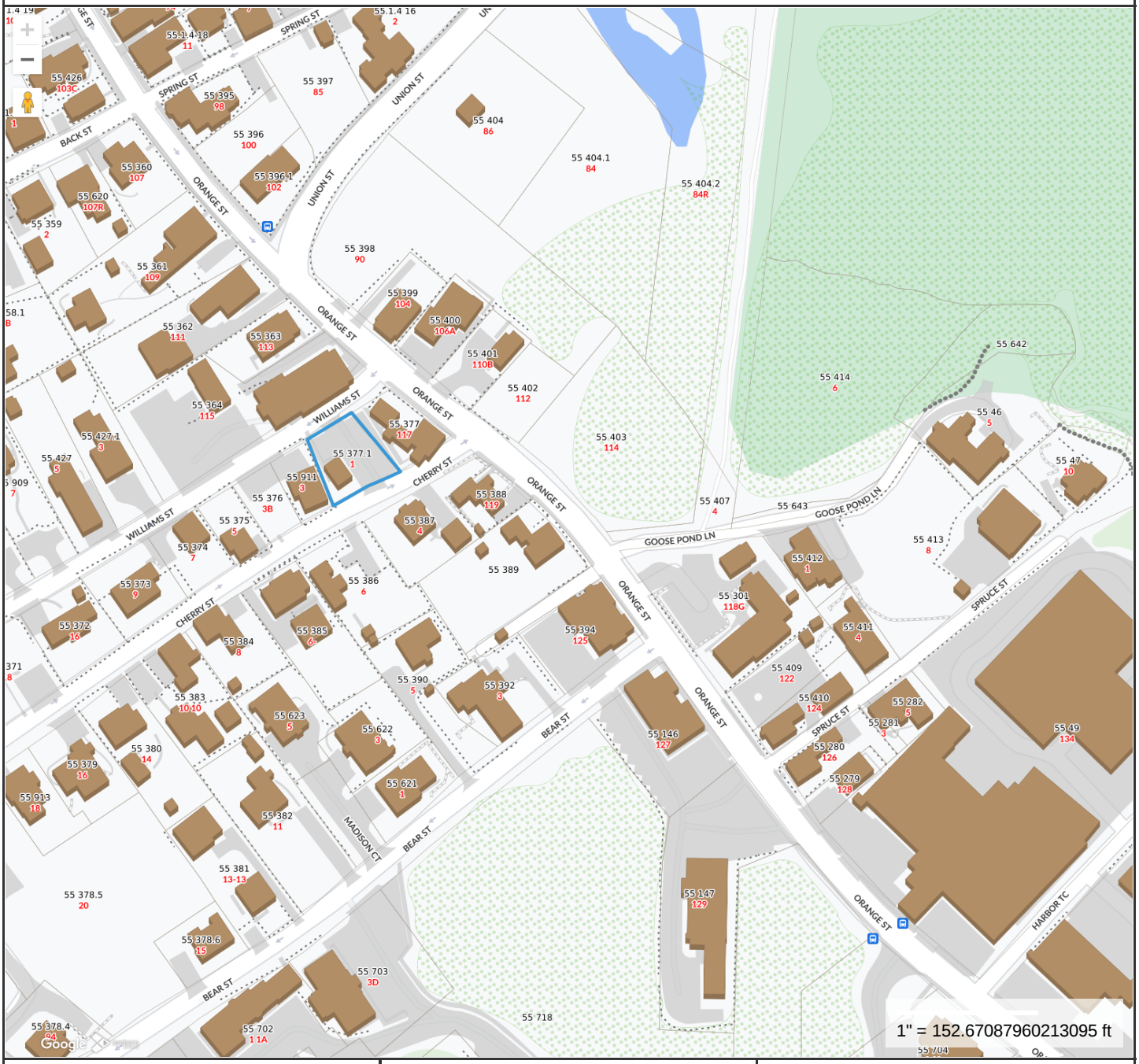
Trim _____ Sash _____ Doors WHITE (TME)

Deck NATURAL (TME) Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10-5-2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	3610
Location	1 CHERRY ST
Owner	FISHER SUSAN J 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.

1 CHERRY ST

Location	1 CHERRY ST	**Mblu**	55/ / 377/1 /
Acct#	00003610	**Owner**	FISHER SUSAN J TRST
Assessment	$489,662	**PID**	3610
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$109,400	$380,262	$489,662

Owner of Record

Owner	FISHER SUSAN J TRST	**Sale Price**	$0
Co-Owner	BLUE WATER NOMINEE TRUST	**Certificate**	
Address	19 GOLDFINCH DRIVE NANTUCKET, MA 02554	**Book & Page**	01453/0348
		Sale Date	10/08/2014
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
FISHER SUSAN J TRST	$0		01453/0348	99	10/08/2014
FISHER SUSAN J	$0		00519/0321	99	11/14/1996
SPEER GLENN L & FISHER SUSAN J	$215,000		00367/0165	00	07/03/1991
YOUNG BRENT B & JULIE A	$140,000		00228/0068		04/16/1985

Building Information

Building 1 : Section 1

Year Built:	1978
Living Area:	384
Replacement Cost:	$130,148
Building Percent Good:	82
Replacement Cost Less Depreciation:	$106,700

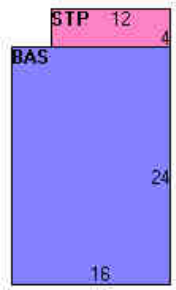
Building Attributes	
Field	**Description**
Style:	Fast Food
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Use:	REST/CLUBS M94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3260
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0028\1%20cherry_28644.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3610_4260.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	384	384
WDK	Deck, Wood	48	0
		432	384

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	3260
Description	REST/CLUBS M94

Land Line Valuation

Size (Acres)	0.12
Frontage	0

Zone	CMI	**Depth**	0
Neighborhood	C52	**Assessed Value**	$380,262
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			1500.00 S.F.	$2,700	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$109,400	$380,262	$489,662
2023	$107,700	$345,659	$453,359
2022	$103,300	$314,290	$417,590
2021	$103,300	$273,300	$376,600
2020	$94,400	$273,300	$367,700

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

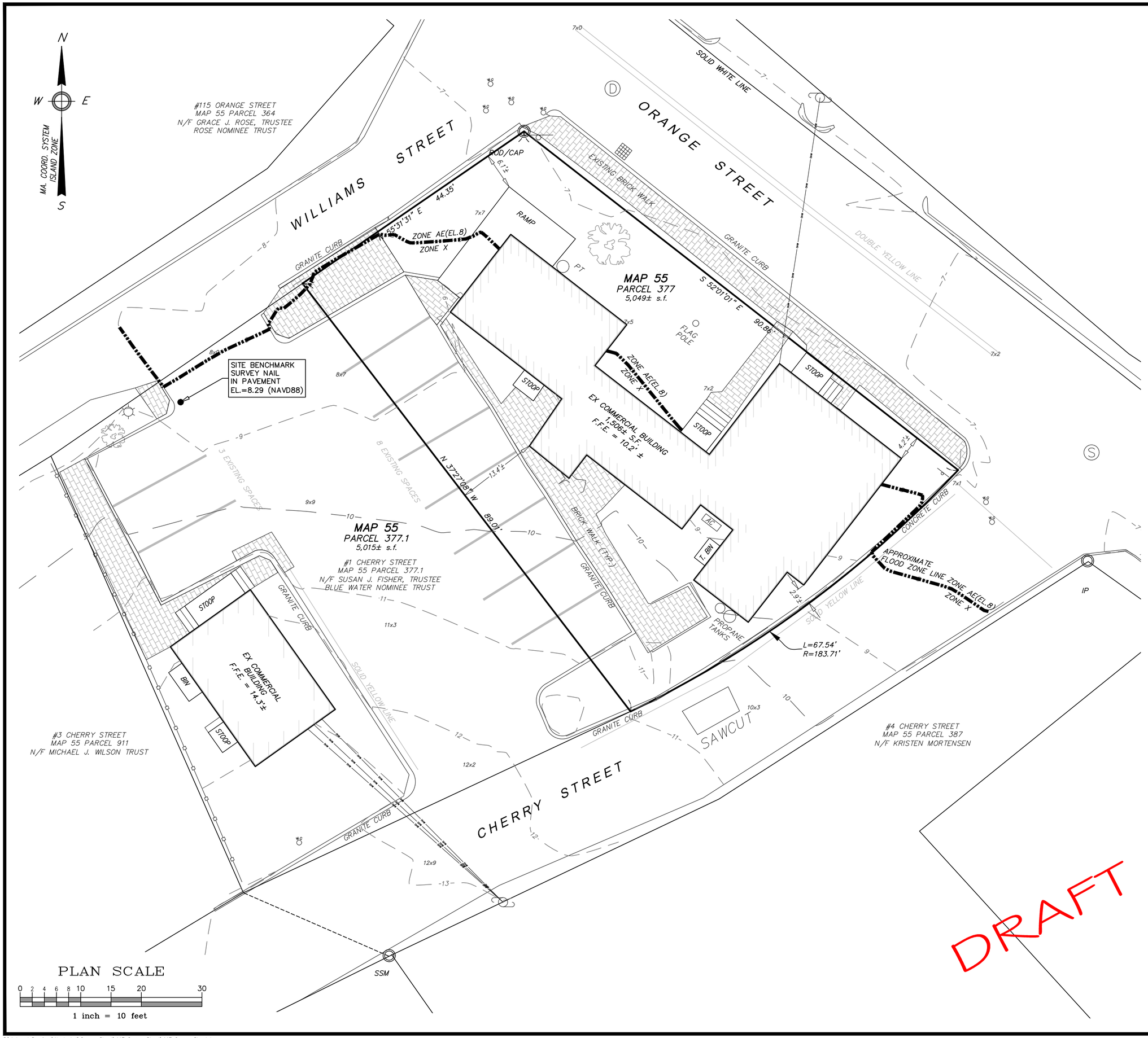
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008


EAST

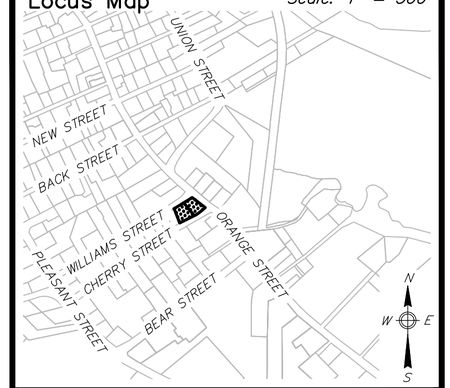

NORTH


SOUTH



Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #117 ORANGE ST
   MAP 55 PARCEL 377
2. OWNER: BLOOM, CHRISTOPHER PHILLIP
   PO BOX 2100
   NANTUCKET, MA 02584
3. DEED REF: Bk 1457 Pg 262
4. PLAN REF: Bk 22 Pg 97
5. A PORTION OF LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-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.
7. LOCUS SUBJECT TO:
   SPECIAL PERMIT; SEE BOOK 382 PAGE 91
   PARKING EASEMENT; SEE BOOK 367 PAGE 174
   VARIANCE SEE BOOK; 353 PAGE 270
   ELECTRIC EASEMENT; SEE BOOK 182 PAGE 88

ZONE: CMI

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,049± s.f.
FRONTAGE:	50'	202.75'
FRONT YARD:	0'	4.2'±
SIDE/REAR YARD:	0'	2.9'±/13.4'±
GROUND COVER:	50% (MAX) (2,524 s.f.)	29.8± s.f. (1,506 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:

ISAIAH TRUYMAN

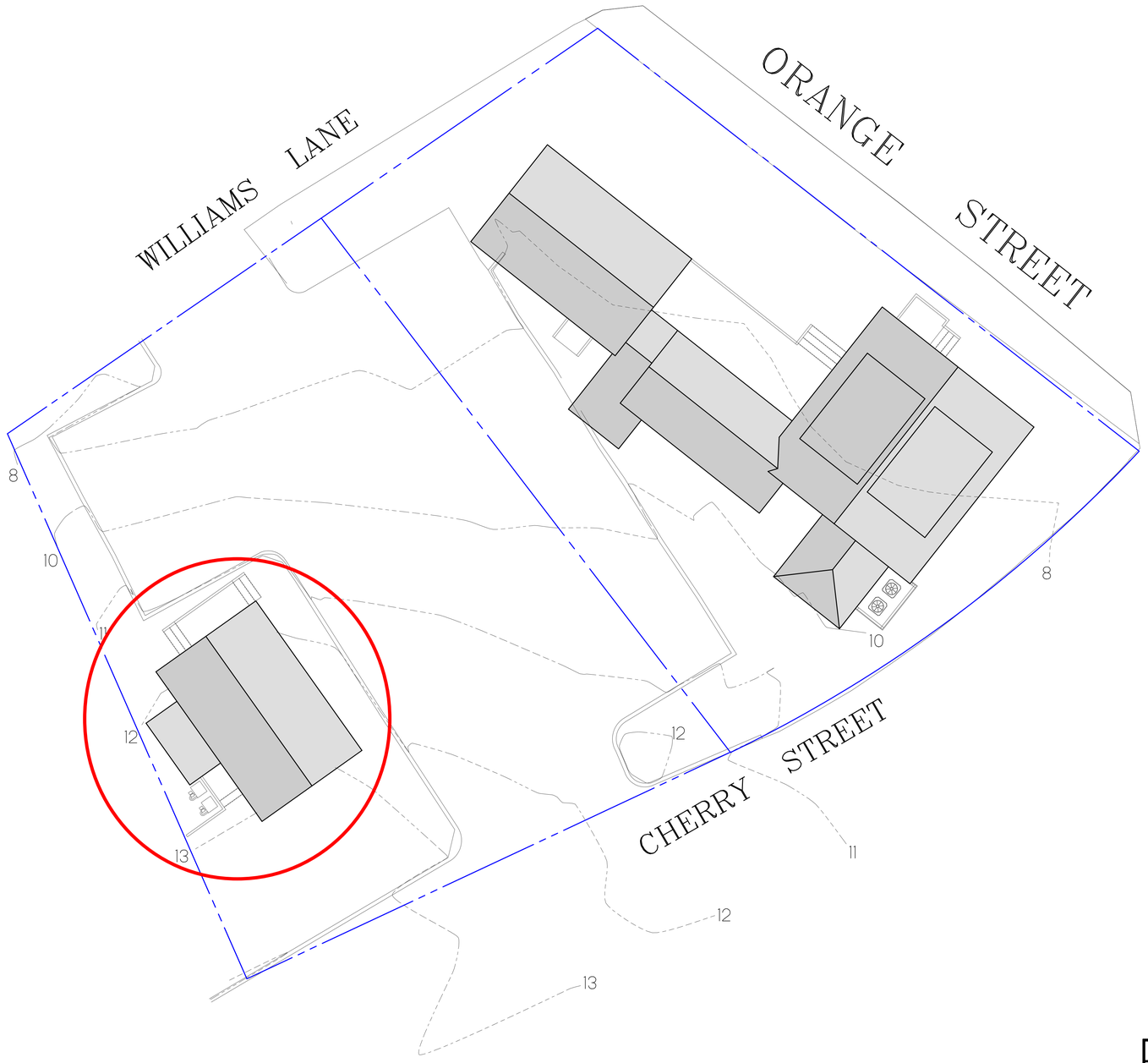
#117 ORANGE STREET

MAP 55 PARCEL 377

No.	Date	Revision Description	By
–	–	–	–

Date:	Drawn:	Checked:	Sheet:
AUGUST 25, 2020	CJS/BEI	DFB/AMG	1 of 1

S:\Autocad Drawings\Nantucket\Orange Street\117 Orange Street\117 Orange Street.dwg



ZONING CLASSIFICATION: C.M.I.
MAP: 55 PARCEL: 337

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 FT.
FRONT YARD S.B.:	0 FT.
SIDE S.B.:	0 FT.
REAR S.B.:	0 FT.
GROUND COVER (%):	50%



DOOR & WINDOW SCHEDULE

SYM	MANUFACTURER	DOOR SIZE	QTY.	REMARKS
A	ANDERSEN	6'-0" X 6'-8"	1	15 LT. DBL. EXTERIOR DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
9/25/2024: AS-BUILT MEASURING
10/7/2024: AS-BUILT PLANS
10/7/2024: PROGRESS PRINT
10/8/2024: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERFRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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EZIA ATHLETIC CLUB
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 3771
H.D.C. SITE PLAN ONLY
ADDRESS: 87 ORANGE STREET NANTUCKET, MA 02554
DATE: 10/08/2024
SCALE: 1/8" = 1'-0"

SHEET NO.
S 1



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



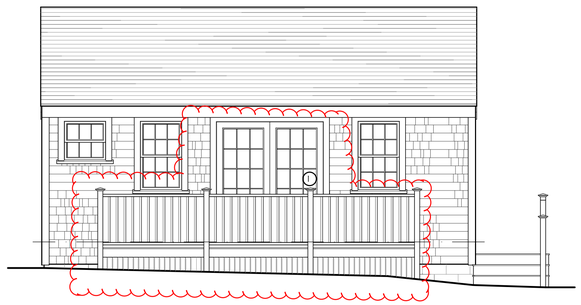
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



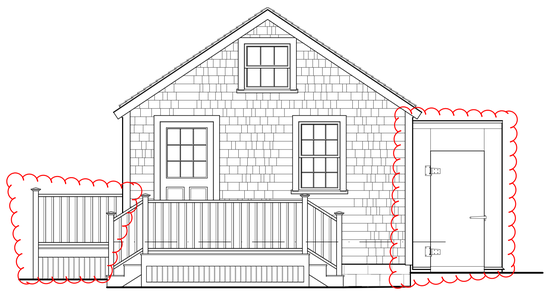
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



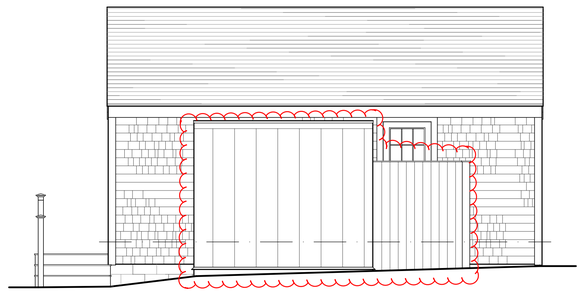
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



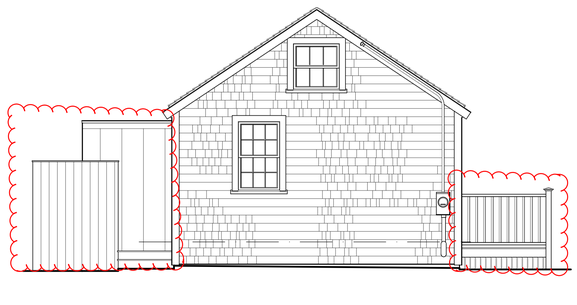
EAST ELEVATION
SCALE: 1/4"=1'-0"



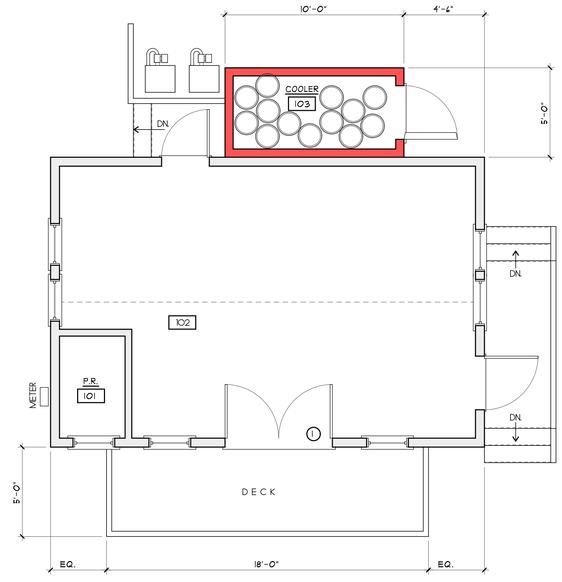
NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
393 S.F.
N

KEY:
NEW WALLS:
EXISTING WALLS:

REVISIONS:
9/25/2024: AS-BUILT MEASURING
10/7/2024: AS-BUILT PLANS
10/7/2024: PROGRESS PRINT
10/8/2024: HDC PRINT

NOTE:
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EZIA ATHLETIC CLUB

DRAWN BY: ETHAN McMORROW
P.O. BOX 1032
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 3771

FLOOR PLANS

ADDRESS: 17 ORANGE STREET NANTUCKET, MA 02554

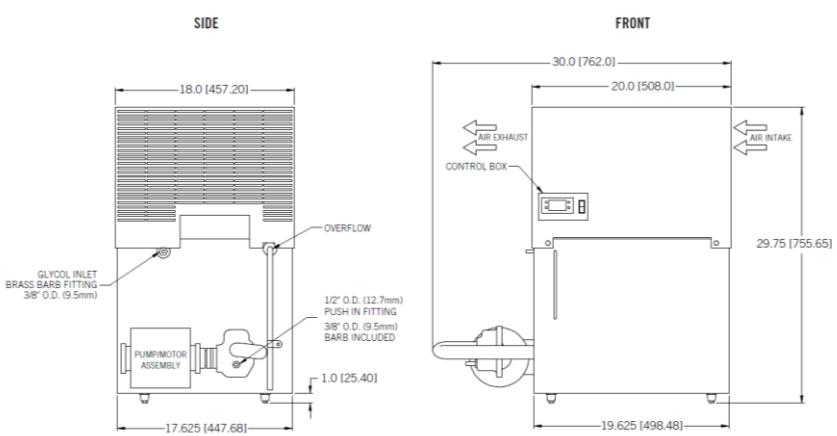
DATE: 10/08/2024

SCALE: 1/4" = 1'-0"

SHEET NO. a 1

SmartBrew® Micro Matic MMPP4302

MODEL	MMPP4302
Type	Air Cooled
BTUs*	3,600
Compressor HP	1/2
Glycol Pumps	1
Pump Type	Rotary Vane
Pump GPH	80
Pump Motor HP	1/3
Pump Inlet/Outlet Barbs	9.52mm (3/8")
Plug Type	5-20P
Voltage	115
Amps (Running)	15.4A
Refrigerant	R134a
Charge (oz.)	0.45 kg (16 oz)
Refrigerant Running Pressures	18 (low) 140 (high)
Dimensions L x W x H Including pump(s) and motor(s)	30" x 18" x 29.75"
Weight (lbs)	71 kg / 157 lbs
Bath Capacity (gal)	11.5 gal / 43.5 L
Bath Insulation Thickness	1.5"
Inlet Water Pressure	NA
Water Inlet & Outlet Fitting	NA
Minimum Water Pipe Size	NA
Approval	ETL Listed







1. Remove the refrigeration deck from the unit.
2. Inspect the glycol tank for any debris.
3. Connect one of the glycol lines from the trunk line to the pump outlet. Insulate any exposed tubing.
   NOTE: In units with more than one pump, connect a glycol line to each pump outlet.
4. Connect the second glycol line from each circuit to the glycol bath inlet.
5. Fill the glycol bath with **Micro Matic Polar Flo®** glycol solution:
6. Replace the refrigeration deck.
7. Connect electrical outlets capable of handling the required voltage loads. This should be carried out by suitably trained personnel and must comply with all state and national codes.
8. Glycol level will fall as glycol is pumped through the glycol lines. Continue to fill the bath to the full level on the glycol level indicator. Series MMPP4305 and MMPP4307 pumps must be circulating before compressor is started.
9. Inspect for any leaks.
10. Temperature of the glycol will fall slowly to 29° F.



Glycol By-pass Valve

Micro Matic Polar Flow – 2 ½ Parts Water to 1 Part Glycol:
3.5BBL – 1.75 Gallons / 6.6 Liters

Glycol in Supply/Return Lines Calculator:
https://www.inchcalculator.com/pipe-volume-calculator/

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 231.1

Street & Number of Proposed Work: 22 Burnt Swamp

Owner of record: Peter DuPont

Mailing Address: BOX 2492

Nantucket, MA 02584

Contact Phone #: 508.932.2535 E-mail: Peter@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MCMORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676@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: 144 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 12 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 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) TO MATCH HOUSE

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH HOUSE

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH HOUSE

C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME

Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other TO MATCH HOUSE

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BROSCO

Doors* (type and material): ☐ TDL ☐ SDL Front RE-USE EXISTING DR, Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof BLACK (TME)

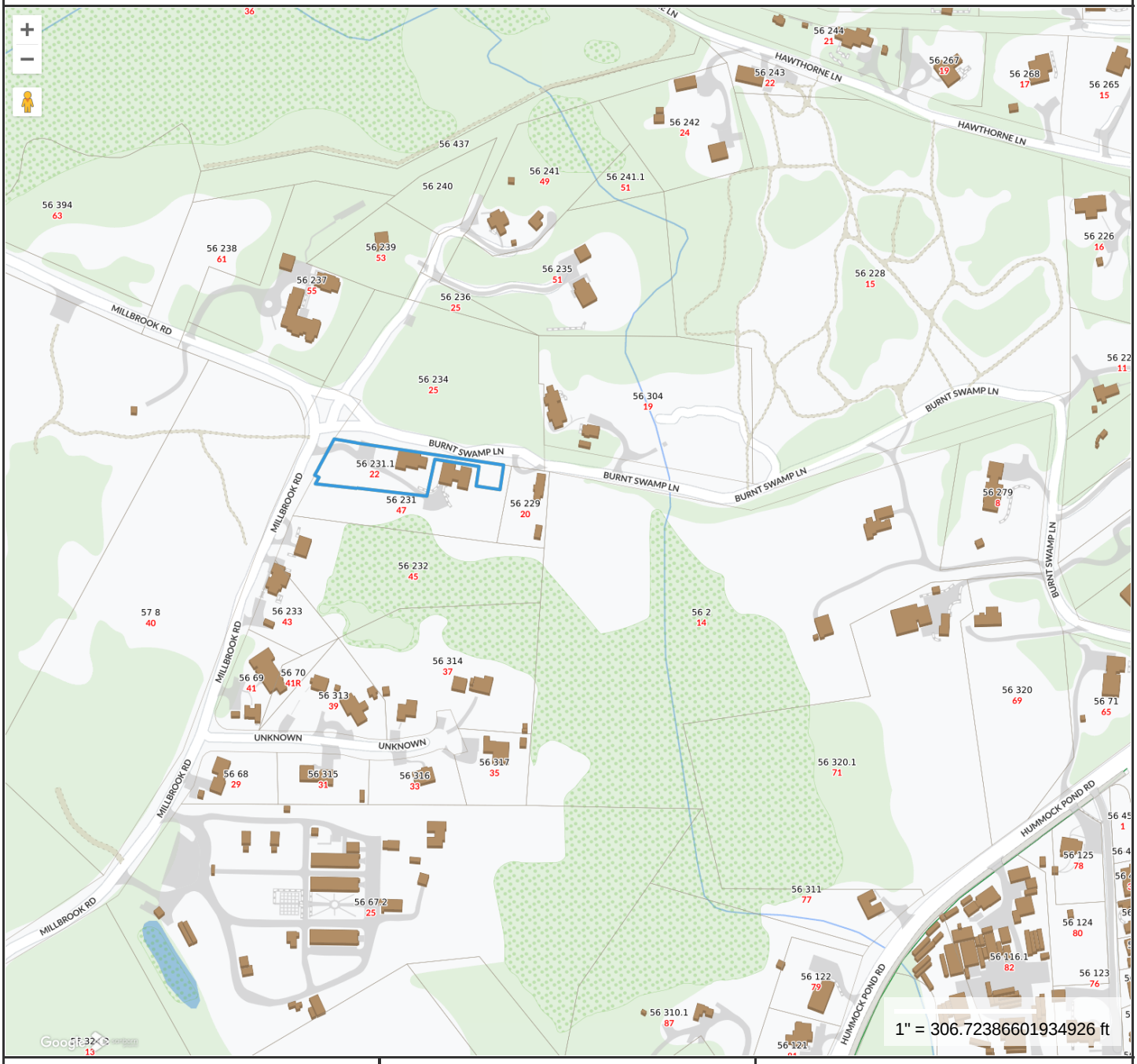
Trim GRAY (TME) Sash BLACK (TME) Doors GRAY ~~(TME)~~ EXISTING

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 10.3.24 Signature of owner of record Peter DuPont Signed under penalties of perjury



Property Information

Property ID	191358
Location	22 BURNT SWAMP LN
Owner	DUPONT PETER & CAITLIN 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.

22 BURNT SWAMP LN

Location	22 BURNT SWAMP LN	**Mblu**	56/ / 231/ 1 /
Acct#	0056-2311	**Owner**	DUPONT PETER & CAITLIN ETAL
Assessment	$3,165,100	**PID**	191358
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,922,100	$1,243,000	$3,165,100

Owner of Record

Owner	DUPONT PETER & CAITLIN ETAL	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	PO BOX 2492 NANTUCKET, MA 02554	**Book & Page**	1809/120
		Sale Date	03/17/2021
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
DUPONT PETER & CAITLIN ETAL	$0		1809/120	99	03/17/2021
TYLER JAMES G & SARAH R	$0		0805/117	99	02/26/2003

Building Information

Building 1 : Section 1

Year Built:	2022
Living Area:	2,962
Replacement Cost:	$1,917,343
Building Percent Good:	100
Replacement Cost Less Depreciation:	$1,917,300

Building Attributes	
Field	**Description**

Style:	Colonial
Model	Residential
Grade:	Very Good
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	3
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos///0033/22%20burnt%20swamp_33848.JPG)

Building Layout

Building Layout (https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/191358_118897.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,192	1,192
FUS	Upper Story, Finished	936	936
FBM	Basement, Finished	1,192	834
FOP	Porch, Open, Finished	315	0
STP	Stoop	58	0
		3,693	2,962

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL	FIREPLACE	1.00 UNITS	$4,800	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R20
Neighborhood	550
Alt Land Appr	No

Land Line Valuation

Size (Acres)	0.54
Frontage	
Depth	
Assessed Value	$1,243,000

Category

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,922,100	$1,243,000	$3,165,100
2023	$0	$1,184,000	$1,184,000

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BROSCO	2'-4" X 4'-4 1/2"	1	4 LT CASEMENT
1	EXISTING	3'-0" X 6'-8"	1	6 PNL. EXTERIOR DOOR

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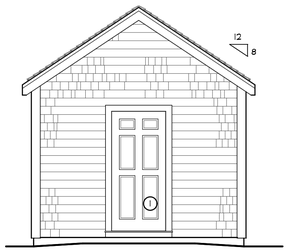
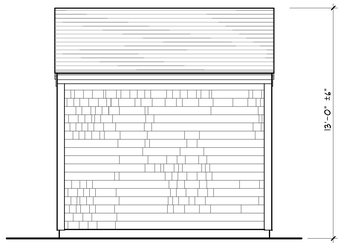
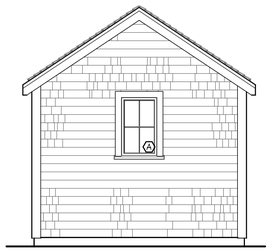


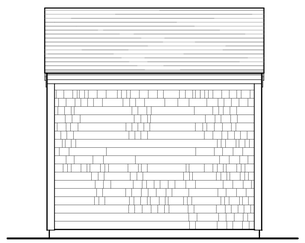
EAST ELEVATION
SCALE: 1/4"=1'-0"



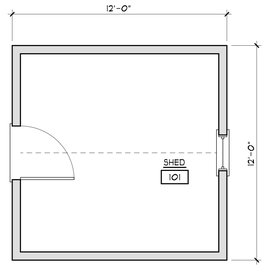
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



SHED PLAN
SCALE: 1/4"=1'-0" 144 S.F.

REVISIONS:
2/29/2020: PROGRESS PRINT
9/11/2020: PROGRESS PRINT
10/11/2020: PROGRESS PRINT
10/16/2020: PROGRESS PRINT
10/27/2020: HDC PRINT
12/28/2020: PROGRESS PRINT
1/22/2021: PROGRESS PRINT
4/10/2022: PROGRESS PRINT
10/3/2024: SHED HDC PLANS

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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© Ethan McMorrow Design & Associates Inc.

DUPONT RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 56 PARCEL: 231

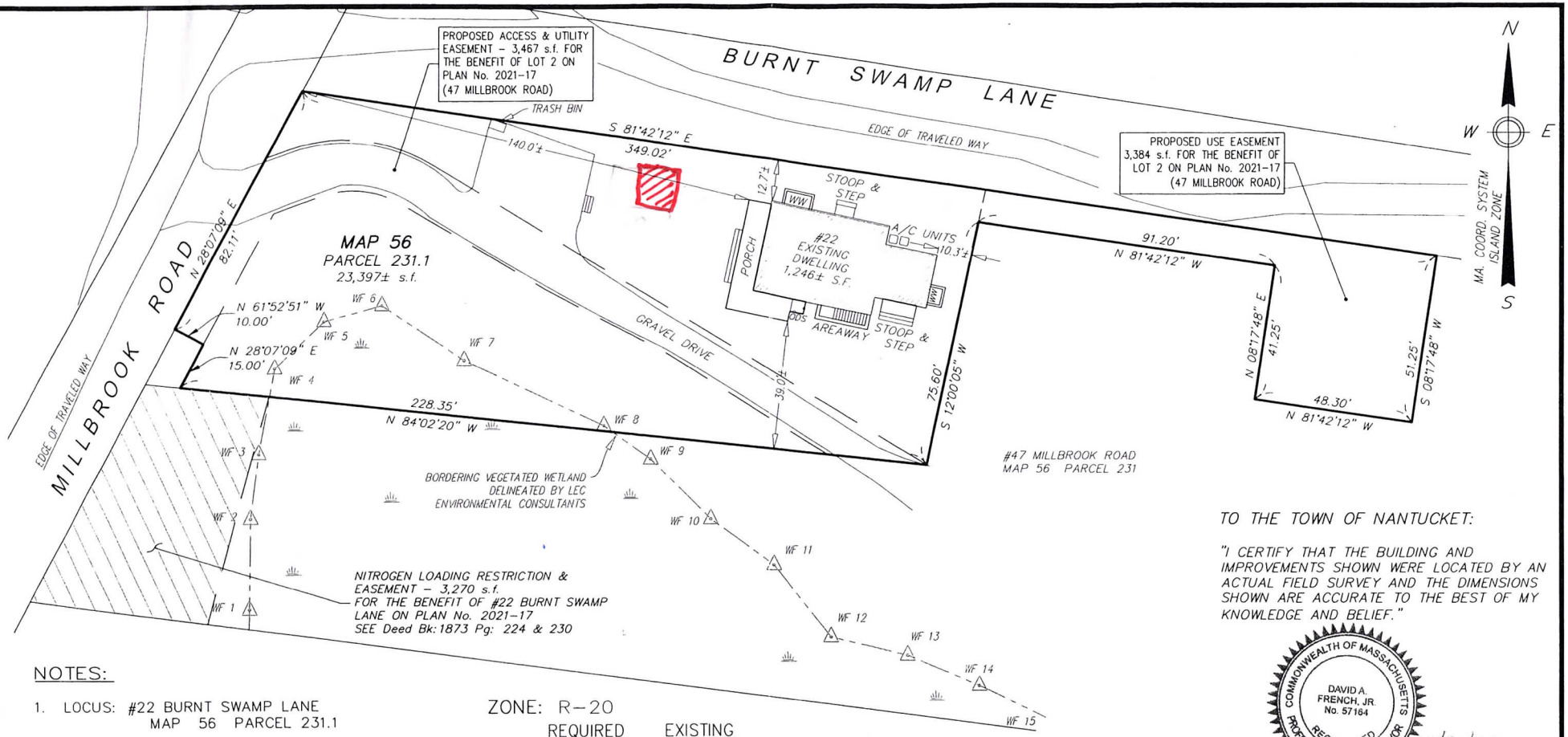
FLOOR PLANS

ADDRESS: 47 MILLBROOK ROAD NANTUCKET, MA 02564

DATE: 10/03/2024

SCALE: 1/4" = 1'-0"

SHEET NO.
a 1



NOTES:

1. LOCUS: #22 BURNT SWAMP LANE
   MAP 56 PARCEL 231.1
2. OWNER: PETER & CAITLIN DUPONT
   P.O. BOX 2492
   NANTUCKET, MA. 02584
3. DEED REF: BK. 1809 PG. 120
4. PLAN REF: NO. 2021–17
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0069–G dated 06/09/2014.

ZONE: R–20

	REQUIRED	EXISTING
LOT AREA:	20,000 s.f.	23,397± s.f.
FRONTAGE:	75'	82.11'
FRONT YARD:	30'	140.0'±
SIDE YARD:	10'	10.3'±
GROUND COVER:	12.5% (MAX)	5.3% (1,246± S.F.)

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date	Drawn:	Checked:
NOVEMBER 27, 2023	JMC/DAF/BEI	DFB/DAF

TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
DAVID A. FRENCH, JR. No. 57164
REGISTERED PROFESSIONAL LAND SURVEYOR

11/27/23

PROFESSIONAL LAND SURVEYOR

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

FINAL AS–BUILT PLAN

IN NANTUCKET, MASSACHUSETTS

Prepared for

PETER & CAITLIN DUPONT

22 BURNT SWAMP LANE

MAP 56 PARCEL 231.1

S:\Autocad Drawings\Nantucket\Burnt Swamp Lane\22 Burnt Swamp Lane\22 Burnt Swamp Lane - FAB.dwg

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 147

Street & Number of Proposed Work: 35 Union St

Owner of record: Pedestrian Fund LLC

Mailing Address: 35 Union St

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: J. Martinez

Mailing Address: P. O Box 3420

Nantucket MA 02584

Contact Phone #: 508 332 9564 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 3-tab - Architectual more black

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: 1747

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation roof Replacement
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 more black (Arch.)

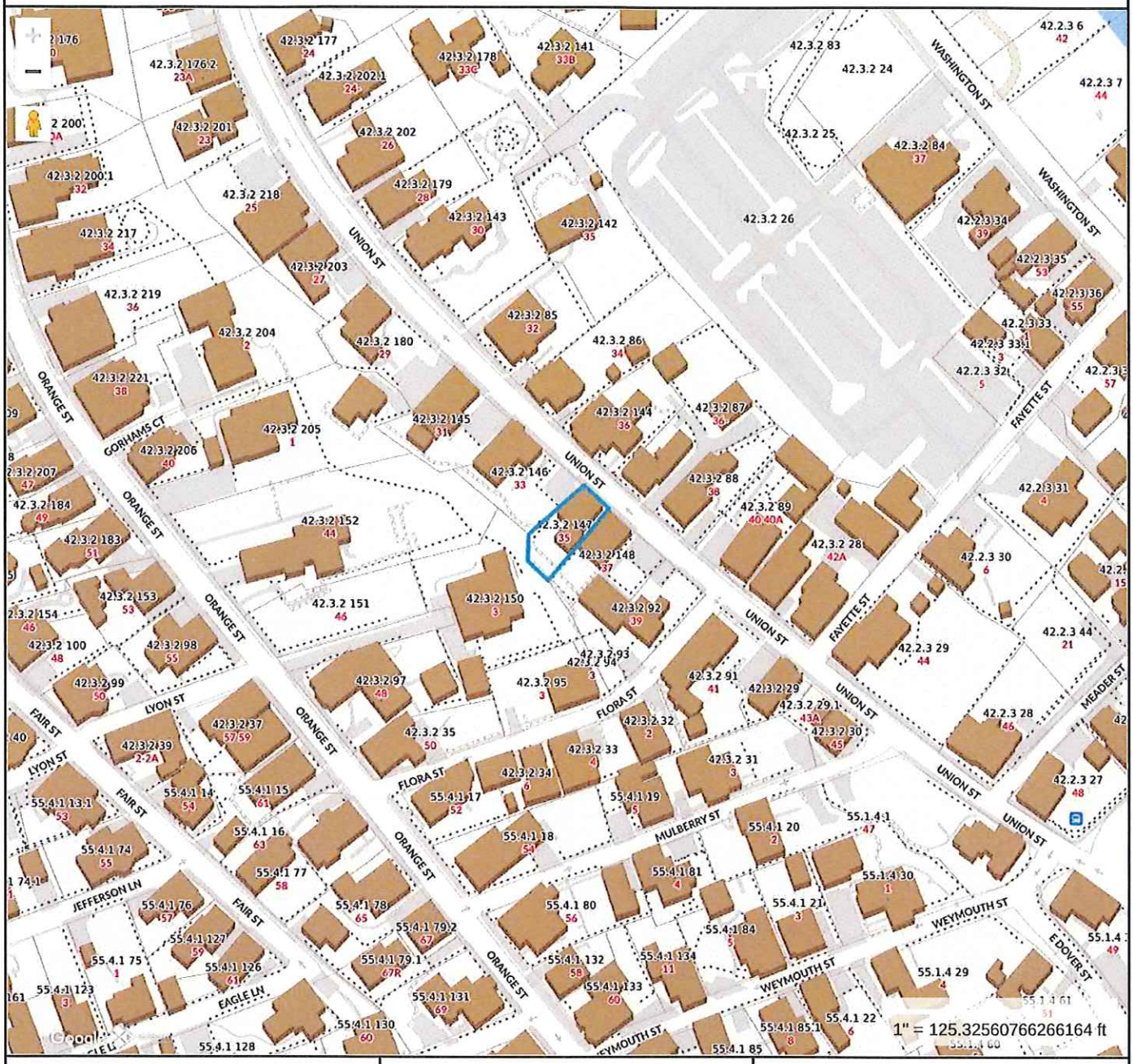
Trim _____ Sash _____ Doors _____

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



Property Information

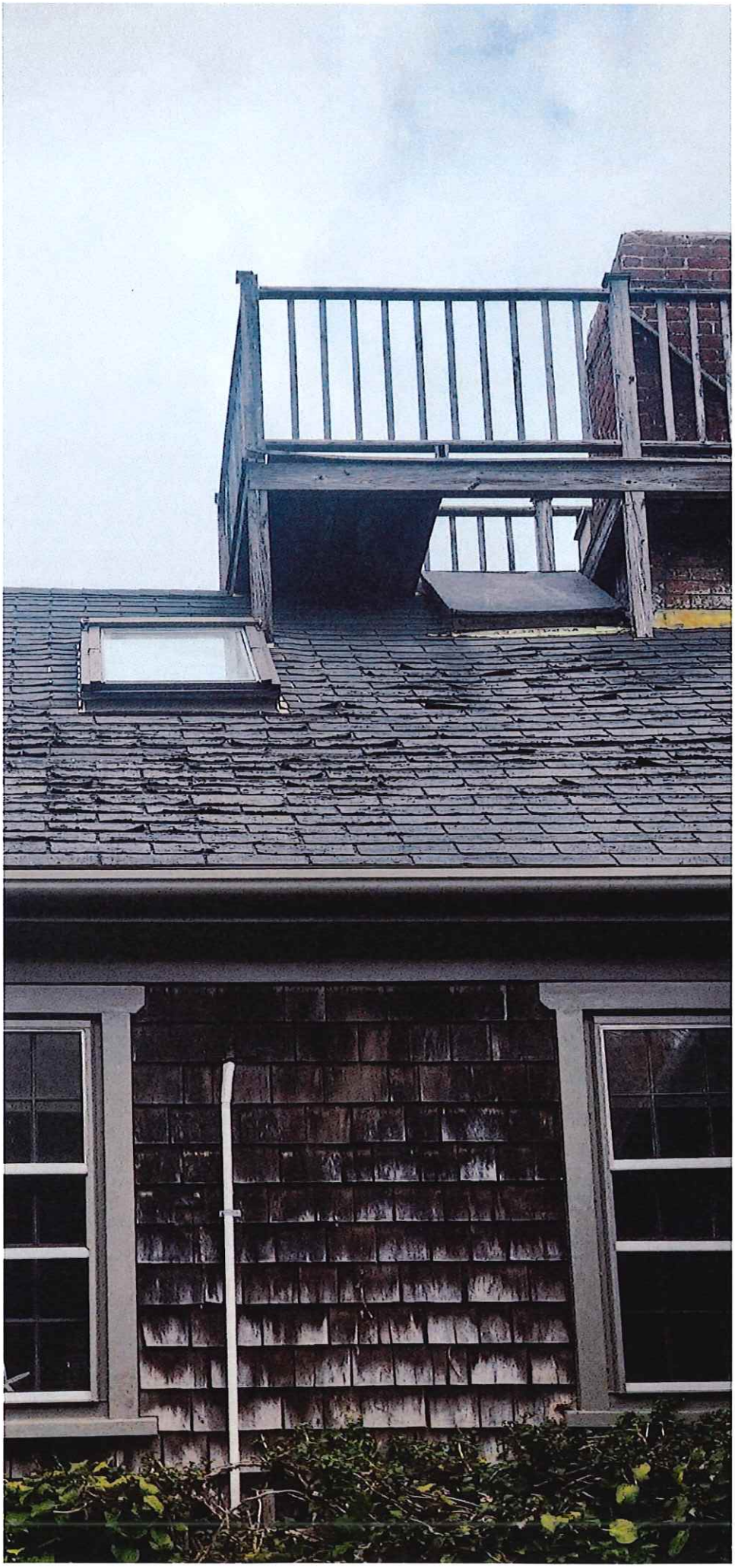
Property ID	9866
Location	35 UNION ST
Owner	PEDESTRIAN FUND LLC

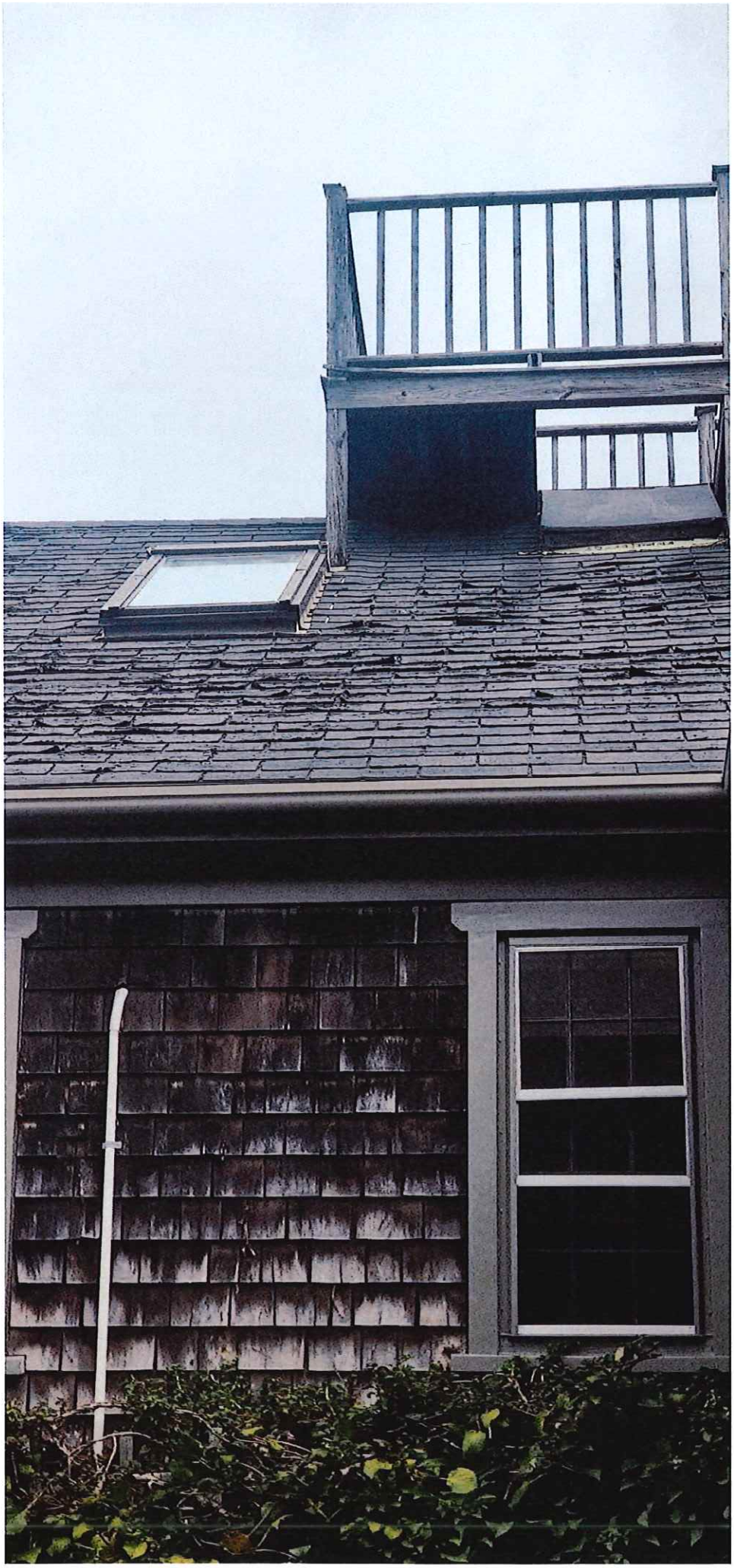
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

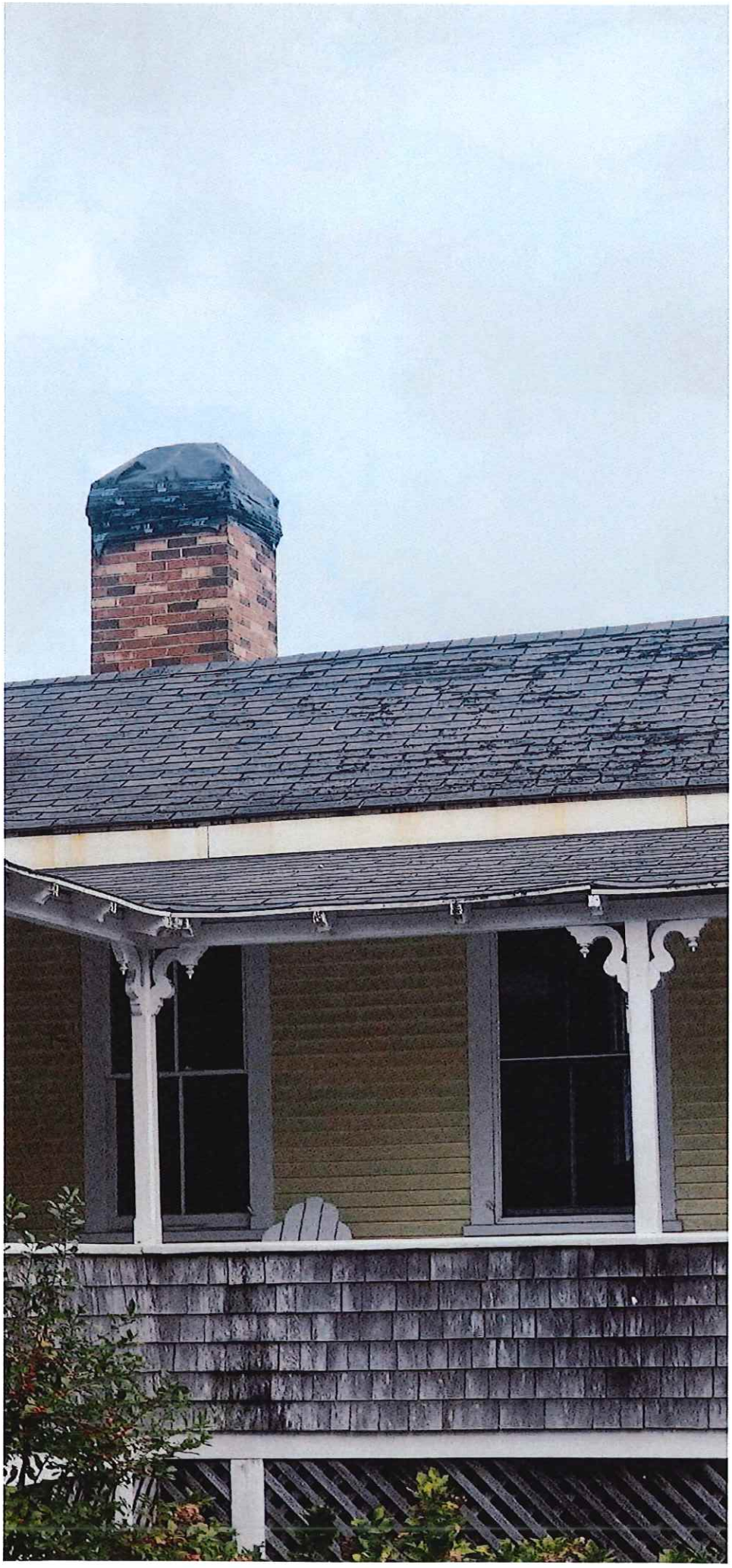
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.







HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Smith, Alison & Matthew, TR

STREET ADDRESS 232 Madaket Road

MAP/PARCEL 59.4 / 120.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON September 13, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook F Meerbergen — Signature

10·08·2024 — Date

Rev to CoA
2023-11-9537;
windows; doors

Historic Name: (describe) 2. South Elevation "

Original Date: 3. West Elevation " " ; NEW 6LT FR, DOOR

Original Builder: 4. North Elevation " " ; NW 9LT SIDE DOOR

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

NO Δ'S

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 Δ'S

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors ~~FRONT IS~~ _____

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 Oct 08, 2024 Signature of owner of record Brook P Meeuf FOR SMITH TR Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 120.1

Street & Number of Proposed Work: 232 MADAKET ROAD

Owner of record: MATTHEW & ALISON SMITH TRS

Mailing Address: 232 MADAKET RD
02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8.1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. B023-11.9537

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation REPLACE EXISTING 12/12 DH

Historic Name: (describe) 2. South Elevation " "

232 Madaket HDC permissions

AS

Alison Smith <alisonruthsmith@gmail.com>

To: You; Zach Smith

Mon 11/13/2023 8:48 AM

Hi Brook,

Let's proceed with the HDC submission and review. We give you permission to sign any and all HDC applications on our behalf.

What is the typical timing?

Thanks so much!
Ali



232 MADAKET ROAD -
EXISTING DWELLING

232 MADAKET ROAD -
NORTHEAST ELEVATION

232 MADAKET ROAD -
NORTHWEST ELEVATION (FRONT
FACES MADAKET ROAD)





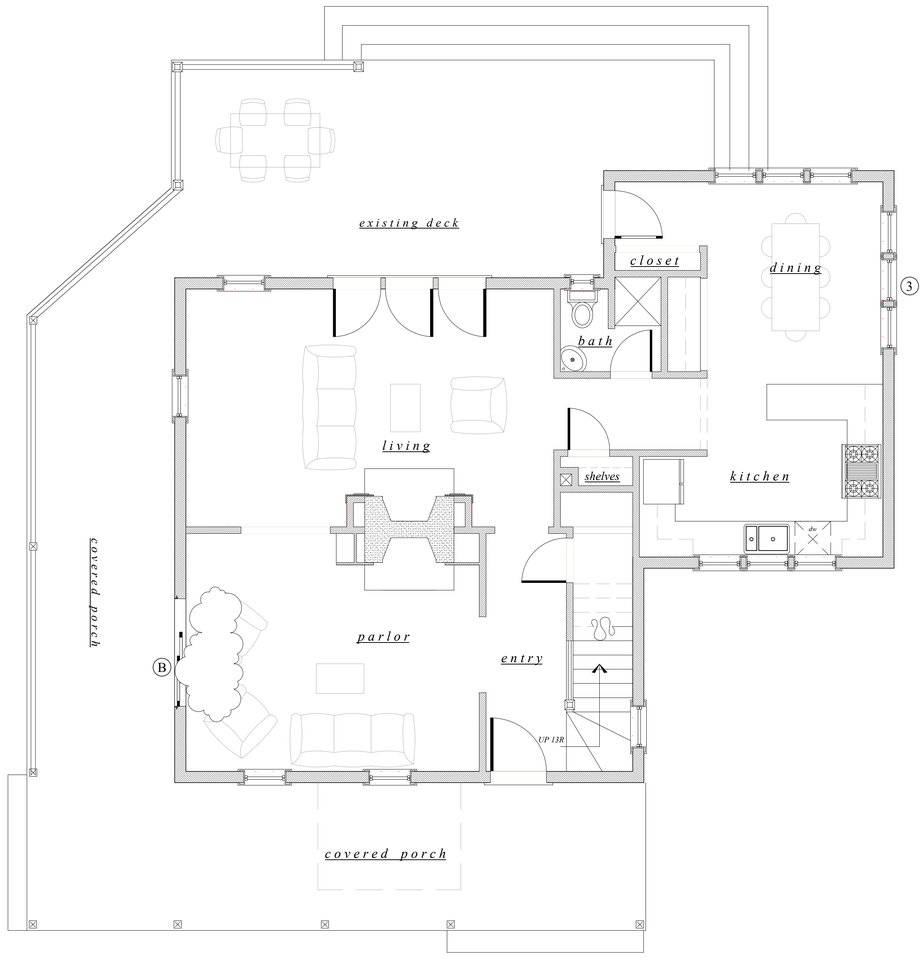
232 MADAKET ROAD -
EXISTING DWELLING

232 MADAKET ROAD -
SOUTHEAST ELEVATION

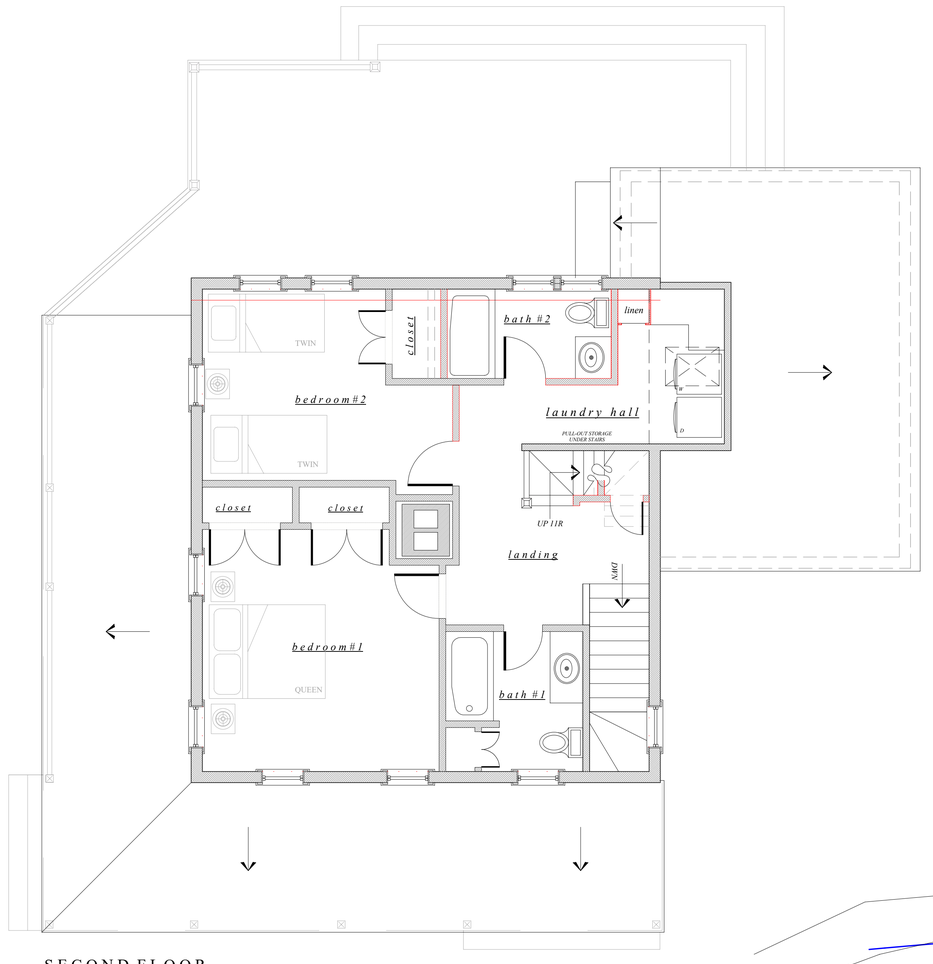
232 MADAKET ROAD -
SOUTHWEST ELEVATION



H.D.C. SUBMISSION



FIRST FLOOR



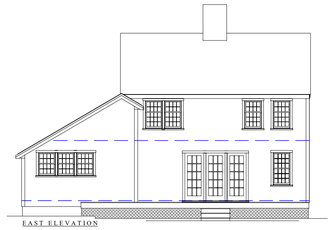
SECOND FLOOR



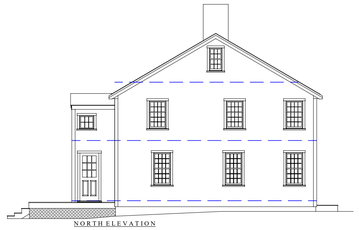
WEST ELEVATION



SOUTH ELEVATION

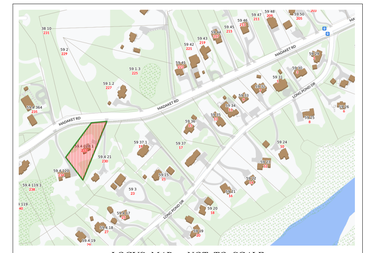


EAST ELEVATION

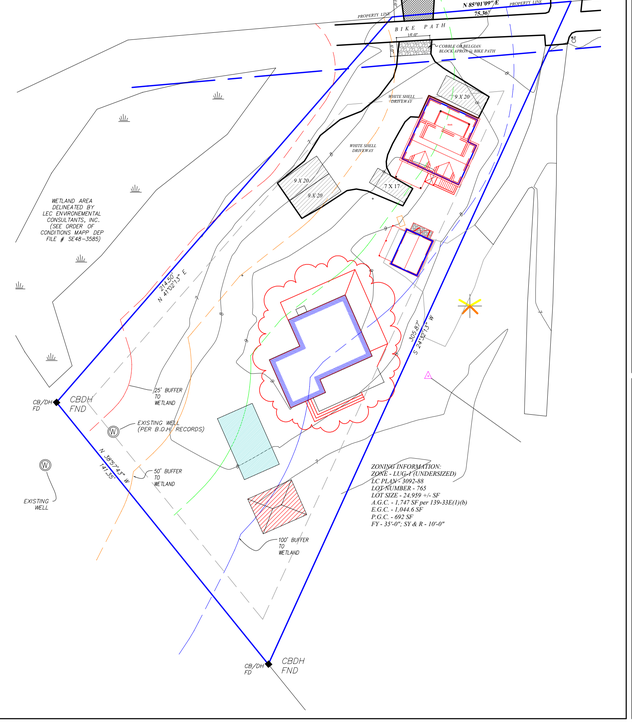


NORTH ELEVATION

ORIGINAL AS - BUILT ELEVATIONS (1" = 10'-0")



LOCUS MAP - NOT TO SCALE
232 MADAKET ROAD - MAP 59.4; PCL 120.1



1

MAP - 59.4
PCL - 120.1

MODIFICATIONS FOR SMITH
232 MADAKET ROAD
NANTUCKET, MA

2024
PRINT DATE

PLANS: SITE-LOCUS
SCALE: 1/4" = 1'0"
SITE SCALE: 1" = 30'-0"
DATE: 8/14/23

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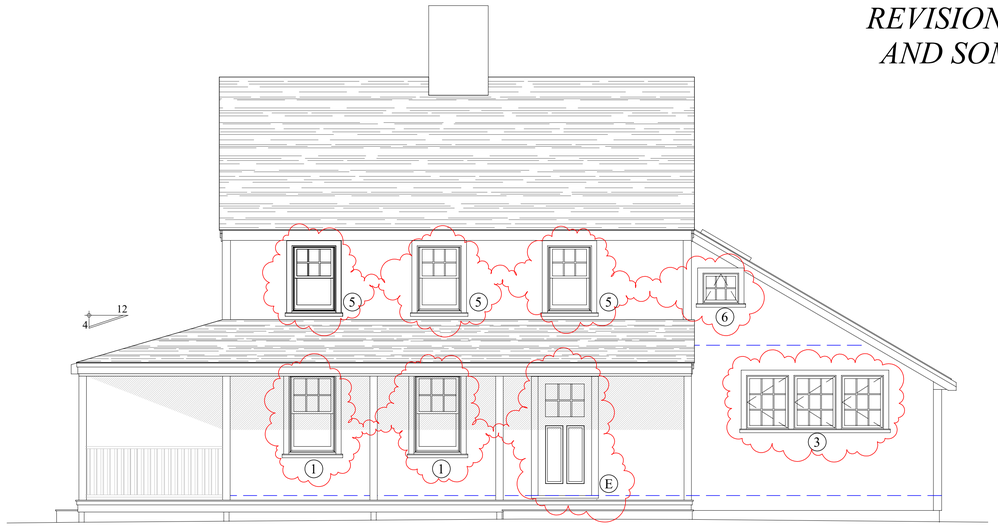
REVISIONS

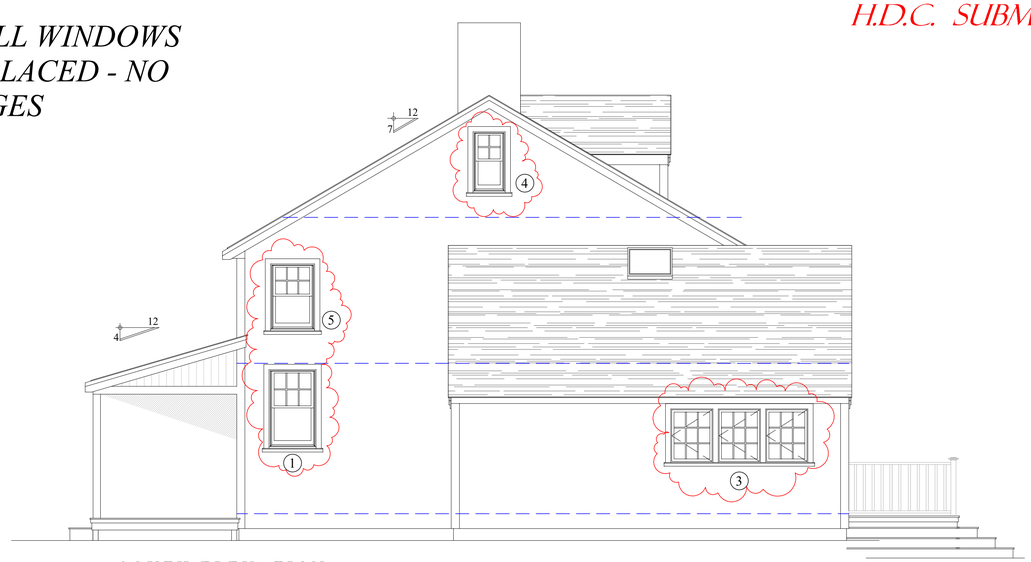
MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

H.D.C. SUBMISSION

REVISION SUMMARY: ALL WINDOWS AND SOME DOORS REPLACED - NO OTHER CHANGES



WEST ELEVATION
facing madaket road



SOUTH ELEVATION
facing 234 madaket (not visible)



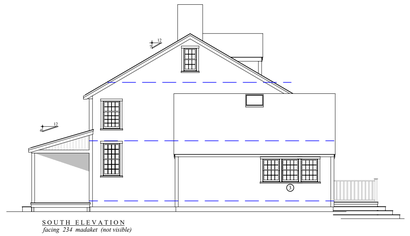
EAST ELEVATION
facing 230 madaket (not visible)



NORTH ELEVATION
facing 230 madaket (not visible)



WEST ELEVATION
facing madaket road



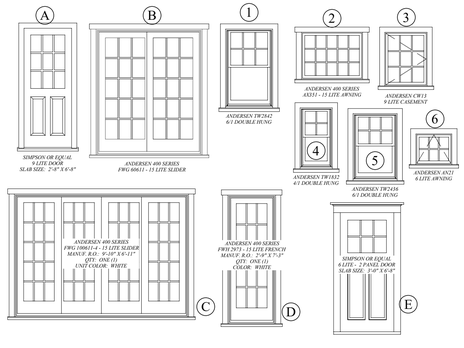
SOUTH ELEVATION
facing 234 madaket (not visible)



EAST ELEVATION
facing 230 madaket (not visible)



NORTH ELEVATION
facing 230 madaket (not visible)



PREVIOUS CoA 2023-11-9537 (1" = 10'-0")

2

MAP - 59.4
PCL - 120.1

MODIFICATIONS FOR SMITH
232 MADAKET ROAD
NANTUCKET, MA

2024
ISSUE DATE

ELEVATIONS, SITE LOCUS
SCALE: 1/4" = 1'0"
SITE SCALE: 1" = 40'-0"
DATE: 11.14.23

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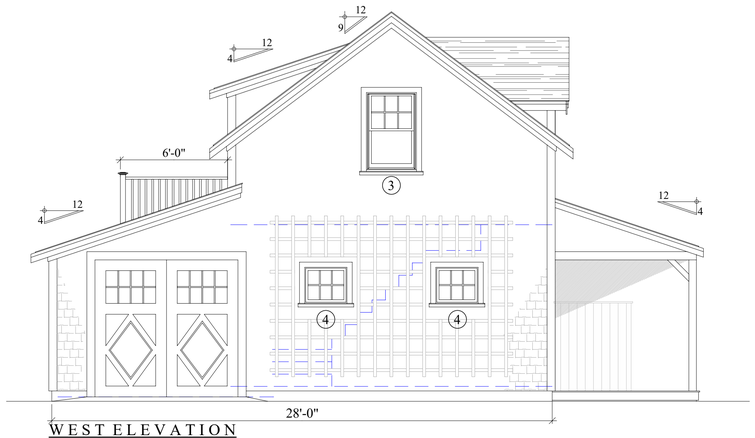
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

H.D.C. SUBMISSION

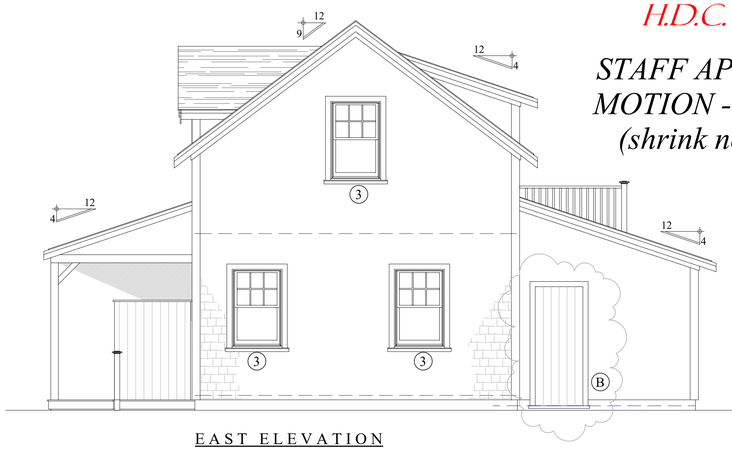
STAFF APPROVAL PER MOTION - 2023-11-9536 (shrink north dormer)



WEST ELEVATION
facing driveway



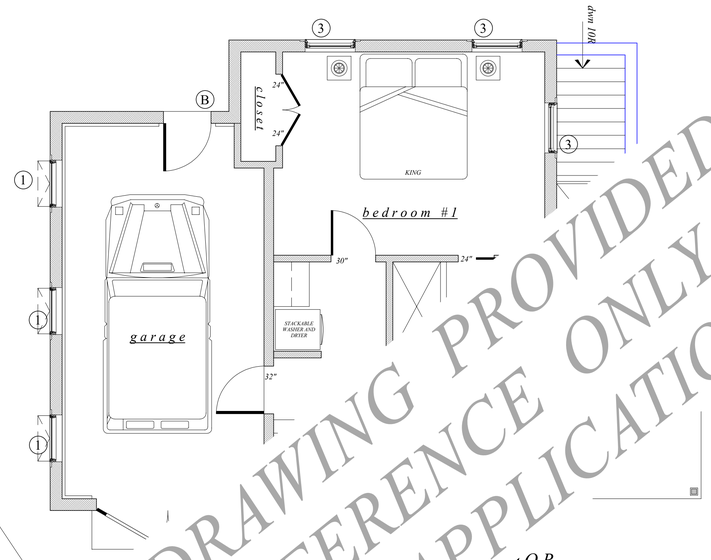
SOUTH ELEVATION
facing primary dwelling

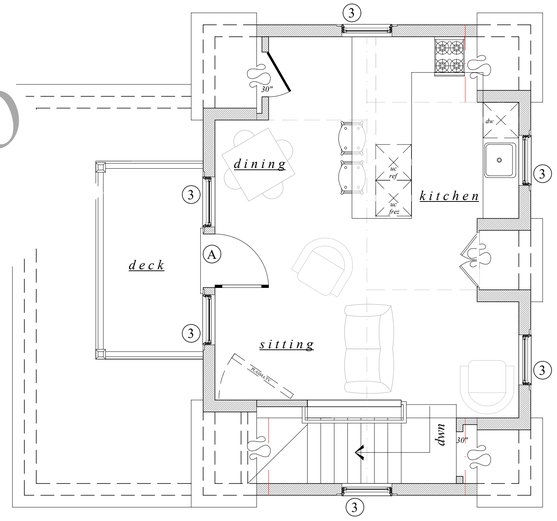


EAST ELEVATION

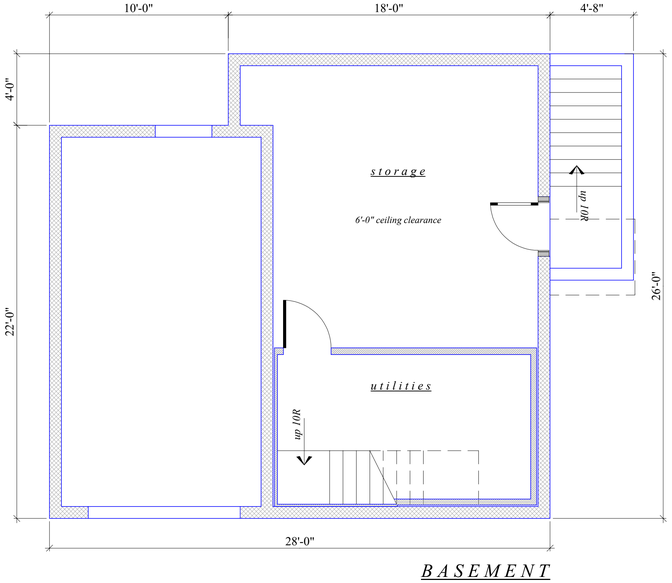


NORTH ELEVATION
facing madaket road





SECOND FLOOR



BASEMENT



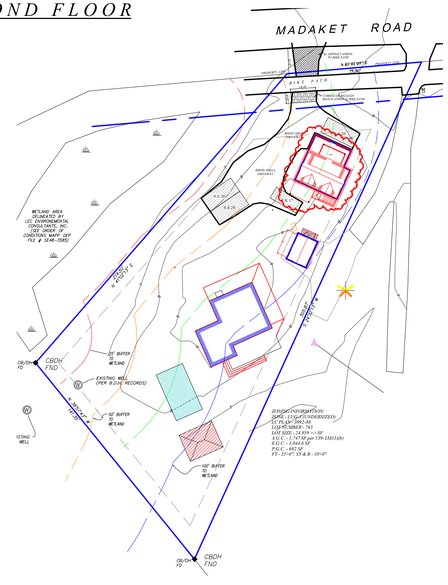
NORTH ELEVATION
facing madaket road

DRAWING PROVIDED AS REFERENCE ONLY - NOT FOR CONSTRUCTION APPLICATION

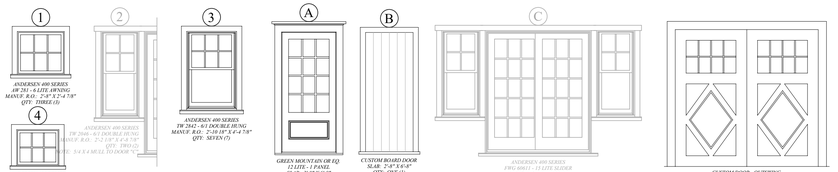
REVIOUS
NORTH



LOCUS MAP - NOT TO SCALE
232 MADAKET ROAD - MAP: 59.4, PCL 120.1



LOCUS MAP - NOT TO SCALE
232 MADAKET ROAD - MAP: 59.4, PCL 120.1



1

MAP - 59.4
PCL - 120.1

SECOND DWELLING FOR SMITH
232 MADAKET ROAD
NANTUCKET, MA

2024
PRINT DATE

PLANS, ELEVATIONS, SITE LOCUS
SCALE: 1/4" = 1'0"
SITE SCALE: 1" = 40'-0"
DATE: 11-14-23

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REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: 2/8/24

HDC2023-11-9537

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 120.1

Street & Number of Proposed Work: 232 MADAKET RD

Owner of record: MATT & ALISON SMITH

Mailing Address: 232 MADAKET ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·13·88 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 11/2/23 Fee Paid: $ 0

Must be acted on by: 1/6/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

(No 2 dormered windows on 2nd Flr.
(No 1 French door on 2nd Elev.
(No Brackets on 1st Fl. Porch.

ORIGINAL COA

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other COVERED PORCH; DORMERS; WINDOW MODS; DOOR NO NEW ✓

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 8X3.4 (x2) ☒ 1st floor ☐ 2nd floor

Size: 5.5X8 ☐ 1st floor ☒ 2nd floor

$750

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North NO Δ's South _____ East _____ West _____

Additional Remarks NON CONTRIBUTING

REVISIONS* 1. East Elevation COV PORCH; DORMERS; HOOD; RAILING; DOOR

2. South Elevation COV PORCH; WINDOWS; DORMERS

Historic Name: (describe)

Historic Name: (describe)

Original Date: C 1986

Original Builder:

ORIGINAL COA

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

2. South Elevation COV PORCH; WINDOWS; DORMERS

3. West Elevation COV PORCH; DORMERS

4. North Elevation COV PORCH; DORMERS; HOOD; RAILINGS; DOORS

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 7/12 Other 4/12 SHED

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer VELUX MOD Rough Opening _____ Size 30x48 Location SOUTH (NOT VISIBLE

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 4" Corner boards 5/4x6 Frieze 1x3

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 5x5

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other AWNING

☒ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front 15 LT FR. Rear 15 LT FR. Side 6' SLIDER

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) Ø Roof WEATHERWOOD (TME)

Trim WHITE Sash WHITE Doors WHITE ANDE'S/FOLGER BLUE

Deck NTW Foundation Ø Fence _____ Shutters FRONT

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.14.23 Signature of owner of record FOR SMITH Signed, under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 67

Street & Number of Proposed Work: 28 Ruffed Rd

Owner of record: Stephen Mary

Mailing Address: 28 Ruffed Road
Nantucket, MA 02554

Contact Phone #: 508-451-0191 E-mail: Stephen@mary.net

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South Rd #500
Nantucket, MA 02554

Contact Phone #: 508 332-8605 E-mail: bill@acksmart.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 Tesla (32) all black PV modules to main House

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ 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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Stephen Maury

STREET ADDRESS 28 Rugged Road

MAP/PARCEL 67 / 67

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/9/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/9/24
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Docusign Envelope ID: 0C72FECB-FFF6-4358-8EFD-64561884DA6A

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Esmeralda and the Historic District Commission,

I am the owner of the property located at 28 Rugged Road

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 Signed by: 572C70337D1E4BD...

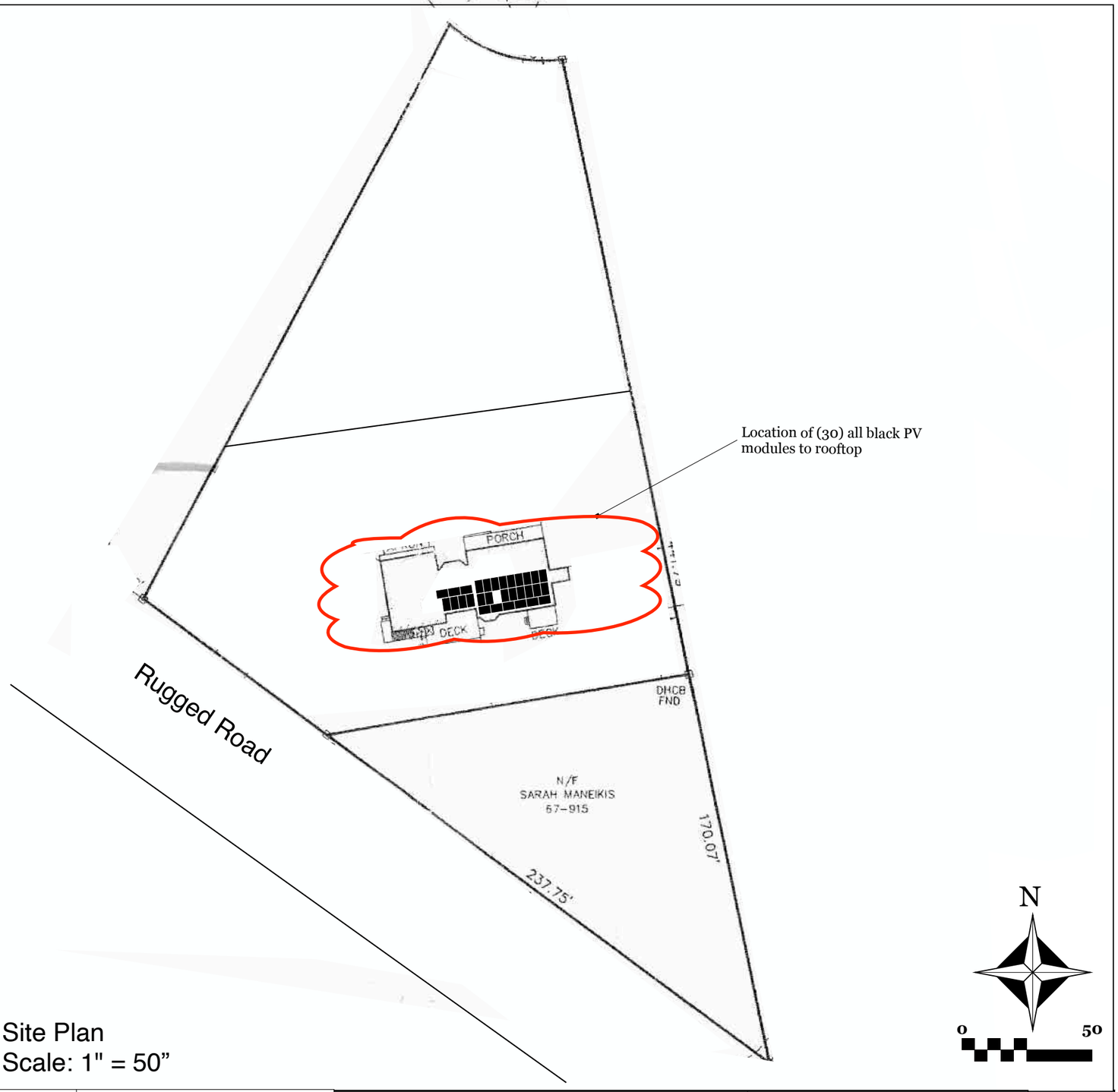
Name Stephen Maury

Date 9/12/2024



Locus Map
Scale: Not to scale

Zoning Class: R20
Front Setback: 30ft
Side/Rear Setback: 10ft/10 ft



Site Plan
Scale: 1" = 50”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
12.75kW DC, 10kW AC

Owner:	Stephen Maury
Site Address:	28 Rugged Road
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 67

REVISIONS

	MM/DD/YY	REMARKS
1	10/9/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

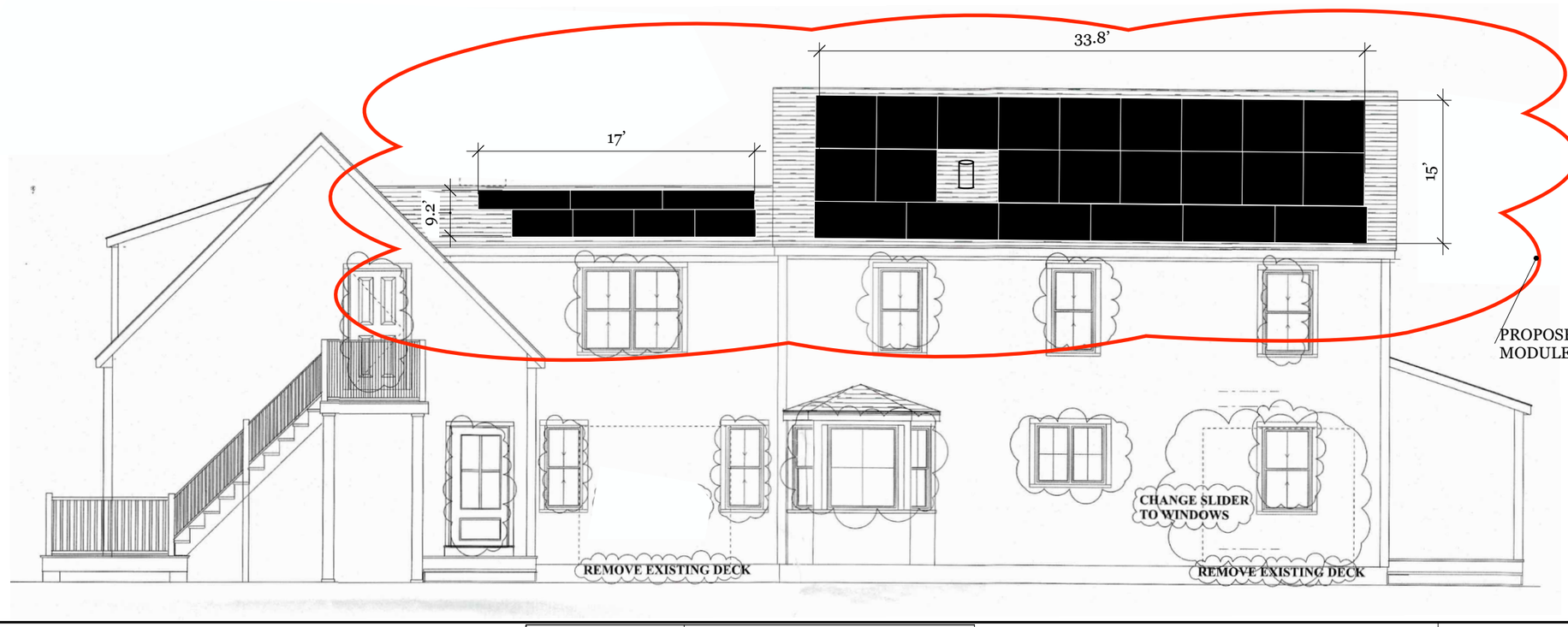
PV 01

NO CHANGES TO NORTH ELEVATION

NORTH ELEVATION



SOUTH ELEVATION



Scale: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
12.75kW DC, 10kW AC

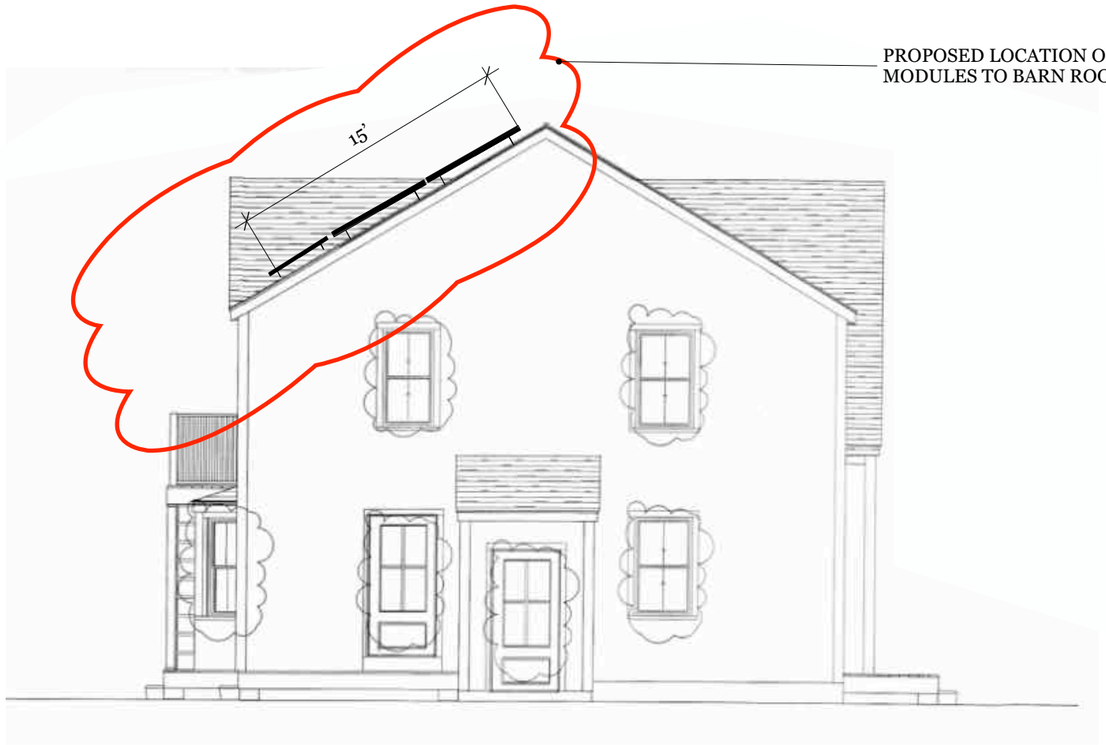
Owner:	Stephen Maury
Site Address:	28 Rugged Road
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 67

REVISIONS

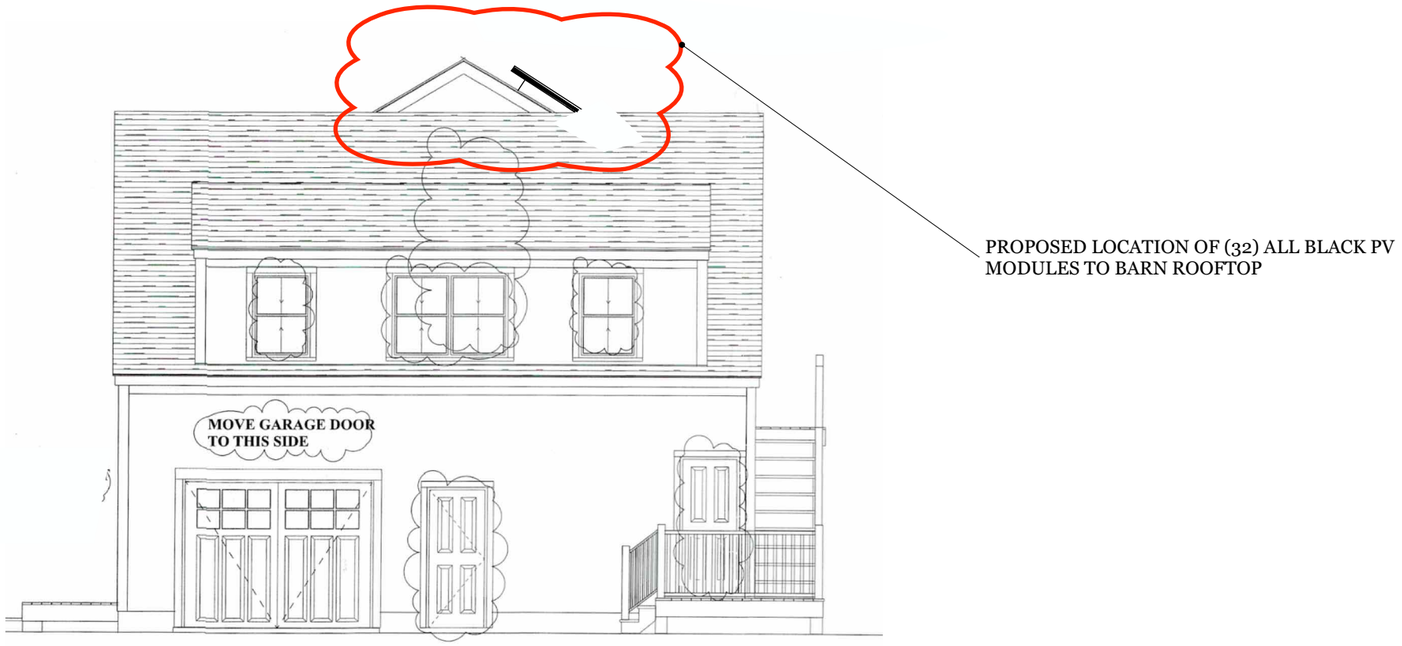
1	10/9/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

EAST ELEVATION



WEST ELEVATION



Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

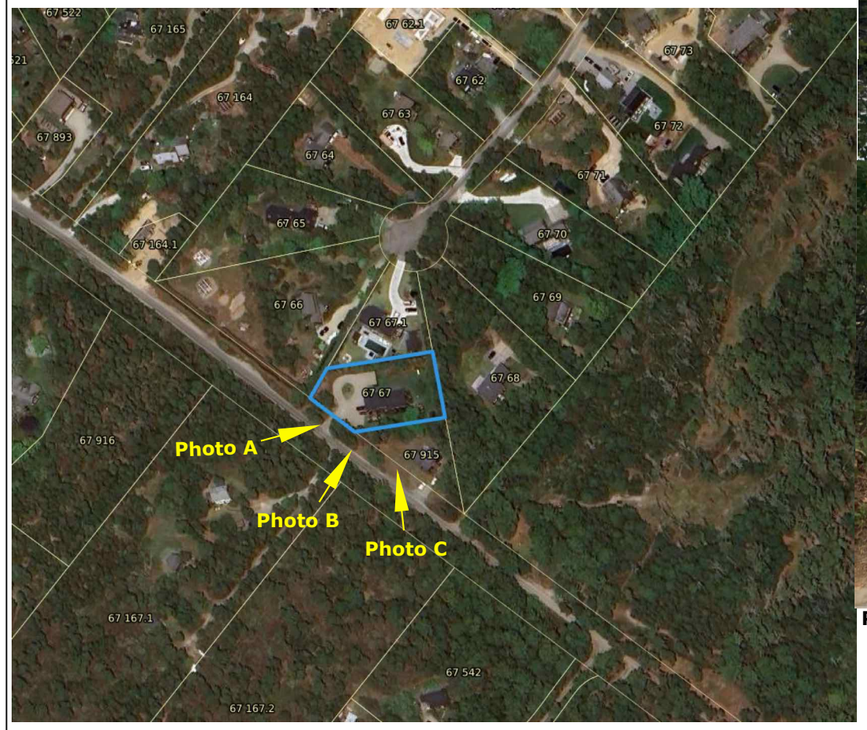
ROOFTOP SOLAR ARRAY
12.75kW DC, 10kW AC

Owner:	Stephen Maury
Site Address:	28 Rugged Road
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 67

REVISIONS

1	10/9/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



PANELS WILL HAVE LIMITED VISIBILITY FROM PUBLIC WAY



PHOTO A



PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
12.75kW DC, 10kW AC

Owner:	Stephen Maury
Site Address:	28 Rugged Road
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 67

REVISIONS

1	10/9/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

Q.TRON BLK M-G2+ SERIES

qcells

PRELIMINARY

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

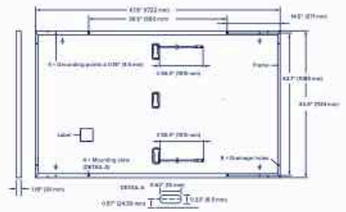
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

▪ Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

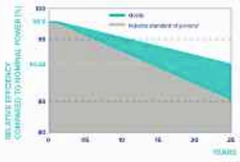


▪ Electrical Characteristics

POWER CLASS			410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)							
Minimum	Power at MPP[1]	P_{MPP} [W]	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.39	13.42	13.46	13.49	13.53
	Open Circuit Voltage[1]	V_{OC} [V]	38.58	38.61	38.64	38.67	38.70
	Current at MPP	I_{MPP} [A]	12.68	12.75	12.82	12.88	12.95
	Voltage at MPP	V_{MPP} [V]	32.32	32.55	32.77	32.98	33.20
	Efficiency[1]	η [%]	≥ 21.4	≥ 21.6	≥ 21.9	≥ 22.2	≥ 22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]							
Minimum	Power at MPP	P_{MPP} [W]	310.0	313.8	317.6	321.4	325.2
	Short Circuit Current	I_{SC} [A]	10.79	10.82	10.84	10.87	10.90
	Open Circuit Voltage	V_{OC} [V]	36.61	36.63	36.66	36.69	36.71
	Current at MPP	I_{MPP} [A]	9.97	10.03	10.09	10.15	10.21
	Voltage at MPP	V_{MPP} [V]	31.09	31.29	31.48	31.66	31.85

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

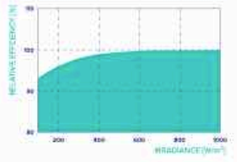


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 8 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

▪ Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa)/75 (3600 Pa)		

[3] See Installation Manual

▪ Qualifications and Certificates

Quality Controlled PV – TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-05_Rev01_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
12.75kW DC, 10kW AC

Owner:	Stephen Maury
Site Address:	28 Rugged Road
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 67

REVISIONS

1	10/9/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

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
clynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Katy Mitchell-KM Designs

AS AGENT FOR Steven Davis Lane Nominee Trust

STREET ADDRESS 7 Davis Lane

MAP/PARCEL 82//73

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/9/24

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.

Katharine Mitchell 10/9/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°: 73

Street & Number of Proposed Work: 7 Davis lane

Owner of record: Steven Davis Nominee Trust

Mailing Address: 17 Warwick Rd.
Summit, NJ. 07901

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 _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 35' Sq. Footage 1st floor: _____ Decks/Patio: Size: 339.5 Sq. ft ☐ 1st floor ☐ 2nd floor
SPA 7'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 0 South 0 East 0 West 0

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

See Plans + Photos

Is there an HDC survey form for 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

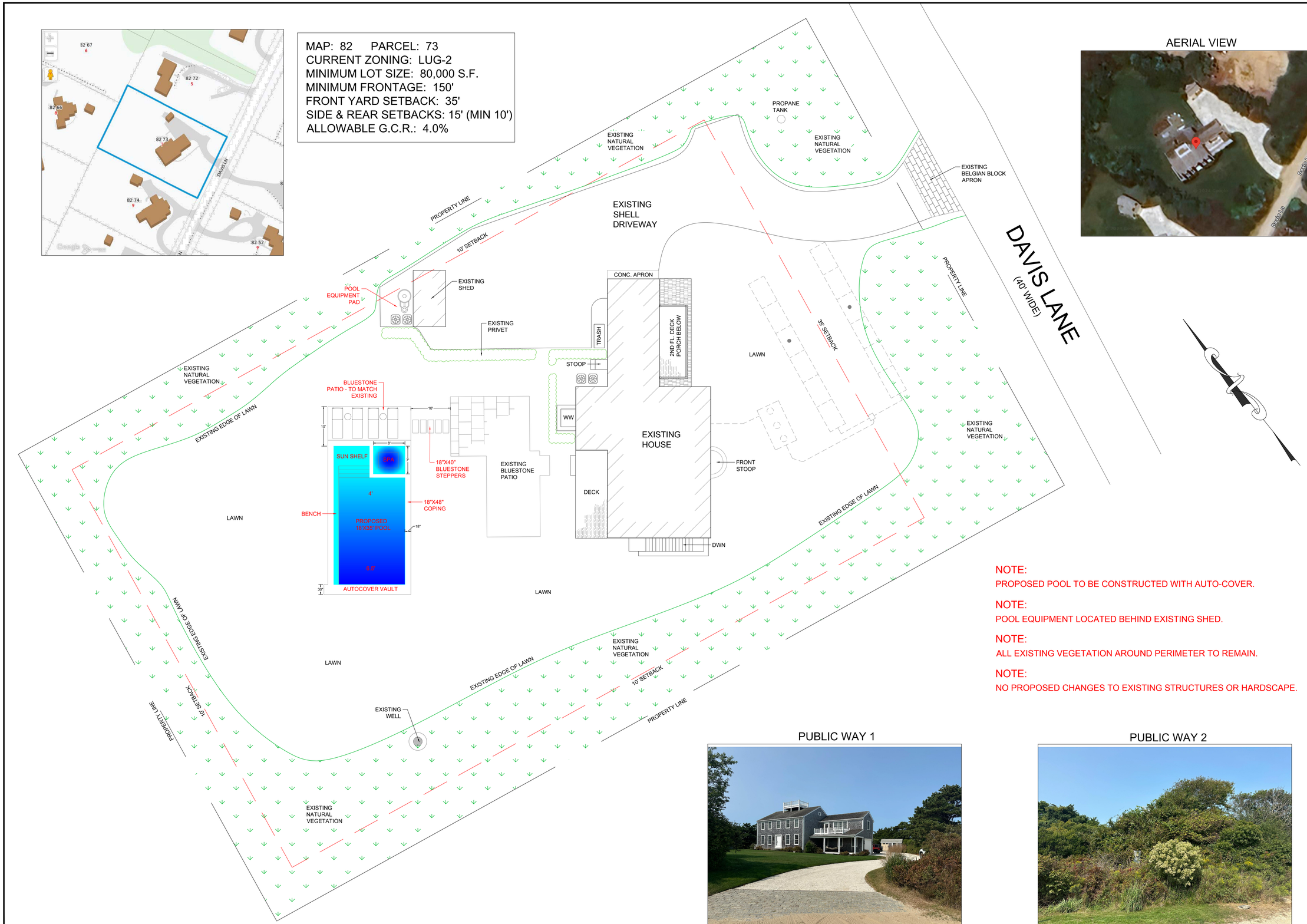
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
~~Deck~~ Patio - Bluestone Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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

MAP: 82 PARCEL: 73
CURRENT ZONING: LUG-2
MINIMUM LOT SIZE: 80,000 S.F.
MINIMUM FRONTAGE: 150'
FRONT YARD SETBACK: 35'
SIDE & REAR SETBACKS: 15' (MIN 10')
ALLOWABLE G.C.R.: 4.0%



AERIAL VIEW

NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
POOL EQUIPMENT LOCATED BEHIND EXISTING SHED.

NOTE:
ALL EXISTING VEGETATION AROUND PERIMETER TO REMAIN.

NOTE:
NO PROPOSED CHANGES TO EXISTING STRUCTURES OR HARDSCAPE.

PUBLIC WAY 1

PUBLIC WAY 2

COPYRIGHT NOTICE:
THESE DRAWINGS ARE THE PROPERTY OF KM LANDSCAPE DESIGNS, INC. MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM KMLD. © KM LANDSCAPE DESIGNS, INC.

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

7 DAVIS LANE
PROPOSED LANDSCAPE DESIGN

SCALE: 3/32" = 1'-0"
JOB: 7 Davis Lane
DATE: 9/28/24

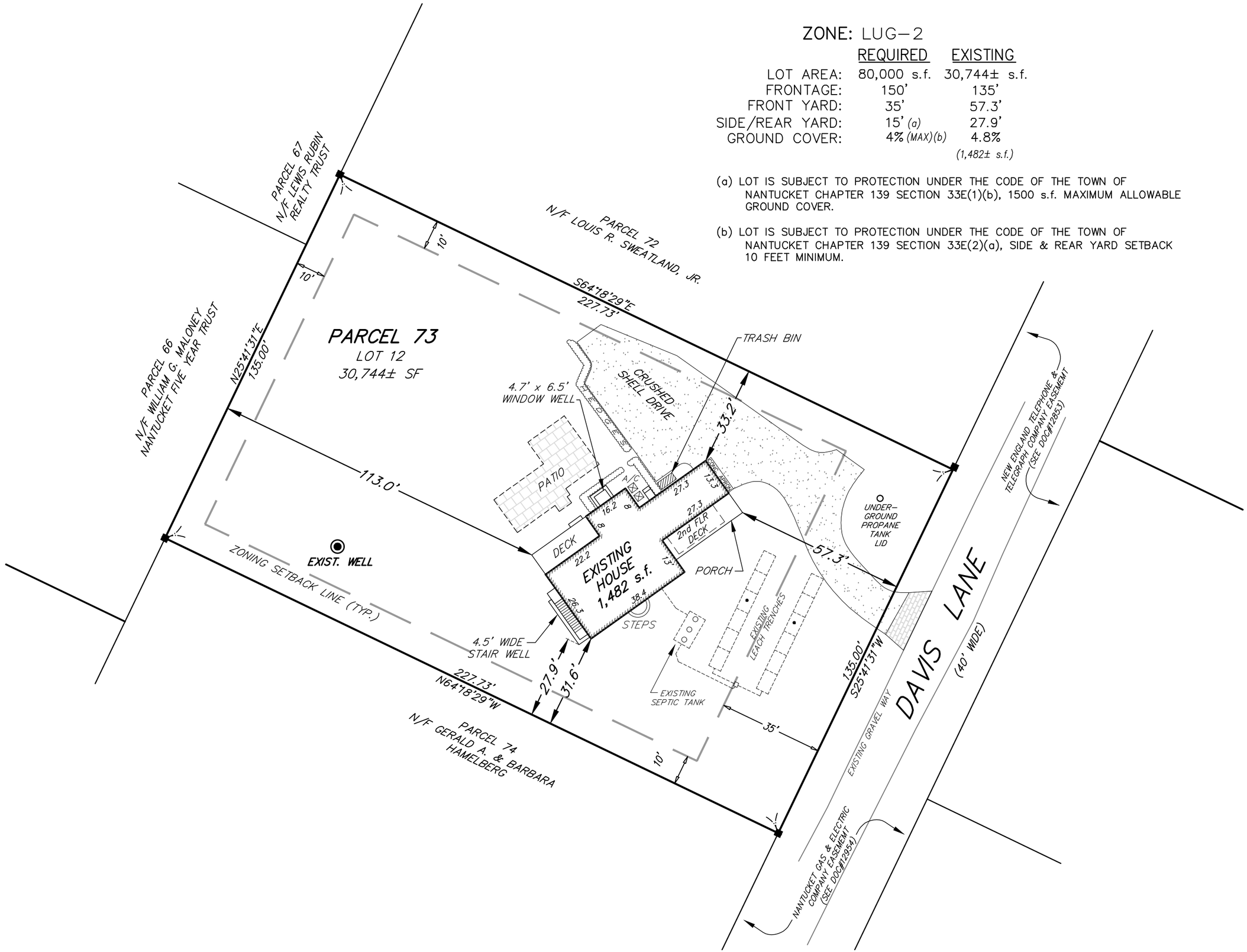
SHEET:
S.1

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	30,744± s.f.
FRONTAGE:	150'	135'
FRONT YARD:	35'	57.3'
SIDE/REAR YARD:	15' *(a)*	27.9'
GROUND COVER:	4% *(MAX)(b)*	4.8% *(1,482± s.f.)*

(a) LOT IS SUBJECT TO PROTECTION UNDER THE CODE OF THE TOWN OF NANTUCKET CHAPTER 139 SECTION 33E(1)(b), 1500 s.f. MAXIMUM ALLOWABLE GROUND COVER.

(b) LOT IS SUBJECT TO PROTECTION UNDER THE CODE OF THE TOWN OF NANTUCKET CHAPTER 139 SECTION 33E(2)(a), SIDE & REAR YARD SETBACK 10 FEET MINIMUM.



7 DAVIS LN

Location	7 DAVIS LN	**Mblu**	82/ / 73/ /
Acct#	00008018	**Owner**	SEVEN DAVIS LN NOMINEE TRUST
Assessment	$4,859,600	**PID**	8018
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,564,600	$2,295,000	$4,859,600

Owner of Record

Owner	SEVEN DAVIS LN NOMINEE TRUST	**Sale Price**	$2,700,000
Co-Owner		**Certificate**	
Address	17 WARWICK ROAD SUMMIT, NJ 07901	**Book & Page**	C22904/0
		Sale Date	02/29/2008
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SEVEN DAVIS LN NOMINEE TRUST	$2,700,000		C22904/0	00	02/29/2008
MEISTER JASON D	$1,500,000		C22106/0	1O	01/20/2006
PIEDRA MARIO O TRUSTEE	$0		C19642/0	99	09/29/2000
PIEDRA SERGIO	$0		C19520/0	99	07/17/2000
PIEDRA ANABELA	$305,000		C17592/0	05	10/25/1996

Building Information

Building 1 : Section 1

Year Built: 1983
Living Area: 3,797
Replacement Cost: $2,834,791
Building Percent Good: 90
Replacement Cost Less Depreciation: $2,551,300

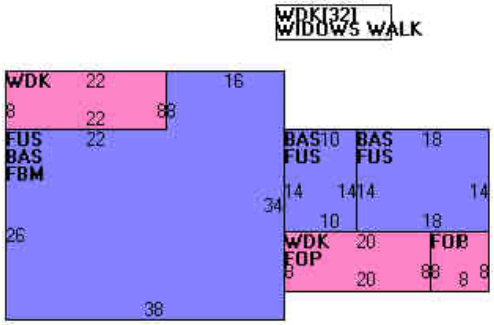
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Excellent
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	6
Total Bthrms:	5
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\81\58.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/8018_92

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,508	1,508
FUS	Upper Story, Finished	1,508	1,508
FBM	Basement, Finished	1,116	781
FOP	Porch, Open, Finished	224	0
WDK	Deck, Wood	368	0
		4,724	3,797

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG2
Neighborhood	800
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.71
Frontage	0
Depth	0
Assessed Value	$2,295,000

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			96.00 S.F.	$2,300	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$2,564,600	$2,295,000	$4,859,600
2023	$1,937,700	$2,185,800	$4,123,500
2022	$1,450,800	$1,619,100	$3,069,900
2021	$1,450,800	$1,517,900	$2,968,700
2020	$1,525,700	$1,669,700	$3,195,400

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

8½ x 11

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.

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.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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.

CH 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°: 80 PARCEL N°. 51.3

Street & Number of Proposed Work: 2 Tripp Drive

Owner of record: Mr. Kenneth Turgeon

Mailing Address: 2 Tripp Drive
Nantucket, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Therux NAG

Mailing Address: PO Box 1814
Nantucket MA

Contact Phone #: 228-5631 E-mail: _____

STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ 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 Change from exist 3 Tab shingles
2. South Elevation to certainteed landmark
3. West Elevation Architect series Pewter Wood
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 Pewter Wood

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 [signature] Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Merrow NAG

AS AGENT FOR Mr. Kenneth Turgeon

STREET ADDRESS 2 Tripp Drive

MAP/PARCEL MAP 80 parcel 51.3

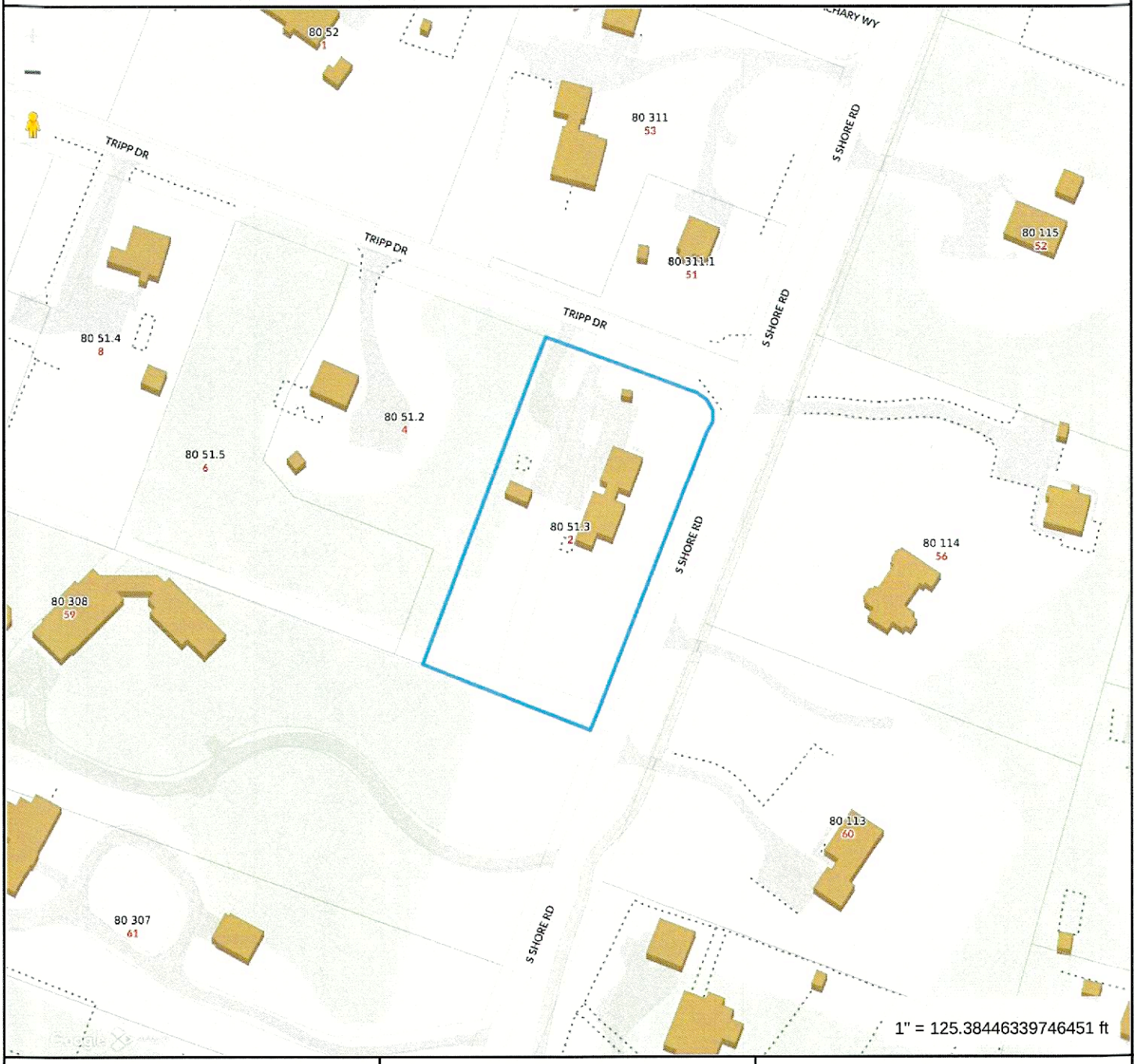
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/9/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 10/9/2024



Property Information

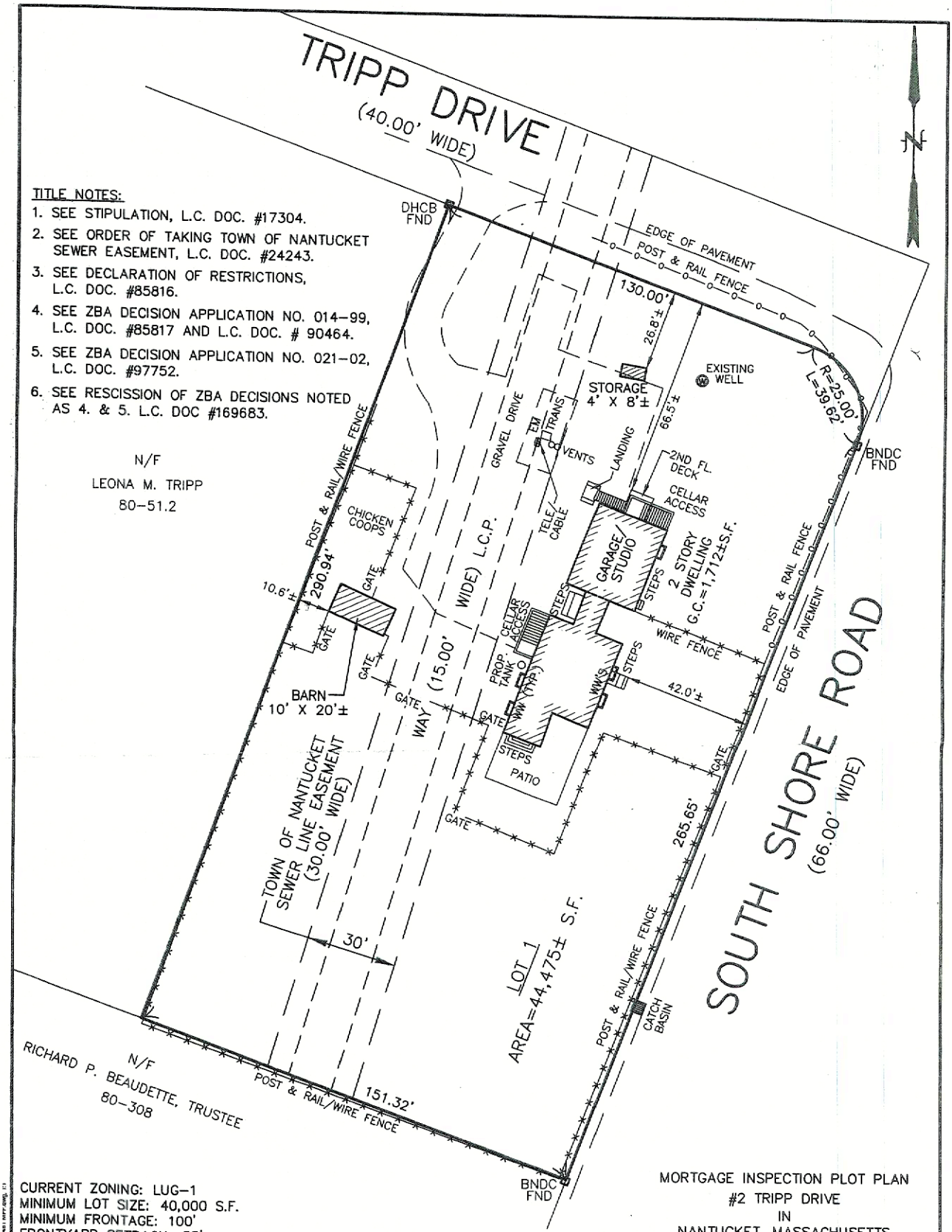
Property ID	7512
Location	2 TRIPP DR
Owner	GIFFORD WHITNEY A TR

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.



TITLE NOTES:

1. SEE STIPULATION, L.C. DOC. #17304.
2. SEE ORDER OF TAKING TOWN OF NANTUCKET SEWER EASEMENT, L.C. DOC. #24243.
3. SEE DECLARATION OF RESTRICTIONS, L.C. DOC. #85816.
4. SEE ZBA DECISION APPLICATION NO. 014-99, L.C. DOC. #85817 AND L.C. DOC. # 90464.
5. SEE ZBA DECISION APPLICATION NO. 021-02, L.C. DOC. #97752.
6. SEE RESCISSION OF ZBA DECISIONS NOTED AS 4. & 5. L.C. DOC #169683.

N/F
LEONA M. TRIPP
80-51.2

CURRENT ZONING: LUG-1
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 100'
FRONTYARD SETBACK: 35'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 7%
EXISTING G.C.R.: 4.3%±

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0151G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 404/59 - 459/32,44

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

9/15/22

MORTGAGE INSPECTION PLOT PLAN
#2 TRIPP DRIVE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30' DATE: 9/15/22

DEED REFERENCE: L.C.C. #26171
PLAN REFERENCE: L.C. PL. #37069-B

ASSESSOR'S REFERENCE:
MAP: 80 PARCEL: 51.3

PREPARED FOR:
KENNETH TURGEON &
CAPE COD FIVE CENTS SAVINGS BANK

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-11481

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

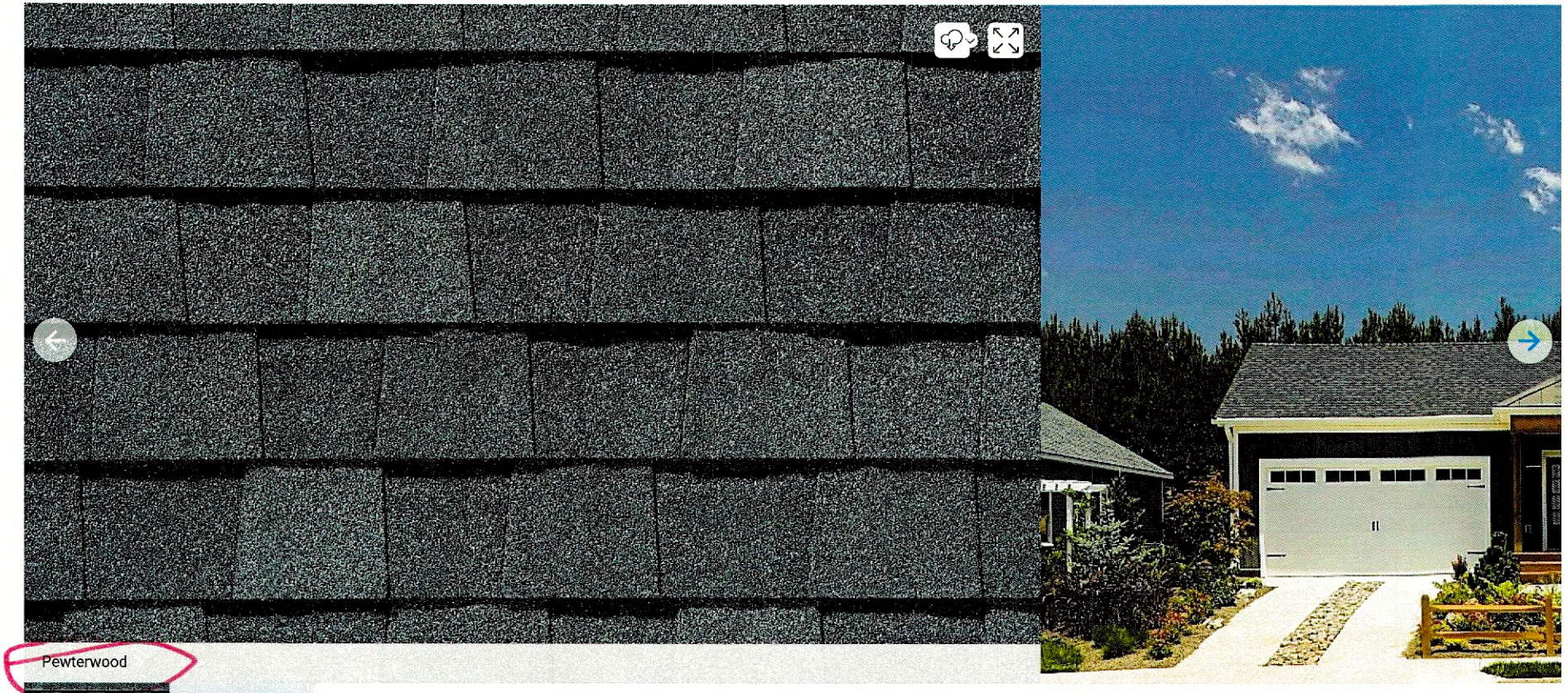
Update Location

Enter your Postal/Zip Code to provide the most accurate product availability and information.

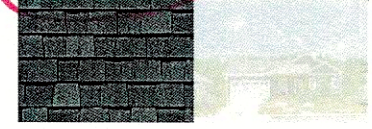
ENTER POSTAL/ZIP CODE

PRODUCTS > RESIDENTIAL ROOFING > LANDMARK®

Landmark®



Pewterwood



EAST




SOUTH


Novant


WEST



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 722

Street & Number of Proposed Work: 2 Daffodil Lane

Owner of record: Stephen + Tammie Murphy

Mailing Address: 2 Daffodil Ln

Nantucket, MA, 02554

Contact Phone #: 5086285916 E-mail: stephen.a.m@comcast.net

AGENT INFORMATION (if applicable)

Name: Shane

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 Hoop Garage/shed

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 13' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' South _____ East _____ West _____

Height of ridge above final finish grade: North 12' 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 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 _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/9/2024 Signature of owner of record _____ Signed under penalties of perjury

RECEIVED
OCT 09 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

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 Murphy

AS AGENT FOR self

STREET ADDRESS 2 Bartlett Ln Nantucket, MA

MAP/PARCEL 68 722

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 10/9/2024

Stephen A Murphy

2 Daffodil Ln

Nantucket, MA, 0254

Nantucket HDC

2 Fairgrounds Rd

Nantucket, MA, 02554

Monday, October 7, 2024

This application is for the install of a storage hoop tent in the size of 13'x20'x12'.
This tent **will not be seen** from the road with 50 feet of pine trees and brush between the driveway and the hoop tent location. Access to the ten will be from the property's back yard and the door of the tent will be facing South.

I have attached pictures from the road as well as maps showing the proposed location.

Thank you for your attention to this application.

Stephen A Murphy

RECEIVED
OCT 09 2024
By



View From Street. Start of Tree line approx. 90 feet to start and tent location approximately 50 feet after that.

ShelterLogic Garage-in-a-Box Portable Outdoor Garage for SUV and Full-Size Trucks, All-Season Car Canopy Carport with Alpine Style Roof, 13' x 20' x 12', Gray



RECEIVED
OCT 09 2024
By

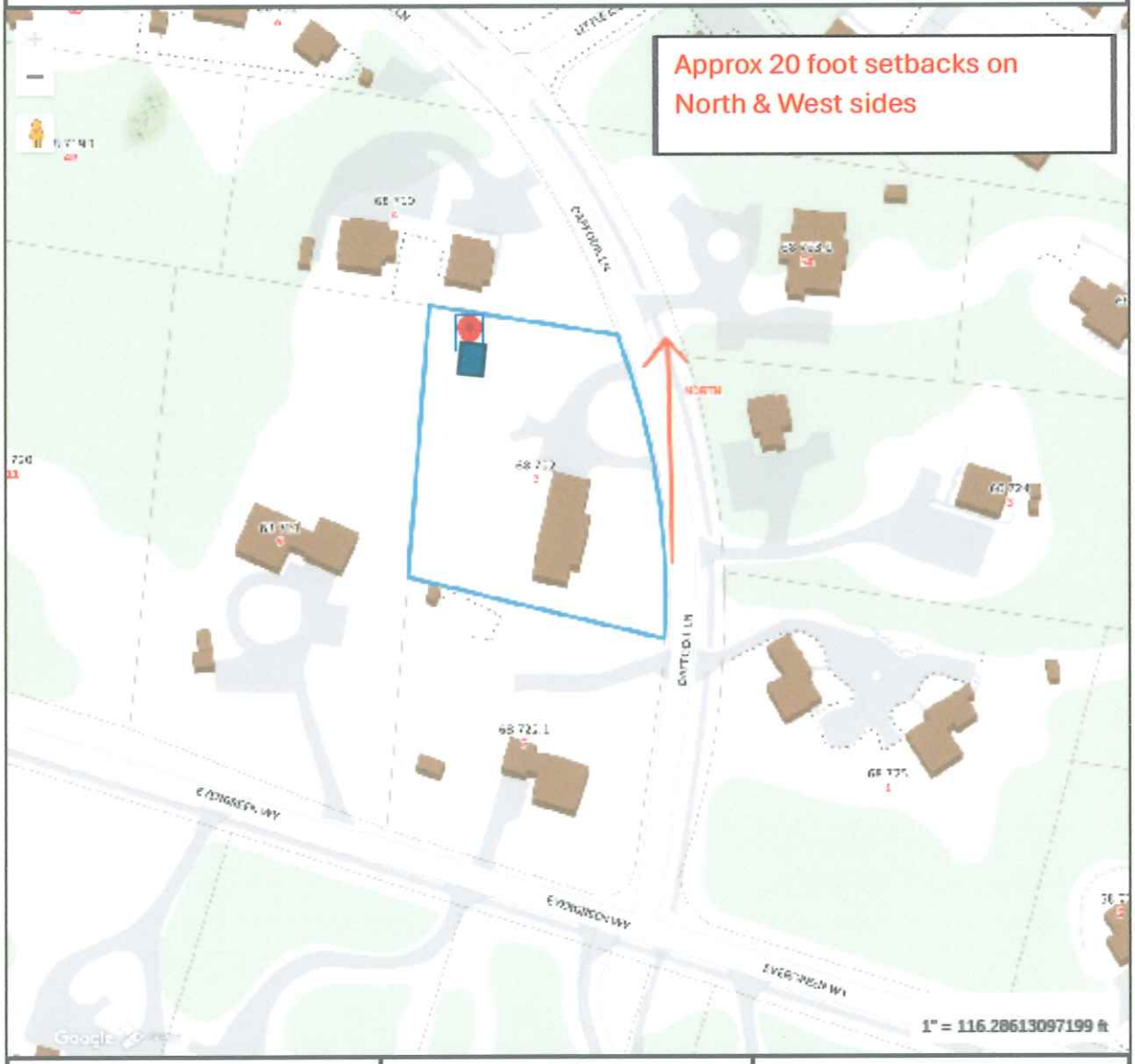


RECEIVED
OCT 09 2024
By

Town and County of Nantucket, MA

October 1, 2024

Requested Hoop tent location



Property Information

Property ID	6512
Location	2 DAFFODIL LN
Owner	MURPHY STEPHEN A & TAMMIE L

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
OCT 09 2024
By

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 75 PARCEL N°. 65.1

Street & Number of Proposed Work: 42 CHUCH HOLLOW

Owner of record: 42 CHUCK HOLLOW RD HOLLY HOCK LLC

Mailing Address: 36 CHALMERS ST

CHARLSTON SC 29401

Contact Phone #: 508 221 3264 E-mail: mikehajjar@gmail.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGN INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ 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

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation CHANG TRIM TO WHITE FROM OLIVE GREEN
3. West Elevation CHANGE RED DOORS & WINDOW FROM RED TO WHITE
4. North Elevation CHANGE CLAPBOARD FROM GREY TO OFF WHITE

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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) OFF WHITE Roof _____

Trim WHITE Sash WHITE LIGHT GRAY Doors WHITE

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/10/23 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, October 3, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

Call to Order at 4:02pm and announcements by Chair Pohl.

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist, Adrian Rodriguez, Administrative Specialist & Fiona Johnson, Administrative Specialist.
Attending Members: Pohl, Welch, Camp, Oliver, Patten, Paul, Thornewill
Remote Participants: Coombs
Absent Members: None
Late Arrivals: None
Early Departures: Pohl left the meeting at 6:16pm.
Adoption of Agenda
Motion: **Motion to Approve, as drafted. (Welch)**
Vote: Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver

I. COMMISSIONER DISCUSSION & VOTE

Operations Assessment - Scope of Services

Welch –

- Stated that this item was specifically to reaffirm the list of current needs of the HDC for independent needs, which was provided to the NAPC and previously approved by the HDC.
- Members of the NAPC team were present to answer questions.
- Discussion was open to all members, not just the Board.
- Interviews will be conducted with the NAPC and all Board Members October 3-4, 2023.

Voting: Pohl, Welch, Camp, Coombs, Oliver
Alternates: None
Recused: None
Documentation: None
Representing: None
Motion: **Motion to reaffirm the HDC's previous approval for the scope of services for independent review. (Oliver)**
Roll-Call Vote: Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

II. SIGNS

Property Owner Name	Street Address	Scope of Work	Map/Parcel	Agent
1. Nantucket Atheneum	1 & 3 India St	Master Sign plan	42.3.1/73	Ann Scott
2. The One 2744 LLC	47 Main St	Projecting sign	42.3.1/206	Emeritus
3. The One 2744 LLC	47 Main St	Door sign	42.3.1/206	Emeritus
4. Robert Sarkisian	35A Old South Rd.	New updated sign	68/6.6	SHN
5. Robert Sarkisian	35A Old south Rd.	New updated sign	68/6.6	SHN

Voting: Pohl, Welch, Camp, Coombs, Oliver
Alternates: None
Recused: None
Documentation: Site plan, photos, correspondence
Representing: None
Motion: **Motion to approve signs 1-5, per the Sign Committee's recommendation. (Welch)**
Roll-Call Vote: Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye) Certificate # HDC2023 – (as noted)

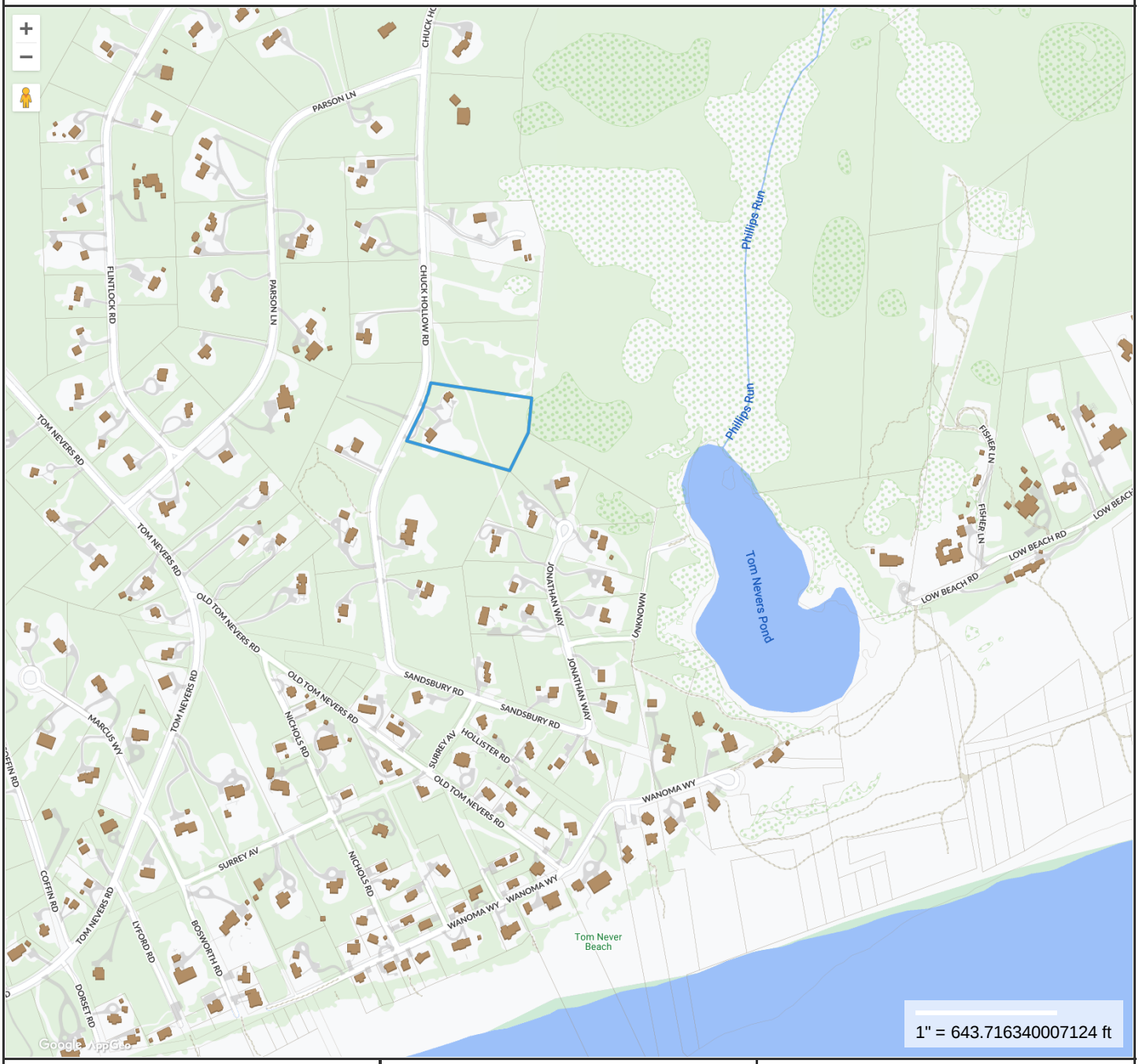
III. CONSENTS

	Property Owner Name	Street Address	Scope of Work	Map/Parcel	Agent	
1.	Dworetzky- Banse Family Tr	8 Shawkemo Rd	Pergola	43/90	Botticelli + Pohl	EM
2.	Nonantum 25 LLC	25 Nonantum Ave	Porch Addition	87/153	SMRD	EM
3.	Kathleen O'Keefe	8 Paul Jones Rd	Alterations	41/839	Topham Design	EM
4.	Nastras LLC	23 Youngs Wy	Shed	68/324	Structures Unltd	EM
5.	Maple Lane Sugar Shack	1 Maple Ln	Rev's to COA 10-7331	67/303.2	LINK	EM
6.	Patricia Harding	3 Sasemin Way	Shed Bulkhead	80/407	Patricia Harding	EM
7.	Ingrid Francas Trustee	39 Dukes Rd	Roof replacement	56/328	Wilson & Co.	EM
8.	21 Quidnet LLC	21 Quidnet Rd	Tennis Ct	21/30	Val Oliver	EM
9.	21 Quidnet LLC	21 Quidnet Rd	Pickleball Ct	21/30	Val Oliver	EM
10.	Erin Wilson	6 Swayzes Dr.	Garage Door Window Chng	66/163	EMDA	EM
11.	3 Pond Rd Nom Trust	3 Pond Rd	Dormer Addition	56/151	EMDA	EM
12.	Seven Pines LLC	78 Pocomo Rd	Window Rev's	15/39	Mark Avery	EM
13.	Marylin Correia	2 Marylin Ln	Addition	80/58	Val Oliver	RP
14.	Steven Jemison	4 Lavendar Ln	New Shed	33/24	JB Studio	CP
15.	Holly Hock LLC	42 Chuckhollow Rd	New pool house	75/65.1	EMDA	SW
16.	3 Wingspread LLC	3 Wingspread Ln	Garage Door Window Chng	27/17.6	EMDA	SW
17.	26 Pinecrest LLC	26 Pinecrest Dr.	Color Change	68/226	EMDA	SW
18.	Jeff Shapiro	12 W York Ln	Rooftop Solar Cottage	55/9.1	Cotuit Solar	SW
19.	Bruce Percelay	77 Millbrook Rd	Ground Solar array	40/130	Ack Smart	VO
20.	Valerie Sampier	11 Whitetail Cir	Shed Move On	71/30	Valerie Sampier	EM
21.	Melissa Perry	16 Bartlett Rd	New Dwelling	67/114	Melissa Perry	JP
22.	Ross realty trust	11 Ahab Dr	Window Alteration	65/67	Gregory Ross	JP
23.	Christopher Cuddy	60 Kendrick Rd	Window Replacement	76.4.3/57	Reid Yenor	JP
24.	Cook Kathryn Trust Etal	85 Low Beach Rd	Hardscape	75/31.3	Ahern, LLC	JP

Voting: Welch, Camp, Coombs, Paul
Alternates: Patten
Recused: Pohl, Oliver
Documentation: **Architectural elevation plans, site plan, photos, correspondence, advisory comments.**
Representing: None
Public: None
Concerns: None
Motion: **Motion to approve, as submitted. (Coombs)**
Roll-Call Vote: Carried 4-1 //Welch, Coombs, Patten, Paul (Aye) // Camp (Nay) Certificate # HDC2023 – (as noted)

IV. CONSENTS WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	O'Spray LLC	25 Willard St	Alterations Rev 03-8055	29/33	Emeritus LTD	CT
	• that the previously approved EAST stays, as approved with a single door on the 2nd floor balcony. Plans must incorporate both existing elevations and previously approved.					
2.	256 Polpis LLC	256 Polpis Rd	Pool & Hardscape	25/25	Ahern, LLC	JP
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
3.	Melissa Perry	16 Bartlett Rd	Demo House	67/114	Melissa Perry	JP
	• provide GIS info; photos of all elevations etc.					
4.	Debbie Wasil	51 Pleasant St	Hardscape Rev	55/32.3	Structures Unltd	VO
	• a mix of brick and shell by keeping the straight driveway section brick and using shell for the parking area. It is incumbent on the Owner to permit the sidewalk construction with the DPW, and any other town dept that are authorized to issue such permits.					
5.	3 Tetawkimmo Dr LLC	3 Tetawkimmo Dr.	Solar Roof array	53/30	Ack Smart	VO
	• Remove south 4 panels (not on dormer) and move to middle mass to the east as that roof is obscured by the front mass) or move all of the south panels to the middle mass) thru staff					
6.	Patrick & Rebecca McNamara	2 Hiawasse Ln	New Dwelling	56/ 469	EMDA	SW
	• Covered porch, as viewed on North and South elevations, decrease left to right depth by 1'6" to 9'6"					
7.	Jeff Shapiro	12 W York Ln	Rooftop Solar MH	55/9.1	Cotuit Solar	SW
	• No solar panels on the westerly-oriented section of the primary mass--i.e., viewing the South elevation, no solar panels on the upper left area of that elevation.					
8.	Jenn & Jason Mendelson	69 Monomoy Rd	New Shed	43/102	Studio PPark	SW
	• Trim to match house					



Property Information

Property ID	75 65.1
Location	42 CHUCK HOLLOW RD
Owner	NEVERS HOLLOW 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 09/14/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

42 CHUCK HOLLOW RD

Location	42 CHUCK HOLLOW RD	**Mblu**	75/ / 65/1 /
Acct#	00007067	**Owner**	NEVERS HOLLOW LLC
Assessment	$3,603,200	**PID**	7067
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,812,400	$1,790,800	$3,603,200

Owner of Record

Owner	NEVERS HOLLOW LLC	**Sale Price**	$3,170,000
Co-Owner		**Certificate**	
Address	17 OLD KINGS HWY S SUITE 240 DARIEN, CT 06820	**Book & Page**	C27921/0
		Sale Date	10/15/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
NEVERS HOLLOW LLC	$3,170,000		C27921/0	00	10/15/2020
HAGAN JAMES J & MARIE LOUISE	$500,000		C0015/0010	1N	09/30/1991
GRISCOM RUFUS K & NANCY E	$490,000		C0013/0994	00	03/15/1989

Building Information

Building 1 : Section 1

Year Built:	1979
Living Area:	3,114
Replacement Cost:	$1,495,857
Building Percent Good:	98
Replacement Cost Less Depreciation:	$1,465,900

Building Attributes	
Field	**Description**

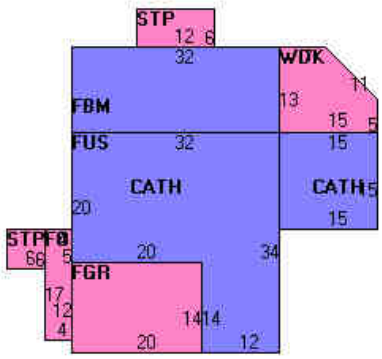
Style:	Colonial
Model	Residential
Grade:	Very Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0026\42%20CHUCKHOLLOW_26365.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7067_8148.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,449	1,449
FBM	Basement, Finished	1,224	857
FUS	Upper Story, Finished	808	808
FGR	Garage, Finished	280	0
FOP	Porch, Open, Finished	68	0
STP	Stoop	108	0
WDK	Deck, Wood	579	0
		4,516	3,114

Building 2 : Section 1

Year Built:	1982
Living Area:	700
Replacement Cost:	$366,350
Building Percent Good:	92

Replacement Cost
Less Depreciation: $337,000

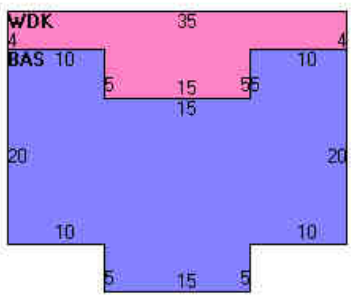
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0026\42%20chuckhollow2_26367.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7067_8149.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	700	700
STP	Stoop	24	0
WDK	Deck, Wood	320	0
		1,044	700

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$3,000	2
FPL3	2 STORY CHIM	1.00 UNITS	$4,100	1
FPO	EXTRA FPL OPEN	2.00 UNITS	$2,400	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG3
Neighborhood	525
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	3.01
Frontage	0
Depth	0
Assessed Value	$1,790,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,812,400	$1,790,800	$3,603,200
2022	$1,352,000	$1,570,600	$2,922,600
2021	$1,094,000	$1,312,400	$2,406,400
2020	$1,138,700	$1,062,500	$2,201,200
2018	$1,014,400	$1,053,600	$2,068,000

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008


BUILDING LOCATION

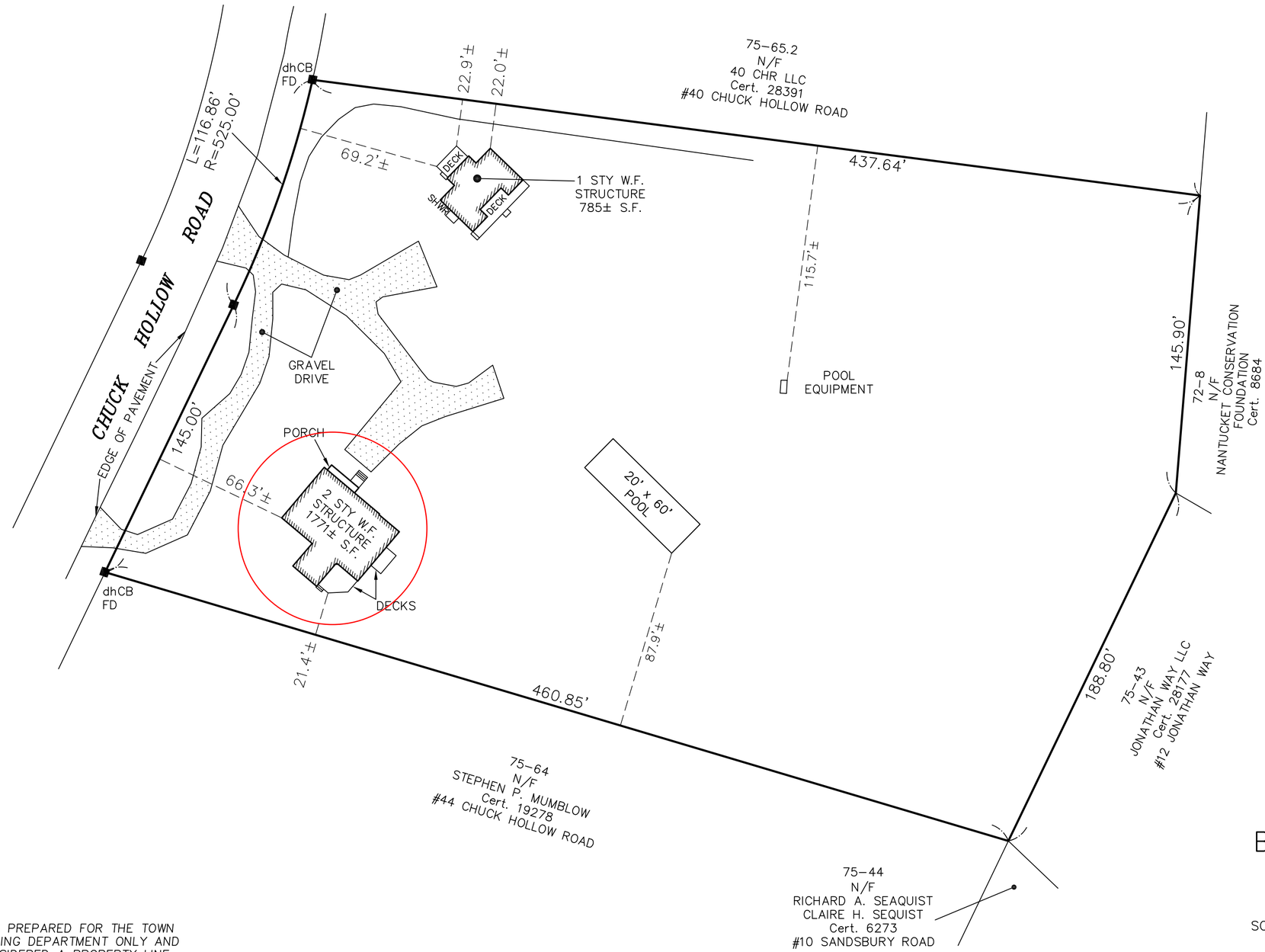
MAIN HOUSE





CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.–3)

		Existing:
MINIMUM LOT SIZE:	120,000 S.F.	134,701 S.F.±
MINIMUM FRONTAGE:	200 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER % :	3%	1.9% ±



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: . . 75. . , PARCEL: . . 65.1 . .

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1"= 40' DATE: SEPTEMBER 19, 2022

Owner: . . *NEVERS HOLLOW LLC* . . . .

Cert. of Title: #27921 . Plan: L.C.C. 5004–54, LOT 837

Locus: . . #42 CHUCK HOLLOW ROAD . . . . . .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

B8832

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V:\DRAWFILES\B8832\CARLSON BLP.dwg BLP 9/19/2022 08:14:02 1:1

CHUCK HOLLOW ROAD

EXISTING BUILDING

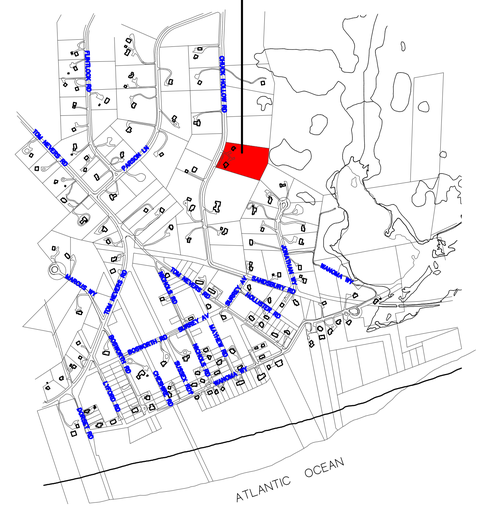
DRIVE

APPROVED BUILDING

EXISTING BUILDING

N

ZONING CLASSIFICATION: L.U.G. 3	
MAP: 75	PARCEL: 65.1
MIN. AREA:	120,000 sqft.
MIN. FRONTAGE:	200 ft.
FRONT YARD S.B.:	35 ft.
SIDE S.B.:	20 ft.
REAR S.B.:	20 ft.
GROUND COVER (%):	3%



REVISIONS:

9/17/2023: PROGRESS PRINT
9/21/2023: HDC PRINT
10/12/2023: PROGRESS PRINT
6/7/2024: PROGRESS PRINT
6/26/2024: HDC REVISION
10/1/2024: HDC PRINT

NOTE:

ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:

INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT BY BLACKWELL & ASSOCIATES, INC. DATED: SEPTEMBER 19, 2022 THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

COPYRIGHT NOTICE

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© Ethan McMorrow Design & Associates Inc.

NEVERS HOLLOW LLC

DRAWN BY: ETHAN McMORROW

P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 75 PARCEL: 65.1

H.D.C. SITE PLAN

ADDRESS: 42 CHUCK HOLLOW ROAD NANTUCKET, MA 02554

DATE: 10/01/2024

SCALE: 1" = 20'

SHEET NO. S 1

Gothwald 4R Jefferson cottage changes

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 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.

✓ 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°. 48.1

Street & Number of Proposed Work: 4R Jefferson Ave – Cottage

Owner of record: Mark Gottwald Family Trust

Mailing Address: 326 Lynton Lane
Richmond, Va 23221

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket, Ma 02554

Contact Phone #: 508-325-5890 E-mail: Joseph@TophamDesignAck.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-03-10047
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 40. sf Decks/Patio: Size: NO CHANGE ☐ 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: Unknown

Original Date: C 1923

Original Builder: Unknown

REVISIONS* (describe)

1. ~~East~~ Elevation – North West – Relocate window; new outdoor shower; 1x8 cedar skirt
2. South/East Elevation – Relocate existing door; relocate access stairs; 1x8 red cedar skirt to conceal foundation.
3. South West Elevation – new outdoor shower; relocate window; 1x8 cedar skirt
4. North/East Elevation – new outdoor shower; 1x8 cedar skirt to cover foundation

Is there an HDC survey form for 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): NO CHANGE

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 TO WEATHER Clapboard (if applicable) _____ Roof NO CHANGE
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

TOPHAM DESIGN

Esmeralda Martinez
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 2/4 Jefferson Ave. M 29 /P 138

Dear Esmeralda,

I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Mark Gottwald
326 Lynton Lane
Richmond ,VA 23221

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

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STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kerry Flynn / Topham Design

AS AGENT FOR Mark Gottwald Family Trust

STREET ADDRESS 4R Jefferson Avenue

MAP/PARCEL 29 / 48.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

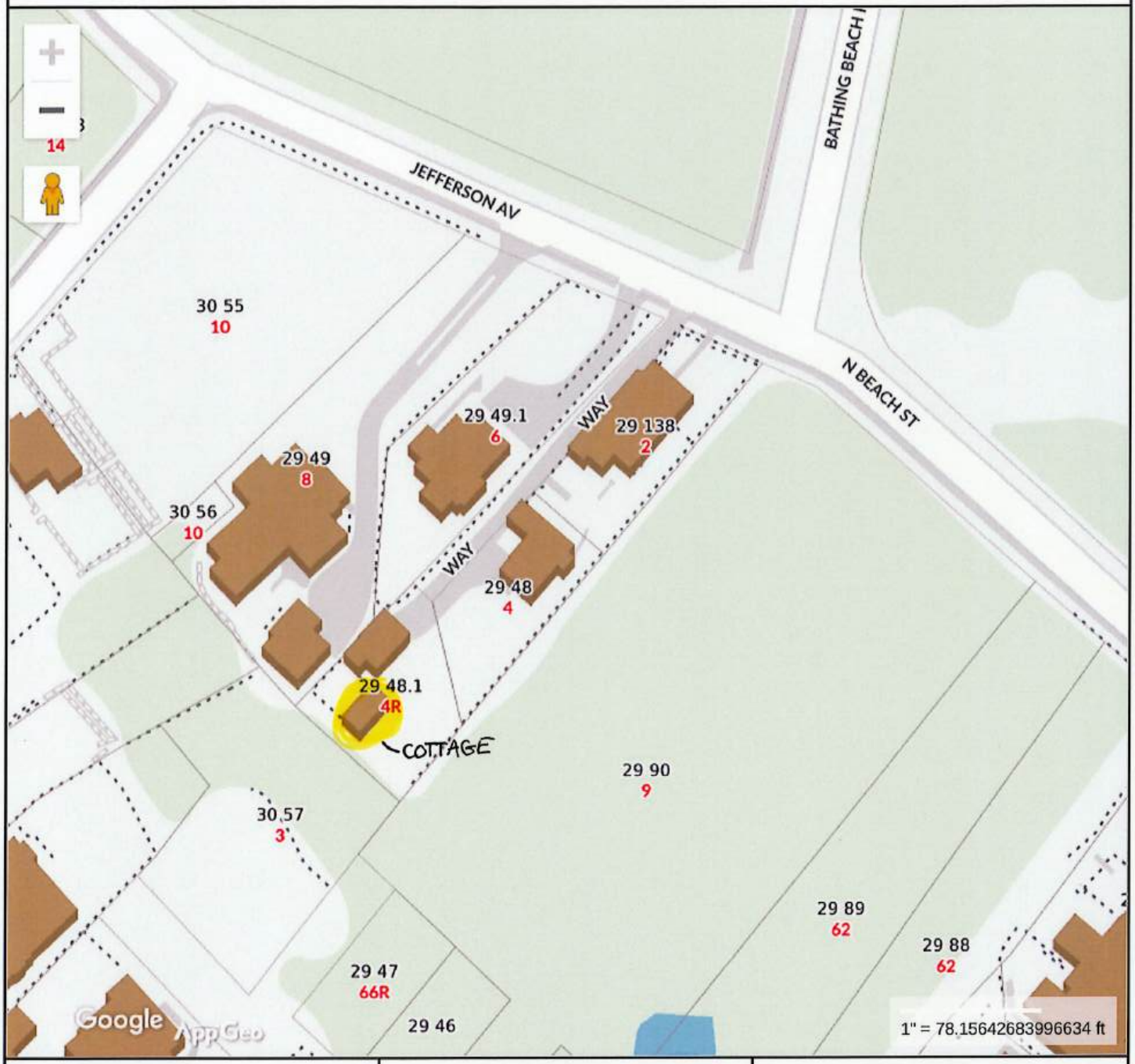
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Kerry Flynn — Signature

10/2/24 — Date

4R JEFFERSON AVENUE



Property Information

Property ID	30 252
Location	5 NANTUCKET AV
Owner	TRILLIUM 88 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

4R Jefferson Avenue

COTTAGE





4R Jefferson Avenue





The Cottage
at
4R Jefferson Avenue
Map 29 / Parcel 48.1

INDEX

1) General Information on 4R Jefferson Avenue. Sometimes referred to as 70 North Beach Street or as part of 4 Jefferson Avenue prior to recent subdivision.
   a. Property photos
   b. Locus Map
   c. Most recent Site Plan showing new subdivision to 4R
   d. Assessors Property Cards, (3; one current for 4R, one for 4R obtained from the Assessors Office when GIS was down, one for 4 Jefferson Avenue with info on the Cottage prior to subdivision to 4R).

2) Sanborn Maps for 1923, 1949
   a. 1923, pages 19 and 21, both show a structure in approximately the same locus.
   b. 1949, pages 19 and 21, both show a structure in approximately the same locus.

3) MACRIS/Nantucket Island Architectural Survey for the property once known as 70 Jefferson Avenue, now known as part of 4R Jefferson Avenue. The Cottage is deemed to be Contributing, perhaps because it is listed as being built in 1923.

4) Nantucket Historical Association's Aerial photographs which show structures on the property (1940, 1971, 1993).

5) A history of Site Plans showing the property currently owned by the Gottwalds, (1993, 1994, 1995).

6) Photographs obtained from the Nantucket Historical Association.

7) Inquirer & Mirror Property Transfer showing purchase by the Gottwalds.

The Cottage
at
4R Jefferson Avenue
Map 29 / Parcel 48.1

8) Permits from the Building Department files for work performed on the structure in 1985 to bring electrical service and plumbing to the cottage. This documentation is sourced within the limits of available resource material from the PLUS Department. The HDC file for the property is missing or has been misfiled.

9) An Order of Conditions issued October 17, 2023 permitting the renovation, relocation, and elevation of the two structures on 4R Jefferson Avenue, and the restoration associated grading, landscaping and utilities within Land Subject to Coastal Storm Flowage and the buffer zones to Coastal Bank and Bordering Vegetated Wetland. Waivers are required for this project.

10) Massachusetts Registry of Deeds, history of ownership.

11) Worcester Polytechnic Institute (WPI), Project Report: Managing Flooding in Nantucket, December 2020.

12) WPI Data Sheet on island area flooding during the "Perfect Storm" of October 30, 1991

13) The Nantucket Island Architectural and Cultural Resources Surveys for the abutters.

Full History (210 pages) on file with HDC.

CERTIFICATE NO: _____ DATE ISSUED: 3/26/24

Cottage HDC2024-03-10046

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work. Historic Determination

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 48.1

Street & Number of Proposed Work: 4R Jefferson ~~Ter~~ Avenue

Owner of record: Mark Gotham Family Trust

Mailing Address: 326 Lynton Lane

Richmond, VA 23221

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road

Nantucket, MA 02554

Contact Phone #: 508-325-5890 E-mail: Joseph@TophamDesignack.com

FOR OFFICE USE ONLY C11K496

Date application received: 3/21/24 Fee Paid: $ 50

Must be acted on by: 5/10/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

APPROVED - LETTER ATTACHED

SEE HDC 2024.03.10047

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. COTTAGE

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other HISTORIC DETERMINATION

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: UNKNOWN

Original Date: c 1923

Original Builder: UNKNOWN NAN.217

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 _____

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Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/22/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Stephen Welch
Chairman

Ray Pohl
Vice-Chairman

Val Oliver

Abigail Camp

Angus MacLeod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Connie Patton

Joe Paul

STAFF

Nicky Sheriff
Land Use Specialist
nsheriff@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

August 15, 2024

Address: 4R Jefferson Avenue, Nantucket, MA 02554
Map/Parcel: 29/ 48.1
Property Owner: Gottwald Family Trust

Dear Nantucket Building Commissioner,

At its March 26, 2024, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (c.1923 outbuilding convert to cottage) located at 4R Jefferson Avenue (formerly Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- As-built conditions vs. proposed changes;
- Current photographs of the structure;
- 1938 Aerial photo of the locus; Courtesy of the Town of Nantucket;
- 1940 Aerial photos of the locus, Courtesy of Nantucket Historical Association (AP1940-108 & -109);
- 1971 Aerial photo of the locus, Courtesy of Nantucket Historical Association (AP1971-1);
- 1923 & 1949 Sanborn Insurance Maps;
- The building is identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The building is identified as a contributing historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as a contributing historic resource in the Nantucket Island Architectural and Cultural Resources Survey (March 1989 Inventory #NAN.217.)
-

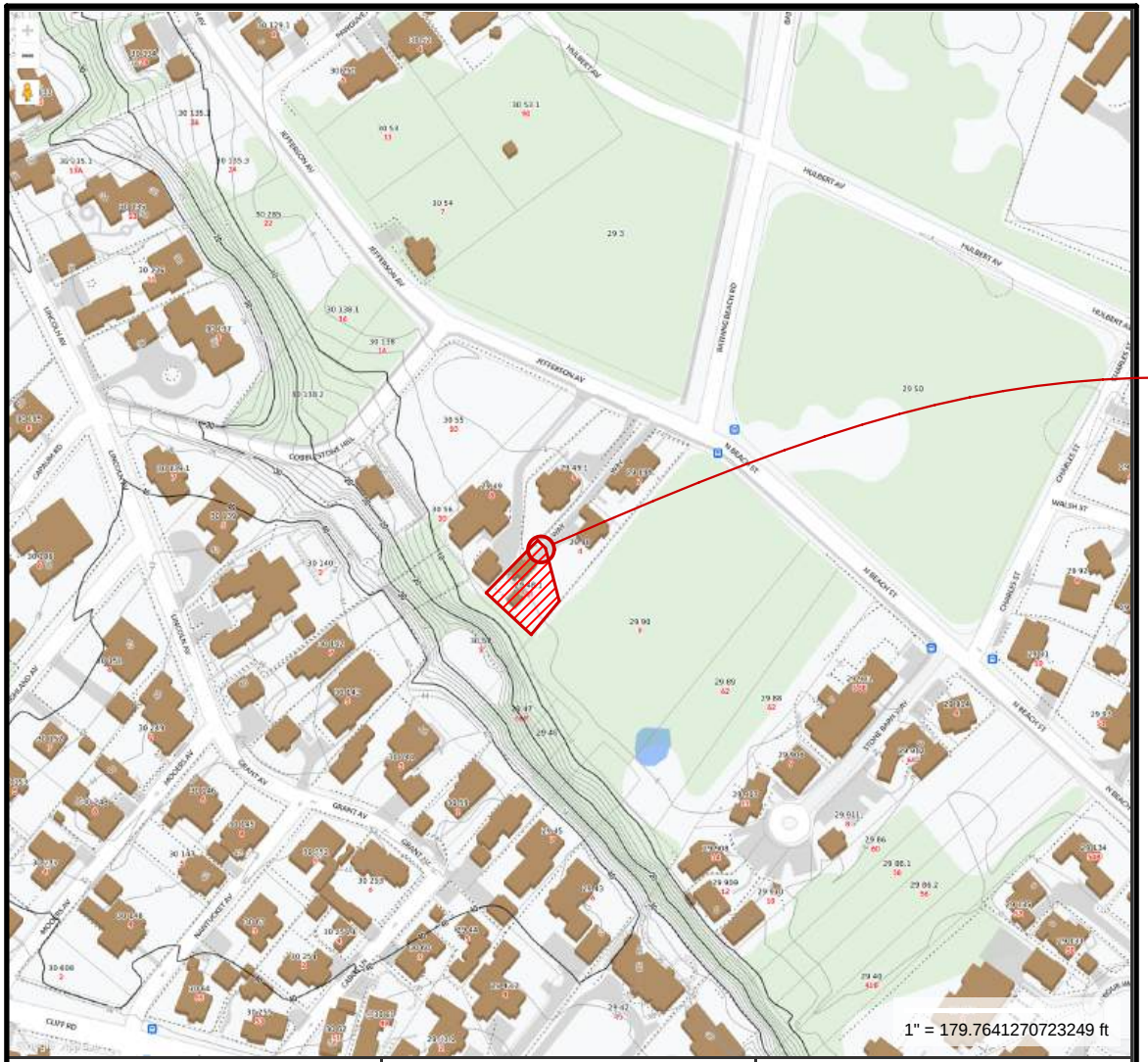
Based on this evidence, the HDC finds that 4R Jefferson Ave (formerly known as 70 Jefferson Ave) (c.1923 outbuilding to cottage) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, while this garage will be renovated into a cottage, following the HDC's Resilient Nantucket Design Guidelines, this building will continue to be a historic building after the proposed work is completed.

Please let me know if you have any questions.
Sincerely,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

REF: HDC2024-03-10046; HDC2024-03-10047

GOTTWALD RESIDENCE
ADDITIONS & ALTERATIONS
HDC COTTAGE REVISIONS
4R JEFFERSON AV, NANTUCKET, MA, 02554



L

4R JEFFERSON AV LOCUS

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
	/ /	

LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554

HDC COTTAGE REVISIONS
10/2/24

PROJECT NO.2024-01

MAP NO.:29 MAP NO.: 48.1

ZONING: R-1 ALLOWABLE G.C.:30.0%

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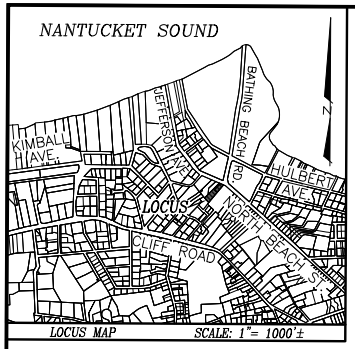
HDC-0.1



OWNER INFORMATION

THOMAS E. GOTTWALD, TRUSTEE
THE MARK H. GOTTWALD FAMILY TRUST
Deed Bk./Pg.: 1308/322
Deed Bk./Pg.: 1308/325
Plan No.: 2022–60, LOT C
ASSESSOR'S MAP 29–48.1
#4R JEFFERSON AVENUE

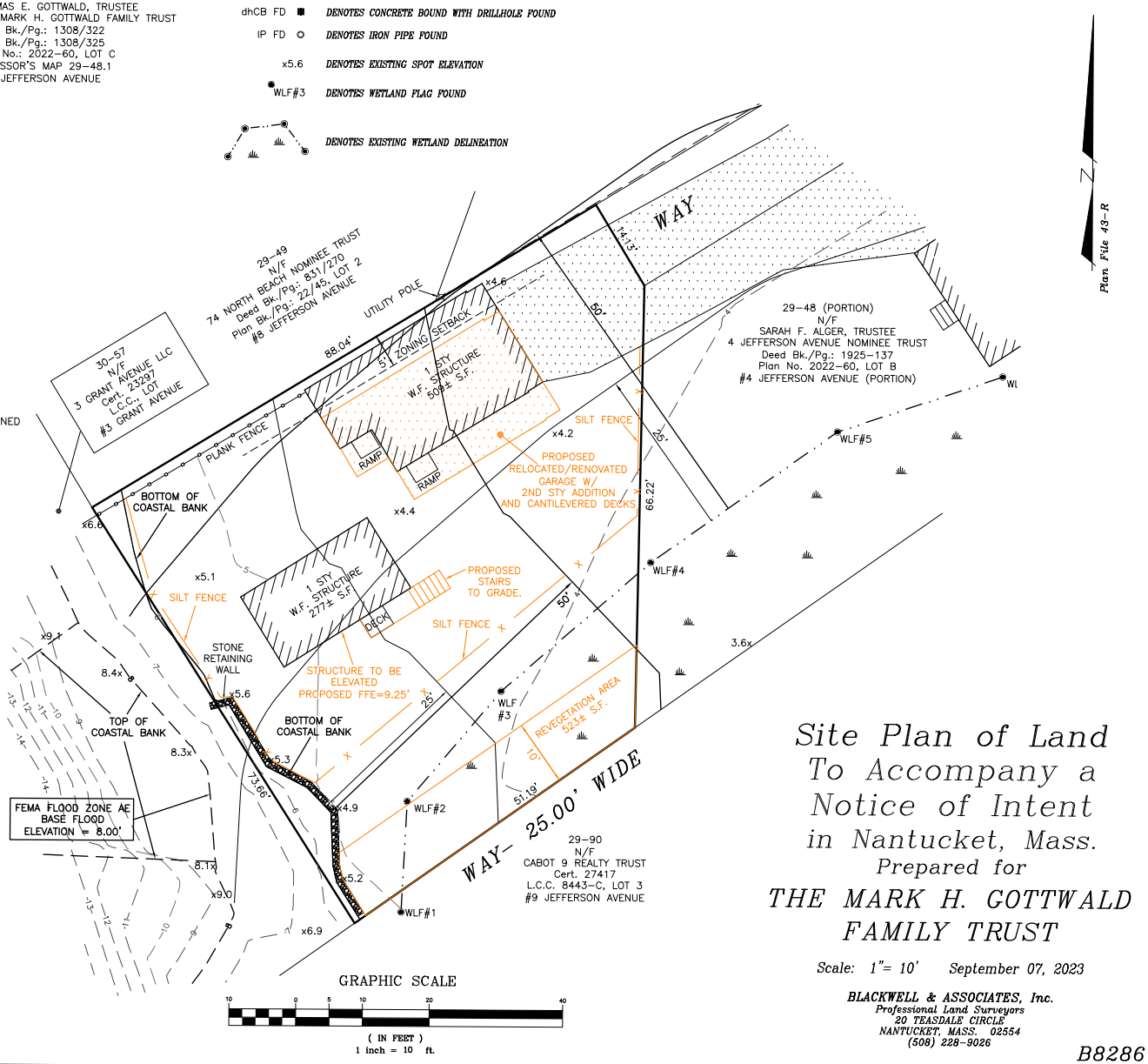
LEGEND

dhCB FD ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
IP FD ○	DENOTES IRON PIPE FOUND
x5.6	DENOTES EXISTING SPOT ELEVATION
WLF#3	DENOTES WETLAND FLAG FOUND
	DENOTES EXISTING WETLAND DELINEATION

CURRENT ZONING CLASSIFICATION:
Residential 1 (R–1)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	5,221± 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%	15% ±

NOTE: ZONING BYLAW 139–16(C)3
FOR R–1 ZONING DISTRICT– 10' SETBACK TO BE MAINTAINED FROM ALL WAYS, WHETHER CONSRTUCTED OR NOT.



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Site Plan of Land To Accompany a Notice of Intent in Nantucket, Mass.

Prepared for

THE MARK H. GOTTWALD FAMILY TRUST

Scale: 1"= 10' September 07, 2023

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

B8286

T:\LUCAS JOB 5

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

BLACKWELL & ASSOCIATES, INC. · PROPOSED HDC SITE PLAN

BUILDING PERMIT NO.:
HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554

HDC COTTAGE REVISIONS
10/2/24

PROJECT NO.2024-01
Map No.:29 Map No.: 48.1
ZONING : R-1 ALLOWABLE G.C.:30.0%

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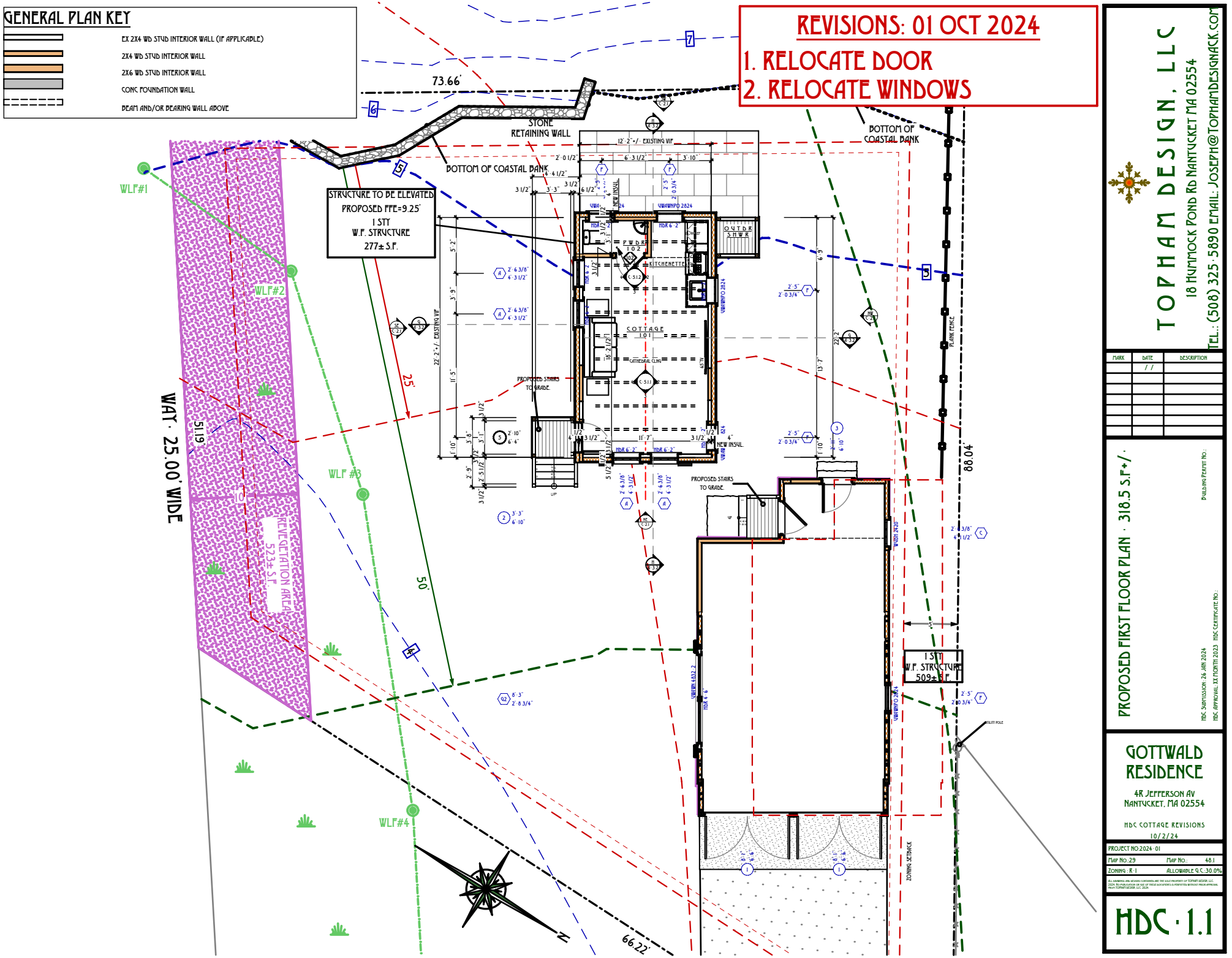
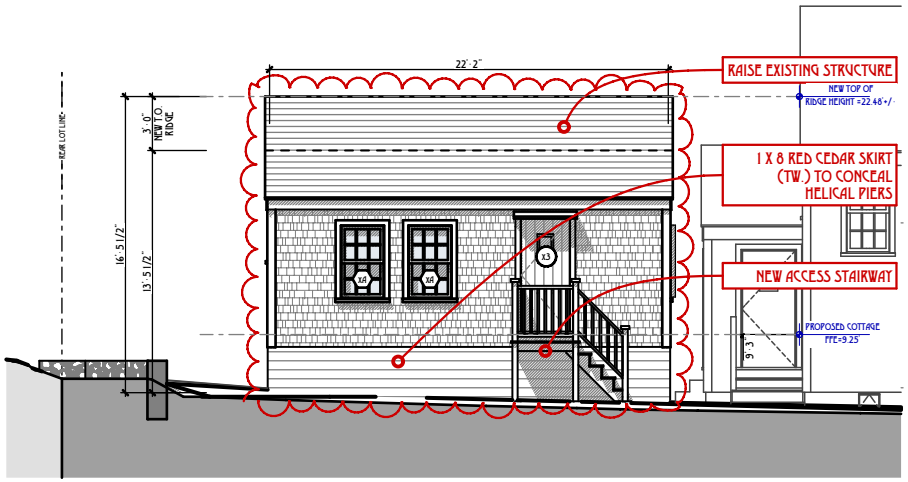
HDC·0.2

S

BLACKWELL & ASSOCIATES, INC. PROPOSED SITE PLAN

SCALE: 1" = 10'


GENERAL PLAN KEY
EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
2X4 WD STUD INTERIOR WALL
2X6 WD STUD INTERIOR WALL
CONC FOUNDATION WALL
BEAM AND/OR BEARING WALL ABOVE
REVISIONS: 01 OCT 2024
1. RELOCATE DOOR
2. RELOCATE WINDOWS
73.66'
STONE RETAINING WALL
BOTTOM OF COASTAL BANK
BOTTOM OF COASTAL BANK
STRUCTURE TO BE ELEVATED
PROPOSED FFE=9.25'
1 STY
W.F. STRUCTURE
277± S.F.
WLF#1
WLF#2
WLF #3
WLF#4
WAY - 25.00' WIDE
51.19'
25'
50'
66.22'
88.04'
VEGETATION AREA
523± S.F.
COTTAGE
101
PWDR
102
KITCHENETTE
OUTDK
STWK
PROPOSED STAIRS TO GRADE.
PROPOSED STAIRS TO GRADE.
NEW INSUL.
1 STY
W.F. STRUCTURE
509± S.F.
UTILITY POLE
ZONING SETBACK
TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM
MARK
DATE
DESCRIPTION
PROPOSED FIRST FLOOR PLAN · 318.5 S.F+/-
BUILDING PERMIT NO.:
HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023
HDC CERTIFICATE NO.:
GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554
HDC COTTAGE REVISIONS
10/2/24
PROJECT NO:2024-01
MAP NO.:29
MAP NO.: 48.1
ZONING : R-1
ALLOWABLE G.C.:30.0%
HDC · 1.1



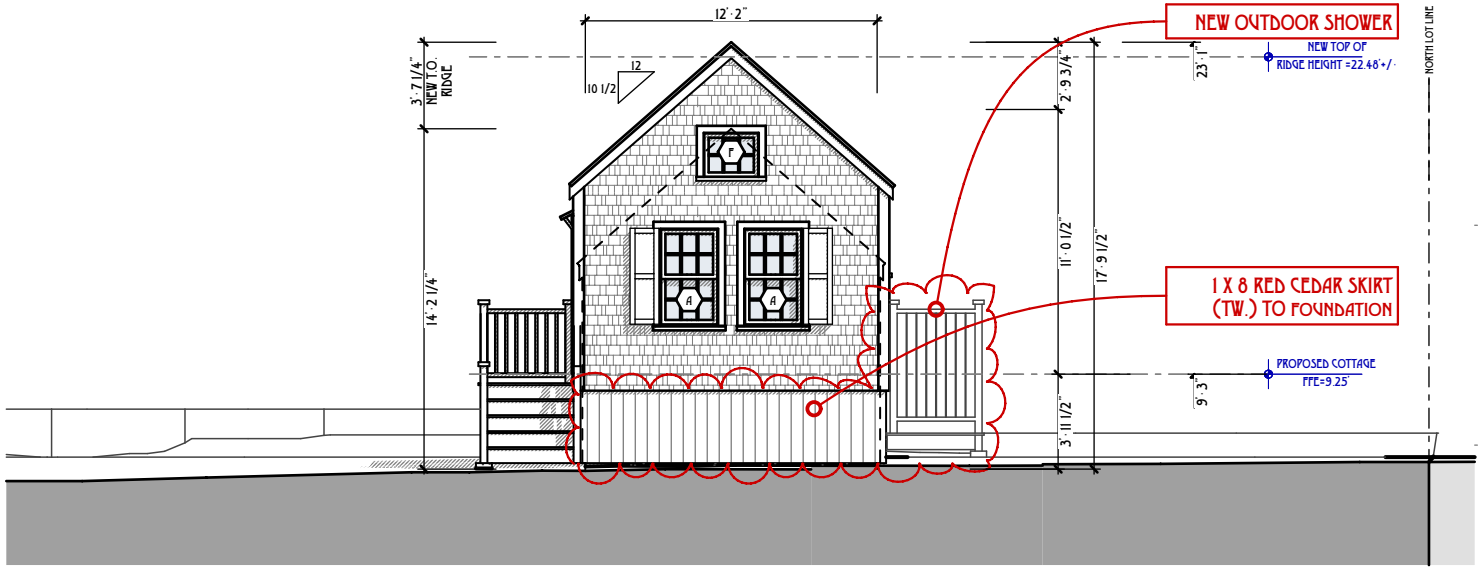
xNE

PROPOSED COTTAGE SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS: 01 OCT 2024

1. NEW OUTDOOR SHOWER
2. 1 X 8 RED CEDAR SKIRT (TW) TO CONCEAL FOUNDATION



NE

PROPOSED COTTAGE NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED COTTAGE NORTHEAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC COTTAGE REVISIONS
10/2/24

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

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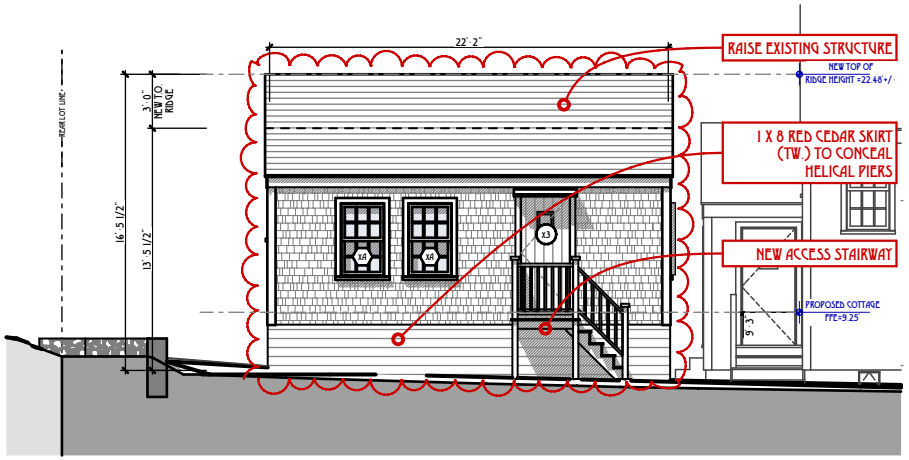
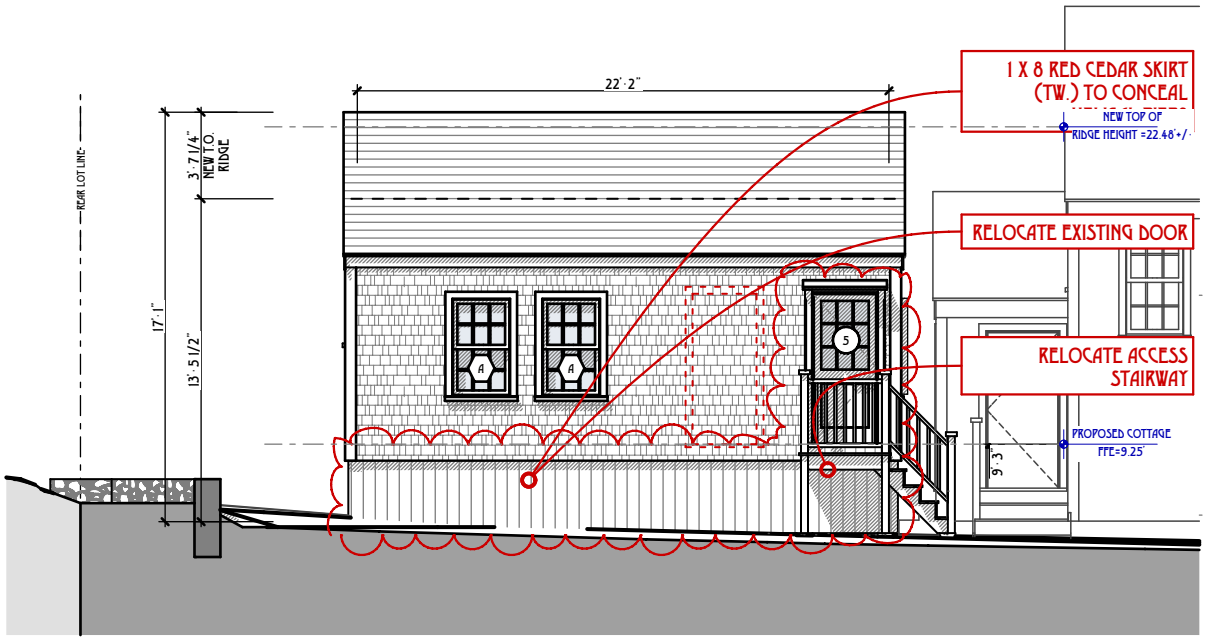
HDC-2.1



XSE PROPOSED COTTAGE SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



SE PROPOSED COTTAGE SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS: 01 OCT 2024

1. 1 x 8 RED CEDAR SKIRT (TW) TO CONCEAL FOUNDATION
2. RELOCATE DOOR
3. RELOCATE ACCESS DOORWAY

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED COTTAGE SOUTHEAST ELEVATION

BUILDING PERMIT NO.:
HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC COTTAGE REVISIONS
10/2/24

PROJECT NO:2024-01

MAP NO.:29 MAP NO.: 48.1

ZONING - R-1 ALLOWABLE G.C.:30.0%

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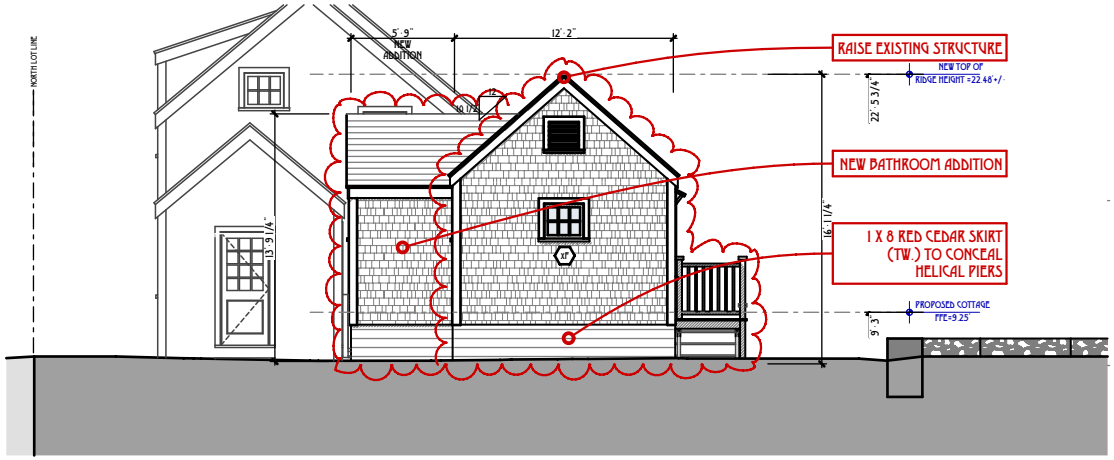
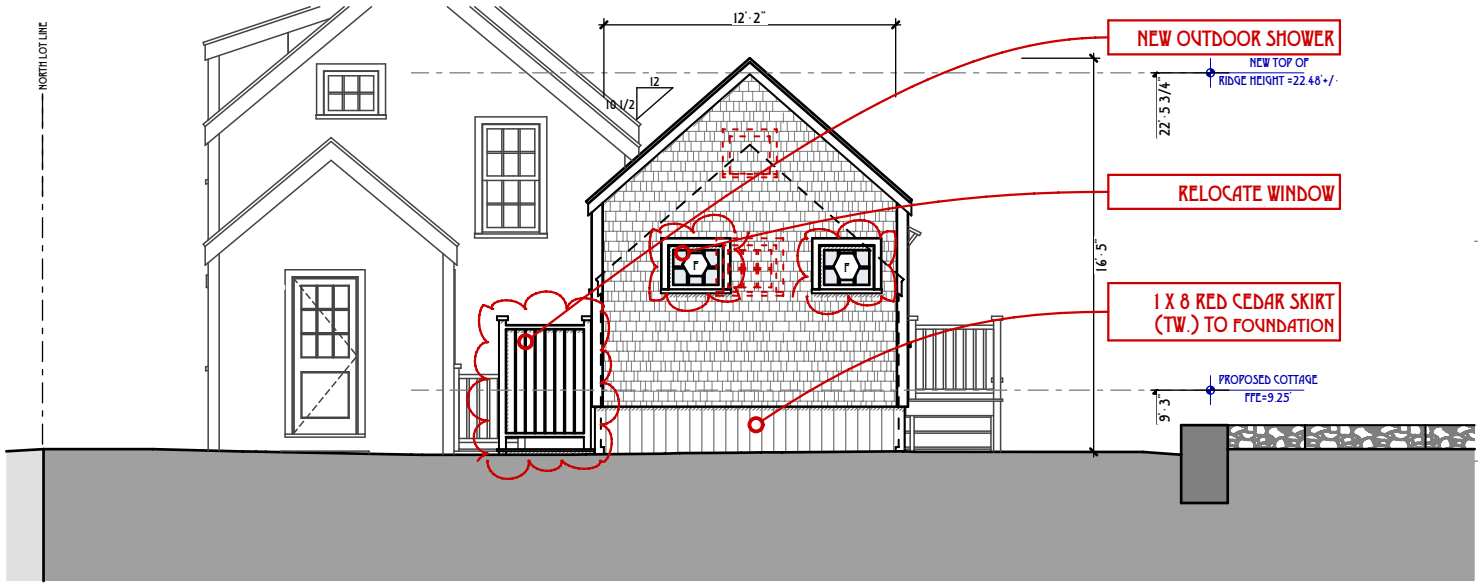
HDC-2.2



XSW

PROPOSED COTTAGE SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



SW

PROPOSED COTTAGE SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS: 01 OCT 2024

1. RELOCATE WINDOW
2. 1 X 8 RED CEDAR SKIRT (TW) TO CONCEAL FOUNDATION
3. NEW OUTDOOR SHOWER

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED COTTAGE SOUTHWEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 24 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC COTTAGE REVISIONS
10/2/24

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

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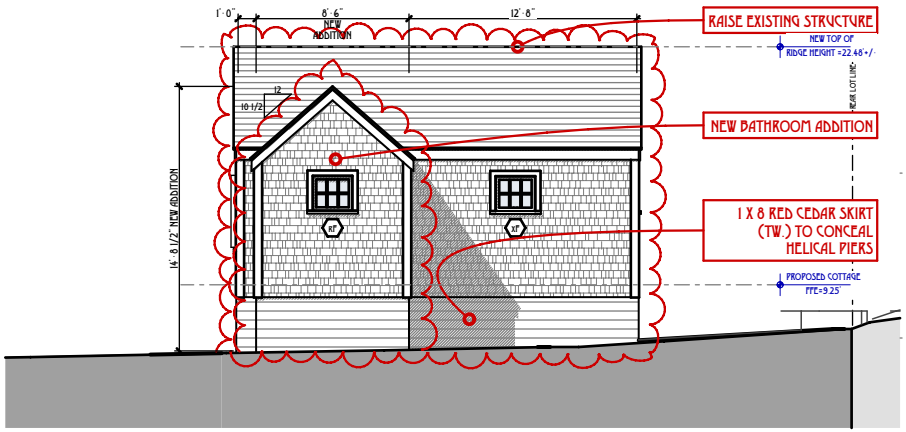
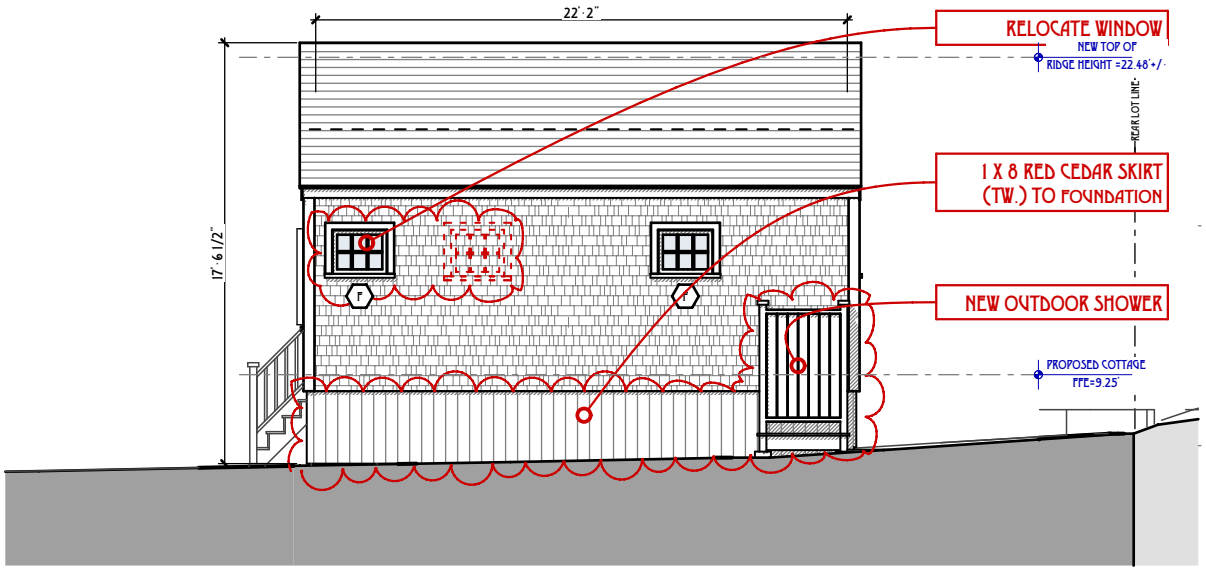
HDC-2.3



xNW PROPOSED COTTAGE NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



NW PROPOSED COTTAGE NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS: 01 OCT 2024

1. RELOCATE WINDOW
2. 1 x 8 RED CEDAR SKIRT (TW) TO CONCEAL FOUNDATION
3. NEW OUTDOOR SHOWER

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED COTTAGE NORTHWEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 24 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC COTTAGE REVISIONS
10/2/24

PROJECT NO:2024-01

MAP NO.:29 MAP NO.: 48.1

ZONING: R-1 ALLOWABLE G.C.:30.0%

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HDC-2.2

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

Capaldo
As Built

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)

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°. 136

Street & Number of Proposed Work: 19 Union STREET

Owner of record: Tanya Capaldo / Tom Caracciola

Mailing Address: 19 Union STREET
Nantucket

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket

Contact Phone #: 508-325-5890 E-mail: joseph@TophamDesignACK.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. HDC2020-12-24
☐ Pool (Zoning District ____) ☐ Roof ☐ Other — AS Built —

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: Silvanus Ewer House

Original Date: 1803

Original Builder: Nathan Nye

REVISIONS* (describe)

1. East Elevation — RELOCATE ARBOR & ADD GATE — MOVE 13.0' WEST
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 WHITE / #SW-151 Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.

Date 10/1/24 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 Kerry Flynn / Topham Design

AS AGENT FOR Capaldo / Caracciola

STREET ADDRESS 19 Union Street

MAP/PARCEL 42.3.2 / 136

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.

Kerry Flynn 10-2-24

Signature Date

TOPHAM DESIGN

17 November 2020

Cathy Flynn
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 19 Union St

Dear Cathy,

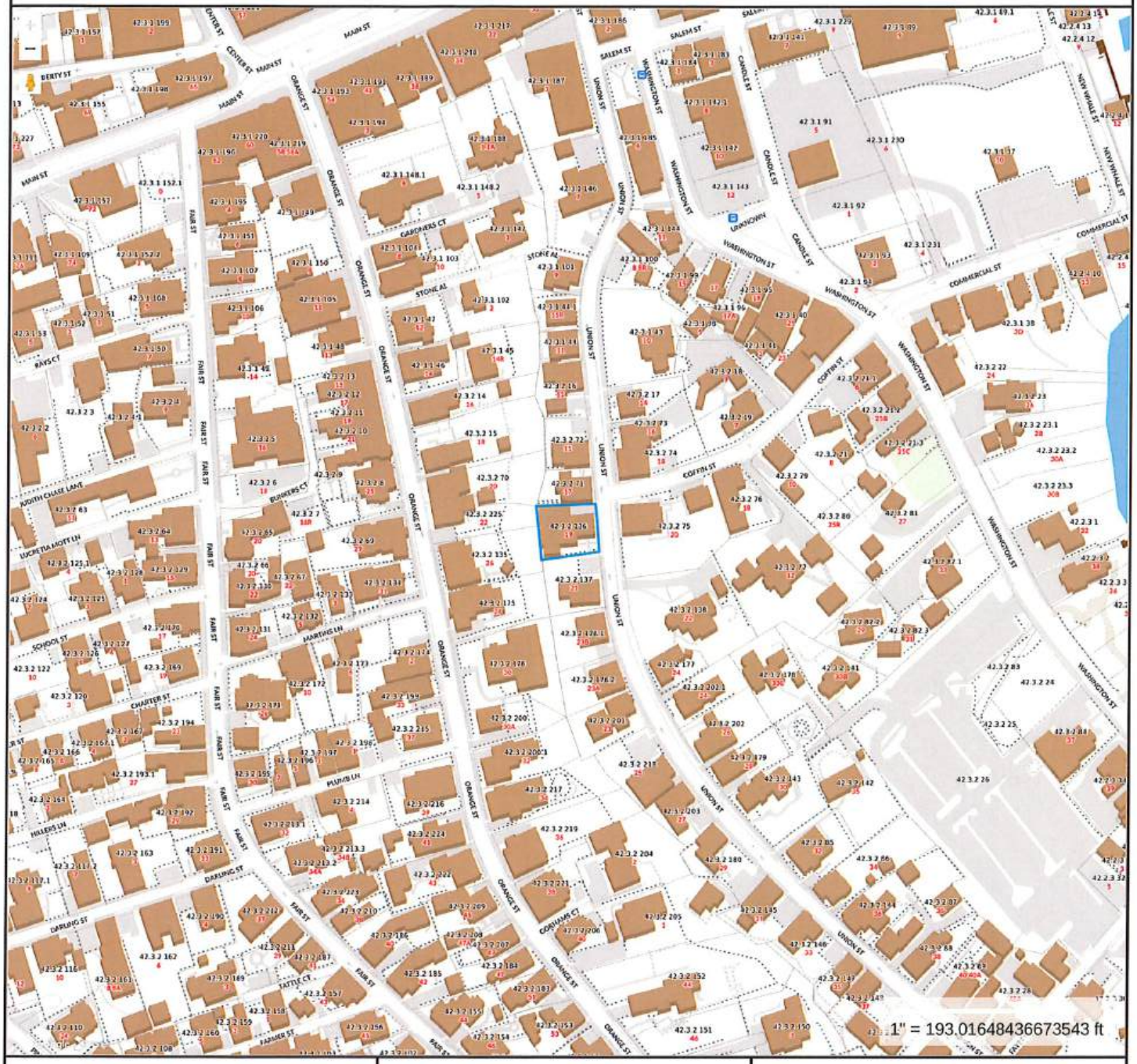
I hereby authorize Joseph Topham of Topham Design to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Tanya Capaldo / Tom Caracciolo

18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

19 Union Street



Property Information

Property ID	9857
Location	19 UNION ST
Owner	CARACCIOLO ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

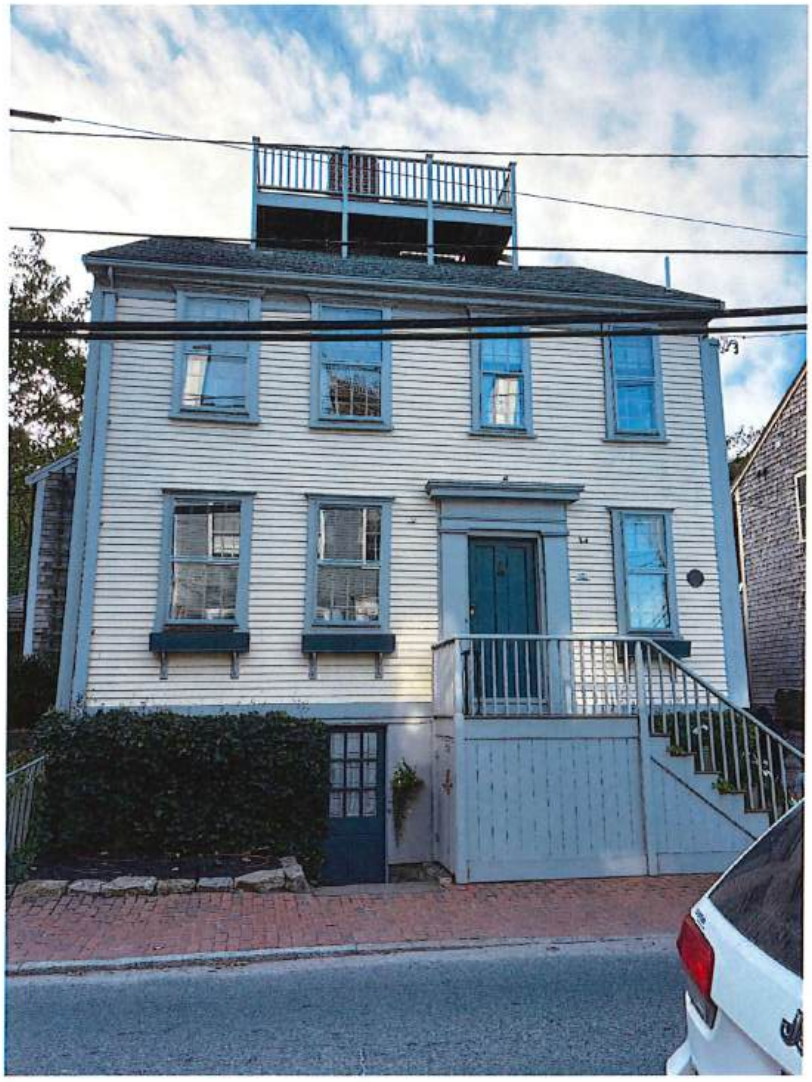
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

TOPHAM DESIGN

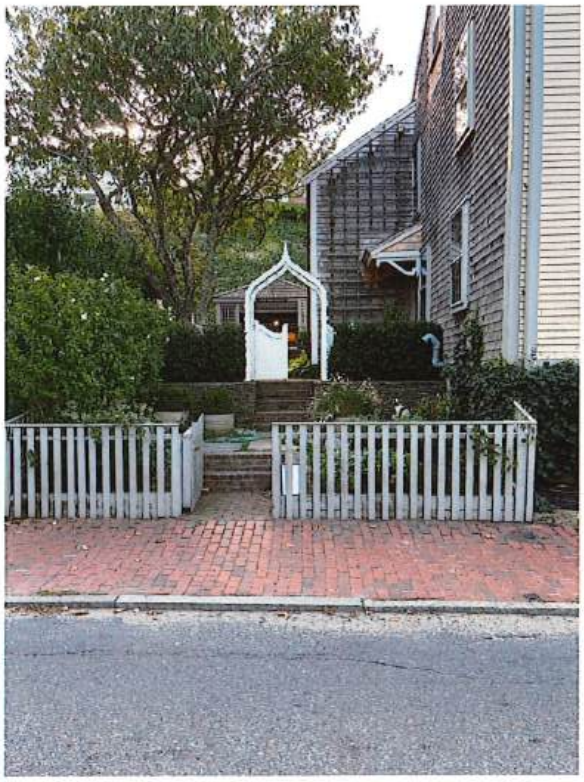
Capaldo/Caracciolo
19 Union Street

EAST ELEVATIONS



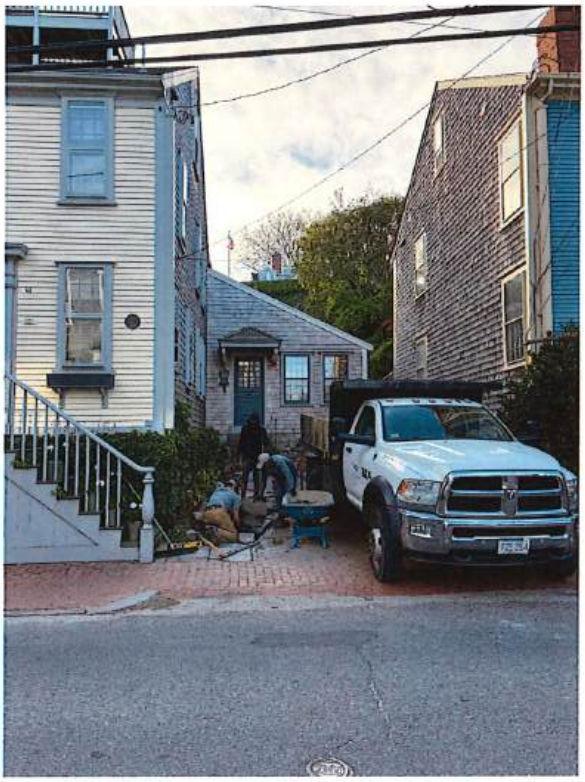
TOPHAM DESIGN

EAST ELEVATIONS

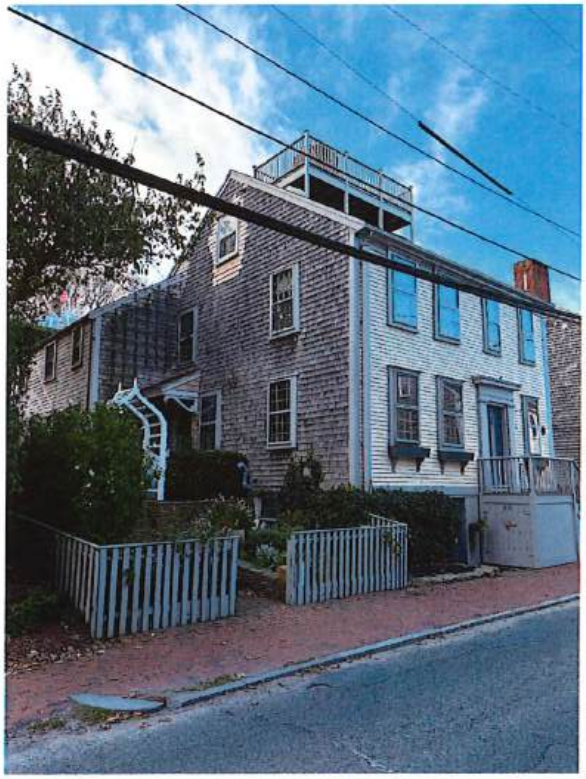




TOPHAM DESIGN



SOUTH ELEVATION



TOPHAM DESIGN

NORTH ELEVATION



TOPHAM DESIGN

ARBOR EAST ELEVATION





HISTORIC BUILDING

The house on 19 Union Street was built *ca.* 1803 by Nathan Nye, a house carpenter, and was later sold to Silvanus Ewer. It is a typical Nantucket house, being a 2 ½ story shingle on stuccoed basement with a ridge chimney, a 4 -bayed façade, 12/12 and 9/9-paned windows, later pilastered Greek Revival doorway .
(M.M. Coffin, H. A. B. S # 1014) (The Architecture of Historic Nantucket)
1880 (NHA)

18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com



1890 (NHA)

18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

TOPHAM DESIGN

(1895) NHA



18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com



18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

Orange and Union Streets Neighborhood Study
Silvanus Ewer House
19 Union Street
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-1061

HABS
MASS
10-NANT
76F-

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-1061

ORANGE AND UNION STREETS NEIGHBORHOOD STUDY
SILVANUS EWER HOUSE

HABS
MASS
10-NANT
76F-

Location: 19 Union Street (on west side), Nantucket, Massachusetts

Present Owner: John F. and Theresa Maury

Present Occupants: Maury family

Present Use: Dwelling

Brief Statement of Significance: One of the several typical four-bay Nantucket houses erected here after land below Quanaty Bank was dug away to make room for houses on Union Street; part of the Orange and Union Streets Neighborhood Study (MASS-1014).

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners:

1803 -- Nathan Nye bought land from Josiah Barker and Jethro Hussey.
1805 -- Silvanus Ewer bought from Nathan Nye, house carpenter, "with dwelling thereon".
1807 -- Silvanus Ewer, ship owner, bought additional land from William Nichols for $60, -- land which Nichols had bought from Richard Mitchell in 1805.
1836 -- Peter Folger Ewer inherited from his father, Silvanus Ewer.
1855 -- Mary C. Ewer inherited from her husband, Peter F. Ewer.
1877 -- Margaret F. Coffin inherited from her mother, Mary C. Ewer.
1906 -- Mary E. Denham inherited from her mother, Margaret F. Coffin.
1909 -- Frank M. Coffin from his sister Mary E. Denham.
1926 -- Nora M. Rodriguez from Frank M. Coffin.
1951 to date -- John F. and Theresa H. Maury from Nora M. Rodriguez.
(Abstract: Deeds at Registry Deeds, Nantucket, Massachusetts.)

2. Date of erection: c. 1803 (Abstract: Deeds of 1803 and 1805 at Registry Deeds, Nantucket, Massachusetts.)

3. Architect: Unknown. Built by a carpenter.

4. Original plans, construction, etc.: By the end of the eighteenth century it had become the custom to build houses with two stories front and rear and set high on a full basement lighted by windows. There were high front steps and stoops on these buildings. This house had the plan of a Nantucket house of the period.

5. Notes on alterations and additions: An ell was later added to be used as a kitchen with a fireplace, leaving the rooms in the main house available for other purposes. In recent years the rear of the house has been enlarged to make a family room. Quite a few changes have been made to the interior, which however, still shows late eighteenth century influence. The main part of the house is structurally little changed.

B. Historical Events Connected with the Structure:

Nathan Nye, who was a house carpenter, bought the land and built this house, possibly on order from Silvanus Ewer who immediately bought it.

Nathan Nye died in 1807 and his widow Phebe within a month married Silvanus Ewer. She was Silvanus Ewer's third wife, and after her death in 1822 he took still another wife, Eunice Hussey. He died of consumption at the age of sixty-eight. Silvanus Ewer was by trade a ship-carpenter, who at the age of twenty-one moved to Nantucket from Osterville, and being of an industrious and thrifty turn of mind soon accumulated money enough to purchase a part of a whaleship. This vessel made a successful voyage, and thus he was able to extend his interests in the same direction and it was not long before he became a whaling merchant and manufacturer of oil and candles. He accumulated a large property and died wealthy in Nantucket.

Peter F. Ewer inherited this property from Silvanus Ewer, his father. Peter's mother was the second wife, Peggy Folger. Silvanus had no children by the other three wives.

Peter F. Ewer was born in 1800 and married Eunice Cartwright. Their son George Alexander Ewer went to Valparaiso, Chile, where he settled and married a Chilean named Trinidad Nairdel. The "camels" or floating drydocks were invented by Peter Ewer and for a while were successful in taking the loaded whaleships over the shallow water to the "back of the bar". But, though an ingenious and enterprising man, Peter Ewer was not very sagacious as a financier and between 1842 and 1845 he lost nearly all of the property, including the ample fortune left him by his father.

The eight milestones on the road from Nantucket to Siasconset were purchased and set out by him when he was a young man, and

one of his oddities was to leave it as a tradition in his family that his children and children's children to the final generation should keep those milestones painted white. He was a generous man, strongly attached to the island of his birth, always hopeful and at times rather visionary. (Abstract: Memorial Biographies of the New England Historic Genealogical Society, Volume II, 1853 - 1855, Boston

Peter F. Ewer's second wife was the sister of his first wife and their son was Dr. Ferdinand C. Ewer who, in 1869 published the well-known map of Nantucket, now generally known as the "Ewer Map". He was for many years Rector of St. Ignatious's Church in New York, was also a civil engineer and something of a geologist and author of several books on theology and science.

This house was owned by the Ewer family from the time it was built soon after 1803 until 1926.

C. Sources of Information:

1. Old Views: Old photograph of Union Street in 106 Views of Nantucket by Jim Robinson, 1911; 1891 photograph of east side of Union Street showing the cobblestones in Rambling Through the Streets and Lanes of Nantucket by Edouard A. Stackpole, 1969; an early view of Union Street from the east in Brief Historical Data by Joseph Ellis Coffee Farnham, 1915.

Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
August 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.

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Bibliographic Information

1. August, 1970 EAST, FRONT, ELEVATION - Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA

- Digital ID: (None) hhh ma0387.photos.074806p http://hdl.loc.gov/loc.pnp/hhh.ma0387/photos.074806p
- Reproduction Number: HABS MASS,10-NANT,76F--1
- Repository: Library of Congress Prints and Photographs Division Washington, D.C. 20540 USA http://hdl.loc.gov/loc.pnp/pp.print

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Bibliographic Information

2. August, 1970 EAST ELEVATION WITH QUANATY BANK AT REAR - Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA

- Digital ID: (None) hhh ma0387.photos.074807p http://hdl.loc.gov/loc.pnp/hhh.ma0387/photos.074807p
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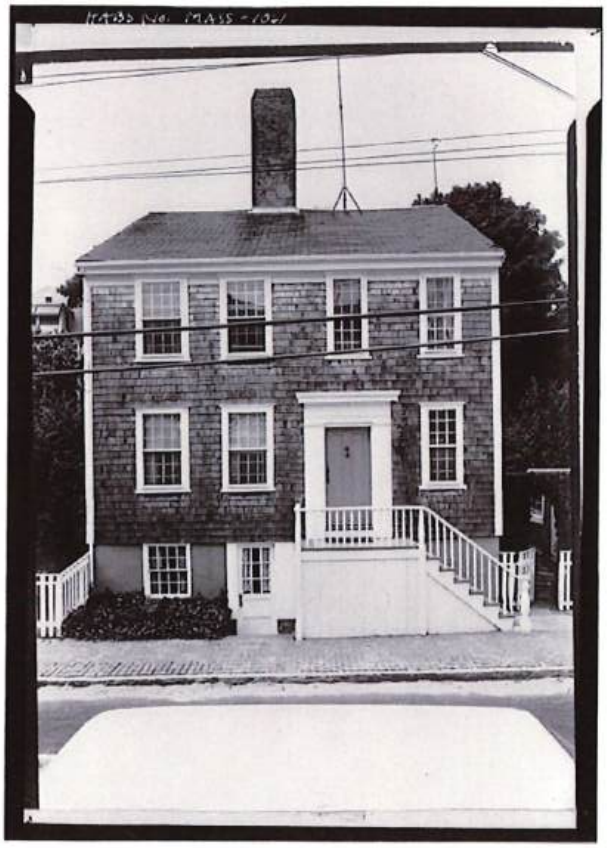

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Bibliographic Information

37. July, 1970 NORTHEAST ELEVATIONS OF 21, 19, 17, 15 UNION STREET - Orange & Union Streets Neighborhood Study, 8-31 Orange Street, 9-21 Union Street & Stone Alley, Nantucket, Nantucket County, MA

- Digital ID: (None) hhh ma0378.photos.074788p http://hdl.loc.gov/loc.pnp/hhh.ma0378/photos.074788p
- Reproduction Number: HABS MASS,10-NANT,76--37
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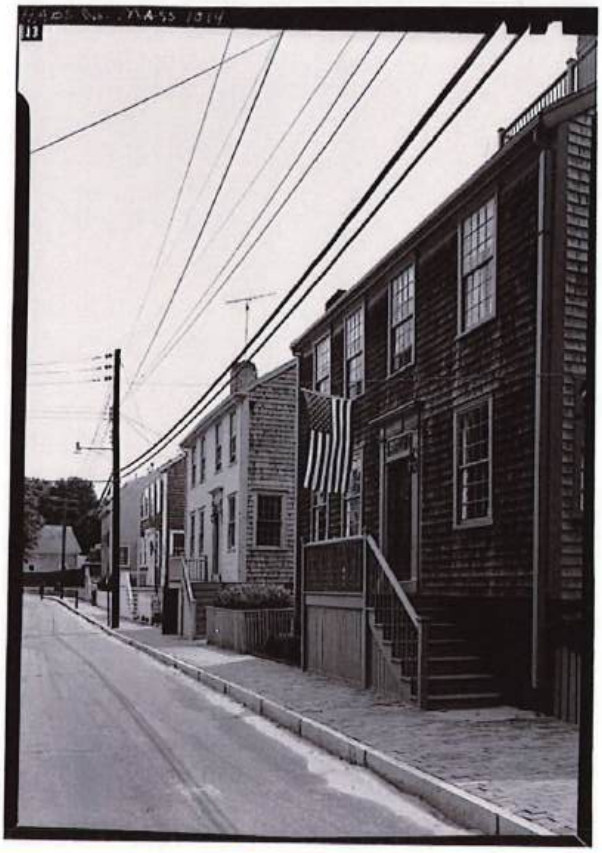

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Historic American Buildings Survey, Engineering Record, Landscapes Survey



View photos from this survey. (Some may not be online).



Related

- Browse neighboring items by call number.

Collection: Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey

Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA

Title: Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA
Creator(s): Historic American Buildings Survey, creator
Related Names:
Nye, Nathan
Date Created/Published: Documentation compiled after 1933
Medium: Photo(s): 2
Data Page(s): 4
Reproduction Number: ---
Rights Advisory: No known restrictions on images made by the U.S. Government; images copied from other sources may be restricted. (http://www.loc.gov/rr/print/res/114_habs.html)
Call Number: HABS MASS,10-NANT,76F-
Repository: Library of Congress Prints and Photographs Division Washington, D.C. 20540 USA
http://hdl.loc.gov/loc.pnp/pp.print
Notes:

- Significance: One of the several typical four-bay Nantucket houses erected here after land below Quanaty Bank was dug away to make room for houses on Union Street; part of the Orange and Union Streets Neighborhood Study (MASS-1014).
- Unprocessed Field note material exists for this structure: FN-246
- Survey number: HABS MA-1061
- Building/structure dates: ca. 1803 Initial Construction

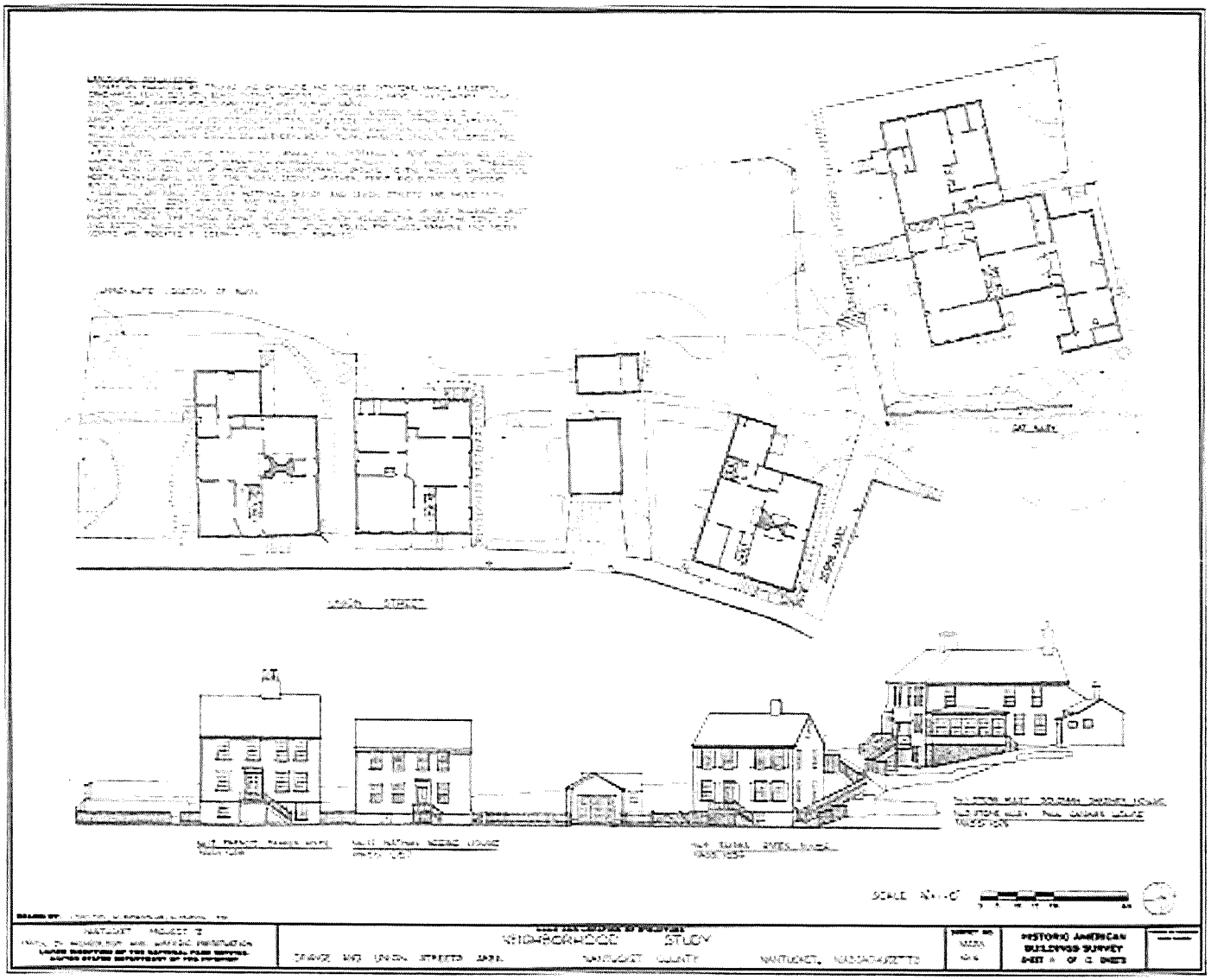
Subjects:
houses
Place:

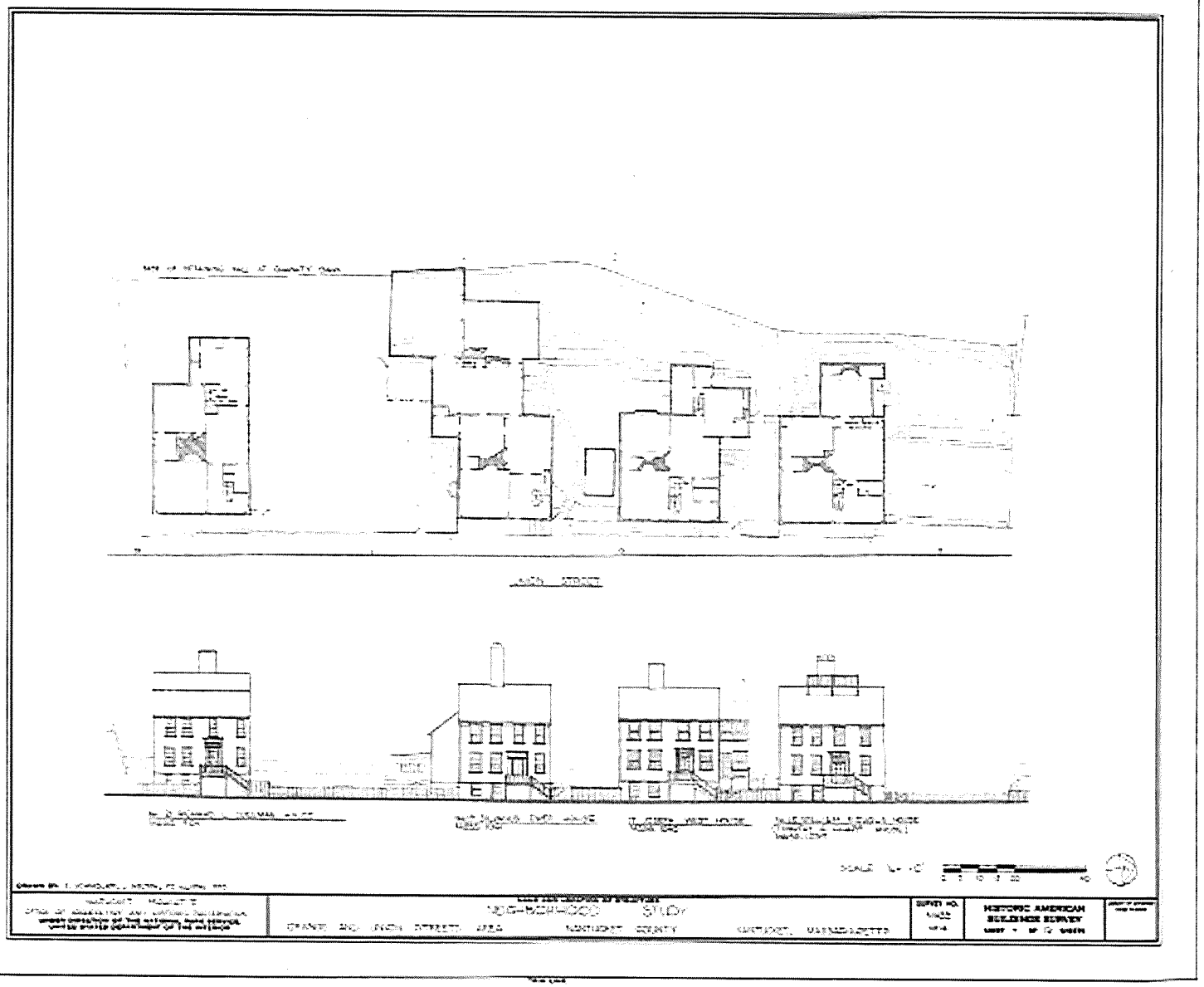
- Massachusetts -- Nantucket County -- Nantucket

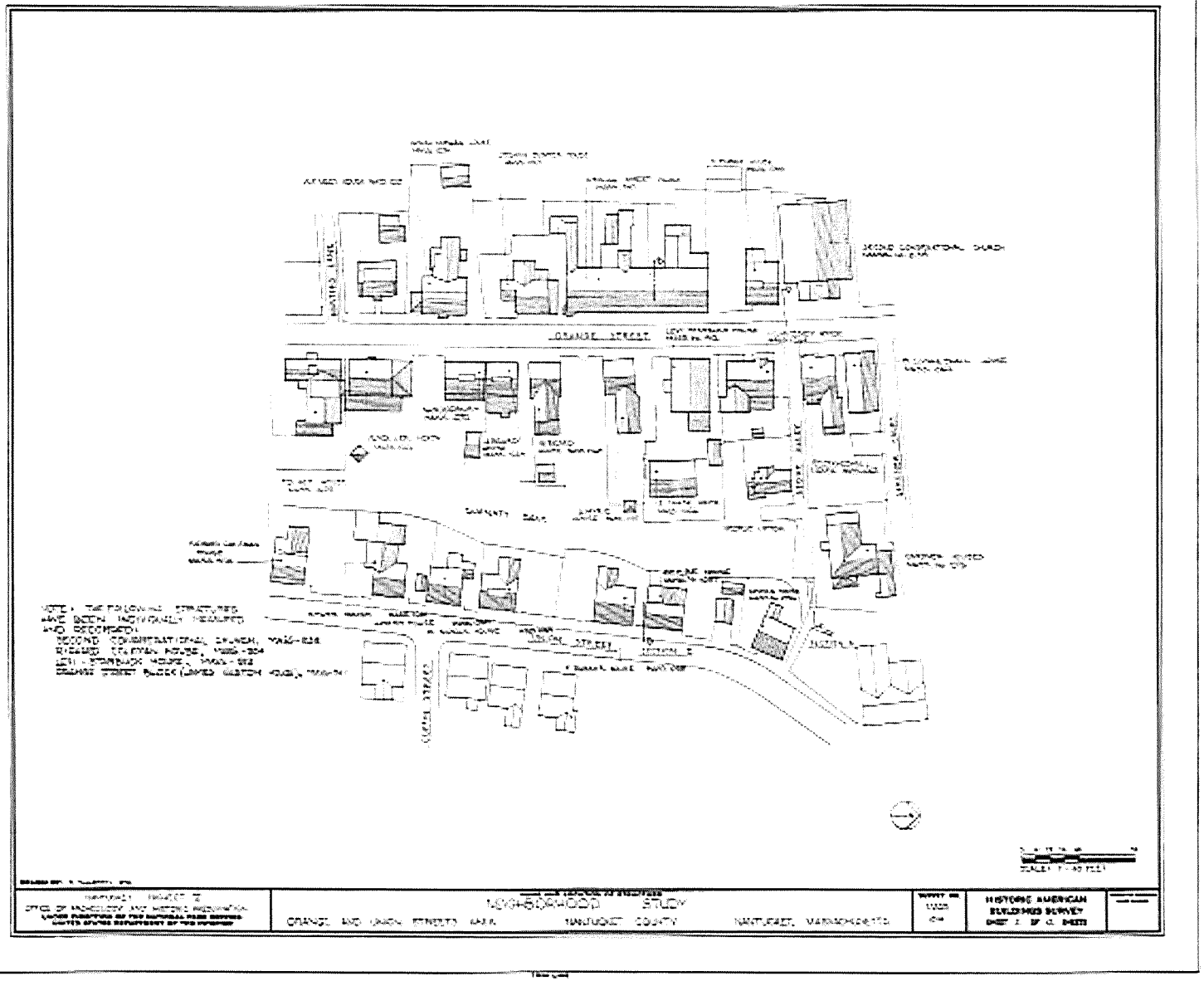
Collections:

- Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey

Part of: Historic American Buildings Survey (Library of Congress)
Bookmark This Record:
https://www.loc.gov/pictures/item/ma0387/


NANTUCKET PROJECT 2
NEIGHBORHOOD STUDY
DRAWN AND UNION STREETS AREA
NANTUCKET COUNTY
NANTUCKET, MASSACHUSETTS
HISTORIC AMERICAN BUILDINGS SURVEY




ORANGE STREET
NEIGHBORHOOD STUDY
ORANGE AND UNION STREETS AREA
NANTUCKET COUNTY
NANTUCKET, MASSACHUSETTS
HISTORIC AMERICAN BUILDINGS SURVEY



19 UNION ST LOCUS MAP

NOT TO SCALE

LOCUS

PHASE FOUR

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

19 UNION ST LOCUS

HDC SUBMISSION: 25 MARCH 2021
HDC APPROVAL: 27 APRIL 2021
BUILDING PERMIT NO.: BLDR-2021-02-1442
HDC CERTIFICATE NO.: HDC2021-04-3392

CAPALDO + CARACCIOLO RESIDENCE
19 Union St
Nantucket, MA 02554
AS-BUILT 1895 ARBOR RELOCATE
10/9/24

PROJECT NO.:2020-46
MAP NO.:42.3.2 MAP NO.:136
ZONING: ROHD ALLOWABLE G.C.:30.0%

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HDC 0.1

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

19 UNION ST SITE PLAN

HDC SUBMISSION: 25 MARCH 2021
HDC APPROVAL: 27 APRIL 2021 · HDC CERTIFICATE NO.: HDC2021-04-3332
BUILDING PERMIT NO.: PLDR 2021-02-1442

CAPALDO + CARACCIOLO RESIDENCE
19 UNION ST
NANTUCKET, MA 02554
AS-BUILT 1895 ARBOR - RELOCATE
10/9/24

PROJECT NO.2020-46
MAP NO.:42.3.2 MAP NO.:136
ZONING: RCHD ALLOWABLE G.C.:30.0%

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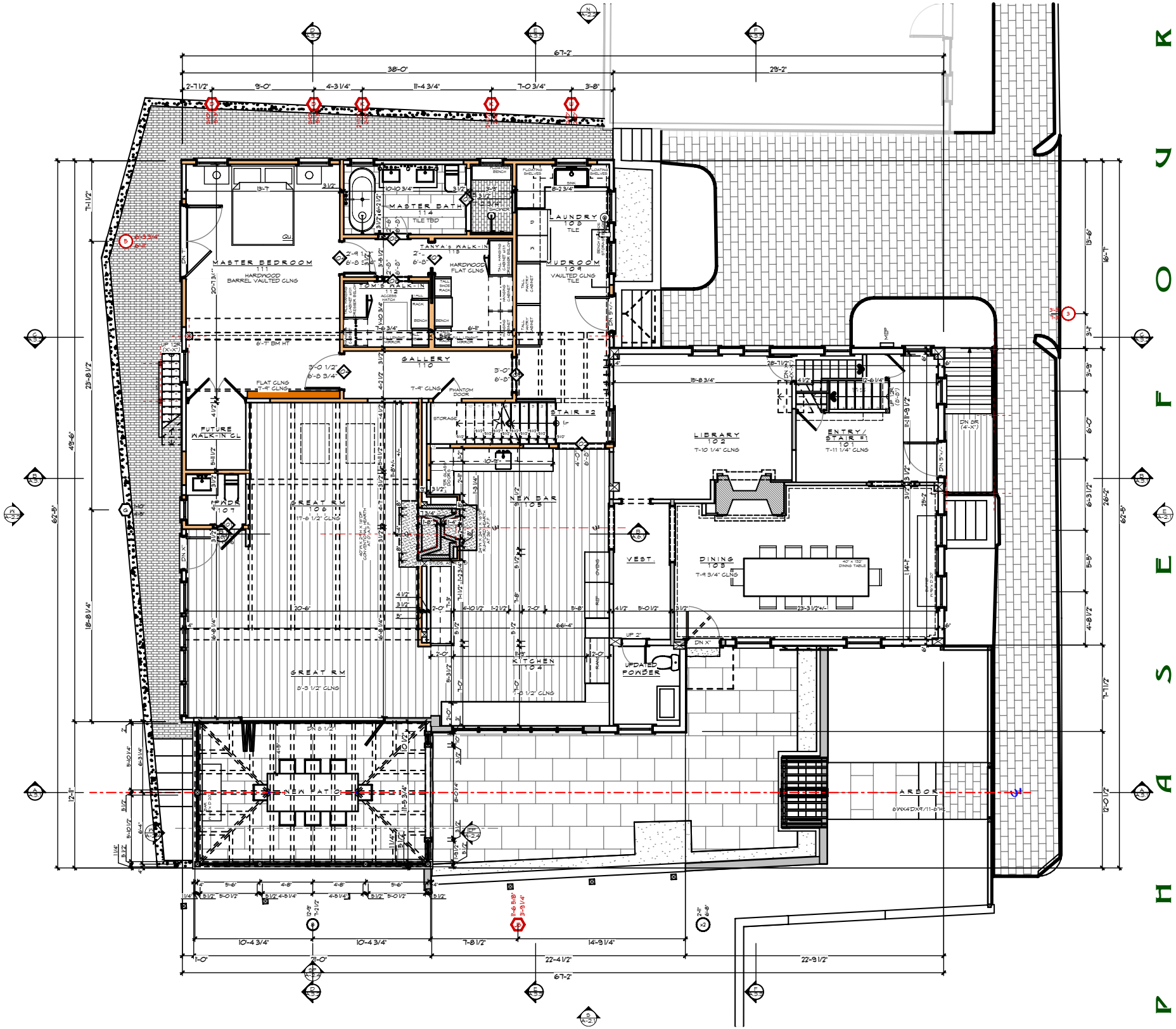
PHASE FOUR



PHASE FOUR

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18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN

HDC SUBMISSION: 25 MARCH 2021
HDC APPROVAL: 27 APRIL 2021
HDC CERTIFICATE NO.: HDC2021-04-3392
BUILDING PERMIT NO.: BLDR-2021-02-1442

CAPALDO + CARACCIOLO RESIDENCE
19 UNION ST
NANTUCKET, MA 02554
AS-BUILT 1895 ARBOR RELOCATE
10/9/24

PROJECT NO.:2020-46
MAP NO.:42.3.2 MAP NO.:136
ZONING: ROHD ALLOWABLE G.C.:30.0%

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HDC 1.1

REVISIONS: 09 SEPT 2024

PHASE FOUR

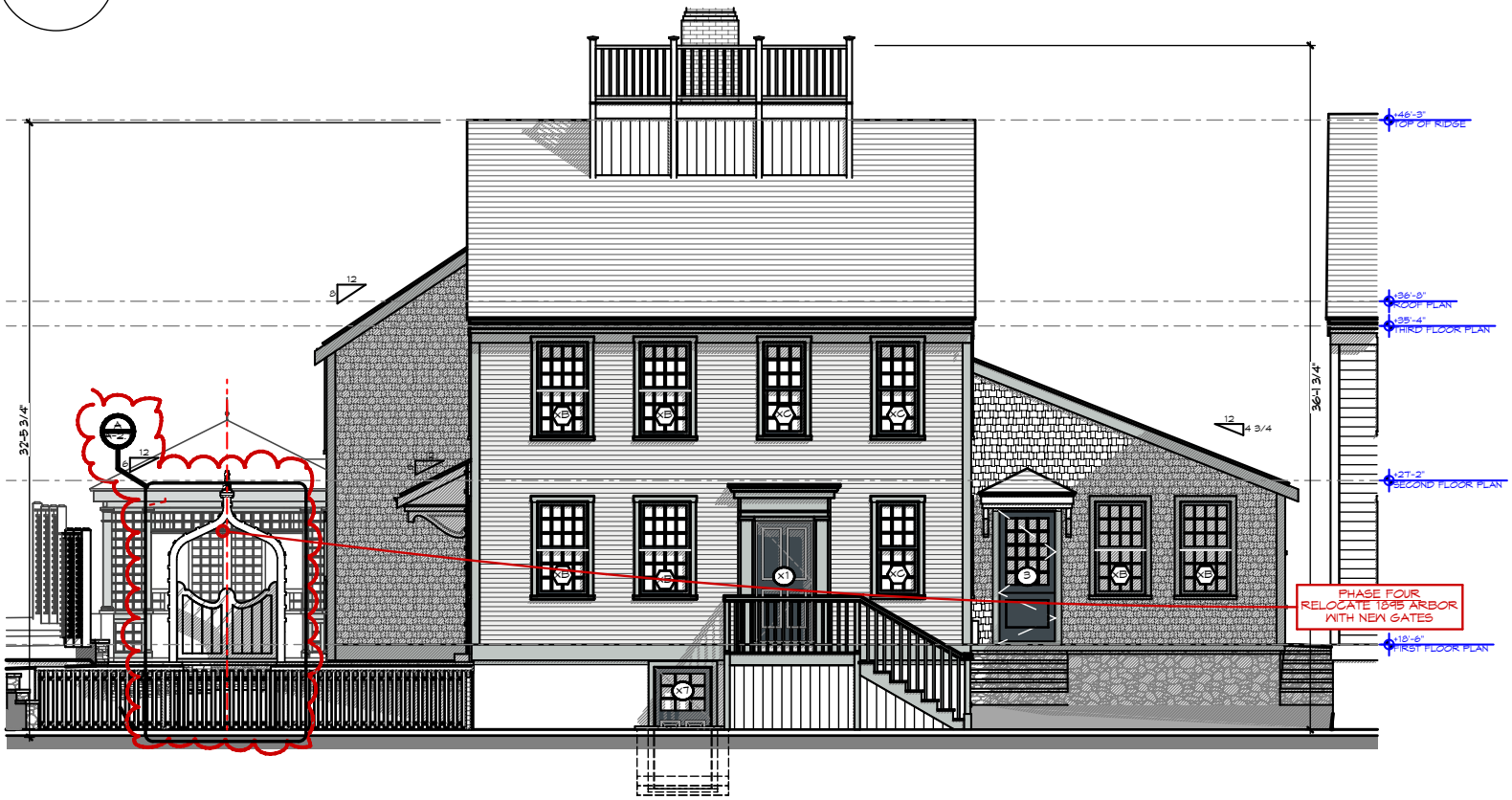
1. RELOCATE 1895 ARBOR with NEW GATES



EXISTING EAST (UNION ST) ELEVATION

xE

SCALE: 1" = 20'



AS-BUILT EAST (UNION ST) ELEVATION

E

SCALE: 1" = 10'

PHASE FOUR

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

HDC SUBMISSION: 25 MARCH 2021
HDC APPROVAL: 27 APRIL 2021 · HDC CERTIFICATE NO.: HDC2021-04-3332
BUILDING PERMIT NO.: PLDR 2021-02-1442

CAPALDO + CARACCIOLO RESIDENCE
19 UNION ST
NANTUCKET, MA 02554
AS-BUILT 1895 ARBOR - RELOCATE
10/9/24

PROJECT NO.2020-46
MAP NO.:42.3.2 MAP NO.:136
ZONING: RCHD ALLOWABLE G.C.:30.0%

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HDC 2.1

REVISIONS: 09 SEPT 2024

PHASE FOUR

1. RELOCATE 1895 ARBOR with NEW GATES



EXISTING SOUTH ELEVATION

xS

SCALE: 1" = 20'



AS-BUILT SOUTH ELEVATION

S

SCALE: 1" = 10'

PHASE FOUR

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO: PLDR 2021-02-1442

HDC SUBMISSION: 25 MARCH 2021 HDC APPROVAL: 27 APRIL 2021 HDC CERTIFICATE NO.: HDC2021-04-3392

CAPALDO + CARACCIOLO RESIDENCE

19 UNION ST
NANTUCKET, MA 02554
AS-BUILT 1895 ARBOR - RELOCATE
10/9/24

PROJECT NO.2020-46

MAP NO.:42.3.2 MAP NO.:136

ZONING: RCHD ALLOWABLE G.C.:30.0%

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19 UNION STREET 1895

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

19 UNION STREET 1895

HDC SUBMISSION: 25 MARCH 2021
HDC APPROVAL: 27 APRIL 2021 · HDC CERTIFICATE NO.: HDC2021-04-3332
BUILDING PERMIT NO.: PLDR 2021-02-1442

CAPALDO + CARACCIOLO RESIDENCE
19 UNION ST
NANTUCKET, MA 02554
AS-BUILT 1895 ARBOR - RELOCATE
10/9/24

PROJECT NO.2020-46

MAP NO.:42.3.2	MAP NO.:136
ZONING: RCHD	ALLOWABLE G.C.:30.0%

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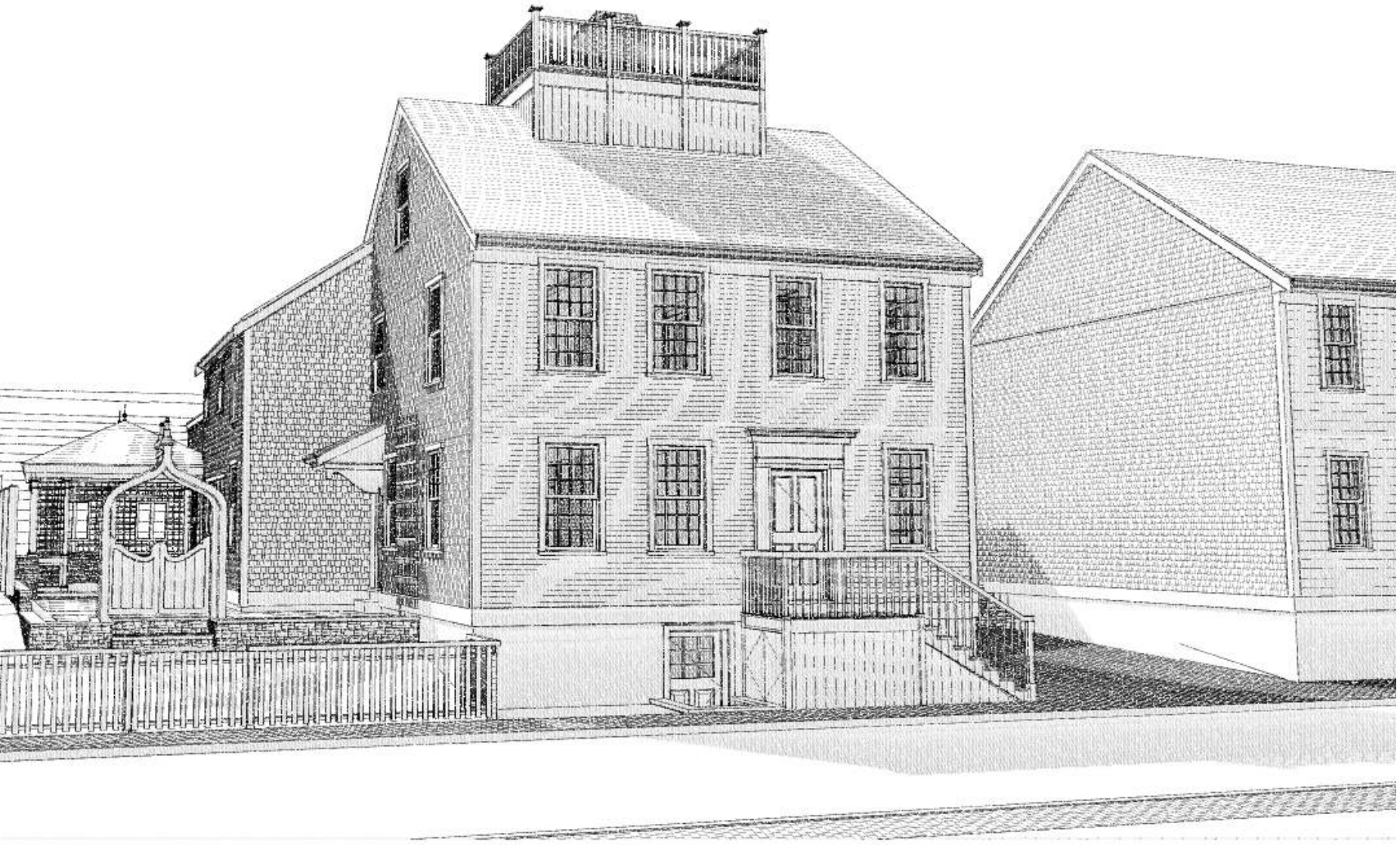

Capaldo+Caracciolo - Looking Northwest

SCALE: 1:0.77

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TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

19 UNION ST PERSPECTIVE

HDC SUBMISSION: 25 MARCH 2021
HDC APPROVAL: 27 APRIL 2021
BUILDING PERMIT NO.: BLDR·2021·02·1442
HDC CERTIFICATE NO.: HDC2021·04·3392

CAPALDO + CARACCIOLO RESIDENCE
19 UNION ST
NANTUCKET, MA 02554
AS·BUILT 1895 ARBOR ~ RELOCATE
10/9/24

PROJECT NO:2020·46
MAP NO.:42.3.2 MAP NO.:136
ZONING : ROHD ALLOWABLE G.C.:30.0%

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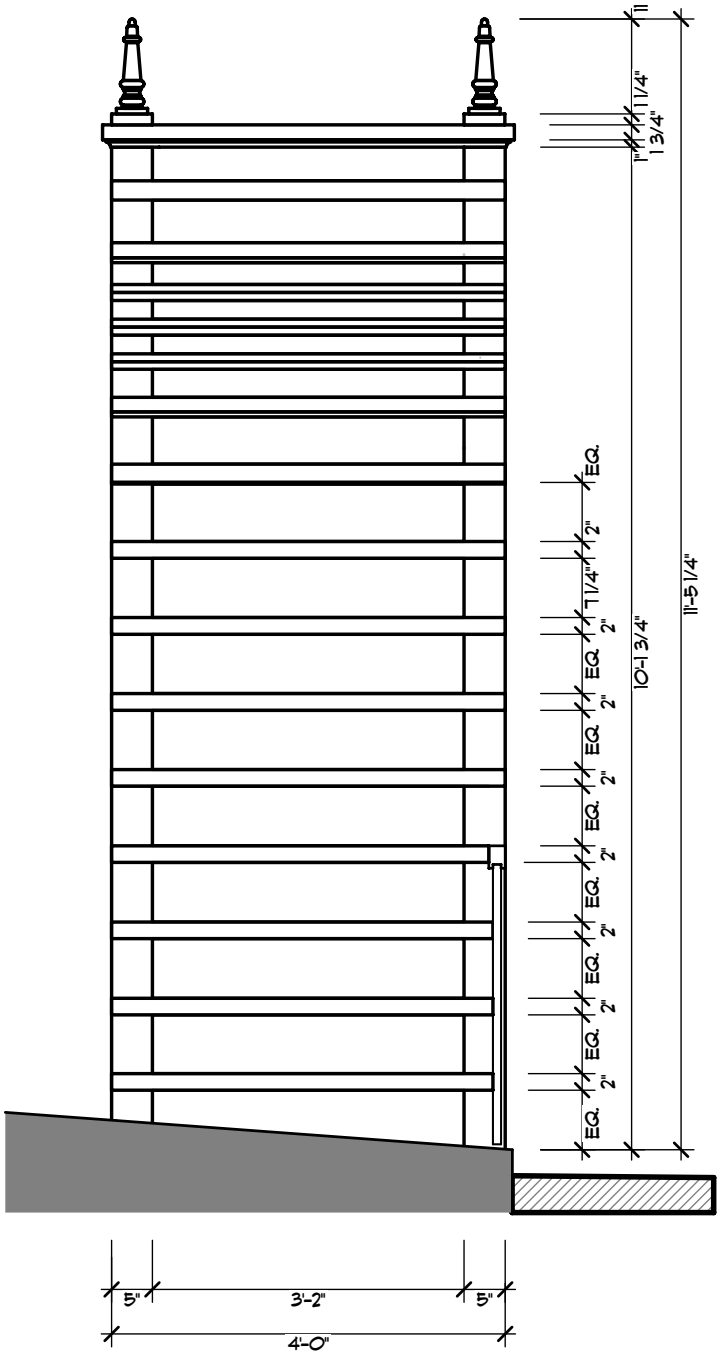
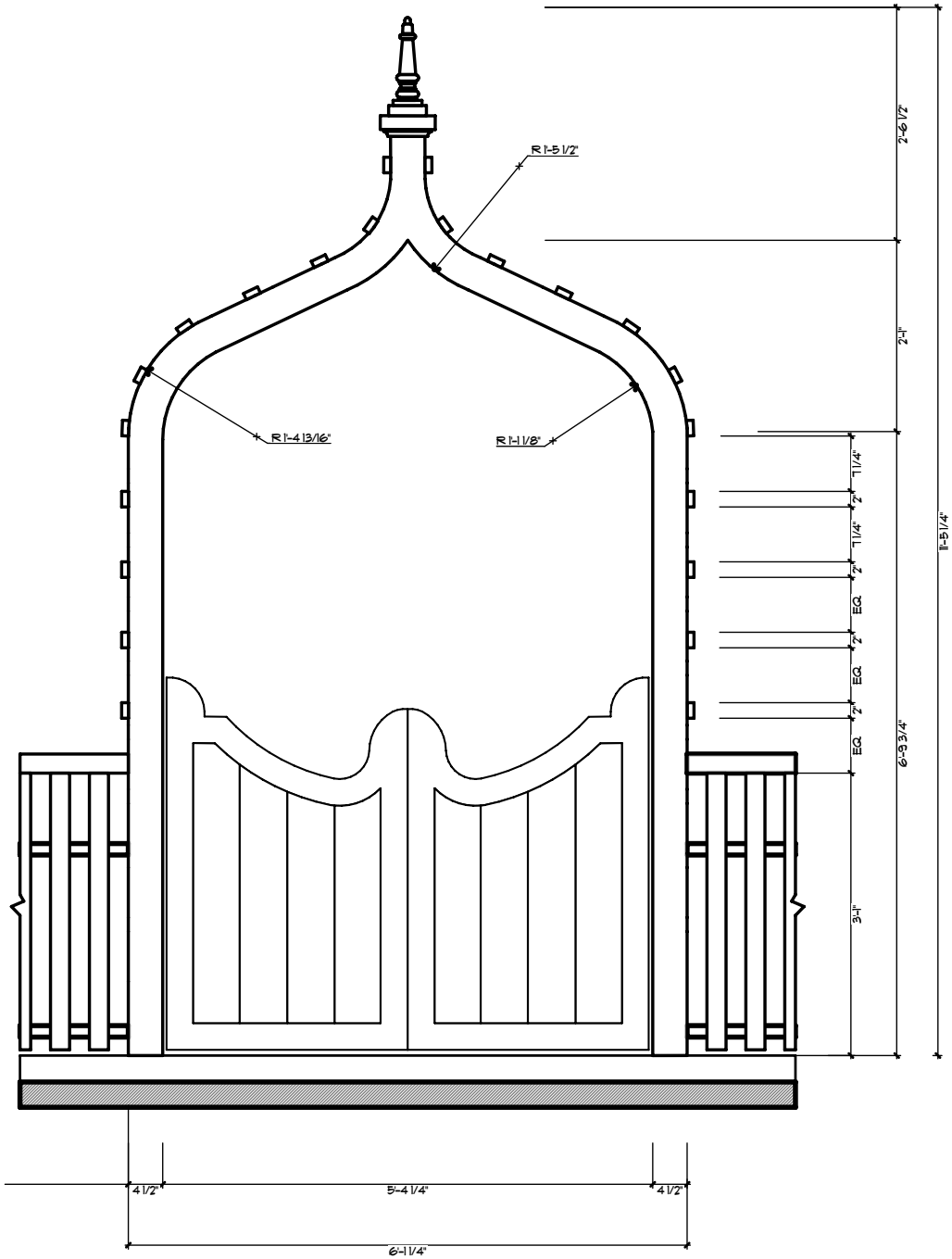
AP·1.1



B

ARBOR SIDE DETAIL

SCALE: 1/2" = 1'-0"



A

ARBOR FRONT DETAIL

SCALE: 1/2" = 1'-0"

PHASE ONE

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.com

MARK	DATE	DESCRIPTION
	/ /	

ARBOR DETAILED DRAWING

HDC SUBMISSION: 25 MARCH 2021
HDC APPROVAL: 27 APRIL 2021 HDC CERTIFICATE NO. HDC2021.04-3332
BUILDING PERMIT NO. PLDR 2021.02.1442

CAPALDO + CARACCIOLO RESIDENCE
19 UNION ST
NANTUCKET, MA 02554
AS-BUILT 1895 ARBOR - RELOCATE
10/9/24

PROJECT NO.2020.46
MAP NO.:42.3.2 MAP NO.:136
ZONING: RCHD ALLOWABLE G.C.:30.0%

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HDC 4.1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

Capaldo Paint

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

4/

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. N/A **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. N/A **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°. 136

Street & Number of Proposed Work: 19 Union Street

Owner of record: Tanya Capaldo / Tom Caraccíola

Mailing Address: 19 Union Street
Nantucket Ma 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket

Contact Phone #: 5083255890 E-mail: joseph@TophamDesign.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: Silvanus Ewer House

Original Date: 1803

Original Builder: Nathan Nye

REVISIONS* (describe)

1. East Elevation - change clapboard color from "perspective gray" #CSP5 to White. ADD SIDE GATE
2. South Elevation - No change
3. West Elevation - no change
4. North Elevation - no change

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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) WHITE #OC-151 Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence GATE WHITE #OC151 Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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

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 Kerry Flynn / Topham Design

AS AGENT FOR Capaldo/Caracciola

STREET ADDRESS 19 Union Street

MAP/PARCEL 42.3.2 /136

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.

Kerry Flynn — Signature

10-2-24 — Date

TOPHAM DESIGN

17 November 2020

Cathy Flynn
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 19 Union St

Dear Cathy,

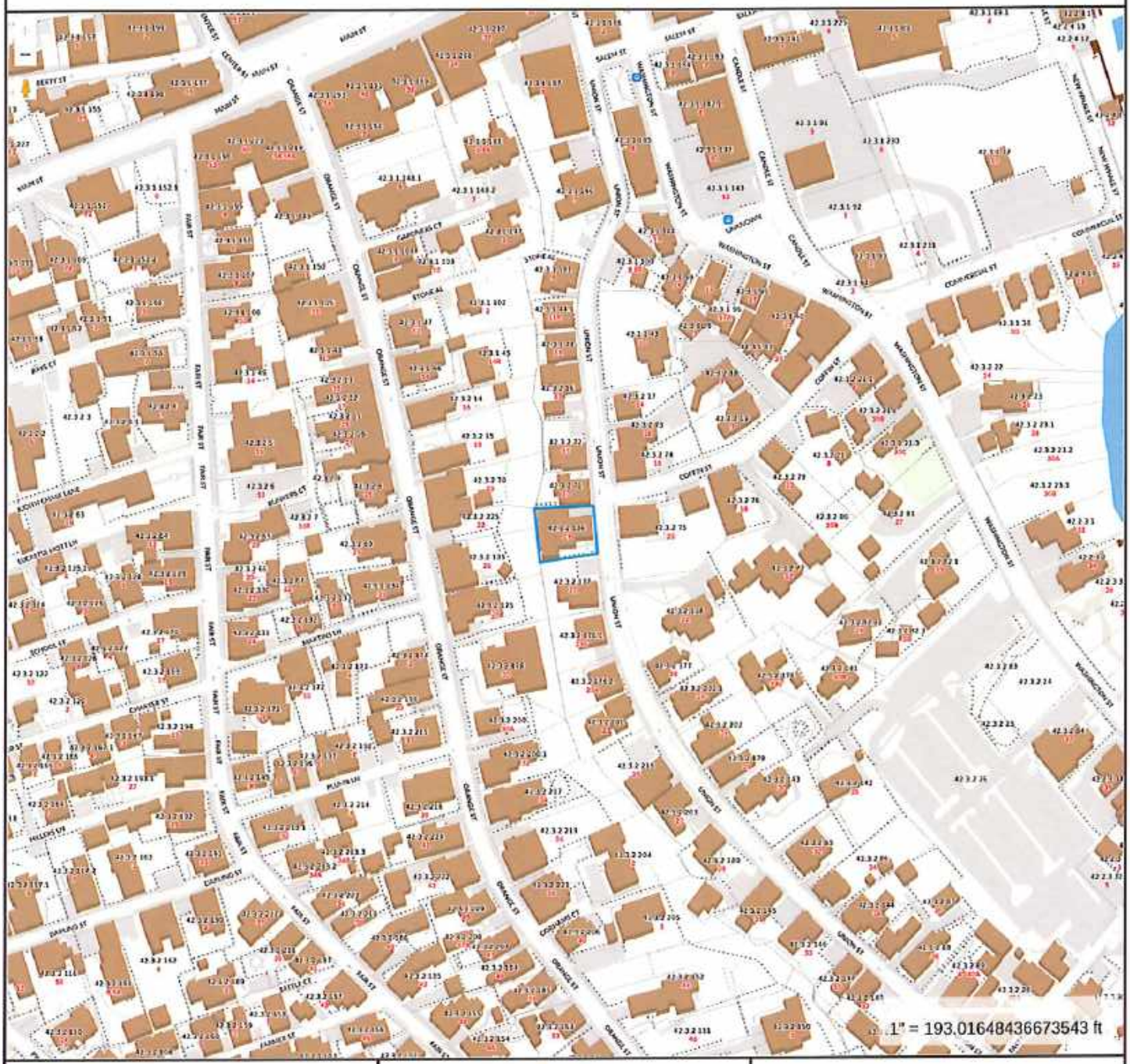
I hereby authorize Joseph Topham of Topham Design to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Tanya Capaldo / Tom Caracciolo

18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

19 Union Street



Property Information

Property ID	9857
Location	19 UNION ST
Owner	CARACCIOLO ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

TOPHAM DESIGN

Capaldo/Caracciolo
19 Union Street

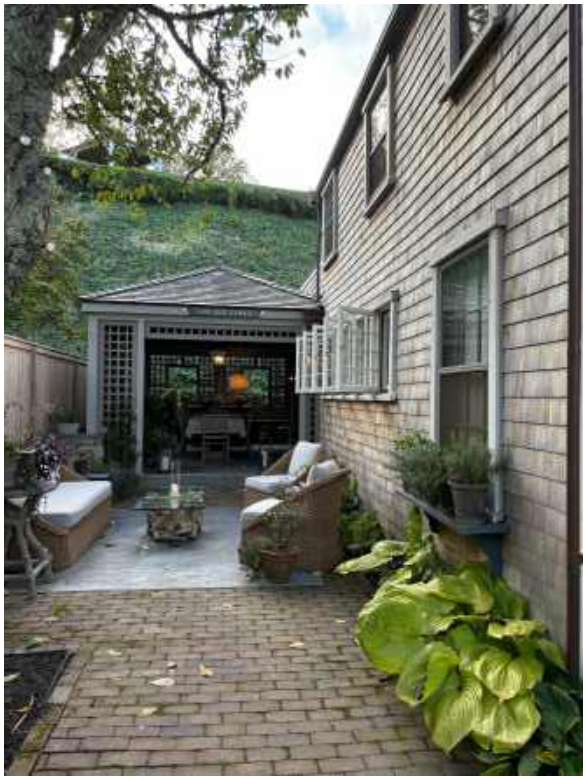
EAST ELEVATIONS



TOPHAM DESIGN

EAST ELEVATIONS





TOPHAM DESIGN



SOUTH ELEVATION



TOPHAM DESIGN

NORTH ELEVATION



HISTORIC BUILDING

The house on 19 Union Street was built *ca.* 1803 by Nathan Nye, a house carpenter, and was later sold to Silvanus Ewer. It is a typical Nantucket house, being a 2 ½ story shingle on stuccoed basement with a ridge chimney, a 4 -bayed façade, 12/12 and 9/9-paned windows, later pilastered Greek Revival doorway .
(M.M. Coffin, H. A. B. S # 1014) (The Architecture of Historic Nantucket)
1880 (NHA)

18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com



18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

Orange and Union Streets Neighborhood Study
Silvanus Ewer House
19 Union Street
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-1061

HABS
MASS
10-NANT
76F-

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

3. Architect: Unknown. Built by a carpenter.

4. Original plans, construction, etc.: By the end of the eighteenth century it had become the custom to build houses with two stories front and rear and set high on a full basement lighted by windows. There were high front steps and stoops on these buildings. This house had the plan of a Nantucket house of the period.

5. Notes on alterations and additions: An ell was later added to be used as a kitchen with a fireplace, leaving the rooms in the main house available for other purposes. In recent years the rear of the house has been enlarged to make a family room. Quite a few changes have been made to the interior, which however, still shows late eighteenth century influence. The main part of the house is structurally little changed.

B. Historical Events Connected with the Structure:

Nathan Nye, who was a house carpenter, bought the land and built this house, possibly on order from Silvanus Ewer who immediately bought it.

Nathan Nye died in 1807 and his widow Phebe within a month married Silvanus Ewer. She was Silvanus Ewer's third wife, and after her death in 1822 he took still another wife, Eunice Hussey. He died of consumption at the age of sixty-eight. Silvanus Ewer was by trade a ship-carpenter, who at the age of twenty-one moved to Nantucket from Osterville, and being of an industrious and thrifty turn of mind soon accumulated money enough to purchase a part of a whaleship. This vessel made a successful voyage, and thus he was able to extend his interests in the same direction and it was not long before he became a whaling merchant and manufacturer of oil and candles. He accumulated a large property and died wealthy in Nantucket.

Peter F. Ewer inherited this property from Silvanus Ewer, his father. Peter's mother was the second wife, Peggy Folger. Silvanus had no children by the other three wives.

Peter F. Ewer was born in 1800 and married Eunice Cartwright. Their son George Alexander Ewer went to Valparaiso, Chile, where he settled and married a Chilean named Trinidad Nairdel. The "camels" or floating drydocks were invented by Peter Ewer and for a while were successful in taking the loaded whaleships over the shallow water to the "back of the bar". But, though an ingenious and enterprising man, Peter Ewer was not very sagacious as a financier and between 1842 and 1845 he lost nearly all of the property, including the ample fortune left him by his father.

The eight milestones on the road from Nantucket to Siasconset were purchased and set out by him when he was a young man, and

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Bibliographic Information

1. August, 1970 EAST, FRONT, ELEVATION - Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA

- Digital ID: (None) hhh ma0387.photos.074806p http://hdl.loc.gov/loc.pnp/hhh.ma0387/photos.074806p
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Bibliographic Information

2. August, 1970 EAST ELEVATION WITH QUANATY BANK AT REAR - Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA

- Digital ID: (None) hhh ma0387.photos.074807p http://hdl.loc.gov/loc.pnp/hhh.ma0387/photos.074807p
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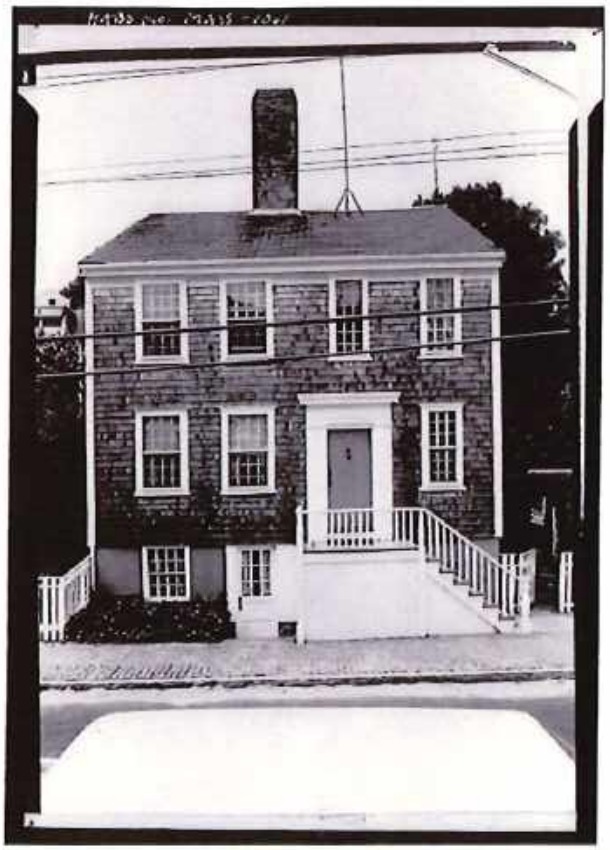

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Bibliographic Information

37. July, 1970 NORTHEAST ELEVATIONS OF 21, 19, 17, 15 UNION STREET - Orange & Union Streets Neighborhood Study, 8-31 Orange Street, 9-21 Union Street & Stone Alley, Nantucket, Nantucket County, MA

- Digital ID: (None) hhh ma0378.photos.074788p http://hdl.loc.gov/loc.pnp/hhh.ma0378/photos.074788p
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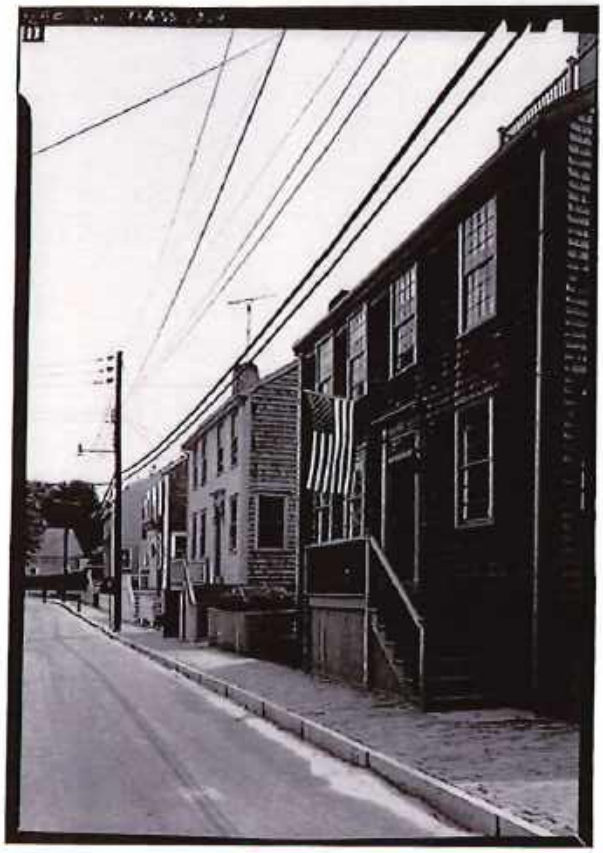

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Historic American Buildings Survey, Engineering Record, Landscapes Survey



View photos from this survey. (Some may not be online).



Related
- Browse neighboring items by call number.

Collection: Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey

Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA

Title: Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA
Creator(s): Historic American Buildings Survey, creator
Related Names:
Nye, Nathan
Date Created/Published: Documentation compiled after 1933
Medium: Photo(s): 2
Data Page(s): 4
Reproduction Number: ---
Rights Advisory: No known restrictions on images made by the U.S. Government; images copied from other sources may be restricted. (http://www.loc.gov/rr/print/res/114_habs.html)
Call Number: HABS MASS,10-NANT,76F-
Repository: Library of Congress Prints and Photographs Division Washington, D.C. 20540 USA
http://hdl.loc.gov/loc.pnp/pp.print
Notes:

- Significance: One of the several typical four-bay Nantucket houses erected here after land below Quanaty Bank was dug away to make room for houses on Union Street; part of the Orange and Union Streets Neighborhood Study (MASS-1014).
- Unprocessed Field note material exists for this structure: FN-246
- Survey number: HABS MA-1061
- Building/structure dates: ca. 1803 Initial Construction

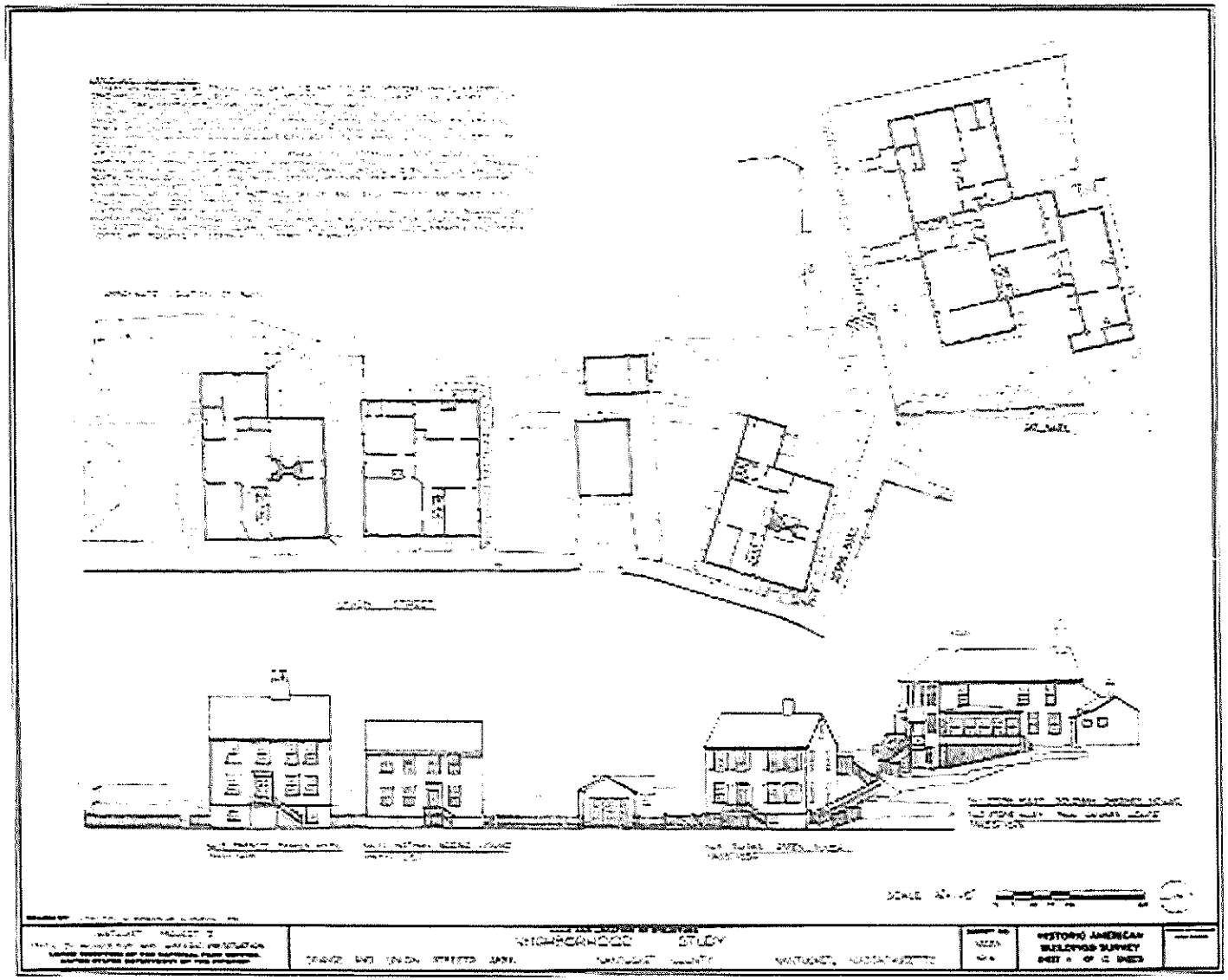
Subjects:
houses
Place:

- Massachusetts -- Nantucket County -- Nantucket

Collections:

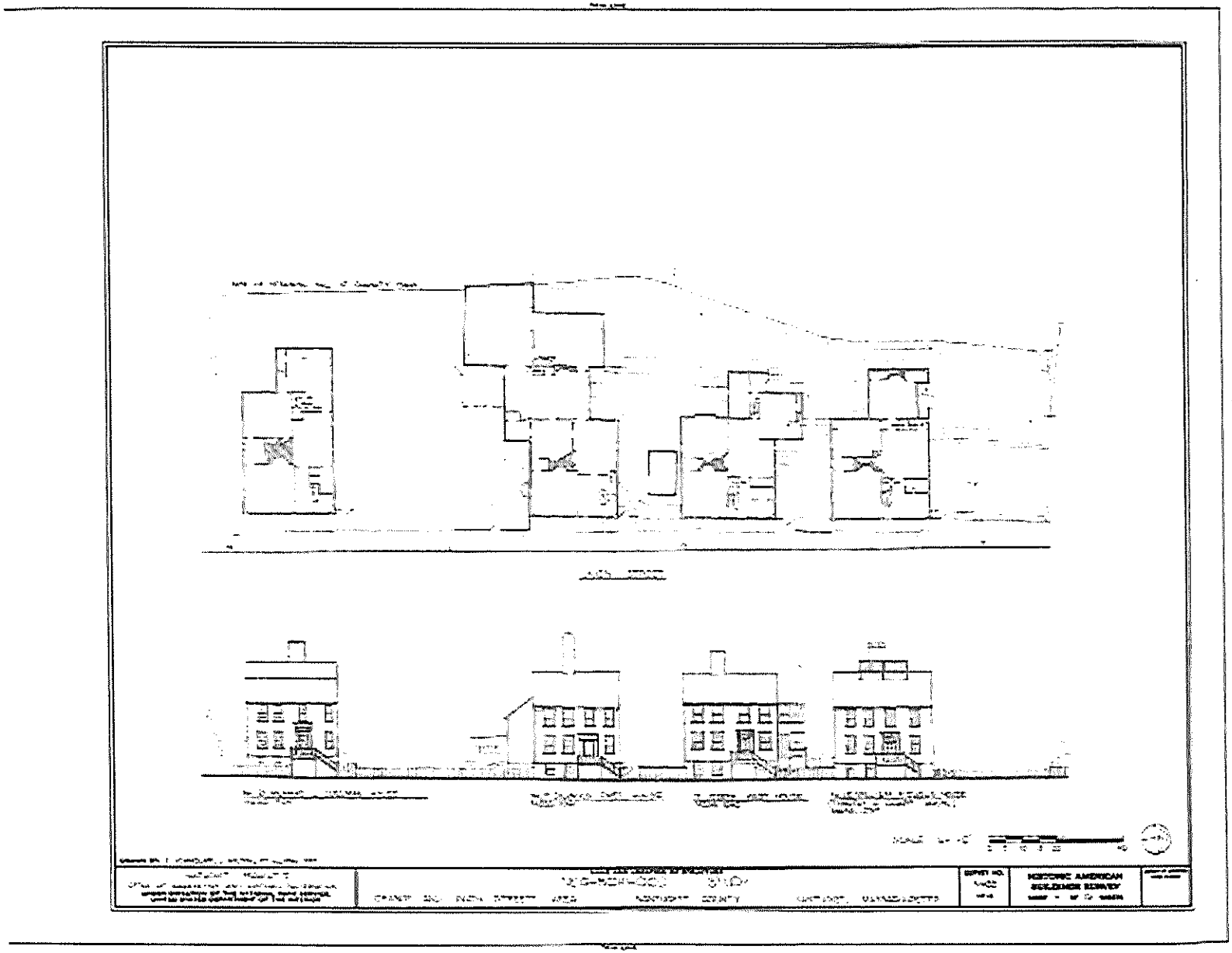
- Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey

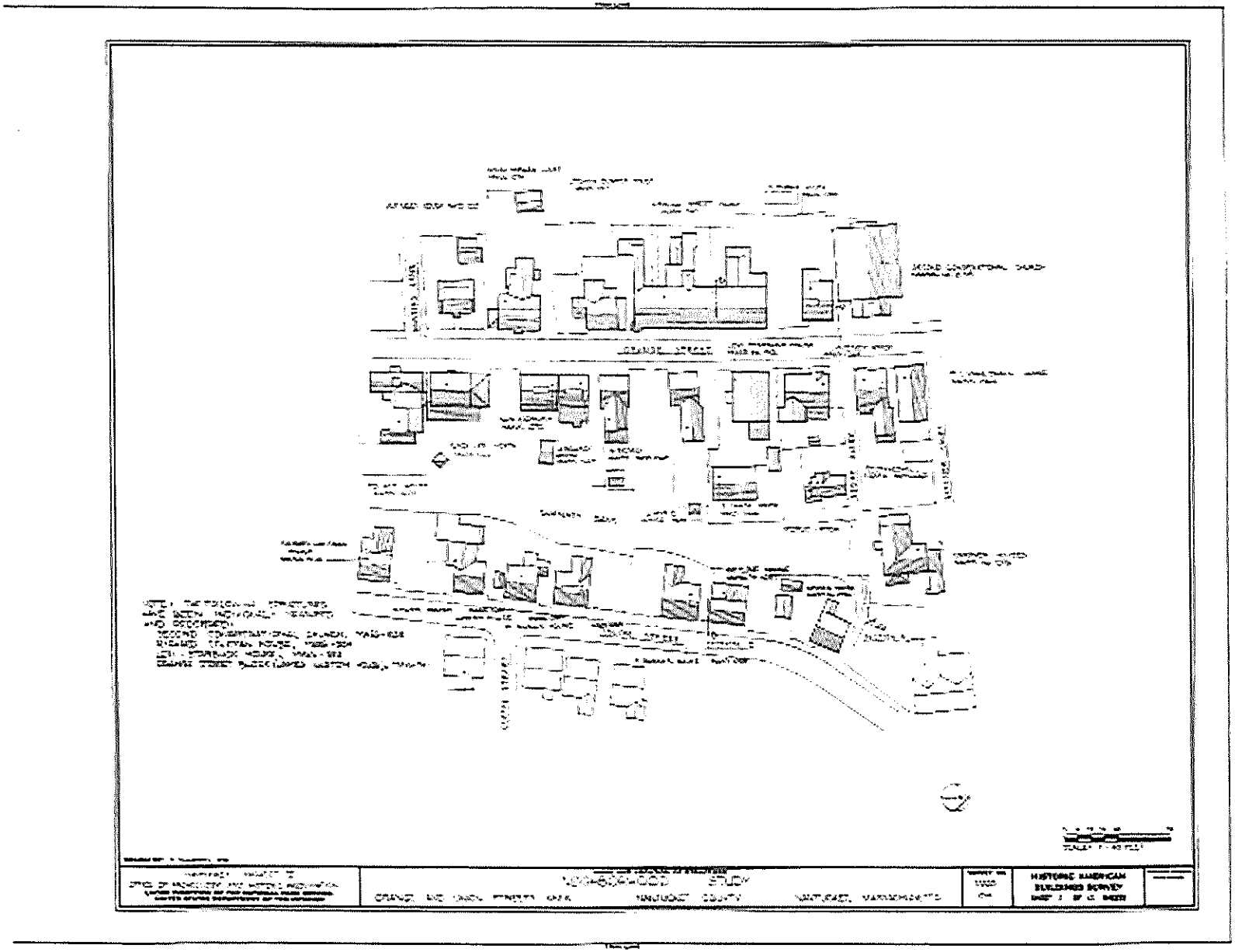
Part of: Historic American Buildings Survey (Library of Congress)
Bookmark This Record:
https://www.loc.gov/pictures/item/ma0387/



NEIGHBORHOOD STUDY

HISTORIC AMERICAN BUILDINGS SURVEY





256 Polpis Rd
Off Historic
Dist.

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).

X 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BHP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8 Abutter Notification Materials - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 25 PARCEL N°. 25

Street & Number of Proposed Work: 25a Polpis Road

Owner of record: 25a Polpis LLC

Mailing Address: 13941 Cuba Road
Cockeysville, MD 21030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-6455 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 Historic Determination

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: 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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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.

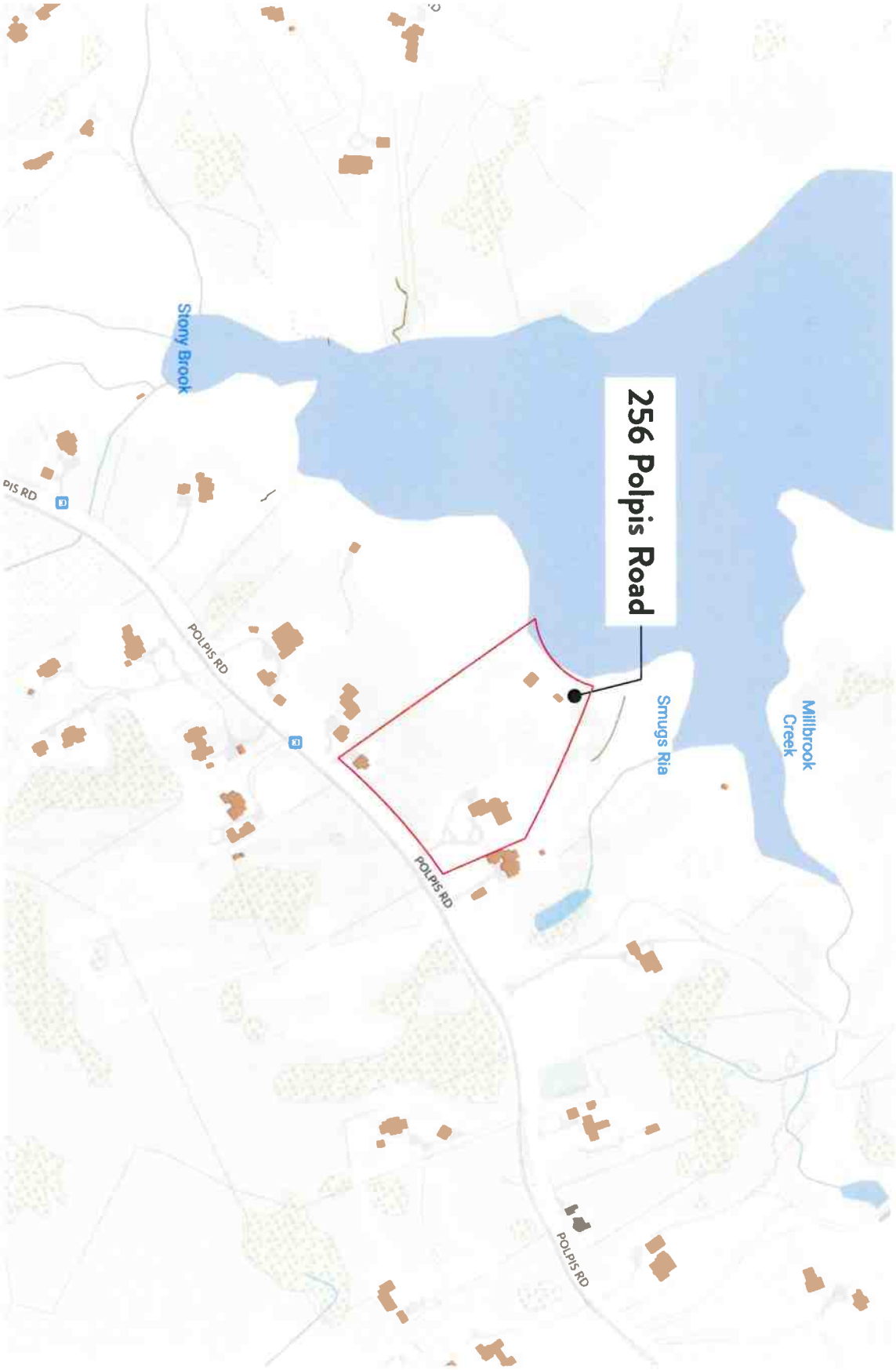
COLORS

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 10/10/24 Signature of owner of record _____ Signed under penalties of perjury



ID # L-1.0

256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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Locas Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

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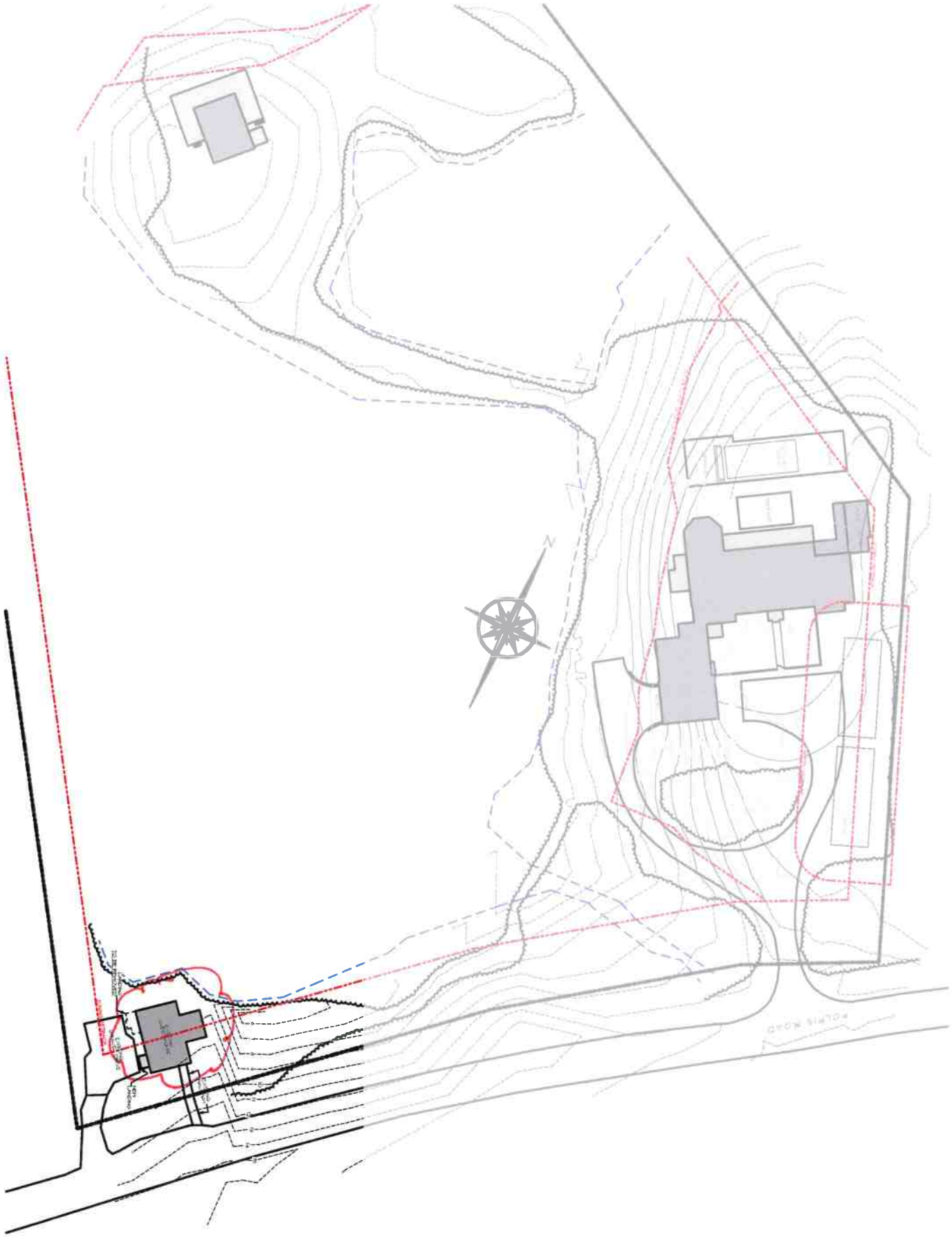

L-1.1

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Nantucket, MA 02554

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PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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Site Plan

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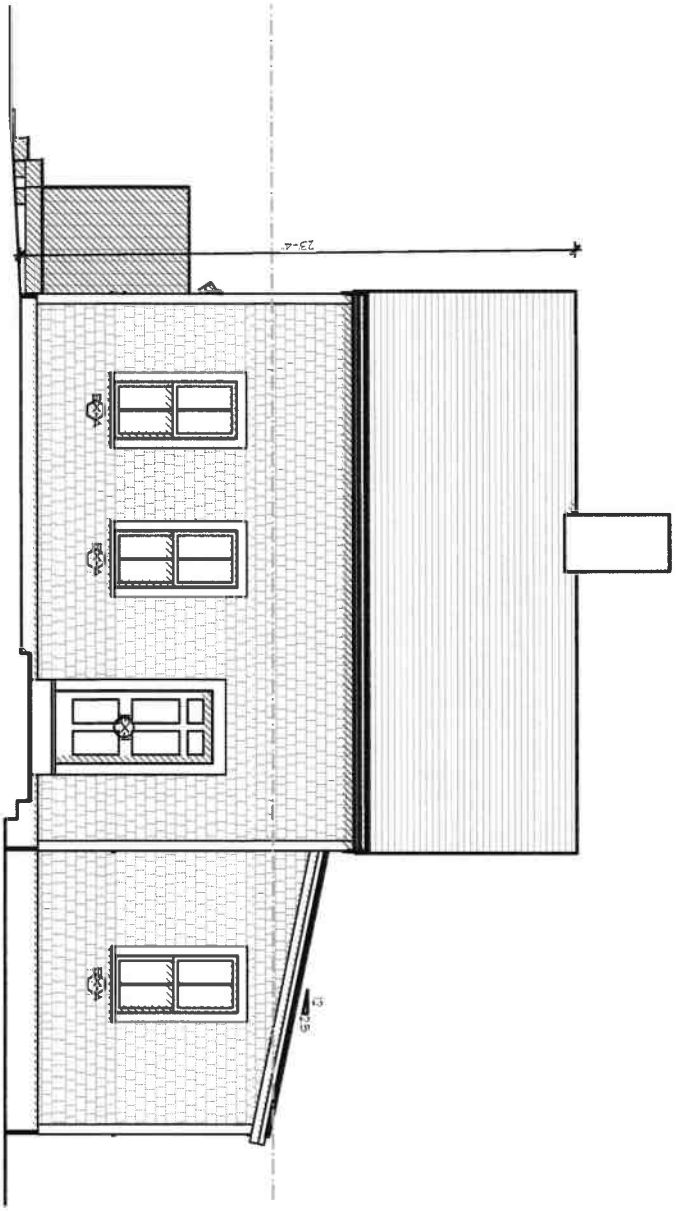

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Existing South Elevation

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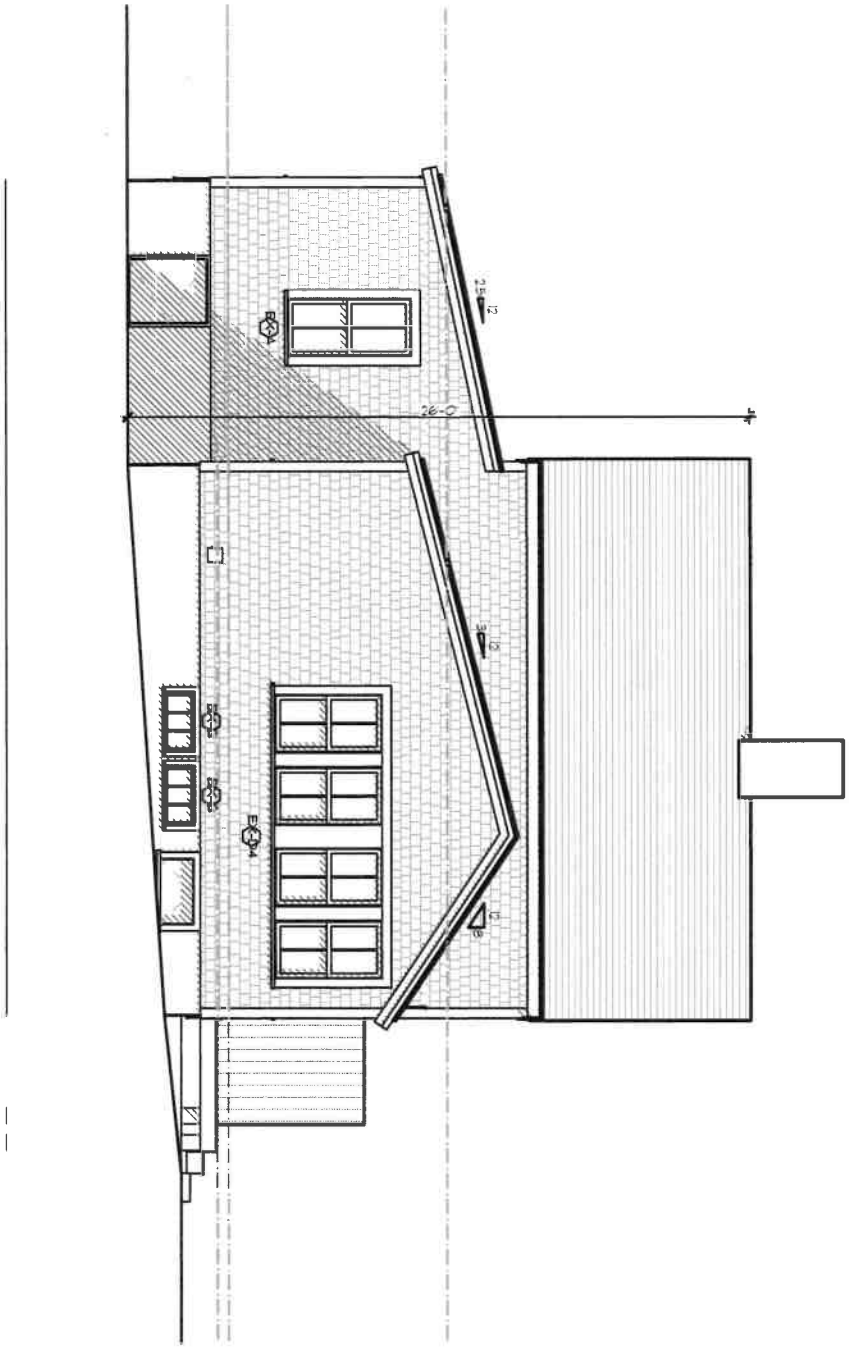

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Existing North Elevation

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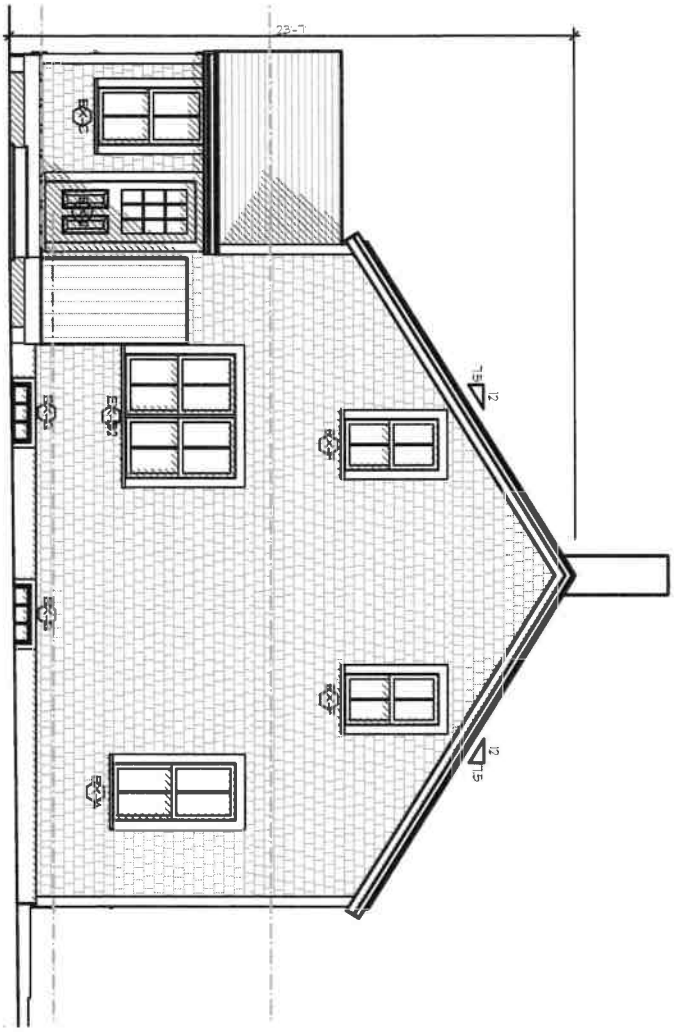
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.3b

ID #

256 Polpis Road
Nantucket, MA 02554

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PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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Existing West Elevation

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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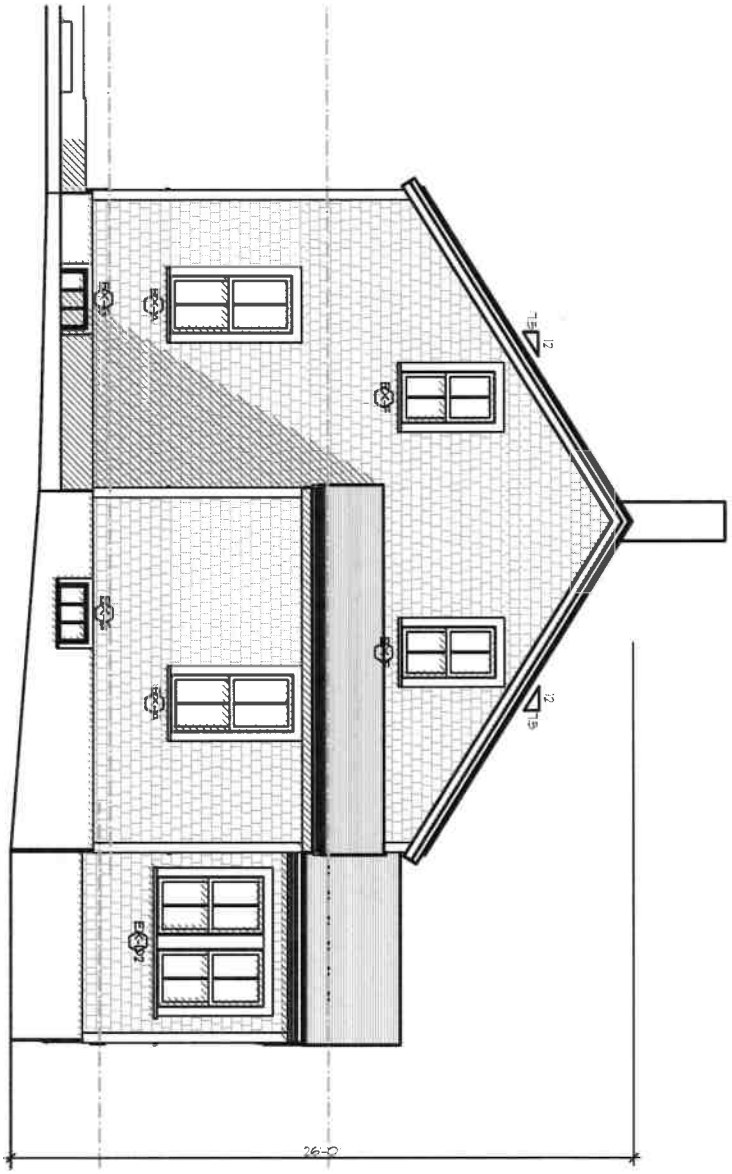

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Existing East Elevation

BOTTICELLI & POHL

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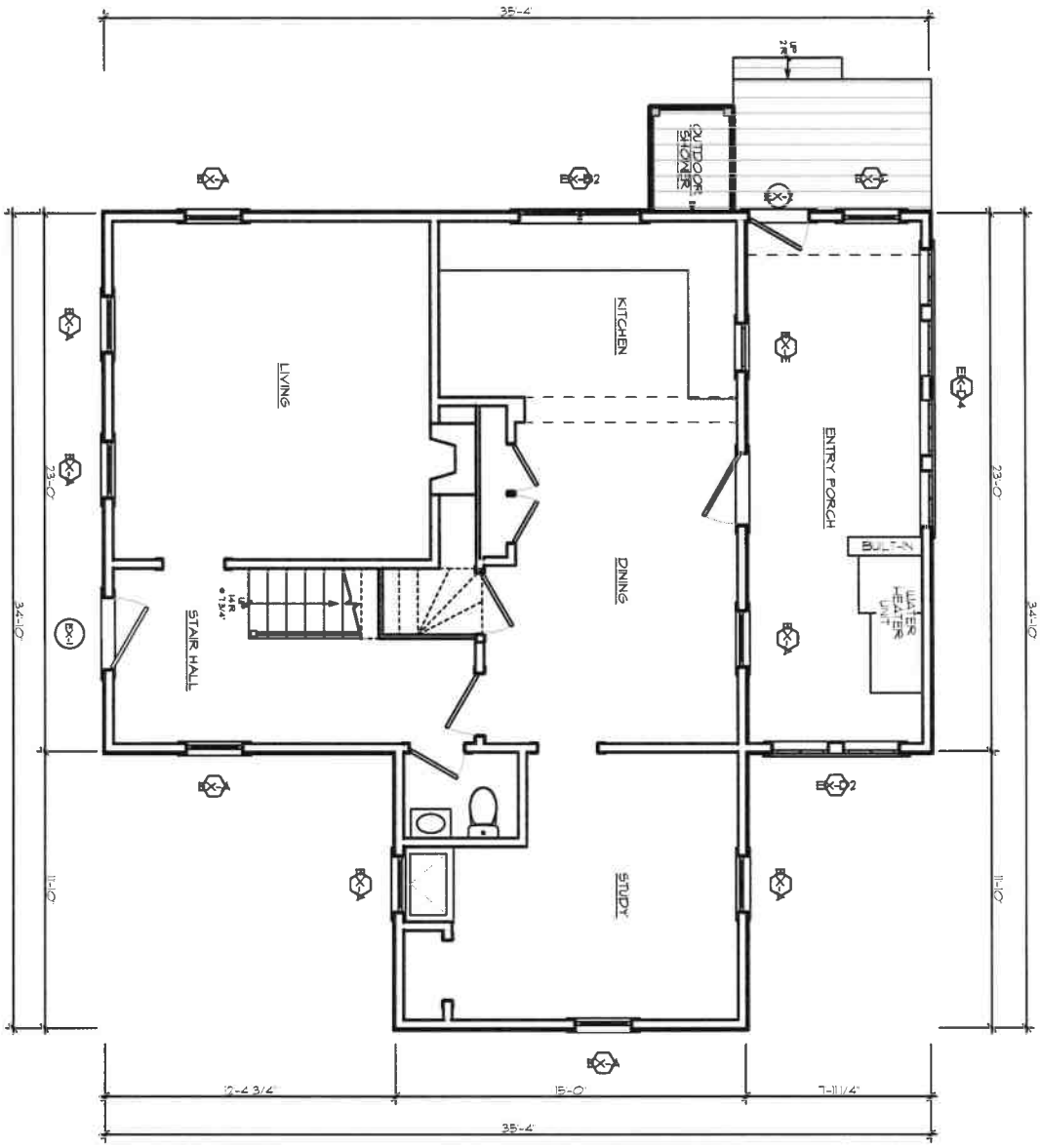
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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Existing First Floor Plan

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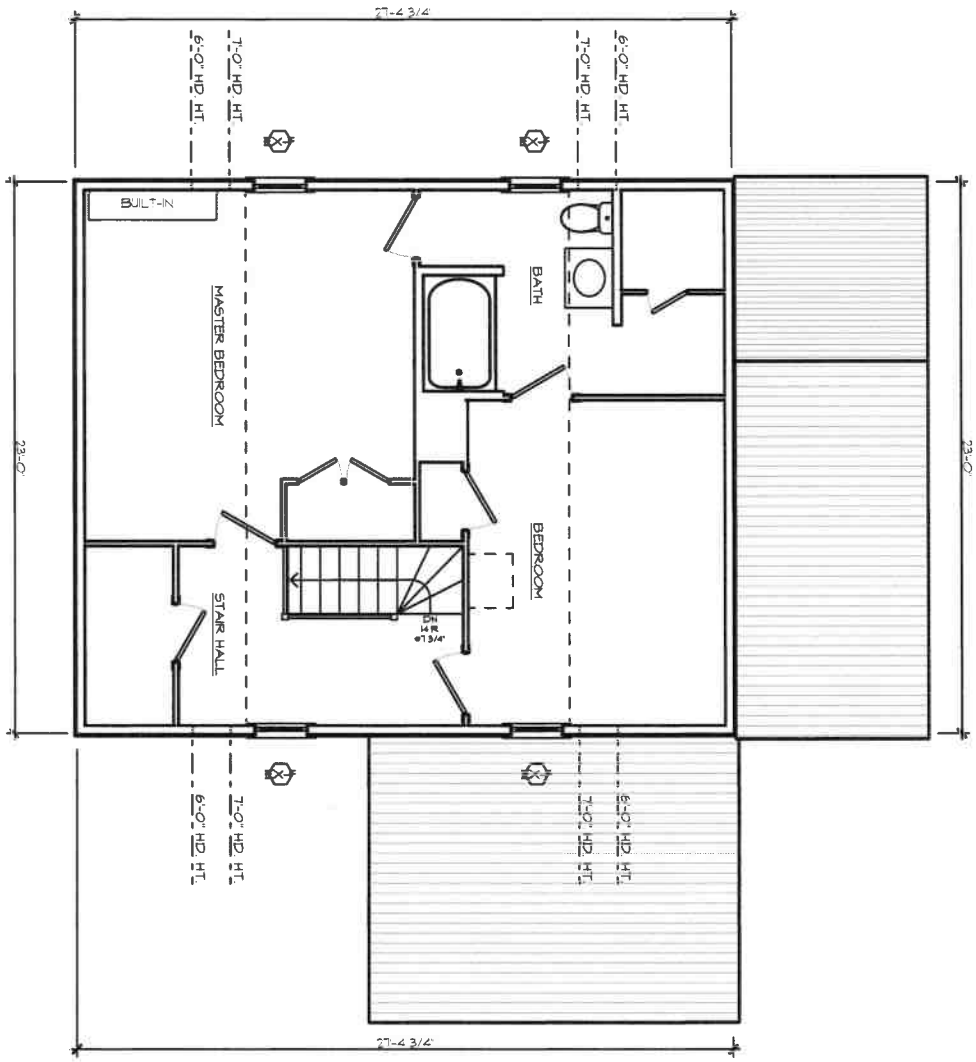

ID #
A-1.2b

256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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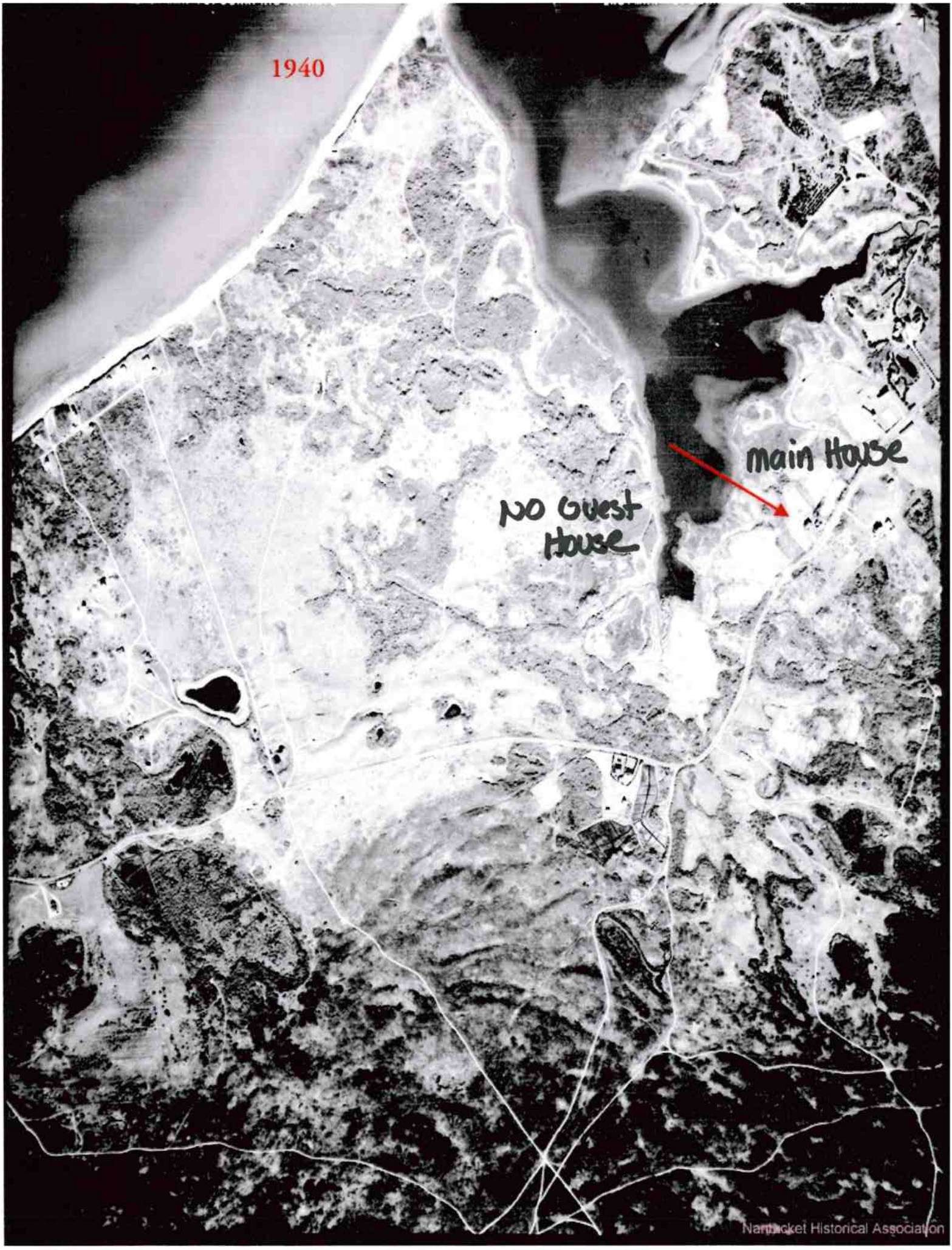
Existing Second Floor Plan

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


1940
main House
No Guest House
Nantucket Historical Association


256 Polpis Road
1940's

A115 - Polpis Farm Scrapbook

Two houses after a snowfall. Left is 254 Polpis Road. Right ...

A115-25b

1940s?



Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

Two houses after a snowfall. Left is 254 Polpis Road. Right is house known as "Leedsmoor" at 256 Polpis Road.

Hierarchy

[Collection] A115 - Polpis Farm Scrapbook

↳ [Item A115-25b] [notitle], 1940s?

Acquisitions information

RL2013.21

Gift of the Nantucket Atheneum

Subject - name

- Polpis Road (browse 208 records)

Subject - topical

- Houses (browse 5335 records)

- Polpis (browse 156 records)
- Snow (browse 234 records)

Share:



PH163 - Slide Collection

Side of a rose-covered house, at 254 Polpis Road. Red shutte...

S9926

1940s



Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

Side of a rose-covered house, at 254 Polpis Road. Red shutters feature white sailboats.

Hierarchy

[Collection] PH163 - Slide Collection

↳ [Item S9926] [notitle], 1940s

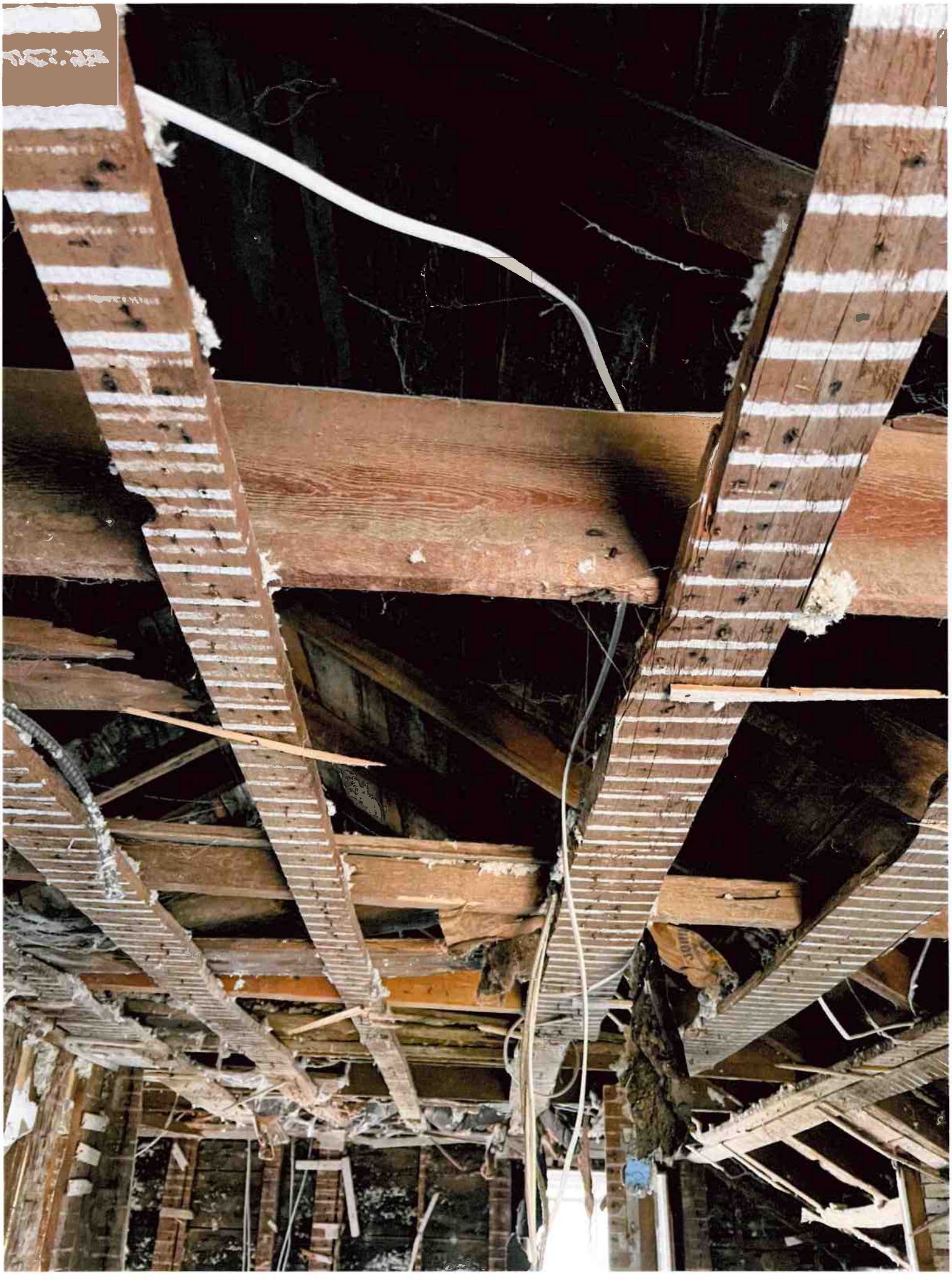
Subject - name

- Polpis Road (browse 208 records)

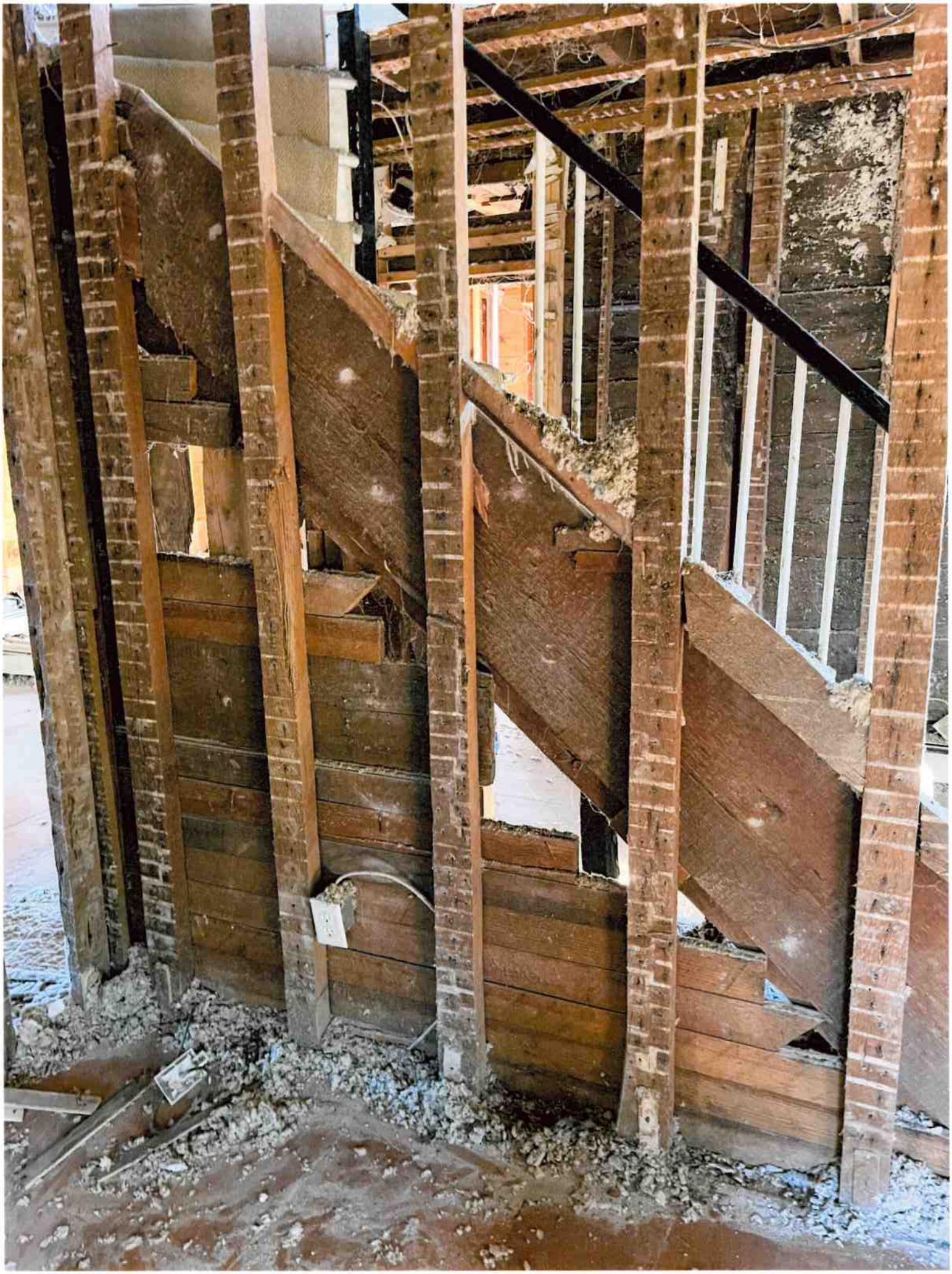
Subject - topical

- Houses (browse 5331 records)
- Flowers (browse 470 records)
- Polpis (browse 157 records)

Share:










256 Polpis Road - South


256 Polpis Road - West


256 Polpis Road - North


256 Polpis Road - East

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
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 256 Polpis LLC

STREET ADDRESS 256 Polpis Road

MAP/PARCEL 25/25

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 10, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/10/24

Date

Subject: Re: HDC Authorization
Date: Thursday, February 9, 2023 at 1:23:45 PM Eastern Standard Time
From: Jamie Alban
To: Tammy Conway

Yes, I approve authorization from Botticelli and Pohl to act/ sign on my behal regarding 256 Polpis Rd. Jamie Alban

On Thu, Feb 9, 2023 at 11:50 Tammy Conway <tammy@botticelliandpohl.com> wrote:

> Good morning Mr. Alban,
>
> Please see attached authorization letter for the HDC, feel free to edit. Or if it is easier to reply to this email giving B &P permission that works as well. We are planning to submit for Monday's deadline at noon.
>
> Thank you,
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455

77VS / SPA

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS: 10 DAY WAIVER ✓

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

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

✓ 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.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Steve Roethke

AS AGENT FOR Jonathan & Jennifer Damashek

STREET ADDRESS 77 Vestal Street

MAP/PARCEL 56/473

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/14/24

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.



10/14/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 473

Street & Number of Proposed Work: 77 VESTAL ST.

Owner of record: JONATHAN & JENNIFER DAMASHEK

Mailing Address: 75 OXFORD DRIVE
TENEFLY, NJ 07670

Contact Phone #: _____ E-mail: damashekelawyer1.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD #17
NANTUCKET, MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other RAISED SPA 8'x8' (RAISED 18"), WOOD DECK SURROUND

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 ± 8" South ± 8" East ± 8" West ± 8"

Height of ridge above final finish grade: North — South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NOTE: SPA LOCATED NEXT TO EXIST. POOL + HDC APPROVED PROPOSED COTTAGE IN BACK YARD. SPA IS NOT VISIBLE

Is there an HDC survey form for 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 1X6 IPE SURROUND ON SPA (18"H). BLUESTONE COPING.
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 _____ AGENT. Signed under penalties of perjury

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 77 Vestal Street Map 56 / Parcel 473

To Whom it May Concern,

I hereby authorize Steven M. Roethke of S. M. Roethke Design, Inc. to provide signature and representation as the "Agent" on the HDC application to your office for proposed work by the Owner at the location referenced above.

Thank you,

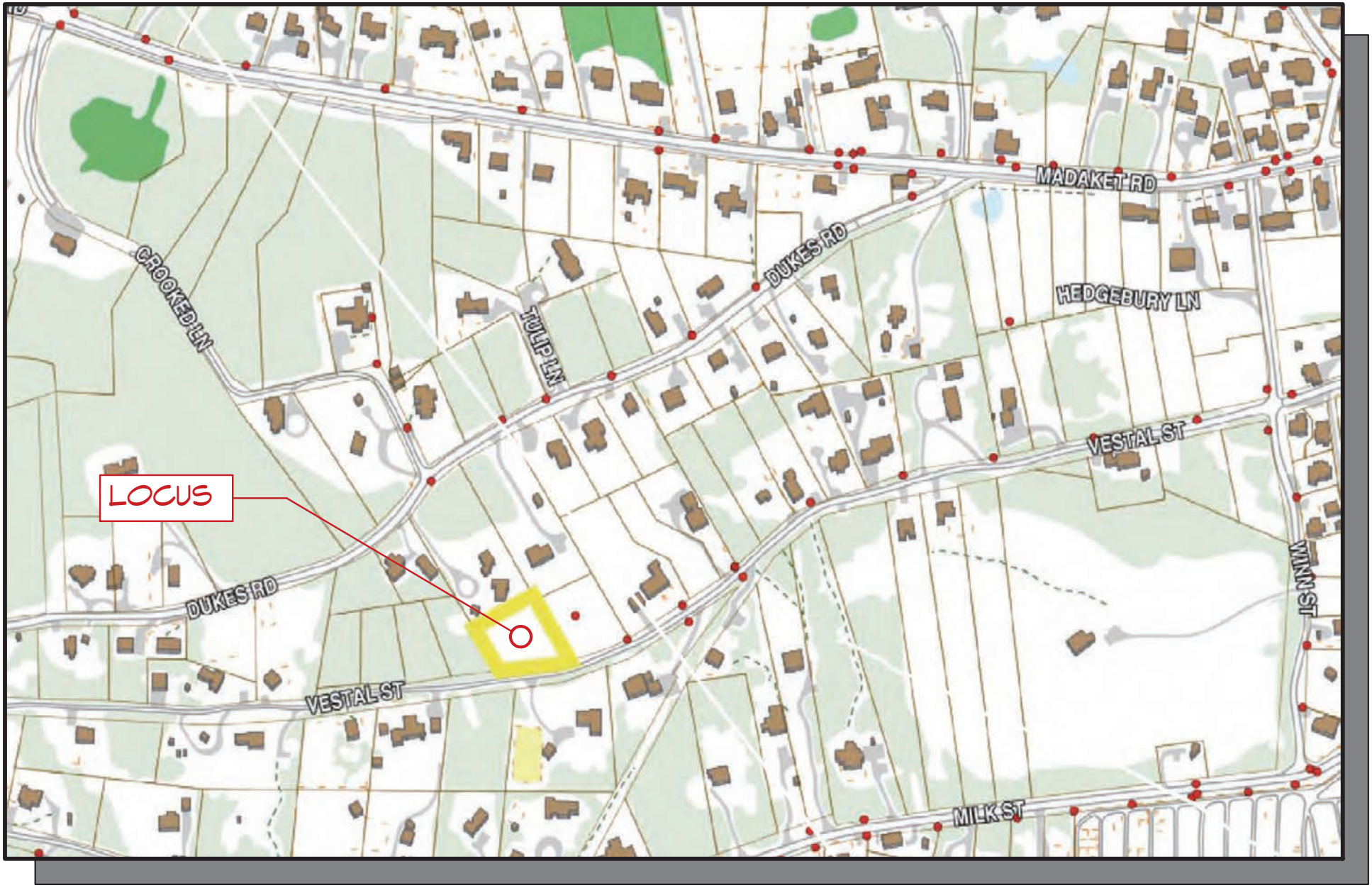
Jonathan Damashek

Jonathan or Jennifer Damashek

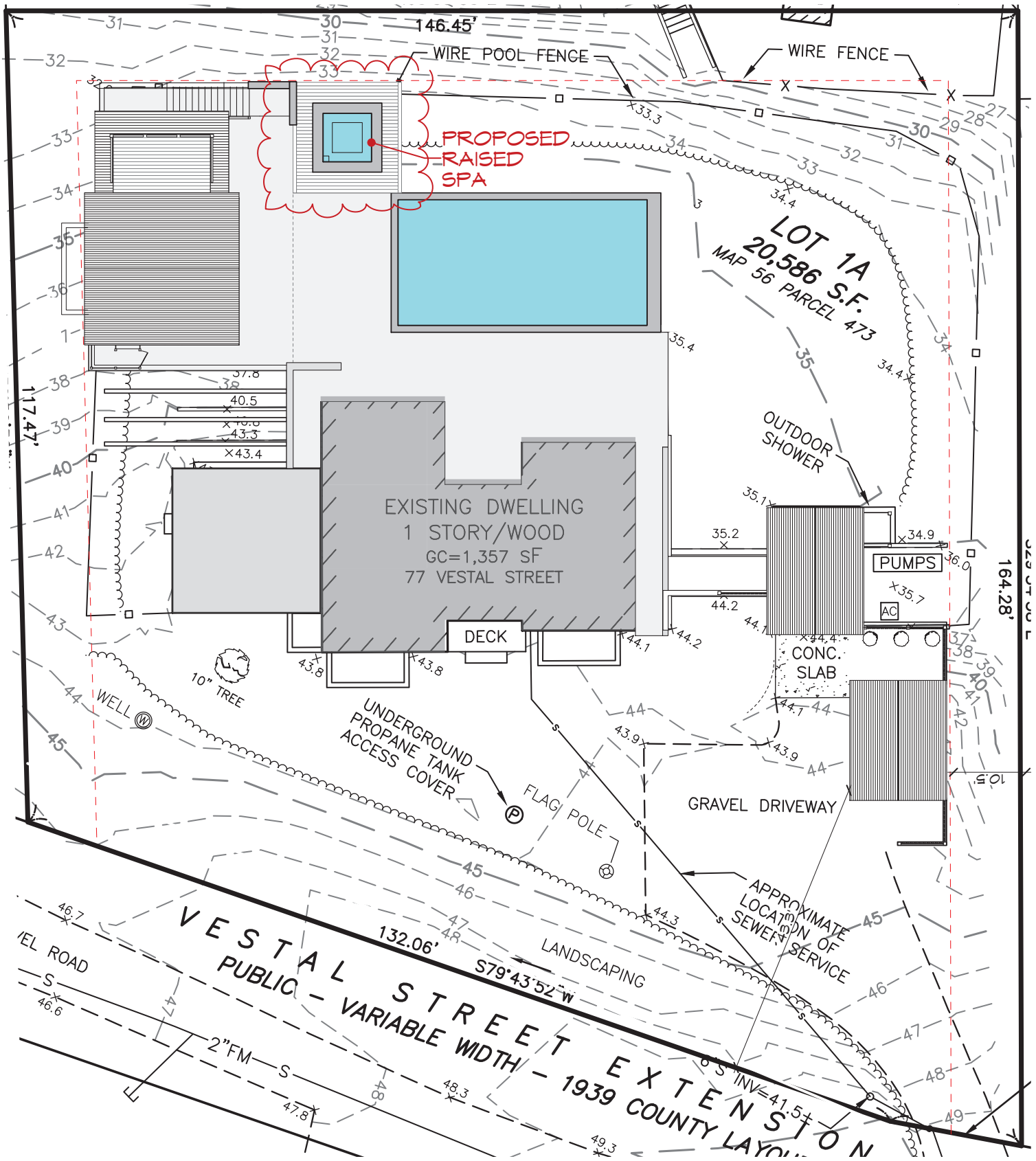
architecture | planning | development

19 old south road.nantucket.massachusetts.02554 | t:508.825.7588 | f:508.825.7589

www.smroethkedesign.com

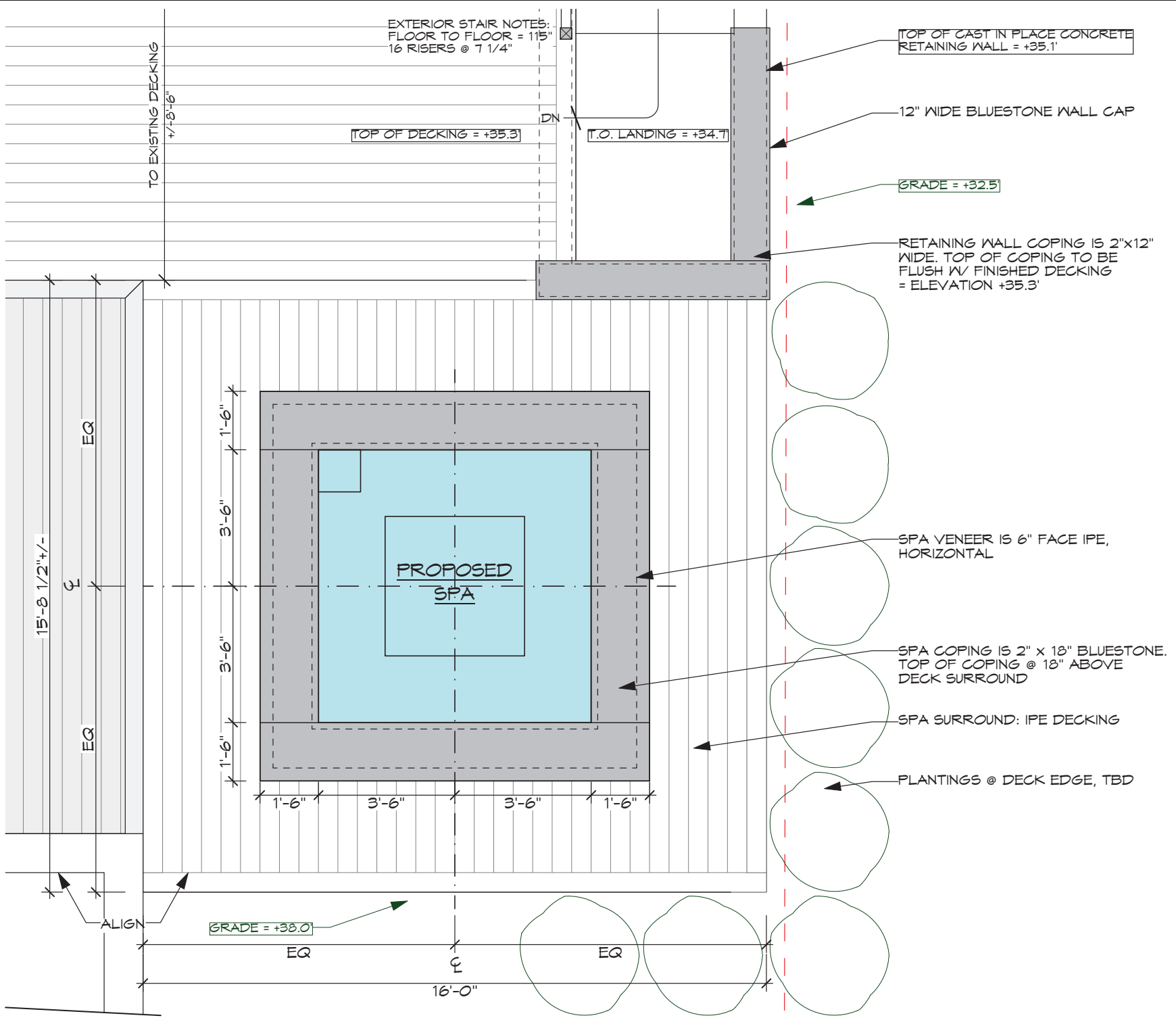

MADAKET RD
CROOKED LN
TULIP LN
DUKES RD
HEDGEBURY LN
VESTAL ST
LOCUS
DUKES RD
VESTAL ST
WINN ST
MILK ST

LOCUS MAP



PROPOSED SITE PLAN

Scale: 1" = 10'

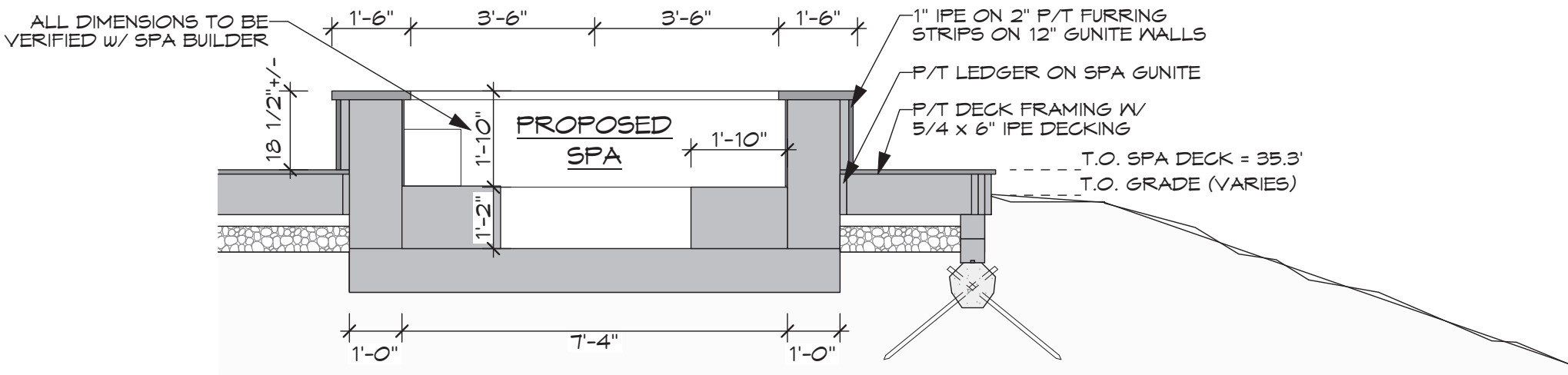


1 PROPOSED SPA PLAN

Scale: 1/2" = 1'-0"

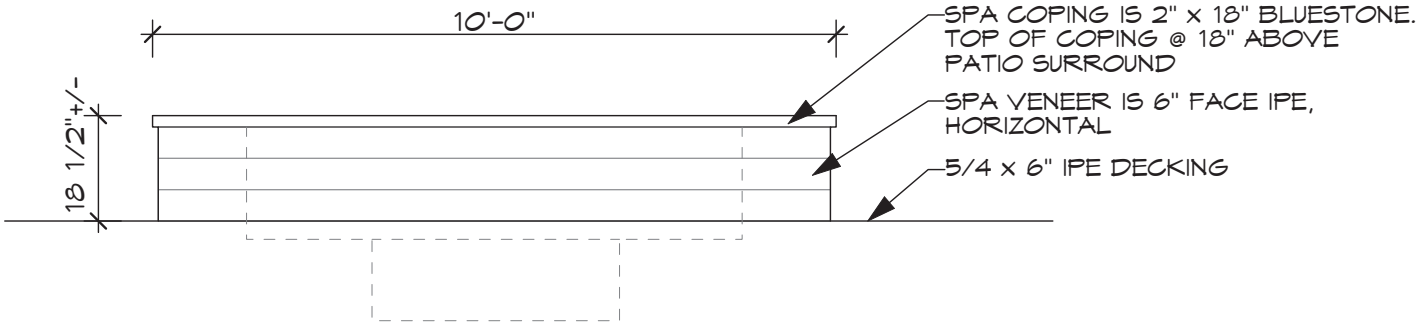
1 PROPOSED SPA PLAN

Scale: 1/2" = 1'-0"



2 PROPOSED SPA SECTION

Scale: 1/2" = 1'-0"



3 PROPOSED SPA ELEVATION, TYPICAL

Scale: 1/2" = 1'-0"


View from Vestal Street



View from Vestal Street

View from Vestal Street




View from Vestal Street

View of Main House from inside property

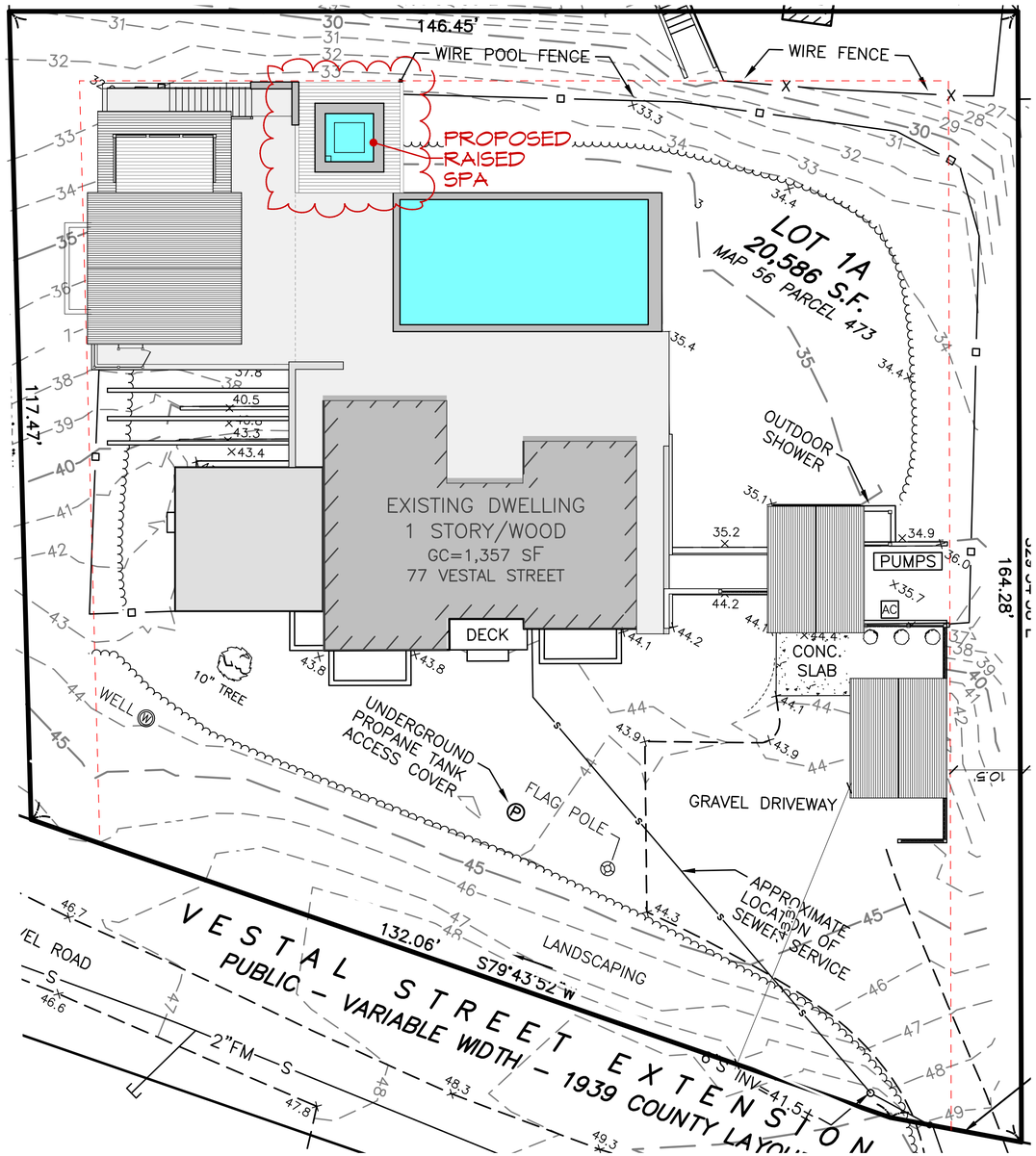



View of Main House from inside property

HDC Review Set

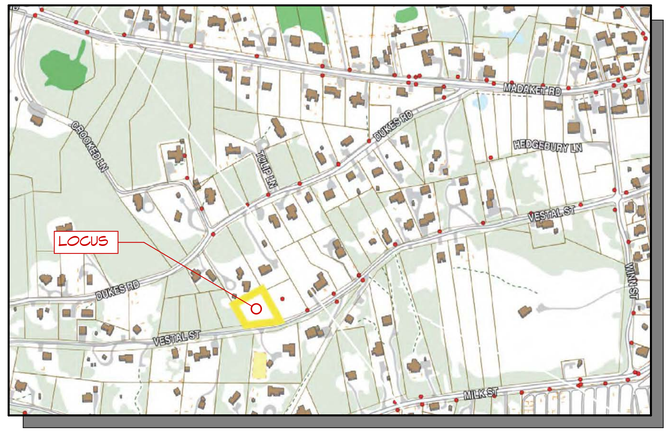
Damashek Spa

77 Vestal St., Nantucket, Ma 02554



PROPOSED SITE PLAN

Scale: 1" = 10'



LOCUS MAP

S. M. ROETHKE
design, inc.

S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

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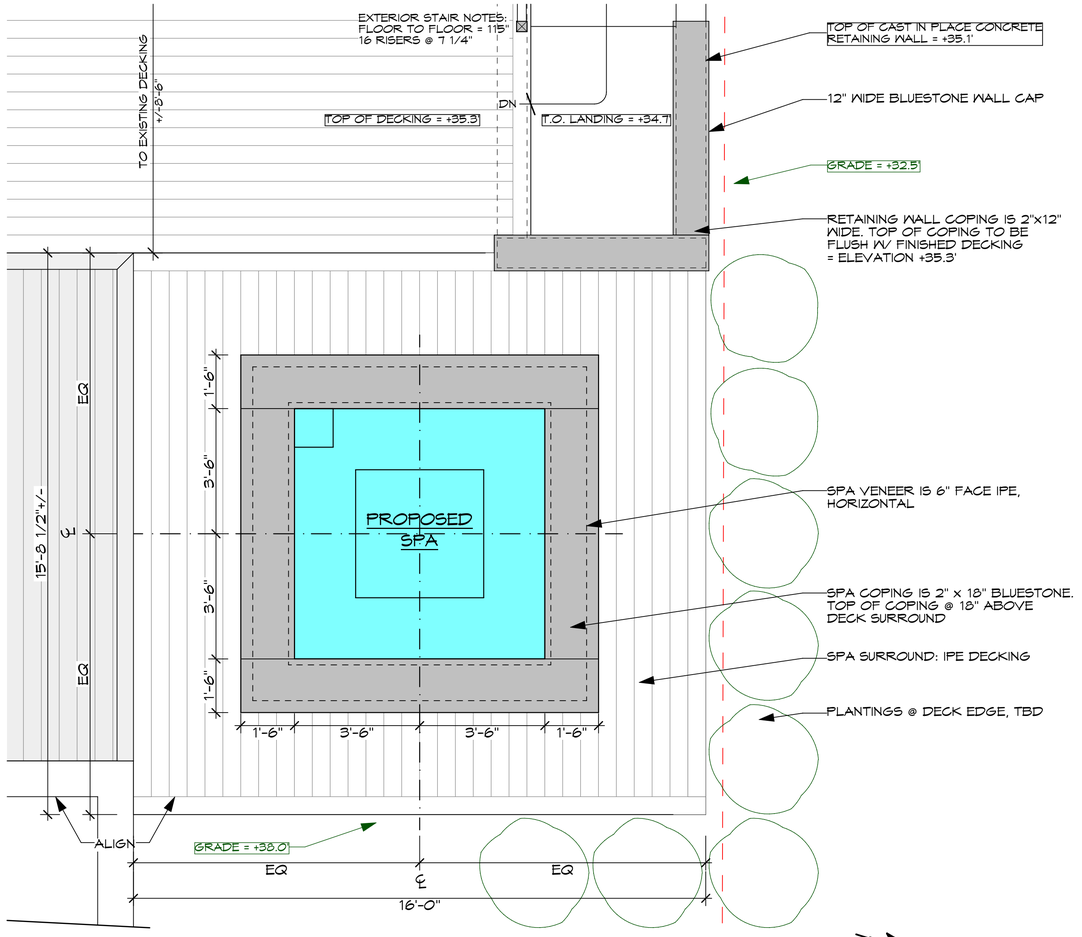
PROPOSED SITE PLAN

DAMASHEK SPA
77 Vestal Street
Nantucket, MA 02554

REVISIONS:

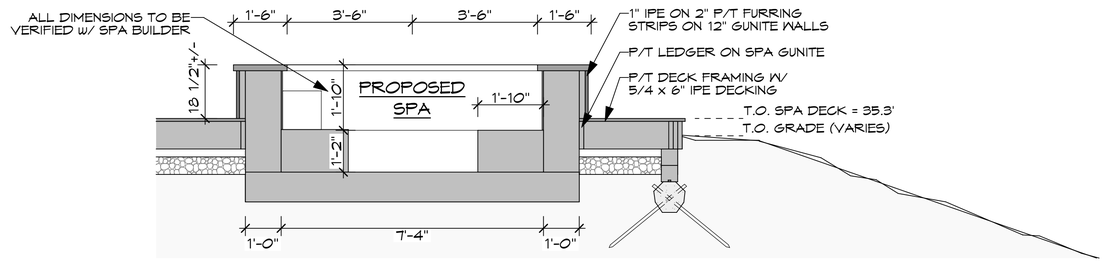
HDC Review Set
9/23/24

L-1-1



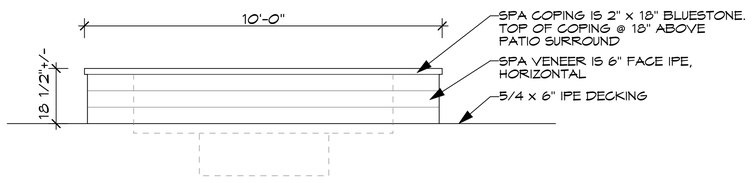
1 PROPOSED SPA PLAN

Scale: 1/2" = 1'-0"



2 PROPOSED SPA SECTION

Scale: 1/2" = 1'-0"



3 PROPOSED SPA ELEVATION, TYPICAL

Scale: 1/2" = 1'-0"

N

S. M. ROETHKE
design, inc.

S.M. Roethke Design
nantucket. ma. 02554
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

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PROPOSED SPA PLAN, SECTION, & ELEVATION

DAMASHEK SPA
77 Vestal Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
9/23/24

A-1.1

CERTIFICATE NO: _____ DATE ISSUED: 4/23/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2024-04-10336

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 473

Street & Number of Proposed Work: 77 VESTAL ST.

Owner of record: JONATHAN & JENNIFER DAMASHEK

Mailing Address: 75 OXFORD DRIVE
TENEFLY, NJ 07670

Contact Phone #: _____ E-mail: damashek@lawyer1.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD, UNIT 17
NANTUCKET, MA 02554

Contact Phone #: 508-825-1588 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY 5788

Date application received: 4/22/24 Fee Paid: $ 720

Must be acted on by: 6/7/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: Acting

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 636 Decks/Patio: Size: 8x32' ☒ 1st floor ☐ 2nd floor
Width: 21' Sq. footage 2nd floor: 420 Size: 8x14' ☐ 1st floor ☒ 2nd floor BALCONY
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North ± 12" South ± 12" East ± 6" West ± 6"

Height of ridge above final finish grade: North 27' South 27' East 27' West 27'

Additional Remarks

Historic Name:

Original Date: N/A.

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 6-60" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A. ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 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 N/A. Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): COPPER 2½" 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 6" Rake 8" Soffit (Overhang) 6" Corner boards 6" Frieze 3"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE D.H.

Doors* (type and material): ☐ TDL ☒ SDL Front 16' QUAD SLIDER Rear + 6' SLIDER Side _____
Garage Door(s): Type N/A. Material _____

Hardscape materials: Driveways N/A. Walkways 5/4x6 IPE Walls STONE VENEER, BLUE-STONE CAPS.

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. Clapboard (if applicable) — Roof NAT.
Trim NAT. Sash BLACK Doors BLACK
Deck NAT. Foundation NAT. Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/28/24 Signature of owner of record _____ AGENT. Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: _____ PARCEL N°. _____

Street & Number of Proposed Work: _____

Owner of record: Alice Lewis

Mailing Address: 24 Meadow View Drive

Contact Phone #: (773)220 4741 E-mail: AliceLBLewis@gmail.com

AGENT INFORMATION (if applicable)

Name: Jesse Dutra Waterscapes

Mailing Address: Po Box 2578 Nantucket MA 02584

Contact Phone #: (508) 654-2822 E-mail: Jesse@Nantucketpools.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District RL) ☐ Roof ☐ Other 20 x 40 Pool and bluestone Patios + Gazebo Grill

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Bluestone Walls Parged Grill

* 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 10/08/2024 Signature of owner of record _____ Signed under penalties of perjury



Plant Schedule
3 - Crytomeria Japanese Cedar
5 - American Holly
270 - 4-5 California Privet
(Privet Hedge)
26 - Clethera Hummingbird
16 - Niburnum
3 - River Birch
12 - Japanese Andromeda
24 - Switch Grass
12 Russian Sage

0 5 10 15 20 25 30 35 40
SCALE: 1/8" = 1'-0"

NANTUCKET POOLS
WWW.NANTUCKETPOOLS.COM
508-228-9310

Waterscapes
by Jesse Dutra

POOL LAYOUT
&
LOCATION

LEWIS RESIDENCE
24 MEADOW VIEW DRIVE
NANTUCKET MA

645
P-1
26-Sep-24

File: LEWIS - NANTUCKET MA.DWG 26-Sep-24

North View



SEWER CONNECTION PLAN
IN NANTUCKET, MA
PREPARED FOR
PATRICIA A. KALINOWSKI
24 MEADOW VIEW ROAD
MAP 56 PARCEL 139
NOVEMBER 8, 2019
SCALE 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5063

ALL WORK TO BE DONE IN CONFORMANCE WITH TOWN ... NS.
NO C... OUT WRITTEN PERM... NEER.
DISTU... ED TO PRE-...
WORK ... NANTUCKET SEWE... EER PRIOR TO BACK...
...nt

34x2 cbdh fnd
edge of pavement
33x4
R=440.00'
L=102.85'
108.70'
N/F
56-140
ANN B. MAURY
SMH R=33.7
33x8
33x9
33x0
33x3
stone driveway
33x5
33x3
cbdh fnd
utilitjes
TBM: TOP OF CBND EL. 34.9 1988 NAVD
LOT AREA=20,000 S.F.
9.43'
cbdh fnd
apron
33x2
bilco
porch
GARAGE
stoop
brick walk
33x2
2 STY W/F DWELLING
FF ELEV=35.7'
15'
DRIVE
edge of pavement
edge of pavement
VIEW
SMH R=33.0
EXISTING SEWER CLEANOUT PER T.O.N. INV.=26.0±
32x6
PROPOSED SEWER CLEANOUT INV.=28.0± MEET EXISTING WASTE PIPE
32x2
25'
11.5'
11.5'
PROPOSED SEWER LATERAL 4" SCH. 40 PVC MIN. S=0.02 FT/FT
33x0
33x0
10'
40'
25'
LEACH SYSTEM
144.73'
L=201.65
R=95.00'
40' 8"
40' 4"
9'
SMH R=30.5
30x7
30x0
59.00'
29x8
transformer
29x6
edge of pavement
29x0
SMH R=29.4

PROPERTY DATA
OWNER: PATRICIA A. KALINOWSKI
CERT. 21058
LC PLAN 14830-T, LOT 71
ASSESSOR'S REFERENCE:
MAP 56 PARCEL 139

56-138
N/F
30 MEADOW VIEW LLC

56-139
N/F
PATRICIA A. KALINOWSKI

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO
CIVIL
NO. 45951
REGISTERED PROFESSIONAL ENGINEER
11/8/19

LAWNS & CROSS COUNTRY — PROPOSED & EXISTING STREETS, SHOULDERS, WALKS & DRIVEWAYS

COMMON FILL COMPACTED TO 95% MAX. DRY DENSITY--MAX STONE SIZE=6"
CLASS II GRAVEL BORROW (SEE NOTE 4 AND TABLE 1) COMPACTED TO 95% MAX. DRY DENSITY
BOTTOM OF TRENC... SHAPED TO CONFORM T... LOWER 50% OF PIP...

TABLE 1	
NOMINAL PIPE SIZE (IN.)	MAXIM... SIZ...
2 TO 4	
6 TO 8	
10 TO 18	
18 AND LARGER	1...

TYPIC...

NOT TO SCALE

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch =20 ft.

PREPARED FOR PR... ...N

SW view



South view



SE Corner view



Scale: 3/32" = 1 ft



Property Information

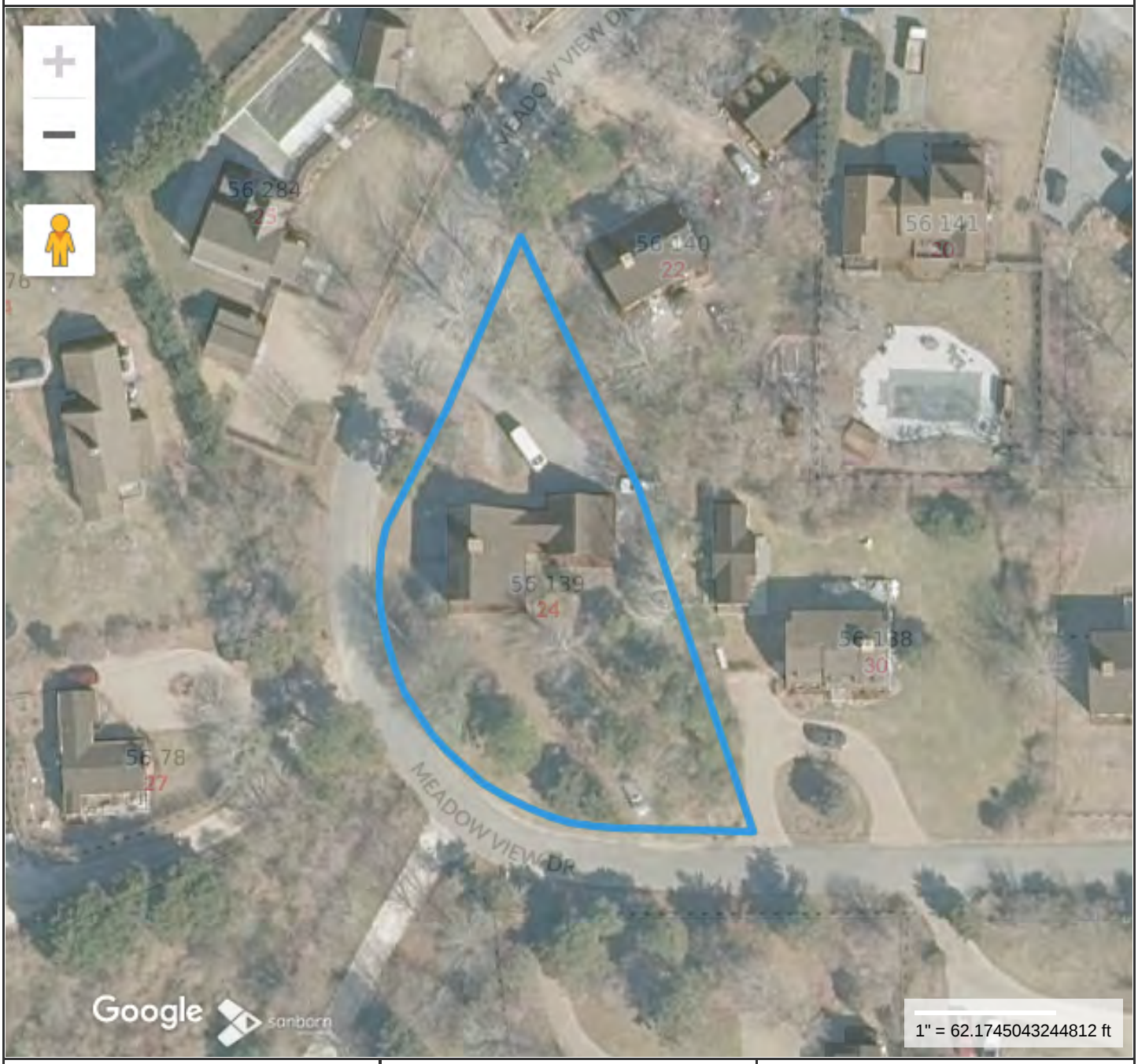
Property ID	4118
Location	24 MEADOW VIEW DR
Owner	KALINOWSKI PATRICIA A

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	4118
Location	24 MEADOW VIEW DR
Owner	KALINOWSKI PATRICIA A

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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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 349

Street & Number of Proposed Work: 104 SURFSIDE ROAD

Owner of record: THOMAS & KERRY DONOVAN

Mailing Address: 176 ITHECA CREEK ST

DANIEL ISLAND SC 29492

Contact Phone #: 2035158697 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024.5.10522

☐ 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 EXTERIOR STAIRS
2. South Elevation
3. West Elevation
4. North Elevation ADD DORMER W/ WINDOW

Is there an HDC survey form for 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.) TMÉ

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 TMÉ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia TMÉ Rake TMÉ Soffit (Overhang) TMÉ Corner boards TMÉ Frieze TMÉ

Window Casing TMÉ Door Frame TMÉ Columns/Posts: Round _____ Square X TMÉ

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other TO MATCH EXISTING

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear ANDERSEN Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof WOOD TO WEATHER

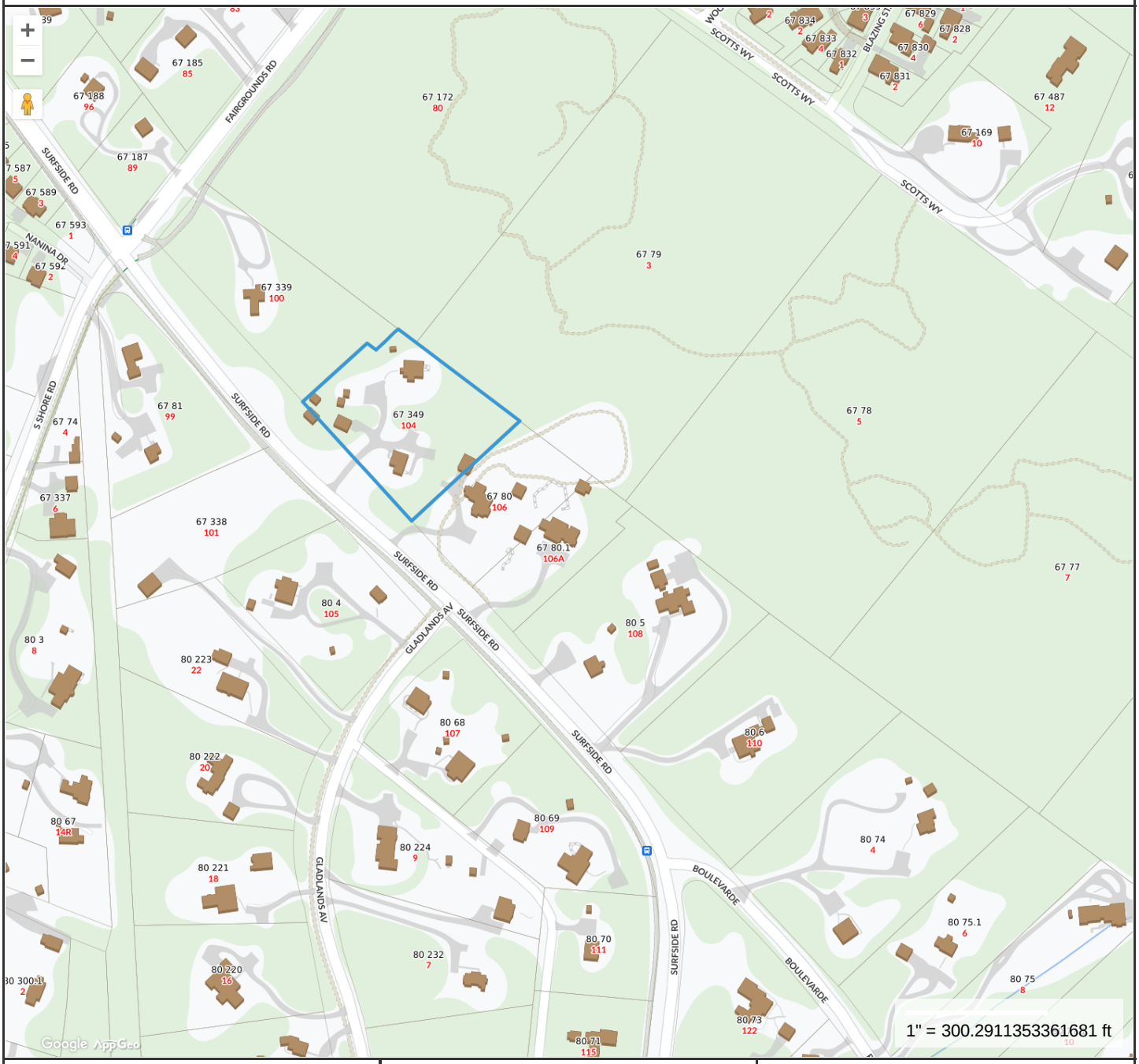
Trim NANTUCKET GRAY TMÉ Sash BLACK TMÉ Doors _____

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 9/1/23 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	67 349
Location	104 SURFSIDE RD
Owner	FERRO MARY BETH

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: 5/28/24

HDC2024-05-10512

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 349

Street & Number of Proposed Work: 104 SURFSIDE ROAD

Owner of record: THOMAS & KERRY DONOVAN

Mailing Address: 176 ITHECA CREEK ST

DANIEL ISLAND SC 29492

Contact Phone #: 2035158697 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY 1281

Date application received: 5/13/24 Fee Paid: $ 182.00

Must be acted on by: 7/19/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: Roy Pedro

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 31' Sq. Footage 1st floor: 710

Width: 26' Sq. footage 2nd floor: ~~200~~ 200

Sq. footage 3rd floor: _____

Decks/Patio: Size: 7x15 ☐ 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 22'-0"±6" South 22'-0"±6" East 22'-6"±6" West 22'-0"±6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6'-8"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /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 1x10 Rake 1x8 Soffit (Overhang) 6" Corner boards — Frieze 1x8

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square X

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front CUSTOM Rear BROSCO / CUSTOM Side BROSCO

Garage Door(s): Type CUSTOM OVERHEAD Material CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof NATURAL

Trim NANTUCKET GRAY Sash BLACK Doors NATURAL / BLACK

Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/1/23 Signature of owner of record _____ Signed under penalties of perjury

I. RATIFY COMMISSIONERS' DISCUSSION 5-21-24

- Consent, Consent with Conditions Policy discussion, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*
- Chair's Authorization of De-minimis Modifications, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*

II. ELECTION OF OFFICERS

III. SIGNS

1.	29 Center Street LLC	31 Center Street	Projecting Sign	42.3.1/68	Blue Flag
	Recommend for approval as submitted				
2.	NIR Retail LLC	44 Main Street	Projecting Sign	42.3.1/189	Amy Molina
	Recommend for approval as submitted				
3.	Nantucket Cottage Hospital	57 Prospect Street	Wall Sign	55/3	Bill O'Brien
	Recommend for approval as submitted				
4.	Robert Young	28 Easy Street	Wall Sign (1 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
5.	Robert Young	28 Easy Street	Wall Sign (2 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
6.	29 Center Street LLC	29 Center Street	Temporary Sign	42.3.1/122.2	Benton Austin
	WITHDRAWN PER APPLICANT				
7.	29 Center Street LLC	16.5 Federal Street	Temporary Sign	42.3.1/70	Benton Austin
	WITHDRAWN PER APPLICANT				

IV. SIGNS – TO BE HEARD BY FULL BOARD

8.	Sconset Trust	122 Baxter Road	Free Standing Sign #1 (timeline)	48/5	Rob Benchley
9.	Sconset Trust	122 Baxter Road	Free Standing Sign #2 (geology)	48/5	Rob Benchley
10.	Sconset Trust	122 Baxter Road	Free Standing Sign #3 (history)	48/5	Rob Benchley
11.	Sconset Trust	122 Baxter Road	Free Standing Sign #4 (moving)	48/5	Rob Benchley
12.	Sconset Trust	122 Baxter Road	Free Standing Sign #5 (facts)	48/5	Rob Benchley

V. CONSENT

1.	Meade, Julia	8 Bayberry Ln Sia	Color Change MH	49 92.1	NAG	JP
2.	32B Hulbert NT	32B Hulbert Ave	Color change Garage	29/72.1	Thornewill	RP
3.	ReMain Nantucket	14 Amelia Dr	fence	67/442	Peter	JP
4.	111 Cliff Rd Trust	111 Cliff Rd	Shed	41/10	Emeritus LTD	JP
5.	Don Allen Ford	24 Polpis Rd	Addition	54/177	Val Oliver	JP
6.	Damashek, Jonathan	77 Vestal St	shed	56/473	SMRD	VO
7.	Charina Sisters LLC	112 Madaket Rd	Cottage addition	40/28	Botticelli & Pohl	VO
8.	Far East Nantucket LLC	47 Warren's Landing	Pool Ext COA	38/54	Glidden & Brescher	RP
9.	Far East Nantucket LLC	47 Warren's Landing	Studio Extension COA	38/54	Glidden & Brescher	RP
10.	Far East Nantucket LLC	47 Warren's Landing	Dwelling Ext COA	38/54	Glidden & Brescher	RP
11.	Thomas & Kelly Donovan	104 Surfside	New Garage	67/349	EMDA	RP
12.	Portillo, Carlos	36 Chuck Hollow	Alterations to existing Barn	75/66	Topham	SW
13.	Scimone Brandon & Haley	6 Sandpiper Way	Cabana/hardscape	76/89	Sandcastle Const.	SW
14.	Jim & Christine Smith	4 Equator Dr	Apron and wall	66/244	Garden Group	SW
15.	Stanton, Marianne	20 Somerset Rd	Convert barn to house	56/303	Val Oliver	SW

VI. CONSENT WITH CONDITIONS –

1.	Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon	HB
	• Date of construction added to the COA (HDC Survey =built after c.1898)					
2.	Lubin Richard K Trust	6 Hinckley	Hardscape	30/78	Jardins Int.	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
3.	Nick Ray	37 Somerset Rd	Shed	56/108	Val Oliver	JP
	• Not to be seen at the time of inspection & in perpetuity.					
4.	Durham LLC	76 Pocomo Rd	Pool hardscape	15/38	Champoux	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
5.	Dougherty/Weber	2 Lincoln St	Addition Over Garage	73.4.2/83	Thornewill	FP
	• Date of construction to be added to the COA. (NHL Data – c.2013)					
6.	Damashek, Jonathan	77 Vestal St	Garage addt'n	56/473	SMRD	VO

104 SURFSIDE RD

Location 104 SURFSIDE RD
Mblu 67/ / 349/ /
Acct# 00005699
Owner SMITH TIMOTHY B TR
Assessment $2,696,700
PID 5699
Building Count 2

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,351,100	$1,345,600	$2,696,700

Owner of Record

Owner SMITH TIMOTHY B TR
Co-Owner DONOVAN 2014 TRUST
Address 176 ITHECA CREEK ST
DANIEL ISLAND , SC 29492

Sale Price $4,400,000
Certificate
Book & Page 1949/275
Sale Date 09/22/2023
Instrument 00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SMITH TIMOTHY B TR	$4,400,000		1949/275	00	09/22/2023
FERRO MARY BETH	$18,000		1496/335	1J	08/20/2015
FERRO MARY BETH	$0		0568/125	99	03/25/1998
COLE MARY BETH FERRO	$0		0519/306	99	11/13/1996
COLE ROBERT F & MARY BETH F	$0		0448/038	99	06/01/1994

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SMITH TIMOTHY B TR	$4,400,000		1949/275	00	09/22/2023

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 2,399
Replacement Cost: $841,954
Building Percent Good: 92
Replacement Cost Less Depreciation: $774,600

Building Attributes	
Field	**Description**
Style:	Cape Cod

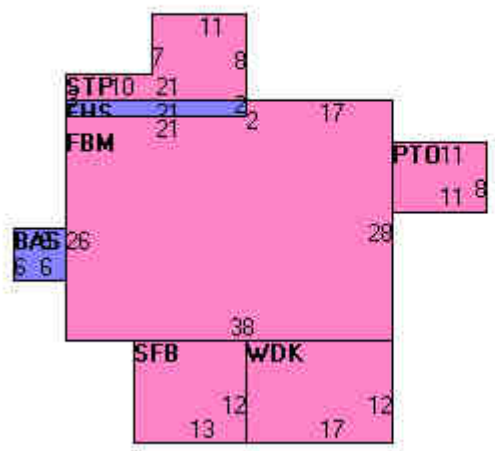
Model	Residential
Grade:	Above Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	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 Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\13\52.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/5699_6606.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,058	1,058
FBM	Basement, Finished	1,022	715
FHS	Half Story, Finished	1,064	532
SFB	Base, Semi-Finished	156	94
PTO	Patio	88	0
STP	Stoop	140	0
WDK	Deck, Wood	204	0
		3,732	2,399

Building 2 : Section 1

Year Built: 1955
Living Area: 976
Replacement Cost: $630,428
Building Percent Good: 88
Replacement Cost Less Depreciation: $554,800

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle

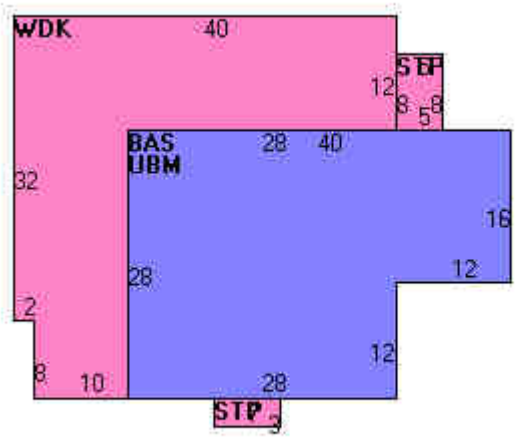
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\21\81.jpg)

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	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/5699_14608.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	976	976
STP	Stoop	61	0
UBM	Basement, Unfinished	976	0
WDK	Deck, Wood	800	0
		2,813	976

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FLU2	BRICK	1.00 UNITS	$4,900	2
FPL2	1.5 STORY CHIM	1.00 UNITS	$9,400	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG2
Neighborhood	475
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.46
Frontage	0
Depth	0
Assessed Value	$1,345,600

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
CAB2	W/PLUMBING ETC			144.00 S.F.	$5,100	1
SHD1	SHED FRAME			120.00 S.F.	$2,300	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,351,100	$1,345,600	$2,696,700

2023	$1,030,500	$1,284,000	$2,314,500
2022	$823,700	$909,100	$1,732,800
2021	$794,800	$965,900	$1,760,700
2020	$794,800	$829,600	$1,624,400

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

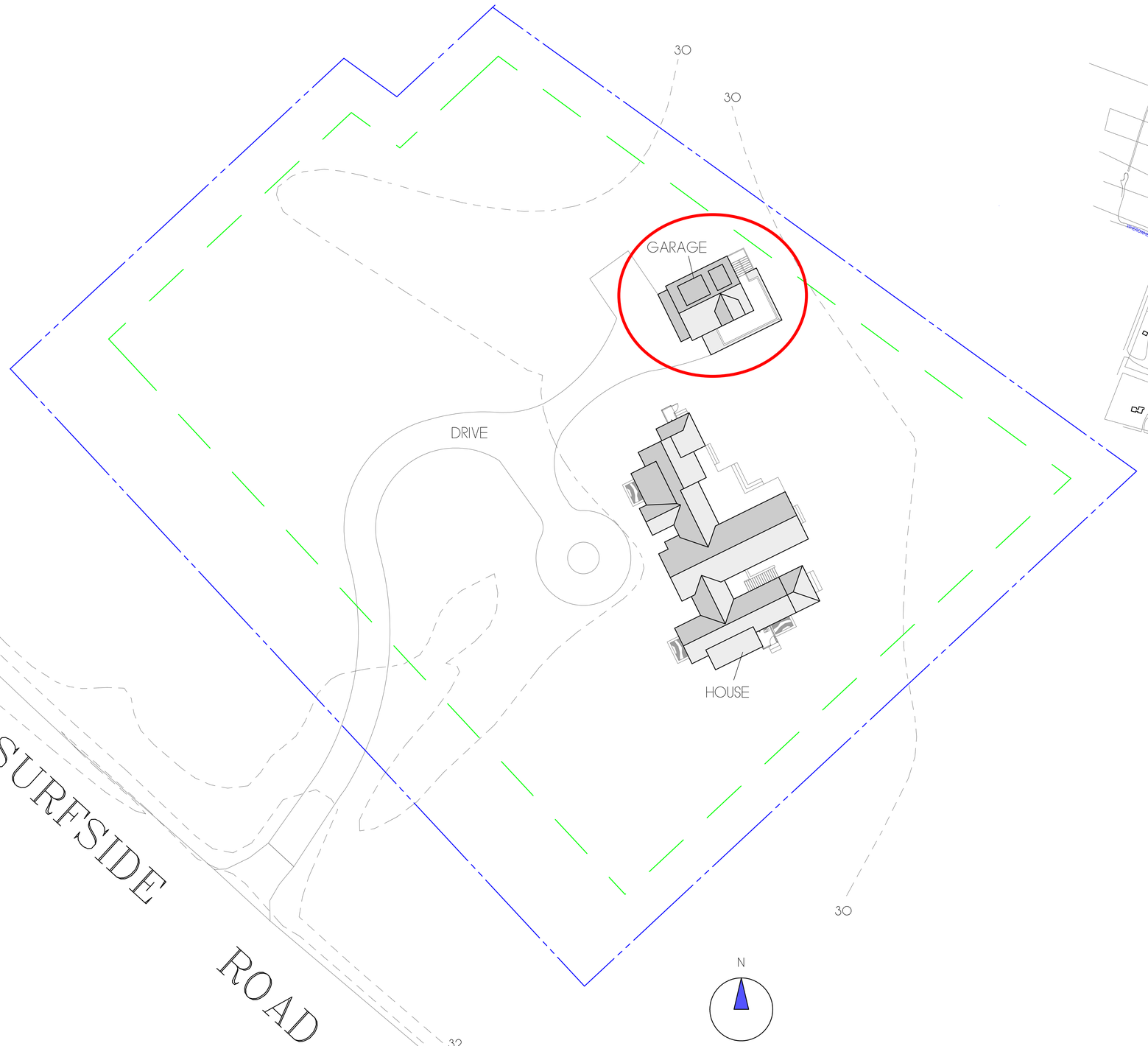
1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

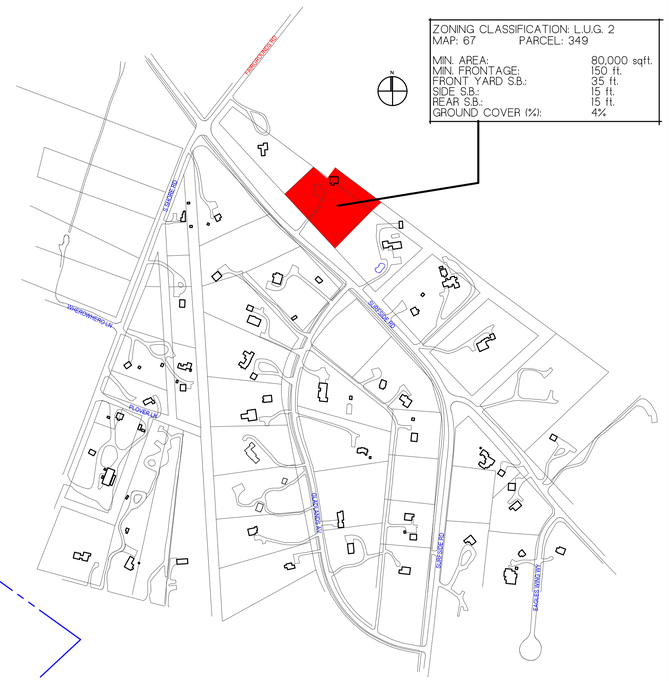
REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008


HOUSE LOCATION
104
104





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NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT BY GEORGE E. HAYES DATED: OCTOBER 4, 1984
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY.
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

REVISIONS:
10/18/2023: AS-BUILT MEASURING
11/13/2023: AS-BUILT PLANS
1/16/2024: HDC MOVE OFF (HOUSE)
4/3/2024: PROGRESS PRINT
4/10/2024: PROGRESS PRINT
5/6/2024: HDC PRINT
8/3/2024: CD PLANS
9/12/2024: CD PLANS
10/9/2024: HDC REVISION

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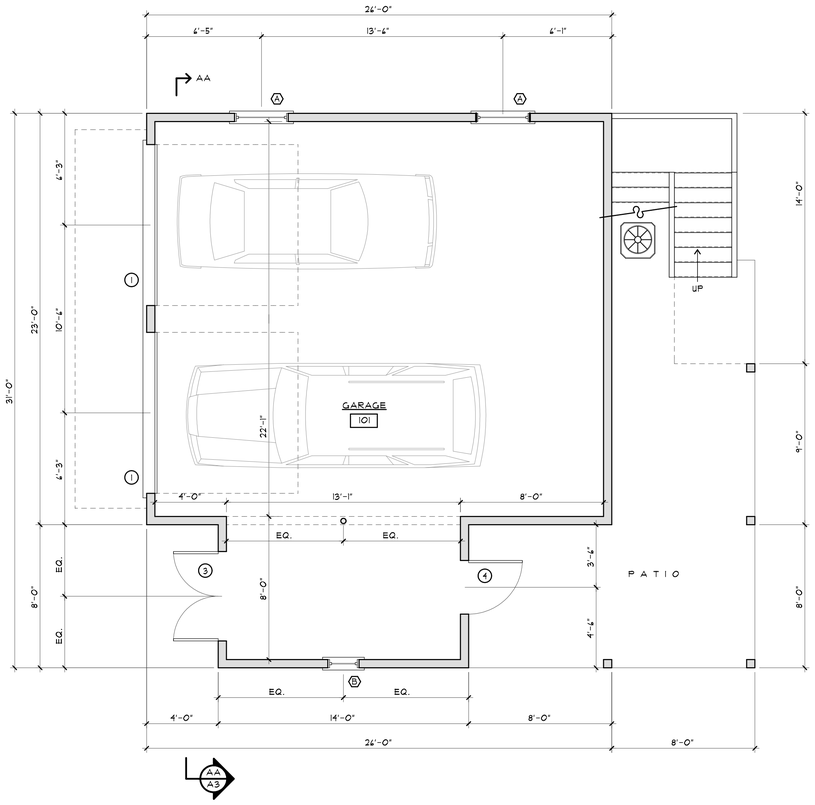
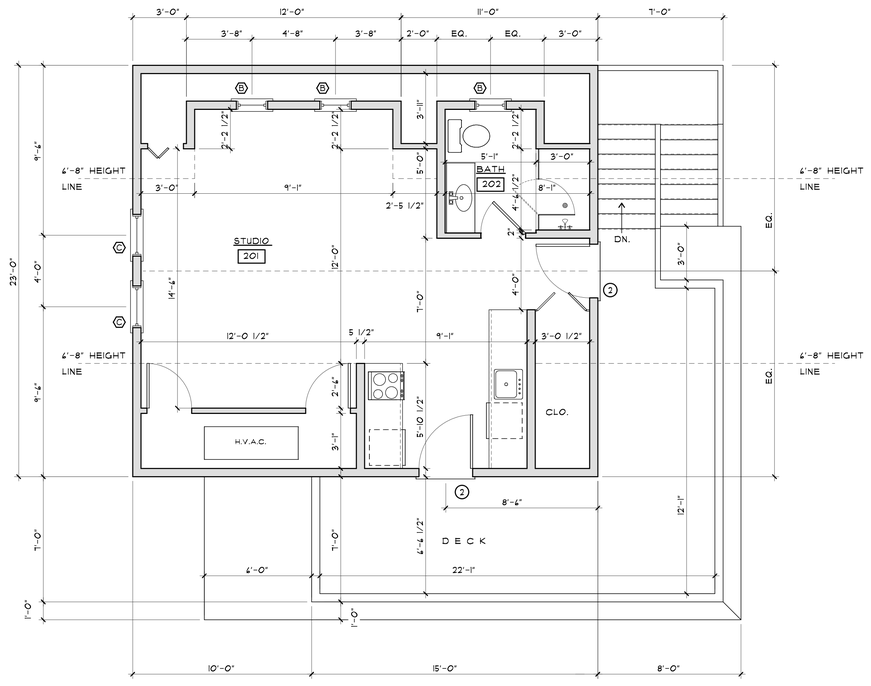
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 67 PARCEL: 349
H.D.C. SITE PLAN
ADDRESS: 104 SURFSIDE ROAD NANTUCKET, MA 02564
DATE: 10/09/2024
SCALE: 1" = 20'

SHEET NO.
S 1



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 710 SF



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 381 SF

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-8" X 5'-0"	2	2/2 D.H.
B	ANDERSEN	1'-9" X 2'-2"	4	4 LT. CASEMENT
C	ANDERSEN	2'-4" X 4'-4"	2	2/2 D.H.
1	KELLHER	8'-0" X 8'-0"	2	CUSTOM OVERHEAD INSULATED CEDAR GARAGE DOOR
2	MORGAN	3'-0" X 6'-8"	2	4 LT, 1 PNL. WOOD DOOR
3	CUSTOM	6'-0" X 6'-8"	1	CUSTOM DOUBLE WOOD BARN DOOR
4	CUSTOM	3'-0" X 6'-8"	1	CUSTOM WOOD BARN DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

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4/10/2024: PROGRESS PRINT
4/24/2024: PROGRESS PRINT
5/6/2024: HDC PRINT
6/6/2024: PROGRESS PRIONT
8/3/2024: CD PLANS
9/4/2024: PROGRESS PRINT
10/9/2024: HDC REVISION

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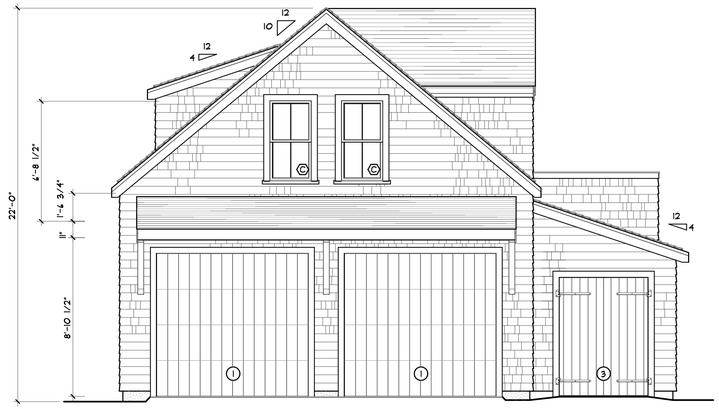
GARAGE FLOOR PLANS
ADDRESS: 104 SURFSIDE ROAD NANTUCKET, MA 02564
DATE: 10/09/2024
SCALE: 1/4" = 1'-0"

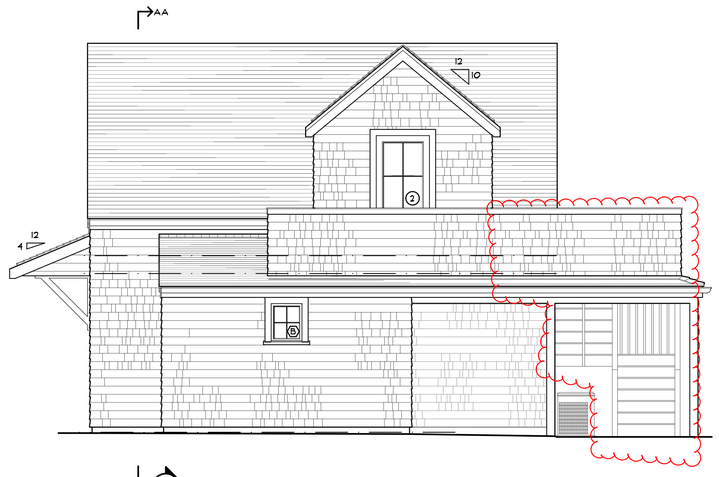
SHEET NO.
a 1



APPROVED WEST ELEVATION (CERT. #2024-5-10522)
SCALE: 1/4"=1'-0"



APPROVED SOUTH ELEVATION (CERT. #2024-5-10522)
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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GARAGE ELEVATIONS
ADDRESS: 104 SURFSIDE ROAD NANTUCKET, MA 02564
DATE: 10/06/2024
SCALE: 1/4" = 1'-0"

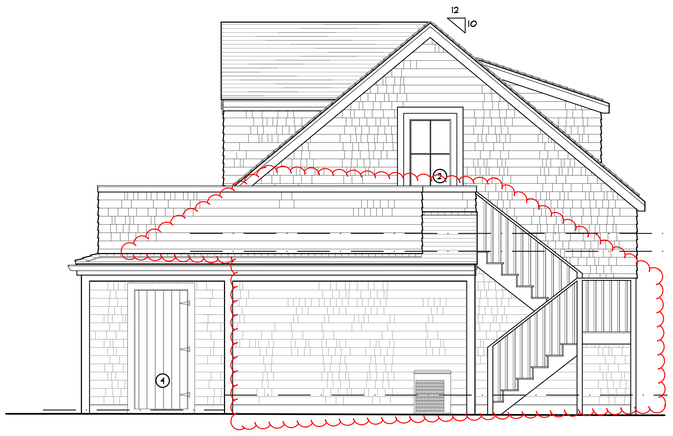
SHEET NO.
a 2



APPROVED EAST ELEVATION (CERT. #2024-5-10522)
SCALE: 1/4"=1'-0"



APPROVED NORTH ELEVATION (CERT. #2024-5-10522)
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
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MAP: 67 PARCEL: 349

GARAGE ELEVATIONS

ADDRESS: 104 SURFSIDE ROAD NANTUCKET, MA 02564

DATE: 10/06/2024

SCALE: 1/4" = 1'-0"

SHEET NO.
a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 87 PARCEL N°. 116

Street & Number of Proposed Work: 4 CANONICUS

Owner of record: JANE CONWAY CASPER

Mailing Address: 4 CANONICUS
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLIVER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: actualize@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. 2023-03-0287

☐ 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 - MISSING 1 WINDOW
3. West Elevation
4. North Elevation - REMOVE ONE WINDOW

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 CHANGE)

Sidewall NTW Clapboard (if applicable) _____ Roof IKO CAMBRIDGE CHARCOAL

Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation CANVAS Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/11/24 Signature of owner of record _____ Signed under penalties of perjury

4 Canonicus

Rev to COA

2023-03-8287

For HDC sign off

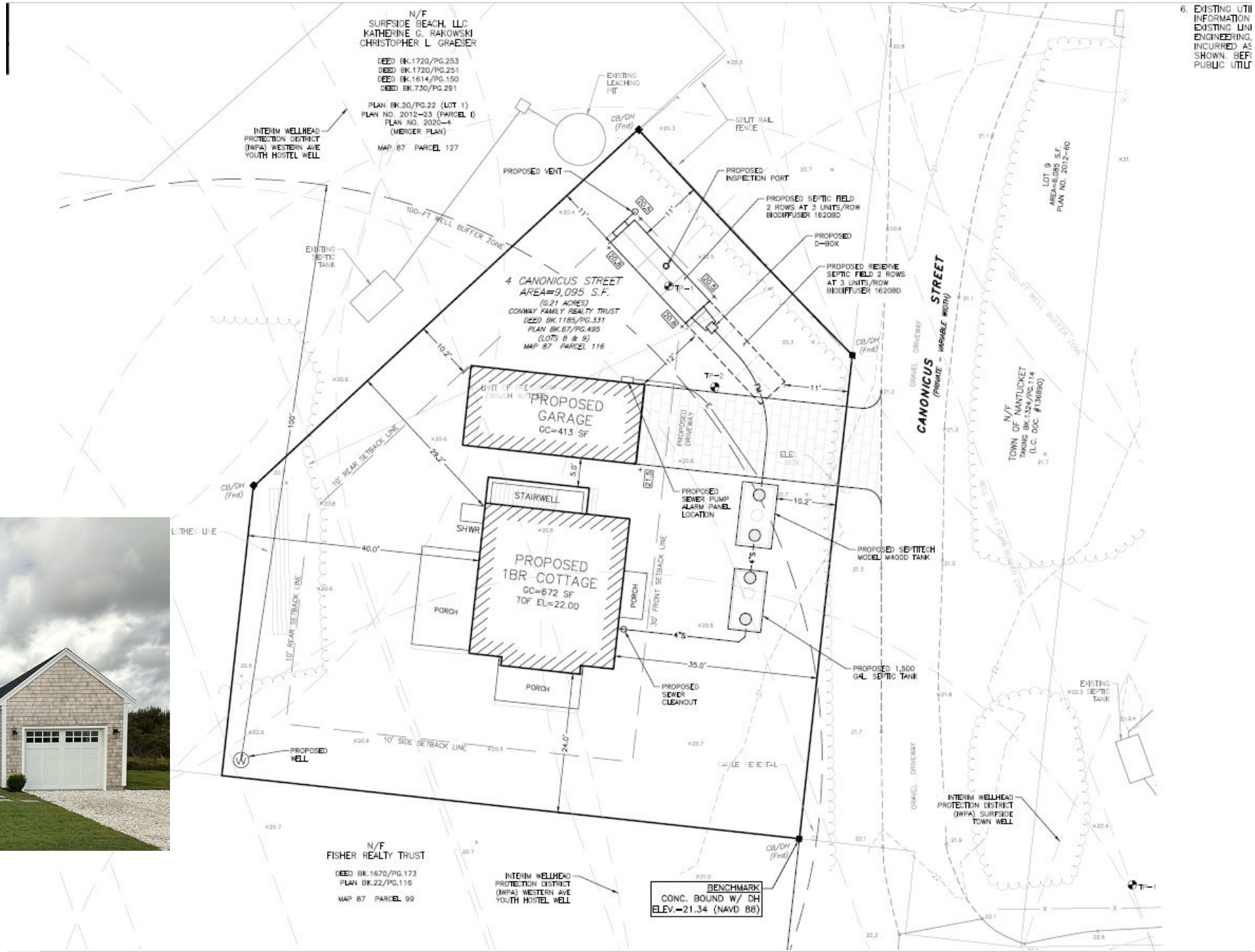
Conway

Family

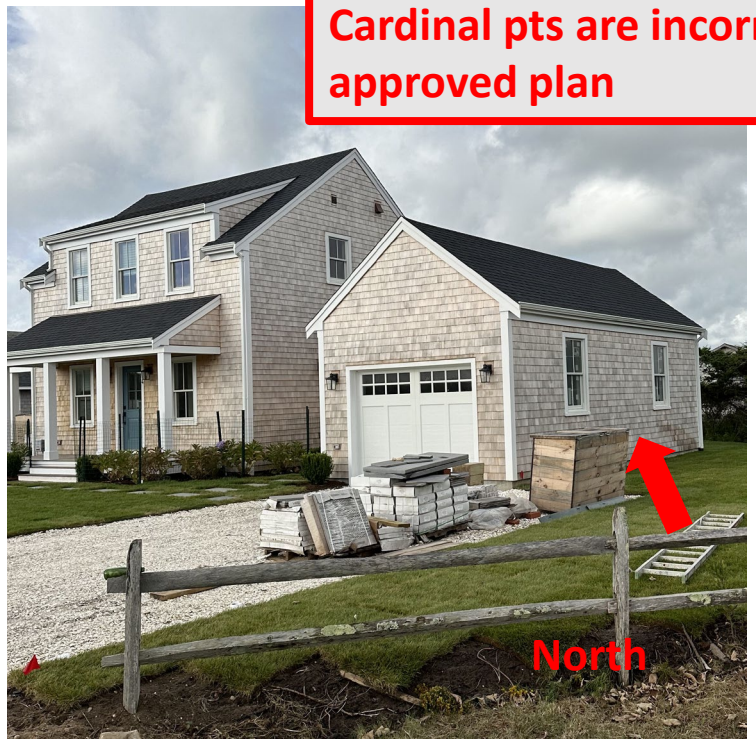
Trust






N/F
SURFSIDE BEACH, LLC
KATHERINE G. RAKOWSKI
CHRISTOPHER L. GRAESER
DEED BK.1720/PG.253
DEED BK.1720/PG.251
DEED BK.1614/PG.150
DEED BK.730/PG.291
PLAN BK.20/PG.22 (LOT 1)
PLAN NO. 2012-23 (PARCEL I)
PLAN NO. 2020-4
(MERGER PLAN)
MAP 87 PARCEL 127
INTERIM WELLHEAD PROTECTION DISTRICT (IWPA) WESTERN AVE YOUTH HOSTEL WELL
EXISTING LEACHING PIT
CB/DH (Fnd)
SPLIT RAIL FENCE
PROPOSED VENT
PROPOSED INSPECTION PORT
PROPOSED SEPTIC FIELD 2 ROWS AT 3 UNITS/ROW BIODIFFUSER 1620BD
PROPOSED D-BOX
PROPOSED RESERVE SEPTIC FIELD 2 ROWS AT 3 UNITS/ROW BIODIFFUSER 1620BD
100-FT WELL BUFFER ZONE
EXISTING SEPTIC TANK
4 CANONICUS STREET
AREA=9,095 S.F.
(0.21 ACRES)
CONWAY FAMILY REALTY TRUST
DEED BK.1185/PG.331
PLAN BK.67/PG.495
(LOTS 8 & 9)
MAP 87 PARCEL 116
TP-2
TP-3
PROPOSED GARAGE
GC=413 SF
PROPOSED DRIVEWAY
CANONICUS STREET
(PRIVATE - VARIABLE WIDTH)
GRAVEL DRIVEWAY
LOT 9
AREA=6,085 S.F.
PLAN NO. 2012-60
N/F
TOWN OF NANTUCKET
TAKING BK.1324/PG.114
(L.C. DOC. #136890)
10' REAR SETBACK LINE
STAIRWELL
SHWR
PROPOSED SEWER PUMP ALARM PANEL LOCATION
PROPOSED SEPTITECH MODEL M4OOD TANK
PROPOSED 1BR COTTAGE
GC=672 SF
TOF EL=22.00
PORCH
30' FRONT SETBACK LINE
PROPOSED SEWER CLEANOUT
PROPOSED 1,500 GAL. SEPTIC TANK
10' SIDE SETBACK LINE
PROPOSED WELL
EXISTING SEPTIC TANK
INTERIM WELLHEAD PROTECTION DISTRICT (IWPA) SURFSIDE TOWN WELL
N/F
FISHER REALTY TRUST
DEED BK.1670/PG.173
PLAN BK.22/PG.116
MAP 87 PARCEL 99
INTERIM WELLHEAD PROTECTION DISTRICT (IWPA) WESTERN AVE YOUTH HOSTEL WELL
BENCHMARK
CONC. BOUND W/ DH
ELEV.=21.34 (NAVD 88)
TP-1
6. EXISTING UTI
INFORMATION
EXISTING UNI
ENGINEERING,
INCURRED AS
SHOWN. BEF
PUBLIC UTILI

Cardinal pts are incorrect on approved plan

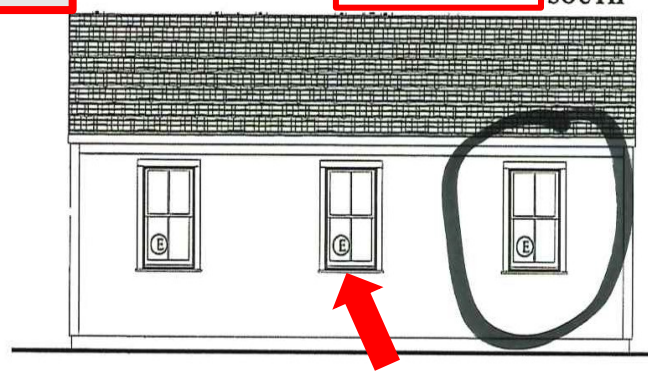




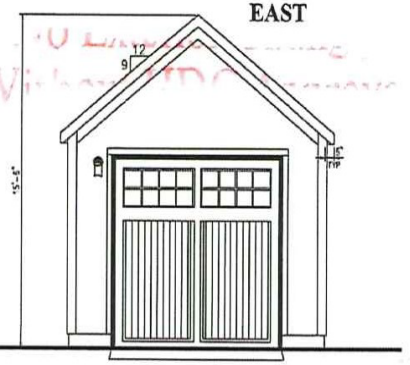
APPROVED
HDC 2023-03-8187

North

SOUTH



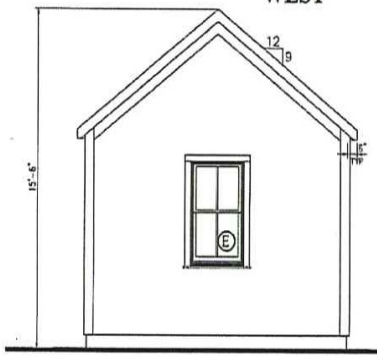
EAST



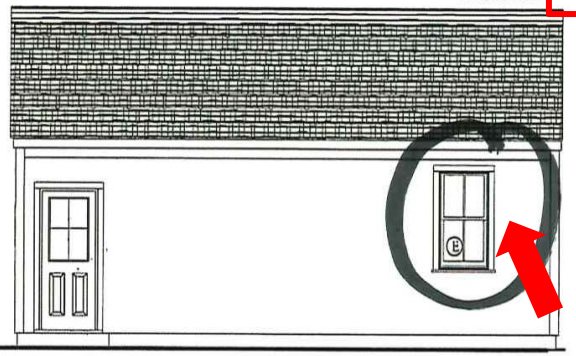
Actual window that is missing

South

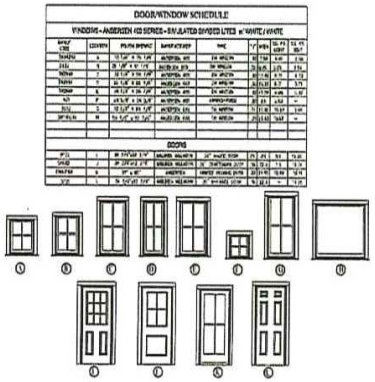
WEST

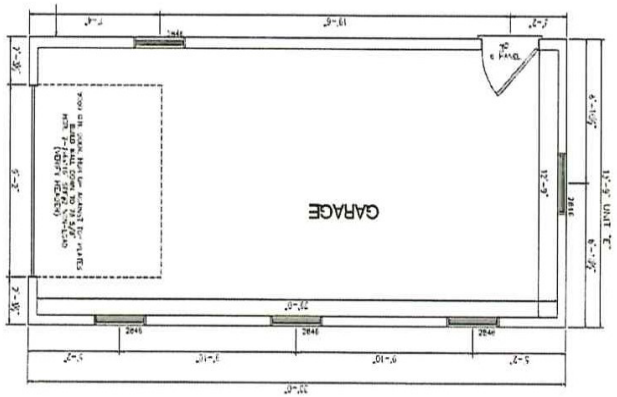


NORTH



Window missing





BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
4 CANONICUS

ENGINEER'S / ARCHITECT'S SEAL

CONWAY FAMILY TR
NEW GARAGE

APPROVERS SEAL

MODIFICATIONS

PROJECT:

TITLE:

DRAWN BY: DLN
DATE: 1/26/23
SCALE: 1/4"=1'-0"
FILENAME: 44417 PD

SHEET:
PLAN -

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 8

Street & Number of Proposed Work: 1 Sconset Ave

Owner of record: Henry Spitzer & Marlene O'Hara

Mailing Address: 1 Sconset Ave
Nantucket, MA 02554

Contact Phone #: 617-750-0727 E-mail: spitzer.h@gmail.com

AGENT INFORMATION (if applicable)

Name: The Garden Group inc.

Mailing Address: P.O. Box 3774
Nantucket, MA 02584

Contact Phone #: (508) 292-1996 E-mail: office@gardengroup nantucket.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. Footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 16x20 ☐ 1st floor ☐ 2nd floor
Size: 6x10 ☐ 1st floor ☐ 2nd floor
6x20

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: Bocce Court (Blue Stone Dust) REVISIONS* 1. East Elevation

Historic Name: Cedar Fence (describe) 2. South Elevation

Original Date: 6' - (5'+1' lattice) 3. West Elevation

Original Builder: 4. North Elevation

Blue stone Patio - 80 ft
Rustic stone wall - 4'11 exposed
Blue stone stepping stones

Is there an HDC survey form for 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 applica 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 submission any revisions to this application will initiate a new sixty-day review period.

Date 10/11/2024 Signature of owner of record _____ Signed under penalties of perjury

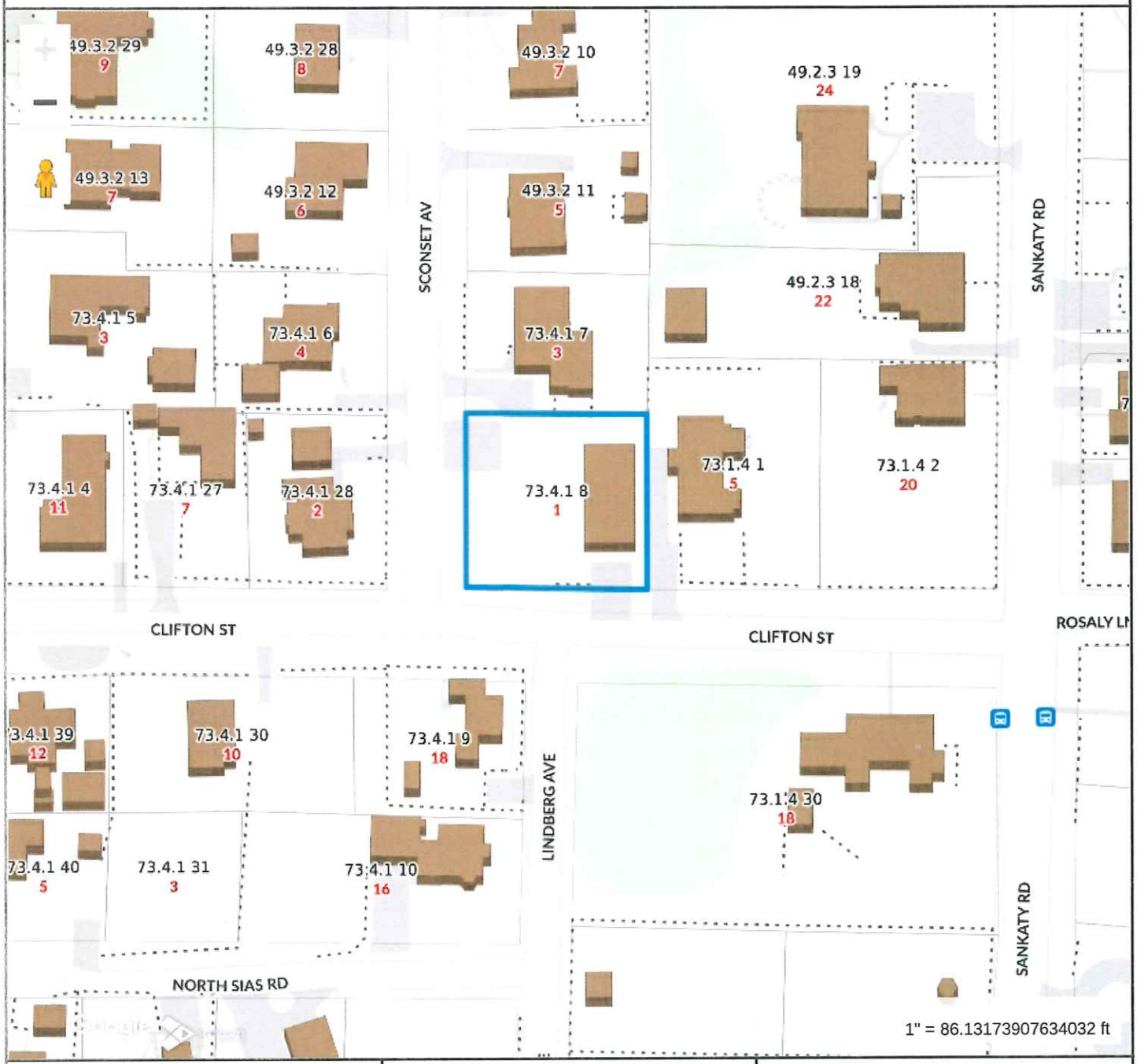
HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.
*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised
It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Completed application -Application Fee- $50.00.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X--------X------X----- --------X----X----------
✓	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
✓	Hardscape/Driveway/Fence/Gate/Arbor/Curbing -DPW/ Type: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
	Any proposed improvements within the Town R.O.W. requires prior Approval through Select Board.
✓	All documents MUST be legible. All sets MUST BE collated and stapled.
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see reverse side.

Spitzer - 1 Sconset Ave



Property Information

Property ID	12192
Location	1 SCONSET AV
Owner	SPITZER HENRY F & MARLENE O

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.

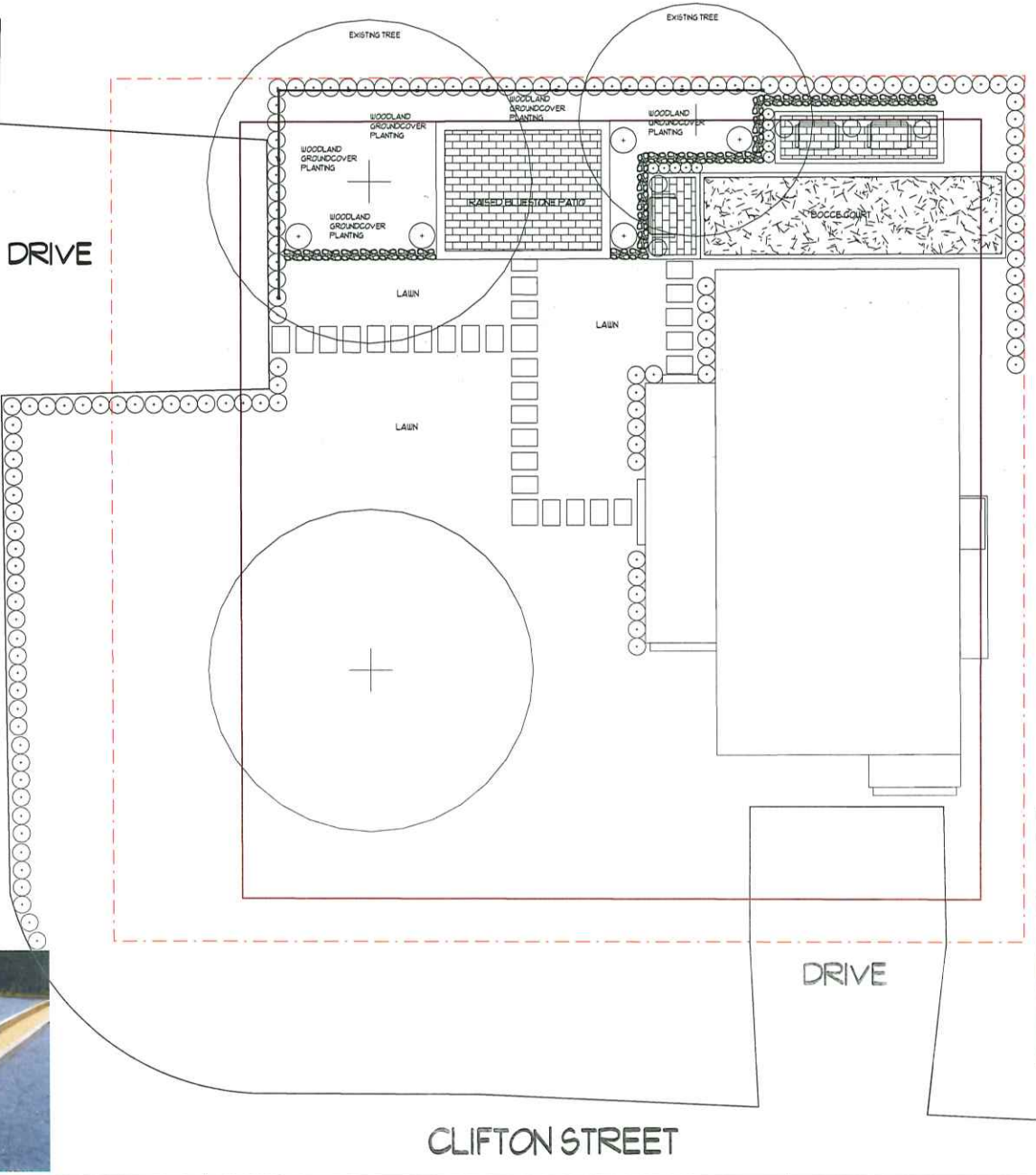
NOTES:
- 6' PRIVACY FENCE PAINTED BLACK AS BACKDROP
- 20'X16' ELEVATED 14" BLUESTONE PATIO (EXISTING STONE)
- 10'X35' BOCCE COURT
- 2 BLUESTONE LANDINGS FOR SEATING AROUND BOCCE COURT
- LANDINGS ARE 6'X10' AND 6'X20' (EXISTING STONE)
- BLUESTONE STEPPING STONES (EXISTING STONE)
- RUSTIC STONE WALL 14" TALL (EXPOSED)
- BOXWOOD PLANTINGS FOR STRUCTURE AND ELEGANCE
- WOODLAND GROUNDCOVER PLANTINGS (CAREX, FERNS, GERANIUM ETC)

RUSTIC STONE WALL
14" TALL



BOXWOOD PLANTINGS





RAISED BLUESTONE PATIO



BLACK PRIVACY FENCE



WOODLAND PLANTING



BOCCE COURT



Revision #: 1 Date: 9/25/2024	Scale: 1" = 20'	Landscape Plan: L1 Spitzer - 1 Sconset Ave	Landscape Design by: Gkeller The Garden Group


STREET
VIEW




raised bluestone
patio
20'x10'
STREET

Gmail

GG Front Desk <office@gardengroupnantucket.com>

HDC

1 message

Henry Spitzer <spitzer.h@gmail.com> Wed, Oct 9, 2024 at 12:36 PM
To: GG Front Desk <office@gardengroupnantucket.com>
Cc: Marlene O'Hara <marlene.ohara@gmail.com>

To whom it may concern,

We, Henry Spitzer & Marlene O'Hara, the owners of 1 Sconset Ave, give permission to Greyson Keller of The Garden Group, Inc. to act as our agent in the HDC approval process. Feel free to contact me if there are any questions.

Thank you,

Henry spitzer
1 sconset ave

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 Megan Foley

AS AGENT FOR Henry Spitzer

STREET ADDRESS 1 Sconset Ave

MAP/PARCEL 73.4.1 / 8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

October 11th, 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.

M. G. Foley — Signature

10/11/24 — Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 76.1.3. PARCEL N°. 245

Street & Number of Proposed Work: 15 Arlington st.

Owner of record: Sarah Bartlett

Mailing Address: P. O. Box 2248
Nantucket MA 02584

Contact Phone #: 360 778 1408 E-mail: sarahbartlett nantucket@gmail.com

AGENT INFORMATION (if applicable)

Name: Lyuben Stankov

Mailing Address: 67 Old South Rd, BOX 402

Contact Phone #: 508 901 1745 E-mail: lyubenophigridbuilders.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 chimney - remove

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: 1992

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 wood frame / cement board + stuco

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 10/11/24 Signature of owner of record Signed under penalties of perjury



Property Information

Property ID	12391
Location	15 ARLINGTON ST
Owner	BARTLETT SARAH H

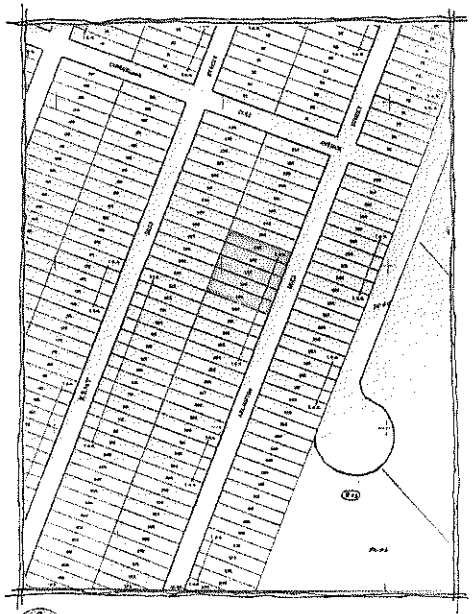
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

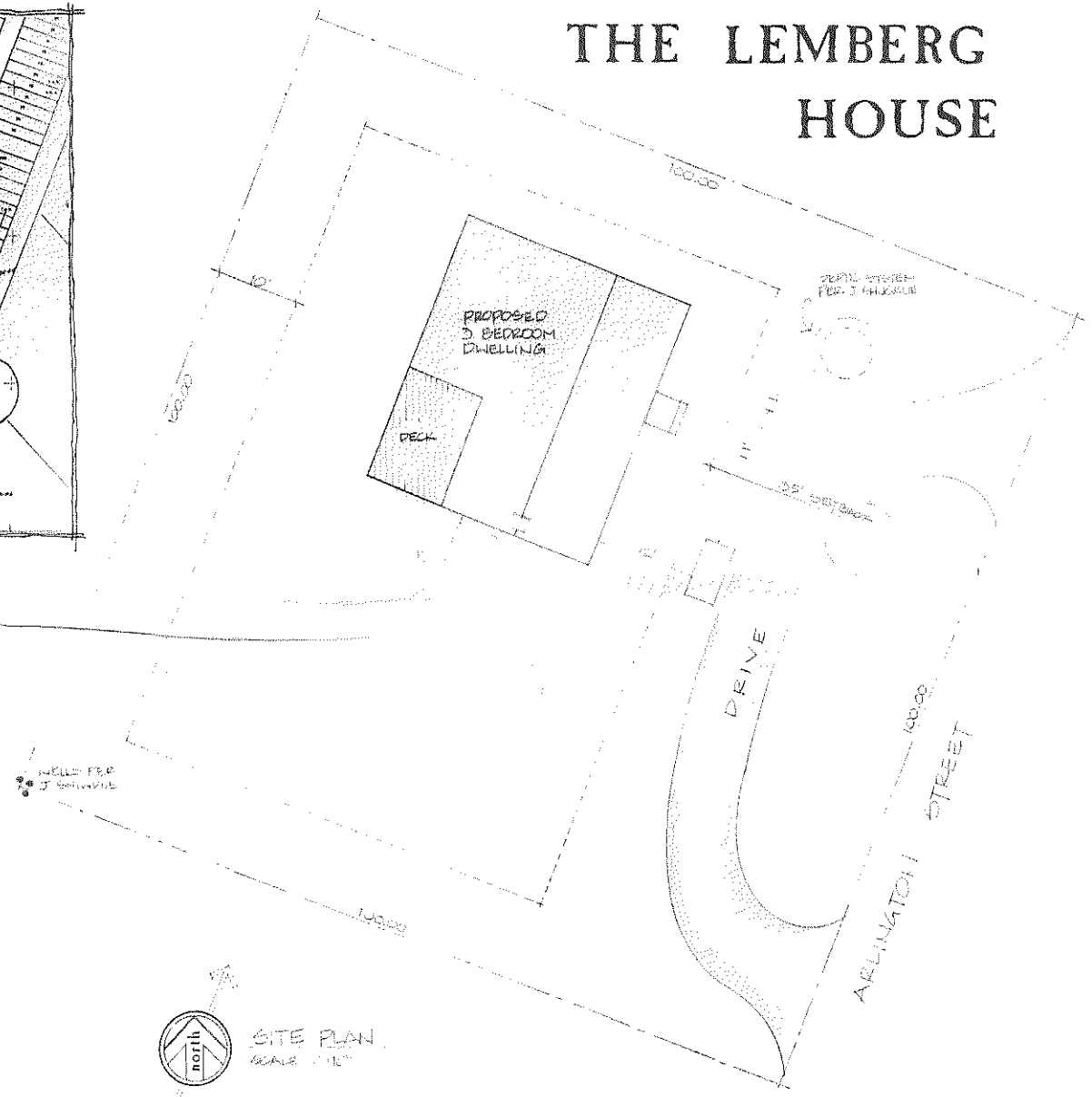
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

THE LEMBERG HOUSE



LOCUS PLAN
NO SCALE



SITE PLAN
SCALE 1"=10'

SITE INFORMATION

INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM A SEPTIC DESIGN BY J. SHUGRUE (JOB #3285) DATED 9/24/91
ZONED: WD-3 (PRE-EXISTING)
LOT SIZE: 10,000 SF
ALLOWABLE GD: 1,500 SF
PROPOSED GD: 1,075 SF

ASSESSORS
MAP 76.1.3 PARCEL 245-9

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, SCHEDULES

ARLINGTON STREET
TOM NEVERS

RECEIVED
MAR 16 1992
NANTUCKET
HISTORIC DISTRICT COMMISSION

These drawings and the designs they illustrate are the sole property of Aileen L. Barth and may not be reproduced or used for construction, in part or in whole, without written authorization of Aileen L. Barth. Distribution of prints for any purpose shall not constitute authorization of use.

REVISION

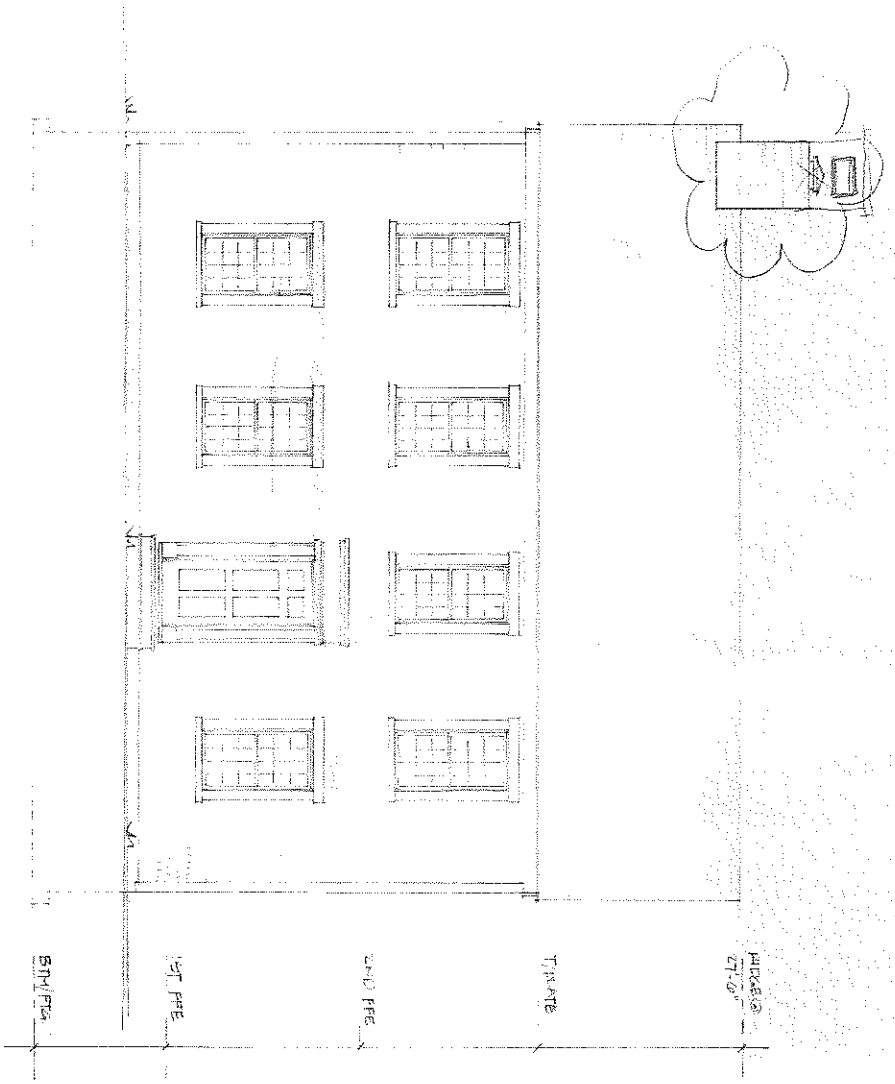
AILEEN L BARTH ASSOCIATES
16 MIACOMET ROAD
NANTUCKET MASS 02551
508 228 3089

THE LEMBERG HOUSE
ARLINGTON STREET
TOM NEVERS, NANTUCKET
SITE, LOCUS, INFORMATION

Scale AS NOTED Date 11/91 By: AB

JOB 9120

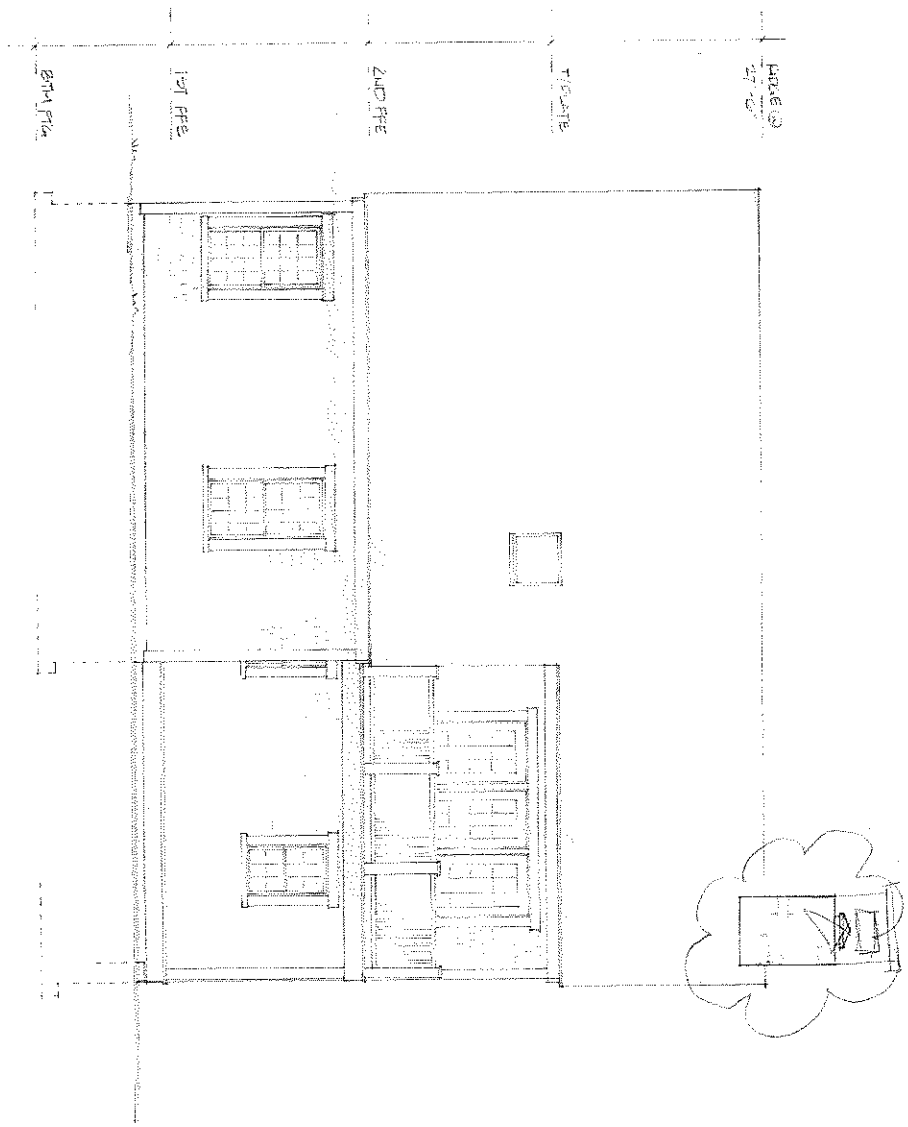
1/9



APPROVED
As approved, this is not to be reproduced, or used for any other purpose. Any differ from your filed specifications without prior approval of the Commission.
221858 3/31/12

RECEIVED
MAR 1 7 1992
NANTUCKET HISTORIC DISTRICT COMMISSION

5 / 9	JOB 9120	THE LEMBERG HOUSE ARLINGTON STREET TOM NEVERS, NANTUCKET EAST ELEVATION Scale: 1/4"=1'-0" Date: 11/91 By: ALB	AILEEN L. BARTH ASSOCIATES 16 MIACOMET ROAD NANTUCKET, MASS 02554 508 228-3089	REVISION 3/92 CHIMNEY	These drawings and the designs they illustrate are the sole property of Aileen L. Barth and may not be reproduced or used for construction, in part or in whole, without written authorization of Aileen L. Barth. Distribution of prints for any purpose shall not constitute authorization of use.

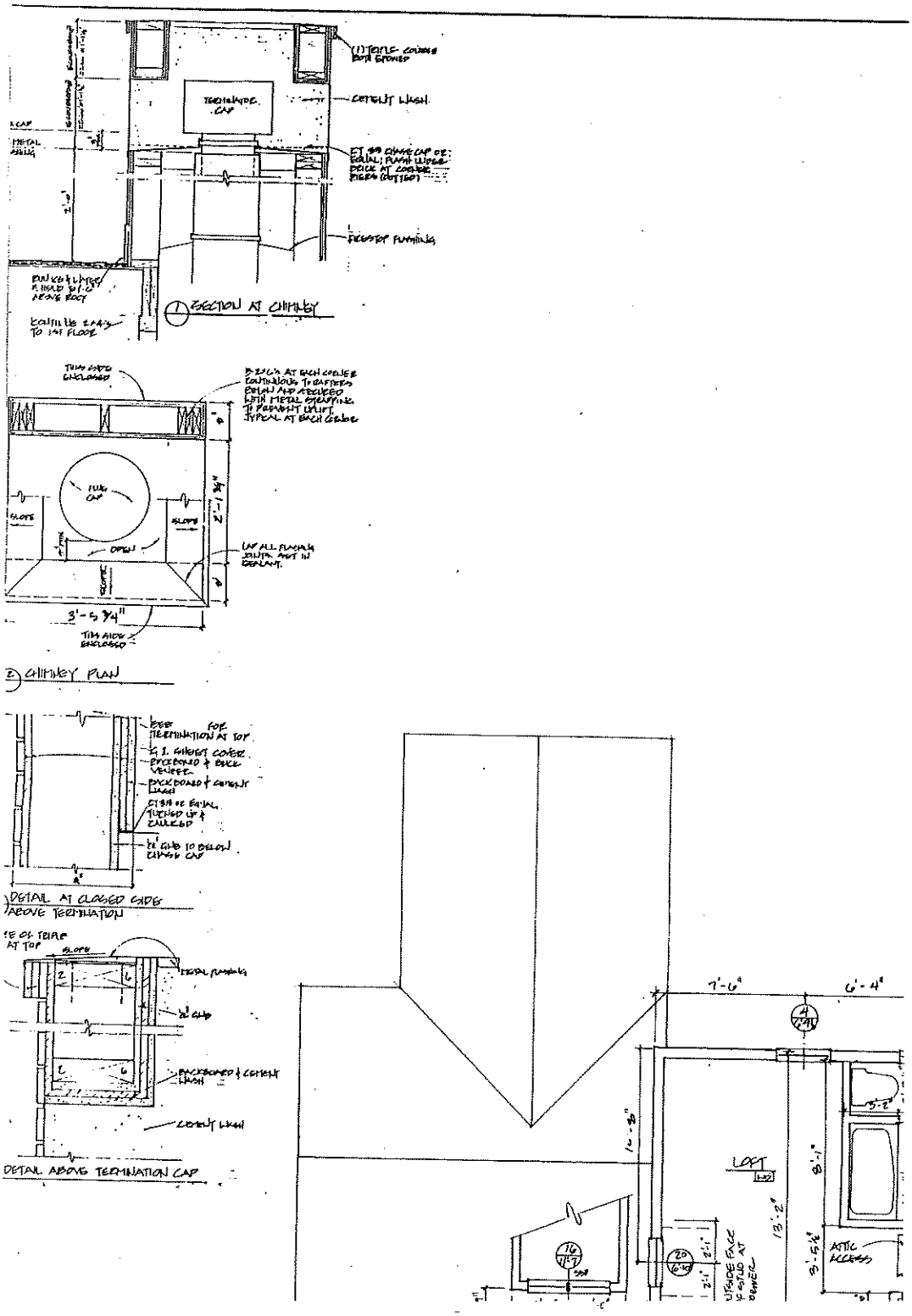


WEST ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED
As a Secretary of the Interior Standards
You are reminded that no other
may differ from your filed
specifications without prior
approval of the Commission.
7/21/92 3/30/92

RECEIVED
MAR 1 6 1992
NANTUCKET
HISTORIC DISTRICT COMMISSION

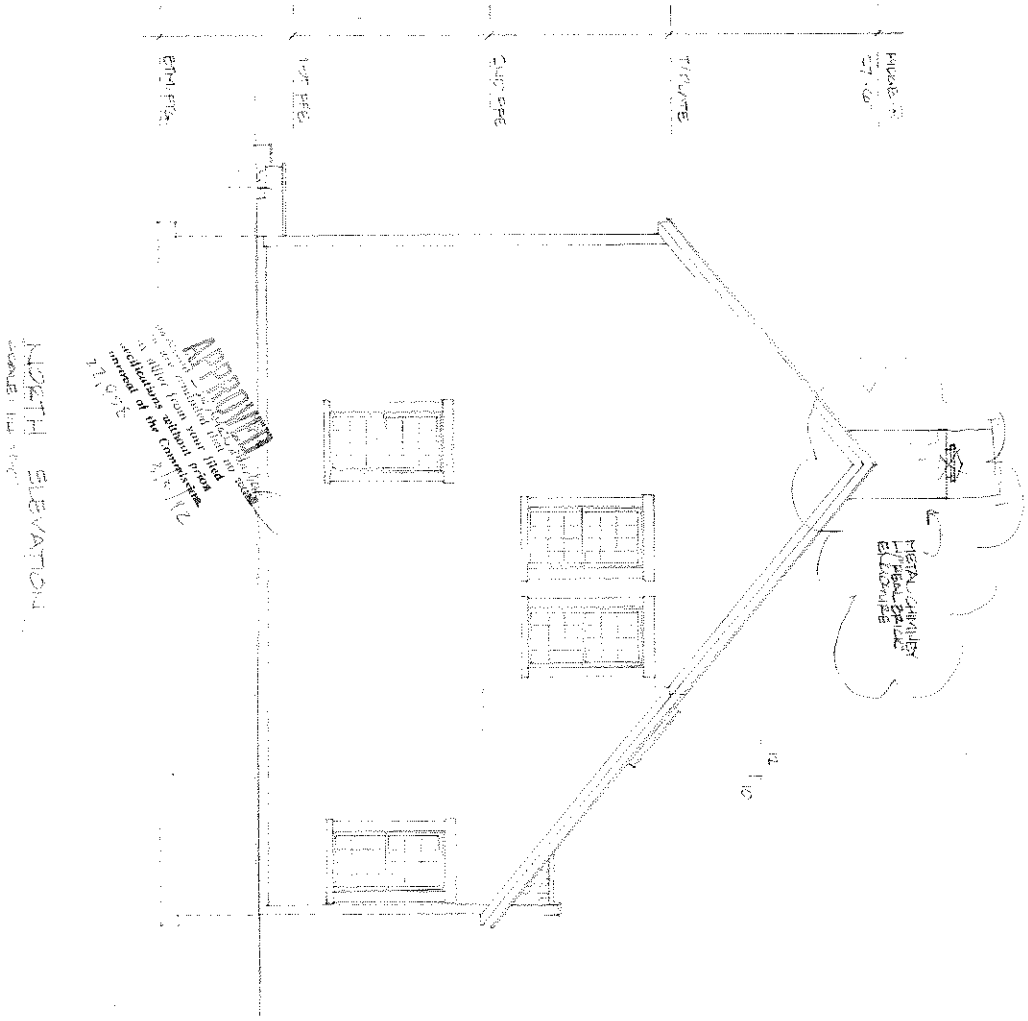
6 / 9	JOB 4120	THE LEMBERG HOUSE ARLINGTON STREET TOM NEVERS, NANTUCKET WEST ELEVATION Scale: 1/4" = 1'-0" Date: 11/91 By: ALB	AILEEN L. BARTH ASSOCIATES 16 MIACOMET ROAD NANTUCKET, MASS 02554 508-228-3089	REVISION 3/12 CAMLEY	These drawings and the designs they illustrate are the sole property of Aileen L. Barth and may not be reproduced or used for construction, in part or in whole, without written authorization of Aileen L. Barth. Distribution of prints for any purpose shall not constitute authorization of use.



APPROVED

ou are reminded that no work may differ from your filed specifications without prior approval of the Commission

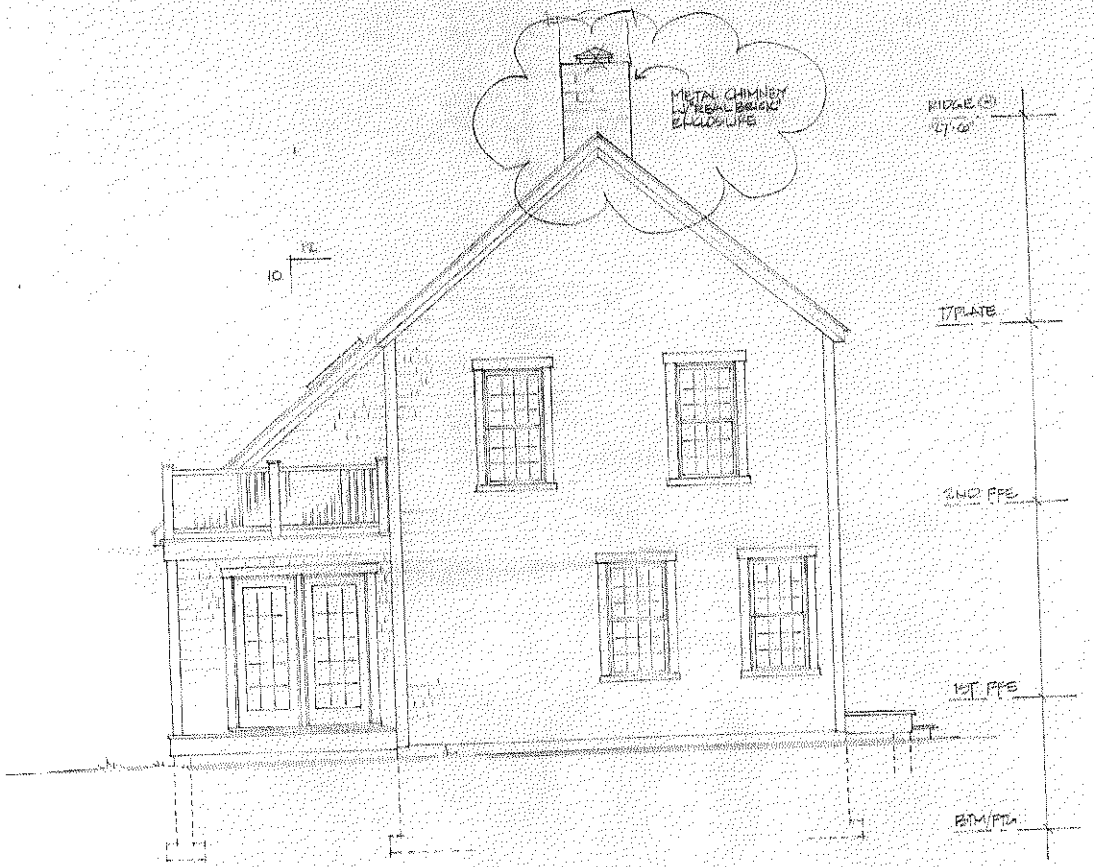
22,858 3/5/12



RECEIVED
MAR 1 1 1992
NANTUCKET
HISTORIC DISTRICT COMMISSION

7 / 9	JOB	THE LEMBERG HOUSE ARLINGTON STREET TOM NEVERS, NANTUCKET NORTH ELEVATION Scale [illegible] Date [illegible] By ALB	AILEEN L. BARTH ASSOCIATES 16 MIACOMET ROAD NANTUCKET MASS 02554 508 228 3089	REVISION [illegible] CHIMNEY

These drawings and the designs they illustrate are the sole property of Aileen L. Barth and may not be reproduced or used for construction, in part or in whole, without written authorization of Aileen L. Barth. Distribution of prints for any purpose shall not constitute authorization of use.



SOUTH ELEVATION
SCALE: 1/4"=1'0"

APPROVED
[illegible] you are reminded that no work may differ from your filed specifications without prior approval of the Commission.
22,858 3/21/92

RECEIVED
MAR 18 1992
NANTUCKET
HISTORIC DISTRICT COMMISSION

These drawings and the designs they illustrate are the sole property of Aileen L. Barth and may not be reproduced or used for construction, in part or in whole, without written authorization of Aileen L. Barth. Distribution of prints for any purpose shall not constitute authorization of use.

REVISION
3/92 CHIMNEY

AILEEN L. BARTH ASSOCIATES
16 MIACOMET ROAD
NANTUCKET, MASS. 02554
508 228 3089

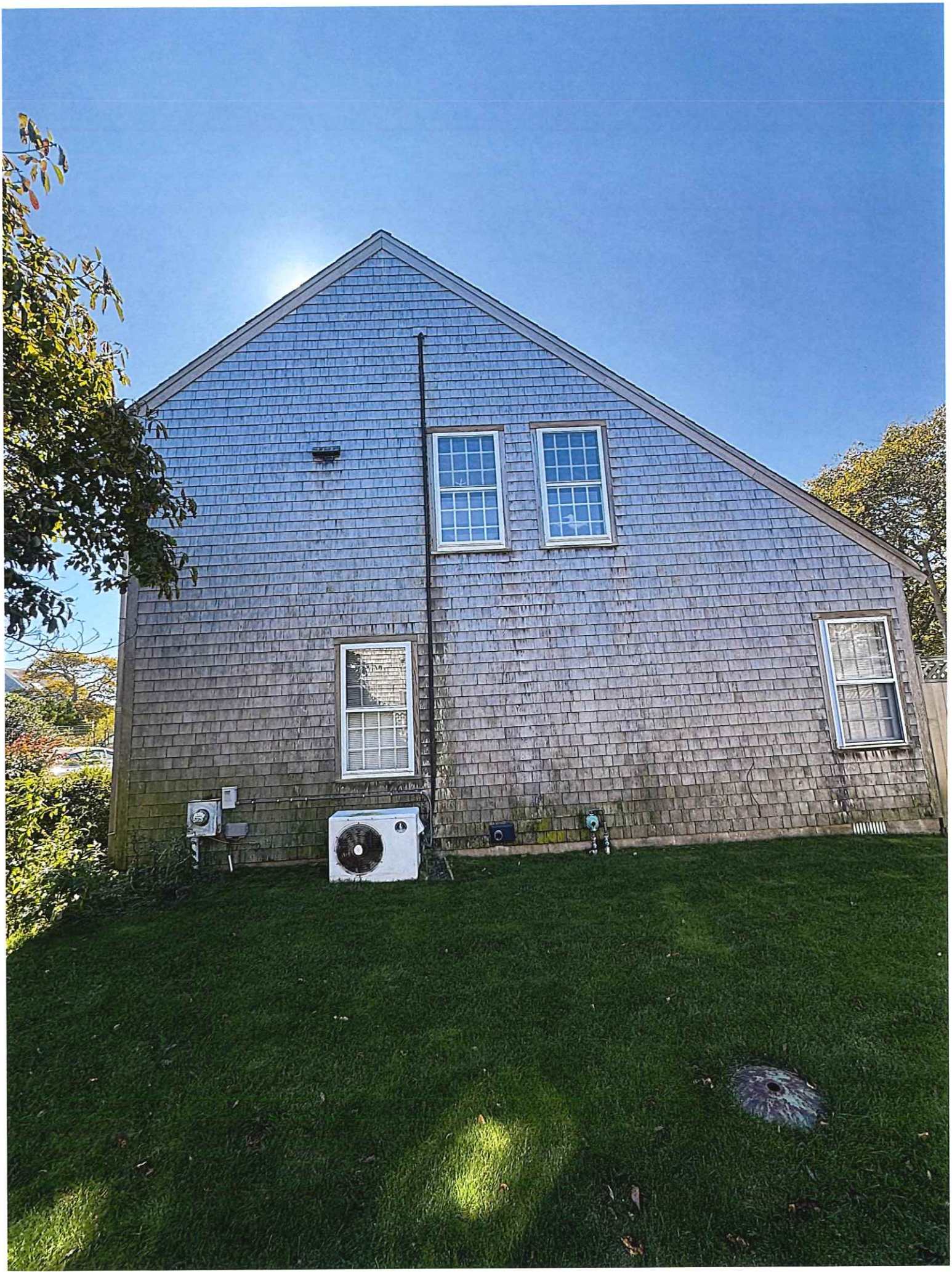
JOB 9120

THE LEMBERG HOUSE
ARLINGTON STREET
TOM NEVERS NANTUCKET
SOUTH ELEVATION
Scale: 1/4"=1'0" Date: 11/91 By: ALB

8/9








Stone Road
ANTIQUES
weber



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 107.2

Street & Number of Proposed Work: 4 SLEEPY HOLLOW ROAD

Owner of record: PADRAIG CASSIDY.

Mailing Address: PO BOX 634 NANTUCKET MA 02554.

Contact Phone #: 323.394.6618 E-mail: PADRAIC@PADRAICCASSIDY.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16'-8 1/4" Sq. Footage 1st floor: 23

Width: 14'-8 3/4" Sq. footage 2nd floor: /

Sq. footage 3rd floor: /

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

12" MAX GRADE CHANGE —

Difference between existing grade and proposed finish grade: North 17'-4" South 17'-4" East 17'-4" West 17'-4"

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4" ☐ 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: N/A

Type: (AUTO POOL COVER)

Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) COPPER GUTTERS PAINTED TO MATCH TRIM.

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) N/A Corner boards N/A Frieze N/A

Window Casing 1X4 Door Frame 1X12 * Columns/Posts: Round _____ Square _____ * NORTH & POOL NO SHINGLE 12" WIDE PTD. TRIM

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other FIXED, AWNING - SEE SCHEDULE

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON A-SERIES CLAD.

Doors* (type and material): ☐ TDL ☒ SDL Front LOEWEN BI-FOLD Rear _____ Side _____

Garage Door(s): Type _____ Material MTL-CLAD - QUAKER GRAY, OGEE STICKING.

Hardscape materials: Driveways _____ Walkways _____ Walls _____

COLORS

* Note: Complete door and window schedules are required.

Sidewall QUAKER GRAY Clapboard (if applicable) _____ Roof NATURAL - SHINGLE TO WEATHER

Trim QUAKER GRAY Sash N/A Doors QUAKER GRAY.

Deck IPE - NATURAL TO WEATHER Foundation ~~PARGE~~ GRAY Fence N/A Shutters N/A

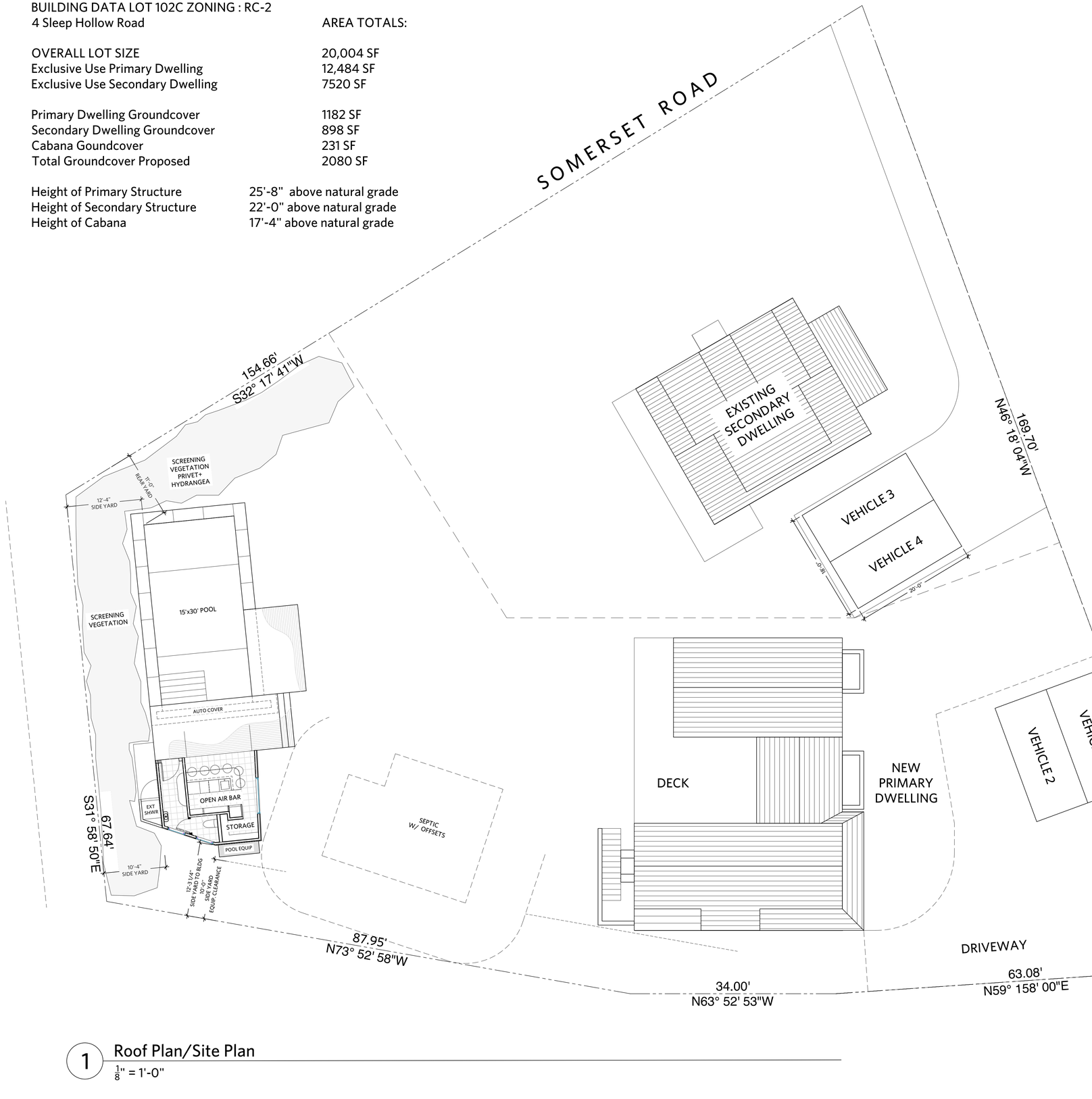
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

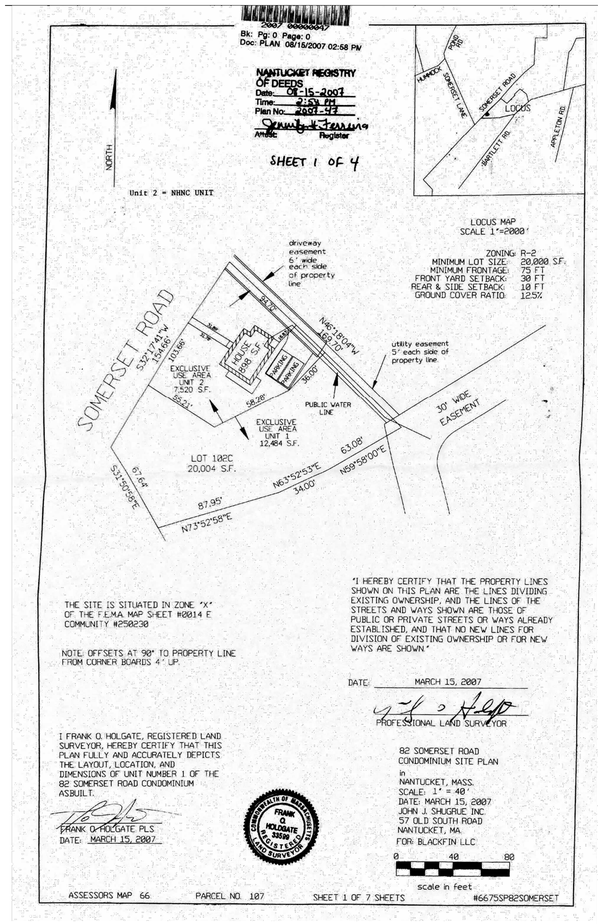
Date 10/11/24 Signature of owner of record _____ Signed under penalties of perjury

BUILDING DATA LOT 102C ZONING : RC-2
4 Sleep Hollow Road

	AREA TOTALS:
OVERALL LOT SIZE	20,004 SF
Exclusive Use Primary Dwelling	12,484 SF
Exclusive Use Secondary Dwelling	7520 SF
Primary Dwelling Groundcover	1182 SF
Secondary Dwelling Groundcover	898 SF
Cabana Goundcover	231 SF
Total Groundcover Proposed	2080 SF
Height of Primary Structure	25'-8" above natural grade
Height of Secondary Structure	22'-0" above natural grade
Height of Cabana	17'-4" above natural grade

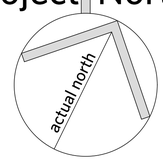


1 Roof Plan/Site Plan
1/8" = 1'-0"



2 Locus Plan
not to scale

Project North

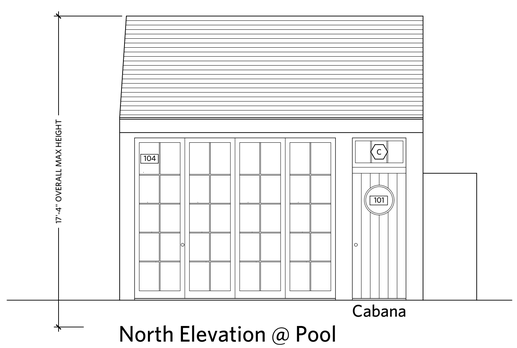


Padraic Cassidy Architect
1003 Diamond Avenue #202
South Pasadena CA 91030
323.394.6618 pc@padraiccassidy.com

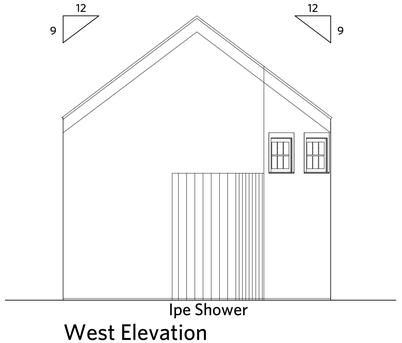
Cassidy
4 Sleepy Hollow Primary/82 Somerset Road Secondary
Nantucket MA 02554
Site Plan with Pool and Cabana

10.11.24 Pool+Cab.

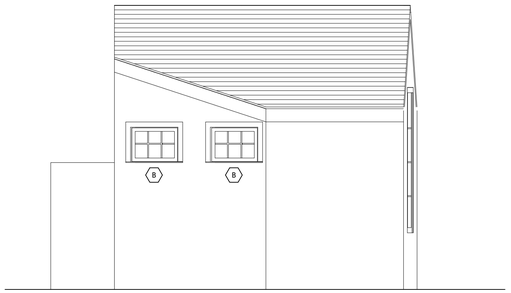
HDC
POOL +
CABANA
SITE PLAN



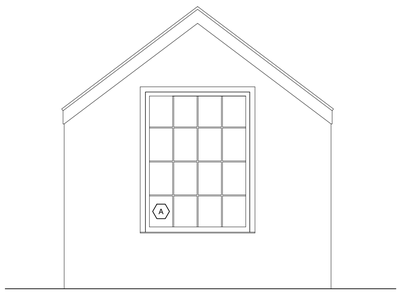
North Elevation @ Pool



West Elevation



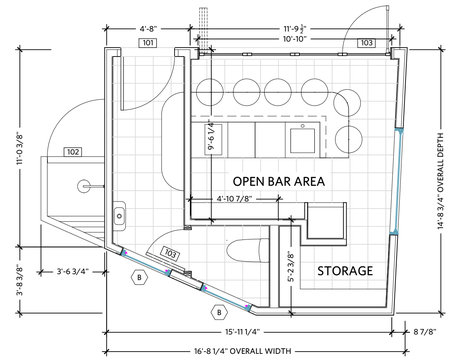
South Elevation at Back



East Elevation Facing House

1 Elevations- Shingled Walls and Roof to Weather, Quaker Gray Trim

1/4" = 1'-0"



2 Plan- Slab on Grade w Cement Tile

1/4" = 1'-0"

Window Schedule

WINDOW quantity	QTY	MANUFACTURER/MODEL	ROUGH OPENING (W X H)	type	details			
					head RO	jamb	sill	
A	1	ANDERSON APW6080	6-0" X 8'-0"	FIXED PICTURE	-	-	-	A-SERIES, SDL, QUAKER GRAY EXTERIOR, TYP.
B	3	ANDERSON ADH3020	3'-0" X 2'-0"	AWNING	-	-	-	
C	6	ANDERSON AAN 3018	3'-0" X 1'-6"	AWNING	-	-	-	

Door Schedule

DOOR	TYPE	MANUFACTURER/MODEL	FINISHED OPENING (W X H)	MAT'L	details			REMARKS
					head	jamb	sill	
101	EXT. IN-SWING	ANDERSON ENTRY	3'-0" X 7'-0"	WOOD PAINTED	-	-	-	ALL EXTERIOR QUAKER GRAY w 18" diam. "Porthole"
102	EXT. OUT-SWING	CUSTOM SHOWER	3'-0" X 7'-0"	WOOD NATURAL	-	-	-	IPE TO WEATHER
103	INT. OUT-SWING	TRUSTILE SHAKER PANEL	2'-4" X 6'-8"	WOOD NATURAL	-	-	-	ALL INTERIOR NATURAL STAIN
104	EXT. OUT-SWING	LOEWEN BI-FOLD	10'-10" X 8'11 3/8"	METAL CLAD	-	-	-	

Padraic Cassidy Architect
1003 Diamond Avenue #202
South Pasadena CA 91030
323.394.6618 pc@padraiccassidy.com

Cassidy
4 Sleepy Hollow Primary/82 Somerset Road Secondary
Nantucket MA 02554
Cabana Plan + Elevations w/ Door/Window Schedule

10.11.24 CABANA

A1.0

SWIMMING POOL + CABANA 4 SLEEPY HOLLOW ROAD



EXISTING VIEW



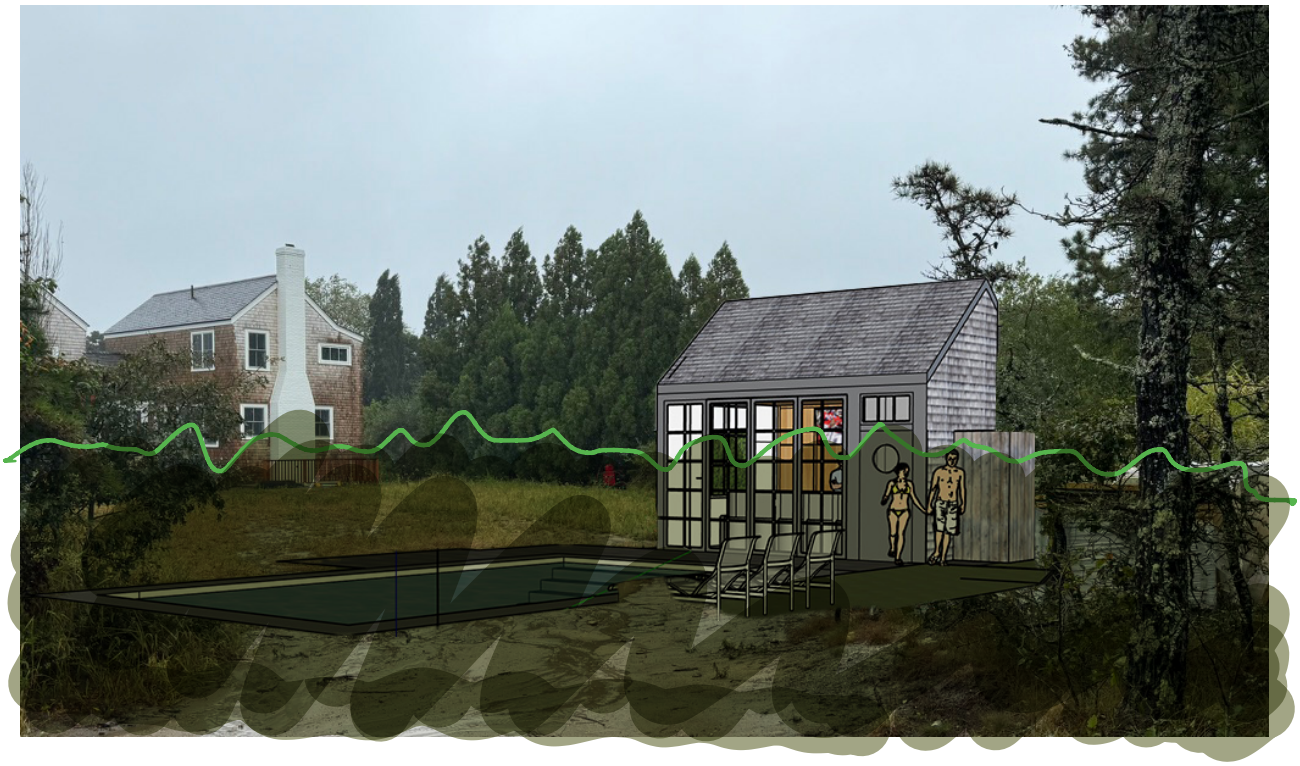
PROPOSED VIEW

EXPECTED SCREENING. SHOWN 6' TALL, LIKELY TALLER

SWIMMING POOL + CABANA 4 SLEEPY HOLLOW ROAD



EXISTING VIEW



PROPOSED VIEW

EXPECTED SCREENING. SHOWN 6 TALL, LIKELY TALLER

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 66 PARCEL N°. 107.2

Street & Number of Proposed Work: _____

Owner of record: PADRAIC CASSIDY

Mailing Address: PO BOX 634
NANTUCKET MA 02554

Contact Phone #: 323.394.6618 E-mail: PADRAIC@PADRAIC CASSIDY.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: 30' Sq. Footage 1st floor: _____

Width: 15' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

Original Date:

Original Builder:

(describe)

REVISIONS* 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 AUTO POOL COVER

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 COPING Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck IPE WOOD TO WEATHER Foundation _____ Fence _____ Shutters _____

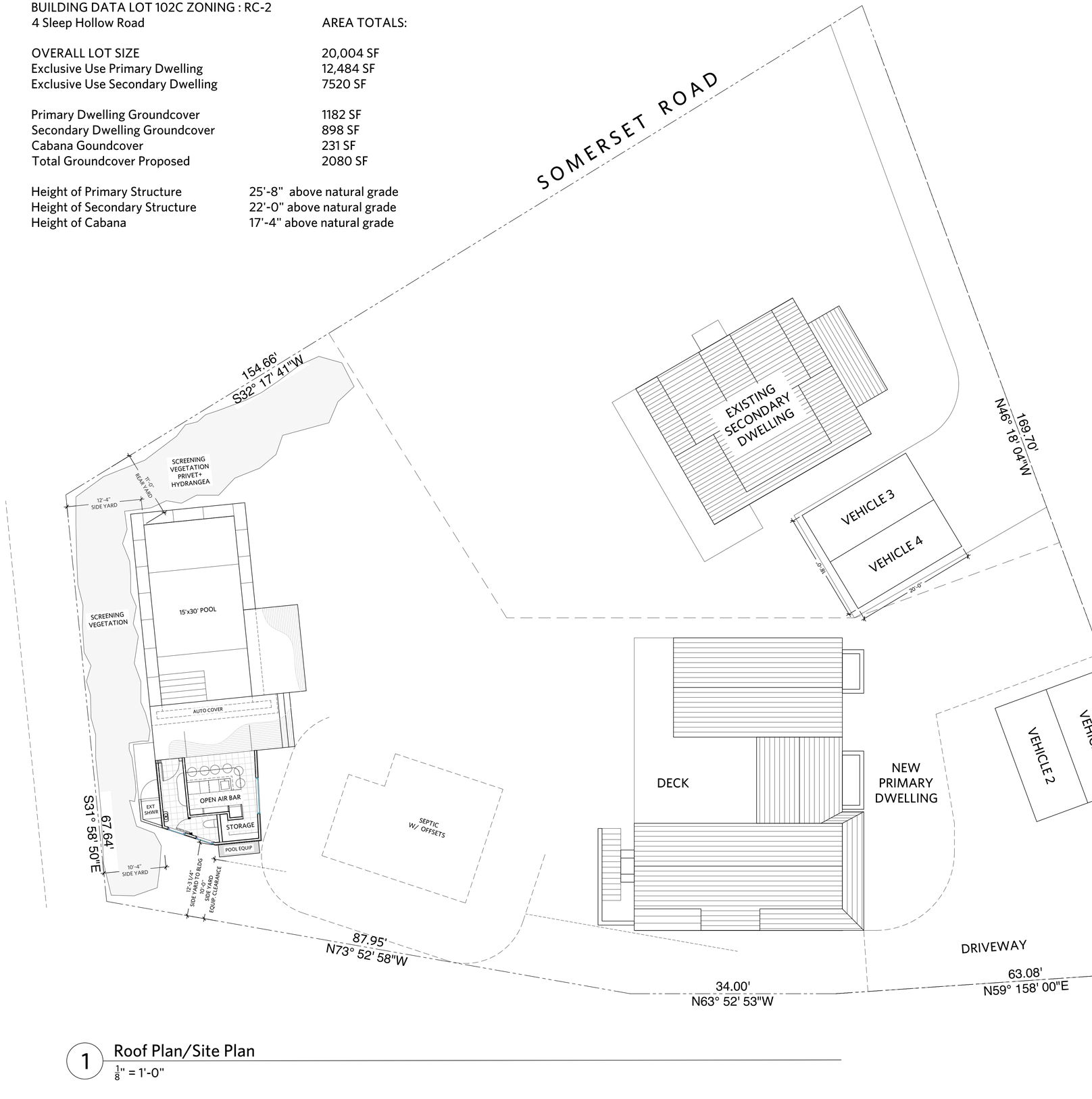
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

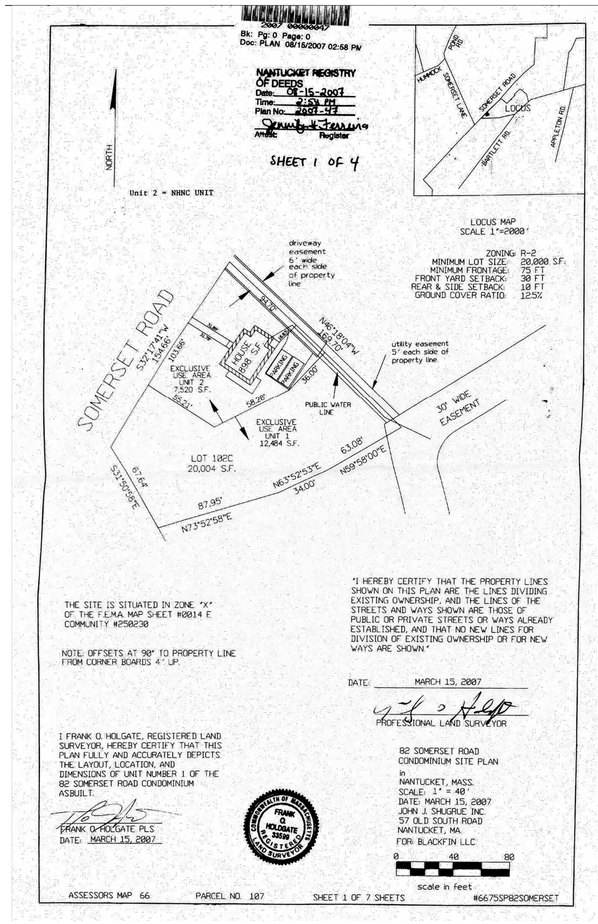
Date 10/11/24 Signature of owner of record _____ Signed under penalties of perjury

BUILDING DATA LOT 102C ZONING : RC-2
4 Sleep Hollow Road

	AREA TOTALS:
OVERALL LOT SIZE	20,004 SF
Exclusive Use Primary Dwelling	12,484 SF
Exclusive Use Secondary Dwelling	7520 SF
Primary Dwelling Groundcover	1182 SF
Secondary Dwelling Groundcover	898 SF
Cabana Goundcover	231 SF
Total Groundcover Proposed	2080 SF
Height of Primary Structure	25'-8" above natural grade
Height of Secondary Structure	22'-0" above natural grade
Height of Cabana	17'-4" above natural grade

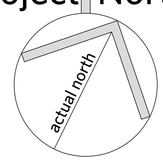


1 Roof Plan/Site Plan
1/8" = 1'-0"



2 Locus Plan
not to scale

Project North

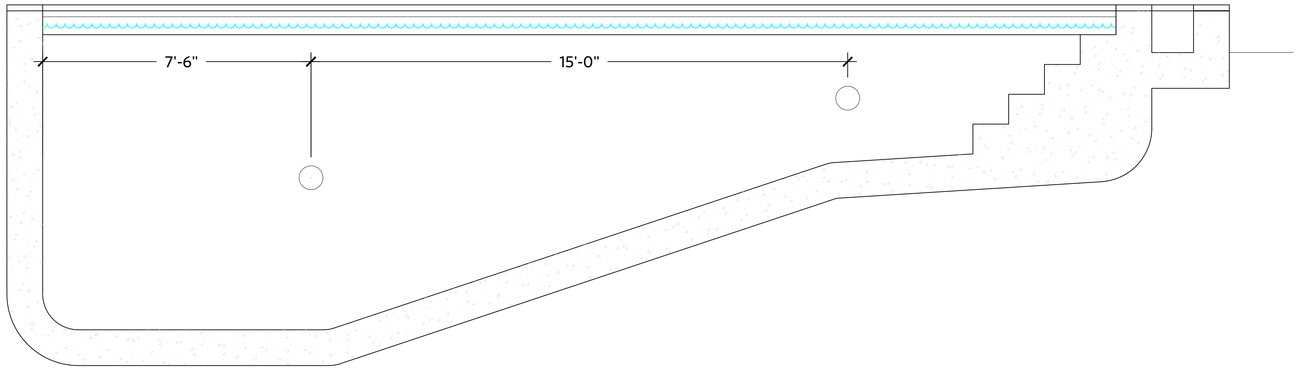


Padraic Cassidy Architect
1003 Diamond Avenue #202
South Pasadena CA 91030
323.394.6618 pc@padraiccassidy.com

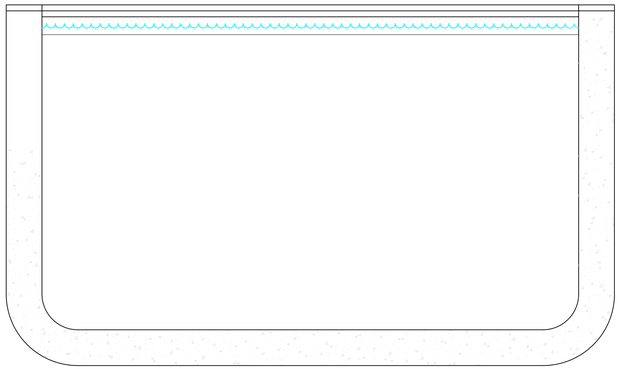
Cassidy
4 Sleepy Hollow Primary/82 Somerset Road Secondary
Nantucket MA 02554
Site Plan with Pool and Cabana

10.11.24 Pool+Cab.

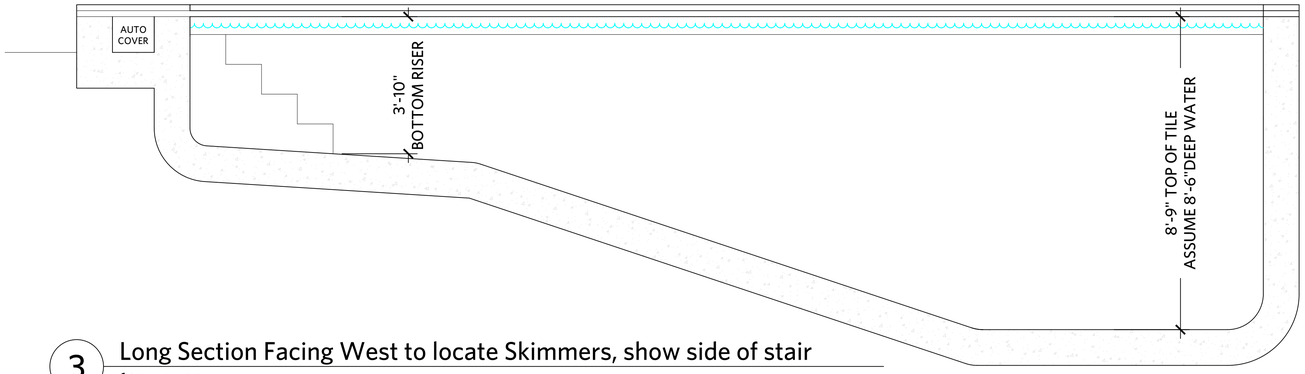
HDC
POOL +
CABANA
SITE PLAN



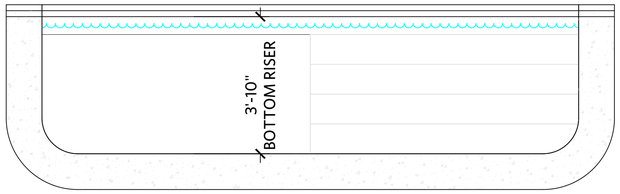
5 Long Section Facing East to locate Pool Lights, show slopes
1/4" = 1'-0"



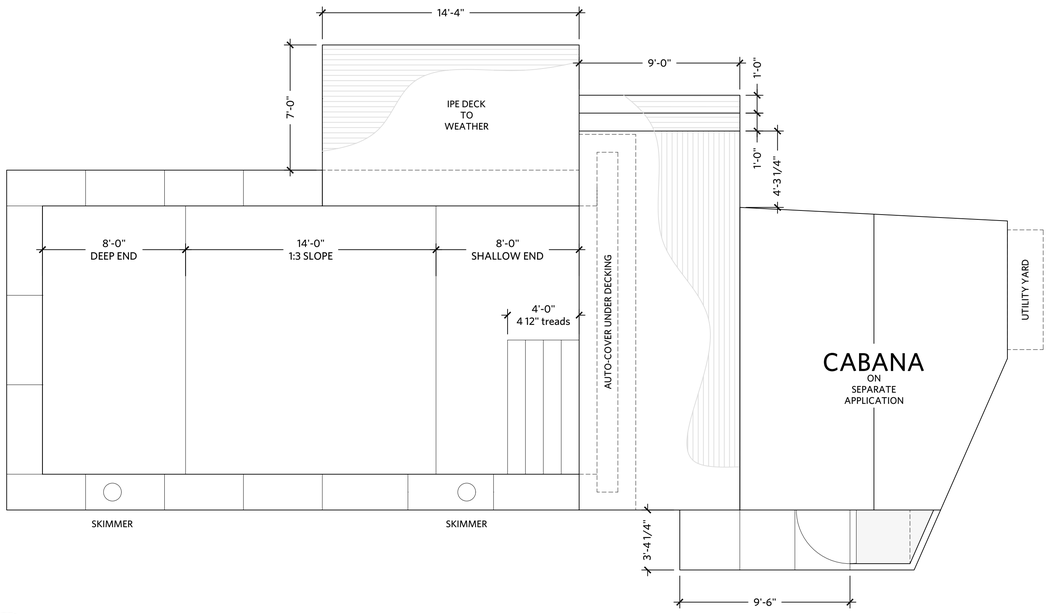
6 Deep End Section
1/4" = 1'-0"



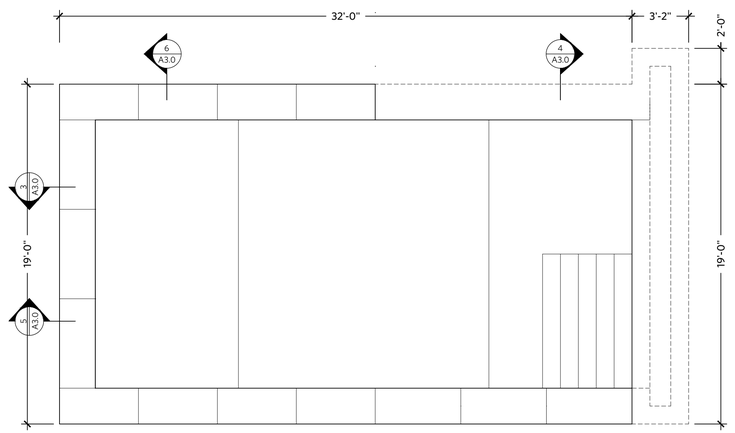
3 Long Section Facing West to locate Skimmers, show side of stair
1/4" = 1'-0"



4 Shallow End Section, Elevation at Stairs
1/4" = 1'-0"



1 Pool Plan with Surrounding Deck, 2" Bluestone Coping, Auto-Cover in Shallow End
1/4" = 1'-0"



2 Pool Plan Only
1/4" = 1'-0"

Padraic Cassidy Architect
1003 Diamond Avenue #202
South Pasadena CA 91030
323.394.6618 pc@padraiccassidy.com

Cassidy
4 Sleepy Hollow Primary/82 Somerset Road Secondary
Nantucket MA 02554

Pool Plans and Sections

10.11.24 Pool,Deck

P1

SWIMMING POOL + CABANA 4 SLEEPY HOLLOW ROAD



EXISTING VIEW



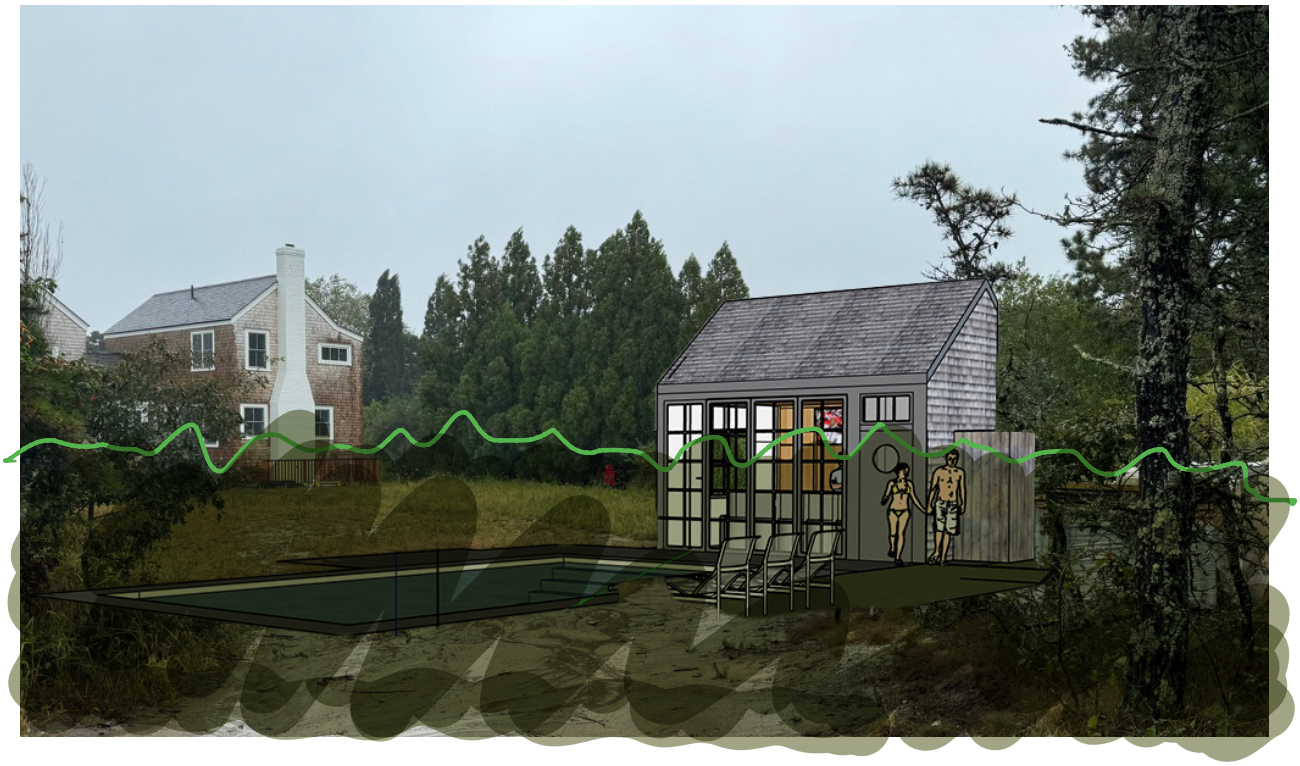
PROPOSED VIEW

EXPECTED SCREENING. SHOWN 6' TALL, LIKELY TALLER

SWIMMING POOL + CABANA 4 SLEEPY HOLLOW ROAD



EXISTING VIEW



PROPOSED VIEW

EXPECTED SCREENING. SHOWN 6 TALL, LIKELY TALLER

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP Nº: 73 3 2 PARCEL Nº. 49

Street & Number of Proposed Work: 37 Ocean Ave

Owner of record: MARY HELLEN TRUST

Mailing Address: 166 EAST 35TH ST

N.Y. NY 10016

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: James Dixon

Mailing Address: 20 Engineer Way

N. Falmouth MA 02536

Contact Phone #: 221333 E-mail: JL4000JR @aol.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 3 TAB TO ARCH

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~~ ~~1. East Elevation~~ (describe) 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 CERTAINTEED MOIRE BLACK

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring [illegible] tion into compliance with the HDC guidelines. I hereby agree to abide by and comply with [illegible]

Town and County of Nantucket, MA

October 14, 2024



Property Information

Property ID	12146
Location	37 OCEAN AV
Owner	HELLER MARY W TRST 2009 FAMILY TRUST

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 13 PARCEL N°. 281

Street & Number of Proposed Work: 26 Arlington Street

Owner of record: Brandes Holdings

Mailing Address: PO Box 1 Siasconset MA 02564

Contact Phone #: 508 280 6744 E-mail: Architectural.gardens@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Bulkhead Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/11/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%) locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

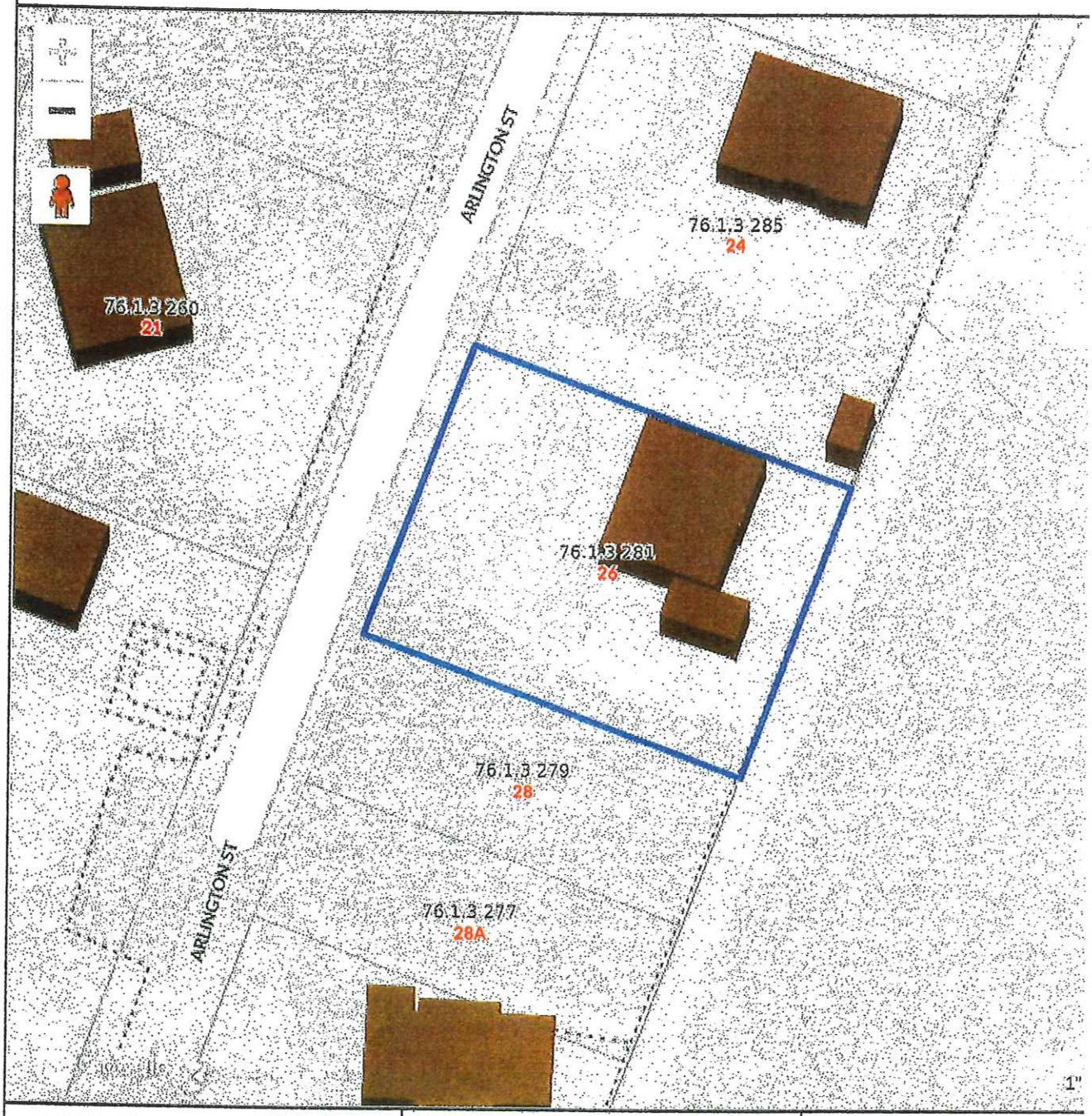
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**





Property Information

Property ID	12399
Location	26 ARLINGTON ST
Owner	ELDRIDGE BRANDON W

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

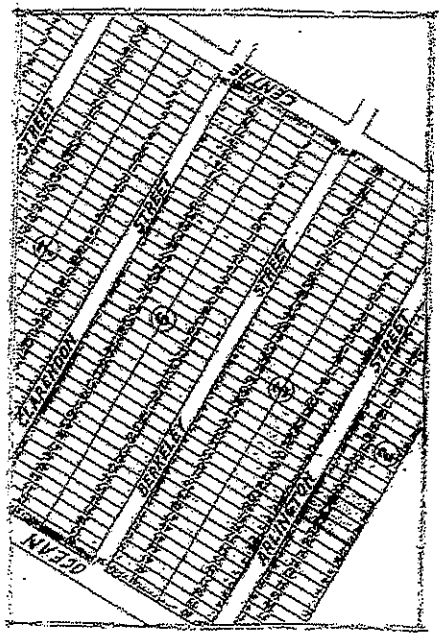
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approx
Critical layout or measure
activities should not be d
this resource.

[redacted]

26 Arlington Street
Tom Nevers



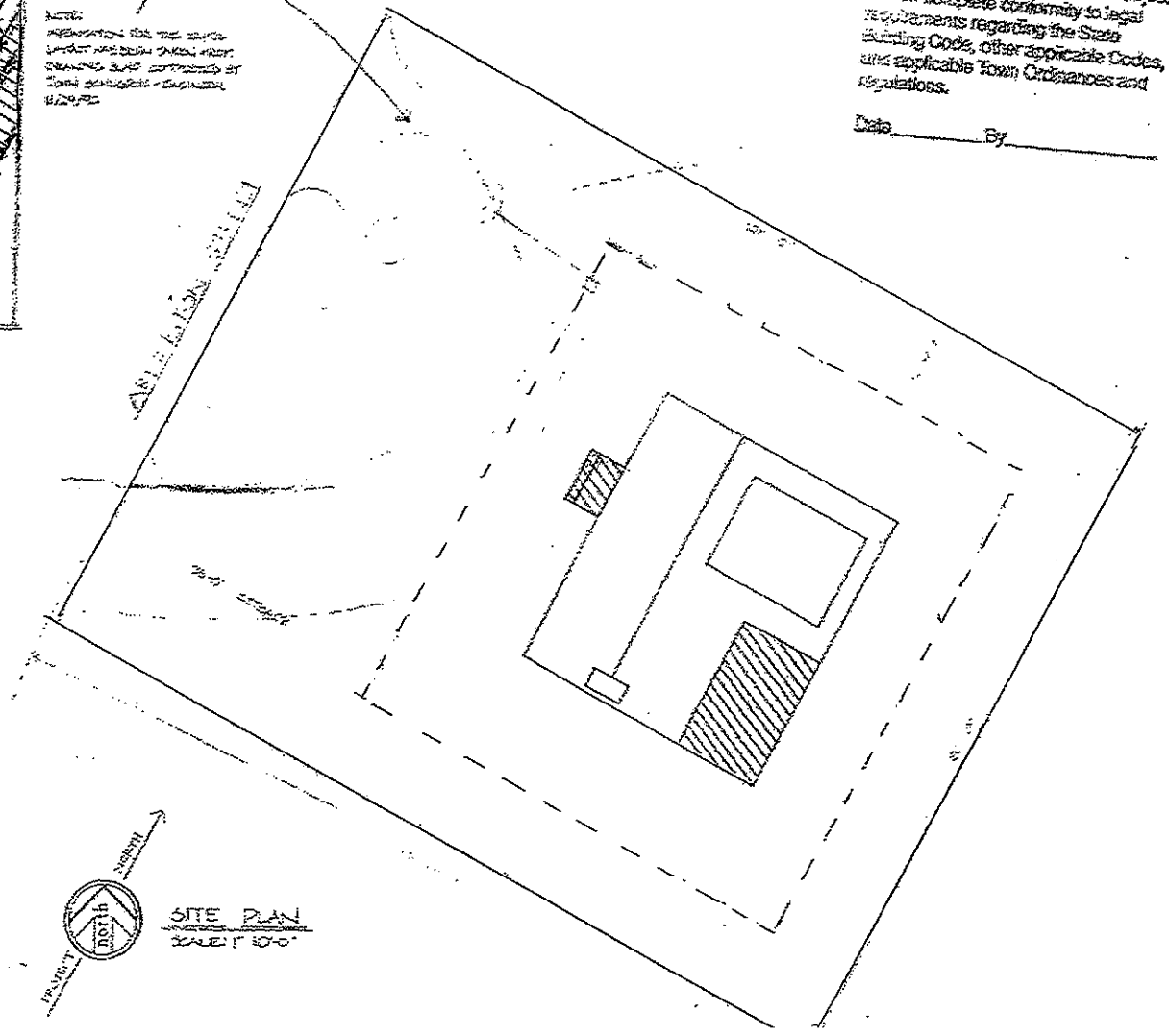
LOCUS PLAN
NO SCALE

SITE INFORMATION

ASSESSORS
MAP [illegible] PARCEL [illegible]

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/ROOF PLAN



SITE PLAN
SCALE: 1" = 10'-0"

F.6

Plan 76.1.3 Item 281

[illegible] are approved by the [illegible] Building Department subject to their complete conformity to legal requirements regarding the State Building Code, other applicable Codes, and applicable Town Ordinances and regulations.

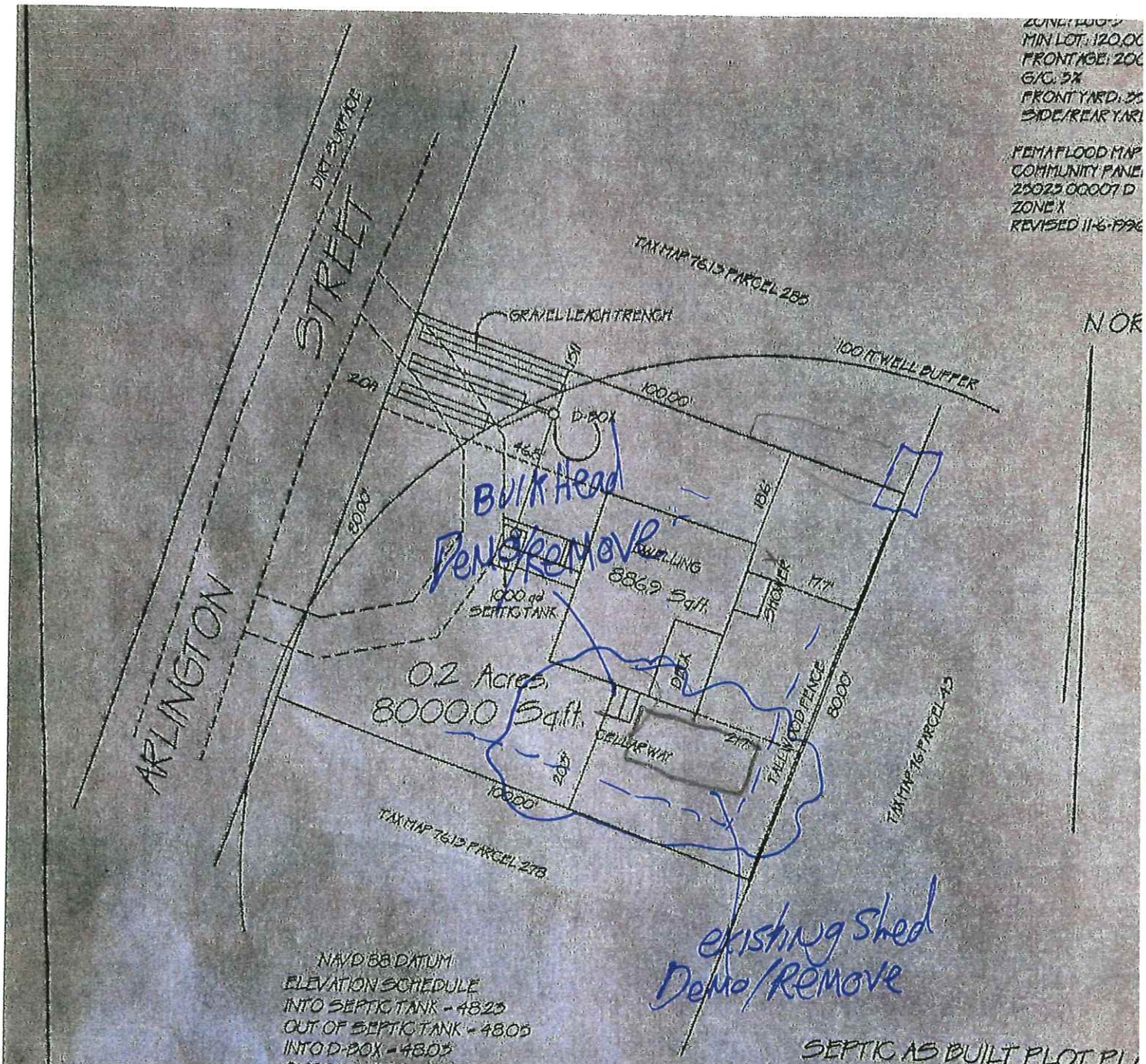
Date _____ By _____

JOB

ALLEEN L. BARTH ASSOCIATES
16 MIAGOSSET ROAD
NANTUCKET MASS 02554
508 228 1080

REVISION

These drawings and the design they illustrate are the sole property of Aileen L. Barth and may not be reproduced or used for construction, in part or in whole, without written authorization of Aileen L. Barth. Distribution of prints for any purpose shall not constitute authorization of use.



NAVD 88 DATUM
ELEVATION SCHEDULE
INTO SEPTIC TANK - 48.23
OUT OF SEPTIC TANK - 48.05
INTO D-BOX - 48.05
OUT OF D-BOX - 47.89
INTO LEACH TRENCH - 47.87
BOTTOM OF LEACH TRENCH - 45.72

SEPTIC AS BUILT PLOT PLA
26 ARLINGTON STREET
NANTUCKET, MASS.
SCALE 1"=30' 4-16-2014
ACKME SURVEY LLC
508-352-8067

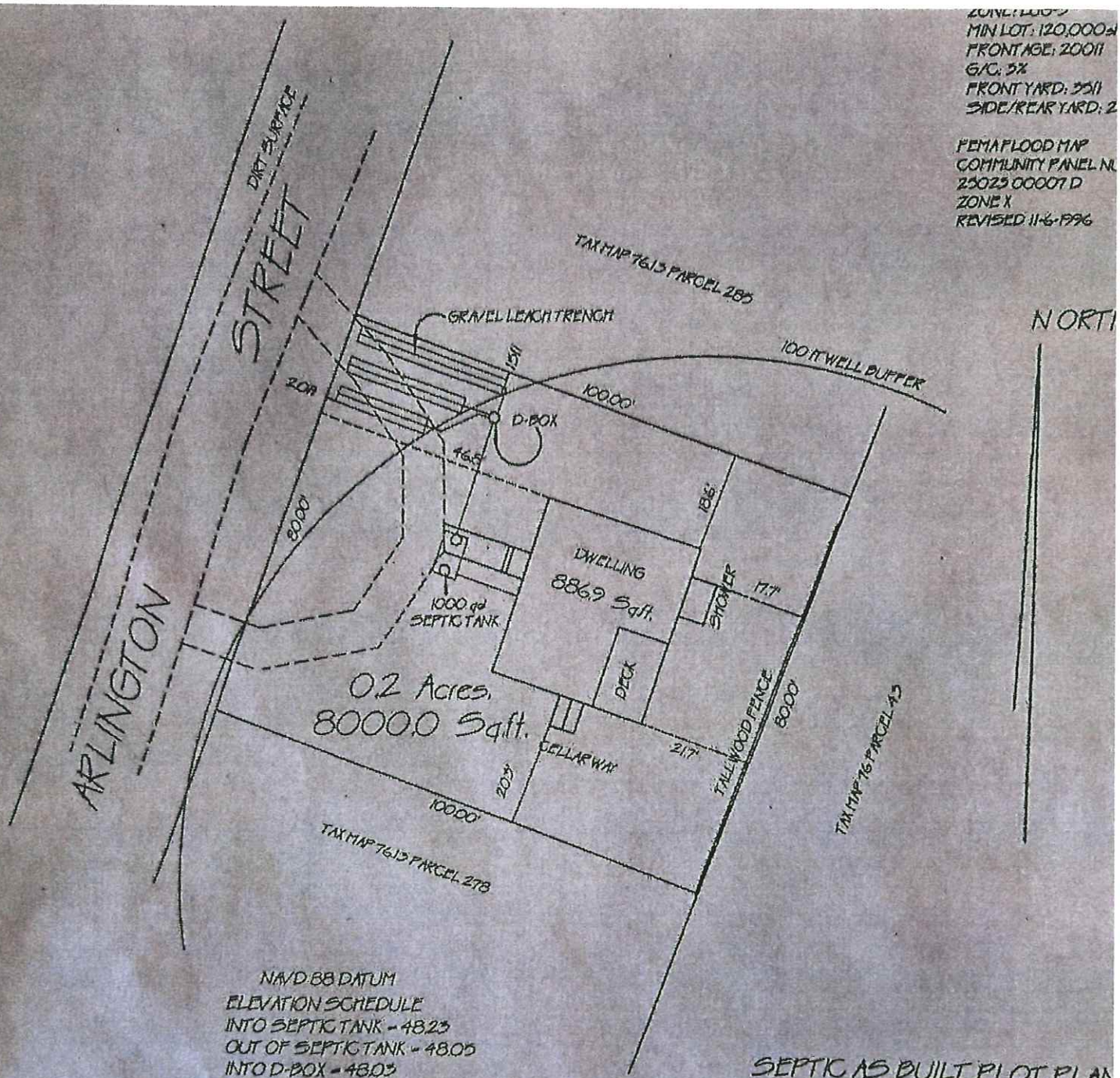
4-16-14

COMMONWEALTH OF MASSACHUSETTS
FRANK O. HOLDGATE
No. 33599
PROFESSIONAL LAND SURVEYOR

FRANK O. HOLDGATE PLS 33599

OWNER: CLAUDIA S. WEISS
26 ARLINGTON STREET
TAX MAP 76.13 PARCEL 281
CERT. 23681
LC PLAN 5004-G
BLOCK 2 LOTS 25-28

Revised From T



NAVD 88 DATUM
ELEVATION SCHEDULE
INTO SEPTIC TANK - 48.23
OUT OF SEPTIC TANK - 48.05
INTO D-BOX - 48.03
OUT OF D-BOX - 47.89
INTO LEACH TRENCH - 47.87
BOTTOM OF LEACH TRENCH - 45.72

SEPTIC AS BUILT PLOT PLAN

26 ARLINGTON STREET
NANTUCKET, MASS.
SCALE 1" = 30' 4-16-2014
ACKME SURVEY LLC
508-332-8067

4/16/2014

COMMONWEALTH OF MASSACHUSETTS
FRANK O. HOLDGATE
No. 33599
PROFESSIONAL LAND SURVEYOR

FRANK O. HOLDGATE PLS 33599

OWNER: CLAUDIA S. WEISS
26 ARLINGTON STREET
TAX MAP 76.13 PARCEL 281
CERT. 23681
LC PLAN 5004-G
BLOCK 2 LOTS 25-28

opied from Tr



Property Information

Property ID	12399
Location	26 ARLINGTON ST
Owner	ELDRIDGE BRANDON W

MAP FOR REFERENCE ONLY
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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 usin this resource.

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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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 Salvador Aguilar-Portilla & Mayra Escobar

STREET ADDRESS 72 Cato Lane

MAP/PARCEL 66/457

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/15/2024

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 10/15/2024 Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER Salvador Aguilar Portilla and Mayra E Escobar

MAILING ADDRESS 8 Nobadeer Way Nantucket MA 02554

PROPERTY LOCATION 72 Cato Lane

ASSESSORS MAP/PARCEL 66/457

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: 2024.10.09 15:31:55 -04'00'

October 9, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
56	51		YARMY JONATHAN		65 CATO LN	NANTUCKET	MA	02554	65 CATO LN
66	14		GRIMES JAMES O & MATTHEW J ETAL		3 DAFFODIL LN	NANTUCKET	MA	02554	67 CATO LN
66	525	1	RODRIGUEZ JONATHAN J & KATARZYNA		74 CATO LN UNIT 1	NANTUCKET	MA	02554	74 CATO LN #1
66	525	2	LEXTRE LLC		16 RUSSELL ST	CHARLESTOWN	MA	O2129	74 CATE LN #2
66	537		FLYNN WILLIAM		40 CRESCENT AV	BRAINTREE	MA	02184	4 WHITE WHALE LN
66	538	1	BROADBENT JENNIFER F		2B WHITE WHALE LN	NANTUCKET	MA	O2554	2 WHITE WHALE LN #1
66	538	2	TWO WHITE WHALE #2		2 WHITE WHALE LN #2	NANTUCKET	MA	O2554	2 WHITE WHALE LN #2
67	474		PAPPAS GEORGE S		7 SEA FOX CIRCLE	NANTUCKET	MA	02554	7 SEA FOX CI
67	475		SANDOVAL MIGUEL A & JOSEPHINE TRST		5 SEAFOX CIRCLE	NANTUCKET	MA	02554	5 SEA FOX CI
Count:	**9**								

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: 72 Cato Lane

Tax Map Number: 66 Parcel Number: 457

Owner of Record: Salvador Aguilar Portilla and Mayra E Escobar

Description of Proposal:

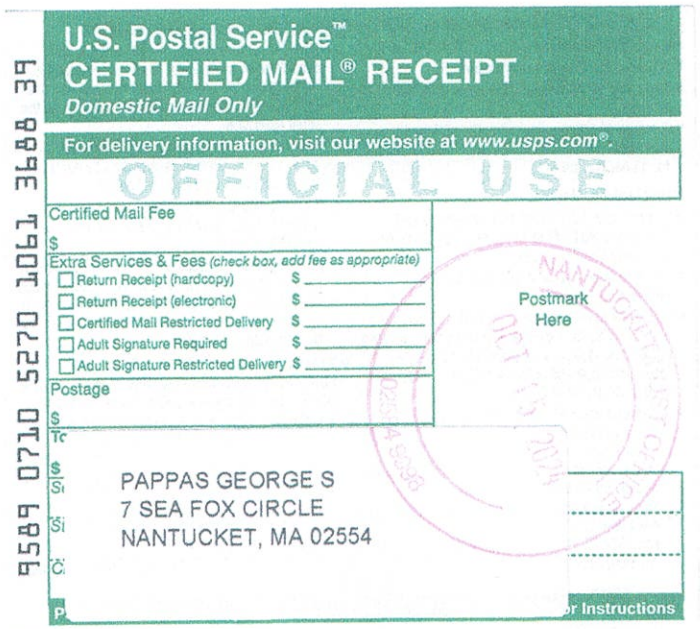
Construct new modular dwelling.

Anticipated HDC Submission Date: 10/15/2024

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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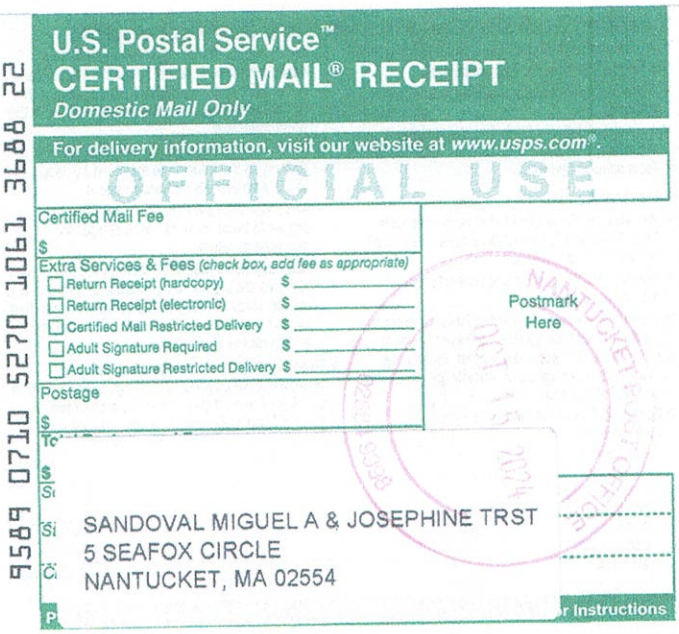
PAPPAS GEORGE S
7 SEA FOX CIRCLE
NANTUCKET, MA 02554

9589 0710 5270 1061 3688 39



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SANDOVAL MIGUEL A & JOSEPHINE TRST
5 SEAFOX CIRCLE
NANTUCKET, MA 02554

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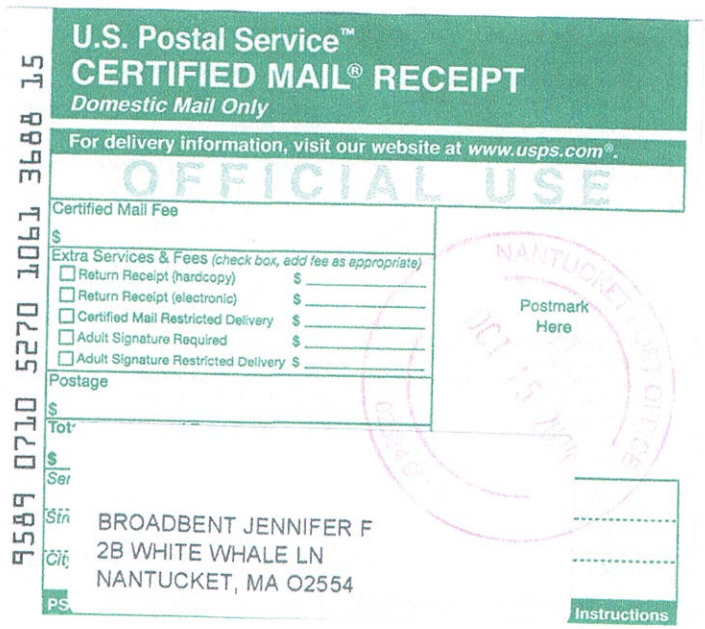

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BROADBENT JENNIFER F
2B WHITE WHALE LN
NANTUCKET, MA 02554

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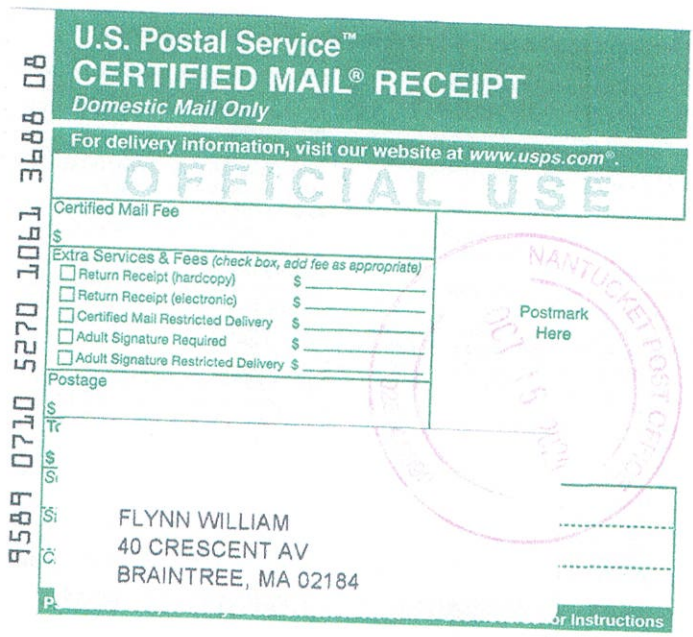

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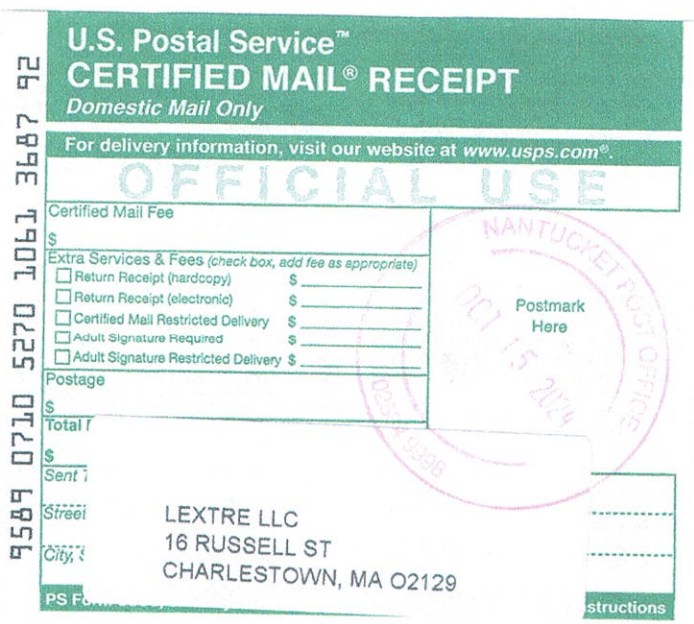
FLYNN WILLIAM
40 CRESCENT AV
BRAINTREE, MA 02184

9589 0710 5270 1061 3688 08



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LEXTRE LLC
16 RUSSELL ST
CHARLESTOWN, MA 02129

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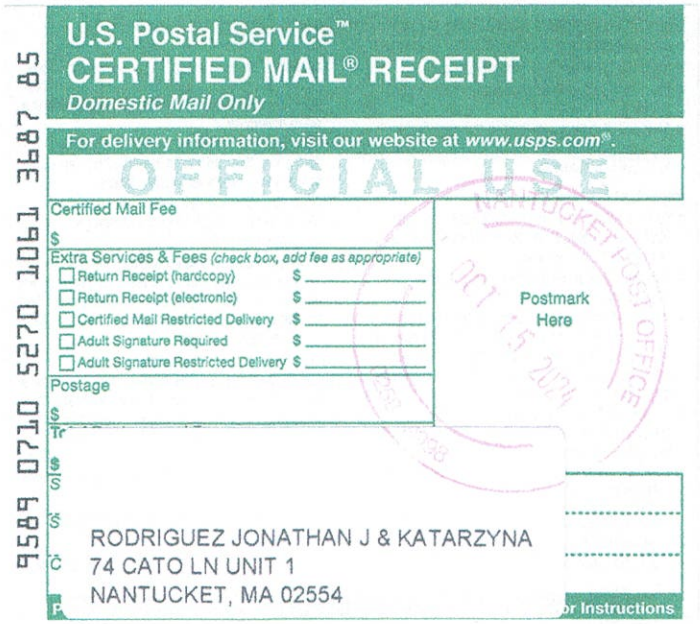

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OCT 15 2024

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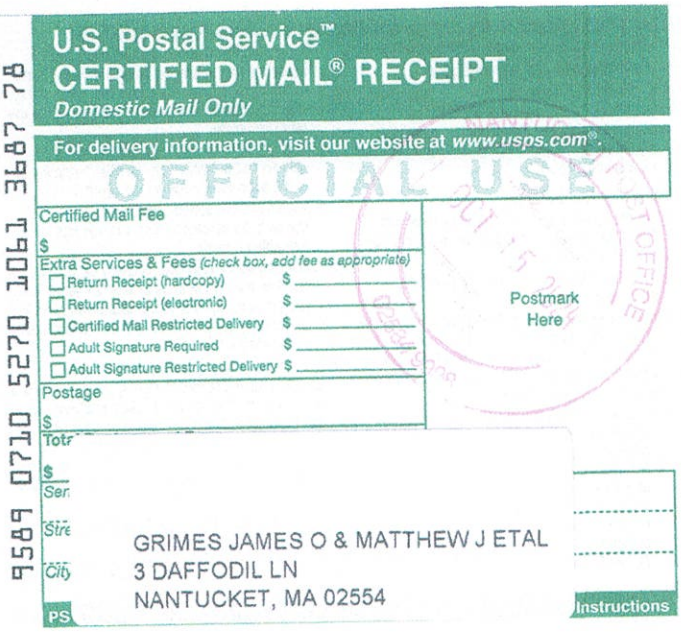
RODRIGUEZ JONATHAN J & KATARZYNA
74 CATO LN UNIT 1
NANTUCKET, MA 02554



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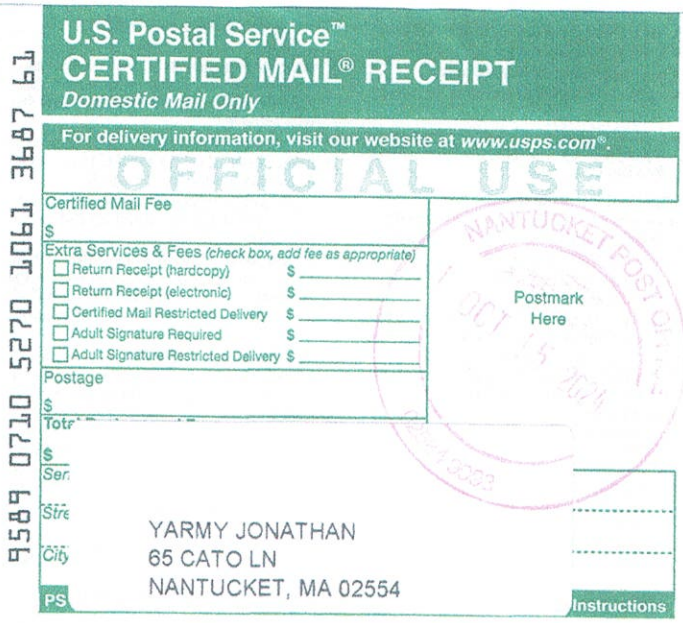
GRIMES JAMES O & MATTHEW J ETAL
3 DAFFODIL LN
NANTUCKET, MA 02554



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OCT 15 2024

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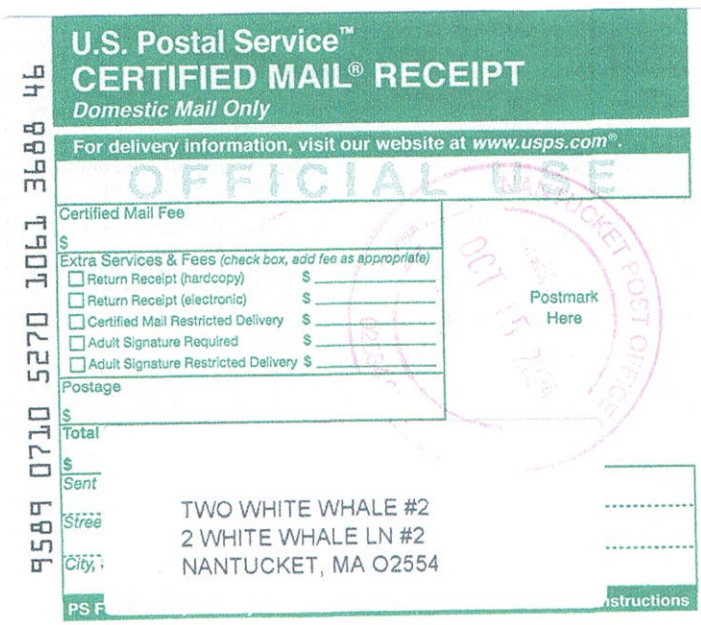
YARMY JONATHAN
65 CATO LN
NANTUCKET, MA 02554



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Sent
Street
City,

TWO WHITE WHALE #2
2 WHITE WHALE LN #2
NANTUCKET, MA 02554

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 457

Street & Number of Proposed Work: 72 CATO LANE (Rear Lot)

Owner of record: Salvador Aguilar-Portilla + Mayra E. Escobar

Mailing Address: 8 Nobadeer Way
Nantucket, MA 02554

Contact Phone #: 508 332-0796 E-mail: Mayraescobar82@yahoo.com

AGENT INFORMATION (if applicable)

Name: Kristopher Meyna

Mailing Address: 2a Blueberry Lane
Nantucket MA 02554

Contact Phone #: 508 525 5506 E-mail: KrisMeyna@dreamlinemodular.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 638.40

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 58' Sq. Footage 1st floor: 1596 Decks/Patio: Size: 4x13 ☑ 1st floor ☐ 2nd floor
Width: 35' Sq. footage 2nd floor: 1596 Size: 5x29 ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 27'11" South 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 7 /12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): 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 8"
Window Casing 4" Door Frame 6" Columns/Posts: Round _____ Square 6"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen 400

Doors* (type and material): ☐ TDL ☑ SDL Front Milliken Millwork Rear Andersen Side Milliken Millwork

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

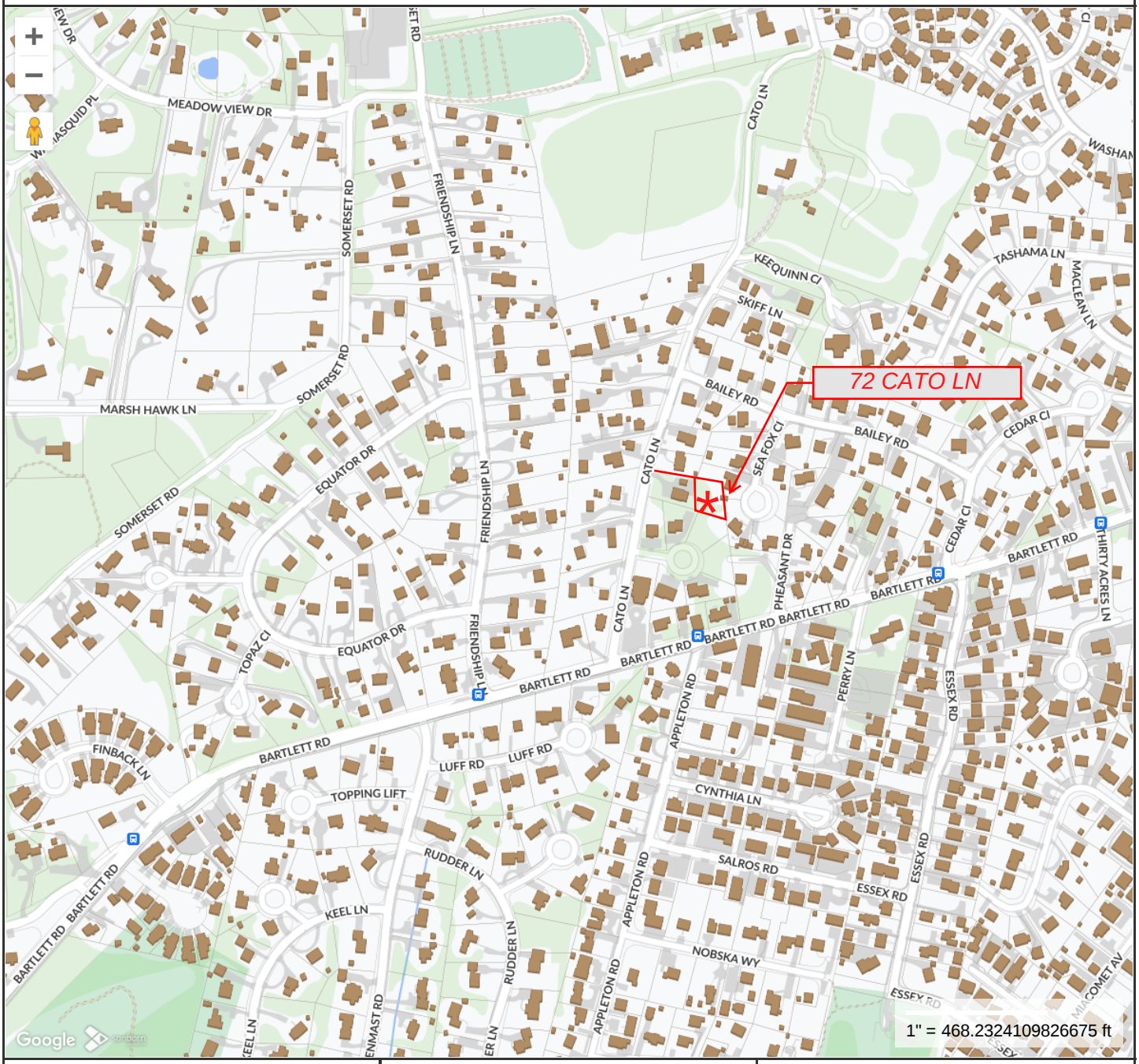
Sidewall NTW White Cedar Shingles Clapboard (if applicable) _____ Roof Weathered Wood
Trim NTW Cedar Sash Sandstone Doors Hamilton Blue
Deck Mahogany Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/9/24 Signature of owner of record _____ Signed under penalties of perjury

LOCUS- 72 CATO LANE (REAR LOT)

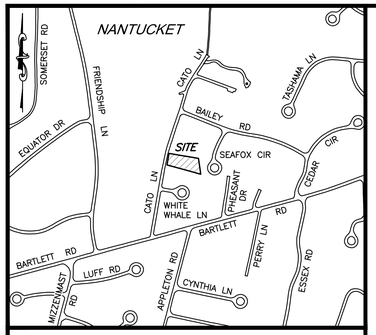


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

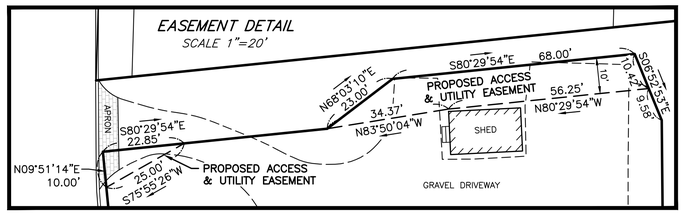
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LOCUS NOT TO SCALE



NOTES

1. THIS PLAN REPRESENTS A SUBDIVISION OF LOT 2 SHOWN ON PLAN RECORDED AS PLAN NO. 2008–21.
2. THIS PLAN REPRESENTS A SUBDIVISION OF MAP 66, PARCEL 457 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
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 0088 G (EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

ZONING REQUIREMENTS

ZONING DISTRICT: RESIDENTIAL 10 (R–10)

	REQUIRED	PROVIDED	
		LOT 1	LOT 2
LOT AREA	10,000 S.F.	11,900 S.F.	10,206 S.F.
LOT FRONTAGE	75 FT.	–	–
LOT FRONTAGE (REAR LOT)	20 FT.	63.50 FT.	20.00 FT.
FRONT YARD SETBACK	20 FT.	78.9 FT.	–
SIDE YARD SETBACK	10 FT	10.7 FT.	–
REAR YARD SETBACK	10 FT.	17.1 FT.	–
MAX. GROUND COVER RATIO	25%	11.3%	–
REGULARITY FACTOR "R"	≥0.55	N/A	N/A

DISPOSITION OF LOTS

- LOTS 1 AND 2 ARE BUILDABLE LOTS.
- LOTS 1 AND 2 ARE SUBJECT TO A REAR LOT SUBDIVISION SPECIAL PERMIT APPROVAL FROM THE NANTUCKET PLANNING BOARD DATED JANUARY 8, 2024 (P.B. FILE #PLSP–2024–01–0280). THIS PERMIT ALLOWS A MINIMUM LOT FRONTAGE OF 20 FEET.

OVERLAY DISTRICT APPLICABILITY

- TOWN
- TOWN SEWER
- WELLHEAD PROTECTION
- MA DEP ZONE II

OWNERS & APPLICANTS

SALVADOR A. AGUILAR–PORTILLA
& MAYRA E. ESCOBAR
8 NOBADEER WAY
NANTUCKET, MA 02554

TITLE REFERENCE:
DEED BK.1727/PG.23

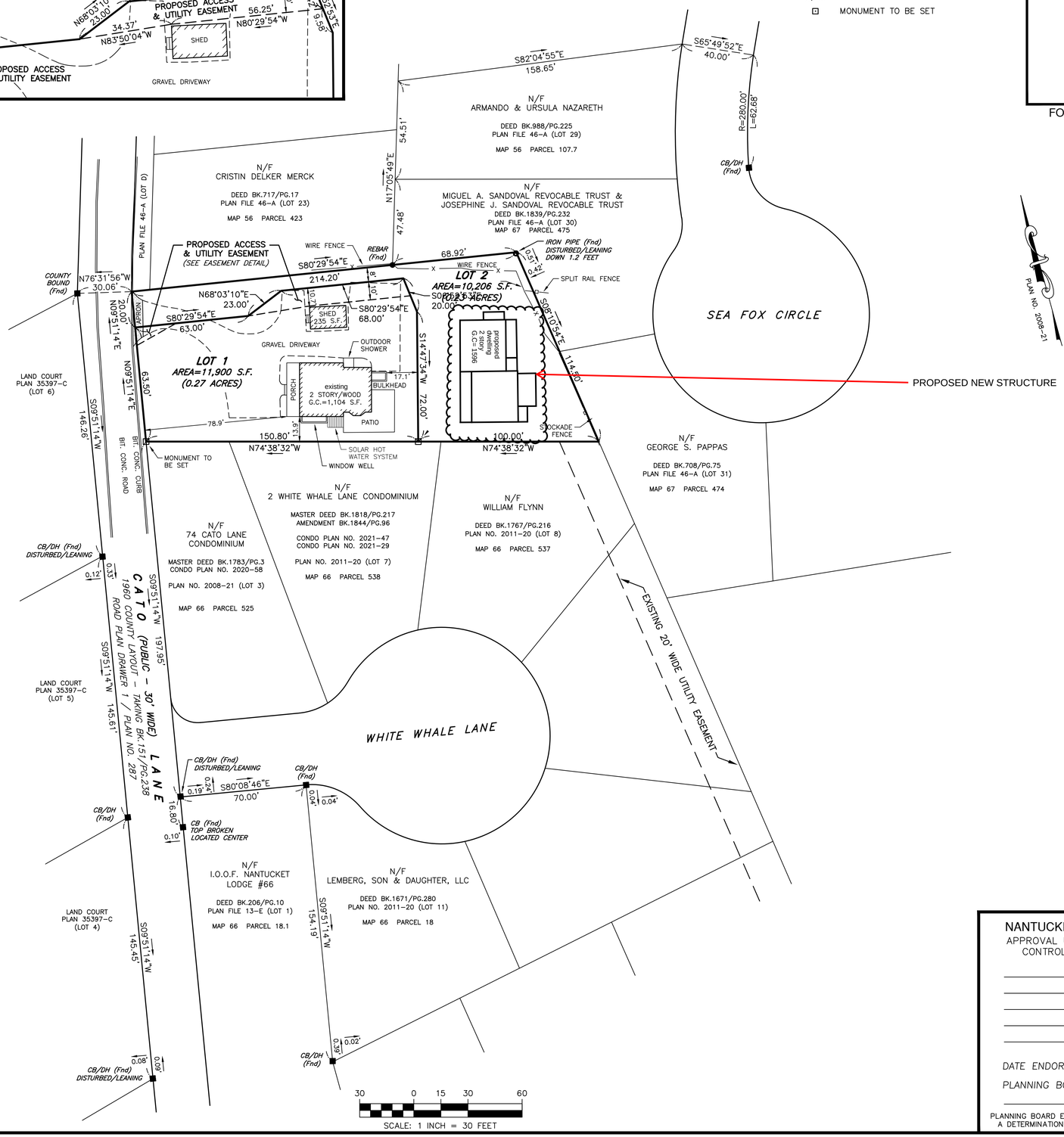
PLAN REFERENCE:
PLAN NO. 2008–21 (LOT 2)

SITE LOCATION:
72 CATO LANE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 66, PARCEL 457

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE



FOR REGISTRY USE ONLY

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: _____

PLANNING BOARD FILE No. _____

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: SEPTEMBER 9, 2024

DRAWN BY:	COMPS. BY:	CHECK BY:
RLM	RLM	RLM/DCM

PROJECT NO. 20033

ISSUED FOR: APPROVAL

REAR LOT SUBDIVISION PLAN

BEING A SUBDIVISION OF LOT 2
SHOWN ON RECORDED PLAN NO. 2008-21
72 CATO LANE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 66, PARCEL 457
PREPARED FOR
SALVADOR A. AGUILAR-PORTILLA & MAYRA E. ESCOBAR

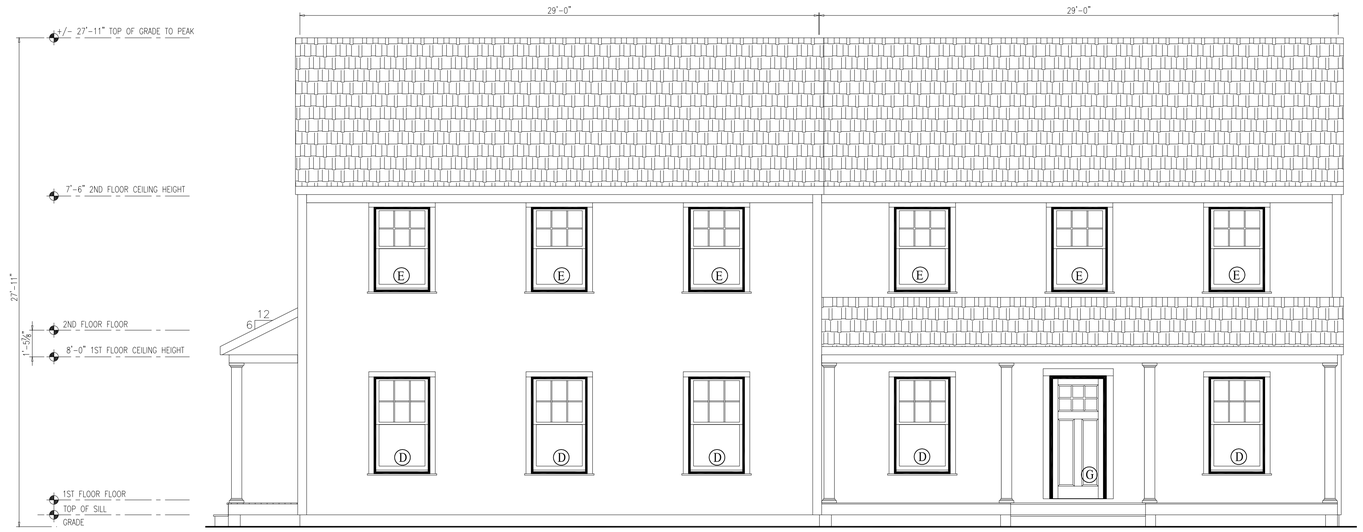
DRAWING TITLE: APPROVAL NOT REQUIRED PLAN

SCALE: 1" = 30'

SHEET NO. 1 OF 1

20033_72 Cato Lane_Rear Lot ANR Subdivision Plan.dwg

WEST



EAST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

72 CATO LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
72 CATO LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45360
2-STORY
DUPLEX

TITLE:
ELEVATIONS

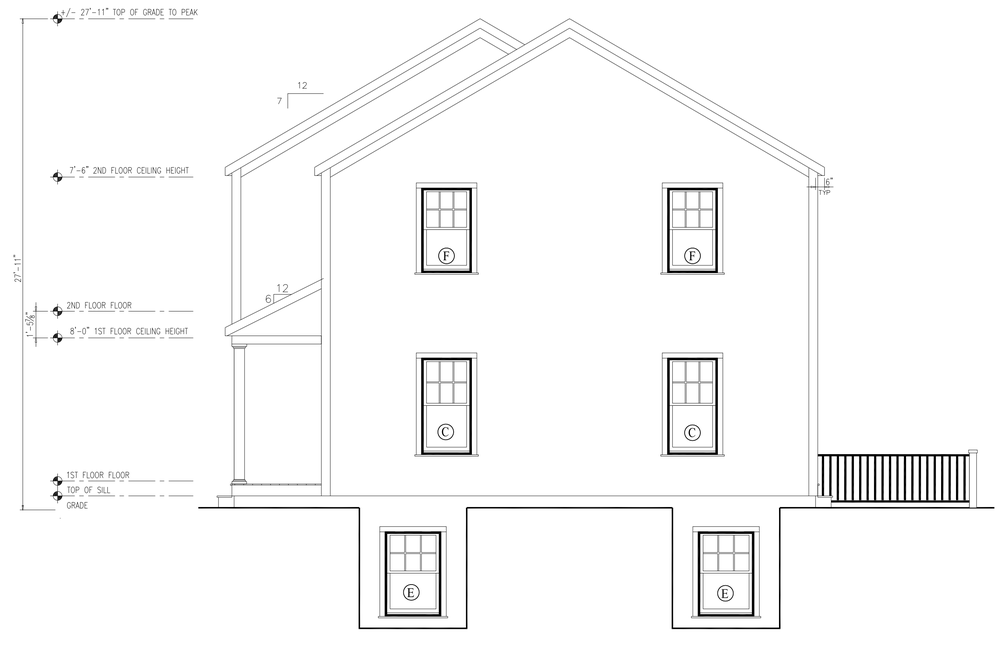
DRAWN BY: DLN
DATE: 10/1/24
SCALE: 1/4"=1'-0"
FILENAME: 45360 PD2

SHEET:
ELEV-

NORTH



SOUTH



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

72 CATO LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
72 CATO LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

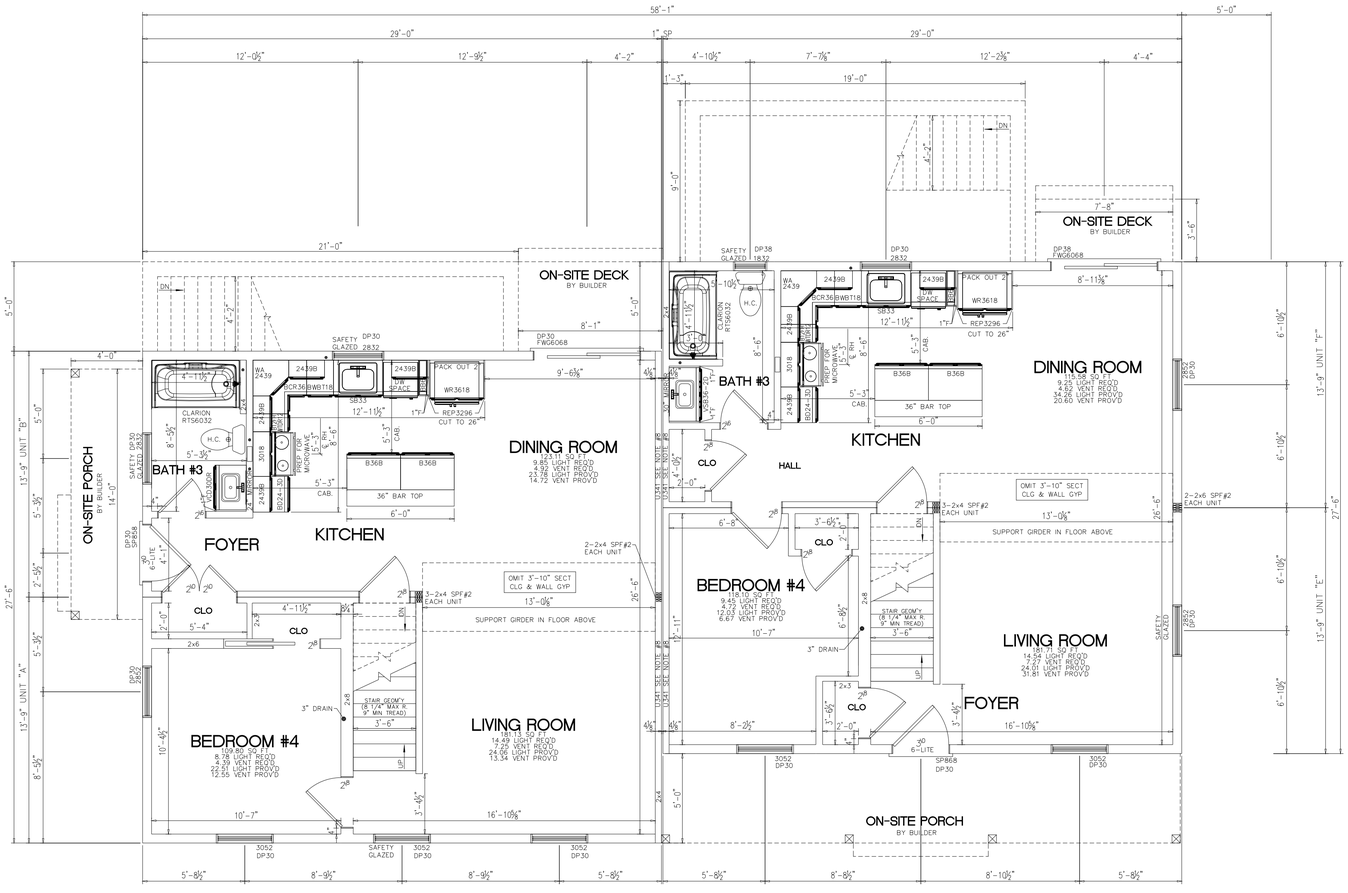
PROJECT:
45360
2-STORY
DUPLEX

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 10/1/24
SCALE: 1/4"=1'-0"
FILENAME: 45360 PD2

SHEET:
ELEV- (2)

FIRST FLOOR PLAN



* 2x8 CEILING PERIMETER

NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "B"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD
8. 1 LAYER 5/8" TYPE "X" GYP. ONE SIDE @ MARR. WALL OVER 2x4 STUDS @ 16" O.C., (CROSS BRACED AT MID HEIGHT), ATTACH w/6d CEMENT COATED NAILS @ 7" O.C. (U341)

72 CATO LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
72 CATO LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

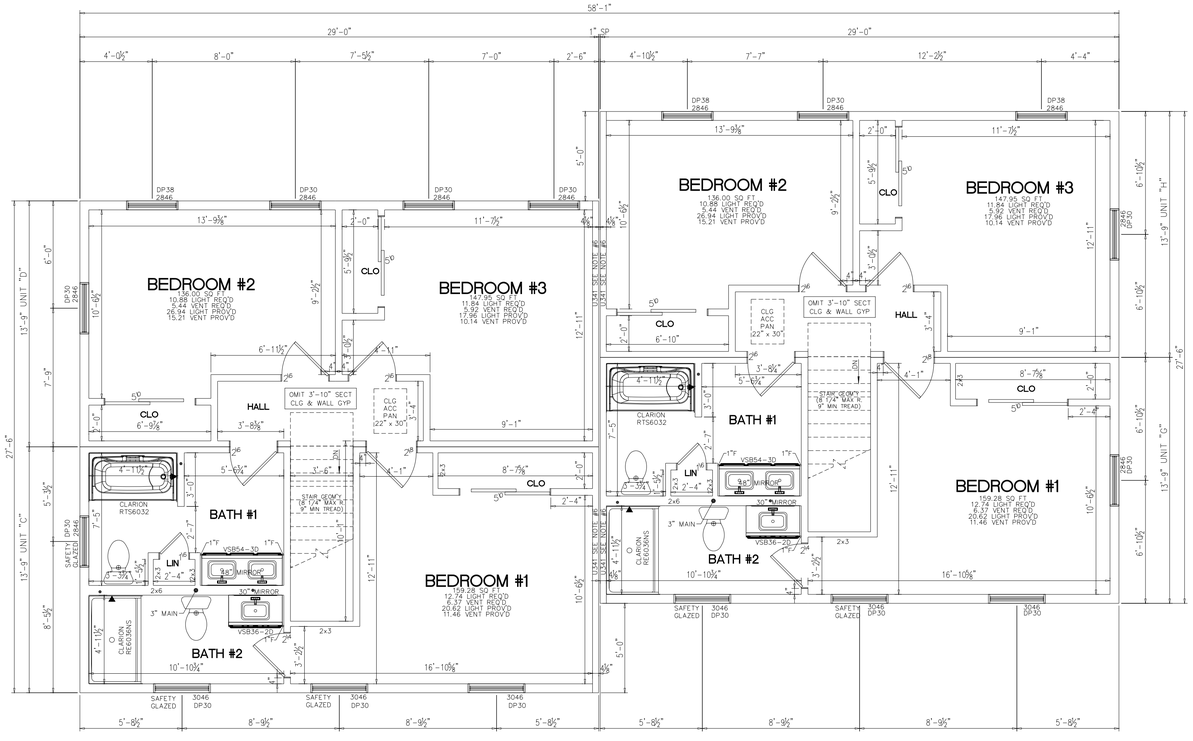
PROJECT:
45360
2-STORY
DUPLEX

TITLE:
FLOOR PLANS

DRAWN BY: DLN
DATE: 10/1/24
SCALE: 1/4"=1'-0"
FILENAME: 45360 PD2

SHEET:
PLAN -

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 7'-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. 1 LAYER 5/8" TYPE "X" GYP. ONE SIDE @ MARR. WALL OVER 2x4 STUDS @ 16" O.C., (CROSS BRACED AT MID HEIGHT), ATTACH w/6d CEMENT COATED NAILS @ 7" O.C. (U341)
7. FLR GIRDER UNDER BDRM #1/BDRM #3 TO BE: 2-1 1/2"x16"x13'-8 3/4" M.L. (PER MODULE)

72 CATO LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
72 CATO LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

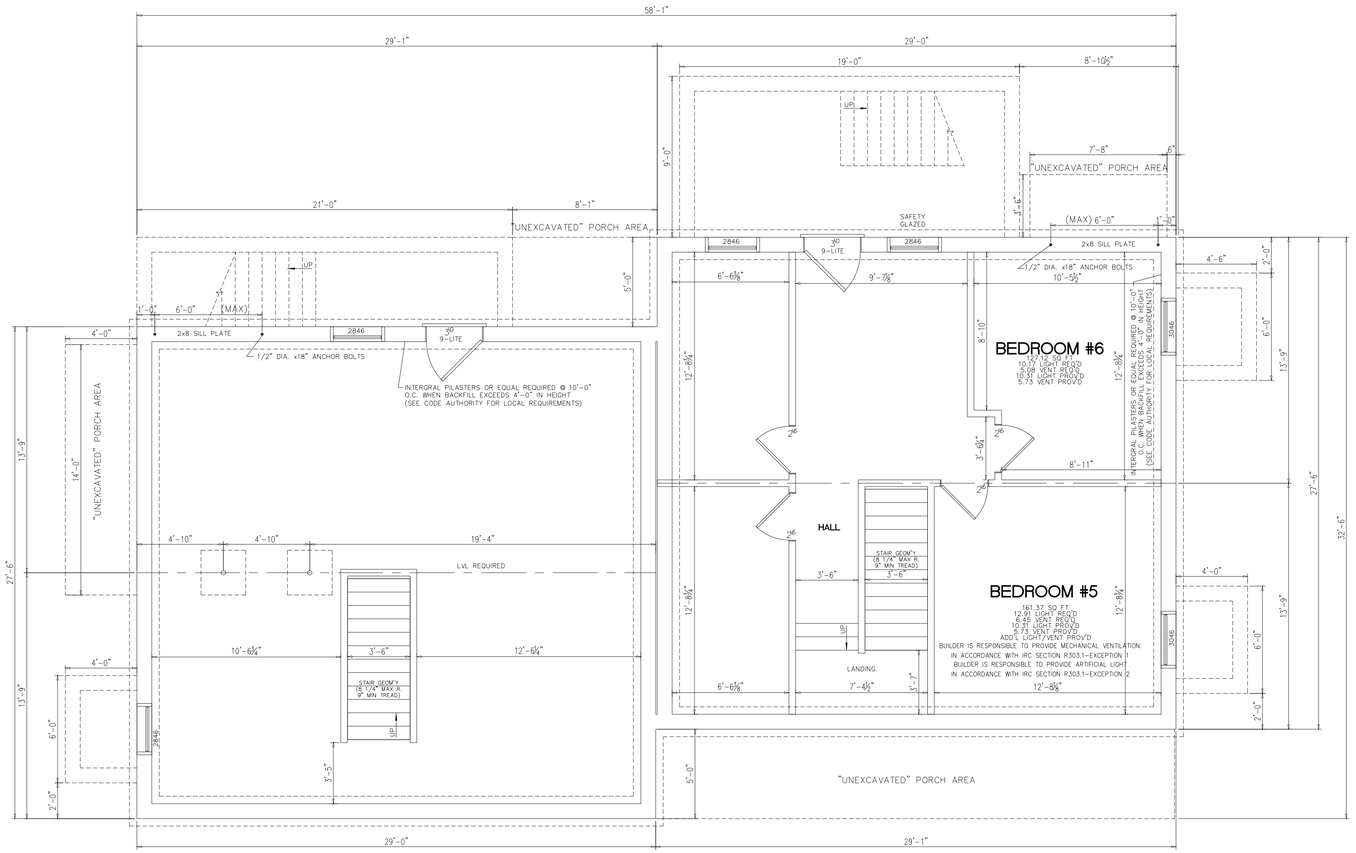
PROJECT:
45360
2-STORY
DUPLEX

TITLE:
FLOOR PLANS

DRAWN BY: DLN
DATE: 10/1/24
SCALE: 1/4"=1'-0"
FILENAME: 45360 PD2

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"

SQUARE FOOTAGE:

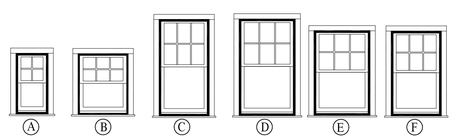
FIRST FLOOR:	798	SQ. FT. PER UNIT
SECOND FLOOR:	798	SQ. FT. PER UNIT
BONUS ROOM:	NA	SQ. FT.
GARAGE:	NA	SQ. FT.
TOTAL:	1,596	SQ. FT. PER UNIT
OVERALL SIZE	27'-6"x58'-1"	
MODEL:	2-STORY DUPLEX	

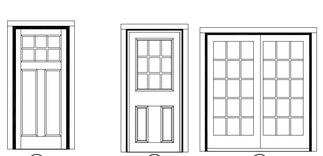
DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
1832	A	22 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	6.14	3.32	2.03
2832	B	34 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	9.54	5.98	3.39
2852	C	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.28	15.14	10.48	5.88
3052	D	38 1/8" X 64 7/8"	ANDERSEN 400	DH WINDOW	.28	17.4	12.03	6.67
3046	E	38 1/2" X 57 1/4"	ANDERSEN 400	DH WINDOW	.28	15.3	10.31	5.73
2846	F	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	13.28	8.98	5.07
DOORS								
SP868	G	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
SP55	H	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
FWG6068-2	I	72" x 80"	ANDERSEN	SLIDING GLASS DOOR	.29	39.34	23.78	14.72





72 CATO LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
72 CATO LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45360
2-STORY
DUPLEX

TITLE:
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 10/1/24
SCALE: 1/4"=1'-0"
FILENAME: 45360 PD2

SHEET:
PLAN - (3)

HOUSE IN FRONT ON CATO LANE. HOUSE SITS 88' from Cato Lane. New structure going behind this about 200' back

EXISTING STRUCTURE TO THE RIGHT OF EXISTING STRUCTURE. SAME HOUSE SIZE WHITE WHALE LANE

WHITE WHALE LANE NEIGHBORING STRUCTURE

WHITE WHALE LANE NEIGHBORING STRUCTURE

CATO LANE ACROSS THE STREET

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 KIM GLOWACKI

AS AGENT FOR KIM GLOWACKI

STREET ADDRESS 5 MEADER ST NANTUCKET

MAP/PARCEL 42.2.3 / 37.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Oct 15, 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

OCT 15, 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 Mar 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 (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:

— 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 (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.

X 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.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RC 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°: 42.2.3 PARCEL N°. 37.1

Street & Number of Proposed Work: 5 MEADER STREET

Owner of record: KIM GLOWACKI

Mailing Address: 5 MEADER STREET

NANTUCKET, MA 02554

Contact Phone #: 508 325 3119 E-mail: STRUCTURESUNLTD @GMAIL.COM

AGENT INFORMATION (if applicable)

Name: KIM GLOWACKI

Mailing Address: 5 MEADED ST

NANTUCKET, MA 02554

Contact Phone #: 508-325-3119 E-mail: STRUCTURESUNLTD @GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: 1070SF Decks/Patio: Size: 210 ☒ 1st floor ☐ 2nd floor

Width: 32'0" Sq. footage 2nd floor: 1070SF Size: 210 ☐ 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 29'-6" South 29'-6" East 29'-6" West 29'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW HOUSE (40'x32') COMPLEMENTING EXISTING STRUCTURE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 7'-7" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 1x8 or 10 Soffit (Overhang) 6"-8" Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 6" wrapped

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other 6/1

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer W/ STORMS

Doors* (type and material): ☐ TDL ☒ SDL Front 15 LITE Rear 15 LITE 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 ARCH ASPHALT

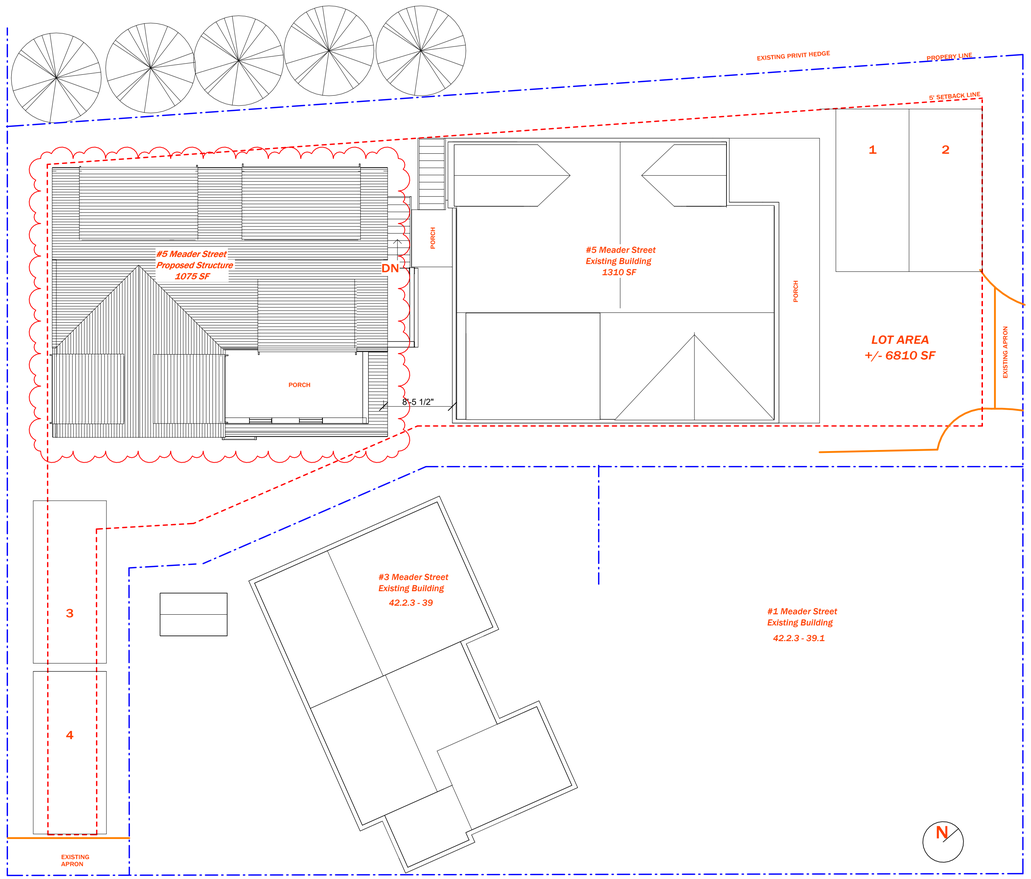
Trim WHITE Sash WHITE Doors WHITE

Deck NTW Foundation GREY Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

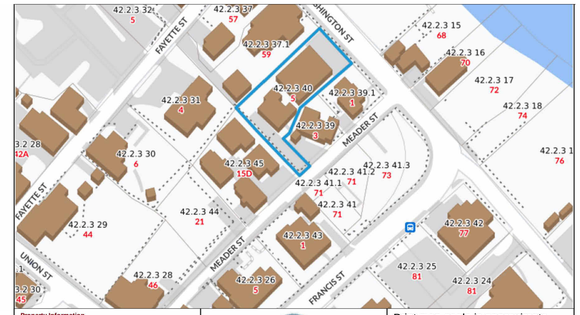
Date 10/15/24 Signature of owner of record _____ Signed under penalties of perjury



WASHINGTON STREET

MEADER STREET

Site Plan - 5 Meader Street



Property Information

Property ID	9429
Location	5 MEADER ST
Owner	GLOWACKI KIM

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2023

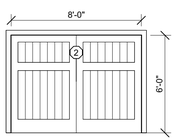
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Locus Map

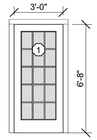


5 Meader Street

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)
MINIMIUM LOT SIZE: 5000 SF / +/- 6810 SF
MINIMIUM FRONTAGE: 50 FT
FRONT YARD SETBACK: 0 FT
REAR/SIDE SETBACK 5 FT
GROUND COVER % (GCR): 40% / ACTUAL 35%



TYPE: CARRIAGE GARAGE DOOR
TRIM: WHITE
SASH: WHITE
MODEL: CARRIAGE DOOR
MODEL #: TBD
SIZE: 8' x 6'
QNTY: 2

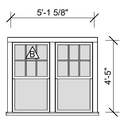


TYPE: 15 LITE FRENCH DOOR SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
SIZE: 3' x 6'-8"
QNTY: 4

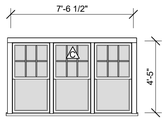
DOOR LEGEND
1/4" = 1'-0"



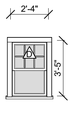
TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 2'-6" x 4'-5"



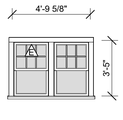
TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 5'-1 5/8" x 4'-5"



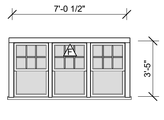
TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 7'-6 1/2" x 4'-5"



TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 2'-4" x 3'-5"



TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 4'-9 5/8" x 3'-5"



TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 7'-0 1/2" x 3'-5"

WINDOWS LEGEND
1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
5 Meader St.

Nantucket, MA 02554

DA	08/20/24
PROJECT NO	2410040
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

Survey and Locas Map

A.100

DRAWN BY: PFQ



South Elevation - Proposed

1/4" = 1'-0"



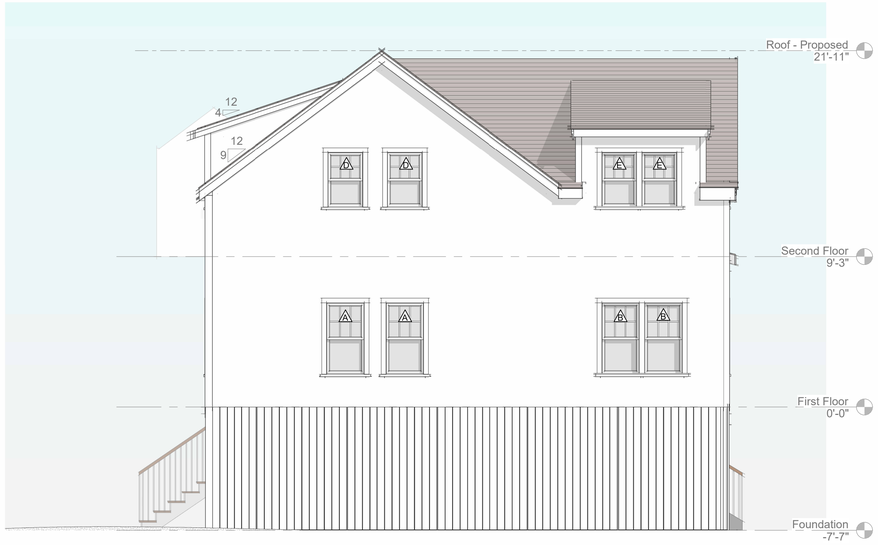
East Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
5 Meader St.

Nantucket, MA 02554

DA	03.25.24
PROJEC	2410040
T NO	
REVISION	DATE

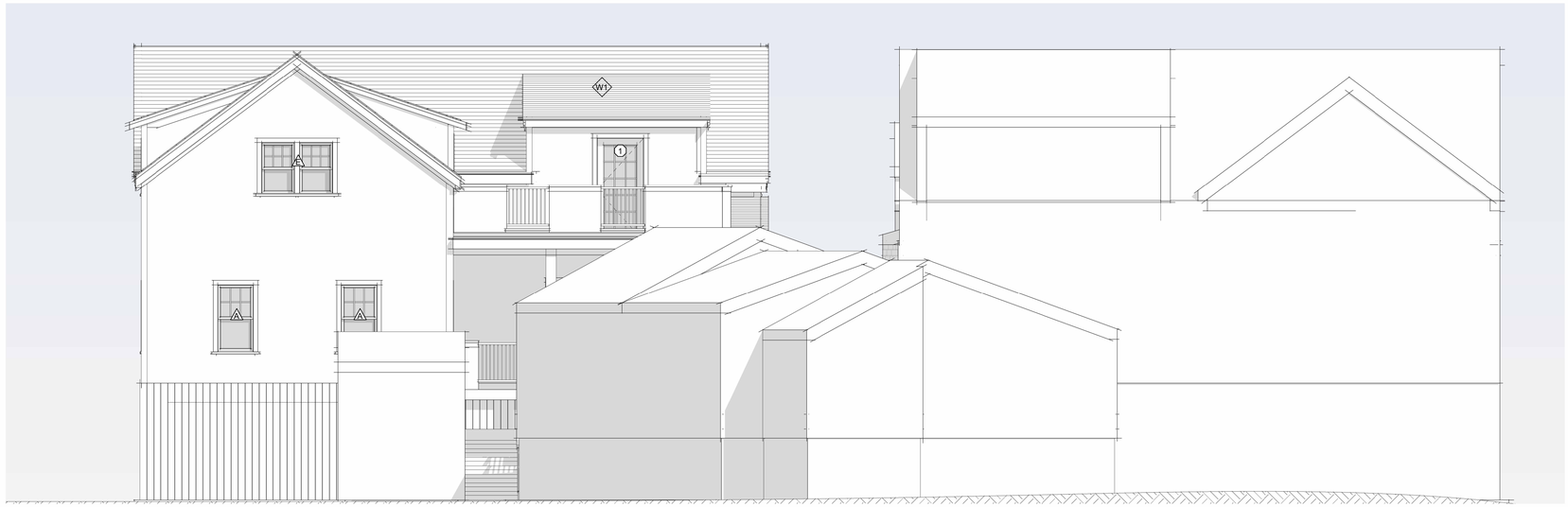
NOTES:

HDC Submission

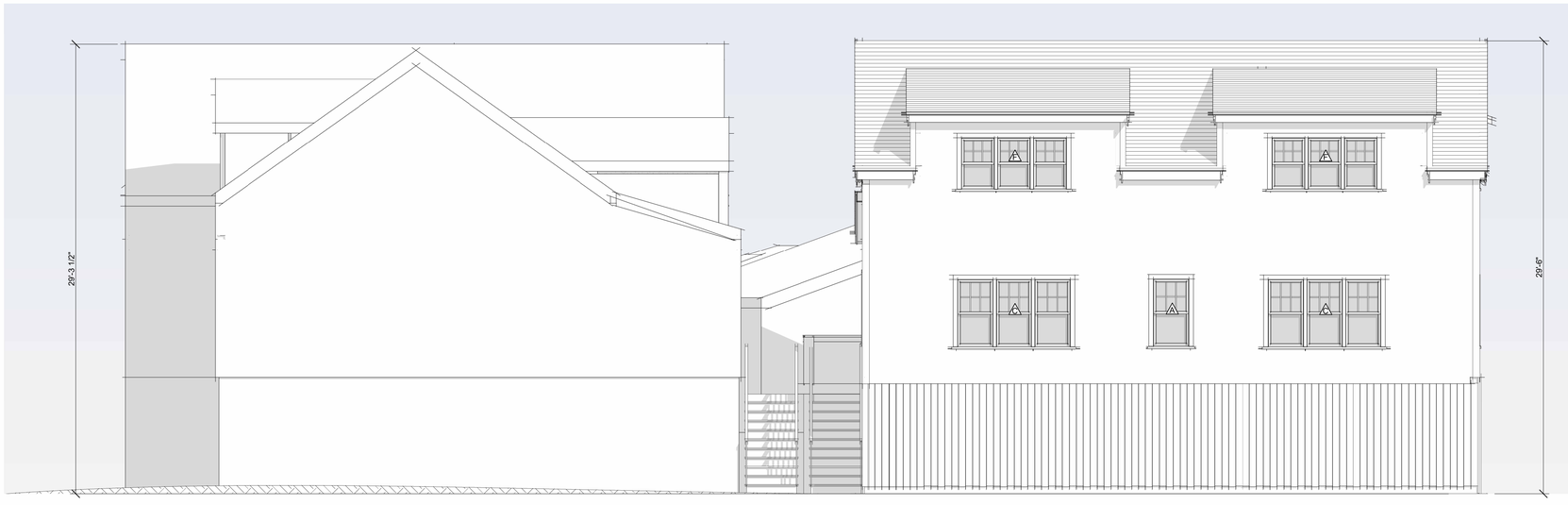
Elevations

A.150

DRAWN BY: PFQ



South Elevation - 5 Meader
1/4" = 1'-0"



North Elevation - 5 Meader
1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
5 Meader St.

Nantucket, MA 02554

DA	03.25.24
PROJEC T NO	2410040
REVISION	DATE

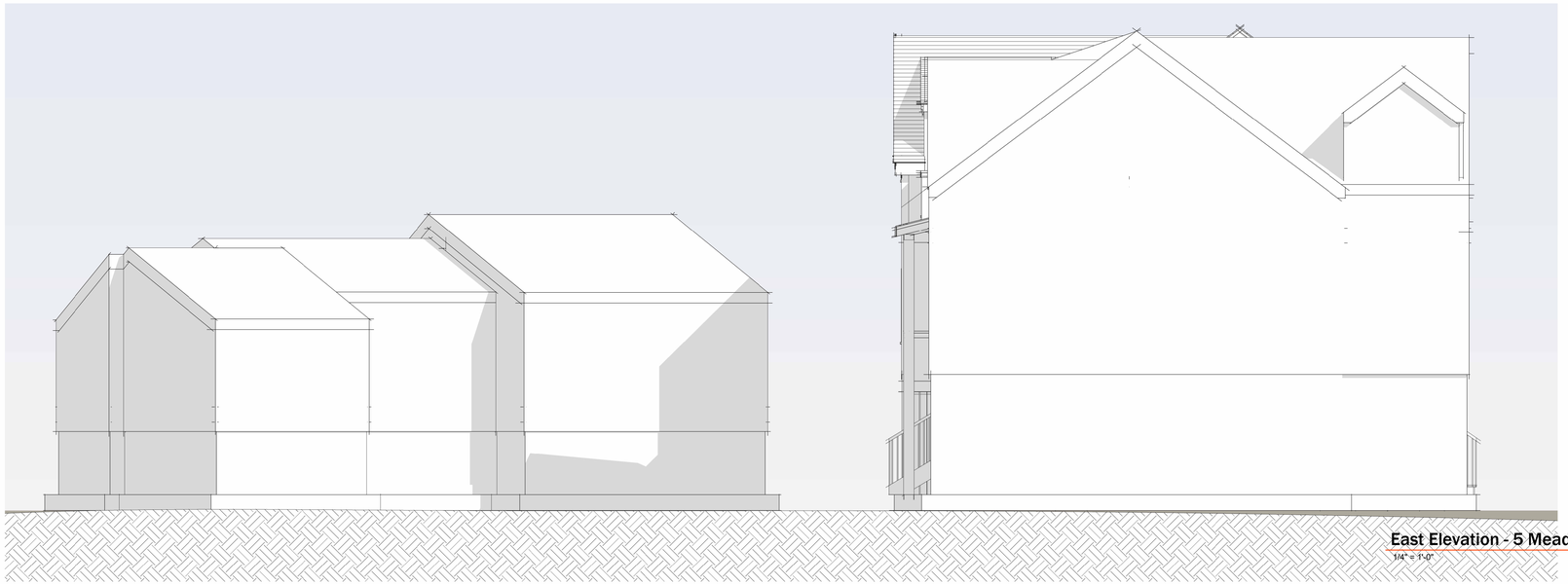
NOTES:

HDC Submission

Elevations

A.151

DRAWN BY: PFQ



East Elevation - 5 Meader

1/4" = 1'-0"



West Elevation - 5 Meader

1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
5 Meader St.

Nantucket, MA 02554

DA	03.25.24
PROJECT NO	2410040
REVISION	DATE

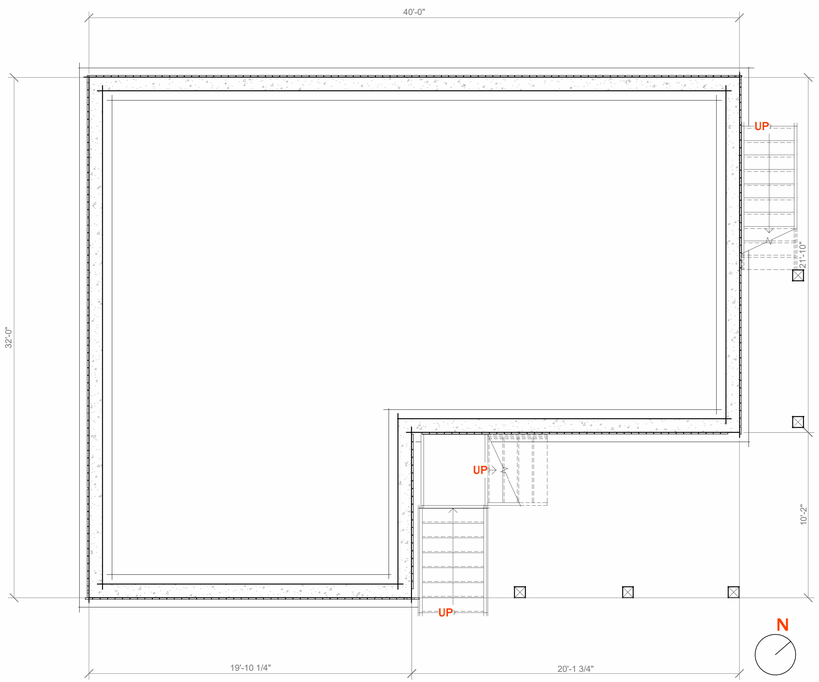
NOTES:

HDC Submission

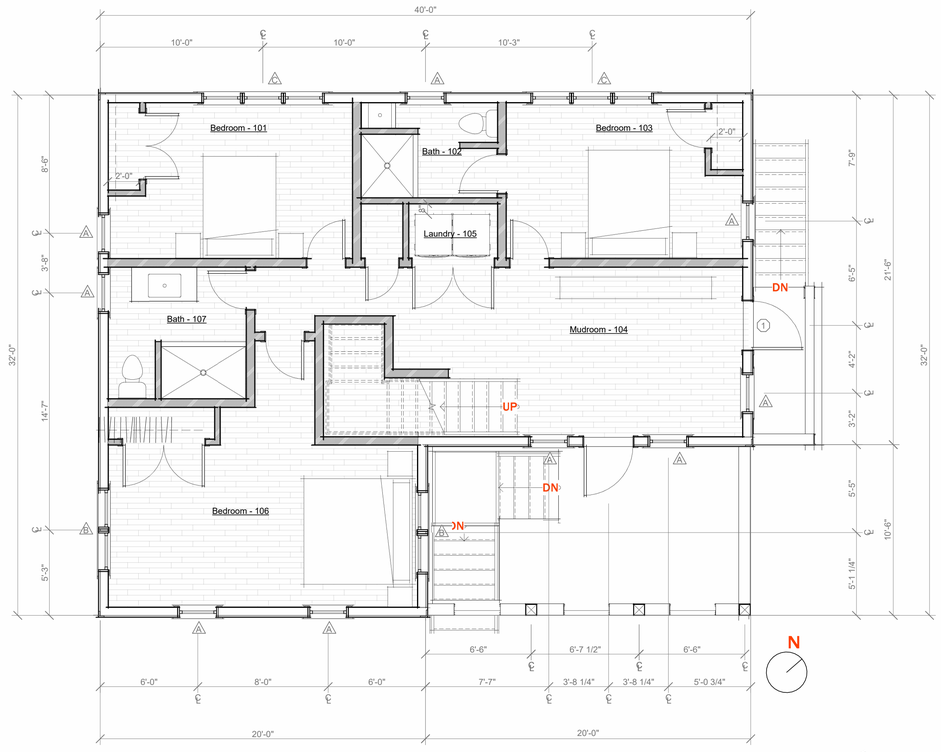
Elevations

A.152

DRAWN BY: PFQ



Foundation
1/4" = 1'-0"



First Floor
1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
5 Meader St.

Nantucket, MA 02554

DA	03.25.24
PROJEC T NO	2410040
REVISION	DATE

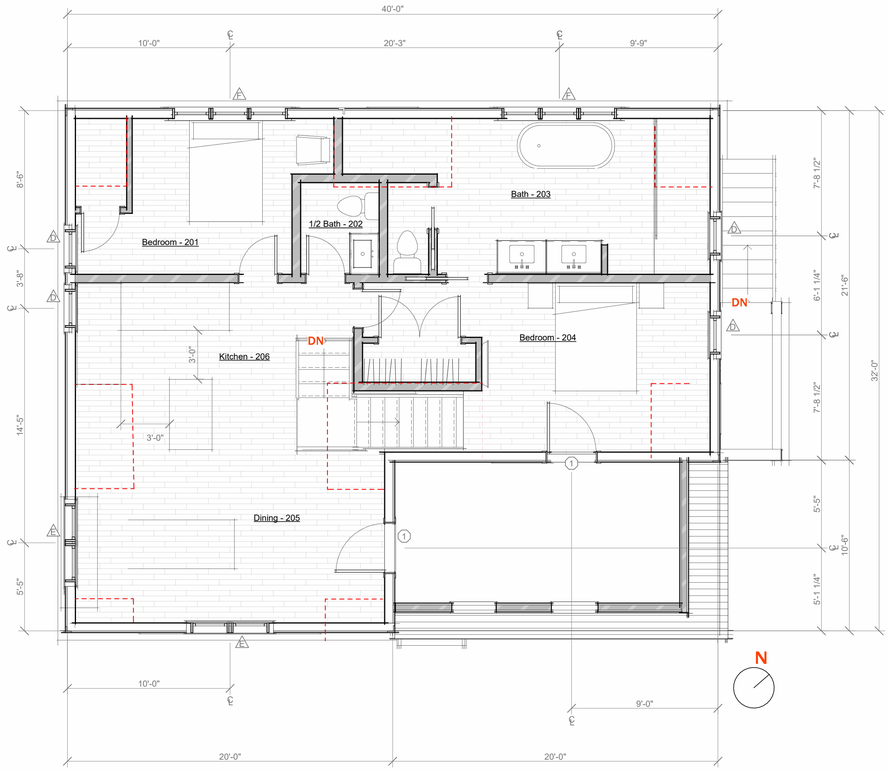
NOTES:

HDC Submission

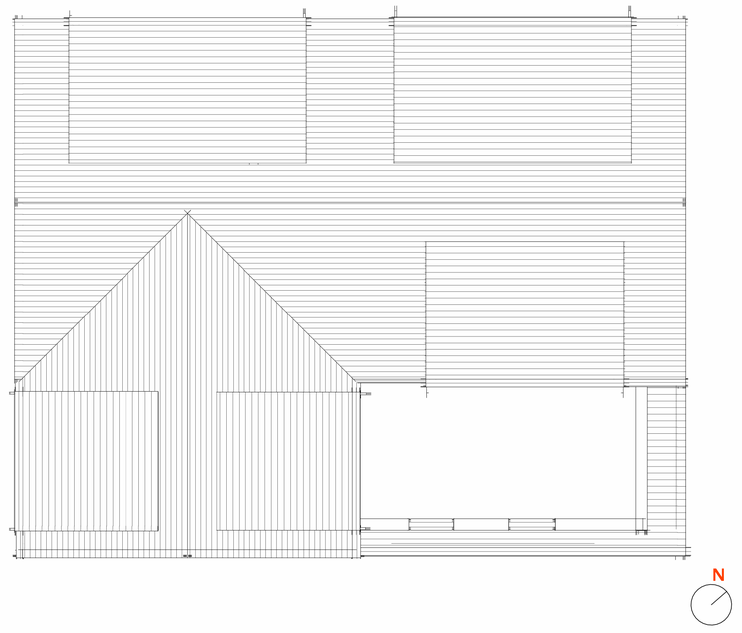
Plans

A.250

DRAWN BY: PFQ



Second Floor
1/4" = 1'-0"



Roof
1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
5 Meader St.

Nantucket, MA 02554

DA	03.25.24
PROJEC T NO	2410040
REVISION	DATE

NOTES:

HDC Submission

Plans

A.251

DRAWN BY: PFQ



5 Meader - Northeast - Existing



5 Meader - East - Existing



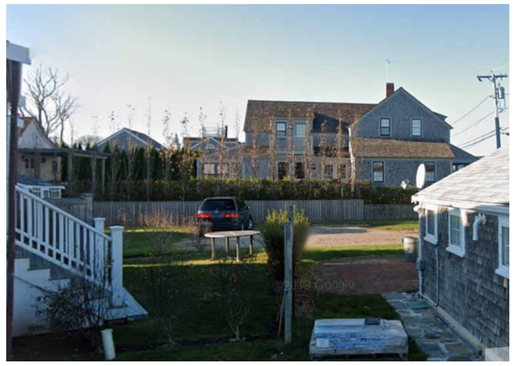
5 Meader - Southeast - Existing



5 Meader - South - Existing



5 Meader - Southwest - Existing



5 Meader - South - Prior to Construction



15 Meader Street - Existing

Structures Unlimited

Nantucket, MA ©2023

PROJ
5 Meader St.

Nantucket, MA 02554

DA 10/16/23
PROJECT NO 2410040
REVISION DATE

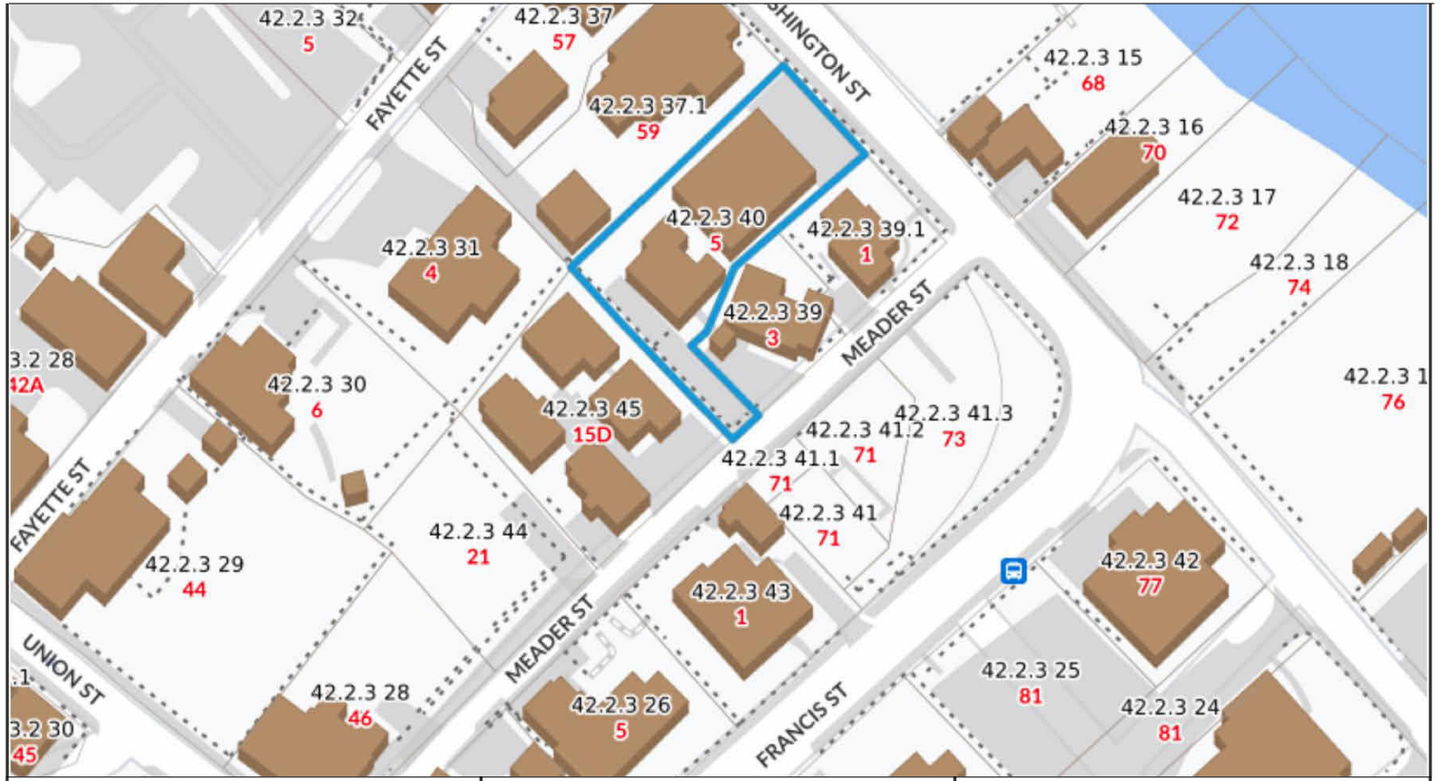
NOTES:

HDC Submission

5 Meader Photographs - Existing

A.350

DRAWN BY: Kim Glowacki



Property Information

Property ID	9429
Location	5 MEADER ST
Owner	GLOWACKI KIM

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Locus Map

Structures Unlimited

Nantucket, MA ©2023

PROJECT
5 Meader St.

Nantucket, MA 02554

DATE	08/20/24
PROJECT NO	2410040

REVISION	DATE
1	Date 1

NOTES:



5 Meader Street

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)
MINIMIUM LOT SIZE: 5000 SF / +/- 6810 SF
MINIMIUM FRONTAGE: 50 FT
FRONT YARD SETBACK: 0 FT
REAR/SIDE SETBACK 5 FT
GROUND COVER % (GCR): 40% / ACTUAL 35%

EXISTING PRIVIT HEDGE

PROPERY LINE

5' SETBACK LINE

#5 Meader Street
Proposed Structure
1075 SF

DN

PORCH

#5 Meader Street
Existing Building
1310 SF

PORCH

PORCH

8'-5 1/2"

1

2

LOT AREA
+/- 6810 SF

EXISTING APRON

WASHINGT
STREET

3

4

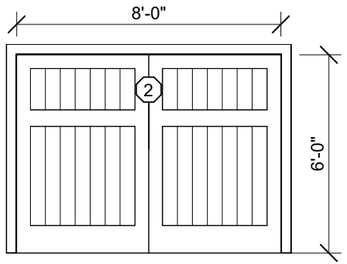
#3 Meader Street
Existing Building
42.2.3 - 39

#1 Meader Street
Existing Building
42.2.3 - 39.1

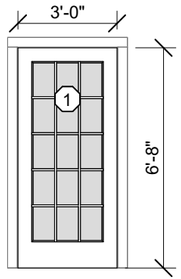
N

EXISTING
APRON

MEADER STREET



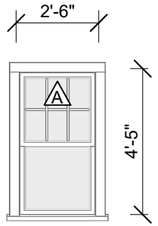
TYPE: CARRIAGE GARAGE DOOR
TRIM: WHITE
SASH: WHITE
MODEL: CARRIAGE DOOR
MODEL #: TBD
SIZE: 8' x 6'
QNTY: 2



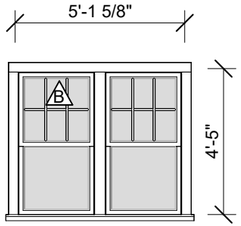
TYPE: 15 LITE FRENCH DOOR SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
SIZE: 3' x 6'-8"
QNTY: 4

DOOR LEGEND

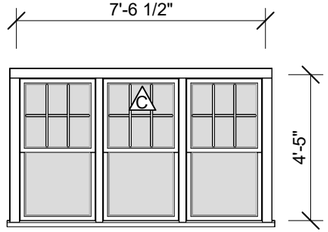
1/4" = 1'-0"



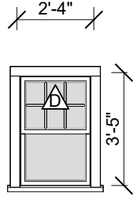
TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 2'-6' x 4'-5"



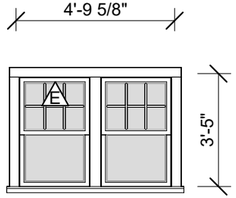
TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 5'-1 5/8" x 4'-5"



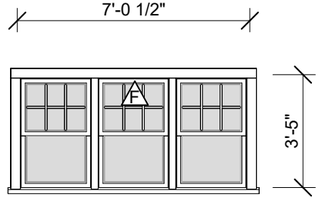
TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 7'-6 1/2" x 4'-5"



TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 2'-4" x 3'-5"



TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 4'-9 5/8" x 3'-5"



TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 7'-0 1/2" x 3'-5"

WINDOWS LEGEND

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



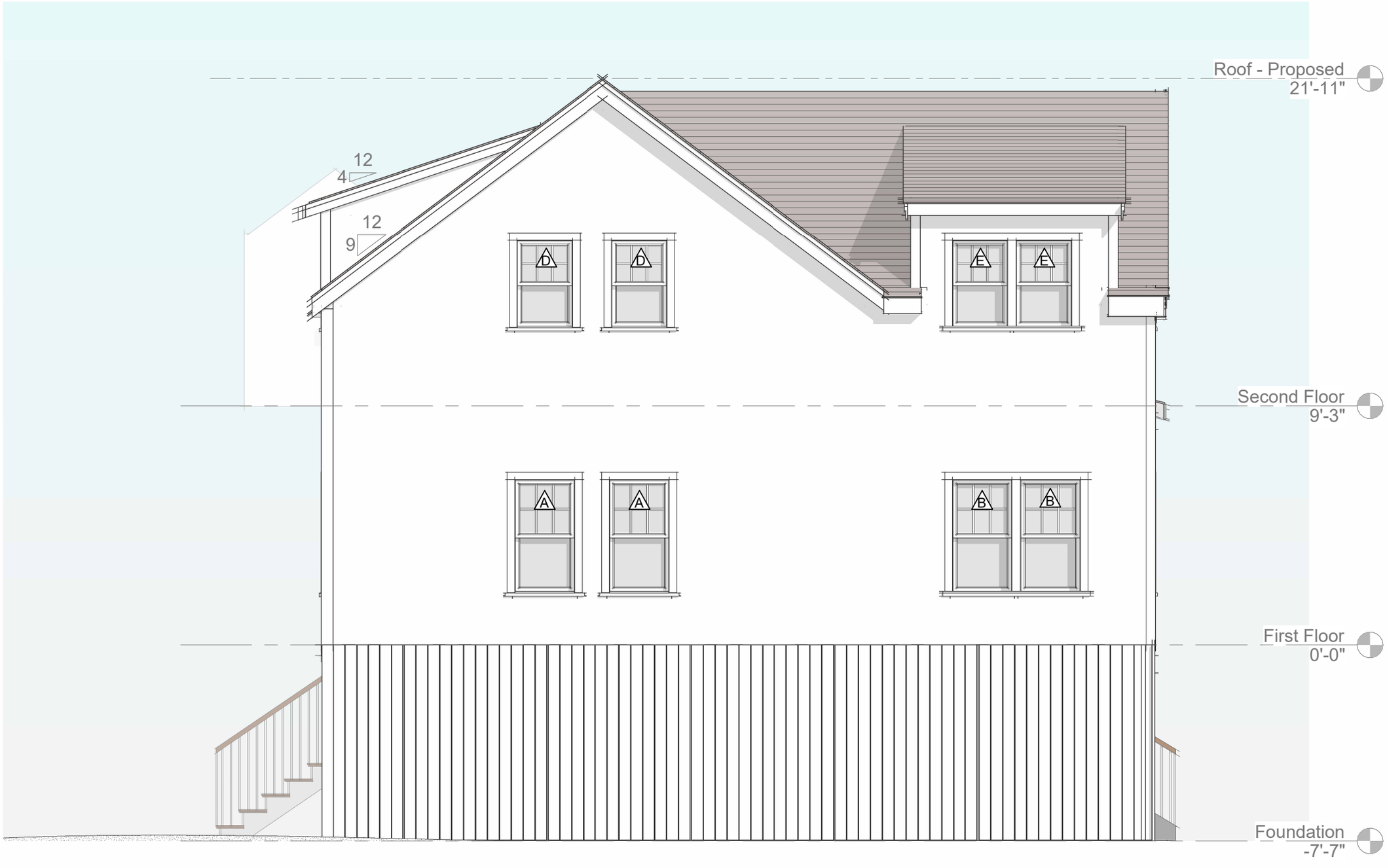
East Elevation - Proposed

1/4" = 1'-0"



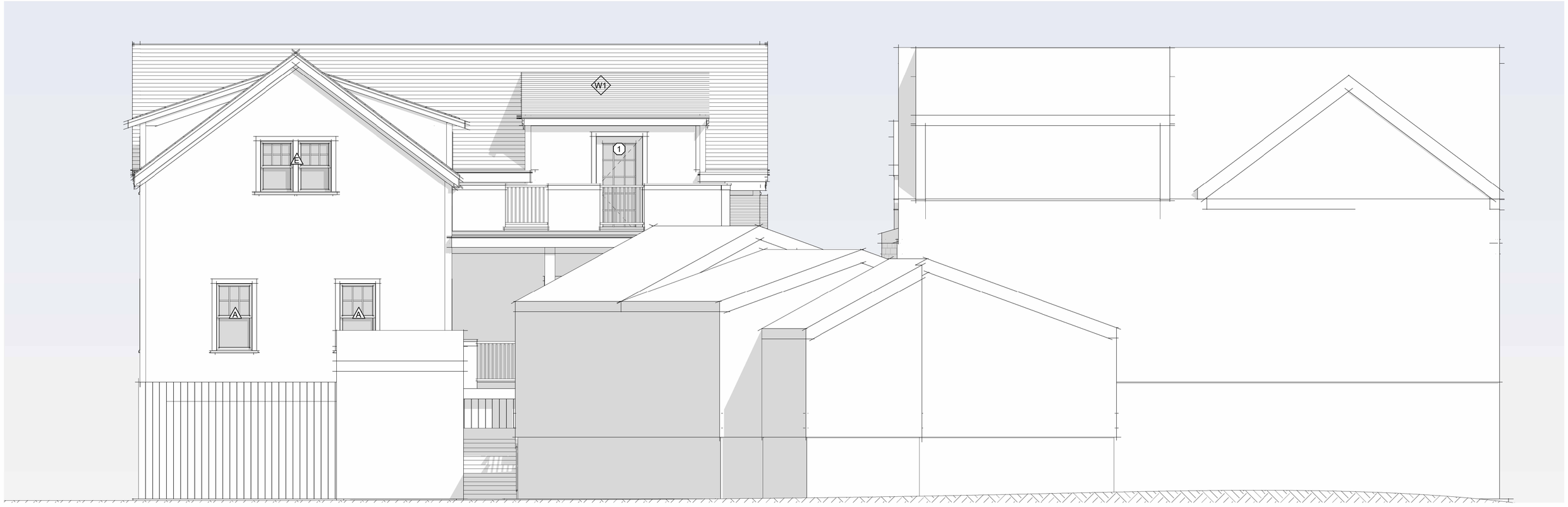
North Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



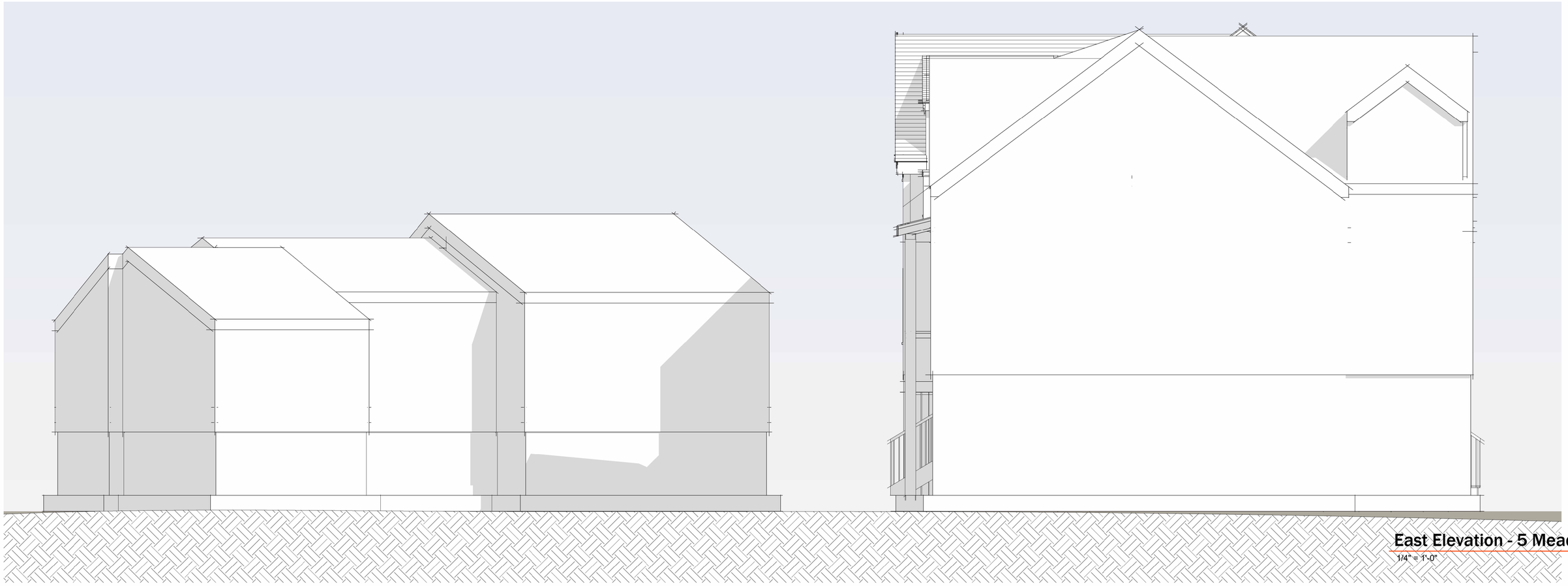
South Elevation - 5 Meader

1/4" = 1'-0"



North Elevation - 5 Meader

1/4" = 1'-0"



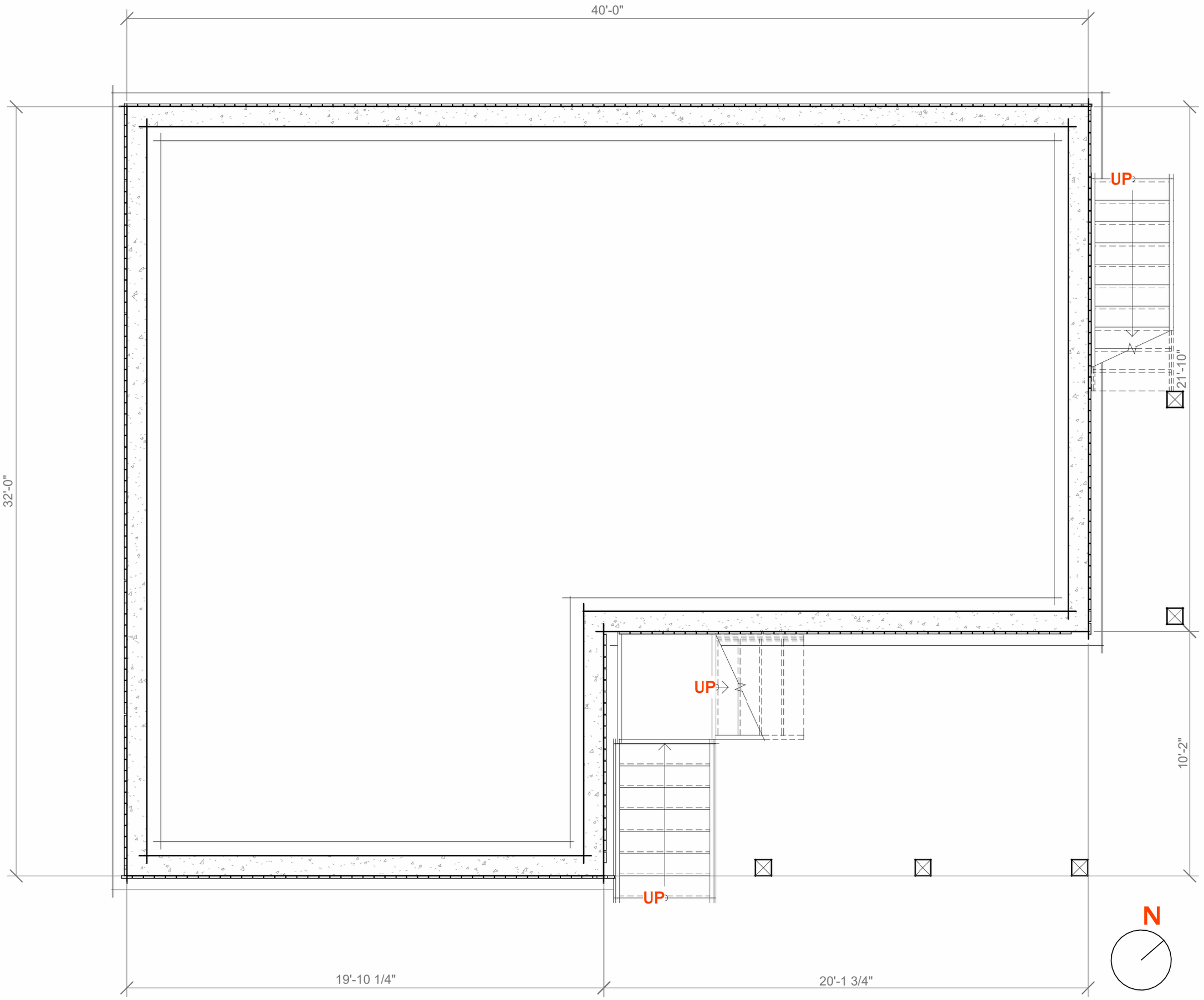
East Elevation - 5 Meader

1/4" = 1'-0"



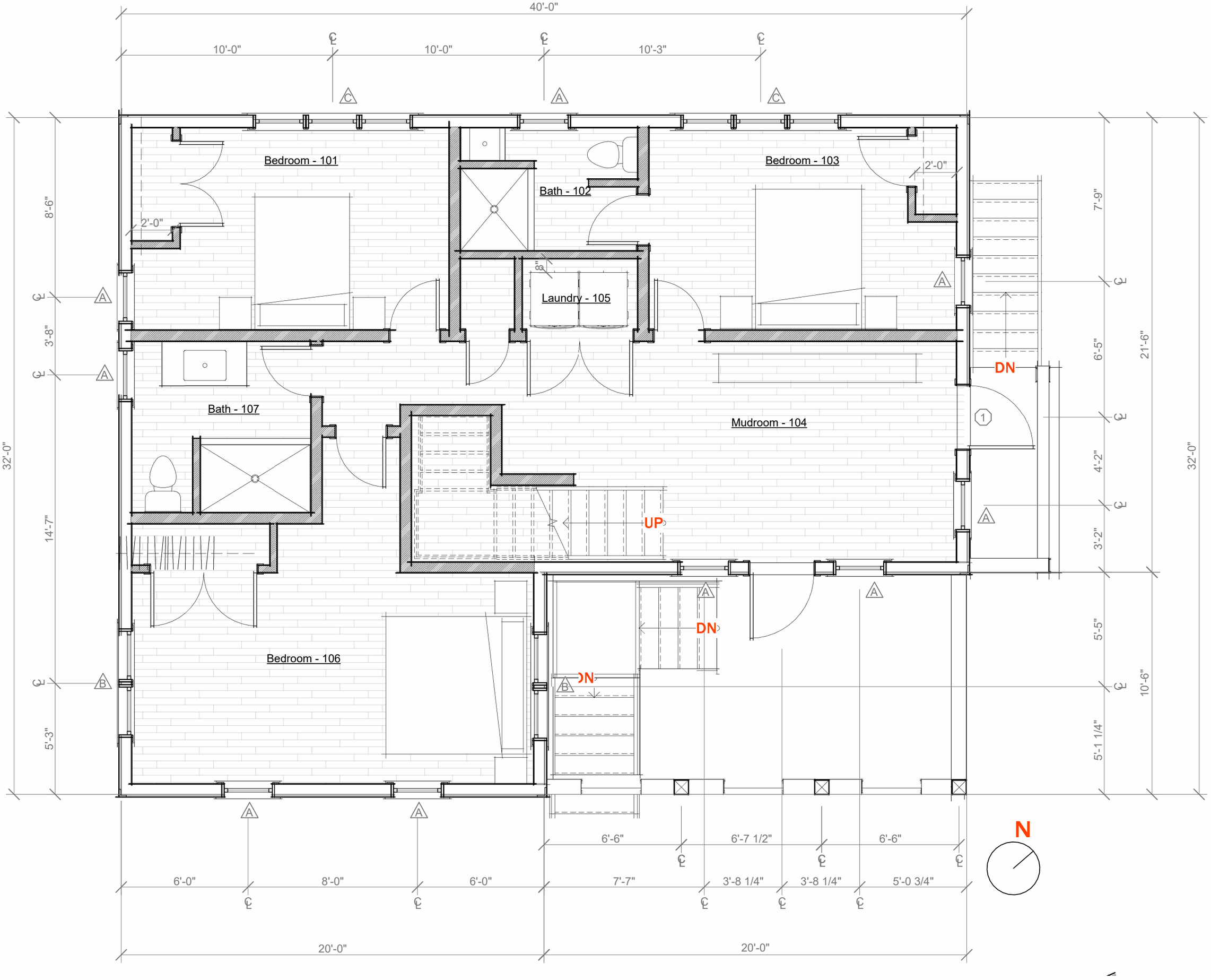
West Elevation - 5 Meader

1/4" = 1'-0"



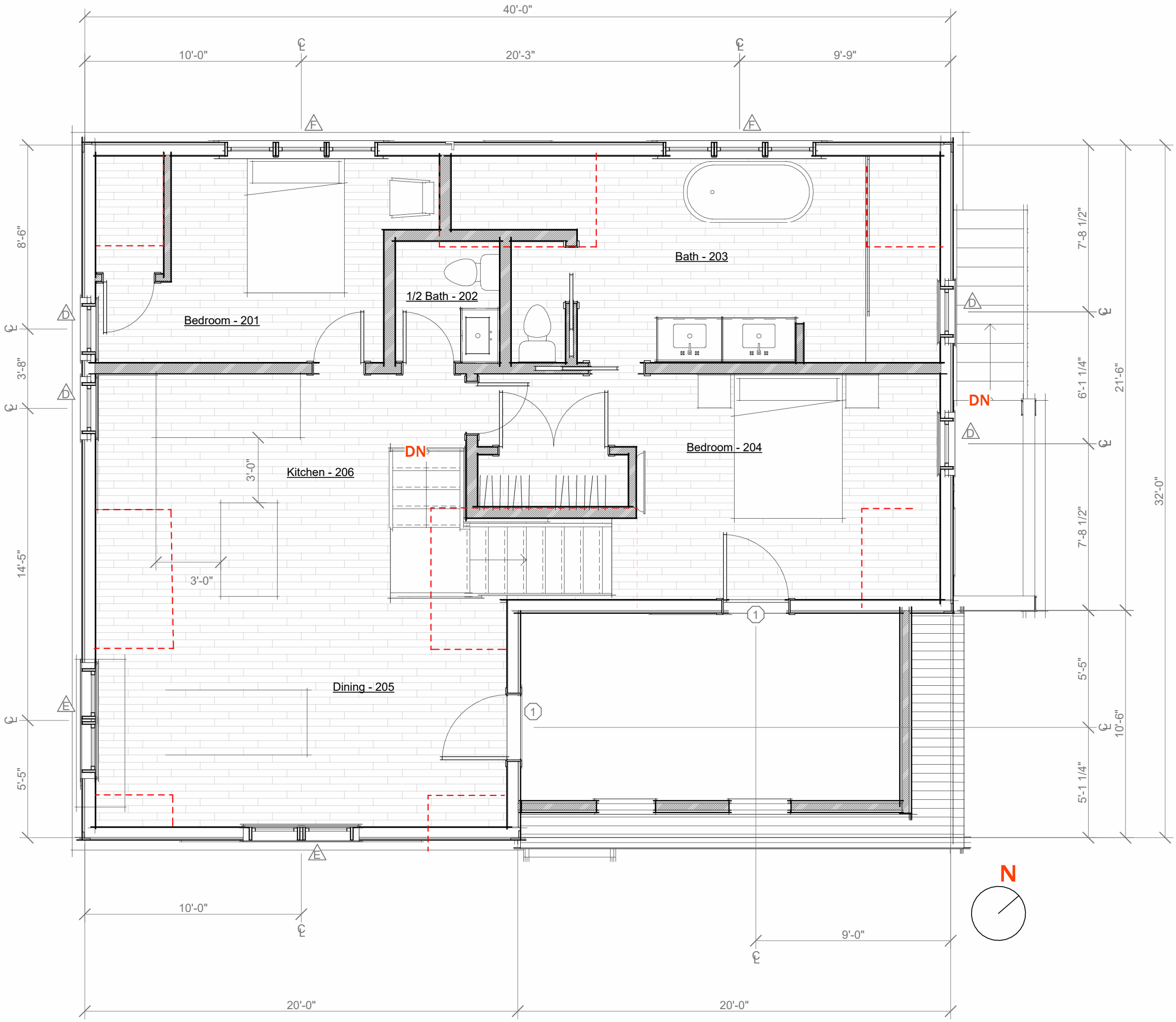
Foundation

1/4" = 1'-0"



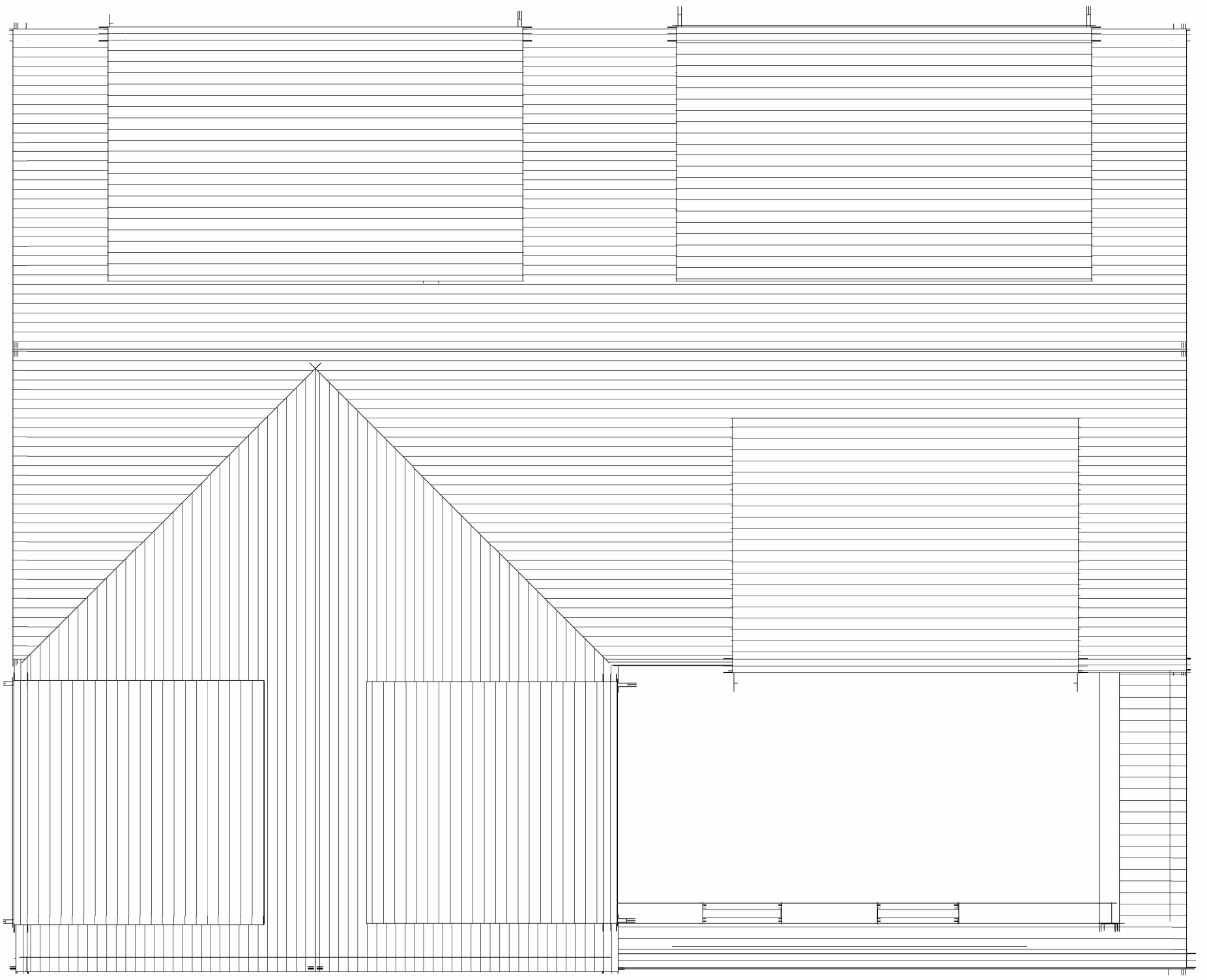
First Floor

1/4" = 1'-0"



Second Floor

1/4" = 1'-0"



Roof

1/4" = 1'-0"



5 Meader - South - Existing



5 Meader - Southwest - Existing



5 Meader - South - Prior to Construction



15 Meader Street - Existing



5 Meader - Northeast - Existing



5 Meader - East - Existing



5 Meader - Southeast - Existing

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 218

Street & Number of Proposed Work: 7 MOORS END LN

Owner of record: (BERGER) BUYER JEREMY

Mailing Address: AND SARAH TROTTIER

Contact Phone #: 5083328671 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: 60 Sq. Footage 1st floor: 1432 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 28 Sq. footage 2nd floor: 784 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: 1994

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* 1. East Elevation (describe)
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/16/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (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).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand) ✓

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR Jeremy and Sarah Trotter

STREET ADDRESS 7 Moors End Lane

MAP/PARCEL 43 / 218

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/16/24

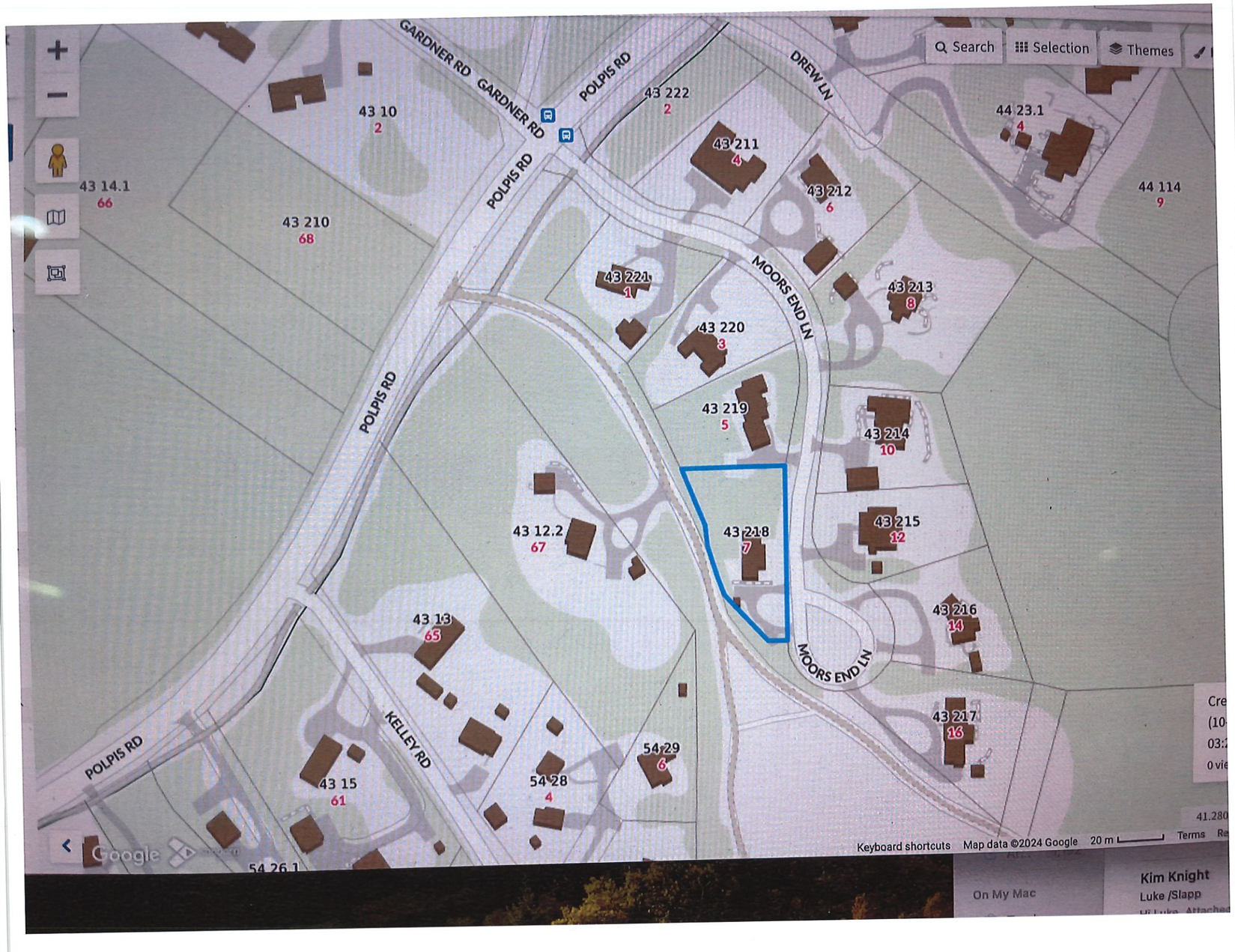
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline Stuell 10/16/24

Signature Date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POLPIS RD
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DREW LN
MOORS END LN
MOORS END LN
KELLEY RD
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43 222
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43 211
4
44 23.1
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68
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67
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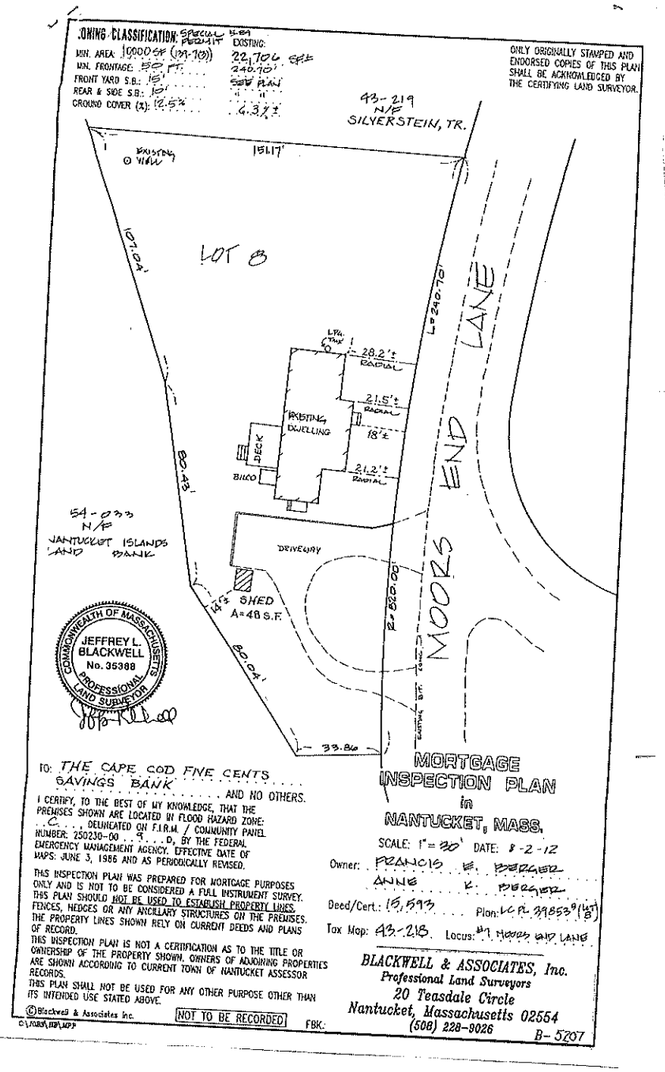
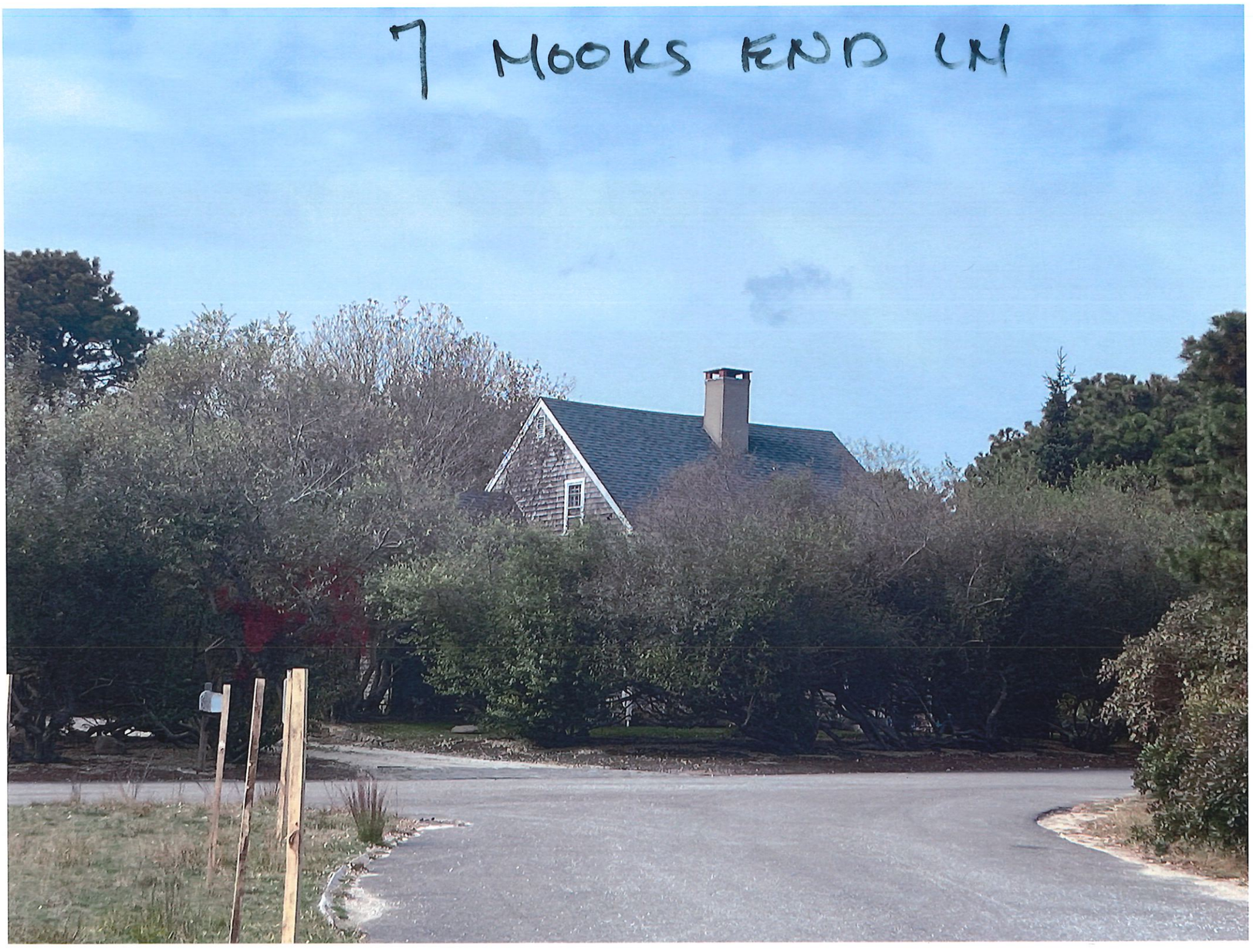
43 15
61
54 28
4
54 26.1
Keyboard shortcuts
Map data ©2024 Google
20 m
Terms
On My Mac
Kim Knight
Luke /Slapp


ZONING CLASSIFICATION: SPECIAL PERMIT
MIN. AREA: 10000 SF (WW-10)
MIN. FRONTAGE: 50 FT.
FRONT YARD S.B.: 15'
REAR & SIDE S.B.: 10'
GROUND COVER (%): 12.5%
EXISTING:
22,706 SF±
240.70'
SEE PLAN
"
4.3%±
ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.
43-219 N/F SILVERSTEIN, TR.
EXISTING WALL
161.17'
107.04'
LOT B
L=240.70'
MOORS END LANE
LTR. CTR.
28.2'±
21.5'±
18'±
21.2'±
EXISTING DWELLING
DECK
BILCO
80.43'
54-033 N/F
NANTUCKET ISLANDS LAND BANK
DRIVEWAY
SHED A=48 S.F.
80.04'
33.86'
R=250.00'
CENTRAL ANG.
CENTRAL DIST.
JEFFREY L. BLACKWELL No. 35388 PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS
TO: THE CAPE COD FIVE CENTS SAVINGS BANK . . . . . AND NO OTHERS.
I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: C . . . DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230-00 . . 5 . . . D, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986 AND AS PERIODICALLY REVISED.
THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.
©Blackwell & Associates Inc.
NOT TO BE RECORDED
FBK:
MORTGAGE INSPECTION PLAN
in
NANTUCKET, MASS.
SCALE: 1" = 30' DATE: 8-2-12
Owner: FRANCIS W. BERGER
ANNE K. BERGER
Deed/Cert.: 15,593 Plan: LC PL 39853 (Lot 8)
Tax Map: 43-218 Locus: #7 MOORS END LANE
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228-9026
B-5207

7 MOOKS END LN







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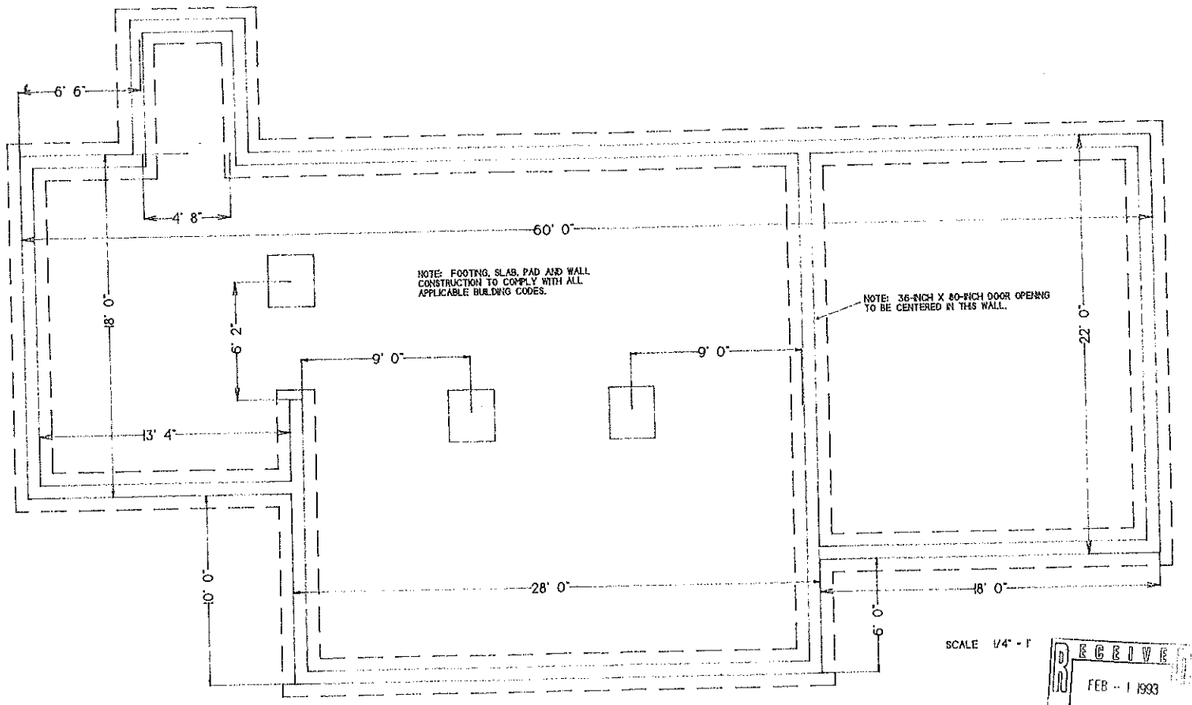
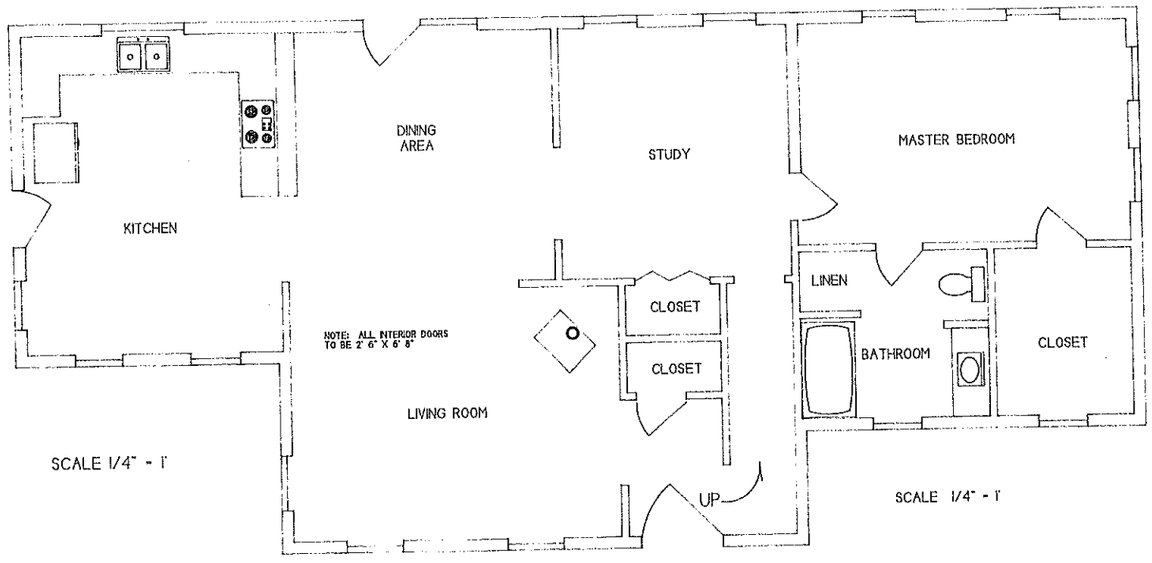
ISLAND
GAS



SCALE 1/4" = 1'

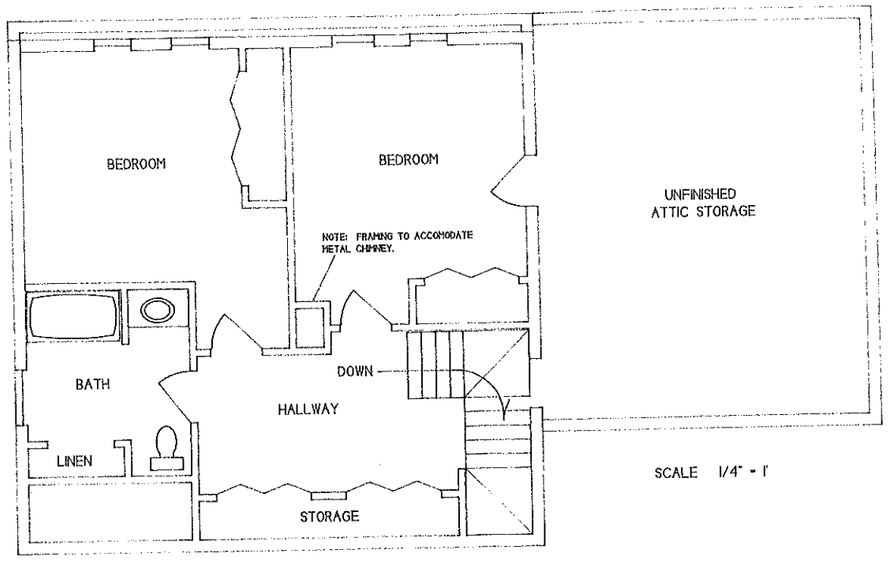
RECEIVED
FEB -- 1 1993

BERGER RESIDENCE 7 MOORS END LANE FOOTING AND FOUNDATION PLAN



BERGER RESIDENCE 7 MOORS END LANE 1ST FLOOR PLAN

RECEIVED
FEB - 1 1993
NANTUCKET
HISTORIC DISTRICT COMM.



SCALE 1/4" = 1'

BERGER RESIDENCE 7 MOORS END LANE 2ND FLOOR PLAN

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HISTORIC DISTRICT



APPROVED

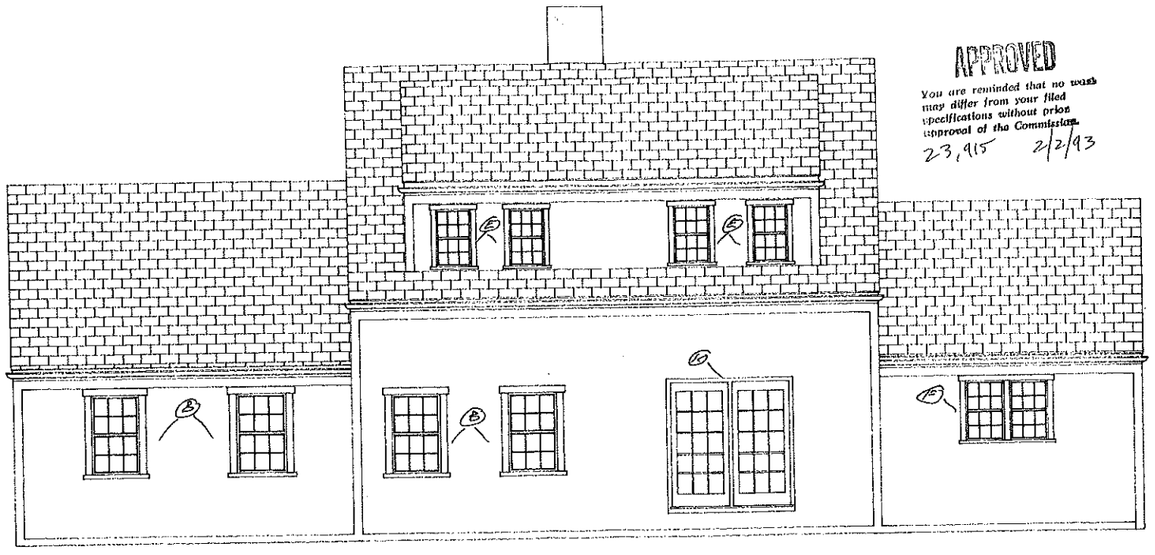
You are reminded that no work may differ from your filed specifications without prior approval of the Commission.

23,915 2/2/93

SCALE 1/4" = 1'

BERGER RESIDENCE 7 MOORS END LANE EAST ELEVATION

RECEIVED
FEB - 1 1993
NANTUCKET



APPROVED

You are reminded that no work may differ from your filed specifications without prior approval of the Commission.

23,915 2/2/93

SCALE 1/4" = 1'

BERGER RESIDENCE 7 MOORS END LANE WEST ELEVATION

RECEIVED
FEB - 1 1993
NANTUCKET HISTORIC DISTRICT COMM.



APPROVED

You are reminded that no work may differ from your filed specifications without prior approval of the Commission.

23,915 2/2/93

SCALE 1/4" = 1'

BERGER RESIDENCE 7 MOORS END LANE SOUTH ELEVATION

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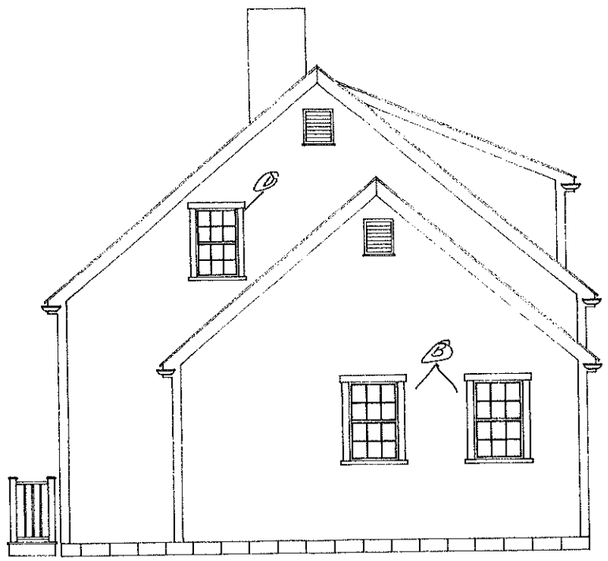
NANTUCKET
HISTORIC DISTRICT



APPROVED

You are reminded that no work may differ from your filed specifications without prior approval of the Commission.

23,115 2/2/93

SCALE 1/4" - 1'

BERGER RESIDENCE 7 MOORS END LANE NORTH ELEVATION

RECEIVED
FEB - 1 1993
NANTUCKET HISTORIC DISTRICT COMM.

BERGER RESIDENCE 7 MOORS END LANE

Window Schedule					
Code	Qnty.	No. Lights	Glass Size	Sash Size	Rough Opening
A	2	12	10" X 12"	2' 9-5/8" X 4' 5"	3' 0" x 4' 9"
B	12	12	9" X 11"	2' 6-5/8" X 4' 1"	2' 9" x 4' 5"
C	1	12	10" X 8"	2' 9-5/8" X 3' 1"	3' 0" x 3' 5"
D	1	12	8" X 10"	2' 3-5/8" X 3' 9"	2' 6" x 4' 1"
E	4	12	7" X 9"	2' 0-5/8" X 3' 5"	2' 3" x 3' 9"
F	1	24	8" X 8"	4' 7-1/2" X 3' 1"	5' 0" X 3' 5"

Door Schedule					
Code	Qnty.	Mfr. No.	Size	Manufacturer	Rough Opening
J	1	M 100	3' 0" x 6' 8"	Brosco	3' 3-1/2" x 6' 11"
K	1	Swingset	6' 0" x 6' 8"	Morgan	6' 4" x 7' 0"
L	1	M 3984	2' 8" x 6' 8"	Brosco	2' 10-1/2" x 6' 11"

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER Buyer Jeremy + Sarah Trottier

MAILING ADDRESS c/o 48 Dukes rd

PROPERTY LOCATION 7 Moors End Lane

ASSESSORS MAP/PARCEL 43 / 218

SUBMITTED BY: Carrie Thornewill

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L Haley
Date: 2024.10.15 14:06:35 -04'00'

October 15, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

WYNN THOMAS J & PATRICIA H TR
TEN MOORS END LN REALTY TRUST
433 MARLBOROUGH ST UNIT 1
BOSTON, MA 02115

FLAX MARGARET J TR
2020 FLAX FAMILY IRREV TRUST
5205 CHAMBERLINE AVE
CHEVY CHASE, MD 20815

AKSEIZER JEFFREY
1910 RUSSELL RD
ALEXANDRIA, VA 22301

TRATT NOAH P TR
2205 22ND AVE E
SEATTLE, WA 98112

IMAGINE MOORS END LANE LLC
C/O MASTROIANNI FRANCIS
2000 S OCEAN DR UNIT 15A
HALLANDALE BEACH, FL 33009

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

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Office Update To keep up-to-date with security updates, fixes, and improvements, choose Check for Updates.

Activate Microsoft 365 to Create and Edit Activate Microsoft 365 to Create and Edit

Print_Area

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	214		WYNN THOMAS J & PATRICIA H TR	TEN MOORS END LN REALTY TRUST	433 MARLBOROUGH ST UNIT 1	BOSTON	MA	02115	10 MOORS END LN
43	215		FLAX MARGARET J TR	2020 FLAX FAMILY IRREV TRUST	5205 CHAMBERLINE AVE	CHEVY CHASE	MD	20815	12 MOORS END LN
43	216		AKSEIZER JEFFREY		1910 RUSSELL RD	ALEXANDRIA	VA	22301	14 MOORS END LN
43	217		TRATT NOAH P TR		2205 22ND AVE E	SEATTLE	WA	98112	16 MOORS END LN
43	219		IMAGINE MOORS END LANE LLC	C/O MASTROIANNI FRANCIS	2000 S OCEAN DR UNIT 15A	HALLANDALE BEACH	FL	33009	5 MOORS END LN
54	33		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	71 POLPIS RD
Count:	6								

vtmp_Abutters Listing

Ready | Accessibility: Good to go | Count: 9

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: 7 Moors End Lane

Tax Map Number: 43 Parcel Number: 218

Owner of Record: (New owners) Jeremy + Sarah Trottier

Description of Proposal: Move off or Demo existing Dwelling to be replaced by a new Single family dwelling.

Anticipated HDC Submission Date: Oct 11 2024 (move/demo only)

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 1555 3409 45

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Thornewill Design, LLC
48 Dukes Road
Nantucket Island, MA 02554

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dle Beach, FL
33009

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nia, VA
22301

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City, State, ZIP+4®

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Total Postage and Fees $

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433 Marlborough ST #1
Boston, MA 02115

...omas ad Patricia
...lborough St #1
...MA 02115

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9589 0710 5270 1555 3409 21

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Postage $

Total Postage and Fees $

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2205 22ND AVE E
SEATTLE WA 98112

...odt
...2nd Ave E.
...Wa 98112

9589 0710 5270 1555 3409 38

9589 0710 5270 1555 3409 38

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Extra Services & Fees (check box, add fee as appropriate)
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☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

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8205 Chamberlain Ave
CHEVY CHASE MD 20815

...Margaret
...hamberlaine Ave
...ase MD 20815

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 Katharine Muccia

STREET ADDRESS 21 Pequot

MAP/PARCEL 80 / 132

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.11.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

10.11.2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

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.

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)

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°: 80 PARCEL N°. 132

Street & Number of Proposed Work: 21 Pequot Street

Owner of record: Muccia Katharine W

Mailing Address: 156 Old Church Road
Greenwich, CT 06030

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects Inc

Mailing Address: PO Box 325
Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: Existing Sq. Footage 1st floor: 1288 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 0'-0" South — East — West —

Height of ridge above final finish grade: North 0'-0" South — East — West —

Additional Remarks

Historic Name:

Original Date: 1997

Original Builder: Designed by Maxwell Pounder

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Demo / move off Existing house

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

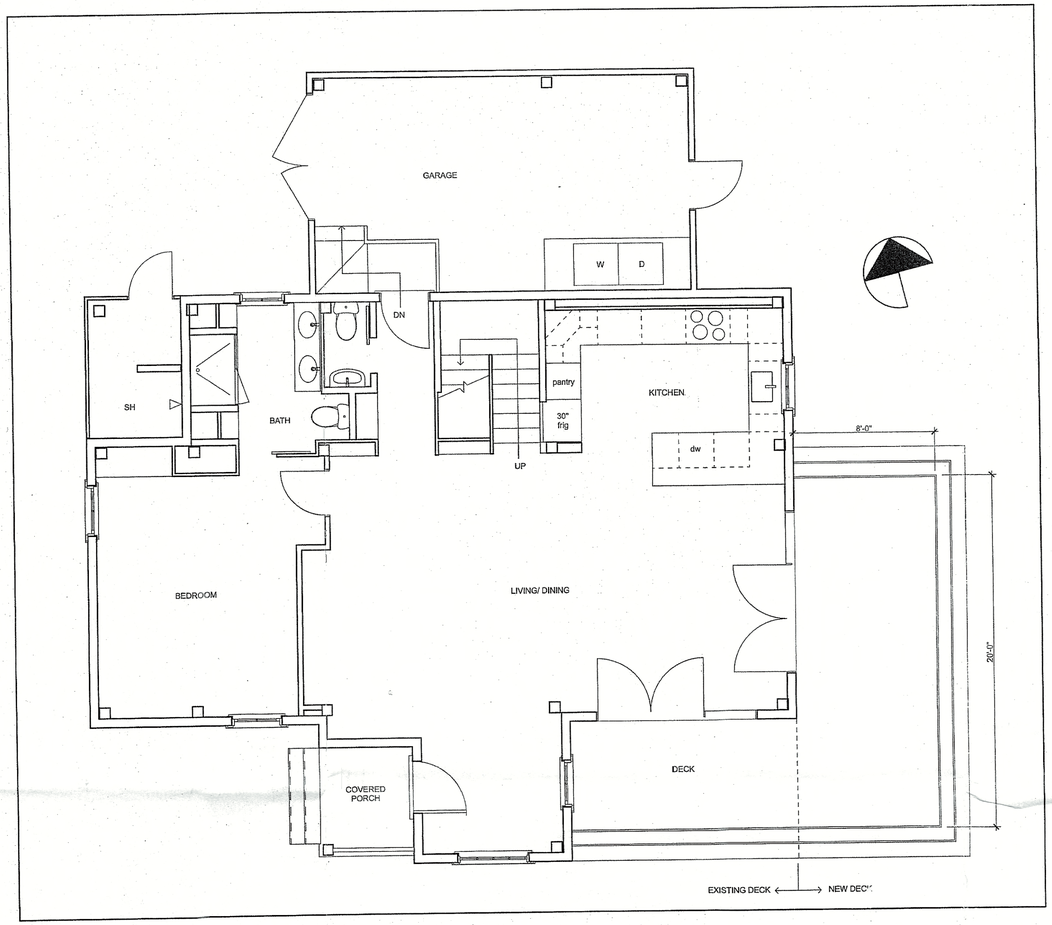
* Attach manufacturer's color samples if color is not from HDC approval list.

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 applic 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 submission any revisions to this application will initiate a new sixty-day review period.

Date 10.11.2024 Signature of owner of record Conner Aisenvolt signed by GA under Consent of owner Signed under penalties of perjury

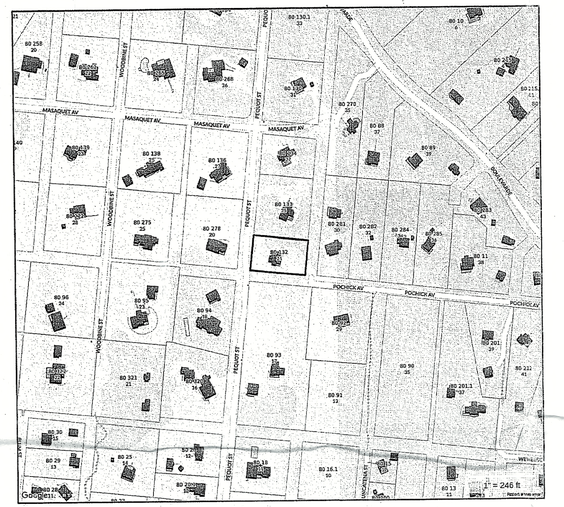
Renovations to the
Muccia Residence

21 Pequot Street
Nantucket , Massachusetts



First Floor Plan-Proposed

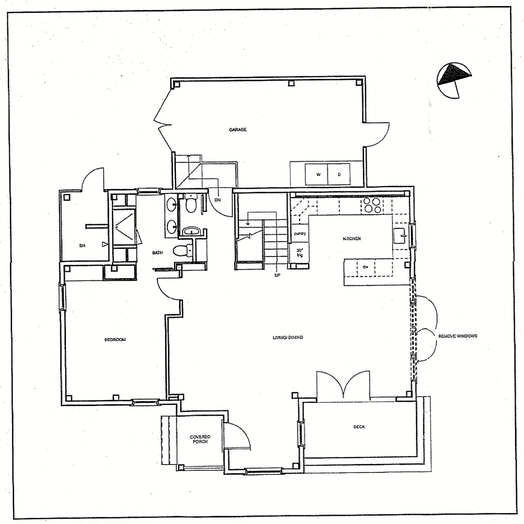
SCALE: 1/4" = 1'-0"



LOCUS

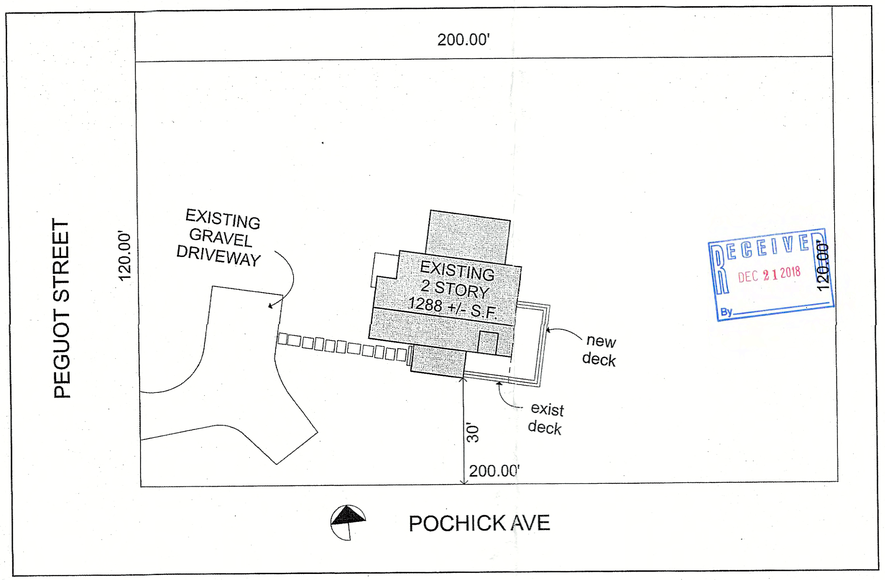
DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS/ SCHEDULES

APPROVED
Jan 3, 2019
DEC 18 2018 #71679
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL



First Floor Plan-Existing & Demolition

SCALE: 1/8" = 1'-0"



Proposed Site Plan

SCALE: 1" = 20'

ISSUES/REVISION	DATE
HDC 1	10/15/18

Renovations to the Muccia Residence
21 Pequot Street Nantucket, Massachusetts

USE OF DRAWING

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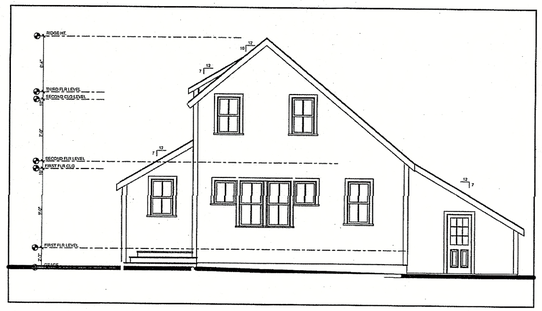
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PM
Checked by: LT

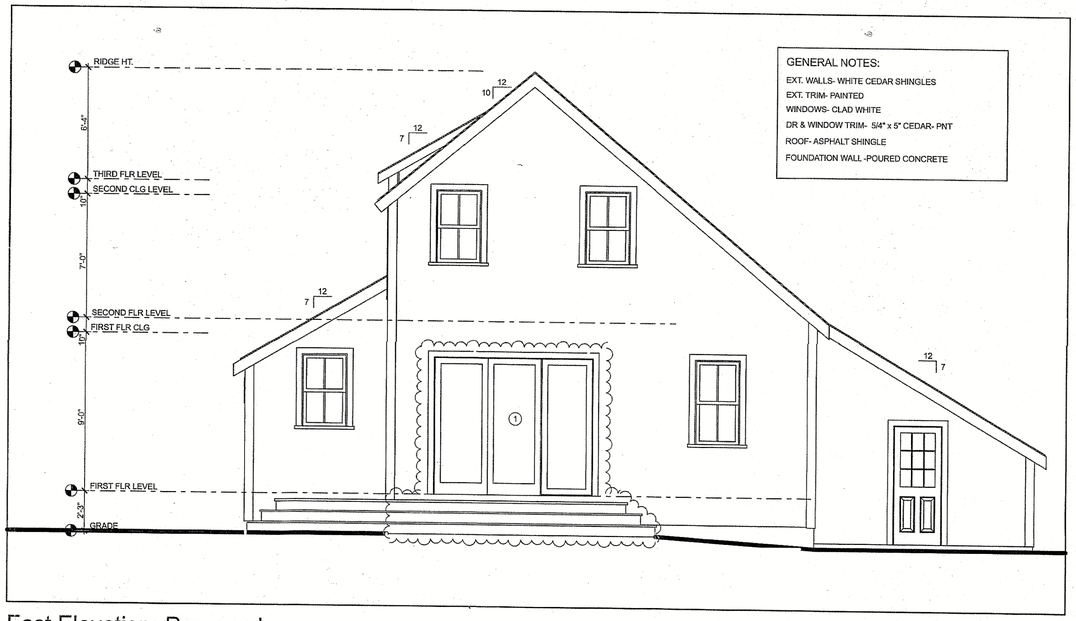
Sheet No:
A0.0

Contents:
Cover- Proposed House



East Elevation- Existing

SCALE: 1/8" = 1'-0"



GENERAL NOTES:
EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- PAINTED
WINDOWS- CLAD WHITE
DR & WINDOW TRIM- 5/4" x 5" CEDAR- PNT
ROOF- ASPHALT SHINGLE
FOUNDATION WALL -POURED CONCRETE

East Elevation- Proposed

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE					
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS
1		ANDERSON	3'-0" x 6'-8"		WOOD FRENCH INSWING- 3 PANELS



South Elevation- Existing

SCALE: 1/8" = 1'-0"



South Elevation- Proposed

SCALE: 1/4" = 1'-0"

APPROVED
Jan 3. 2019
DEC 18 2018 #71679
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
DEC 21 2018
By

ISSUES/REVISION DATE	
HDC 1	10/15/18

Renovations to the Muccia Residence

21 Pequot Street
Nantucket, Massachusetts

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

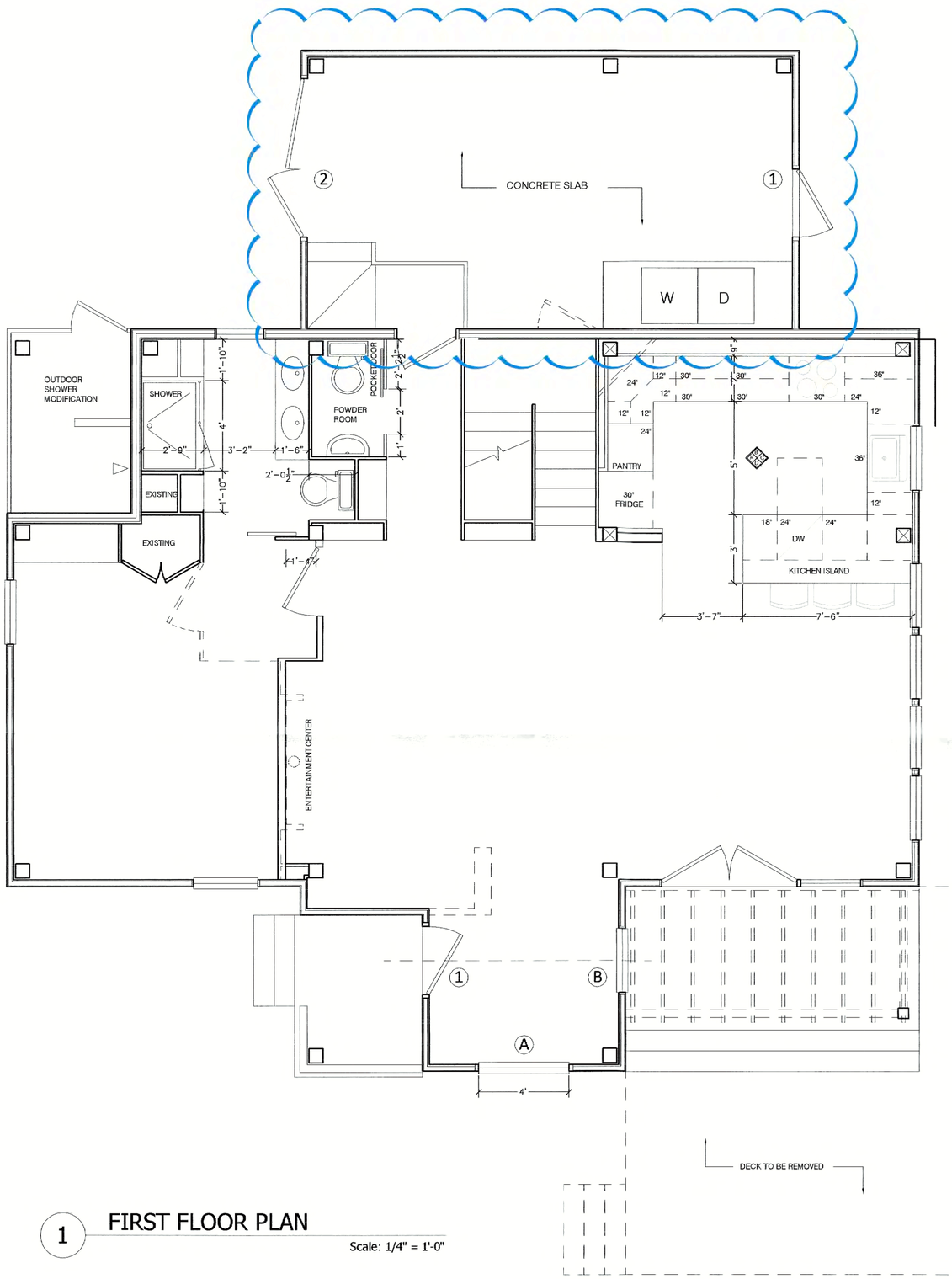
Project No:
Designed by: LT
Drawn by: PH
Checked by: LT

Sheet No:
A1.1

Contents:
Elevations

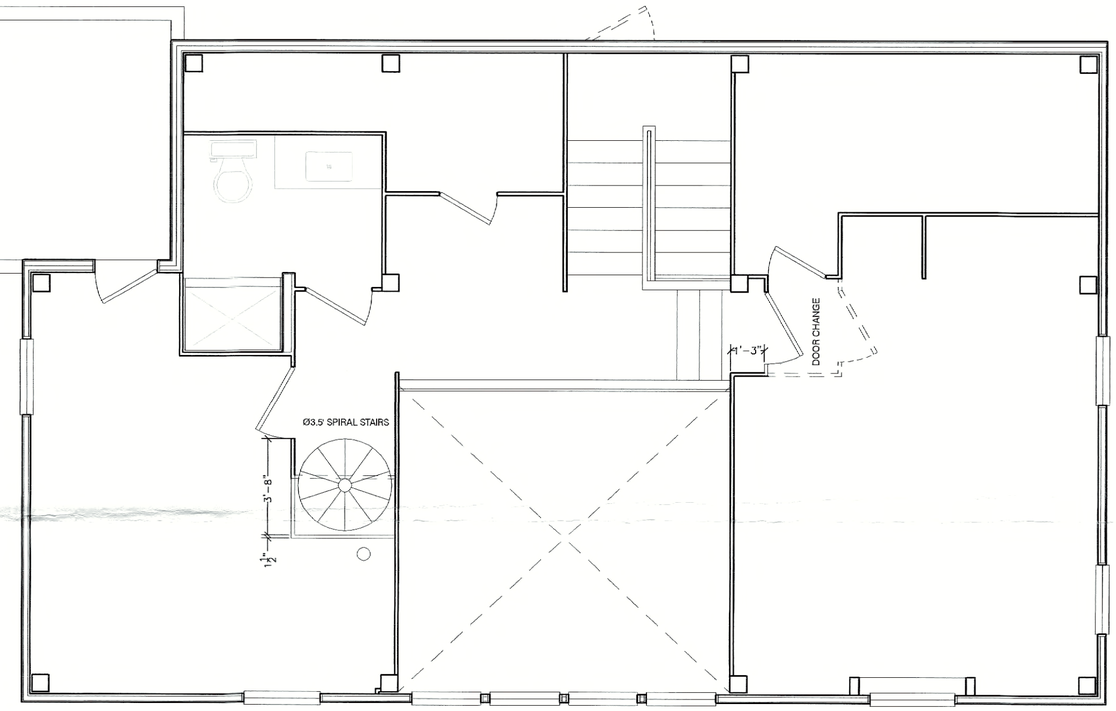
Amenement # 1
Approval Date 5/7/13
Plan # 239-13
Type INSULATE GARAGE AREA
Building Official S Rell

FILE COPY



1 FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

WINDOW SCHEDULE

#	DESCRIPTION	R.O.	FINISH
A	SERIES 400, PTR 4510 - 4 L	4'-5⅜" x 1'-½"	PAINT (TME)
B	BROSCO (TME) 2/2 L	3'-0" x 5'-1"	PAINT (TME)

DOOR SCHEDULE

#	DESCRIPTION	SIZE	FINISH
1	SIMPSON (TBD)	3'-0" x 6'-8" (TME)	PAINT (TME)
2	CARRIAGE DOUBLE DOOR	(TME)	NATURAL

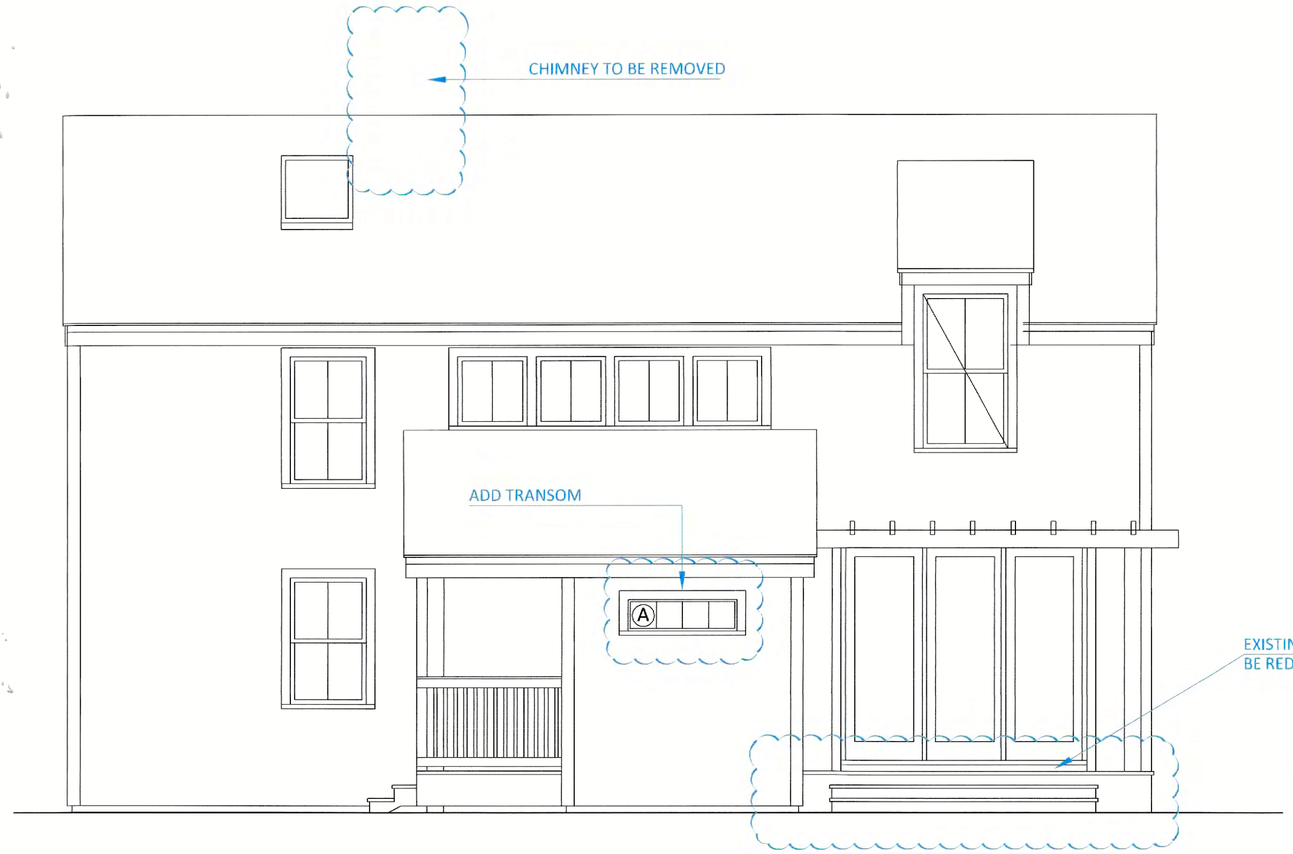
AHERN LLC
t: (508) 333 5138
f: (508) 325 4616
design@ahernllc.com
PB 2213 Nantucket MA 02584

FIRST & SECOND FLOOR PLAN

January 29th 2012 / REVISED HDC SUBMISSION Scale 1/4" = 1'-0"

LORD RESIDENCE

21 PEQUOT STREET, NANTUCKET MA 02554



1 SOUTH ELEVATION / PROPOSED
Scale: 1/4" = 1'-0"



1.1 SOUTH ELEVATION / EXISTING
Scale: 1/8" = 1'-0"



2 WEST ELEVATION / PROPOSED
Scale: 1/4" = 1'-0"



2.1 WEST ELEVATION / EXISTING
Scale: 1/8" = 1'-0"



APPROVED
JAN 29 '13 59081
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL
RECEIVED
JAN 30 2013
BY:

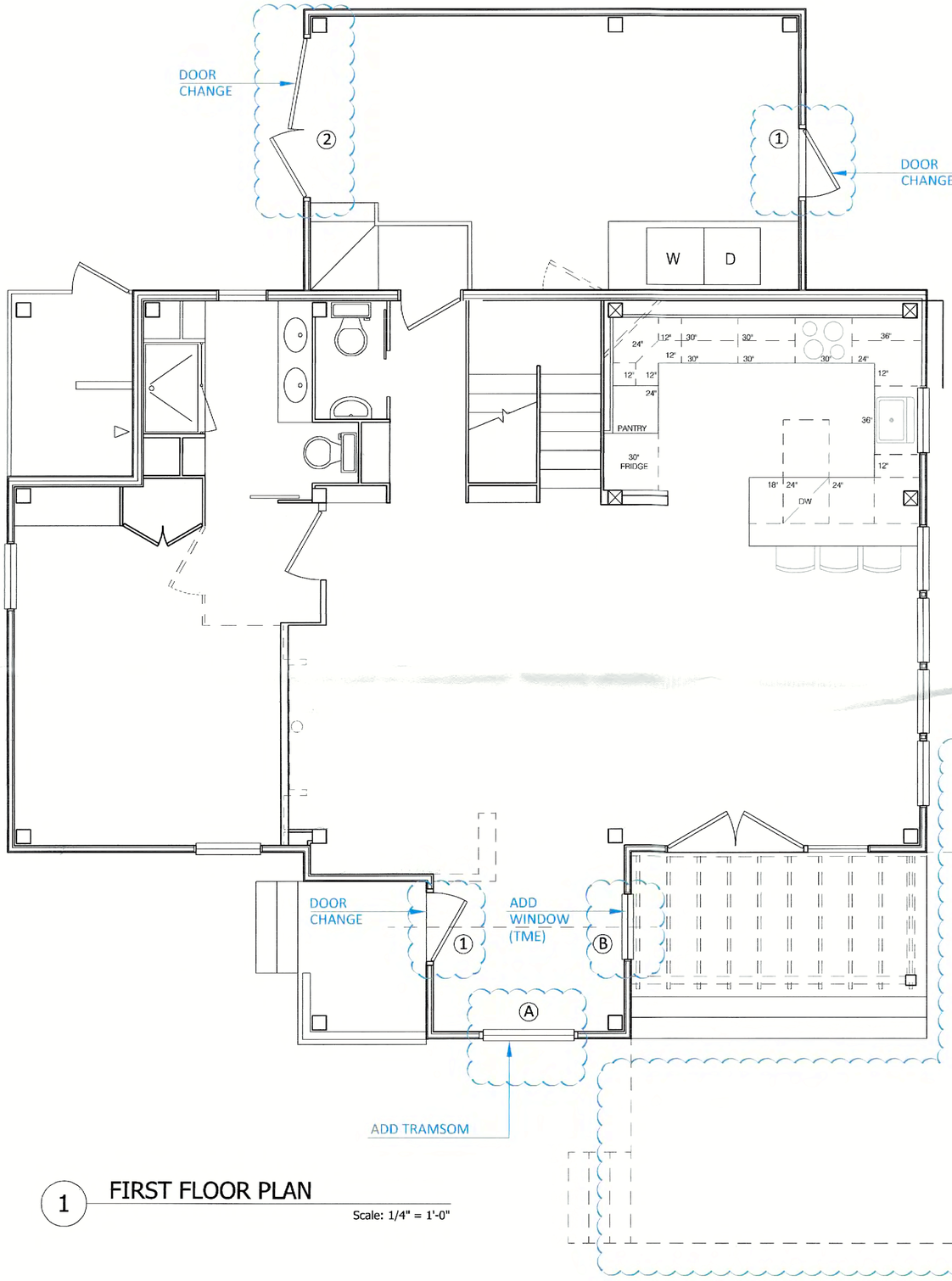
AHERN LLC
t: (508) 333 5138
f: (508) 325 4616
design@ahernllc.com
PB 2213 Nantucket MA 02584

PROPOSED SOUTH & WEST ELEVATION

January 29th 2012 / REVISED HDC SUBMISSION Scale 1/4" = 1'-0"

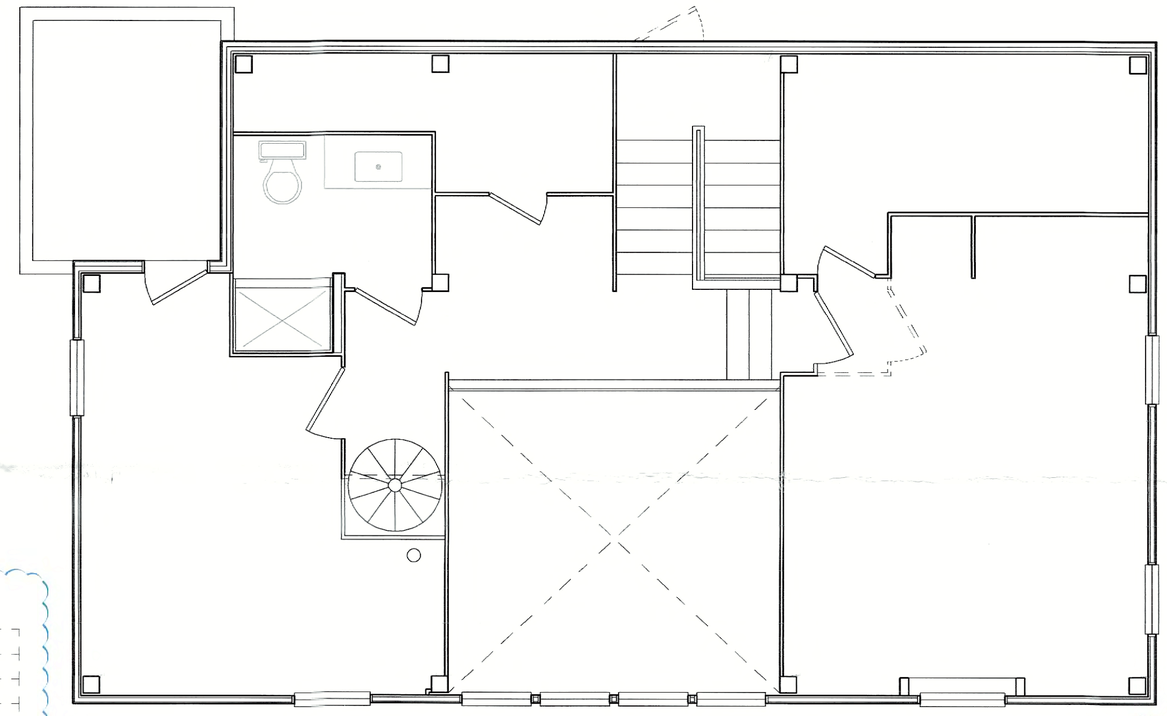
LORD RESIDENCE

21 PEQUOT STREET, NANTUCKET MA 02554



1 FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

WINDOW SCHEDULE

#	DESCRIPTION	R.O.	FINISH
A	SERIES 400, PTR 4510 - 4 L	4'-5⅜" x 1'-½"	PAINT (TME)
B	BROSCO (TME) 2/2 L	3'-0" x 5'-1"	PAINT (TME)

DOOR SCHEDULE

#	DESCRIPTION	SIZE	FINISH
1	SIMPSON F-418 (OR SIMILAR)	3'-0" x 6'-8" (TME)	PAINT (TME)
2	CARRIAGE DOUBLE DOOR	(TME)	NATURAL

FILE COPY

APPROVED
NANTUCKET BUILDING DEPT.
Date 2.27.13
By

APPROVED
JAN 29 '13 5:00 P.M.
NO CHANGES WITHOUT HDC APPROVAL

RECEIVED
JAN 30 2013
BY:

AHERN LLC
t: (508) 333 5138
f: (508) 325 4616
design@ahernllc.com
PB 2213 Nantucket MA 02584

FIRST & SECOND FLOOR PLAN

January 29th 2012 / REVISED HDC SUBMISSION Scale 1/4" = 1'-0"

LORD RESIDENCE

21 PEQUOT STREET, NANTUCKET MA 02554



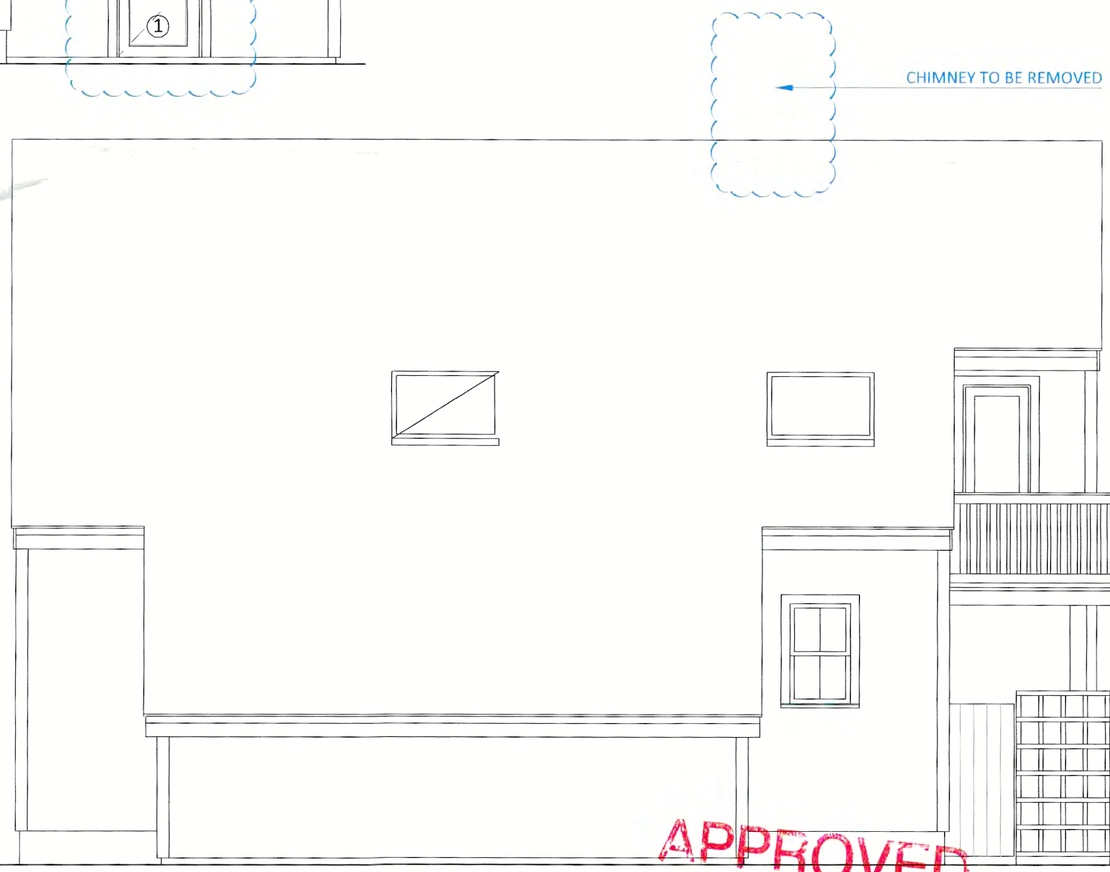
1 EAST ELEVATION / PROPOSED

Scale: 1/4" = 1'-0"



1.1 EAST ELEVATION / EXISTING

Scale: 1/8" = 1'-0"



2 NORTH ELEVATION / PROPOSED

Scale: 1/4" = 1'-0"

APPROVED
JAN 29 '13 59081
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL
BY:
JAN 3 0 2013

AHERN LLC
t: (508) 333 5138
f: (508) 325 4616
design@ahernllc.com
PB 2213 Nantucket MA 02584

PROPOSED EAST & NORTH ELEVATION

January 29th 2012 / REVISED HDC SUBMISSION Scale 1/4" = 1'-0"

LORD RESIDENCE

21 PEQUOT STREET, NANTUCKET MA 02554


Jeep


BACK ON ACK



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Katharine Muccia

MAILING ADDRESS..... 156 Old Church Road Greenwich, CT 06030

PROPERTY LOCATION..... 21 Pequot Street

ASSESSORS MAP/PARCEL..... 80 / 132

SUBMITTED BY:..... Gryphon Architects Inc.

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 15, 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: 21 Pequot Street

Tax Map Number: 80 Parcel Number: 132

Owner of Record: Katharine Muccia

Description of Proposal: Demo/ Move off of existing house

Anticipated HDC Submission Date: 10.21.2024

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	93		MCINTOSH JAMES R & DEBORAH H		40 SHERBURNE COMMONS APT 104	NANTUCKET	MA	02554	17 PEQUOT ST
80	133		BETAR JOHN D TRUSTEE	25 PEQUOT ROAD NOMINEE TRUST	25 PEQUOT ST	NANTUCKET	MA	02554	25 PEQUOT ST
80	278		JONES KATE R TR ETAL	KR JONES REVOCABLE LIV TRUST	1821 RUPERT ST	MCLEAN	VA	22101-5434	20 PEQUOT ST
80	281		POCHICK PARTNERS LLC		1310 SKIPWITH RD	MCLEAN	VA	22101	30 POCHICK AV
Count:	**4**								

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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$

Total Postage an
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Street and Apt. N

City, State, ZIP+4

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BETAR JOHN D TRUSTEE
25 PEQUOT ROAD NOMINEE TRUST
25 PEQUOT ST
NANTUCKET, MA 02554

PS Form 3800,

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
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Sent To

Street and Apt.

City, State, ZIP

Postmark Here

MCINTOSH JAMES R & DEBORAH H
40 SHERBURNE COMMONS APT 104
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

Sent To

Street a

City, St

Postmark Here

POCHICK PARTNERS LLC
1310 SKIPWITH RD
MCLEAN, VA 22101

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2785 69

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KR JONES REVOCABLE LIV TRUST
1821 RUPERT ST
MCLEAN, VA 22101-5434

PS Form 3800

9589 0710 5270 1593 2785 69

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 138

Street & Number of Proposed Work: 79 N. LIBERTY ST

Owner of record: JEFF LYNCH

Mailing Address: 56 TURKEY HILL

HINGHAM MA 02043

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JAMES LUDEN

Mailing Address: 20 EVERGREEN WAY

NANTUCKET, MA 02554

Contact Phone #: 221 1333 E-mail: JLUDENJR @ aol.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 3 TAB TO ARCH SHINGLES

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

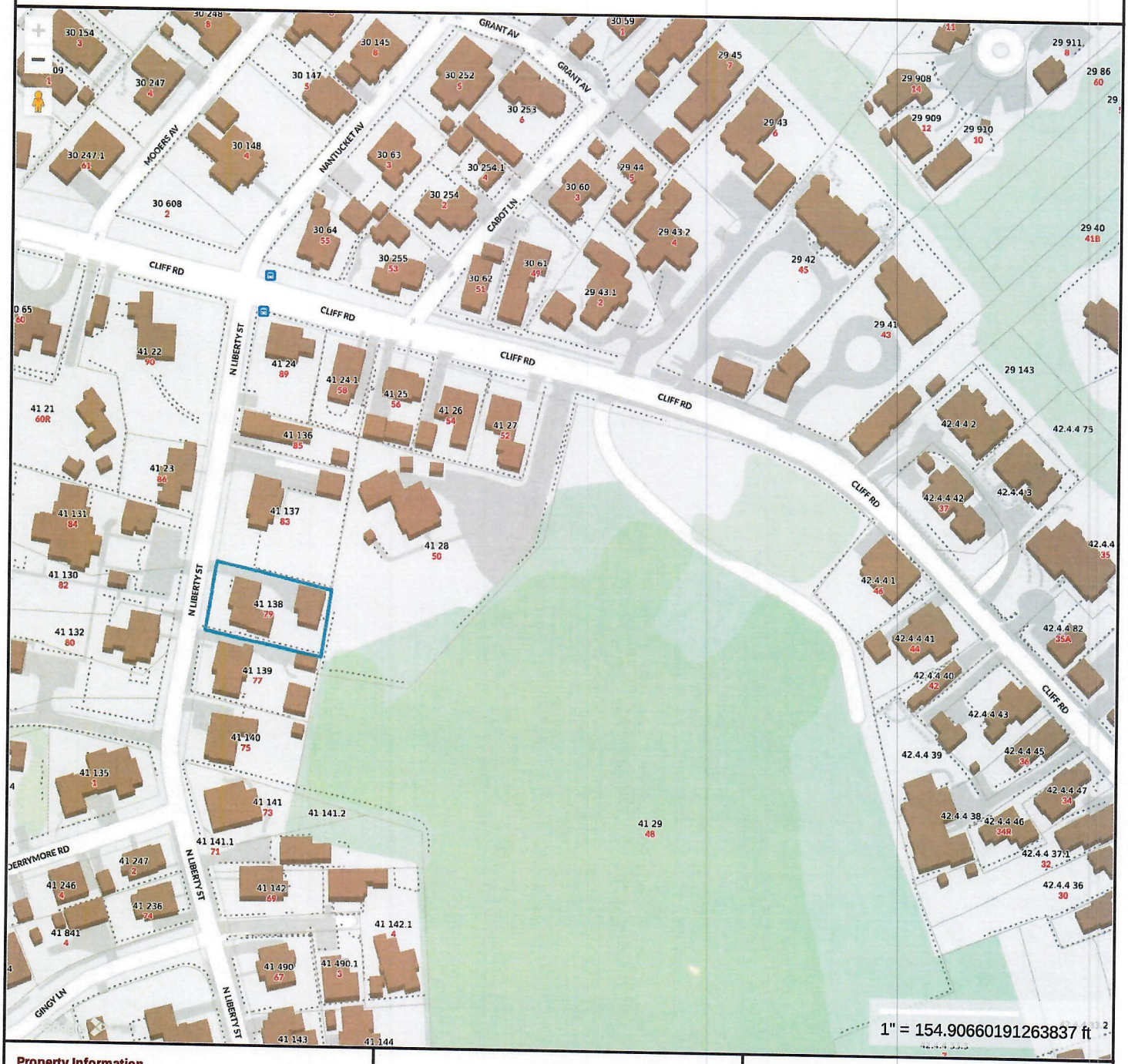
Sidewall _____ Clapboard (if applicable) _____ Roof ARCH. GEORGETOWN

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.



Property Information

Property ID	1872
Location	79 N LIBERTY ST
Owner	LYNCH JEFFREY R & MARY 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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from 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°. 490

Street & Number of Proposed Work: 68 FALCONDS RD.

Owner of record: 68 Falconds, LLC

Mailing Address: 68 FALCONDS RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVA DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET MA 02554

Contact Phone #: (508) 325-4219 E-mail: acvaliva@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 (ADD TO) ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-08-11074

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: ADD 5' Sq. Footage 1st floor: (ADD 125SF)
Width: ~~XXXXX~~ N/C Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North N/C 17'-6" South N/C 17'-6" East N/C 17'-6" West N/C 17'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation (1.) ADD 5' TO LENGTH
3. West Elevation (2.) MOVE TO DIFFERENT LOCATION ON SITE
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 6"-8" Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN OR COMPARABLE

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type OVERHEAD Material _____

Hardscape materials: Driveways EXISTING DIRT Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof TO MATCH HOUSE EXISTING-GRAY
Trim NTW Sash SANDTONE Doors SANDTONE
Deck N/A 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.

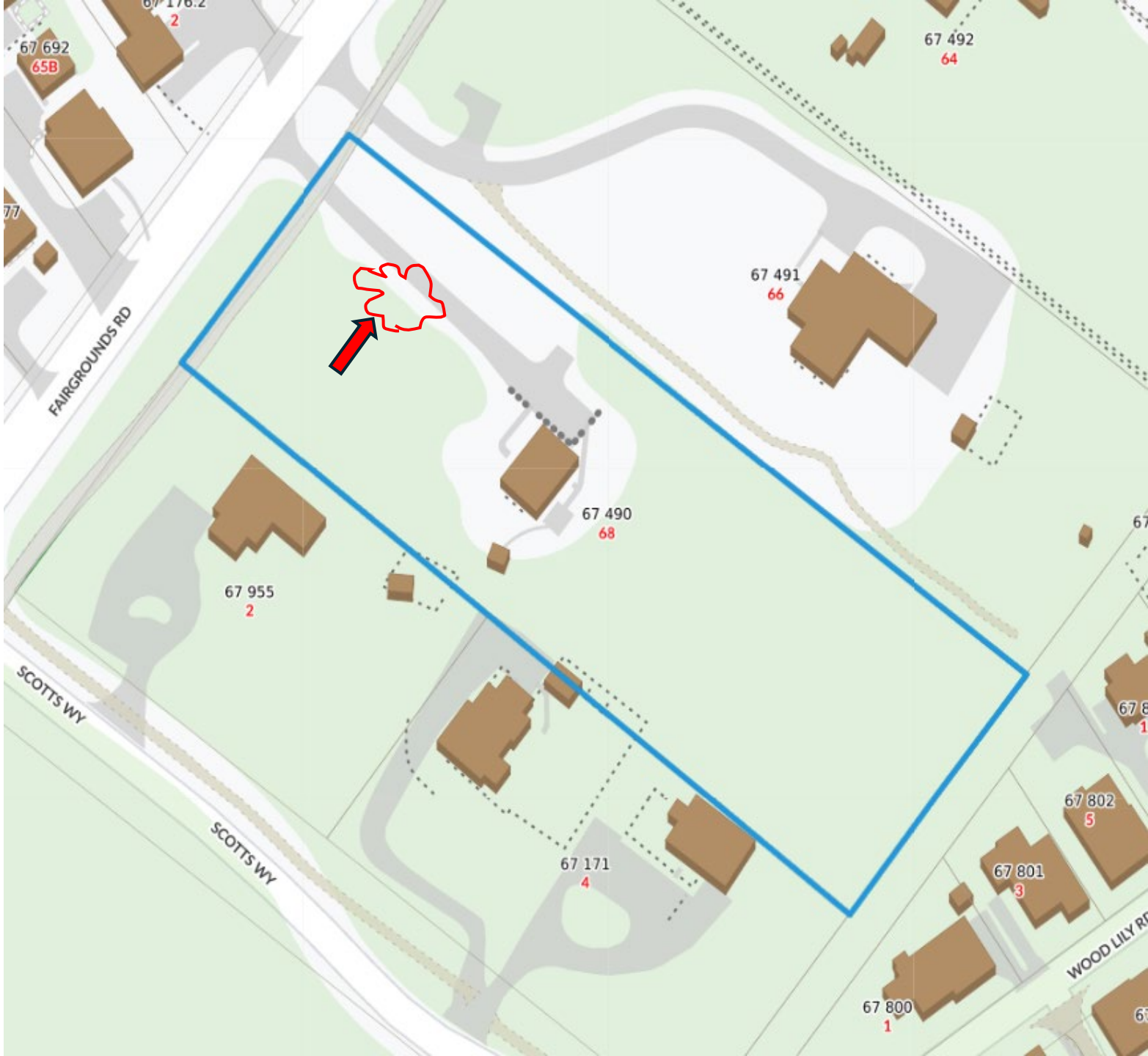
Date 10/14/24 Signature of owner of record _____ Signed under penalties of perjury

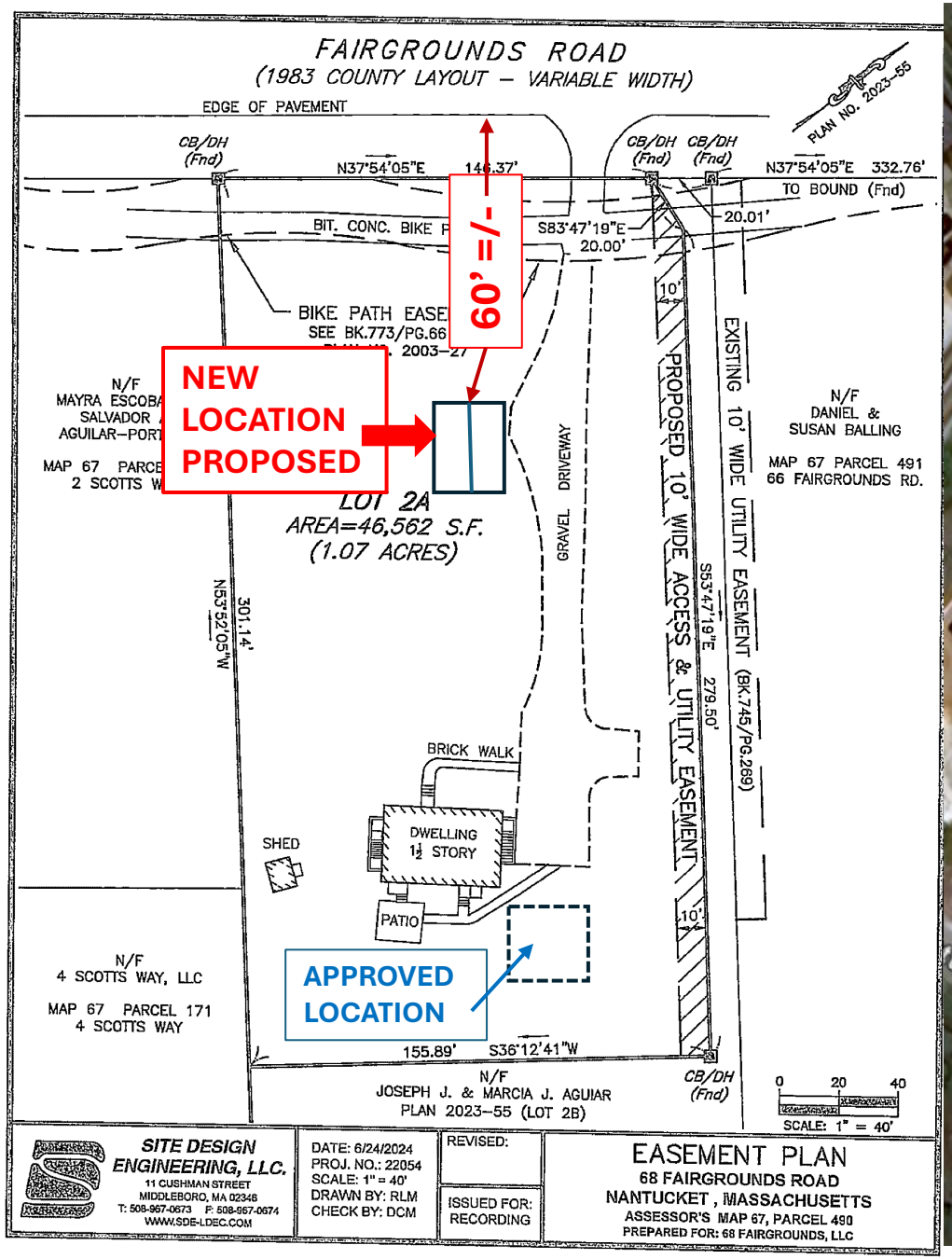
68 FAIRGROUNDS LLC

REV TO COA #2024-08-11074

MOVE POSITION OF GARAGE ON SITE and add 5’-0” to width

10-15-24




FAIRGROUNDS ROAD
(1983 COUNTY LAYOUT – VARIABLE WIDTH)
EDGE OF PAVEMENT
CB/DH (Fnd)
N37°54'05"E 146.37'
CB/DH (Fnd) CB/DH (Fnd)
N37°54'05"E 332.76'
TO BOUND (Fnd)
PLAN NO. 2023-55
BIT. CONC. BIKE P
S83°47'19"E 20.00'
20.01'
BIKE PATH EASE
SEE BK.773/PG.66
2003-27
+/- 60'
NEW LOCATION PROPOSED
N/F
MAYRA ESCOBA
SALVADOR
AGUILAR-PORT
MAP 67 PARCE
2 SCOTTS W
LOT 2A
AREA=46,562 S.F.
(1.07 ACRES)
GRAVEL DRIVEWAY
10'
PROPOSED 10' WIDE ACCESS & UTILITY EASEMENT
EXISTING 10' WIDE UTILITY EASEMENT (BK.745/PG.269)
N/F
DANIEL & SUSAN BALLING
MAP 67 PARCEL 491
66 FAIRGROUNDS RD.
N53°52'05"W 301.14'
S53°47'19"E 279.50'
BRICK WALK
SHED
DWELLING 1½ STORY
PATIO
APPROVED LOCATION
N/F
4 SCOTTS WAY, LLC
MAP 67 PARCEL 171
4 SCOTTS WAY
155.89' S36°12'41"W
N/F
JOSEPH J. & MARCIA J. AGUIAR
PLAN 2023-55 (LOT 2B)
CB/DH (Fnd)
0 20 40
SCALE: 1" = 40'
SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-567-0674
WWW.SDE-LDEC.COM
DATE: 6/24/2024
PROJ. NO.: 22054
SCALE: 1" = 40'
DRAWN BY: RLM
CHECK BY: DCM
REVISED:
ISSUED FOR: RECORDING
EASEMENT PLAN
68 FAIRGROUNDS ROAD
NANTUCKET, MASSACHUSETTS
ASSESSOR'S MAP 67, PARCEL 490
PREPARED FOR: 68 FAIRGROUNDS, LLC

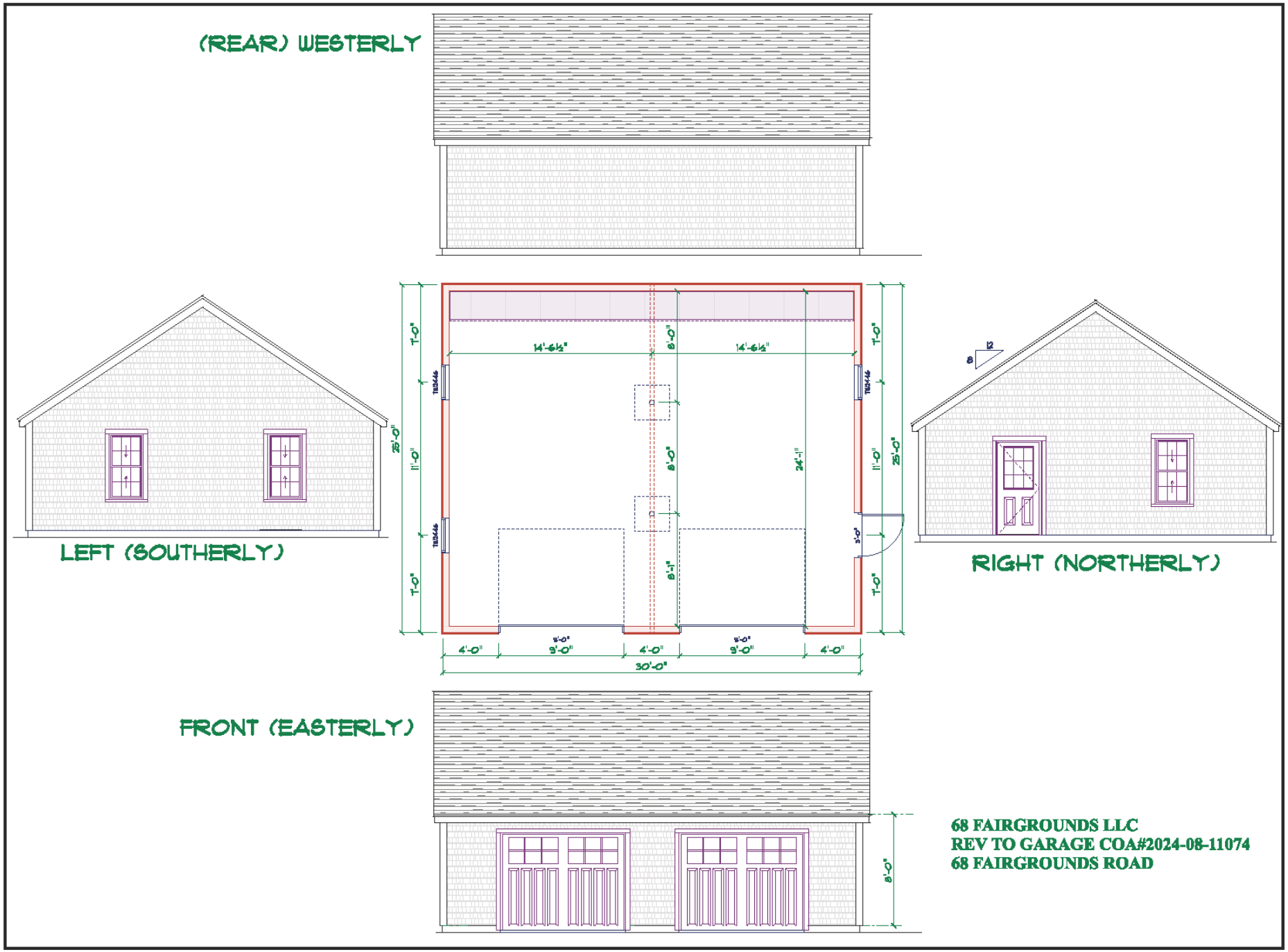

Fairgrounds Rd
Fairgrounds Rd Bike Path
Fairgrounds Rd Bike Path
66
68
2
70
4B
4
3
5
Scotts Way
Scotts Way

Revisions:

1. Add 5’-0” to width of structure from 25’ to 30’

2. No increase in height or depth

3,Move on site to new location



CERTIFICATE NO: _____ DATE ISSUED: 9/24/24

HDC2024-08-11074

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 42 PARCEL N°. 410

Street & Number of Proposed Work: 68 FAIRGROUNDS RD.

Owner of record: 68 FAIRGROUNDS LLC

Mailing Address: 68 FAIRGROUNDS RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OMAR DESIGN INC.

Mailing Address: PO BOX 3077
NANTUCKET, MA 02584

Contact Phone #: 207-415-4219 E-mail: OMARVAL@gmail.com

FOR OFFICE USE ONLY 19993

Date application received: 9/30/24 Fee Paid: $ 125.00

Must be acted on by: 11/8/24

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 _____

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 625 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 25' 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 17'-0 1/2" South 17'-0 1/2" East 17'-6 1/2" West 17'-6 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 8'-12" ☐ 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.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 MTN Clapboard (if applicable) — Roof 30 YEAR HOUSE (CHARCOAL GRAY)
Trim MTN Sash _____ Doors _____
Deck — Foundation GRAY Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/30/24 Signature of owner of record _____ Signed under penalties of perjury

APPROVED
HDC 2024-08-11074



68 FAIRGROUNDS LLC
PROPOSED GARAGE
68 FAIRGROUNDS ROAD

CERTIFICATE NO: _____ DATE ISSUED: _____

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CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 4.1 3

Street & Number of Proposed Work: 25B Clifton

Owner of record: Konstantin Gilis

Mailing Address: 40 Glenayr, Rd. Toronto. ON M5P3B8

Contact Phone #: (416)362-7711 E-mail: Kgilis@onex.com

AGENT INFORMATION (if applicable)

Name: Natalie Cowger

Mailing Address: 27 Ridge Lane

Contact Phone #: (508)901-3500 E-mail: Natalie.Rose.Nantucket@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

RECEIVED OCT 11 2024 By _____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Pea Gravel, Belgvin Block 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 10/10/2024 Signature of owner of record Natalie Cowger for Konstantin Gilis Signed under penalties of perjury

HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

RECEIVED
OCT 11 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: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: ------X--------X------X----- --------X----X----------
✓	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
✓	Hardscape/Driveway/Fence/Gate/Arbor/Curbing -DPW/ Type: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
	Any proposed improvements within the Town R.O.W. requires prior Approval through Select Board.
	All documents MUST be legible. All sets MUST BE collated and stapled.
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see reverse side.

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 Natalie Cowger

AS AGENT FOR Konstantin Gilis

STREET ADDRESS 25 B Clifton

MAP/PARCEL 73 4.1 3

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.

Natalie Cowger 10/16/24

Signature Date

Gmail natalie cowger <natalierose.nantucket@gmail.com>

HDC Consent

Kosty Gilis <kgilis@onex.com> Fri, Oct 11, 2024 at 7:01 PM
To: natalie cowger <natalierose.nantucket@gmail.com>

I, Konstantin Gilis, give permission for Natalie Cowger, at Wisentaner Landscaping to apply for an HDC application for my property at 25B Clifton on Nantucket. She will apply on my behalf for a curb cut and driveway relocation.

Town and County of Nantucket, MA

October 10, 2024



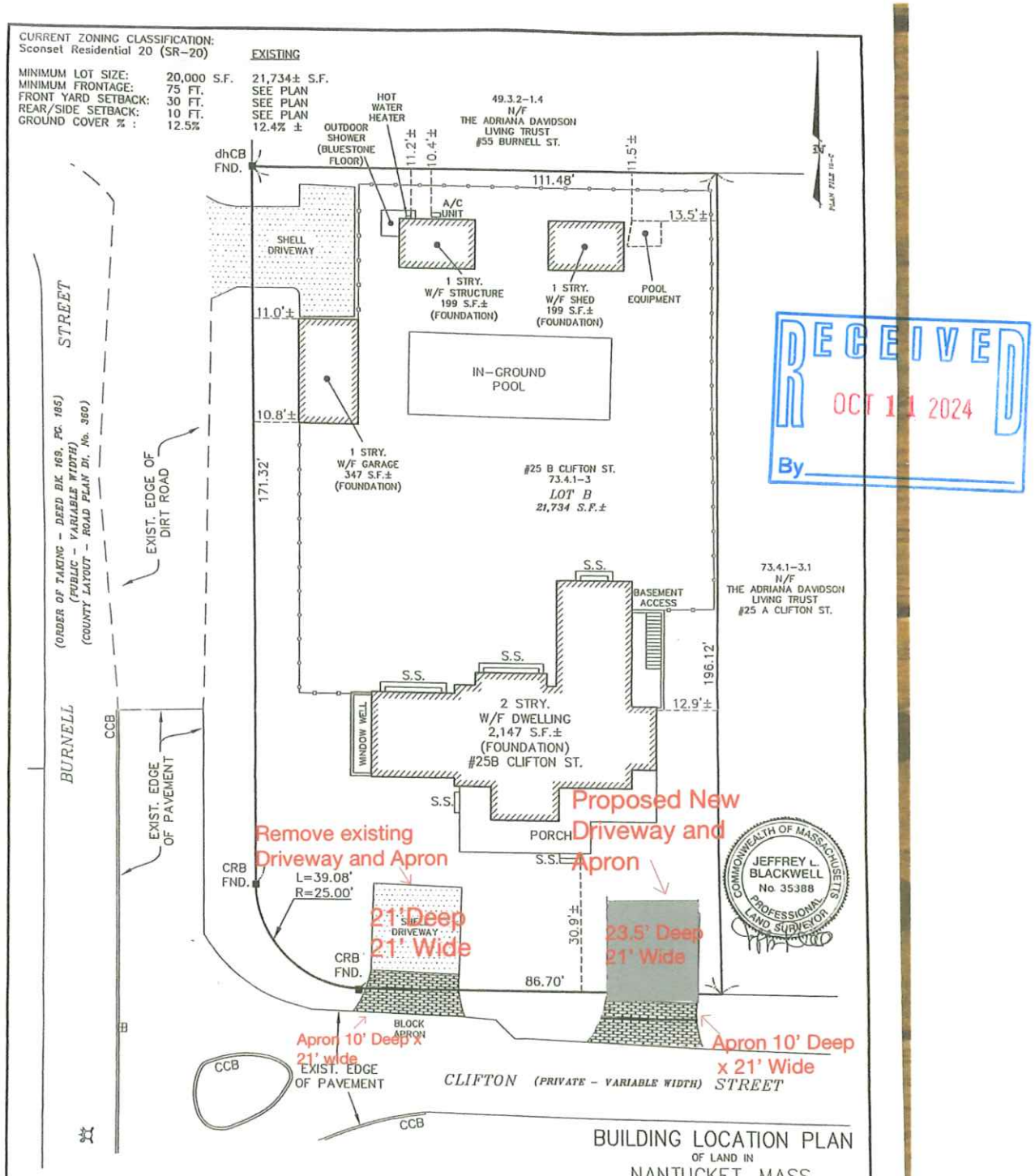
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
OCT 11 2024
By



RECEIVED
OCT 11 2024
By

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: 73.4.1. PARCEL: 3

LEGEND

- dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- CRB ■ DENOTES COUNTY ROAD BOUND FOUND
- CCB DENOTES EXIST. CAPE COD BERM
- S.S. DENOTES EXIST. STONE STEP
- DENOTES EXIST. VINE POOL FENCE
- DENOTES EXIST. WOOD POOL FENCE

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1"= 20' DATE: DECEMBER 31, 2019

Owner: KONSTANTIN GILIS
HALEY N. GILIS

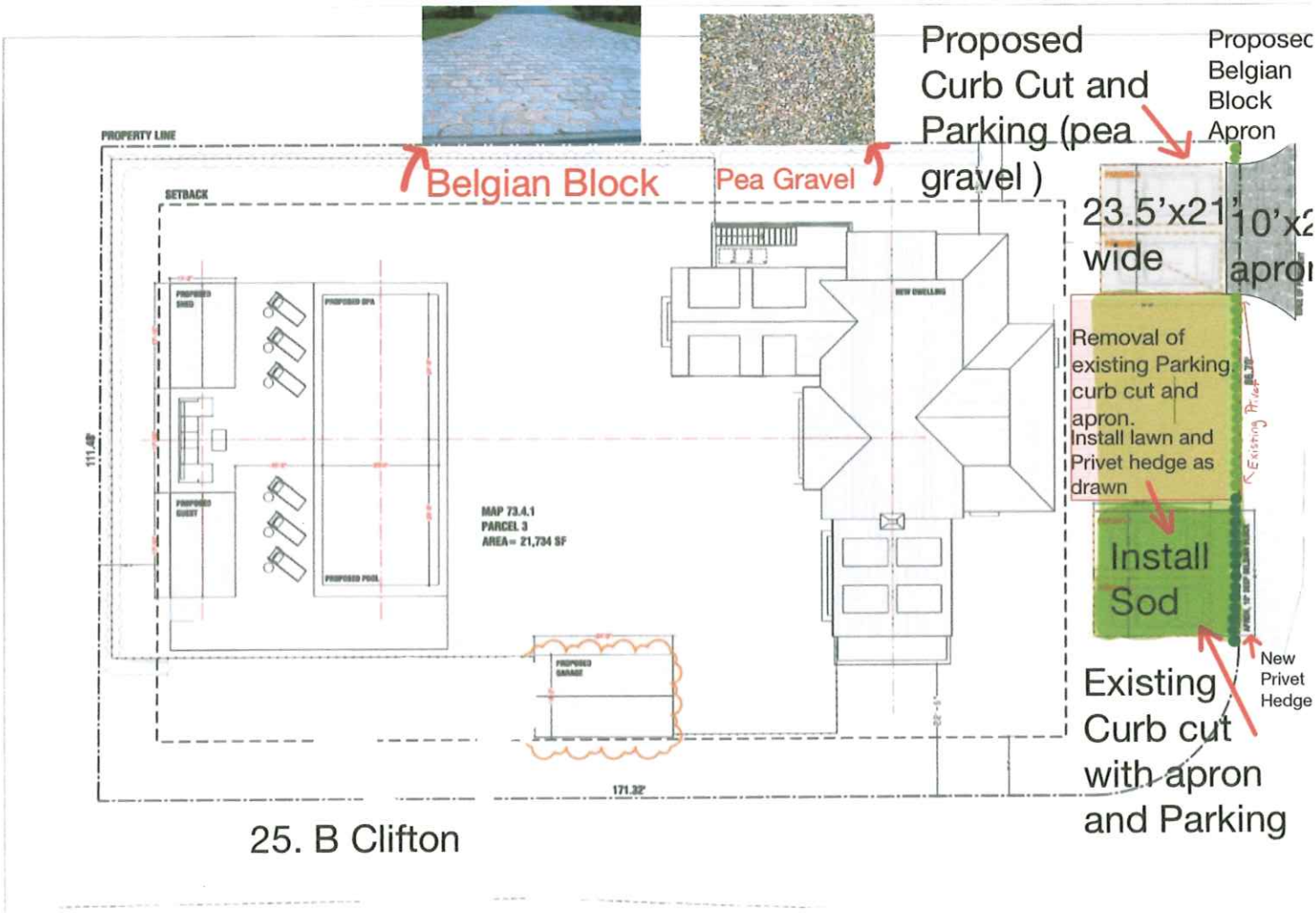
Deed Bk./Pg.: 1567/336 Plan No.: 2015-39, LOT B

Locus: #25B CLIFTON STREET

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B8327

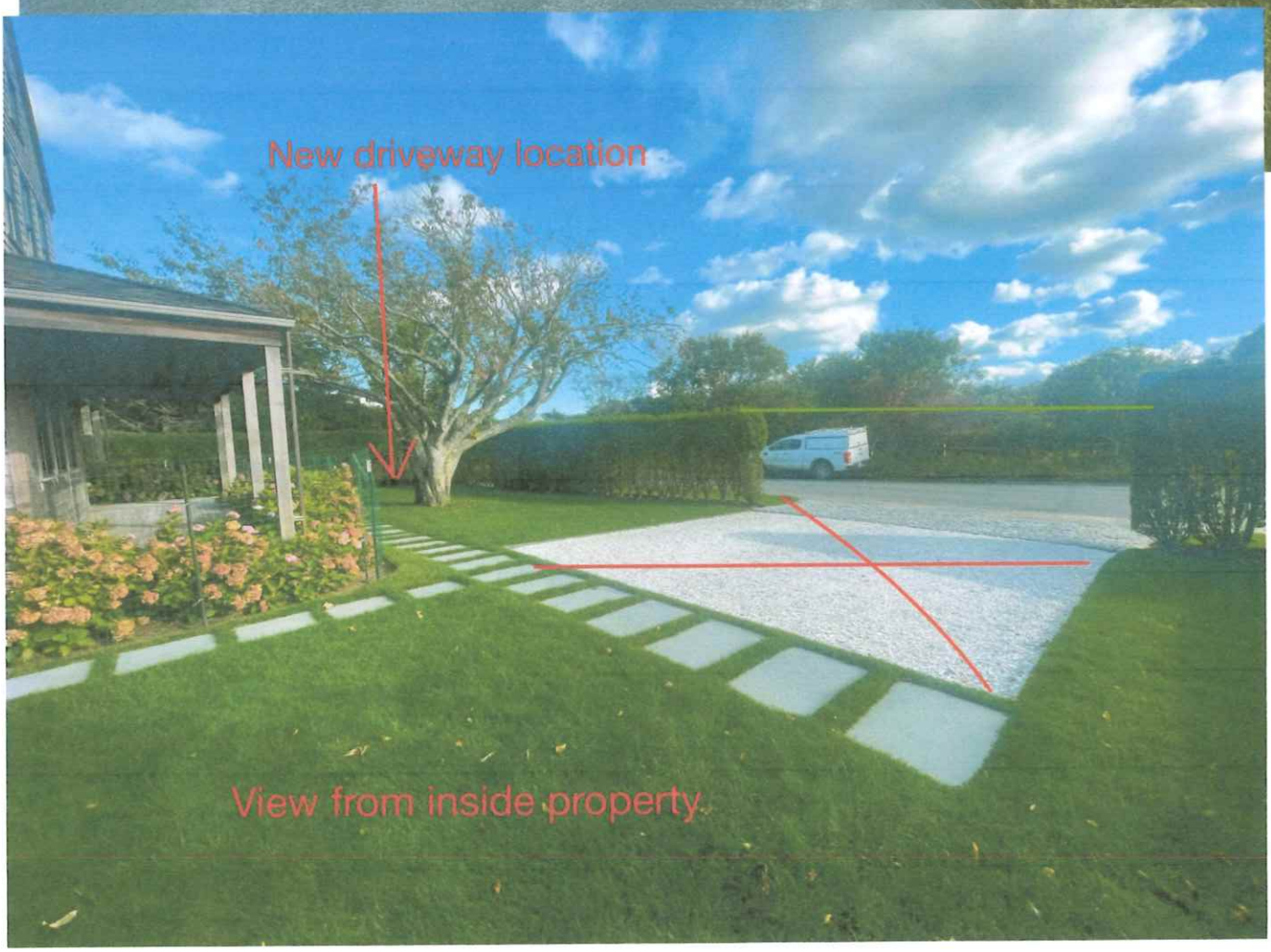
T:\PAJE JOB 83
V:\DRAWFILES\B8327\BLP.dwg 12/31/2019 3:25:36 PM EST



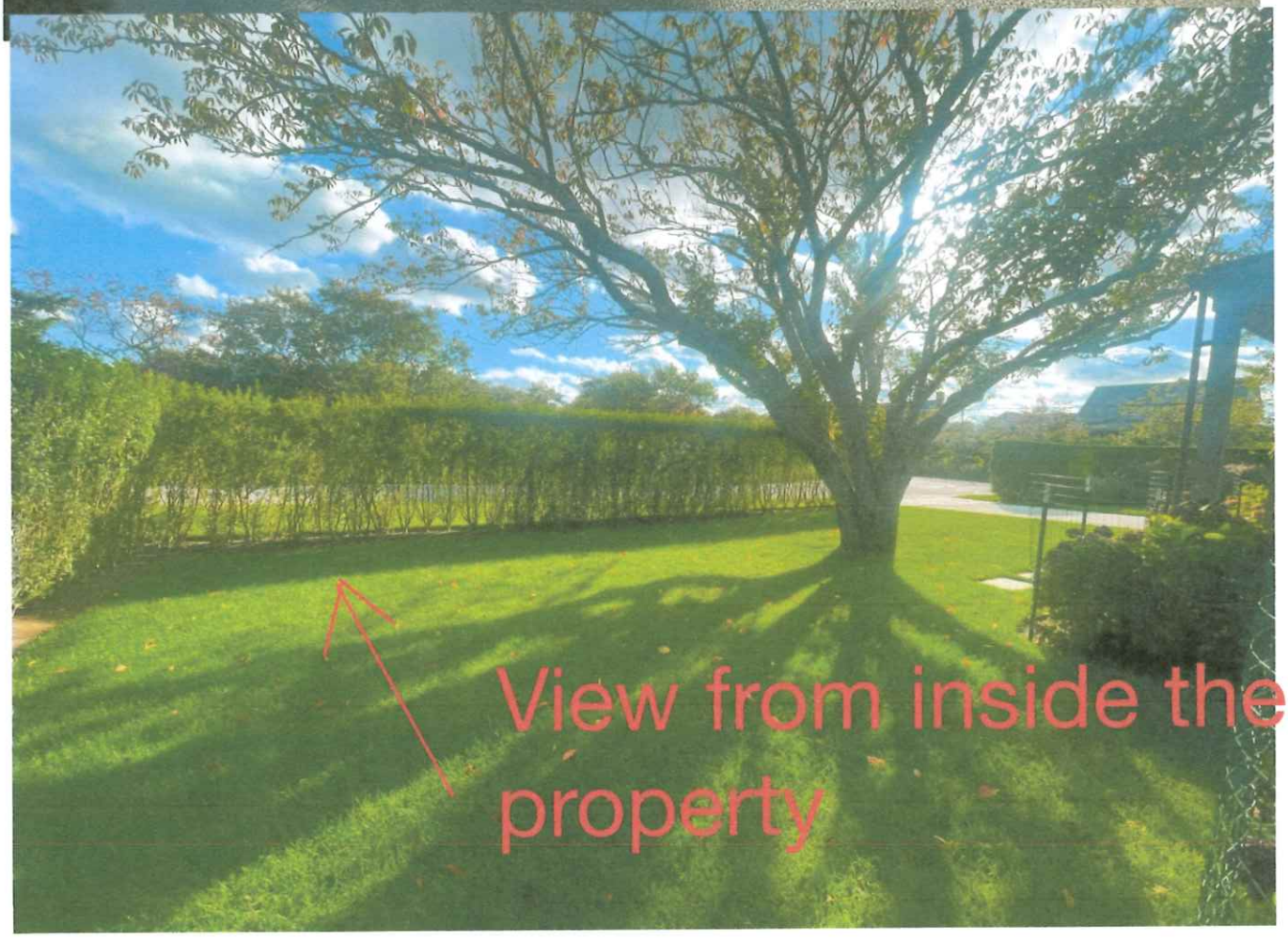
RECEIVED
OCT 11 2024
By

RECEIVED
OCT 11 2024
By






Old
Driveway
location
New Driveway
Location
RECEIVED
OCT 11 2024
By


View from inside the
property

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

OTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application.
Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

his is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and esolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

he certificate is valid for three years from date of issuance. No structure may differ om the approved application. Violation may impede issuance of Certificate of ccupancy.

PROPERTY DESCRIPTION

AX MAP N°: 55 PARCEL N°. 146

reet & Number of Proposed Work: 127 ORANGE ST

wner of record: BLITWELL CORPORATION

ailing Address: 4 WEBSTER ST
NANTUCKET, MA 02554

ontact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

ame: JAMES LYNDON

ailing Address: 20 EVERGREEN WAY
NANTUCKET, MA 02554

ontact Phone #: 508.221.1333 E-mail: JLYNDONJR @ aol.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 3 TAB TO ARCH SHNGL

ze 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: _____

fference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

ight of ridge above final finish grade: North _____ South _____ East _____ West _____

dditional Remarks

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

storic Name:

iginal Date:

iginal Builder:

there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

oundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

asonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

oof Pitch: Main Mass 4/12 Secondary Mass 4/12 Dormer _____/12 Other _____

oofing material: ☐ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

kylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

utters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

eaders (material and size): _____

idewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

] _____

☐ Other _____

rim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

oors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

ardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

dewall _____ Clapboard (if applicable) _____ Roof CERTAINTEED MAINE BIRCH

rim _____ Sash _____ Doors _____

eck _____ Foundation _____ Fence _____ Shutters _____

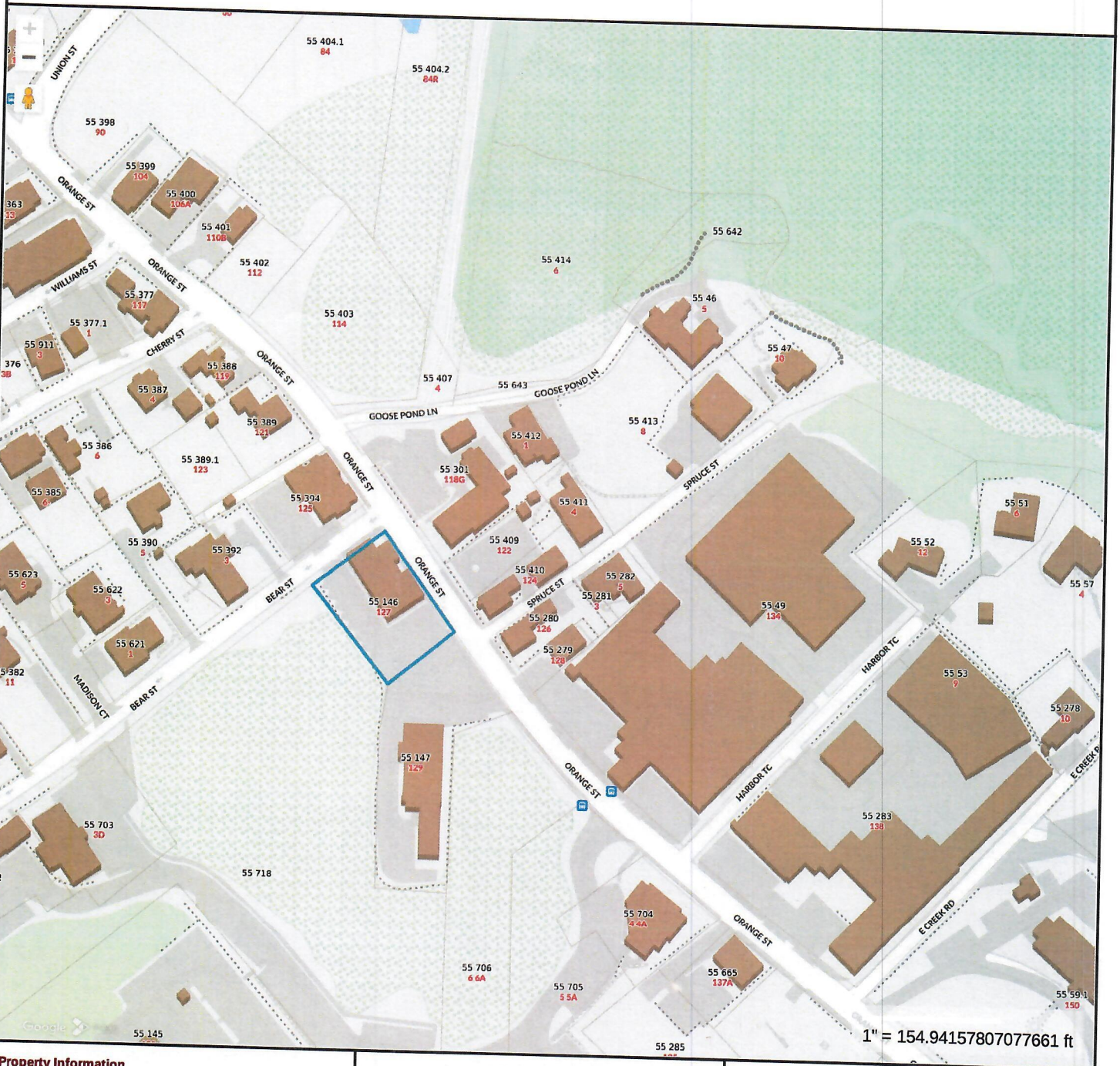
Attach manufacturer's color samples if color is not from HDC approval list.

ereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the applica- on into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of y revisions to this application will initiate a new sixty-day review period.

ate 10/17/24

Town and County of Nantucket, MA

October 16, 2024



1" = 154.94157807077661 ft

Property Information

Property ID	3338
Location	127 ORANGE ST
Owner	BUTNELL CORPORATION

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Henry jr.

39 Holbert MH
Rev Stens

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 (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.

BHP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (I.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 19

Street & Number of Proposed Work: 39 Hulbert Avenue

Owner of record: Thirty Nine Hulbert LLC % Tanlering

Mailing Address: 525 Warren Street
Brookline, MA 02445

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: _____ 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: C1904

Original Builder:

REVISIONS* (describe)
1. East Elevation Revise Fenestration
2. South Elevation
3. West Elevation > N/C
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 TMB Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing TME Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

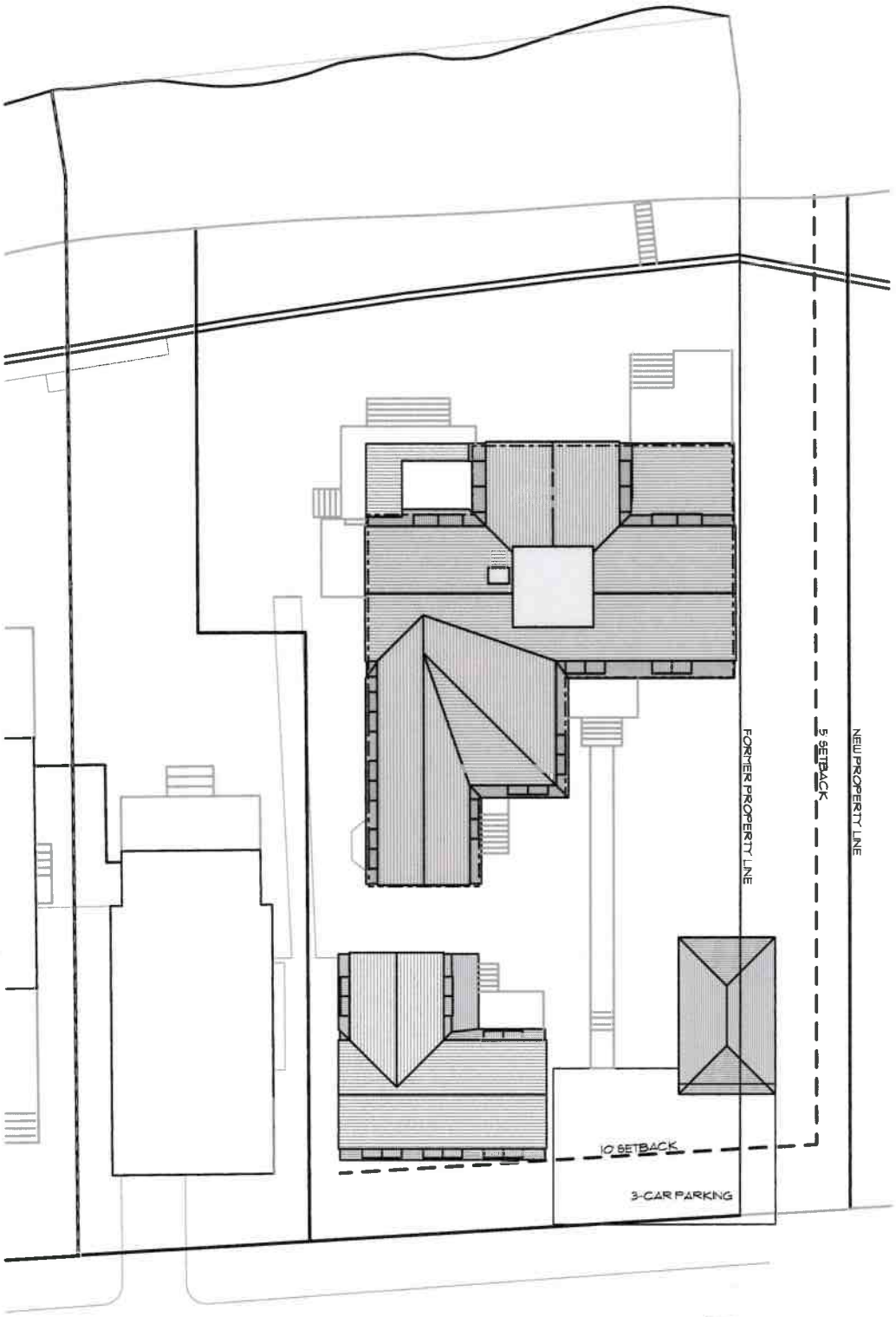
Sidewall Natural Clapboard (if applicable) _____ Roof _____
Trim White (TME) Sash White (TME) Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

NANTUCKET HARBOR



HULBERT AVENUE

Renovation at
35 Hulbert Ave.
Nantucket, MA
02554

Map No.: 29
Parcel No.: 19
Zoning Info: R-1
Project No: 66
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

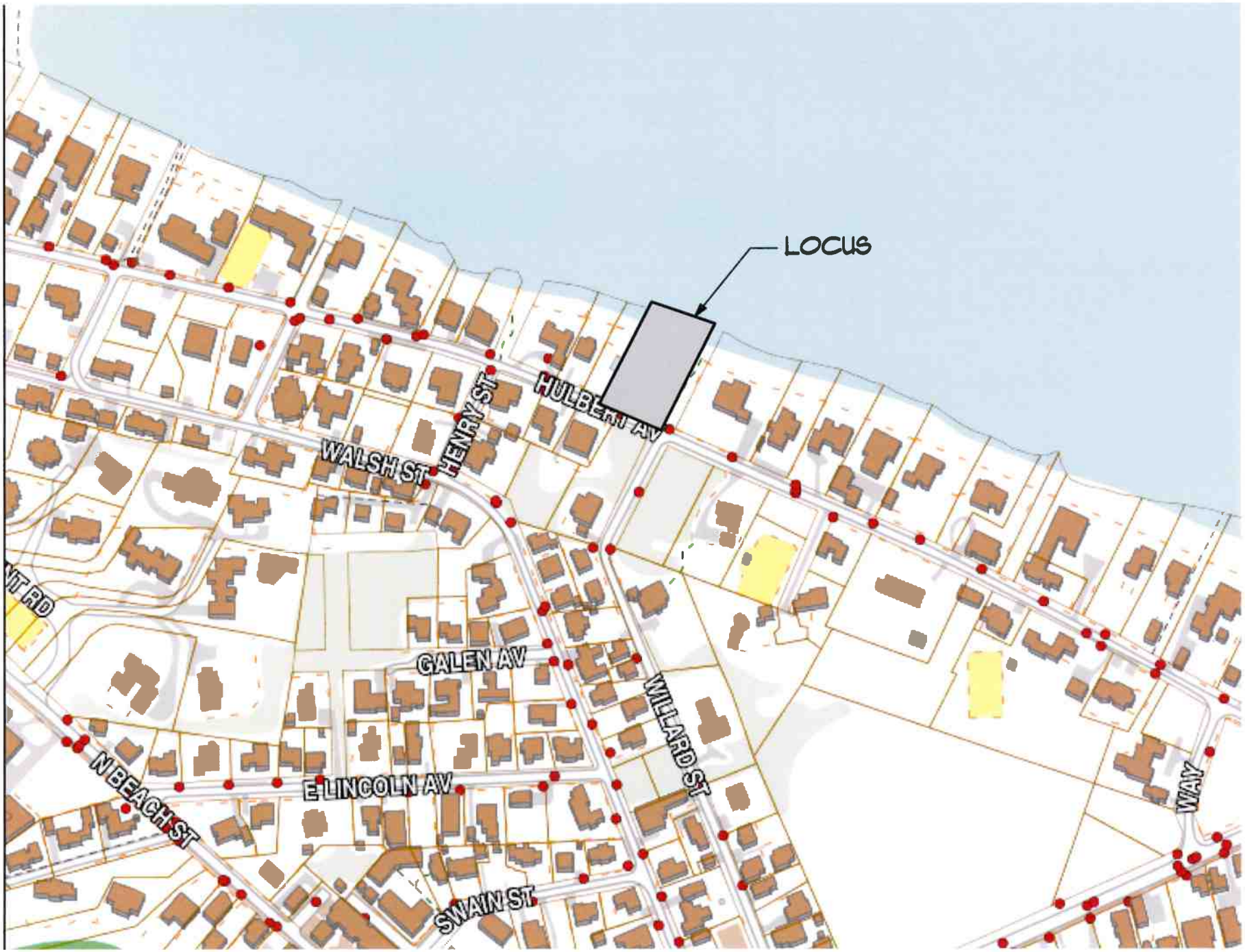
L-1.1

Site Plan

MARK DATE

All drawings and designs contained are the sole property of Botticelli & Pohl P.C. No publication or use of these documents is permitted without the written consent of Botticelli & Pohl P.C.

BOTTICELLI & POHL
ARCHITECTS



BOTTICELLI & POHL
ARCHITECTS

MARK	DATE

Locus Plan

Renovation at
39 Hulbert Ave.
Nantucket, MA
02554

Map No.: 29
Parcel No. : 19
Zoning Info: R-1
Project No: 66
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

L-1.2

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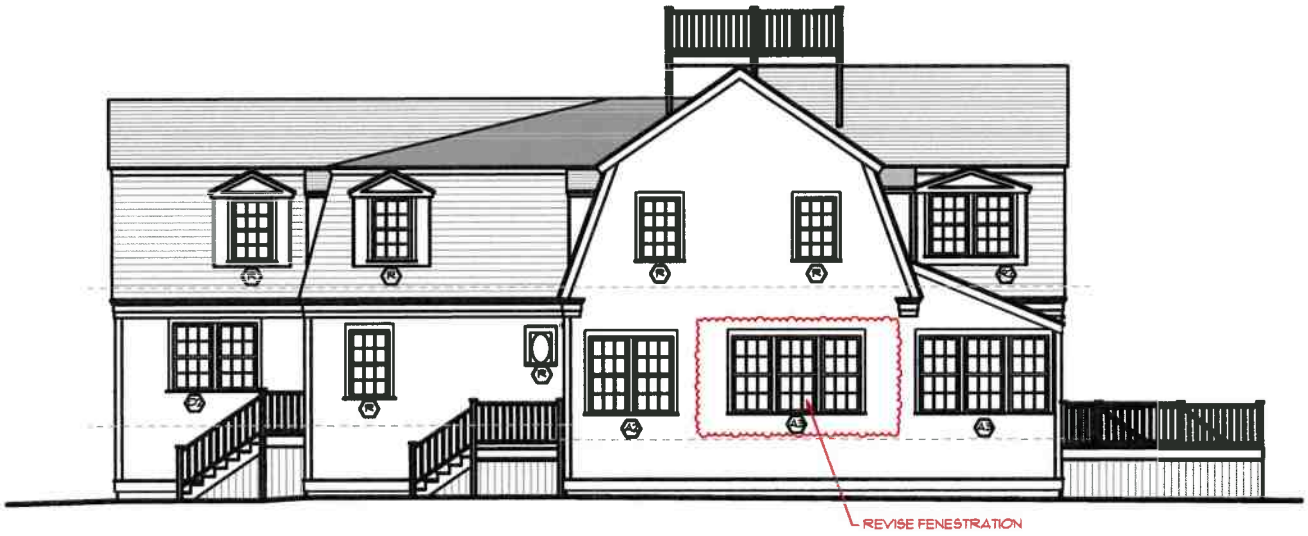

PROPOSED EAST ELEVATION



PREVIOUSLY APPROVED EAST ELEVATION

BOTTICELLI & POHL
ARCHITECTS

MARK	DATE

East Elevation

Renovation at
39 Hulbert Ave.
Nantucket, MA
02554

Map No.: 29
Parcel No.: 19
Zoning Info: R-1
Project No: 66
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

A-2.2

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PROPOSED SOUTH ELEVATION



PREVIOUSLY APPROVED SOUTH ELEVATION

BOTTICELLI & POHL
ARCHITECTS

MARK	DATE

South Elevation

Renovation at
39 Hulbert Ave.
Nantucket, MA
02554

Map No.: 29
Parcel No. : 19
Zoning Info: R-1
Project No: 66
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

A-2.3

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 WEST ELEVATION



PREVIOUSLY APPROVED WEST ELEVATION

BOTTICELLI & POHL
ARCHITECTS

MARK	DATE

West Elevation

Renovation at
39 Hulbert Ave.
Nantucket, MA
02554

Map No.: 29
Parcel No. : 19
Zoning Info: R-1
Project No: 66
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

A-2.4

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 NORTH ELEVATION



PREVIOUSLY APPROVED NORTH ELEVATION

BOTTICELLI & POHL
ARCHITECTS

MARK	DATE

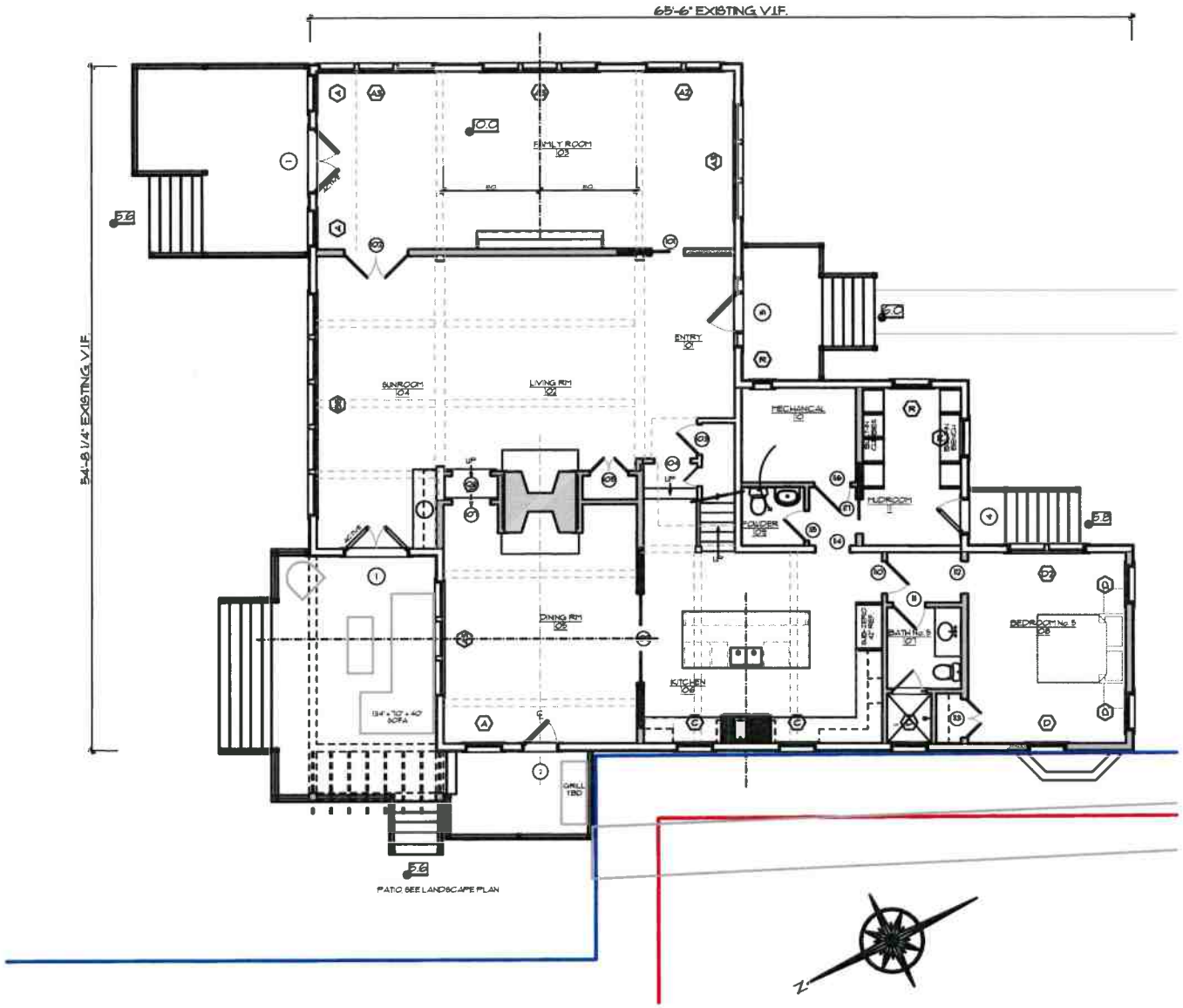
North Elevation

Renovation at
39 Hulbert Ave.
Nantucket, MA
02554

Map No.: 29
Parcel No.: 19
Zoning Info: R-1
Project No: 66
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

A-2.1

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.



BOTTICELLI & POHL
ARCHITECTS

MARK	DATE

First Floor Plan

Renovation at
39 Hulbert Ave.
Nantucket, MA
02554

Map No.: 29
Parcel No.: 19
Zoning Info: R-1
Project No: 66
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

A-1.1

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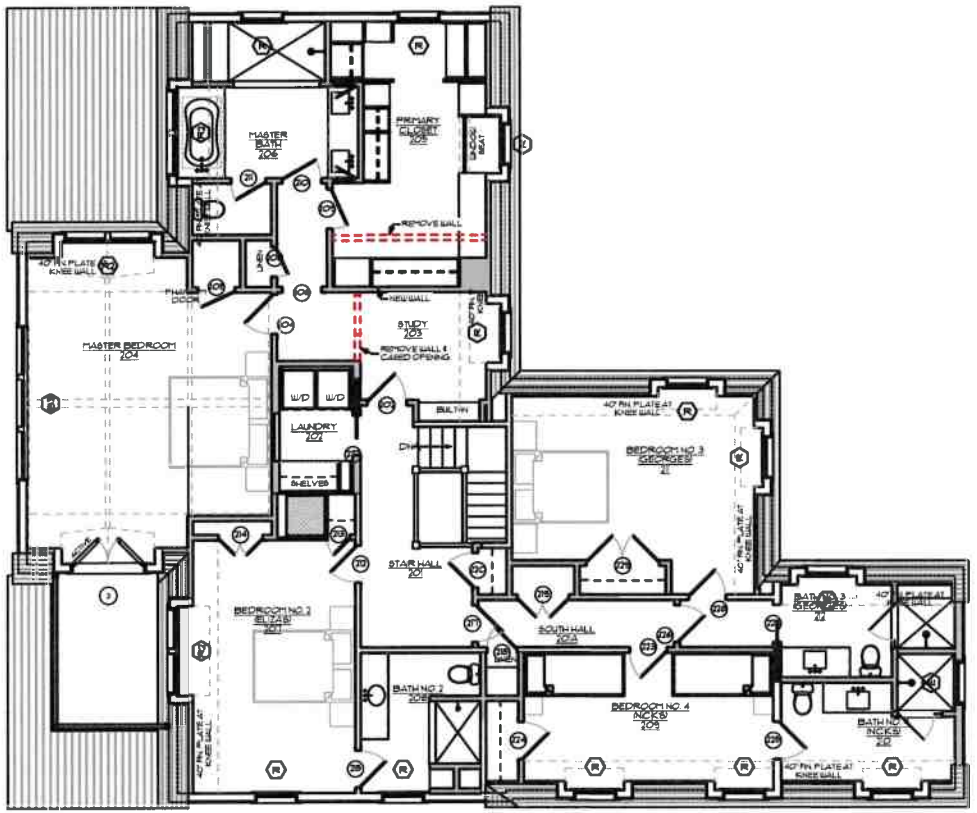




BOTTICELLI & POHL
ARCHITECTS

MARK	DATE

Second Floor Plan

Renovation at
39 Hulbert Ave.
Nantucket, MA
02554

Map No.: 29
Parcel No. : 19
Zoning Info: R-1
Project No: 66
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

A-1.2

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.

THIRTY-NINE HULBERT AVENUE, LLC

39 HULBERT AVENUE, NANTUCKET, MA

MAIN HOUSE

Window & Exterior Door Schedule

HDC. 9-23-2024

Rev. 9-17-2024

Window Schedule

No.	Qn.	Type	Manuf.	Sash Opening	Rough Opening	Lights	Comments
A	3	Double Hung	Boston Sash	2'-8" x 5'-4" +/-		6 over 6	Match existing in Family Room - Phase 1
A2	1	(2) Double Hung	Boston Sash	(2) 2'-8" x 5'-4" +/-		6 over 6	Phase 1
A3	4	(3) Double Hung	Boston Sash	(3) 2'-8" x 5'-4" +/-		6 over 6	Phase 1
B3	1	(3) Double Hung	Boston Sash	(3) 3'-2" x 6'-4" +/-		6 over 6	Match & replace existing - Phase 1
B5	1	(5) Double Hung	Boston Sash	(5) 3'-2" x 7'-6" +/-		9 over 1	Match & replace existing - Phase 1
C	2	Double Hung	Boston Sash	2'-8" x 4'-0" +/-		6 over 6	Match existing at Kitchen Sink - Phase 1
D	4	Double Hung	Boston Sash	2'-8" x 4'-8" +/-		6 over 6	Match existing in Bedroom No. 5 - Phase 2
D2	1	(2) Double Hung	Boston Sash	(2) 2'-8" x 4'-8" +/-		6 over 6	Match existing - Phase 2
E	1	Double Hung	Boston Sash	2'-8" x 4'-4" +/-		6 over 6	Match existing in Dormers - Phase 2
R	15	Double Hung	Boston Sash	Varies		6 over 6	Match & replace existing - (1) Phase 2
R2	3	(2) Double Hung	Boston Sash	Varies		6 over 6	Match & replace existing - Phase 1

Door Schedule

No.		Type	Manuf.	Door Size	Door Rough Opening	Lights	Comments
1	2	Double French Door	Fontrick	5'-0" x 7'-2"		15	Replace existing - Phase 1
2	1	French Door	Fontrick	2'-8" x 7'-2"		15	Replace existing at Dining Room - Phase 1
3	1	Double French Door	Fontrick	5'-0" x 6'-6"		15	Phase 1
4	1	Mud Room Door	Fontrick	2'-8" x 6'-8"		9	Over 2 panel - Phase 2
5	1	Entry Door	Fontrick	3'-0" x 7'-2"		0	Replace existing - Phase 1
		with Sidelights	Fontrick	1'-0" x 7'-2"		3	Over panel, Replace existing

Notes:

1. All windows will be Boston Sash windows as per above schedule, double glazed, Simulated Divided Light with muntin configuration as shown on drawings.
   Min. dp 30 & IZ3 impact rating required. All windows to have maximum U-value of .36.
   All glazing to come with compliance sticker as required by local building codes.
2. All doors will be Fontrick doors as per above schedule, double glazed, Simulated Divided Light with muntin configuration as shown on drawings.
   Min. dp 30 & IZ3 impact rating required. All doors to have maximum U-value .52.
   All glazing to come with compliance sticker as required by local building codes.
3. Contractor to provide plywood panels for all new fenestration to meet impact codes.
4. Mill shop will provide shops drawings for all window and door units to architect for approval prior to commencing construction.
5. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
6. Provide tempered glass in all locations required by code.


39 Hulbert Ave - East

LORING

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP5-2
MAP/PARCEL#: 29-019

Recorded by: ANR Date: 01/29/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 39 HULBERT AVE

2. Building Name: N/A

3. Ownership: Private

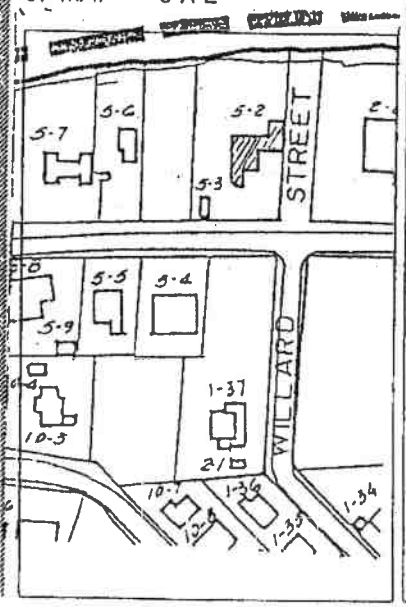
4. Present Owner: CROSS, THEODORE L. & MARY S.

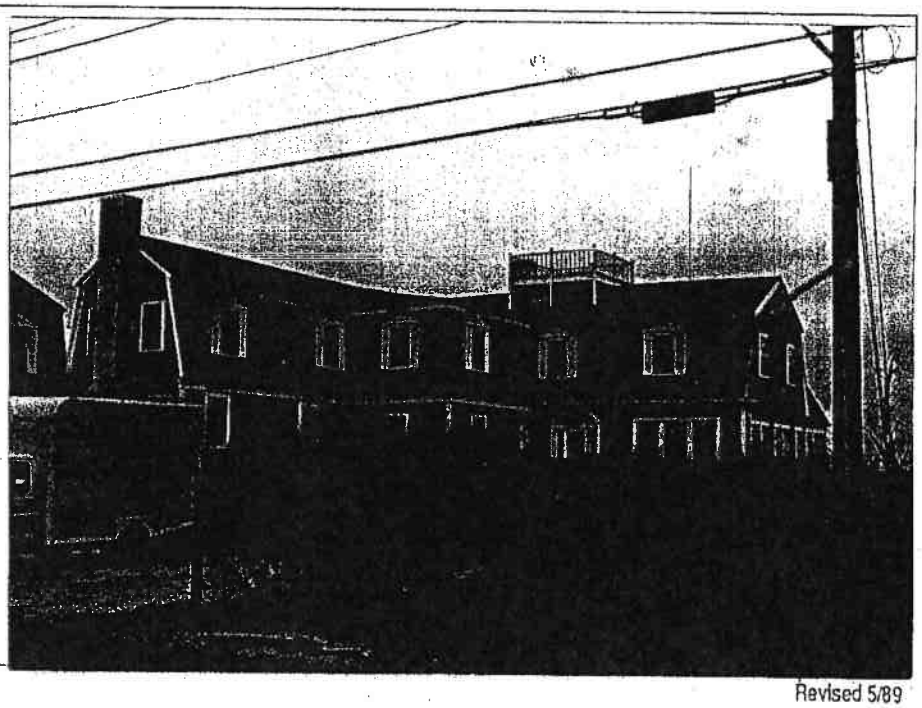
5. Ownership History:
Unknown

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

NERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 80
12. Setback from Street (ft.):30
13. Orientation to Street Address: Gabled,Ridge Parallel
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: Garage,Fence, Parking,BP5-3
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: Gambrel
24. Roofing Material: Weathered Cedar Shingles
25. Roof Features: Roofwalk,Dormers/Side Elevation, Dormers/Rear Elevation,Skylight,Roof Hatch
26. Dormer Roof(s): Gable
27. Chimney Material: Brick-painted
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: Sidelights,Transom, Fanlight,Flush Frame
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: Rear
37. Signage: N/A
38. Details: Corner boards-plain,Trellis,Entry Stairs with Balustrade
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
Extensive renovations since 1975

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43, Date of Initial Construction: C 1904
Source: Assessors Records,Sanborn Maps,
The Inquirer Mirror
Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: Colonial Revival
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps,
The Inquirer Mirror

Subject: FW: entry/ lr options
Date: Wednesday, October 16, 2024 at 1:40:00 PM Eastern Daylight Time
From: Lisa Botticelli
To: Tammy Conway

--
Lisa Botticelli
BOTTICELLI & POHL Architects
11 Old South Road
Nantucket, MA 02554

508.228.5455 w
508.325.2148 c

From: Izzyloring@yahoo.com <izzyloring@yahoo.com>
Date: Wednesday, October 16, 2024 at 1:07 PM
To: Lisa Botticelli <lisa@botticelliandpohl.com>
Cc: Ian Loring <iankloring@gmail.com>, Michelle Holland <michelle@nantuckethouse.com>
Subject: Re: entry/ lr options

To whom it may concern,

We give Lisa Botticelli, our architect, permission to sign on our behalf for the plans to be before Nantucket HDC.

Thank you,

Isabelle Loring

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmission@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 Thirty Nine Hulbert LLC

STREET ADDRESS 39 Hulbert Avenue

MAP/PARCEL 29/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 23, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

9/18/24
Date

32 Jefferson Ave
Garg. Roof Mat Change

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.

$150 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.

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).

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.

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°: 30 PARCEL N°. 132

Street & Number of Proposed Work: 32 Jefferson Avenue

Owner of record: Eleven Lincoln Avenue Trust

Mailing Address: PO Box 274
Lafayette Hill, PA 19444

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. 2024-07-10895
☐ 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 Roof Material to Red Cedar to Match MH + GH
Revise 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
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof Natural
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

CERTIFICATE NO: _____ DATE ISSUED: 8/6/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2024-07-1089S

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of 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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Owner of record: Eleven Lincoln Avenue Trust

Mailing Address: PO Box 274
Lafayette Hill, PA 19444

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 1013

Date application received: 7/24/24 Fee Paid: $ 50

Must be acted on by: 9/07/24

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. 2023-12-9630
☐ 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*
1. East Elevation
2. South Elevation Change Door to Window
3. West Elevation
4. North Elevation
(describe)

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ 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 _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

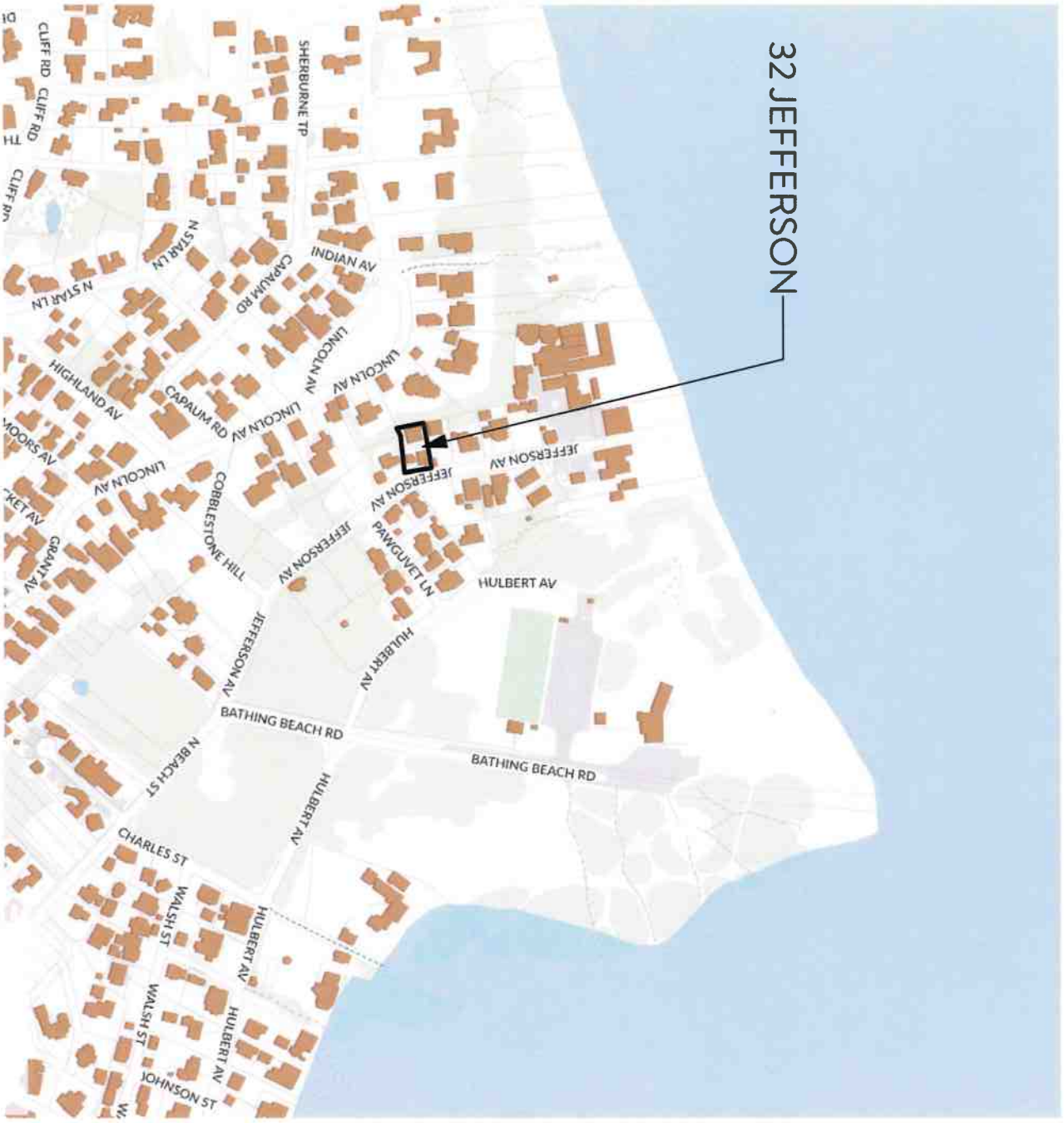
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof _____
Trim Natural 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 7/29/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.2

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

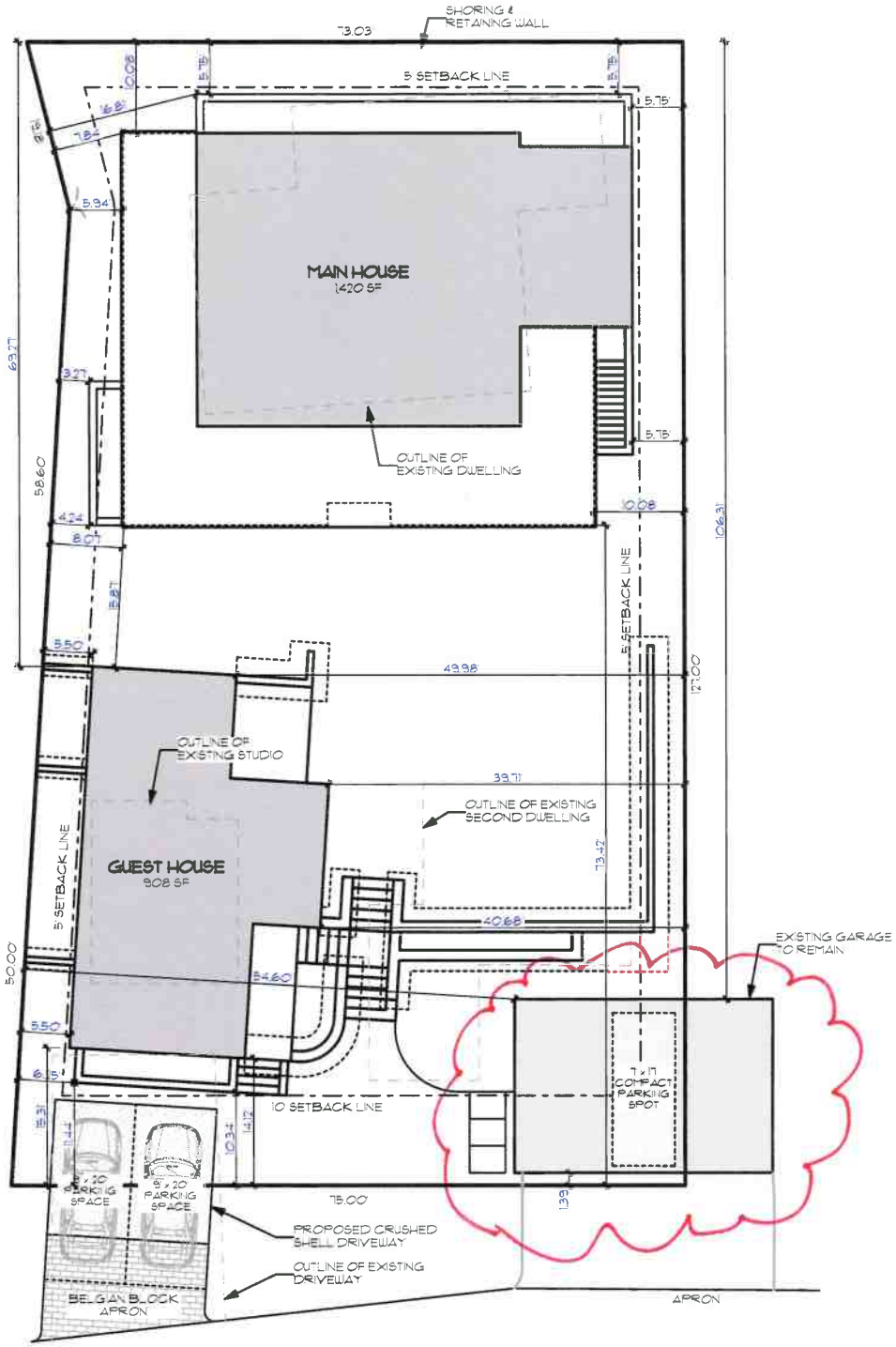
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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



L-1.1

ID#

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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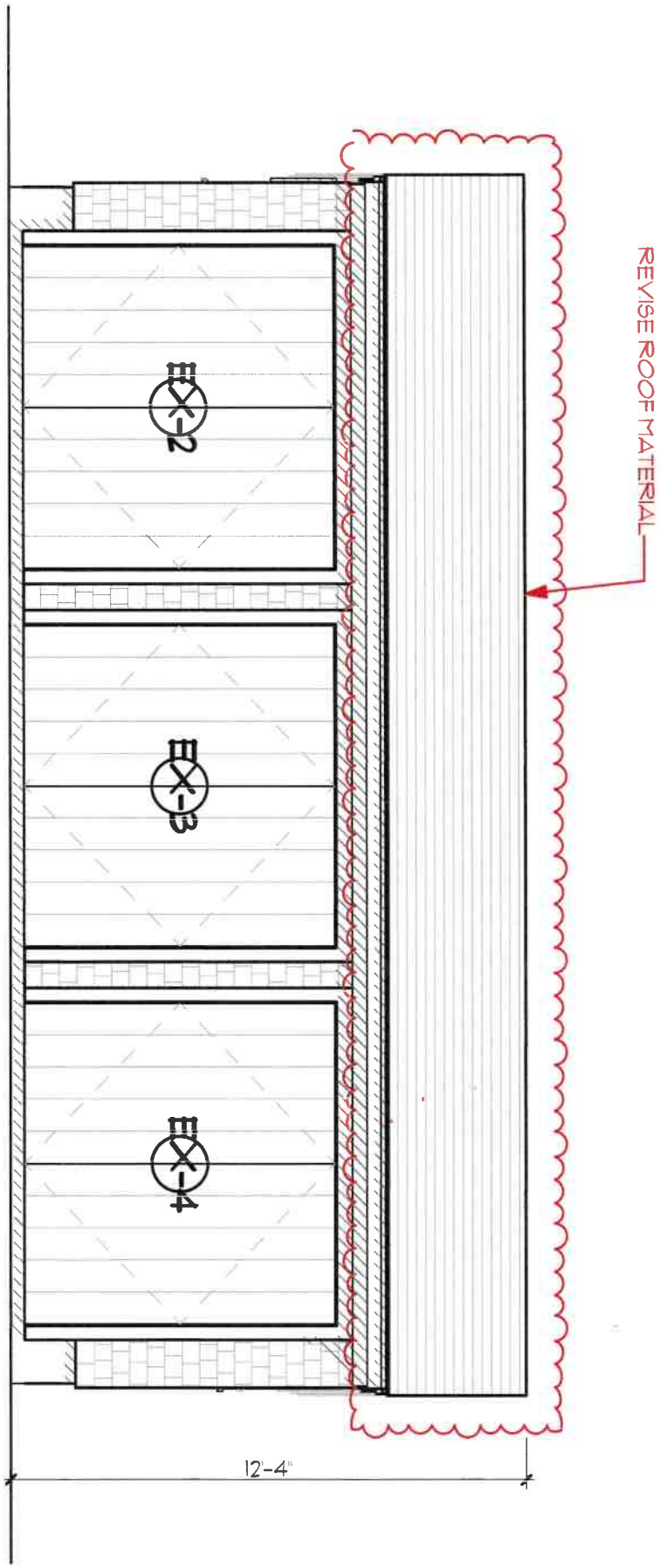
Site Plan

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



ID #
A-2.1

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

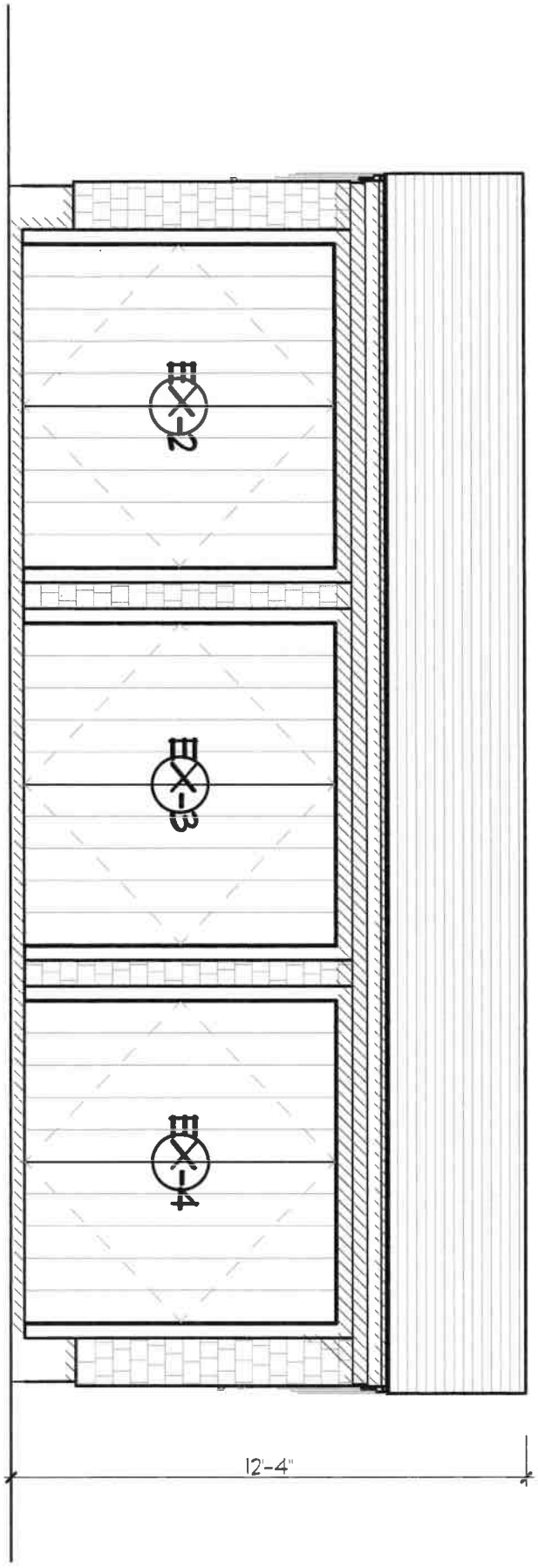
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P 617 482 4543 | BOTTICELLIANDPOHL.COM



Previously Approved

A-2.1 ID#

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO.: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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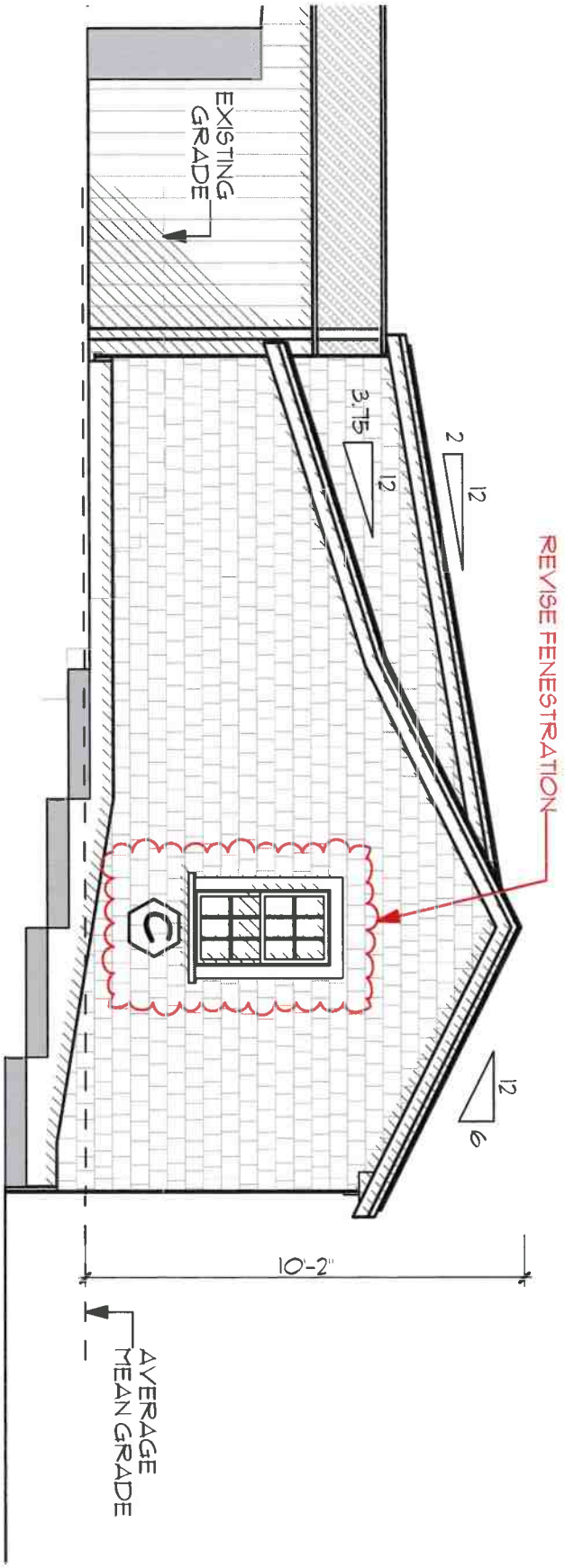
East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.2

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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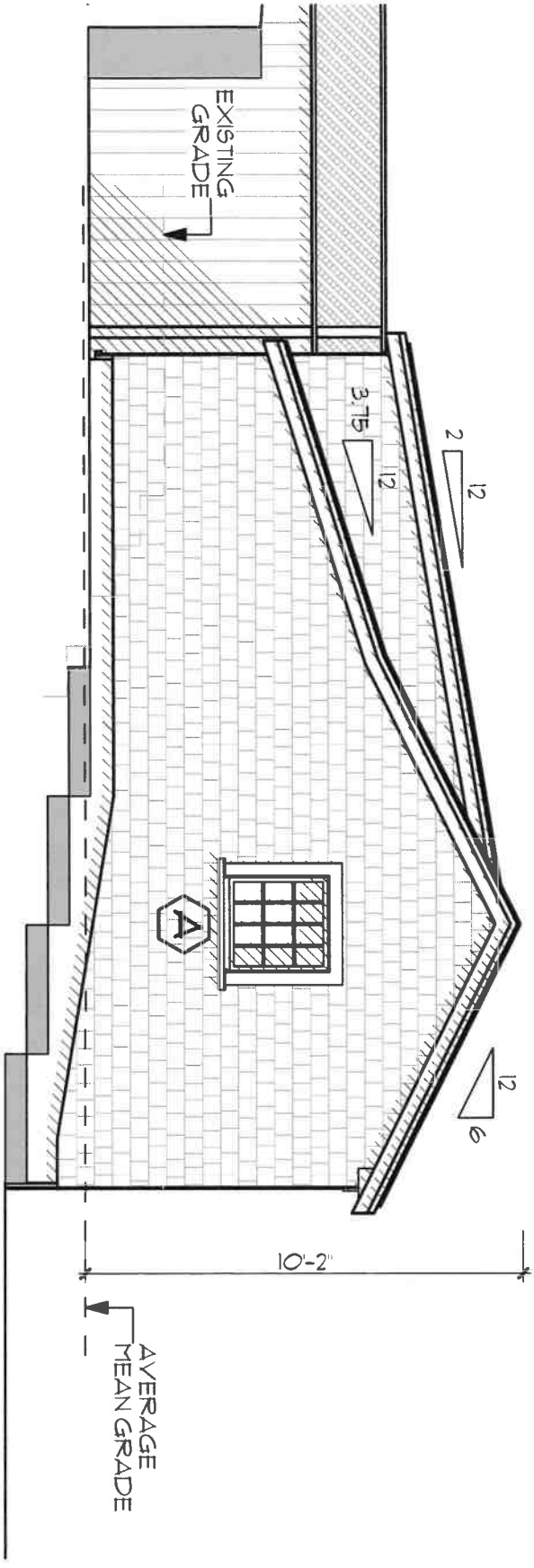
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.2

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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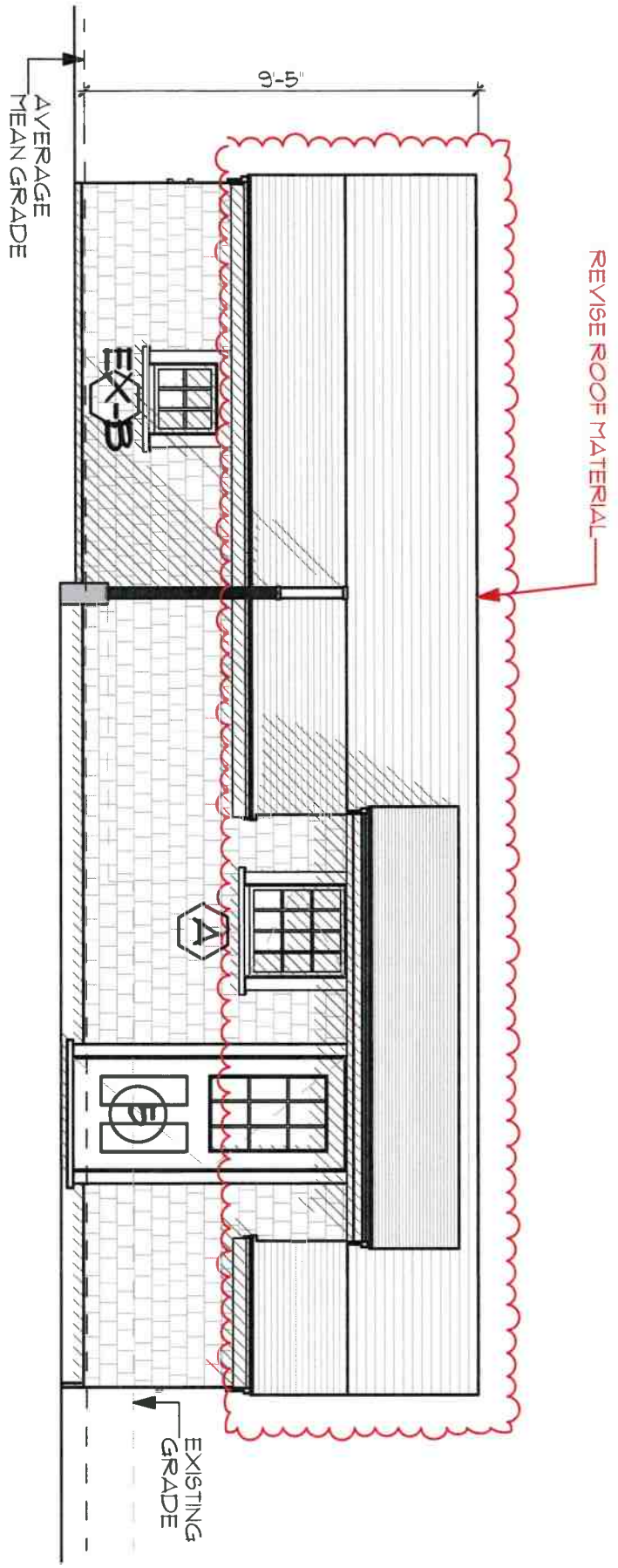
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.3 ID #

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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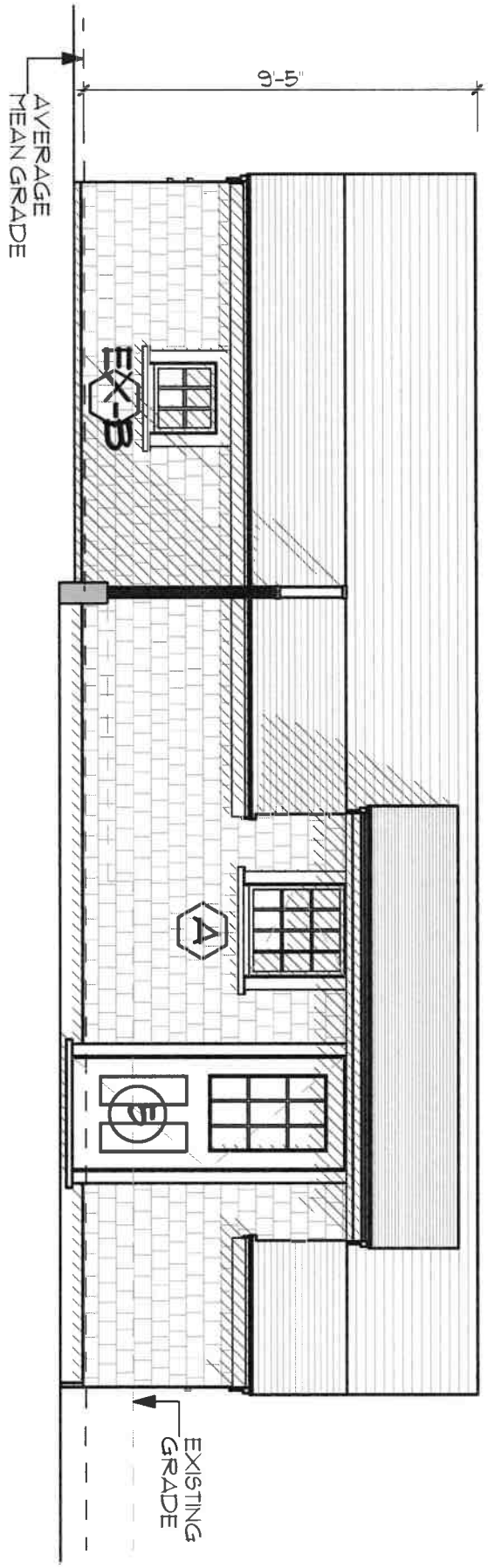
West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID # A-2.3

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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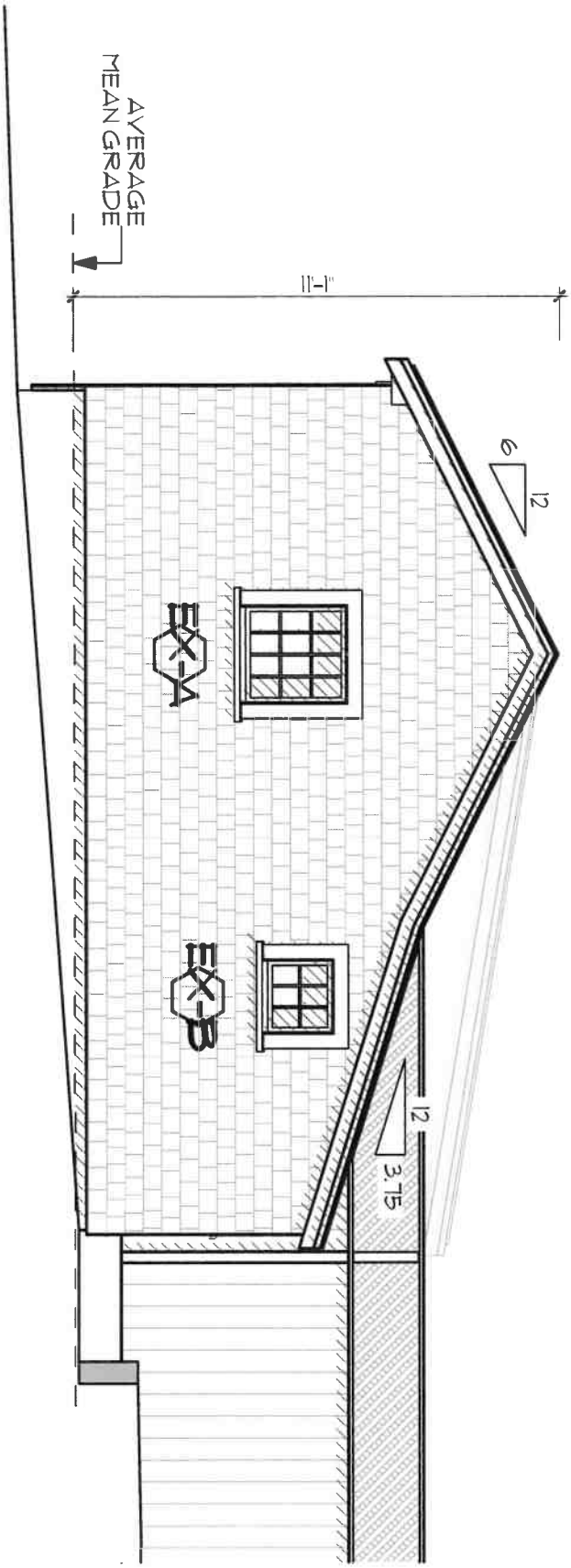
West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 P. 617.482.4543
BOTTICELLIANDPOHL.COM



ID# A-2.4

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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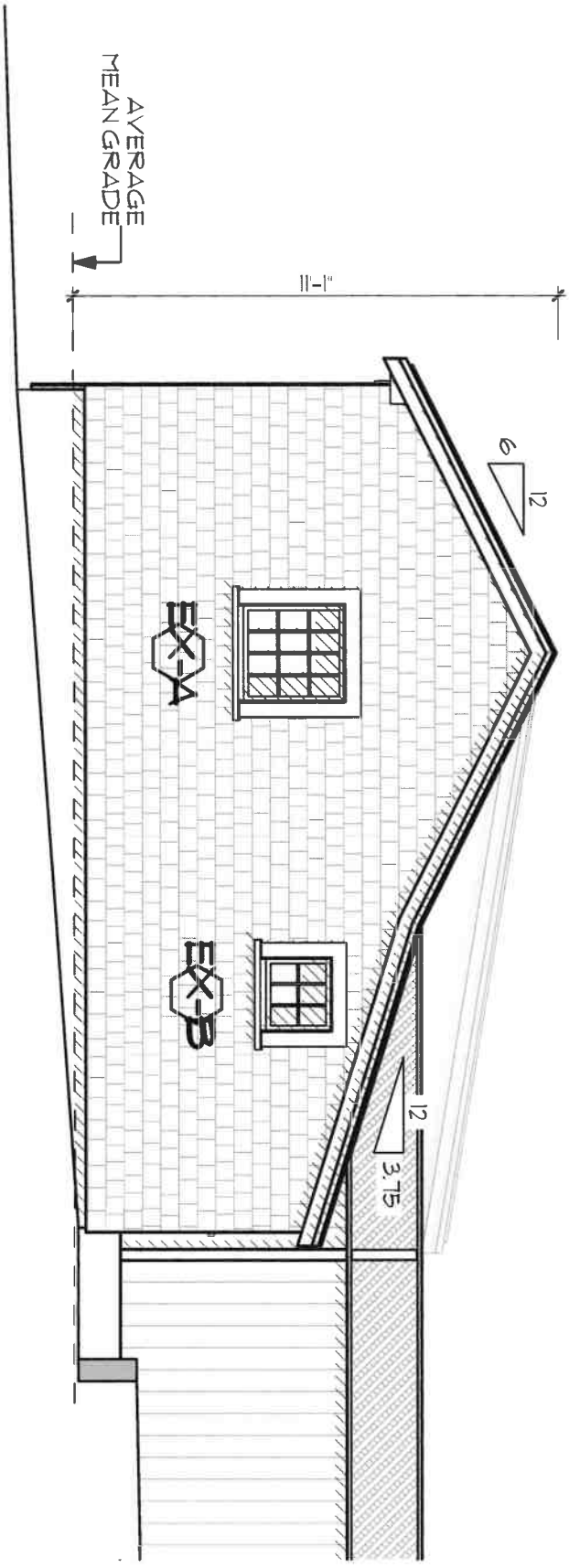
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

A-2.4

ID #

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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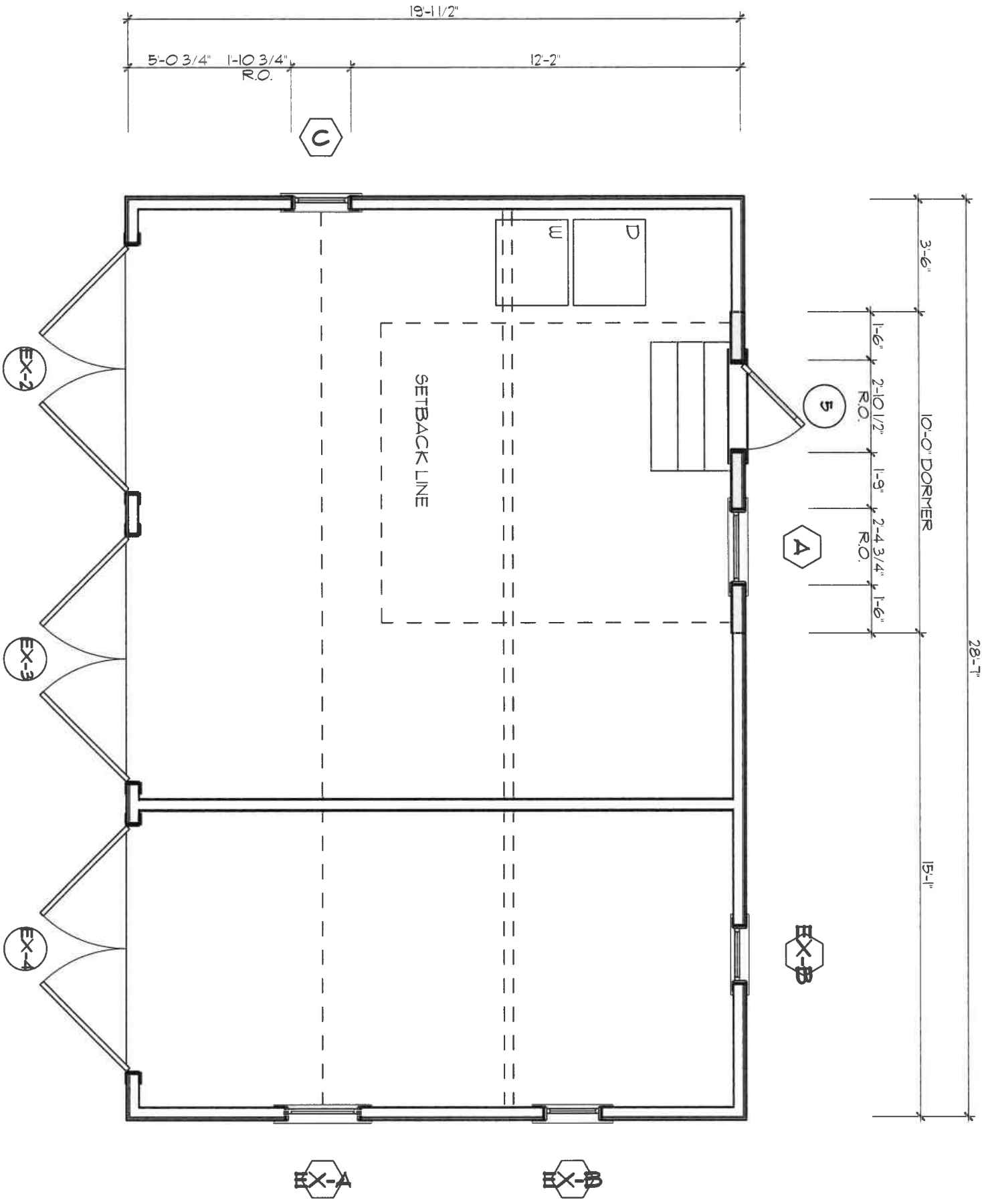
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 P 617.482.4543
BOTTICELLIANDPOHL.COM



ID# A-1.1

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM

Salata Garage
32 Jefferson Ave
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 2024-07-29
Rev: 7/25/24

Notes:

1. All new windows to be Boston Sash per the schedule below, single glazed, 5/8" SDL with muntin configurations as shown on drawings.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All new doors to be Simpson per the schedule below, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   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.
4. No storms/screens required at new window/door units at garage.
5. Provide tempered glass in all locations required by code.

Window Schedule

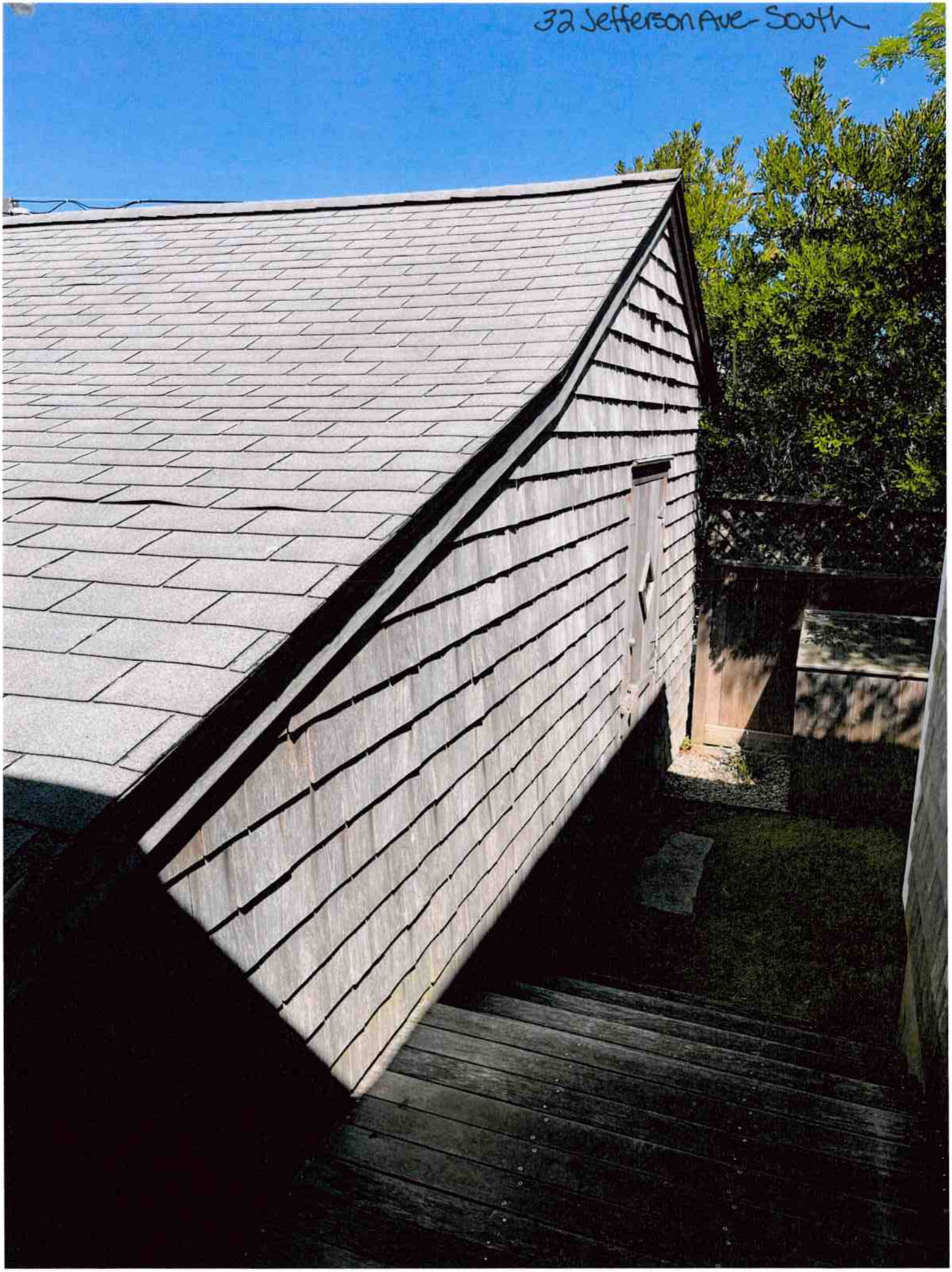
No.	Qn.	Type	Manuf.	Product Number	Glass Size	Rough Opening	Lights	Comments
EX-A	1	Hopper	Existing	N/A	6 x 8	Existing	12	
A	1	Operable Casement	Boston Sash	N/A	6 x 8	TBD	12	Match existing A window
EX-B	1	Hopper	Existing	N/A	6 x 8	Existing	6	
C	1	Double Hung	Boston Sash	N/A	6 x 8	TBD	6 over 6	Match glass size of existing A window

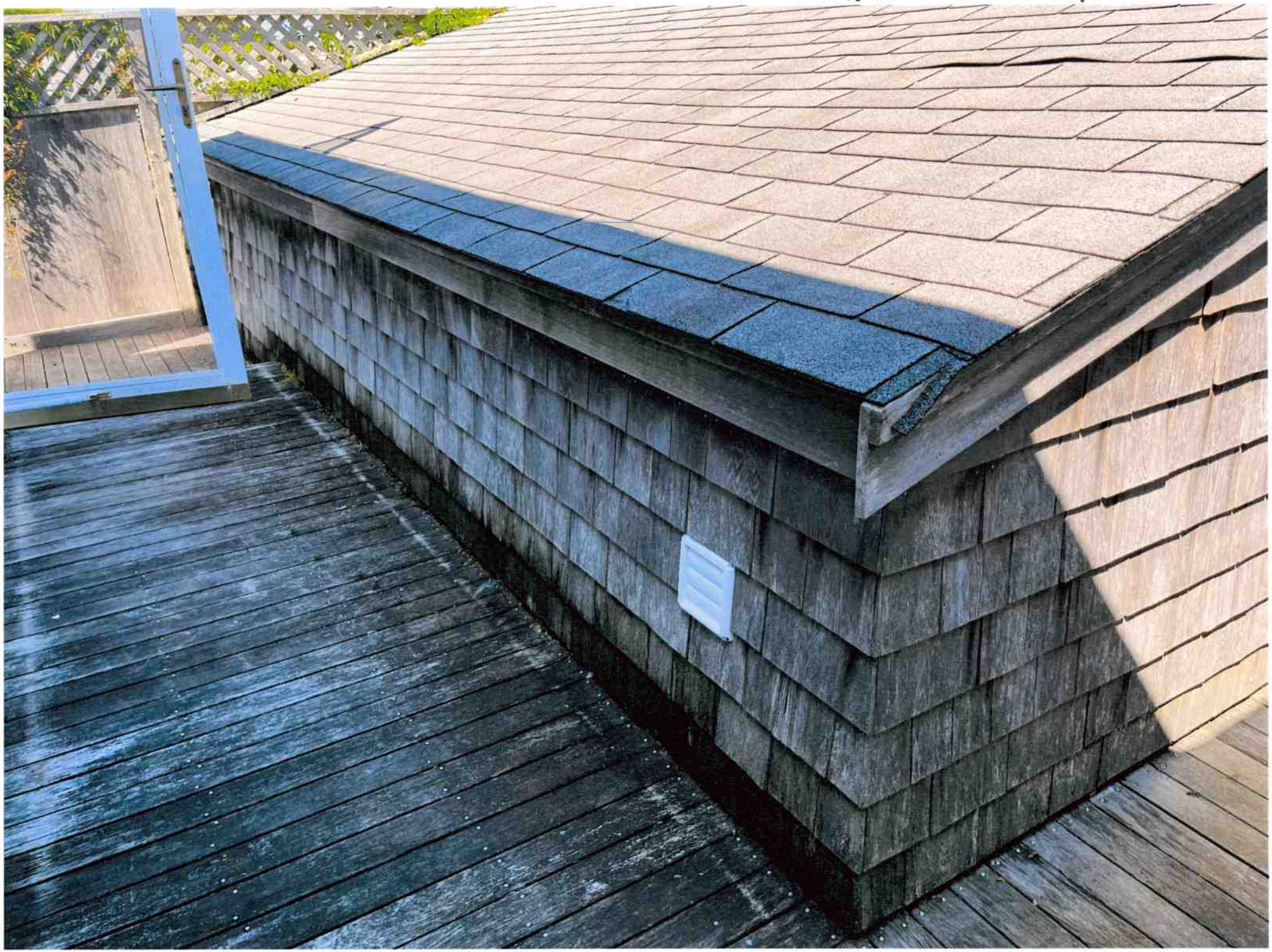
Door Schedule

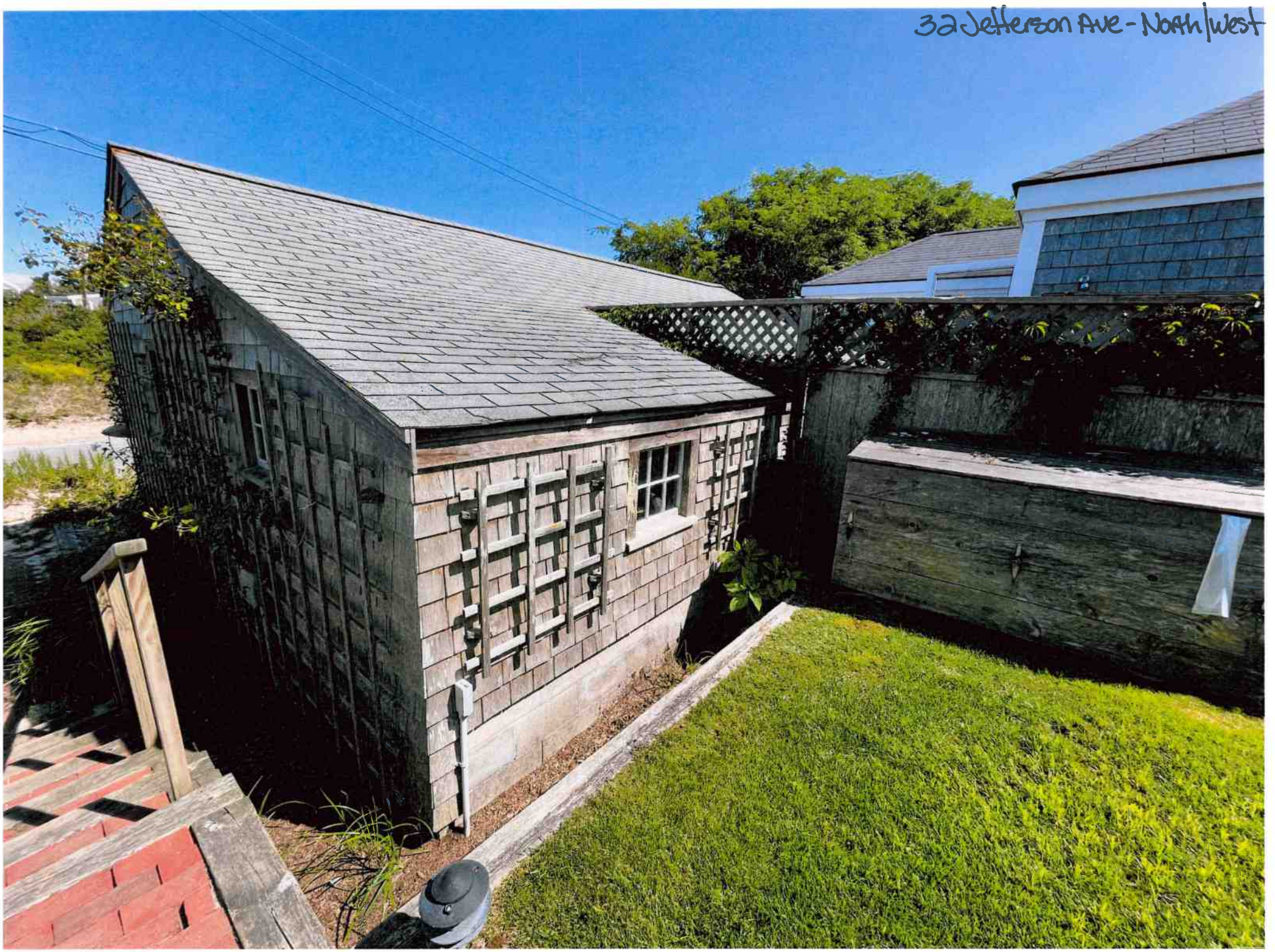
No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
EX-2	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" x 7'-5"	Existing	N/A	Vertical boards
EX-3	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" x 7'-5"	Existing	N/A	Vertical boards
EX-4	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" x 7'-5"	Existing	N/A	Vertical boards
5	1	Entry	Simpson	N/A	2'-8" x 6'-6"	TBD	9	9 light over 2 panel



32 Jefferson Ave - East


32 Jefferson Ave- South




32 Jefferson Ave - North/West


32 Jefferson Ave - North


32 Jefferson Ave - Guest House
JCB
K86·611

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 Eleven Lincoln Avenue Trust

STREET ADDRESS 32 Jefferson Avenue

MAP/PARCEL 30/132

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

October 17, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

10/17/24
Date

Subject: Re: HDC Authorization Letter
Date: Monday, December 27, 2021 at 11:05:40 AM Eastern Standard Time
From: Kyle Salata
To: Tammy Conway

I give Botticelli & Pohl permission to sign HDC applications on my behalf for 32 Jefferson Avenue.

On Mon, Dec 27, 2021, 10:45 AM Tammy Conway <tammy@botticelliandpohl.com> wrote:

> To me please
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455

From: Kyle Salata <kylesalata@gmail.com>
Date: Monday, December 27, 2021 at 10:20 AM
To: Tammy Conway <tammy@botticelliandpohl.com>
Subject: Re: HDC Authorization Letter

Who do I send the email to?

On Mon, Dec 27, 2021, 10:14 AM Tammy Conway <tammy@botticelliandpohl.com> wrote:

> An email stating you give Botticelli & Pohl permission to sign HDC applications on your behalf for 32 Jefferson Avenue.
>
> THanks
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 210.2

Street & Number of Proposed Work: 3 Newtown Court

Owner of record: Alexander Woodley

Mailing Address: 3 Newtown Court
Nantucket, MA 02554

Contact Phone #: 508 332 9894 E-mail: alexandermwoodley@gmail.com

AGENT INFORMATION (if applicable)

Name: Val Oliver Design Inc

Mailing Address: P.O. Box 3057
Nantucket, MA 02584

Contact Phone #: 508 325 4319 E-mail: ackval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. HDC 2022-03-6065
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 6 x 25 ☑ 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 N/A

Height of ridge above final finish grade: North 27' 0" South 27' 0" East 27' 0" West 27' 0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Raise 2nd story walls, remove dormer
Change windows to 2 over 2. Add roof over side entrance door

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-10" ☐ 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 N/A /12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 6-8" Corner boards 1x6 Frieze -
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 6"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front Twin Light Rear N/C Side N/C
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways TBD Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) - Roof Black
Trim NTW Sash Black Doors Black
Deck NTW Foundation Grey Fence Existing Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/16/2024 Signature of owner of record Alex Woodley Signed under penalties of perjury

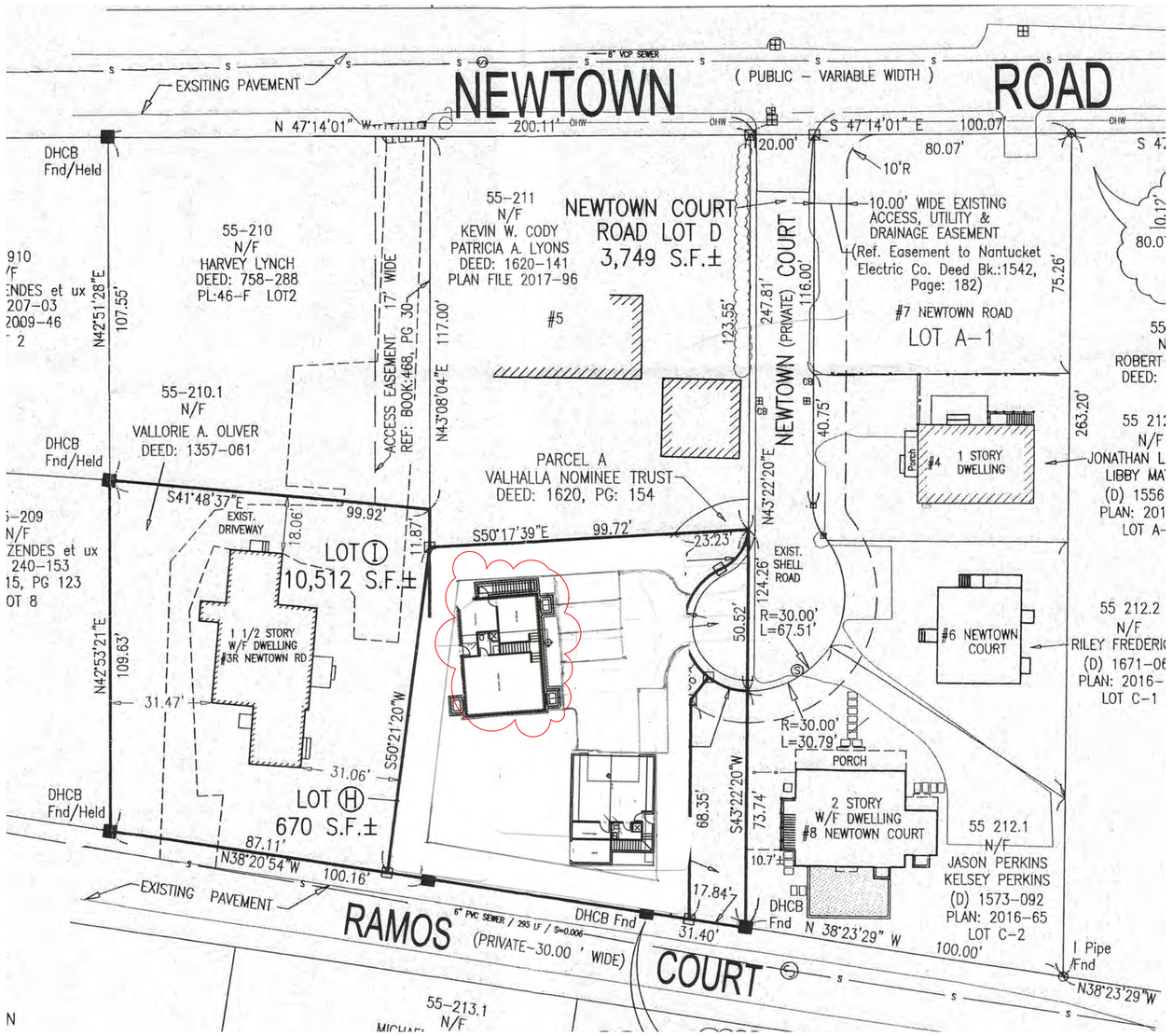


MAP 55 PARCEL 210.2









SCALE: 1/4"=1'-0"

DRAWN BY: ALEX WOODLEY

DATE:10-16-24

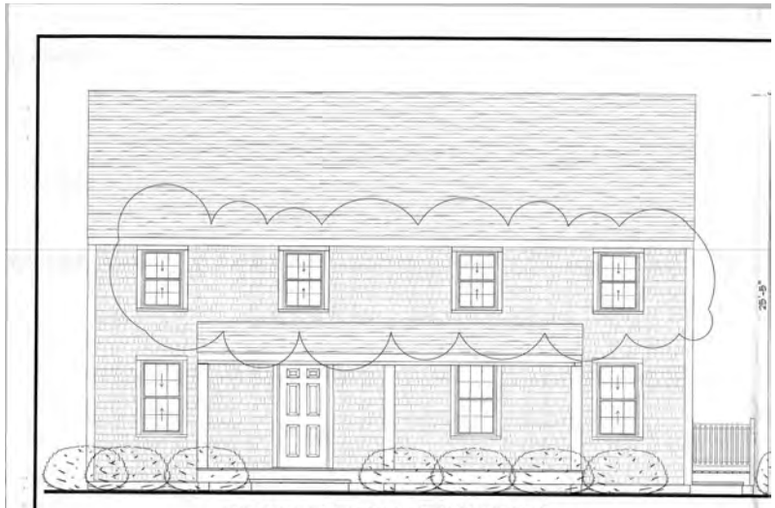
ALEXANDER WOODLEY- 3 NEWTOWN COURT (REV TO COA 2022-03-6065
ALTERATIONS TO PREVIOUSLY APPROVED DWELLING



FRONT (EAST) FACING DRIVEWAY



LEFT (SOUTH)



FRONT (EAST) FACING DRIVEWAY



LEFT (SOUTH)

WINDOW GRILLES CHANGED FROM
6 OVER 6 TO 2 OVER 2

SCALE: 1/4"=1'-0"
DRAWN BY: ALEX WOODLEY
DATE: 10-16-24

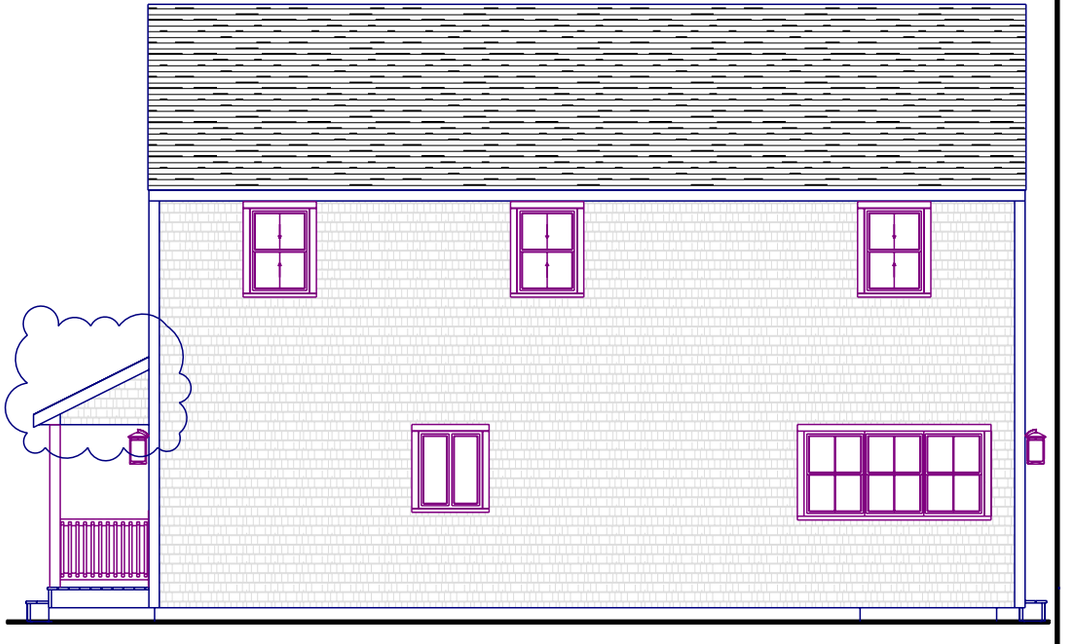
ALEXANDER WOODLEY- 3 NEWTOWN COURT
PROPOSED DWELLING REVISIONS



WINDOW GRILLES CHANGED FROM
6 OVER 6 TO 2 OVER 2



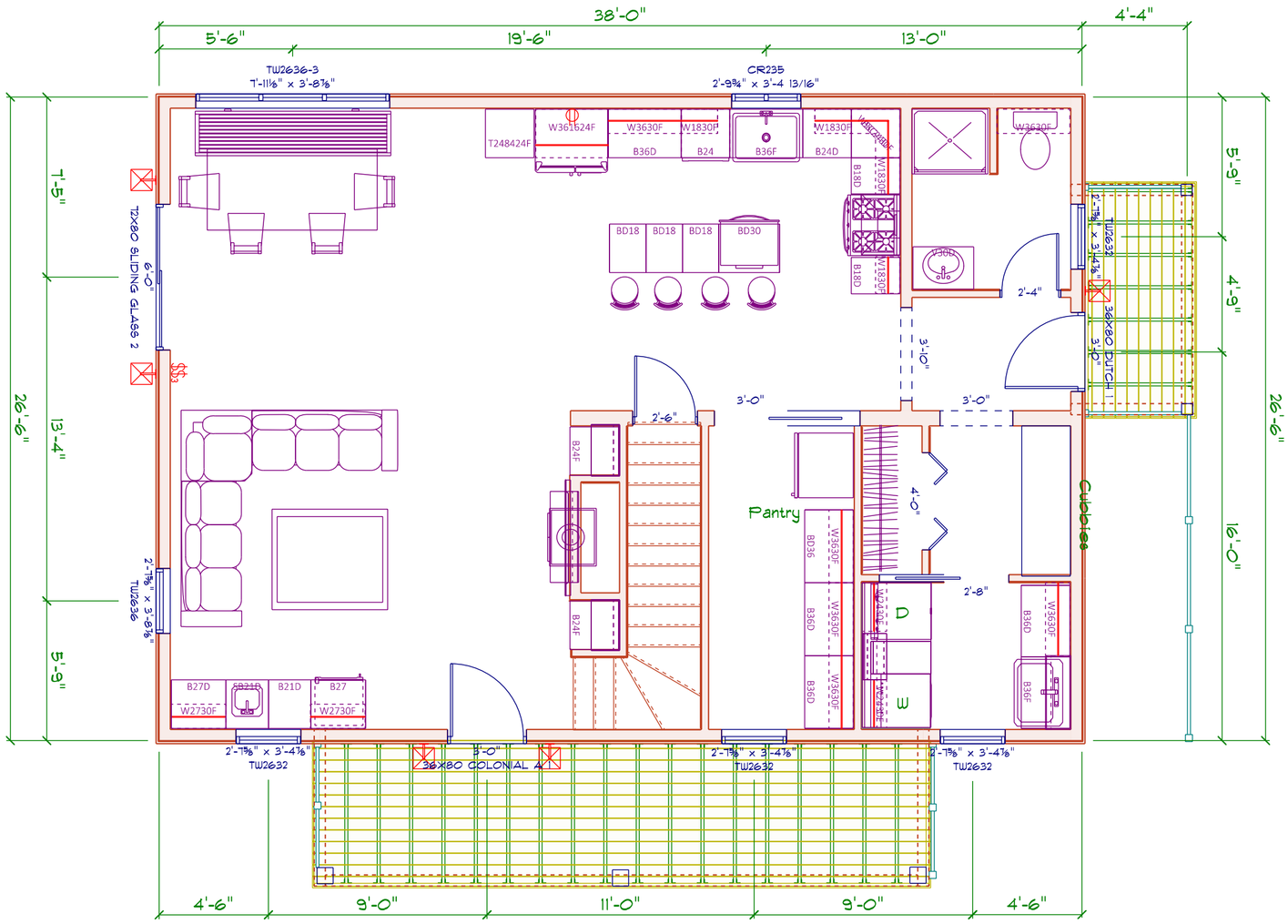
RIGHT (NORTH)



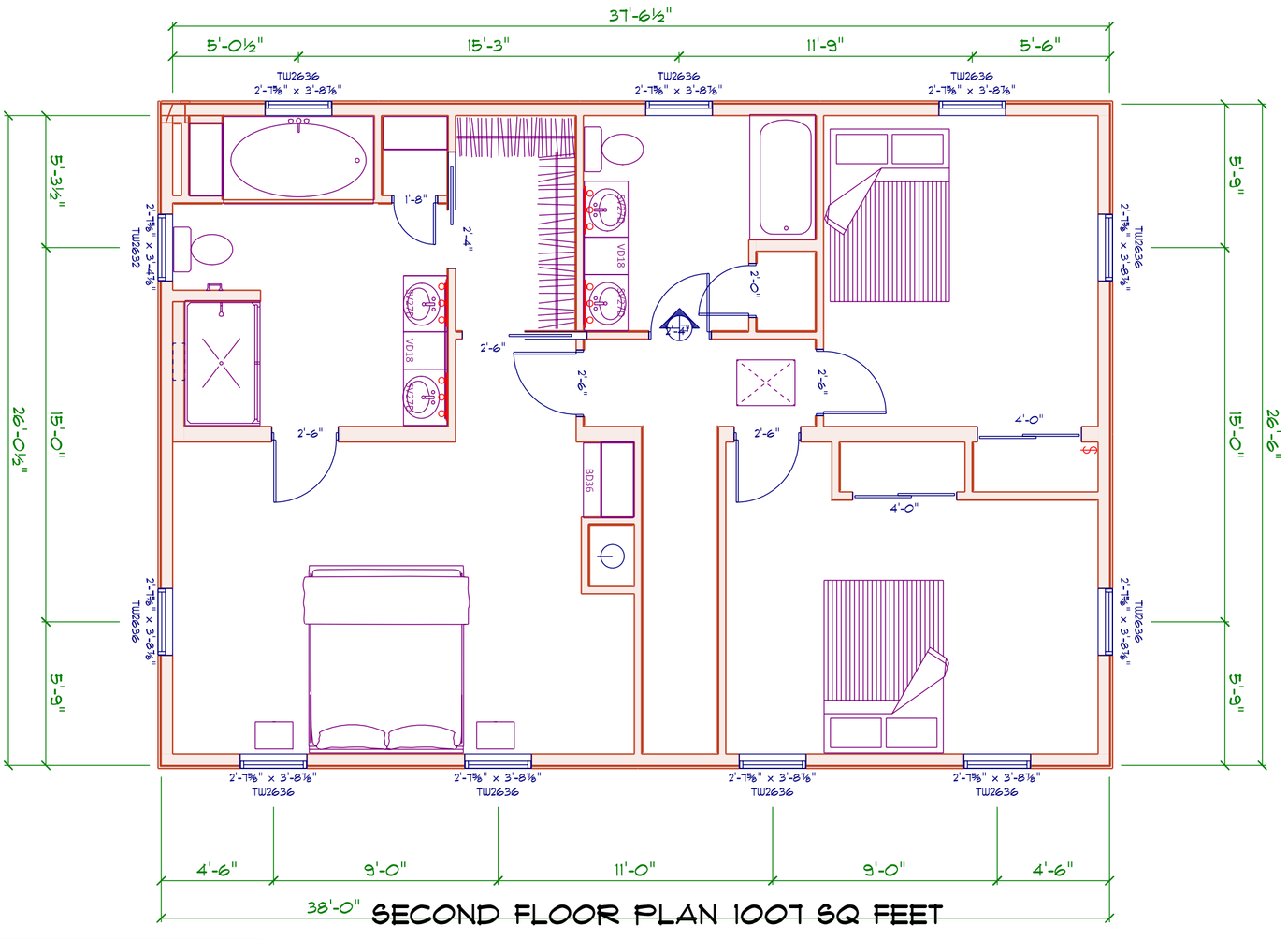
REAR (WEST) FACING VAL'S HOUSE

SCALE: 1/4"=1'-0"
DRAWN BY: ALEX WOODLEY
DATE: 10-16-24

ALEXANDER WOODLEY- 3 NEWTOWN COURT
PROPOSED DWELLING REVISIONS



FIRST FLOOR PLAN 1007 SQ FEET



SECOND FLOOR PLAN 1007 SQ FEET

Andersen Window 400 Series Full Divided: Black Exterior, White interior		
PRODUCT CODE	R.O. SIZE	COUNT
TW2636-3	7'-11⅛" x 3'-8⅞"	1
CR235	2'-9¾" x 3'-4 13/16"	1
TW2632	2'-7⅞" x 3'-4⅞"	5
TW2636	2'-7⅞" x 3'-8⅞"	11

ALEXANDER WOODLEY- 3 NEWTOWN COURT
PROPOSED DWELLING REVISIONS

SCALE: 1/4"=1'-0"	
DRAWN BY: ALEX WOODLEY	
DATE: 10-16-24	

CERTIFICATE NO: _____ DATE ISSUED: _____

10/17 office copy Porthole

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 129

Street & Number of Proposed Work: 35 INDIA ST

Owner of record: KEEGAN HODGES

Mailing Address: _____

Contact Phone #: 2392189348 E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWICK DESIGN

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 CHANGE WINDOW @ REAR

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: 1786

Original Date: GEORGE

Original Builder: LAWRENCE

REVISIONS* (describe)

1. East Elevation
2. South Elevation — REAR ELEVATION PHOTO NOT POSSIBLE HOUSES BLOCK VIEW
3. West Elevation
4. North Elevation — REMOVE SQUARE (2 LIGHT ADD "PORTHOLE" WINDOW

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash WHITE Doors _____

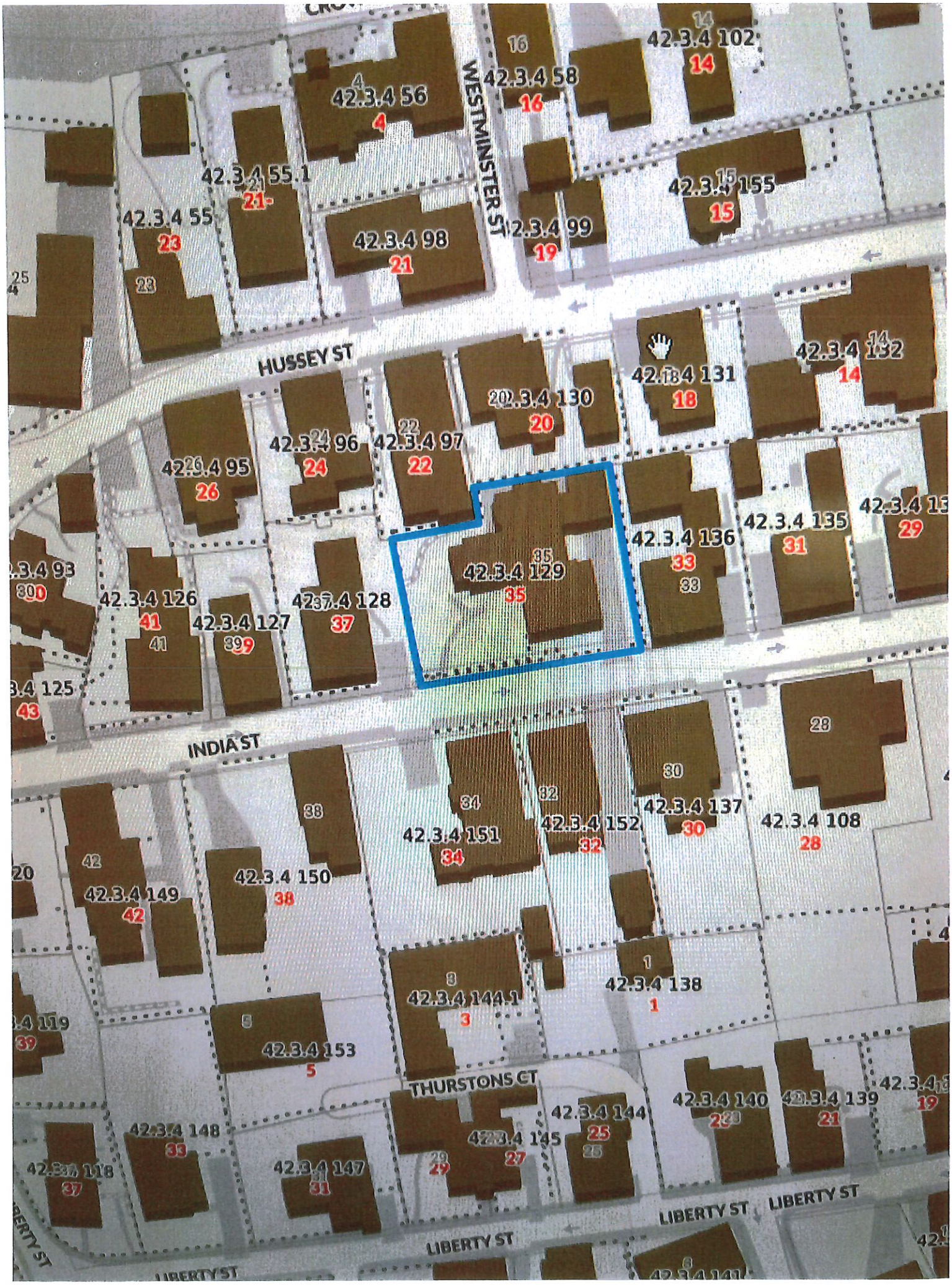
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 10/17/24 Signature of owner of record _____ Signed under penalties of perjury


35 IHOIA ST


WESTMINSTER ST
HUSSEY ST
INDIA ST
THURSTONS CT
LIBERTY ST
LIBERTY ST
LIBERTY ST
42.3.4 56
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42.3.4 58
16
42.3.4 102
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42.3.4 55.1
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42.3.4 151
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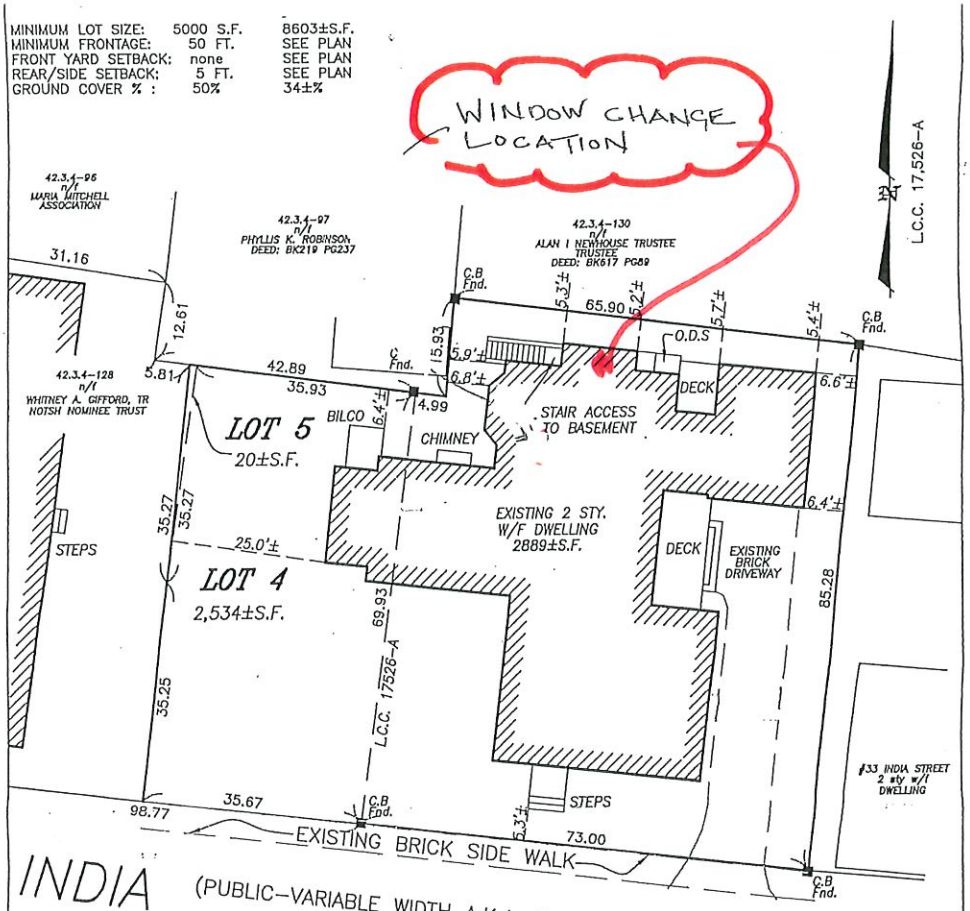
42.3.4 152
32
42.3.4 137
30
42.3.4 108
28
42.3.4 150
38
42.3.4 149
42
42.3.4 138
1
42.3.4 144.1
3
42.3.4 153
5
42.3.4 144
25
42.3.4 145
27
42.3.4 140
23
42.3.4 139
21
42.3.4 148
33
42.3.4 147
31
42.3.4 118
37

MINIMUM LOT SIZE:	5000 S.F.	8603±S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	34±%



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35988
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

C.B ■ DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
I.P. ● DENOTES IRON PIPE FOUND

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 42.3.4. , PARCEL: .128 . .

C:\PROJ\ACN\B5824\BLP.dwg 07/29/03 03:07:01 PM EDT

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=20' DATE: JULY 29, 2003

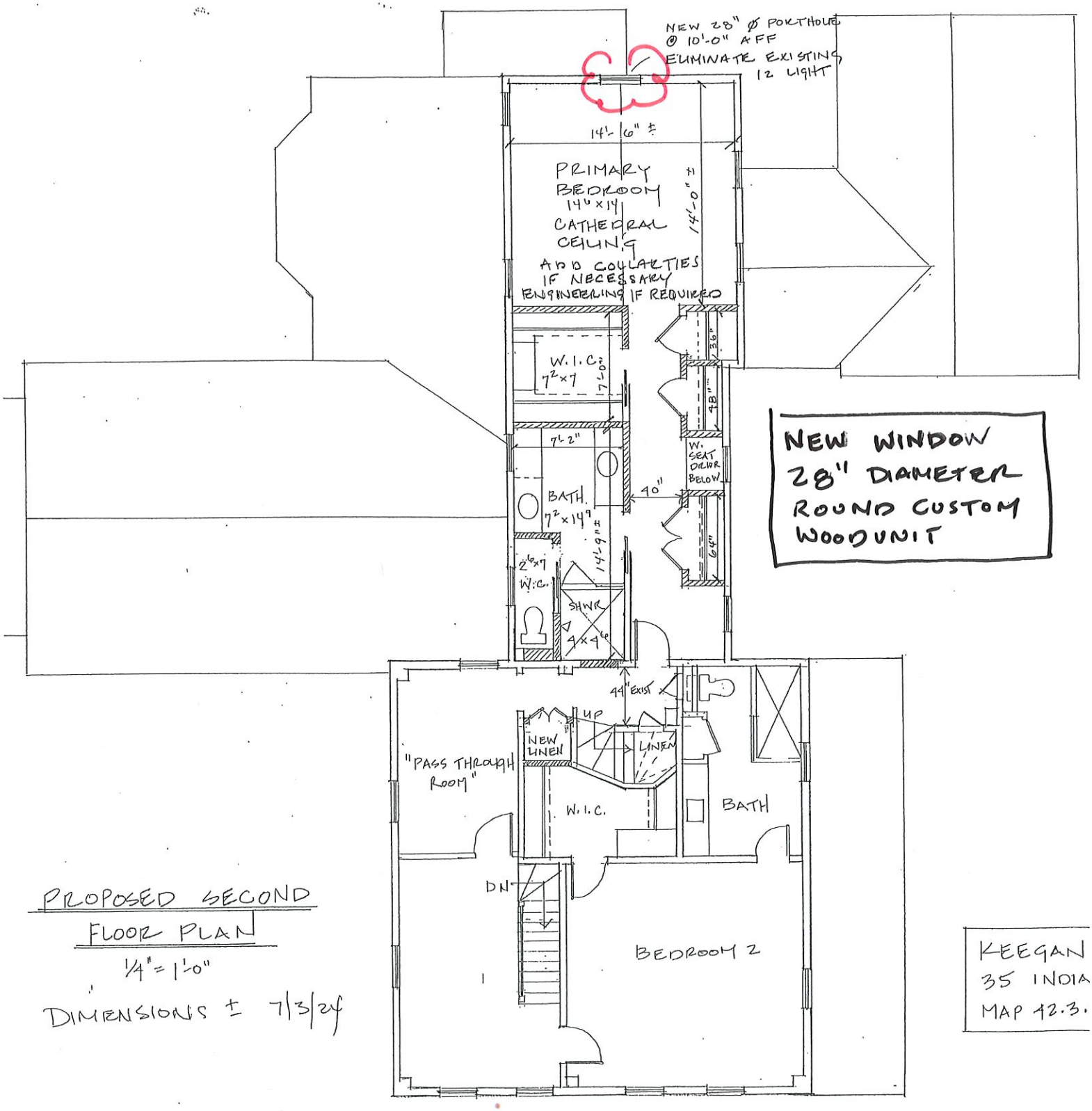
Owner: . . . IAN R. MACKENZIE . . . . . CAROLYN B. MACKENZIE . . . . . .

Deed: . DEED BK.717 PG 118 DEED BK.739 PG 106 CERT. 15547 . . . Plan: . . . PLAN NO. 01-50 LOTS 5, 4 L.C. 17526-A . . .

Locus: . . . . . 35 INDIA STREET . . . . . .

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B-5824



PROPOSED SECOND FLOOR PLAN

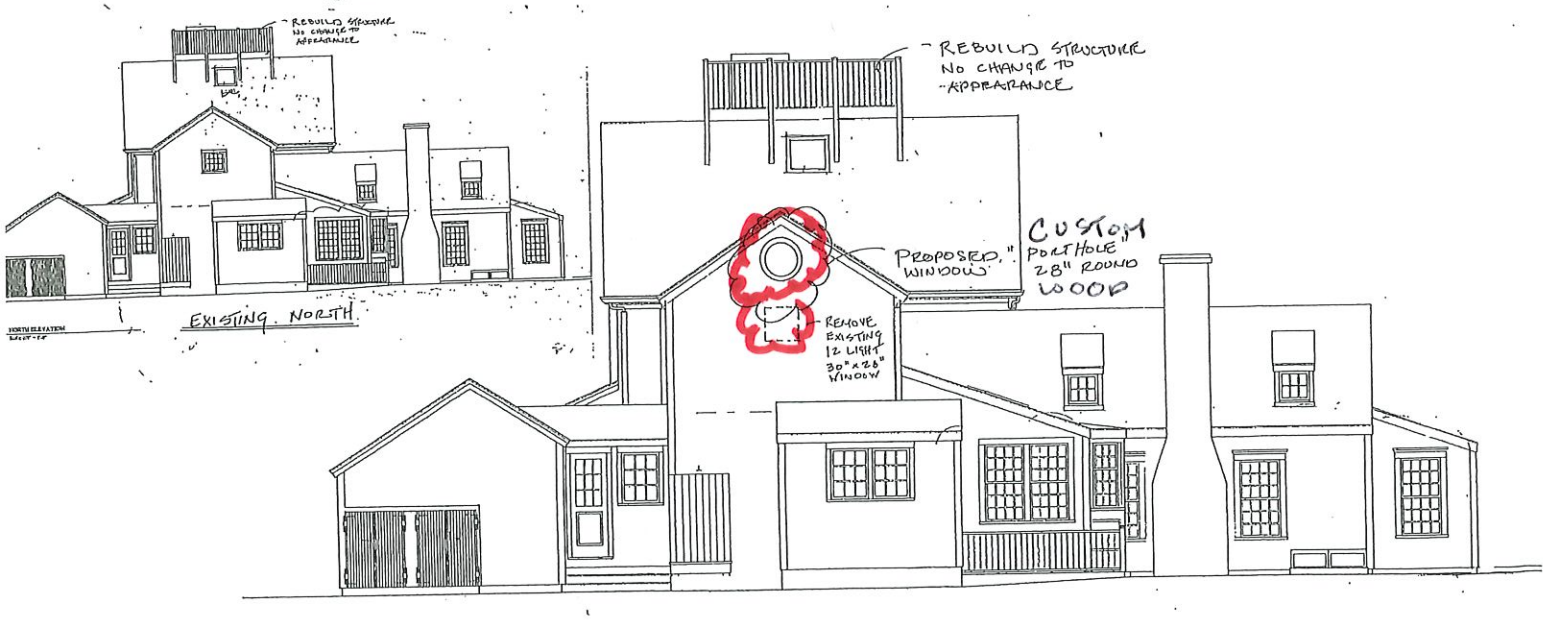
1/4" = 1'-0"

DIMENSIONS ± 7/3/24

KEEGAN
35 INDIA
MAP 12.3.



1 A1.3 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 A1.3 NORTH ELEVATION
Scale: 1/4" = 1'-0"

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NHD-3-29
MAP/PARCEL#: 42 34-129

Recorded By: AEG Date: 9/26 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 35 India St, 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: McLeod, Ian M

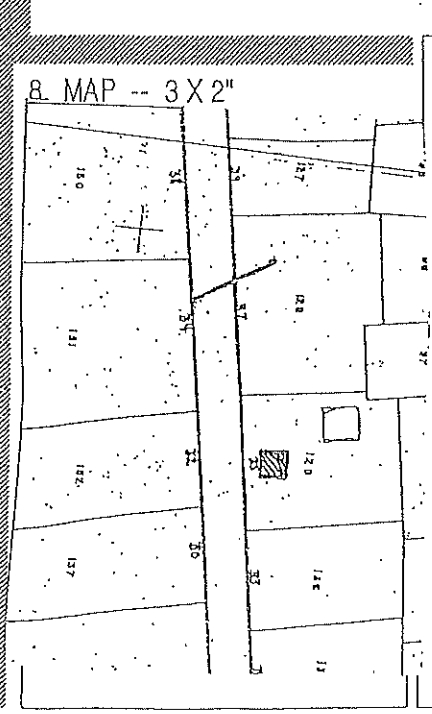
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built c. 1786 for George Lawrence. 1788 - Lawrence to Joseph Harris for 300 pounds. 1792 - Harris to Seth Bunker for 330 pounds. 1795 - Martha Swain "widow of David," from Bunker for $1200. Swain family until 1880. 1880 - heir, Gilbert Swain to George H. Cary. 1882 - Cary to Andrew G. Hussey. 1887 - Hussey to Moses S. Beach. 1896 - Beach heirs to Dominicus & Martha J. Kopman. 1903 - Kopman to Jennie Finley. 1920 - Finley to Fannie O. Snow. 1940 - to heir Frances Devens Parrish (daughter). 1969 - Parrish estate to David B. Miller. 1983 - to Liam McLeod (Toronto, Canada). - Habs

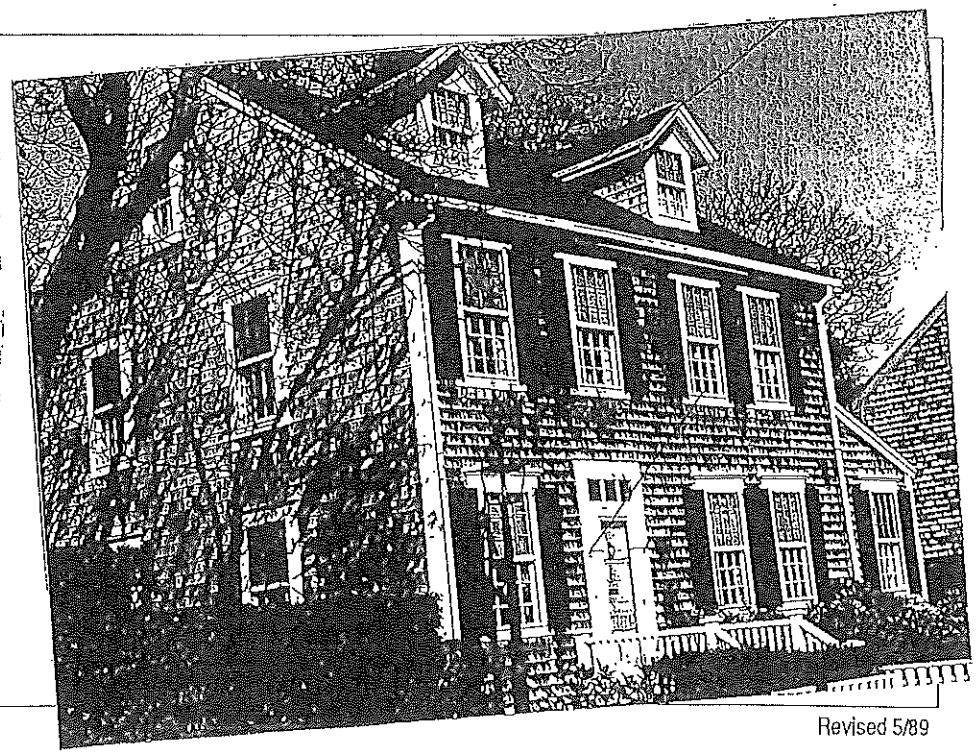
6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain: No

8. MAP -- 3 X 2"





DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls stepped-in ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ✓ b. transom 3 HS.
- ○ 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: w/ shed on side (1 bay)

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: 8/8 in dormers

29. PORCH:

○ a. front ○ b. side ○ c. wrap had a wrap porch, c. 1885 also a balustrade - NHA phot

30. DETAILS:

(check several if appropriate)

- ✓ a. corner boards (plain)
- ○ 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: Later extension east end with shed roof, much later dormers.
(with dates if known)

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

○ a. individually significant ✓ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: c. 1786 SOURCE: HABS.

ARCHITECT: _____

BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ✓ b. additive
- ○ c. gable front
- ○ d. gable ell
- ✓ e. side-gabled
- ○ f. other: _____

* Builder was Geo Lawrence Sr. who died on Nan. Geo. L. Jr. died in NY. - Hobson Woodward Nov 1994

36. STYLE OF ARCHITECTURE:

O a.	pre-1750, 2 1/2-story Lean-to	O h.	Italianate
O b.	post-1750, 1 3/4-story Lean-to	O i.	Second Empire
⊘ c.	Typical Nantucket 4-bay	O j.	Queen Anne
O d.	1 3/4 story, 3-bay	O k.	Colonial Revival
O e.	Federal	O l.	Shingle style
O f.	Greek Revival	O m.	Bungalow
O g.	Gothic Revival	O n.	Four Square

O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: The deed of 1788 described the house as being in Egypt, a nickname for the area that was at that time "as dark as Egypt". George Lawrence was a mariner who retired & became a housewright. He owned a lot of the middle section of India St. He moved to New York where he died of yellow fever in 1798*. Gilbert Swain, was the son of Captain William Swain,

38. SOURCES:

O	a.	Registry of Deeds: _____
O	b.	Assessor's Records: _____
⊘	c.	Lancaster, The Architecture of Historic Nantucket, page: 189.
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: _____
⊘	i.	other: NHA files.

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .14 AO a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

O	a. at sidewalk	O	c. 20 feet or less
⊘	b. 10 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	⊘	d. residential
O	b. scattered buildings	O	e. commercial
O	c. open land	⊘	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	O	g. gardens	O	h. deck
O	i. garage	O	j. greenhouse	⊘	k. fence	⊘	l. parking
O	m. scallop shanty	n.	landscape features: _____	o.	other: hedge		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

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

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.

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)

✓ 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°: 66 PARCEL N°. 192

Street & Number of Proposed Work: 8 Golf View Drive

Owner of record: Daniel P Murphy

Mailing Address: 100 Normandy Rd
Longmeadow, MA 01106-1229

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO BOX 325
Nantucket MA 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: 1120 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 560 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1984

Original Builder: John Da Silva

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.

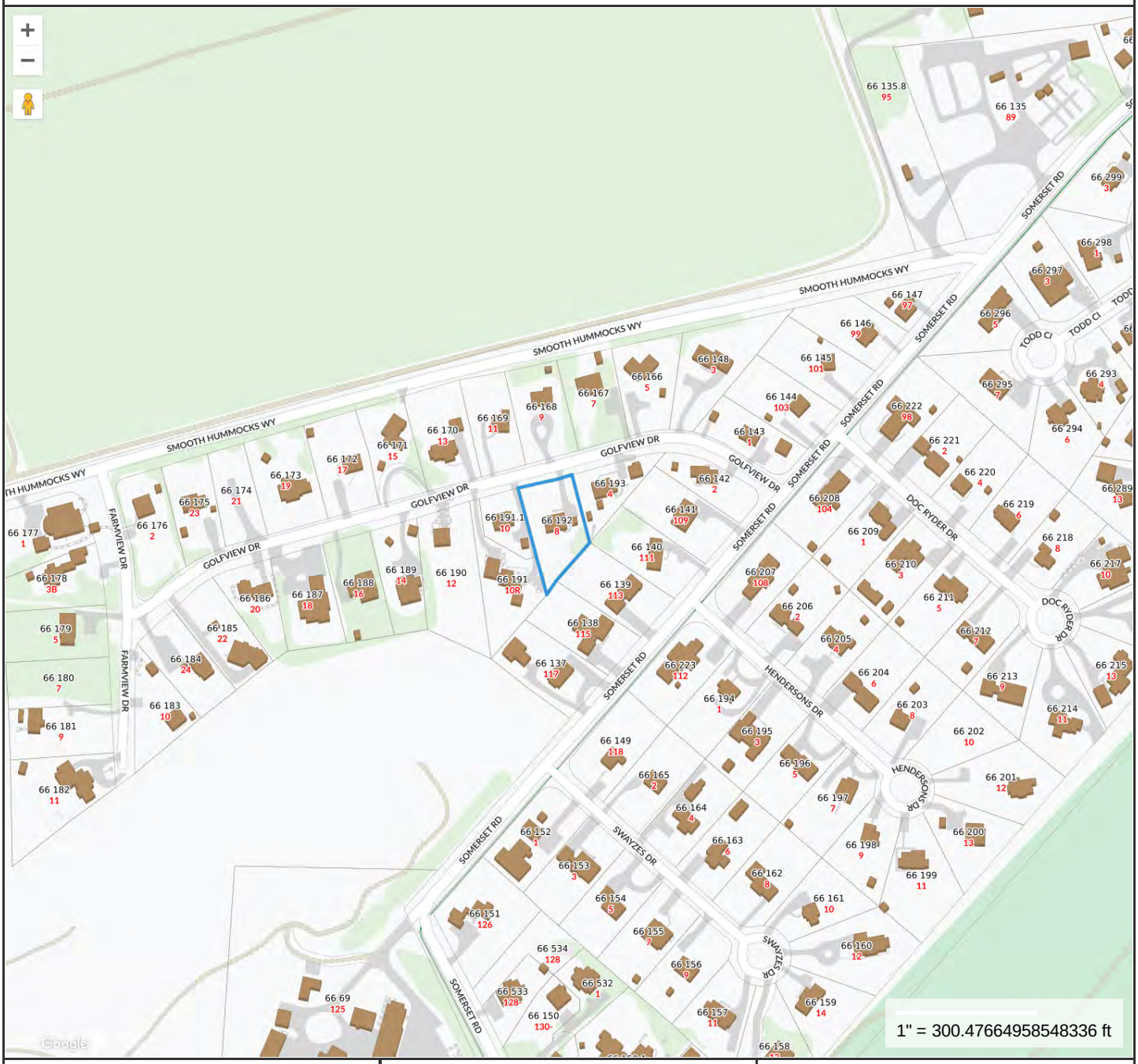
COLORS

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 10.17.24 Signature of owner of record _____ Signed By GA under Authority of Owner Signed under penalties of perjury



Property Information

Property ID	5008
Location	8 GOLFVIEW DR
Owner	MURPHY DANIEL 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.



Property Information

Property ID	5008
Location	8 GOLFVIEW DR
Owner	MURPHY DANIEL P

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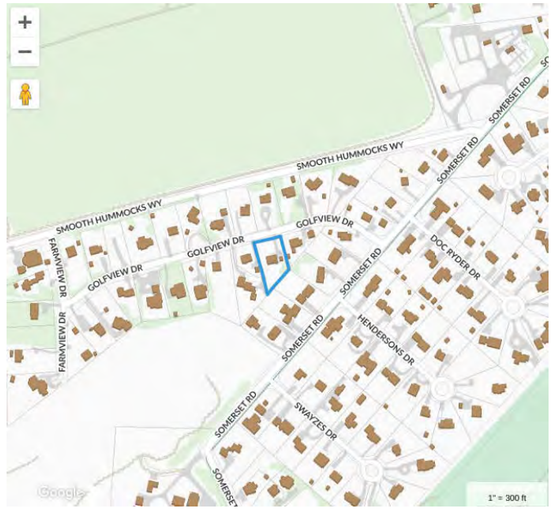
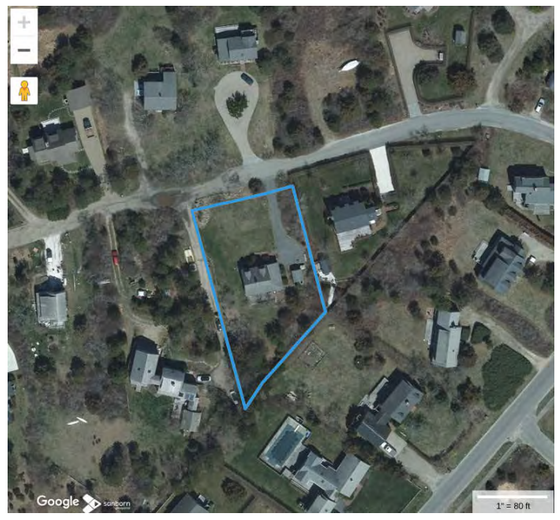
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

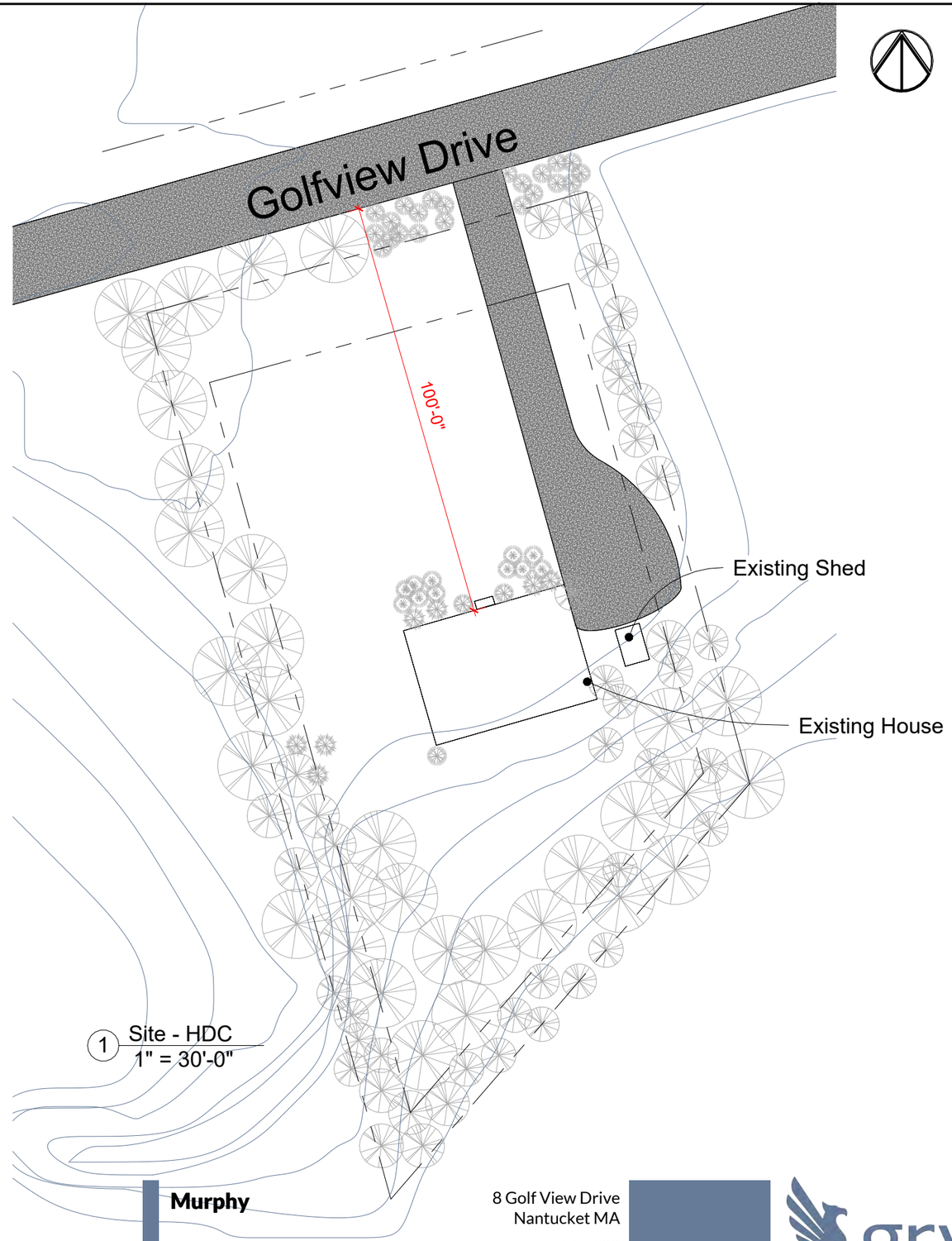
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.









1 Site - HDC
1" = 30'-0"

Murphy

8 Golf View Drive
Nantucket MA

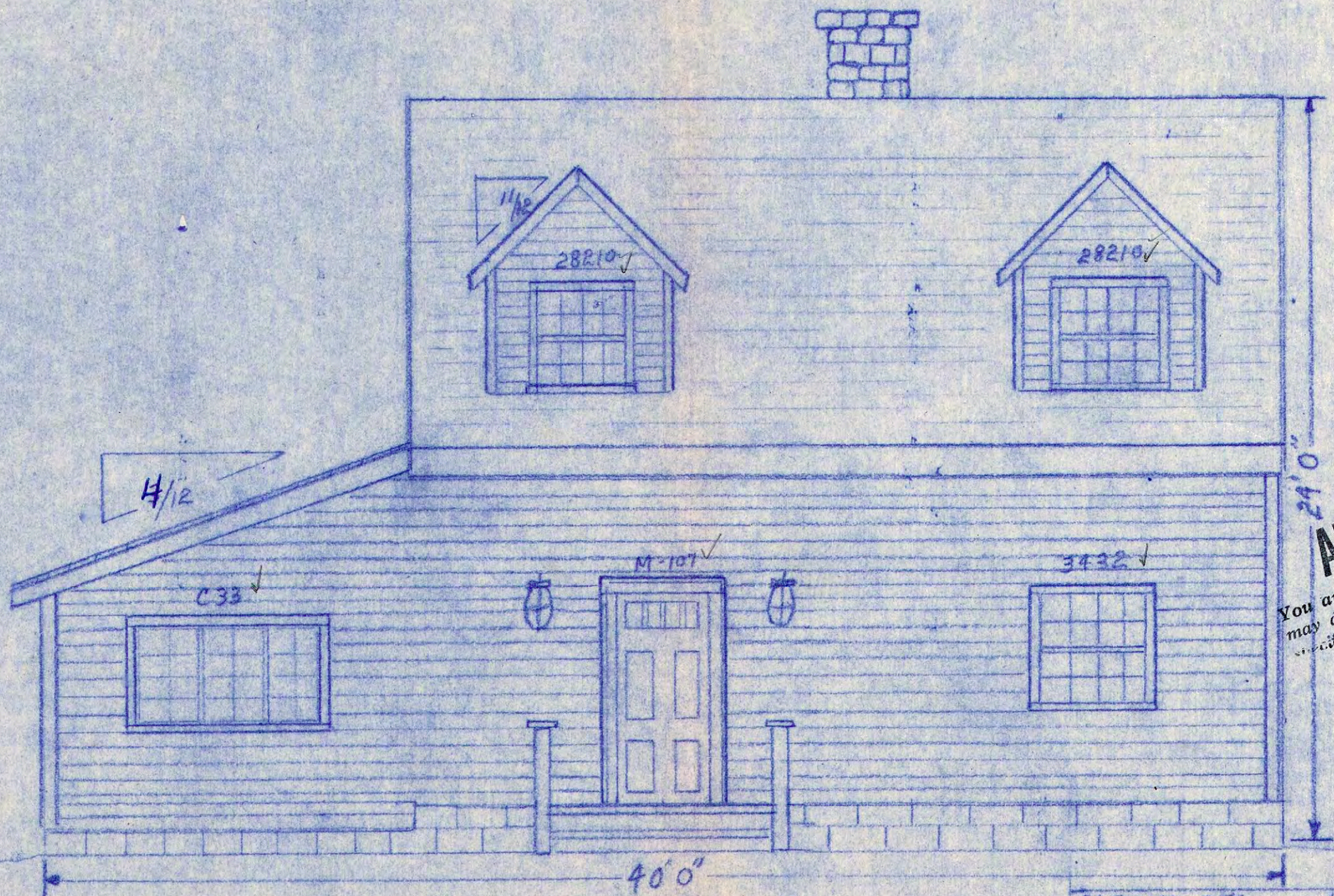
66 / 192

No.	Description	Date
1	HDC Submission	2024.10.21

HDC1.0

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

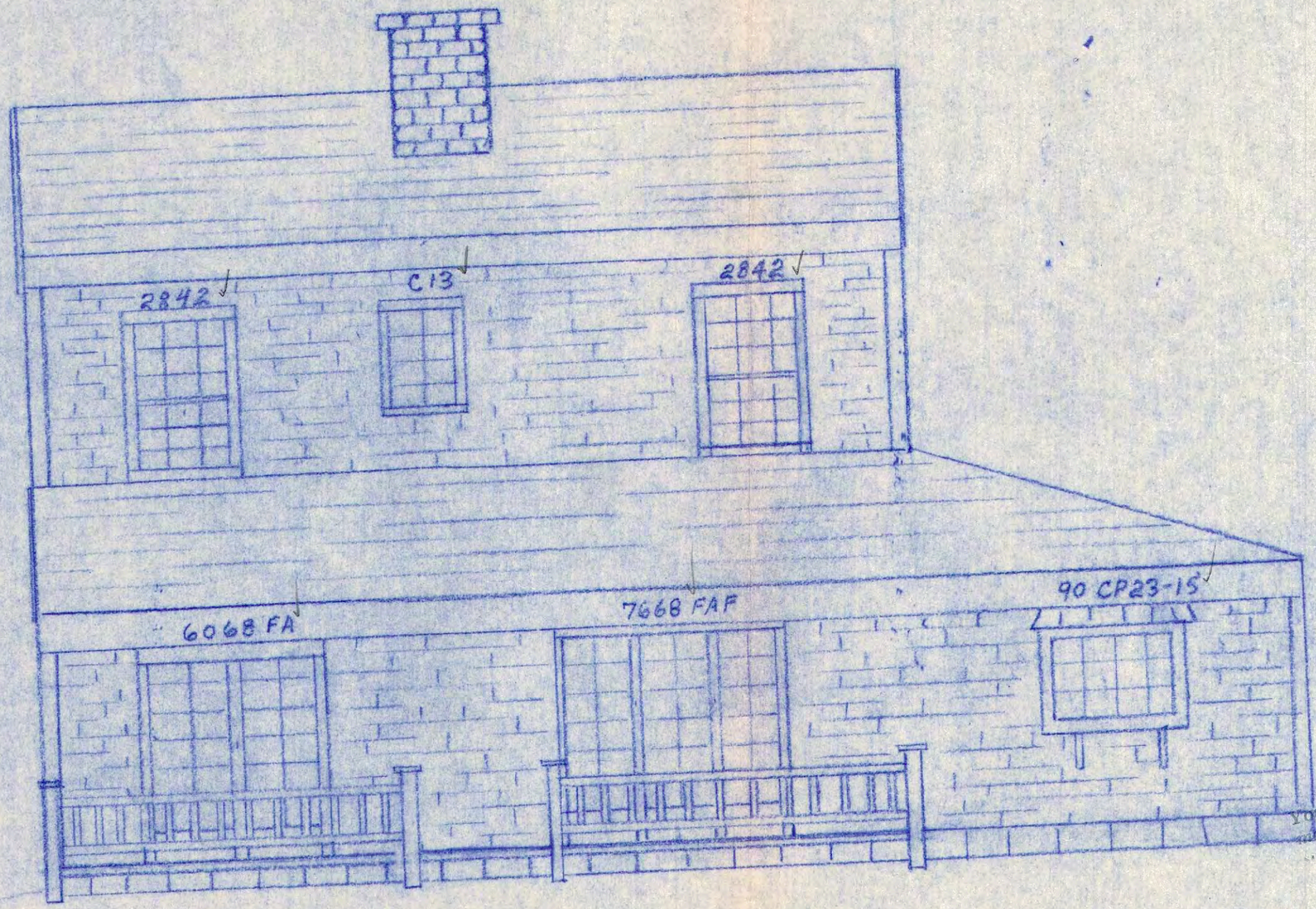
This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 10/17/2024 10:07:14 AM



DASILVA RES. MIACOMET
NORTH FIEV M. DAGESSE
PAGE 1 of 7 1/4" = 1'0"

RECEIVED
DEC 13 1983
Historic District Commission Town of Nantucket

1305.2
APPROVED
You are reminded that no work may differ from your filed specifications without prior
12-13-83



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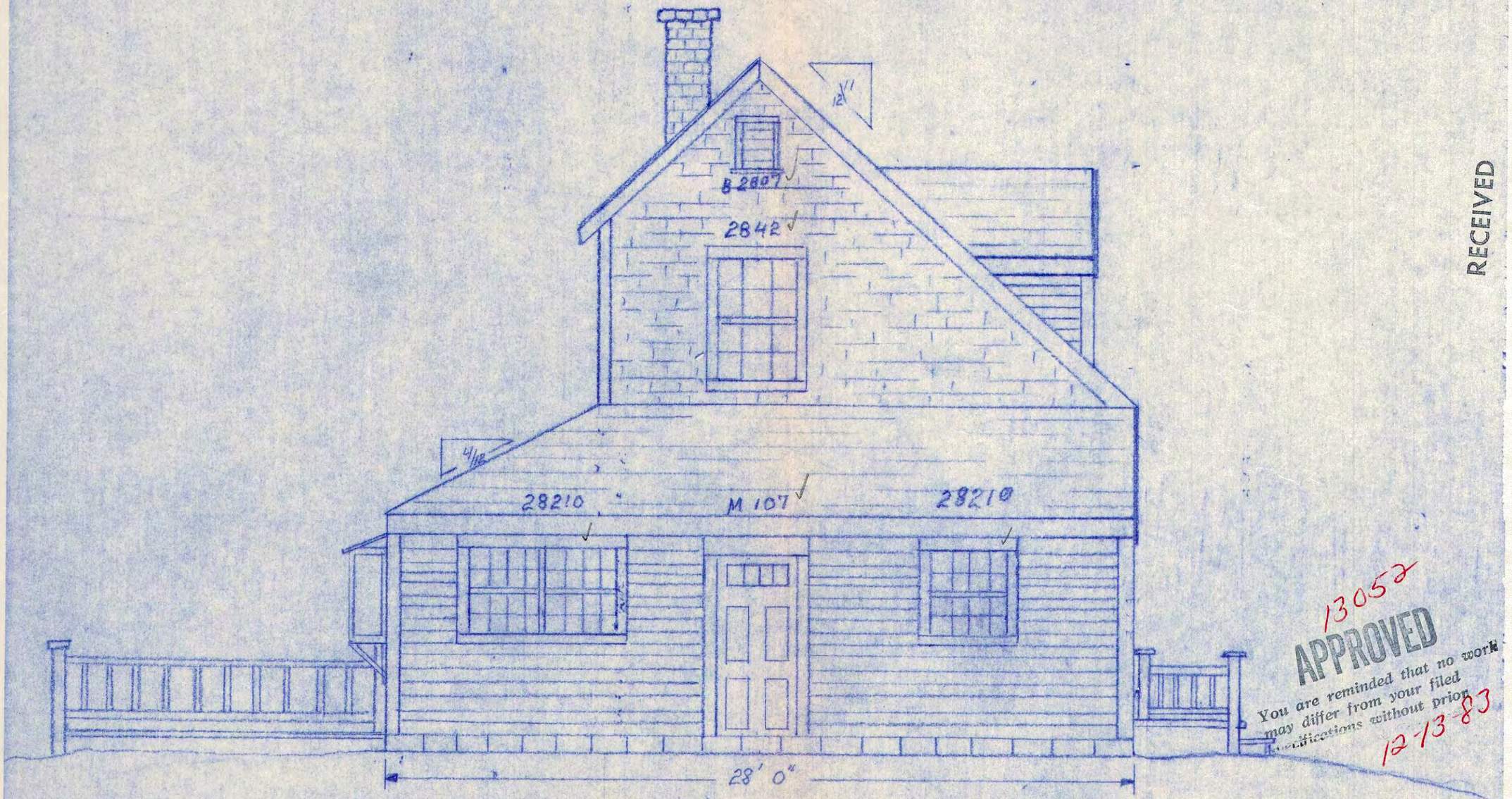
DEC 13 1983
Historic District Commission Town of Nantucket

13052

APPROVED
You are reminded that no work may differ from your filed applications without prior.
12-13-83

DASILVA RES.	M/ACOMET
SOUTH ELEV	M. DAGESSE
PAGE 3 of 7	1/4" = 1'



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Historic District Commission Town of Nantucket

13052
APPROVED
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12-13-83

DASILVA RES.	MIACOMET
EAST ELEV.	M. DAGESSE
PAGE 2 of 7	1/4"=1'



RECEIVED
DEC 13 1983
Historic District Commission Town of Nantucket

1305-2

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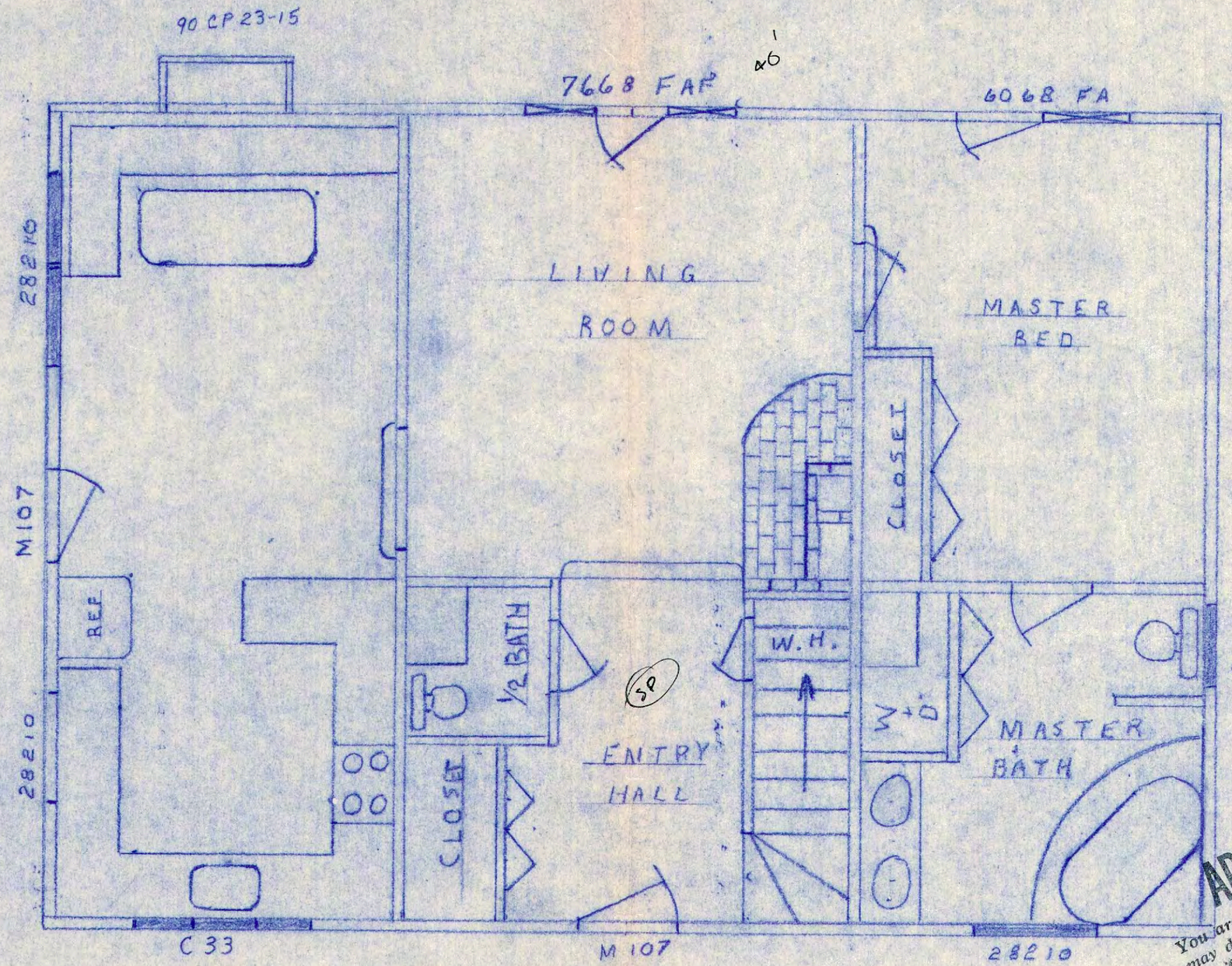
You are reminded that no work may differ from your filed specifications without prior approval of the Commission.
12-13-83

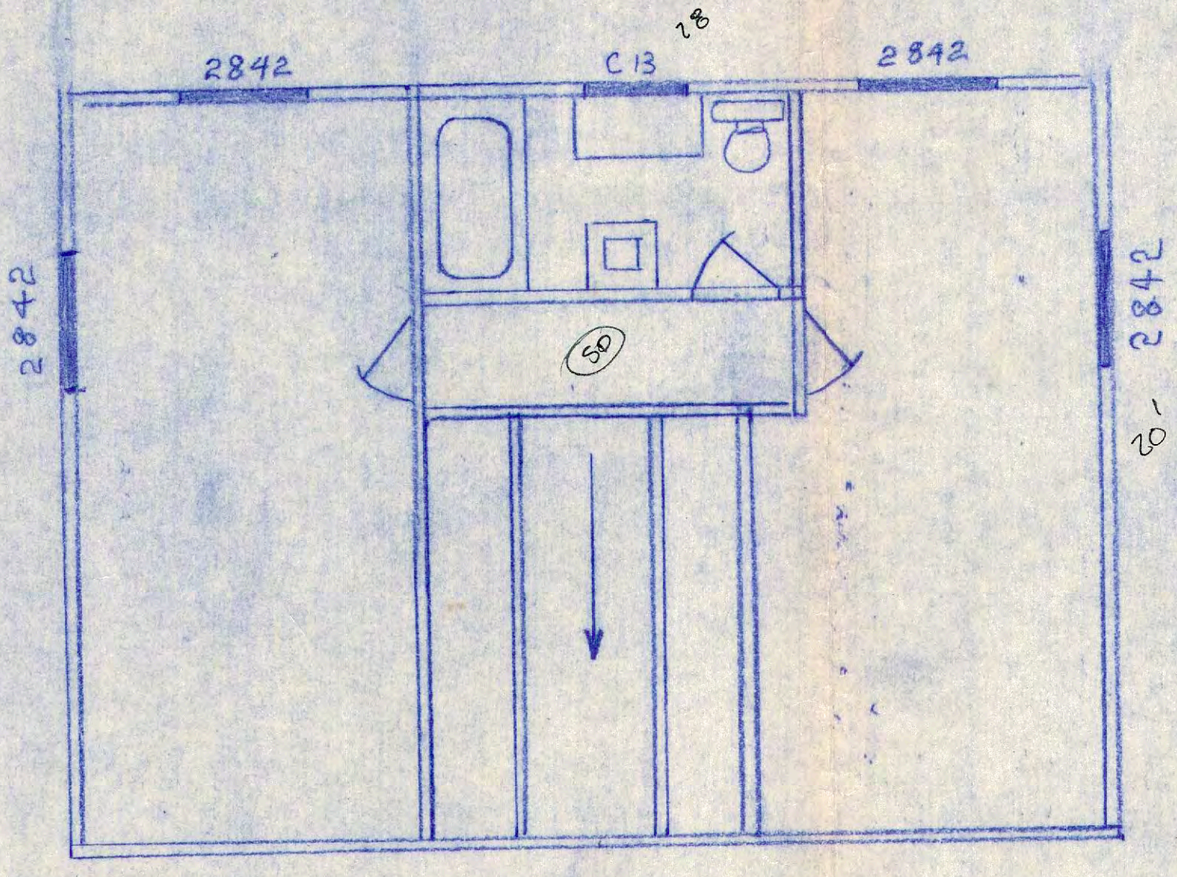
DASILVA RES	MIACOMET
WEST ELEV	M. RAGUSSE
PAGE 4 of 4	1/4" = 1'



RECEIVED
DEC 13 1983
Historic District Commission Town of Nantucket

13,052
APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission.
12-13-83

DASILVA RES	MIACOMET
1st FLOOR	M. DAGESSE
PAGE 5 of 7	1/4" = 1'



RECEIVED
DEC 13 1983
Historic District Commission Town of Nantucket

13052
APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission.
12-13-82

DASILVA RES.	MIACOMET
2ND FLOOR	M. DAGESSE
PAGE 6 of 7	1/4 = 1'

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Daniel P Murphy

MAILING ADDRESS..... 100 Normandy Rd Longmeadow, MA 01106-1229

PROPERTY LOCATION..... 8 Golf View Drive

ASSESSORS MAP/PARCEL..... 66/192

SUBMITTED BY:..... Gryphon Architects

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.

Octobert 17, 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: 8 Golf View Drive

Tax Map Number: 66 Parcel Number: 192

Owner of Record: Daniel P Murphy

Description of Proposal: Move off/Demo existing house. New house and guest house.

Anticipated HDC Submission Date: 2024.10.21

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.

9589 0710 5270 1593 2794 05

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Salem, MA 01970

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage $5.58
Sent To
Street and
City, State

MAIER ROBERT C & BARBARA B
335 ESSEX STREET
SALEM, MA 01970

0056 08
Postmark Here
10/17/2024

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Montclair, NJ 07043

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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage $5.58
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Street
City, St

HANDELSMAN SCOTT A
32 LAUREL PLACE
MONTCLAIR, NJ 07043

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Nantucket, MA 02554

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage $5.58
Sent To
Street
City, S

CHAMBERS SAMUEL P & SUSAN T
113 SOMERSET RD
NANTUCKET, MA 02554

0056 08
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10/17/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02554

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage $5.58
Sent To
Street and
City, State

LYNCH RONALD & COBB LUCY
10 GOLFVIEW DR
NANTUCKET, MA 02554

0056 08
Postmark Here
10/17/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Wellesley Hills, MA 02481

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- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage $5.58
Sent To
Street and
City, State,

DEL COL WESLEY A & CAROLINE S
24 SAWYER RD
WELLESLEY, MA 02481

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Postmark Here
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Nantucket, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage $5.58
Sent To
Street
City, S

GIBSON CHRISTOPHER & MARYBETH
4 GOLFVIEW DR
NANTUCKET, MA 02554

0056 08
Postmark Here
10/17/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 99

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Concord, MA 01742

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage $5.58
Sent To
Street and
City, State,

BUDRIS ALAN E
PO BOX 742
CONCORD, MA 01742

0056 08
Postmark Here
10/17/2024

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°: 38 PARCEL N°. 60

Street & Number of Proposed Work: 51 RIDGE LANE

Owner of record: DANA VOLMAN

Mailing Address: 110 BROAD STREET UNIT 1003
BOSTON MA 02110

Contact Phone #: _____ E-mail: DVOLMAN@ME.COM

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE GRAP LTD

Mailing Address: P.O. BOX 1814
NANTUCKET MA 02554

Contact Phone #: 508-228-5631 x2 E-mail: bill@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 REPLACE EXISTING WINDOWS - LIKE KIND

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1995

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation → ADD 1 NEW WINDOW FIRST FLOOR
3. West Elevation REPLACE EXISTING WINDOWS + DOORS
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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash 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 18 OCT 2024 Signature of owner of record Dana Volman Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. Completed Application Form: Description of ALL work must be indicated on application form.

✓ 2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. Application Fee: See back of application for fee schedule or call the office.

✓ 4. Locus Map (3 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. Site Plan (3 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

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

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).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

NA 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I WILLIAM McGUIRE FOR NANTUCKET ARCHITECTURE GROUP LTD.

AS AGENT FOR DANA VOLMAN

STREET ADDRESS 51 RIDGE LANE

MAP/PARCEL 38 / 60

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

18 OCT. 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

18 OCT 2024
Date



Property Information

Property ID	38 60
Location	51 RIDGE LN
Owner	VOLMAN DANA

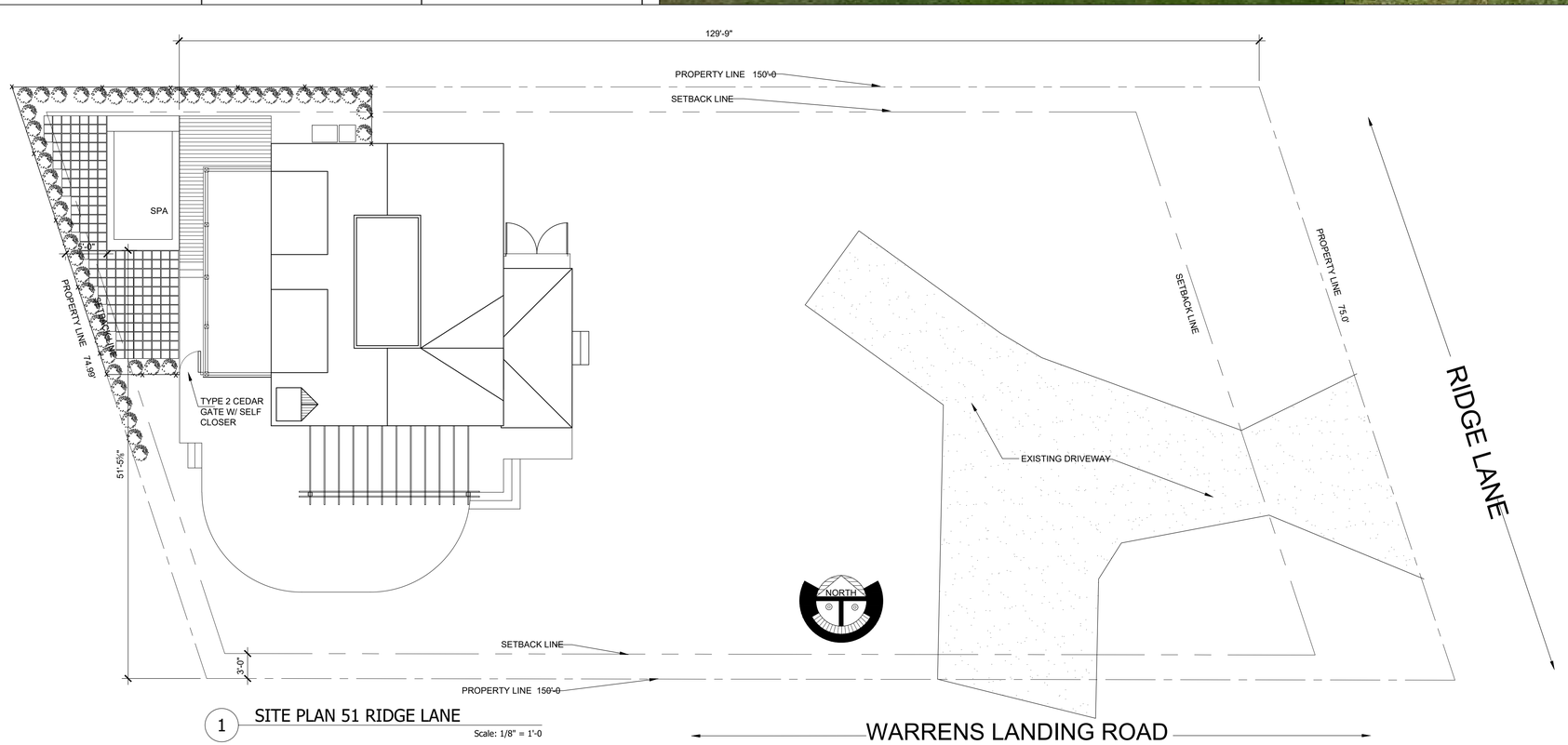
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

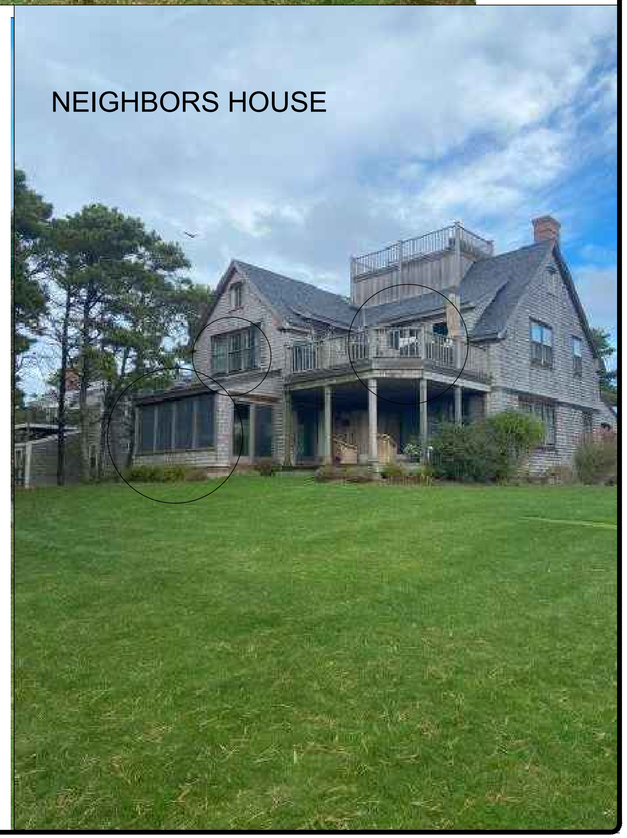
Geometry updated Jan. 2021
Data updated Jan. 2021







1 SITE PLAN 51 RIDGE LANE
Scale: 1/8" = 1'-0



NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA//ACHU/ETT/; 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION/ FOR:
JO/EF AND DANA VOLMAN
51 RIDGE LANE
MAP: 38 PARCEL: 60

LOCUS MAP
SITE PLAN
SCALE $\frac{1}{8}$" = 1' -0

HDC:	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2410.17
REVISIONS:	
REVISIONS:	
REVISIONS:	

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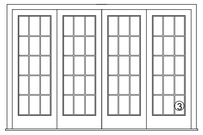
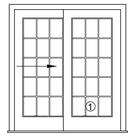
2310.25.1395

HDC1

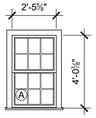


ANDERSON
FWDG-4-91068

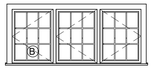


ANDERSON FWDG6068

1 DOOR SCHEDULE
Scale: 1/4" = 1' -0



ANDERSON TW24310



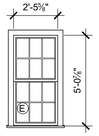
ANDERSON C8434



ANDERSON
ASW3'-6 X 1'-9"

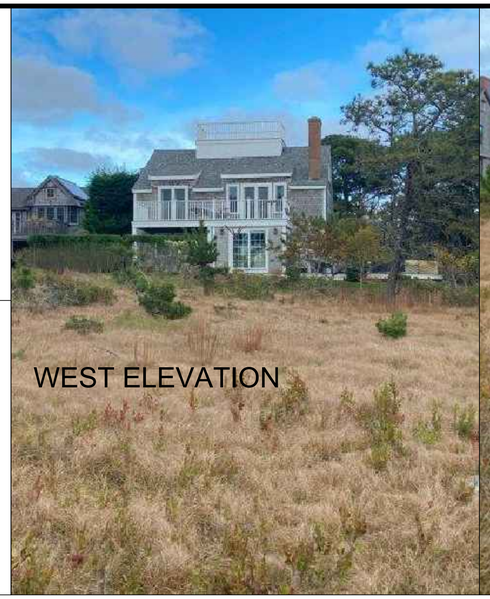


ANDERSON
TW2432



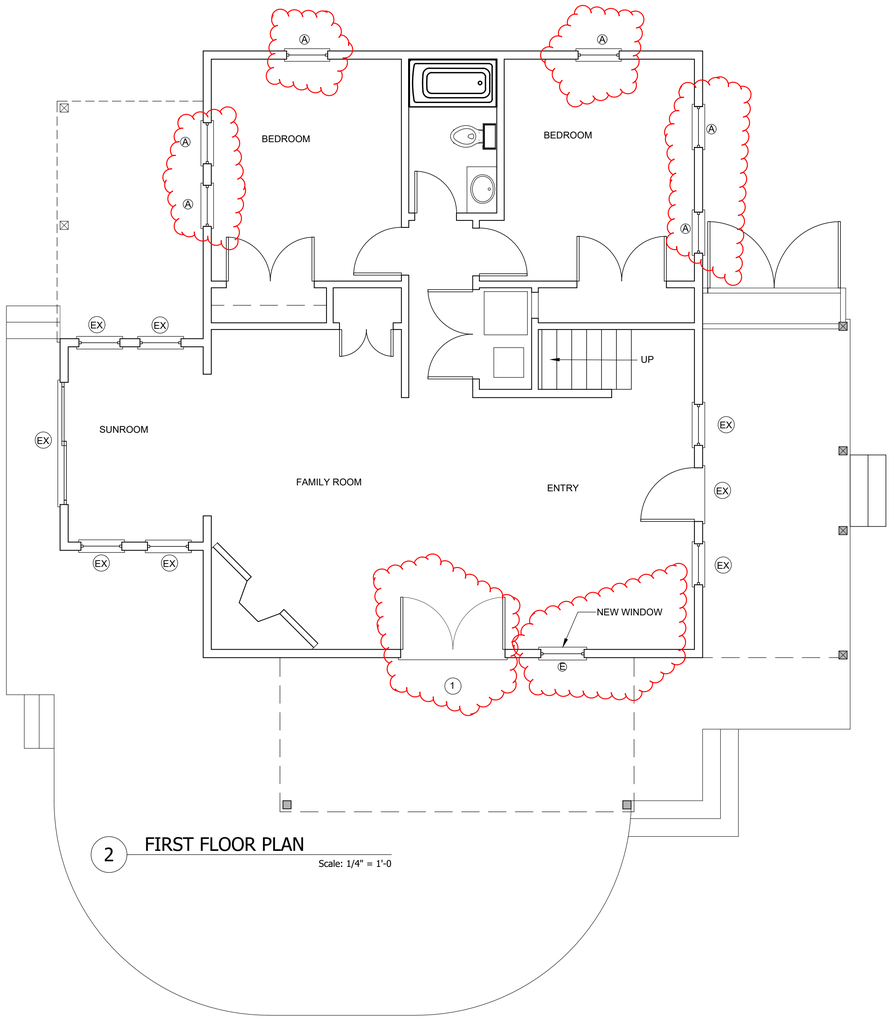
ANDERSON TW2460

1 WINDOW SCHEDULE
Scale: 1/4" = 1' -0

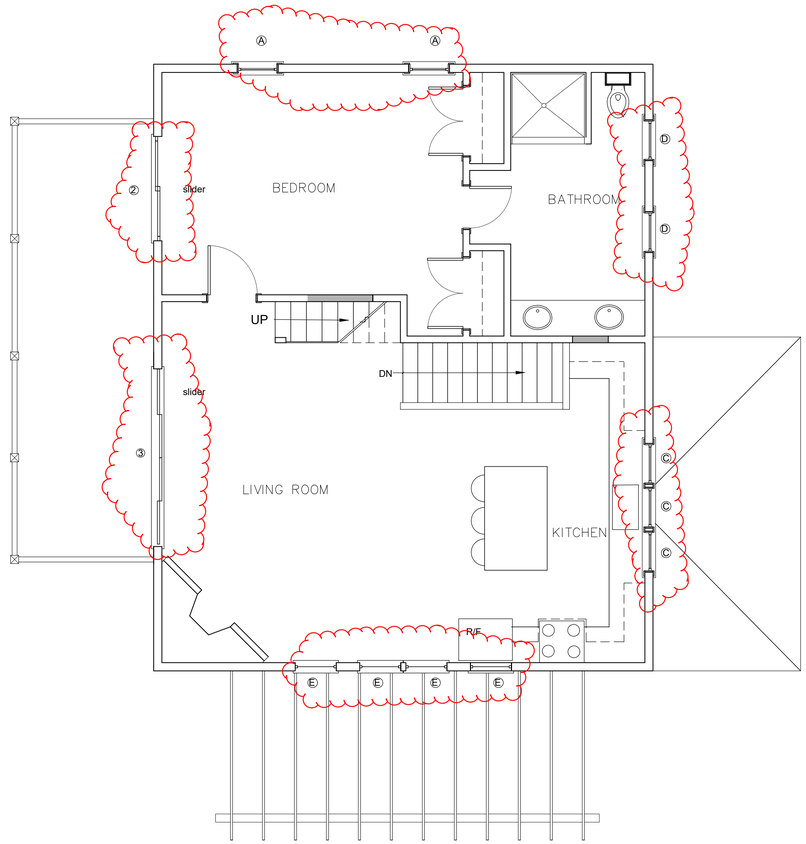








2 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0

0 5' 10' 25' 35'

NANTUCKET ARCHITECTURE GROUP LTD.
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NANTUCKET, MA//ACHU/ETT/, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION/ FOR:
JO/EF AND DANA VOLMAN
51 RIDGE LANE
MAP: 38 PARCEL: 60

SCHEDULES AND
EXISTING FLOOR PLAN
SCALE 1/4" = 1' -0

HDC:
BIDDING:
BLDG. DEPT:
REVISIONS: 2410.17
REVISIONS:
REVISIONS:
REVISIONS:

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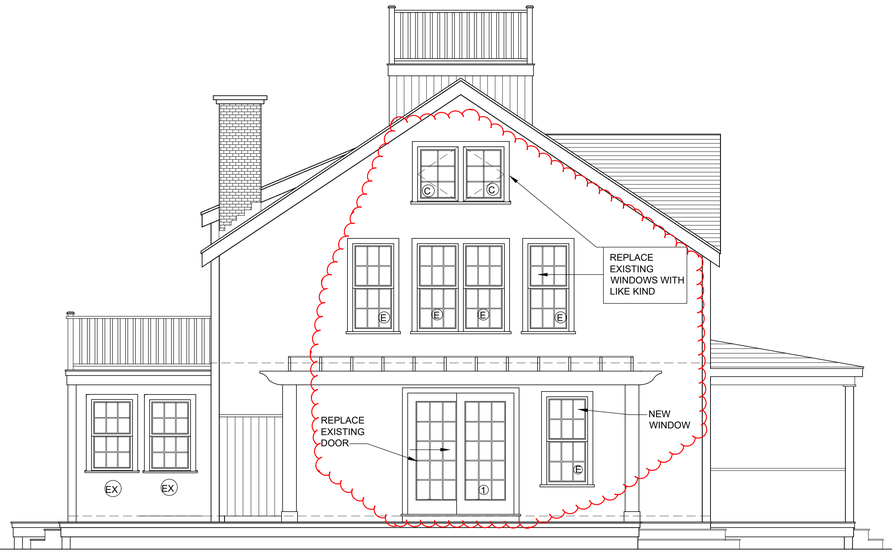
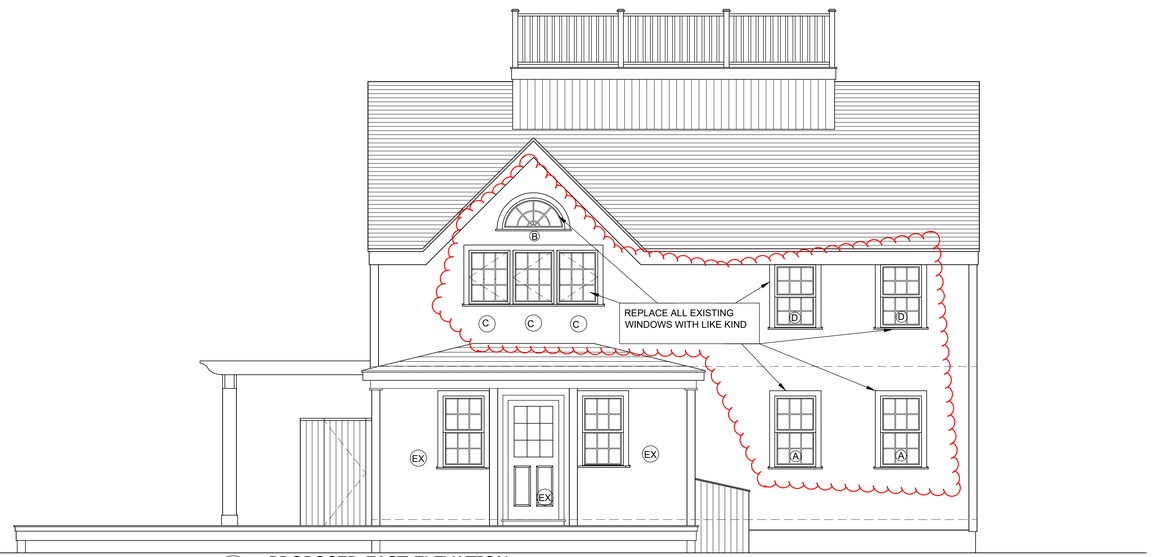
HDC2



9 PROPOSED SOUTH ELEVATION
Scale:1/4" = 1'-0



2 PROPOSED EAST ELEVATION
Scale:1/4" = 1'-0



9 EXISTING SOUTH ELEVATION
Scale:1/4" = 1'-0



2 EXISTING EAST ELEVATION
Scale:1/4" = 1'-0

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RENOVATIONS FOR:
JOSEF AND DANA VOLMAN
51 RIDGE LANE
MAP: 38 PARCEL: 60

EXTERIOR ELEVATIONS

SCALE 1/4" = 1' -0

HDC:
BIDDING:
BLDG. DEPT:
REVISIONS: 2410.17
REVISIONS:
REVISIONS:
REVISIONS:

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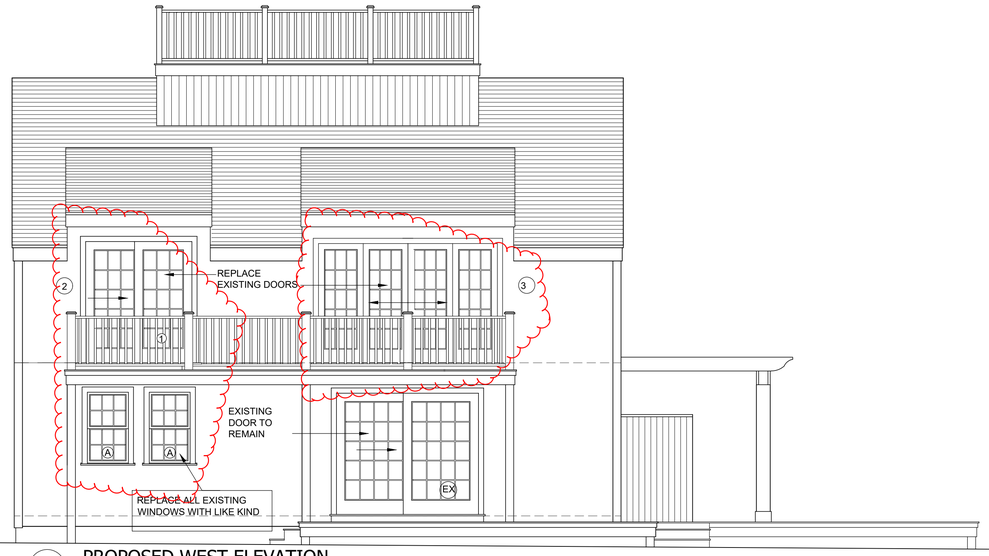
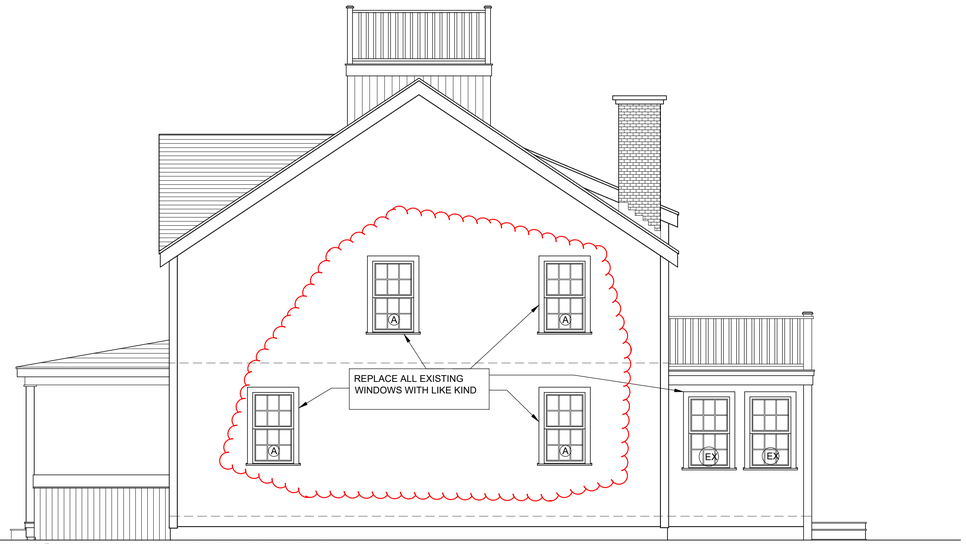
2310.25.1395

HDC3



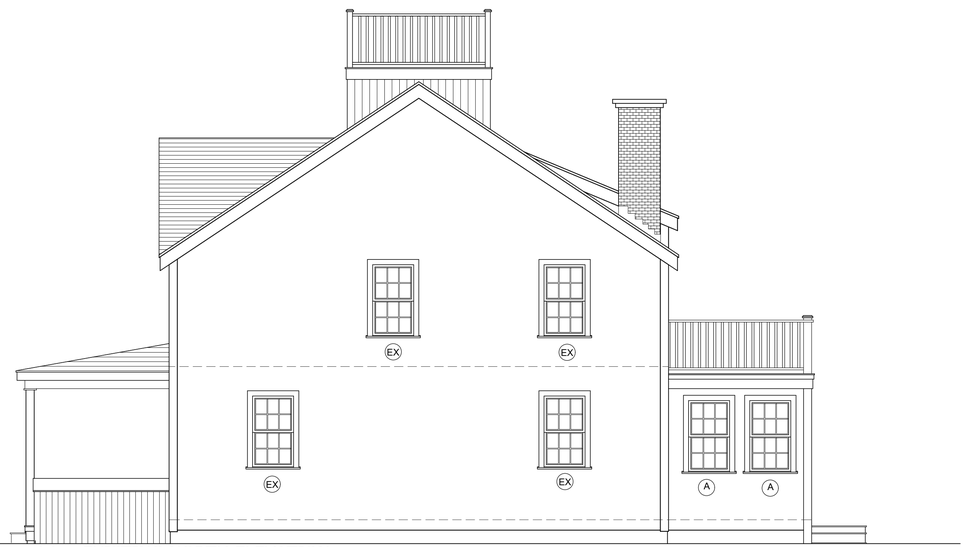
5 PROPOSED WEST ELEVATION
Scale:1/4" = 1'-0



4 PROPOSED NORTH ELEVATION
Scale:1/4" = 1'-0



5 EXISTING WEST ELEVATION
Scale:1/4" = 1'-0



4 EXISTING NORTH ELEVATION
Scale:1/4" = 1'-0

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RENOVATION/ FOR:
JO/EF AND DANA VOLMAN
51 RIDGE LANE
MAP: 38 PARCEL: 60

EXTERIOR ELEVATIONS

SCALE 1/4" = 1' -0

HDC:
BIDDING:
BLDG. DEPT:
REVISIONS: 2410.17
REVISIONS:
REVISIONS:
REVISIONS:

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2310.25.1395

HDC4

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 508

Street & Number of Proposed Work: 15 GOLDFINCH DRIVE

Owner of record: KATE WELD

Mailing Address: 15 GOLDFINCH DRIVE
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLIVER PERLAN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 332 4319 E-mail: avvalize@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 REPLACE WINDOWS

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~~: DEVELOPMENT - "SOUTH VALLEY"

Original Date: 1993

Original Builder: LARRY UNGER

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGES FROM TDL W/STORM 12/12 TO ANDERSON SDL 6/1 IN SOME LOCATIONS

Is there an HDC survey form for 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 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 _____ 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 10/18/24 Signature of owner of record _____ Signed under penalties of perjury





Kate Weld- 15 Goldfinch Drive

Replace windows



North (front)



East- (left)



West- right

ANDERSON A SERIES WHITE
VERIFY SIZES ON SITE

A. ADH3260 D HUNG 3’-1 ¼” x 5’-11 ¼”
B. ADH2038 D HUNG 1’-11 ¼”X 3’-7 ¼”
C. ADH2048 D HUNG 1’-11 ¼” X 4’-7 ¼”
D. DELETE
E. ADH 2044 DHUNG 1’-11 ¼”X 4’-3 ¼”



South (rear)

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 2

Street & Number of Proposed Work: 100 SANKATY RD.

Owner of record: SANKATY HEAD GOLF CLUB INC

Mailing Address: 100 SANKATY RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 315 4219 E-mail: avalvalo2@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 830.50

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other DORMITORY FOR STAFF

Size of Structure or Addition: Length: 82'-6" Sq. Footage 1st floor: 4152.5 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 50' 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 @ 20' South @ 20' East @ 20' West @ 20'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1X8 Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 6" OR 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON OR COMPARABLE

Doors* (type and material): ☐ TDL ☐ SDL Front 12 LIGHT Rear 15 LIGHT (DUTCH COLONIAL) Sides 9 LIGHT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

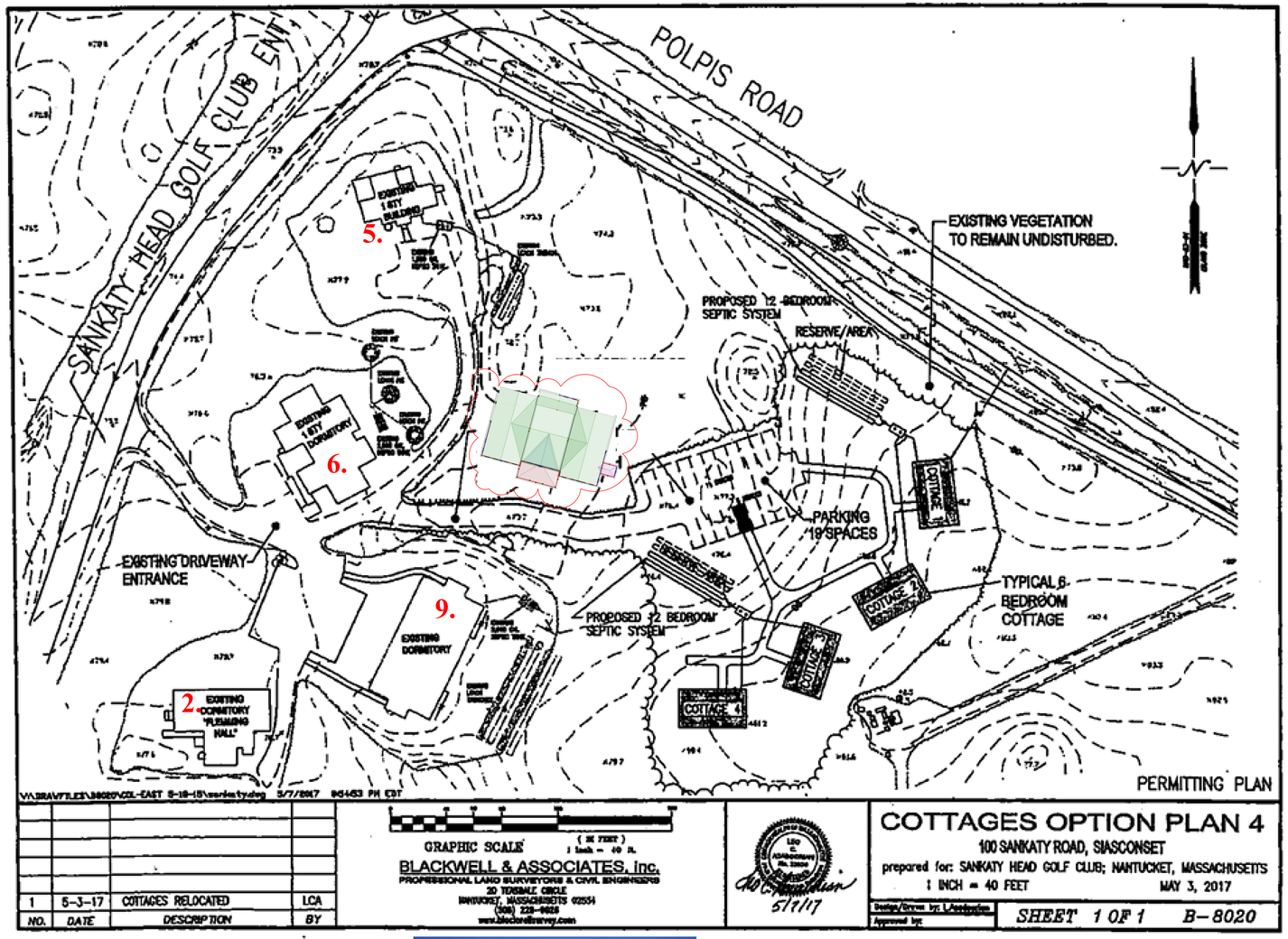
COLORS

Sidewall NTW Clapboard (if applicable) — Roof BLACK
Trim WHITE Sash WHITE Doors WHITE OR DARK GREEN
Deck NTW Foundation GRAY Fence — Shutters DARK GREEN

* Attach manufacturer's color samples if color is not from HDC approval list.

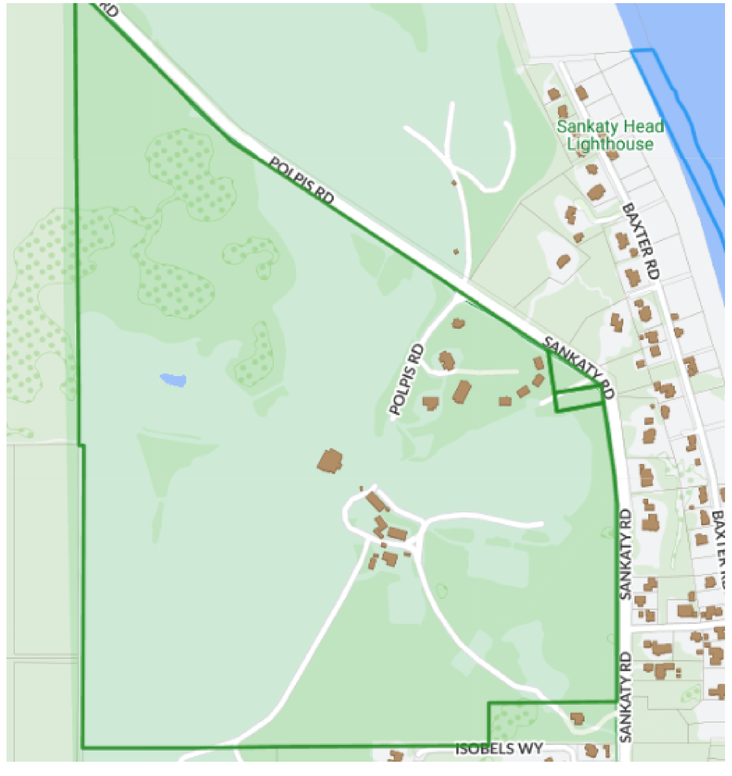
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/18/24 Signature of owner of record X _____ Signed under penalties of perjury





MAP 49 PARCEL 2





2.



5.



9.



6.

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 10-11-24

SANKATY GOLF CLUB- PROPOSED DORM
(GRAY 2)
100 SANKATY RD

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



FRONT ELEVATION (SOUTH)



LEFT ELEVATION (WEST)

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 10-11-24

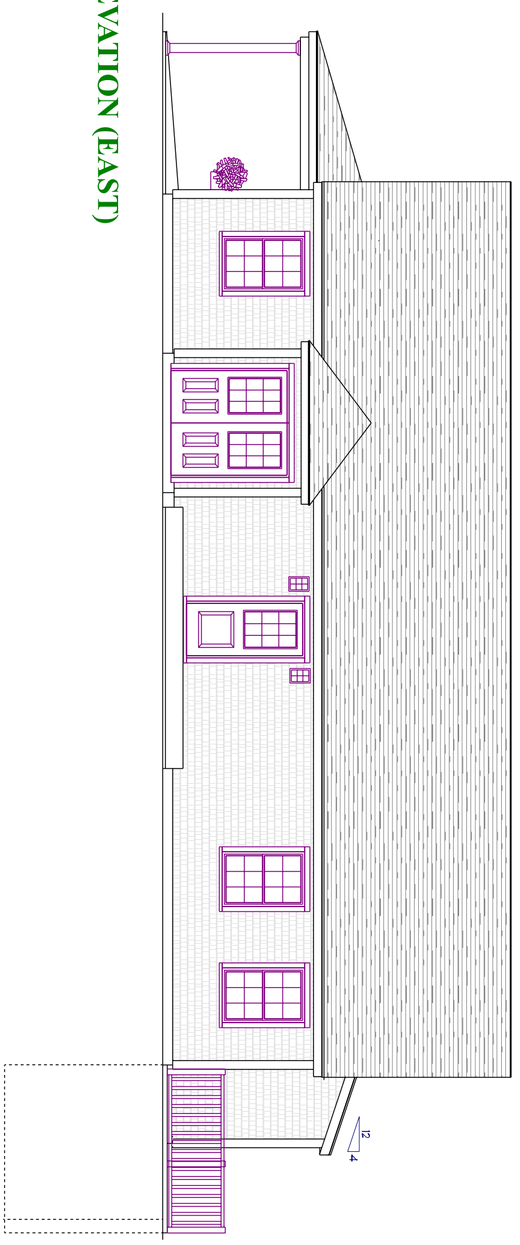
SANKATY GOLF CLUB- PROPOSED DORM

(GRAY 2)

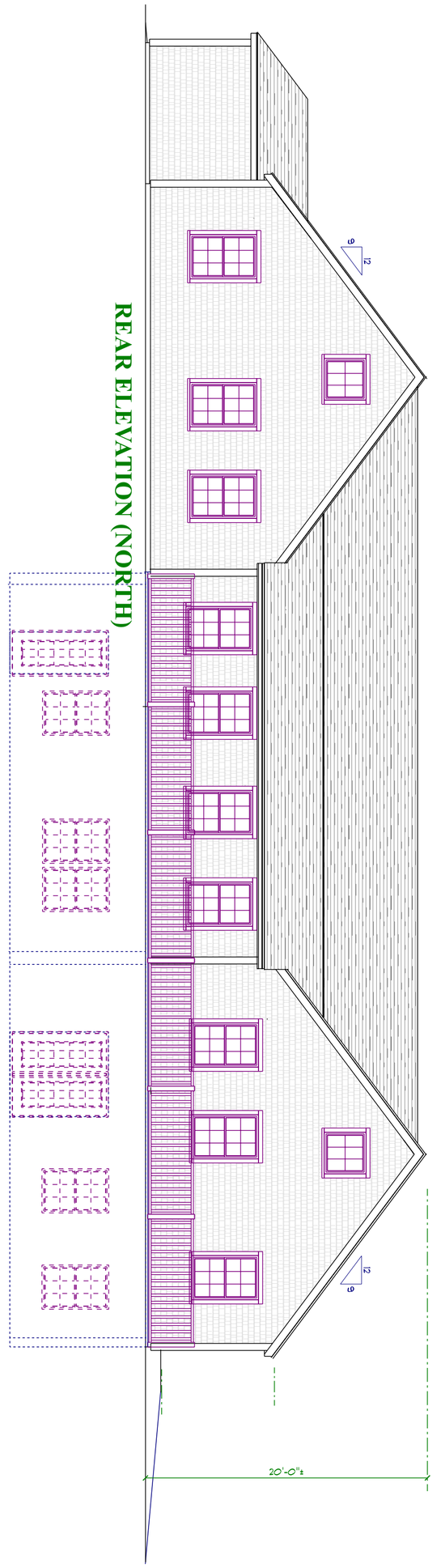
100 SANKATY RD

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

RIGHT ELEVATION (EAST)



REAR ELEVATION (NORTH)



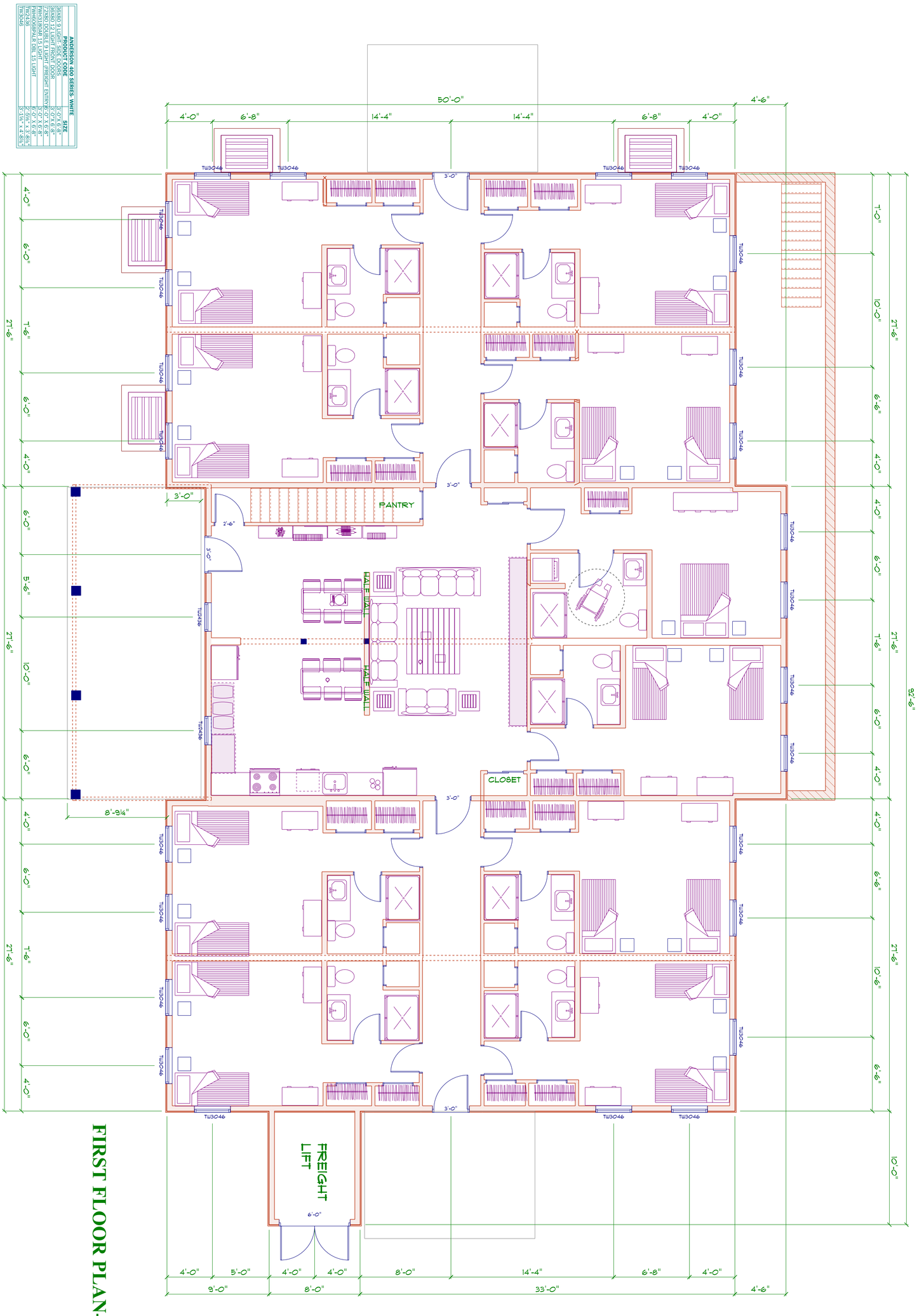
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

SANKATY GOLF CLUB- PROPOSED DORM
(GRAY 2)
100 SANKATY RD

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 10-11-24



ANDERSEN 400 SERIES WHITE	
PRODUCT CODE	SIZE
3068D 9 LIGHT SLIDE DOORS	5'-0"X 6'-8"
3068D 15 LIGHT SLIDE DOORS	5'-0"X 6'-8"
FWH2380 DOUBLE 9 LIGHT FREIGHT ENTRY	6'-0" X 6'-8"
FWH3180AR 15 LIGHT	6'-0" X 6'-8"
FWH3180AR 15 LIGHT	6'-0" X 6'-8"
TW2459	2'-0¾" X 3'-8½"
TW3046	3'-1¾" X 4'-8½"

FIRST FLOOR PLAN- 4152.5 SF

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

SANKATY GOLF CLUB- PROPOSED DORM
(GRAY 2)
100 SANKATY RD

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 10-11-24

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:

√	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.
TE	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 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Tad Elliott

AS AGENT FOR Jeff and Nicole Borden

STREET ADDRESS 1 Hedgebury Lane

MAP/PARCEL 41 / 594

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

October 18th 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.

Tad Elliott — October 18th 2024

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 594

Street & Number of Proposed Work: 1 Hedgebury Lane

Owner of record: Jeff and Nicole Borden

Mailing Address: 2 Broad Street
Nantucket MA 02554

Contact Phone #: 508-228-2728 E-mail: tad@markcutone.com

AGENT INFORMATION (if applicable)

Name: Mark Cutone Architecture

Mailing Address: 2 Broad Street
Nantucket MA 02554

Contact Phone #: 508 228 2728 E-mail: tad@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: 5'-6" Sq. Footage 1st floor: ✓ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8'-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 12'-2" East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation * Gable addition
3. West Elevation * Infill windows on Screen Porch
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 7 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) I

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): 2" Copper

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) — Corner boards 1x6 Frieze —
Window Casing 4" Door Frame 4" Columns/Posts: Round — Square —

Windows*: ☐ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side 15 Light

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

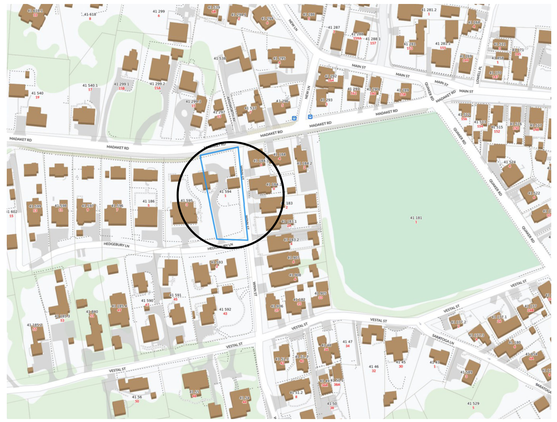
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim White Sash White Doors White
Deck — Foundation — Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/18/24 Signature of owner of record _____ Signed under penalties of perjury

BORDEN - 1 HEDGEBURY LANE



LOCUS PLAN: NTS

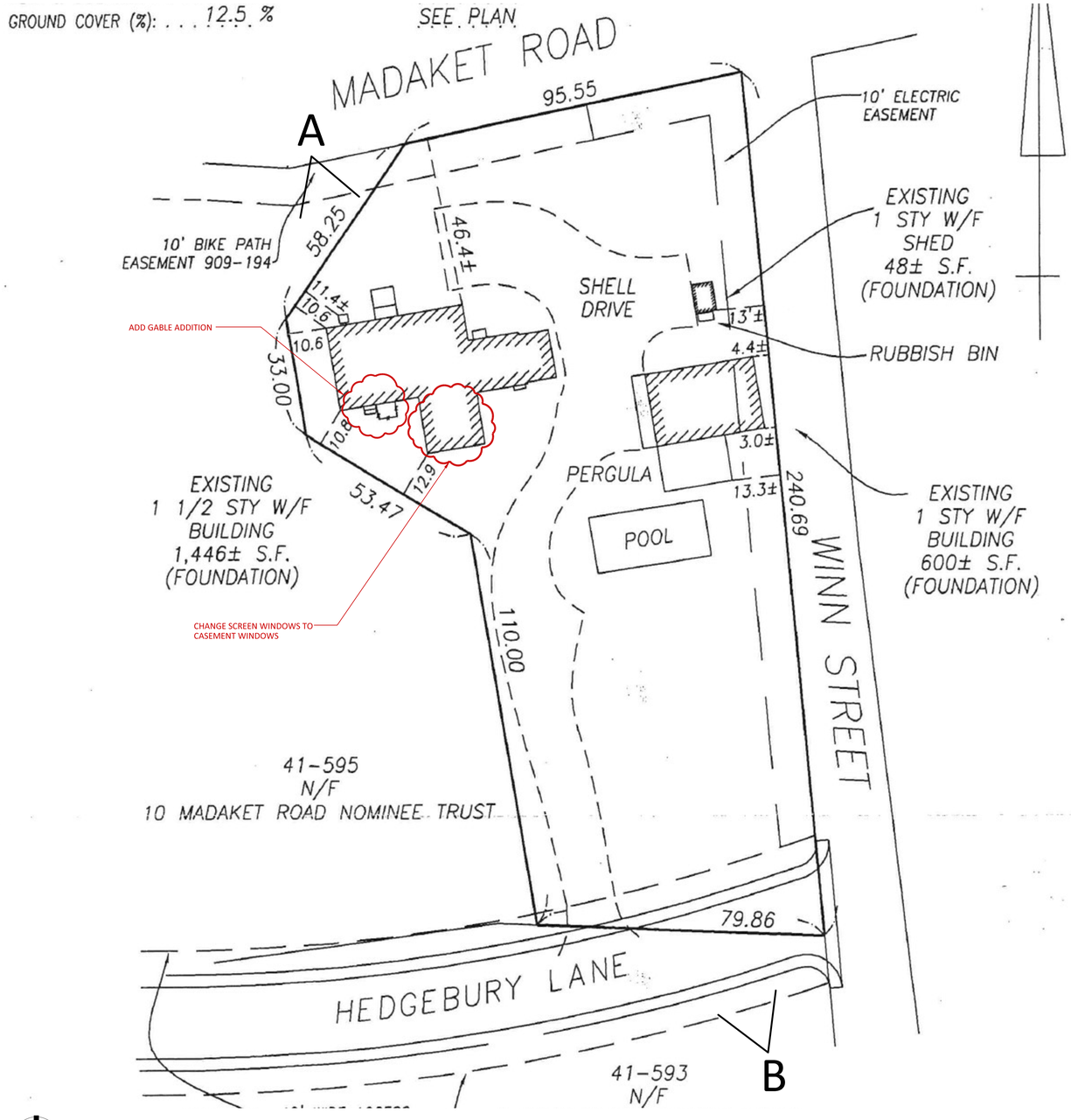


AERIAL VIEW: NTS

DRAWING LIST:

C1.1 COVER SHEET

A1.1 FLOOR PLAN & ELEVATIONS



SITE PLAN: NTS

VISIBILITY FROM ROAD



PHOTO A



PHOTO B

MARK CUTONE ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

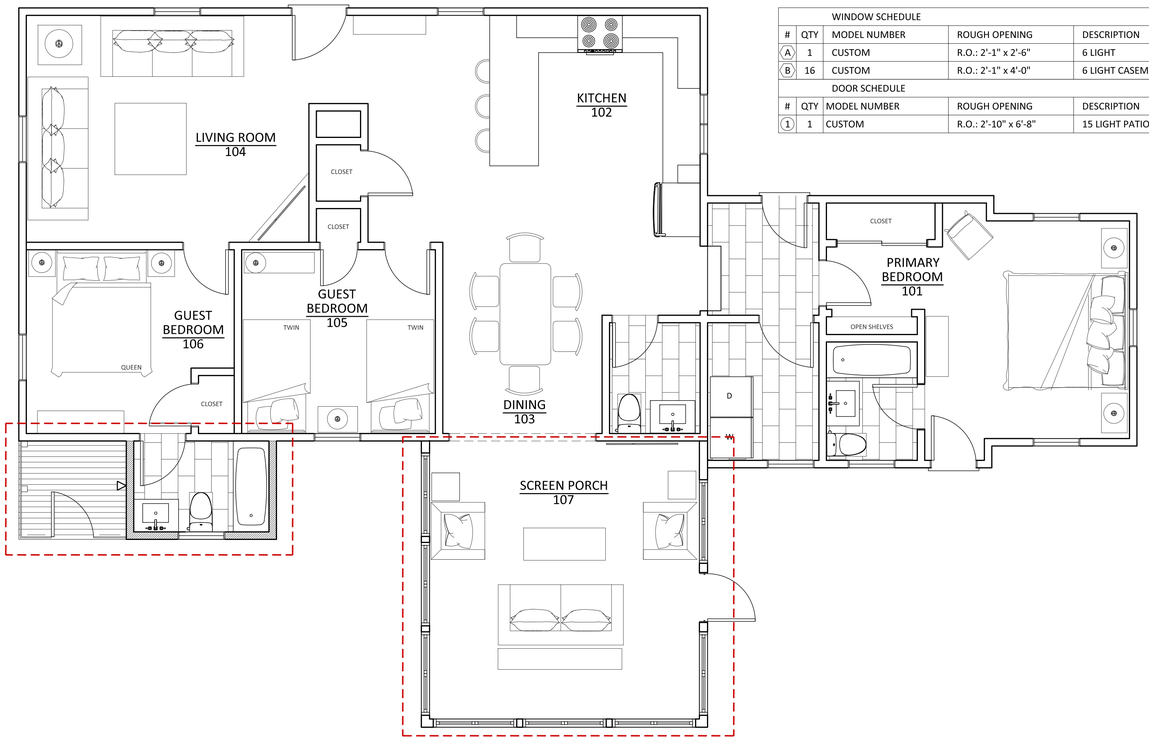
MAIN HOUSE HDC

BORDEN
1 HEDGEBURY LANE
NANTUCKET, MA 02554
MAP: 41 PARCEL: 594

COVER SHEET

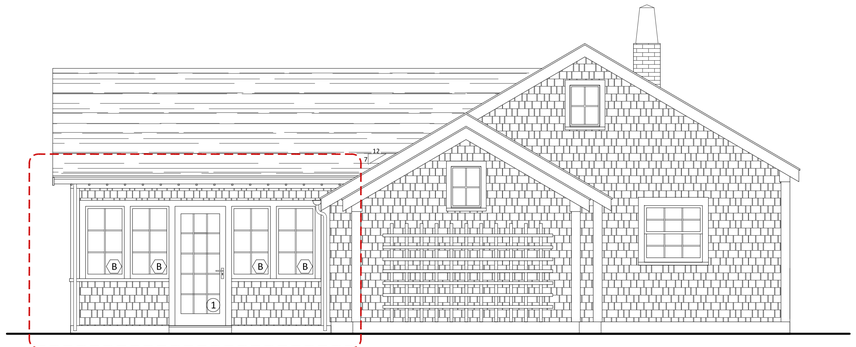
C1.1

18 OCTOBER 2024



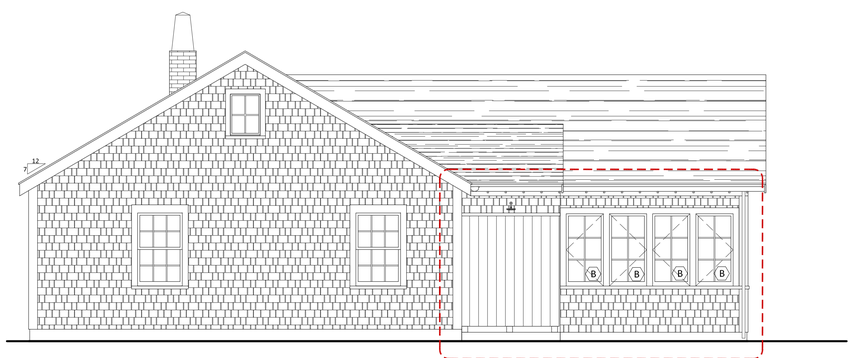
WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	1	CUSTOM	R.O.: 2'-1" x 2'-6"	6 LIGHT
B	16	CUSTOM	R.O.: 2'-1" x 4'-0"	6 LIGHT CASEMENT
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM	R.O.: 2'-10" x 6'-8"	15 LIGHT PATIO DOOR

FLOOR PLAN
1/4" = 1'-0"



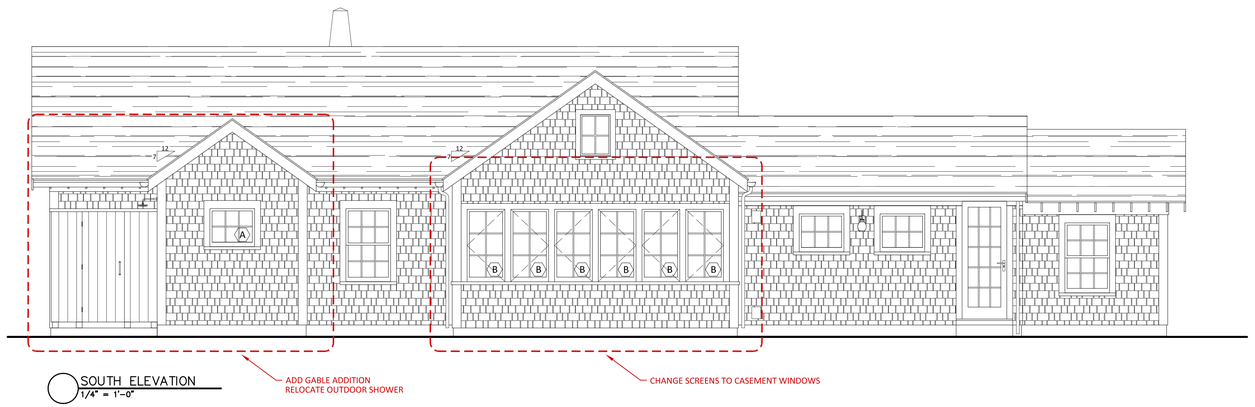
EAST ELEVATION
1/4" = 1'-0"

ADD NEW PATIO DOOR
CHANGE SCREENS TO CASEMENT WINDOWS



WEST ELEVATION
1/4" = 1'-0"

ADD GABLE ADDITION
RELOCATE OUTDOOR SHOWER
CHANGE SCREENS TO CASEMENT WINDOWS



SOUTH ELEVATION
1/4" = 1'-0"

ADD GABLE ADDITION
RELOCATE OUTDOOR SHOWER

CHANGE SCREENS TO CASEMENT WINDOWS











MARK CUTONE
ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

MAIN HOUSE HDC

BORDEN
1 HEDGEBURY LANE
NANTUCKET, MA 02554
MAP: 41 PARCEL: 594

FIRST FLOOR PLAN AND ELEVATIONS

A1.1

18 OCTOBER 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°: 56-286 PARCEL N° F_103636_256112

Street & Number of Proposed Work: 50 Hummock Pond Rd

Owner of record: Jarad J + Kimberly A Mitchell

Mailing Address: 50 Hummock Pond Rd
Nantucket, MA 02554

Contact Phone #: 508-825-6761 E-mail: jarad.j.mitchell2@gmail.com

AGENT INFORMATION (if applicable)

Name: Chacon Homes

Mailing Address: 24 Woodland DR
Nantucket, MA 02554

Contact Phone #: 508-246-0625 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 Full Size Window installation in basement room - install window well

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation install window well and basement window
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

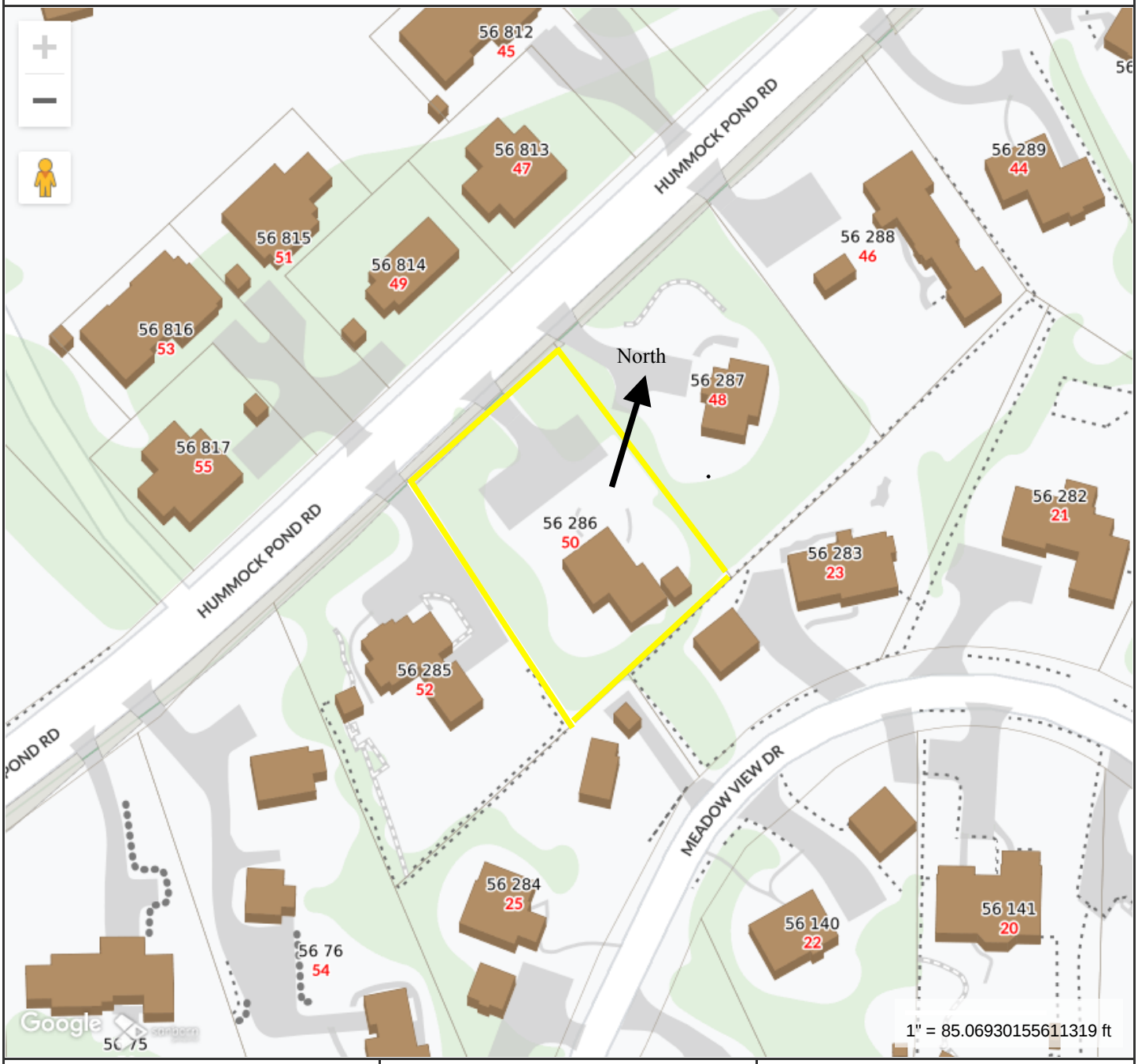
Deck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/24 Signature of owner of record _____ Signed under penalties of perjury

50 Hummock Pond Road Locus Map

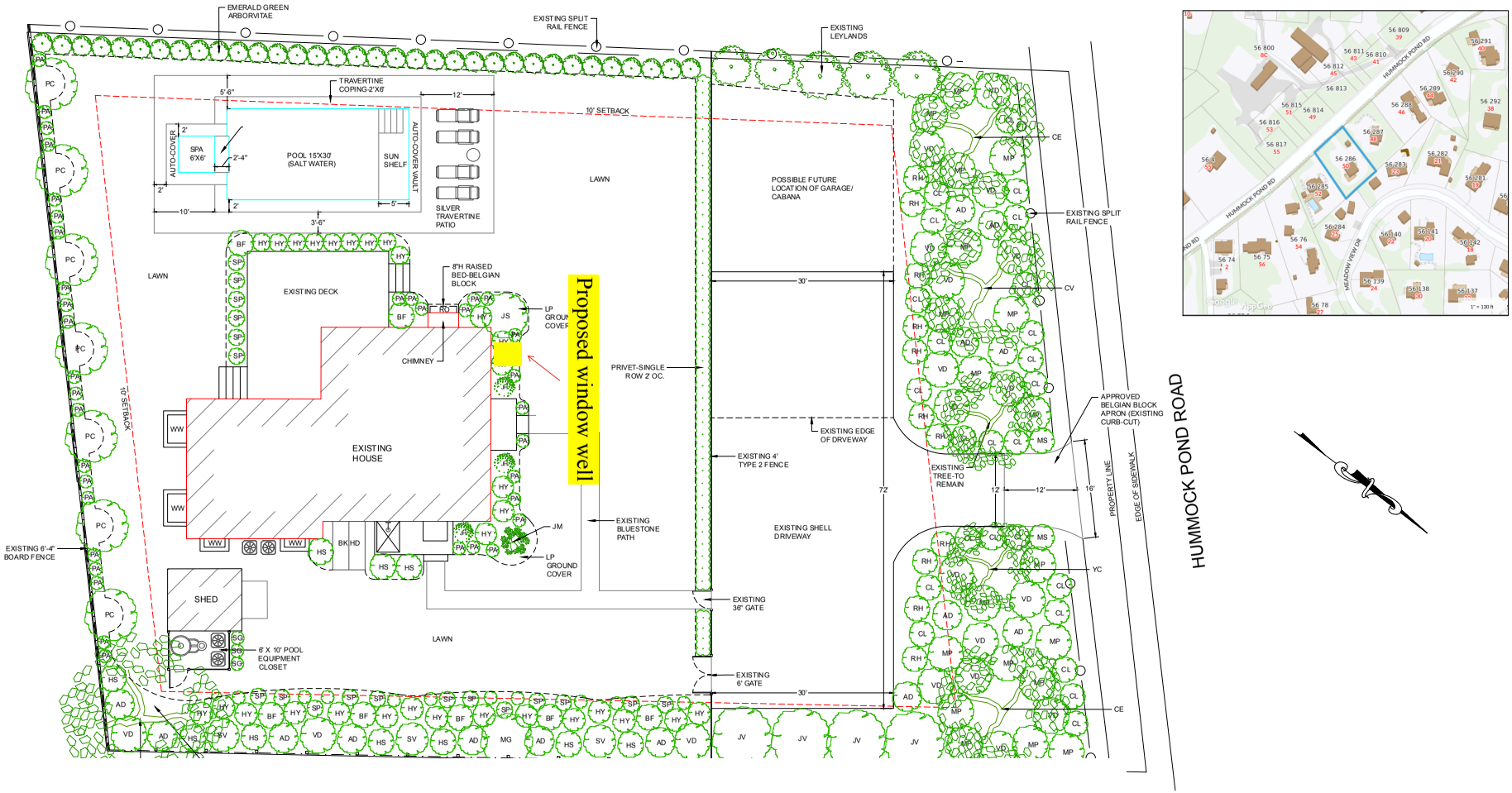


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.


EMERALD GREEN ARBORVITAE
EXISTING SPLIT RAIL FENCE
EXISTING LEYLANDS
TRAVERTINE COPING-2'X6'
5'-6"
12'
10' SETBACK
SPA 6'X6'
2'-4"
POOL 15'X30' (SALT WATER)
SUN SHELF
AUTO-COVER
AUTO-COVER VAULT
SILVER TRAVERTINE PATIO
LAWN
POSSIBLE FUTURE LOCATION OF GARAGE/ CABANA
EXISTING SPLIT RAIL FENCE
EXISTING DECK
8"H RAISED BED-BELGIAN BLOCK
LP GROUND COVER
CHIMNEY
Proposed window well
PRIVET-SINGLE ROW 2' OC.
EXISTING EDGE OF DRIVEWAY
APPROVED BELGIAN BLOCK APRON (EXISTING CURB-CUT)
EXISTING HOUSE
EXISTING 4' TYPE 2 FENCE
EXISTING TREE-TO REMAIN
PROPERTY LINE
EDGE OF SIDEWALK
EXISTING BLUESTONE PATH
EXISTING SHELL DRIVEWAY
EXISTING 6'-4" BOARD FENCE
SHED
6' X 10' POOL EQUIPMENT CLOSET
EXISTING 36" GATE
EXISTING 6' GATE
HUMMOCK POND ROAD

HUMMOCK POND RD
MEADOW VIEW DR

ANDERSEN™ WINDOWS & DOORS

SOLD BY:

Marine Lumber Company Hyannis
134 Orange St
Nantucket, MA 02554-4018
Fax: 508-325-0901

SOLD TO:

,

CREATED DATE
10/10/2024

LATEST UPDATE
10/10/2024

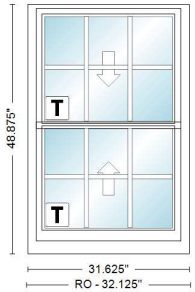
OWNER
Brian King

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
50 HUMMOCK POND RD	ACCT# 14274 / ALEX 508-246-0625	6563424		743872

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	AA	TEMPERED	$1,184.63	$1,184.63

RO Size: 32 1/8" x 48 7/8"

Unit Size: 31 5/8" x 48 7/8"

TW26310, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW26310 Full Screen Aluminum White PN:1610172

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	27.8750	20.2500	3.93000





Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

9 Davis Ln
Pool and Hardscape
2024.10.21

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 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 0918 — 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 — 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A — 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A — 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Hamelburg, Gerald and Barbara

STREET ADDRESS 9 Davis Ln

MAP/PARCEL 82/74

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.21.2024

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 10.18.2024

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... HAMELBURG, GERALD AND BARBARA .....

MAILING ADDRESS..... 442 SAVOIE DR, BEACH GARDENS, FL 33410 .....

PROPERTY LOCATION..... 9 DAVIS LN .....

ASSESSORS MAP/PARCEL..... 82/74 .....

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: 2024.10.18 09:27:48 -04'00'

October 18, 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
82	52		BARLOW DAVID H & BEVERLY A TRS	BARLOW QUAL PERSONAL RES TRST	2 AVERY ST UNIT 18G	BOSTON	MA	02111	9 AUSTINE LOCKE WY
82	53		RLK III LLC		60 SHERWOOD DR	HUNTINGTON	NY	11743	6 TRINITY AV
82	65		GAGLIANO CISCO HOUSE LLC		21 PRINCESS DRIVE	MADISON	CT	06443	10 WESTERWYCK WY
82	66		MALONEY KATHERINE TRST ETAL	8 WESTERWYCK TRUST	193 OAKWOOD DR	FAIRFIELD	CT	06824	8 WESTERWYCK WY
82	73		SEVEN DAVIS LN NOMINEE TRUST		17 WARWICK ROAD	SUMMIT	NJ	07901	7 DAVIS LN
82	75		WHIDDEN NICOLE & JOEL P		47 HIGH POINT RD	WESTPORT	CT	06880	11 DAVIS LN
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: 9 Davis Ln

Tax Map Number: 82 Parcel Number: 74

Owner of Record: Hamelburg, Gerald and Barbara

Description of Proposal: Pool 16 x 36 with Autocover, Bluestone coping and Bluestone patios 8 x 16 and 10 x 18

Anticipated HDC Submission Date: 10.21.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 14

Street & Number of Proposed Work: 9 DAVIS LANE

Owner of record: KAMELBURG, GERALD + BARBARA

Mailing Address: 442 SAVOIE DRIVE
PALM BEACH GARDENS, FL. 33410

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@atlanticlandscaping inc.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 W62) ☐ Roof ☒ Other IN-POOL SPA

Size of Structure or Addition: Length: 36-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 8X16 ☐ 1st floor ☐ 2nd floor

Width: 16-0 Sq. footage 2nd floor: _____ Size: 10X18 ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ BLUESTONE ↑

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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 SHELL Walkways 2X3 BLUESTONE Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

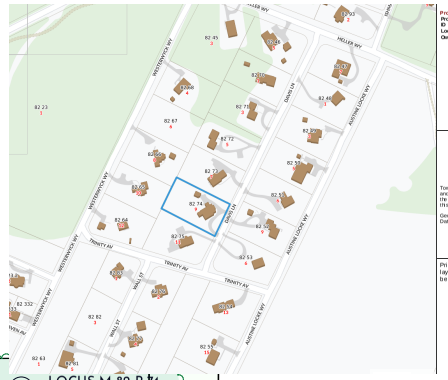
Trim _____ Sash _____ Doors _____

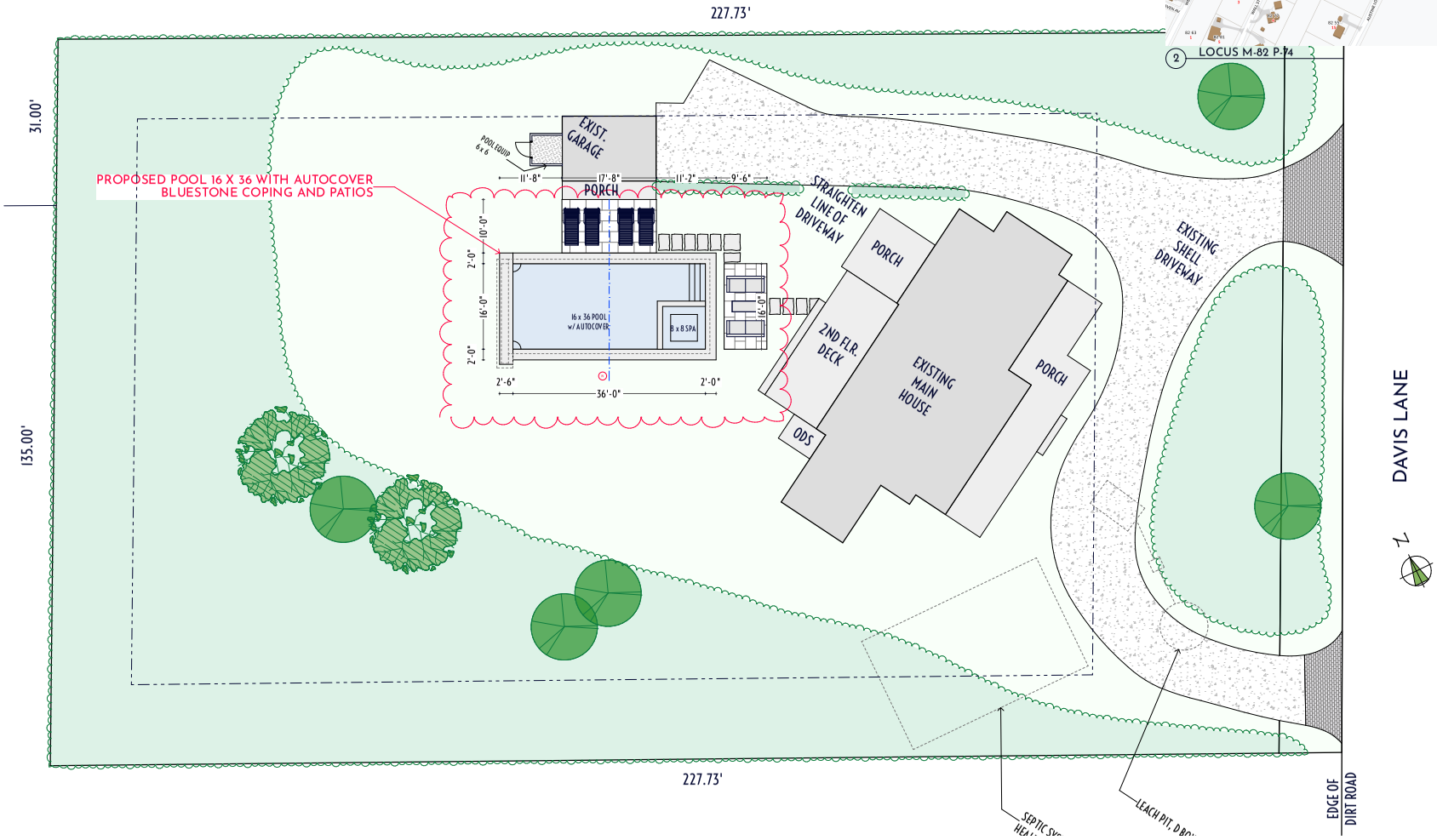
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 10/8/2024 Signature of owner of record _____ Signed under penalties of perjury.





2 LOCUS M-82 P-74

1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

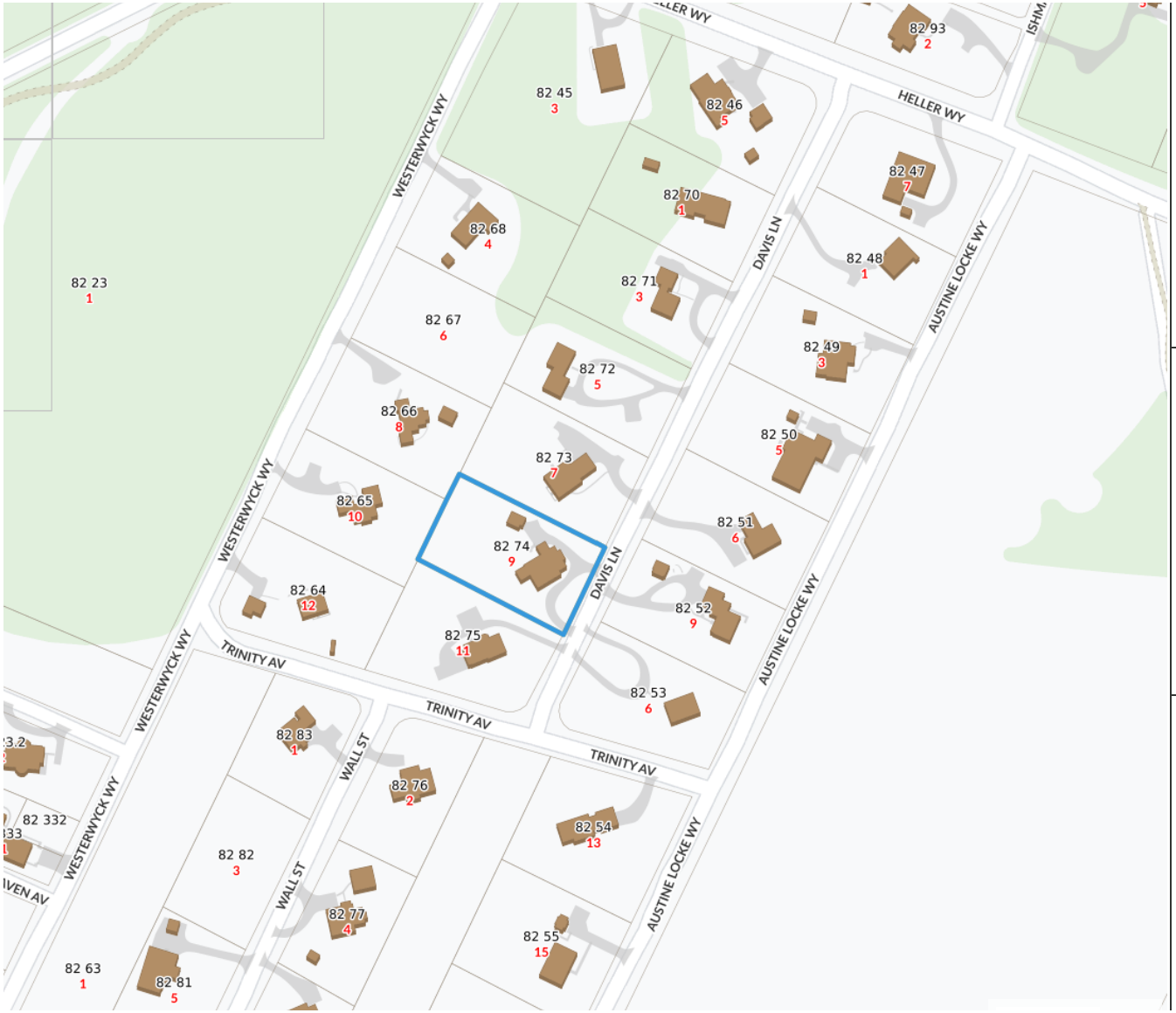
Landscape at
9 Davis Ln
Nantucket, Ma.
02554

M: 82
P: 74
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 10/18/24
Drawing No.:

HDC-1

Surveyor	Contact
Blackwell	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 LOCUS M-82 P-74

Property Information

Property ID	82 74
Location	9 DAVIS LN
Owner	HAMELBURG GERALD & BARBARA 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 10/03/2023
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
9 Davis Ln
Nantucket, Ma.
02554
M: 82
P: 74
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-A

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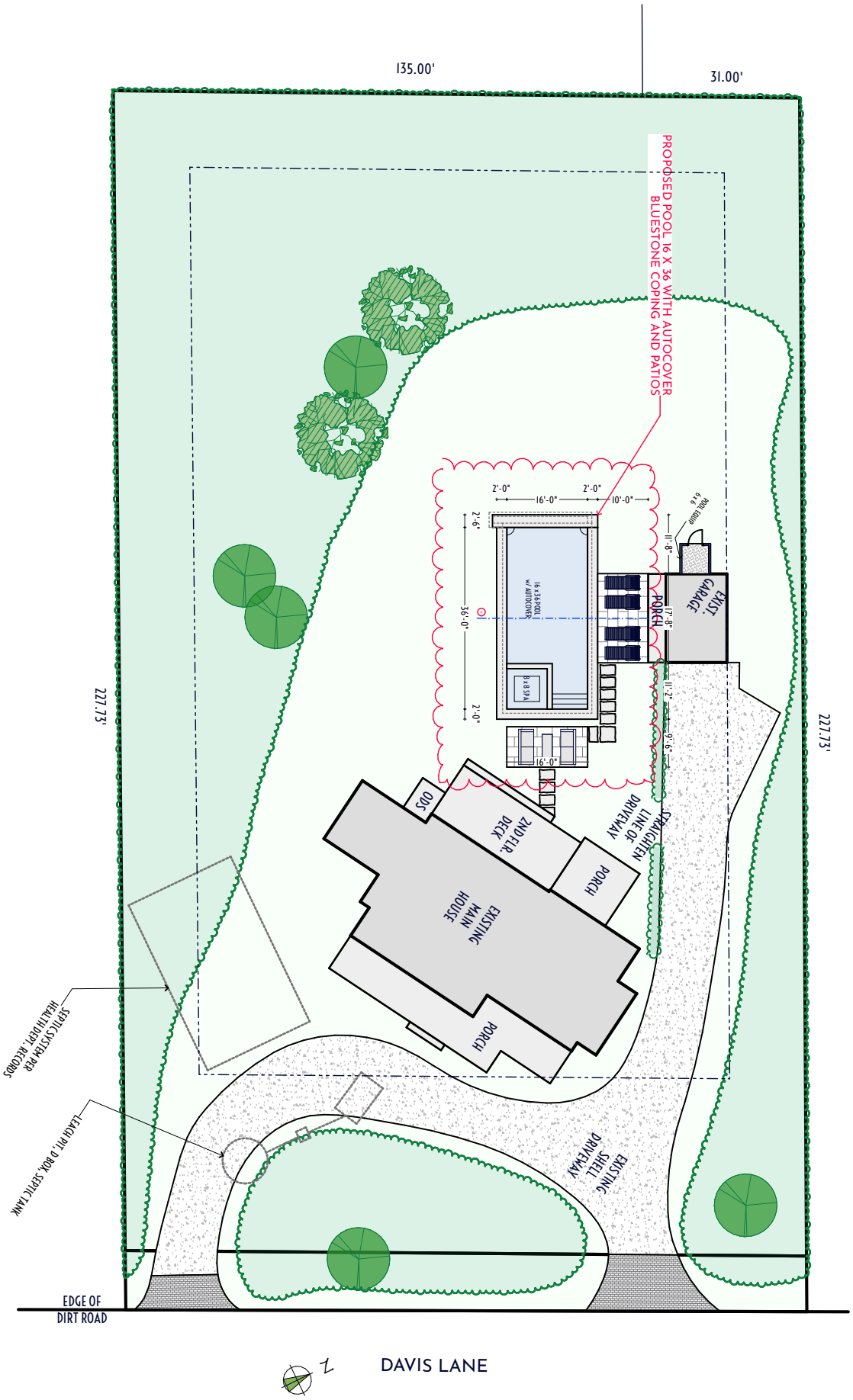
1

HDC LANDSCAPE PLAN



Landscape at
9 Davis Ln
Nantucket, Ma.
02554
M: 82
P: 74
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-B

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HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

MARK	DATE

atlantic LANDSCAPING, INC



1 9 Davis Ln View 1



2 9 Davis Ln View 2



3 9 Davis Ln View 3



4 9 Davis Ln View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
9 Davis Ln
Nantucket, Ma.
02554
M: 82
P: 74
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 POOL w: BLUESTONE COPING

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
9 Davis Ln
Nantucket, Ma.
02554
M: 82
P: 74
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 10/18/24
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

18 Bishops Rise Gate

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 10.21.2024 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
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.
☑		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

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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

10.21.2024

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 10.21.2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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 MAYBLE WAY NANTUCKET MA 02554

Contact Phone #: 5083673012 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 _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

15ft wide x 6ft high Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

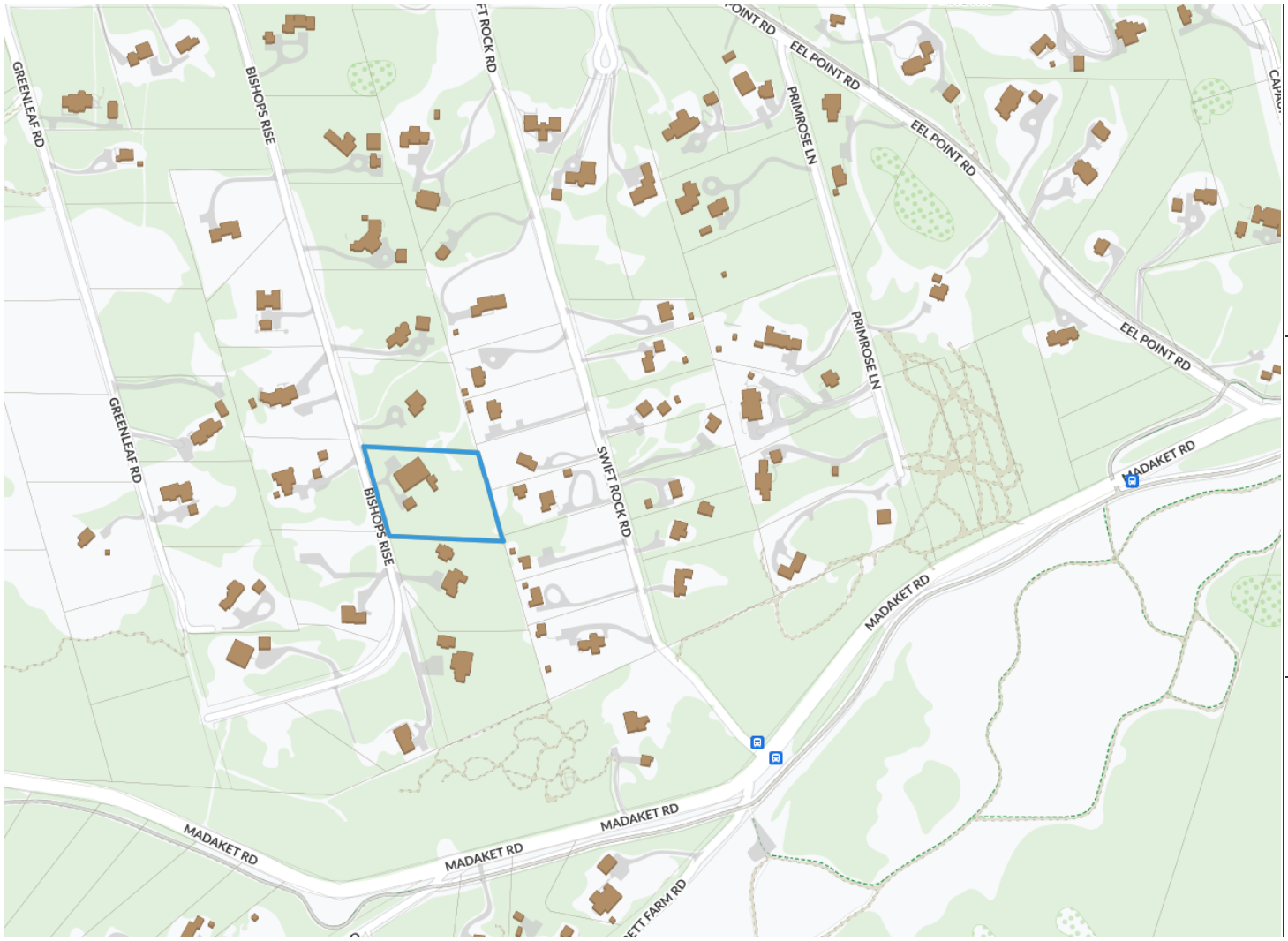
Trim _____ Sash _____ Doors _____

Deck _____ 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 10/8/2024 Signature of owner of record _____ Signed under penalties of perjury



1 LOCUS M-40 P-126

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.

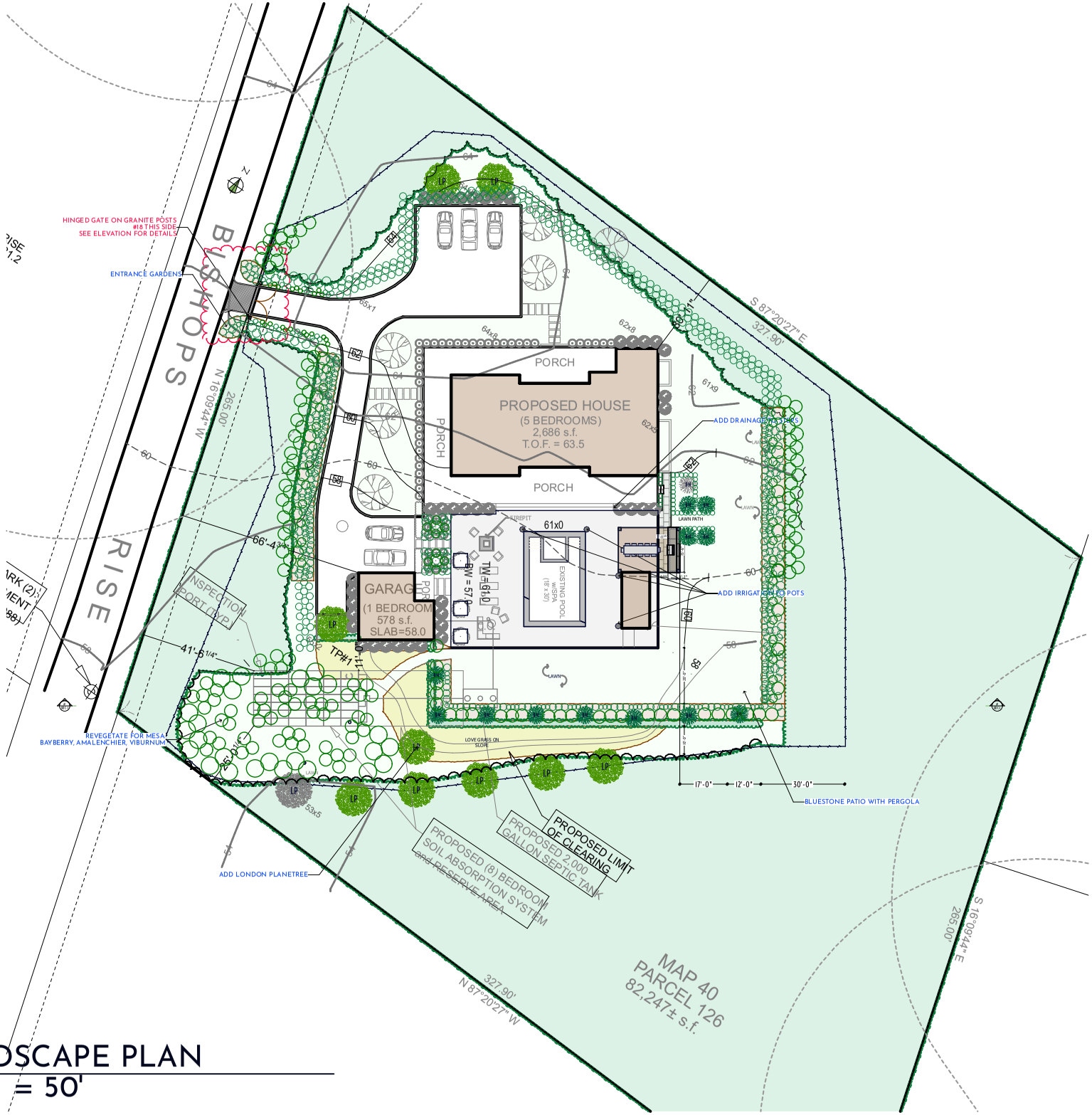
atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-A

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 HDC LANDSCAPE PLAN
SCALE: 1" = 50'

atlantic LANDSCAPING, INC

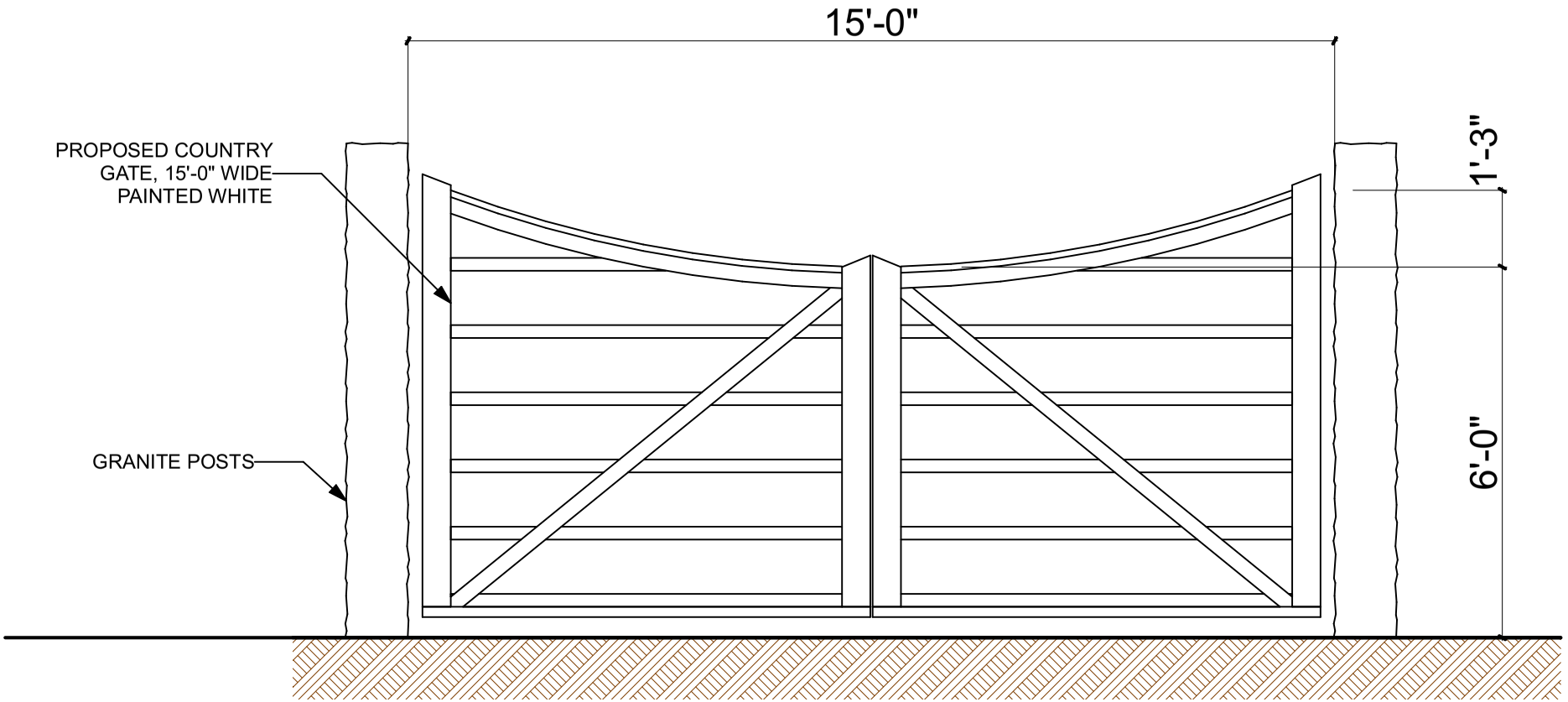
MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 ELEVATION ENTRANCE GATE
SCALE: 3/8" = 1'-0"

atlantic LANDSCAPING, INC

MARK	DATE

HDC Gate Elevation

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: 10/18/24
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.



3 18 Bishops Rise View1



1 18 Bishops Rise View 2



4 GATE PHOTO



2 18 Bishops Rise View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 10/18/24
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.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

7 Farmer St
Driveway Change
10.21.2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 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.

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

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 Voulgaris, Nicholas and Kristine

STREET ADDRESS 7 Farmer St

MAP/PARCEL 42.3.2/108

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.21.2024

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 10.21.2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 108

Street & Number of Proposed Work: 7 FARMER ST.

Owner of record: VOUDARIS NICHOLAS + KRISTINE

Mailing Address: 48 SUNRISE CAY
KEY LARGO, FL. 33037

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@atlanticlandscaping.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other REPLACE COBBLESTONE DRIVEWAY W/ BRICK

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

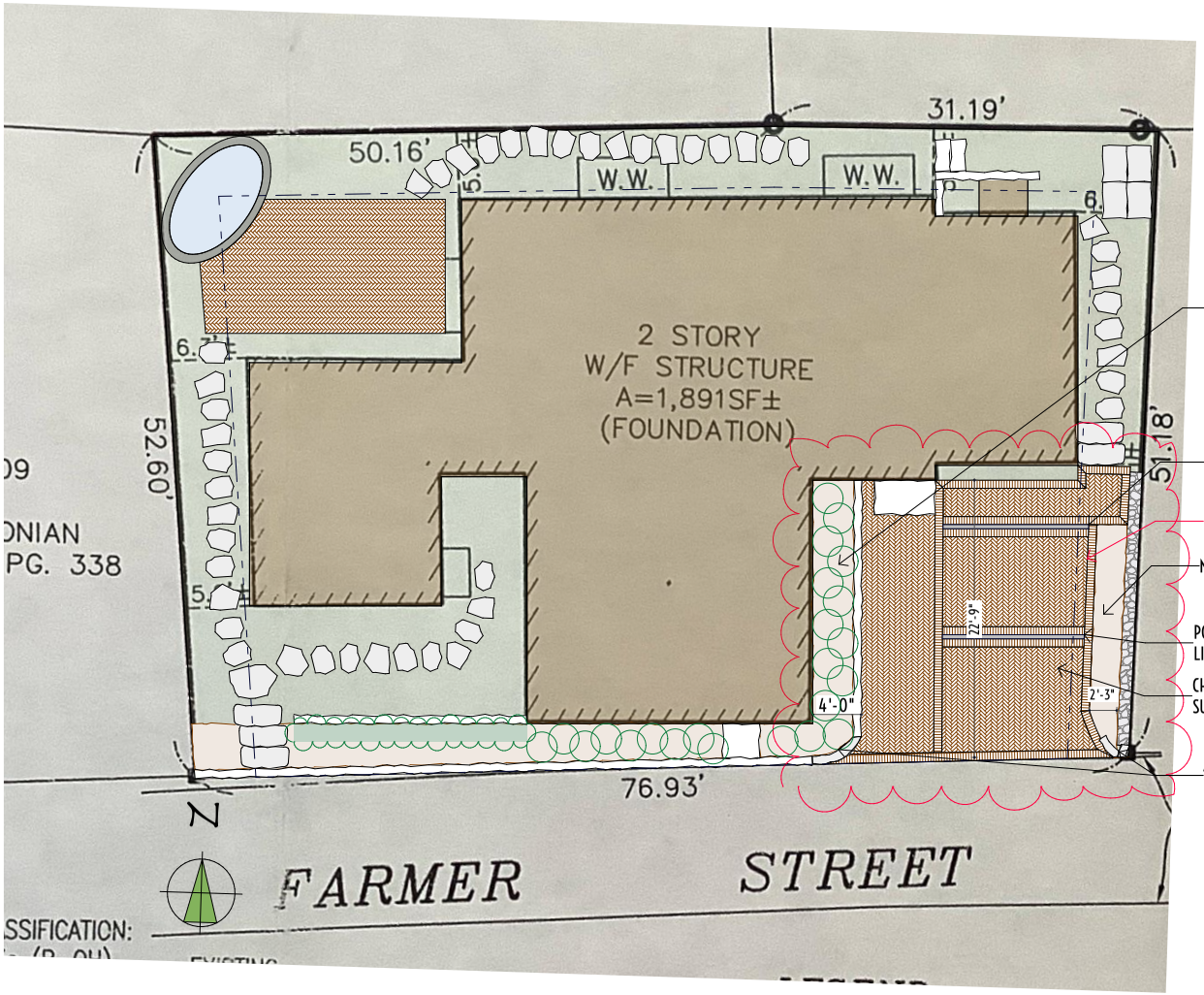
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10-11-24 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 5'



2 LOCUS M-42.3.2 P-108

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7 Farmer St
Nantucket, Ma.
02554

M: 42.3.2
P: 108
Zoning: ROH
Front Setback: 0
S&R Setback: 5
Scale: As Noted
Plotted: 10/18/24
Drawing No.:

HDC-1

Surveyor	Contact
Blackwell	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.



1 LOCUS M-42.3.2 P-108

Property Information

Property ID	9829
Location	7 FARMER ST
Owner	VOULGARIS NICHOLAS T & KRISTINE L

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
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
7 Farmer St
Nantucket, Ma.
02554
M: 42.3.2
P: 108
Zoning: ROH
Front Setback: 0
S&R Setback: 5
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-A

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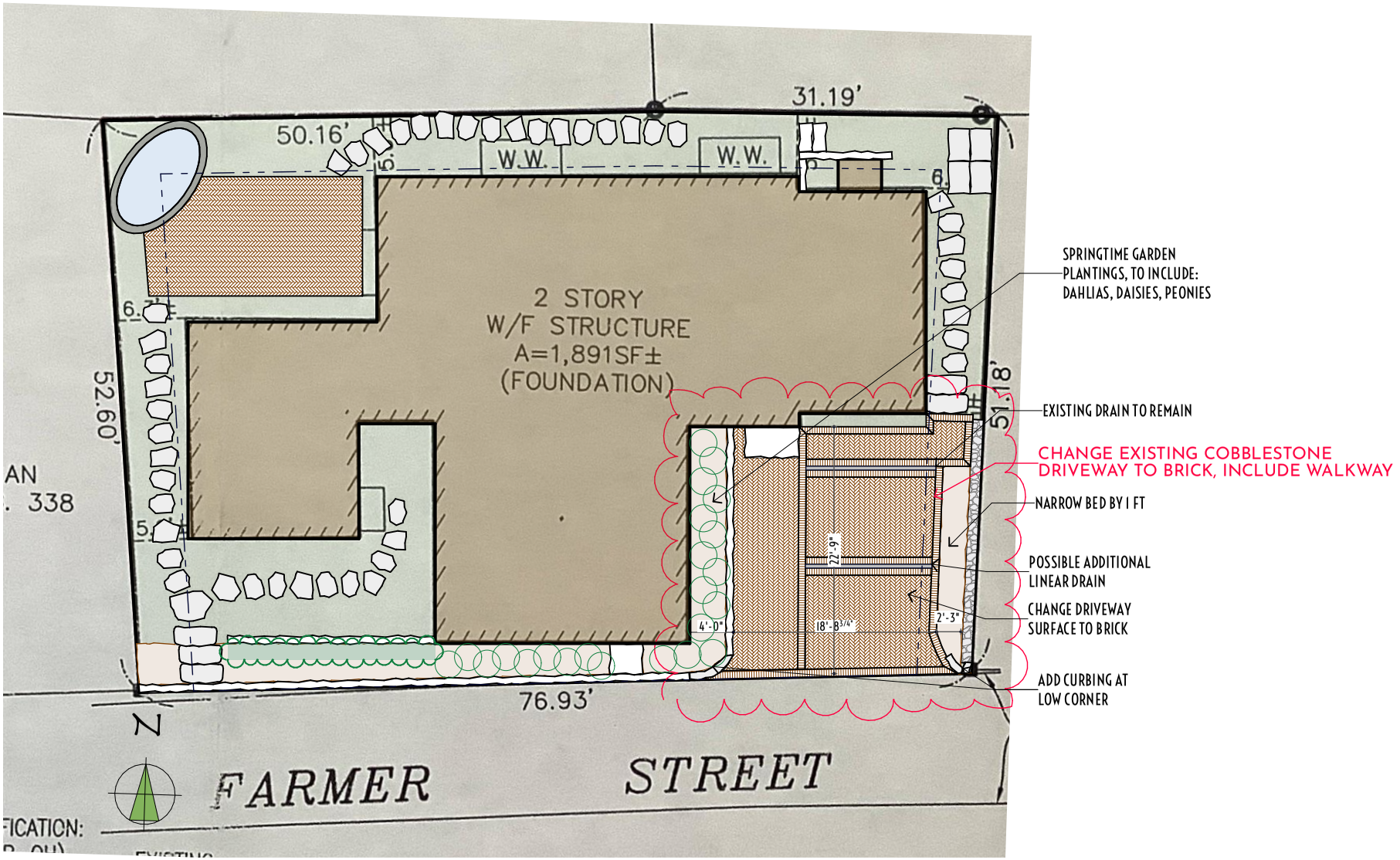


1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7 Farmer St
Nantucket, Ma.
02554
M: 42.3.2
P: 108
Zoning: ROH
Front Setback: 0
S&R Setback: 5
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 7 Farmer ST View 1



2 7 Farmer St View 2



3 7 Farmer St View 3



4 7 Farmer St View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
7 Farmer St
Nantucket, Ma.
02554
M: 42.3.2
P: 108
Zoning: ROH
Front Setback: 0
S&R Setback: 5
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

33.5 Vesper Ln
Pool and Hardscape

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 10.07.2024 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

✅ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✅ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

CHECK 0919 3. **Application Fee:** See back of application for fee schedule or call the office.

✅ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✅ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✅ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✅ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✅ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

✅

✅

Covid 10 Day Waiver

REQUIRED WHERE APPLICABLE:

Owners Authorization Letter

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

✅ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✅ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR ACK 33.5 Vesper Lane LLC

STREET ADDRESS 33.5 Vesper Ln

MAP/PARCEL 55/908

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.21.2024

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 10.21.2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 908

Street & Number of Proposed Work: 33½ VESPER LN.

Owner of record: ACK 33.5 VESPER LN LLC.

Mailing Address: 12 POND VIEW 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@atlanticlandscapingine.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-10-11295

☒ Pool (Zoning District R-1) ☐ Roof ☒ Other ROTATE POOL FROM PREVIOUSLY APPROVED LOCATION,

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ELIMINATE INFINITY EDGE.

Is there an HDC survey form for 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 — Walls STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

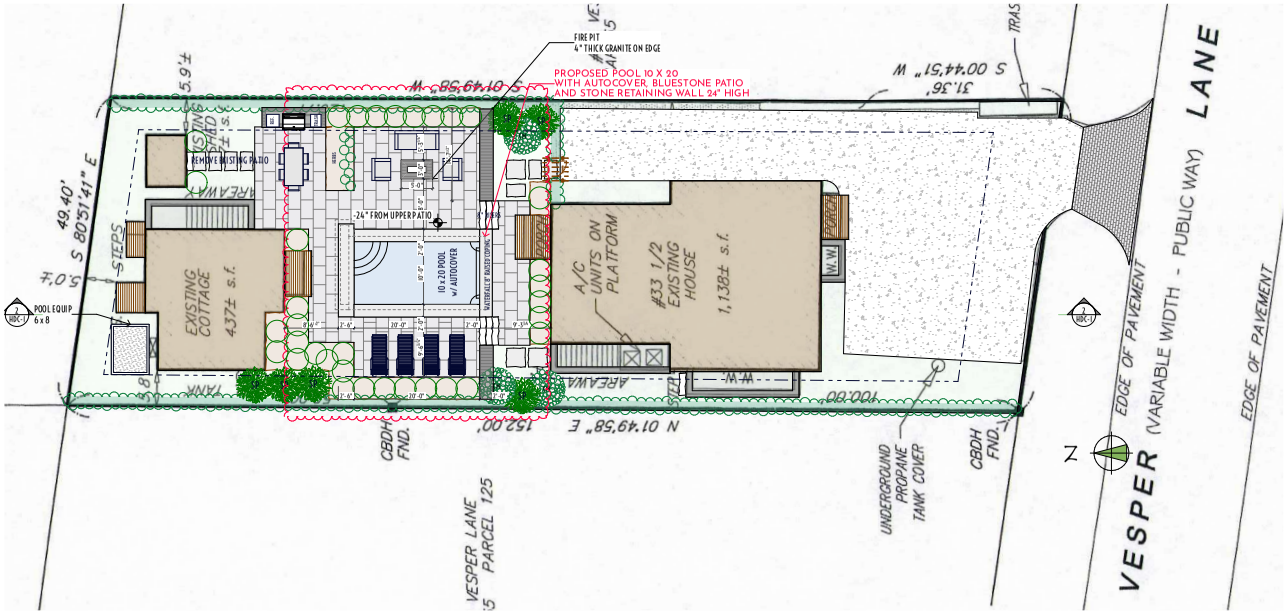
Trim _____ Sash _____ Doors _____

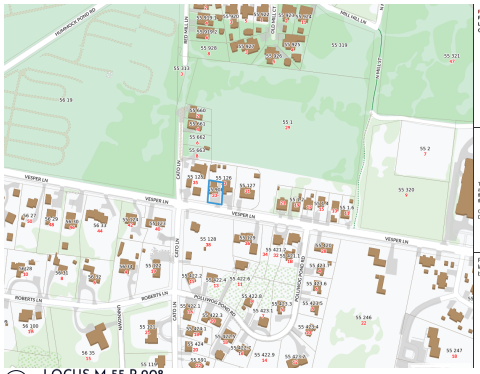
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

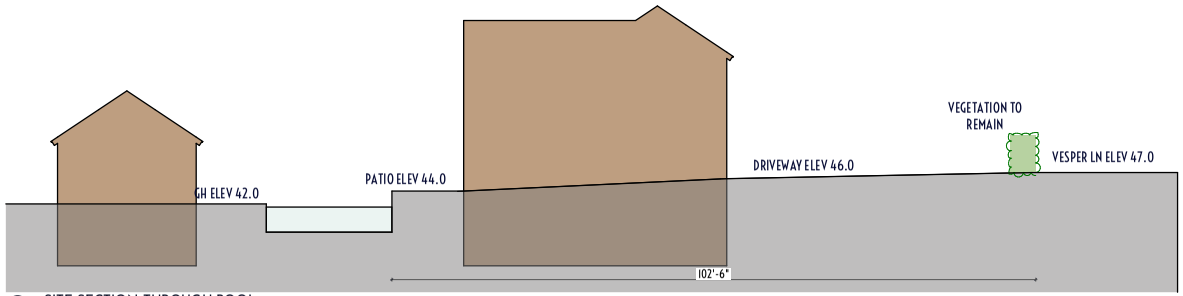
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/27/2024 Signature of owner of record _____ Signed under penalties of perjury





3 LOCUS M-55 P-908



2 SITE SECTION THROUGH POOL

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554

M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 10/19/24
Drawing No.:

HDC-1

Surveyor	Contact
Bracken	LC

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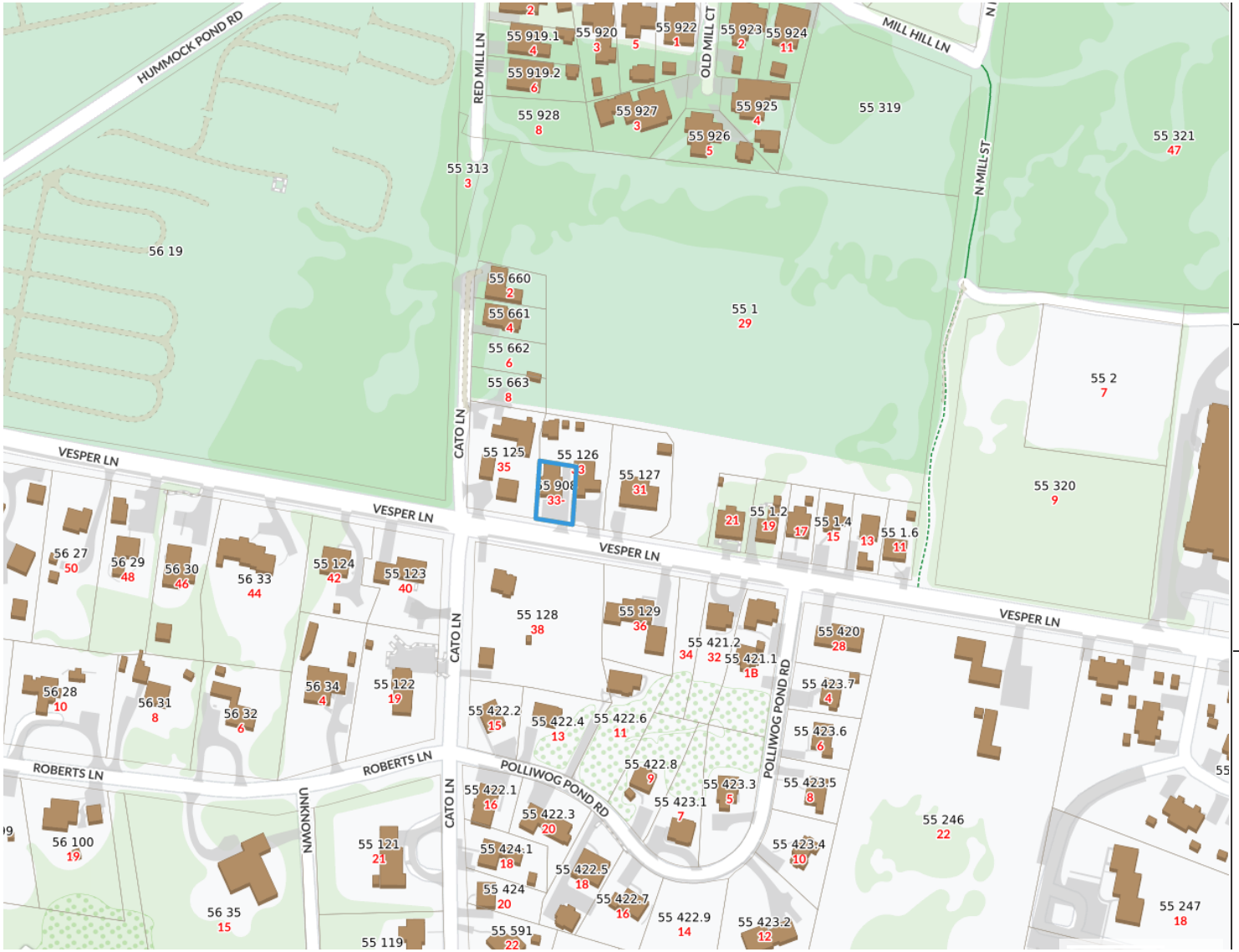

1 LOCUS M-55 P-908

Property Information

Property ID	187124
Location	33- VESPER LN
Owner	ACK 33.5 VESPER LANE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554
M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 10/19/24
Drawing No.:
HDC-A

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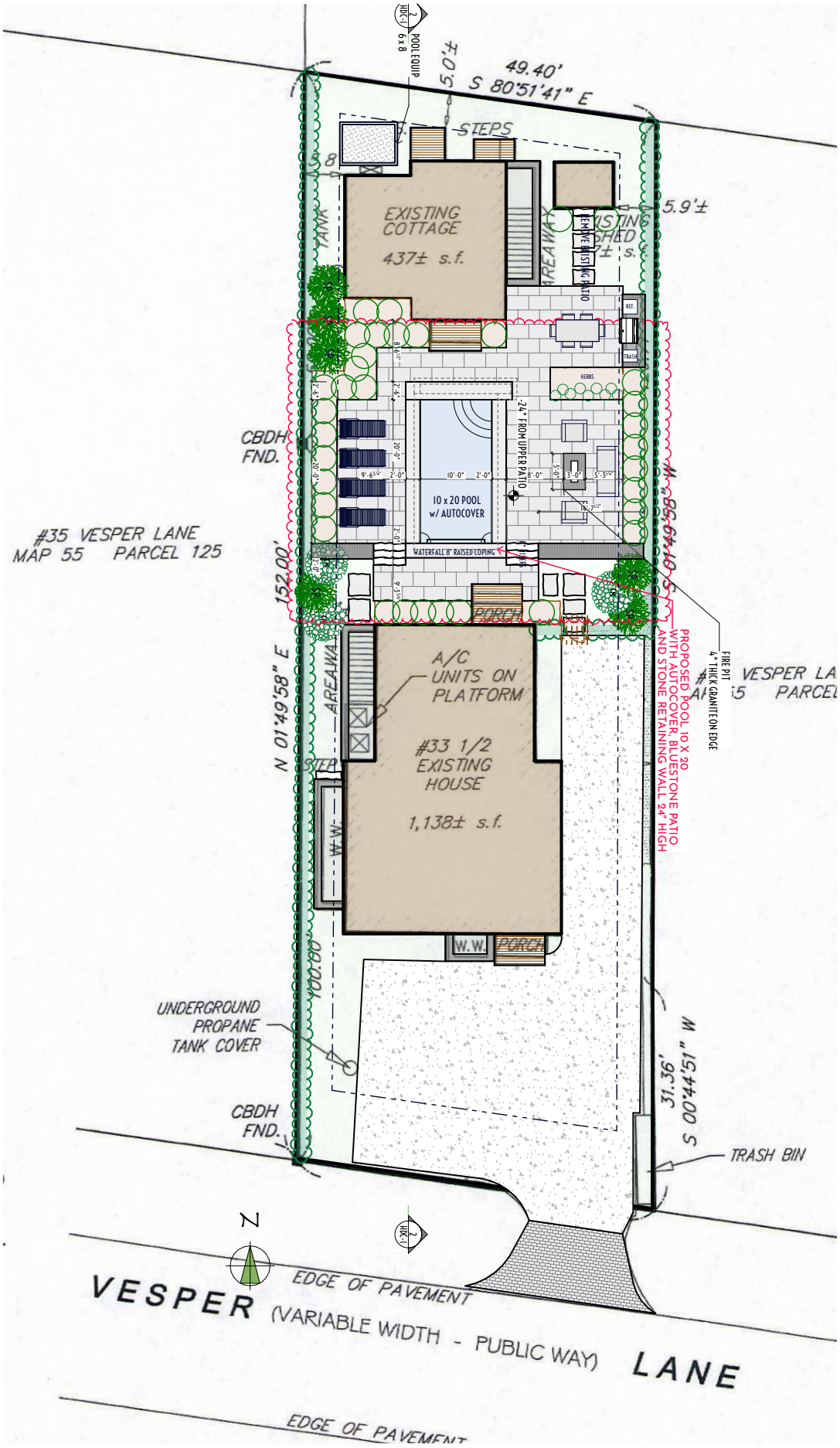
1

HDC LANDSCAPE PLAN



Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554
M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 10/19/24
Drawing No.:
HDC-B

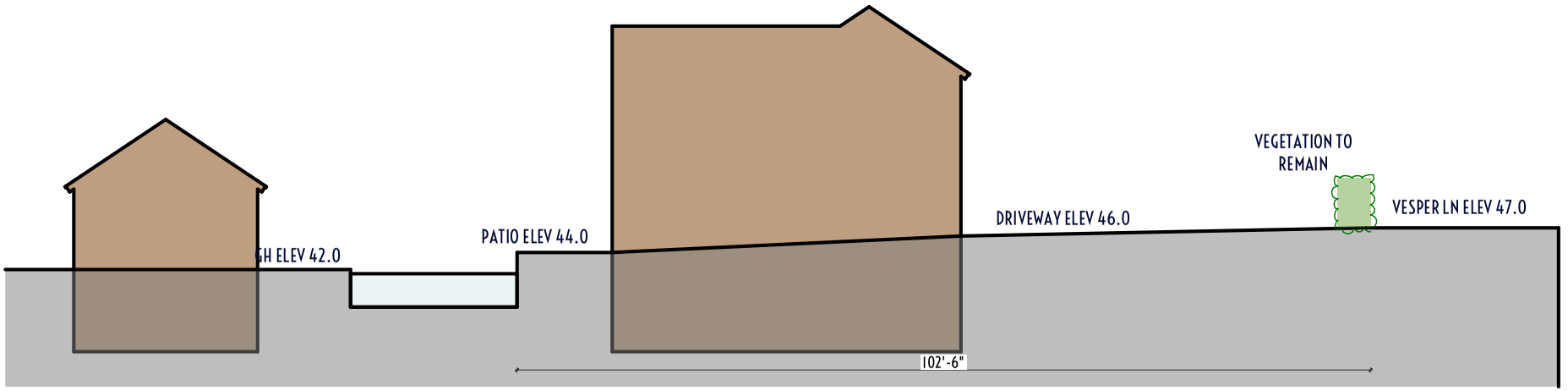
All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

MARK	DATE

atlantic LANDSCAPING, INC



1 SITE SECTION THROUGH POOL

MARK	DATE

HDC Site Section through Pool

Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554
M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 10/19/24
Drawing No.:
HDC-C

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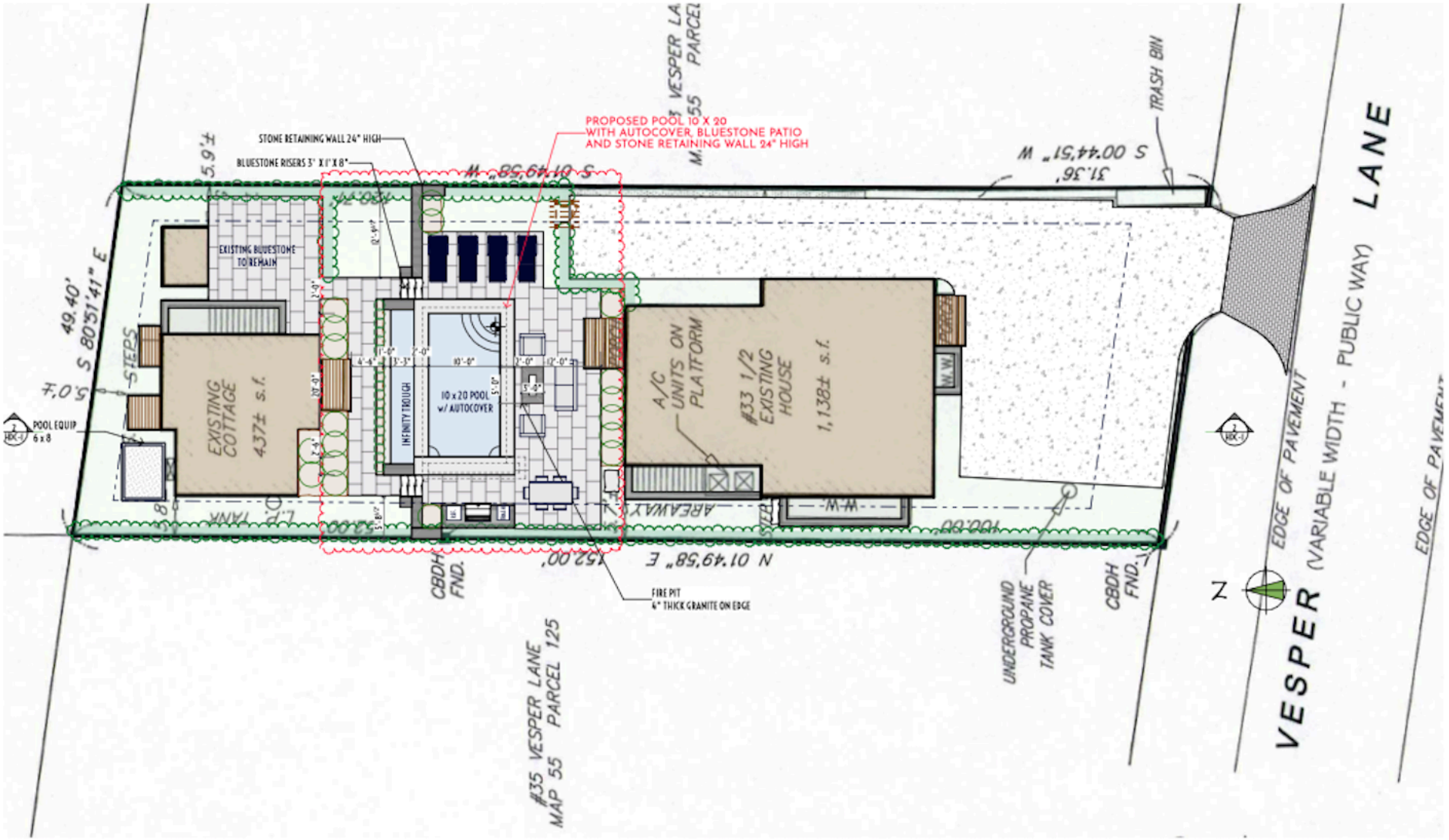

PREVIOUS COA 2024-10-11295

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554
M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Platted: 10/4/24
Drawing No.:
HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 33.5 VESPER LN VIEW 1



2 33.5 VESPER LN VIEW 2



3 33.5 VESPER LN VIEW 3



4 33.5 VESPER LN VIEW 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554
M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 10/19/24
Drawing No.:

HDC-D

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1 POOL w: BLUESTONE COPING



2 COLONIAL FIELDSTONE WALL

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554
M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 10/19/24
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.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

7A Clifford St
Driveway
10.21.2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
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.
☑		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 Giardini, Carmine and Sheila

STREET ADDRESS 7A Clifford St

MAP/PARCEL 79/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.21.2024

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 10.21.2024

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 19

Street & Number of Proposed Work: 7A CLIFFORD ST.

Owner of record: GIARDINI CARMINE & SHEILA

Mailing Address: 202 W. RIVERSIDE DR.
JUPITER, FL. 33469

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 364 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 _____) ☐ Roof ☐ Other BELGIAN BLOCK APRON 10 FT DEEP

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEASTONE Walkways — Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

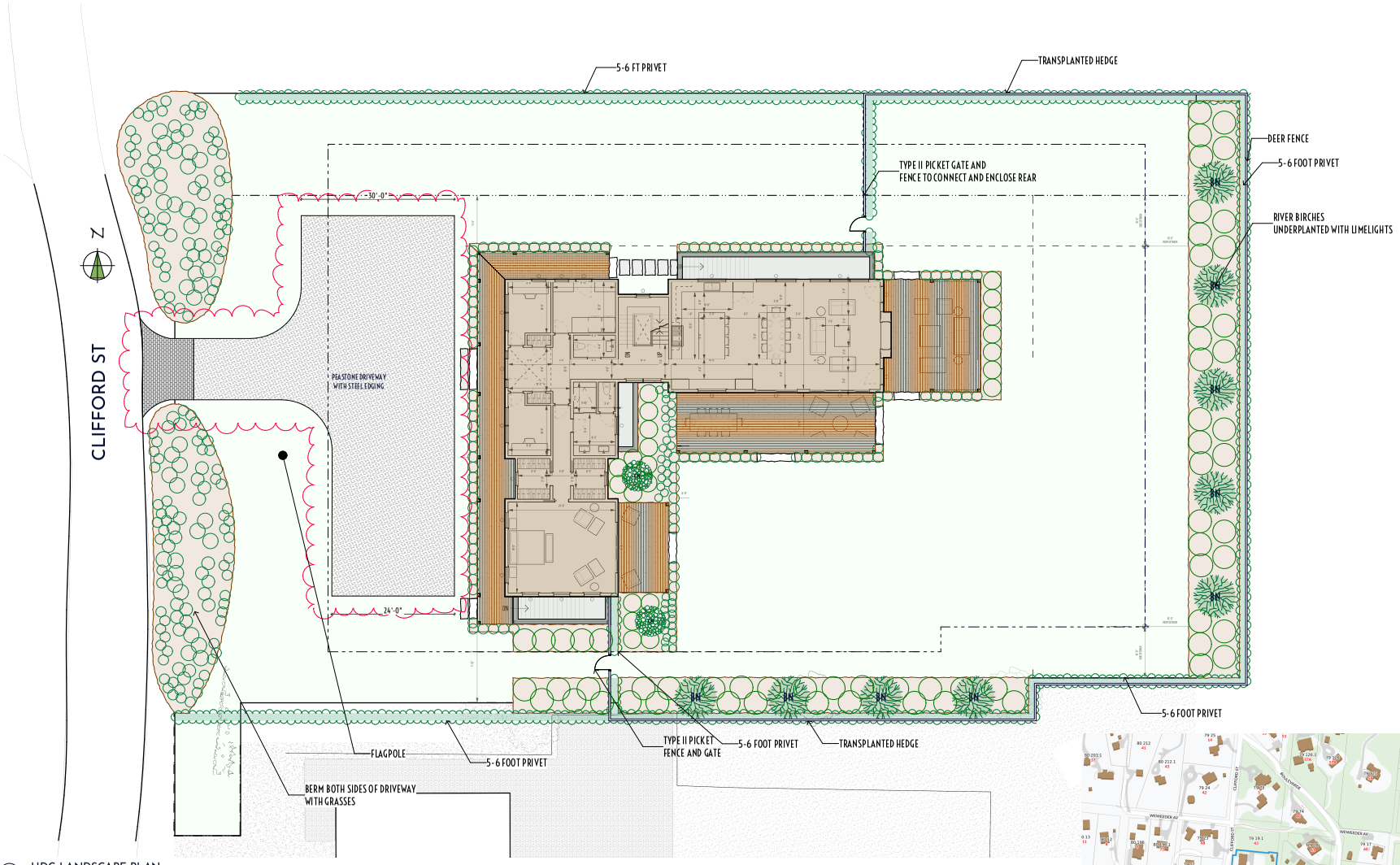
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

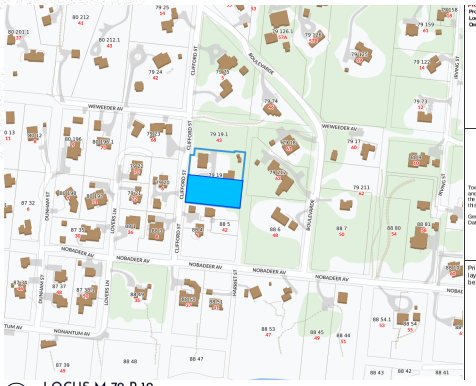
* Attach manufacturer's color samples if color is not from HDC approval list.

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 10/18/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-79 P-19

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7A Clifford St
Nantucket, Ma.
02554

M: 79
P: 19
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/21/24
Drawing No.:

HDC-1

Surveyor	Contact
Surveyor	LC

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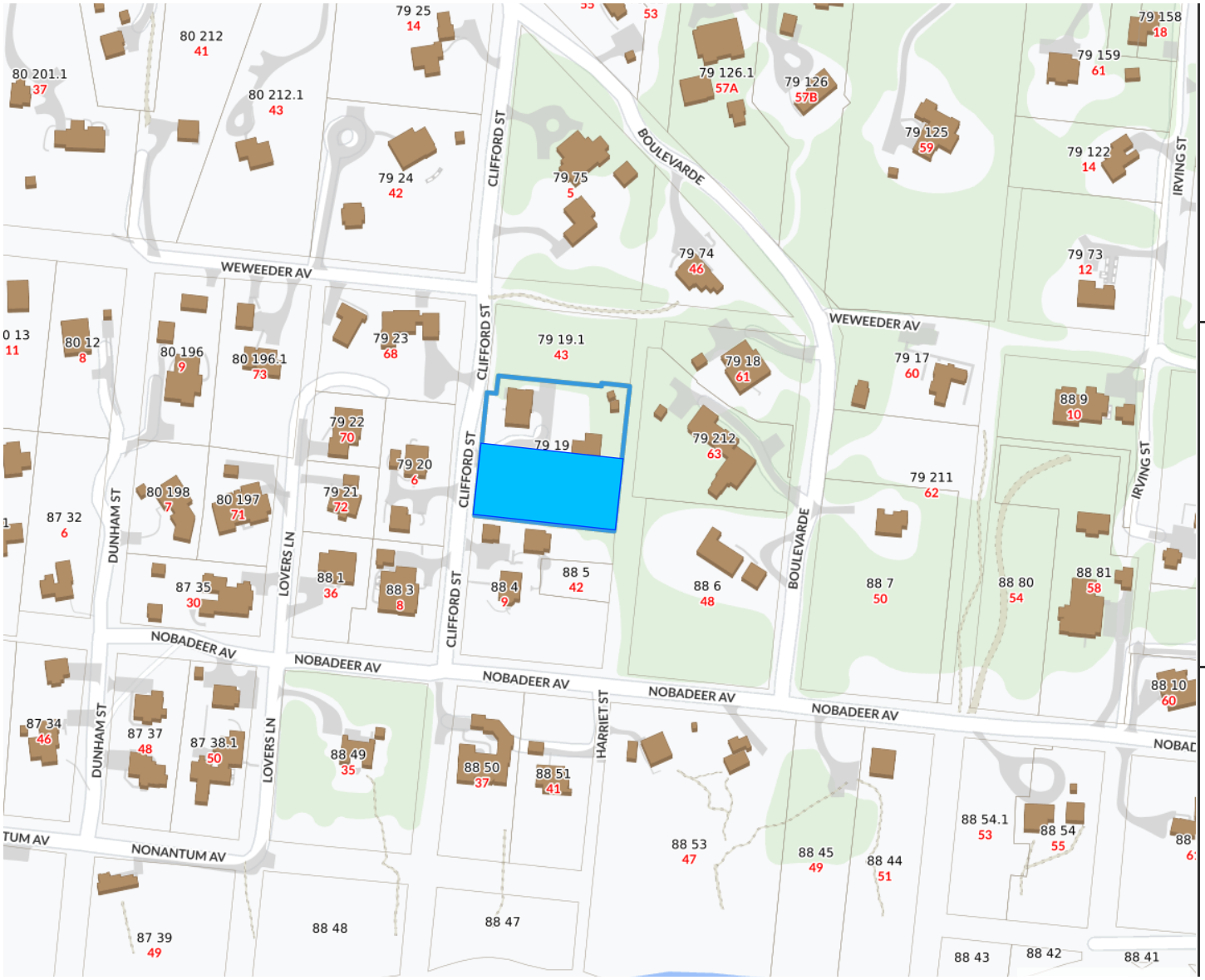

1 LOCUS M-79 P-19

Property Information

Property ID	7318
Location	7 CLIFFORD ST
Owner	GIARDINI CARMINE & SHEILA

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
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
7A Clifford St
Nantucket, Ma.
02554
M: 79
P: 19
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/21/24
Drawing No.:
HDC-A

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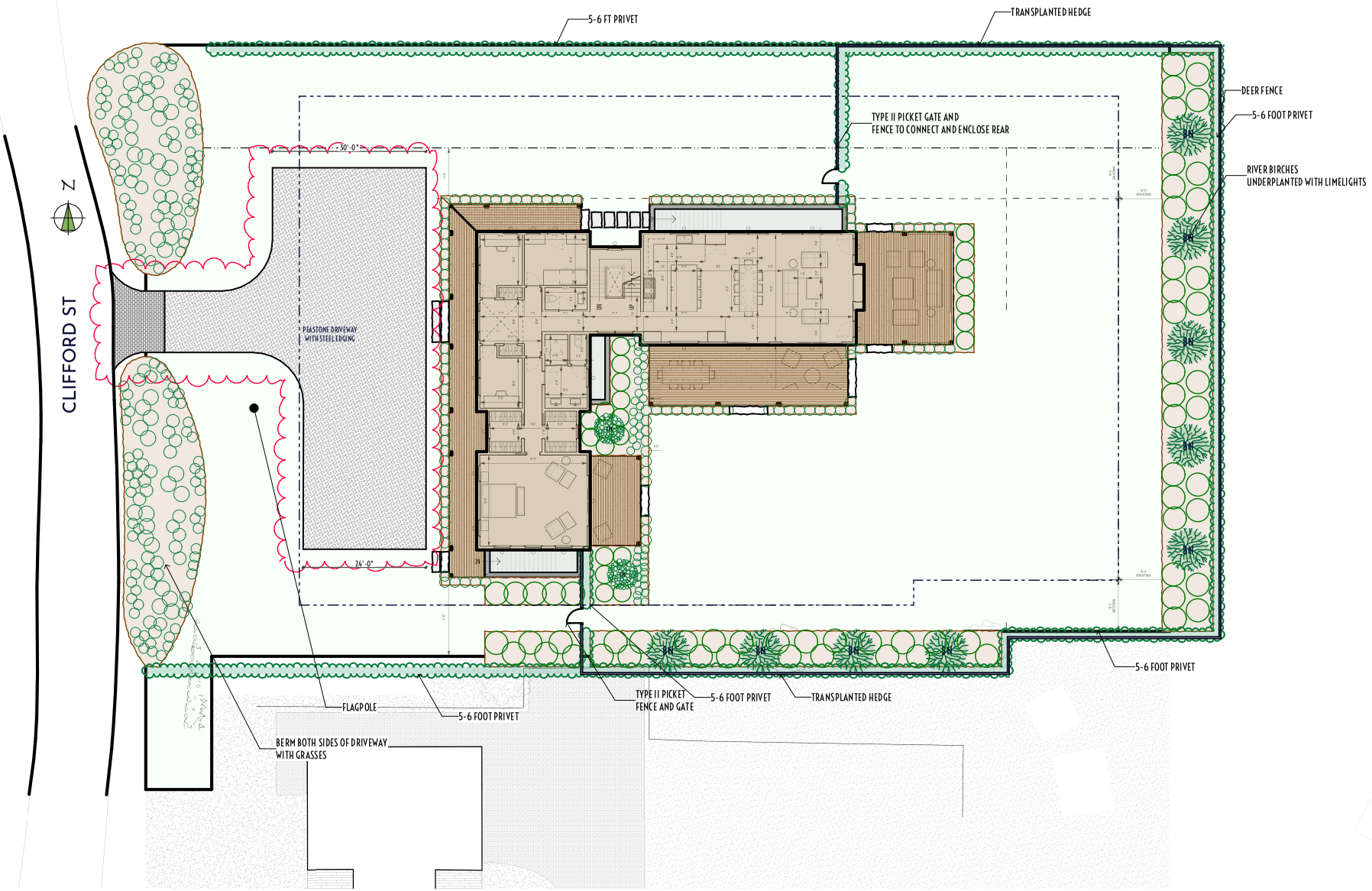

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7A Clifford St
Nantucket, Ma.
02554
M: 79
P: 19
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/21/24
Drawing No.:
HDC-B

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1 7A Clifford St View 1



2 7A Clifford St View 2

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
7A Clifford St
Nantucket, Ma.
02554
M: 79
P: 19
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/21/24
Drawing No.:
HDC-C

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Eming c/o Link

AS AGENT FOR Twenty N Pasture LN NT / HB Studio

STREET ADDRESS 20 N. Pasture LN

MAP/PARCEL 44 / 86

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/21/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Eming 10/21/24

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°: 44 PARCEL N°. 86

Street & Number of Proposed Work: 20 N PASTURE LN

Owner of record: TWENTY N PASTURE LN NT

Mailing Address: 12 ST JOHN PLACE
NEW CANAAN, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB STUDIO

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 EXTENSION ☑ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other FENESTRATION CHANGES

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: ADD 224 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 _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1988

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation RAILING, STEPS
2. South Elevation NEW DOUBLE SLIDING DOORS, NEW WINDOWS, STEPS, RAILING, VERTICAL BOARDS
3. West Elevation RAILING, STEPS,
4. North Elevation NEW DOUBLE DOORS, NEW RAILING, NEW STEPS

*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 _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake 1X6 Soffit (Overhang) _____ Corner boards 1X8 Frieze _____

Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer 6/6 ANDERSEN 400 SERIES.

Doors* (type and material): ☐ TDL ☑ SDL Front GLIDING FR. BRIGHT Rear DBL SLIDER 16LT Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash WHITE Doors WHITE

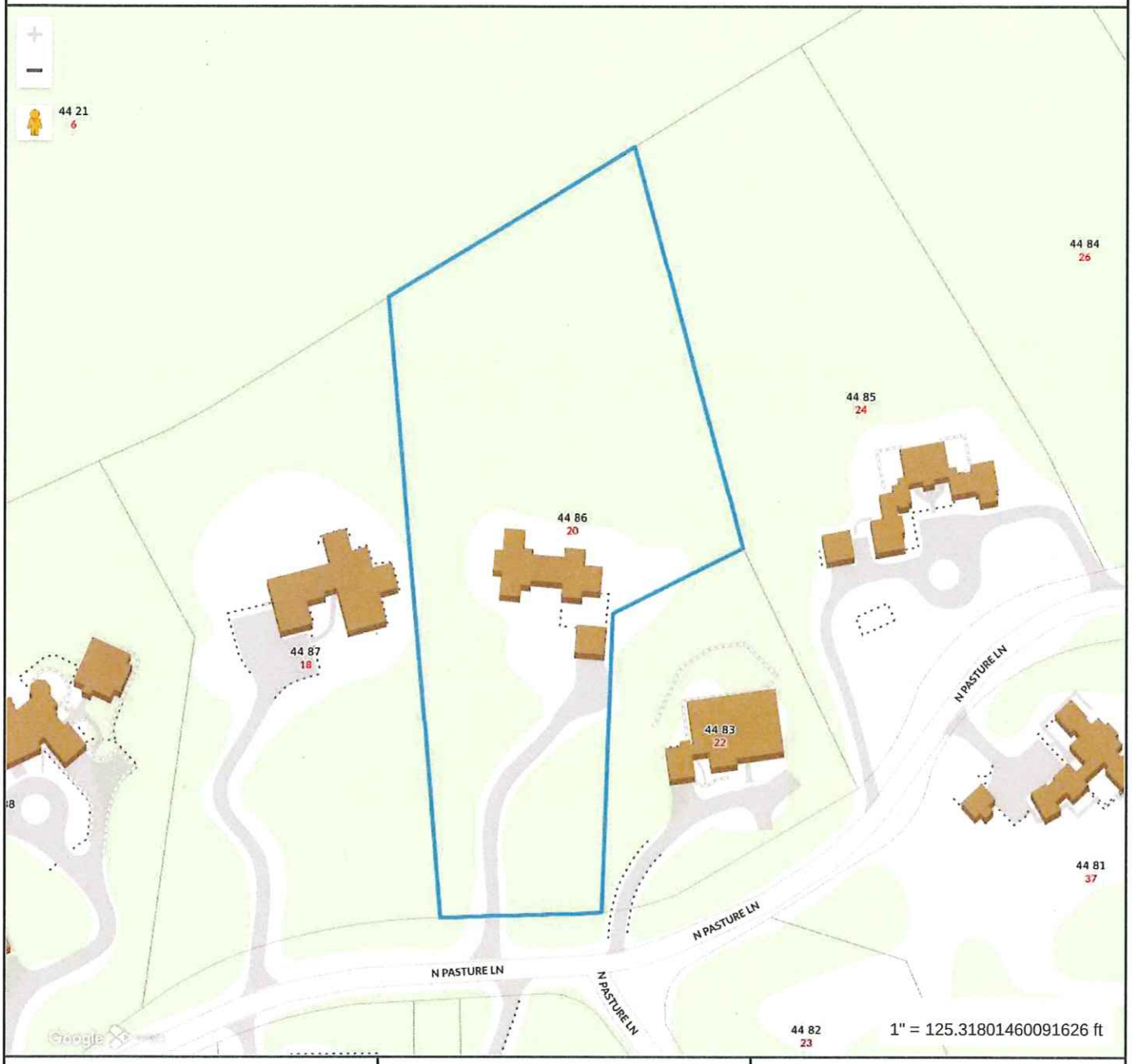
Deck MAHOGANY NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/24 Signature of owner of record

Signed under penalties of perjury



Property Information

Property ID	2625
Location	20 N PASTURE LN
Owner	POWELL JEFFREY S 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 10/16/2024
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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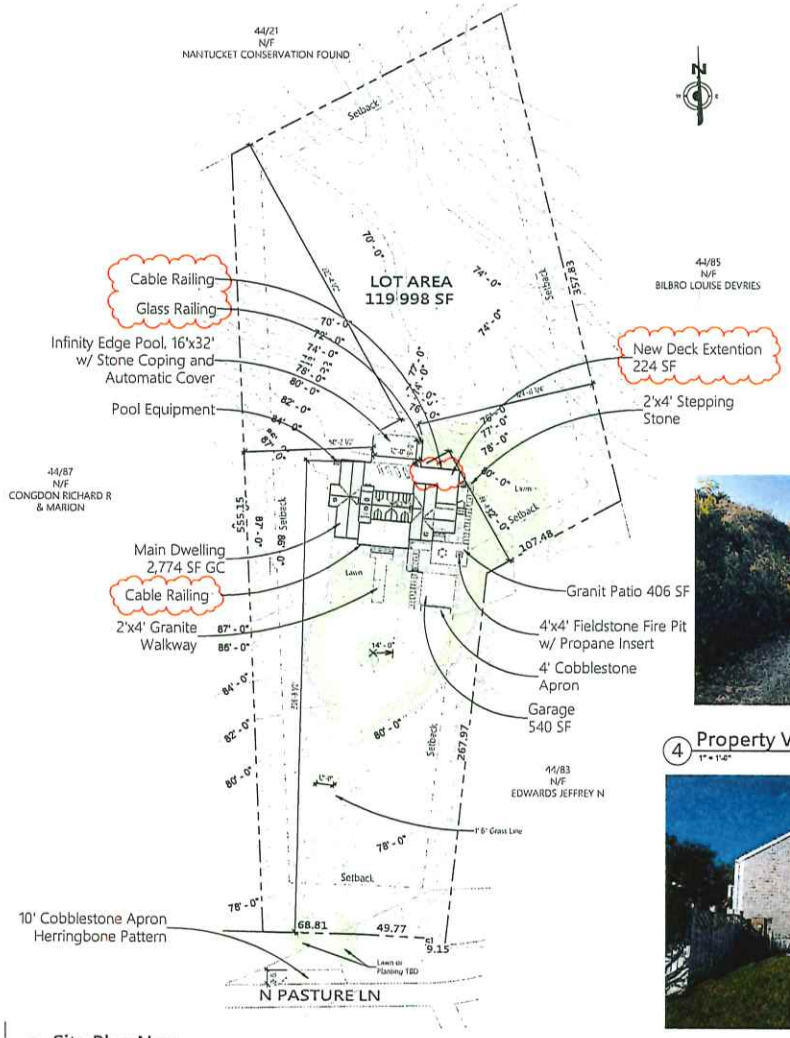
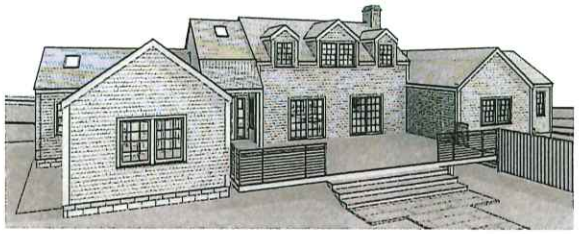
Property Info:

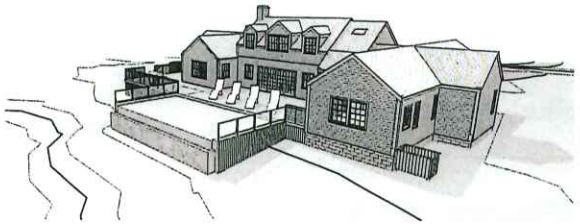
Map & Parcel	44/86	Lot Size	120,8112 sq. ft.
District/Zoning	LUG-3	Allowable Ground Cover	3,610 sq. ft.
Minimum Lot Size	120,000 sq ft	Existing Ground Cover MH	2,774 sq. ft.
Frontage	200 ft	Existing Ground Cover Garage	540 sq. ft.
Ground Cover Ratio	3%	Proposed Ground Cover 1 BH	0
Front Setback	35 ft		
Side/Rear Setback	20 ft	Total Proposed Ground Cover	0 sq. ft.



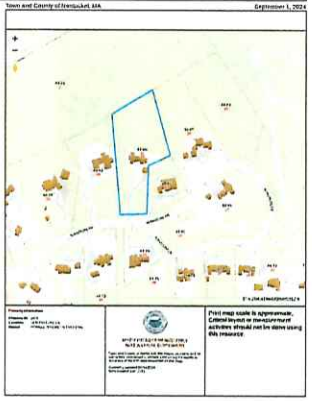
1 Site Plan New
1" = 48'-0"



2 3D View Front New



3 3D View Back New



10 Locus Map
NTS



4 Property View from N Pasture ln
1" = 1'-0"



5 Existing North Elevation
NTS



6 Existing North Elevation 2
NTS



7 Existing West Elevation
NTS



8 Existing West Elevation Pool Side
NTS



9 Existing South Elevation Pool Side
NTS

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Project

20 N Pasture Ln Main Residence

20 N Pasture Ln., Nantucket MA 02554

Sheet
Site Plan

Date
10.21.2024

Revisions

C.101

Scale
As indicated

10/21/2024 7:31:05 PM

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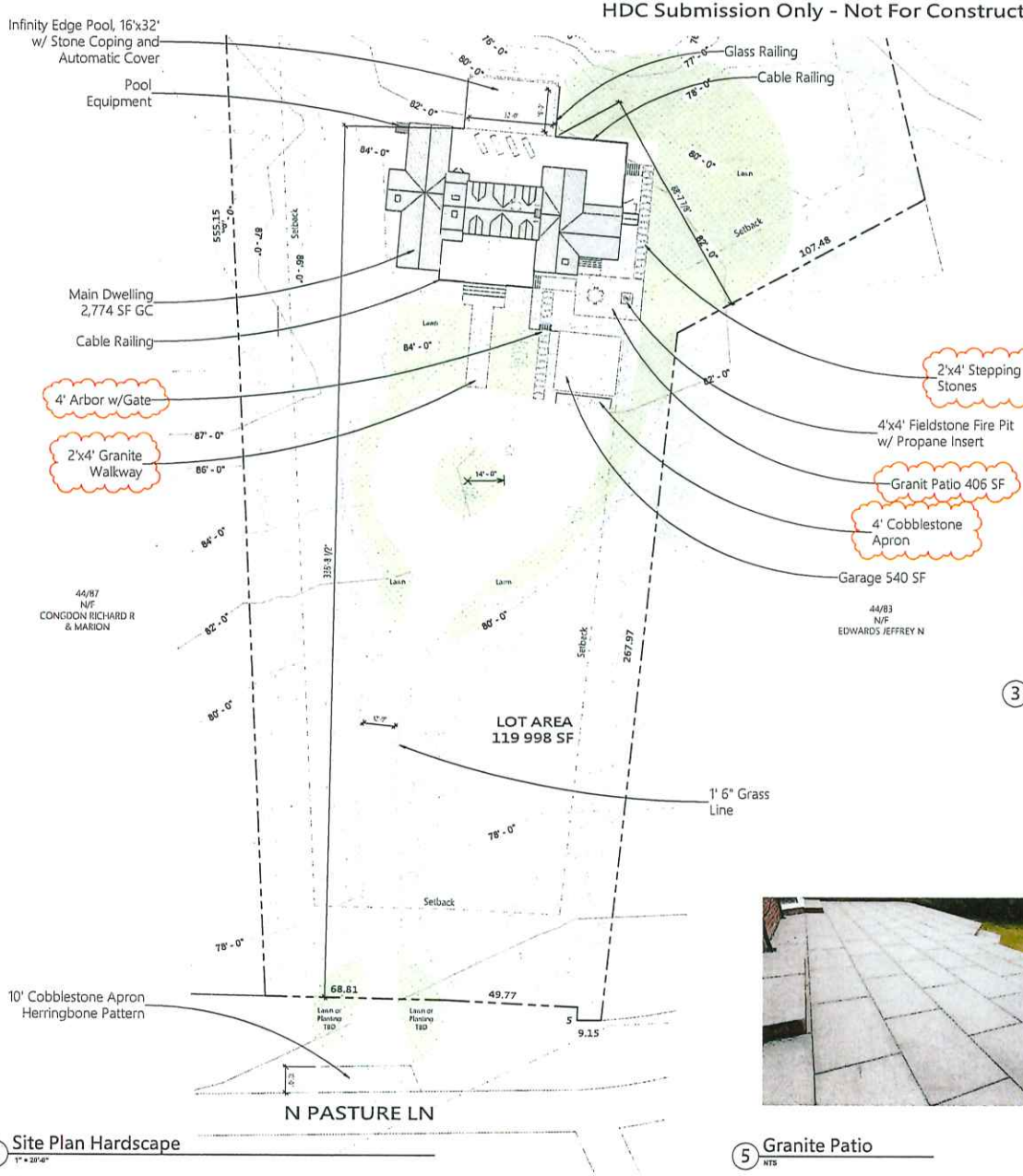

1 Site Plan Hardscape
1" = 20'-0"



2 Granite steps
NTS



3 Property View from N Pasture ln
1" = 1'-0"



4 Cobblestone Apron Herringbone Pattern
NTS

5 Granite Patio
NTS



6 Cobblestone Apron
NTS



7 Arbor
NTS

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20 N Pasture Ln Hardscape

20 N Pasture Ln., Nantucket MA 02554

Sheet
Site - Hardscape

Date
10.21.2024

Revisions

C.102

Scale As indicated

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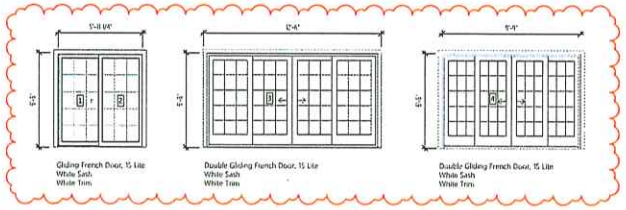
1 Existing North Elevation
1/4" = 1'-0"



Door Schedule
1/4" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"

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Project
20 N Pasture Ln
Main Residence
20 N Pasture Ln., Nantucket MA
02554

Sheet
Exterior Elevations - N

Date
10.21.2024

Revisions

A.101

Scale 1/4" = 1'-0"

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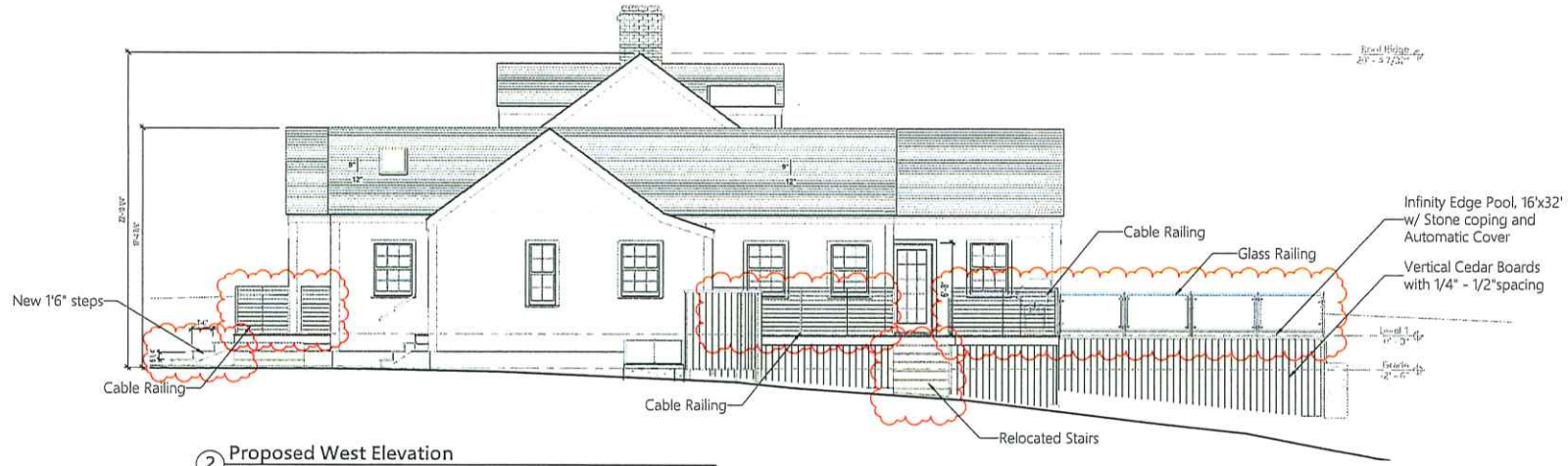
1 Existing West Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

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20 N Pasture Ln
Main Residence
20 N Pasture Ln., Nantucket MA
02554

Sheet
Exterior Elevations - W

Date
10.21.2024

Revisions

A.102

Scale 1/4" = 1'-0"

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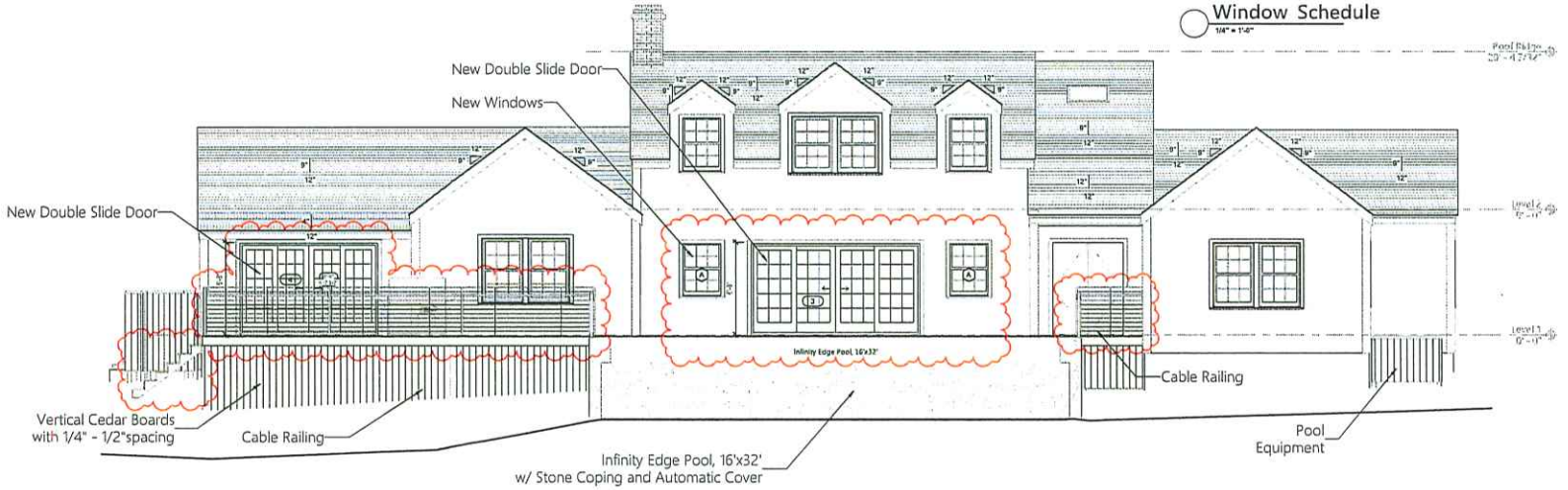
1 Existing South Elevation
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

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20 N Pasture Ln
Main Residence
20 N Pasture Ln., Nantucket MA
02554

Sheet
Exterior Elevations - S

Date
10.21.2024

Revisions

A.103

Scale 1/4" = 1'-0"

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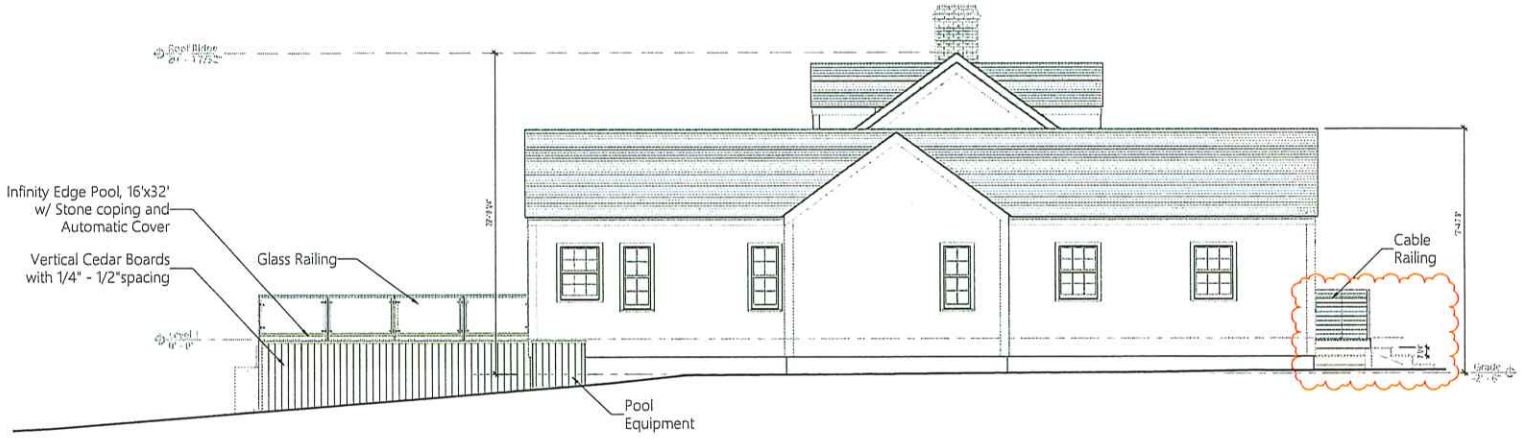
1 Existing East Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

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20 N Pasture Ln Main Residence

20 N Pasture Ln., Nantucket MA 02554

Sheet
Exterior Elevations - E

Date
10.21.2024

Revisions

A.104

Scale 1/4" = 1'-0"

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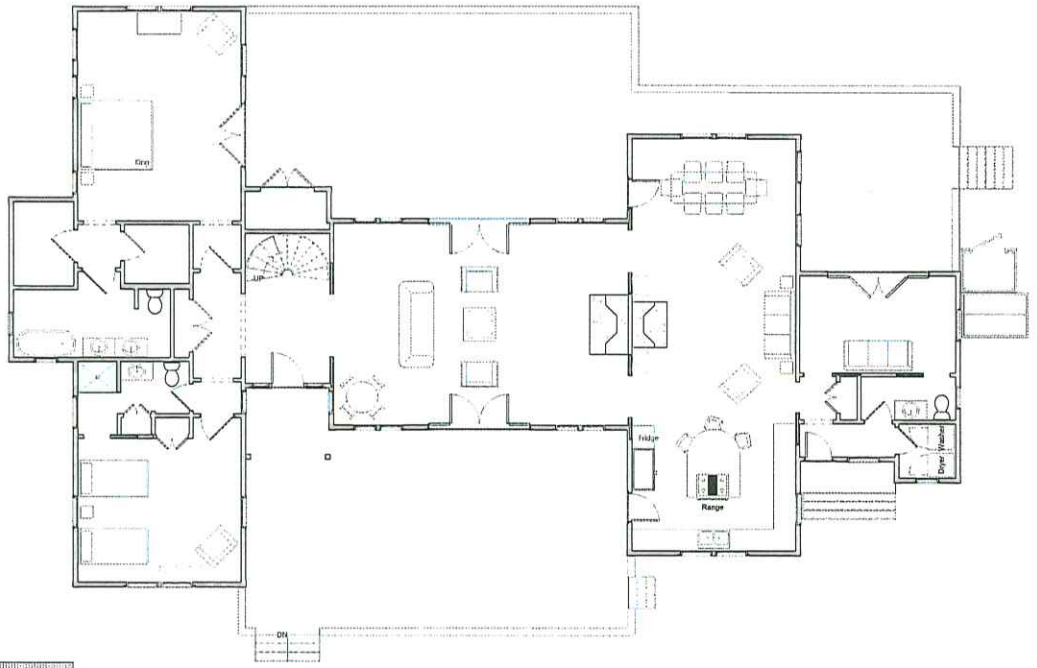
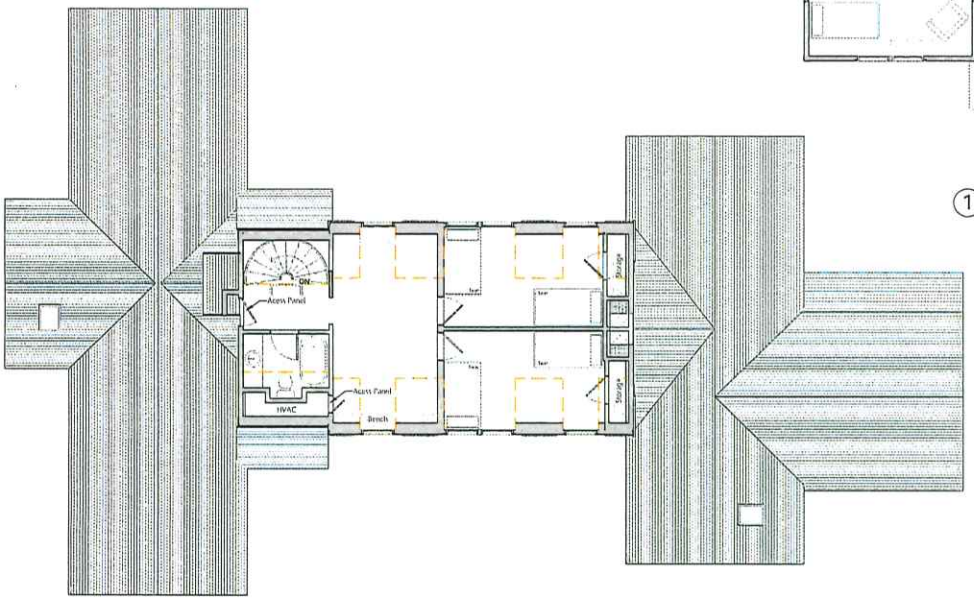


1 Lvl 1-Demo Floor Plans
3/16" = 1'-0"



2 Lvl 2-Existing/Demo
3/16" = 1'-0"

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20 N Pasture Ln Main Residence

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Sheet

Existing/ Demo Floor Plans

Date

10.21.2024

Revisions

A.201

Scale 3/16" = 1'-0"

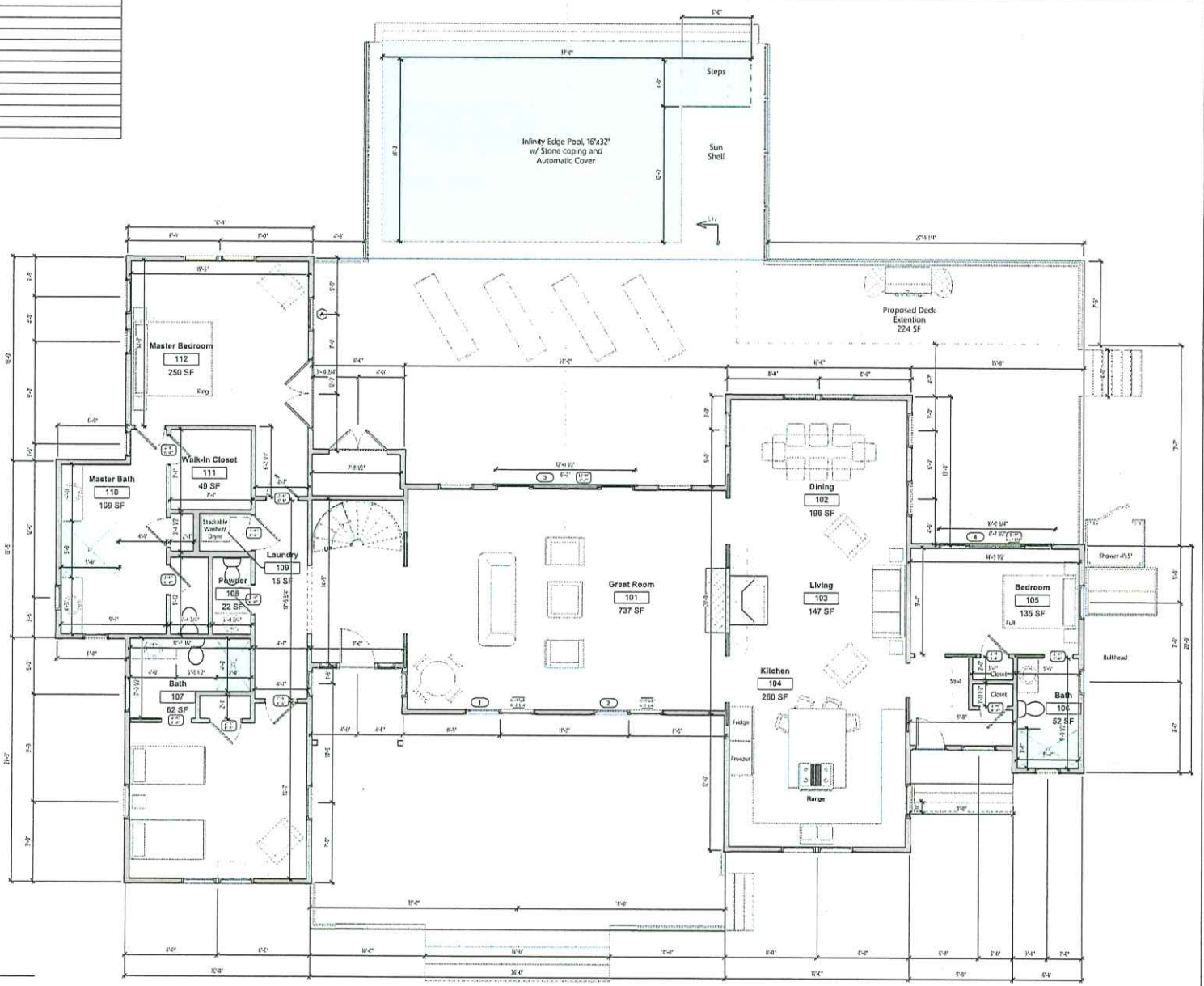
10/21/2024 7:31:39 PM

HDC Submission Only - Not For Construction

Level 1 - Room Schedule

Number	Name	Area	Comments
101	Great Room	737 SF	
102	Dining	196 SF	
103	Living	147 SF	
104	Kitchen	260 SF	
105	Bedroom	135 SF	
106	Kitchen/ Dining	Not Enclosed	
106	Bath	52 SF	
107	Bath	62 SF	
108	Powder	22 SF	
109	Laundry	15 SF	
110	Master Bath	169 SF	
111	Walk-In Closet	40 SF	
112	Master Bedroom	250 SF	

Grand total: 13 2095 SF



2 Level 1
1/4" = 1'-0"

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Project
20 N Pasture Ln
Main Residence
20 N Pasture Ln., Nantucket MA
02554

Sheet
First Floor Plan

Date
10.21.2024

Revisions

A.202

Scale 1/4" = 1'-0"

10/21/2024 7:12:05 PM

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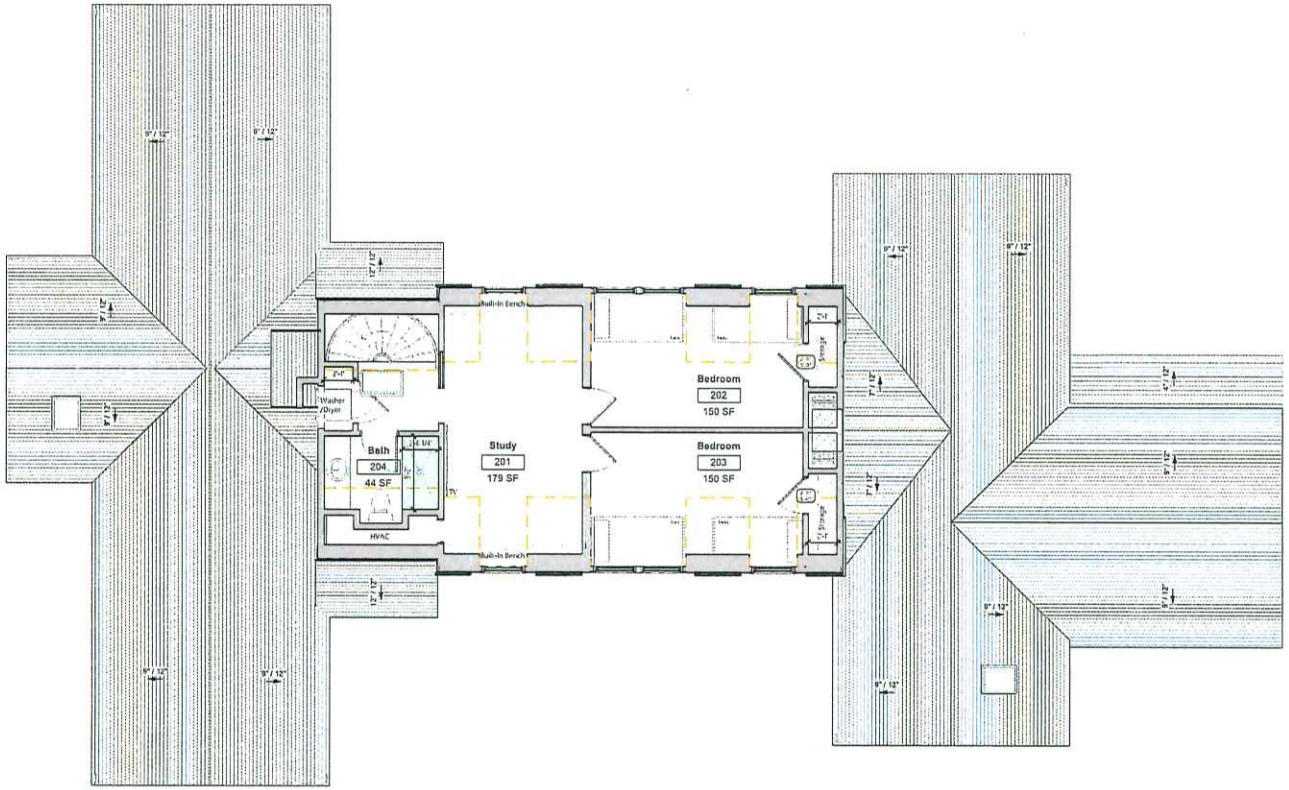
Level 2 - Room Schedule

Number	Name	Area	Comments
201	Study	179 SF	
202	Bedroom	150 SF	
203	Bedroom	150 SF	
204	Bath	44 SF	
Grand total: 4		523 SF	



1 Level 2
1/4" = 1'-0"

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20 N Pasture Ln
Main Residence
20 N Pasture Ln., Nantucket MA 02554

Sheet
Second Floor Plan

Date
10.21.2024

Revisions

A.203

Scale 1/4" = 1'-0"

10/21/2024 7:32:09 PM

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Chair

Stephen Welch
Vice-Chair

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Val Oliver

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Connie Patten

STAFF

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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link

AS AGENT FOR Twenty N Pasture LN NT / JB Studio

STREET ADDRESS 20 N. Pasture LN

MAP/PARCEL 44/86

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/21/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing 10/21/24

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°: 44 PARCEL N°. 86

Street & Number of Proposed Work: 20 N PASTURE LN

Owner of record: TWENTY N PASTURE LN NT

Mailing Address: 12 ST JOHN PLACE
NEW CANAAN, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB STUDIO

Mailing Address: PO BOX 3741
NANTUCKET, MA 02584

Contact Phone #: (508) 332-9654 E-mail: JURAS@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 LHG3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 486 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 _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1988

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

~ INFINITY EDGE POOL 16'x32' WITH STONE COPING AND AUTOMATIC COVER
4'x4' FIELDSTONE FIRE PIT
4' COBBLESTONE APRON @ GARAGE, 10' APRON @ STREET HERRINGBONE PATTERN

Is there an HDC survey form for 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 GRANITE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

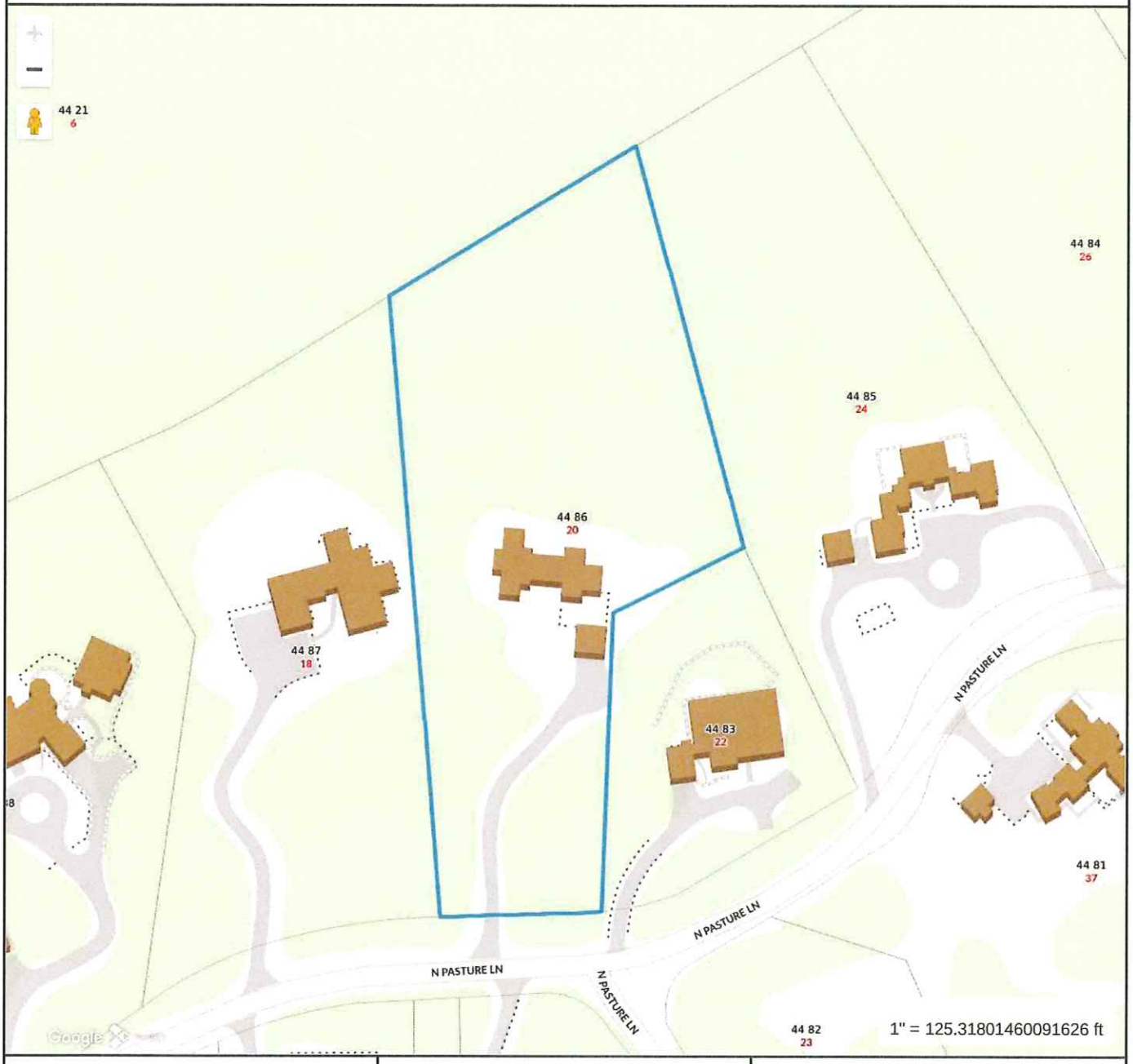
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	2625
Location	20 N PASTURE LN
Owner	POWELL JEFFREY S 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 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCIES FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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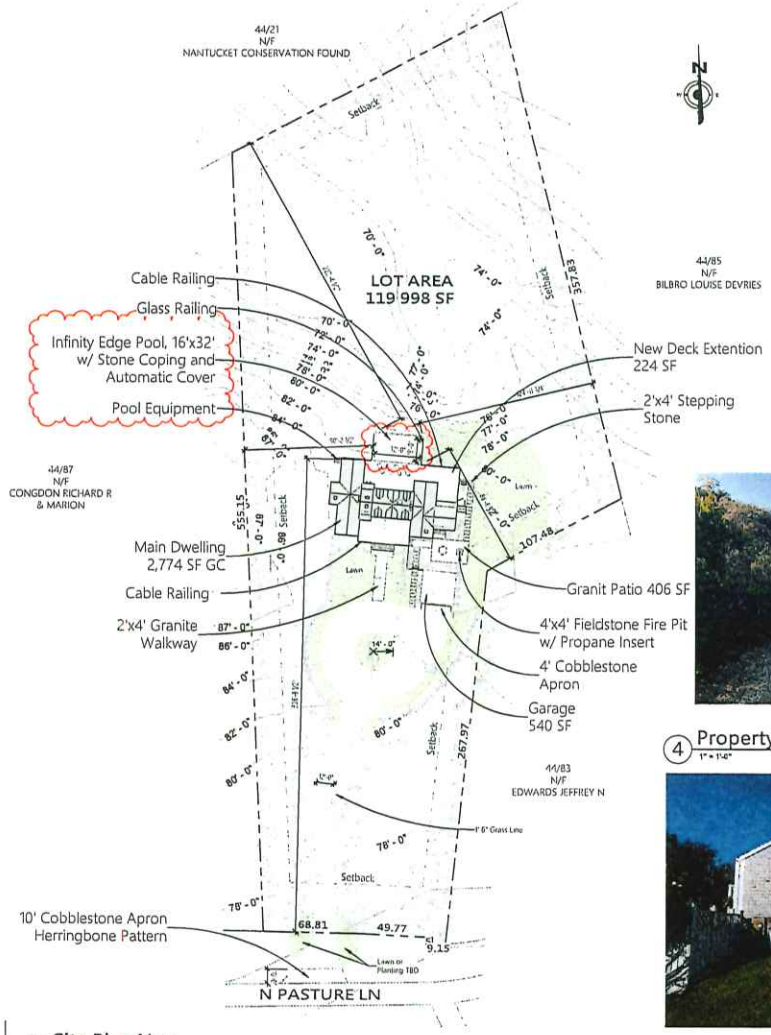
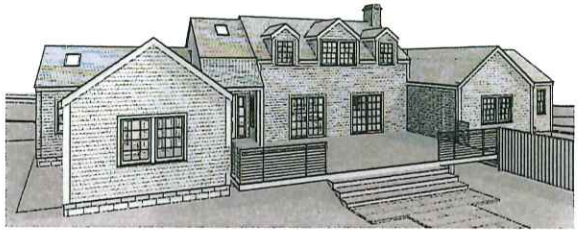
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT TAKE BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.

Property Info:

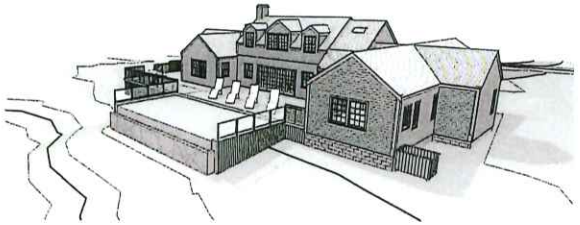
Map & Parcel	44/86	Lot Size	120,3312 sq. ft
District/Zoning	LUA-1	Allowable Ground Cover:	3,610 sq. ft
Minimum Lot Size	120,000 sq.ft	Existing Ground Cover MH :	2,774 sq. ft
Frontage:	200 ft	Existing Ground Cover Garage	540 sq. ft
Ground Cover Ratio:	3%	Proposed Ground Cover Lift:	0
Front Setback:	35 ft		
Side/Rear Setback:	20 ft	Total Proposed Ground Cover	0 sq. ft



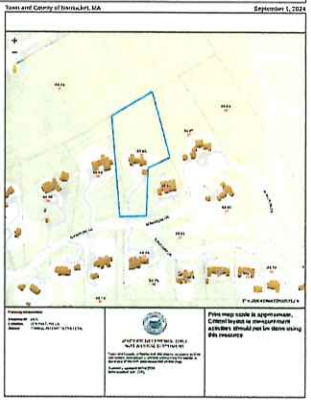
1 Site Plan New
1" = 40'-0"



2 3D View Front New



3 3D View Back New



10 Locus Map
NTS



4 Property View from N Pasture ln
1" = 1'-0"



5 Existing North Elevation
NTS



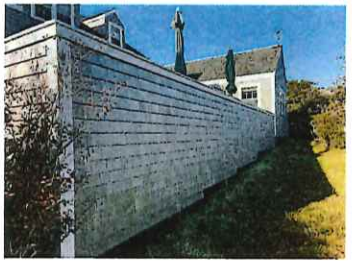
6 Existing North Elevation 2
NTS



7 Existing West Elevation
NTS



8 Existing West Elevation Pool Side
NTS



9 Existing South Elevation Pool Side
NTS

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
20 N Pasture Ln
Pool
20 N Pasture Ln., Nantucket MA
02554

Sheet
Site Plan

Date
10.21.2024

Revisions

C.101

Scale
As indicated

10/21/2024 7:39:23 PM

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ALL TRIPLE UNDERSIDE SHALL BE VERIFIED IN THE FIELD AND ANY INCONSISTENCIES SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK DERIVED INCORRECTLY DUE TO LATE UNDERSTANDING OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO
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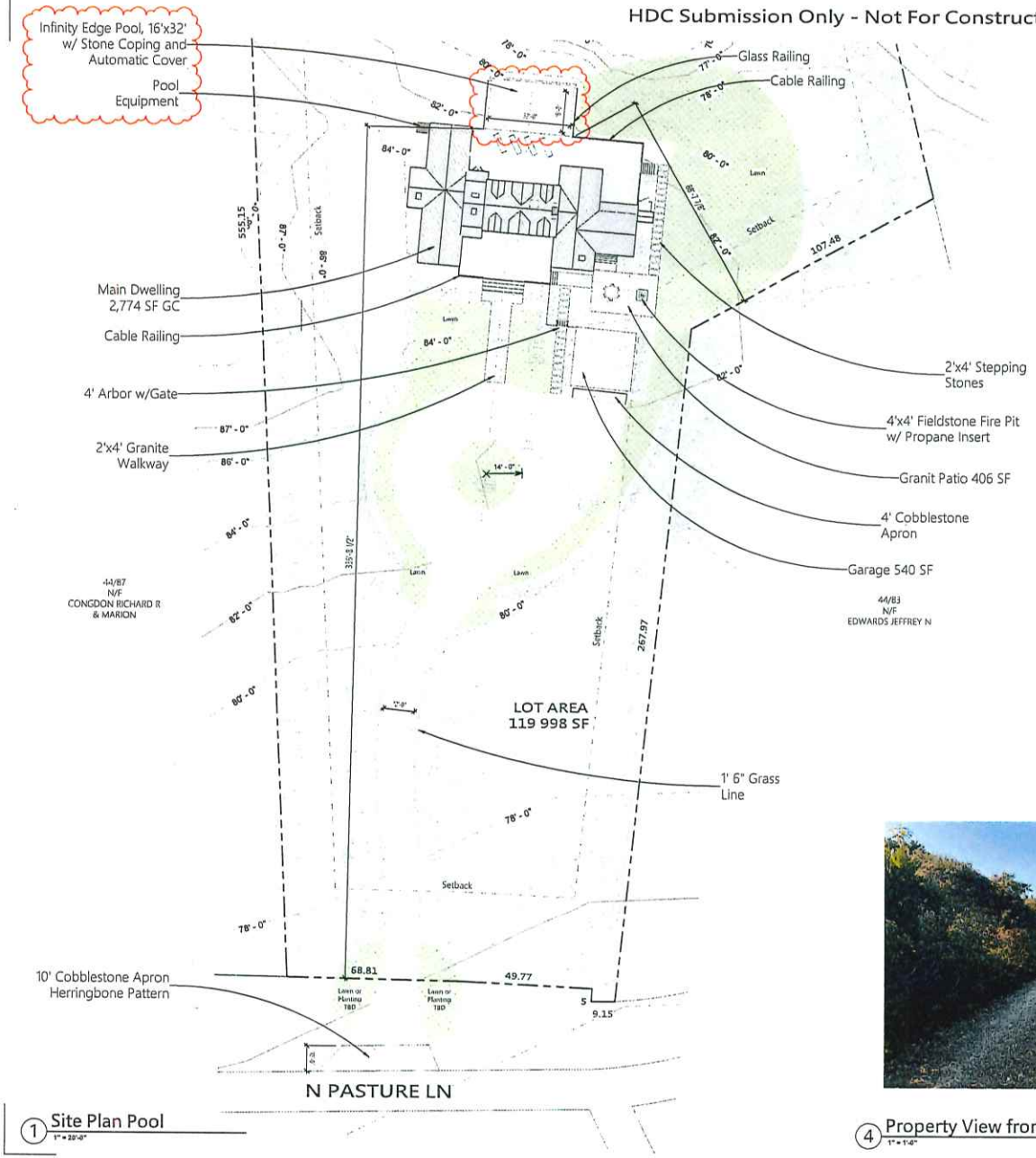

1 Site Plan Pool
1" = 20'-0"



2 18" Stone Pool Coping
NTS



3 Glass Pool Railing
NTS



4 Property View from N Pasture ln
1" = 1'-0"



5 Pool Cable Railing
NTS

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PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
20 N Pasture Ln Pool
20 N Pasture Ln., Nantucket MA 02554

Sheet
Site - Pool

Date
10.21.2024

Revisions

C.103

Scale As indicated

10/21/2024 7:28:33 PM

HDC Submission Only - Not For Construction

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" OR MARKED NOT TO BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

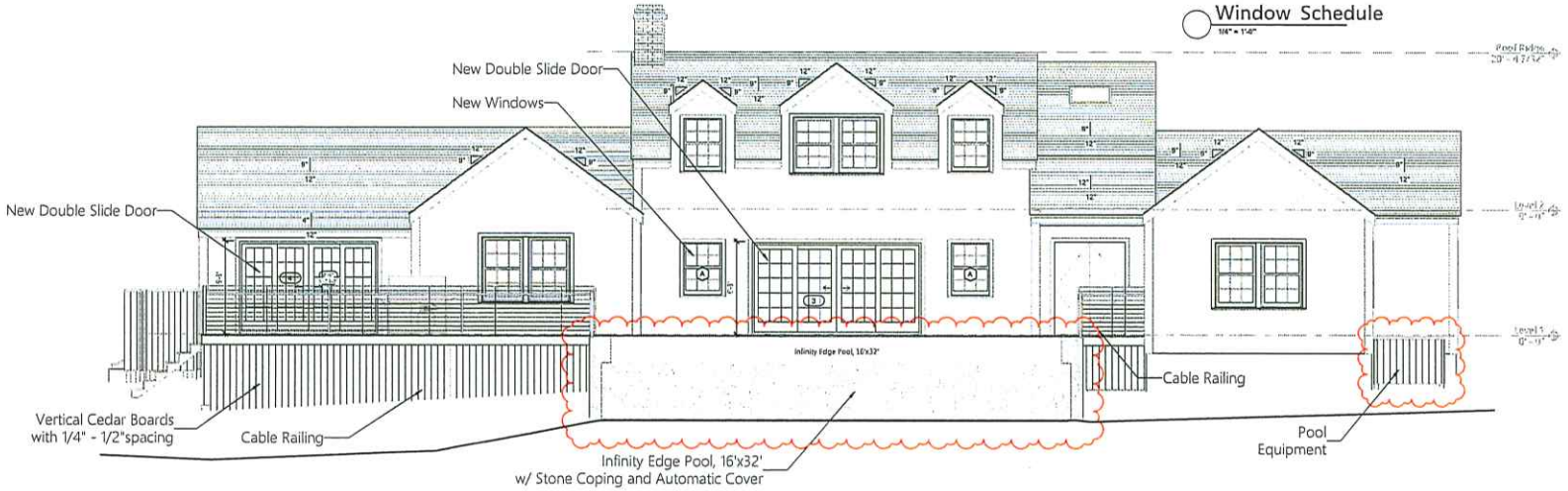


1 Existing South Elevation
1/4" = 1'-0"



Double Hung 6/6
White Sash
White Trim

Window Schedule
1/4" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

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email: juraj@theJBStudio.com

Project
20 N Pasture Ln
Pool
20 N Pasture Ln., Nantucket MA
02554

Sheet
Exterior Elevations - S

Date
10.21.2024

Revisions

A.103

Scale 1/4" = 1'-0"

10/21/2024 7:39:47 PM

74 Madaket Road / 41 / 810 / Main Residence

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (mc) (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 810

Street & Number of Proposed Work: 74 Madaket Rd.

Owner of record: Madaket Road LLC

Mailing Address: David Buckley, ESQ
12 Main St. PO Box 128, Nantucket, MA

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 _____

Size of Structure or Addition: Length: 64'-6" Sq. Footage 1st floor: 2,050
Width: 45'-0" Sq. footage 2nd floor: 1,168
Sq. footage 3rd floor: _____

Decks/Patio: Size: 1,422 SF ☑ 1st floor ☐ 2nd floor
Size: 85 SF ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North 6" +/- South 6" +/- East 6" +/- West 6" +/-

Height of ridge above final finish grade: North 29'-6" South 29'-6" East 29'-6" West 29'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 6/7 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 3 1/2" Corner boards n/a Frieze 4"

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round X Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)

_____

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Madaket Road LLC

STREET ADDRESS 74 Madaket Road

MAP/PARCEL 41 / 810

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10.21.2024

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

10.21.2024 — Date

Primary Residence

74 Madaket Road
Nantucket, MA 02554

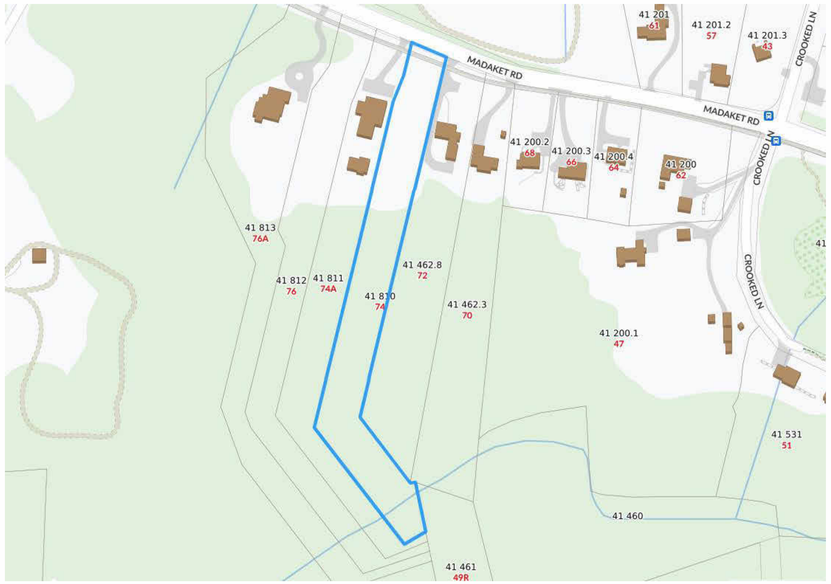
HDC New Business Submission *10.21.2024*


North Elevation

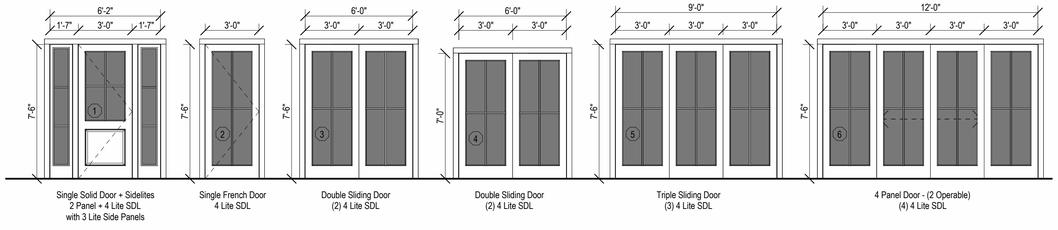

South Elevation


East Elevation

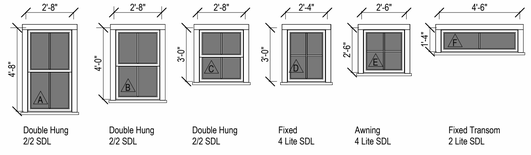

West Elevation



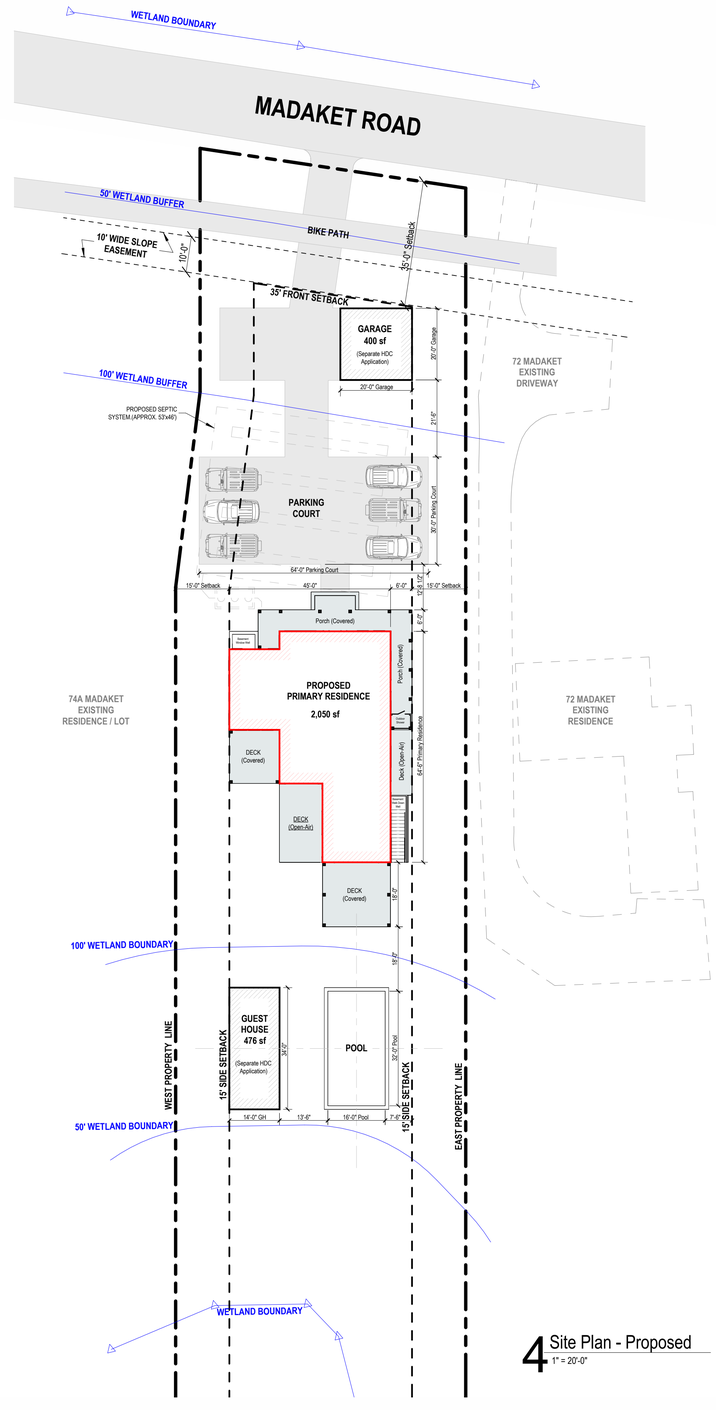
1 Locus Map
1/4" = 1'-0"



2 Exterior Door Legend
1/4" = 1'-0"



3 Window Legend
1/4" = 1'-0"



4 Site Plan - Proposed
1" = 20'-0"

2428
Primary Residence

74 Madaket Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 810
Current Zoning:	LUG-2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	80,042 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	3,202 SF (4%)
Existing G.C.:	0 SF
Proposed G.C.:	2,926 SF
Total Proposed G.C.:	2,926 SF (3.66%)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101	Cover Sheet
A.101	First Floor Plan
A.102	Second Floor Plan
A.201	Exterior Elevations - North & South
A.202	Exterior Elevations - East & West
A.301	Exterior Perspectives
A.401	Site Photographs

Revisions

Cover Sheet

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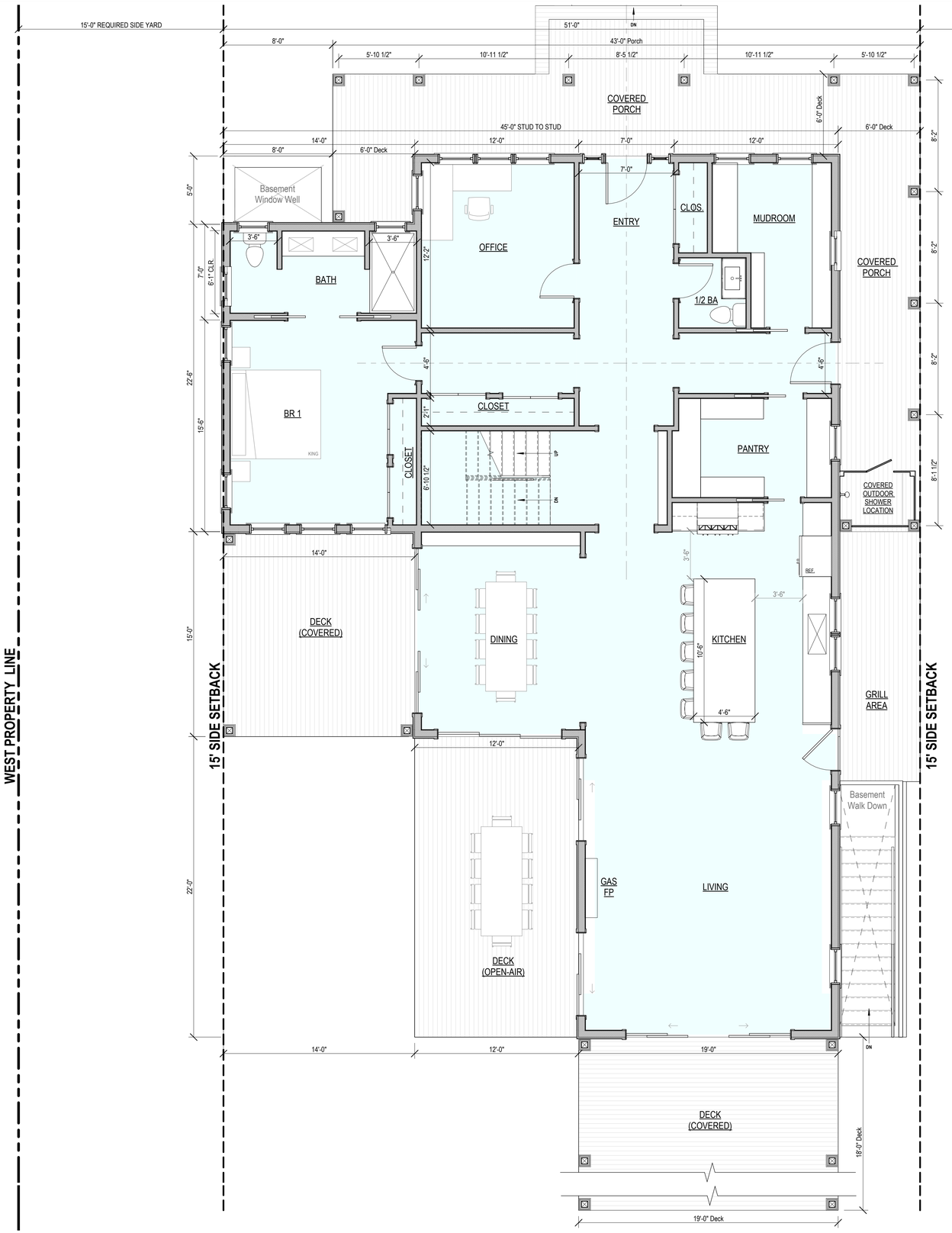
G.101
2428

HDC New Business Submission *10.21.2024*



FIRST FLOOR
2,050 GSF

1 First Floor Plan - Proposed
1/4" = 1'-0"

2428

Primary Residence

74 Madaket Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Revisions

First Floor Plan

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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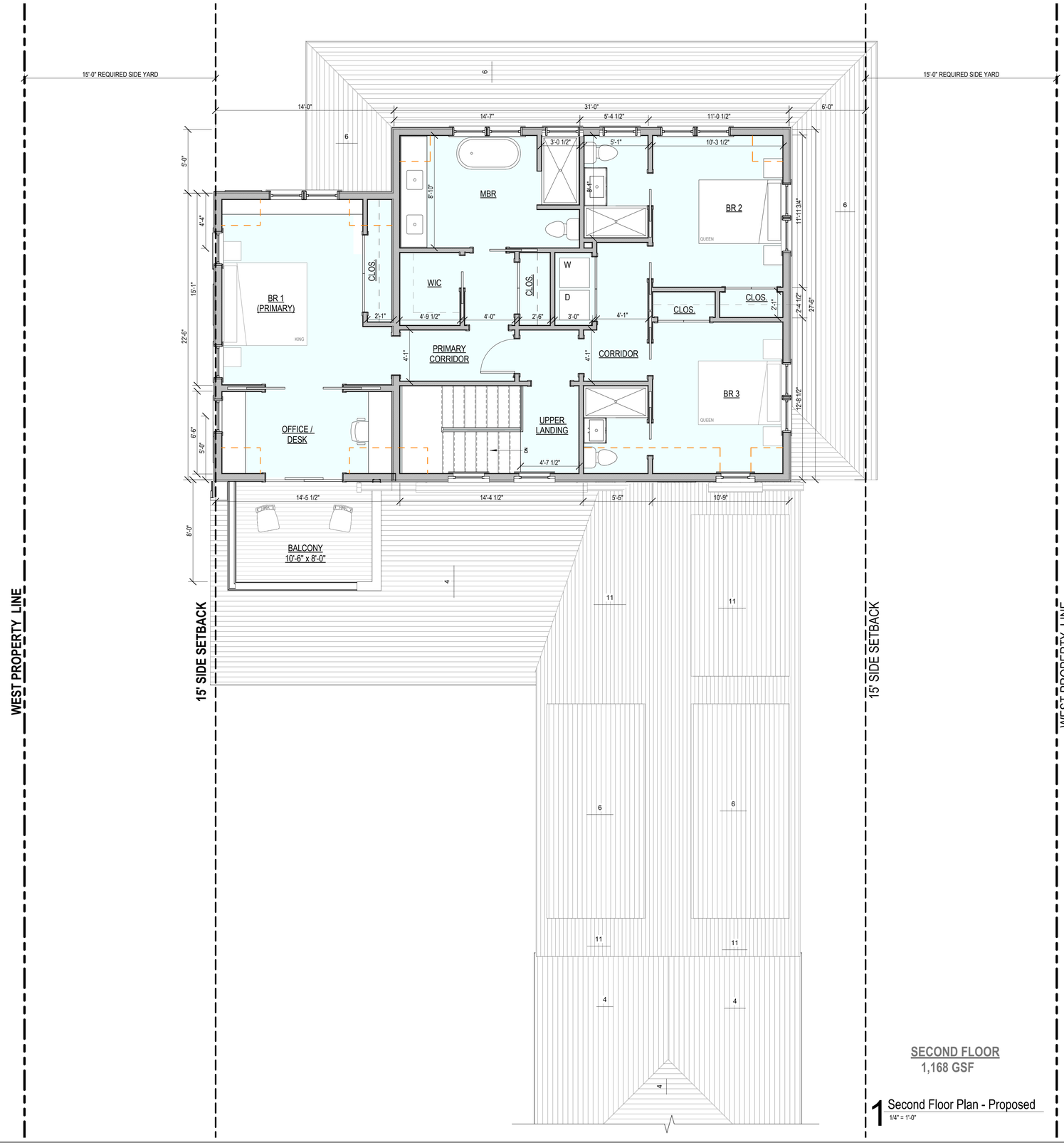
A.101
2428

HDC New Business Submission *10.21.2024*



SECOND FLOOR
1,168 GSF

1 Second Floor Plan - Proposed
1/4" = 1'-0"

2428

Primary Residence

74 Madaket Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 810
Current Zoning:	LUG-2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	80,042 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	3,202 SF (4%)
Existing G.C.:	0 SF
Proposed G.C.:	2,926 SF
Total Proposed G.C.:	2,926 SF (3.66%)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101	Cover Sheet
A.101	First Floor Plan
A.102	Second Floor Plan
A.201	Exterior Elevations - North & South
A.202	Exterior Elevations - East & West
A.301	Exterior Perspectives
A.401	Site Photographs

Revisions

Second Floor Plan

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A.102
2428

HDC New Business Submission *10.21.2024*



4 Proposed North Elevation ("Front")
1/4" = 1'-0"



2 Proposed South Elevation ("Rear")
1/4" = 1'-0"

2428

Primary Residence

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A.401	Site Photographs

Revisions

Exterior Elevations - North & South

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A.201

2428

HDC New Business Submission 10.21.2024



1 Proposed East Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

2428

Primary Residence

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Nantucket, MA 02554

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Exterior Elevations - East & West

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A.202

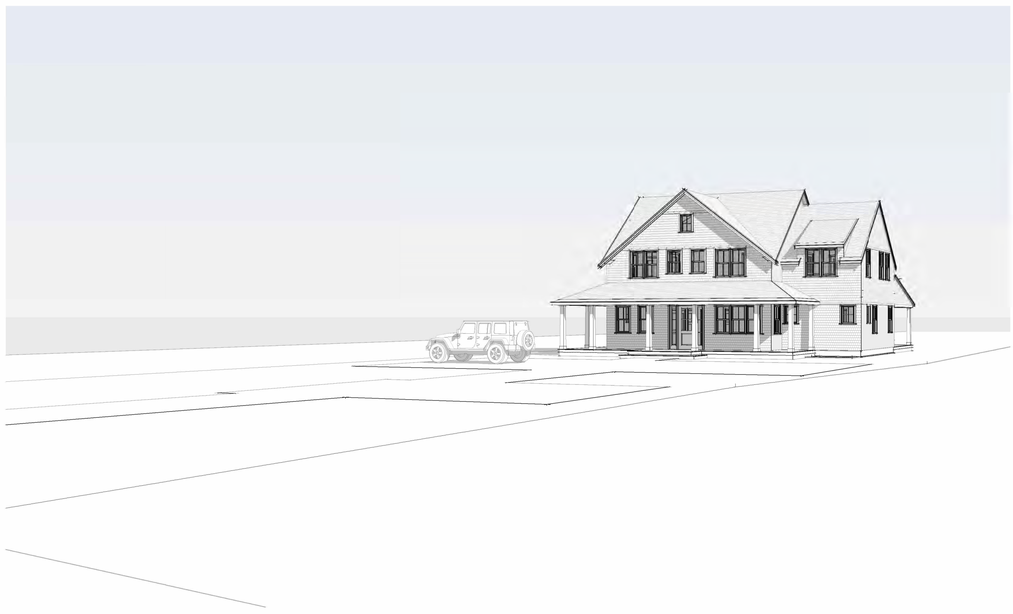
2428

10.21.2024

HDC New Business Submission



1 3D View 01 Direct View from Madaket Road



2 3D View 02 View from Madaket Road (In front of 74A Madaket)



3 3D View 03 NorthEast View



4 3D View 04 NorthWest View

2428

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Revisions

Exterior Perspectives

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A.301
2428

HDC New Business Submission 10.21.2024



Direct View of Lot from Madaket Road



View of Lot from Madaket Road (In front of 72 Madaket Road)



View of Lot from Madaket Road (In front of 74A Madaket Road)

2428

Primary Residence

74 Madaket Road
Nantucket, MA 02554

emeritus
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Nantucket, MA 02554
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Site Photographs

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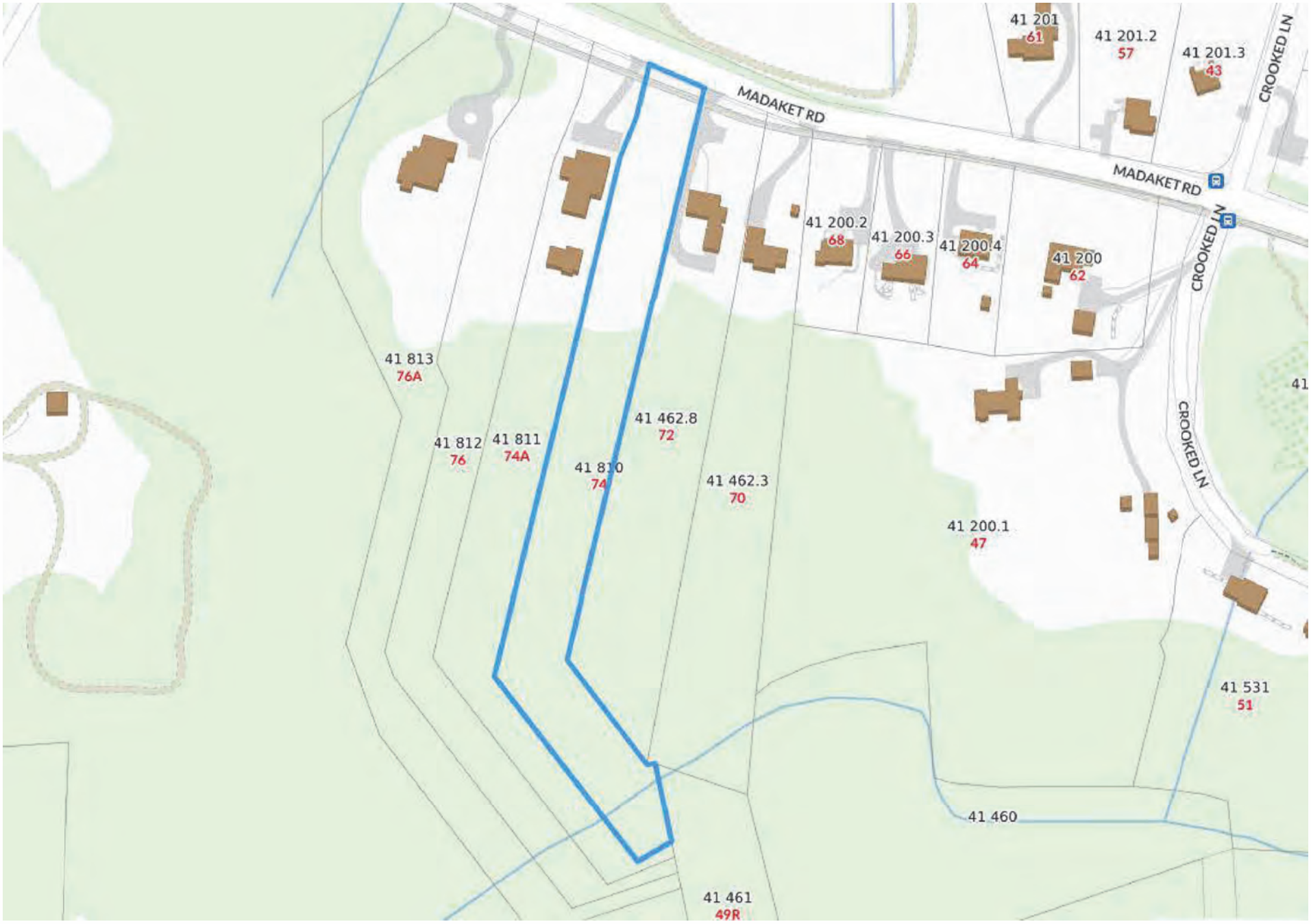
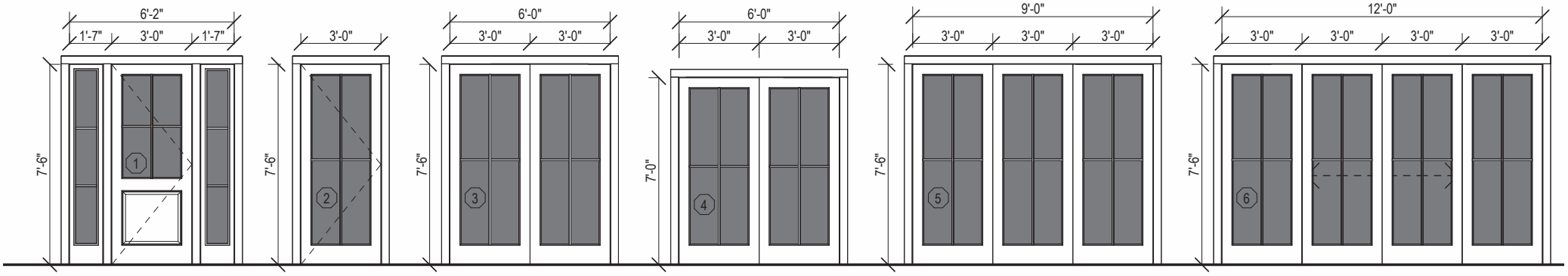
A.401
2428



1 Locus Map

1/4" = 1'-0"



Single Solid Door + Sidelites
2 Panel + 4 Lite SDL
with 3 Lite Side Panels

Single French Door
4 Lite SDL

Double Sliding Door
(2) 4 Lite SDL

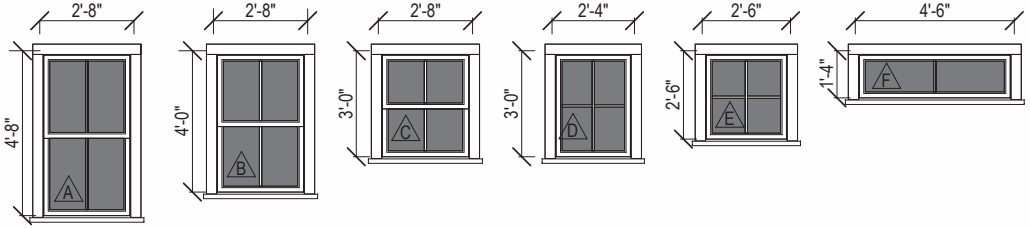
Double Sliding Door
(2) 4 Lite SDL

Triple Sliding Door
(3) 4 Lite SDL

4 Panel Door - (2 Operable)
(4) 4 Lite SDL

2 Exterior Door Legend

1/4" = 1'-0"



Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

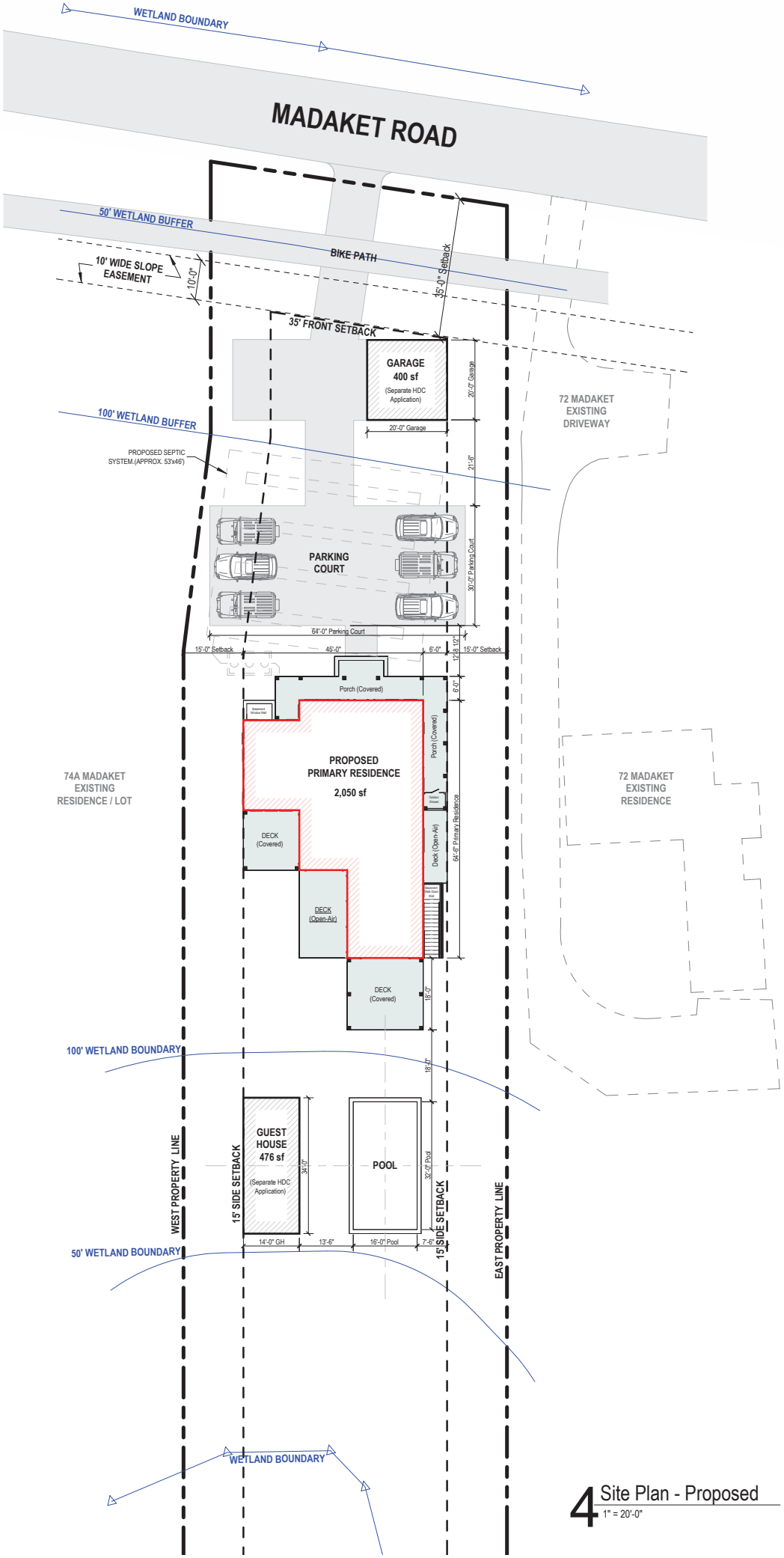
Fixed
4 Lite SDL

Awning
4 Lite SDL

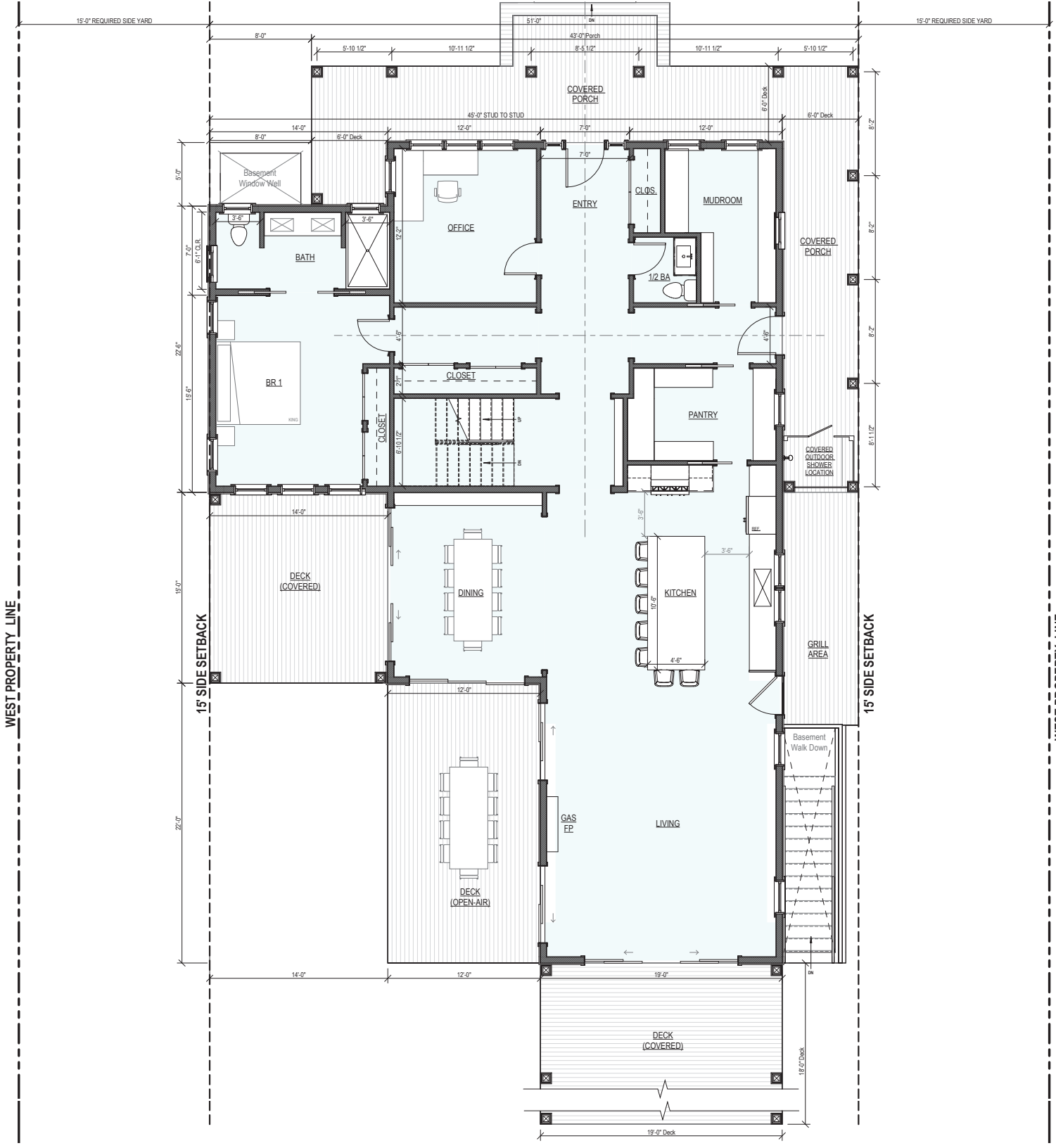
Fixed Transom
2 Lite SDL

3 Window Legend

1/4" = 1'-0"

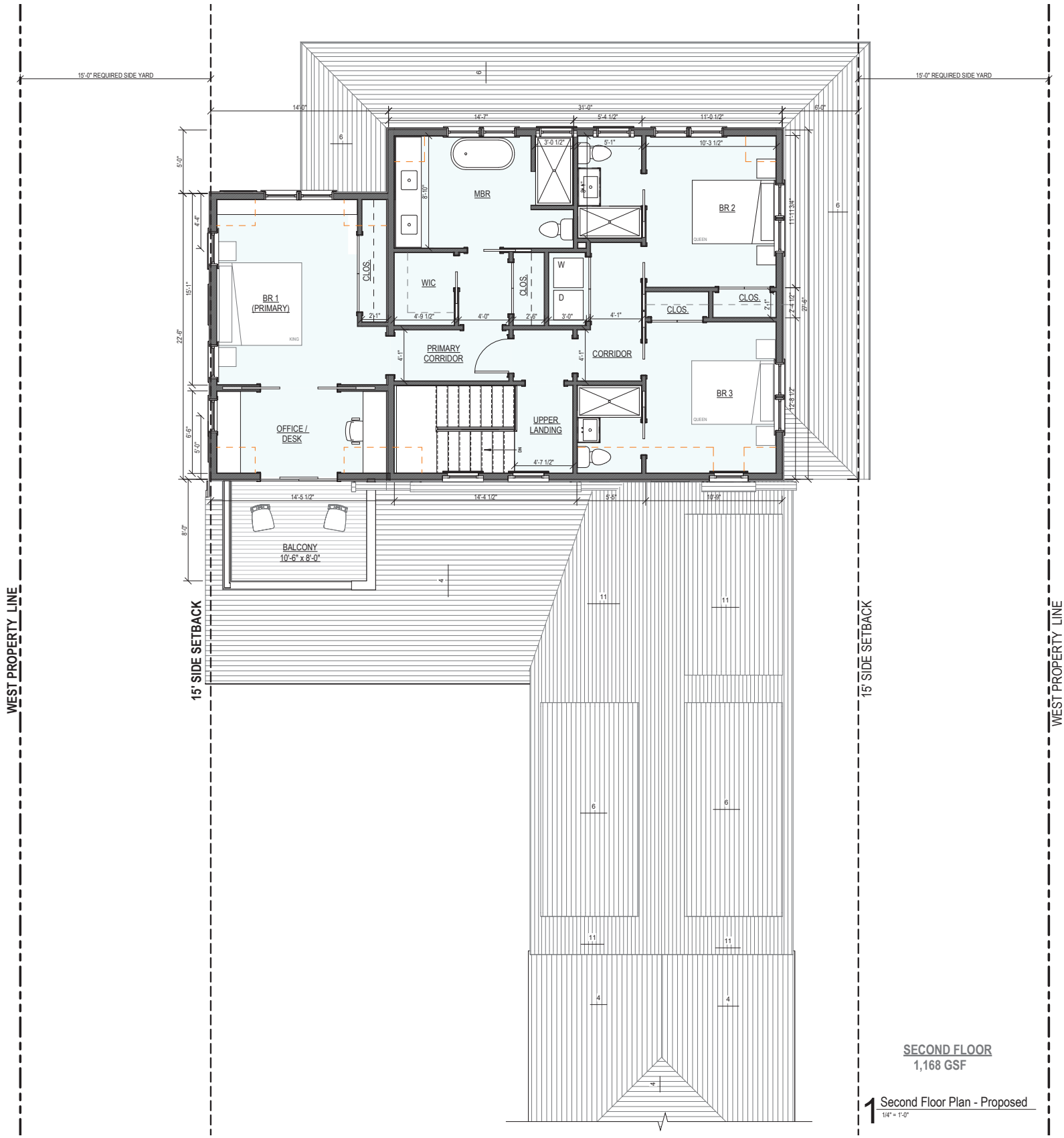


4 Site Plan - Proposed
1" = 20'-0"



FIRST FLOOR
2,050 GSF

1 First Floor Plan - Proposed
1/4" = 1'-0"



SECOND FLOOR
1,168 GSF

1 Second Floor Plan - Proposed
1/4" = 1'-0"



4 Proposed North Elevation ("Front")
1/4" = 1'-0"



2 Proposed South Elevation ("Rear")
1/4" = 1'-0"



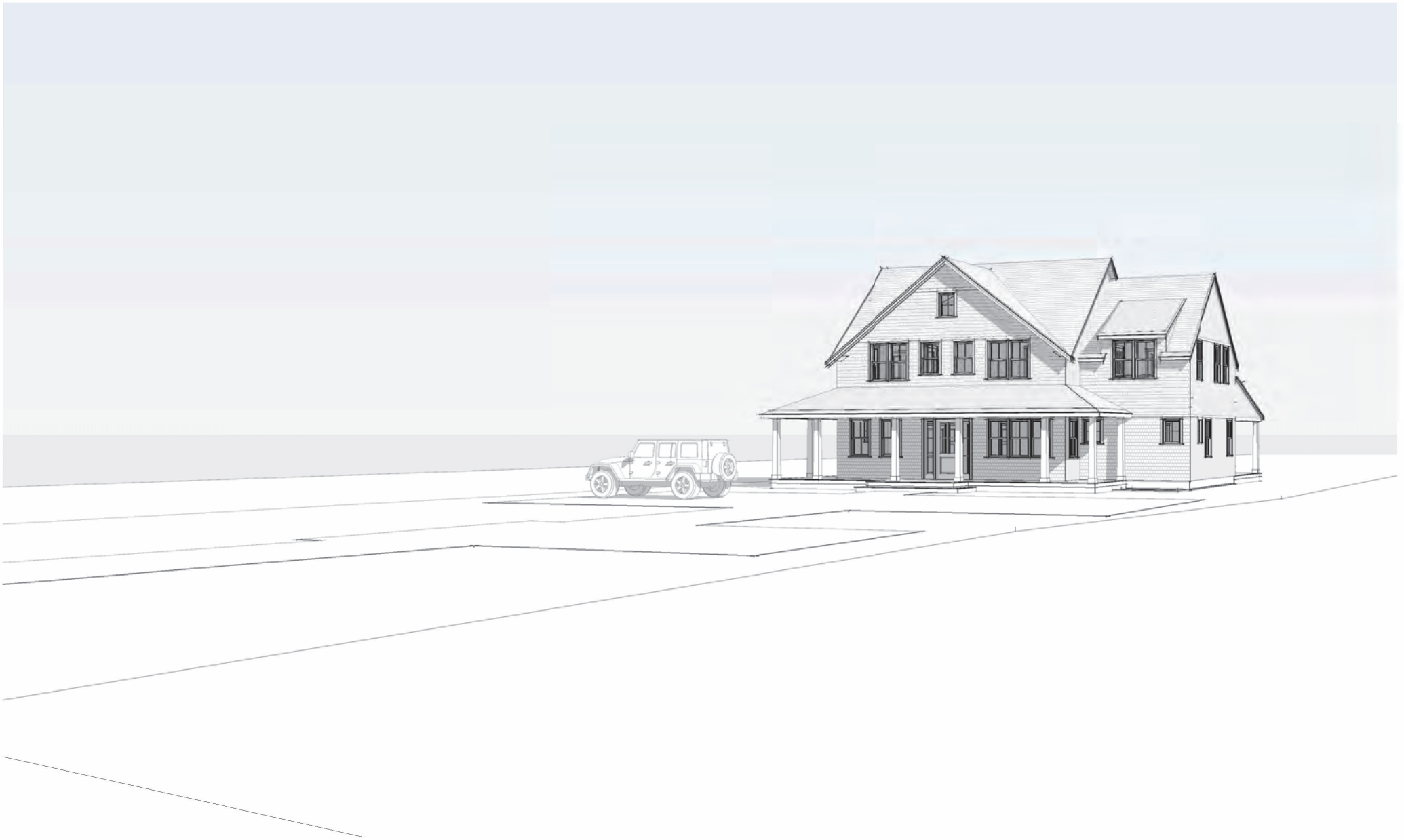
1 Proposed East Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"



1 3D View 01 Direct View from Madaket Road

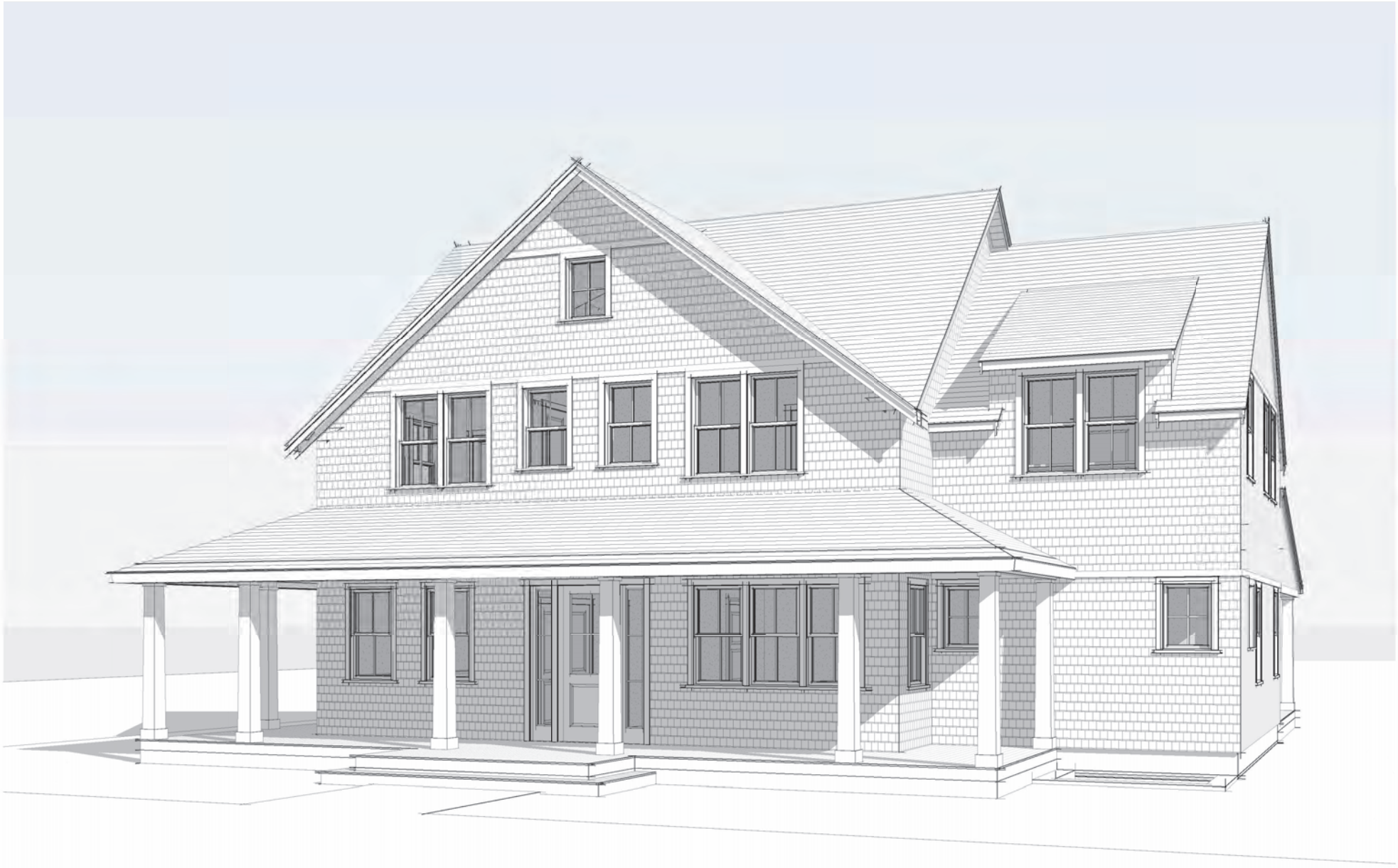


2 3D View 02 View from Madaket Road (In front of 74A Madaket)



3 3D View 03

NorthEast View



4 3D View 04 NorthWest View

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C/O CRM MANAGEMENT
P O BOX 778
NEW YORK, NY 10013

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- ☐ Adult Signature Restricted Delivery $

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City, S

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403 SPYGLASS LANE
VERO BEACH, FL 32963

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Madaket Road LLC

MAILING ADDRESS..... 390 Westford Road Concord MA 01742

PROPERTY LOCATION..... 74 Madaket Rd

ASSESSORS MAP/PARCEL..... 41 / 810

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.

October 15, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.15 13:31:53 -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
41	461		JOHNSON JOYCE H	C/O CRM MANAGEMENT	P O BOX 778	NEW YORK	NY	10013	49R DUKES RD
41	462	8	RUSSELL DONALD P TR		403 SPYGLASS LANE	VERO BEACH	FL	32963	72 MADAKET RD
41	480	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	63 MADAKET RD
41	811		RESTIERI LAWRENCE J JR & TARA		115 OLD CHURCH RD	GREENWICH	CT	06830	74A MADAKET RD
Count:	**4**								

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: 74 Madaket Road

Tax Map Number: 41 Parcel Number: 810

Owner of Record: Madaket Road, LLC

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: 10/21/2024

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.

1 N Swift Rock Road : 40 / 2 Garage

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 N Swift Rock Rd

Owner of record: 1 North Swift Rock Road Trust

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22' Sq. Footage 1st floor: 484 sf Decks/Patio: Size: ~~1'~~ ☐ 1st floor ☐ 2nd floor
Width: 22' Sq. footage 2nd floor: 484 sf Size: 7'x16' ☐ 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 24'-2" +/- 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 10 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) _____ Corner boards _____ Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 8"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type 8 Lite 1 panel carriage Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White & 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 10/21/24 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

Diane Coombs
Vice-Chair

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 1 North Swift Rock Road Trust

STREET ADDRESS 1 N Swift Rock Road

MAP/PARCEL 40 / 2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10.21.24

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.

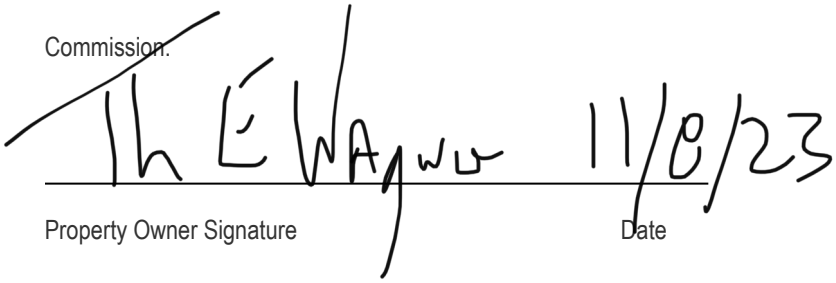
Signature 10.18.24
Date

Authorization Letter

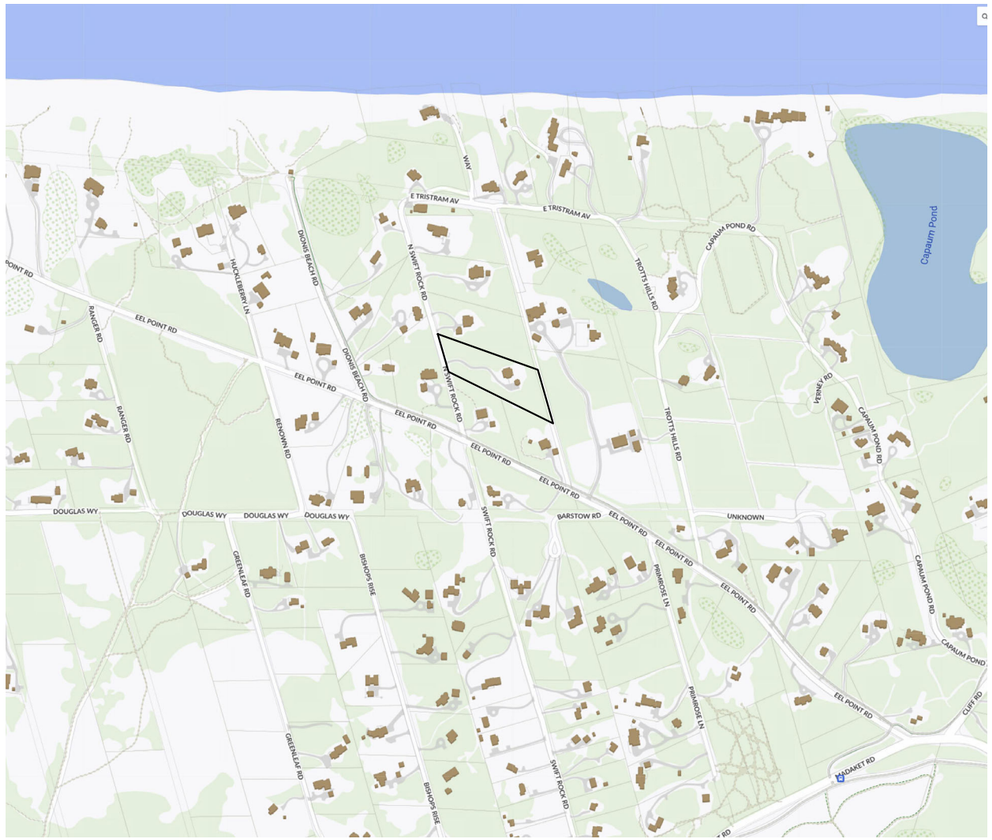
Nantucket Historic District Commission

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 1 N Swift Rock Rd, Nantucket Ma on the following statement:

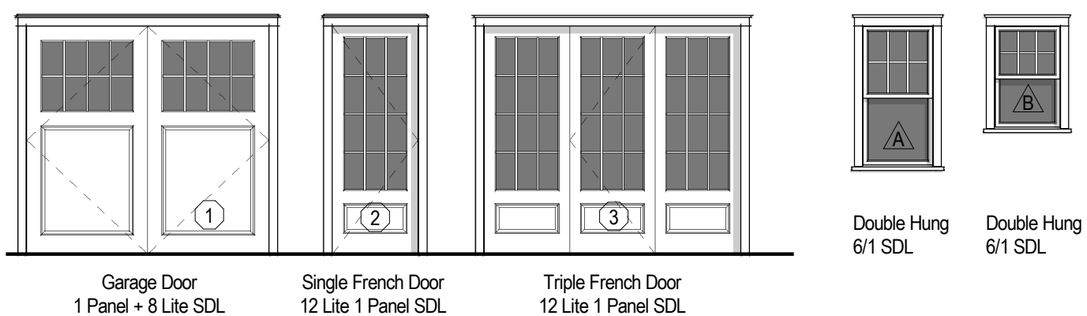
I 1 North Swift Rock Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



Property Owner Signature Date



Locus



Garage Door
1 Panel + 8 Lite SDL

Single French Door
12 Lite 1 Panel SDL

Triple French Door
12 Lite 1 Panel SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Window & Door Legend

3/16" = 1'-0"



Proposed Site Plan

1" = 60'-0"

A.1

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

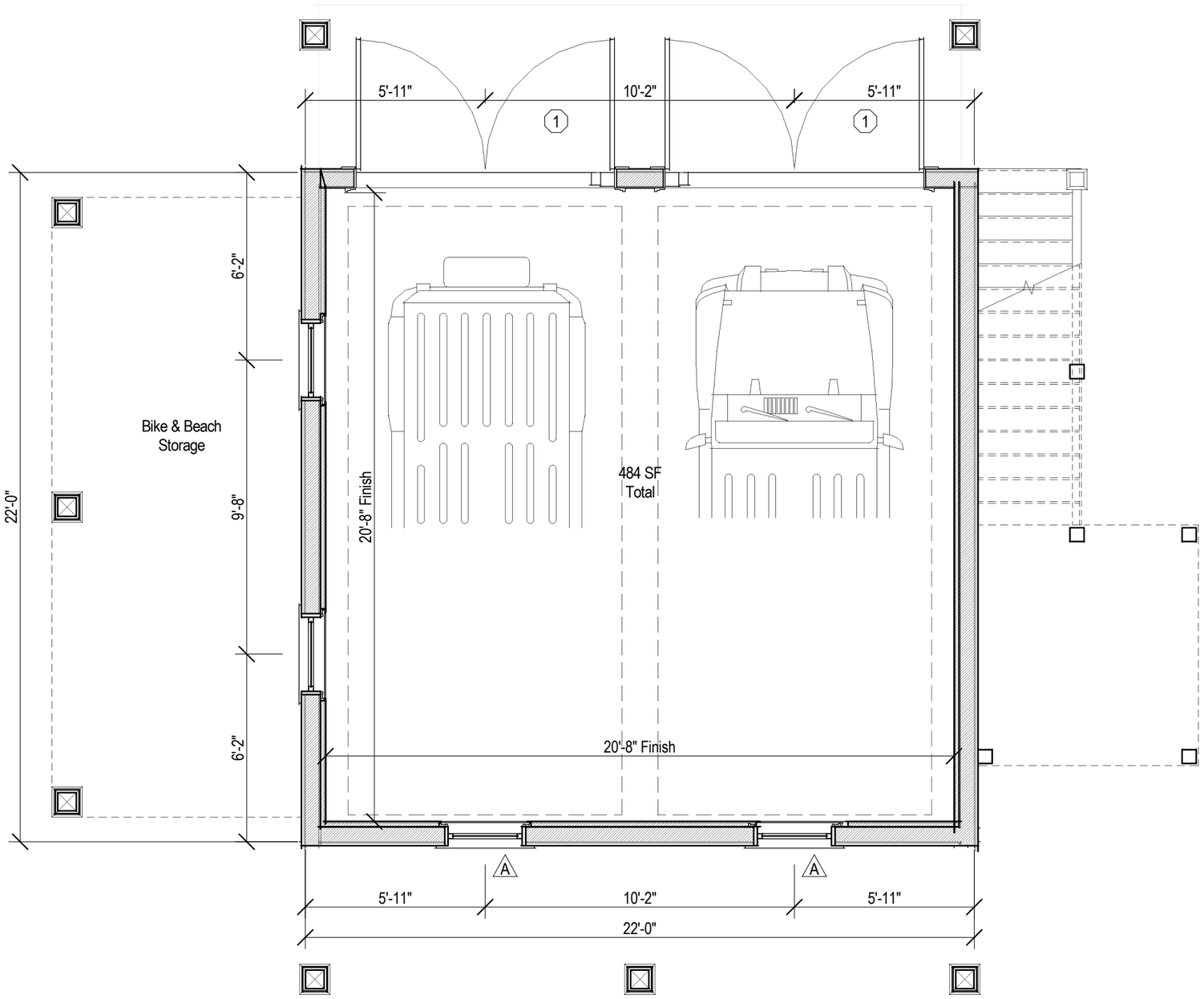
Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Cover Page

Scale: As indicated
Date: 10.18.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed First Floor Plan

1/4" = 1'-0"

A.2

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

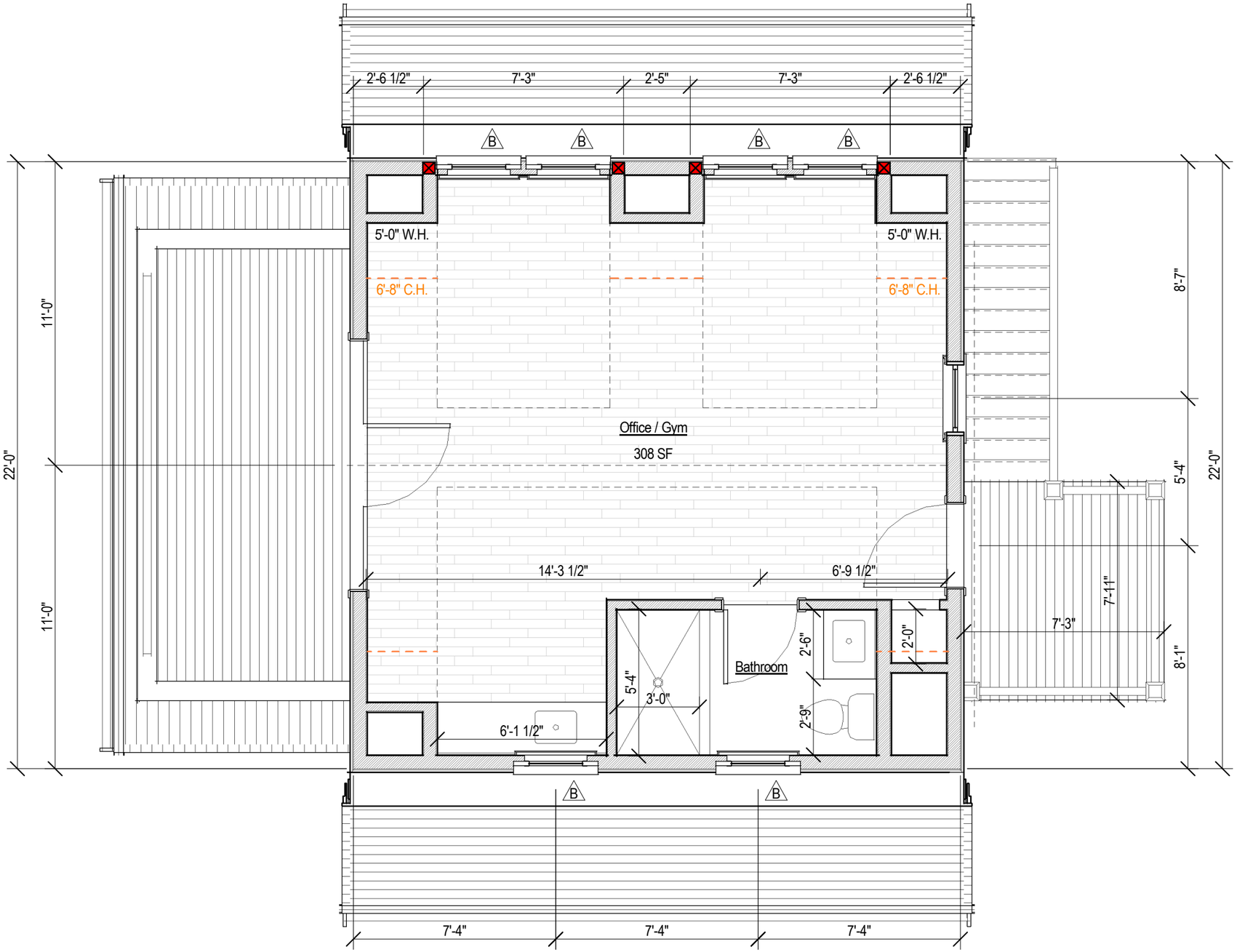
Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Plans

Scale: 1/4" = 1'-0"
Date: 10.18.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed Second Floor Plan

1/4" = 1'-0"

A.3

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Plans

Scale: 1/4" = 1'-0"
Date: 10.18.24

emeritus

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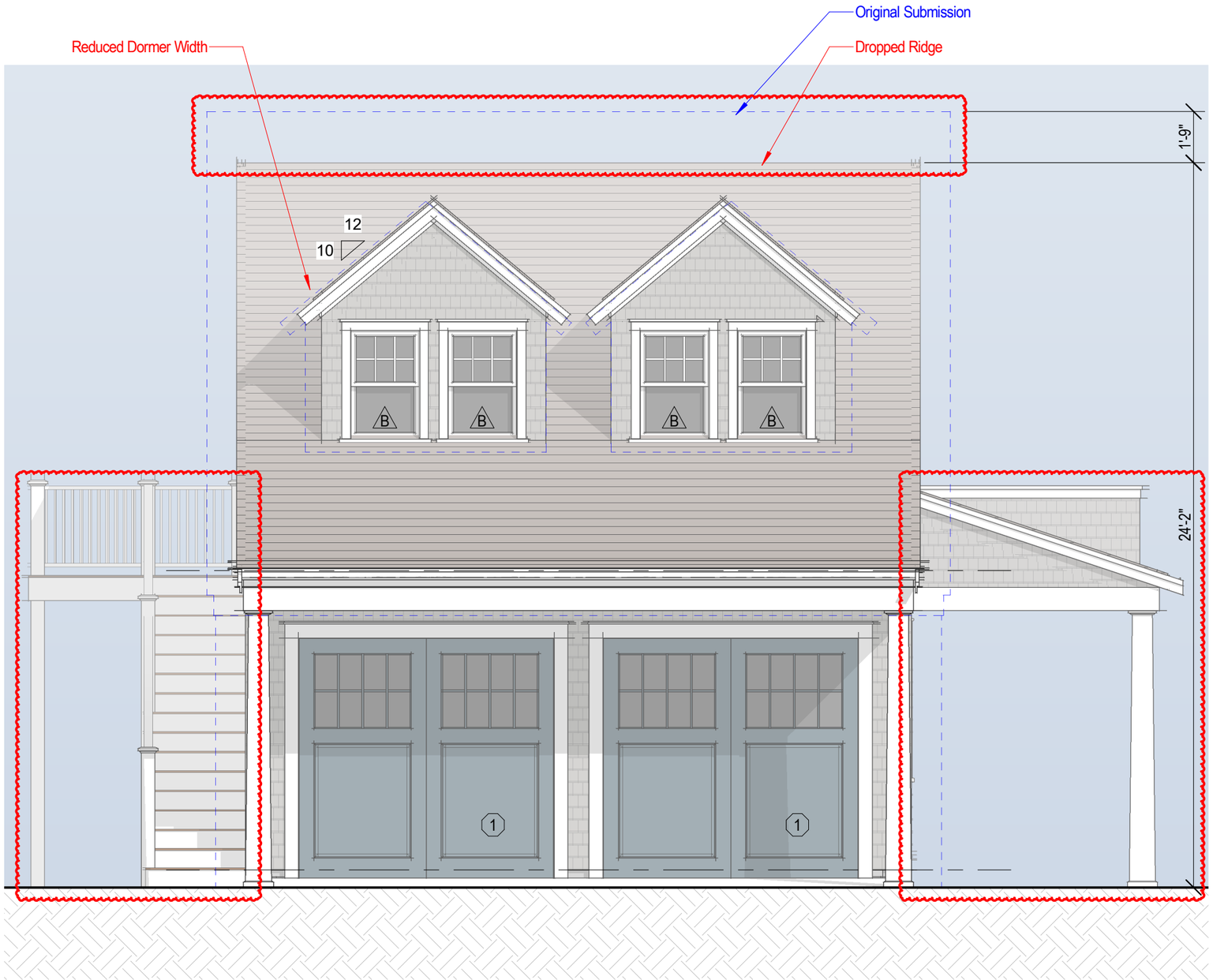
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed East Elevation

1/4" = 1'-0"



Previous North Elevation

3/16" = 1'-0"

A.4

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Elevations

Scale: As indicated
Date: 10.18.24

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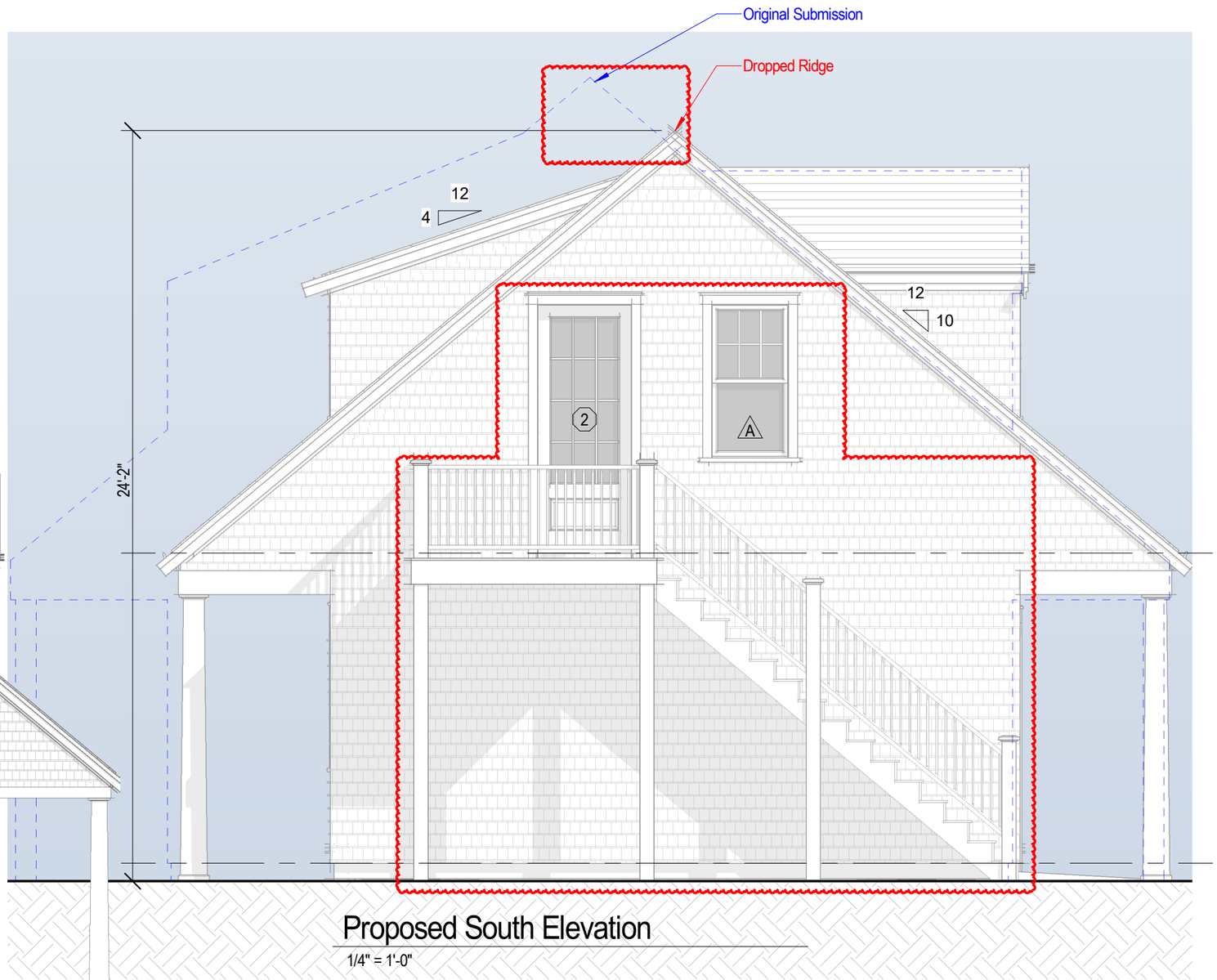
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Previous East Elevation

3/16" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"

A.5

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

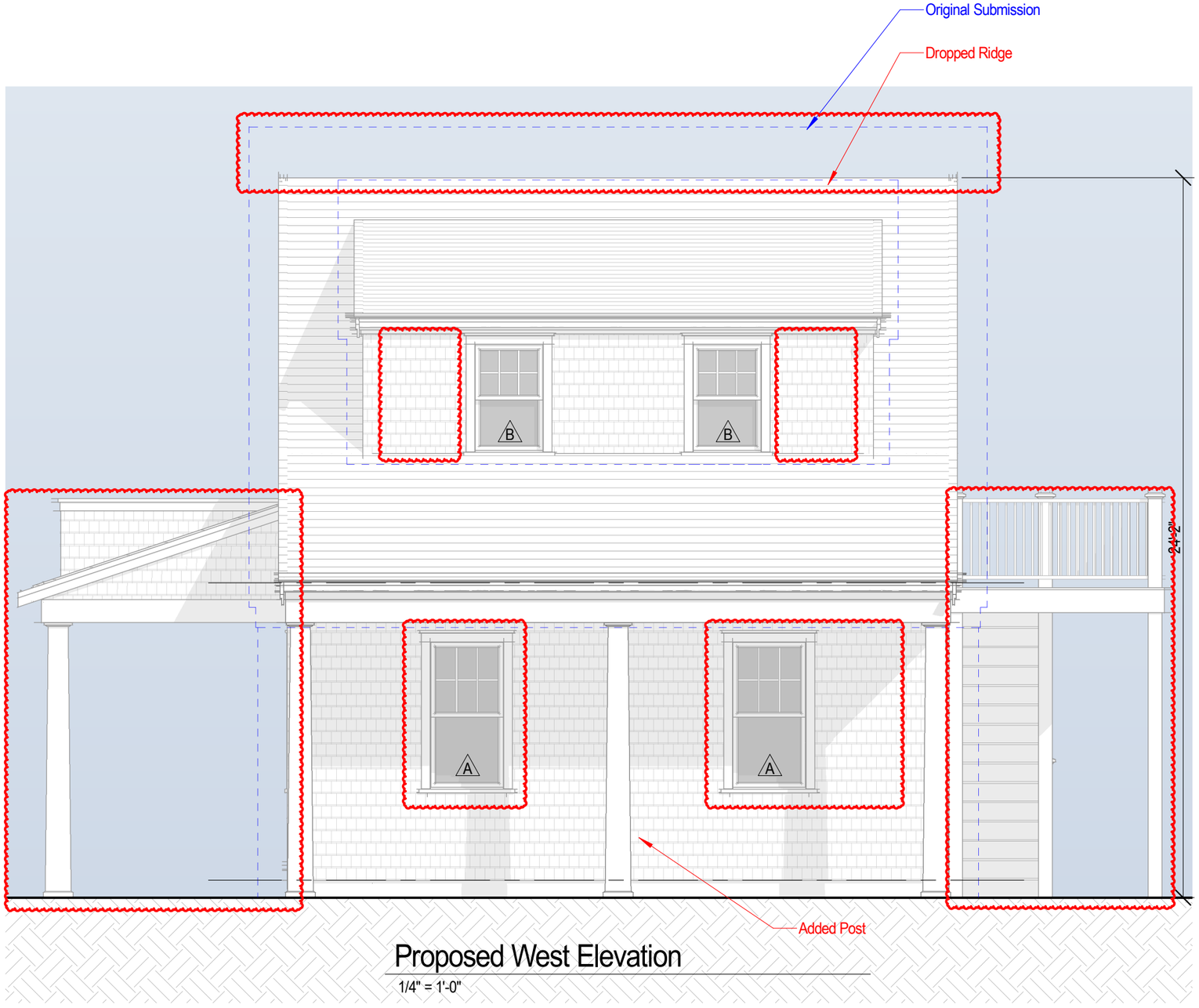
Garage Elevations

Scale: As indicated

Date: 10.18.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed West Elevation

1/4" = 1'-0"



Previous South Elevation

3/16" = 1'-0"

A.6

1 N Swift Rock Rd Trust

1 N Swift Rock Road

Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Elevations

Scale: As indicated

Date: 10.18.24

emeritus

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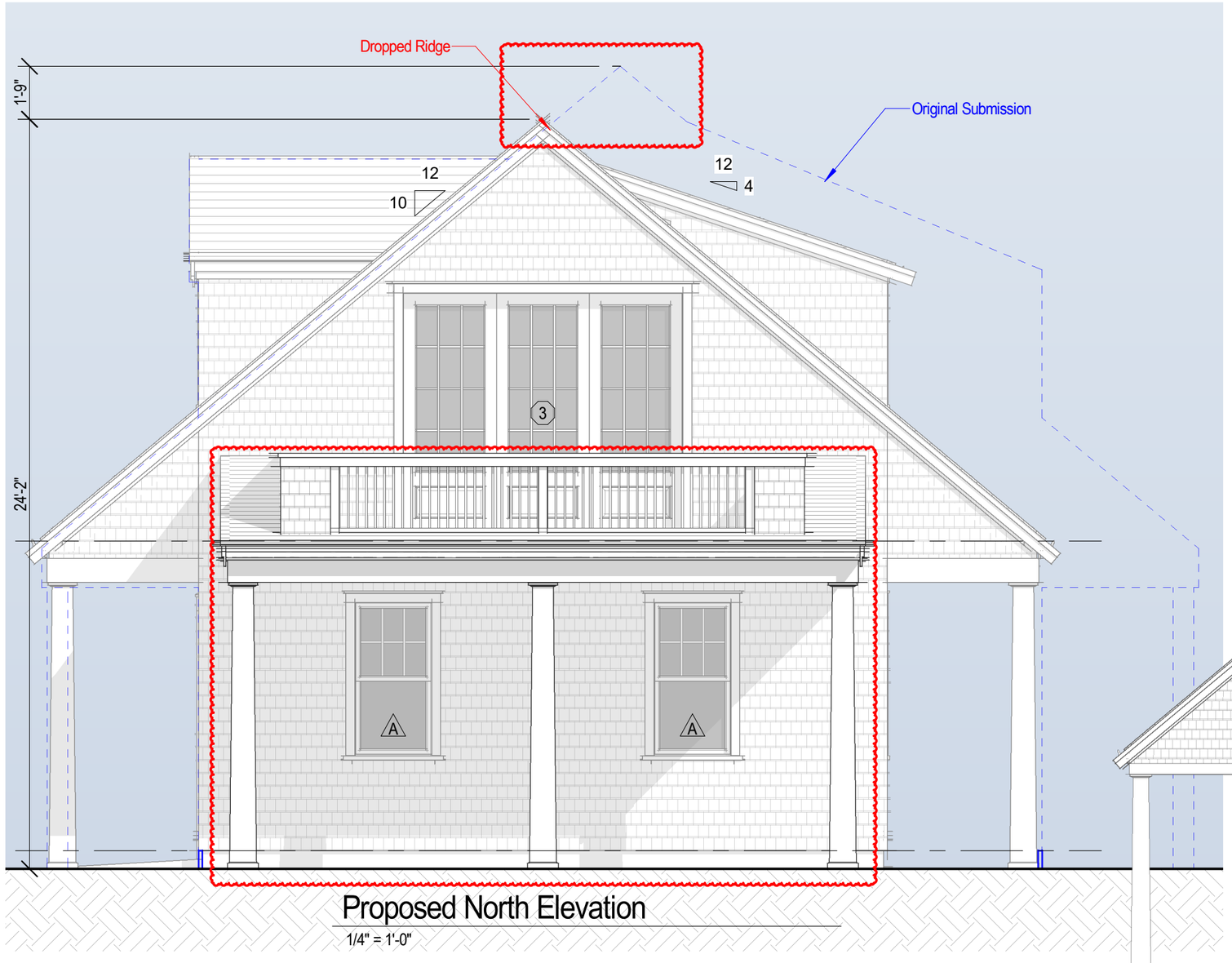
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed North Elevation

1/4" = 1'-0"



Previous West Elevation

3/16" = 1'-0"

A.7

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

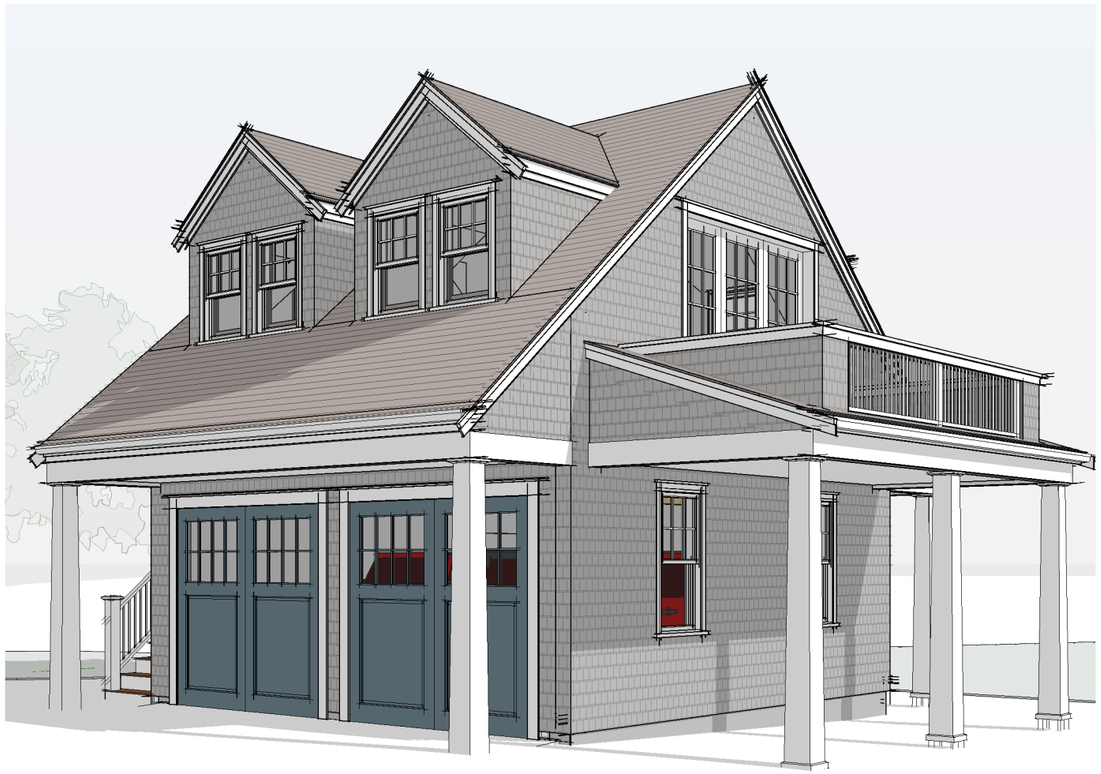
Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Elevations

Scale: As indicated
Date: 10.18.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Perspective (A)



Perspective (B)

A.8

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Perspectives

Scale:

Date: 10.18.24

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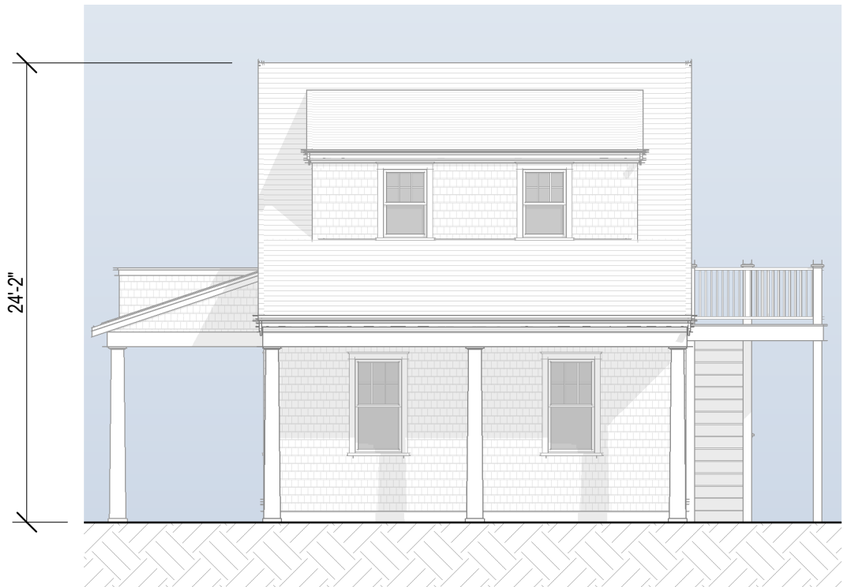
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Existing Guest House



Proposed Garage

A.9

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

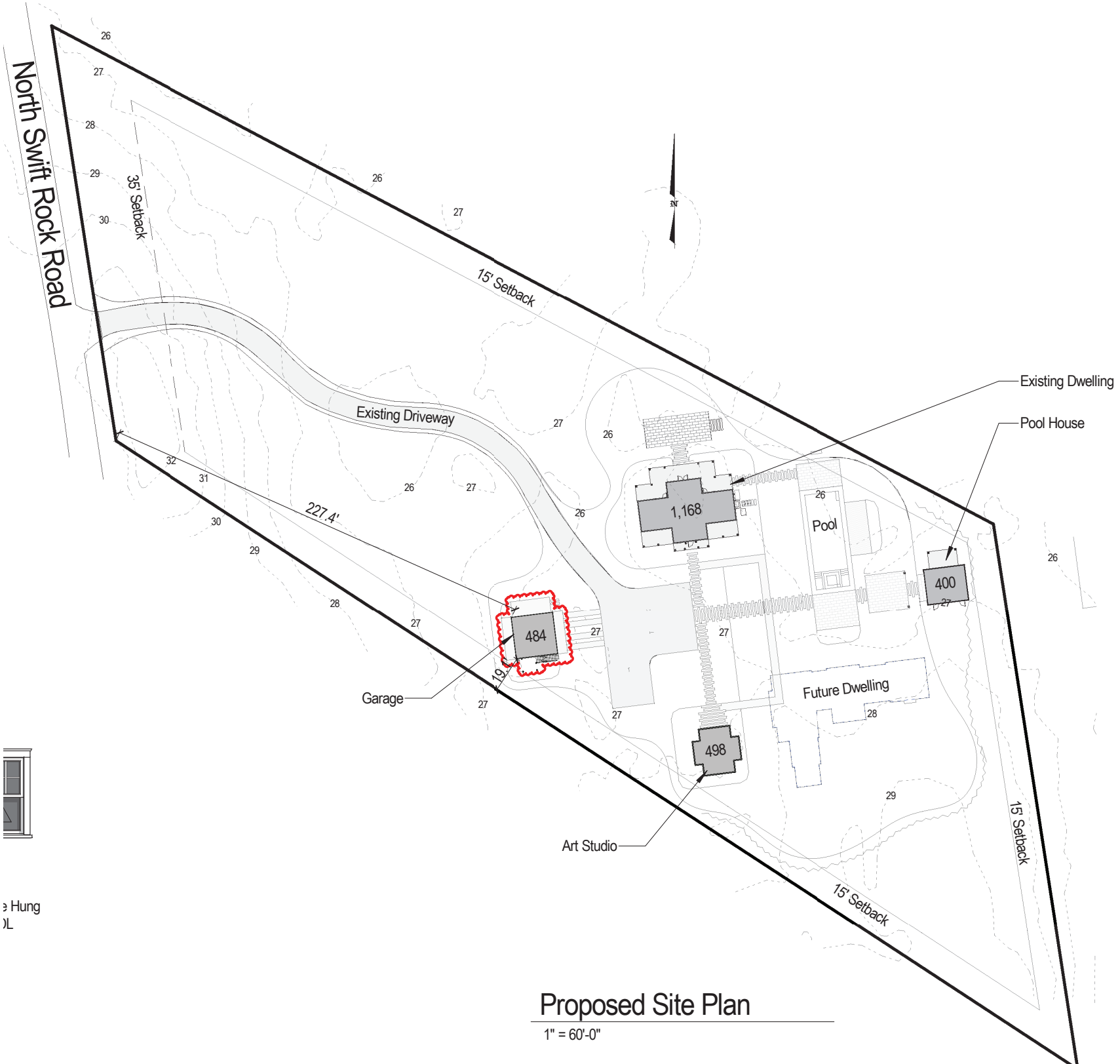
Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

GH & Garage Elevations

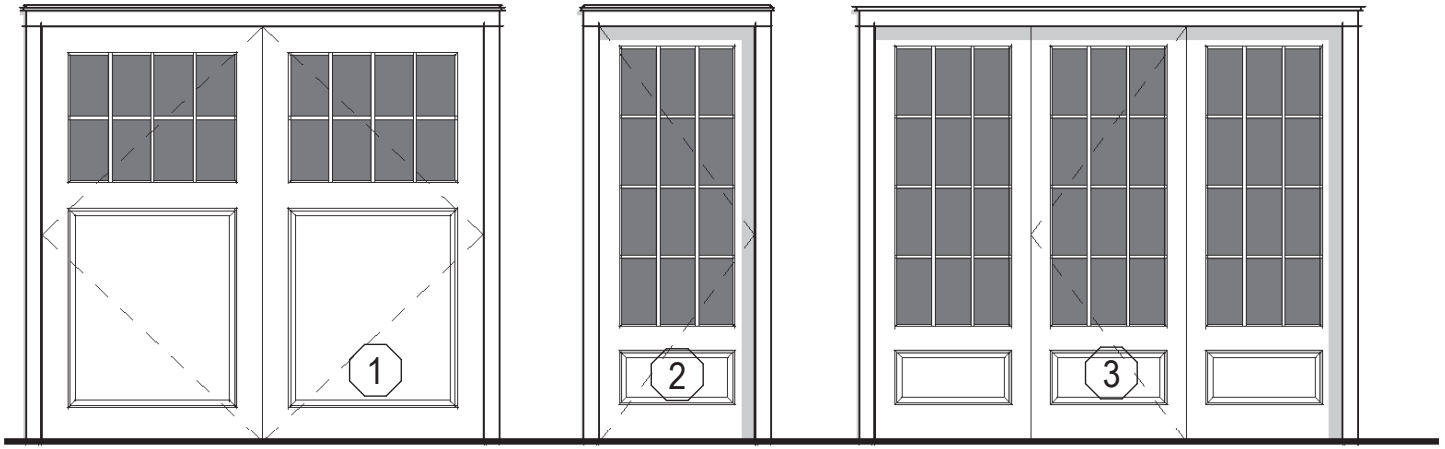
Scale: 1/8" = 1'-0"
Date: 10.18.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed Site Plan

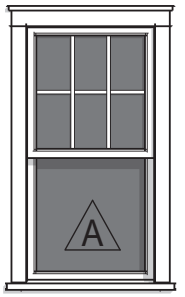
1" = 60'-0"



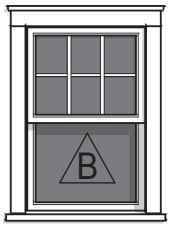
Garage Door
1 Panel + 8 Lite SDL

Single French Door
12 Lite 1 Panel SDL

Triple French Door
12 Lite 1 Panel SDL



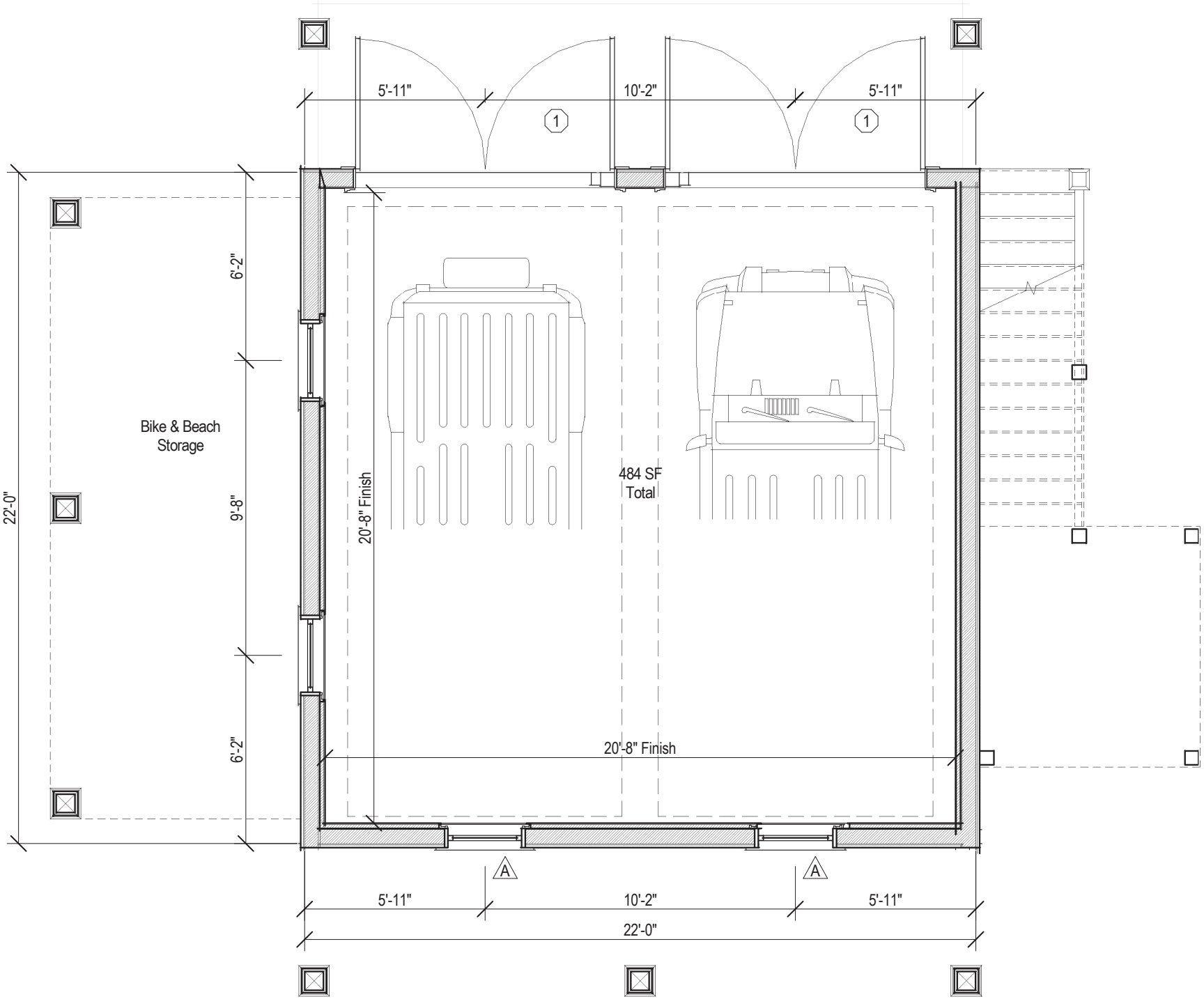
Double Hung
6/1 SDL



Double Hung
6/1 SDL

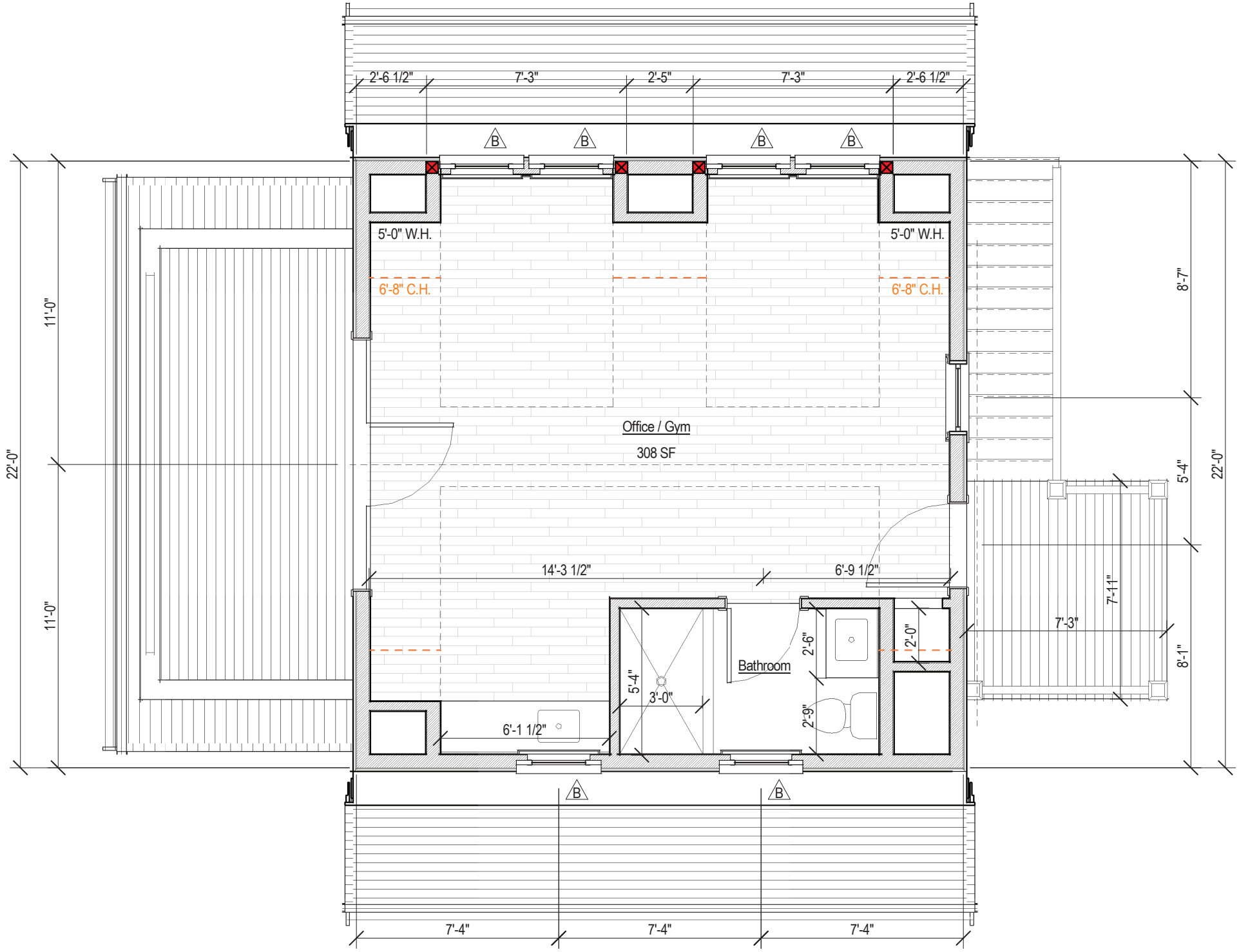
Window & Door Legend

3/16" = 1'-0"



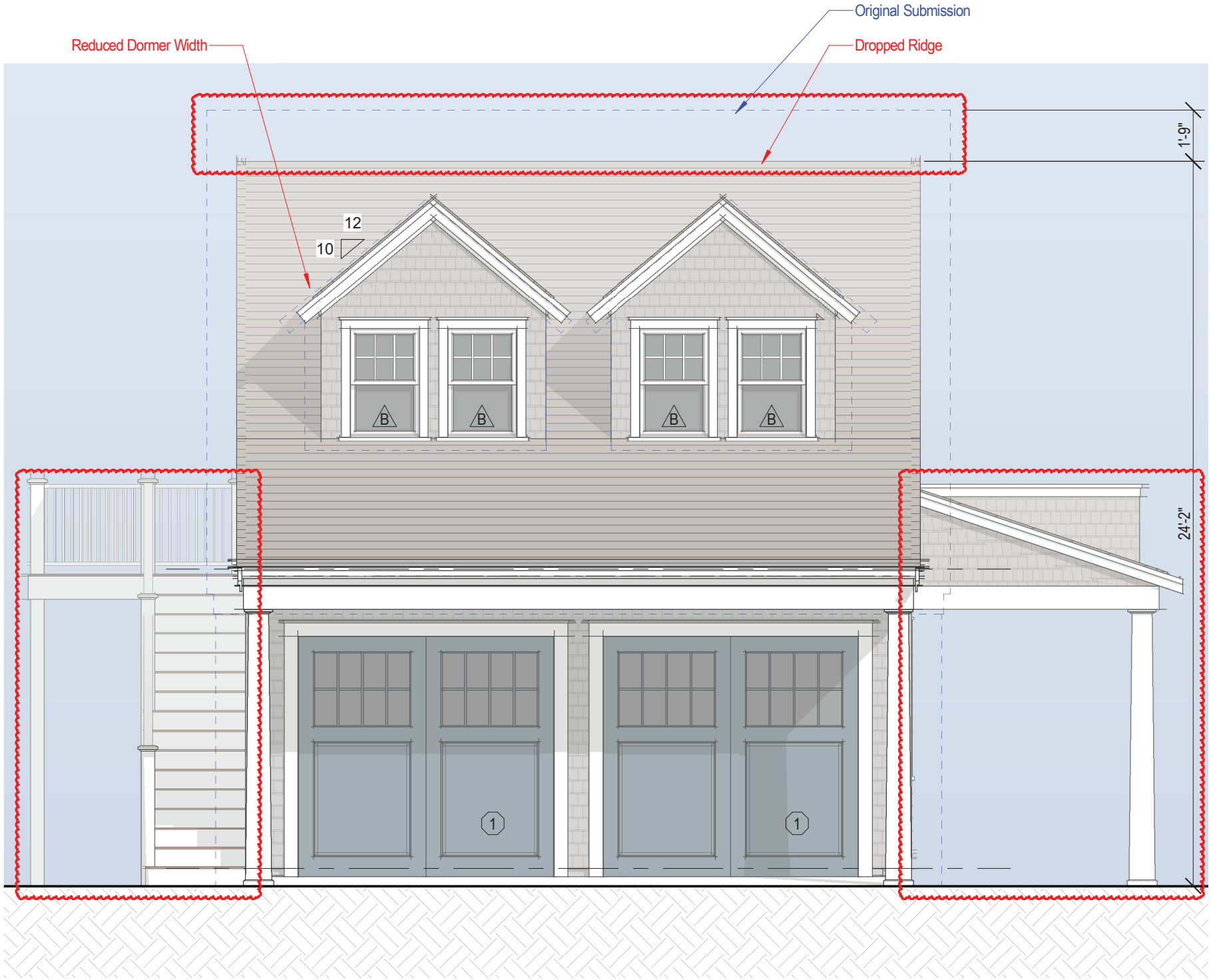
Proposed First Floor Plan

1/4" = 1'-0"



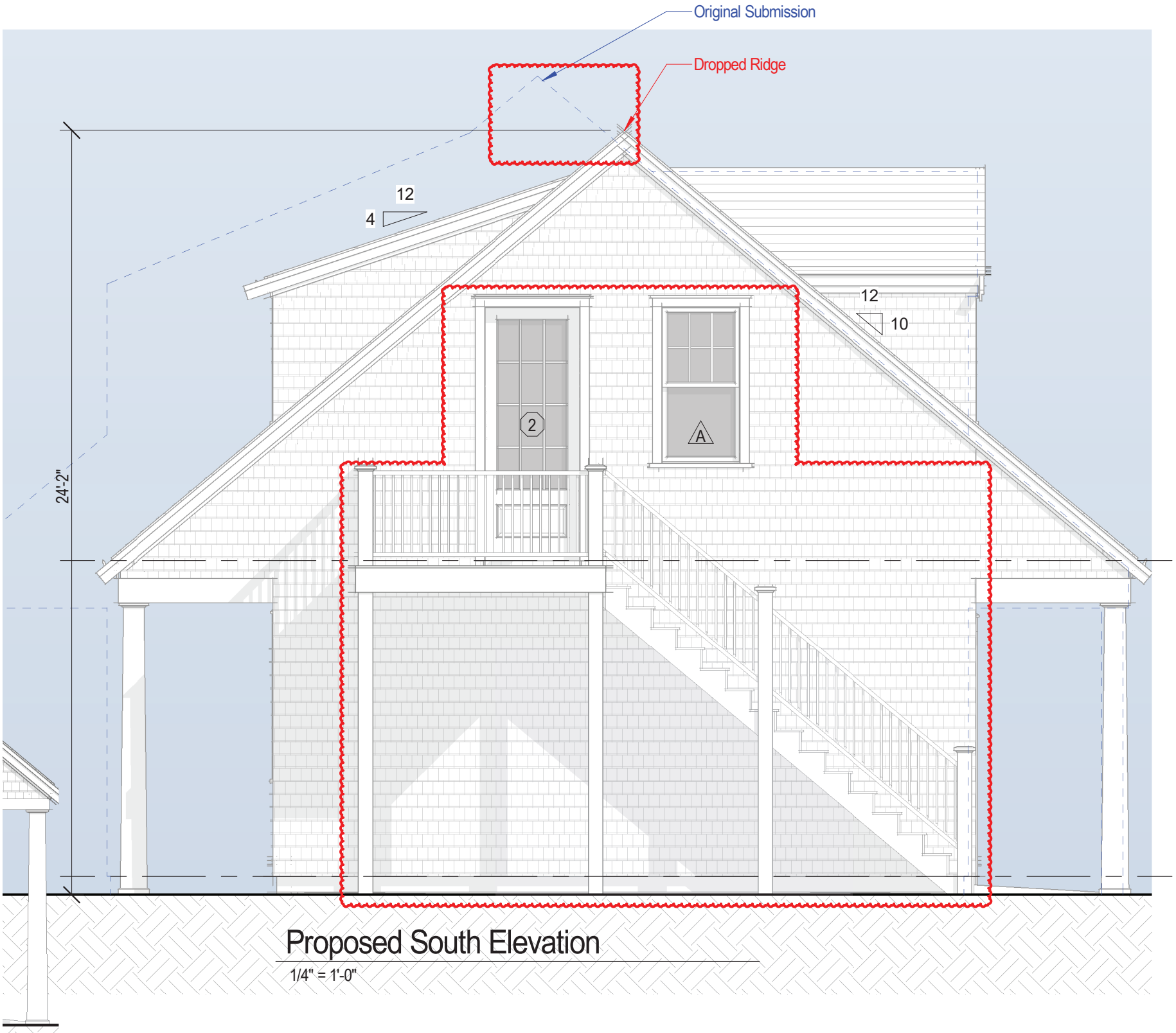
Proposed Second Floor Plan

1/4" = 1'-0"



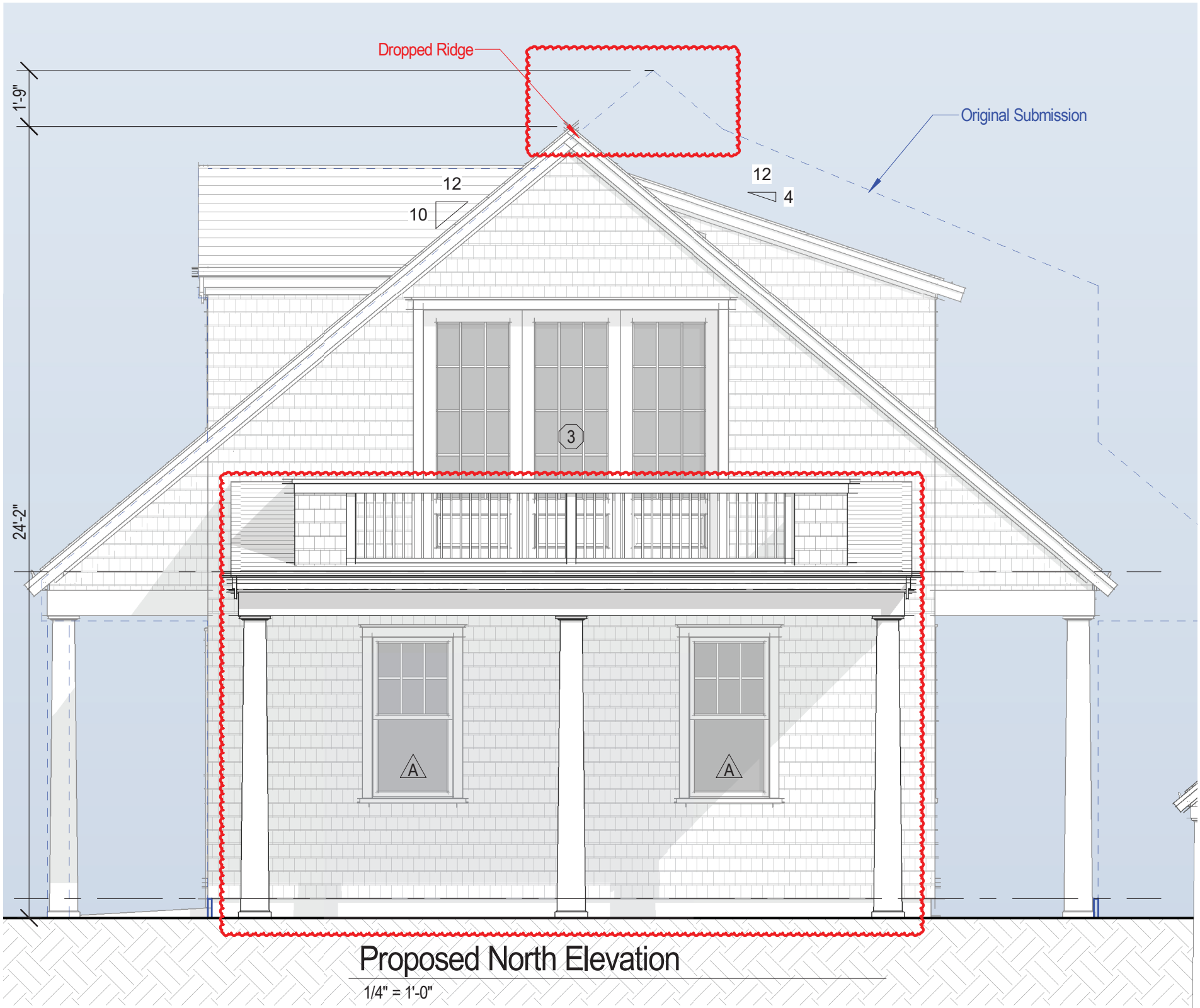
Proposed East Elevation

1/4" = 1'-0"



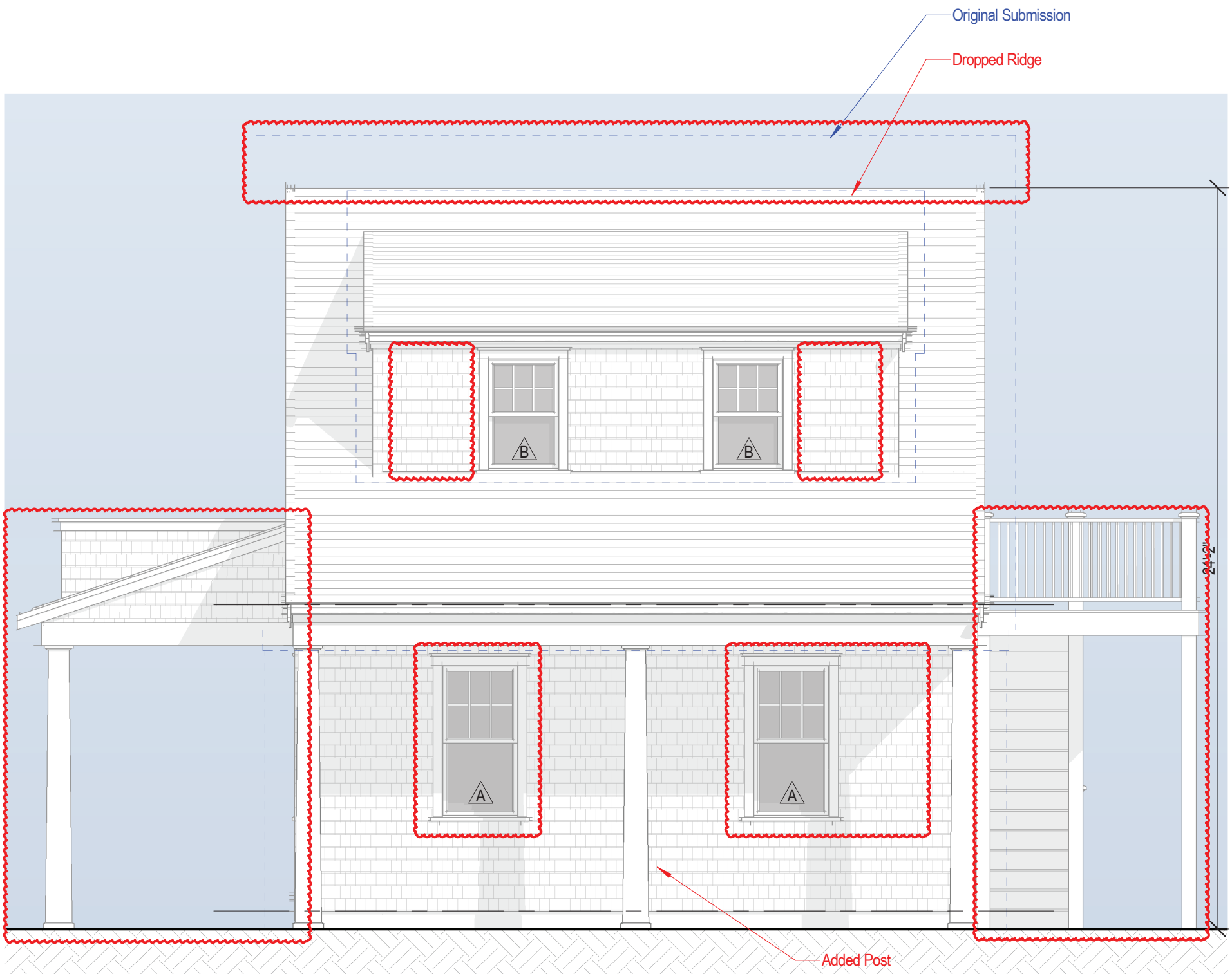
Proposed South Elevation

1/4" = 1'-0"



Proposed North Elevation

1/4" = 1'-0"



Proposed West Elevation

1/4" = 1'-0"

75 Pocomo Rd MH, M/P: 15/7

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 7

Street & Number of Proposed Work: 75 Pocomo Rd.

Owner of record: Elegance LLC

Mailing Address: 4 Winter St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusdevelopment.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' Sq. Footage 1st floor: 1,571 Decks/Patio: Size: 760 ☑ 1st floor ☐ 2nd floor
Width: 48' Sq. footage 2nd floor: 1,335 Size: 200 ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South 6" +/- East 6" +/- West 6" +/-

Height of ridge above final finish grade: North 27'-11" South 27'-11" East 27'-11" West 27'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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 11 /12 Secondary Mass 11 /12 Dormer 7 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 8 Corner boards n/a Frieze 3
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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) n/a Roof Natural
Trim White Sash White Doors White, Hamilton Blue (Front)
Deck Natural 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 10/21/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Elegance LLC

STREET ADDRESS 75 Pocomo Rd

MAP/PARCEL 15 / 7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10.21.24

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

10.21.24
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 75 Pocomo Rd on the following statement:

PATRICIA A. HALSTED, MANAGER

I ELEGANCE LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

Patricia A. Halsted 10/15/24

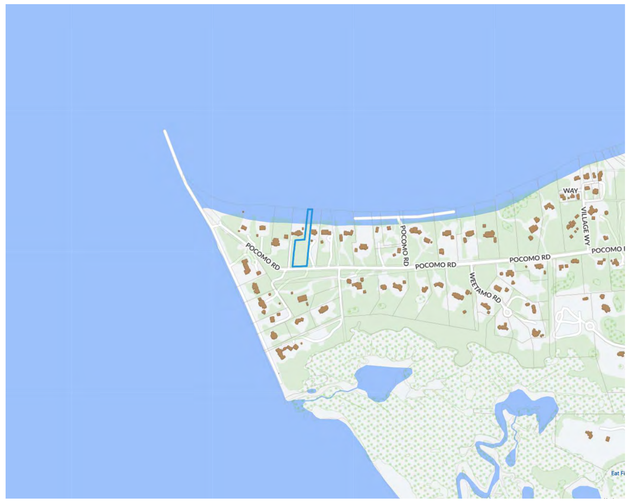
Client Signature MANAGER Date

Elegance LLC Residence

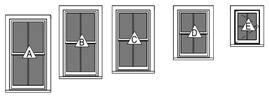
75 Pocomo Road
Nantucket, MA 02554

10.21.24

HDC SUBMISSION

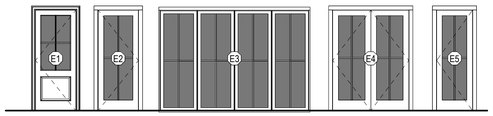


Locus Map



Window Legend

WINDOW SCHEDULE								
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
A	5	2'-10"	5'-4"	2'-10 3/4"	5'-4 3/4"	Andersen Corporation	ADH2848	≥ 30
B	3	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30
C	20	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
D	4	2'-5 1/4"	3'-7 1/4"	2'-6"	3'-8"	Andersen Corporation	ADH2638	≥ 30
E	5	1'-11 1/4"	2'-7 1/4"	2'-0"	2'-8"	Andersen Corporation	ACW2028	≥ 30
WWWWWWWW WWWWWWWW WWWWWWW	1	1'-8"	2'-0"	1'-8 3/4"	2'-0 3/4"	Andersen Corporation	ACW2028	≥ 30



Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	DP RATING
E1	2	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E2	3	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E3	3	11'-3 1/2"	7'-8 5/8"	11'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E4	2	5'-8"	7'-6"	5'-8 3/4" *	7'-6 1/2"	Andersen	≥ 30
E5	1	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30



North



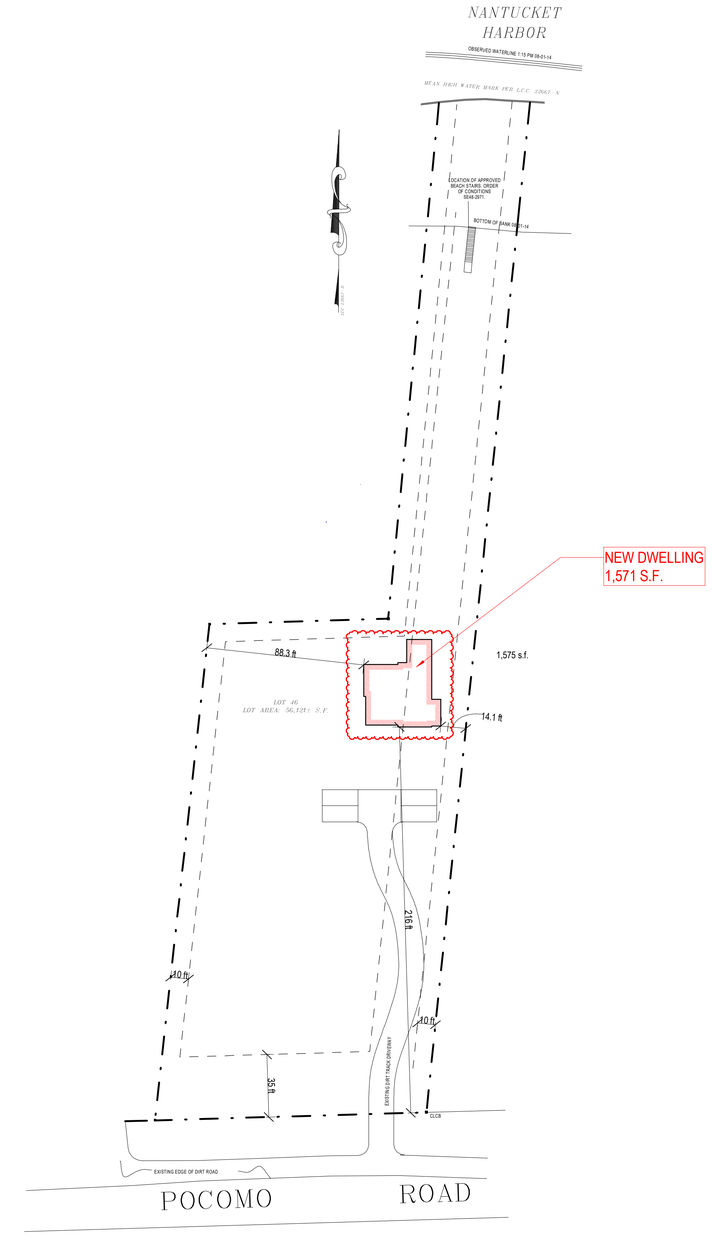
East



West



South



Site Plan

1" = 40'-0"

1912

Elegance LLC Residence
75 Pocomo Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 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.

Revisions

Revision 3 Date 3

THESE DRAWINGS AND THE DESIGNS THEREIN ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION NECESSARY TO OBTAIN A BUILDING PERMIT. A SET OF CONSTRUCTION DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101

1912

10.21.24

HDC SUBMISSION



1 First Floor Plan
1/4" = 1'-0"

1912

Elegance LLC
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75 Pocomo Road
Nantucket, MA 02554

emeritus
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P. 508.325.4995
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FIRST FLOOR PLAN

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 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.

Revisions

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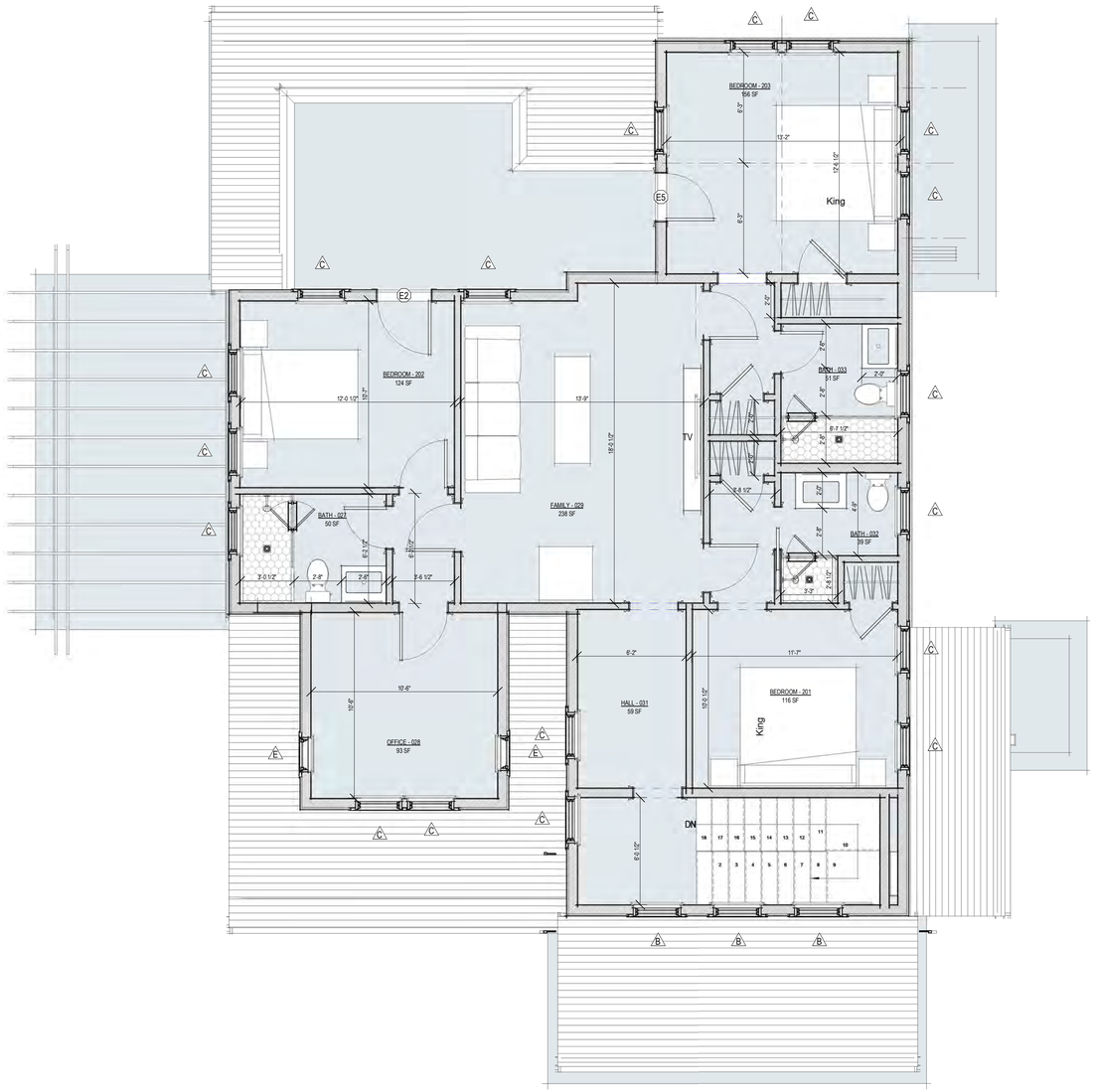
A.101
1912

10.21.24

HDC SUBMISSION



1 Second Floor Plan
1/4" = 1'-0"

1912

Elegance LLC
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Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
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F. 508.325.6980
www.emeritusdevelopment.com

SECOND FLOOR PLAN

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 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.

Revisions

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A.102
1912

10.21.24

HDC SUBMISSION



1 South Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

1912

Elegance LLC
Residence
75 Pocomo Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
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EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 sf

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Revisions

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A.201
1912

10.21.24

HDC SUBMISSION



1 North Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"

1912

Elegance LLC
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emeritus
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EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15 / 7
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Side/Rear Setback:	10'
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Revisions

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A.202
1912

10.21.24

HDC SUBMISSION









1912

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Nantucket, MA 02554

emeritus
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F. 508.325.6980
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PERSPECTIVE VIEWS

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
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Revisions

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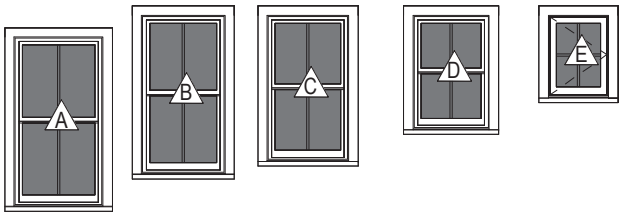
A.300
1912

Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554

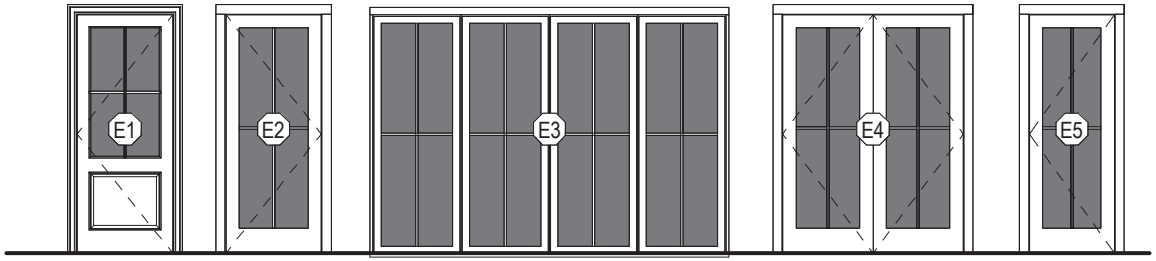


Locus Map



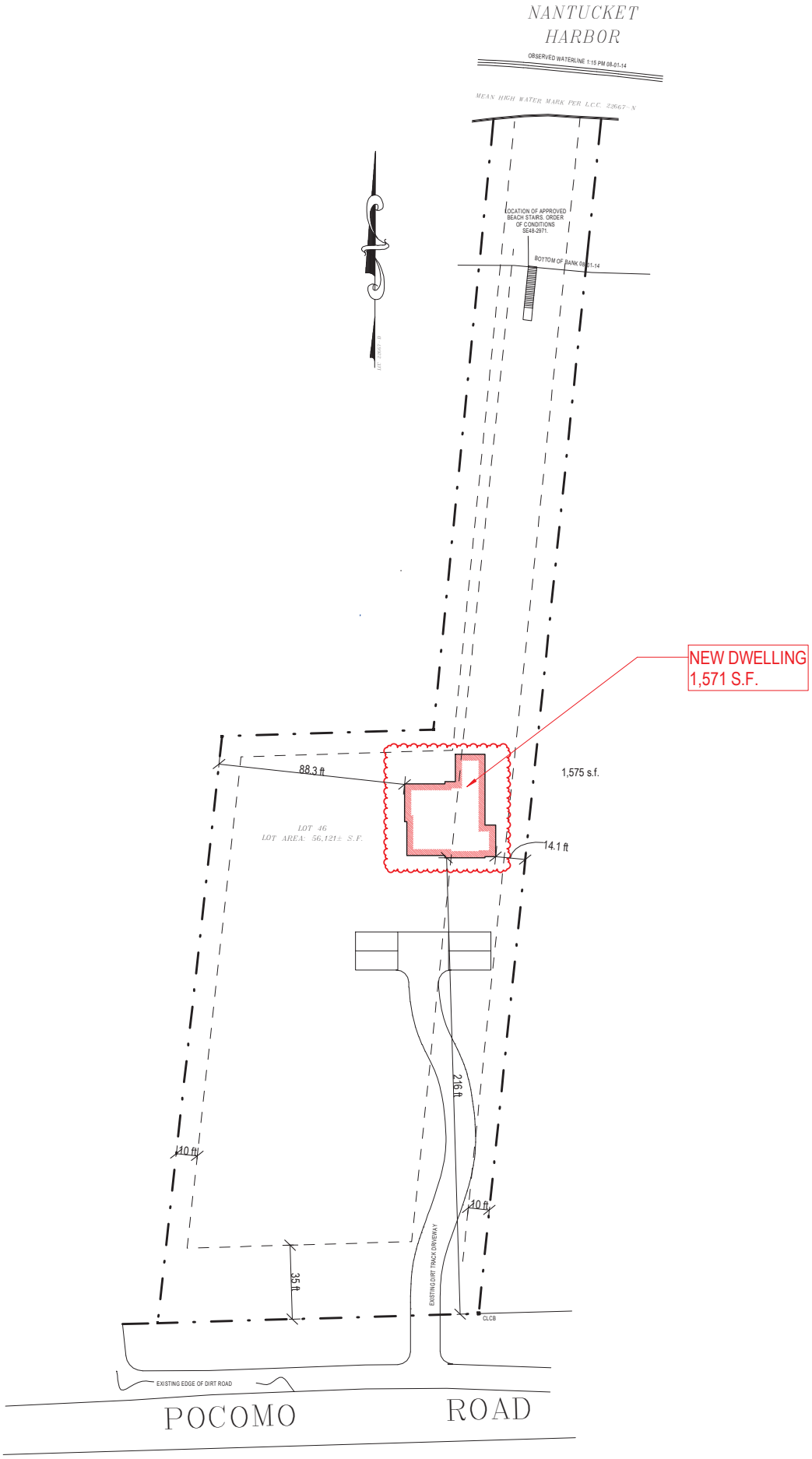
Window Legend

WINDOW SCHEDULE								
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
A	5	2'-10"	5'-4"	2'-10 3/4"	5'-4 3/4"	Andersen Corporation	ADH2848	≥ 30
B	3	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30
C	20	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
D	4	2'-5 1/4"	3'-7 1/4"	2'-6"	3'-8"	Andersen Corporation	ADH2638	≥ 30
E	5	1'-11 1/4"	2'-7 1/4"	2'-0"	2'-8"	Andersen Corporation	ACW2028	≥ 30
WWWWWWWWW WWWWWWWWW WWWWWWW	1	1'-8"	2'-0"	1'-8 3/4"	2'-0 3/4"	Andersen Corporation	ACW2028	≥ 30



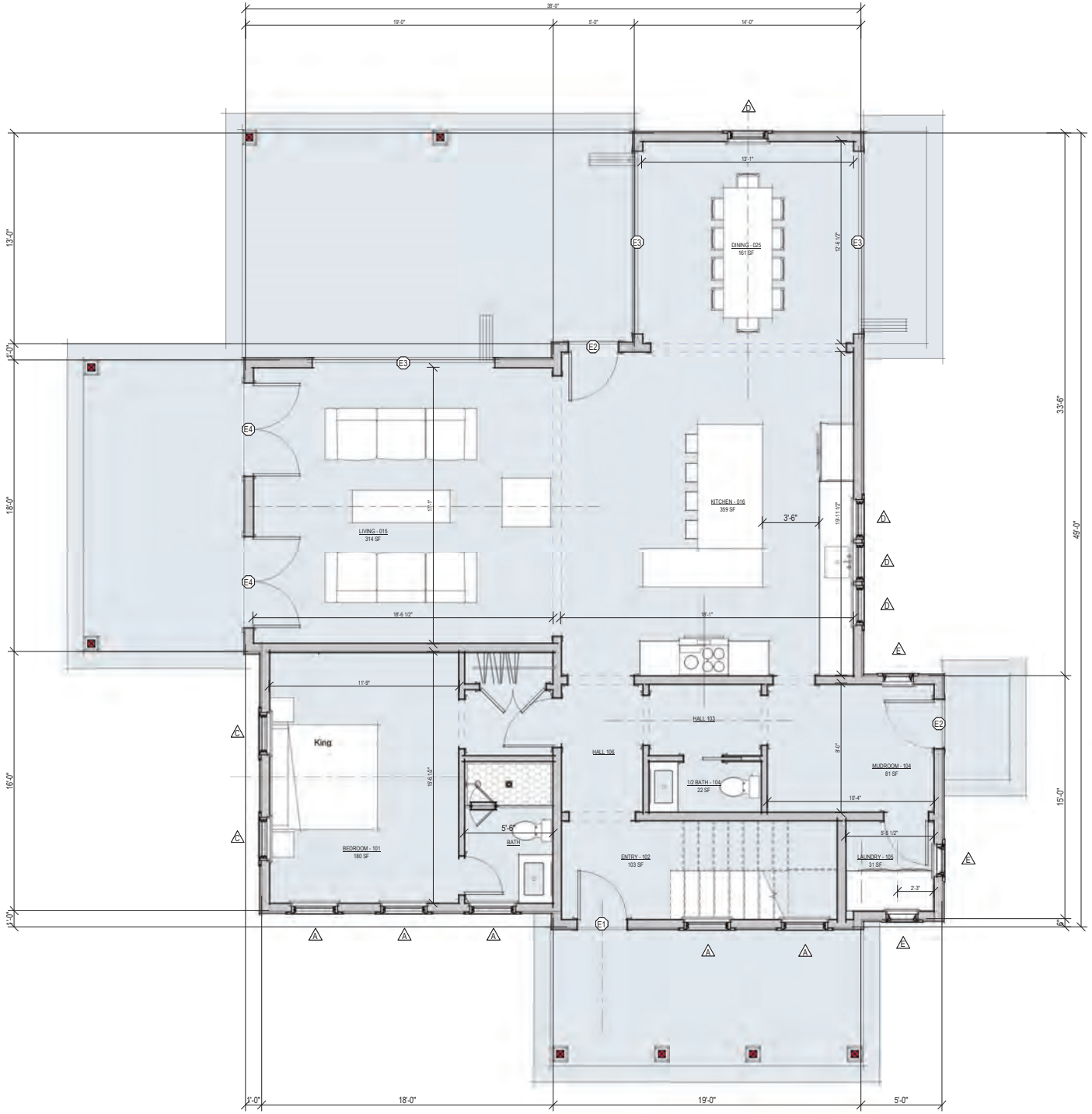
Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	DP RATING
E1	2	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E2	3	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E3	3	11'-3 1/2"	7'-8 5/8"	11'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E4	2	5'-8"	7'-6"	5'-8 3/4" *	7'-6 1/2"	Andersen	≥ 30
E5	1	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30



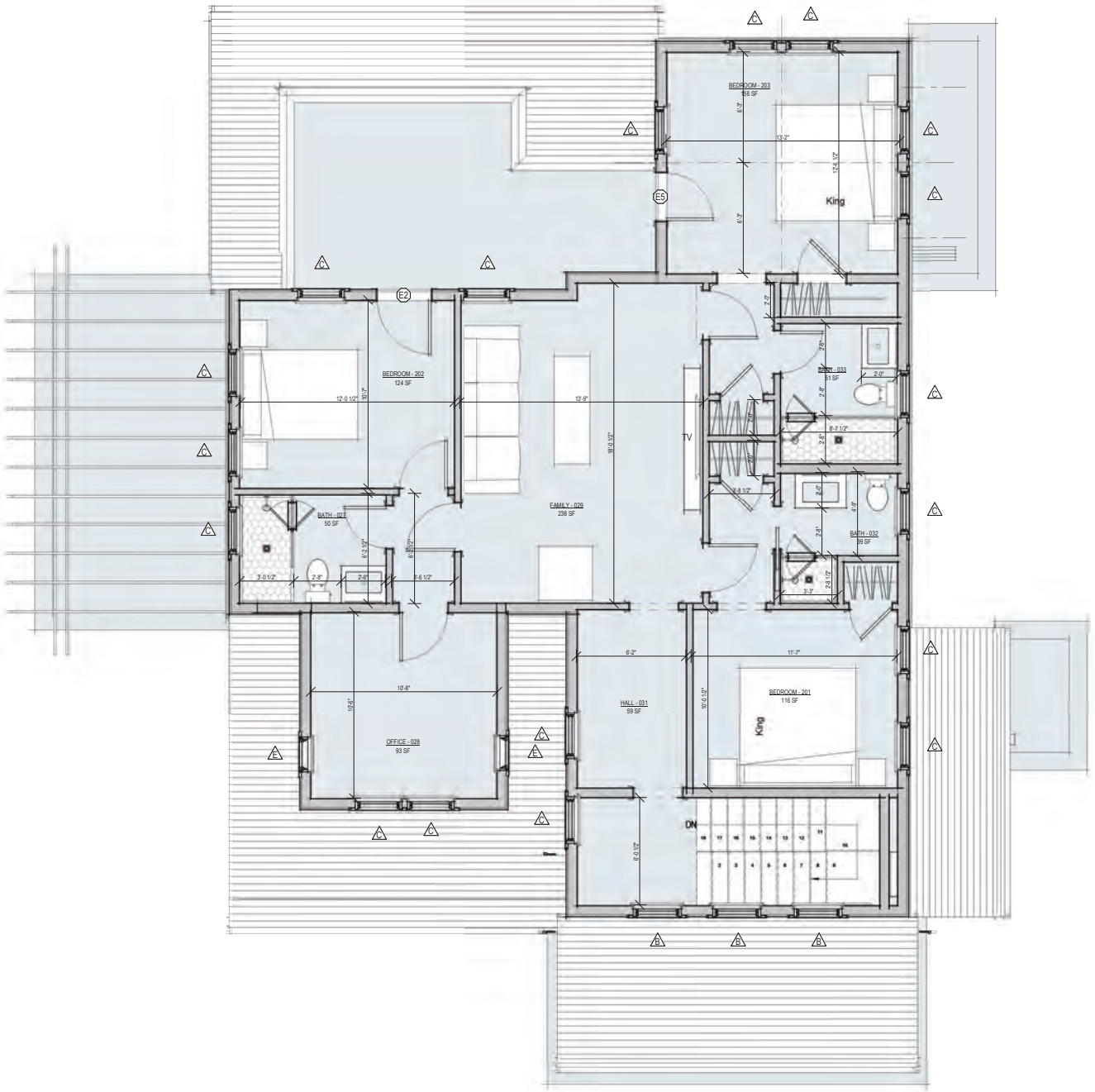
Site Plan

1" = 40'-0"



1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"



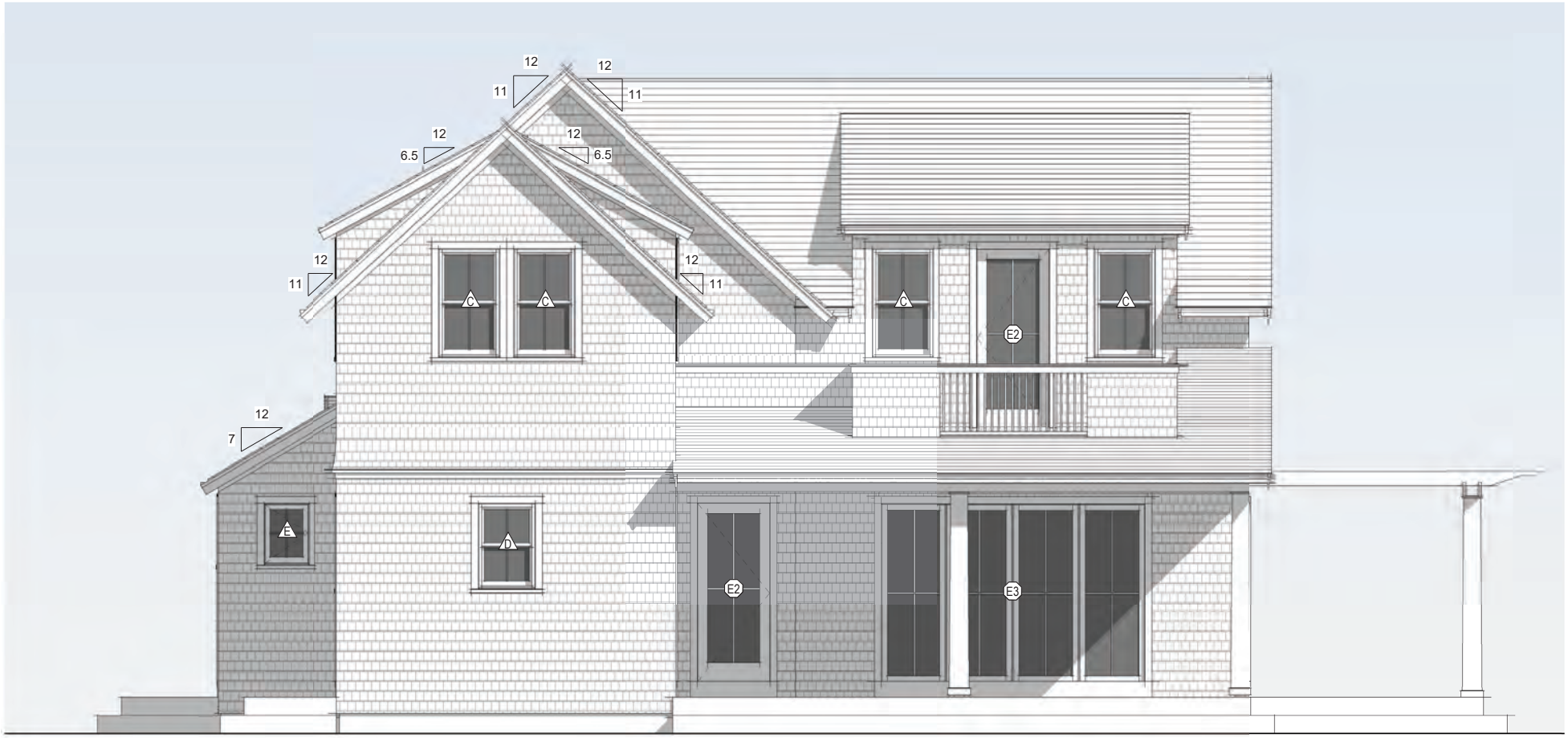
1 South Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"



1 North Elevation

1/4" = 1'-0"



2 West Elevation

1/4" = 1'-0"







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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Post
$

Sent To
Street and
City, State,

MURDOCH BRITTON H & ELIZABETH
6114 GOSHEN RD
NEWTOWN SQUARE, PA 19073

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Posta
$

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Street and
City, State,

COHEN STEVEN L TR
88 POCOMO TRUST
PO BOX 786
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$

Sent To
Street and A
City, State, Z

SERENDIPITY LLC
C/O 4 NORTH WATER ST
NANTUCKET, MA 02554

Postmark Here

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: 75 Pocomo Rd

Tax Map Number: 15 Parcel Number: 7

Owner of Record: Elegance LLC

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: 10/21/2024

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
15	6		SERENDIPITY LLC		C/O 4 NORTH WATER ST	NANTUCKET	MA	02554	77 POCOMO RD
15	8		MURDOCH BRITTON H & ELIZABETH		6114 GOSHEN RD	NEWTOWN SQUARE	PA	19073	73 POCOMO RD
15	33		COHEN STEVEN L TR	88 POCOMO TRUST	PO BOX 786	NANTUCKET	MA	02554	POCOMO RD
Count:	**3**								

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Elegance LLC

MAILING ADDRESS..... 4 Winter Street Nantucket, Ma 02554

PROPERTY LOCATION..... 75 Pocomo Rd

ASSESSORS MAP/PARCEL..... 15 / 7

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.

October 15, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.15 13:11:00 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

33 Cliff Road
New Dwelling

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.

$1293.80 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.

✓ 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.

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.***

✓ 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.

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Wellesley, MA 02481

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Cambridge MA 02138

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City, State, ZIP+4®
Boston, MA 02199

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32 Cliff Road
City, State, ZIP+4®
Nantucket, MA 02554

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City, State, ZIP+4®: Washington, DC 20007

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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: 33 Cliff Road

Tax Map Number: 42.4.4 Parcel Number: 5

Owner of Record: 33 Cliff Rd LLC

Description of Proposal: Construct New Dwelling

Anticipated HDC Submission Date: October 21, 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... 33 Cliff Rd LLC

MAILING ADDRESS... 13941 Cuba Road Cockeysville, MD 21030

PROPERTY LOCATION... 33 Cliff Road

ASSESSORS MAP/PARCEL... 42.4.4 / 5

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 11, 2024
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.10.11 14:03:36 -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
29	130		30 NORTH BEACH STREET LLC		867 BOYLSTON ST	BOSTON	MA	02116	30 N BEACH ST
29	159		WOLPOW ROBIN S	C/O AUDAX GROUP- FIX	101 HUNTINGTON AVE	BOSTON	MA	02199	5 ARBOUR WY
4244	4		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE ROAD	WELLESLEY	MA	02481	35 CLIFF RD
4244	6		TWENTY NINE CLIFF ROAD LLC		1313 28TH STREET NW	WASHINGTON	DC	20007	29 CLIFF RD
4244	37	1	COHEN BRUCE TRST	32 CLIFF ROAD TRUST	32 CLIFF RD	NANTUCKET	MA	02554	32 CLIFF RD
4244	38		HAYES KEVIN M & JULIE P		85 SEARS RD	BROOKLINE	MA	O2445	36R CLIFF RD
4244	43		MOTTA JOSEPH R JR		241 WECUWA DR	FT MYERS	FL	33912	38 CLIFF RD
4244	45		ALLFATHER CAROL ETAL		205 LAKE VIEW AVE	CAMBRIDGE	MA	02138	36 CLIFF RD
4244	46		HIDDEN VIEW LLC		555 BRYANT ST #347	PALO ALTO	CA	94301	34R CLIFF RD
4244	47		STAR ELIZABETH HOPE		324 SOUTH LAUREL AVE	CHARLOTTE	NC	28207	34 CLIFF RD
4244	82		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE RD	WELLESLEY	MA	02481	35A CLIFF RD
Count:	**11**								

30 NORTH BEACH STREET LLC
867 BOYLSTON ST
BOSTON, MA 02116

WOLPOW ROBIN S
C/O AUDAX GROUP- FIX
101 HUNTINGTON AVE
BOSTON, MA 02199

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE ROAD
WELLESLEY, MA 02481

TWENTY NINE CLIFF ROAD LLC
1313 28TH STREET NW
WASHINGTON, DC 20007

COHEN BRUCE TRST
32 CLIFF ROAD TRUST
32 CLIFF RD
NANTUCKET, MA 02554

HAYES KEVIN M & JULIE P
85 SEARS RD
BROOKLINE, MA O2445

MOTTA JOSEPH R JR
241 WECUWA DR
FT MYERS, FL 33912

ALLFATHER CAROL ETAL
205 LAKE VIEW AVE
CAMBRIDGE, MA 02138

HIDDEN VIEW LLC
555 BRYANT ST #347
PALO ALTO, CA 94301

STAR ELIZABETH HOPE
324 SOUTH LAUREL AVE
CHARLOTTE, NC 28207

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE RD
WELLESLEY, MA 02481

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 Cliff Road

Owner of record: 33 Cliff Rd LLC

Mailing Address: 13941 Cuba Road, Cockeysville, MD 21030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pond

Mailing Address: 11 Old South Road, Nantucket, MA 02554

Contact Phone #: 228-3455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 89'-6" Sq. Footage 1st floor: 3629 Decks/Patio: Size: 573 sf. ☒ 1st floor ☐ 2nd floor

Width: 57'-6" Sq. footage 2nd floor: 2840 Size: 407 sf. ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 29'-3" South 29'-3" East 29'-3" West 29'-3"

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) Waterstruck ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 6 /12 Dormer 7 /12 Other Lower Gabel 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): 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 1x8 Rake 1x8 Soffit (Overhang) 1'-3" Corner boards 5/4 x 6 Frieze 1x6

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square 10 x 10 + 8 x 8

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer HSD

Doors* (type and material): ☐ TDL ☑ SDL Front 2 Panel / Wood Rear 8 Lite / Panel, Dbl French Side 8 Lite / Panel, French

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

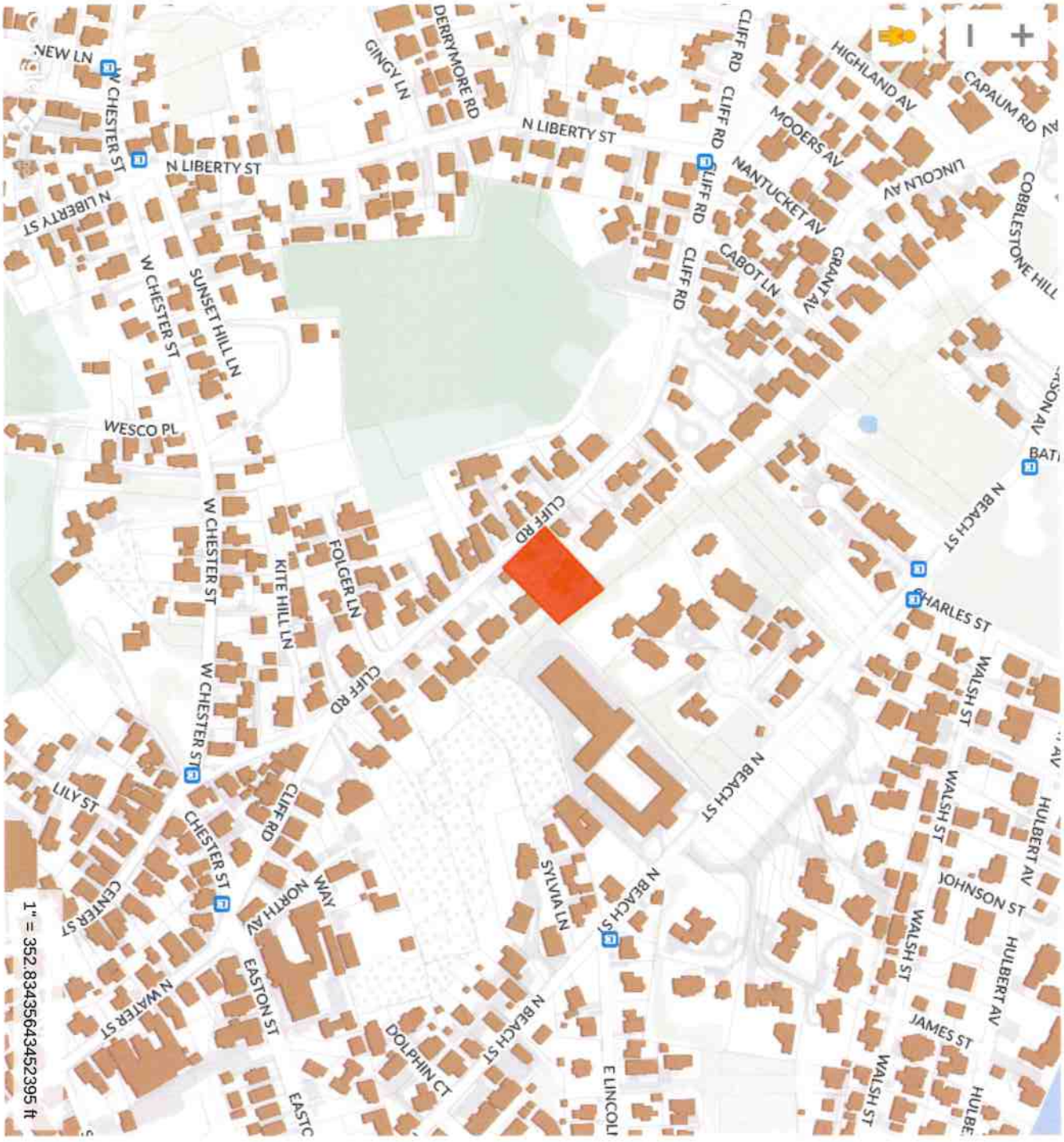
Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/18/24 Signature of owner of record _____ Signed under penalties of perjury



ID # L-1.1

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

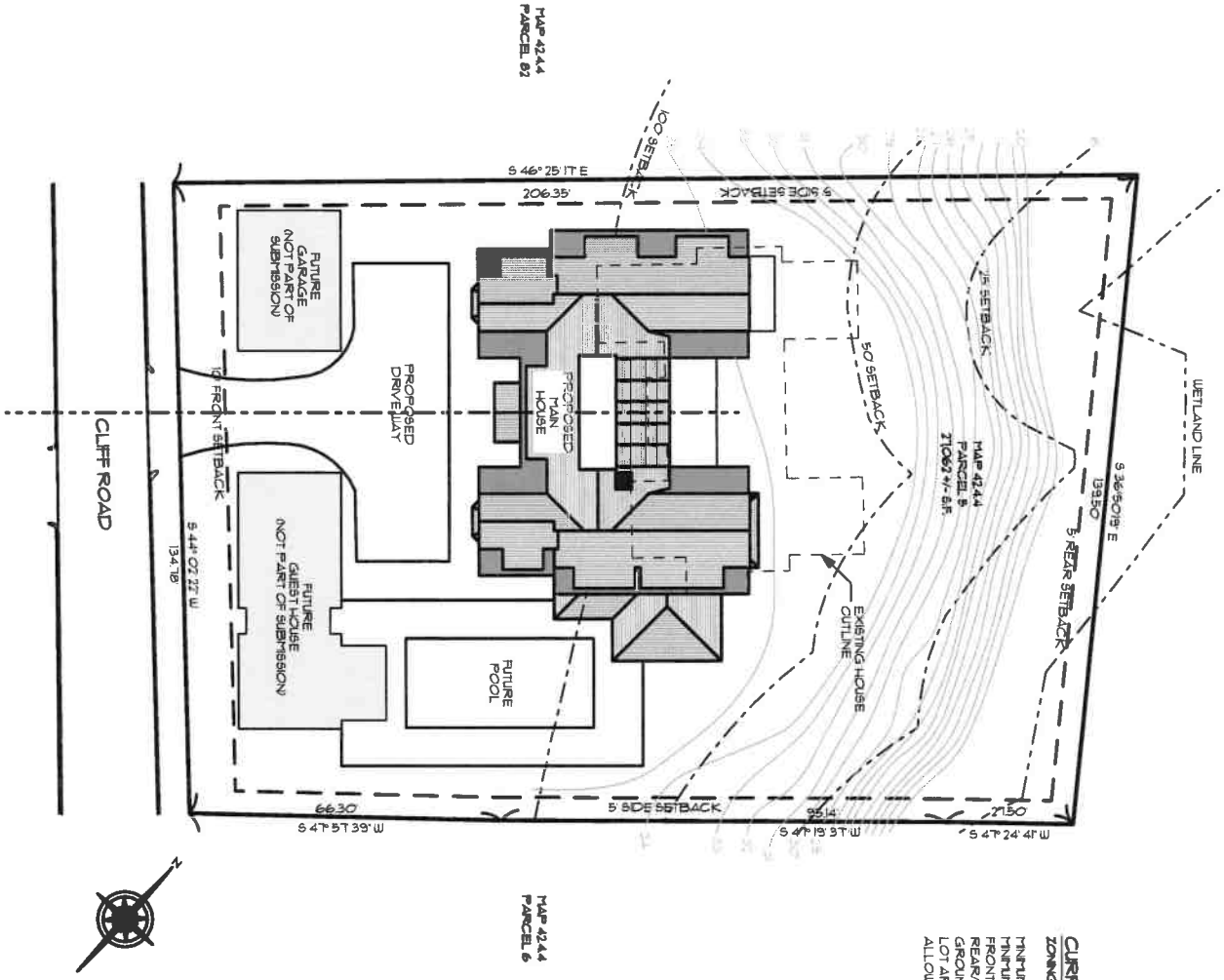
Locus Plan

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



CURRENT ZONING CLASSIFICATION:

ZONING DISTRICT:	R-1
MINIMUM LOT SIZE:	5000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	21062 SF +/-
ALLOWABLE G.C.:	8118 SF

ID # L-1.2

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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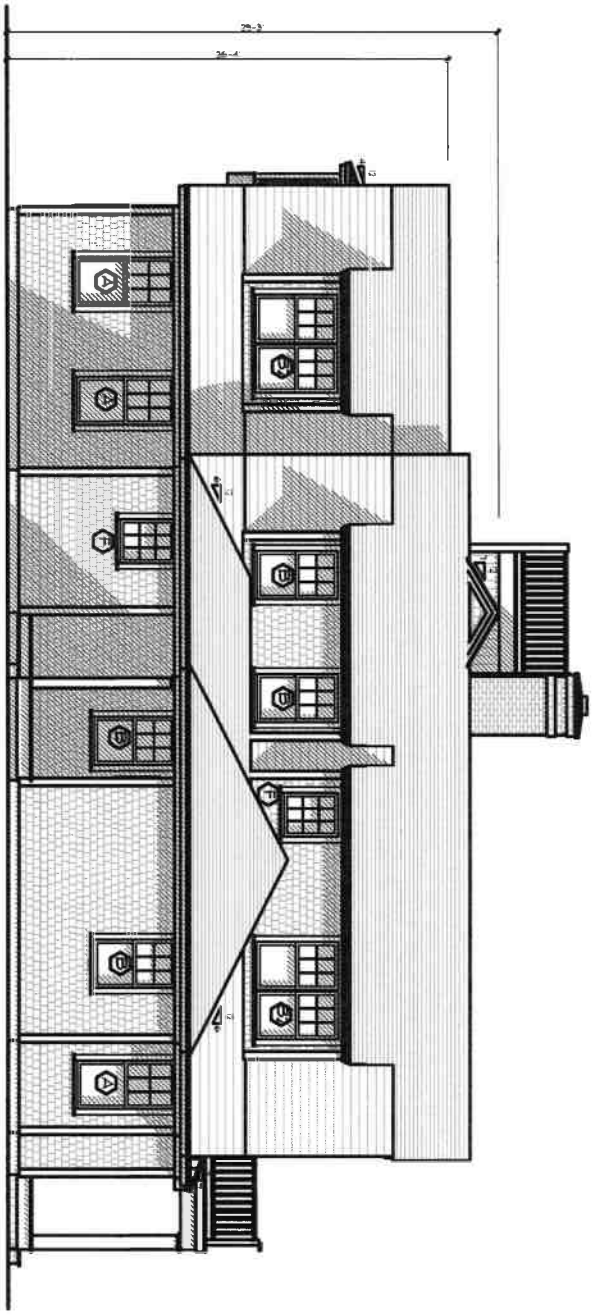
Site Plan

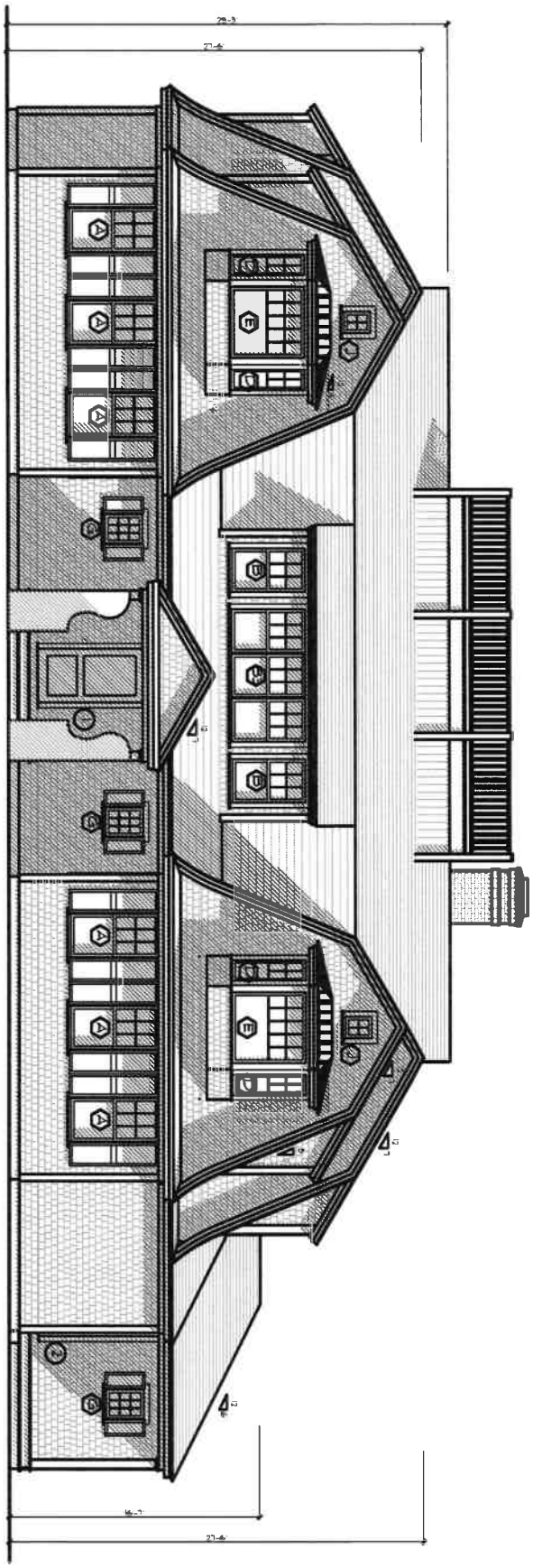
BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM

SOUTH ELEVATION



WEST ELEVATION



A-2.1

ID #

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

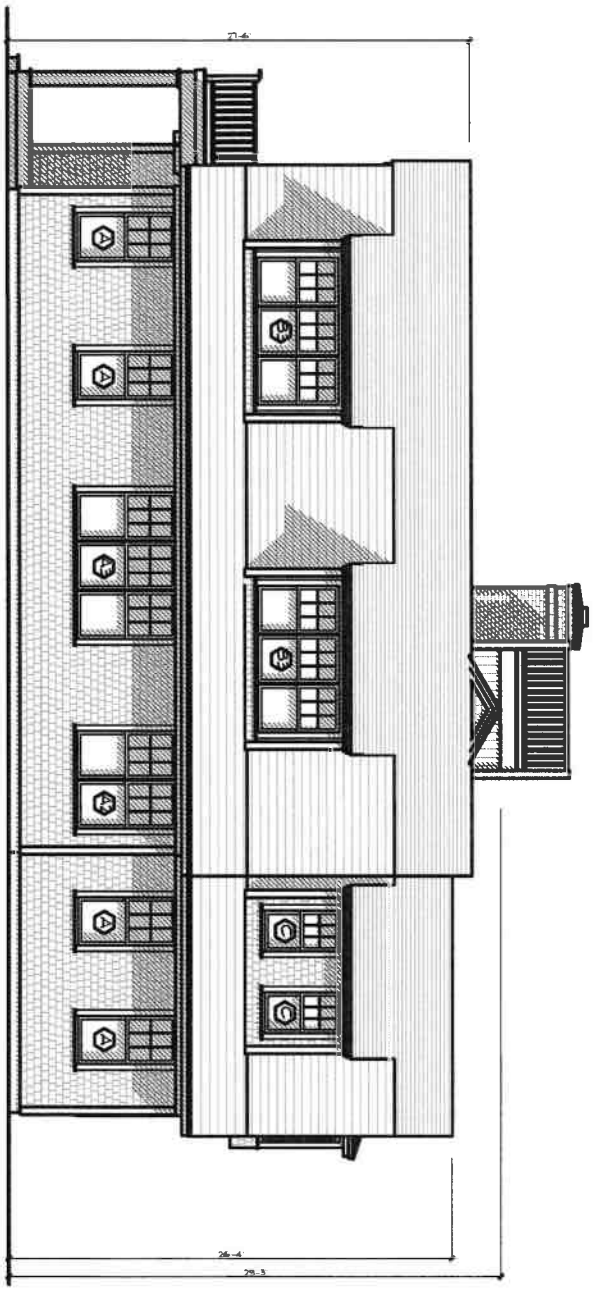
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West & South Exterior Elevations

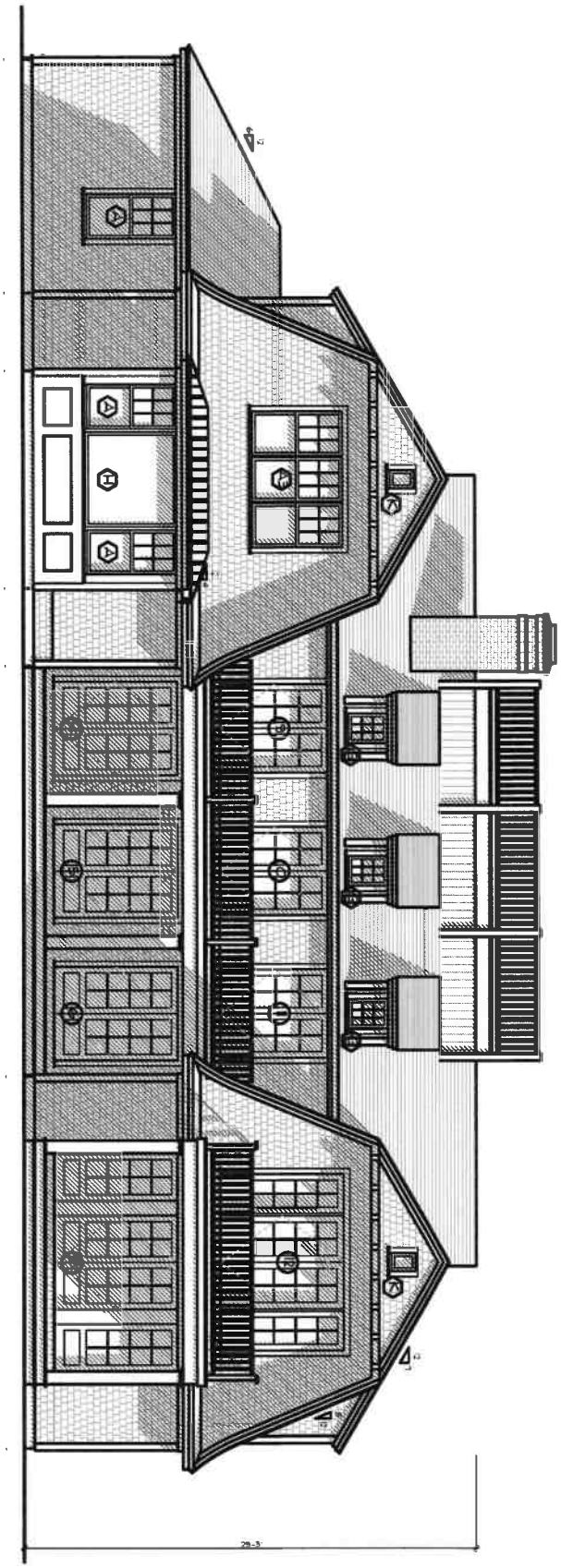
BOTTICELLI & POHL

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



EAST ELEVATION



ID# A-2.1

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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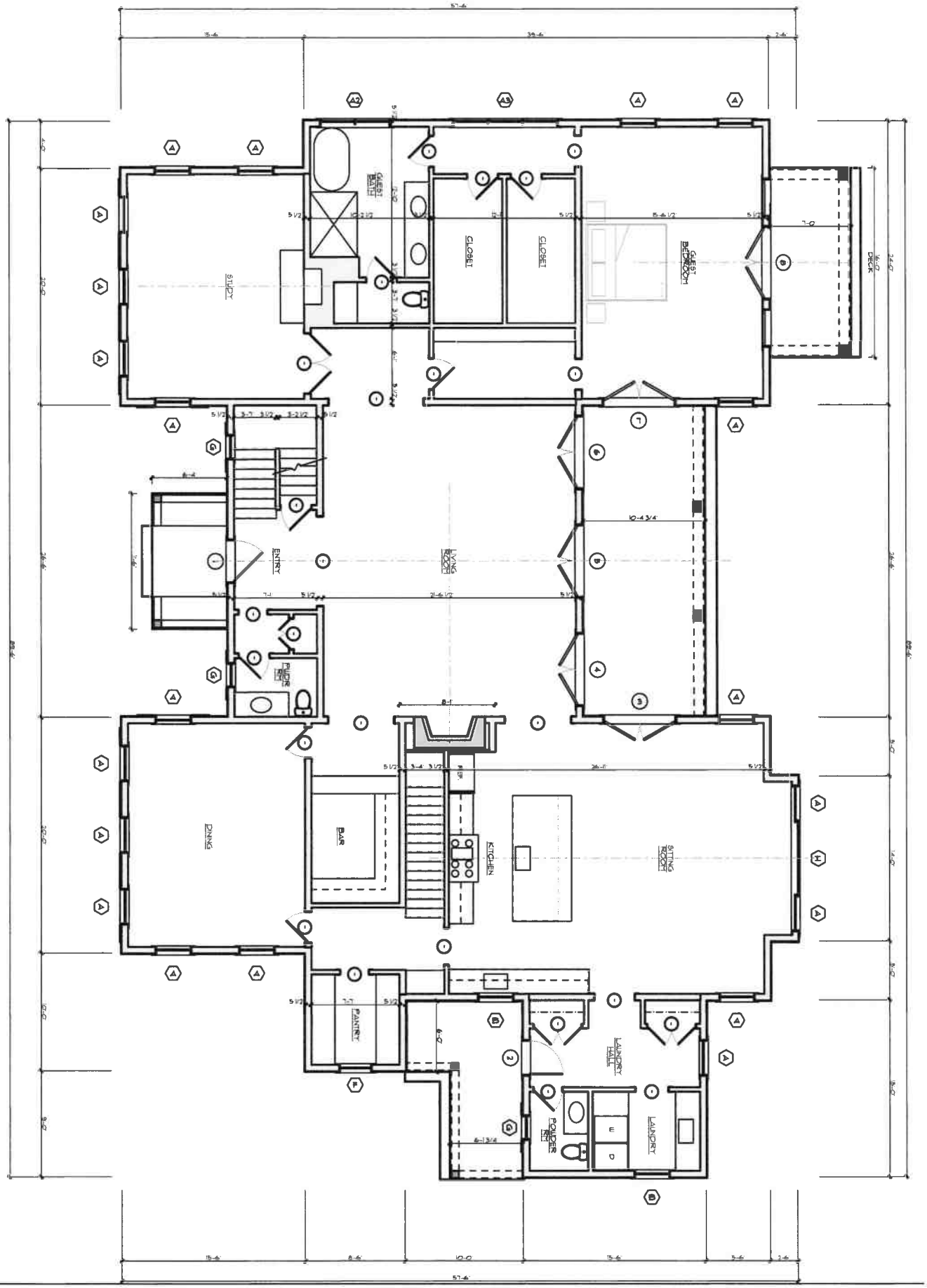
East & North Exterior Elevations

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.1

ID #

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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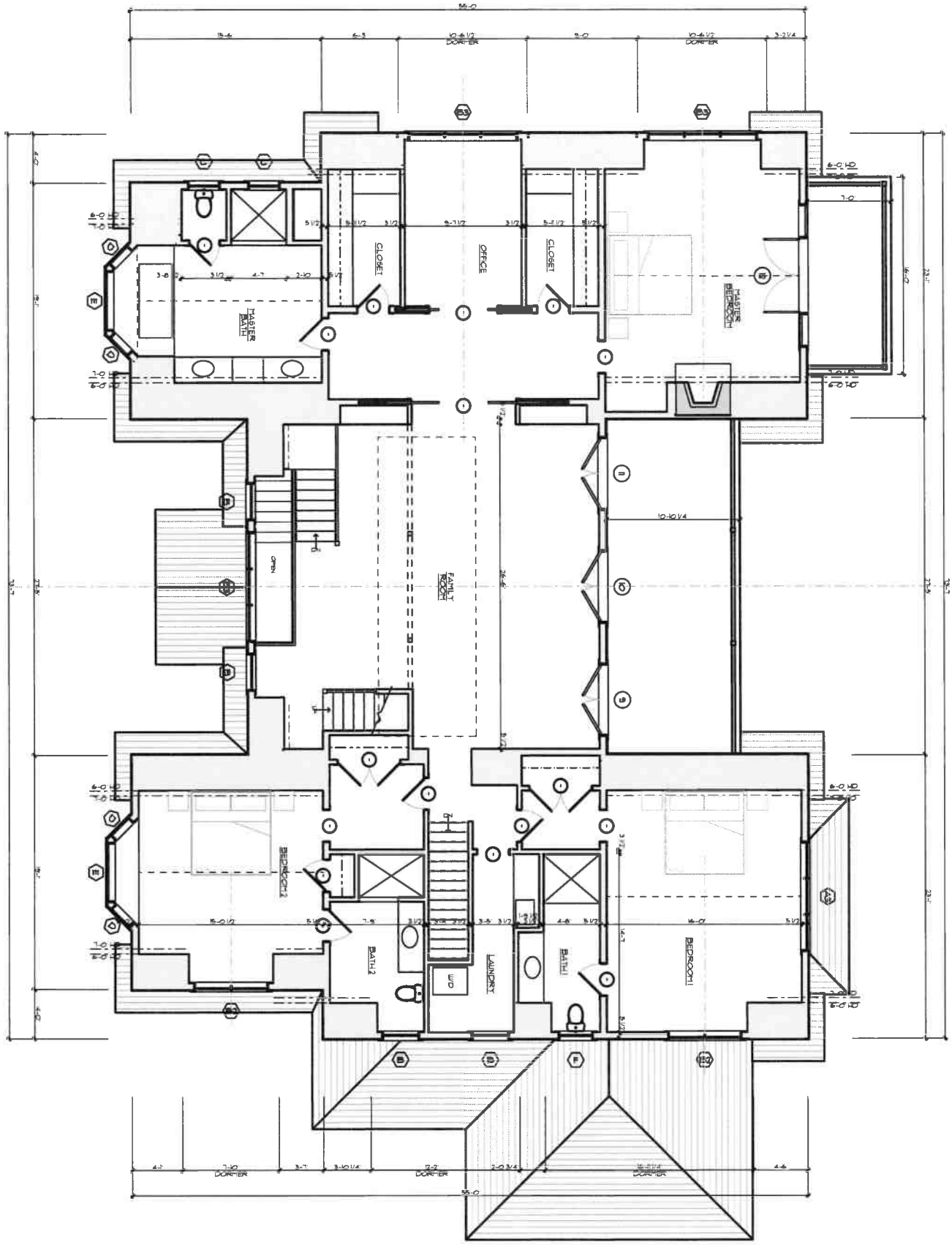
First Floor Plan

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



N

ID # A-1.2

Residence at
8 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 54 ZONING INFO: LUG-1
PARCEL NO. 258 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Main House at
33 Cliff Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 10/21/24
Build. Dept. Sub:
Revs:

Notes:

1. All windows to be by KSD, as per below schedule, 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
2. All doors to be by KSD, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
A	20	Double Hung	KSD	2'-11 3/8" x 6'-1"		6 over 1	
A2	1	Double Hung	KSD	(2) 2'-11 3/8" x 6'-1"		6 over 1	
A3	2	Double Hung	KSD	(3) 2'-11 3/8" x 6'-1"		6 over 1	
B	6	Double Hung	KSD	2'-11 3/8" x 5'-1"		6 over 1	
B2	2	Double Hung	KSD	(2) 2'-11 3/8" x 5'-1"		6 over 1	
B3	3	Double Hung	KSD	(3) 2'-11 3/8" x 5'-1"		6 over 1	
C	2	Double Hung	KSD	2'-6 3/8" x 4'-9"		6 over 1	
D	4	Fixed	KSD	2'-0" x 5'-1"		5	See elevations
E	2	Fixed	KSD	4'-9" x 5'-1"		11	See elevations
F	2	Casement	KSD	2'-8 3/8" x 3'-6"		9	
G	6	Casement	KSD	2'-0" x 2'-9"		9	
H	1	Fixed	KSD	6'-2 1/2" x 6'-1"		1	
J	2	Fixed	KSD	1'-6" x 2'-0"		4	
K	2	Fixed	KSD	1'-3" x 1'-10"		1	

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Lights	Comments
1	1	Front Entry	KSD	3'-6" x 7'-0"			2 panels
2	1	Single French	KSD	2'-10" x 8'-0"		8	over panel
3	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
4	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
5	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
6	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
7	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
8	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
	2	w/ sidelights	KSD	3'-0" x 8'-0"		8	over panel
9	1	Double French	KSD	5'-8" x 7'-0"		6 ea.	over panel
10	1	Double French	KSD	5'-8" x 7'-0"		6 ea.	over panel
11	1	Double French	KSD	5'-8" x 7'-0"		6 ea.	over panel
12	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
	2	w/ sidelights	KSD	2'-6" x 8'-0"		8	over panel

33 Cliff Road



7 of 83
www.myLinkMls.com

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 33 Cliff Rd LLC

STREET ADDRESS 33 Cliff Road

MAP/PARCEL 42.4.4 | 5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 21, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/21/24

Date

Subject: Re: HDC Authorization for 33 Cliff Road
Date: Tuesday, October 15, 2024 at 10:06:57 AM Eastern Daylight Time
From: Jamie Alban
To: Tammy Conway

Yes, I approve.

On Tue, Oct 15, 2024 at 09:21 Tammy Conway <tammy@botticelliandpohl.com> wrote:

> Good morning Mr. Alban,
>
> Attached is a letter of Authorization for Botticelli & Pohl to sign HDC applications on your behalf. Or you may reply to this email.
>
> Thank you,
>
> Tammy Conway
>
> Office Manager
>
> Botticelli & Pohl
>
> 11 Old South Road
>
> Nantucket, MA 02554
>
> 508-228-5455

7 N Gully Fens Rev

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev 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.

$ 107.00 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.

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°: 73.1.3 PARCEL N°. 123

Street & Number of Proposed Work: 7 North Gully Road

Owner of record: Three North Gully Road LLC

Mailing Address: PO Box 715
Foxborough, MA 02035

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-08-10998
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: N/C Sq. footage 2nd floor: +538 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing 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 Add Dormer + Connecting Roof Mass, Revise Fenestration
2. South Elevation Add Dormer
3. West Elevation Add Dormer + Connecting Roof Mass, Revise Fens, Add outdoor shower, Add Roof over mudroom door, Move fireplace + chimney to interior
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 4 /12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls 29" tall Retaining - Purged Cone.

* 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 10/21/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 9/24/24

HDC2024-08-10998

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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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: 8/21/24 Fee Paid: $ 50 1030

Must be acted on by: 10/24/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: ✓

Member: _____

Member: ✓

Member: _____

Member: ✓

Notes - Comments ~~Restrictions~~ - Conditions

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. 2024-04-10269

☐ Pool (Zoning District _____) ☐ Roof ☒ Other All Double hung windows change to 6 over 6 Lite

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

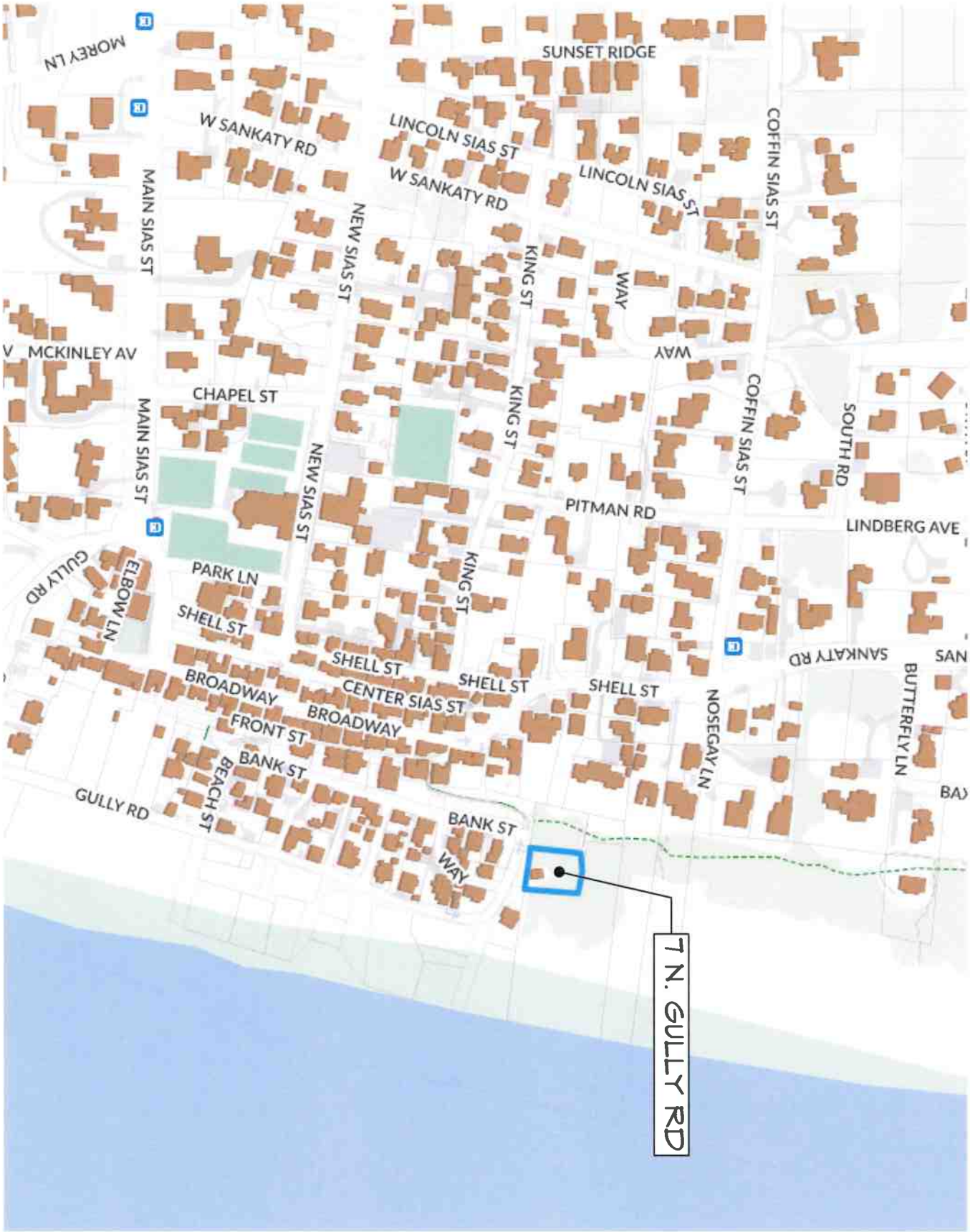
Trim ~~White~~ COBBLESTONE GRAY Sash ~~White~~ COBBLESTONE GRAY Doors Mineral Alloy

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 8/21/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

Residence at
7 N. Gully Road
Nantucket, MA 02554

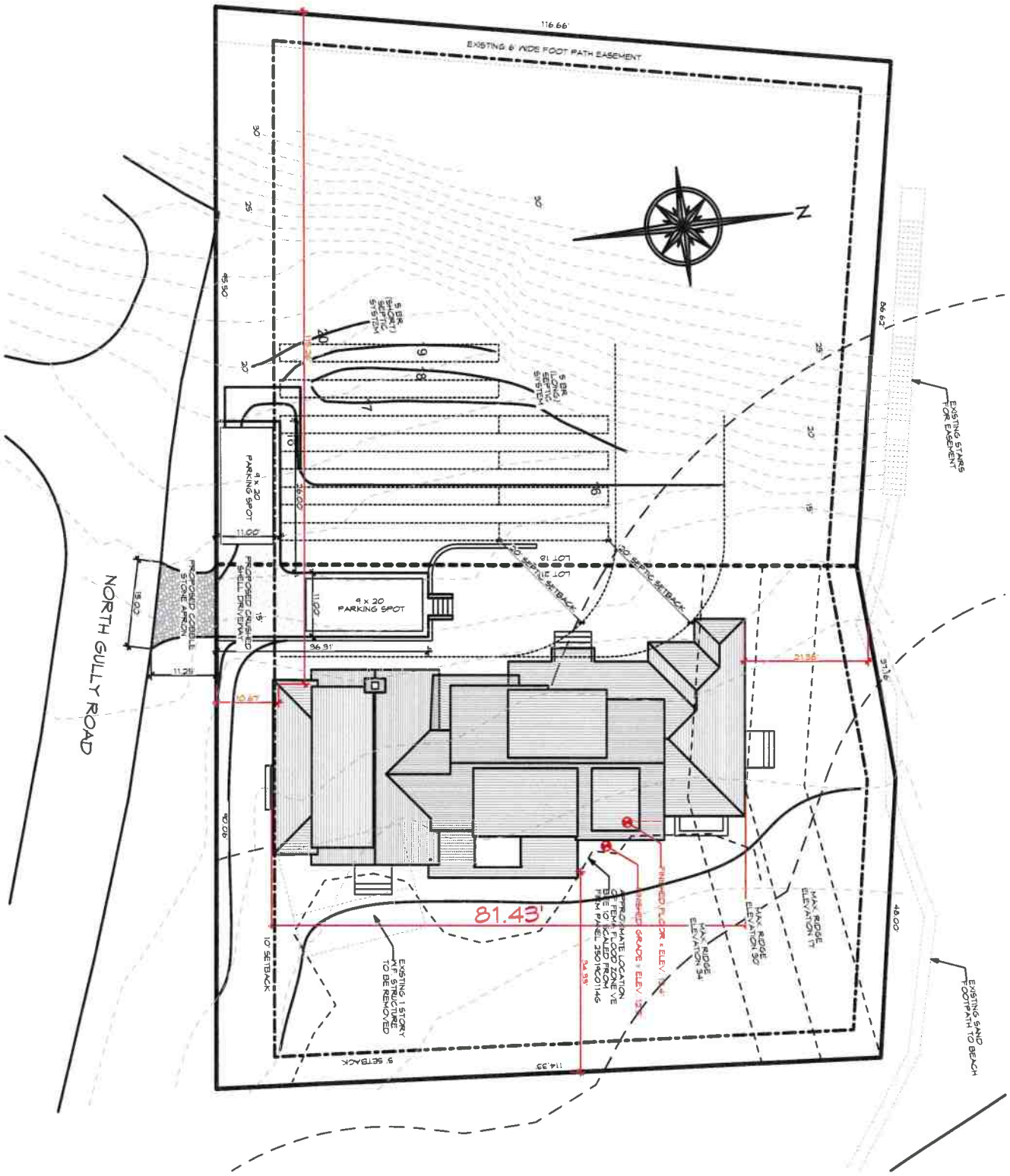
MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # L-1.2

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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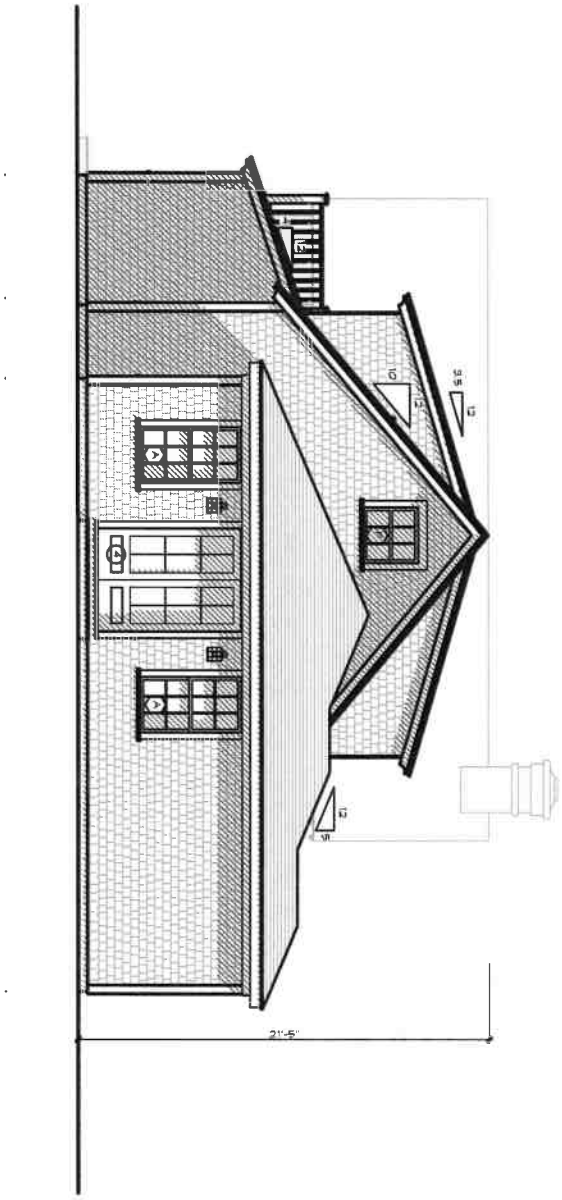
Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.1

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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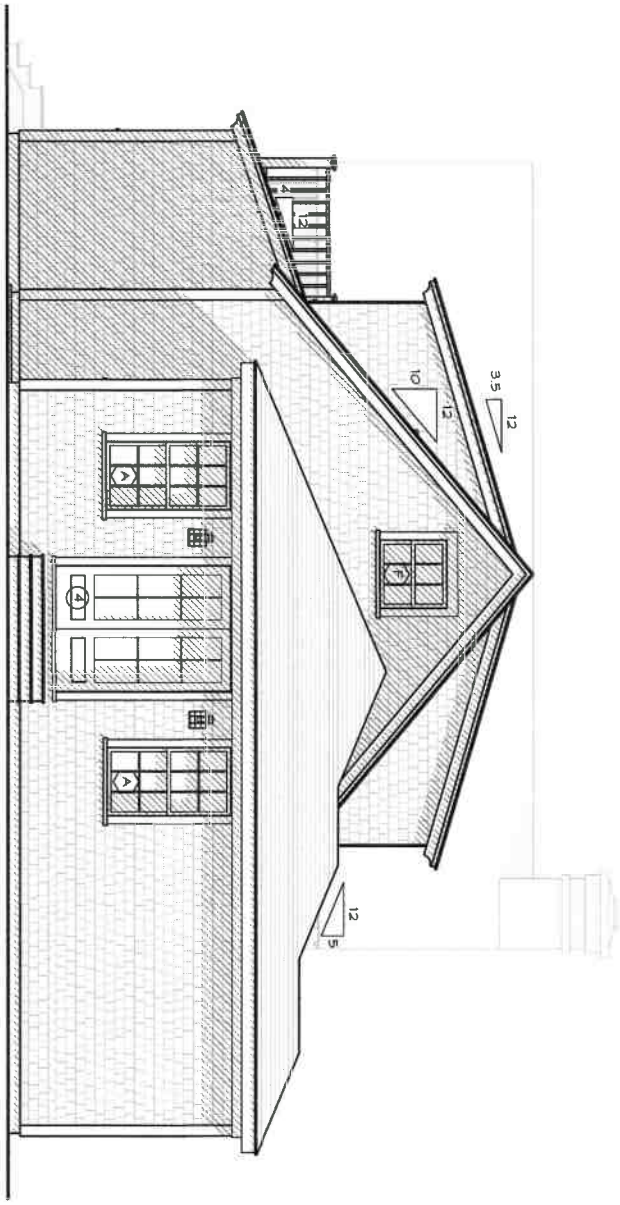
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



Planning Approved

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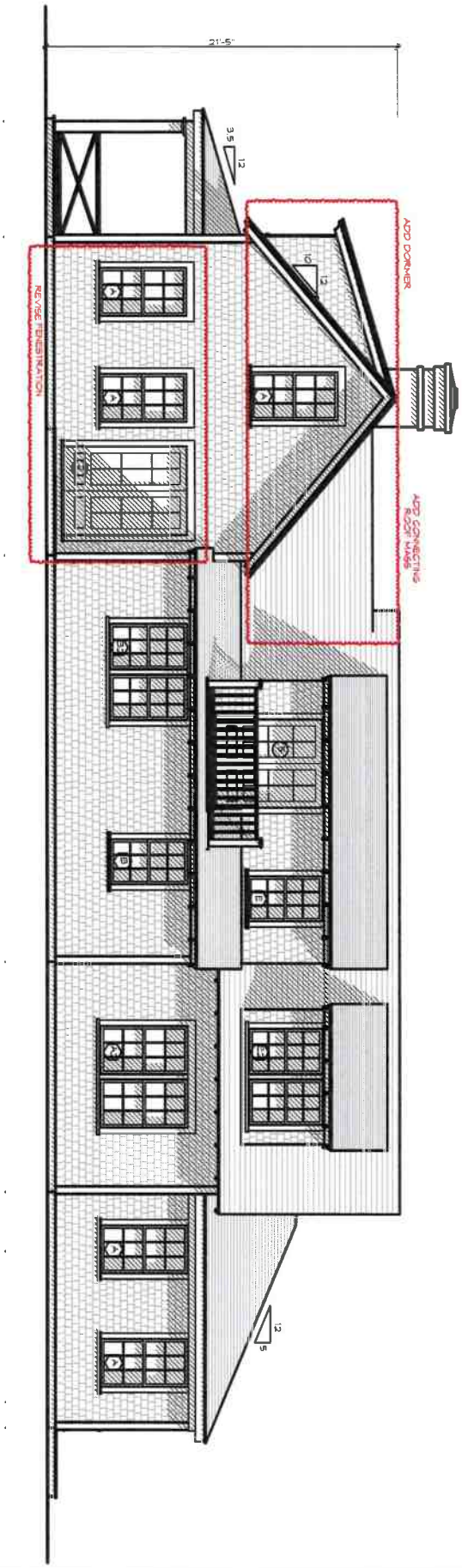

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East Elevation

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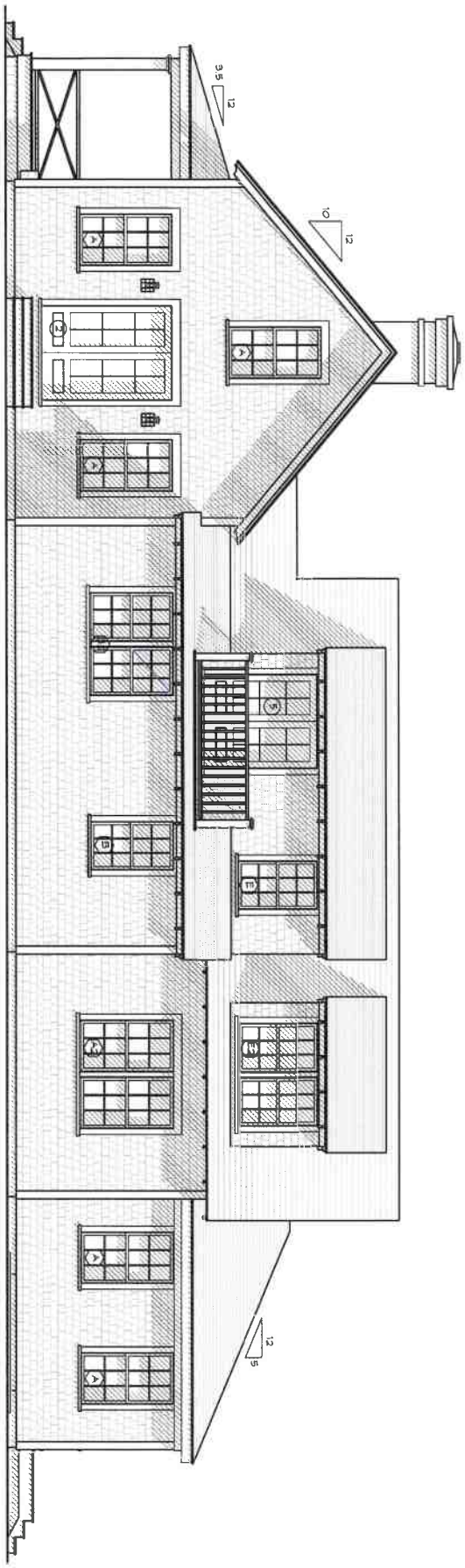
BOTTICELLIANDPOHL.COM



Previously Approved

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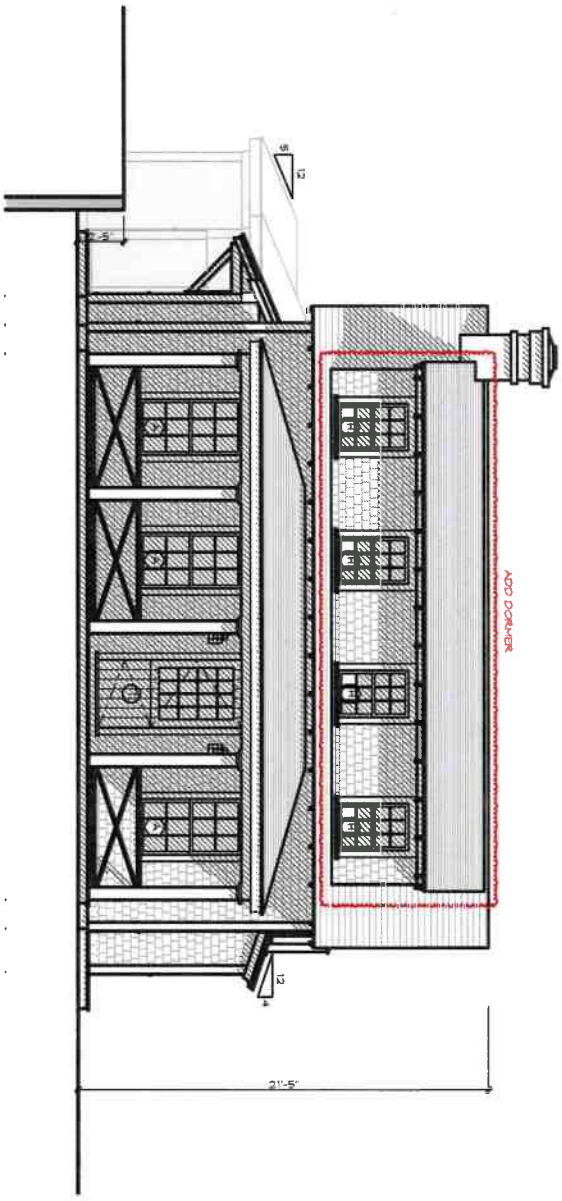

A-2.3

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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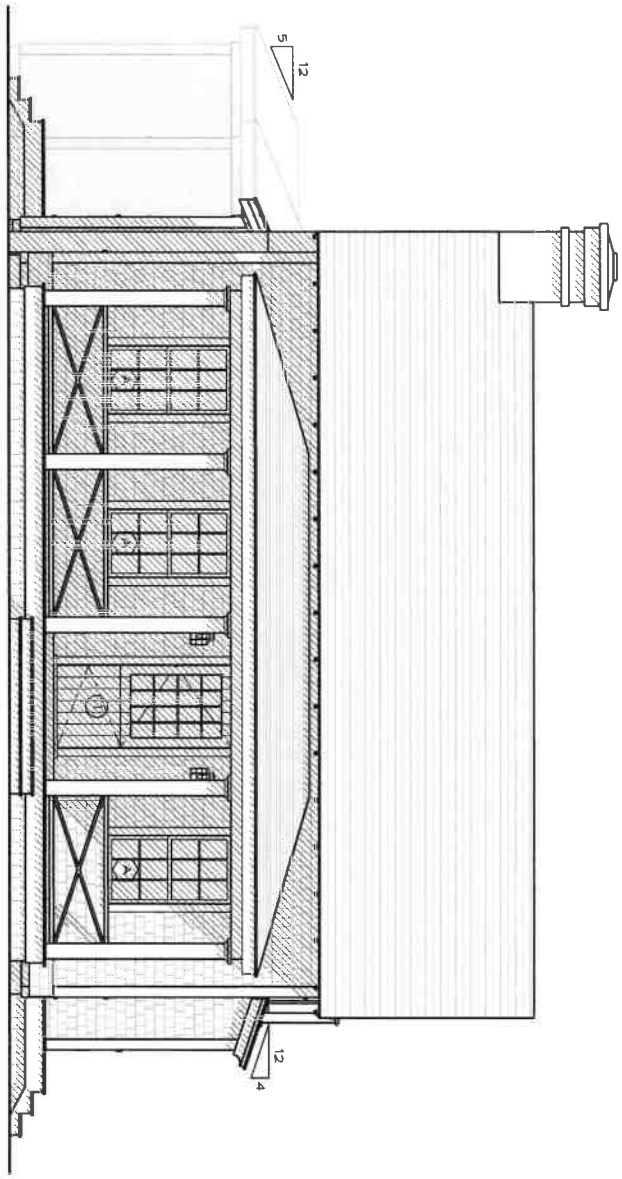
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.3

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South Elevation

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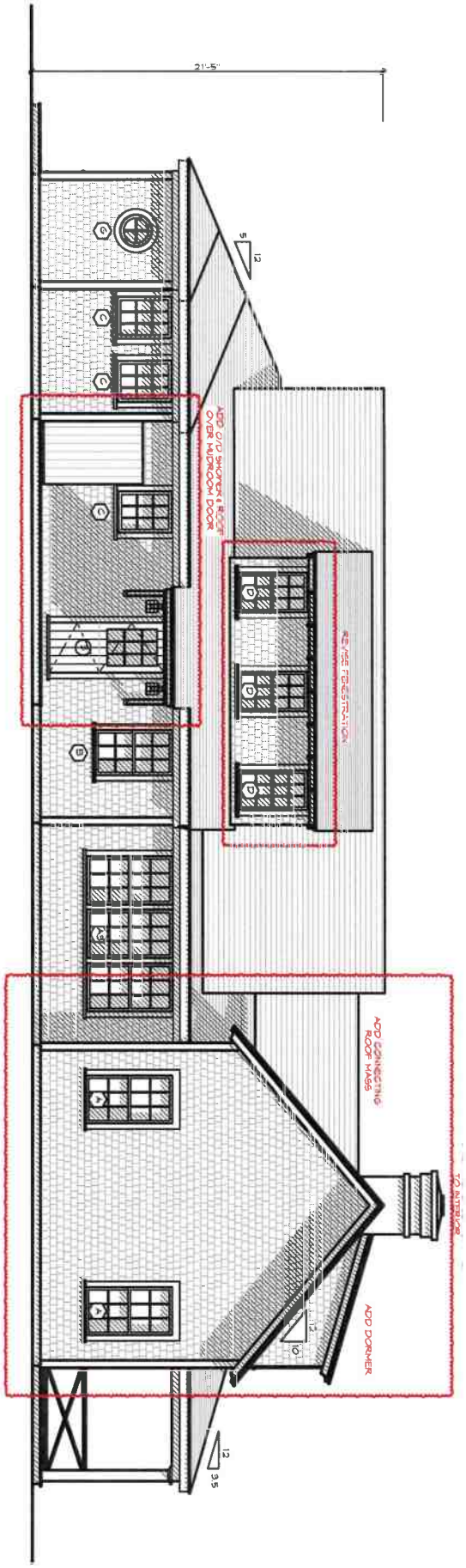

ID# A-2.4

Residence at
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Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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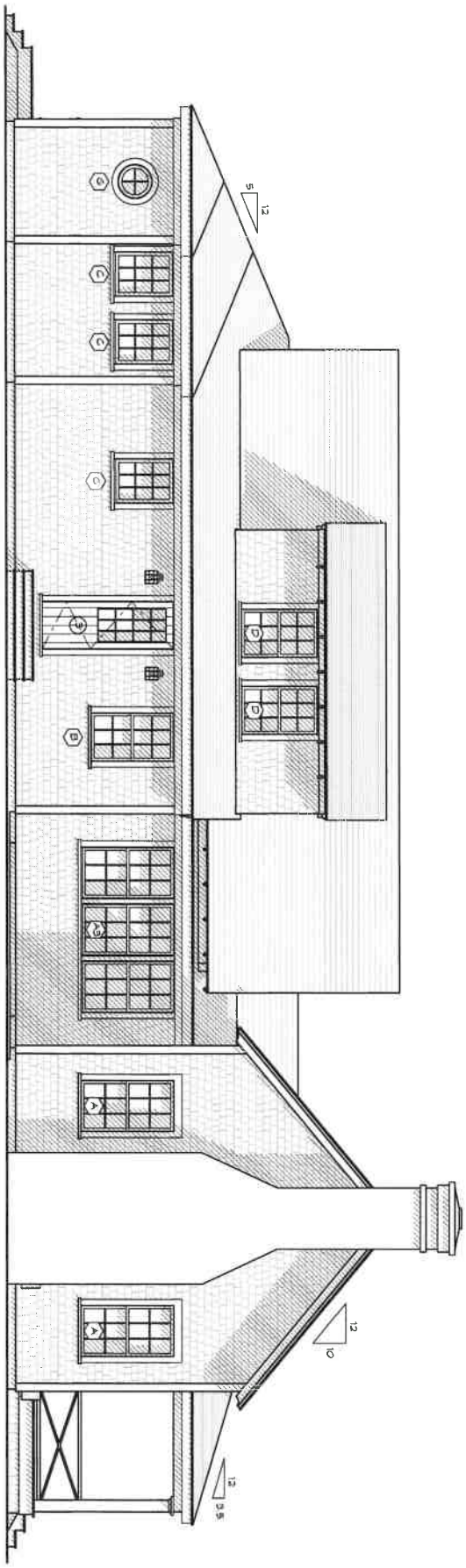
West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

A-2.4
ID #

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Nantucket, MA 02554

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West Elevation

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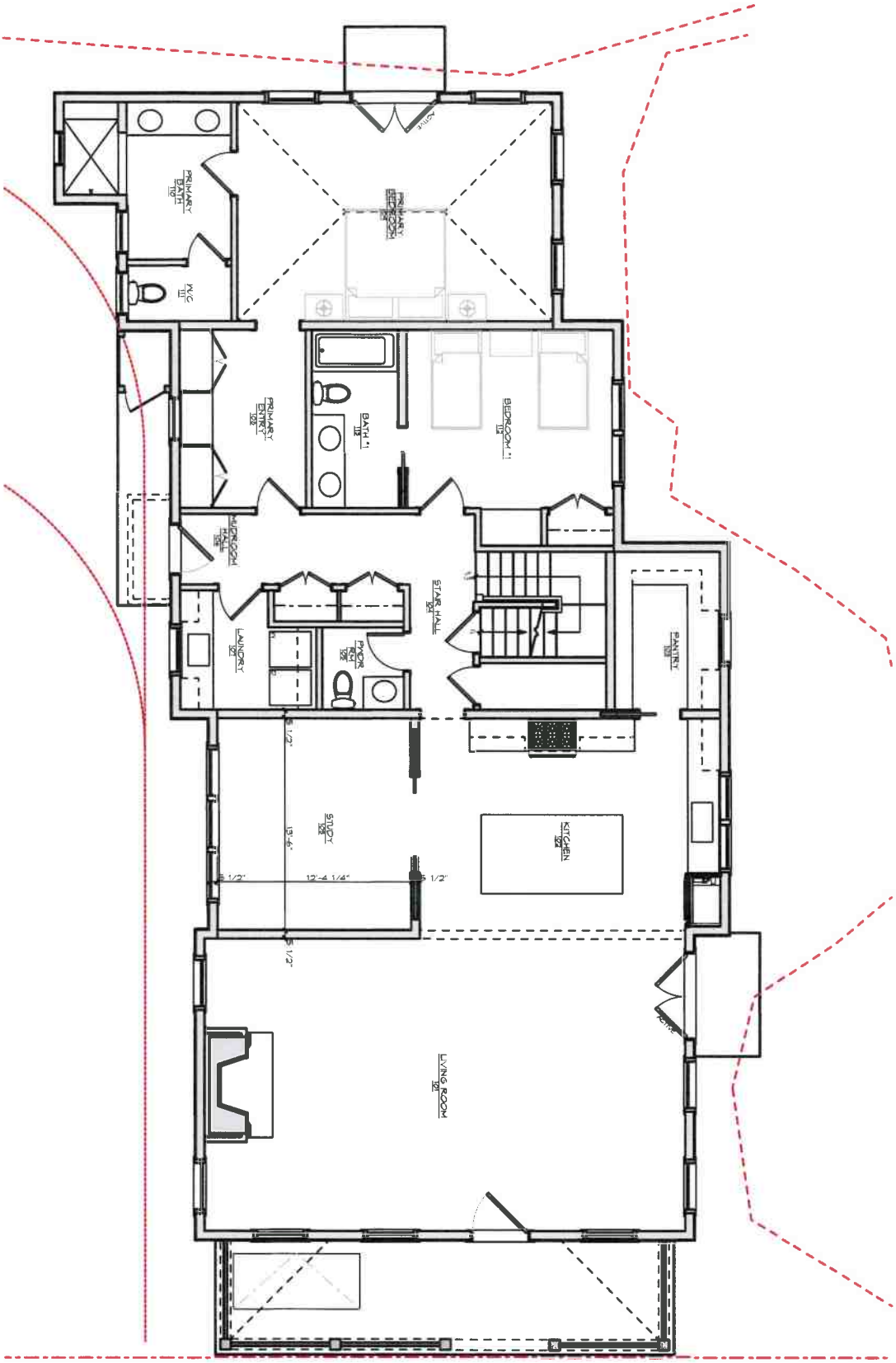

A-1.1

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First Floor Plan

BOTTICELLI & POHL

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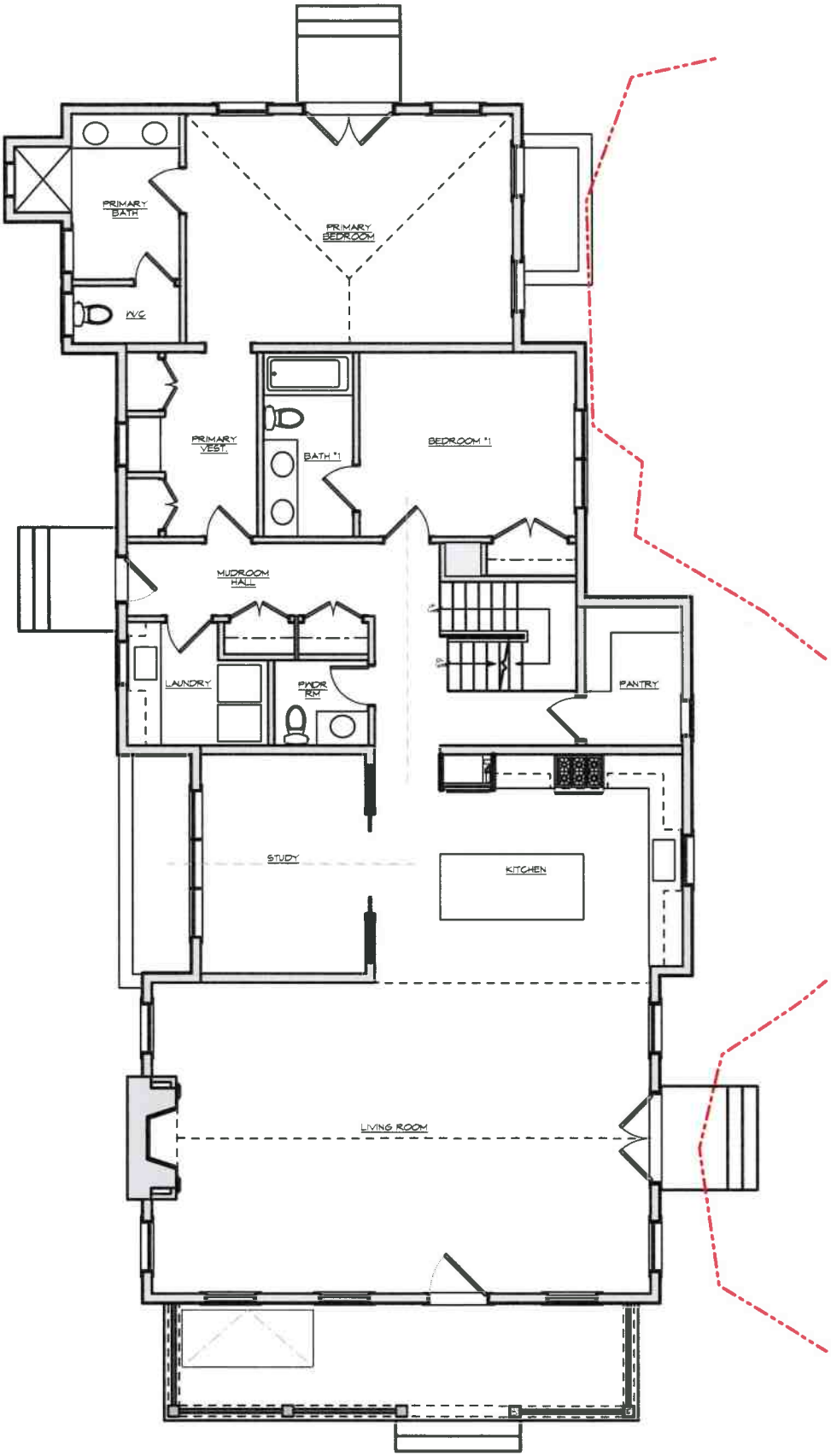
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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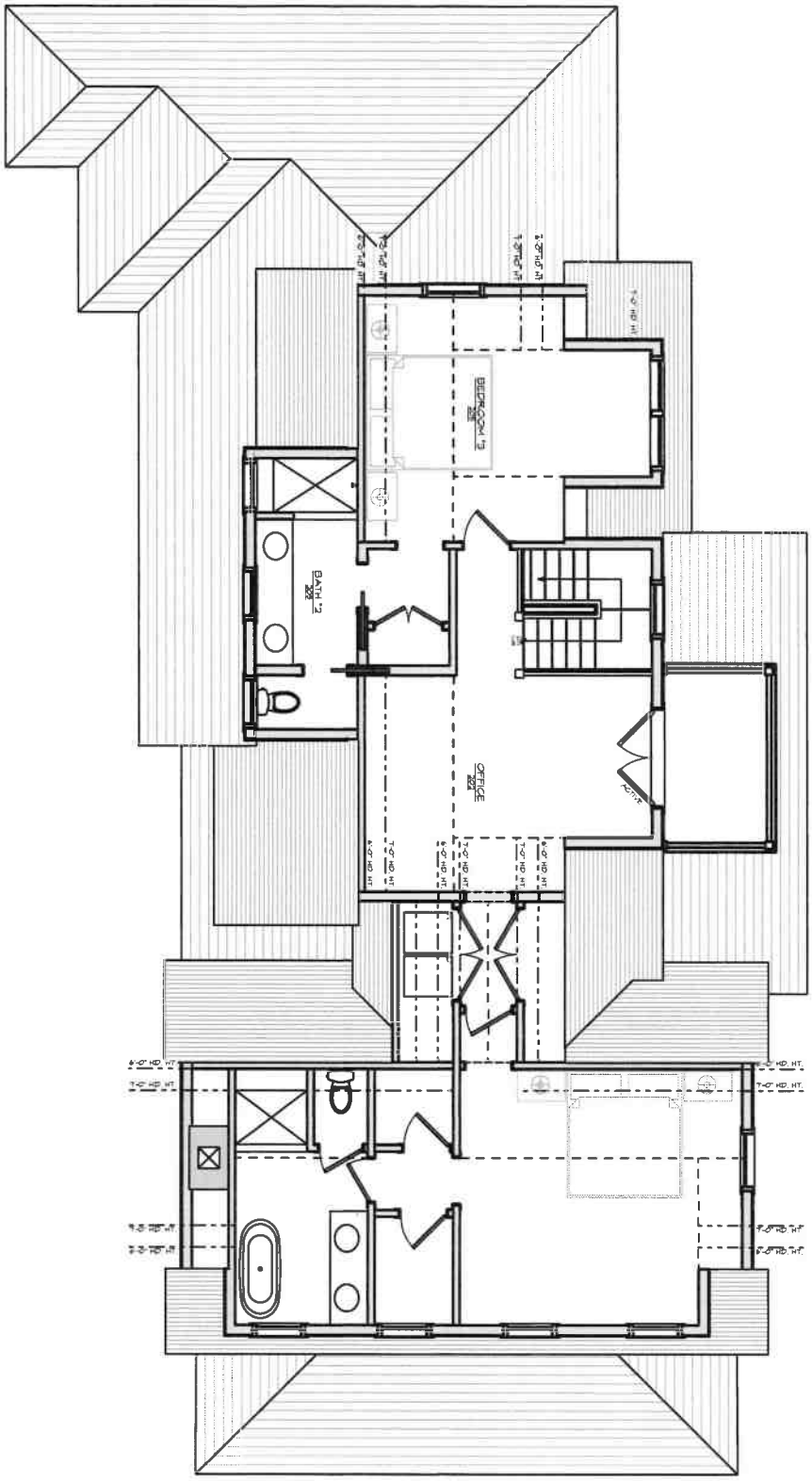

ID# A-1.2

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Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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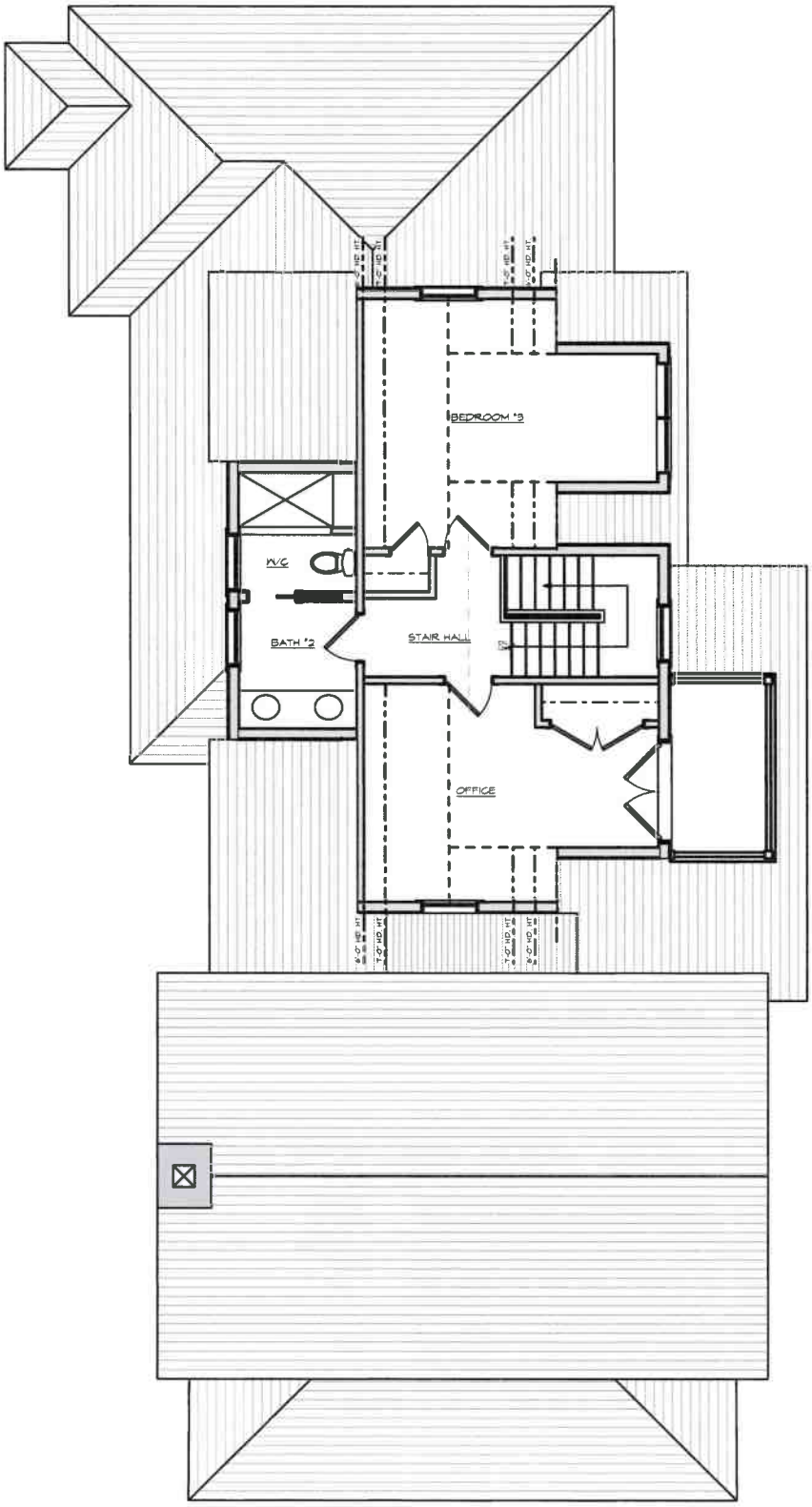
Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

A-1.2

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Second Floor Plan

BOTTICELLI & POHL

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Residence at
7 N. Gully Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/22/24, 6/12/24, 8/26/24, 10/21/24
Rev: 6/12/24 (BT), 7/5/24 (BT), 7/8/24 (BT), 8/26/24 (PL)
8/28/24 (BT), 10/1/24 (BT)
Build Dept: 6/26/24

Notes:

1. All windows to be Boston Sash, double glazed, 5/8" SDL, weight & chain operation with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29. Cobblestone Gray exterior sash & trim (split finish int.)
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Boston Sash, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29. Mineral Alloy door slabs.
   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	12	Double Hung	Boston Sash	N/A	3'-0" x 5'-6"	TBD	6 over 6	
A2	2	(2) Double Hung	Boston Sash	N/A	(2) 3'-0" x 5'-6"	TBD	6 over 6	HOLD (1) A2 UNIT IN BASEMENT
B	2	Double Hung	Boston Sash	N/A	2'-10" x 4'-8"	TBD	6 over 6	
B2	1	Double Hung	Boston Sash	N/A	(2) 2'-10" x 4'-8"'	TBD	6 over 6	
C	3	Casement	Boston Sash	N/A	2'-8" x 3'-4"	TBD	9	
D	2	Double Hung	Boston Sash	N/A	2'-10" x 4'-2"	TBD	6 over 6	
E	1	Double Hung	Boston Sash	N/A	2'-10" x 4'-6"	TBD	6 over 6	
E2	1	(2) Double Hung	Boston Sash	N/A	(2) 2'-10" x 4'-6"	TBD	6 over 6	
F	1	Double Hung	Boston Sash	N/A	3'-0" x 3'-0 1/2"	TBD	3 over 3	Verify size, match glass of A window
G	1	Fixed Round	Boston Sash	N/A	2'-0" x 2'-0"	TBD	4	
H	4	Double Hung	Boston Sash	N/A	2'-8" x 3'-10"	TBD	6 over 6	

Doors

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Entry Dutch Door	Boston Sash	N/A	3'-6" x 7'-6"	TBD	16	Vertical mini v-groove slab
2	1	Double French Doors	Boston Sash	N/A	(2) 2'-8" x 7'-6"	TBD	6 ea.	6 light over panel
3	1	Side Entry Dutch Door	Boston Sash	N/A	2'-8" x 7'-6"	TBD	12	Vertical mini v-groove slab
4	1	Double French Doors	Boston Sash	N/A	(2) 2'-8" x 7'-6"	TBD	6 ea.	6 light over panel
5	1	Double French Doors	Boston Sash	N/A	(2) 2'-8" x 6'-6"	TBD	6 ea.	6 light over panel
6	1	Deck Hatch	Acudor	TBD	30" x 96"	TBD	N/A	verify electric actuator
7	1	Basement Bulkhead Door	TBD	TBD	3'-0" x 7'-6"	TBD	TBD	verify door spec w/builder

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Three North Gully Road LLC

STREET ADDRESS 7 North Gully Road

MAP/PARCEL 73.1.3 / 123

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 21, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/21/24

Date

Subject: 7 N Gully
Date: Friday, April 19, 2024 at 9:06:12 AM Eastern Daylight Time
From: Bill Belichick
To: Lisa Botticelli, Debby Belichick, Tammy Conway

Lisa,
As the owner of the LLC for the property at 7 N Gully in Codfish Park, you have my permission to sign applications for building on 7 N Gully Road on my behalf.
Feel free to call or email me if you have any questions.
Thank you, Bill Belichick

bbsconset@gmail.com
508/648-5522

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 / 148.1 PARCEL N°. _____

Street & Number of Proposed Work: 6 ORANGE STREET

Owner of record: ST. MARY'S CHURCH

Mailing Address: 6 ORANGE STREET

NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEVEN HOLLISTER

Mailing Address: PO BOX 3527

NANTUCKET MA 02584

Contact Phone #: 339-225-0424 E-mail: STEVE C HOLLISTER. CONSULTING

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other MINOR FENESTRATION CHANGES AT REAR, CLAPBOARD RESTORATION, OUTDOOR SHOWER

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO CHANGE South _____ East _____ West _____

Height of ridge above final finish grade: North NO CHANGE South _____ East _____ West _____

Additional Remarks

Historic Name: ST. MARY'S RECTORY HOME OF JAMES EASTON (describe)

Original Date: 1800

Original Builder: CHARLES H. ROBINSON

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*

1. East Elevation OUTDOOR SHOWER @ REAR, WINDOW CHANGE TO HISTORIC
2. South Elevation MOVE WINDOW & DOOR, ADJUST DOOR LITES TO MATCH HISTORIC
3. West Elevation NO CHANGE TO ARCHITECTURE, REQUEST FRONT DOOR COLOR CHANGE FROM RED TO WHITE, OR GREEN
4. North Elevation RESTORE DISCOVERED CLAPBOARD, TWO DOORS & DECK STAIR

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☒ Brick (type) PAINTED GREEN ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other MANSARD ROOF

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ✱ SLATE & COPPER

☐ Wood (Type: Red Cedar, White Cedar, Shakes, 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): _____

Sidewall: ☒ White cedar shingles REPLACE SHINGLES ☒ Clapboard (exposure: _____ inches) Front ☒ YES Side NORTH

☐ _____ UNDERSHINGLES ON THE NORTH FACADE, WE DISCOVERED CLAPBOARD THAT WE INTEND TO RESTORE

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 CEDAR & CLAPBOARD Clapboard (if applicable) GRAY Roof SLATE

Trim WHITE Sash GREEN Doors RED (REQUEST CHANGE TO WHITE/GREEN)

Deck MAHOGANY Foundation GREEN Fence WHITE Shutters N/A GREEN

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

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.

✓ 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.

DM 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.**

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 STEVEN HOLLISTER

AS AGENT FOR ST. MARY'S CHURCH

STREET ADDRESS 6 ORANGE ST.

MAP/PARCEL 42.3.1 148.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/21/24

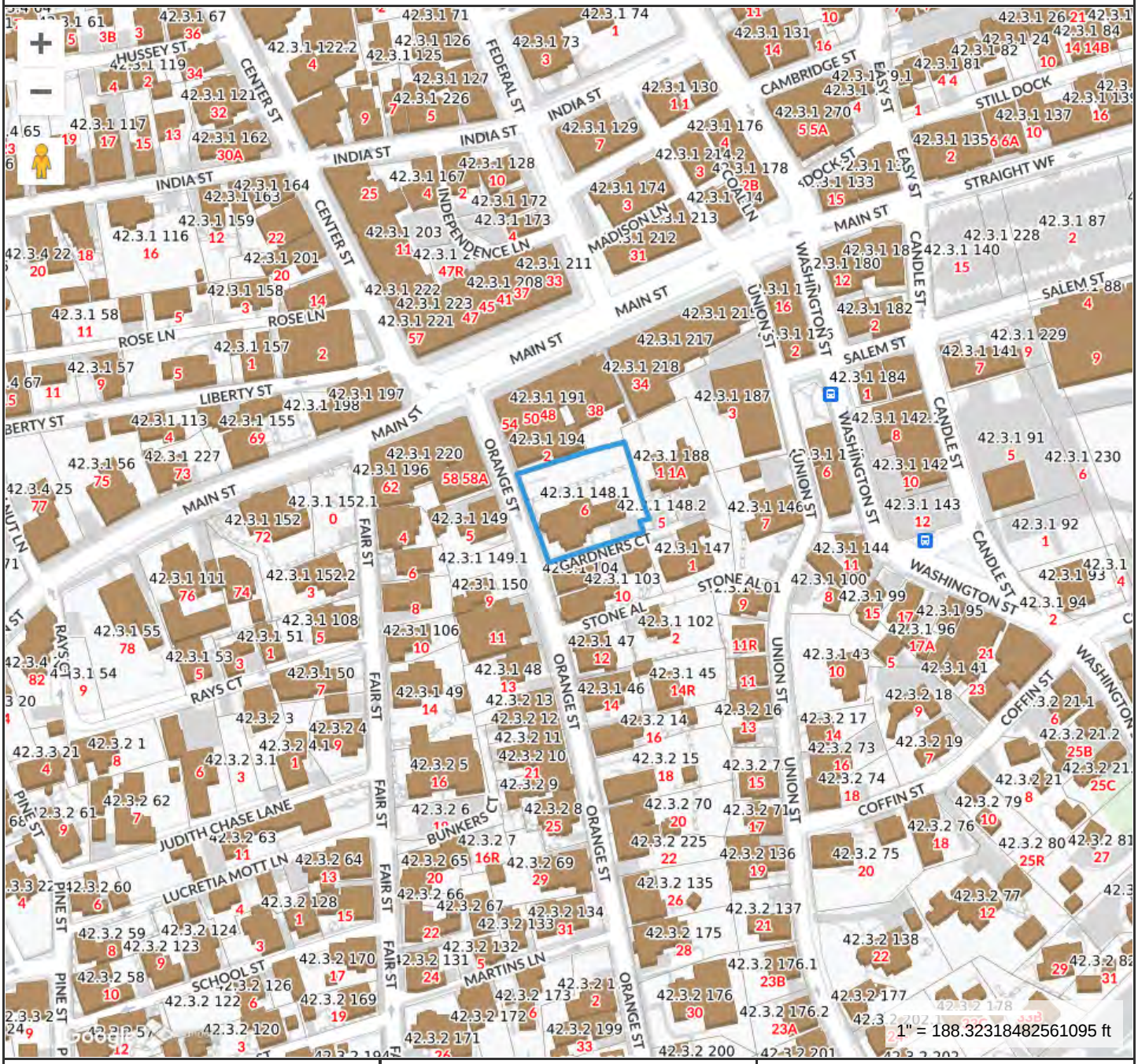
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

10/21/24
Date



Property Information

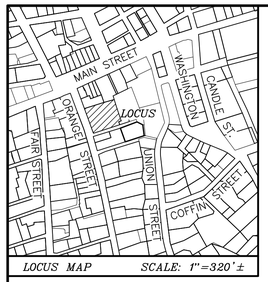
Property ID	9605
Location	6 ORANGE ST
Owner	ST MARYS RECTORY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LOCUS MAP SCALE: 1"=320'±

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R–OH)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	16,349± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	40%	18% ±

LEGEND

- CB FD ■ — DENOTES CONCRETE BOUND FOUND
- dhCB FD ■ — DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
- dh FD ◉ — DENOTES DRILL HOLE FOUND
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING TREE
- — — — 37 — DENOTES EXISTING ELEVATION CONTOUR
- x41.5 — DENOTES EXISTING SPOT ELEVATION

42.3.1–194
N/F
BLUE HILLS BANK
Deed Bk./Pg.: 1421/65
Plan Book 21 Pg. 12
#2 ORANGE STREET

42.3.1–189
N/F
NIR RETAIL, LLC
Deed Bk./Pg.: 963/14
Plan File 56–M
#38 MAIN STREET

42.3.1–188
N/F
GARDNER COURT CONDOMINIUM
MASTER DEED Condo Cert. C–9; Doc.# 38564
L.C.C. 13467–D, LOT 4
Plan File 25–H
UNITS 1–5
GARDNERS COURT

ORANGE (1799 ROAD – PUBLIC VARIABLE WIDTH) STREET

GARDNER (1799 ROAD – PUBLIC) COURT

dh IN CONCRETE CURB (FD 05/29/2024) HELD
7.60' (REC.) 7.52' (MEAS.)
1 1/2 STY BRICK STRUCTURE
CONCRETE RETAINING WALL
STONE RETAINING WALL
FACE OF STONE WALL HELD
PICKET FENCE
137.25' MEASURED
TOP OF WALL ELEV.= 27.7
TOP OF WALL ELEV.= 27.1
PLANK FENCE
PRIVET HEDGE
ARBOR
EDGE OF PAVEMENT
CONCRETE CURB
VERTICAL GRANITE CURB
BRICK SIDEWALK
119.23' (RECORD DIST. HELD)
85.05' MEASURED
TOP OF WALL ELEV.= 35.6
TOP OF WALL ELEV.= 35.0
TOP OF WALL ELEV.= 36.2
TOP OF WALL ELEV.= 37.2
CONCRETE STEPS
FLAG POLE
TOP OF WALL ELEV.= 35.4
TOP OF WALL ELEV.= 37.6
CONCRETE RETAINING WALL
PICKET FENCE
GENERATOR
A/C UNITS
DECK 42.0x
TOP OF WALL ELEV.= 38.9
dh IN STONE WALL FOUND HELD
31.29'
dh IN STONE WALL FOUND HELD
2 1/2 STY W/F STRUCTURE 2,938± S.F #6 ORANGE STREET
BULKHEAD
CONCRETE RETAINING WALL (LEANS EAST) T.W.O.=41.2±
18.41' (MEAS.) 18.40' (REC.)
BRICK STEPS
PORCH
STOOP
CONCRETE WALKWAY
12.40' (REC.)
42.3.1–148.2
N/F
VIRGINIA F. ANDREWS
Deed Bk./Pg.: 793/283
NO PLAN FOUND
#5 GARDNERS COURT
GRAVEL PARKING
PAVED PARKING
CORNER OF CEMENT CURB HELD
17.43' (REC)
CONCRETE CURB
CORNER OF CEMENT CURB HELD
dhCB SET 07/19/19
CONCRETE RETAINING WALL
STONE CURB
STONE CURB
CONCRETE SIDEWALK
126.35' (RECORD DIST. HELD)
EDGE OF PAVEMENT
COBBLESTONE
EDGE OF PAVEMENT
EDGE OF PAVEMENT
COBBLESTONE
IP FOUND HELD

SITE BENCHMARK:
X–CUT SET IN TIE
BOLT ON HYDRANT
EL.=40.00'
ASSUMED DATUM

42.3.1–104
N/F
VIRGINIA ANDREWS
Deed Bk./Pg.:107/166
NO PLAN FOUND
#8 ORANGE STREET

42.3.1–103
N/F
10 ORANGE STREET REALTY TRUST
Deed Bk./Pg.: 1436/172
Plan Bk./Pg.: 11/16
#10 ORANGE STREET

42.3.1–147
N/F
VIRGINIA ANDREWS
Deed Bk./Pg.: 644/165
Plan No. 2020–08
#1 STONE ALLEY

N

L.C.C. 11559

OWNER INFORMATION

ROMAN CATHOLIC BISHOP OF FALL RIVER
Deed Bk./Pg.: NONE FOUND
PLAN: PB 8–46
ASSESSOR'S MAP 42.3.1, PARCEL 148.1
#6 ORANGE STREET

Site Plan of Land

in

Nantucket, Mass.

Prepared for

ROMAN CATHOLIC BISHOP OF FALL RIVER

Scale: 1"= 10' September 13, 2024

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

GRAPHIC SCALE

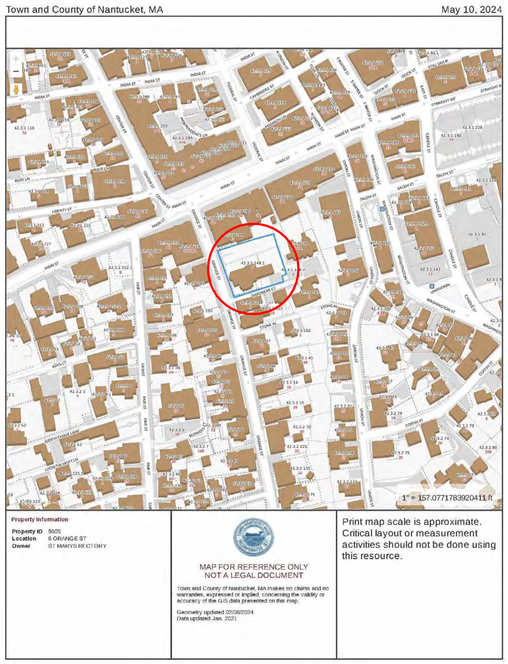
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

B9267

T:\PAJE 1 JOB 17

V:\DRAWFILES\B9267\Carlson SP.dwg SITE PLAN 9/13/2024 14:14:47 1:1

6 Orange Street

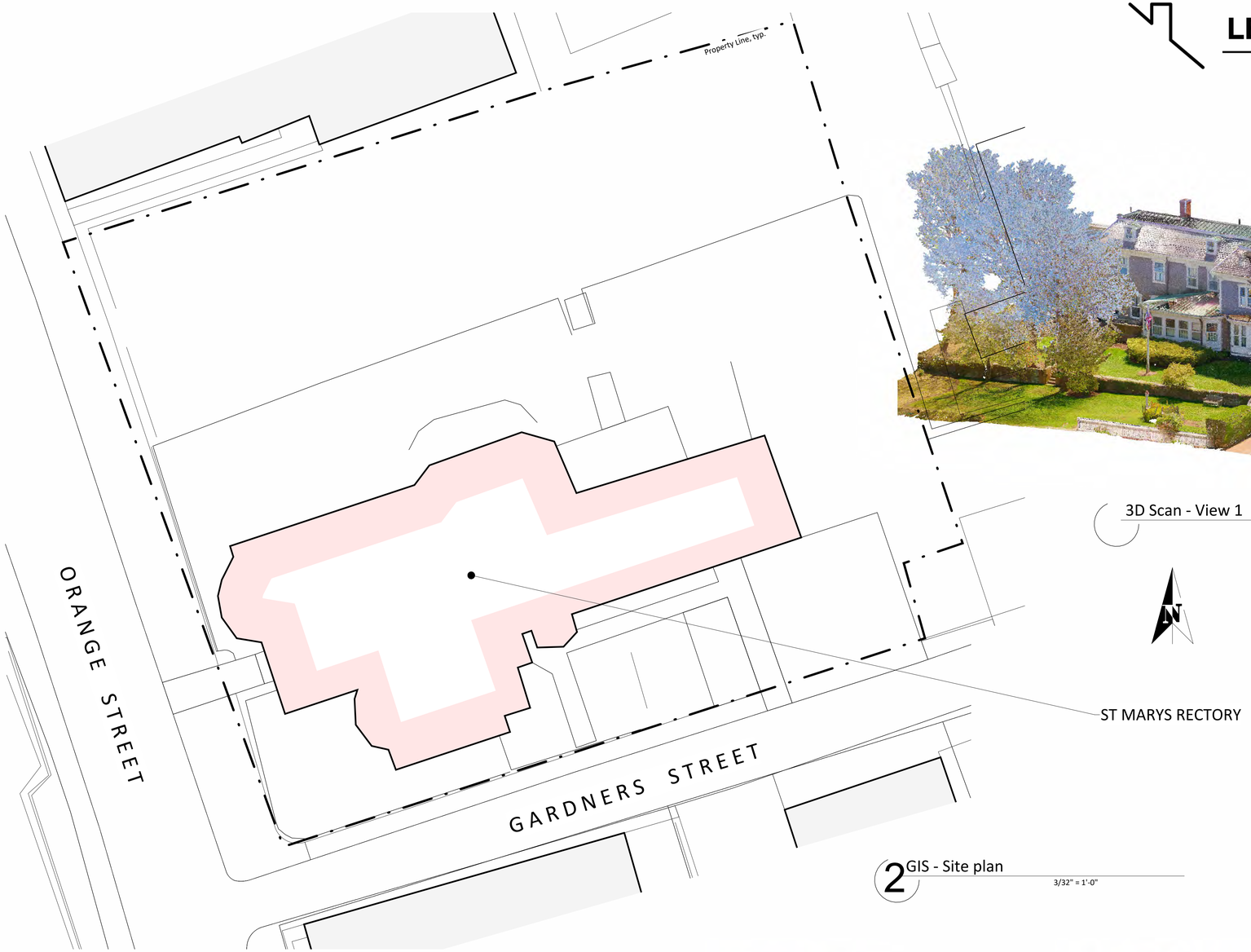


1 Locus Map

Not to Scale



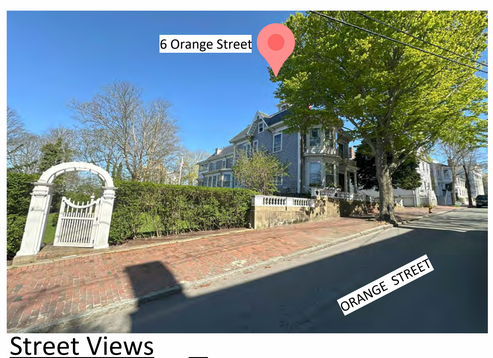
Google Map - Aerial View

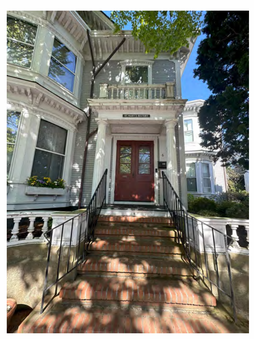


2 GIS - Site plan

3/32" = 1'-0"

3D Scan - View 1







Street Views



3D Scan - View 2

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street

Cover Page

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
A - 2.1	Exterior Elevation -West
A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

Property & Zonning Info

District - ROH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 148.1
Lot Area - 16,623 sq.ft.
Allowable G.C. - ... sq.ft.
Existing G.C. - +/- 3,049 sq.ft.
Available G.C. - ... sq.ft.

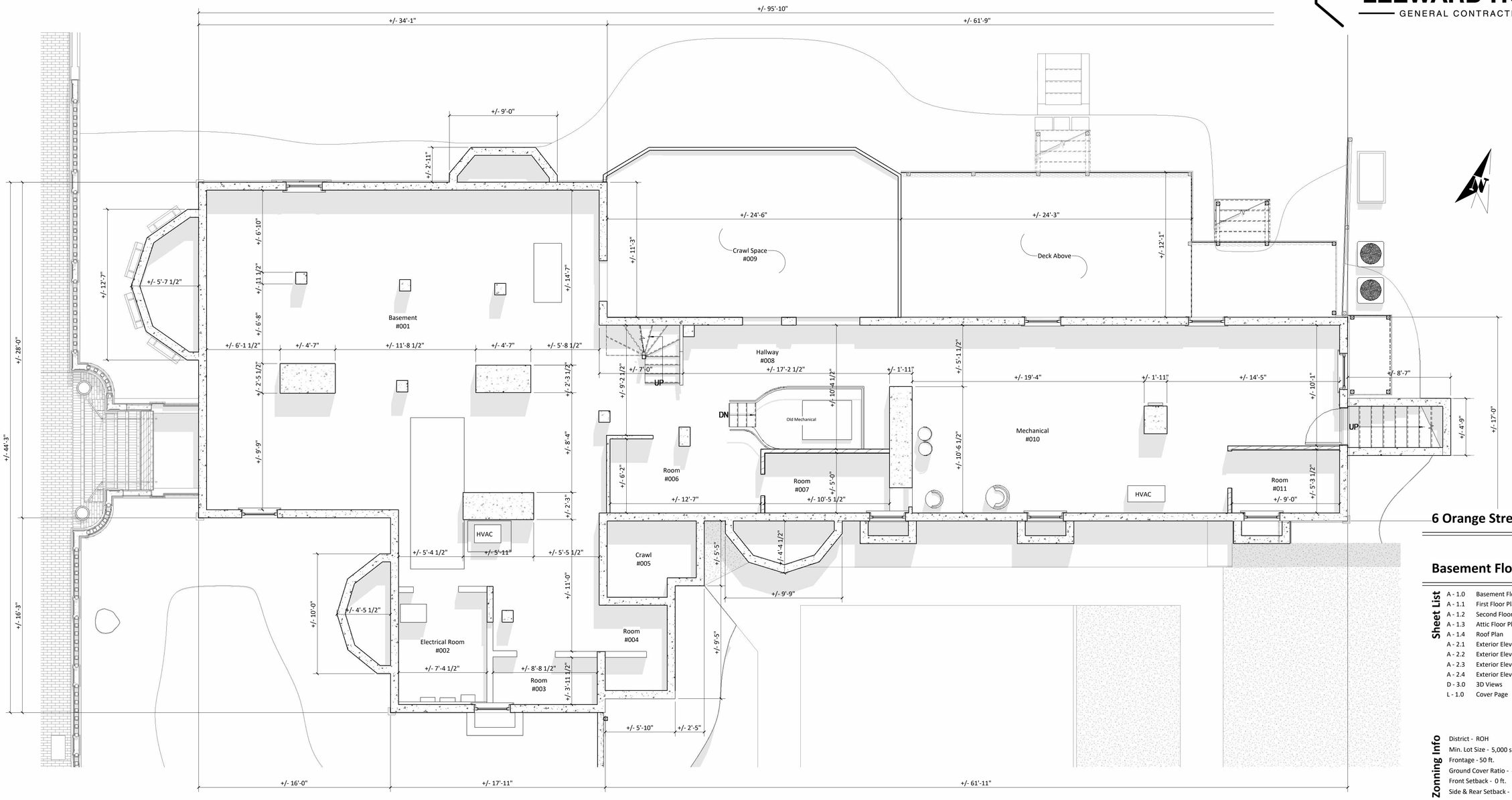
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

ST MARY'S RECTORY / HDC Submission 10.21.2024

L - 1.0

6 Orange Street



1 Basement Floor Plan / NO CHANGE

1/4" = 1'-0"

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street

Basement Floor Plan

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
A - 2.1	Exterior Elevation -West
A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

Property & Zonning Info

District - ROH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 148.1
Lot Area - 16,623 sq.ft.
Allowable G.C. - ... sq.ft.
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Available G.C. - ... sq.ft.

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Revisions

ST MARY'S RECTORY / HDC Submission *10.21.2024*

A - 1.0

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street

Furniture Layout Changes

Add 2nd Set of Solid Doors

Replace window w/ Door

Add Deck w/ stairs

Kitchen Renovation

Replace window w/ Door

Relocate W&D

Relocate AC Units

Add Outdoor Shower w/ Door

Remodel Laundry

Remodel 1/2 bath

Relocate Door & Window

Add 1/2 Bath

Change Door Location

Change Bath Layout
(replace existing window w/ new)

Fix Doors

Desk 2

Desk 1

Parish Office #102

Printer

Entry Hall #101

Hallway #103

Storage #105

1/2 Bath #106

Closet

Hall #107

Hall #111

Storage #110

Bedroom #108

Bath #109

SunRoom #112

Priest's Office #104

Dining Room #113

Kitchen #114

built-in

DW

Mudroom #115

Laundry #116

W/D

ODS

Powder Room #117

DN

UP

+/- 95'-10"

+/- 34'-1"

+/- 61'-9"

+/- 37'-3"

+/- 24'-4"

+/- 44'-9"

+/- 28'-0"

+/- 16'-8"

+/- 17'-0"

1 First Floor Plan

1/4" = 1'-0"

Existing Door Legend

New Door Legend

+/- 4'-6"

+/- 7'-2"

1 panel 1 Lite

Screen Door Panel
1 Panel 3 lite

+/- 2'-8"

+/- 6'-10"

2 Panel 9 Lite

+/- 3'-0"

+/- 7'-0"

2 Panel 4 Lite

+/- 2'-8"

+/- 6'-10"

2 Panel 4 Lite

+/- 2'-10"

+/- 6'-10"

3 Panel - Solid

0 Door Legend

1/4" = 1'-0"

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified in field!*

Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verifcation in field is required prior to any construction work or window / door order!*



2 First Floor Plan - Existing / Demo

1/8" = 1'-0"

6 Orange Street

First Floor Plan

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
A - 2.1	Exterior Elevation -West
A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

Property & Zonning Info

District - ROH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 148.1
Lot Area - 16,623 sq.ft.
Allowable G.C. - ... sq.ft.
Existing G.C. - +/- 3,049 sq.ft.
Available G.C. - ... sq.ft.

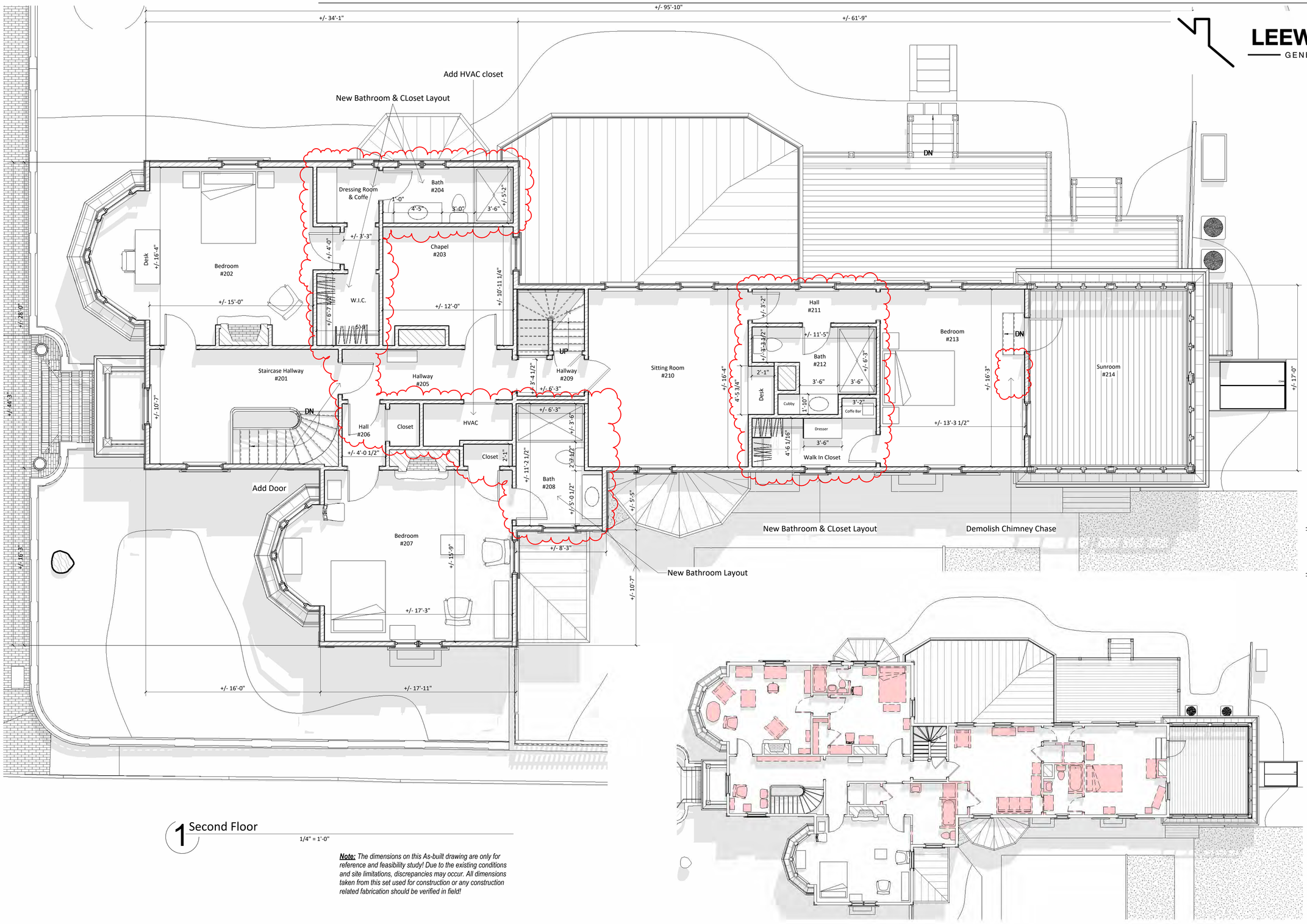
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

ST MARY'S RECTORY / HDC Submission *10.21.2024*

A - 1.1

6 Orange Street



1 Second Floor

1/4" = 1'-0"

2 Second Floor - Existing / Demo

1/8" = 1'-0"

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified in field!*

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street

Second Floor Plan

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
A - 2.1	Exterior Elevation -West
A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

Property & Zonning Info

District - ROH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 148.1
Lot Area - 16,623 sq.ft.
Allowable G.C. - ... sq.ft.
Existing G.C. - +/- 3,049 sq.ft.
Available G.C. - ... sq.ft.

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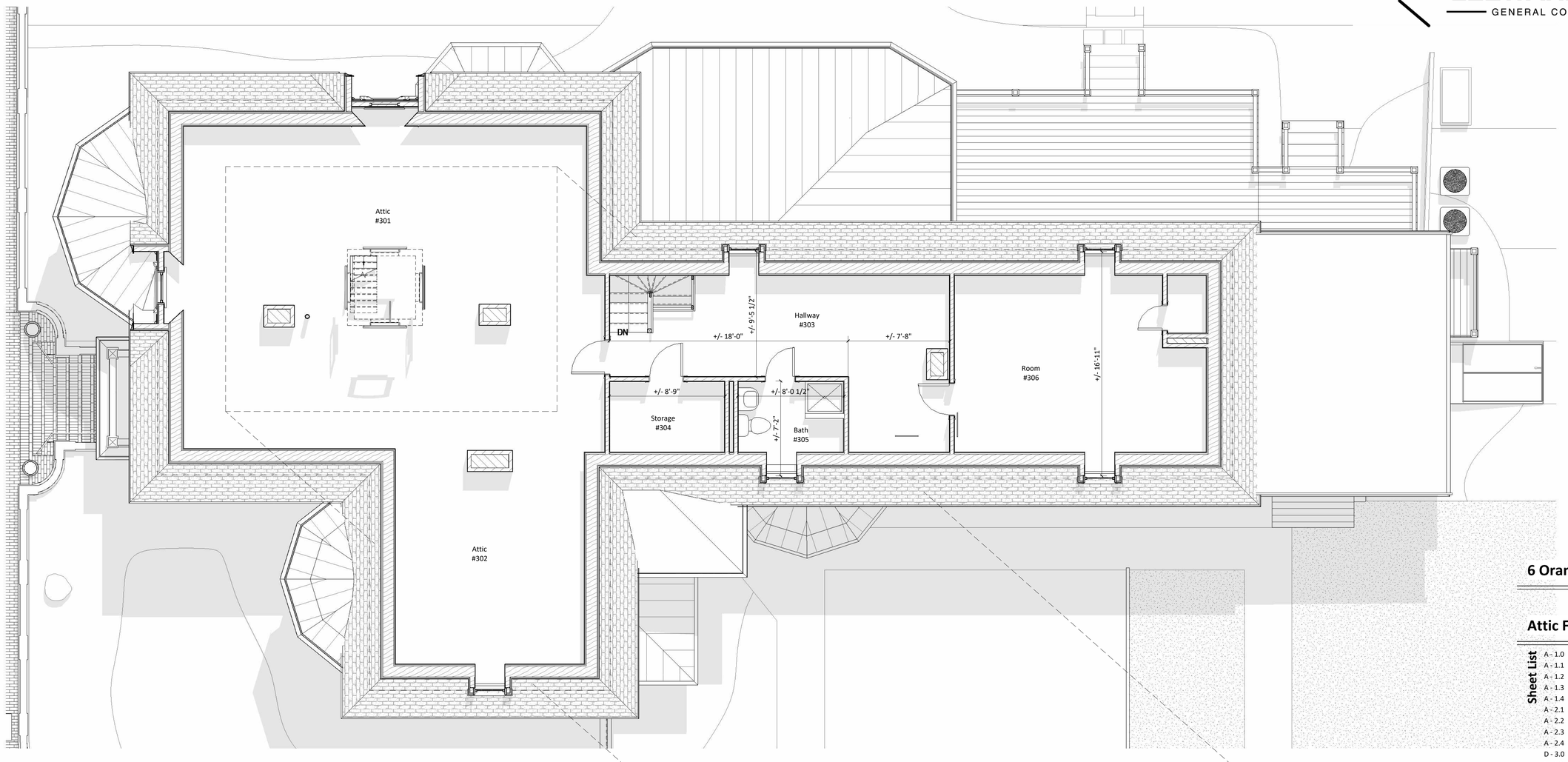
Revisions

ST MARY'S RECTORY / HDC Submission *10.21.2024*

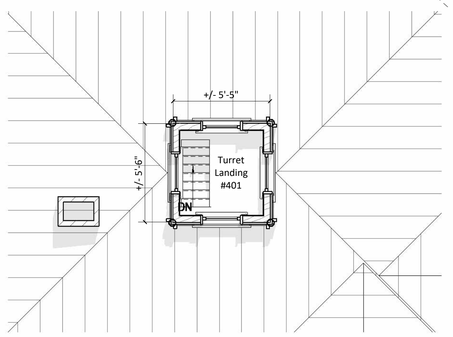
A - 1.2

6 Orange Street



1 Attic / NO CHANGE

1/4" = 1'-0"



2 Turret

1/4" = 1'-0"

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street

Attic Floor Plan

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
A - 2.1	Exterior Elevation -West
A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

Property & Zonning Info

District - ROH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 148.1
Lot Area - 16,623 sq.ft.
Allowable G.C. - ... sq.ft.
Existing G.C. - +/- 3,049 sq.ft.
Available G.C. - ... sq.ft.

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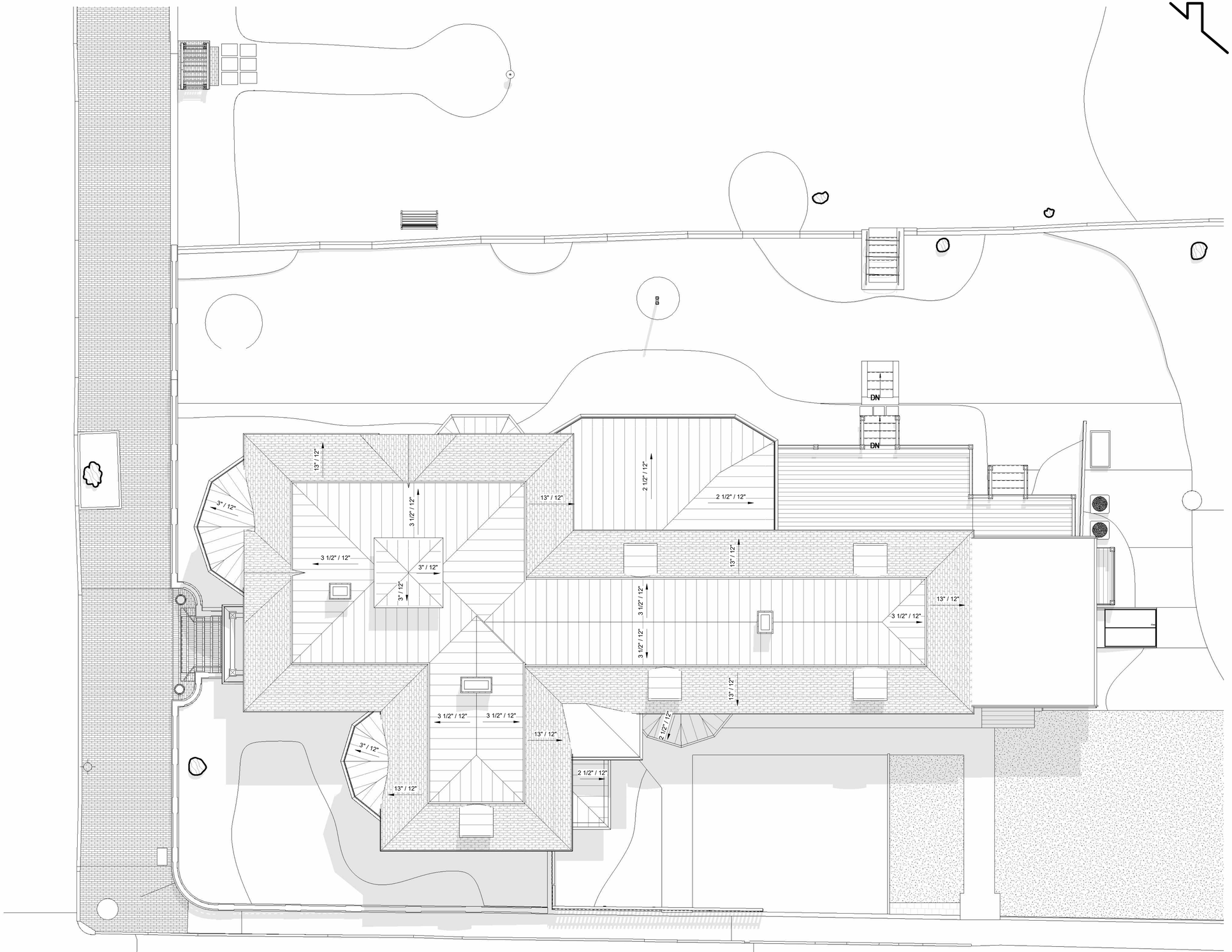
Revisions

ST MARY'S RECTORY / HDC Submission *10.21.2024*

A - 1.3

6 Orange Street



1 Roof Plan

3/16" = 1'-0"

ST MARY'S RECTORY / HDC Submission *10.21.2024*

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street

Roof Plan

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
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A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

Property & Zonning Info

District - ROH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 148.1
Lot Area - 16,623 sq.ft.
Allowable G.C. - ... sq.ft.
Existing G.C. - +/- 3,049 sq.ft.
Available G.C. - ... sq.ft.

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Revisions

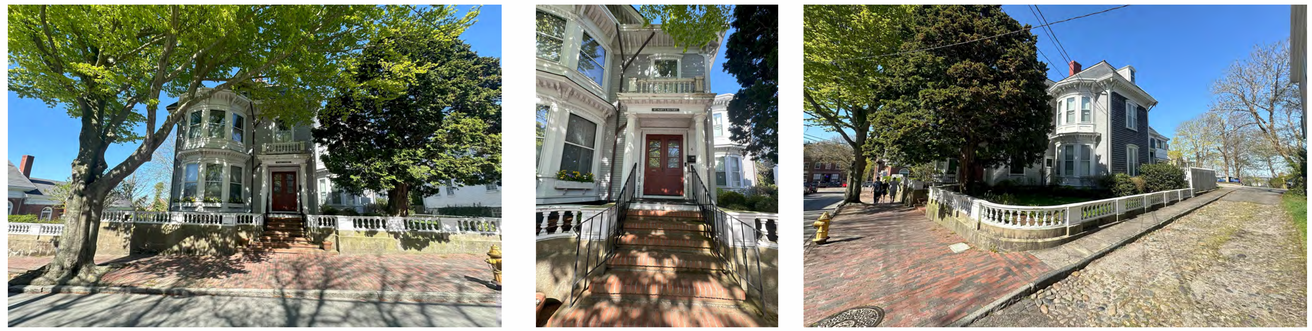
A - 1.4

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street



1e West Elevation - Existing / Demo
1/8" = 1'-0"



Existing West



1 Proposed West Elevation / NO CHANGE
1/4" = 1'-0"

6 Orange Street

Exterior Elevation -West

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
A - 2.1	Exterior Elevation -West
A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

Property & Zonning Info

District - ROH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 148.1
Lot Area - 16,623 sq.ft.
Allowable G.C. - ... sq.ft.
Existing G.C. - +/- 3,049 sq.ft.
Available G.C. - ... sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

ST MARY'S RECTORY / HDC Submission 10.21.2024

A - 2.1

6 Orange Street

LEEWARD HOME
GENERAL CONTRACTING



1 Proposed South Elevation
1/4" = 1'-0"



1e South Elevation - Existing / Demo
1/8" = 1'-0"





Existing South

6 Orange Street

Exterior Elevation -South

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
A - 2.1	Exterior Elevation -West
A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

Property & Zonning Info

District - ROH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 148.1
Lot Area - 16,623 sq.ft.
Allowable G.C. - ... sq.ft.
Existing G.C. - +/- 3,049 sq.ft.
Available G.C. - ... sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

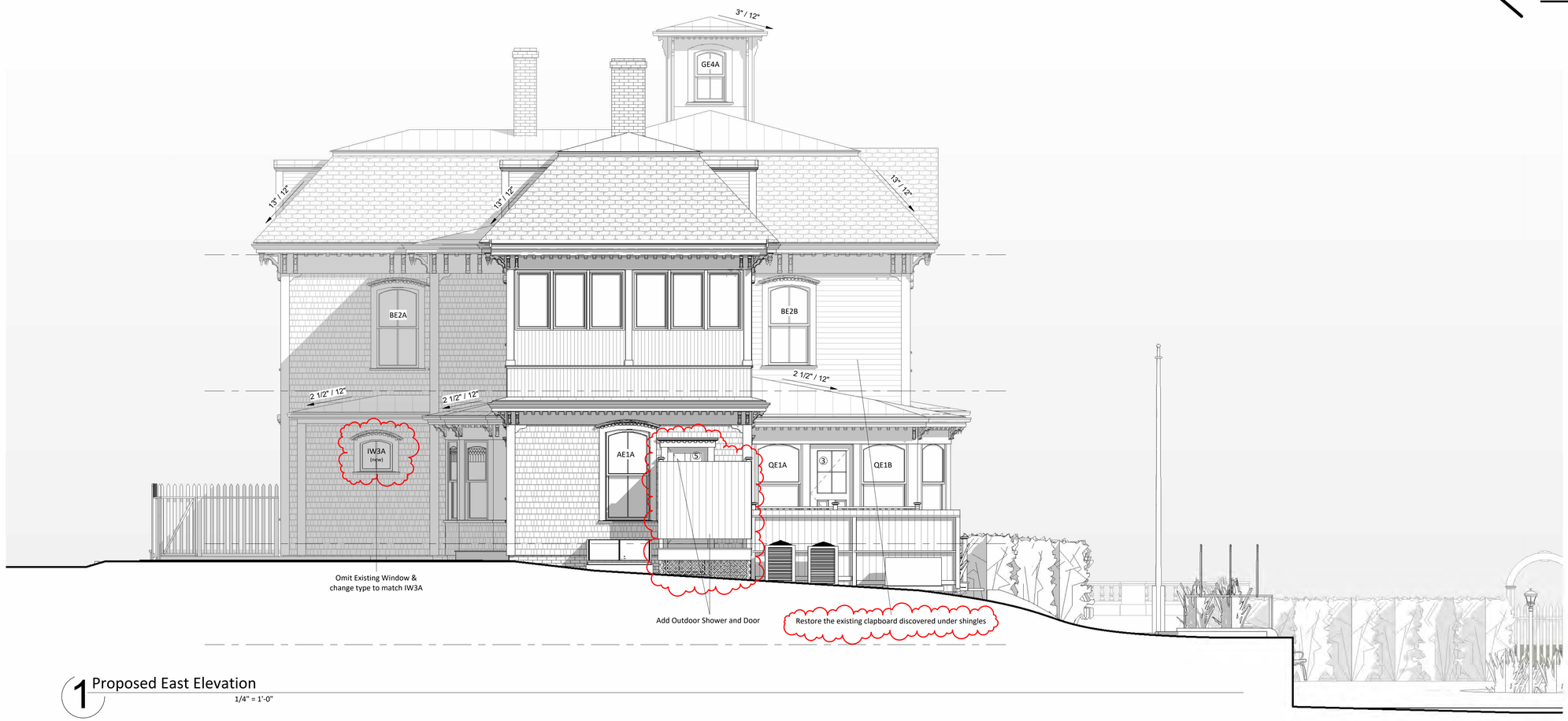
Revisions

ST MARY'S RECTORY / HDC Submission *10.21.2024*

A - 2.2

6 Orange Street

LEEWARD HOME
GENERAL CONTRACTING



1 Proposed East Elevation

1/4" = 1'-0"



1e East Elevation - Existing / Demo

1/8" = 1'-0"





Existing East

6 Orange Street

Exterior Elevation -East

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
A - 2.1	Exterior Elevation -West
A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

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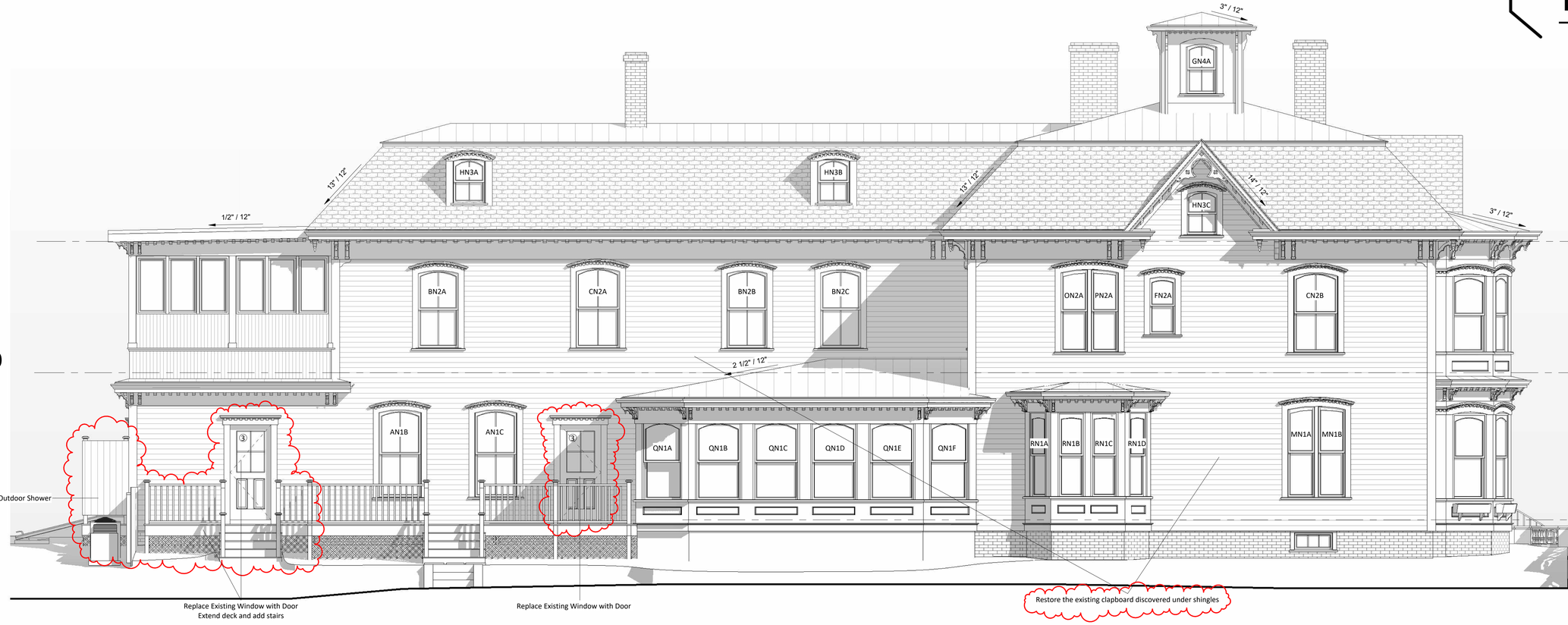
Revisions

ST MARY'S RECTORY / HDC Submission *10.21.2024*

A - 2.3

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street



6 Orange Street

1 Proposed North Elevation
1/4" = 1'-0"



1e North Elevation - Existing / Demo
1/8" = 1'-0"



Existing North



Exterior Elevation -North

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
A - 2.1	Exterior Elevation -West
A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

Property & Zonning Info

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Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
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Lot Area - 16,623 sq.ft.
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Revisions

ST MARY'S RECTORY / HDC Submission *10.21.2024*

A - 2.4

6 Orange Street

LEEWARD HOME
GENERAL CONTRACTING



3D Model & Scan Data - View 3



3D Model & Scan Data - View 2



1 3D Model & Scan Data - View 1



2 3D Model - View 1



3D Model - View 2



3D Model - View 3

6 Orange Street

3D Views

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
A - 2.1	Exterior Elevation -West
A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

Property & Zonning Info

District - ROH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 148.1
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Existing G.C. - +/- 3,049 sq.ft.
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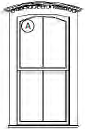
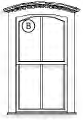
Revisions

ST MARY'S RECTORY / HDC Submission *10.21.2024*

D - 3.0



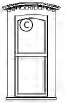
2/2 duble-hung



2/2 duble-hung



2/2 duble-hung



1/1 duble-hung



1/1 duble-hung



2/2 duble-hung



2/2 duble-hung



2 lite Fixed



8 lite Casement



Casement



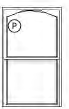
Casement



1/1 duble-hung



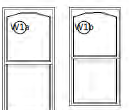
1/1 duble-hung



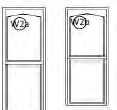
1/1 duble-hung



1/1 duble-hung



1/1 duble-hung



1/1 duble-hung

3 Window Legend

1/4" = 1'-0"

ST MARY'S RECTORY AS-BUILT 06.12.2024

St. Mary’s Rectory – 6 Orange Street



St. Mary's Rectory Restoration

<u>Previously Approved Scope of Work</u>

- Preservation & rot repair
- Painting
- Sidewall Replacement
- Repair of balustraded fence
- Replacement of integral cornice gutters to match existing

Restoration work will preserve as much existing millwork as possible.



St. Mary's Rectory Restoration

Minor Proposed Changes

- Front Façade (West) – change door color from red to white to match historic image (or green as a 2nd choice)
- North Façade – Restore preexisting clapboard that was discovered under sidewall shingles, add two doors to rear deck, add deck stoop.
- Rear Façade (East) – add outdoor shower, replace Andersen window with historic, relocate HVAC condensers
- South Façade – shift window & door, replace door slab to match historic



Preexisting Front Façade (West)







Preexisting North Elevation



Restoration Work Underway: Preexisting clapboard discovered under shingles to be restored.

The clapboard that was discovered under the sidewall on the north façade can be restored to a like new condition. We've proceeded with its restoration on the main mass of the building (forward portion) and will continue with the clapboard at the rear.













All lead paint has been painstakingly removed from the existing millwork. Original, old-growth, white pine dentil moldings and corbels (throughout all the building's corniced eaves) have been preserved. First the millwork elements were carefully removed intact, reinforced as needed, sent off island for paint stripping, repaired carefully with epoxies thereafter in the shop, and then repainted and reinstalled thereafter.

Restored Millwork

Before Final Coat of Paint







Preexisting South Elevation



Preexisting South Elevation – Before Discovery of Clapboard



Preexisting North Elevation – Rearward –
Before Discovery of Clapboard

Preexisting Eastern Elevation
Rear Second Story





Details – Northwest corner





Details





West Elevation – Front
Significantly deteriorated balustraded fence





West Elevation – Front
Significantly deteriorated balustraded fence





Details





Historical Information & Phased Restoration

Built in 1800 by Charles H Robinson, the St. Mary's Rectory at 6 Orange Street was once the home of Whaling Captain James Easton. Purchased by St. Mary's Church in 1900, the structure has housed the Church's Rectory since that time.

The structure is relatively well preserved, but the edifice requires significant restoration to forestall any further degradation of the historic exterior façade and its ornate millwork. A significant step was taken seven years ago, when the slate mansard roof was replaced and stemmed the tide of deterioration. This next phase will complete the preservation of the structure for the next generation.

Photo Circa 1870




Circa 1880


Circa 1890







1969 Historic American Buildings Survey

- Front Entry
- Garden Gateway
- Balustraded Wall Railing

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°: 68 PARCEL N°. 599

Street & Number of Proposed Work: 6 Goldfinch Dr.

Owner of record: Jennie Esti

Mailing Address: 6 Goldfinch Dr.

Contact Phone #: (617) 721-6439 E-mail: jill@jeanniesesti.com

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln

Nantucket, MA

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 19'7" Sq. Footage 1st floor: 350 sqft. Decks/Patio: Size: 18'10" x 15'9" ☑ 1st floor ☐ 2nd floor

Width: 13'1" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South 6" +/- East 6" +/- West 6" +/-

Height of ridge above final finish grade: North 22'0" South 22'0" East 22'0" West 22'0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Bumpout / Dormer Addition
2. South Elevation Bumpout / Room Addition
3. West Elevation Deck, Room and dormer addition
4. North Elevation Room addition / Dormer addition

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8 1/2" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass 12 /12 Dormer 4 /12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 3 1/2" (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 6" Rake 5 1/2" Soffit (Overhang) 6" Corner boards 5 1/2" Frieze _____

Window Casing 5 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 7 1/2"

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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) N/A Roof Asphalt Grey

Trim white Sash white Doors white

Deck Natural 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 10.21.2024 Signature of owner of record _____ Signed under penalties of perjury

Docusign Envelope ID: 2BF5208D-9122-49AB-9059-EF638C2AABEB

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 6 Goldfinch Drive on the following statement:

I Jeanne Esti, 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)

DocuSigned by:
Jeanne Esti
D8D72EEE36494F8...

10/18/2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

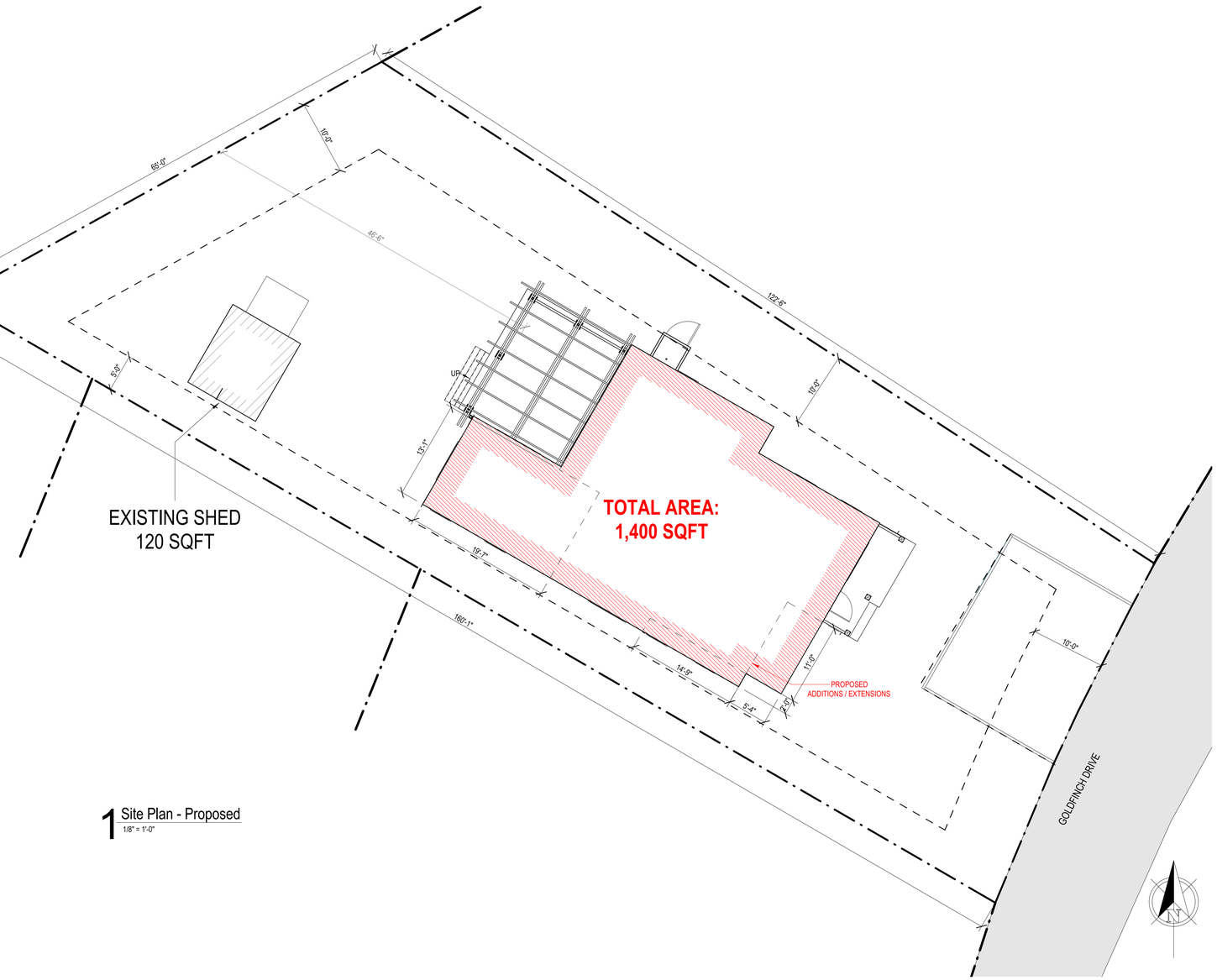
Nahomi S. Garcia
_____

Signature Date

10/21/2024

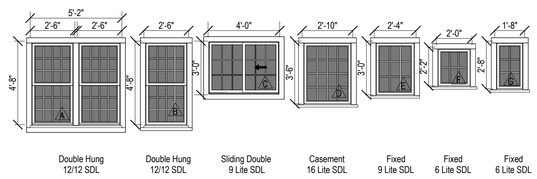


Locus Map
1/4" = 1'-0"

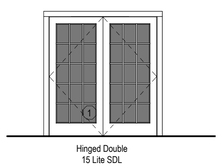


1 Site Plan - Proposed
1/8" = 1'-0"

HDC Submission



Window Legend
1/4" = 1'-0"



Exterior Door Legend
1/4" = 1'-0"

2421

6 Goldfinch Drive

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	68/599
Current Zoning:	R-5
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	10FT/5FT
Lot Size:	7,484 +/- SQFT
Min. Lot Size:	5,000 SQFT
Allowable G.C.:	2,962 SQFT
Existing G.C.:	1,050 SQFT
Proposed G.C.:	350 SQFT
Total Proposed G.C.:	1,400 SQFT

Sheet Index - Architectural & Structural

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

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

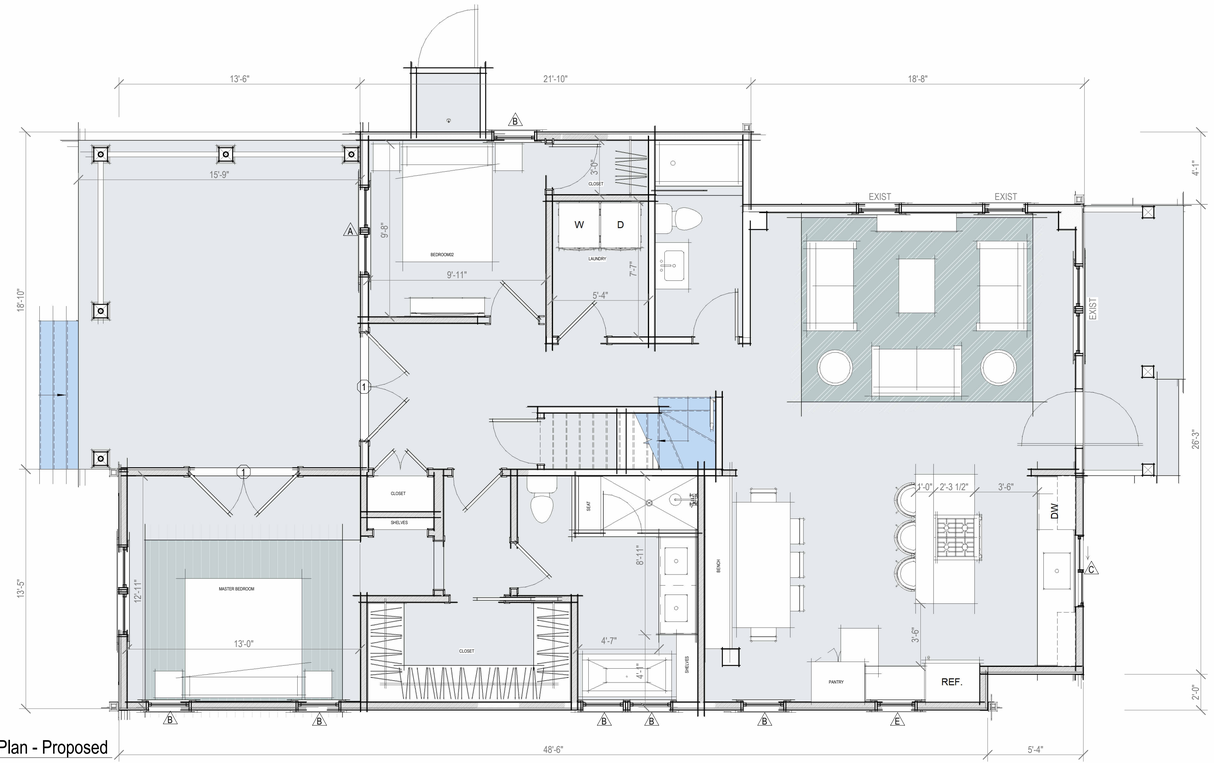
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

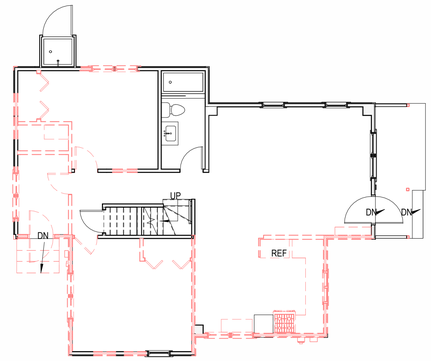
2421

10/21/2024

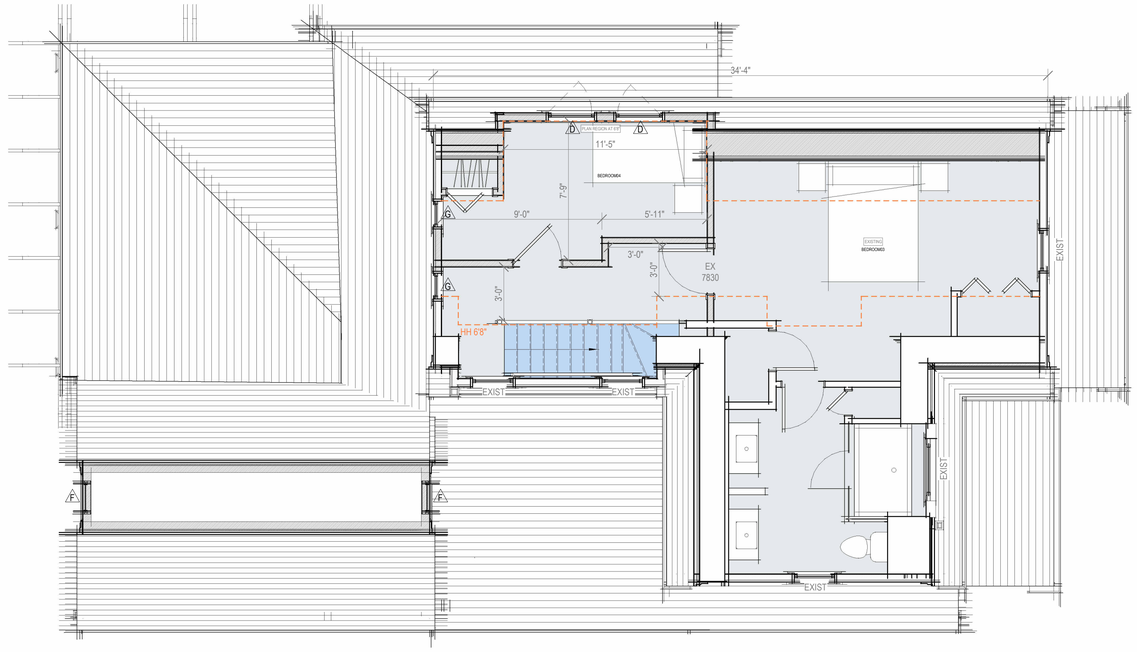
HDC Submission



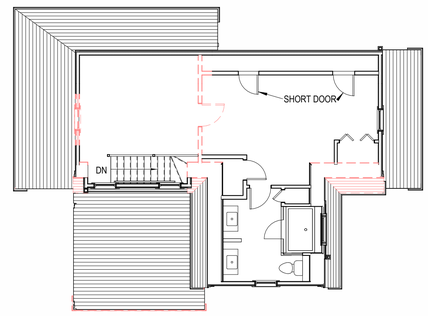
1 First Floor Plan - Proposed
1/4" = 1'-0"



First Floor - Existing / Demo
1/8" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"



Second Floor - Existing / Demo
1/8" = 1'-0"

2421

6 Goldfinch Drive

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	68/599
Current Zoning:	R-5
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	10FT/5FT
Lot Size:	7,484 +/- SQFT
Min. Lot Size:	5,000 SQFT
Allowable G.C.:	2,962 SQFT
Existing G.C.:	1,050 SQFT
Proposed G.C.:	350 SQFT
Total Proposed G.C.:	1,400 SQFT

Sheet Index - Architectural & Structural

Revisions

Floor Plans

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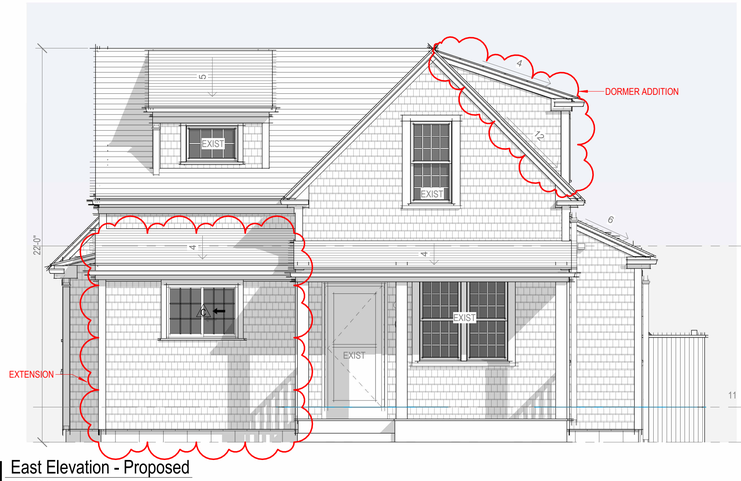
A.1.1

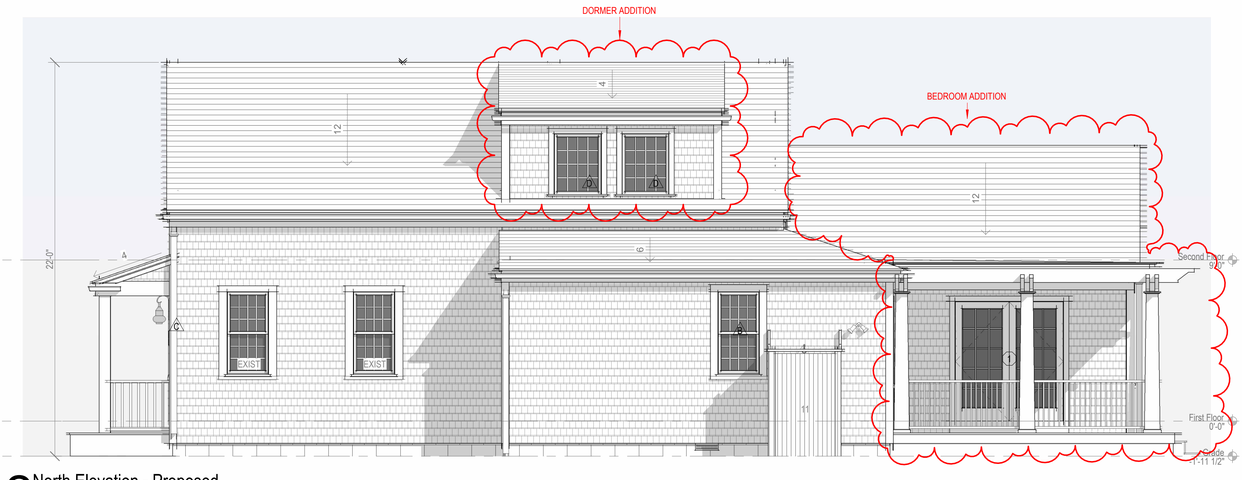
2421

10/21/2024

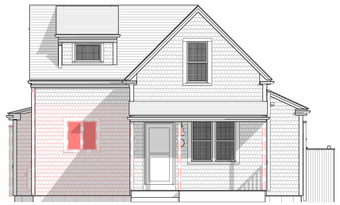
HDC Submission



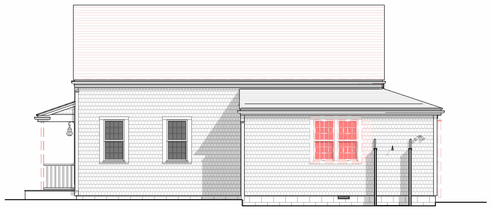
1 East Elevation - Proposed
1/4" = 1'-0"



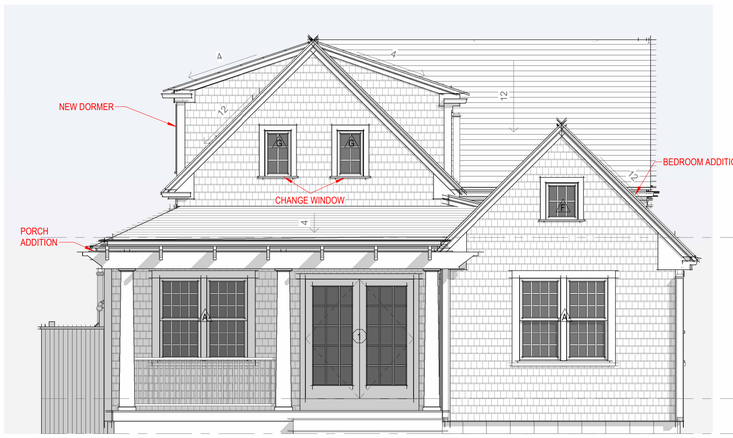
2 North Elevation - Proposed
1/4" = 1'-0"



1A East Elevation - Existing / Demo
1/8" = 1'-0"



2A North Elevation - Existing / Demo
1/8" = 1'-0"



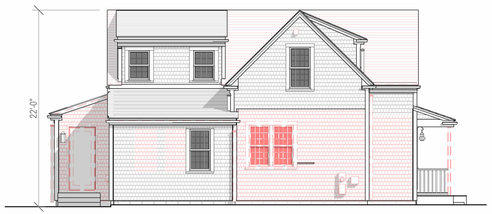
3 West Elevation - Proposed
1/4" = 1'-0"



4 South Elevation - Proposed
1/4" = 1'-0"



3A West Elevation - Existing / Demo
1/8" = 1'-0"



4A South Elevation - Existing / Demo
1/8" = 1'-0"

2421

6 Goldfinch Drive

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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Sheet Index - Architectural & Structural

Revisions

Revision 1 Date 1

Exterior Elevations

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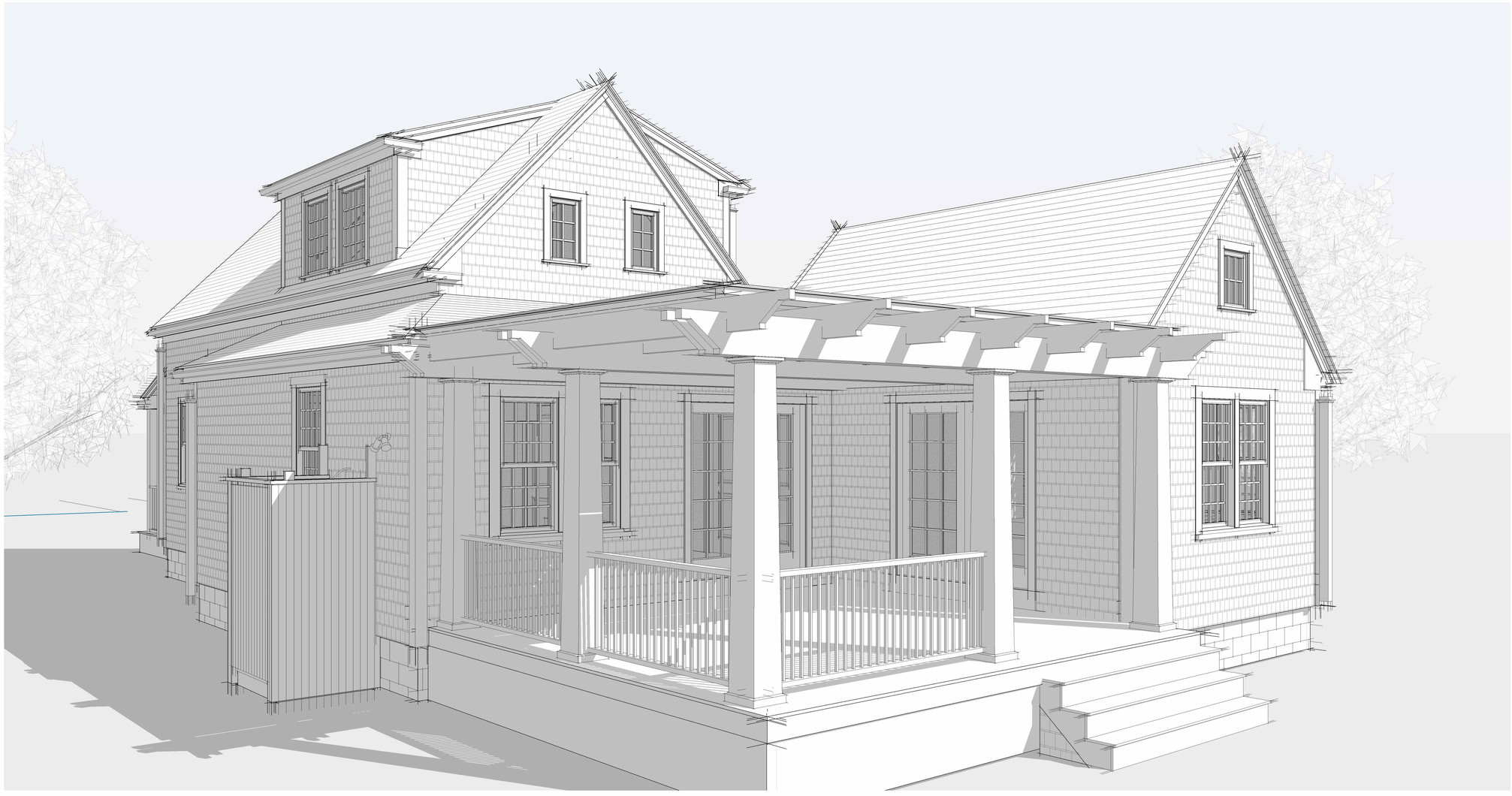
A.2.1

2421

10/21/2024

HDC Submission



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Sheet Index - Architectural & Structural

Revisions

Perspective

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10/21/2024

HDC Submission



EAST ELEVATION



WEST ELEVATION



WEST ELEVATION

2421

6 Goldfinch Drive

Nantucket, MA

8 Williams Lane
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emeritus

Site Information

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Existing Photos

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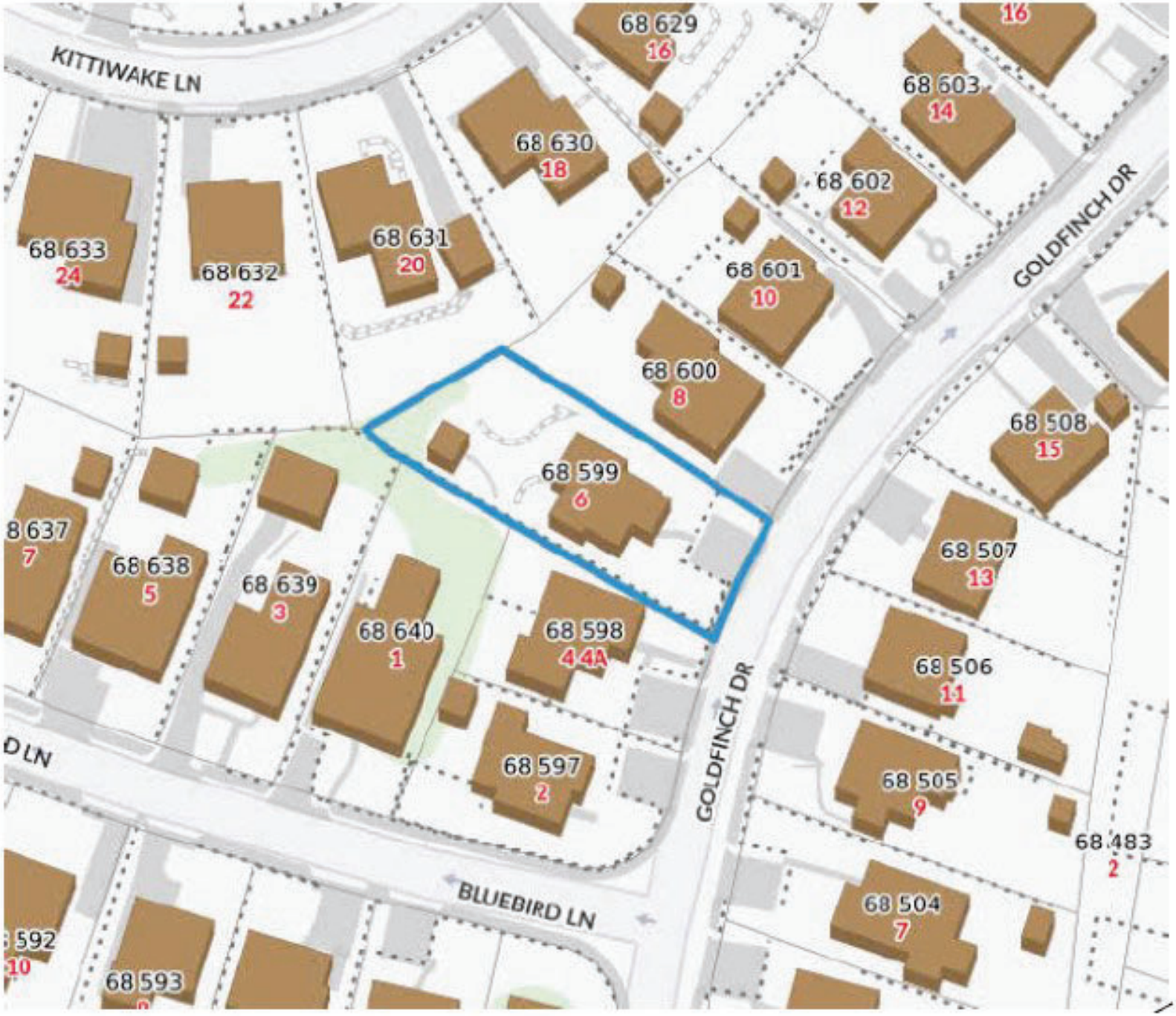
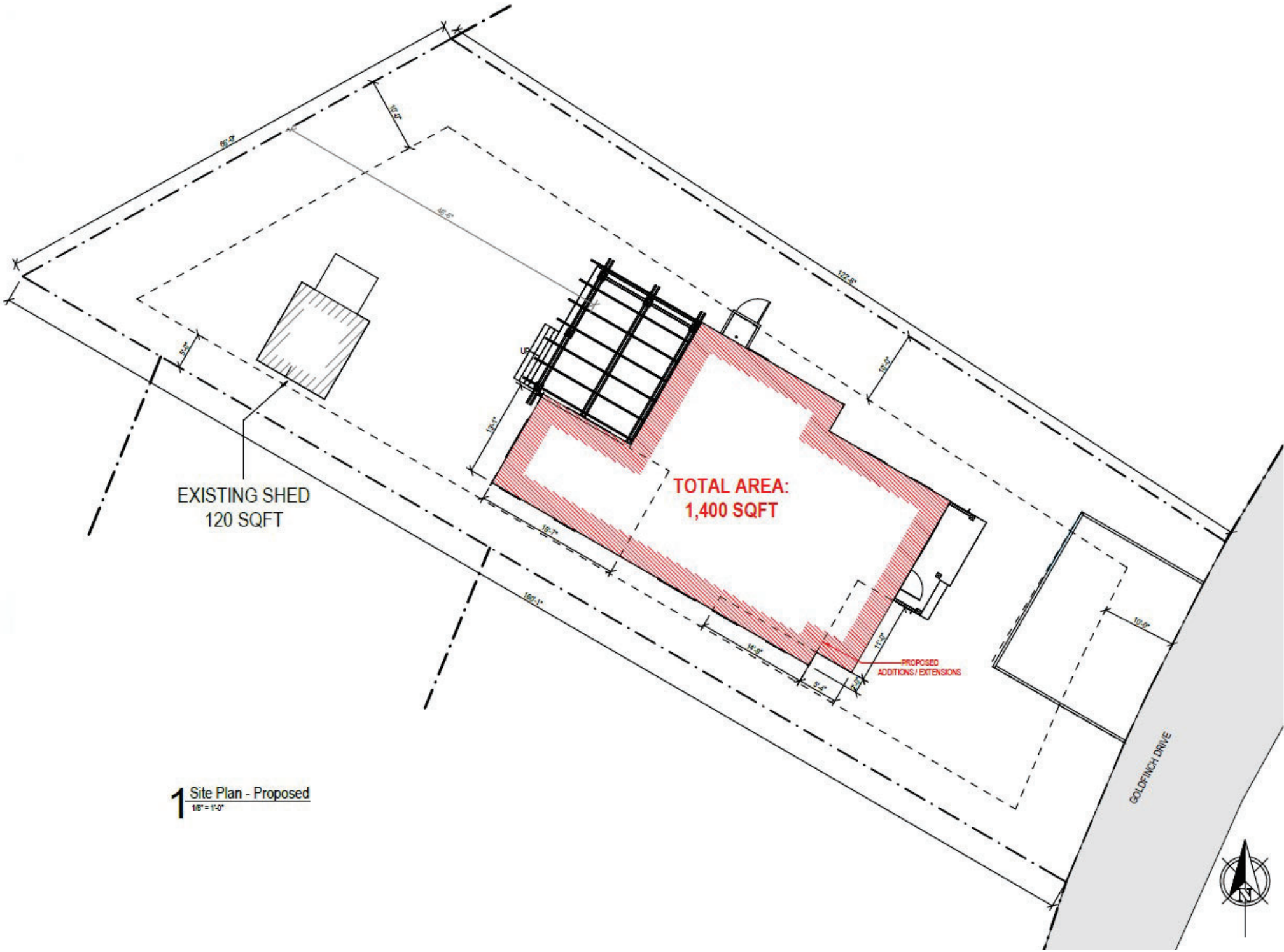
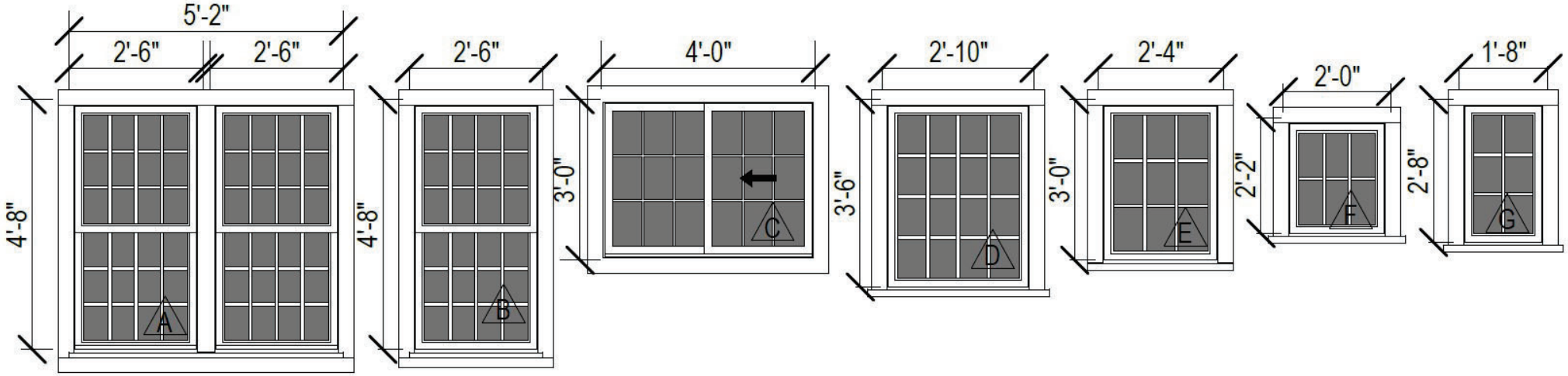


Locus Map

1/4" = 1'-0"



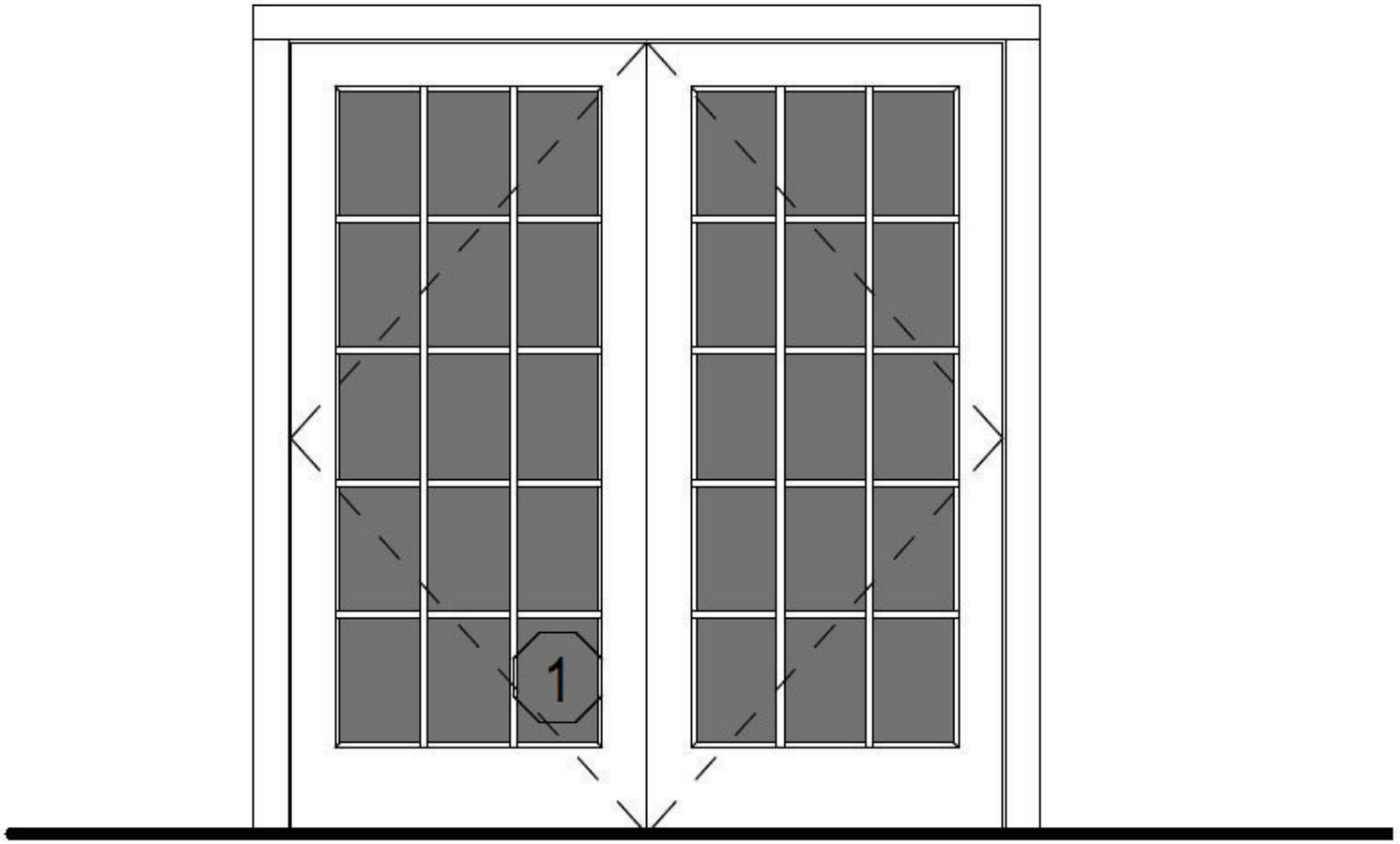
1 Site Plan - Proposed
1/8" = 1'-0"



Double Hung 12/12 SDL	Double Hung 12/12 SDL	Sliding Double 9 Lite SDL	Casement 16 Lite SDL	Fixed 9 Lite SDL	Fixed 6 Lite SDL	Fixed 6 Lite SDL

Window Legend

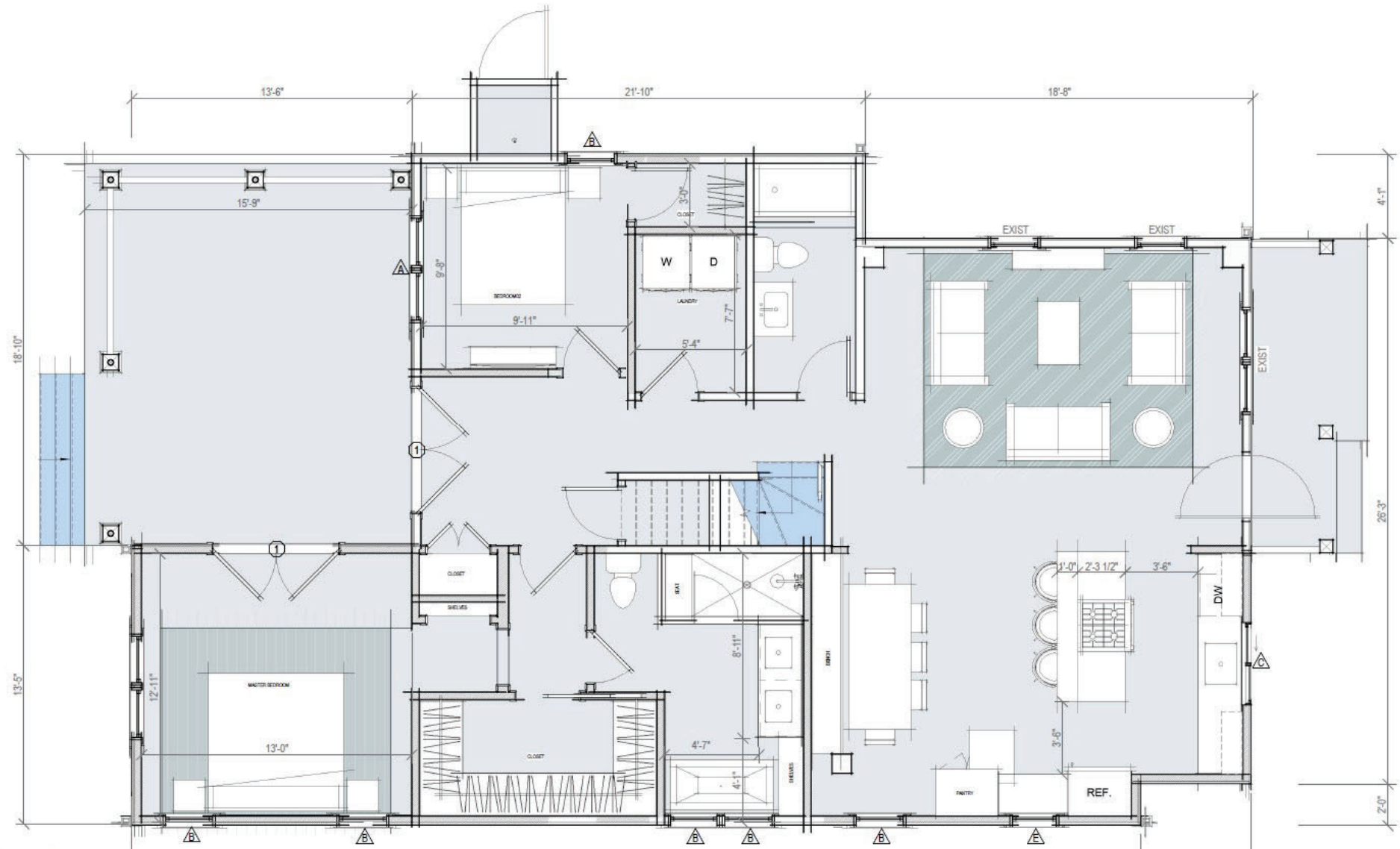
1/4" = 1'-0"



Hinged Double
15 Lite SDL

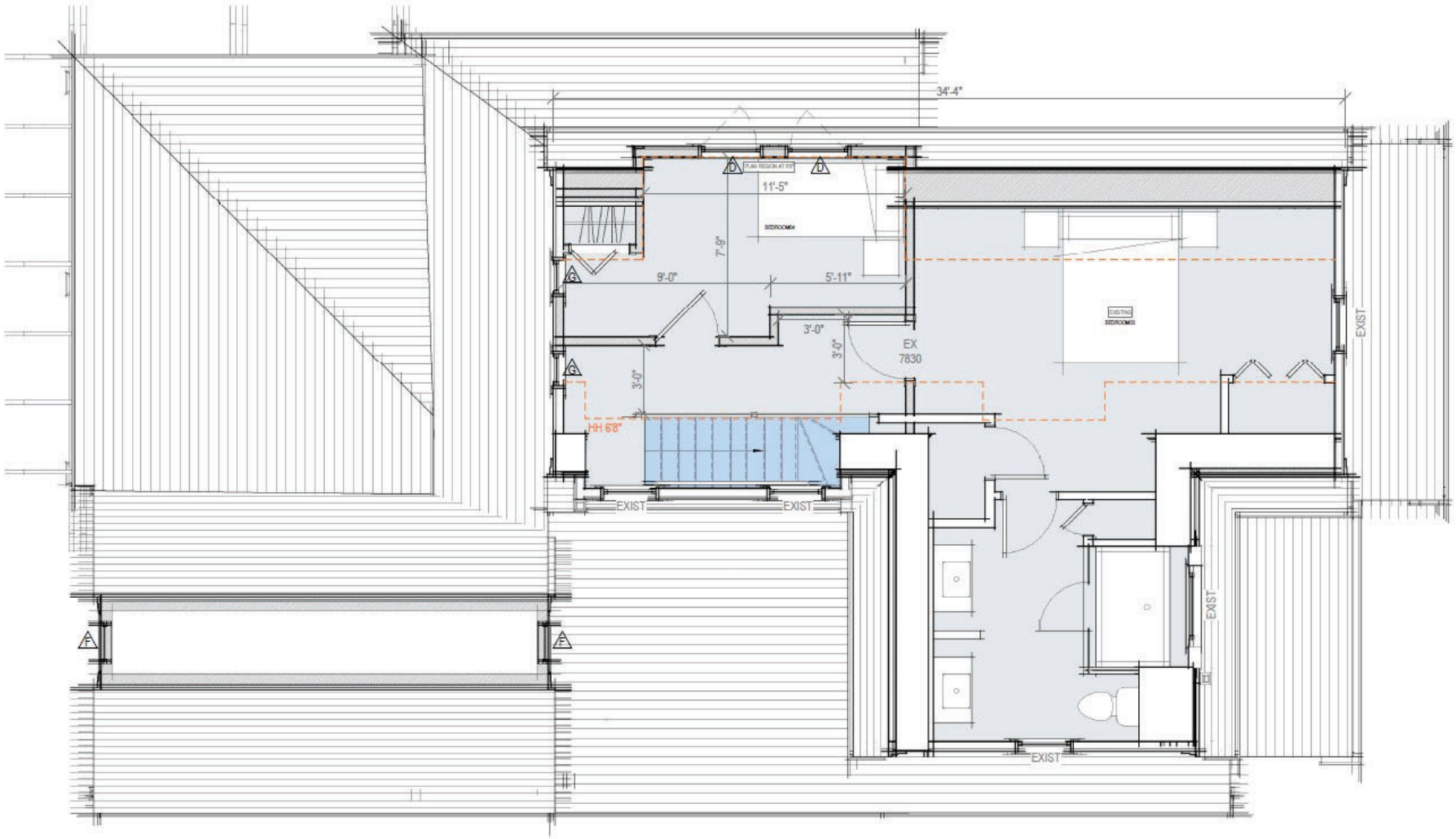
Exterior Door Legend

1/4" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"

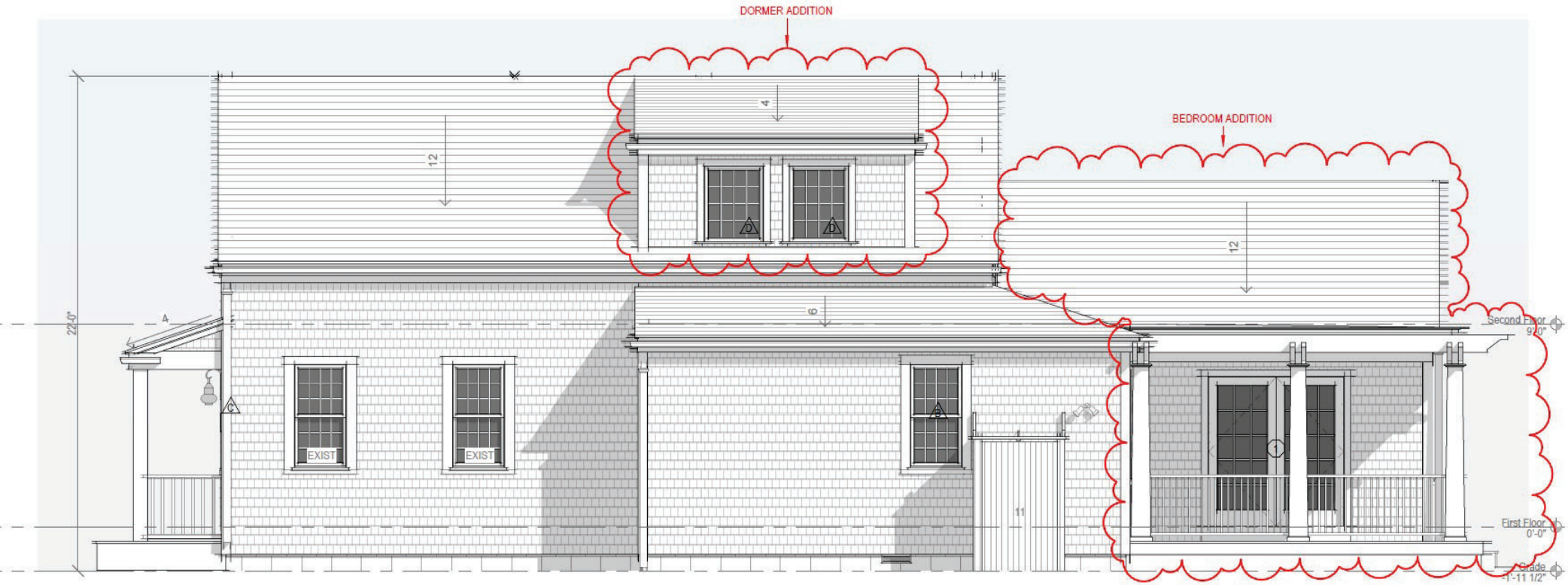


2 Second Floor Plan - Proposed
1/4" = 1'-0"



1 East Elevation - Proposed

1/4" = 1'-0"



2 North Elevation - Proposed

1/4" = 1'-0"



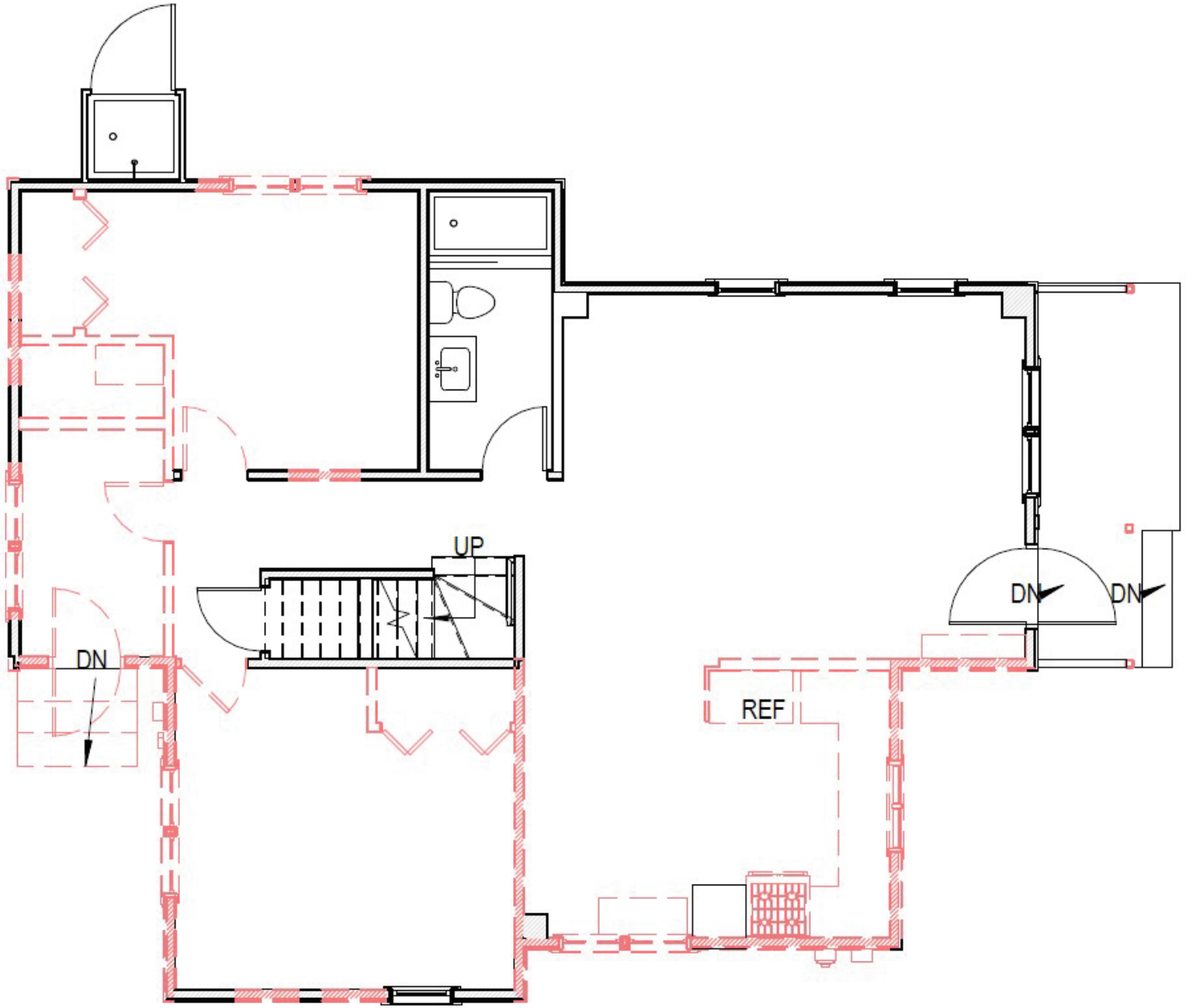
3 West Elevation - Proposed

1/4" = 1'-0"



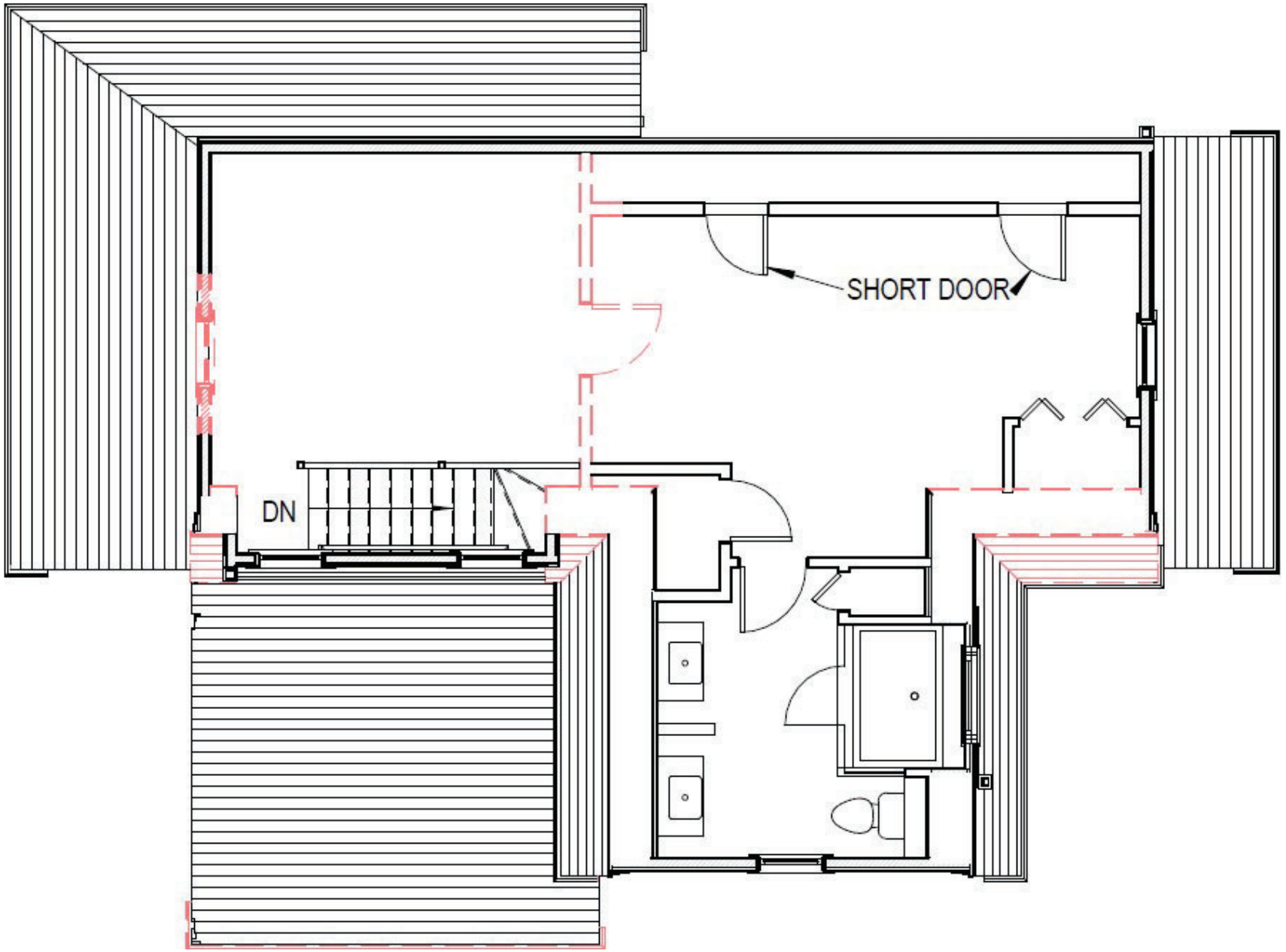
4 South Elevation - Proposed

1/4" = 1'-0"



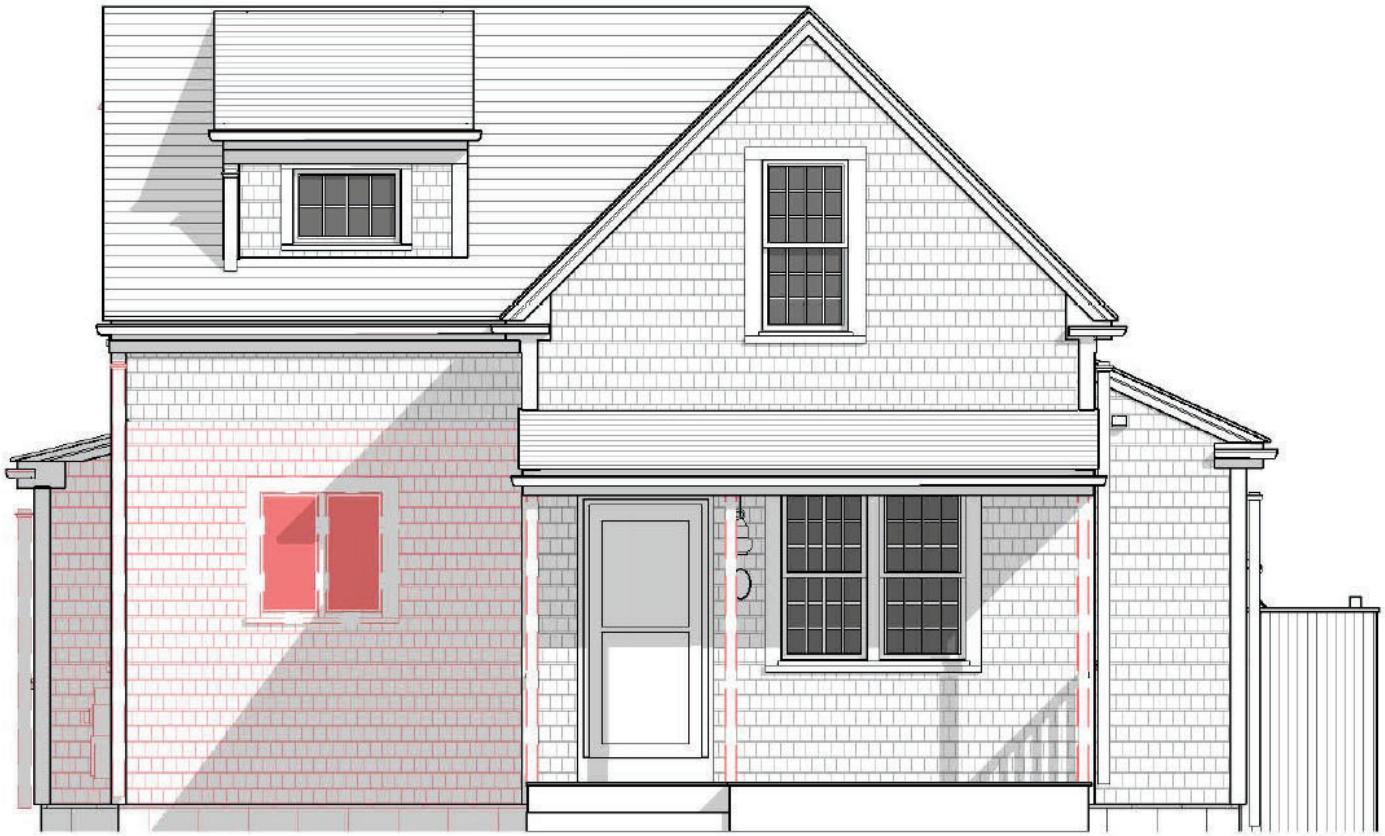
First Floor - Existing / Demo

1/8" = 1'-0"



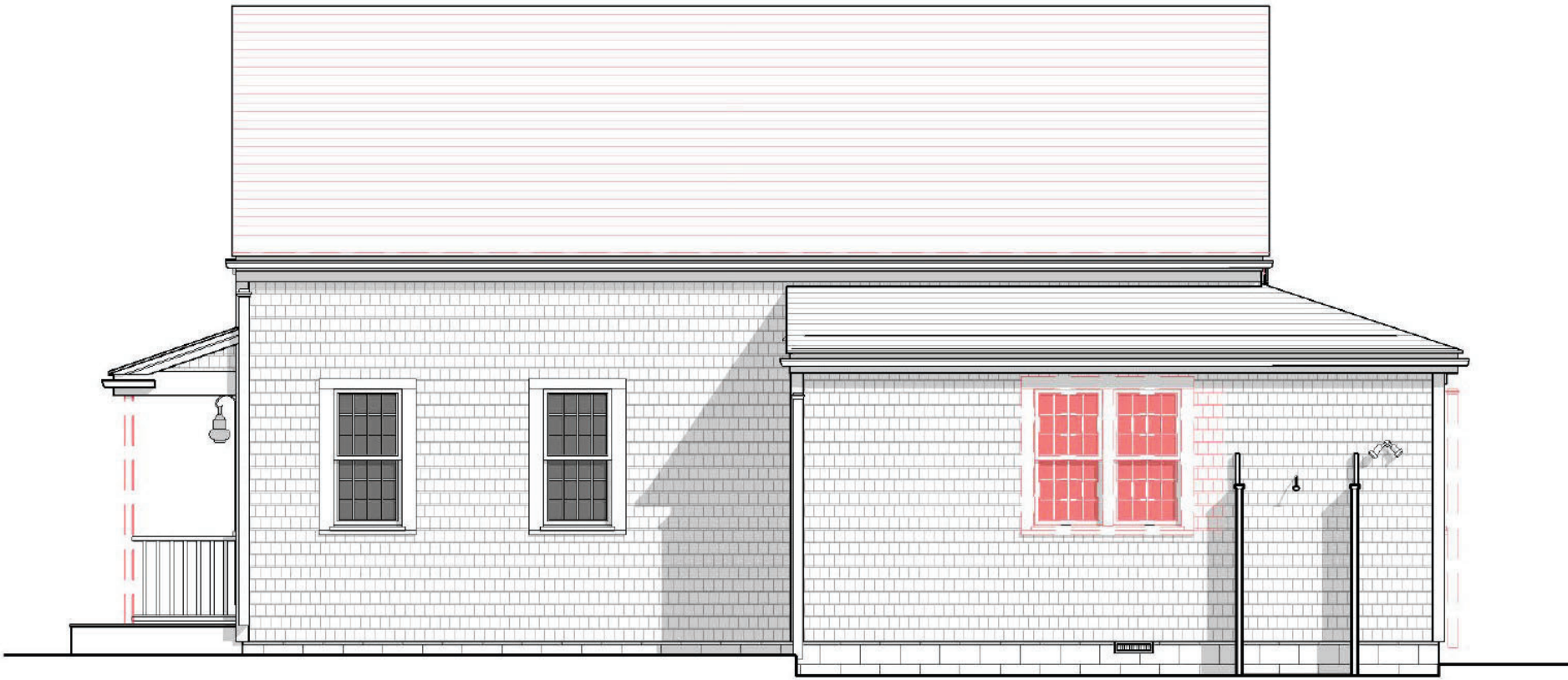
Second Floor - Existing / Demo

1/8" = 1'-0"



1A East Elevation - Existing / Demo

1/8" = 1'-0"



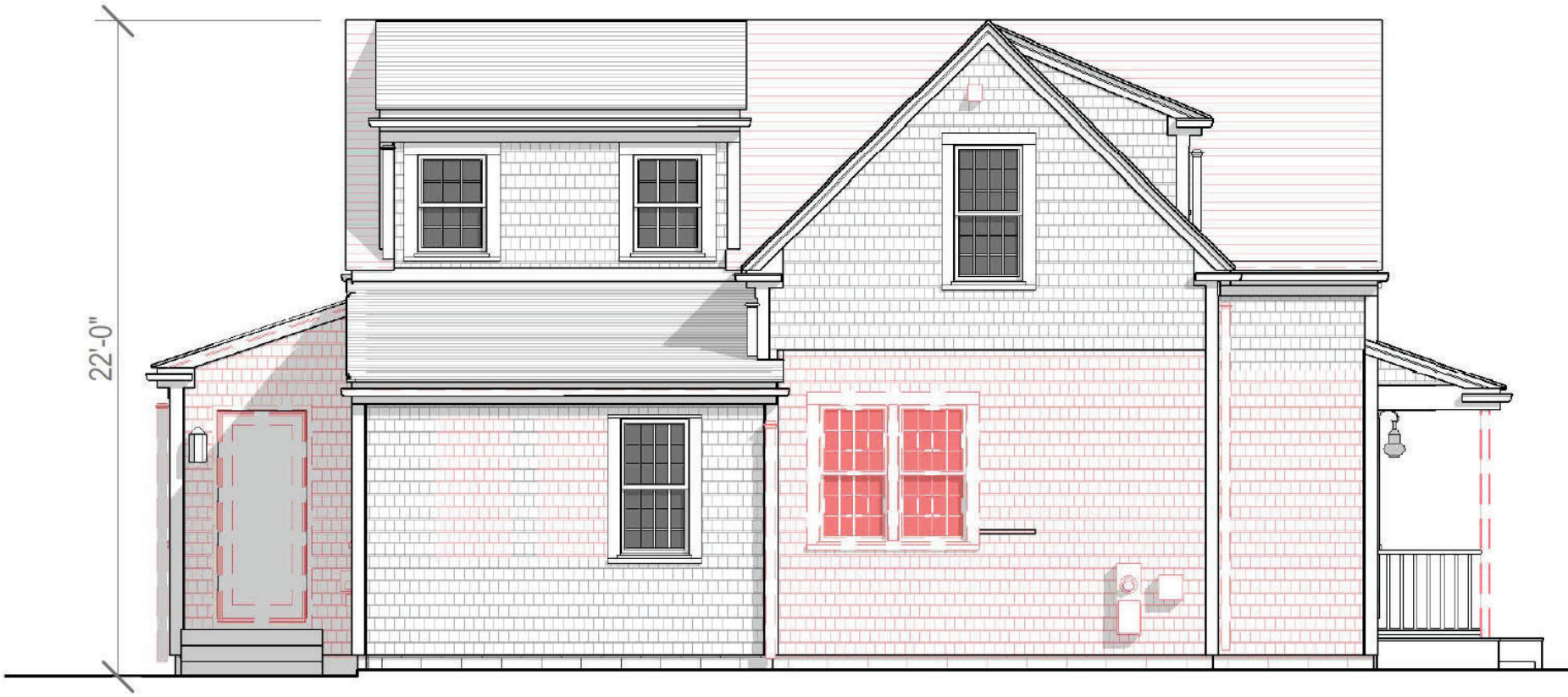
2A North Elevation - Existing / Demo

1/8" = 1'-0"



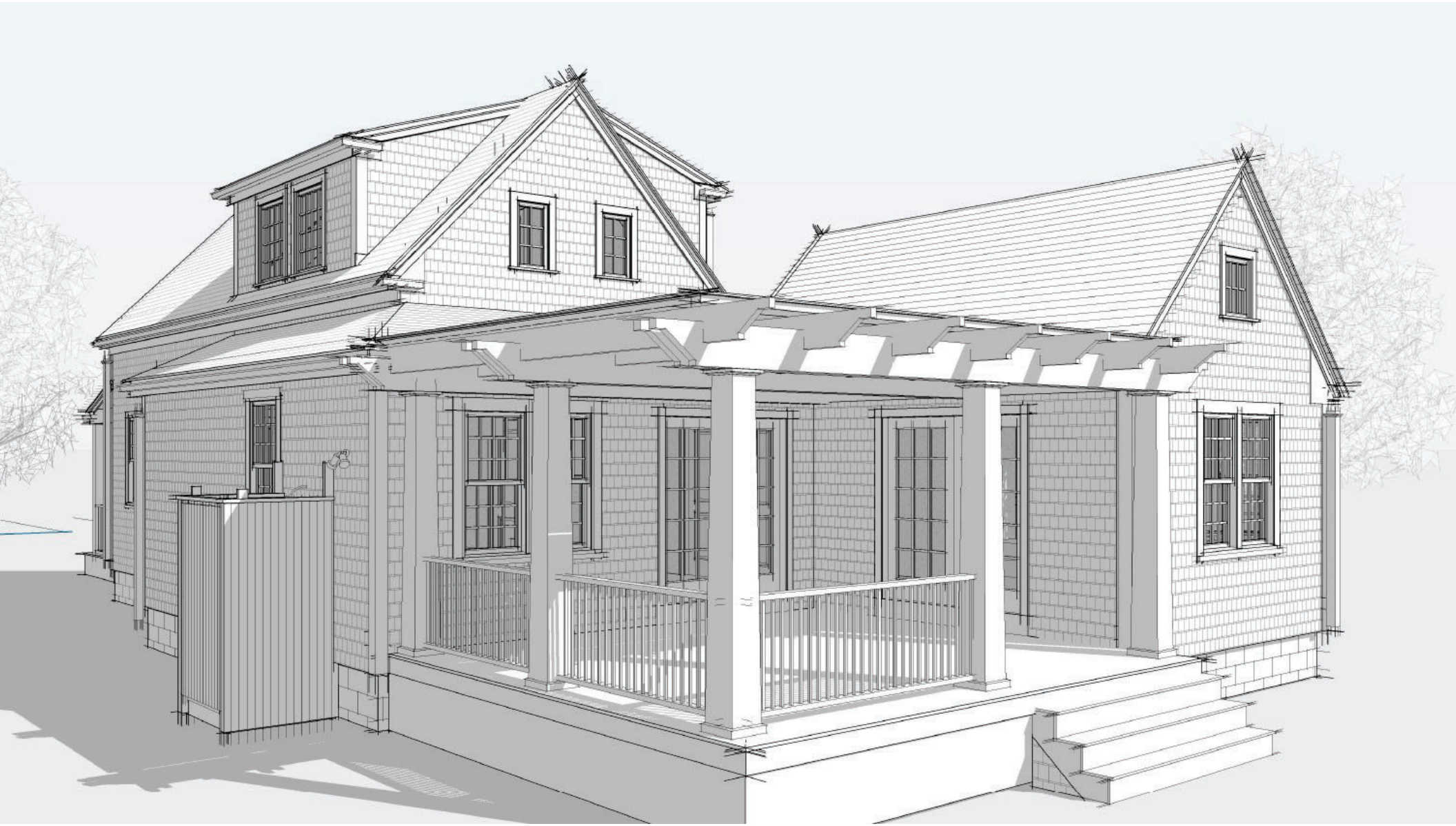
3A West Elevation - Existing / Demo

1/8" = 1'-0"



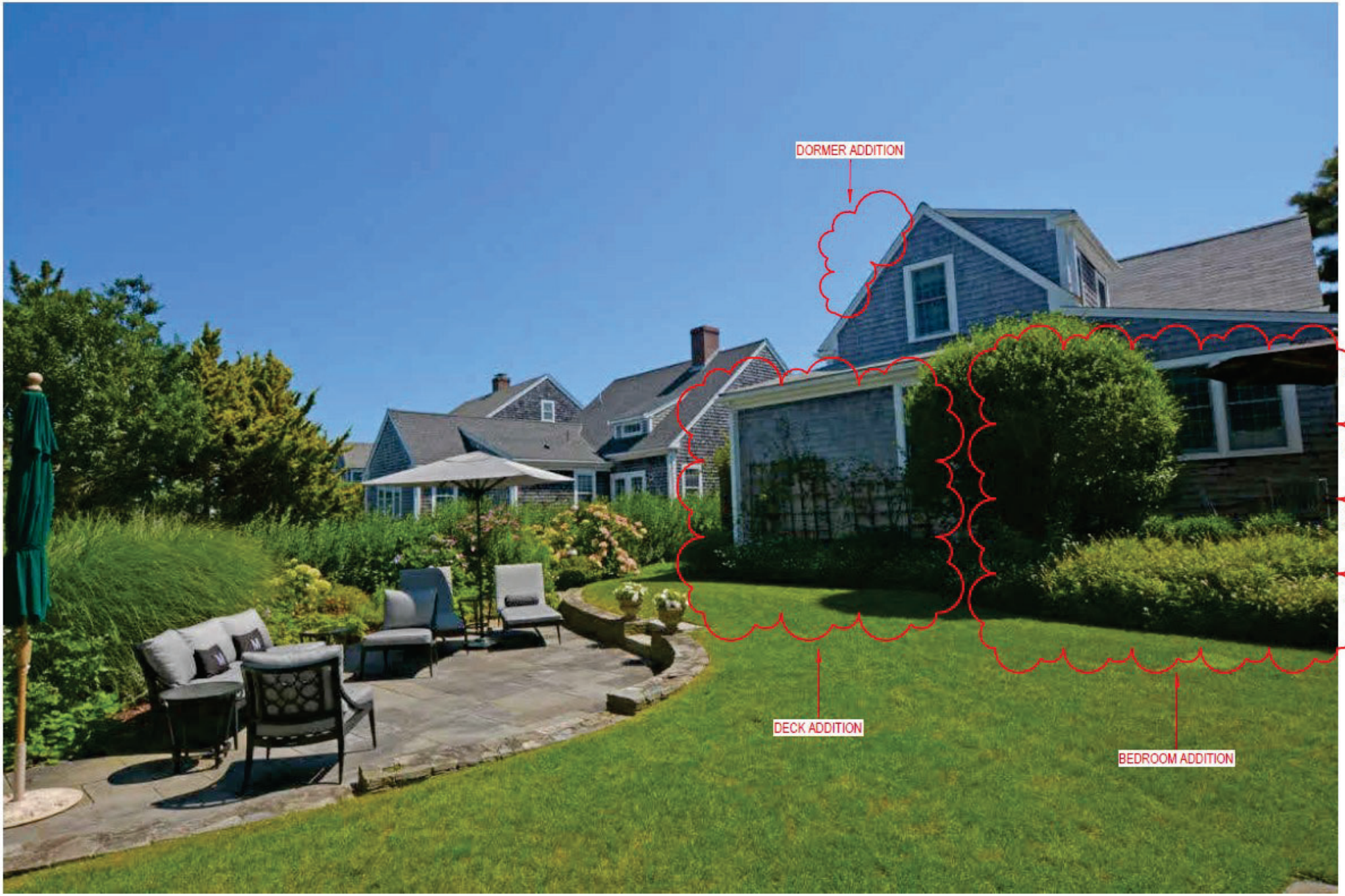
4A South Elevation - Existing / Demo

1/8" = 1'-0"





EAST ELEVATION



WEST ELEVATION



WEST ELEVATION

CERTIFICATE NO: _____ DATE ISSUED: _____

BUILDING #1

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 408.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 78 PARCEL N°. 99.1

Street & Number of Proposed Work: 33A BUNKER ROAD

Owner of record: GEOFF SMITH/NANTUCKET AIRPORT

Mailing Address: 6 MICHEME LANE
NANTUCKET, MA 02554

Contact Phone #: 508-221-8334 E-mail: NANTUCKETGEOFF @YAHOO.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☒ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34 X 60' Sq. Footage 1st floor: 2040SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 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

NEW COMMERCIAL QUONSET HUT 34' X 60'

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed SLAB ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other ROUND NO PITCH

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other GALVANIZED METAL

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☒ Other GALVETAL
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front 14' X 14' ROLL DOORS Rear overhead Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

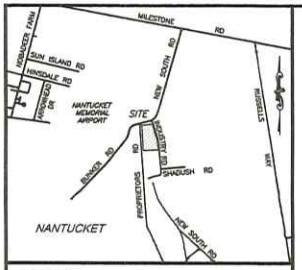
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof GEN METAL GRAY
Trim _____ Sash _____ Doors " " "
Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/2024 Signature of owner of record _____ Signed under penalties of perjury



LOCUS NOT TO SCALE

ZONING REQUIREMENTS	
ZONING DISTRICT: COMMERCIAL INDUSTRIAL (CI)	
	REQUIRED
LOT AREA	15,000 S.F.
LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	20 FT.
SIDE YARD SETBACK	0 FT.
REAR YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	50%
REGULARITY FACTOR "R"	10.55

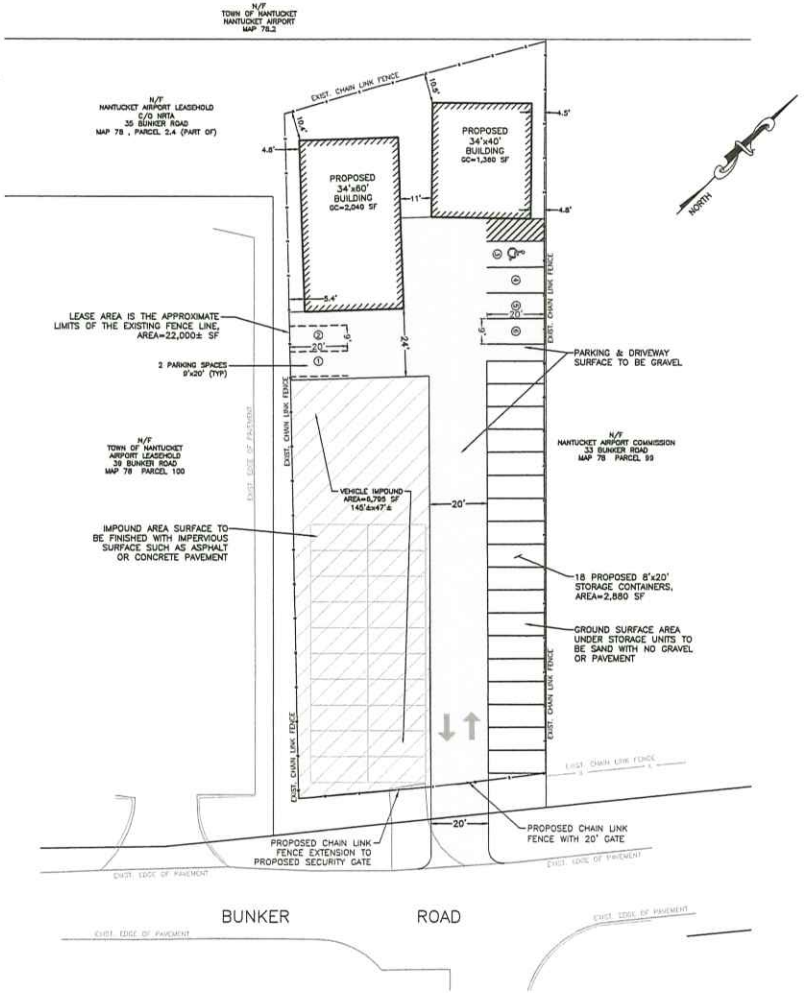
OWNER
NANTUCKET MEMORIAL AIRPORT COMMISSION 14 AIRPORT ROAD NANTUCKET, MA 02554 SITE LOCATION: BUNKER ROAD NANTUCKET, MASSACHUSETTS ASSESSORS REFERENCE: MAP 78 PARCEL 2.4 (PART OF)

APPLICANT & LEASE HOLDER
GJ SMITH INC. 98 OLD SOUTH ROAD NANTUCKET, MA 02554

NOTES

1. THE PROJECT SITE IS PART OF MAP 78, PARCEL 2.4 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
2. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0093 G (MAP EFFECTIVE DATE JUNE 9, 2014).
3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

PARKING REQUIREMENTS			
USE	REQUIREMENT	QUANTITY	PARKING SPACES
COMMERCIAL & INDUSTRIAL	1 SPACE/900 SF	3,400± SF	4
		TOTAL REQUIRED	4
		TOTAL PROVIDED	6



20 0 10 20 40
SCALE: 1 INCH = 20 FEET

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-067-0673 F: 508-067-0674
WWW.SDE-LDEC.COM

NO.	DATE	PLAN REVISIONS	APPROVED
3	8/29/24	REVISED SITE LAYOUT	DCM
2	7/1/24	REVISED FOR VEHICLE IMPOUND AREA	DCM
1		DESCRIPTION	

DATE: MAY 13, 2024

DRAWN BY:	COMPS. BY:	CHECK BY:
DCM/RT	RT	DCM

PROJECT NO. 24018

ISSUED FOR: PERMITTING

DANIEL C. MULLOY CIVIL No. 41757

MCD SITE PLAN

BUNKER ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 78, PARCEL 2.4 (PART OF)

PREPARED FOR GJ SMITH INC.

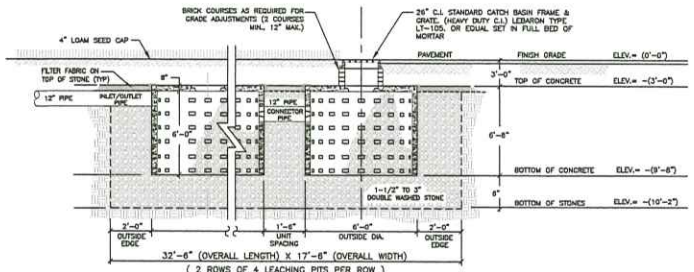
DRAWING TITLE: SITE PLAN

SCALE: 1"=20'

SHEET NO. 1 OF 2

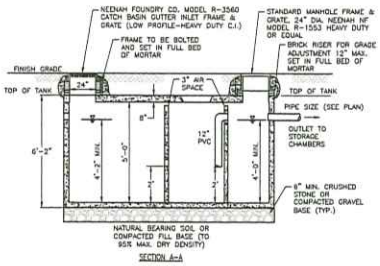
CONSTRUCTION NOTES

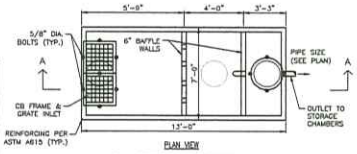
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
2. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
3. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITIONS OF THE TOWN OF NANTUCKET STANDARD SPECIFICATIONS, PLANNING BOARD RULES AND REGULATIONS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS, AND THE MDPW STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER. ALL MATERIALS AND WORK NOT MEETING THESE SPECIFICATIONS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AT THE FULL EXPENSE OF THE CONTRACTOR.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
6. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
7. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
8. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
9. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO RECORD IN NOTE FORM (PREFERABLY IN A SURVEY FIELD NOTEBOOK) THE LOCATION OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AT JOB SITE. THESE NOTES WILL BE UTILIZED FOR THE PREPARATION OF REQUIRED AS-BUILT PLANS.
11. THE CONTRACTOR SHALL NOTIFY THE PLANNING BOARD FOR REQUIRED INSPECTIONS AS PER SECTION OF THE PLANNING BOARD RULES AND REGULATIONS, LATEST EDITION.
12. THE CONTRACTOR(S) SHALL NOTIFY THE DESIGN ENGINEER AND OR SURVEYOR FOR PROPER LOCATION OF PROPOSED UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR MUST PRESERVE ALL GRADE STAKES SET BY SURVEYORS. GRADE STAKES WILL BE USED BY SURVEYORS AND TOWN OF NANTUCKET ROADWAY ENGINEERS FOR FINAL GRADE INSPECTIONS.
14. THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC COMPANY FOR CONSTRUCTION SPECIFICATIONS, STANDARDS AND RESPONSIBILITIES.
15. ALL DRAINAGE PIPES ARE TO BE 12-INCH DIAMETER WITH SMOOTH INTERIOR WALL, MODEL N-12 AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS) OR APPROVED EQUAL.



TYPICAL 6-FT. DIA. CONCRETE LEACHING PIT DETAIL
NOT TO SCALE

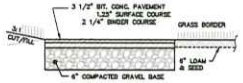
NOTES:
1. 6-FT DIAMETER H-20 PRECAST CONCRETE DRYWELL ITEM# LP102 AS MANUFACTURED BY ACME-SHOREY PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.





OIL GRIT SEPARATOR DETAIL
W/ CATCH BASIN FRAME & GRATE INLET
NOT TO SCALE

NOTES:
1. USE 2,000 GAL. H-20 OIL GRIT SEPARATOR TANK ITEM# OGST202LP AS MANUFACTURED BY ACME-SHOREY PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.



TYPICAL BITUMINOUS PAVEMENT SECTION DETAIL
NOT TO SCALE

NOTES:
1. 3 1/2" BITUMINOUS CONCRETE SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M3.11.00.
2. 6" GRAVEL BORROW TYPE C SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M1.03.00 AS LISTED BELOW:

GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

SIEVE DESIGNATION	PERCENT PASSING
1/2 IN	50-85
NO. 4	40-75
NO. 50	8-28
NO. 200	0-10

MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION

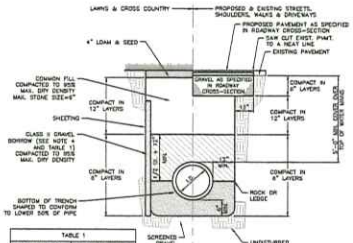
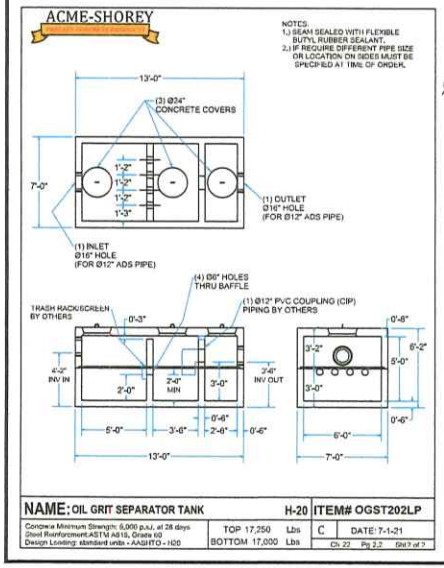


TABLE 1

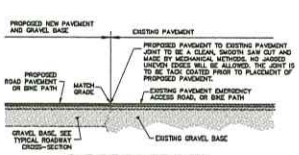
NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 18	1
18 AND LARGER	1-1/2

TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE

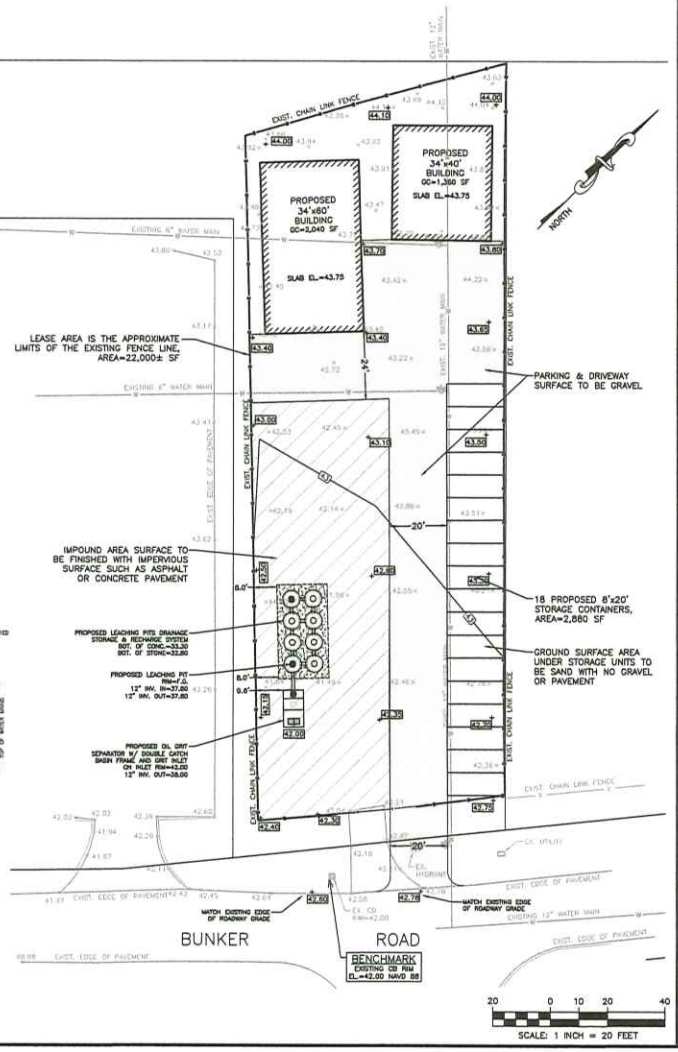
NOTES:
1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "D/2" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
3. SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
4. CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 3'-0" BEYOND THE PLUG.



NAME: OIL GRIT SEPARATOR TANK		H-20	ITEM# OGST202LP
Concrete Minimum Strength: 6,000 p.s.i. at 28 days Steel Reinforcement ASTM A615, Grade 60 Design Loading: standard units - AASHTO - H20	TOP 17,250 Lbs BOTTOM 17,000 Lbs	C	DATE: 7-1-21 Ch 22 Pg 2.2 Std 7 of 7



PAVEMENT SAW CUT & SEAL
NOT TO SCALE



NO.	DATE	DESCRIPTION	APPROVED
2	8/2/24	REVISED SITE LAYOUT	DCM
1	7/1/24	REVISED FOR VEHICLE EMPOURD AREA	DCM

PLAN REVISIONS

DATE: MAY 13, 2024

DRAWN BY:	COMPS. BY:	CHECK BY:
DCM/RT	RT	DCM

PROJECT NO. 24018

ISSUED FOR: PERMITTING

DANIEL C. MULLOY CIVIL No. 41757 REGISTERED PROFESSIONAL ENGINEER

MCD SITE PLAN

BUNKER ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 78, PARCEL 2.4 (PART OF)

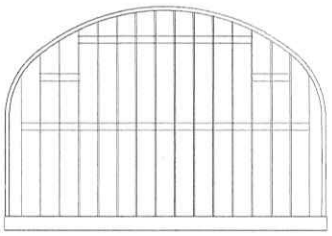
PREPARED FOR: GJ SMITH INC.

DRAWING TITLE: GRADING, DRAINAGE, & UTILITY PLAN

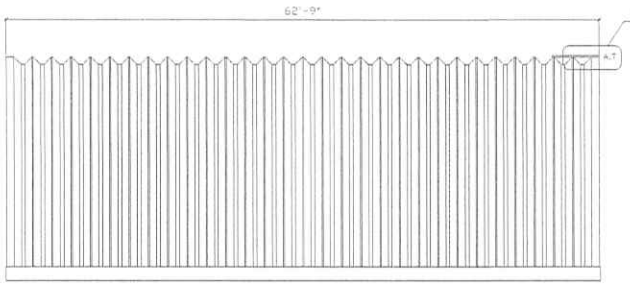
SCALE: 1"=20'

SHEET NO. 2 OF 2

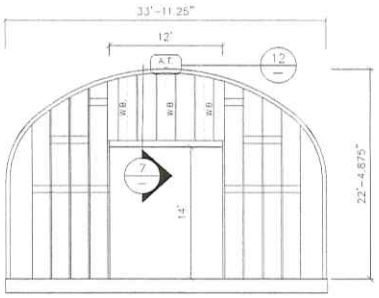
SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM



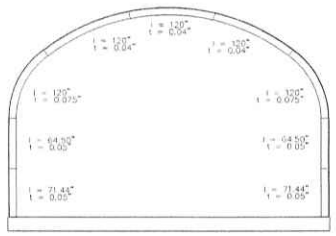
1 REAR ELEVATION



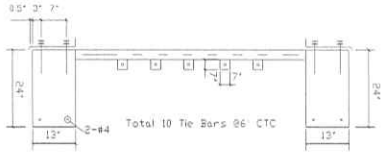
2 SIDE ELEVATION



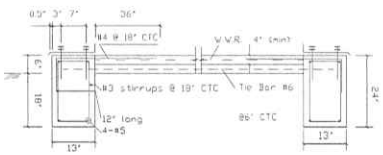
3 FRONT ELEVATION



4 ARCH PROFILE



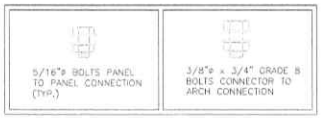
5 SECTION A–A

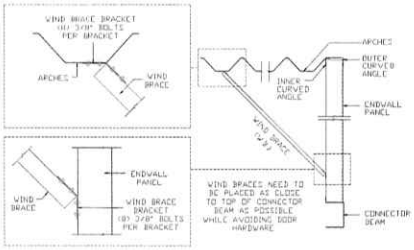


6 SECTION B–B

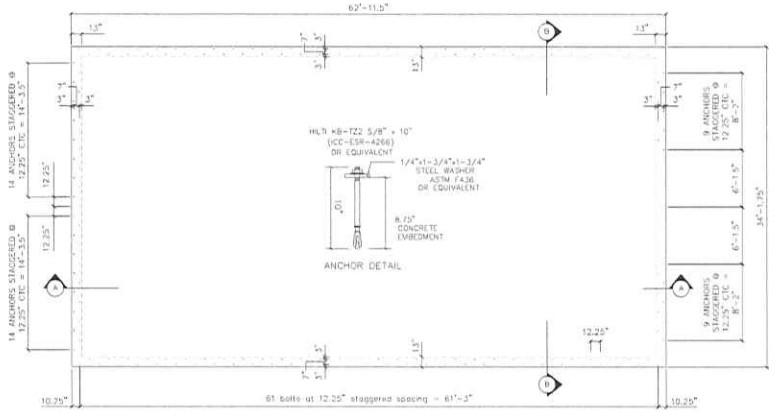
WARNING: DO NOT REMOVE OR REDUCE THE CONCRETE FLOOR OR THE REINFORCING STEEL, AND/OR RAISE THE TOPS OF THE FOOTERS ABOVE THE FLOOR OR BUILDING FAILURE MAY RESULT

Minimum Concrete Cover:
(a) Concrete Cast against earth: 3"
(b) Concrete exposed to earth or weather:
No. 6 through No. 10 bars: 2"
No. 5 bar and smaller: 1½"
(c) Concrete not exposed to earth or weather: 0.75"

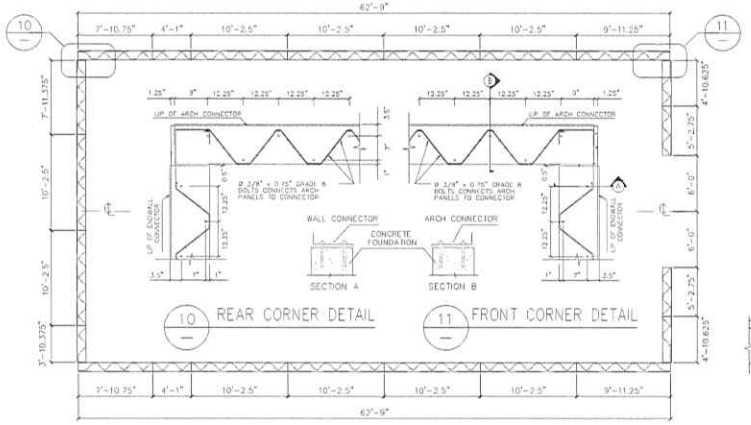




7 WIND BRACING DETAIL



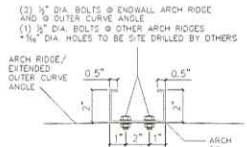
8 FOUNDATION PLAN



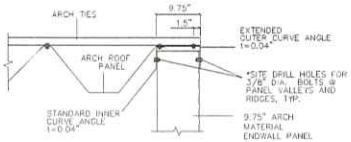
10 REAR CORNER DETAIL

11 FRONT CORNER DETAIL

9 BASE CONNECTOR LAYOUT



12 ARCH TIE DETAIL



13 ARCH TIE SIDE DETAIL

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE IBC 2015 & NBC-17. DESIGN ACCORDING TO AISI S100-12 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, AND WITH ANSI/ASCE 7-10.
2. NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BESIDE SHALL BE IMPOSED ON THE "STRUCTURE".
3. SPECIFIC NOTES AND DETAILS SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE BUILDING MANUAL SUPPLIED.
4. THE BUILDING, INCLUDING THE FOUNDATION, MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE DRAWING AND ERECTION INSTRUCTIONS. ANY DEVIATION, UNLESS APPROVED BY US IN WRITING, SHALL NULLIFY OUR CERTIFICATE AND SEAL AND SHALL BE THE SOLE RESPONSIBILITY OF THE erector.
5. A PROFESSIONAL ENGINEER SHOULD BE RETAINED WHERE SITE INSPECTIONS ARE WARRANTED.
6. NO ARCH PANEL MAY BE CUT OR MODIFIED UNLESS IT IS TO ACCOMMODATE AN ACCESSORY PROVIDED BY THE MANUFACTURER IN ACCORDANCE WITH ITS INSTRUCTIONS AND/OR THIS DRAWING.
7. MINIMUM SEPARATION FROM THIS BUILDING TO ANY TALLER BUILDING MUST BE THE SMALLER OF 20 FEET AND 6 TIMES THE HEIGHT DIFFERENCE.
8. IF SEALED BY AN ENGINEER, THIS DRAWING IS FOR PERMIT APPLICATION. OTHERWISE IT IS A DRAFT AND NOT FOR CONSTRUCTION.

FOUNDATION NOTES

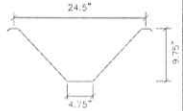
NOTE: THE FOUNDATION ON THE DRAWING SPECIFIES THE MINIMUM REQUIREMENTS. LOCAL BUILDING CODE AND SITE CONDITIONS MAY REQUIRE A STRONGER FOUNDATION, WHICH MUST BE DESIGNED BY A LOCAL ENGINEER.

1. THE FOUNDATION SHALL BE FOUNDED ON NATURAL UNDISTURBED CLASS 5 SOIL CAPABLE OF SAFELY SUSTAINING 1500 psf. THIS SHALL BE DESIGNED TO FULLY RESIST ALL ROTATION AT THE BASE OF THE ARCH.
2. SLAB ON GRADE SHALL BE PLACED ON WELL COMPACTED SOIL CAPABLE OF SUSTAINING 1500 psf WITHOUT APPRECIABLE SETTLEMENT.

DESIGN DATA (MATERIALS)

1. CONCRETE f'c = 2500 PSI @ 28 DAYS AD.
2. REINFORCING STEEL GRADE 40, Fy = 40 KSI, ASTM A615.
3. W.W.R. Fy = 65 KSI, ASTM A1064.
4. W.W.R. 6 x 6 – W1.4 x W1.4

ARCH/ENDWALL DATA



BOLTS: SAE GRADE 2 OR ASTM A307
FRONT ENDWALL STEEL THICKNESS = 0.04"
REAR ENDWALL STEEL THICKNESS = 0.04"
ARCH STEEL THICKNESS – SEE ARCH PROFILE

GALVALUME SHEET STEEL:
STRUCTURAL QUALITY ASTM SPECIFICATION A792-10
55% ALUMINUM-ZINC ALLOY (HOT DIP COATING)
ASTM A792 GRADE 80 CLASS 1
80 KSI MINIMUM YIELD
65 KSI MINIMUM TENSILE
OTHER SECTIONS SHALL CONFORM TO ASTM A36 (Fy=36 KSI) RUST PROOF TO BE DESIGNED AND SUPPLIED BY OTHERS

ARCH DESIGN DATA IN ACCORDANCE WITH ANSI/ASCE 7-10:
Lo: ROOF LIVE LOAD (PSF) = 25
Pg: GROUND SNOW LOAD (PSF) = 25
Ce: EXPOSURE FACTOR = 1.0
Ct: THERMAL FACTOR = 1.0
IMPORTANCE FACTOR (SNOW) = 1.0
CATEGORY II BUILDING
Pwet: COMPONENT WIND PRESSURE (PSF) = +/- 42
V: BASIC WIND SPEED (MPH) = 140
Kh: VELOCITY PRESSURE EXPOSURE = 0.91
GCpi: PRODUCT OF INTERNAL PRESSURE COEFFICIENT AND GUST-EFFECT FACTOR = +/- 0.18
Kd: WIND DIRECTIONALITY FACTOR = 0.85
Kzt: TOPOGRAPHIC FACTOR = 1.0
WIND EXPOSURE CATEGORY = C
SEISMIC DESIGN CATEGORY = B
COLLATERAL LOAD (PSF) = 3

ENGINEERS SEAL

LEGAL NOTE
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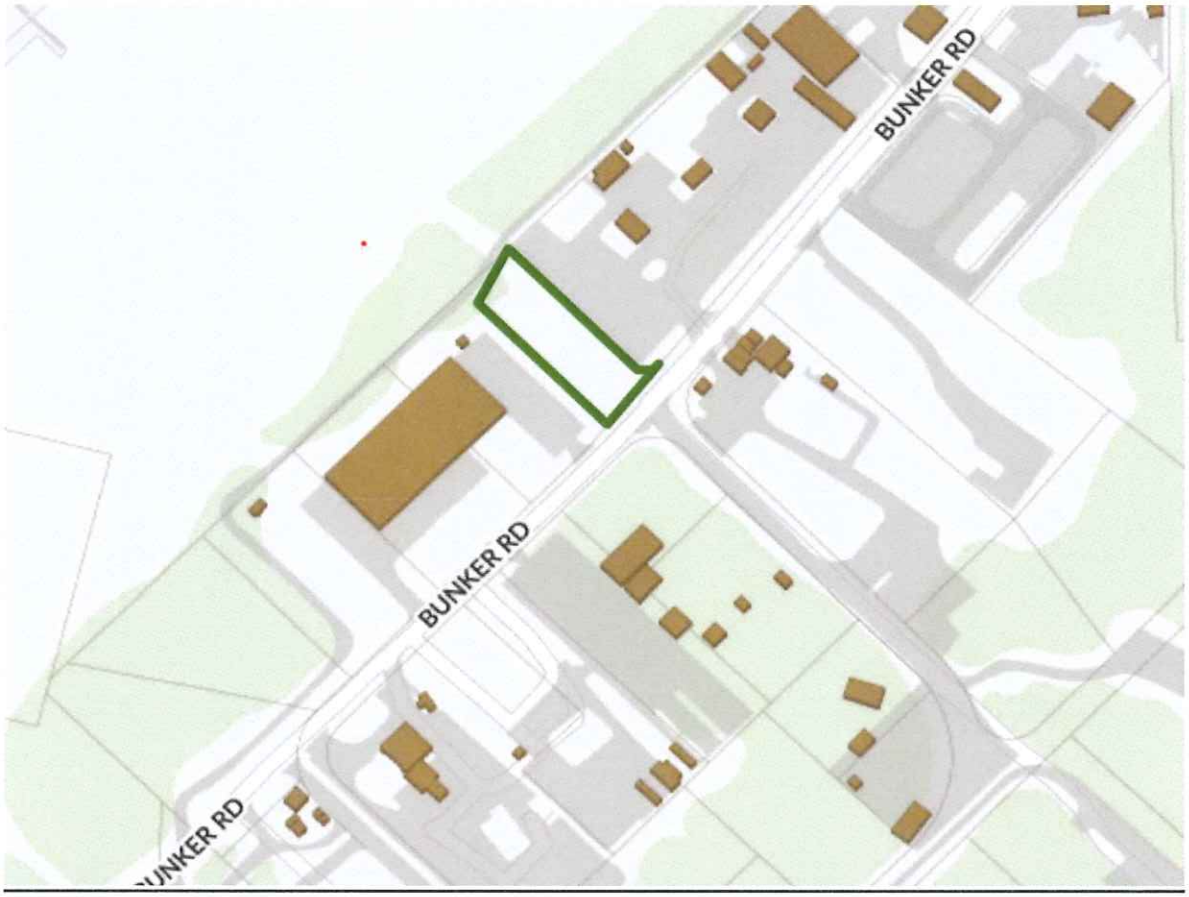
SteelMaster
220 CHRYSLER DR., BRAMPTON, ONTARIO, L6S 6B5 CANADA (905) 790-8500
E-MAIL ADDRESS – ENGINEERING@STEELMASTER.CO

SCALE: N.T.S.	APPROVED BY: P.G.	CHECKED BY: A.S.	DATE: JAN. 11 2024

PROJECT:
GEOFFREY J. SMITH
NANTUCKET, MA

MODEL: XS34-22
SHEET NO: 81-66661

33A BUNKER ROAD





BUNKER ROAD – SECURED COMMERCIAL INDUSTRIAL AREA BEHIND THE AIRPORT

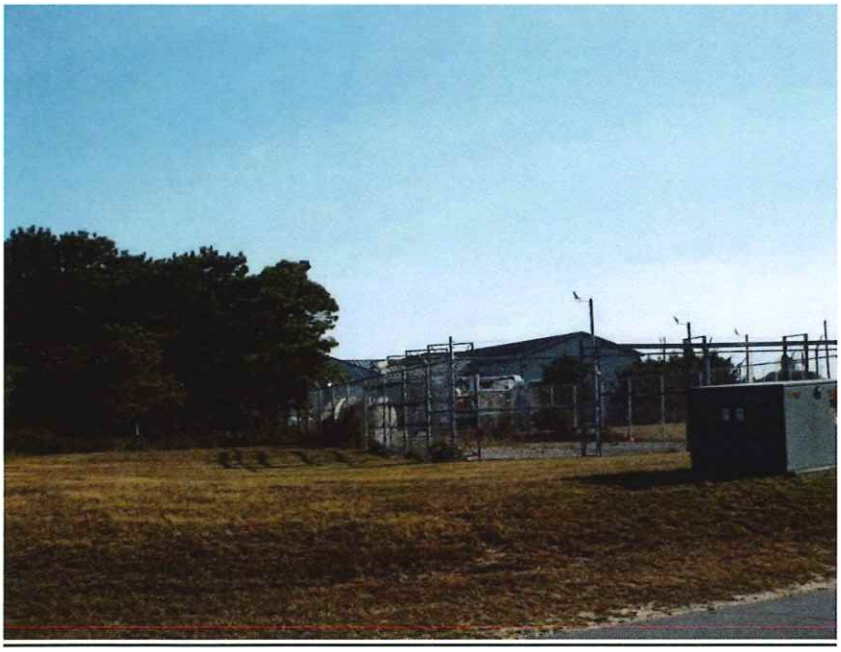
ROAD LEADING UP TO THE SECURITY FENCE – RUNWAYS ON THE RIGHT





32 BUNKER ROAD - ELECTRIC COMPANY FENCE NEW BUILDING TO THE LEFT PARTIALLY HIDDEN BY THE SCREENING









25 BUNKER ROAD – TWO 40' X 40' QUONSET HUTS

















36 BUNKER ROAD – TOSCANA

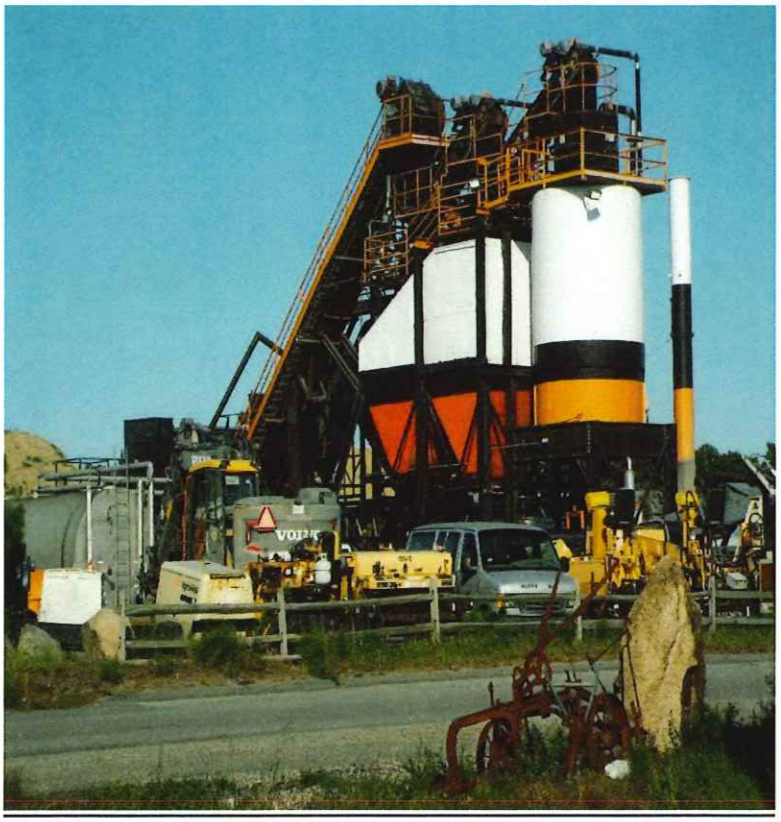


33 BUNKER ROAD



38 BUNKER ROAD - ASPHALT PLANT





35/39 BUNKER ROAD - TOWN NRTA BUILDING









80/76/74/70 BUNKER ROAD

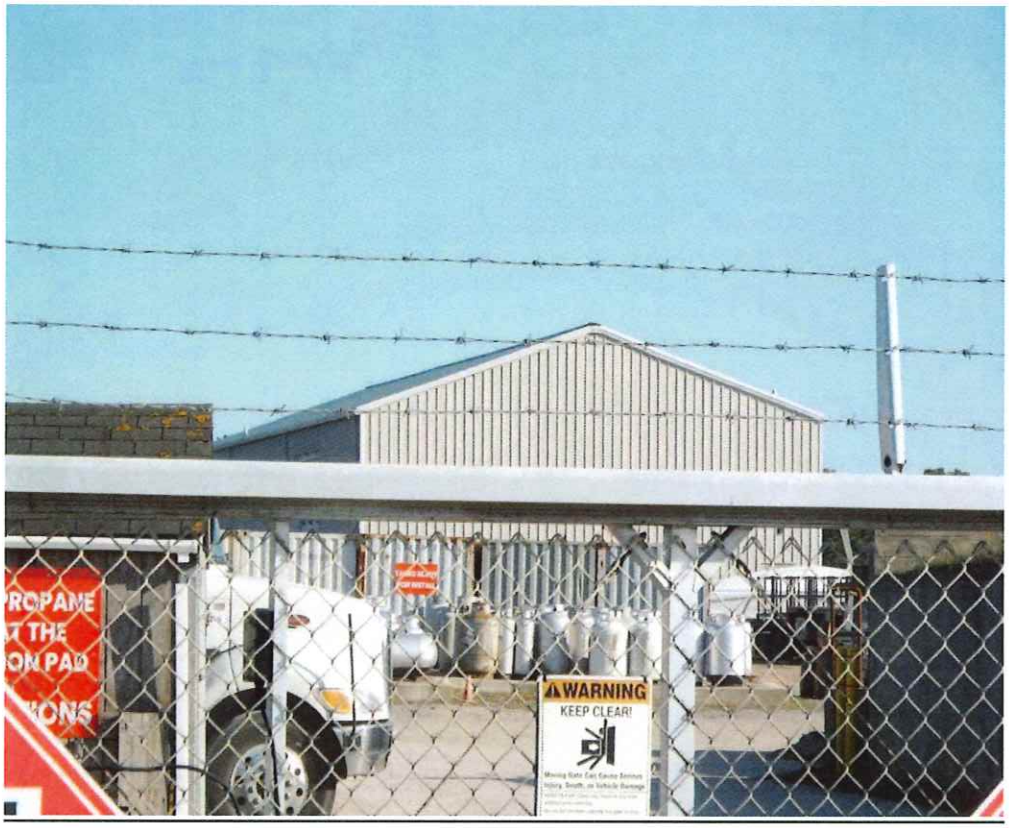


44 BUNKER ROAD - ISLAND GAS PROPANE TANK FARM




GATE 2





58 BUNKER ROAD





CERTIFICATE NO: _____ DATE ISSUED: _____

BUILDING #2

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 78 PARCEL N°. 99.1

Street & Number of Proposed Work: 33A BUNKER ROAD

Owner of record: GEOFF SMITH / NANTUCKET AIRPORT

Mailing Address: 6 MICHEMO LANE
NANTUCKET, MA 02554

Contact Phone #: 508-221-8334 E-mail: NANTUCKETGEOFF @YAHOO.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST-NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $272.00

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: 34'X40' Sq. Footage 1st floor: 1360SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ~0~ South ~0~ East ~0~ West ~0~
Height of ridge above final finish grade: North 18' South 18' East 18' West 18'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW COMMERCIAL QUONSET HUT 34X40'

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed SLAB ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other ROUND NO PITCH

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other GALVANIZED GRAY Metal

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☒ Other Metal
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front 18'X18' Roll Doors - Overhead Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

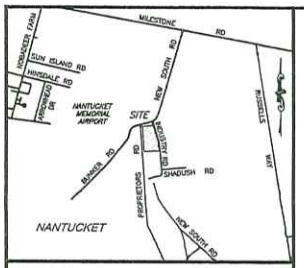
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof GALV METAL GRAY
Trim _____ Sash _____ Doors _____
Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/2024 Signature of owner of record _____ Signed under penalties of perjury

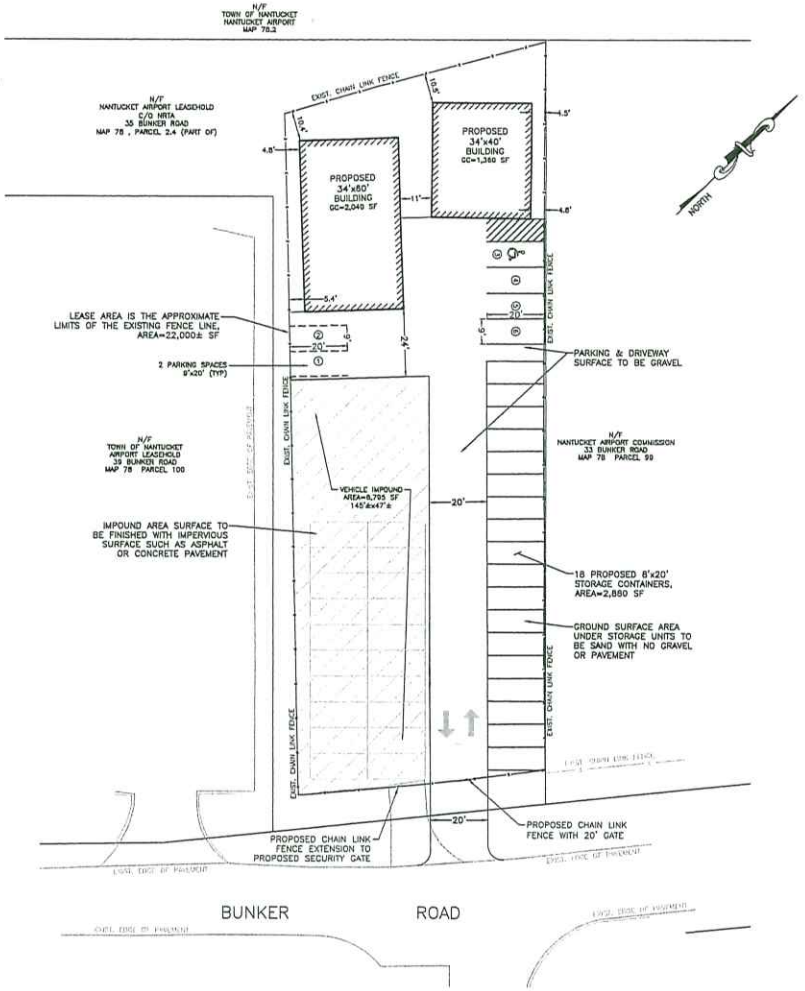


LOCUS NOT TO SCALE

ZONING REQUIREMENTS	
ZONING DISTRICT: COMMERCIAL INDUSTRIAL (CI)	
	REQUIRED
LOT AREA	15,000 S.F.
LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	20 FT.
SIDE YARD SETBACK	0 FT.
REAR YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	50%
REGULARITY FACTOR "R"	10.55

OWNER
NANTUCKET MEMORIAL AIRPORT COMMISSION 14 AIRPORT ROAD NANTUCKET, MA 02554 SITE LOCATION: BUNKER ROAD NANTUCKET, MASSACHUSETTS ASSESSORS REFFERENCE: MAP 78 PARCEL 2.4 (PART OF)

APPLICANT & LEASE HOLDER
GJ SMITH INC. 98 OLD SOUTH ROAD NANTUCKET, MA 02554



20 0 10 20 40
SCALE: 1 INCH = 20 FEET

NOTES

1. THE PROJECT SITE IS PART OF MAP 78, PARCEL 2.4 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
2. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0093 G (MAP EFFECTIVE DATE JUNE 9, 2014).
3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

PARKING REQUIREMENTS			
USE	REQUIREMENT	QUANTITY	PARKING SPACES
COMMERCIAL & INDUSTRIAL	1 SPACE/900 SF	3,400± SF	4
		TOTAL REQUIRED	4
		TOTAL PROVIDED	6

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
2	8.2024	REVISED SITE LAYOUT	DCM
1	7/1/24	REVISED FOR VEHICLE IMPOUND AREA	DCM

PLAN REVISIONS

DATE: MAY 13, 2024

DRAWN BY:	COMPS. BY:	CHECK BY:
DCM/RT	RT	DCM

PROJECT NO. 24018

ISSUED FOR: PERMITTING

COMMONWEALTH OF MASSACHUSETTS DANIEL C. MALLOY CIVIL No. 41757 REGISTERED PROFESSIONAL ENGINEER

MCD SITE PLAN

BUNKER ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 78, PARCEL 2.4 (PART OF)

PREPARED FOR GJ SMITH INC.

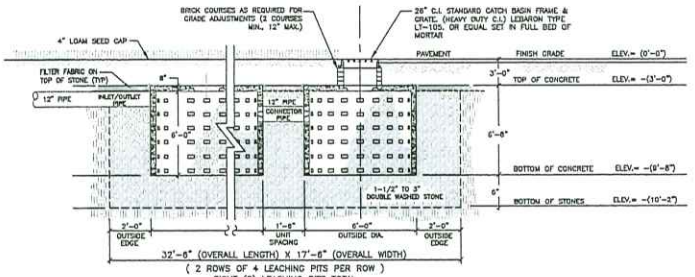
DRAWING TITLE: SITE PLAN

SCALE: 1"=20'

SHEET NO. 1 OF 2

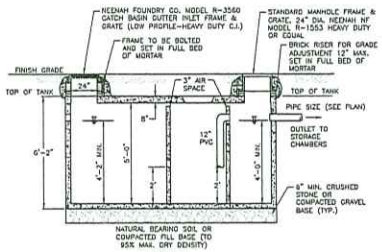
CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
2. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
3. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITIONS OF THE TOWN OF NANTUCKET STANDARD SPECIFICATIONS, PLANNING BOARD RULES AND REGULATIONS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS, AND THE MDPW STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER. ALL MATERIALS AND WORK NOT MEETING THESE SPECIFICATIONS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AT THE FULL EXPENSE OF THE CONTRACTOR.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
6. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
7. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
8. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
9. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO RECORD IN NOTE FORM (PREFERABLY IN A SURVEY FIELD NOTEBOOK) THE LOCATION OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AT JOB SITE. THESE NOTES WILL BE UTILIZED FOR THE PREPARATION OF REQUIRED AS-BUILT PLANS.
11. THE CONTRACTOR SHALL NOTIFY THE PLANNING BOARD FOR REQUIRED INSPECTIONS AS PER SECTION OF THE PLANNING BOARD RULES AND REGULATIONS, LATEST EDITION.
12. THE CONTRACTOR(S) SHALL NOTIFY THE DESIGN ENGINEER AND OR SURVEYOR FOR PROPER LOCATION OF PROPOSED UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR MUST PRESERVE ALL GRADE STAKES SET BY SURVEYORS. GRADE STAKES WILL BE USED BY SURVEYORS AND TOWN OF NANTUCKET ROADWAY ENGINEERS FOR FINAL GRADE INSPECTIONS.
14. THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC COMPANY FOR CONSTRUCTION SPECIFICATIONS, STANDARDS AND RESPONSIBILITIES.
15. ALL DRAINAGE PIPES ARE TO BE 12-INCH DIAMETER WITH SMOOTH INTERIOR WALL, MODEL N-12 AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS) OR APPROVED EQUAL.

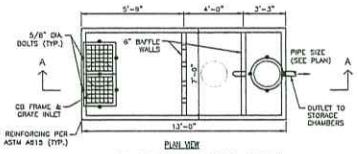


TYPICAL 6-FT. DIA. CONCRETE LEACHING PIT DETAIL
NOT TO SCALE

NOTES:
1. 6-FT DIAMETER H-20 PRECAST CONCRETE DRYWELL ITEM# LP102 AS MANUFACTURED BY ACME-SHOREY PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.



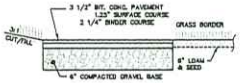
SECTION A-A



PLAN VIEW

OIL GRIT SEPARATOR DETAIL
W/ CATCH BASIN FRAME & GRATE INLET
NOT TO SCALE

NOTES:
1. USE 2,000 GAL. H-20 OIL GRIT SEPARATOR TANK ITEM# OGST202LP AS MANUFACTURED BY ACME-SHOREY PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.



TYPICAL BITUMINOUS PAVEMENT SECTION DETAIL
NOT TO SCALE

NOTES:
1. 3 1/2" BITUMINOUS CONCRETE SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M3.11.00.
2. 6" GRAVEL BORROW TYPE C SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M1.03.00 AS LISTED BELOW:

GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

SIEVE DESIGNATION	PERCENT PASSING
1/2 IN	50-85
NO. 4	40-75
NO. 50	8-28
NO. 200	0-10

MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION

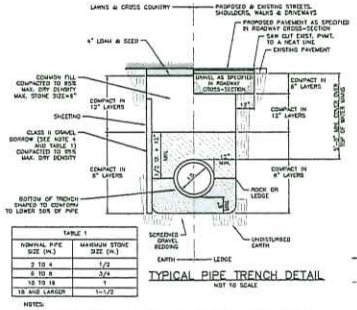
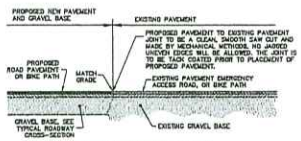


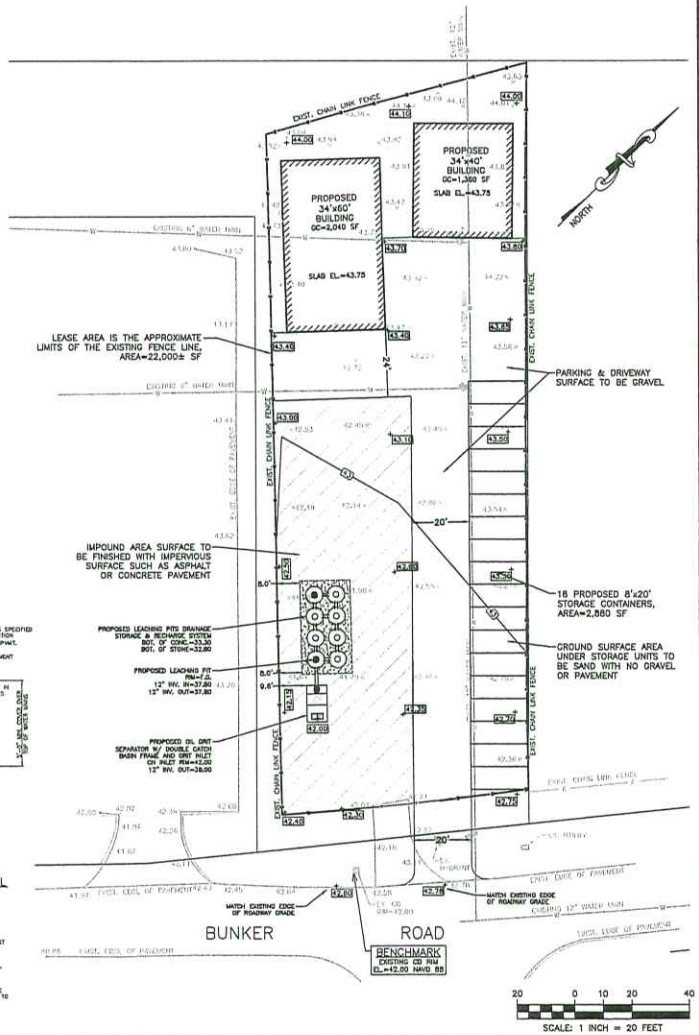
TABLE 1	
NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 16	1
18 AND LARGER	1-1/2

TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE

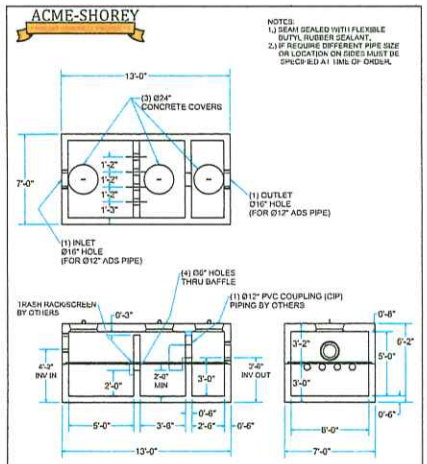
NOTES:
1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDISTURBED POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
3. SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, CRUSHED FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
4. CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



PAVEMENT SAW CUT & SEAL
NOT TO SCALE



SCALE: 1 INCH = 20 FEET



NAME: OIL GRIT SEPARATOR TANK	H-20	ITEM# OGST202LP
Concrete Minimum Strength: 5,000 p.s.i. at 28 days Steel Reinforcement: ASTM A615, Grade 60 Design Loading: standard units - AASHTO - H20	TOP 17,250 Lbs BOTTOM 17,000 Lbs	C DATE: 7-1-21 Ch. 22 Pg 2.2 Sht 9 of 9

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0973 F: 508-967-0574
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	BY	APPROVED
2	6/26/24	REVISED SITE LAYOUT	DCM	
1	7/7/24	REVISED FOR VEHICLE IMPOUND AREA	DCM	

PLAN REVISIONS

DATE: MAY 13, 2024

DRAWN BY:	COMPS. BY:	CHECK BY:
DCM/RT	RT	DCM

PROJECT NO. 24018

ISSUED FOR: PERMITTING

DANIEL C. MULLOY CIVIL No. 41737 REGISTERED PROFESSIONAL ENGINEER

MCD SITE PLAN

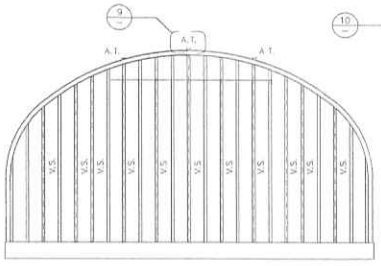
BUNKER ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 78, PARCEL 2.4 (PART OF)

PREPARED FOR GJ SMITH INC.

DRAWING TITLE:
GRADING , DRAINAGE , & UTILITY PLAN

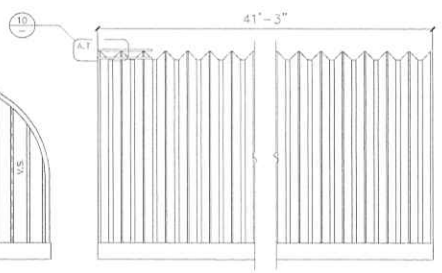
SCALE: 1"=20'

SHEET NO.
2 OF 2

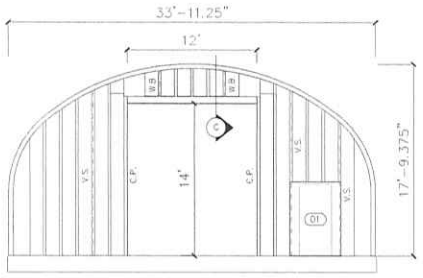


1 REAR ELEVATION

V.S. = VERTICAL STIFFENER
A.T. = ARCH TIES



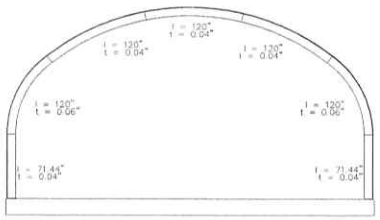
2 SIDE ELEVATION



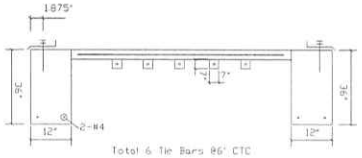
3 FRONT ELEVATION

W.B. = WIND BRACING
V.S. = VERTICAL STIFFENER
C.P. = CANISTER POST

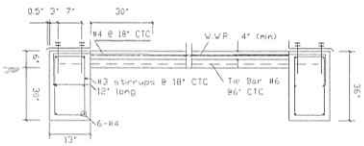
DOOR SCHEDULE	
01	38"W x 82"H
PANELS FOR DOOR ADAPTOR TO BE FIELD CUT ON SITE BY OTHERS.	



4 ARCH PROFILE



5 SECTION A-A

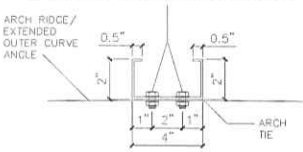


6 SECTION B-B

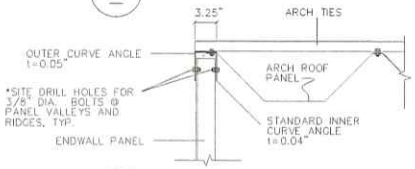
WARNING: DO NOT REMOVE OR REDUCE THE CONCRETE FLOOR OR THE REINFORCING STEEL, AND/OR RAISE THE TOPS OF THE FOOTERS ABOVE THE FLOOR OR BUILDING FAILURE MAY RESULT

Minimum Concrete Cover:
(a) Concrete Cast against earth: 3"
(b) Concrete exposed to earth or weather:
No. 6 through No. 10 bars: 1.5"
No. 5 bar and smaller: 1.5"
(c) Concrete not exposed to earth or weather: 0.75"

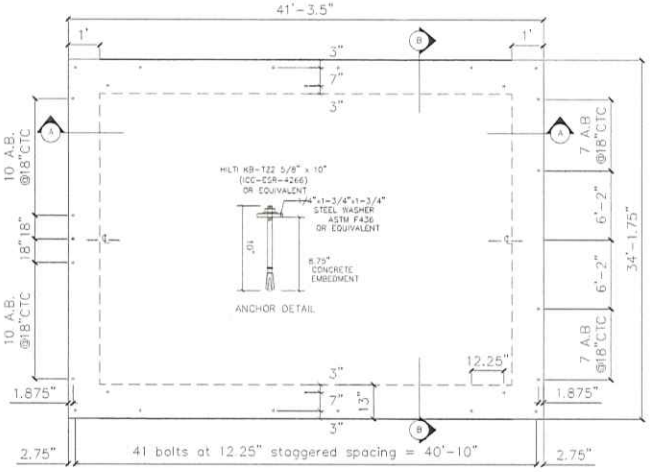
(2) ½" DIA. BOLTS @ ENDWALL ARCH RIDGE AND @ OUTER CURVE ANGLE
(1) ½" DIA. BOLTS @ OTHER ARCH RIDGES
•9/16" DIA. HOLES TO BE SITE DRILLED BY OTHERS



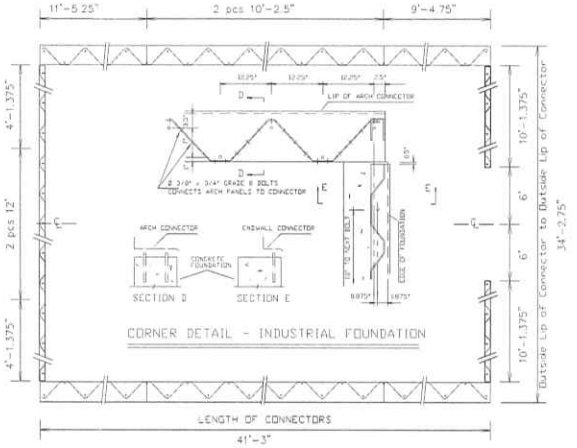
9 ARCH TIE DETAIL



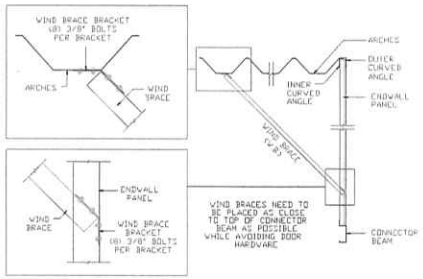
10 ARCH TIE SIDE DETAIL



7 FOUNDATION PLAN



8 BASE CONNECTOR LAYOUT



11 WIND BRACING DETAIL
SECTION C

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE IBC 2015 & MABC-17. DESIGN ACCORDING TO AISI S100-12 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, AND WITH ANSI/ASCE 7-10.
2. NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BESIDE SHALL BE IMPOSED ON THE "STRUCTURE".
3. SPECIFIC NOTES AND DETAILS SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE BUILDING MANUAL SUPPLIED.
4. THE BUILDING, INCLUDING THE FOUNDATION, MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE DRAWING AND ERECTION INSTRUCTIONS. ANY DEVIATION, UNLESS APPROVED BY US IN WRITING, SHALL NULLIFY OUR CERTIFICATE AND SEAL AND SHALL BE THE SOLE RESPONSIBILITY OF THE ERECTOR.
5. A PROFESSIONAL ENGINEER SHOULD BE RETAINED WHERE SITE INSPECTIONS ARE WARRANTED.
6. NO ARCH PANEL MAY BE CUT OR MODIFIED UNLESS IT IS TO ACCOMMODATE AN ACCESSORY PROVIDED BY THE MANUFACTURER IN ACCORDANCE WITH ITS INSTRUCTIONS AND/OR THIS DRAWING.
7. MINIMUM SEPARATION FROM THIS BUILDING TO ANY TALLER BUILDING MUST BE THE SMALLER OF 20 FEET AND 6 TIMES THE HEIGHT DIFFERENCE.
8. IF SEALED BY AN ENGINEER, THIS DRAWING IS FOR PERMIT APPLICATION. OTHERWISE IT IS A DRAFT AND NOT FOR CONSTRUCTION.

FOUNDATION NOTES

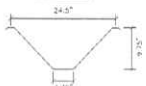
NOTE: THE FOUNDATION ON THE DRAWING SPECIFIES THE MINIMUM REQUIREMENTS. LOCAL BUILDING CODE AND SITE CONDITIONS MAY REQUIRE A STRONGER FOUNDATION, WHICH MUST BE DESIGNED BY A LOCAL ENGINEER.

1. THE FOUNDATION SHALL BE FOUNDED ON NATURAL UNDISTURBED CLASS 5 SOIL CAPABLE OF SAFELY SUSTAINING 1500 psf. THIS SHALL BE DESIGNED TO FULLY RESIST ALL ROTATION AT THE BASE OF THE ARCH.
2. SLAB ON GRADE SHALL BE PLACED ON WELL COMPACTED SOIL CAPABLE OF SUSTAINING 1500 psf WITHOUT APPRECIABLE SETTLEMENT.

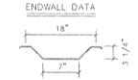
DESIGN DATA (MATERIALS)

1. CONCRETE f'c = 2500 PSI @ 28 DAYS ACI.
2. REINFORCING STEEL GRADE 40, Fy = 40 KSI, ASTM A615.
3. W.W.R. Fy = 65 KSI, ASTM A1064
4. W.W.R. 6 x 6 - W1.4 x W1.4

ARCH DATA



ENDWALL DATA



BOLTS: SAE GRADE 2 OR ASTM A307
FRONT ENDWALL STEEL THICKNESS = 0.03"
REAR ENDWALL STEEL THICKNESS = 0.03"
ARCH STEEL THICKNESS = SEE ARCH PROFILE

GALVALUME SHEET STEEL:
STRUCTURAL QUALITY ASTM SPECIFICATION A792-10
55% ALUMINUM-ZINC ALLOY (HOT DIP COATING)
ASTM A792 GRADE 50 CLASS 1
50 KSI MINIMUM YIELD
65 KSI MINIMUM TENSILE
OTHER SECTIONS SHALL CONFORM TO:
ASTM A36 (Fy=36 KSI)

ARCH DESIGN DATA IN ACCORDANCE WITH ANSI/ASCE 7-10:
Lr: ROOF LIVE LOAD (PSF) = 25
Pg: GROUND SNOW LOAD (PSF) = 36
Ce: EXPOSURE FACTOR = 1.0
Ct: THERMAL FACTOR = 1.0
I: IMPORTANCE FACTOR (SNOW) = 1.0
CATEGORY II BUILDING
Pnets: COMPONENT WIND PRESSURE (PSF) = +/- 40
V: BASIC WIND SPEED (MPH) = 140
Kh: VELOCITY PRESSURE EXPOSURE = 0.85
Kzt: PEAK GUST TOPOGRAPHIC FACTOR = 1.00
Kd: DIRECTIONALITY FACTOR = 0.80
WIND EXPOSURE CATEGORY = C
SEISMIC DESIGN CATEGORY = B

ENGINEERS SEAL

LEGAL NOTE
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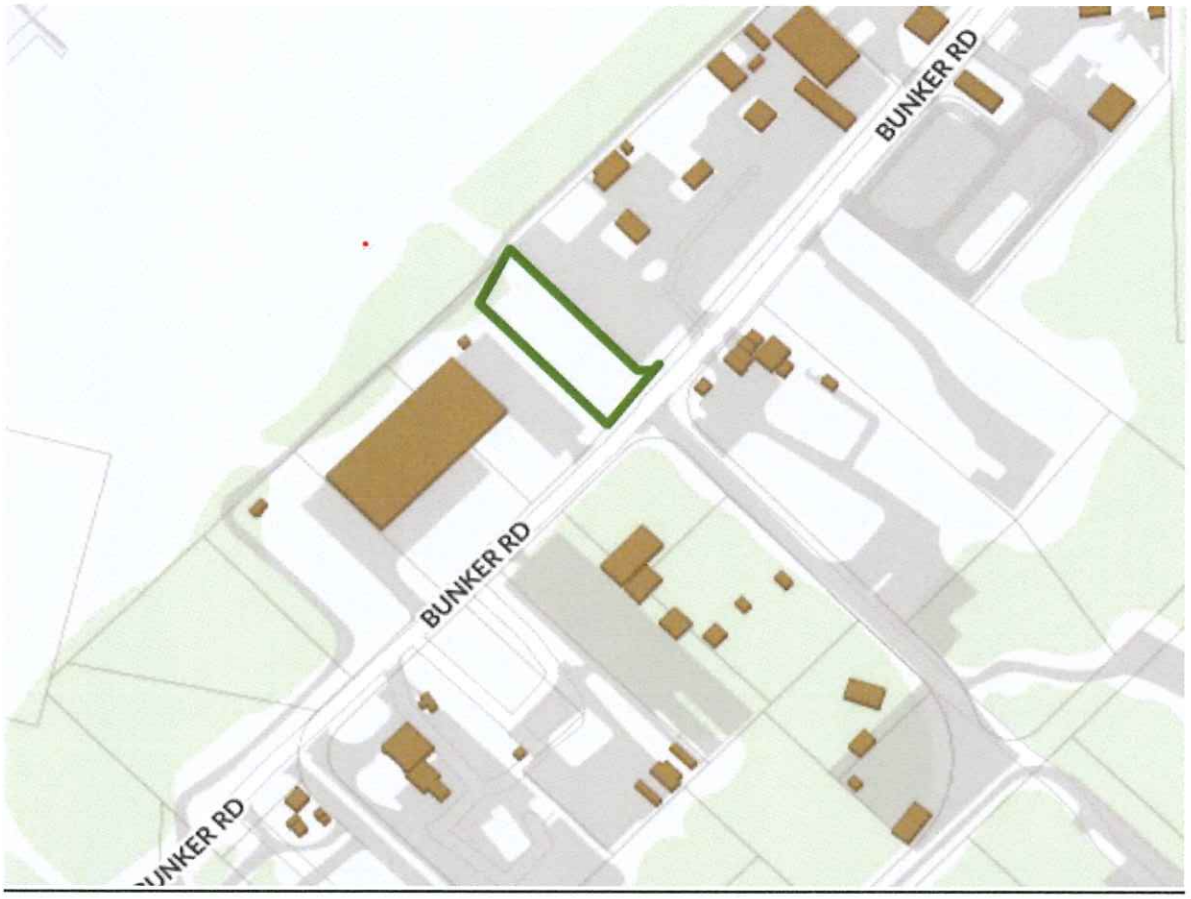
SteelMaster
220 CHRYSLER DR., BRAMPTON, ONTARIO, L6S 6B6 CANADA (905) 790-8500
E-MAIL ADDRESS - ENGINEERING@STEELMASTERUSA.INFO

SCALE: N.T.S.	APPROVED BY: P.G.	CHECKED BY: A.G.	DATE: NOV. 20 2023

PROJECT: GEOFFREY J. SMITH
NANTUCKET, MA

MODEL: XS34-18	DWG. 81-66223

33A BUNKER ROAD





BUNKER ROAD – SECURED COMMERCIAL INDUSTRIAL AREA BEHIND THE AIRPORT

ROAD LEADING UP TO THE SECURITY FENCE – RUNWAYS ON THE RIGHT





32 BUNKER ROAD - ELECTRIC COMPANY FENCE NEW BUILDING TO THE LEFT PARTIALLY HIDDEN BY THE SCREENING



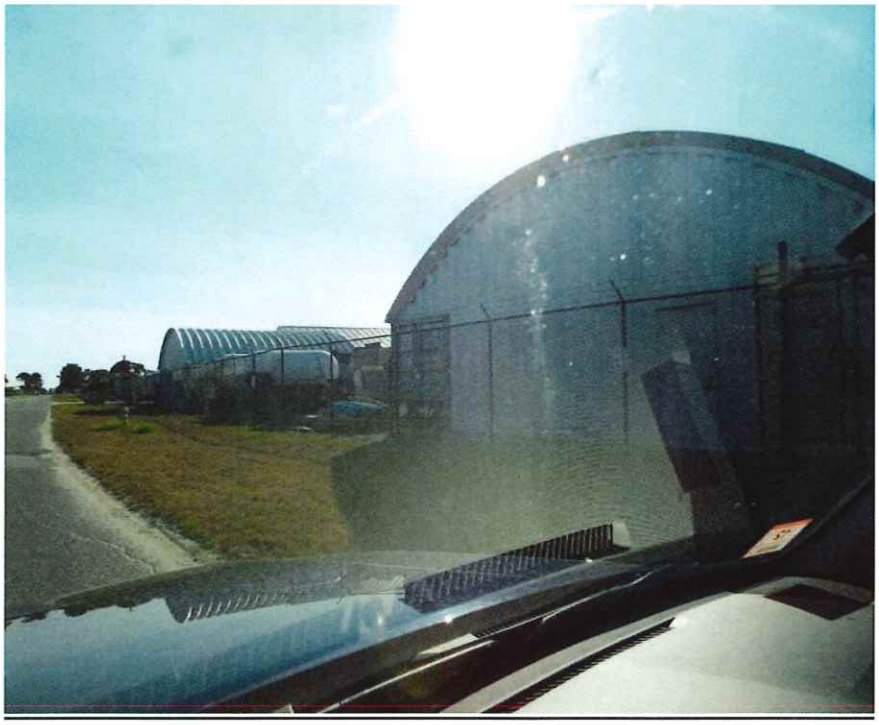






25 BUNKER ROAD – TWO 40' X 40' QUONSET HUTS

















36 BUNKER ROAD – TOSCANA

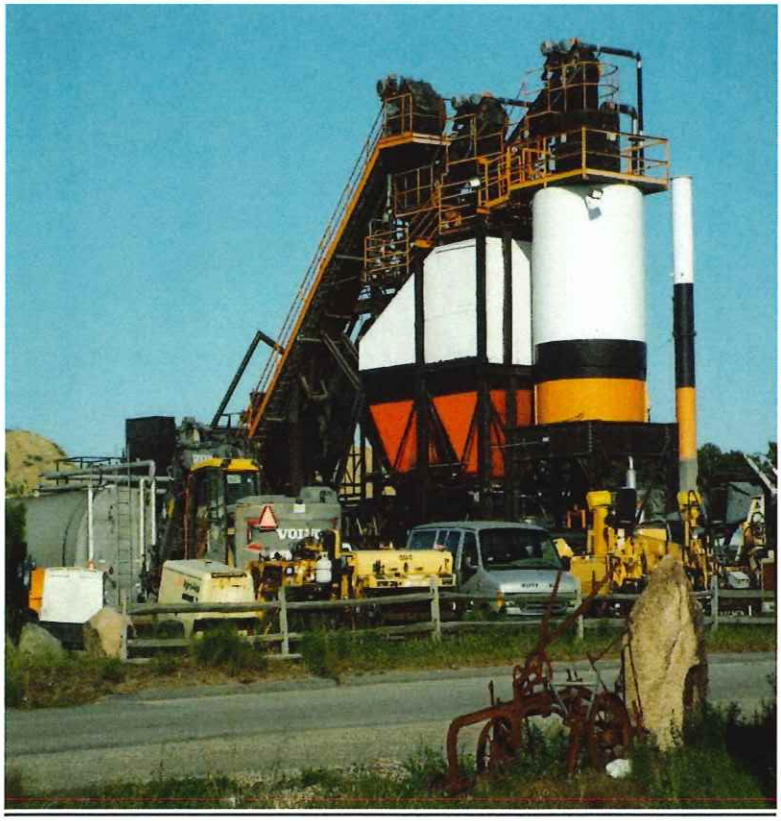


33 BUNKER ROAD



38 BUNKER ROAD - ASPHALT PLANT





35/39 BUNKER ROAD - TOWN NRTA BUILDING









80/76/74/70 BUNKER ROAD

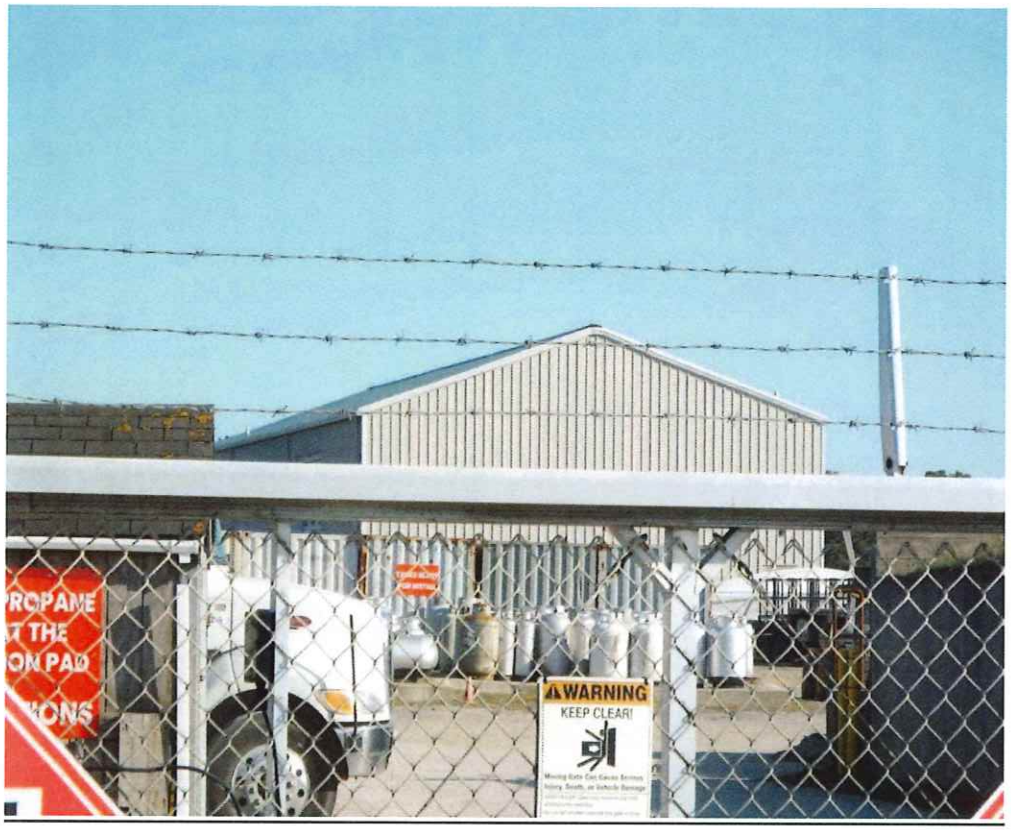


44 BUNKER ROAD - ISLAND GAS PROPANE TANK FARM




GATE 2





58 BUNKER ROAD





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

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).

✓ 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)

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°: 38 PARCEL N°. 120

Street & Number of Proposed Work: 16 Ridge Lane

Owner of record: John & Kathleen McCarthy

Mailing Address: 1 Charles st South Apt 704
Boston MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 228 2820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1600SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 1300SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing 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: Doug Josebea

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Bumpout @ kitchen
Infill @ Rear
Addition @ Rear
New Dormer @ 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 8-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 3 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☒ Clapboard (exposure: 6" inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4x8 Rake 1x8+1x3 Soffit (Overhang) 0 Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame Mutch W. Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other fixed
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen or Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

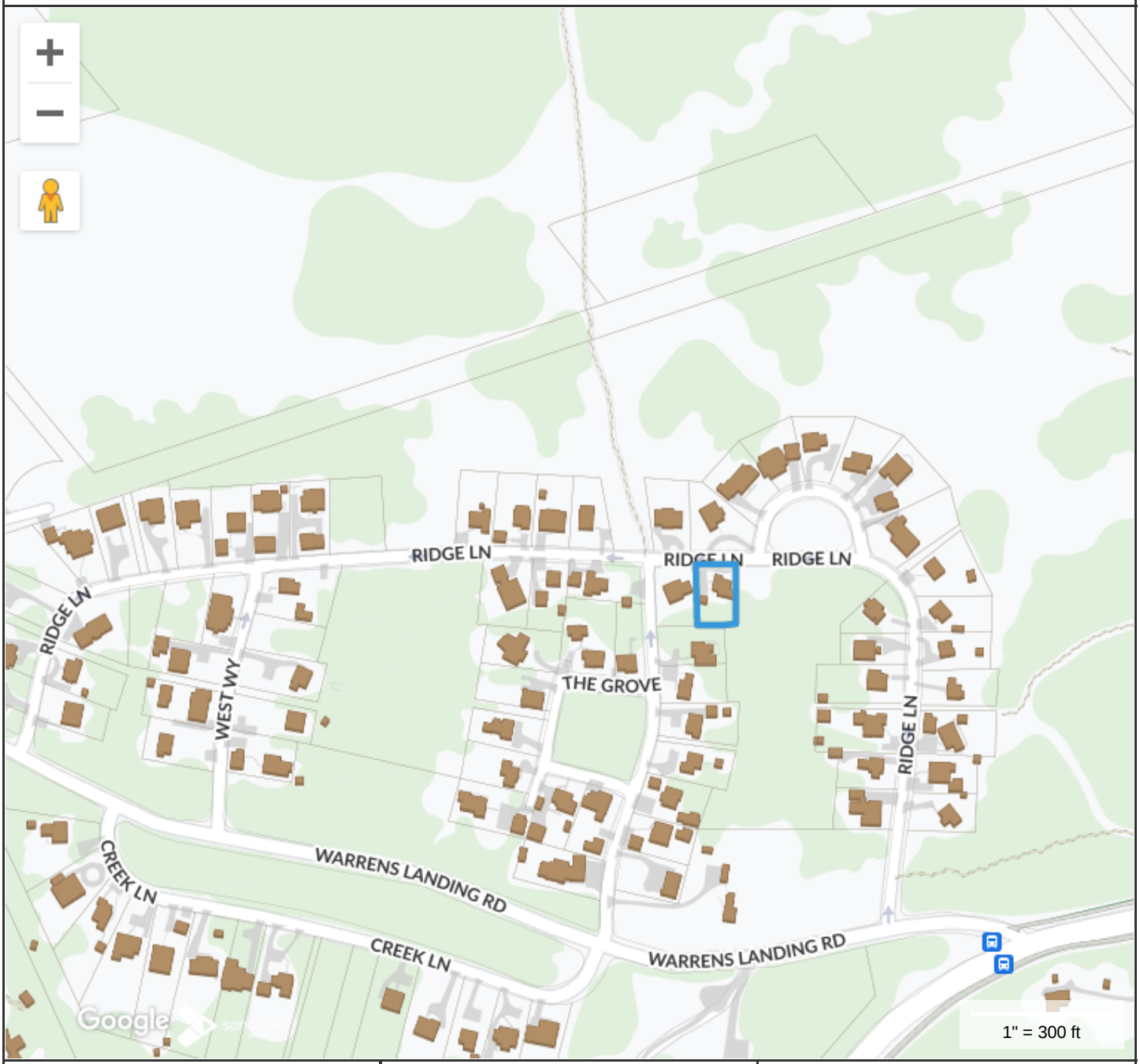
COLORS

Sidewall NTW Clapboard (if applicable) NTW Roof TME
Trim Green TME Sash Green TME Doors Green TME
Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10.21.24 Signature of owner of record _____ Signed under penalties of perjury Signed by Agent on behalf of owner



Property Information

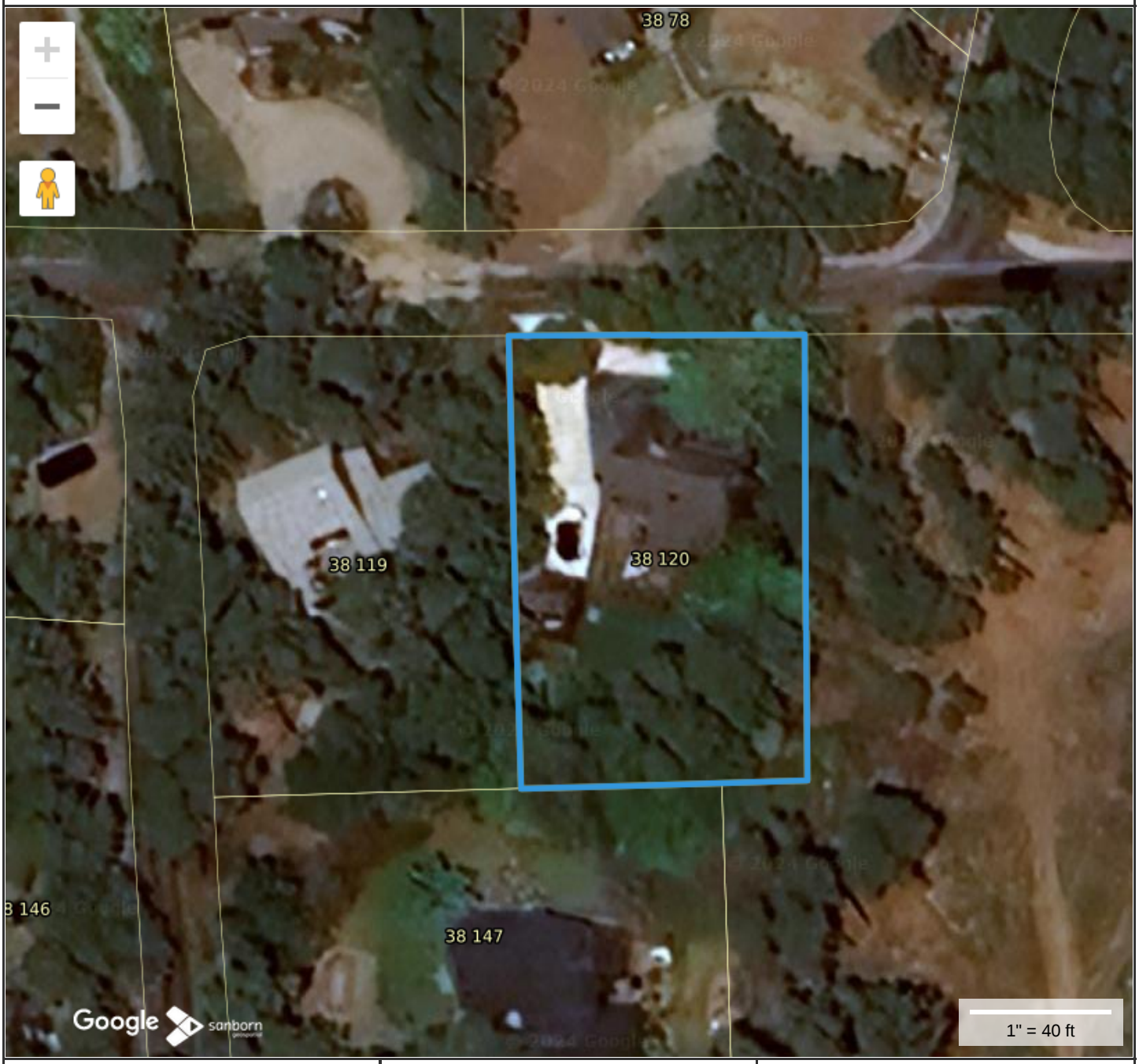
Property ID	1480
Location	16 RIDGE LN
Owner	MCCARTHY JOHN J & KATHLEEN

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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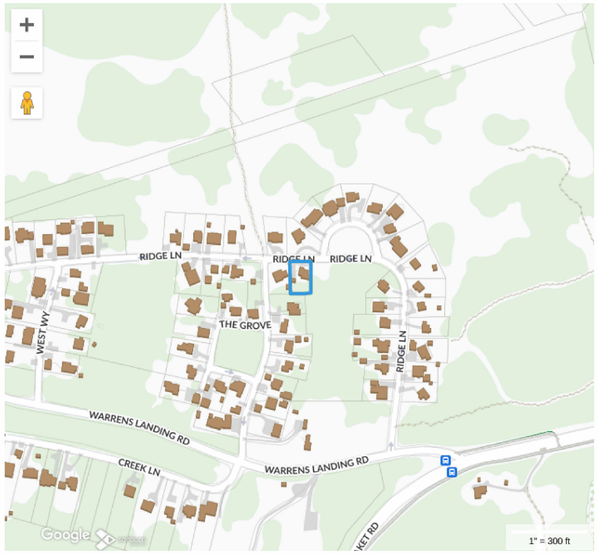
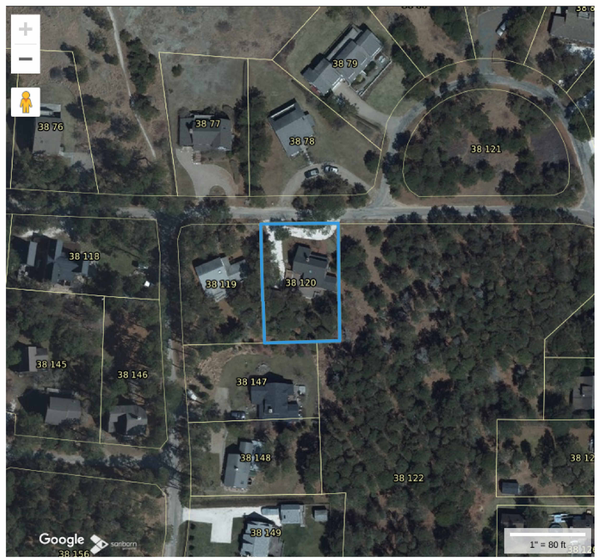
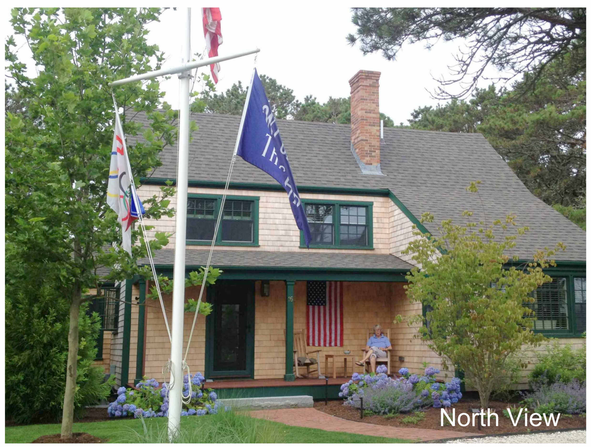
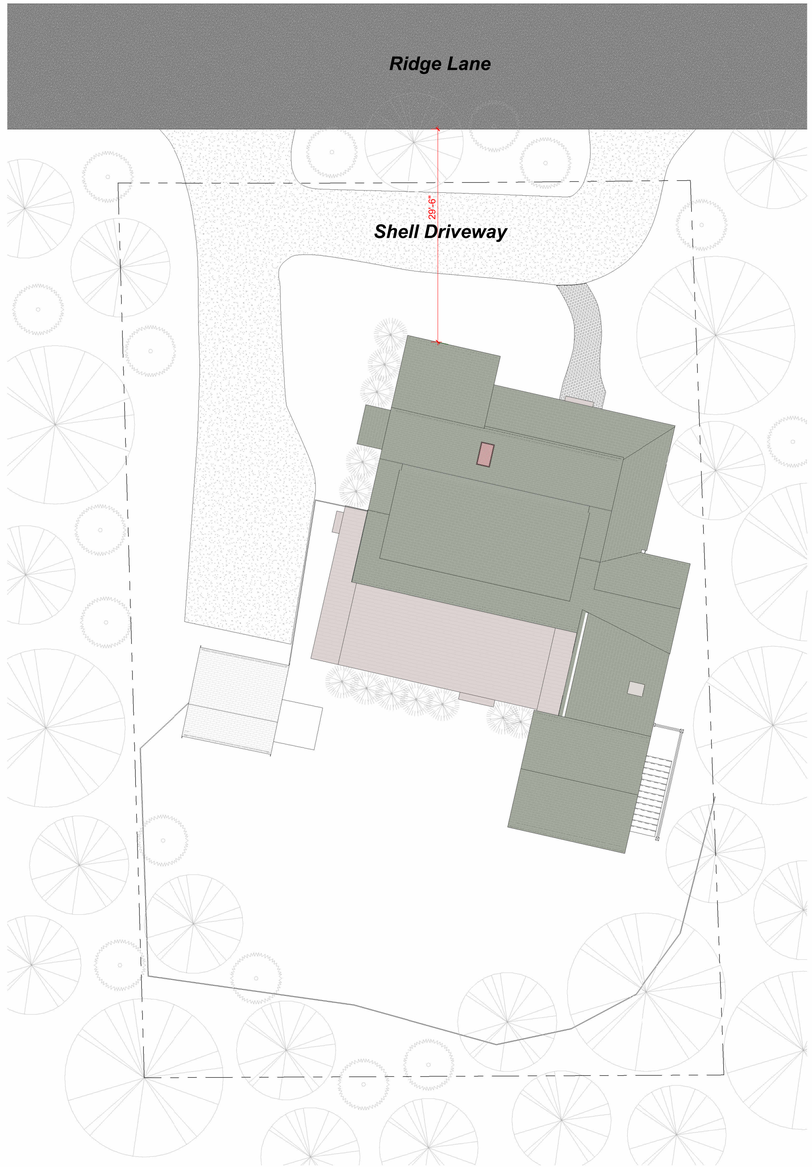





North View


West View



1 Site - HDC
1" = 10'-0"

HDC Submission

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gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
McCarthy

Project
Renovation / Addition

Location
16 Ridge Lane
Nantucket MA

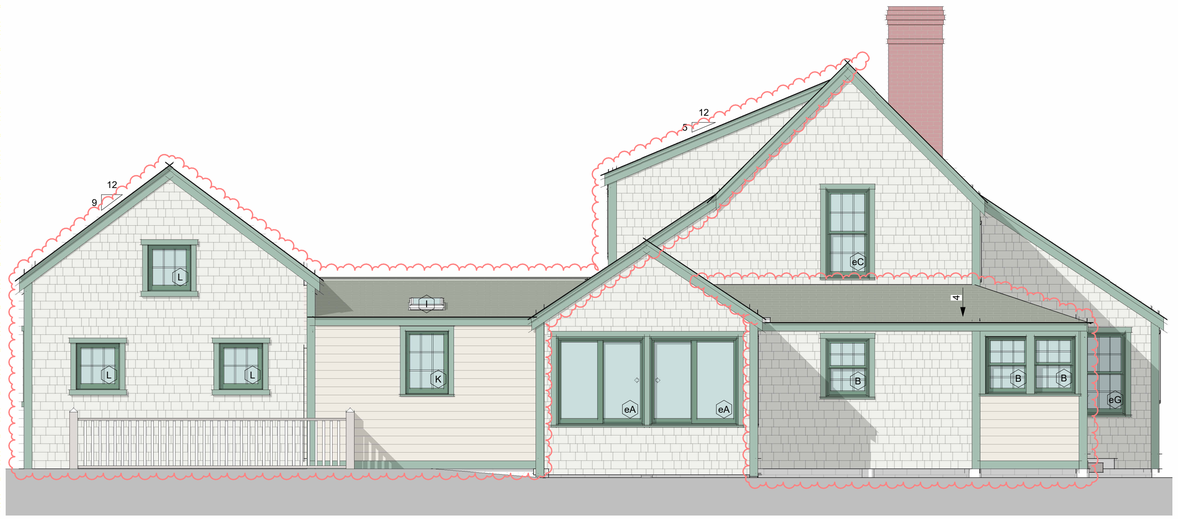
38 / 120

Structure
Site

#	Description	Date
5	HDC Submission	2024.10.21

Site

HDC1.0



5 **East - HDC Proposed**
1/4" = 1'-0"



3 **North - HDC Proposed**
1/4" = 1'-0"

Proposed

Exisiting



6 **East - Existing HDC**
1/4" = 1'-0"



1 **North - Existing HDC**
1/4" = 1'-0"

HDC Submission

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gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
McCarthy

Project
Renovation / Addition

Location
16 Ridge Lane
Nantucket MA

38 / 120

Structure
House

#	Description	Date
4	HDC Submission	2024.10.21

Elevations

HDC1.1



4 West - HDC Proposed
1/4" = 1'-0"



3 South - HDC Proposed
1/4" = 1'-0"

Proposed

Existing



2 West - Existing HDC
1/4" = 1'-0"



1 South - Existing HDC
1/4" = 1'-0"

HDC Submission

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ARCHITECTS

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2 Sanford Road, Suite 6
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508 228 2820

Owner
McCarthy

Project
Renovation / Addition

Location
16 Ridge Lane
Nantucket MA

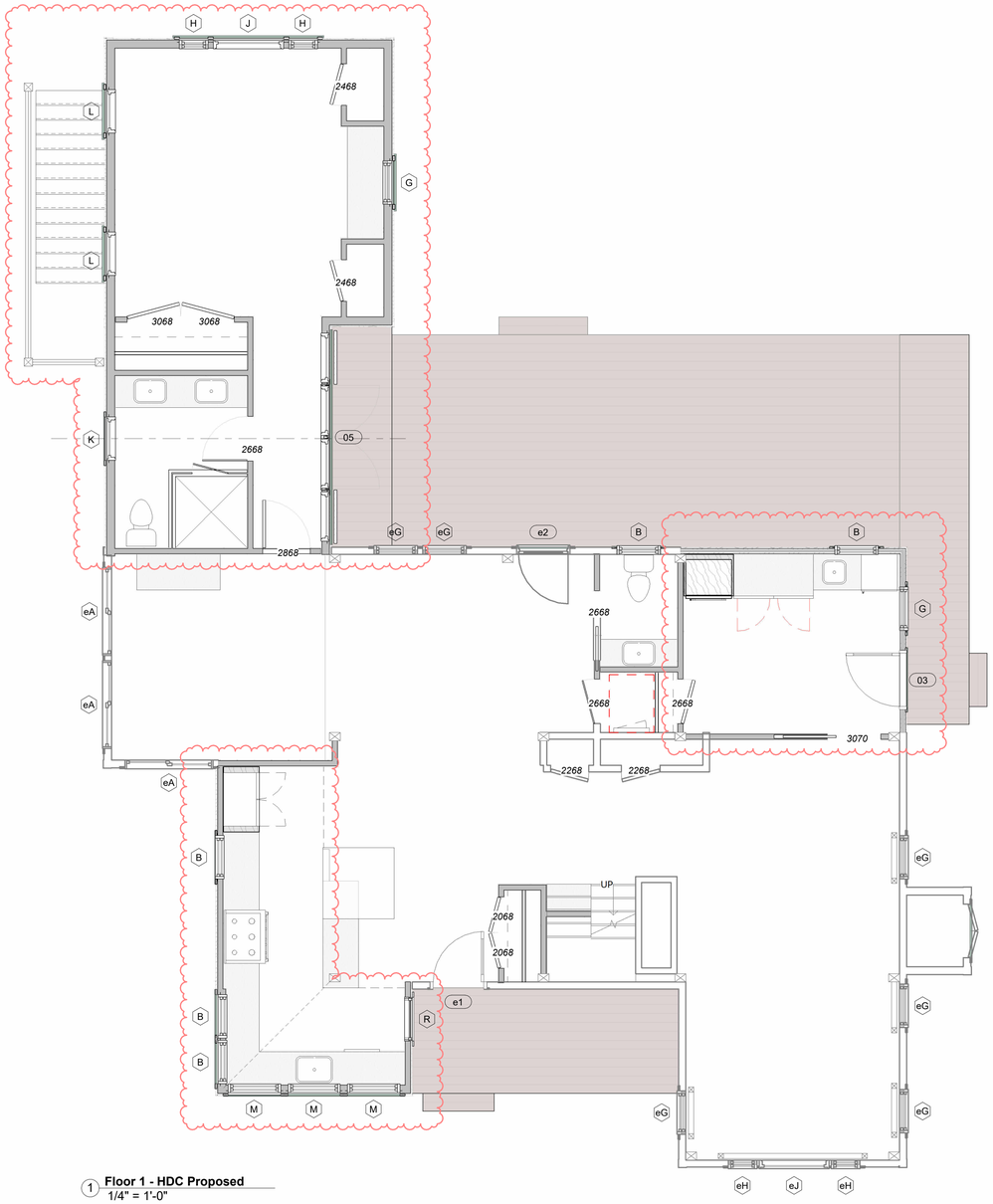
38 / 120

Structure
House

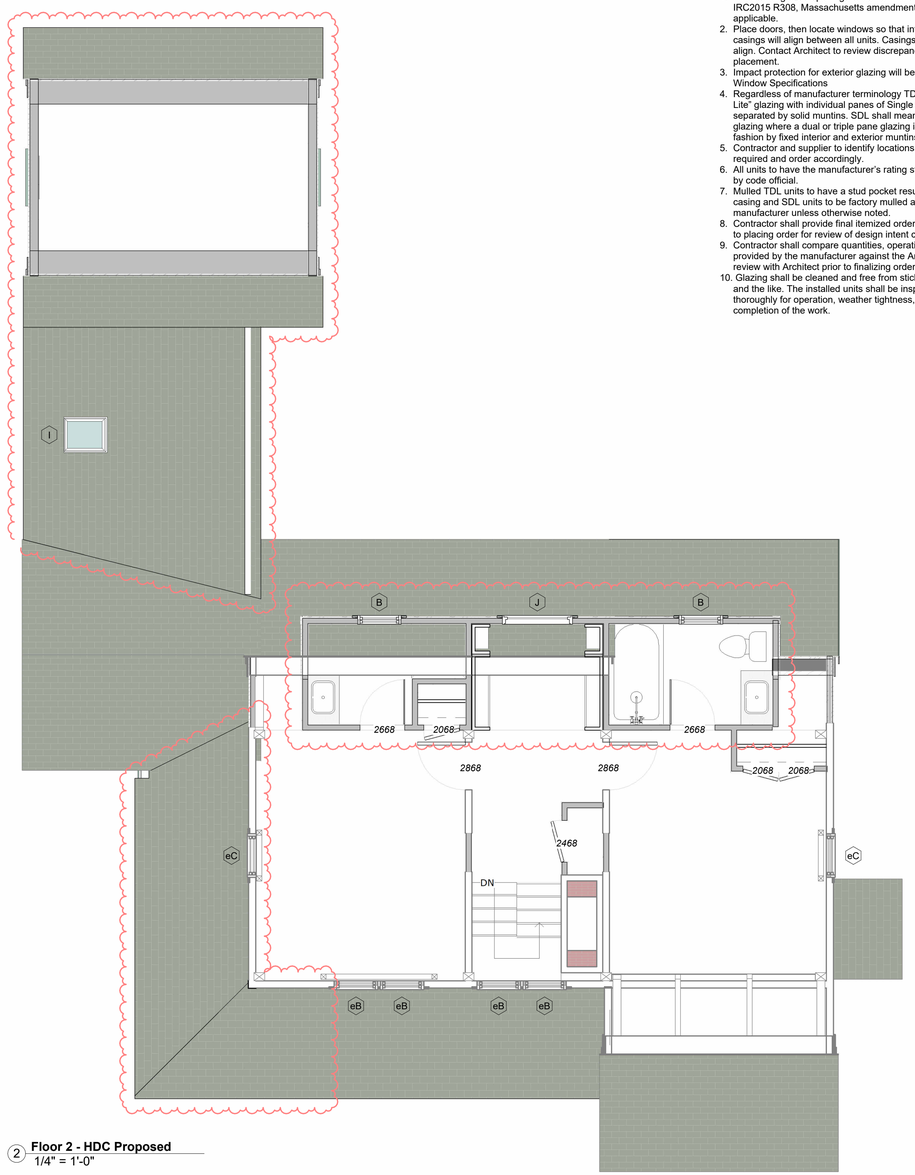
#	Description	Date
4	HDC Submission	2024.10.21

Elevations

HDC1.2



1 **Floor 1 - HDC Proposed**
1/4" = 1'-0"



2 **Floor 2 - HDC Proposed**
1/4" = 1'-0"

Notes - Doors and Windows - HDC

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.

Door Schedule - HDC

Mark	Manufacturer	Model	Rough Width	Rough Height	Phase Created	Function	Comments
03	Simpsons Door Company	77109	3'-4"	6'-10"	New Construction	Exterior	
04	Andersen Corporation	A-Series	3'-2 7/8"	6'-8"	New Construction	Exterior	
05	Andersen Corporation	A-Series	6'-0"	6'-10 7/8"	New Construction	Exterior	

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Exterior Unit Finish	Phase Created	Comments
eFloor 1	B	Andersen Corporation	A-Series Double Hung	2'-6"	3'-4"	Fiberglass - Andersen - Forest Green	New Construction	
eFloor 2	B	Andersen Corporation	A-Series Double Hung	2'-6"	3'-4"	Fiberglass - Andersen - Forest Green	New Construction	
eFloor 1	G	Andersen Corporation	A-Series Double Hung	2'-6"	4'-8"	Fiberglass - Andersen - Forest Green	New Construction	
eFloor 1	H	Andersen Corporation	A-Series Double Hung	1'-8"	4'-0"	Fiberglass - Andersen - Forest Green	New Construction	
eFloor 1	I	VELUX	FS	1'-9"	2'-2 7/8"		New Construction	
eFloor 1	J	Andersen Corporation	A-Series Picture Window	4'-0"	4'-0"	Fiberglass - Andersen - Forest Green	New Construction	
eFloor 2	J	Andersen Corporation	A-Series Picture Window	4'-0"	4'-0"	Fiberglass - Andersen - Forest Green	New Construction	
eFloor 1	K	Andersen Corporation	A-Series Picture Window	2'-6"	3'-8"	Fiberglass - Andersen - Forest Green	New Construction	
eFloor 1	L	Andersen Corporation	A-Series Picture Window	2'-6"	2'-8"	Fiberglass - Andersen - Forest Green	New Construction	
eFloor 1	M	Andersen Corporation	A-Series Double Hung	3'-0"	3'-4"	Fiberglass - Andersen - Forest Green	New Construction	
eFloor 1	N	Andersen Corporation	A-Series Transom	2'-10"	1'-8"	Fiberglass - Andersen - Forest Green	New Construction	
eFloor 1	R		Porthole Window	2'-6"	2'-6"		New Construction	

gryphon
ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
McCarthy

Project
Renovation / Addition

Location
16 Ridge Lane
Nantucket MA

38 / 120

Structure
House

#	Description	Date
4	HDC Submission	2024.10.21

Plans
HDC1.3

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 or project with 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 intended work. Copyright © 2024.10.21 11:24:23 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 52

Street & Number of Proposed Work: 13 WALSH STREET

Owner of record: STEPHEN JACOBS

Mailing Address: 13 WALSH ST., NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VASIL MARINOV

Mailing Address: P.O. Box 636, NANTUCKET, MA 02554

Contact Phone #: 508-685-5456 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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: (describe)

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* 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

CERTAINTEED COBBLESTONE GRAY

Sidewall _____ Clapboard (if applicable) _____ Roof ARCHITECTURAL SHINGLES

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/27/24 Signature of owner of record Stephen Jacobs Signed under penalties of perjury



Property Information

Property ID	10320
Location	13 WALSH ST
Owner	JACOBS STEPHEN R & SUZANNE C

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


1ZGM44


SILVERADO


1ZGM44
SILVERADO
W26299

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 9/12/2024
	HDC Case Number (ie HDC2020-05-0265): Address : 12A pequot Garage
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 2024 03 10176 B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number:2024 03 10176 B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant**.**

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 9.12.2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1972, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 20

Street & Number of Proposed Work: 12.5 PEQUOT ST.

Owner of record: 869 WORCESTER ST

Mailing Address: Wellesley, MA 02482

RIVERVIEW Crossing LLC

Contact Phone #: 781-254-7640 E-mail: [illegible] Net

AGENT INFORMATION (if applicable)

Name: MICHAEL McKAY

Mailing Address: 35 BRYANT ST

DEDHAM, MA 02026

Contact Phone #: 617-966-6850 E-mail: MIKE@MCKAY ARCHITECTS.Net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

GARAGE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 840 Decks/Patio: Size: 5'x14' ☐ 1st floor ☑ 2nd floor

Width: 28' Sq. footage 2nd floor: 840 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 10" South 10" East 10" West 10"

Height of ridge above final finish grade: North 22' South 22' East 22' West 22'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass ____/12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural ☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 3" COPPER

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 10" Rake 8/6" Soffit (Overhang) 18" Corner boards 5/4x6" Frieze 10"

Window Casing 5/4x5 Door Frame 5/4x5 Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other VINYL CLAD WOOD

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front WOOD/SLEEP Rear _____ Side _____

Garage Door(s): Type WOOD Material WOOD

Hardscape materials: Driveways STONE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

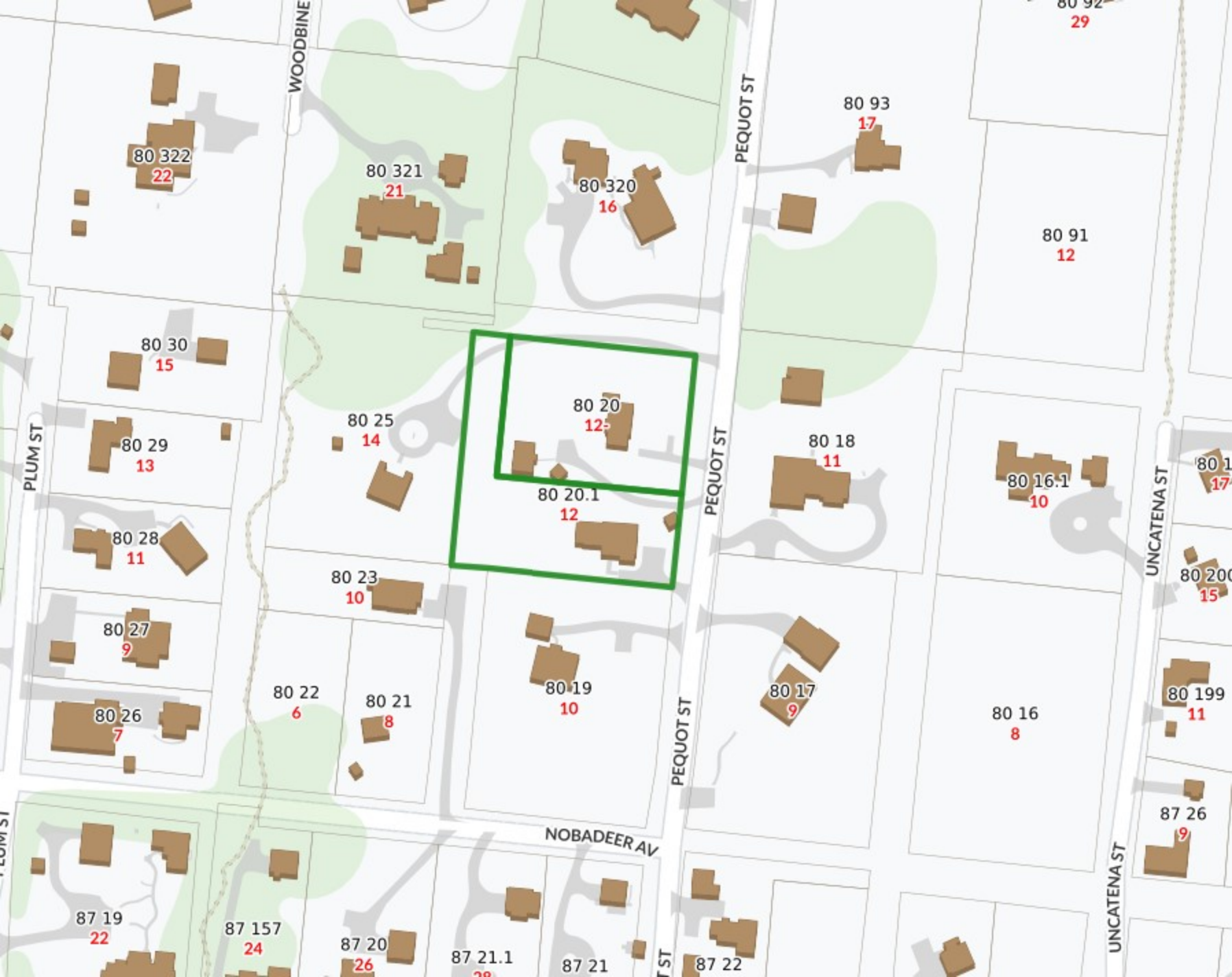
Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation CONC Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/14/2024 Signature of owner of record D Pelmont Signed under penalties of perjury


WOODBINE
PEQUOT ST
PLUM ST
UNCATENA ST
NOBADEER AV
80 322
22
80 321
21
80 320
16
80 93
17
80 91
12
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80 199
11
87 26
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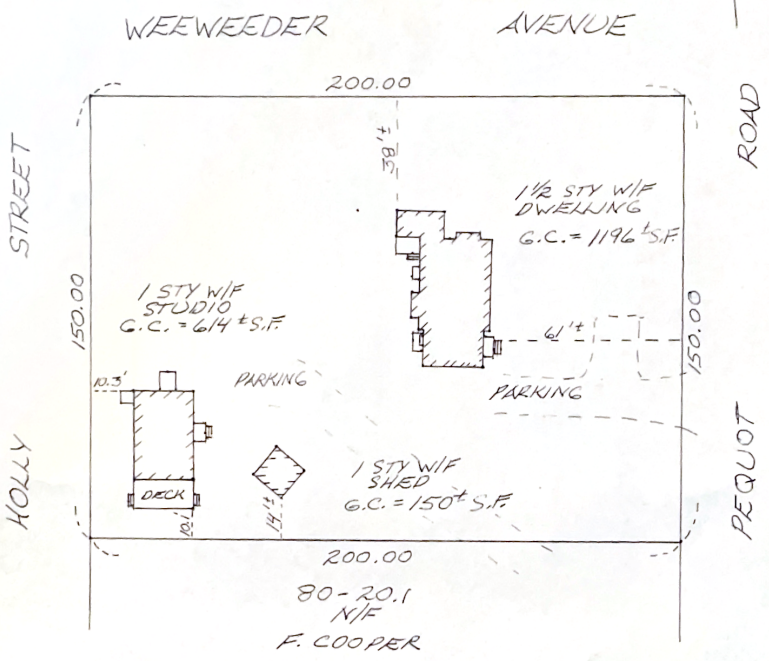
87 19
22
87 157
24
87 20
26
87 21.1
87 21
87 22

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

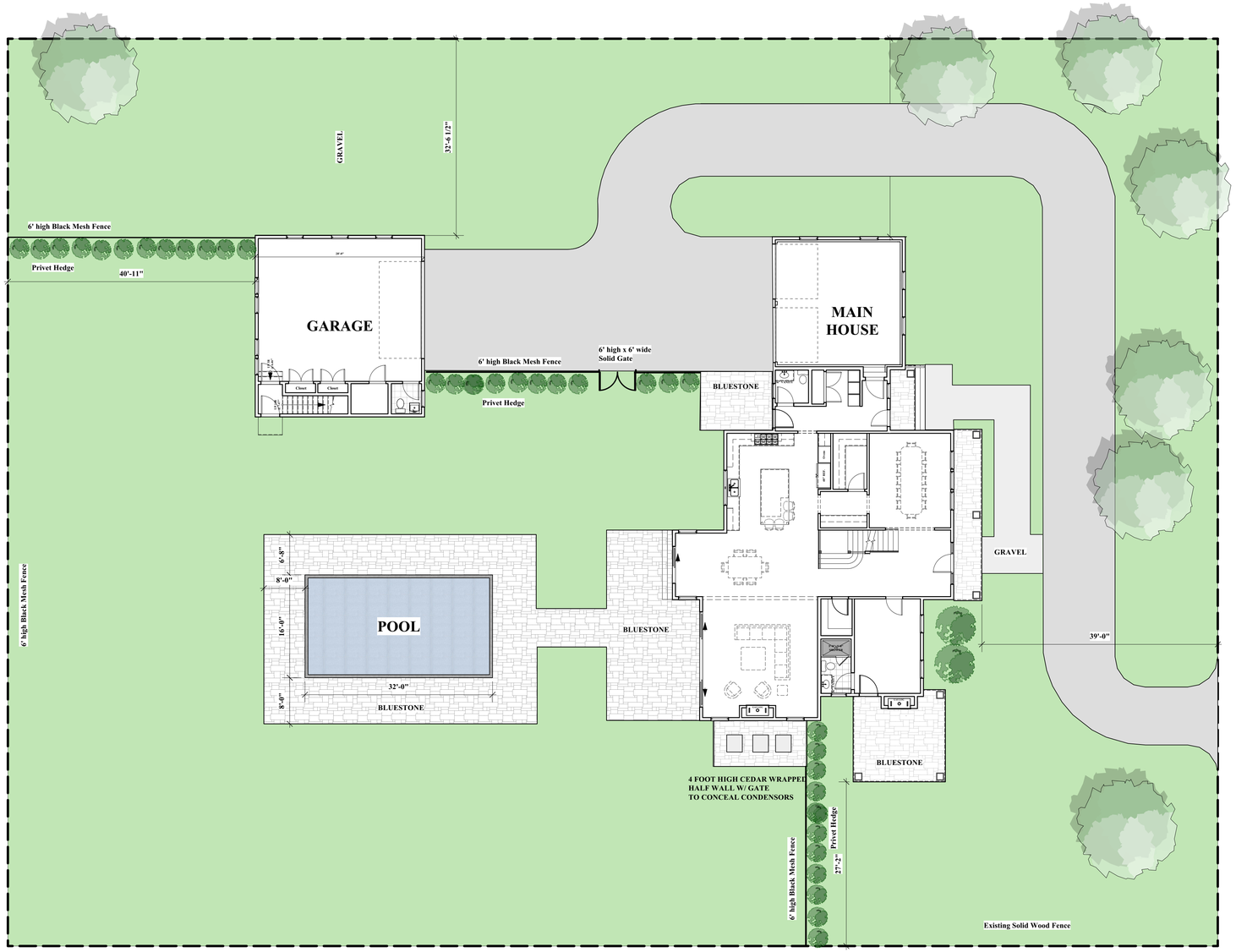
C:\JOBS\CWH\BLP

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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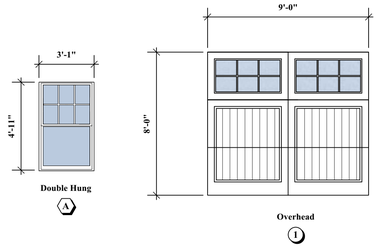
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

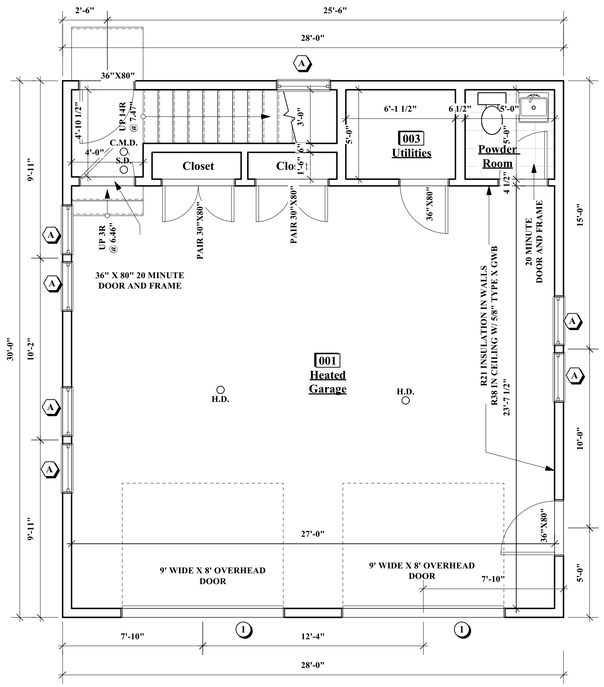
Architectural Site Plan

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1

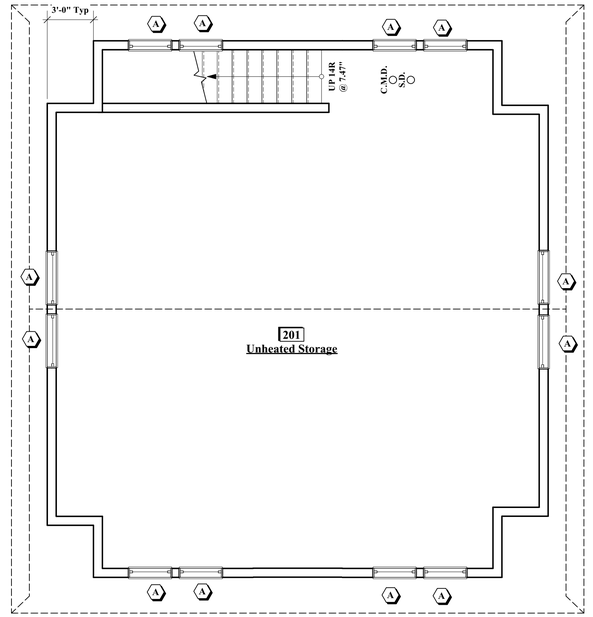


North



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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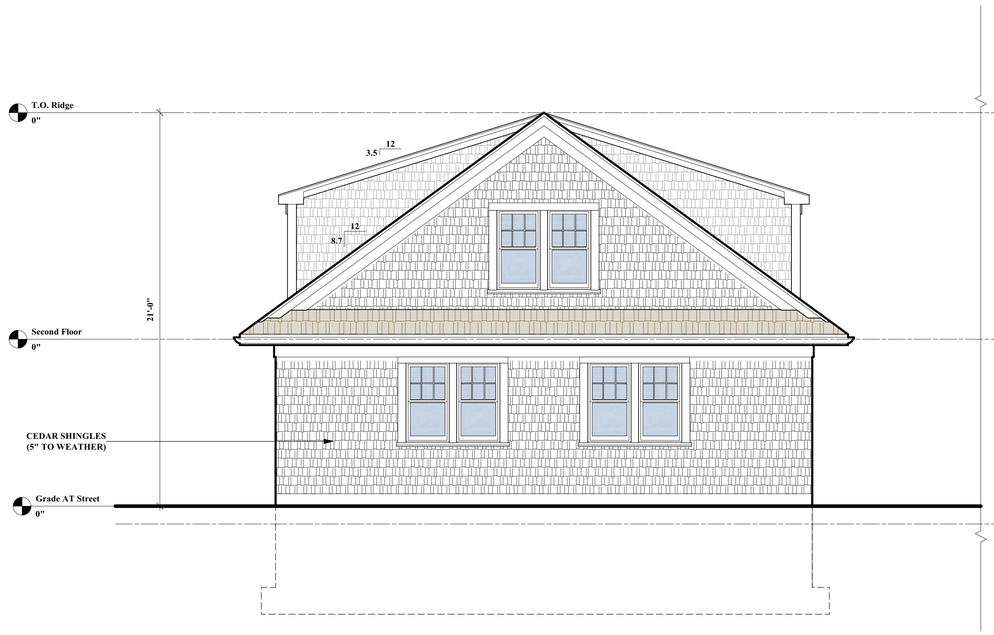
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Detached Garage Floor Plans

JOB NO	
DATE	09.12.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

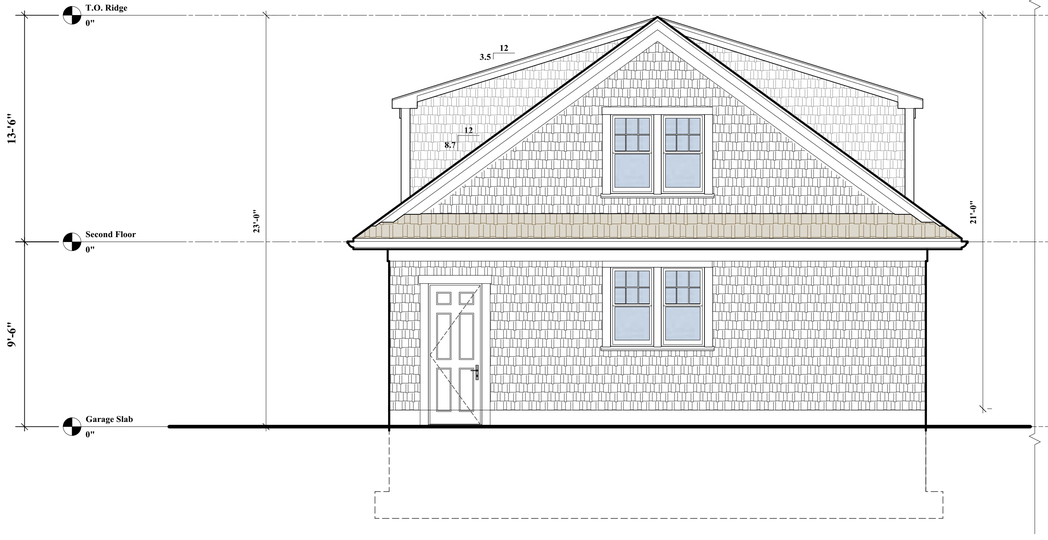
A-1.1



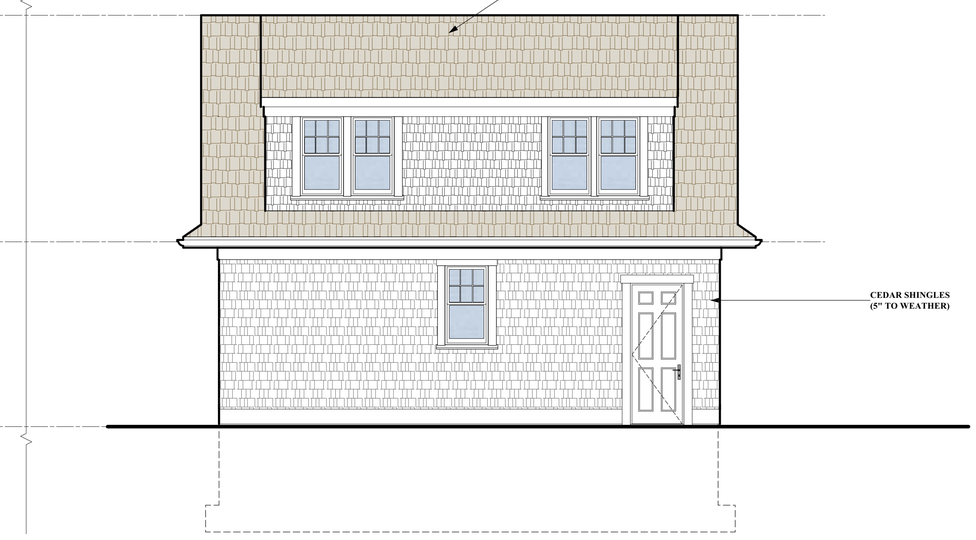
1 A-2.1 **South Elevation**
1/4" = 1'-0"



2 A-2.1 **East Elevation**
1/4" = 1'-0"



3 A-2.1 **North Elevation**
1/4" = 1'-0"



4 A-2.1 **West Elevation**
1/4" = 1'-0"

New Garage

12A
Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

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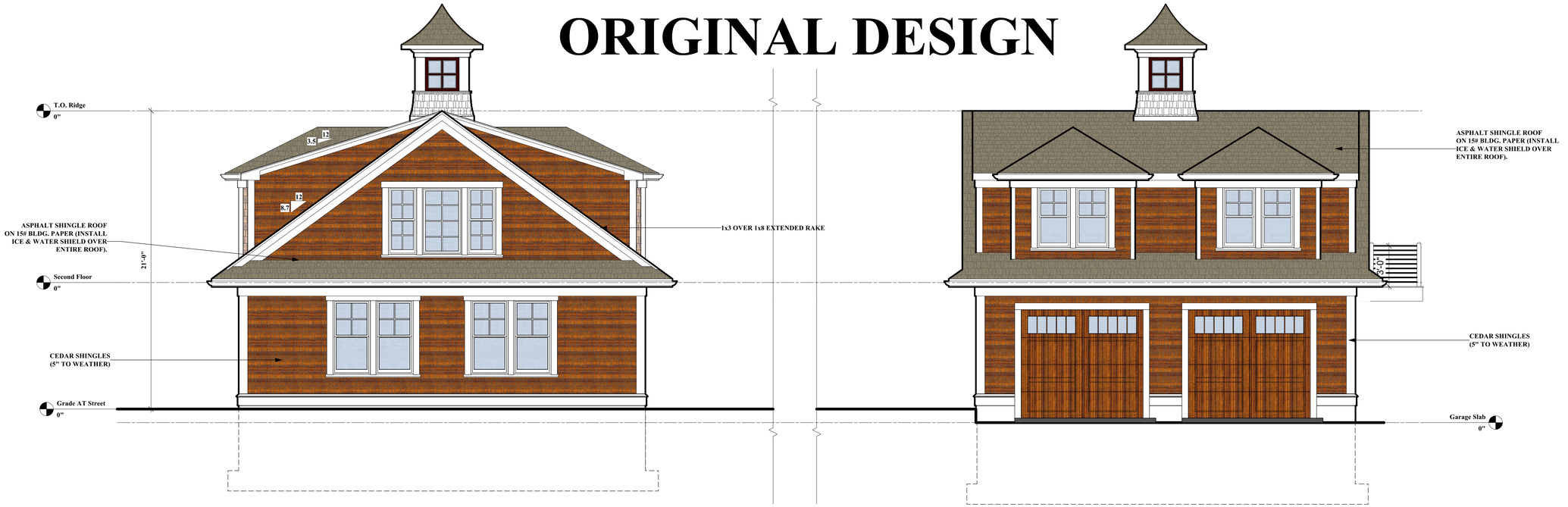
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Detached Garage Elevations

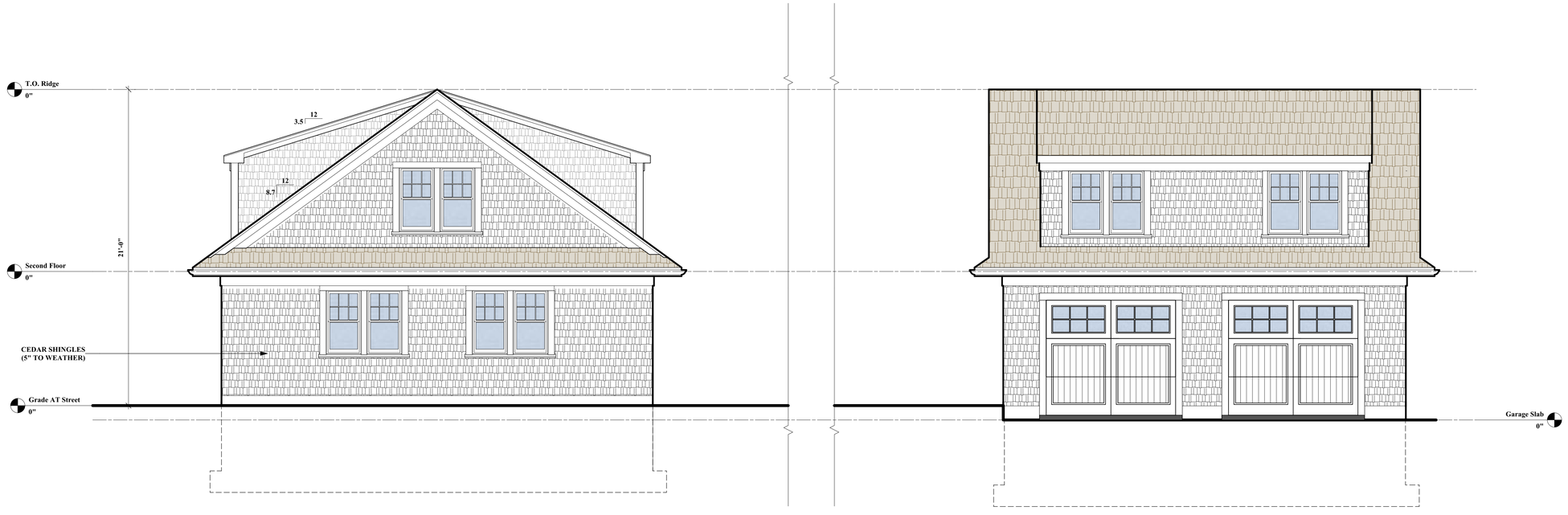
JOB NO	
DATE	09.12.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.1

ORIGINAL DESIGN



2 A-2.1 **Right Side Elevation**
1/4" = 1'-0"



1 A-2.1 **South Elevation**
1/4" = 1'-0"

2 A-2.1 **East Elevation**
1/4" = 1'-0"

New Garage

12A
Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

OWNERSHIP & USE OF DOCUMENTS

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

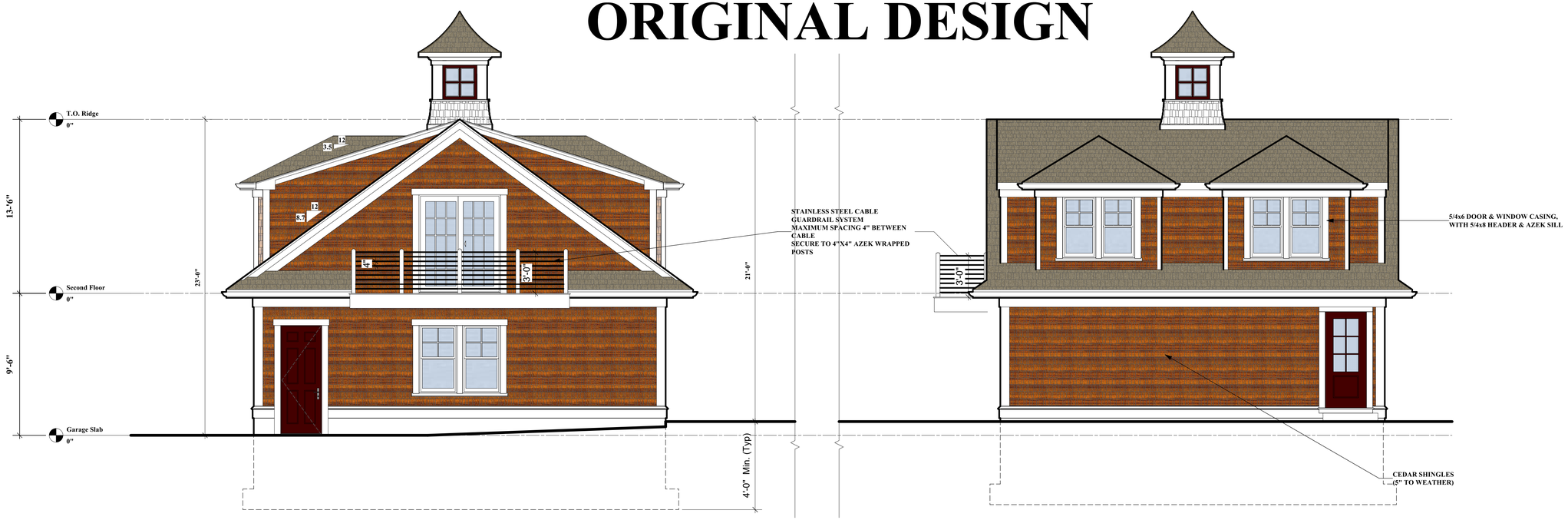
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

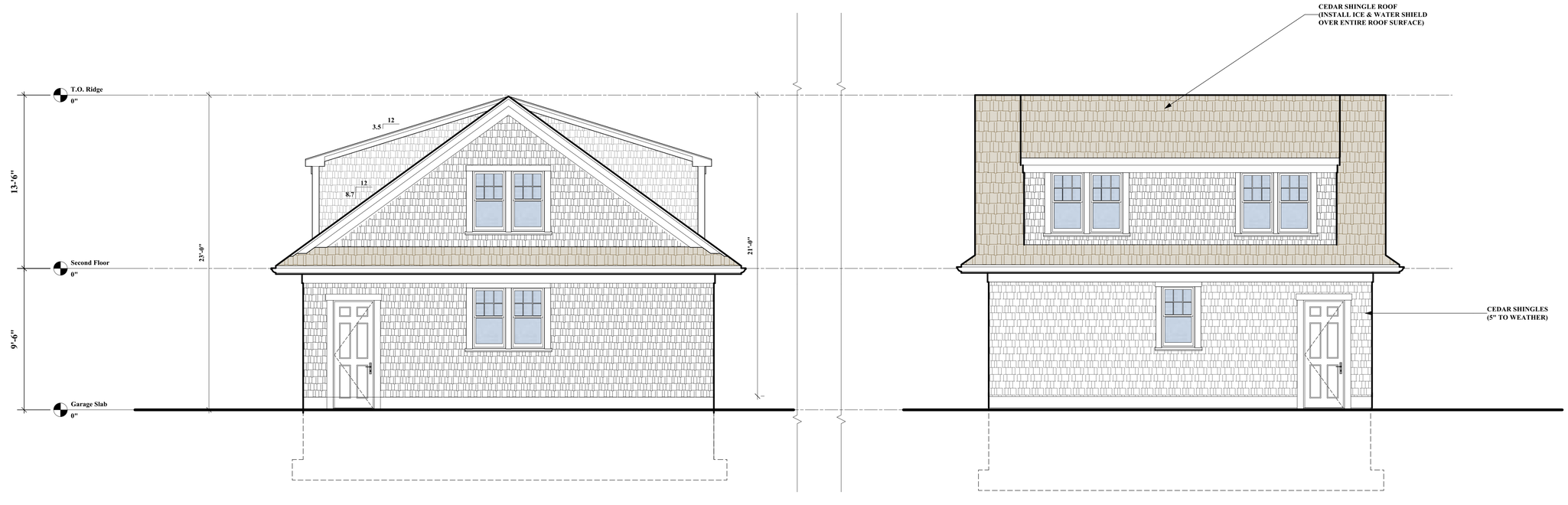
Comparison 1

JOB NO	
DATE	09.12.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.1a

ORIGINAL DESIGN





3 A-2.1 **North Elevation**
1/4" = 1'-0"

4 A-2.1 **West Elevation**
1/4" = 1'-0"

New Garage

12A
Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT MICHAEL L. MCKAY NO. AR 6947 COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

COMPARISON 2

JOB NO	
DATE	09.12.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.1b

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) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

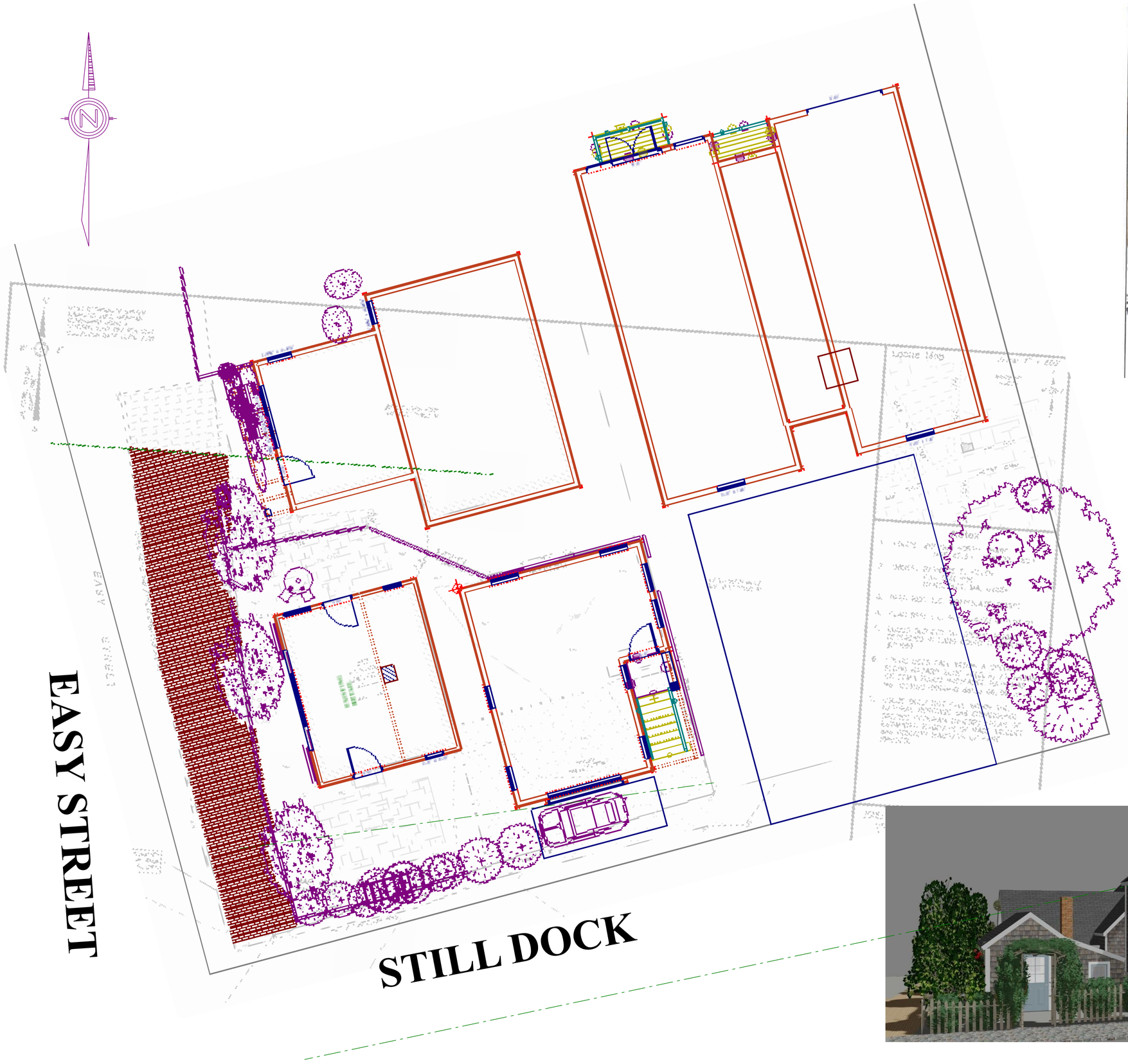
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

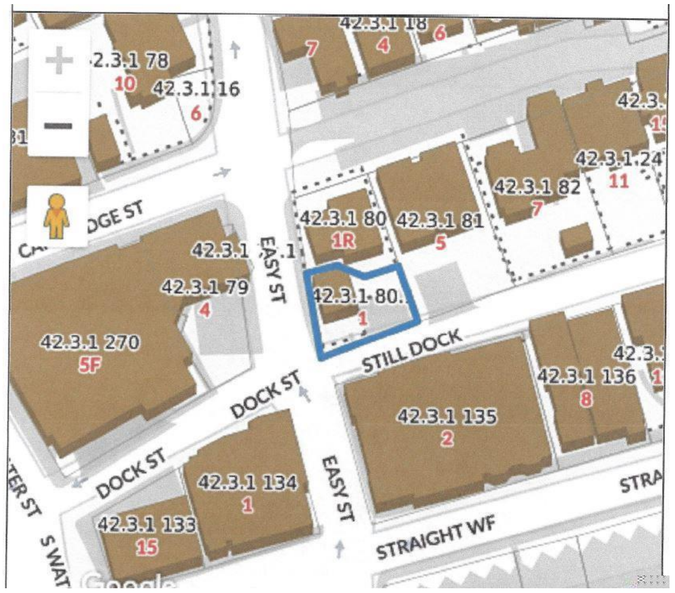
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: _____





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.

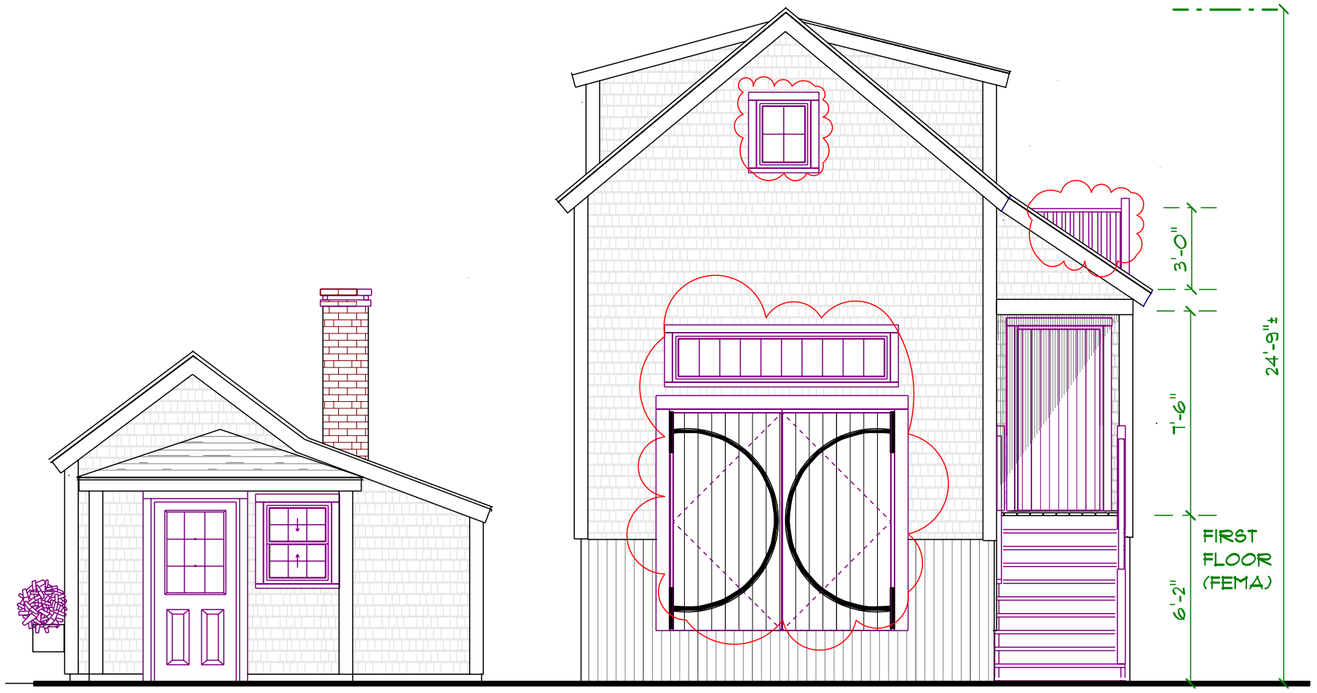
Angus Macleod- I appreciate the changes that have been made and I actually think the shingled balcony is less obvious and helps make the doors and windows appear smaller that are behind it. IN this area, there doesn't seem to be any "broken" rooves they all seem pretty pure and so my issue would be with 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

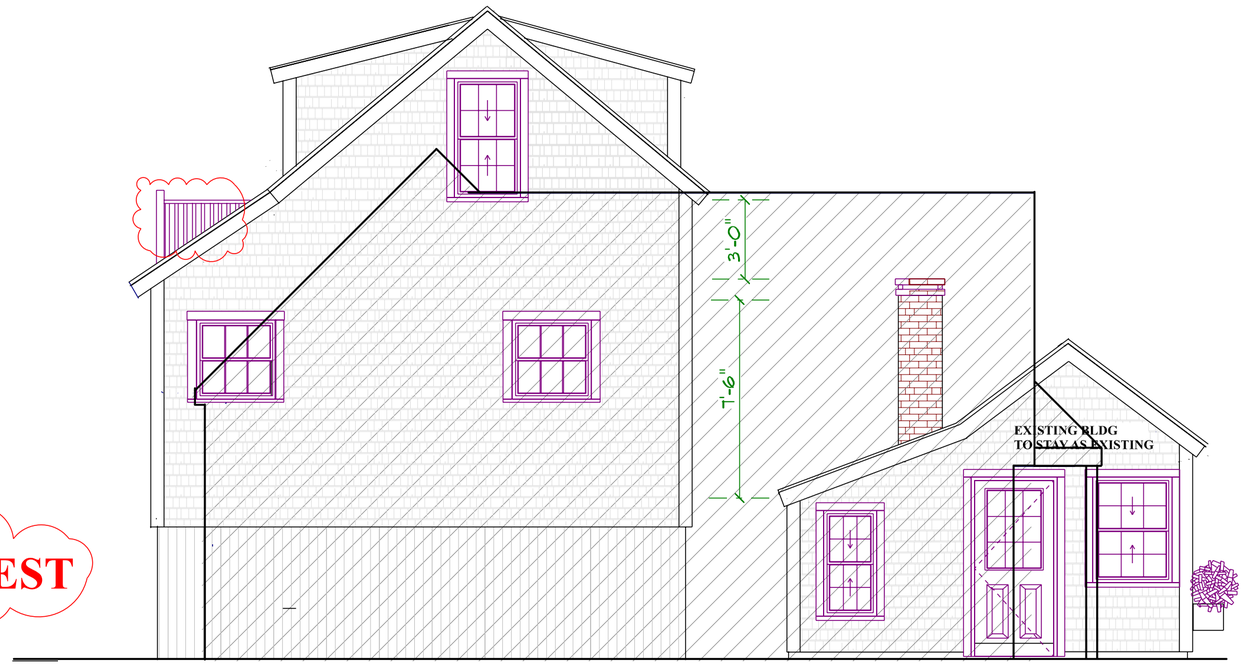
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



NORTH- REAR

PREVIOUS NORTH- REAR

REVERSE BUILDING ON SITE EAST TO WEST

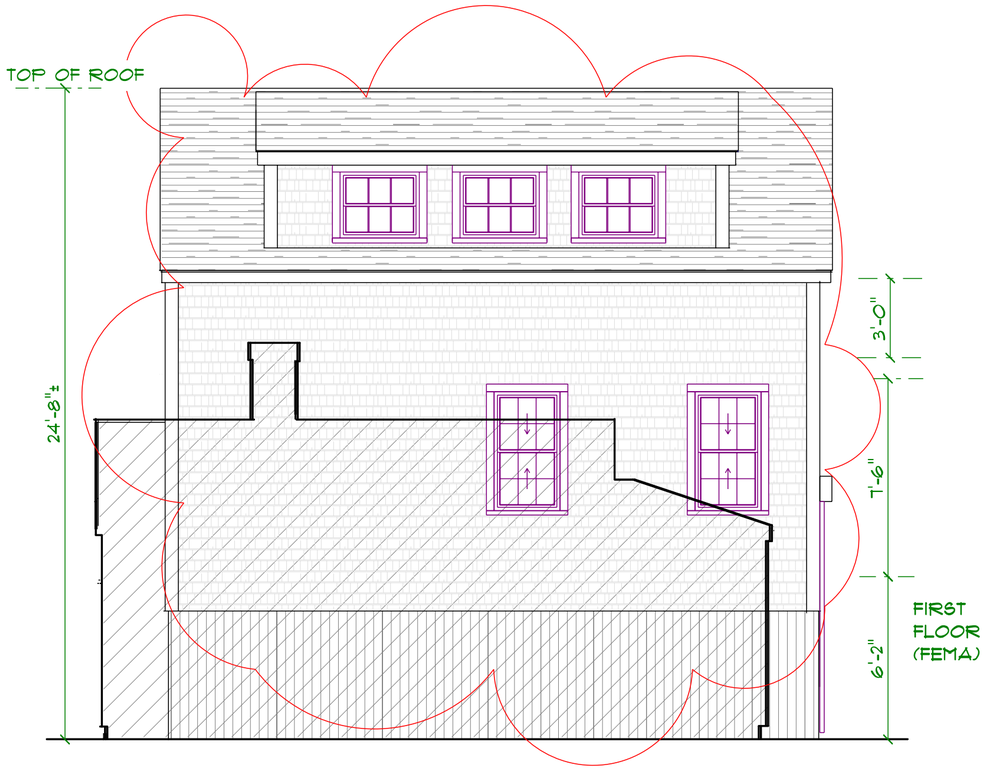


NORTH- REAR

OPTION A

1 OLD NORTH WHARF- KILLEN
DWELLING UNIT
9-26-24

PREVIOUS WEST



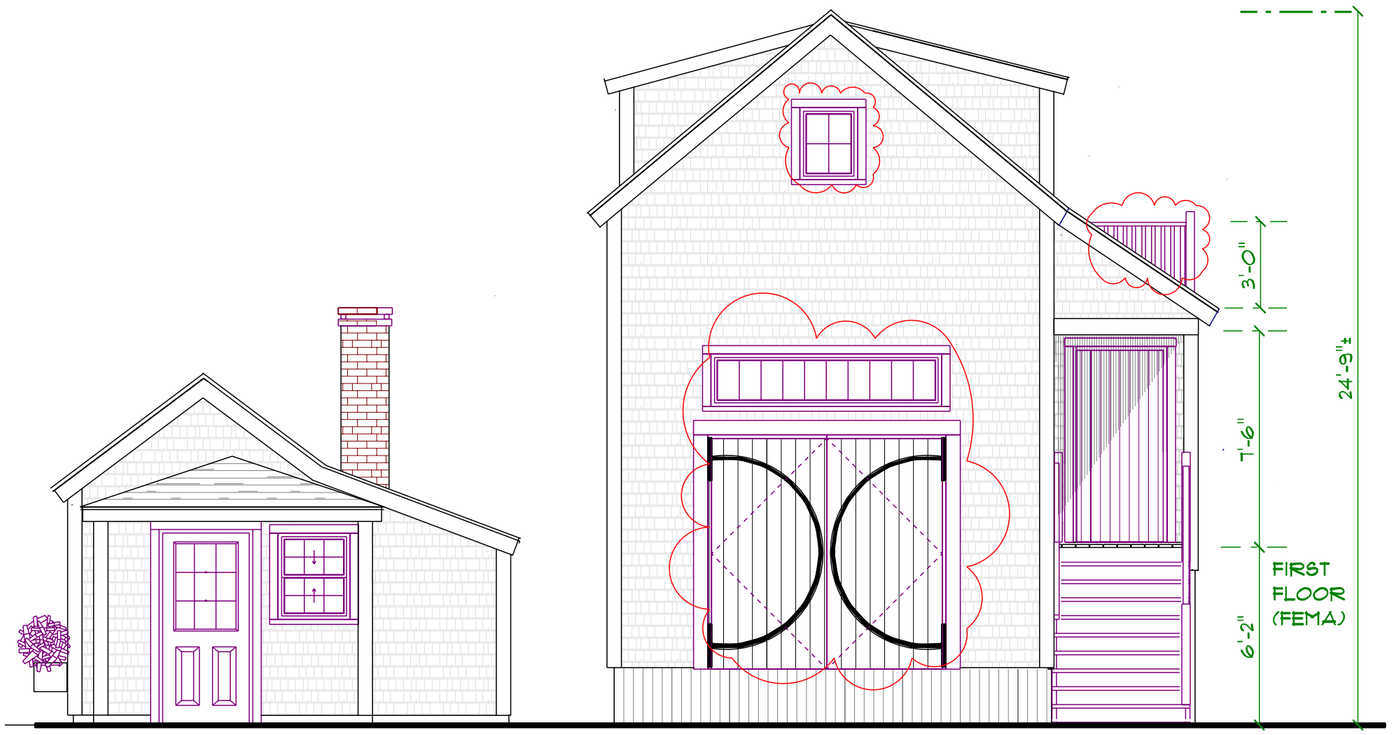
WEST-LEFT (FACING EASY STREET)

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

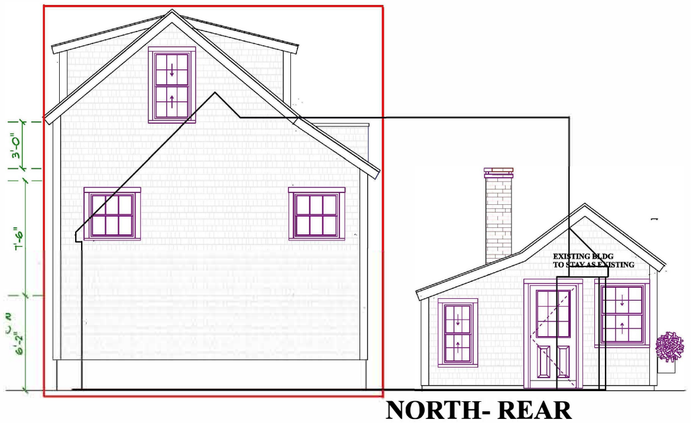
EAST- RIGHT ELEVATION



PREVIOUS EAST



1 OLD NORTH WHARF- KILLEN
PROPOSED NEW DWELLING
9-26-24



NORTH- REAR

PREVIOUS NORTH- REAR

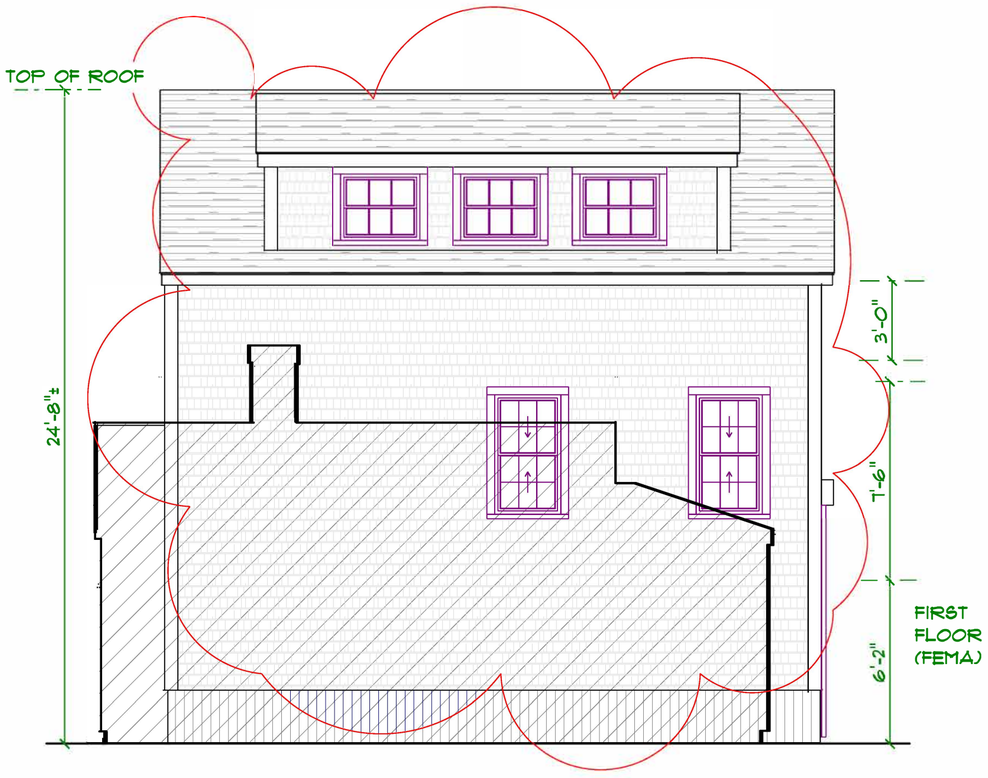
REVERSE BUILDING ON SITE EAST TO WEST

OPTION B



NORTH- REAR

PREVIOUS WEST



WEST-LEFT (FACING EASY STREET)

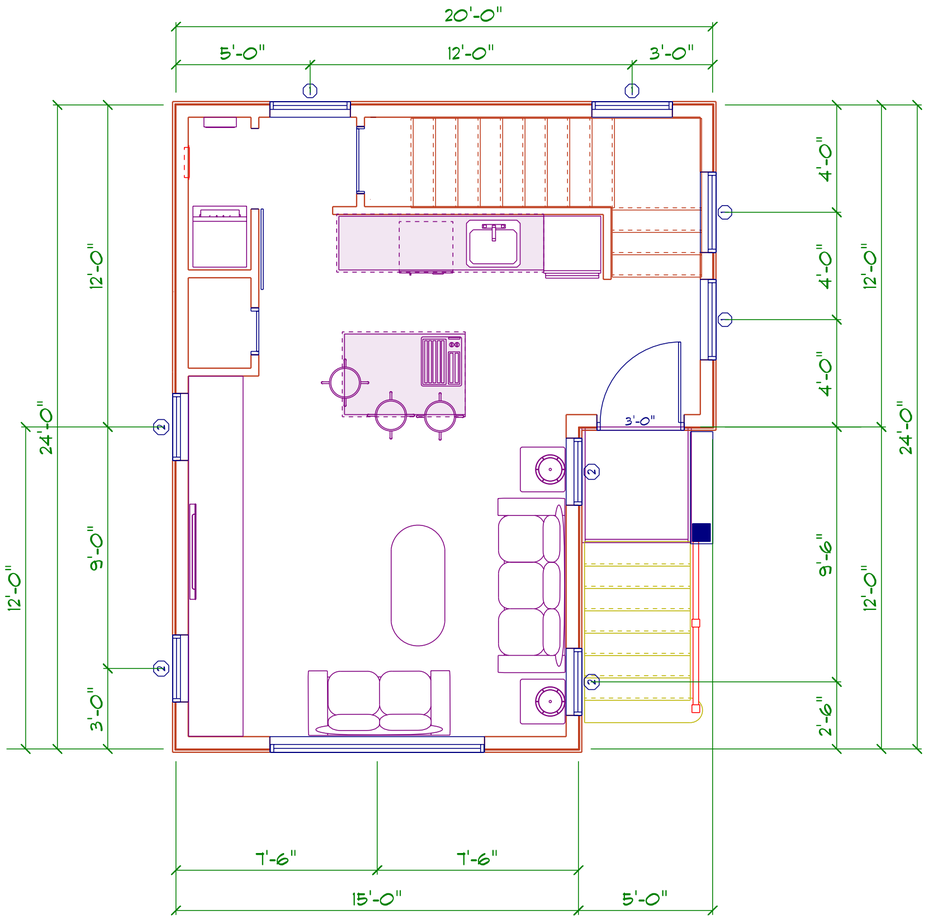
WEST- FACING EASY STREET



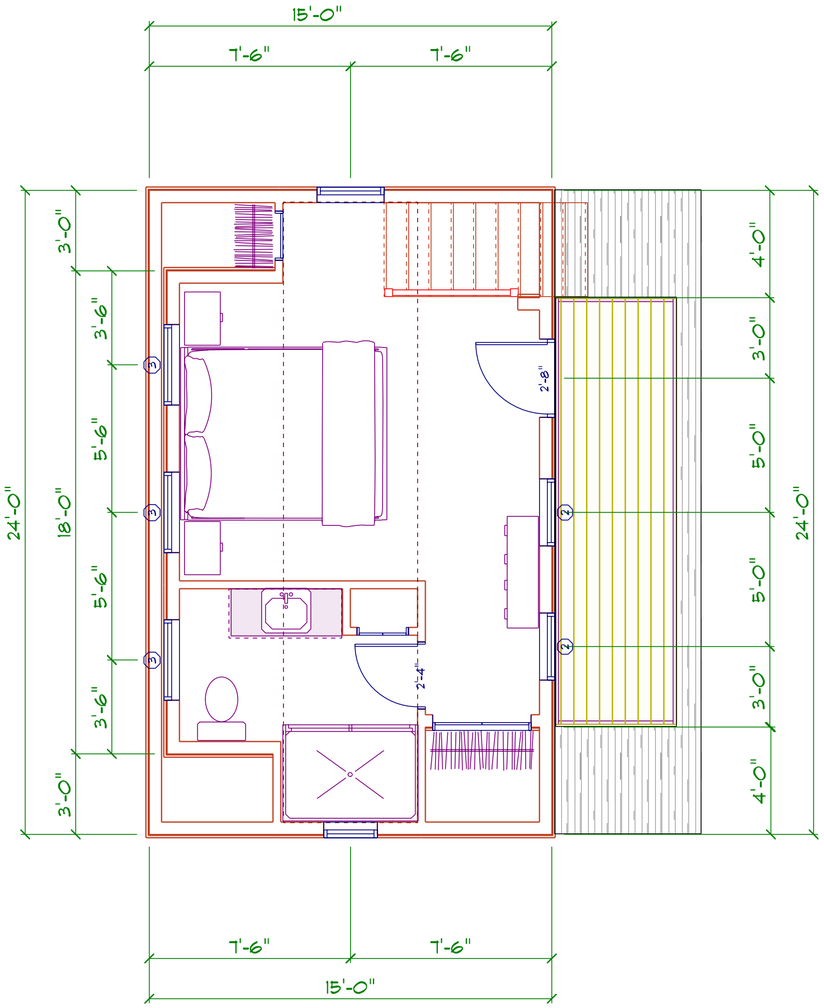
1 OLD NORTH WHARF- KILLEN
DWELLING UNIT
9-26-24

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: 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.

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✓	Signed Affidavit: see below

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: October 10, 2024

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

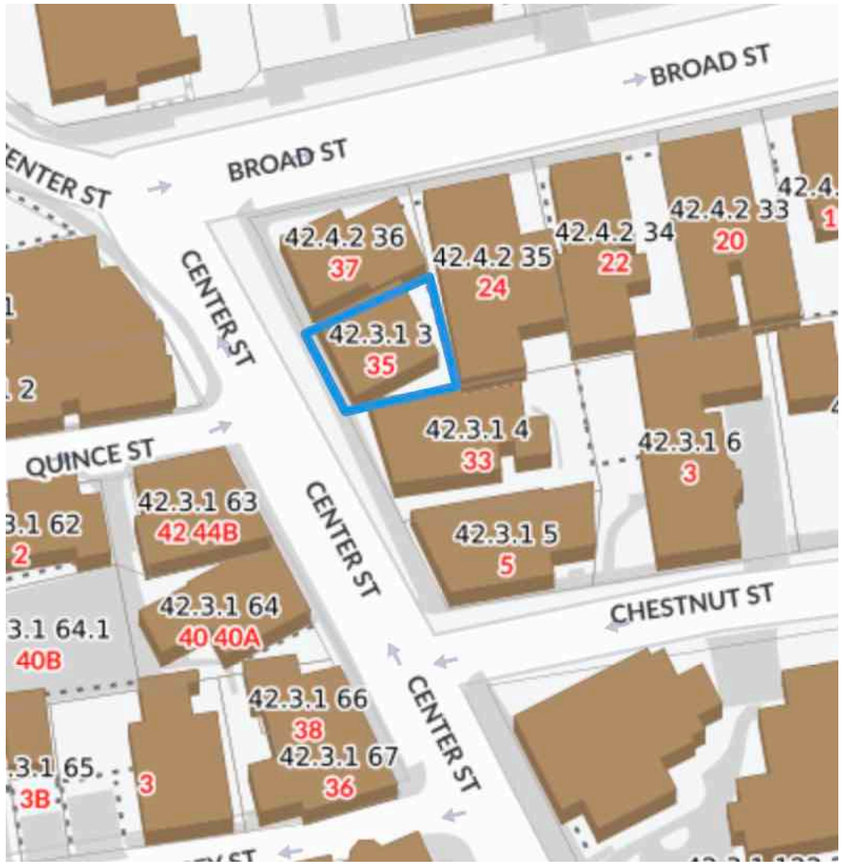
Dear Historic District Commission,

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.

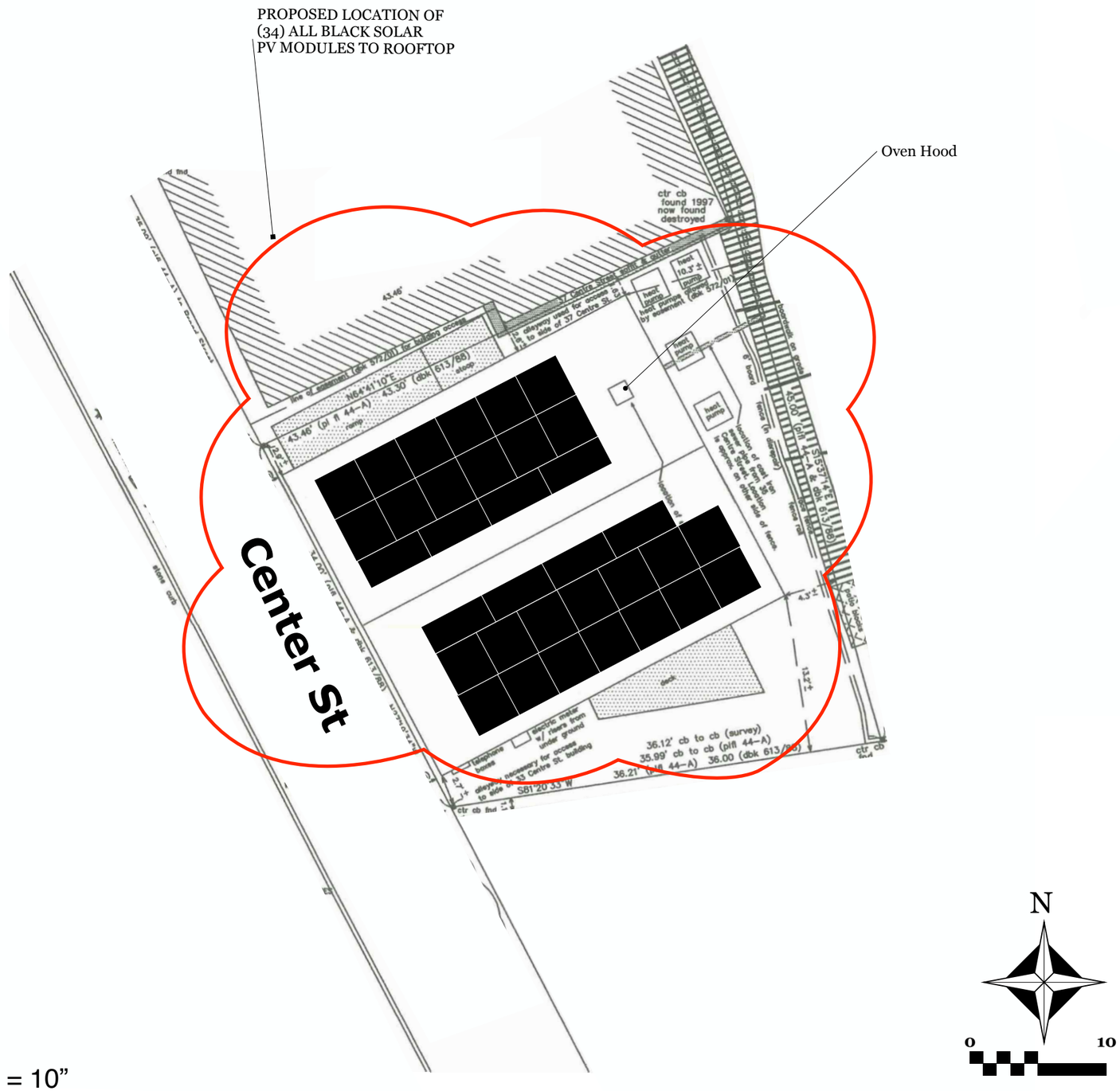
Sincerely,

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

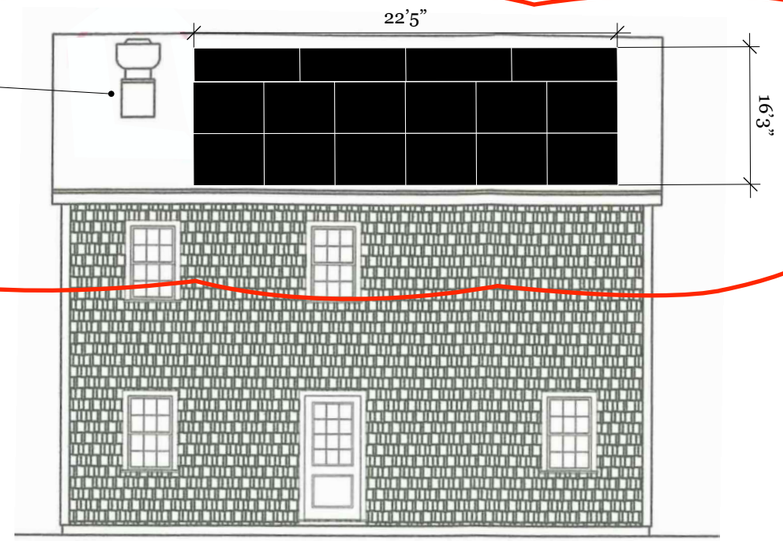
REVISIONS

	MM/DD/YY	REMARKS
1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

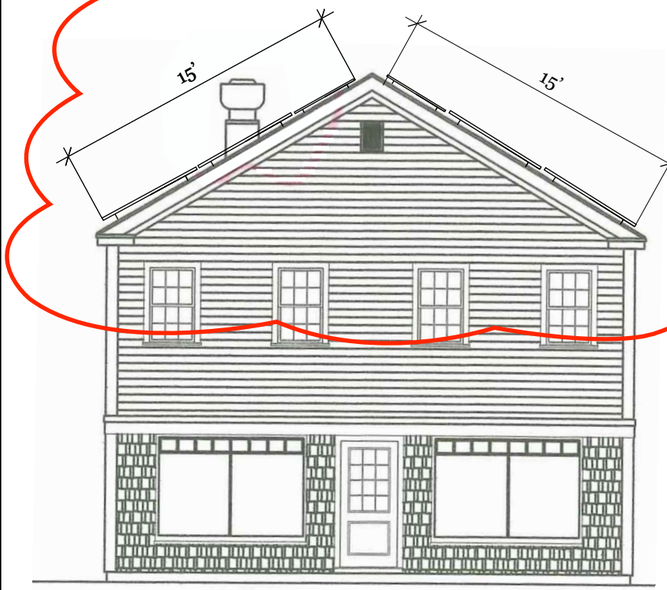
Oven Hood

PROPOSED LOCATION OF (16 OF 34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

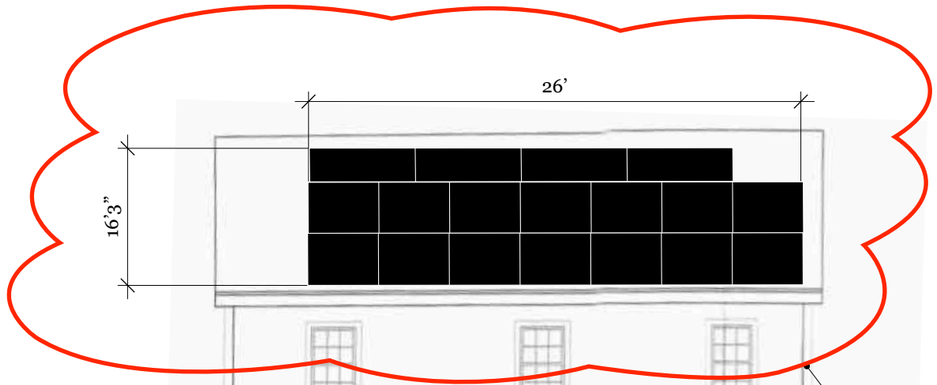


NORTH ELEVATION

PROPOSED LOCATION OF (34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

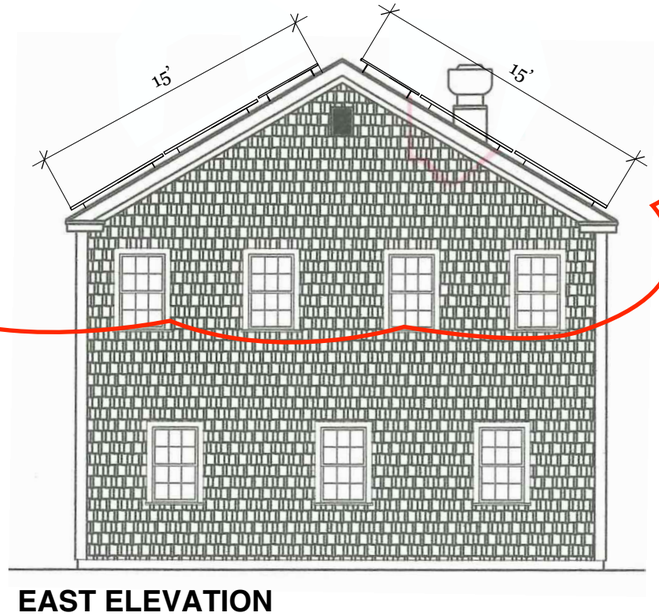


WEST ELEVATION



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
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

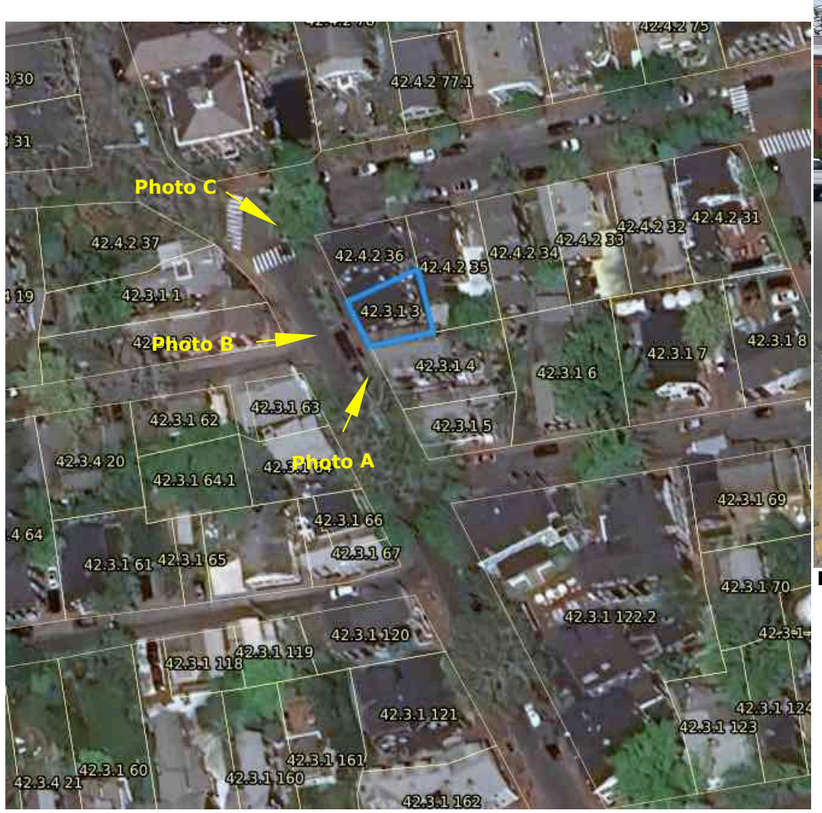
ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

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

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(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

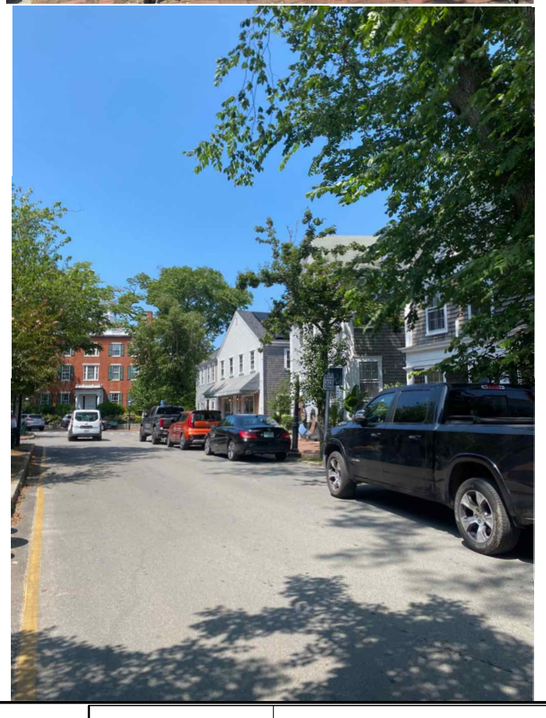

PHOTO C



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
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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

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Owner:	Centre of Town LLC
Site Address:	35 Centre St
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REVISIONS

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2		
3		
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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)

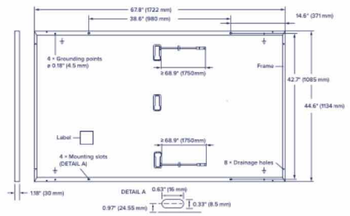
The ideal solution for:

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

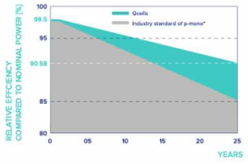


Electrical Characteristics

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

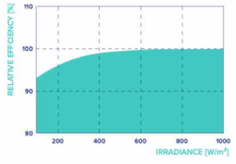


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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
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www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

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Map: 42.3.1	Parcel: 3

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PV 05