1. OLD BUSINESS 10/29/2024 NOON

   Documents:

   OB 3 PRIMROSE GATE.PDF
   3 PRIMROSE GATE ORIGINAL.PDF

2. OLD BUSINESS 10/08/2024

   Documents:

   OB 12A PEQUOT DETACHED GARAGE.PDF

3. OLD BUSINESS 10/22/2024

   Documents:

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

4. OLD BUSINESS 11/05/2024

   Documents:

   OB 26 ARLINGTION SOLAR ROOF.PDF
   60 NOBADEER AVE ROOF.PDF
   OB 32 CANNONBURY DWELLING.PDF
   OB 25 N PASTURE NEW DWELLING.PDF
   OB 4 MARINER POOL 1.PDF
   OB 4 MARINER POOL 2.PDF
   OB 4 MARINER SITE PLAN.PDF
   OB 6 MARINER WAY POOL 1.PDF
   OB 6 MARINER WAY POOL 2.PDF
   OB 6 MARINER SITE PLAN.PDF
   OB 85 ORANGE DORMER REAR 1.PDF
   OB 85 ORANGE RENO GUEST HOUSE 2.PDF
   OB 85 ORANGE FRONT ADDITION 3.PDF
   OB 85 ORANGE FRONT HARDSCAPE 4.PDF
   OB 85 ORANGE REAR HARDSCAPE 5.PDF
   OB 42 SHIMMO POND ROAD MH MOVE RENO.PDF

5. NEW BUSINESS 09/03/2024

   Documents:

   32 HINSDALE RD SHED.PDF

6. NEW BUSINESS 10/15/2024

   Documents:

   6A SILVER ST SHED.PDF
   28 ORANGE PARAPET.PDF
   4 N WATER ST LIFT.PDF
   45B VESTAL ST POOL HARDSCAPE.PDF

7. NEW BUSINESS 10/29/2024 VIEW

    Documents:

    35 INDIA ST WINDOW.PDF
    1 CHERRY ADD PORCH.PDF

8. NEW BUSINESS 10/29/2024

    Documents:

    1 LOWELL PLACE NEW DWELLING.PDF
    6 CELTIC DR COTTAGE.PDF
    42 CHUCK HOLLOW COLOR CHANGE.PDF
    19 UNION ST ASBUILT RELOCATE ARBOR.PDF
    19 UNION ST COLOR CHANGE.PDF
    24 MEADOW VIEW POOL.PDF
    1 SCONSET AVE FENCE HARDSCAPE.PDF
    4 SLEEPY HOLLOW CABANA.PDF
    4 SLEEPY HOLLOW POOL.PDF
    5 MEADER NEW DWELLING.PDF
    25B CLIFTON DRIVEWAY.PDF
    39 HULBERT AVENUE MH FENS REVS.PDF
    32 JEFFERSON AVENUE GARAGE REVS.PDF
    3 NEWTOWN CT- REVISIONS TO HOUSE.PDF
    8 GOLFVIEW DEMO.PDF
    1 HEDGEBURY LN ADDITION.PDF
    50 HUMMOCK POND RD WINDOW WELLS.PDF
    18 BISHOPS RISE GATE.PDF
    7 FARMER ST DRIVEWAY REVS.PDF
    20 N PASTURE FENESTRATION CHANGES.PDF
    20 N PASTURE POOL.PDF
    74 MADAKET NEW DWELLING.PDF
    1 N SWIFT ROCK GARAGE.PDF
    33 CLIFF ROAD NEW DWELLING.PDF
    7 N GULLY REVS TO 08 10998 ADD DORMERFENS REVS.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

Address: 3 Primrose Ln
Date Heard: 10/29/2024
Sitting Board: S-R-V-A-A

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: 2024/10/31
✓	HDC Case Number (ie HDC2020-05-0265): 2024-10-11311
NA	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

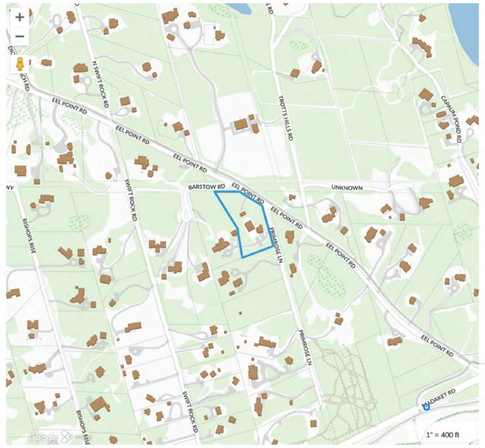
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

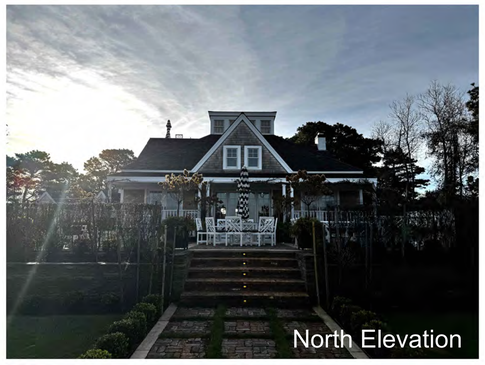
I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature:  Date: 10/31/2024

HDC Submission







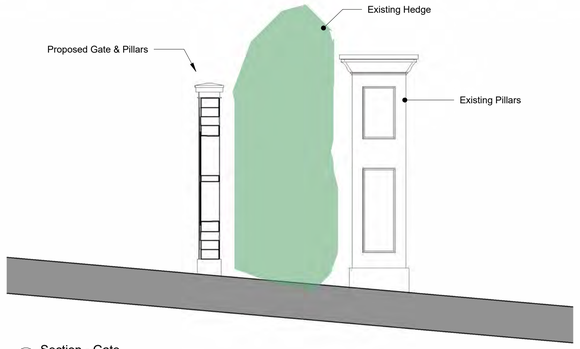




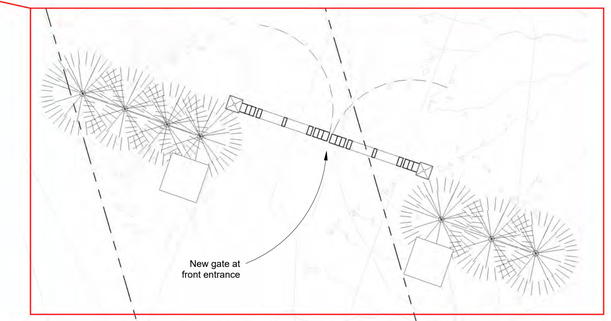
1 Site HDC
1" = 30'-0"



2 Elevation - Gate
1/2" = 1'-0"



4 Section - Gate
1/2" = 1'-0"



3 Site - Gates
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
Drake & Steele

Project
Site Planning

Location
3 Primose Lane
Nantucket, MA

40/47.1

Structure
Gate

#	Description	Date
1	HDC Submission	2021.11.01
5	HDC Submission	2022.09.02
7	HDC Submission	2024.10.07
9	HDC Submission	2024.10.31

Front Gate - Sliding

HDC2.0

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event (permitting, bid and construction). Any use of this document and its contents for other projects and events is prohibited 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 © 2021-2024, 10:56:51 AM

HDC Submission





Proposed HDC Minutes for September 14, 2021

HISTORIC DISTRICT COMMISSION
REGULAR MEETING
2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), John McLaughlin, Diane Coombs, Velhoni Oliver;
Associate Commissioners: Stephen Welch, Jessie Dutra, Carter Thornwell

~~ MINUTES ~~

Tuesday, September 14, 2021

This meeting was held via remote participation using ZOOM and YouTube, Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law

Called to order at 5:02 pm and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Tracy Norton, Town Minutes Taker

Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewell
Absent Members: None
Late Arrivals: Camp, 5:21 pm; Dutra, 6:09 pm
Early Departures: Pohl, 6:41 pm; Dutra, 7:40 pm; Oliver, 8:27 pm; Welch, 8:45 pm

Adoption of Agenda
Motion: Motion to Approve as drafted. (Coombs)
Roll-call vote: Carried 5-0-1 (Oliver, McLaughlin, Thornewell, Coombs, and Pohl-aye

I. PUBLIC COMMENT
None

II. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Barbara Tilberis	43 Chuck Hollow Road	Xmtl change	75-112	NAG
2.	Tyler Handy **08-4521**	168 Hummock Pond Rd	Fenestration changes	56/17	RMDA
3.	Scuggedin Trust **08-4538**	80 Pilgrim Road	New shed	44/21.4	Botticelli + Pohl
4.	Pamela Alexander **08-4535**	13 Old Tom Nevers Road	New shed	92.4/225	Thornewell Design
5.	Suzanne Turner **09-4543**	9 Long Pond Drive	MH revisions	59/3	Botticelli + Pohl
6.	Peru Studs, LLC **09-4561**	20 Sankaty Head Road	New cabana	48/31	Botticelli + Pohl
7.	Whitney Gifford **09-4548**	19 Keel Lane	Spa and hardscaping	66/322	Gryphon Architects
8.	Daniel Cimarusti **09-4543**	9 Quaise Pasture Road	MH rev. to prev. cert.	26/20.1	SMID
9.	Daniel Cimarusti **09-4542**	9 Quaise Pasture Road	Cottage rev. to prev. cert.	26/20.1	SMID
10.	Daniel Cimarusti **09-4544**	9 Quaise Pasture Road	Garage rev. to prev. cert.	26/20.1	SMID
11.	Sandra B Pinilis **09-4637**	26 Eel Point Road	Renew 43986/45711: dwlg	40/116	CWA
12.	William Sommer	3 Primrose Road	Gate + fence	40/47	KM Designs
13.	James Davison	8 North Wires Street	Renew 44646 garage	42.4.2/92.1	LINK
14.	Edward Kaplan	12 Cherrywood Road	Renew 70748 vtg new/demo	41/245	Linda Williams
15.	Dawn Holdgate	24 Monomoy Road	Rev. 05-3806	41/146	Linda Williams
16.	Christopher Keegan	8 Miller Lane	Roof change	68/725	Gauld Construction
17.	Billy + Cindy Burke	54 Pochick Avenue	New garage	79/138	Einstein
18.	James L. Cuzzles Tr	28 Woodbine Street	Renew and relocate garage	80/58	Einstein
19.	High Tide Partners	8 Ackermack Way	Rev. 4117: rdc lghtnls length	41/418	BPC
20.	Paula McQuaid	28 Pine Crest Drive	New shed	68/426	RMDA
21.	Jessica Klein	6 Corby Way	Rev. 5738: stm well/fenest	67/761	Norsand Residential
22.	Justin Schaefer	20 Bartlett Farm Road	Basement window change	65/76	Olson + Twombly
23.	Katherine Baker	5 Tipping Lift	Mini-split heat pump	66/306	S Shaw Climate Cntrl
24.	Kristine Mortensen	4 Cherry Street	Mini-split heat pump	55/387	S Shaw Climate Cntrl
25.	Peter & Thea K. Kaiser **08-4481**	6 Nobsdeer Avenue	Pool	80/37.2	Peter Kaizer
26.	Karin + Tim Dorrani **08-4472**	3 Gladlands Avenue	Rev.3424: extnd stairs+deck	80/234	Einstein
27.	JMA **08-4446**	15 Broad Street	Roof chng to match bldg	42.4.2/61	James Lydon
28.	Kathleen Hold	8 Abels Drive	Rev. 0530/CO5, fenestration	65/44	Vid Oliver Design
29.	Matt O'Connor	16 Tashama Lane	New shed	53/481	Vid Oliver Design
30.	Mark & Holly Barber	11 South Valley Road	Addition and fenestration	45/137	Self

Voting: Coombs, McLaughlin, Welch

CERTIFICATE NO: HDC2021-09-4623 DATE ISSUED: 9/15/2021
Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a
CERTIFICATE OF APPROPRIATENESS
for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.
NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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

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

PROPERTY DESCRIPTION
TAX MAP N°: 40 PARCEL N°: 47
Street & Number of Proposed Work: 5 Primrose Lane
Owner of record: Kay Kapani
Mailing Address: 5 Primrose Lane Nantucket, MA, 02554
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)
Name: KM Designs
Mailing Address: 168 Amelia Drive Nantucket, MA. 02554
Contact Phone #: 221-6672 E-mail: Coastalgardens508@yahoo.com

FOR OFFICE USE ONLY
Date application received: 9/10/21 Fee Paid: $ 50 (105)
Must be acted on by: 11/09/21
Extended to: _____
Approved: ✓ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED
See reverse for required documentation.

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

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

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

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____
Additional Remarks
Historic Name:
Original Date:
Original Builder:

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

Driveway Pillars + gate + Apron
Site Plans + Photos

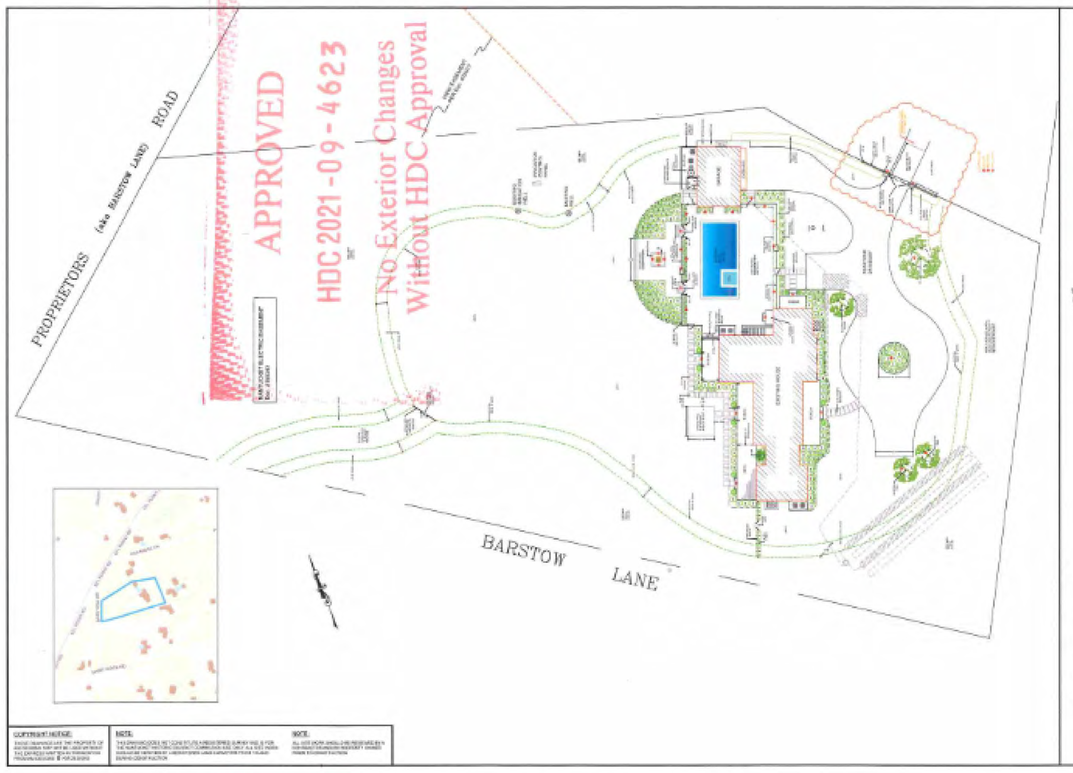
*Cloud on drawings and submit photographs of existing elevations.

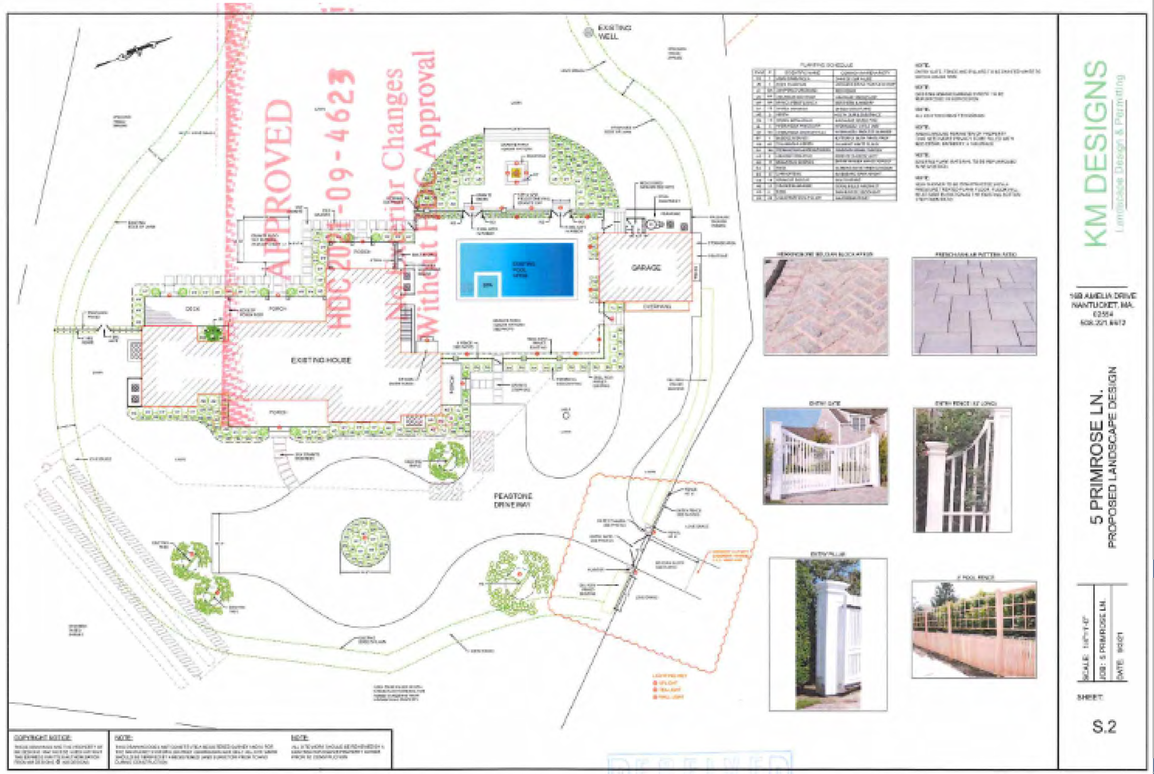
DETAIL OF WORK TO BE PERFORMED
Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
Roof Pitch: Main Mass ____/12 Secondary Mass ____/12 Dormer ____/12 Other Gate - 4' SEE PHOTO
Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
Fence: Height: 6' → 4' ✱11'4"W
Type: Type II
Length: 24'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____
Leaders (material and size): _____
Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____
Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns /Posts: Round _____ Square _____
Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____
Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways Apron - Belgian Walkways _____ Walls _____
* Note: Complete door and window schedules are required. Block **COLORS**
Sidewall _____ Clapboard (if applicable) _____ Roof SEE PHOTOS
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence White Shutters _____
Gate - White Pillars - white
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 9/10/2021 Signature of owner of record _____ Signed under penalties of perjury





gryphon ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

KM DESIGNS
Landscape Design & Planning
168 AMELIA DRIVE
NANTUCKET, MA.
02554
508.221.6672

5 PRIMROSE LN.
PROPOSED LANDSCAPE DESIGN

SCALE: 1/30
JOB: 5 PRIMROSE LN.
DATE: 9/9/21

SHEET: S.1

SCALE: 1/30
JOB: 5 PRIMROSE LN.
DATE: 9/9/21

SHEET: S.2

Owner
Drake & Steele

Project
Site Planning

Location
3 Primose Lane
Nantucket, MA
40/47.1

Structure
Gate

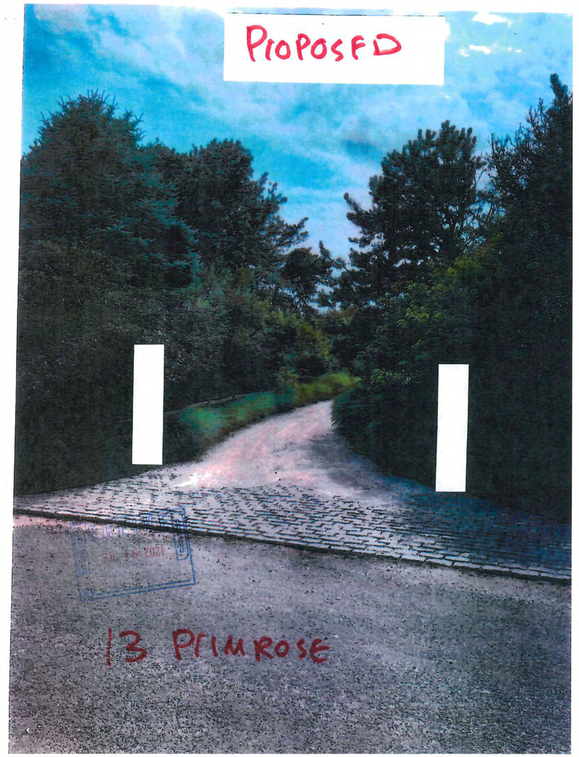
#	Description	Date
1	HDC Submission	2021.11.01
5	HDC Submission	2022.09.02
7	HDC Submission	2024.10.07
9	HDC Submission	2024.10.31

5 Primrose - Approved Posts

HDC2.1

RECEIVED
SEP 10 2021

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 for which it was written. Any use of the written portion of the designs, guarantees the accuracy of the specified materials and/or construction without the written permission of Gryphon Architects Inc. Use of this design is governed by the client or the specified terminal event only. Copyright © 2021-2024 10:50:57 AM





CERTIFICATE NO: HDC2021-07-4196 DATE ISSUED: 7/22/21

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 65.3

Street & Number of Proposed Work: 13 PRIMROSE

Owner of record: DAVID REILLY TRUST

Mailing Address: 13 PRIMROSE NANTUCKET MA 02554

Contact Phone # 310 614 8372 E-mail: oreilly@ARESMGMT.COM

AGENT INFORMATION (if applicable)

Name: JEFF MORASH

Mailing Address: 35 MEADOW VIEW DR NANTUCKET

Contact Phone # 508 228-7371 E-mail: Morash@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 7/16/21 Fee Paid: $ 30 - T2791

Must be acted on by: 8/21/21

Extended to:

Approved: Disapproved:

Chairman: Raymond Pohl

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 TWO GATE POST FROM DRIVEWAY

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 6' Post Type: 10" Length: 108.10"

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ 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 gate - NW Shutters _____

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

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

Date 7/9/2021 Signature of owner of record: David Reilly Signed under penalties of perjury

Proposed HDC Minutes for July 22, 2021

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), John McLaughlin, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Thursday, July 22, 2021

PLUS, 2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:02 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator, Holly Backus, Preservation Planner, Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
Remote Participation: Per 940 CMR 29.10, Diane Coombs and Stephen Welch are participating remotely via ZOOM
Absent Members: Dutra
Late Arrivals: None
Early Departures: None

Adoption of Agenda.
Motion **Motion to Approve as drafted. (Coombs)**
Roll-call vote Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Brian Harris **07-4190**	50 WeWeeder Avenue	Rev. 1164: change colors	79/15	self
2.	Anthony Valero **07-4179**	8 Goldstar Drive	Window/door replacement	55/187	V. Oliver Design
3.	Brett Fodiman **07-4220**	111 Surfside Road	GH Rev. 2765: east dormer	80/70	Emeritus
4.	Alex Karis **07-4154**	22 Ellen's Way	MH Rev. 3097: doors & porch	81/179	B. Meerbergen
5.	Alex Karis **07-4153**	22 Ellen's Way	Grg Rev. 3098: doors	81/179	B. Meerbergen
6.	Alex Karis **07-4150**	22 Ellen's Way	Sports Court	81/179	B. Meerbergen
7.	Josh Lewis **07-4119**	1 Farmview Drive	Rev. 2850: shed color change	66/177	Frank Daly
8.	Gunner Wilmot **07-4197**	3 Summer Street	Re-site 64sf shed	42.3.3/115	Gryphon Arch.
9.	Frances Siegler **07-4202**	34 Polpis Road	56sf addition	54/253	Normand Reid.
10.	Gerald Hamelburg **07-4198**	9 Davis Lane	Rev. 3158: change railing	82/74	Linda Williams

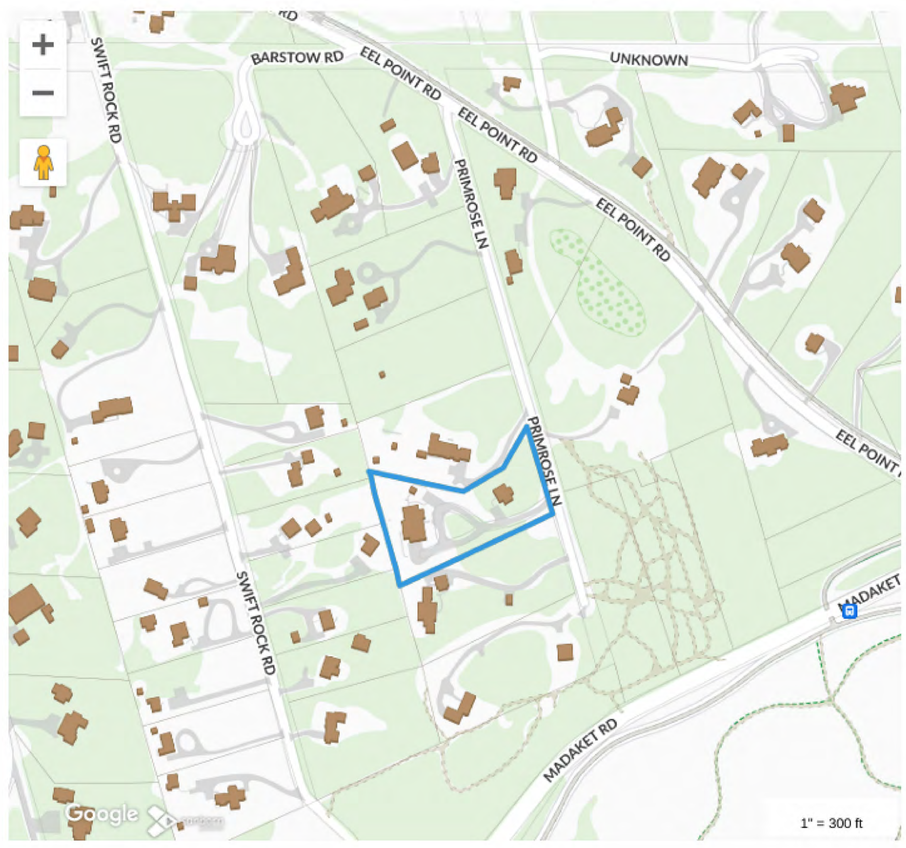
Voting Pohl, Camp, McLaughlin, Coombs, Welch
Alternates Thornewill
Recused Oliver
Documentation None
Representing None
Public None
Concerns No concerns.
Motion **Motion to Approve. (Coombs)**
Roll-call vote Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye Certificate # HDC2021-07-(as noted)

III. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Brett Fodiman **07-4219**	111 Surfside Road	MH Rev. 2217: add porch	80/70	Emeritus
	• Due to lack of visibility				
2.	David Reilly Trust **07-4196**	13 Primrose Lane	Gate	40/65.3	Jeff Morash
	• Gate to be natural to weather.				

Voting Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates Welch, Thornewill
Recused None
Documentation None
Representing None
Public None
Concerns No additional concerns.
Motion **Motion to Approve through staff per noted conditions. (Coombs)**
Roll-call vote Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye Certificate # HDC2021-07-(as noted)





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 which the architect of the designer is associated. 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, granted to the client or the applicant named on this drawing, is conditional upon payment in full of the architect's invoice. Copyright © 2021-2024 10:38:37 AM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Drake & Steele

Project
Site Planning

Location
3 Primose Lane
Nantucket, MA

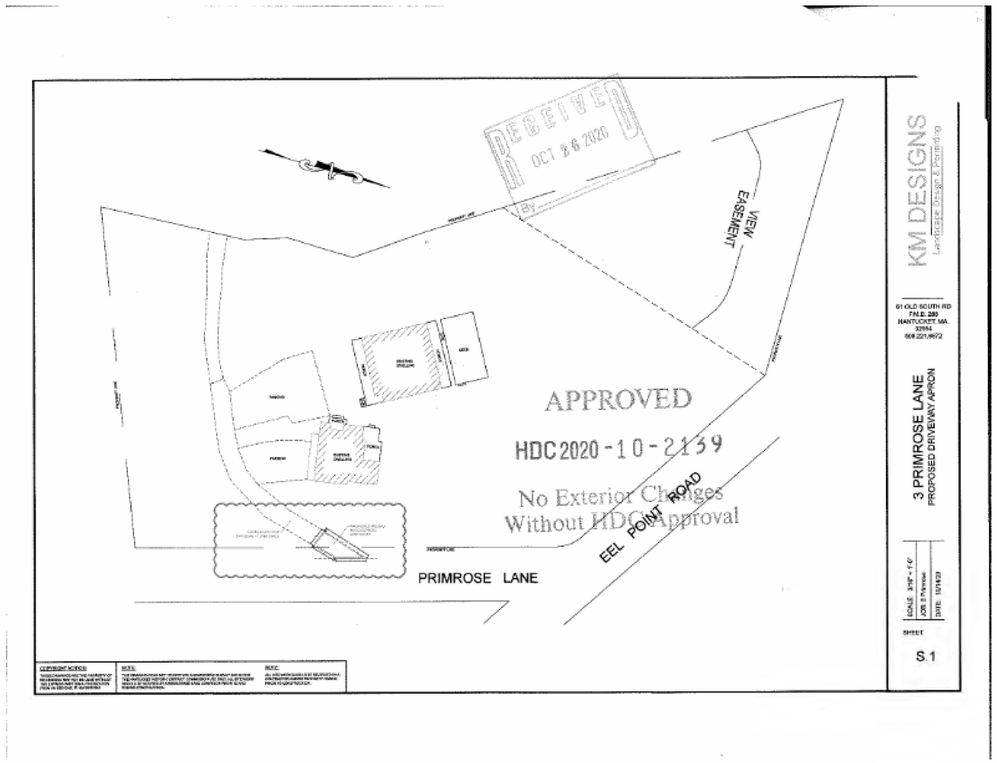
40/47.1

Structure
Gate

#	Description	Date
1	HDC Submission	2021.11.01
5	HDC Submission	2022.09.02
7	HDC Submission	2024.10.07
9	HDC Submission	2024.10.31

13 Primrose - Approved Posts

HDC2.2





EXISTING DRIVEWAY

CERTIFICATE NO: HDC2020-10-2139 DATE ISSUED: 11/02/2020

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is 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 ✓1024
Date application received: 10/26/20 Fee Paid: $ 50
Must be acted on by: 12/2/20
Extended to:
Approved: ✓ Disapproved:
Chairman: Diane WBCombs (Acting)
Member:
Member:
Member:
Member:
Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 47.1
Street & Number of Proposed Work: 3 Primrose Ln.
Owner of record: Christopher Drake + William Steel
Mailing Address: 434 Chilean Ave
Palm Beach, FL 33480
Contact Phone #: 508-221-6672 E-mail: Coastalgardens508@yahoo.com

AGENT INFORMATION (if applicable)

Name: Katharine Mitchell – KM Designs
Mailing Address: 61 Old South Rd. #268
Nantucket, MA. 02554
Contact Phone #: 508-221-6672 E-mail: Coastalgardens508@yahoo.com

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Historic Name:
Original Date:
Original Builder:
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

See Plans + Photo (Driveway Existing) change from asphalt to shell

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
Roof Pitch: Main Mass _____/12 _____ Secondary Mass _____/12 _____ Dormer _____/12 _____ Other _____
Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
Fence: Height: _____ Type: _____ Length: _____
Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____
Leaders (material and size): _____
Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____
Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____
Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____
Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways Apron - Belgian Block/shell 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 10/11/2020 Signature of owner of record _____ Signed under penalties of perjury

gryphon ARCHITECTS
The Sanford Boat Building
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Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
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Project
Site Planning

Location
3 Primose Lane
Nantucket, MA
40/47.1

Structure
Gate

#	Description	Date
1	HDC Submission	2021.11.01
5	HDC Submission	2022.09.02
7	HDC Submission	2024.10.07
9	HDC Submission	2024.10.31

2020 - Approved Driveway Change

HDC2.3

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 extent of design work for the written permission of the designer. The contents of this document are not to be reproduced, copied or altered 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 limited event only. Copyright © 2021 gryphon 10/30/2024 11:38:20 AM

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

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

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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°: 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 _____

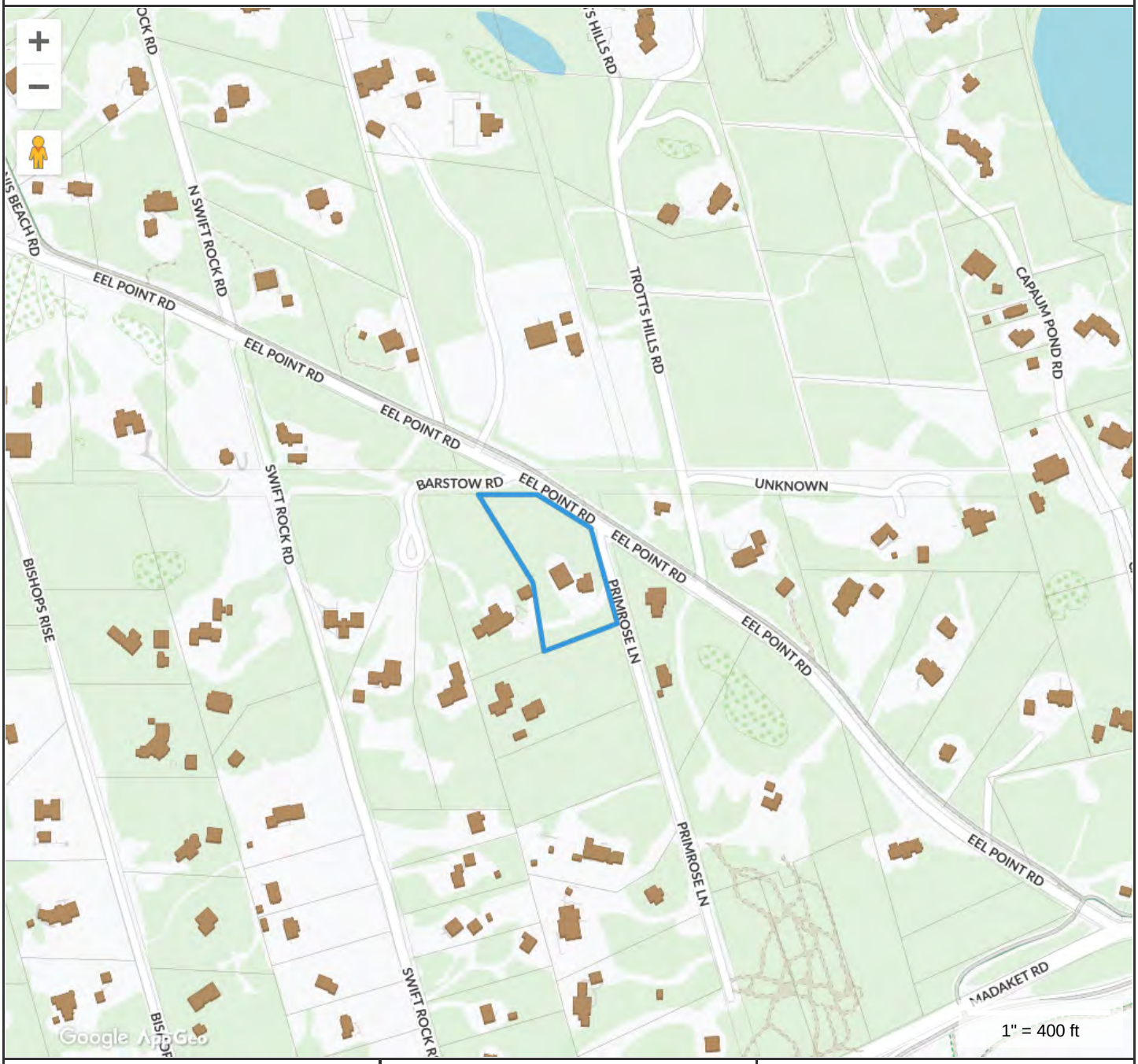
Trim _____ Sash _____ Doors _____

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.



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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.

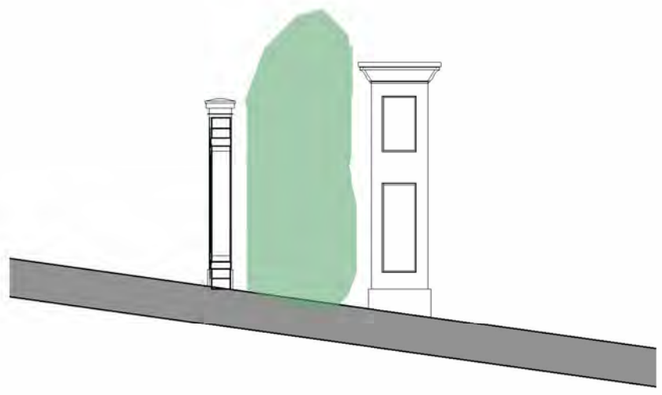




1 Site - Gates
1/4" = 1'-0"



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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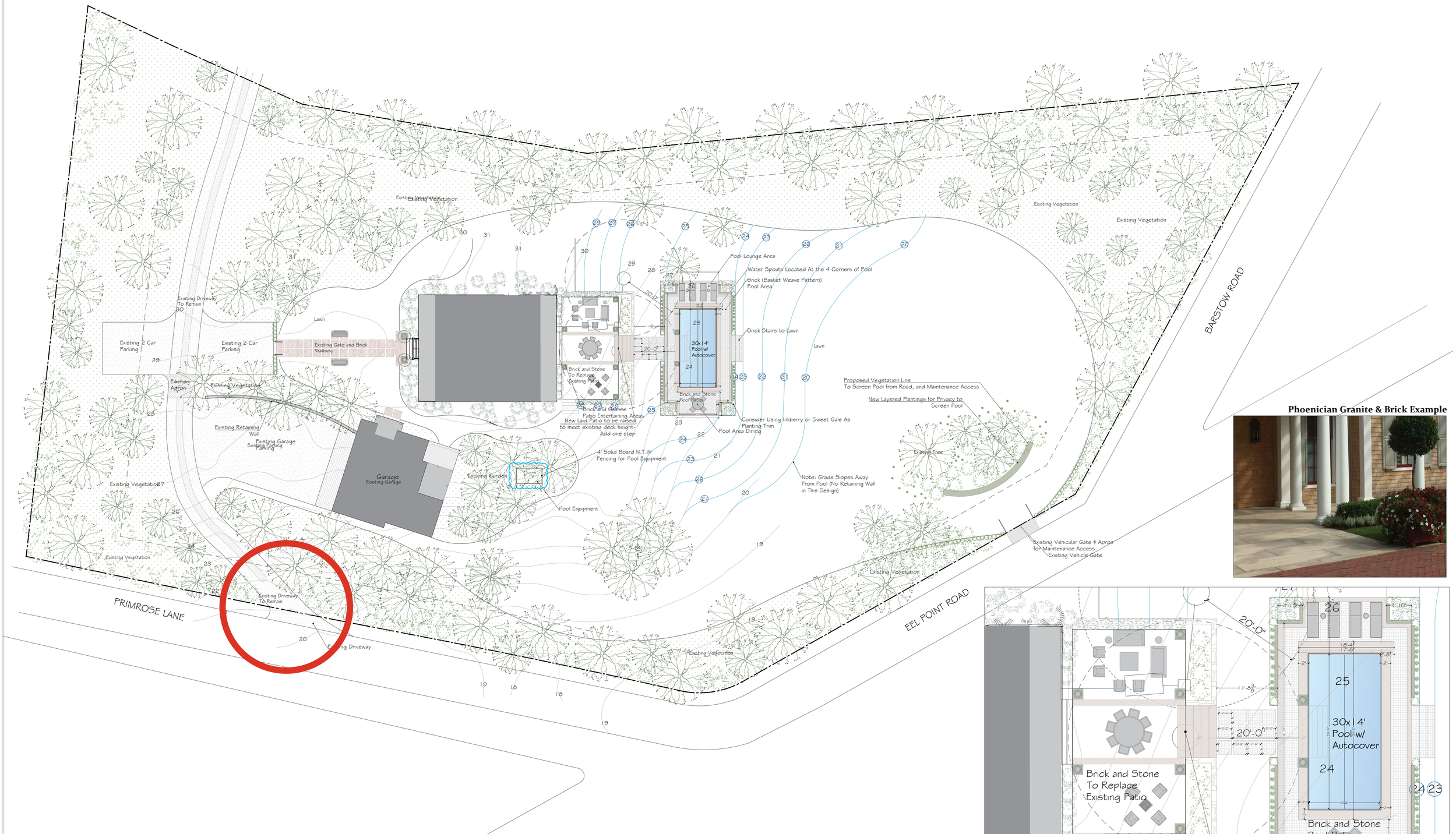

Phoenician Granite & Brick Example

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

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 20

Street & Number of Proposed Work: 12.5 PEQUOT ST.

Owner of record: 869 WORCESTER ST

Mailing Address: Wellesley, MA 02482

RIVERVIEW Crossing LLC

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

AGENT INFORMATION (if applicable)

Name: MICHAEL McKAY

Mailing Address: 35 BRYANT ST

DEDHAM, MA 02026

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

GARAGE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 3" COPPER

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type WOOD Material WOOD

Hardscape materials: Driveways STONE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

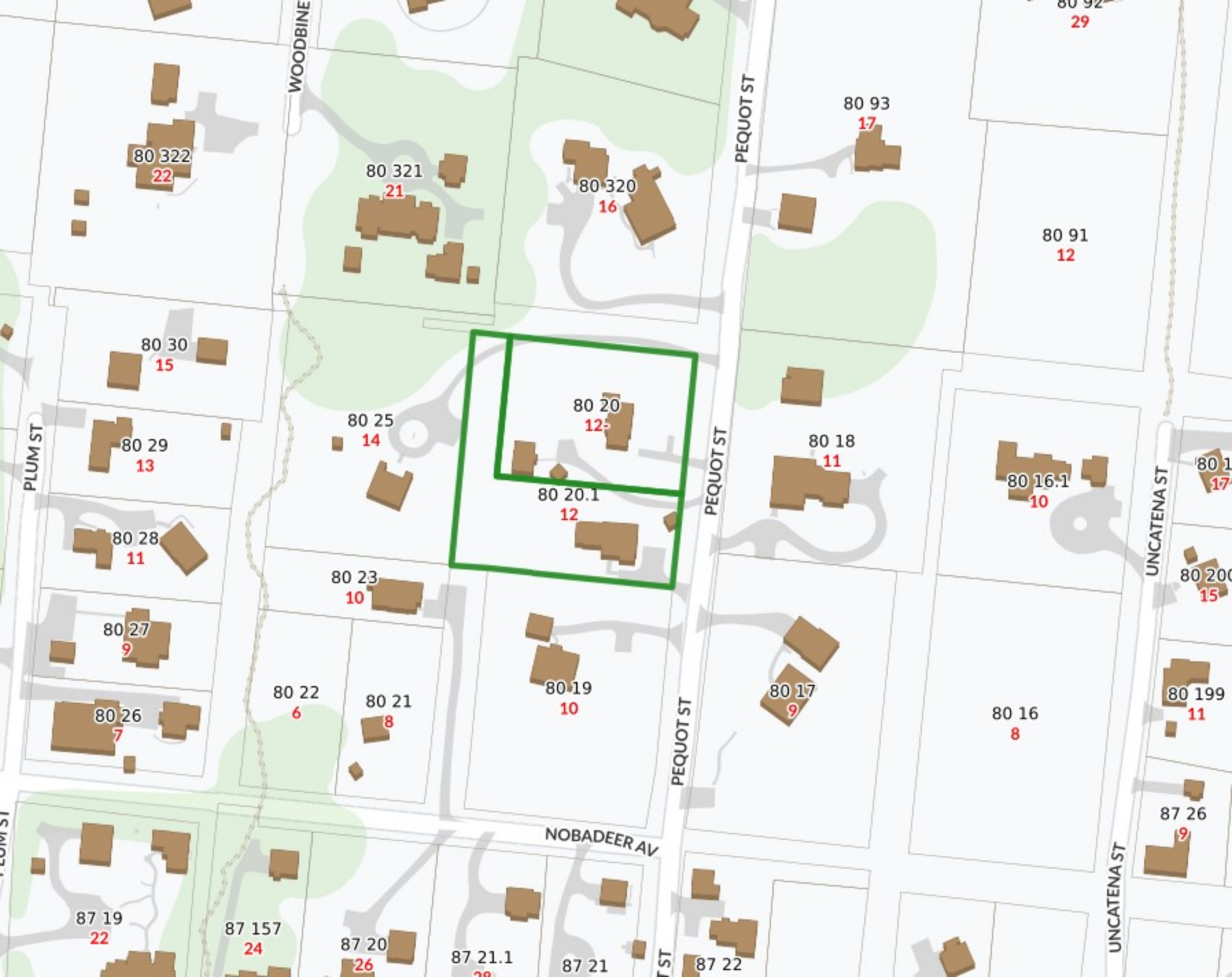
Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation CONC Fence _____ Shutters _____

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

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

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


WOODBINE
PEQUOT ST
PLUM ST
UNCATENA ST
NOBADEER AV
80 322
22
80 321
21
80 320
16
80 93
17
80 91
12
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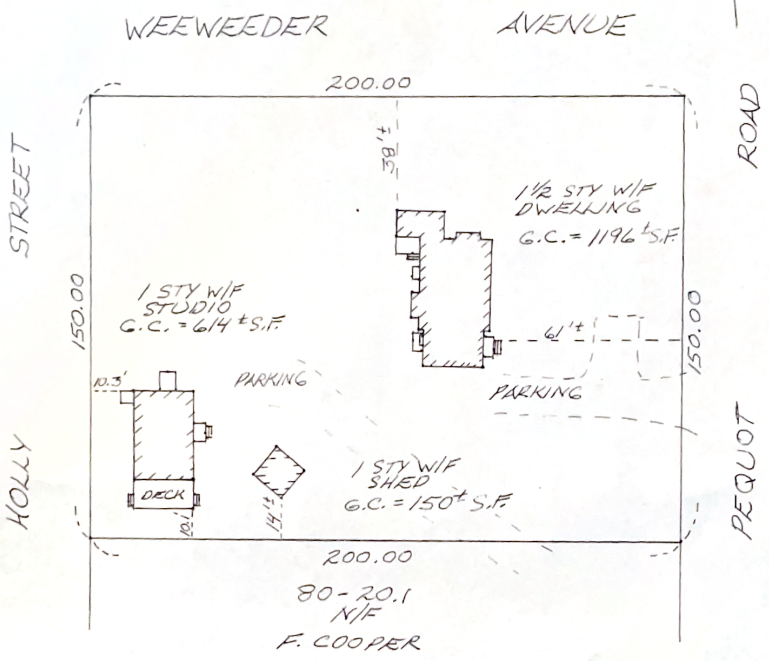
80 26
7
80 199
11
87 26
9
87 19
22
87 157
24
87 20
26
87 21.1
87 21
87 22

ZONING CLASSIFICATION: . . R-2

		EXISTING:
MIN. AREA:	20,000 S.F.	30,000 ± S.F.
MIN. FRONTAGE:	25 FT.	SEE PLAN
FRONT YARD S.B.:	30 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	12.5%	"



I CERTIFY, AS OF : JULY 16, 2003 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS CHARLES W. HART REGISTERED LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES, OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 80 . . , PARCEL: . 20 . .

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 40' DATE: JULY 16, 2003

Owner: . FAITH. COOPER . . . . . LOT 2

Deed: BK. 134. PG. 262 Plan BK. 25. PG. 98

Locus . 12 - PEQUOT . STREET.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6130

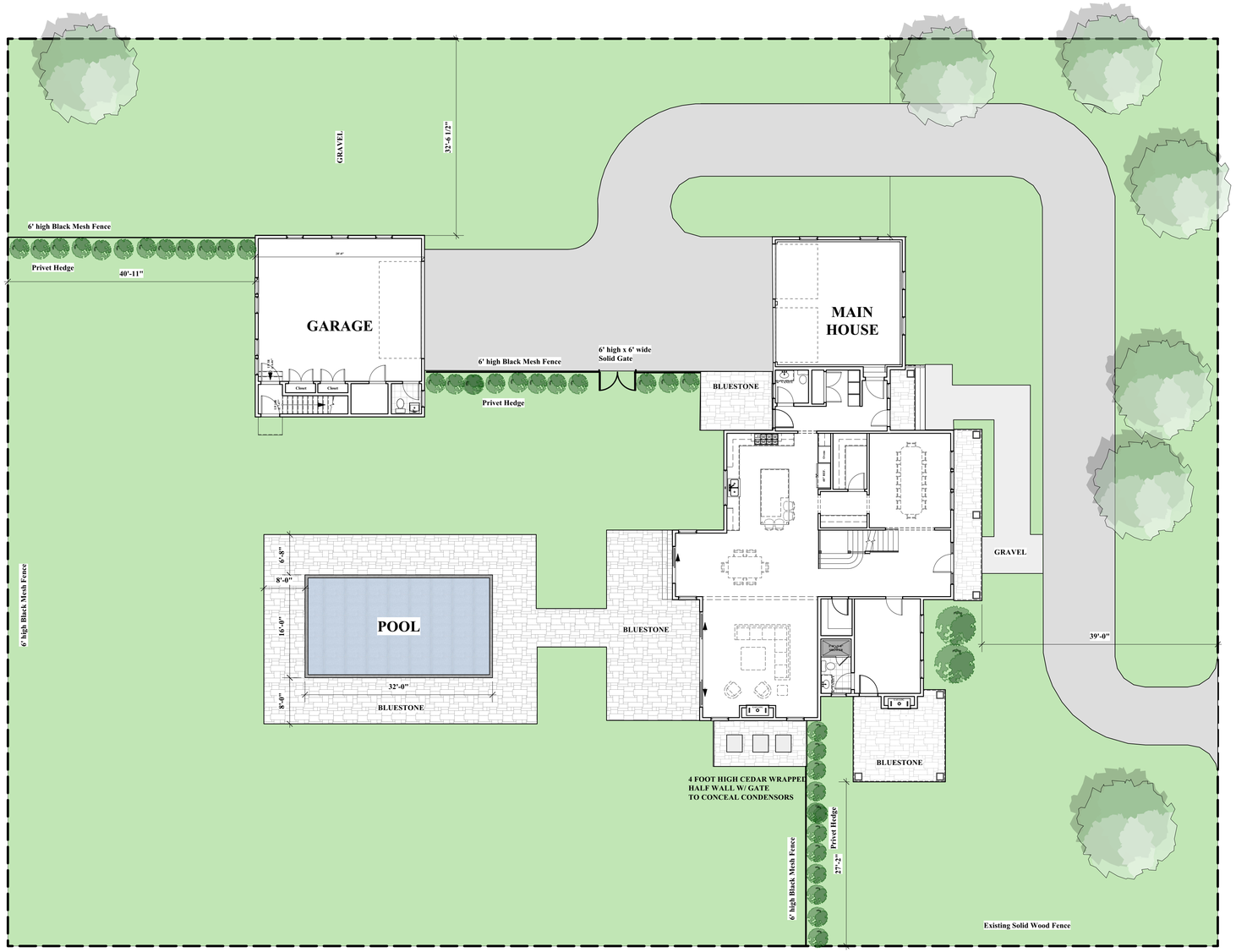
C:\JOBS\CWH\BLP

North

Weeweeder Avenue

Holly Street

Pequot Street



1 / L-1.1 **Architectural Site Plan**
1" = 10'-0"

4.9.2024

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

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

REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/19/2023	Second Draft
3	11/19/2023	Historical Submission
4	03/14/2024	Historical Submission
5	05/06/2024	Front Elevation
6	05/15/2024	Elevations
7	07/18/2024	Revisions
8	08/19/2024	Revisions

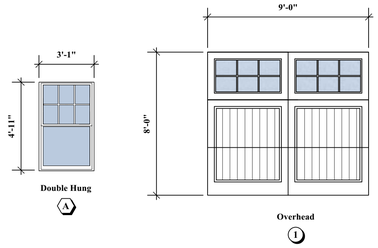
OWNERSHIP & USE OF DOCUMENTS

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

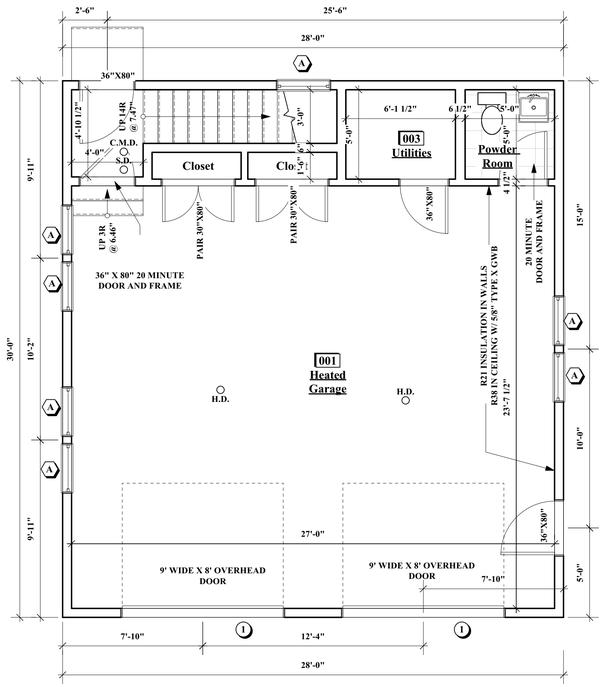
Architectural Site Plan

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

L-1.1

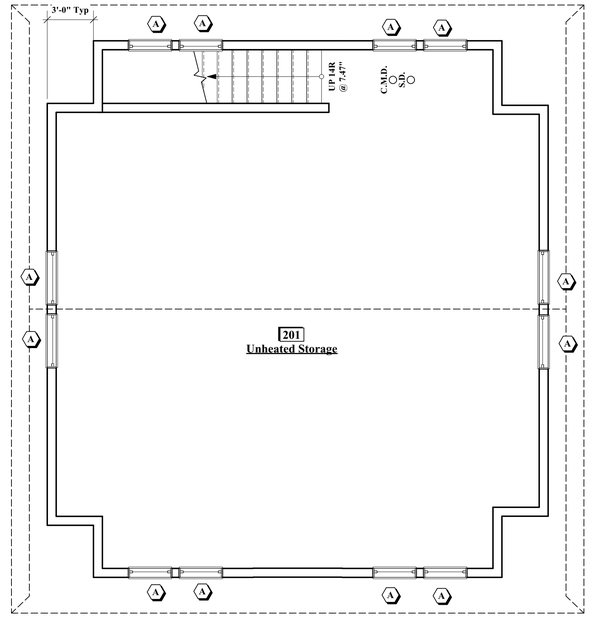


North



1 A-1.1 **First Floor Plan**

1/4" = 1'-0"



2 A-1.1 **Second Floor Plan**

1/4" = 1'-0"

New Garage

12A
Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

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

REV #	DATE	ISSUANCE

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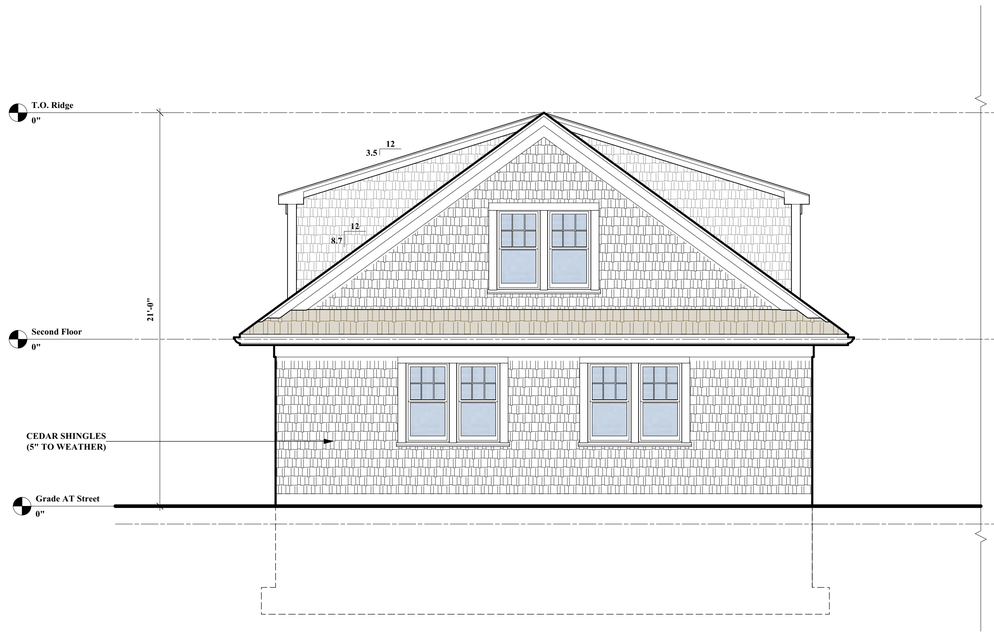
Detached Garage Floor Plans

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

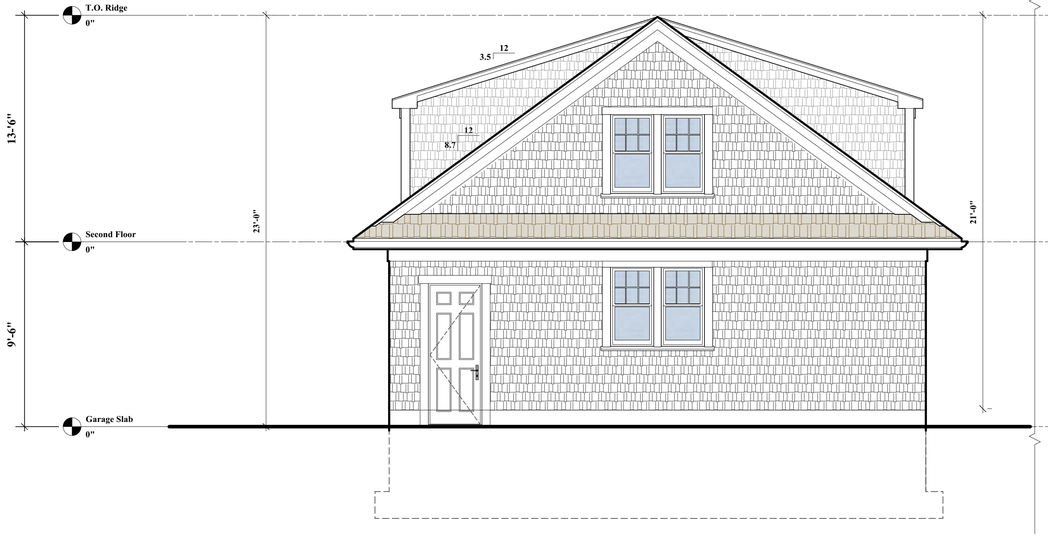
A-1.1



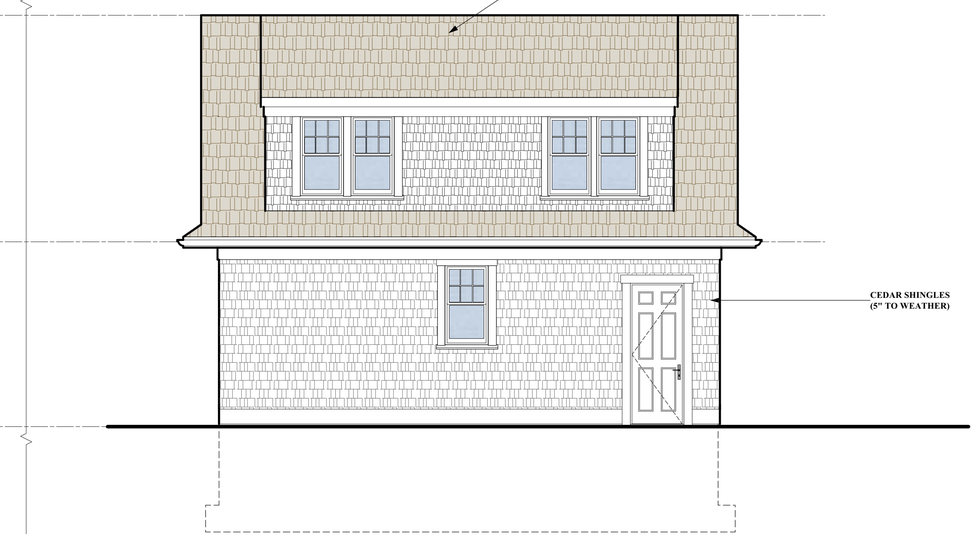
1 A-2.1 **South Elevation**
1/4" = 1'-0"



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



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



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

New Garage

12A
Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

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

REV #	DATE	ISSUANCE

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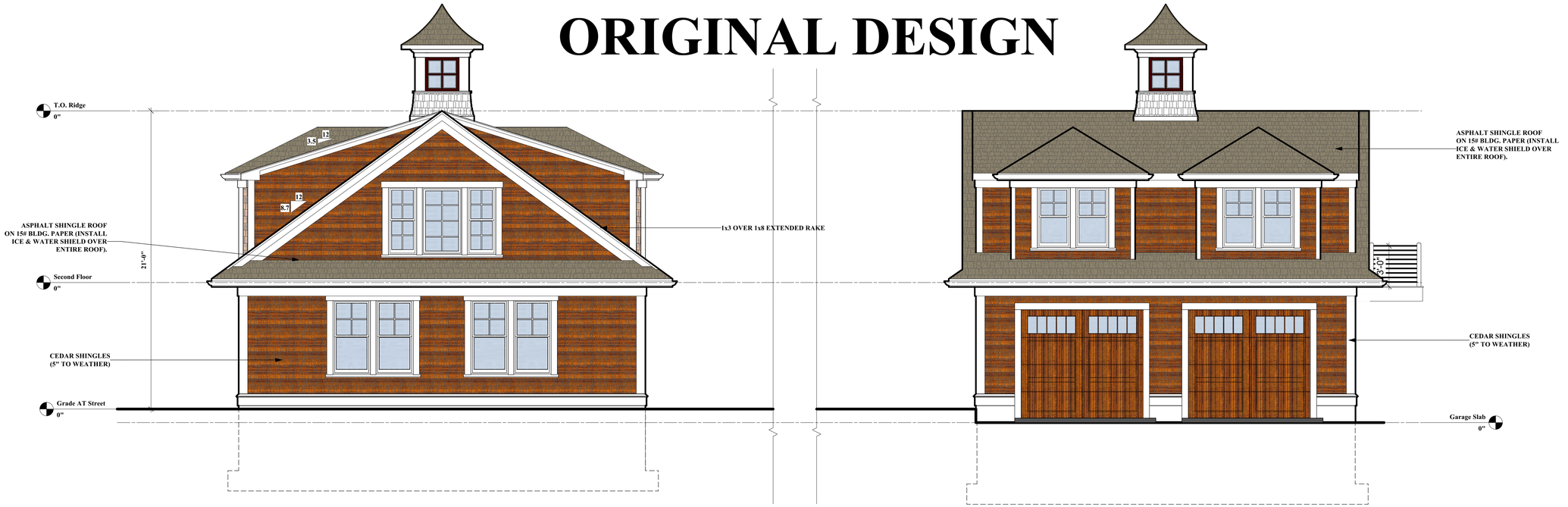
Detached Garage Elevations

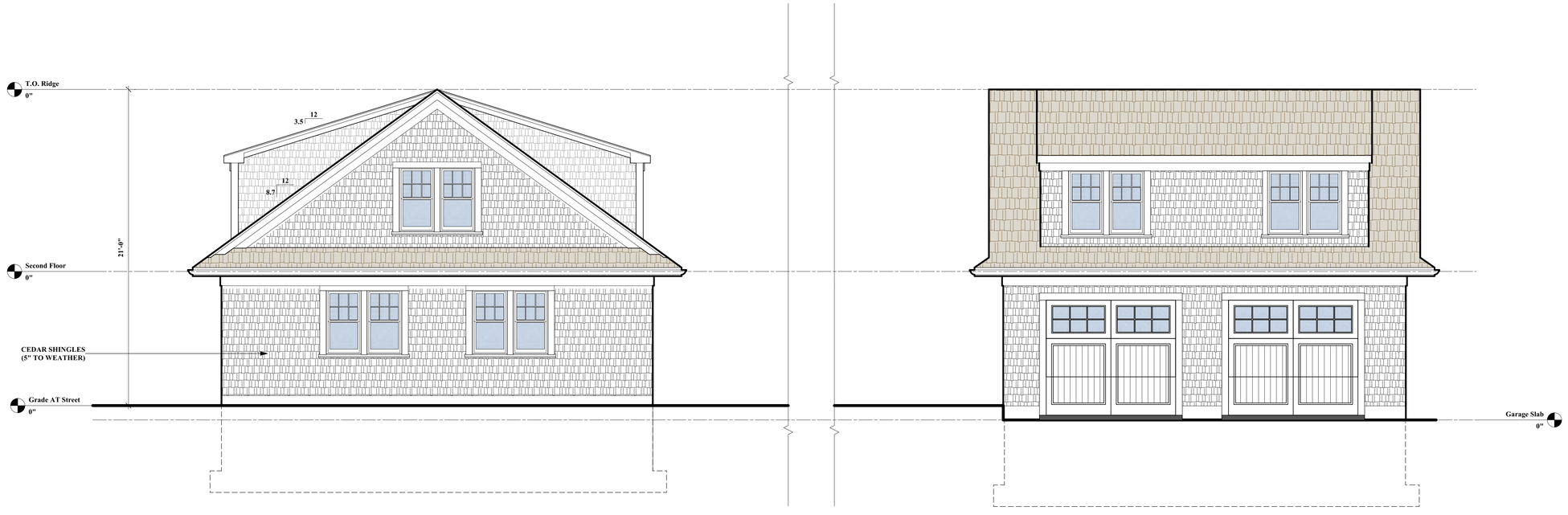
JOB NO	
DATE	09.12.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.1

ORIGINAL DESIGN



2 A-2.1 **Right Side Elevation**
1/4" = 1'-0"



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

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

New Garage

12A
Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

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

REV #	DATE	ISSUANCE

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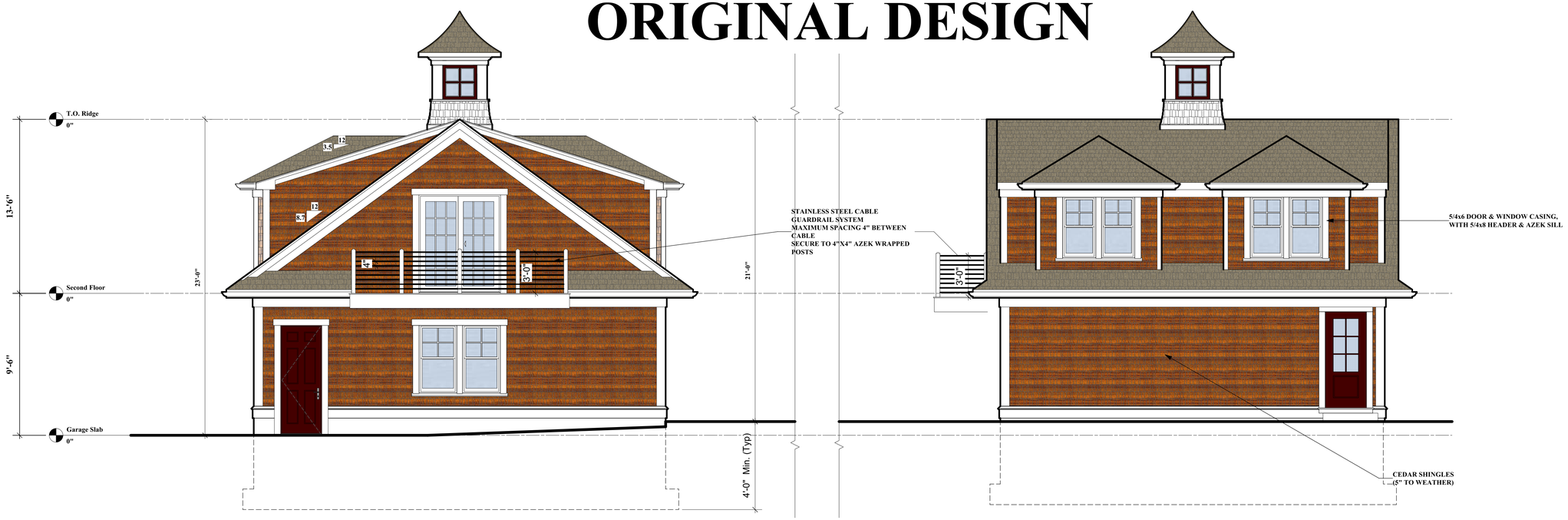
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

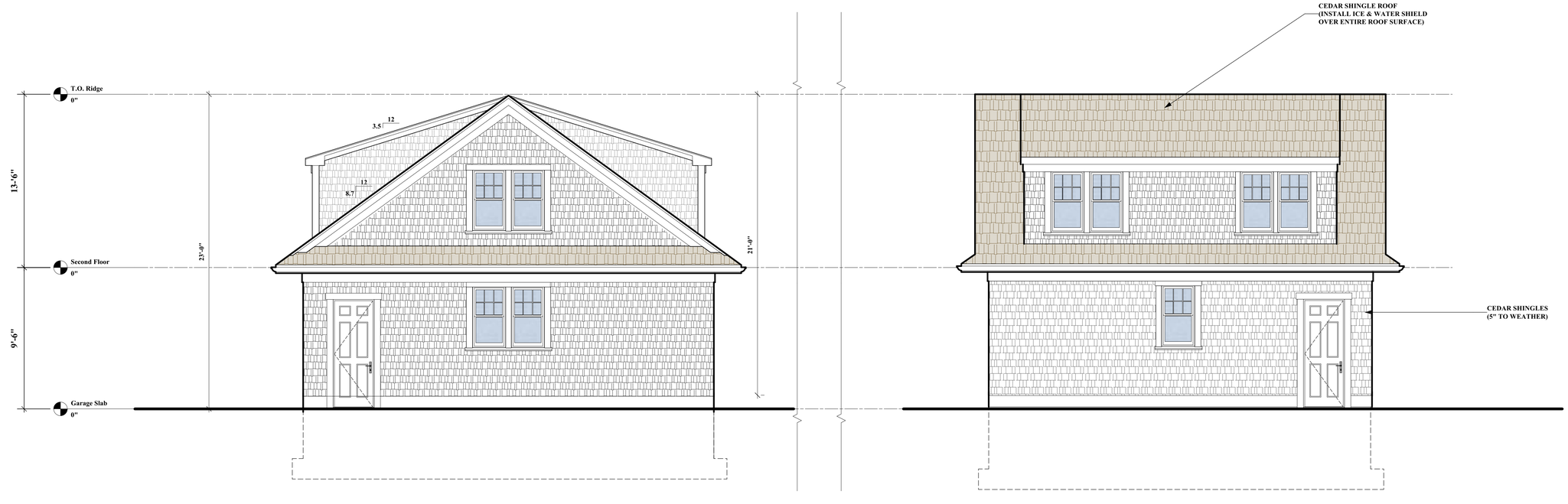
Comparison 1

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

A-2.1a

ORIGINAL DESIGN





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

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

New Garage

12A
Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

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

REV #	DATE	ISSUANCE

OWNERSHIP & USE OF DOCUMENTS

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

COMPARISON 2

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

A-2.1b

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

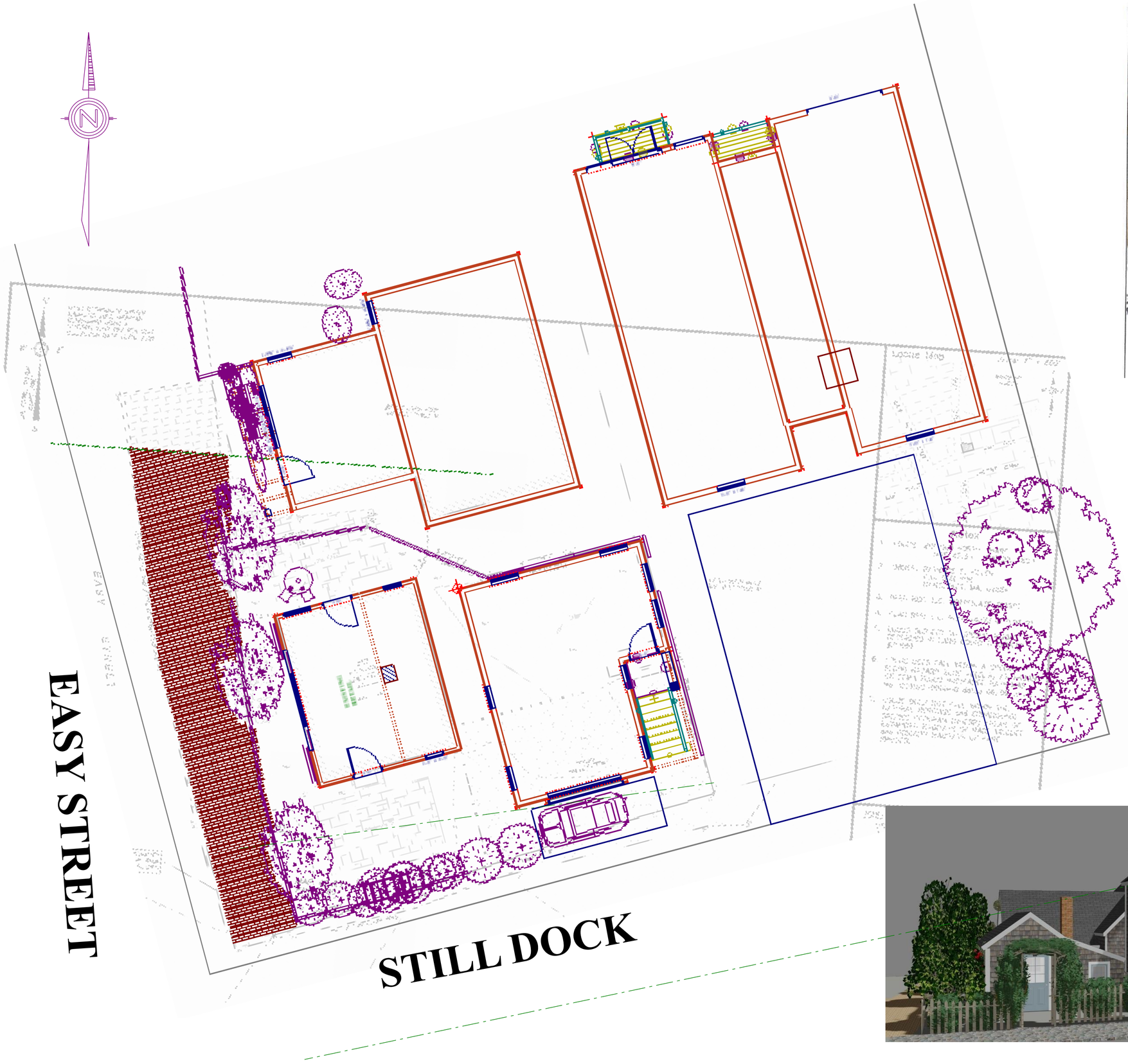
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF 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.

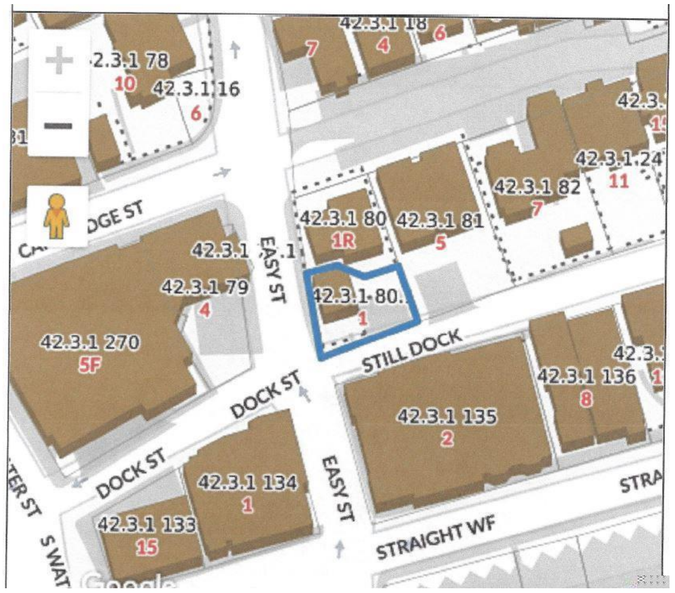
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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.

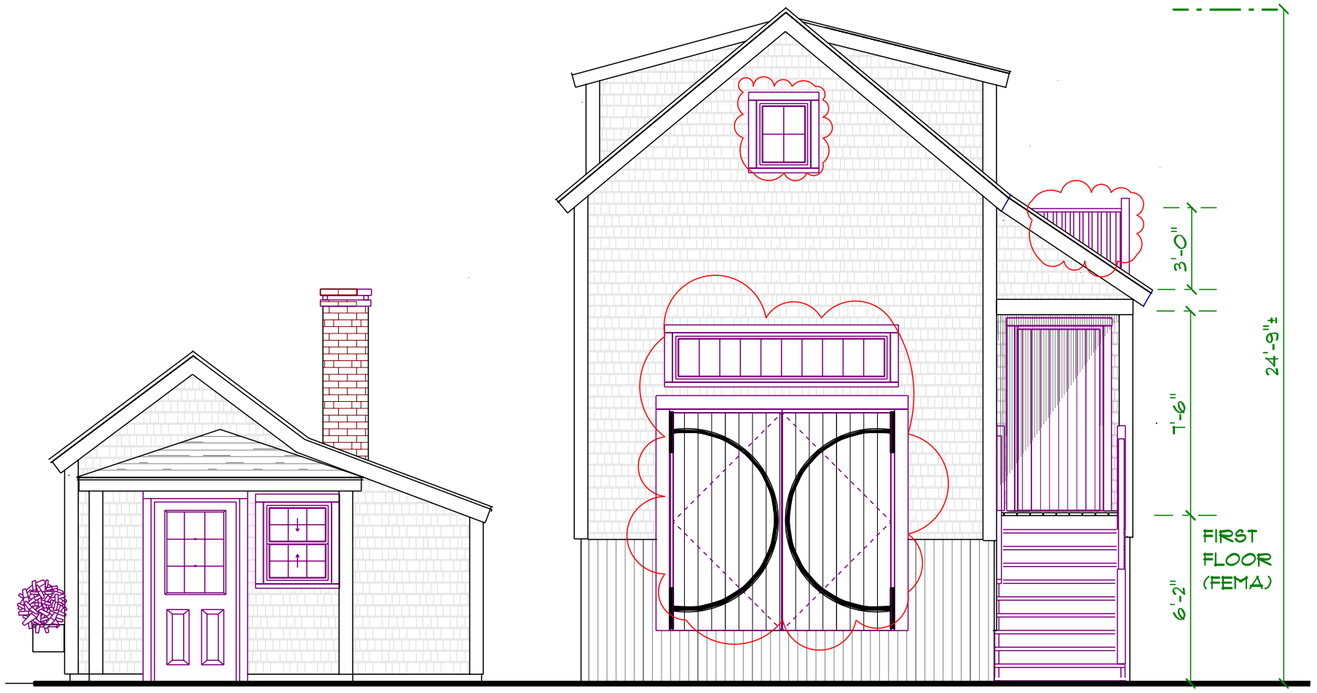
Angus Macleod- I appreciate the changes that have been made and I actually think the shingled balcony is less obvious and helps make the doors and windows appear smaller that are behind it. IN this area, there doesn't seem to be any "broken" rooves they all seem pretty pure and so my issue would be with 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

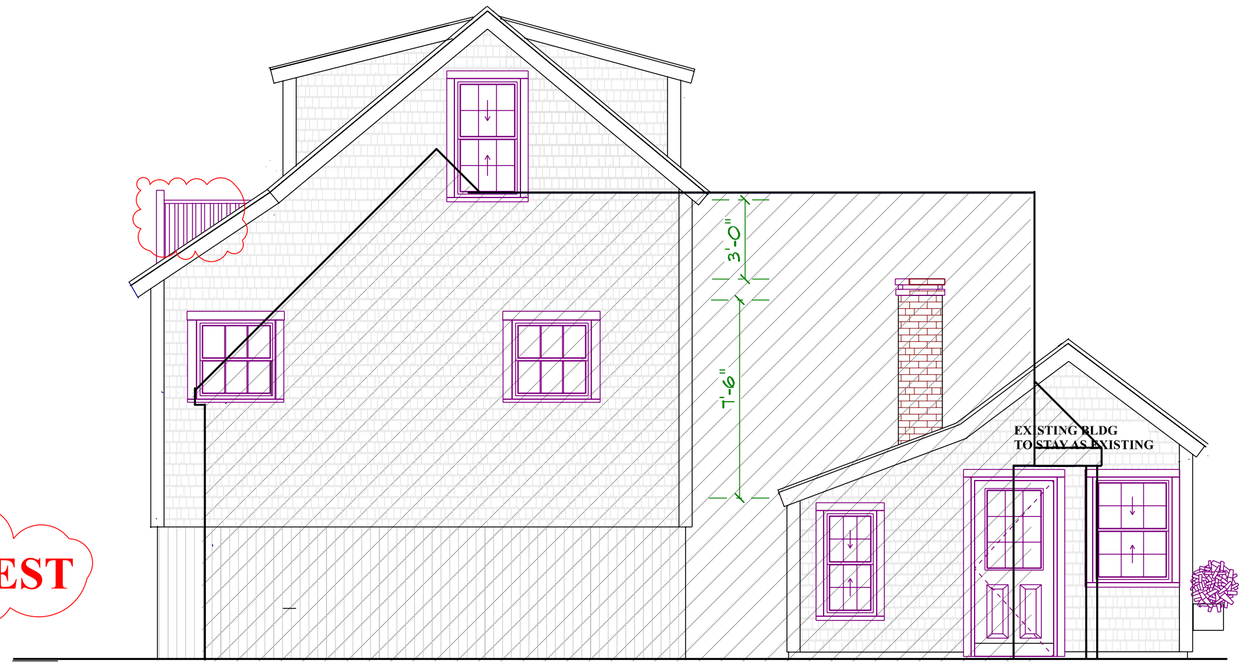
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



NORTH- REAR

PREVIOUS NORTH- REAR

REVERSE BUILDING ON SITE EAST TO WEST

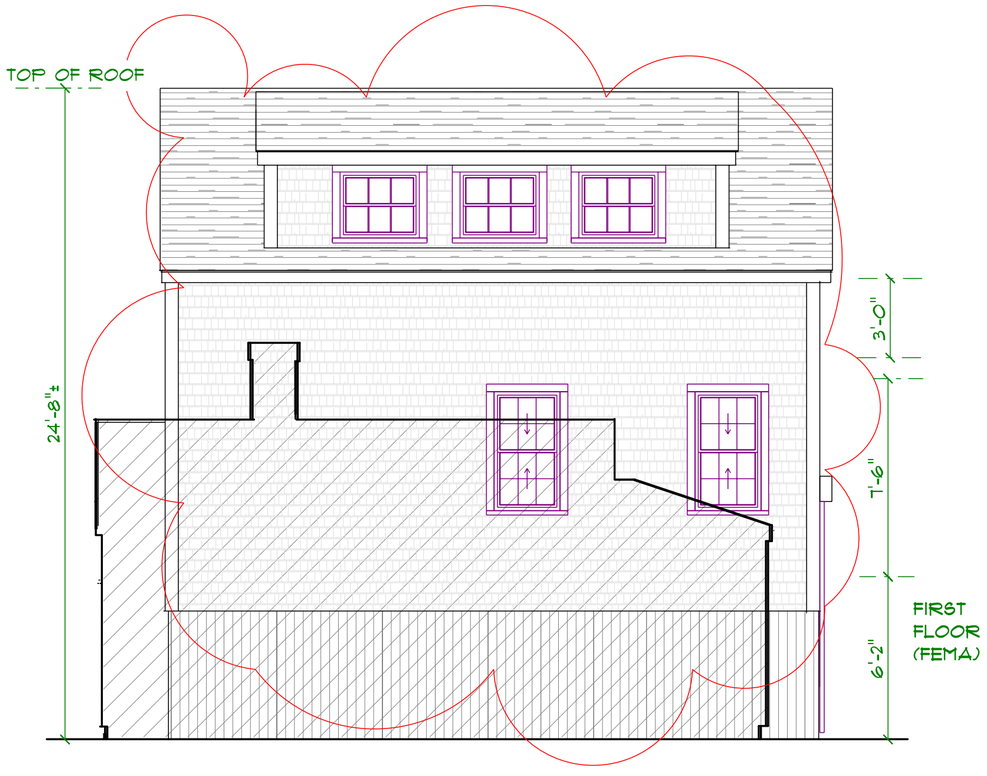


NORTH- REAR

OPTION A

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

PREVIOUS WEST



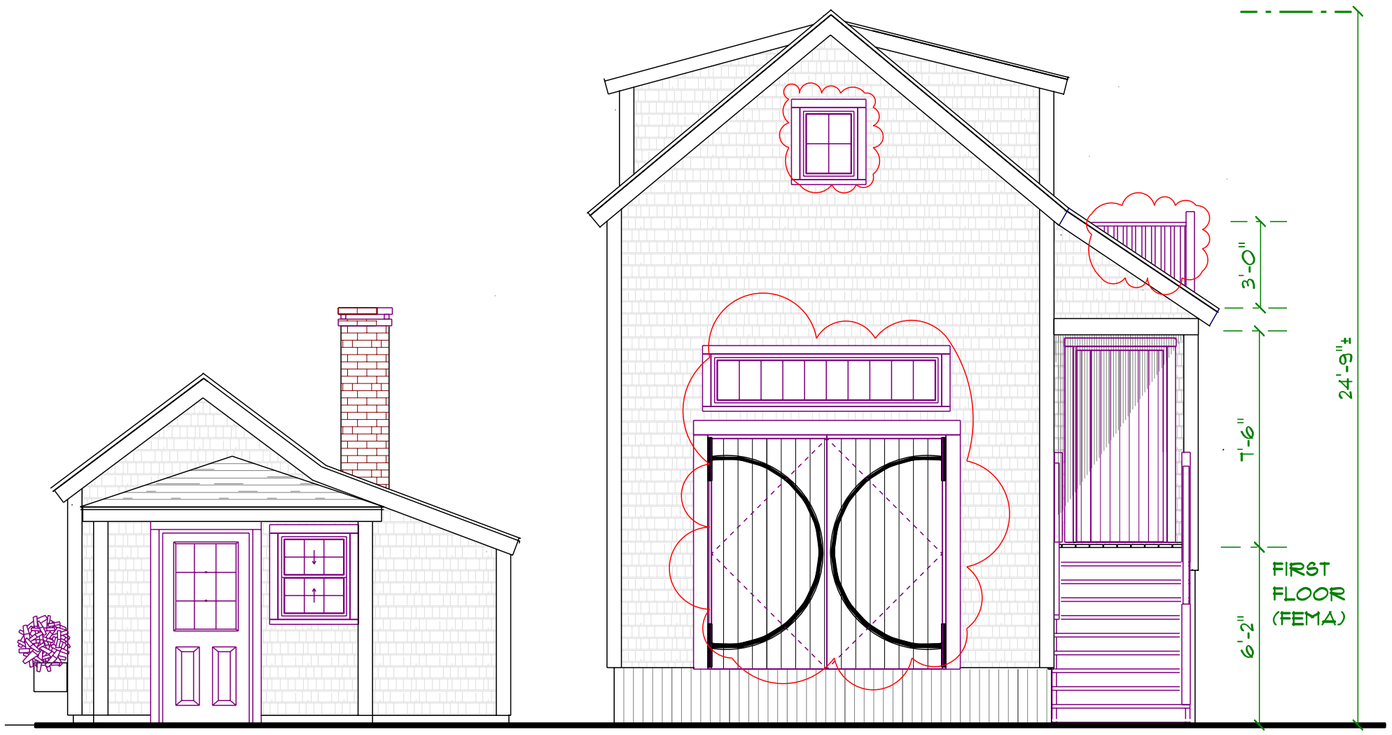
WEST-LEFT (FACING EASY STREET)

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

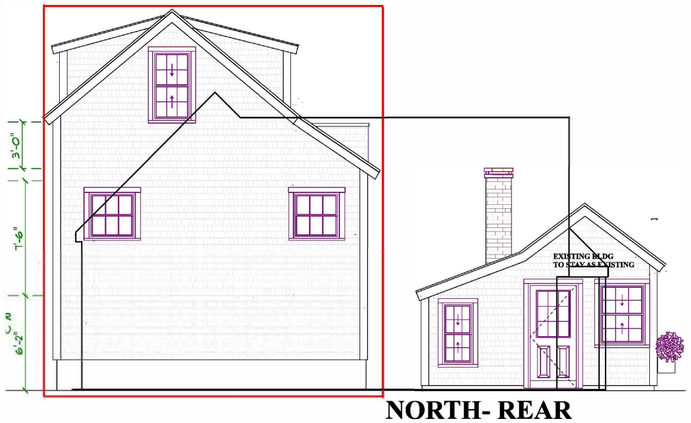
EAST- RIGHT ELEVATION



PREVIOUS EAST



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



NORTH- REAR

PREVIOUS NORTH- REAR

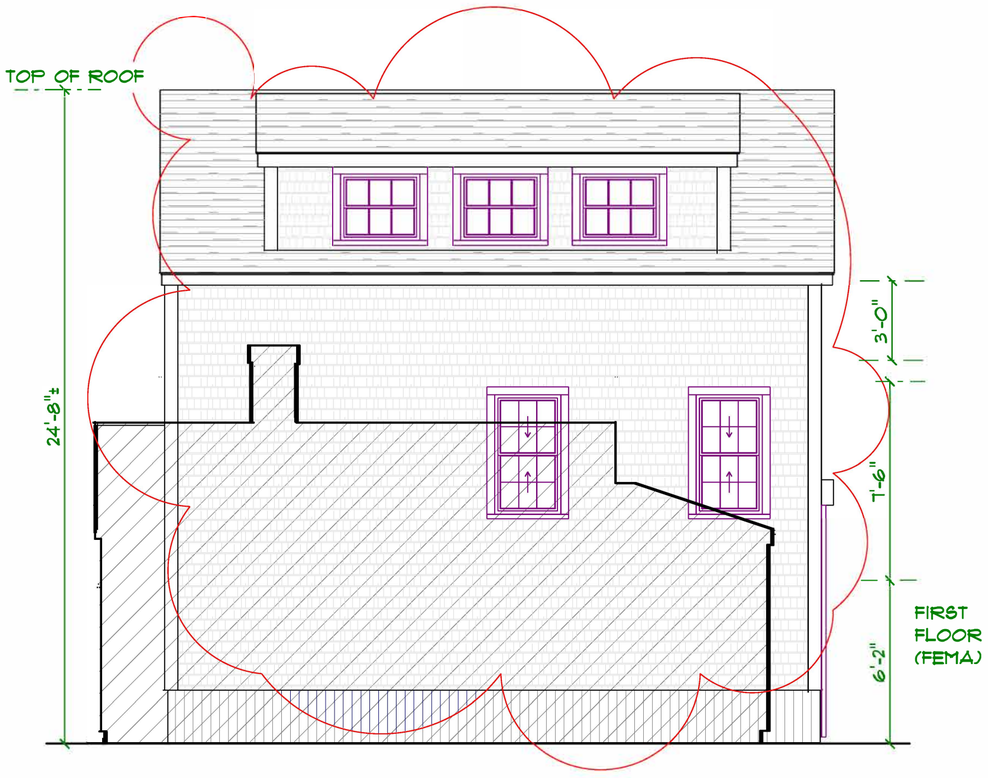
REVERSE BUILDING ON SITE EAST TO WEST

OPTION B



NORTH- REAR

PREVIOUS WEST



WEST-LEFT (FACING EASY STREET)

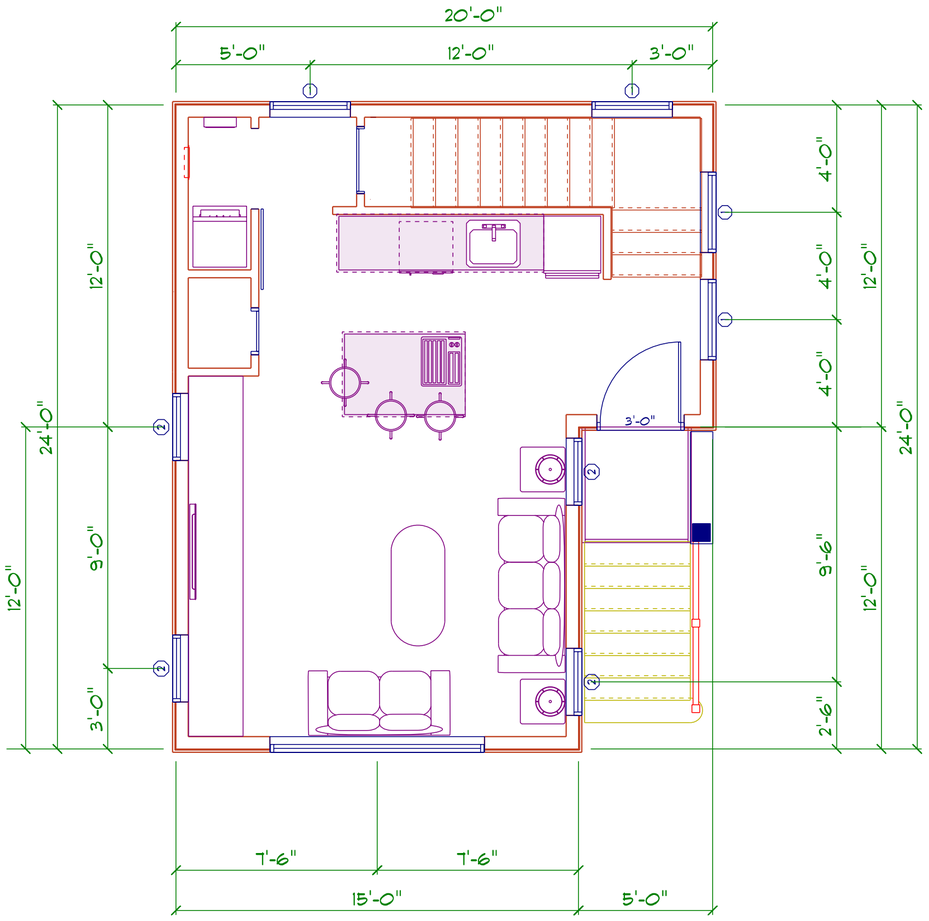
WEST- FACING EASY STREET



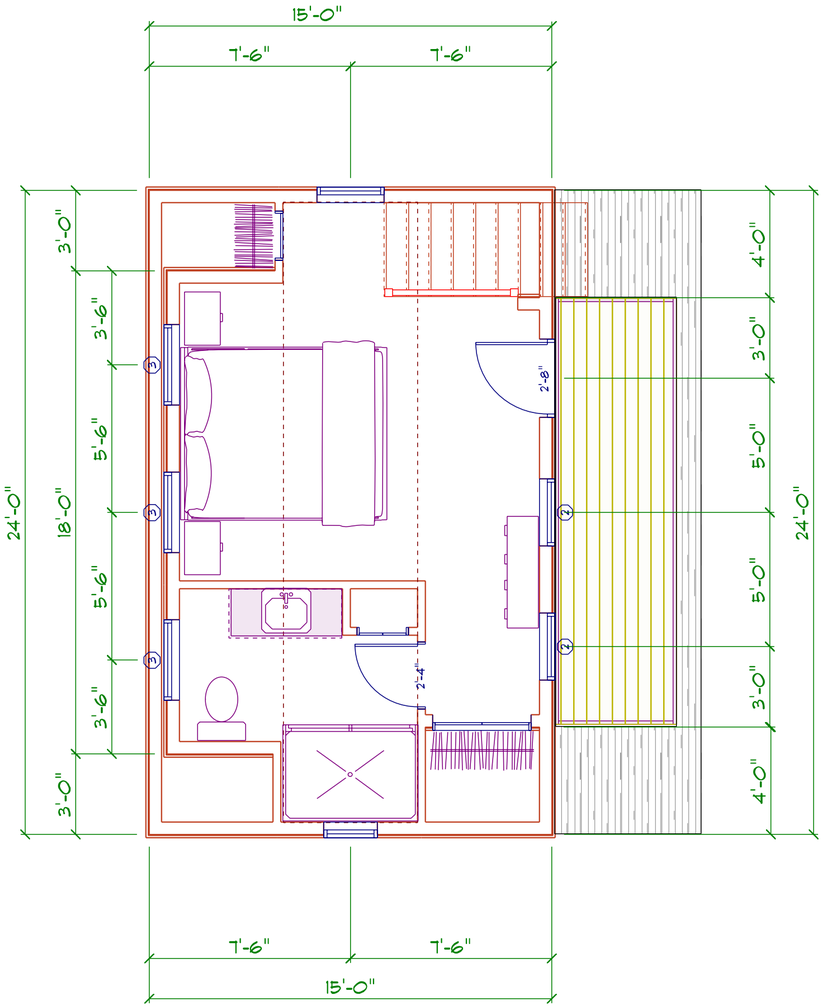
1 OLD NORTH WHARF- KILLEN
DWELLING UNIT
9-26-24

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.

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

If your application was HOLD FOR REVISIONS:

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

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: October 10, 2024

hdcsubmissions@nantucket-ma.gov

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

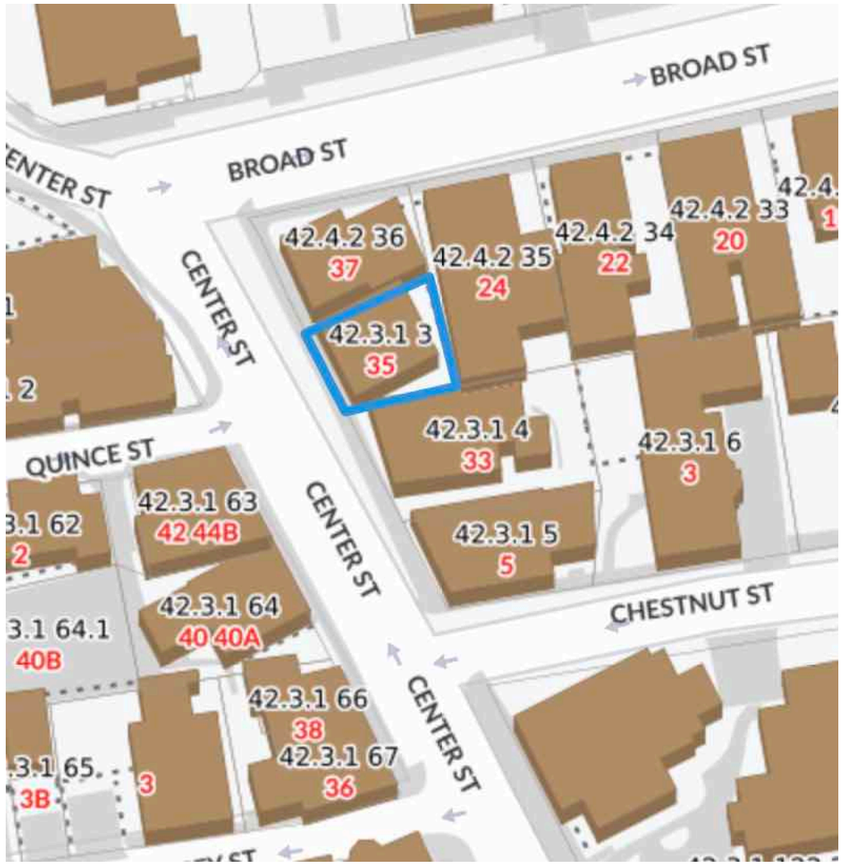
Dear Historic District Commission,

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.

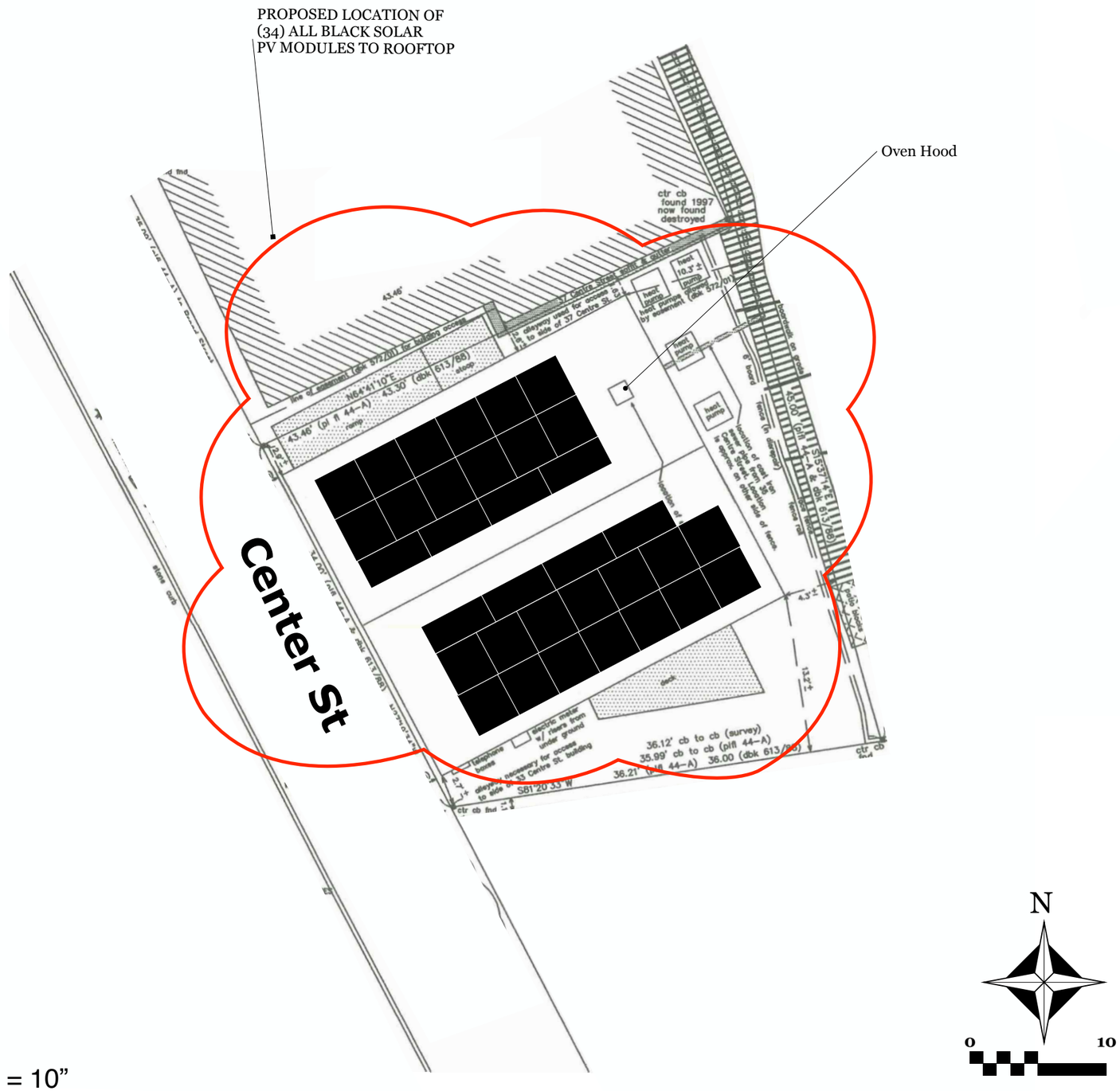
Sincerely,

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

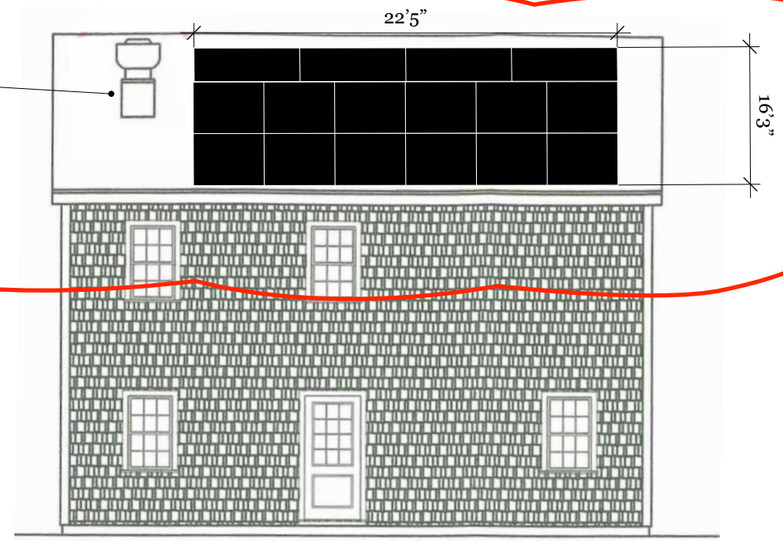
REVISIONS

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

PV 01

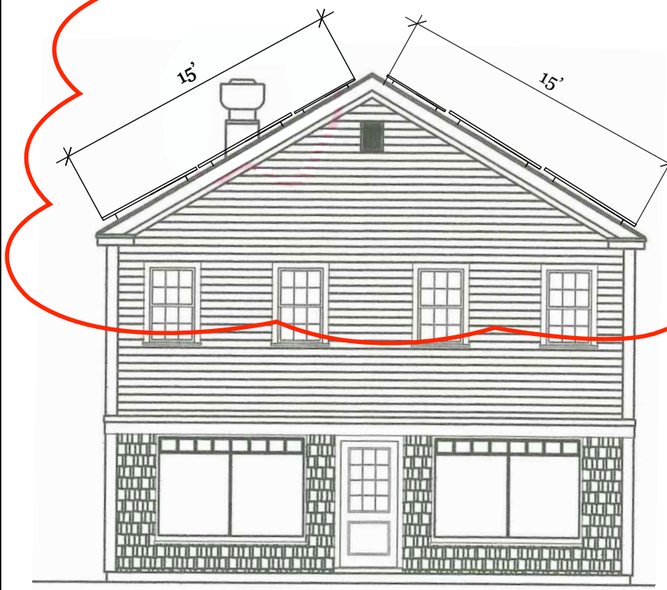
Oven Hood

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

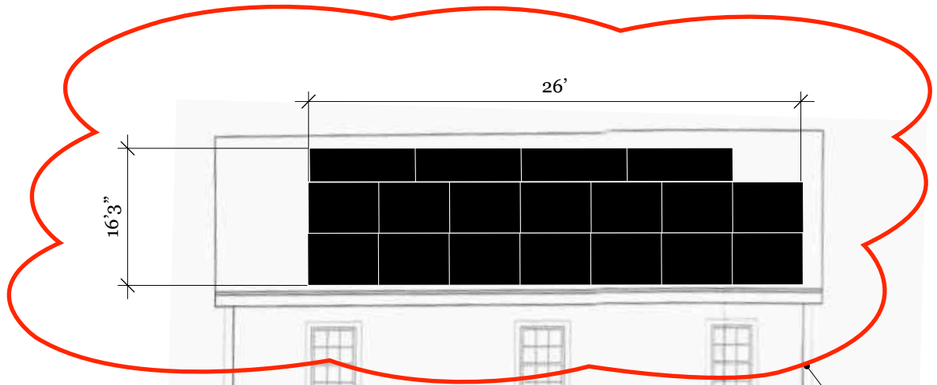


NORTH ELEVATION

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

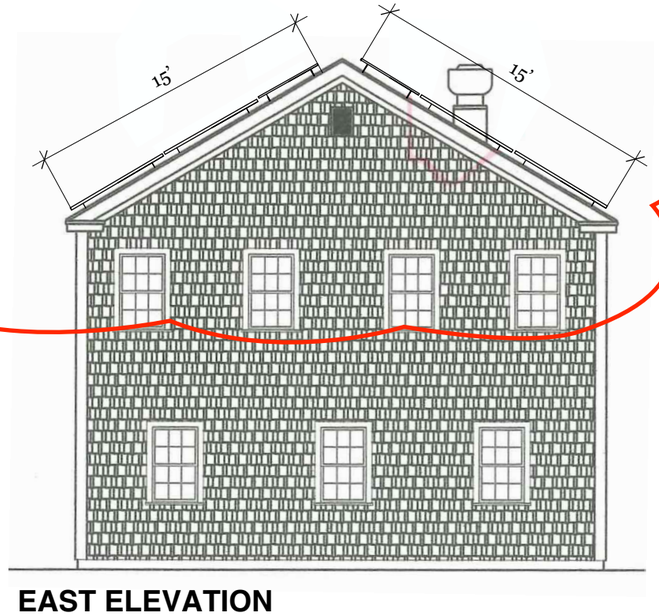


WEST ELEVATION



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

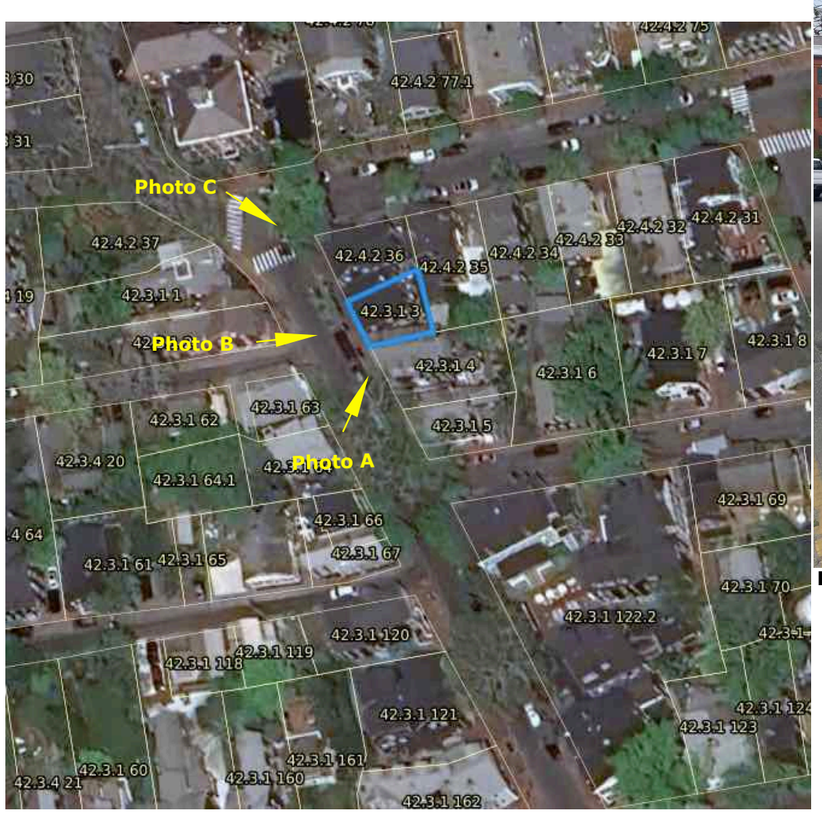
ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

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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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

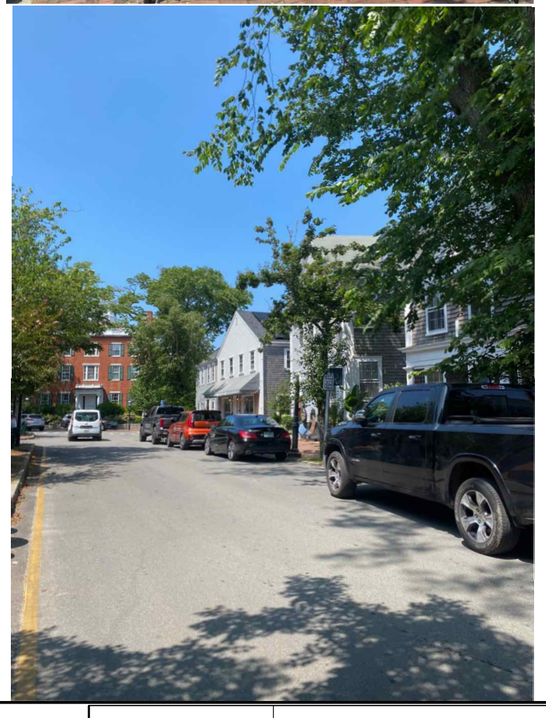

PHOTO C



PHOTO D

ACK SMART
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www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

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City, State, Zip:	Nantucket, MA 02554
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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
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REVISIONS

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

PV 05

Q.TRON BLK M-G2+ SERIES

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

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

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

A reliable investment

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

Enduring high performance

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

Extreme weather rating

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

Innovative all-weather technology

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

The most thorough testing programme in the industry

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

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

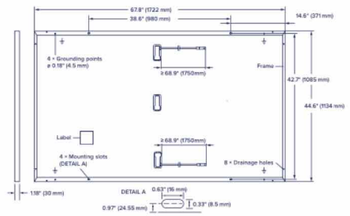
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

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

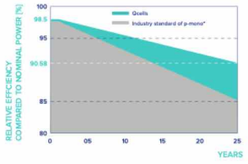


Electrical Characteristics

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

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

Qcells PERFORMANCE WARRANTY

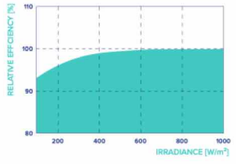


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

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

PERFORMANCE AT LOW IRRADIANCE



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

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

Properties for System Design

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

[3] See Installation Manual

Qualifications and Certificates

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

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

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

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

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

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

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

REVISIONS

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

PV 05

ADDRESS: 26 Arlington St. Nantucket, MA 02554
HDC2024-06-10655

DATE HEARD: 09/03/2024

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

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 10.16.2024
	Address & HDC Case Number (ie HDC2020-05-0265): 26 Arlington St. Nantucket, MA 02554 HDC2024-06-10655
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: HDC2024-06-10655 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: 10.16.24

RECEIVED
2024 SEP 03 PM 02:13
NANTUCKET TOWN CLERK
Posting Number:T 802

UPDATED MEETING POSTING

MEETING POSTING

TOWN OF NANTUCKET

ORIGINAL POSTING TIME: 2024 AUG 29 PM 02:44

ORIGINAL POSTING: T 793

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

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

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Stephen Welch, Chairman

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

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

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

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

AGENDA

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

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

IV. SIGNS

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

- *NO QUORUM FOR SAC MEETING – CONTINUED TO 9-17-24*

VI. OLD BUSINESS 08/27/2024

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

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

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

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

VII. NEW BUSINESS 07/23/2024

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

VIII. NEW BUSINESS 08/06/2024

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

IX. NEW BUSINESS 8/20/2024

1.	Malony, Rosalie Grennan	15 Old N Wharf	Renewal #72026	42.3.1/26	Val Oliver RP
2.	Hubbell, Peter	87 Main St	Onsite parking	42.3.4/30	Permit Plus JP
3.	Verizon	215 Cliff Rd	T-Mobile cell site modification	40/62	Adam Wolfrey RP
4.	Ruddick, Girrard	6 Bayberry/ Sconset	Rev's to #9023	49/92	Thornewill RP
5.	Paige Mary Yates Trust	4 Coffin Sias	New Dwelling	73.1.4/18	Val Oliver JP
6.	Sulzer Jim Elder Barbara	12 Back St	Fence as-built	55/352	Thornewill VO
7.	Cameron Gammill	87 Somerset Rd	Solar rooftop	66/79	AckSmart VO
8.	100 Wauwinet Trust	100 Wauwinet Rd	New Dwelling	11/24.1	Botticelli & Pohl JP
9.	100 Wauwinet Trust	100 Wauwinet Rd	New Garage GH	11/24.1	Botticelli & Pohl JP
10.	Beth Maier	5A Field Ave	Renew fence	80/415	Self JP
11.	Keegan Hodges	35 India St	Colors change door shutter	42.3.4/128	Thornewill JP
12.	Nick Ray	37 Somerset Rd	Rev #10545	56/108	Val Oliver AM
13.	Pocomo LLC	61 Pocomo Rd	Move bldg	15/15	Alexander Zara AM
14.	Pocomo LLC	61 Pocomo Rd	Hardscape	15/15	Alexander Zara AM
15.	Pocomo LLC	61 Pocomo Rd	Egress window basement	15/15	Alexander Zara AM
16.	Azima Farhood	20 Liberty St	Patio reno	42.3.4/143	SMRD AM
17.	Azima Farhood	20 Liberty St	Garage door & overhang ALT	42.3.4/143	SMRD AM
18.	Bill Jennings	2 Marion Ave	Pool hardscape	82/402	Jesse Dutra JP
19.	116 Baxter Rd B H Trust	116 Baxter Rd	Alterations to fenestration	48/34	LFW VO
20.	Fred Kudish	13 Meadow Ln	Hardscape pool	56/87	LFW CT
21.	Fred Kudish	13 Meadow Ln	Move garage same site	56/87	LFW CT
22.	Ack Offices LLC	18A Sparks Ave	Move off / demo shop dwelling	55/231.2	LFW CT
23.	Ack Offices LLC	18A Sparks Ave	Move off / demo shed	55/231.2	LFW CT
24.	Ack Mid Island LLC	18 Sparks Ave	Move off / demo restaurant	55/231.1	LFW CT
25.	Ack Mid Island LLC	20 Sparks Ave	Move off / demo Dwelling 1	55/307	LFW CT
26.	Ack Mid Island LLC	20 Sparks Ave	Move off/ demo Dwelling 2	55/307	LFW CT
27.	Ack Mid Island LLC	24 Sparks Ave	Move off / demo Dwelling	55/309	LFW CT
28.	Hubbell, Elizabeth	43 Orange St	Color change	42.3.2/222	LINK CP
29.	Land Bank	65 Easton St	Revise COA fence	42.4.1/115	E. Antonietti AC
30.	Land Bank	67 Easton St	Revise COA fence	42.4.1/115.1	E. Antonietti AC

Meeting Minutes

Meeting: Historic Commission Review – Nantucket, MA
Date: September 3, 2024
Time: 5:10P
Location: Zoom (Representative present on behalf of Isaksen Solar & Brandon Eldridge)

Attendees:

- Historic Commission Members, Nantucket, MA:
  Commissioners: *Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod*

  Associate Commissioners: *Carrie Thornewill, Constance Patten, Joe Paul*

  Staff: *Holly Backus, Nicky Sheriff, Fiona Johnson, Sara Johnson*

- Averie Millward- Isaksen Solar

Discussion Summary:

1. Request for Tesla Solar Shingle Sample:
   - The Historic Commission expressed interest in reviewing a sample of the Tesla Solar Shingle for evaluation.
   - Action Taken: The sample was delivered to their office on Wednesday, September 4, 2024.
2. Additional Requests:
   - Photos of Isaksen Installed Tesla Solar Shingles:
     - The Commission requested example photos showcasing previously installed Tesla Solar Shingles for reference.
   - Copies of Floor Plans and Elevations:
     - They also requested detailed floor plans and elevations related to the proposed installation.

Meeting Adjourned: 5:15 PM - Discussion was over with and board confirmed the items needed above.

Minutes Prepared By: Averie Millward, Isaksen Solar, Permitting Coordinator

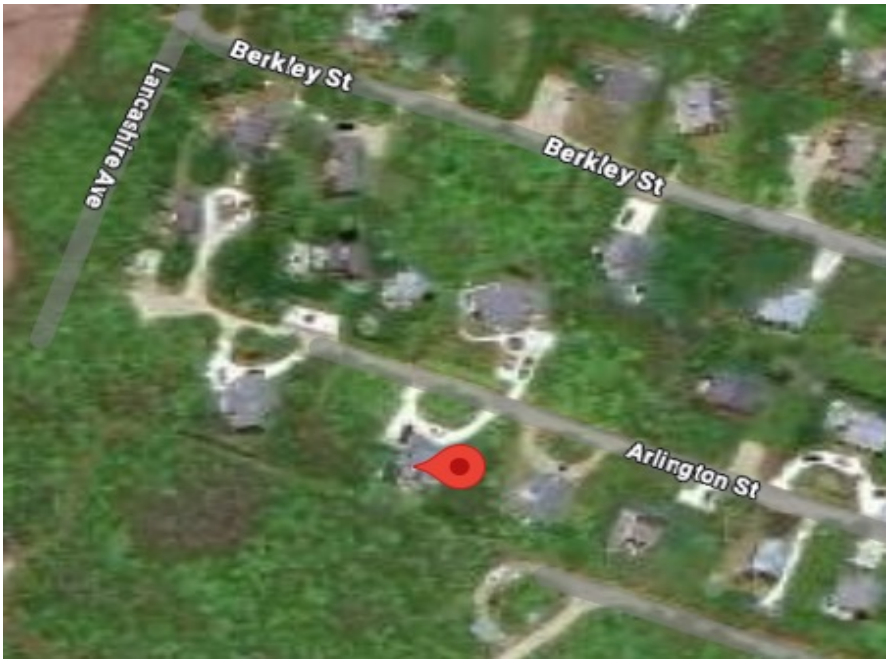


ISAKSEN

SOLAR

26 Arlington St. Nantucket, MA 02554 | To obtain HDC approval to install 119 Tesla Solar Shingles





ISAKSEN SOLAR

26 Arlington St. Nantucket, MA 02554



Deck- rear view of home





Aeriel view of home



Example of Installed Tesla Solar Shingles





SCOPE OF WORK

TO INSTALL A TESLA BATTERY PACK SYSTEM AT THE OWNER RESIDENCE
LOCATED AT 26 ARLINGTON ST NANTUCKET, MA 02554, USA
INSTALL ADVANCED ENERGY SYSTEM:

EQUIPMENT SUMMARY
119 TESLA SR72T2 72W MODULES
13 TESLA MCI-1 RAPID SHUTDOWN DEVICE
02 TESLA INC./DC COUPLED HYBRID SYSTEM POWERWALL 3 1707000-XX-Y[240V], 5KW, 13.5KWH
01 POWERWALL BACKUP GATEWAY 2 WITH INTERNAL PANELBOARD

GOVERNING CODES
2023 NATIONAL ELECTRICAL CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE
AUTHORITY HAVING JURISDICTION (AHJ): NANTUCKET COUNTY

SYSTEM RATING
8.57 KWDC
23.00 KWAC

SHEET INDEX	
PV1	COVER PAGE
PV2	SITE PLAN
PV3	ROOF PLAN & MODULES
PV4	STRING LAYOUT AND BOM
PV5	ATTACHMENT DETAILS
PV6	ESS INSTALLATION DETAILS
PV7-9	ELECTRIC LINE AND CALS
PV10	SIGNAGE
PV11-18	EQUIPMENT SPECIFICATIONS

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

GENERAL NOTES

1.THESE NOTES SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THESE NOTES TO THE EXTENT SHOWN. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS AND IN THE SUBCONTRACTOR AGREEMENT. REFER TO REFERENCE DOCUMENTS LIST.

2.COORDINATE THESE DRAWINGS WITH SPECIFICATION AND MANUFACTURER'S INSTALLATION AND OPERATION MANUALS AND NOTIFY CONTRACTOR OF ANY
DISCREPANCIES PRIOR TO BEGINNING WORK.

3. PRIOR TO THE COMMENCEMENT OF ANY WORK, EACH TRADE SHALL VERIFY EXISTING CONDITIONS AND NOTIFY CONTRACTOR OF ANY DISCREPANCIES TO THAT WHICH IS SHOWN IN THESE DRAWINGS, INCLUDING BUT NOT LIMITED TO DIMENSIONS OF THE WORK AREA, STRUCTURE, EXISTING ELECTRICAL SERVICE, CONDUIT PATHS, OBSTRUCTIONS, ACCESSIBILITY ISSUES, AND WORKING CLEARANCES. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT ARE NEW.

4.MAINTAIN CONTINUITY OF ALL EXISTING CIRCUITS OR PORTIONS THEREOF AFFECTED BY NEW WORK.

5.ALL ITEMS TO BE REMOVED AND RELOCATED OR REPLACED SHALL BE HANDLED WITH PROPER CARE AND STORED IN A SAFE PLACE TO PREVENT DAMAGE; OR BE REPLACED AT THE SUBCONTRACTOR'S EXPENSE.

6.ALL EQUIPMENT SHALL BE MOUNTED AS SHOWN. WHERE DETAILS ARE NOT PROVIDED. THE SUBCONTRACTOR SHALL USE DILIGENT EFFORTS TO MOUNT EQUIPMENT SUCH THAT IT WILL BE CLEAN, LEVEL, AND SOLID.

7.ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND NEW DEVICES AND EQUIPMENT TO MATCH EXISTING FINISHES.

8.ANY METAL SHAVINGS RESULTING FROM SITE WORK SHALL BE CLEANED FROM ROOF SURFACESEN CLOSURES, AND ANY ADDITIONAL AREAS WHERE OXIDIZED OR CONDUCTIVE METAL SHAVINGS MAY CAUSE RUST, ELECTRICAL SHORT CIRCUITS, OR OTHER DAMAGE.

9. BEAMS OR JOISTS SHALL NOT BE DRILLED UNLESS SPECIFICALLY AUTHORIZED BY CONTRACTOR.

10.WHEN MOUNTING EQUIPMENT TO EXISTING REINFORCED CONCRETE, USE CARE TO A VOID CUTTING OR DAMAGING THE REINFORCING BARS. POWER DRIVEN PINS ARE NOT TO BE USED.

11.IF THE OCCUPANCY STRUCTURE IS RESIDENTIAL, IT WILL BE UPGRADED TO CONFORM WITH 2016 CALIFORNIA RESIDENTIAL CODE REQUIREMENTS FOR CARBON MONOXIDE ALARMS(SECTION R315), AND SMOKE DETECTORS.

12.CONTRACTOR SHALL FURNISH ALL SUPERVISION, TEMPORARY F AGILITIES, AND OTHER NECESSARY ITEMS AS REQUIRED TO COMPLETE THE WORK SPECIFIED TO PROVIDE A COMPLETE AND USABLE SYSTEM.

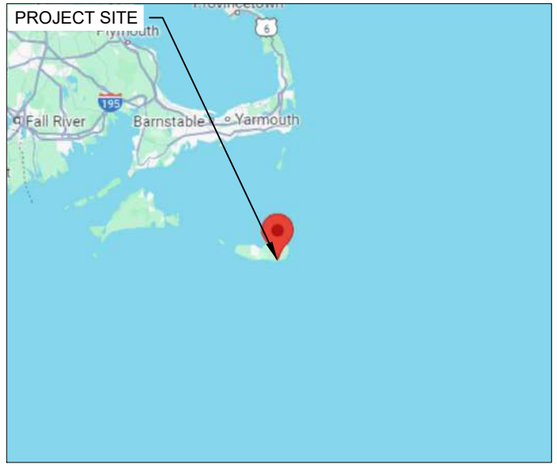
13.DRAWINGS ARE DIAGRAMMATIC, SITE CONDITIONS SHALL PREVAIL. IF NO SCALE IS GIVEN,DRAWINGS ARE NOT TO SCALE. ALL DIMENSIONS SHALL BE VERIFIED BY SUBCONTRACTOR AND SUBCONTRACTORS IN THE FIELD UPON COMMENCEMENT OF CONSTRUCTION.

14.SUBCONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO CONTRACTOR'S SUPERINTENDENT, PROJECT MANAGER OR CONSTRUCTION MANAGER BEFORE COMMENCING WORK.

15. ALL CONDUCTOR SIZES AND TYPES SPECIFIED IN SINGLE LINE AND/OR THREE LINE DIAGRAM ARE TO BE INSTALLED.



1 PV1 HOUSE PHOTO SCALE: NTS



2 PV1 VICINITY MAP SCALE: NTS

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS		
DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET,
MA 02554, USA
PH NO .(508) 280-6794
EMAIL ID:
acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

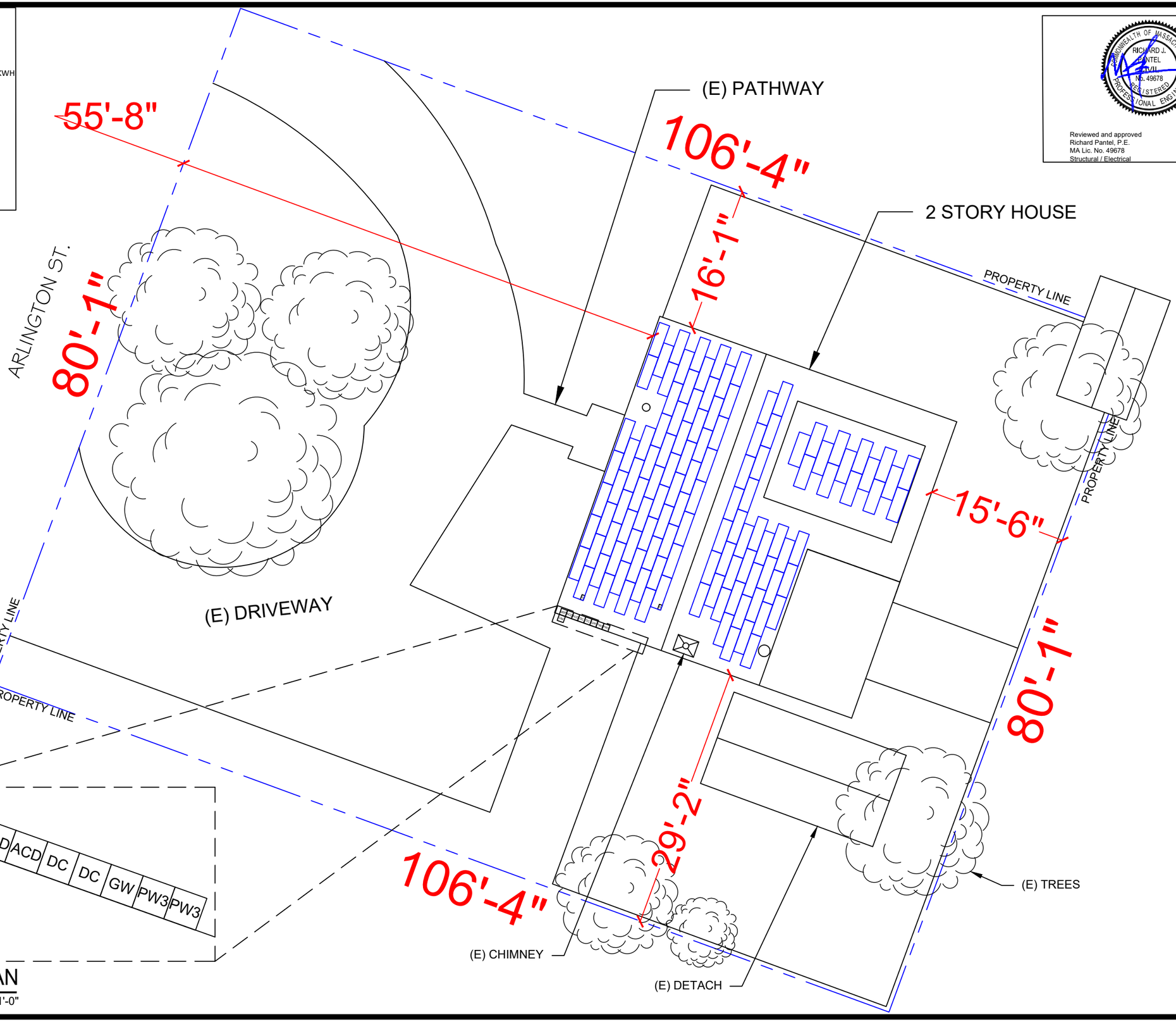
SHEET NAME
COVER PAGE

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV1

LEGEND

- UM - (E) UTILITY METER
- MSP - (N) MAIN SERVICE PANEL (BLP)
- PW3 - (N) TESLA INC./DC COUPLED HYBRID SYSTEM POWERWALL 3 707000-XX-Y[240V], 5KW, 13.5KWH
- GW - (N) BACKUP GATEWAY-2
- DC - (N) DC ISOLATER
- ACD - (N) NON-FUSED AC DISCONNECT
- ACD - (N) FUSED AC DISCONNECT
- LC - (N) LOAD CENTER
- GEN - (N) GENERATION PANEL
- ○□ - VENT, ATTIC FAN (ROOF OBSTRUCTION)



1 SITE PLAN
PV2
SCALE: 3/32" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS		
DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
SITE PLAN

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV2

DESIGN SPECIFICATION	
RISK CATEGORY:	II
CONSTRUCTION:	SFD
ZONING:	RESIDENTIAL
SNOW LOAD (ASCE 7-10):	25 PSF
EXPOSURE CATEGORY:	B
WIND SPEED (ASCE 7-10):	146

MODULE TYPE, DIMENSIONS & WEIGHT	
NUMBER OF MODULES:	119 MODULES
MODULE TYPE:	TESLA SR72T2 72W
MODULE WEIGHT:	3.10 LBS
MODULE DIMENSIONS:	44.88" X 16.93" = 5.28 SF
UNIT WEIGHT OF AREA:	0.58 PSF

ROOF DESCRIPTION

ROOF	ROOF TILT	AZIMUTH	ROOF MATERIAL	RAFTER SIZE	RAFTER SPACING
#1	18°	109°	COMP. SHINGLE	2"X10"	16"
#2	33°	109°	COMP. SHINGLE	2"X10"	16"
#3	33°	289°	COMP. SHINGLE	2"X10"	16"

ARRAY AREA & ROOF AREA CALC'S

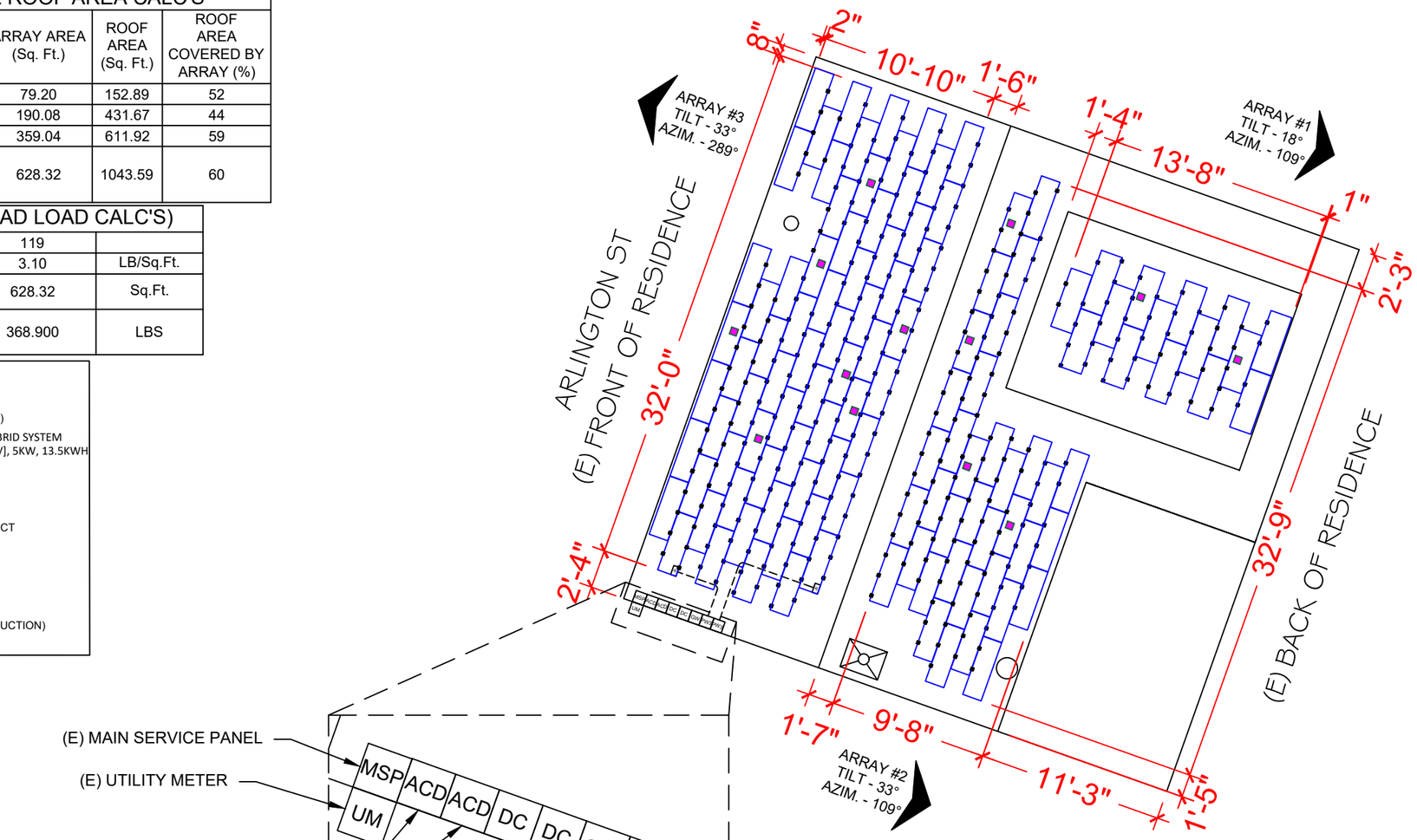
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	15	79.20	152.89	52
#2	36	190.08	431.67	44
#3	68	359.04	611.92	59
TOTAL ROOF AREA COVERED BY ARRAY AREA (%)		628.32	1043.59	60

TILES WEIGHT (DEAD LOAD CALC'S)

Number of Tiles	119	
Tiles Weight	3.10	LB/Sq.Ft.
Total Tiles Area on the Roof	628.32	Sq.Ft.
Total Weight of the System (TILES WEIGHT X TOTAL NO. TILES)	368.900	LBS

LEGEND

- UM - (E) UTILITY METER
- MSP - (N) MAIN SERVICE PANEL (BLP)
- PW3 - (N) TESLA INC./DC COUPLED HYBRID SYSTEM POWERWALL 3 707000-XX-Y[240V], 5KW, 13.5KWH
- GW - (N) BACKUP GATEWAY-2
- DC - (N) DC ISOLATER
- ACD - (N) NON-FUSED AC DISCONNECT
- ACD - (N) FUSED AC DISCONNECT
- LC - (N) LOAD CENTER
- GEN - (N) GENERATION PANEL
- ○□ - VENT, ATTIC FAN (ROOF OBSTRUCTION)



1 ROOF PLAN & MODULES

PV3

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

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET,
MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID:
acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

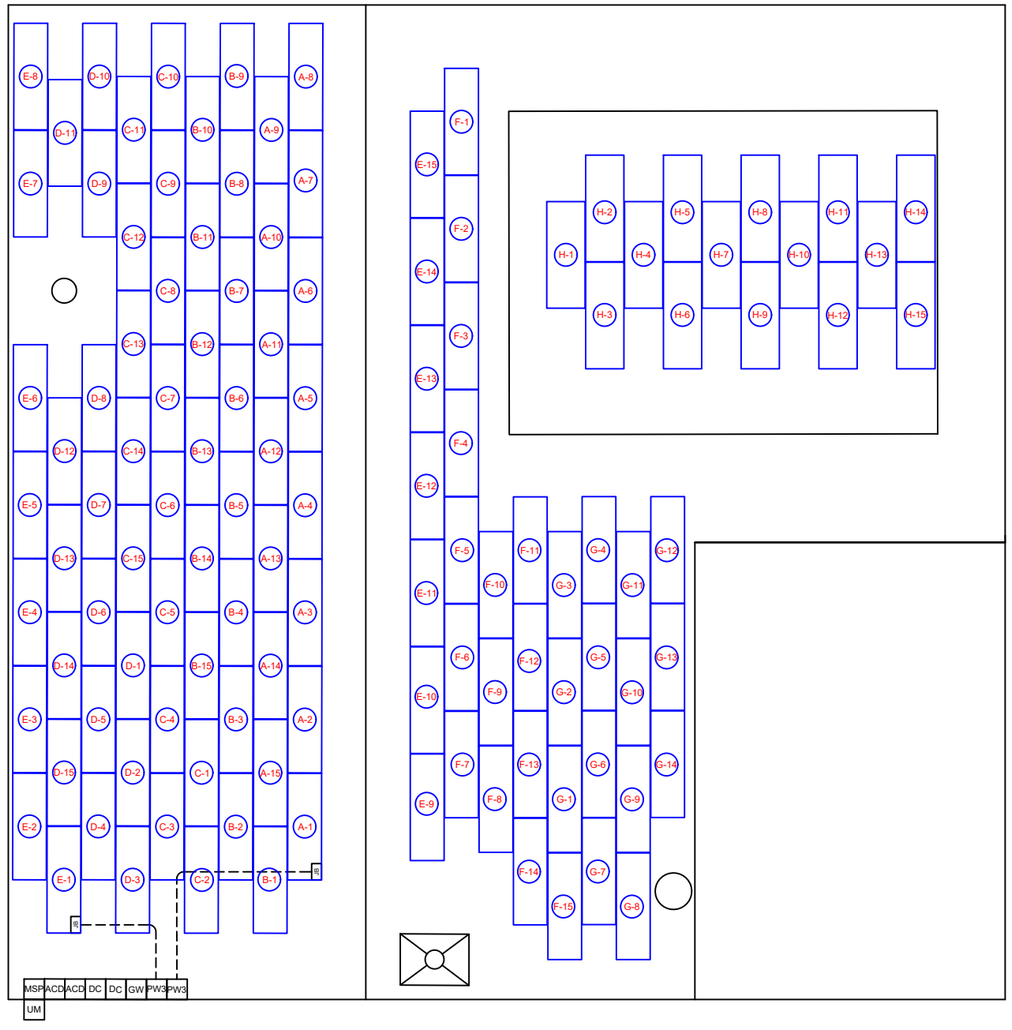
SHEET NAME
ROOF PLAN & MODULES

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV3

ARLINGTON ST

(E) FRONT OF RESIDENCE



(E) BACK OF RESIDENCE

1 ROOF PLAN & MODULES

PV4

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

A B C D E F G H - MODULE STRINGING

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

ISAKSEN SOLAR

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER,
MA 02721, USA
PH: (508) 717 3820

REVISIONS		
DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

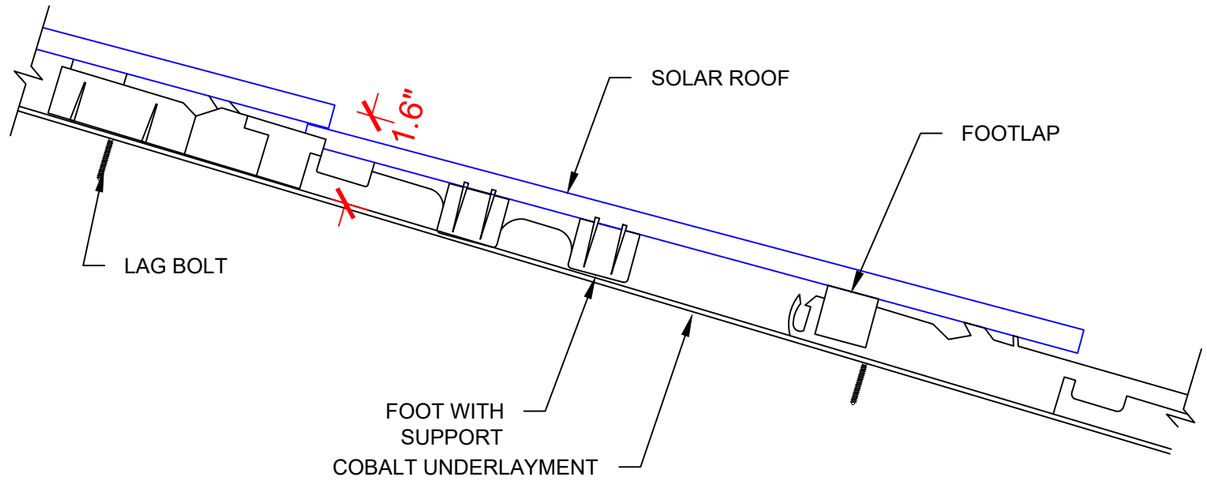
BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET,
MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID:
acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

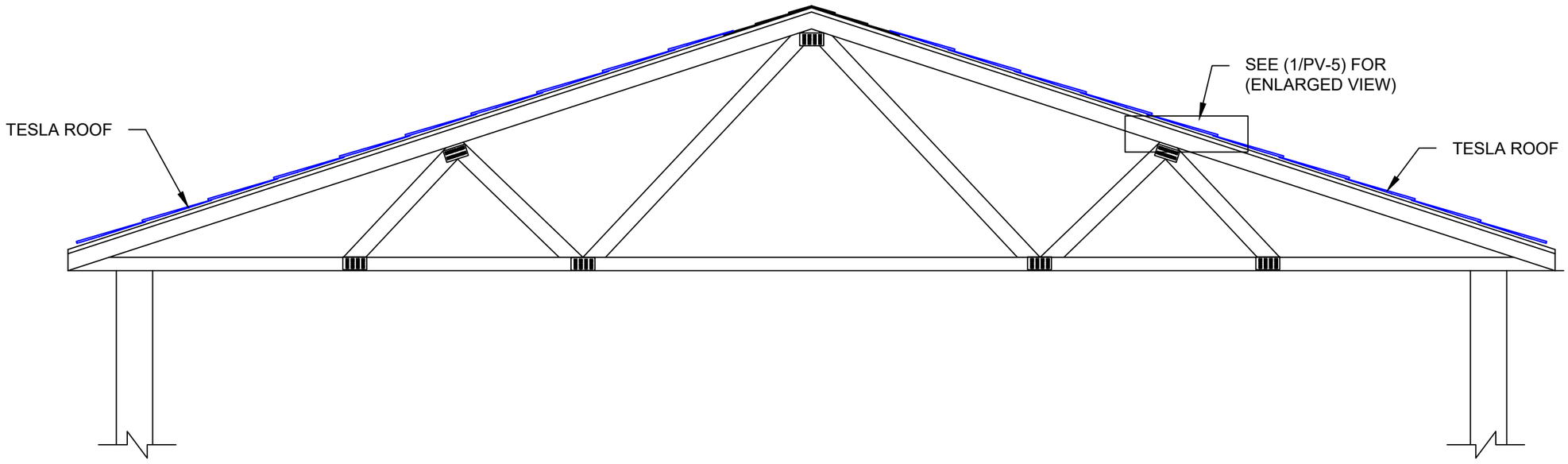
SHEET NAME
STRING LAYOUT & BOM

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV4



1 ATTACHMENT DETAILS



2 ENLARGED VIEW FOR ATTACHMENT DETAILS

SCALE: NTS

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER,
MA 02721, USA
PH: (508) 717 3820

REVISIONS		
DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET,
MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID:
acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
ATTACHMENT DETAILS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV5

ADDRESS: 60 NOBADEER AVE M&P 88-10

DATE HEARD: OCTOBER 1, 2024

SITTING BOARD: UNKNOWN (NO MINUTES AVAILABLE)

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: AUGUST 14, 2024
	Address & HDC Case Number (ie HDC2020-05-0265): CASE # UNKNOWN
	Copy of Minutes (application item circled) NOT AVAILABLE SEE COMMENT BELOW
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
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 Mark D Fox

COMMENT RE: MINUTES "CHANGE ROOFING MATERIAL TO MATCH MAIN ROOF"

---------- Forwarded message ---------
From: **permits@comcast.net** <permits@comcast.net>
Date: Wed, Oct 2, 2024 at 8:57 AM
Subject: HDC meeting 10-01-24
To: Marc Knight <marc@knightwaterproofing.com>
Cc: permits@comcast.net <permits@comcast.net>

Hi, Marc:

Here is my synopsis of the meeting last night:

Shed: They would not approve the copper standing seam roof material. They did, however, generally agree to allow the installation of the roofs if the material matched the upper roof.
I can't remember if you changed the roofing to wood shingles or kept it architectural...Please advise and if the direction is amenable to you. Revisions showing the desired roofing material need to be submitted once the minutes have been posted.

You could potentially start fabricating components although I would not recommend any installation on the structure without their approval. You need to consider if you are going to amend the building permit for this work. I will leave that up to you.

Hardscaping: The HDC made the following comments and request for additional information:
Fencing: what is the post material? They want the fence moved in a minimum of five feet off of the property lines and plant material masking it on both sides.
They want to see a cross section/elevation through the lot from North to South that represents the fence line and detail of the fence posts and moving South through the structure, fire pit, stone wall and associated berm, and road bed.

All revisions to the original presentation must be clouded and submitted once the minutes have been posted. Generally, it takes about two working weeks to produce them.

Best
Mark

--
Best,

Outlook

Re: HDC meeting 10-01-24

From Marc Knight <marc@knightwaterproofing.com>
Date Fri 10/18/2024 2:06 PM
To permits@comcast.net <permits@comcast.net>

Are you able to do that?

On Fri, Oct 18, 2024 at 5:02 PM permits@comcast.net <permits@comcast.net> wrote:

No. they want to see a profile section depicting components above grade from North to South that depicts components such as the fence, through the structure, across the patio with firepit, to the stone wall and berm, out to the street

---

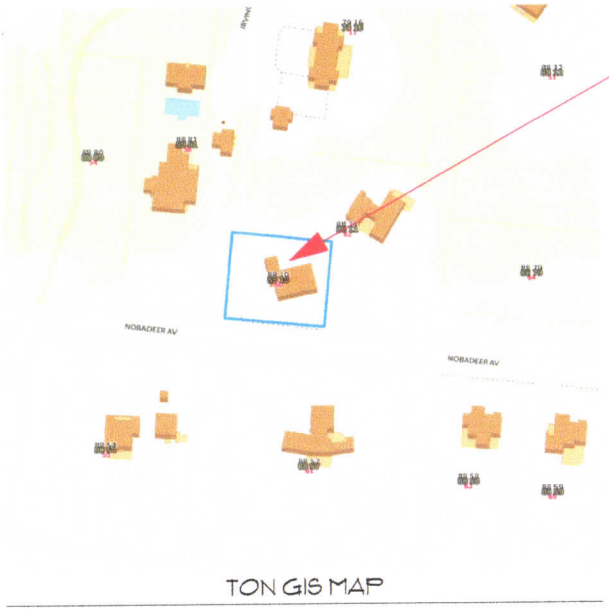
From: Marc Knight <marc@knightwaterproofing.com>
Sent: Thursday, October 17, 2024 9:39 AM
To: Mark Poor ACK Architect <permits@comcast.net>
Subject: Fwd: HDC meeting 10-01-24

Mark, is this sufficient? If not, can you do a section through the property?

---------- Forwarded message ---------
From: **GG Front Desk** <office@gardengroupnantucket.com>
Date: Wed, Oct 16, 2024 at 12:22 PM
Subject: Re: HDC meeting 10-01-24
To: Marc Knight <marc@knightwaterproofing.com>

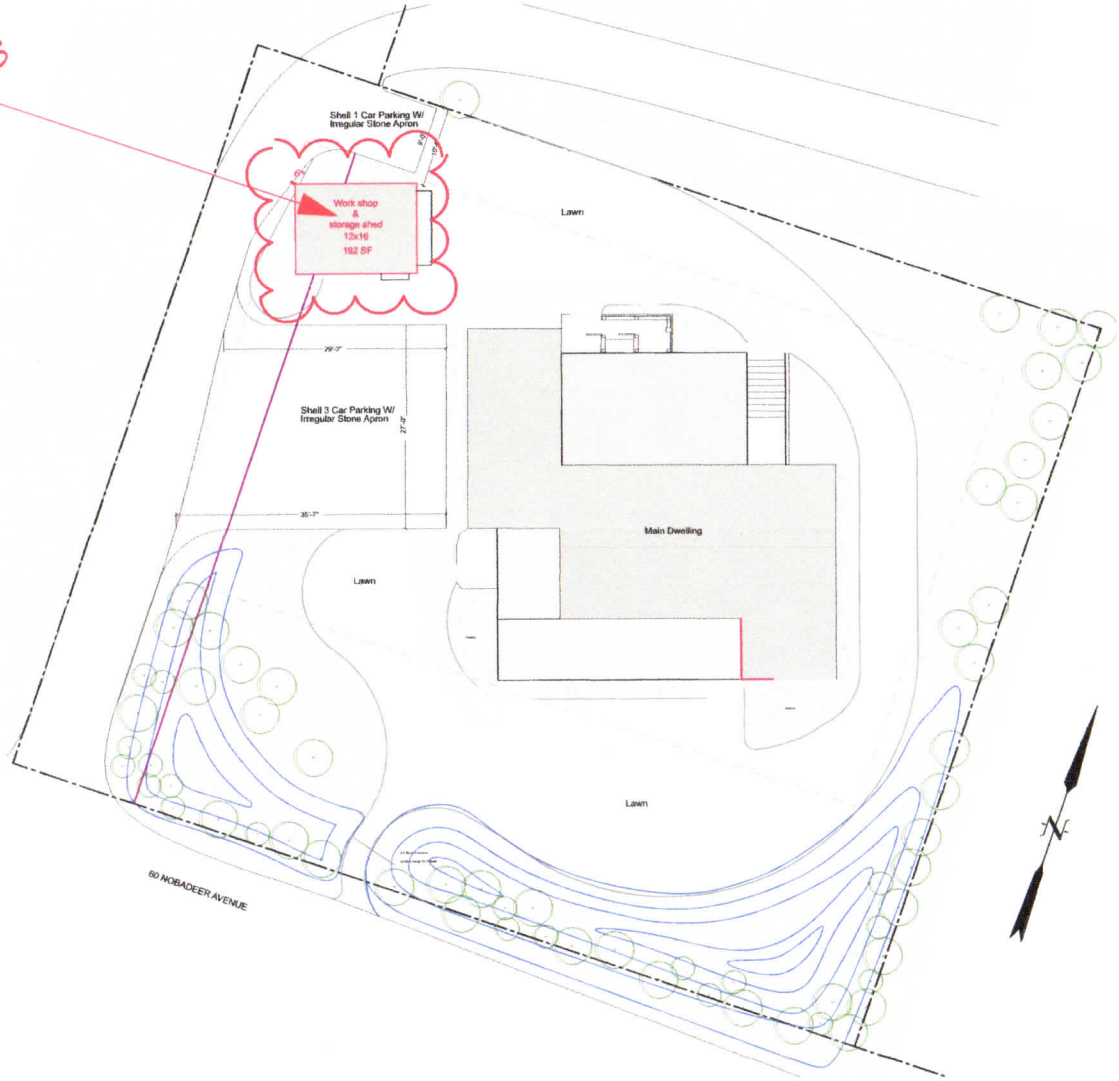
Hi Marc,

Attached is the update. Elevations are proving to be difficult. I don't have 3D rendering capabilities. I've added in all the requested information to the site plan, hopefully that will suffice.



TON GIS MAP

LOCUS



PROPOSED SITE PLAN

SHEET INDEX	
	NAME
S-1	PROPOSED SITE PLAN
A-1	ELEVATIONS
A-2	ELEVATIONS
A-3	FLOOR PLAN

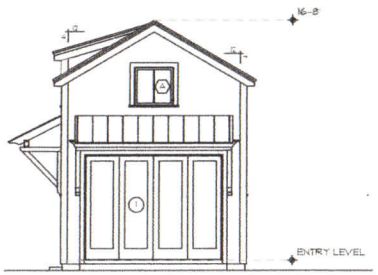
KNIGHT
60 Nobadeer Avenue
Nantucket, MA., 02554
PROPOSED SITE PLAN

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

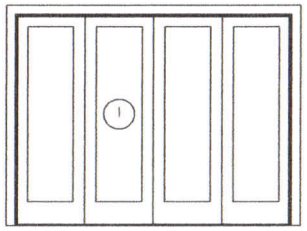
7/4/24

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

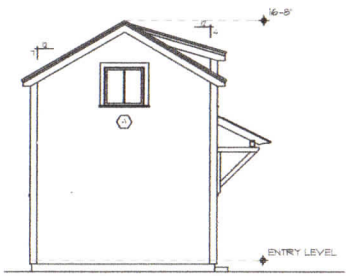
S-1



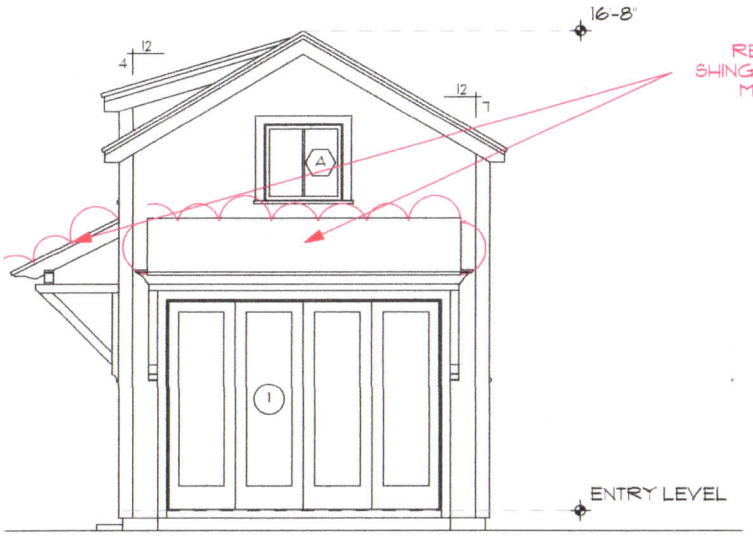
PRIOR EAST ELEVATION 1/8" = 1'-0"



FRENCHWOOD
FWG1006II-4
9-9 3/4 x 6-11
NO GRILLS

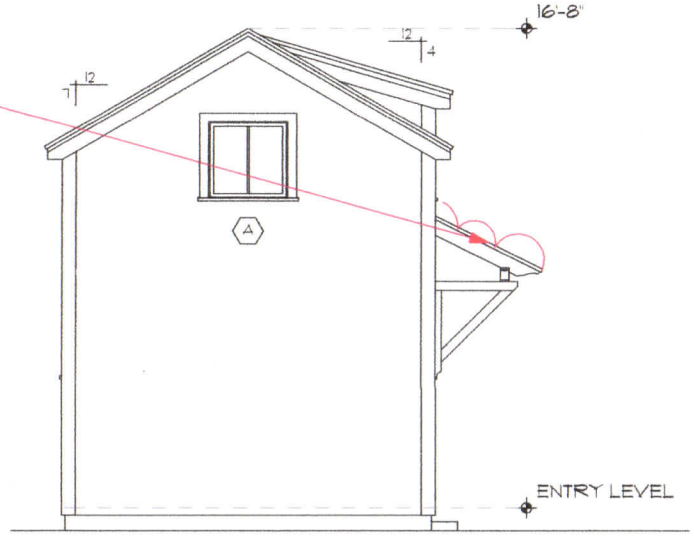


PRIOR WEST ELEVATION 1/8" = 1'-0"



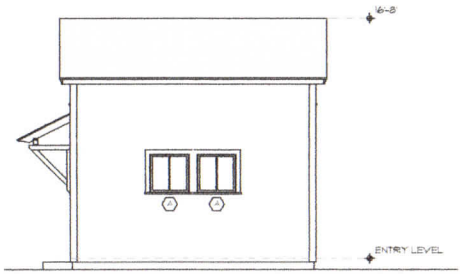
RED CEDAR
SHINGLES TO MATCH
MAIN ROOF

REVISED EAST ELEVATION 1/4" = 1'-0"

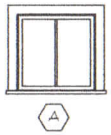


REVISED WEST ELEVATION 1/4" = 1'-0"

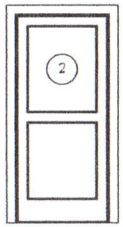
	KNIGHT 60 Nobadeer Avenue Nantucket, MA., 02554 ELEVATIONS		HDC SUBMISSION: SHED REVISIONS Map No.: 88 10 Scale: As Noted	10/17/24	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-2



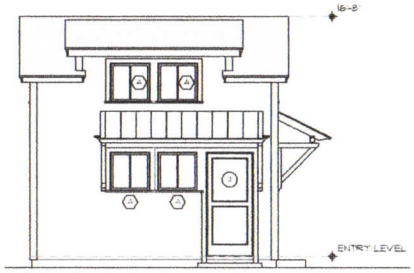
PRIOR NORTH ELEVATION 1/8" = 1'-0"



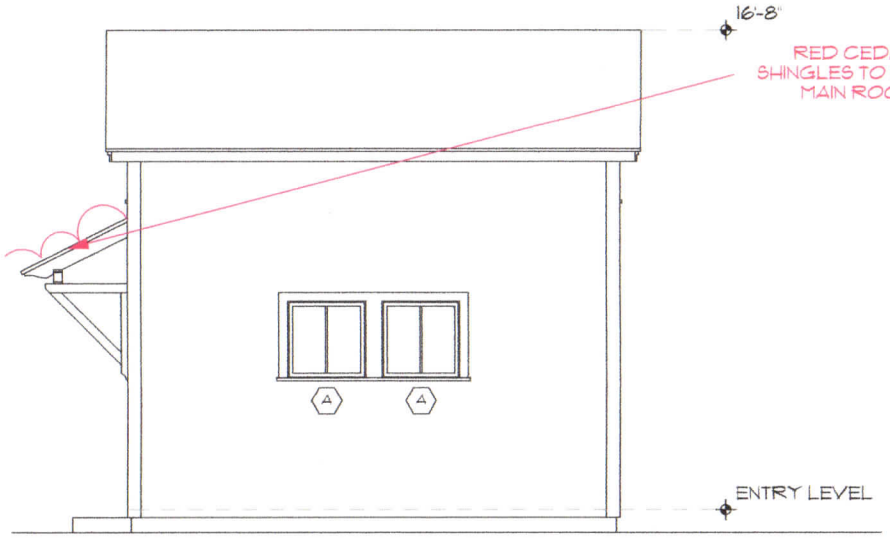
ANDERSEN
AAN2828
2-8 x 2-8
LOW E



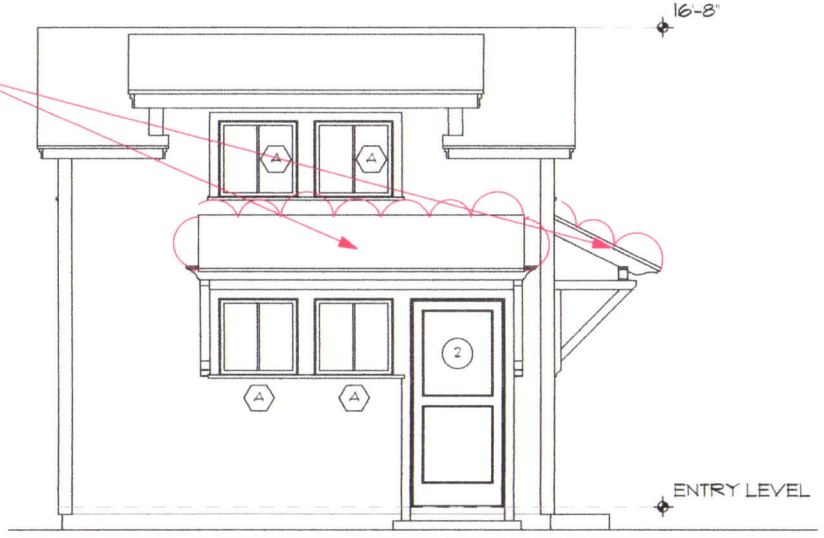
CUSTOM
1 LITE/1 PANEL
3-0x7-0



PRIOR SOUTH ELEVATION 1/8" = 1'-0"



REVISED NORTH ELEVATION 1/4" = 1'-0"



REVISED SOUTH ELEVATION 1/4" = 1'-0"

KNIGHT
60 Nobadeer Avenue
Nantucket, MA., 02554
ELEVATIONS

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

10/17/24

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

A-1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: October 29, 2024
	Address & HDC Case Number (ie HDC2020-05-0265): 32 Cannonbury Ln
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Reid Yenor _ Date: 10/29/2024

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°: 73 PARCEL N°. 24

Street & Number of Proposed Work: 32 Cranberry Ln

Owner of record: Dustin Maury

Mailing Address: 1 Cranberry Ln
Nantucket, MA 02554

Contact Phone #: 508-654-8315 E-mail: dustin@maurygassociates.com

AGENT INFORMATION (if applicable)

Name: Reid Xgeer (Xgeer Design Company)

Mailing Address: 54 old South rd
Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkgeer@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 92'-0" Sq. Footage 1st floor: 3,487 Decks/Patio: Size: 1990 Sq.ft. ☒ 1st floor ☐ 2nd floor
Width: 72'-0" Sq. footage 2nd floor: _____ Size: 508 Sq.ft. ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 28'-0" South 28'-0" East 28'-0" West 28'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 10/12 Dormer 5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) NA Corner boards 5/4X6 Frieze _____
Window Casing 1/4 Door Frame 1/4 Columns/Posts: Round _____ Square 7 1/4

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

Doors* (type and material): ☒ TDL ☐ SDL Front Painted Amel w/ side lights Rear _____ Side Full-Light

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) NA Roof NTW
Trim Grey Sash Black Doors Black
Deck Cedar Foundation Grey Fence NTW Shutters _____

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

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

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

Gmail

Reid Yenor <rkyenor@gmail.com>

HDC Authorization

1 message

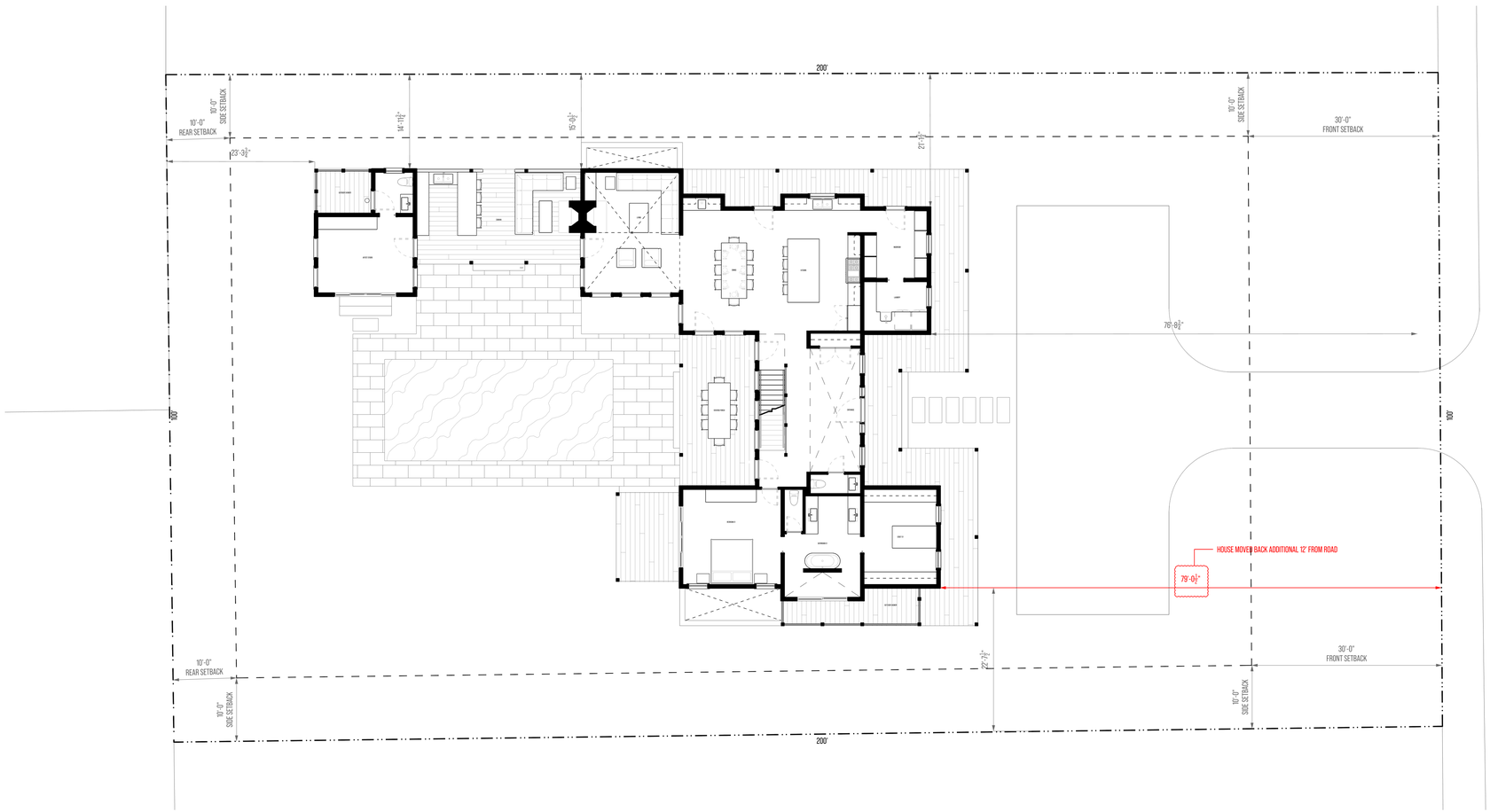
Dustin Maury <dustin@mauryassociates.com> Sun, Sep 15, 2024 at 1:35 PM
To: Reid Yenor <rkyenor@gmail.com>

Historic District Commission,

Yenor Design Company is authorized to represent 32 Cannonbury Lane in all matters pertaining to HDC.

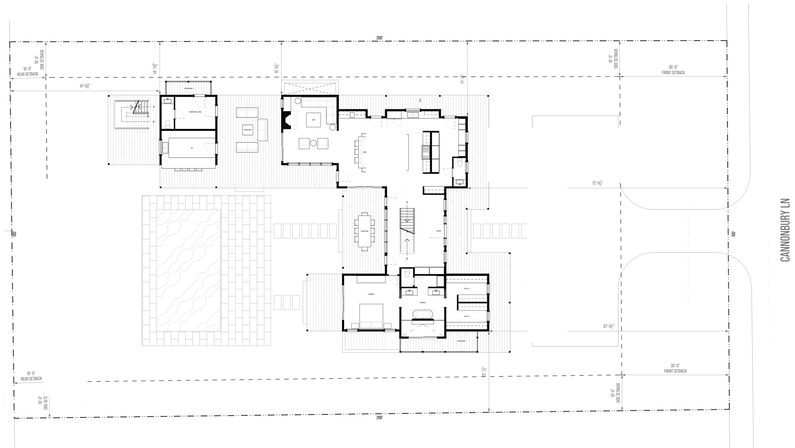
Thank you,

--
Dustin Maury
Maury Associates
General Contracting Since 1979
Construction Supervisor License #CS-108621
mauryassociates.com
54 Old South Rd.
Nantucket, Ma. 02554
Cell 508-654-8315



2 SITE PLAN

SCALE : 1:10



4 PREVIOUSLY PROPOSED SITE PLAN

SCALE : 1:20



3 NEIGHBORHOOD MAP

SCALE : 1:150



1 LOCUS MAP

NOTES

- ADDRESS: 32 CANNONBURY
- MAP/PARCEL: 73 / 24
- ZONING CODE: SR20
- LOT AREA = 20,000 SQ.FT. ±
- SETBACKS
  - FRONT = 30'
  - SIDE/REAR = 10'
- **GROUND COVER**
  - TOTAL ALLOWABLE = 2,500 SQ.FT. ±
  - TOTAL OCCUPIED= 2,486 SQ.FT. ±
- **SQUARE FOOTAGE**
- MAIN HOUSE = 4,366 SQ.FT.±
  - FIRST FLOOR = 2,486 SQ.FT. ±
  - SECOND FLOOR= 1,880 SQ.FT.±

0' 10' 20' 40'

32 CANNONBURY SCHEDULE

WINDOW SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	STYLE	QUANTITIES	ROOMS
1	TW2652	DOUBLE HUNG	2'-7 [5/8]" X 5'-4 [7/8]"	2-OVER-1	TOTAL UNITS = 3	
					FIRST FLOOR = 3	CLOSET 01, ARTIST STUDIO BATHROOM
2	TW3052	DOUBLE HUNG	3'-1 [5/8]" X 5'-4 [7/8]"	2-OVER-1	TOTAL UNITS = 4	
					FIRST FLOOR = 4	ENTRANCE, MUDROOM, LAUNDRY
3	C245	CASEMENT	4'-0" X 4'-4 [13/16]"	2-LITE	TOTAL UNITS = 1	
					FIRST FLOOR = 1	KITCHEN
4	TW210410	DOUBLE HUNG	2'-11 [5/8]" X 5'-0 [7/8]"	2-OVER-1	TOTAL UNITS = 6	
					FIRST FLOOR = 2	BEDROOM 01
					SECOND FLOOR = 4	OFFICE, BEDROOM 03
5	TW24410	DOUBLE HUNG	2'-5 [5/8]" X 5'-0 [7/8]"	2-OVER-1	TOTAL UNITS = 11	
					SECOND FLOOR = 11	BEDROOM 02, BATHROOM 02, CLOSET 02, BEDROOM 03, BATHROOM 03, BEDROOM 04, FOYER
6	TW2442	DOUBLE HUNG	2'-5 [5/8]" X 4' - 4[7/8]"	2-OVER-2	TOTAL UNITS = 4	
					SECOND FLOOR = 4	BATHROOM 02, CLOSET 02, BEDROOM 04

DOOR SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	STYLE	QUANTITIES	ROOMS
A	3676	PANEL W/ 12" SIDE-LIGHTS	6'-7"" X 7'-6"	PANEL	TOTAL UNITS = 1	
					FIRST FLOOR = 1	ENTRANCE
B	FWH3180	4-LITE	3'-0 Y8"" X7'-11 Y2"	4-LITE	TOTAL UNITS = 19	
					FIRST FLOOR = 19	MUDROOM, DINING, LIVING, ENTRANCE, ARTIST STUDIO
C	FWH31611	FULL 4-LITE	3' -0[1 / 8]" X 6'-10 3/8"	4-LITE	TOTAL UNITS = 6	
					FIRST FLOOR = 1	ARTIST STUDIO BATHROOM
					SECOND FLOOR = 5	CATWALK
D	FWG10080	GLIDING PATIO	9' - 9" X 7' - 11 [1/2]"	4-LITE	TOTAL UNITS = 2	
					FIRST FLOOR = 1	BEDROOM 01
					SECOND FLOOR = 2	BEDROOM 02
E	FWG8080	GLIDING PATIO	7' - 11 [1/2]" X 7' - 11 [1/2]"	4-LITE	TOTAL UNITS = 1	
					FIRST FLOOR = 1	BATHROOM 01
F	FWG10011	GLIDING PATIO	9' - 9" X 6'-10 3/8"	4-LITE	TOTAL UNITS = 1	
					SECOND FLOOR = 1	OFFICE

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
OCTOBER 28, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01
10/28/24	HDC SET 02

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

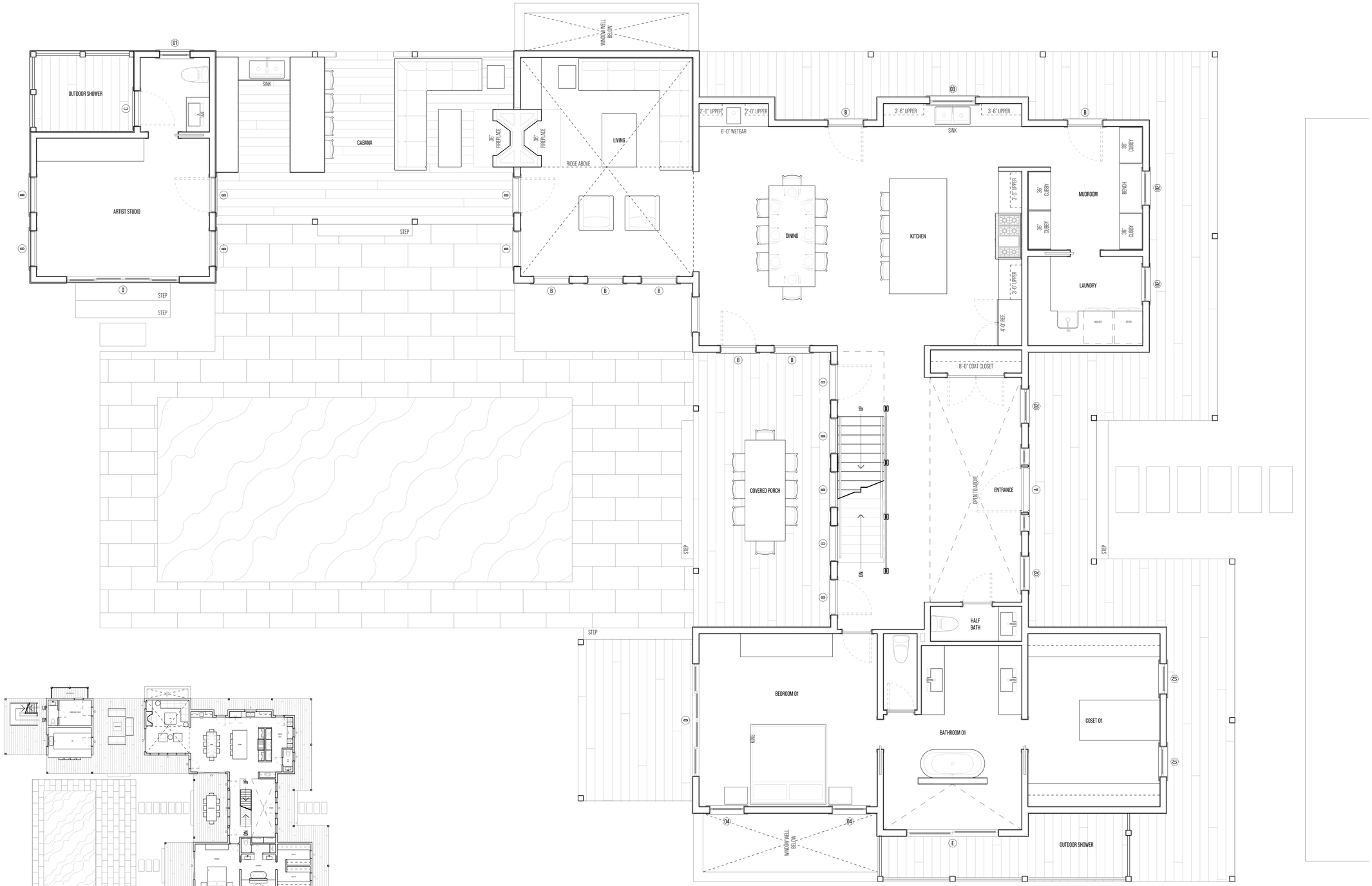
SITE PLAN

SHEET NUMBER

A-0.00

DRAWN BY

REID YENOR



2 PREVIOUSLY SUBMITTED FIRST FLOOR PLAN

SCALE : $\frac{1}{16}$" = 1'

1 FIRST FLOOR PLAN

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

N

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

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NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
OCTOBER 28, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

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YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01
10/28/24	HDC SET 02

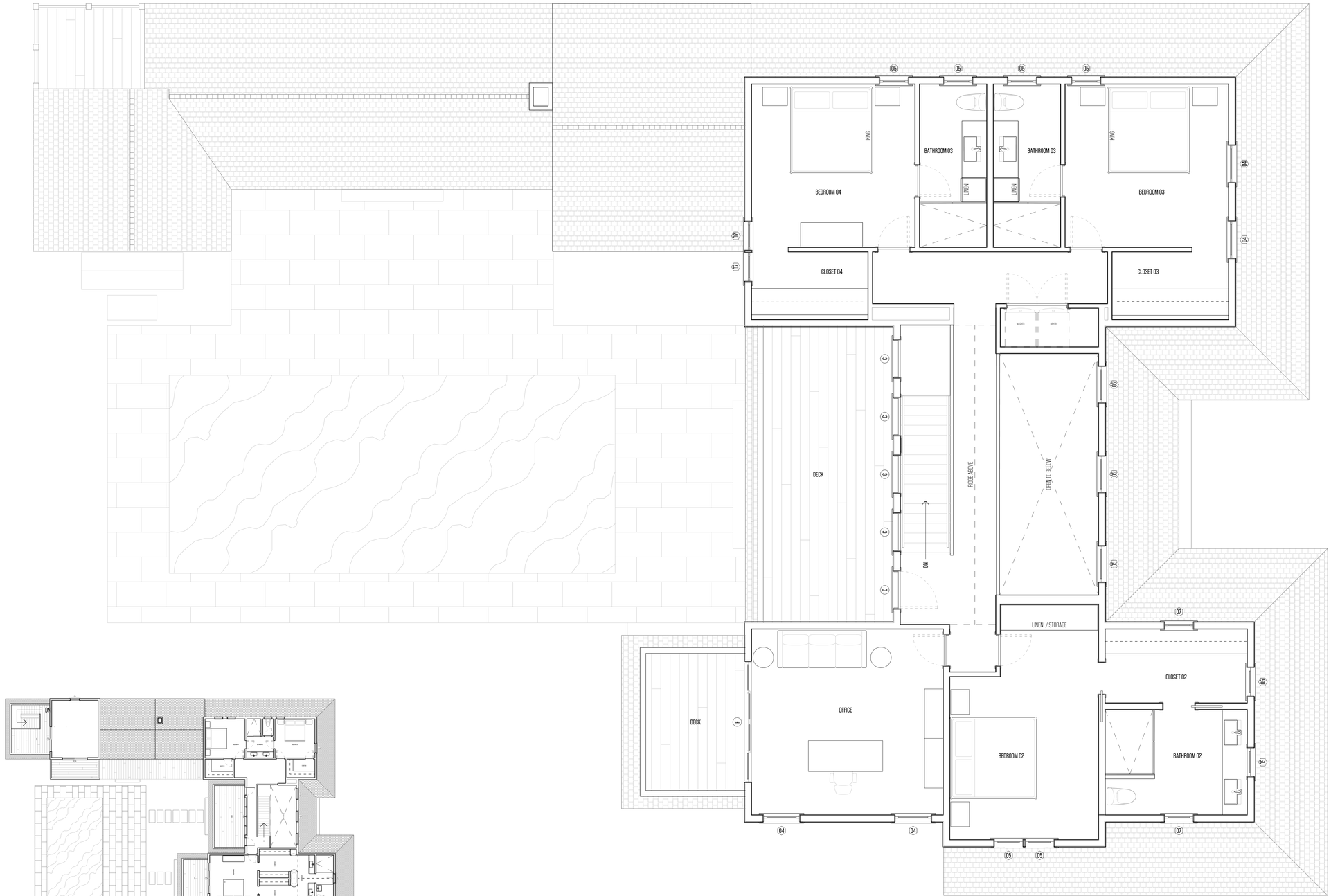
REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-1.10

DRAWN BY
REID YENOR



2 PREVIOUSLY SUBMITTED SECOND FLOOR PLAN

SCALE : $\frac{1}{16}$" = 1'

1 SECOND FLOOR PLAN

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

N

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
OCTOBER 28, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01
10/28/24	HDC SET 02

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

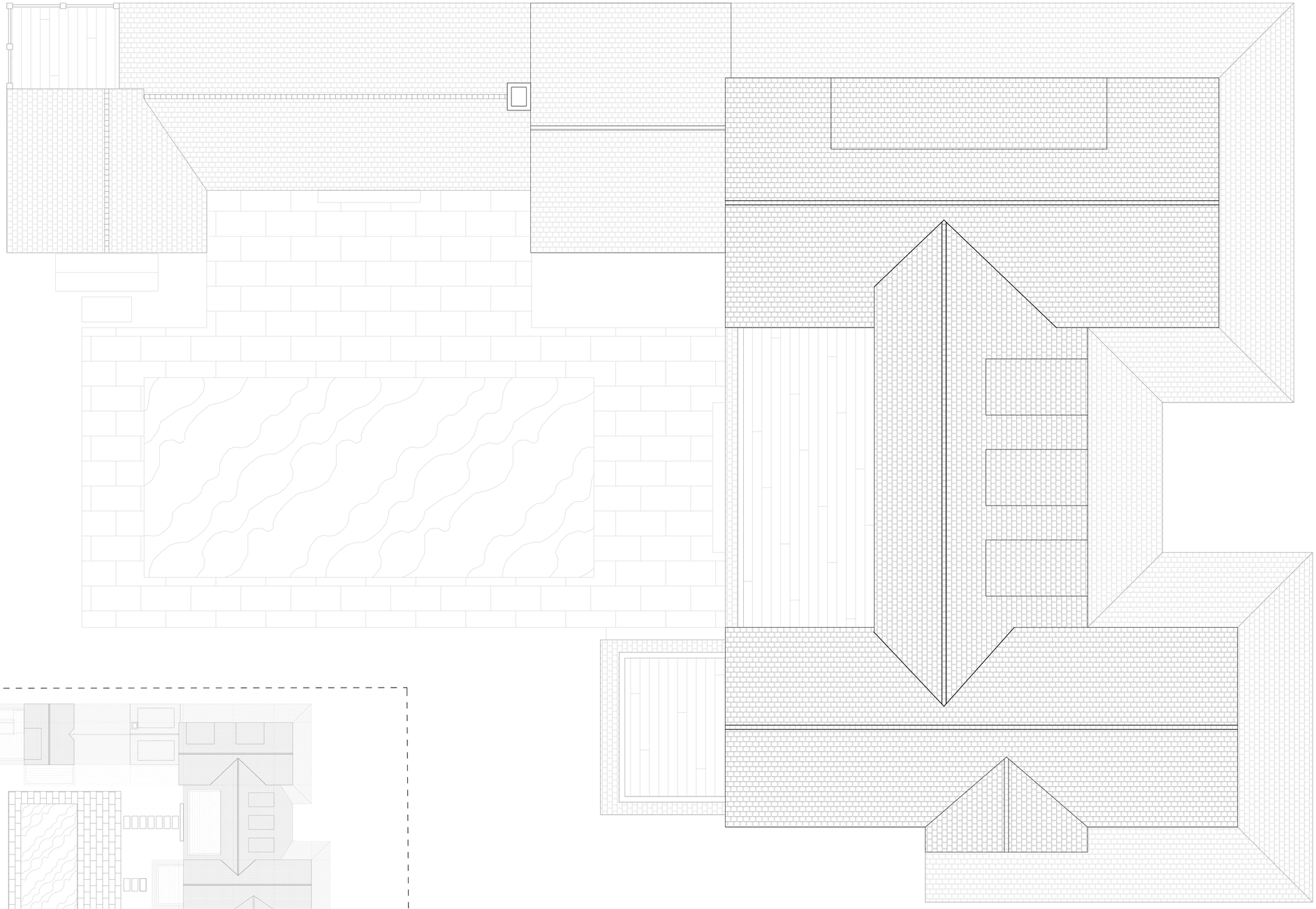
SECOND FLOOR PLAN

SHEET NUMBER

A-1.20

DRAWN BY

REID YENOR



2 PREVIOUSLY SUBMITTED ROOF PLAN

SCALE : $\frac{1}{16}$" = 1'

1 ROOF PLAN

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

N

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
OCTOBER 28, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01
10/28/24	HDC SET 02

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

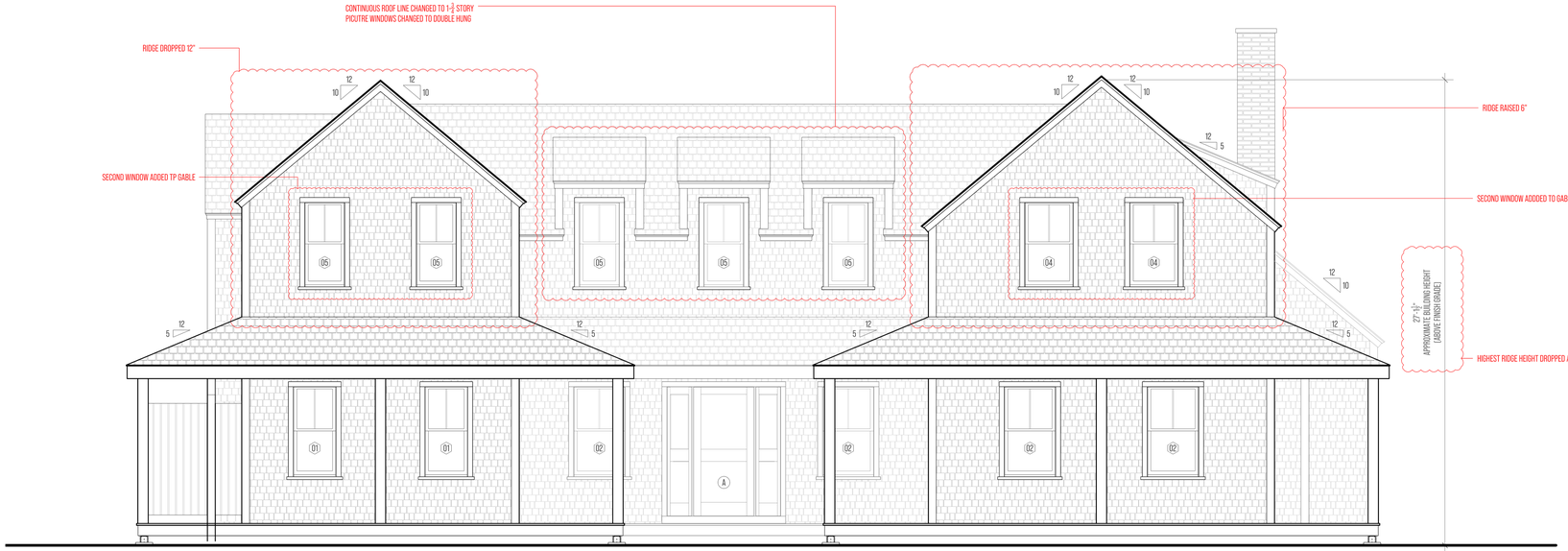
ROOF PLAN

SHEET NUMBER

A-2.00

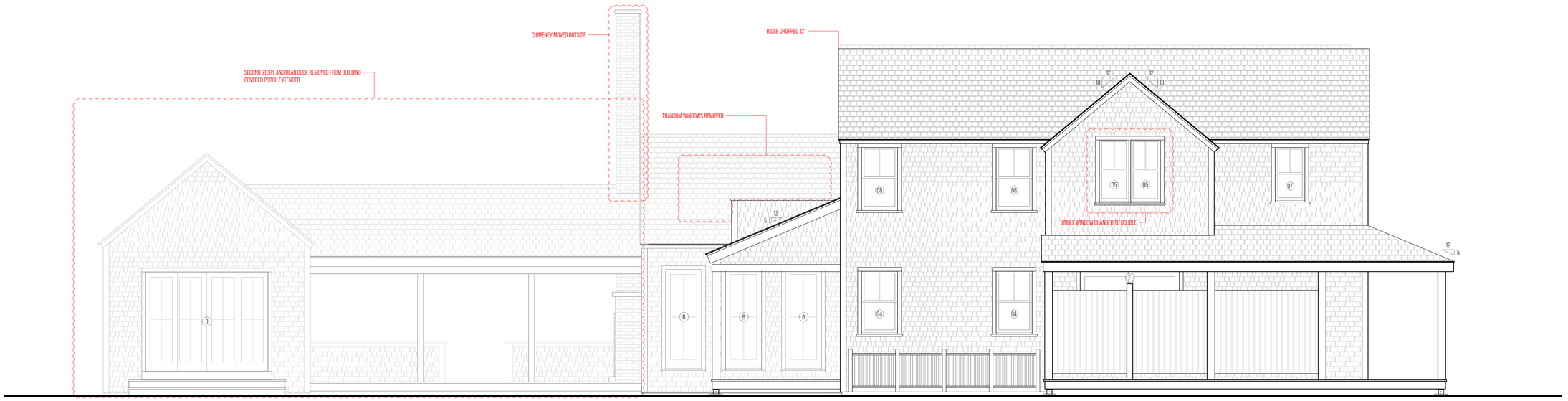
DRAWN BY

REID YENOR



1 EAST ELEVATION (FRONT)
1/4" = 1'-0"





2 SOUTH ELEVATION (LEFT)
1/4" = 1'-0"

1 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
OCTOBER 28, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01
10/28/24	HDC SET 02

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE
EXTERIOR ELEVATIONS

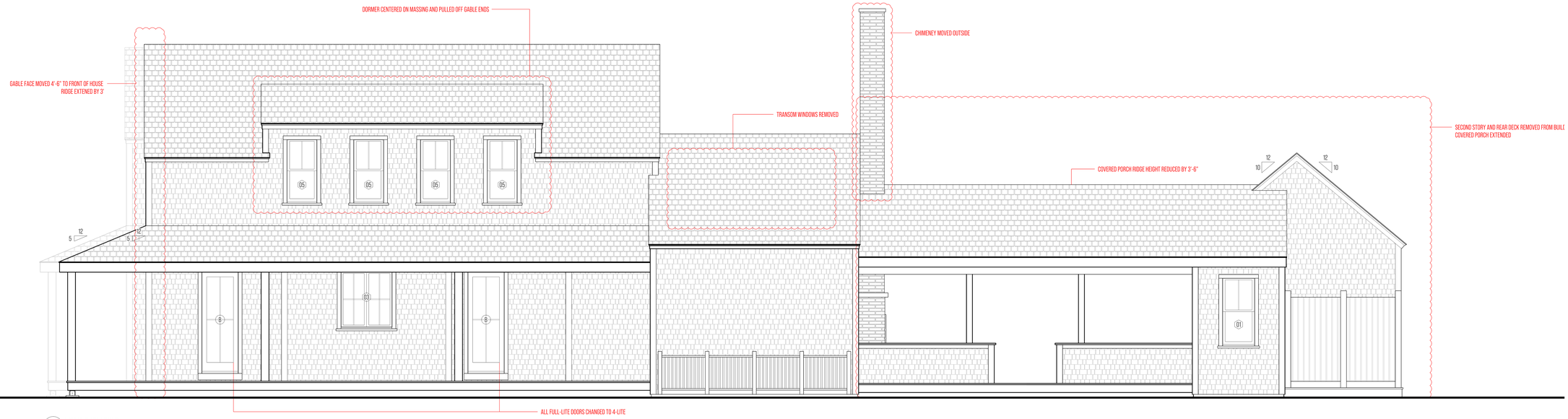
SHEET NUMBER
A-3.00

DRAWN BY
REID YENOR



3 WEST ELEVATION (REAR)
1/4" = 1'-0"





4 NORTH ELEVATION (RIGHT)
1/4" = 1'-0"

2 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
OCTOBER 28, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

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DATE	NAME
09/20/24	HDC SET 01
10/28/24	HDC SET 02

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-3.10

DRAWN BY
REID YENOR

32 CANNOBURY NEIGHBORHOOD CONTEXT



38 CANNONBURY LN



30 CANNONBURY LN



24 CANNONBURY LN



14 CANNOBURY LN

32 CANNOBURY NEIGHBORHOOD CONTEXT



26 CANNONBURY LN



18 CANNONBURY LN



12 CANNONBURY LN



22 CANNONBURY LN

ADDRESS: 25 North Pasture road

DATE HEARD: OCTOBER 1, 2024

SITTING BOARD: S WELCH, R POHL, A MCLEOD, K THORNWILL, C PATTON

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: AUGUST 19, 2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 25 N PASTURE HDC2024-10-
✓	Copy of Minutes (application item circled) SEE MEETING NOTES BY ARCHITECT
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) 3 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 Mark W. Poor OCTOBER 30, 2024

Outlook

Re: HDC meeting

From sam traywick <samualclay@yahoo.com>
Date Wed 10/2/2024 6:42 AM
To permits@comcast.net <permits@comcast.net>
Cc James Golden <jgolden@jamespgolden.com>

Thank you!

Regrettably, I was meeting with a college application specialist who is helping me out with my son. It was a pro bono type deal that arose at the last minute.

Thank you both.

I am relieved that this is finally moving somewhere, regardless of the challenges

Sam

Sent from my iPhone

> On Oct 2, 2024, at 8:39 AM, permits@comcast.net wrote:
>
> The HDC meeting was mainly a broad overview of the siting and concept for the new dwelling. Did you attend the meeting?
> They didn't do a detailed review but commented on the following:
> [] expressed concern about the truncated upper roof line,
> [] thought the 12 x 12 were too large
>
> They would like to see more information about the change of contours (cut and fill) as it relates to the positioning of the dwelling. They thought the South elevation was a bit "high" out of the ground.
> They would like to see a section cut through the property and house to better understand the manipulation of the existing site. Contour plans should be expressed on the plans or separate site plan.
>
> All revisions made to the drawings need to be clouded and there needs to a comparison between first submission and intended revisions
>
> A motion was made to "hold for revisions" and additional information. Sarah Alger weighed in on my presentation as well representing the homeowners/ARC
> Best

Outlook

Re: DID YOU GET THAT???

From permits@comcast.net <permits@comcast.net>
Date Wed 10/2/2024 5:58 AM
To James Golden <jgolden@jamespgolden.com>

Hi, James:
yes, those were the general comments. I did not pay much attention to them since I was under the impression that a new design concept was in the works.

From: James Golden <jgolden@jamespgolden.com>
Sent: Tuesday, October 1, 2024 1:53 PM
To: permits@comcast.net <permits@comcast.net>
Subject: Re: DID YOU GET THAT???

From my notes:

-Lower ridge
-Add fascia / beam / lintel under porches
-Post spacing
-Amount of glazing
-Consistency with dormers / consistency with inset balconies
-Sections in plan both ways showing grading

I miss anything?

James Phillip Golden Architect
www.jamespgolden.com
401.413.8073
schedule a call with me

From: permits@comcast.net <permits@comcast.net>
Sent: Tuesday, October 1, 2024 4:47 PM
To: James Golden <jgolden@jamespgolden.com>
Cc: permits@comcast.net <permits@comcast.net>
Subject: DID YOU GET THAT???

25 NORTH PASTURE ACK LLC
MAIN HOUSE

HDC

October 22nd, 2024

25 NORTH PASTURE ACK LLC
JAMES PHILLIP GOLDEN ARCHITECT
jamespgolden.com
401.413.8073
jgolden@jamespgolden.com
copyright 2024

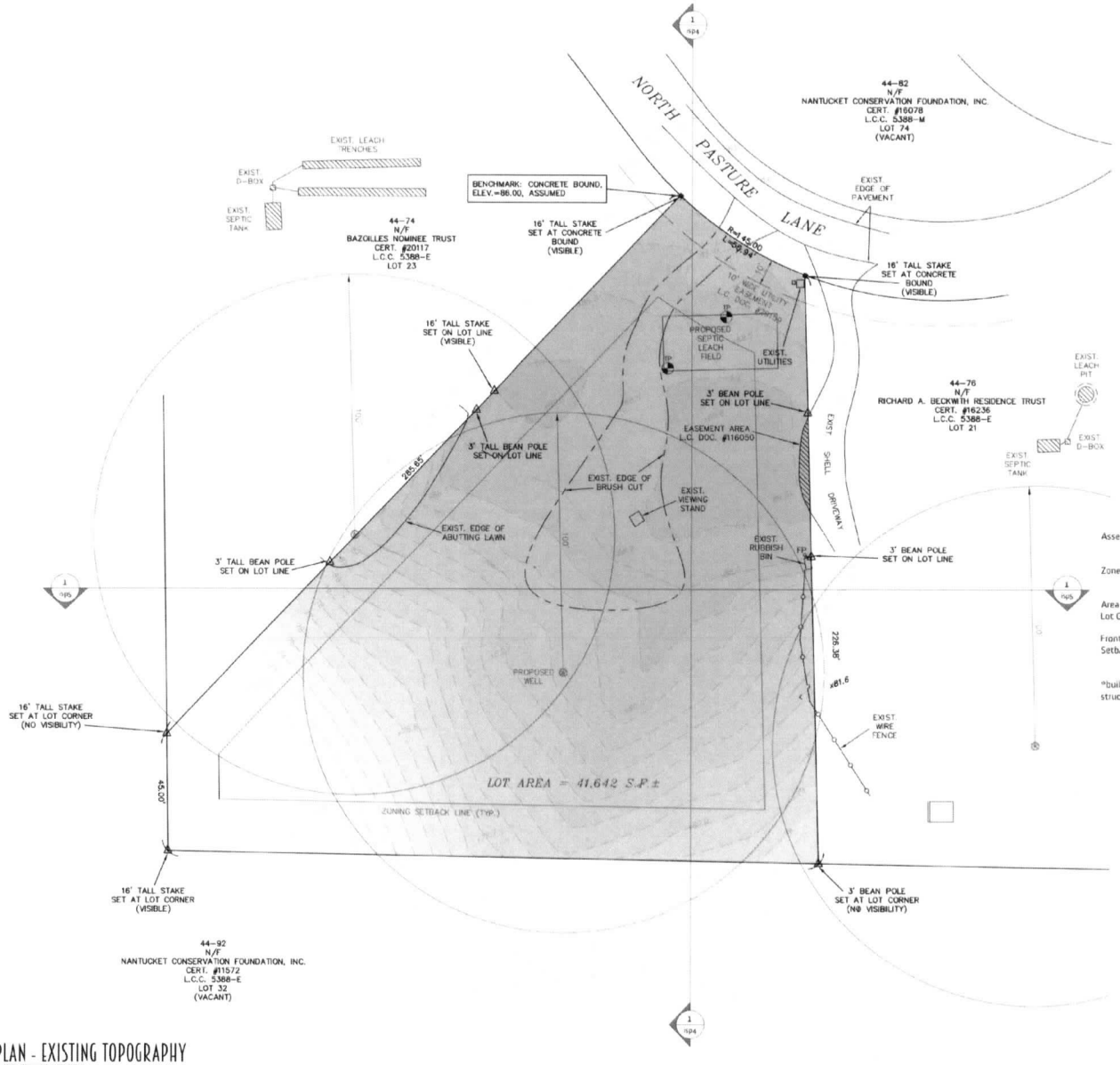
October 22nd, 2024

isp3

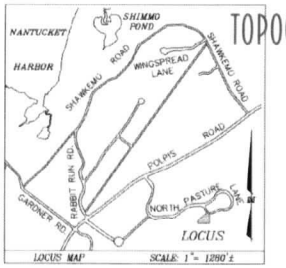
ILLUSTRATIVE SITE PLAN

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER %: 3%



TOPOGRAPHY



OWNER INFORMATION

TWENTY-FIVE NORTH PASTURE NOMINEE TRUST
RICHARD E. BECKWITH, TRUSTEE
CERT. OF TITLE #18182
L.C.C. 5388-E, LOT 22
ASSESSOR'S MAP 44, PARCEL 75
#25 NORTH PASTURE LANE

LEGEND

- DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- DENOTES EXIST. GRADE CONTOUR LINE
- x86.5 DENOTES EXIST. GRADE SPOT ELEVATION
- FP DENOTES EXIST. FLAG POLE
- DENOTES EXIST. WELL

Assessors	Map: 44 Deed Ref: C24412/0		Parcel: 75 Lot 22	Plan 5388E
Zone	LUG-3			
Area	10,000 min.		95 acre = 41,642 SF	
Lot Ground Coverage	7%		41,642 SF X .07 = 2,914.94 SF	
Frontage	20			
Setbacks	Front 15'	Side 10	Rear 10'	Height 30'

*building height is taken from the average mean grade level to the top of the structural beam or joists of the uppermost story 240-24.1.5.4.a

DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2

NOTE: SEPTIC SYSTEM AND WELL LOCATIONS SHOWN HEREON ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT AND A FIELD SURVEY.

Existing Conditions Site Plan of Land in Nantucket, Mass.

Prepared for
CHAD GIFFORD
BETSY MORGAN

Scale: 1"= 20' AUGUST 23, 2012

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

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

JAMES PHILLIP GOLDEN ARCHITECT
jamesgolden.com
401.413.8073
jpgolden@jamesgolden.com

copyright 2024

October 22nd, 2024

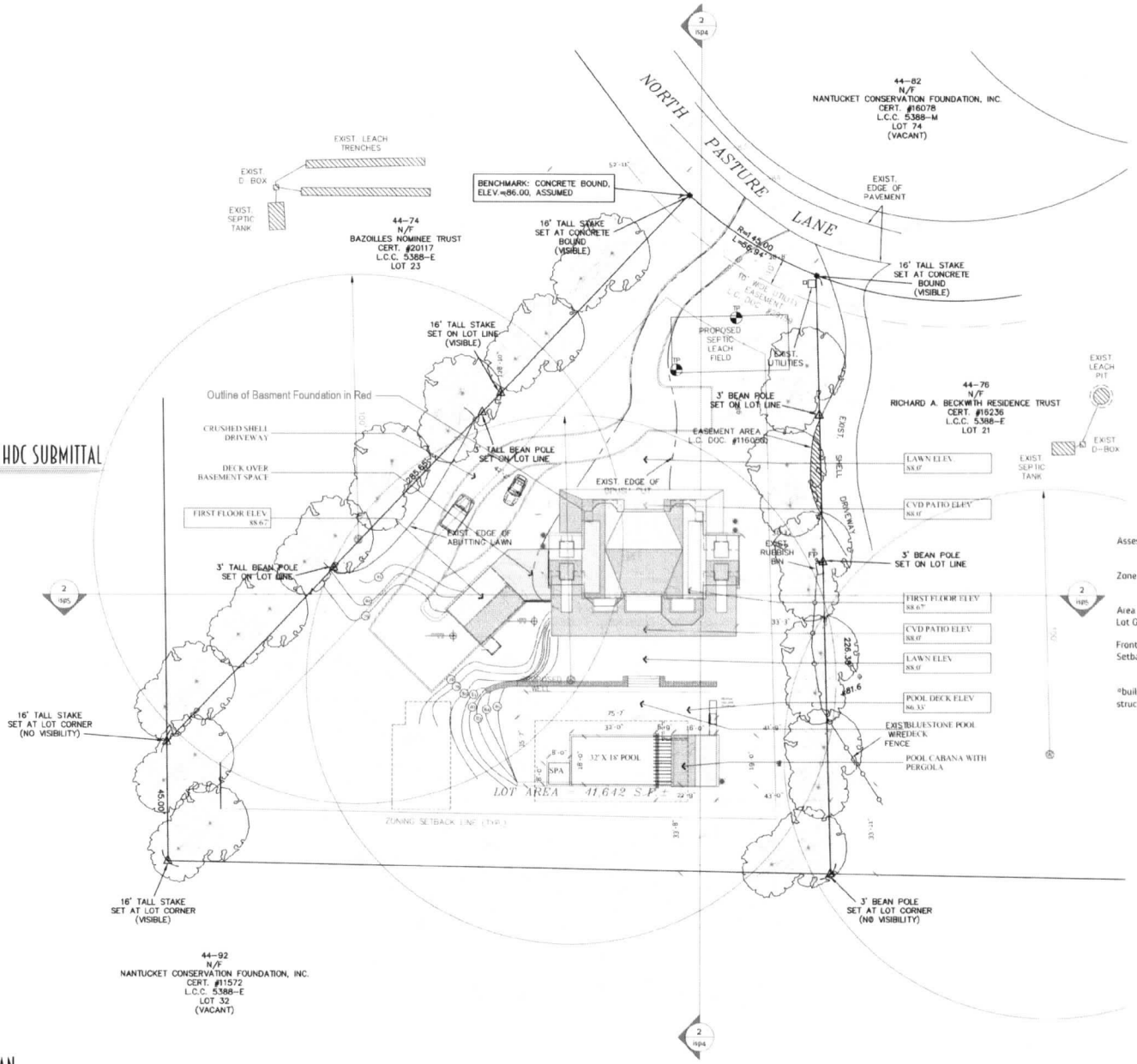
1 YILLUSTRATIVE SITE PLAN - EXISTING TOPOGRAPHY

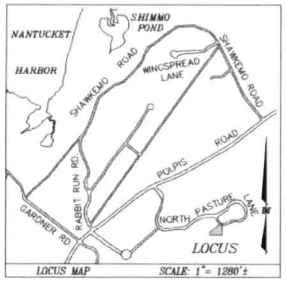
isp

ILLUSTRATIVE SITE PLAN

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER % : 3%





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CERT. OF TITLE #18182
L.C.C. 5388-E, LOT 22
ASSESSOR'S MAP 44, PARCEL 75
#25 NORTH PASTURE LANE

LEGEND

- DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- DENOTES EXIST. GRADE CONTOUR LINE
- DENOTES EXIST. GRADE SPOT ELEVATION
- DENOTES EXIST. FLAG POLE
- DENOTES EXIST. WELL

Assessors	Map: 44 Deed Ref: C24412/0		Parcel: 75 Lot 22	Plan 5388E
Zone	LUG-3			
Area	10,000 min.		95 acre = 41,642 SF	
Lot Ground Coverage	7%		41,642 SF x .07 = 2,914.94 SF	
Frontage	20'			
Setbacks	Front 15	Side 10	Rear 10	Height 30'

*building height is taken from the average mean grade level to the top of the structural beam or joists of the uppermost story 240-24.1.5.4.a

1 ISP FROM PREVIOUS HDC SUBMITTAL

1 ILLUSTRATIVE SITE PLAN

DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2

E: SEPTIC SYSTEM AND WELL LOCATIONS SHOWN HEREON ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT AND A FIELD SURVEY.

Existing Conditions Site Plan of Land in Nantucket, Mass. Prepared for CHAD GIFFORD BETSY MORGAN

Scale: 1"= 20' AUGUST 23, 2012

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

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

JAMES PHILLIP GOLDEN ARCHITECT
jamesp@jpgolden.com
617.413.8013
jpgolden@jamespgolden.com

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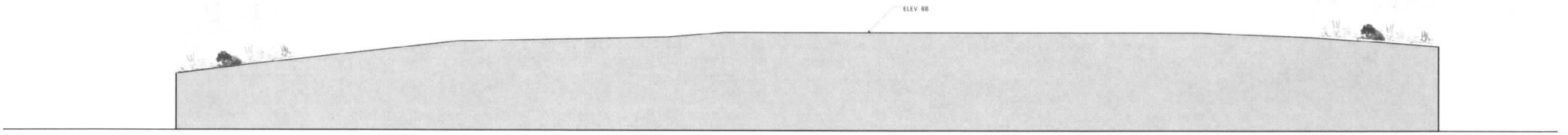
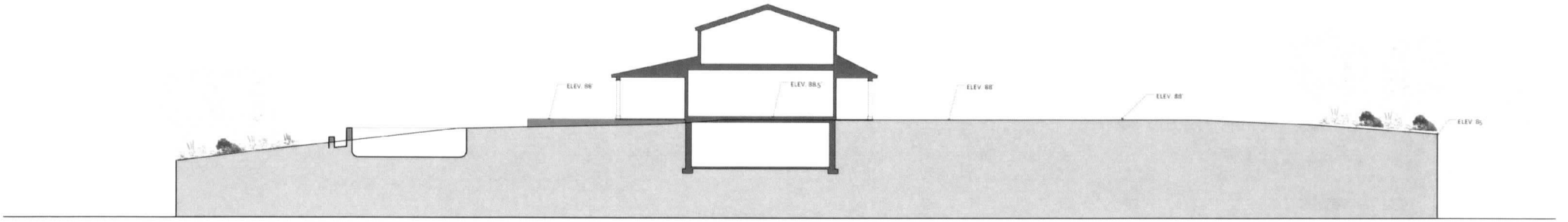
isp4

SITE SECTIONS



1 EXISTING SITE SECTION



2 PROPOSED SITE SECTION

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

JAMES PHILLIP GOLDEN ARCHITECT
jamespgolden.com
401.413.8023
jgolden@jamespgolden.com
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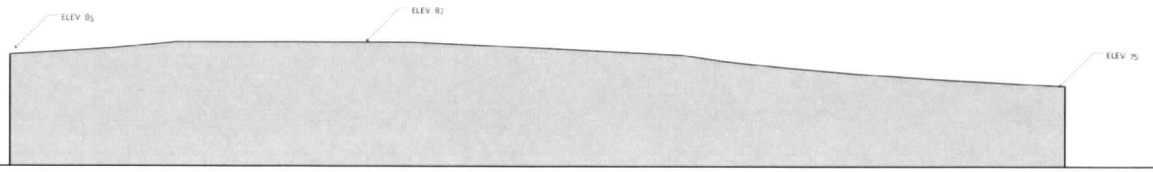
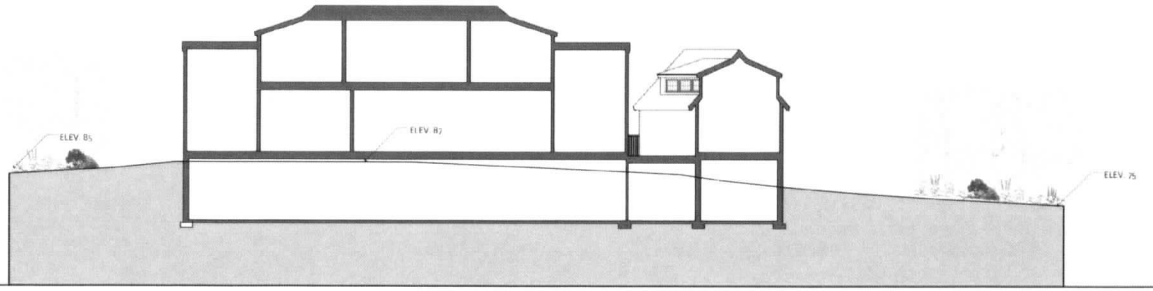
isp4
SITE SECTIONS



1 EXISTING SITE SECTION



2 PROPOSED SITE SECTION

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

JAMES PHILLIP GOLDEN ARCHITECT
jamesjpgolden.com
401.413.8013
jgolden@jamesjpgolden.com
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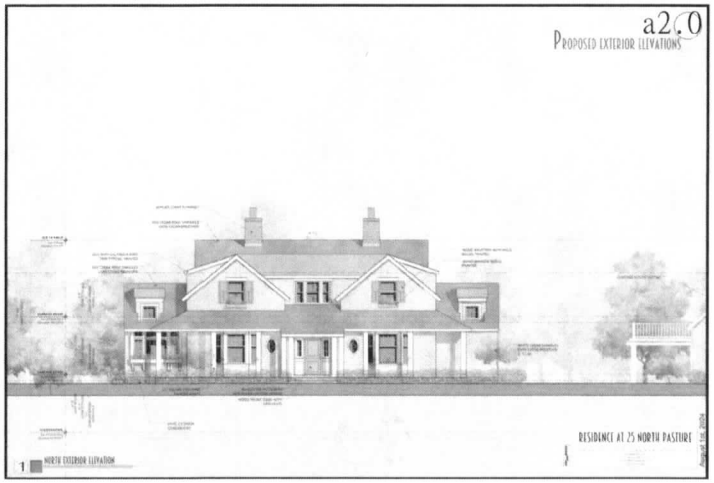
a2.0
Proposed exterior elevations



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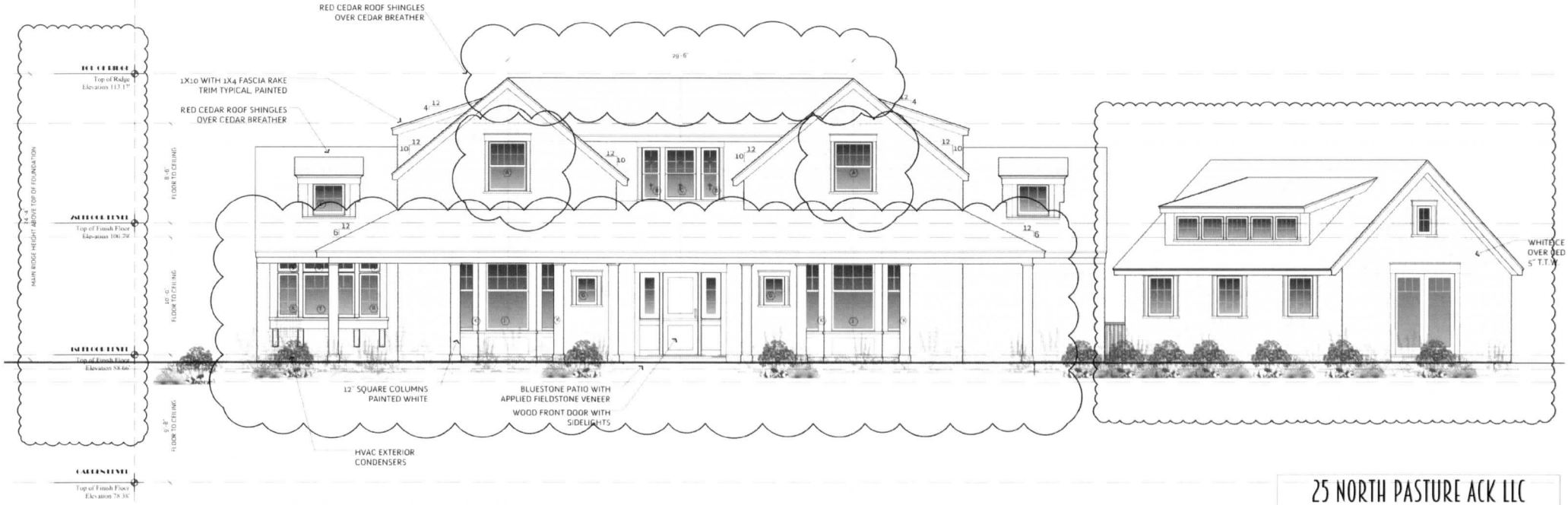

1 NORTH EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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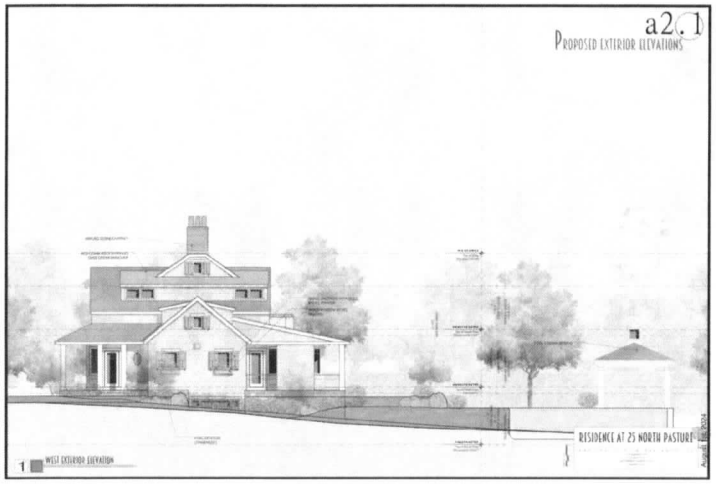

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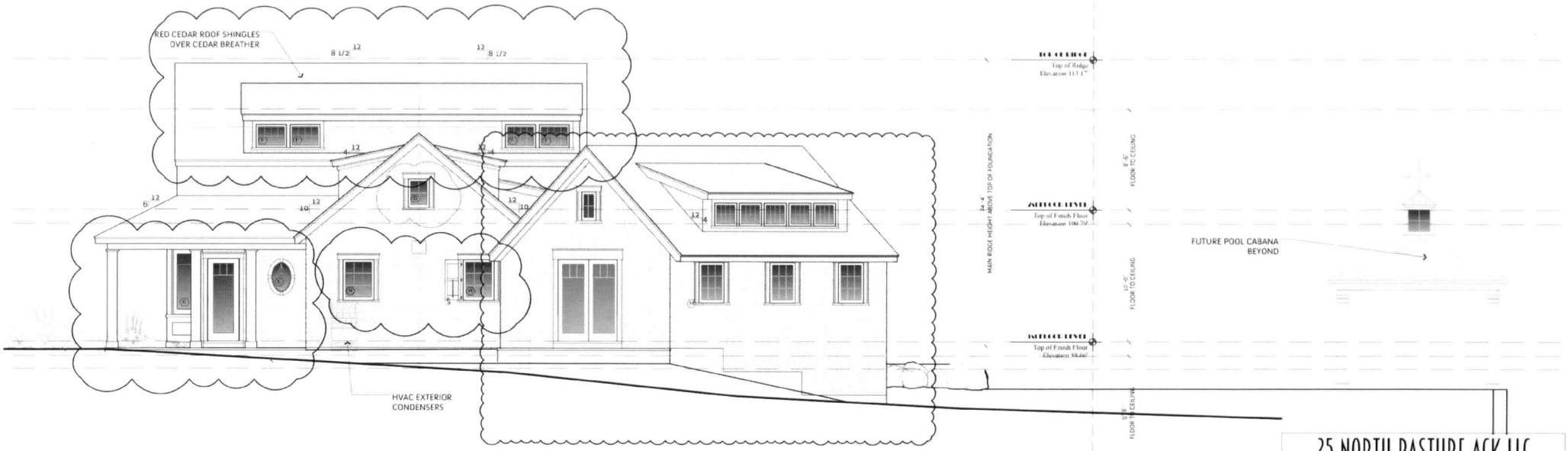

1 WEST EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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1 A2.2 FROM PREVIOUS HDC SUBMITTAL

RED CEDAR ROOF SHINGLES OVER CEDAR BREATHER
1X10 WITH 1X4 FASCIA RAKE TRIM TYPICAL, PAINTED
RED CEDAR ROOF SHINGLES OVER CEDAR BREATHER
L.C.C. FLASHING
WINDOW BLACKED OUT
FUTURE POOL CABANA SHOWN DASHED
POOL DECK AT ELEVATION 00
GRADE OUTSIDE OF INFINITY EDGE

1 SOUTH EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC
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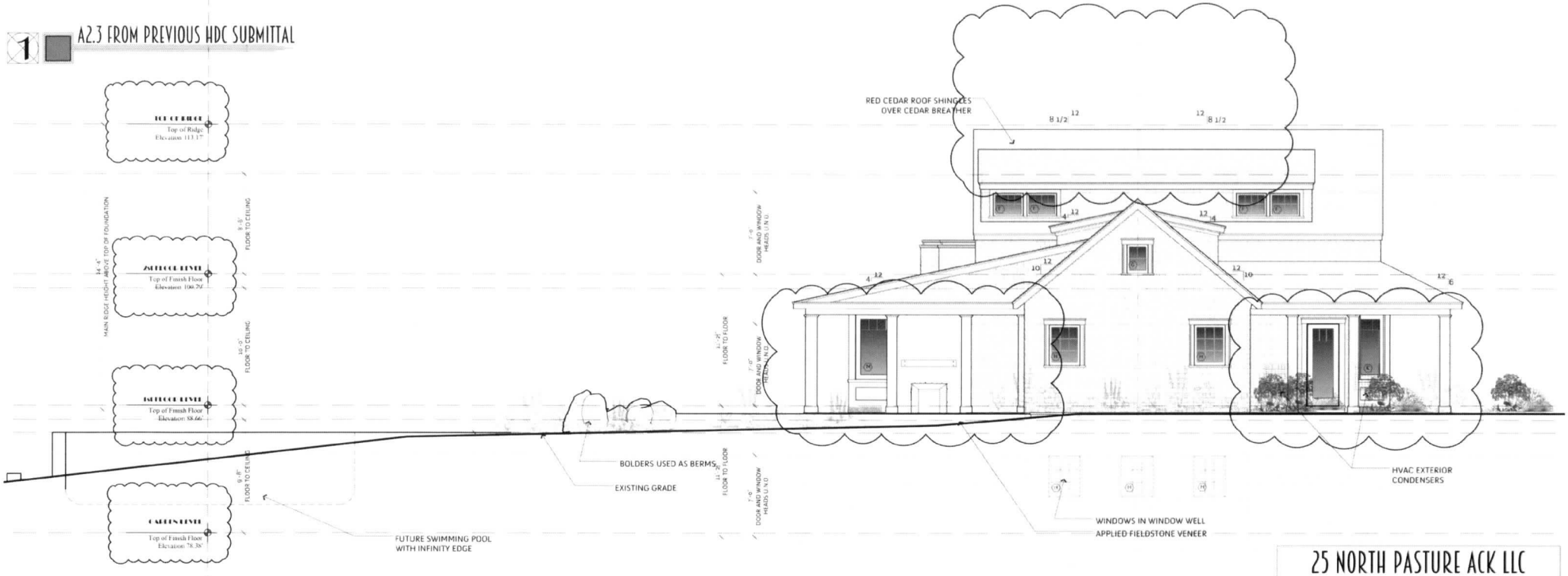
1 A2.3 FROM PREVIOUS HDC SUBMITTAL



1 EAST EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC
25 north pasture lane, nantucket, massachusetts
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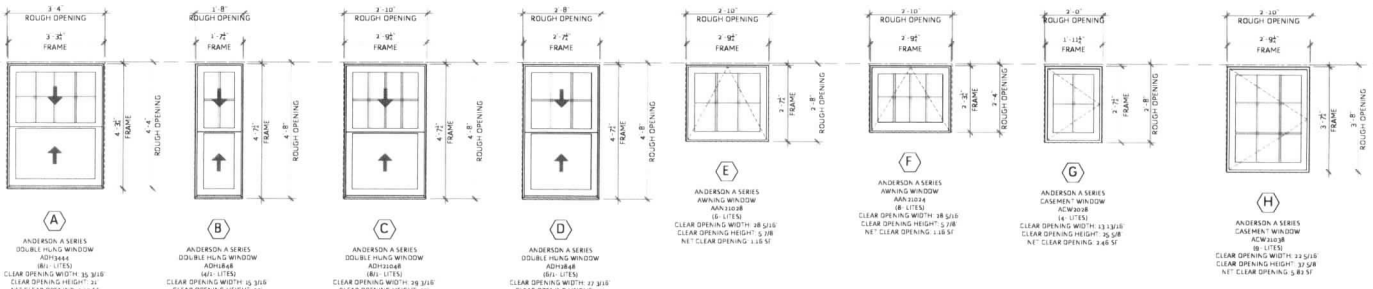
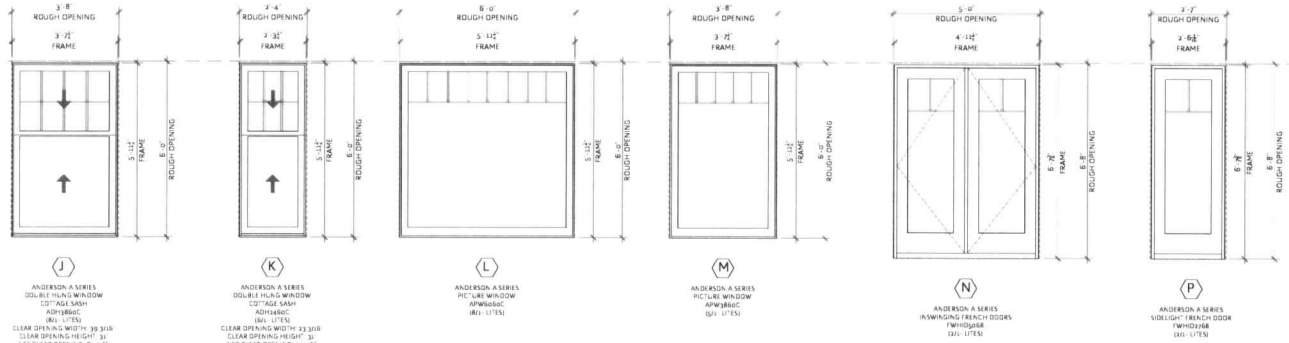
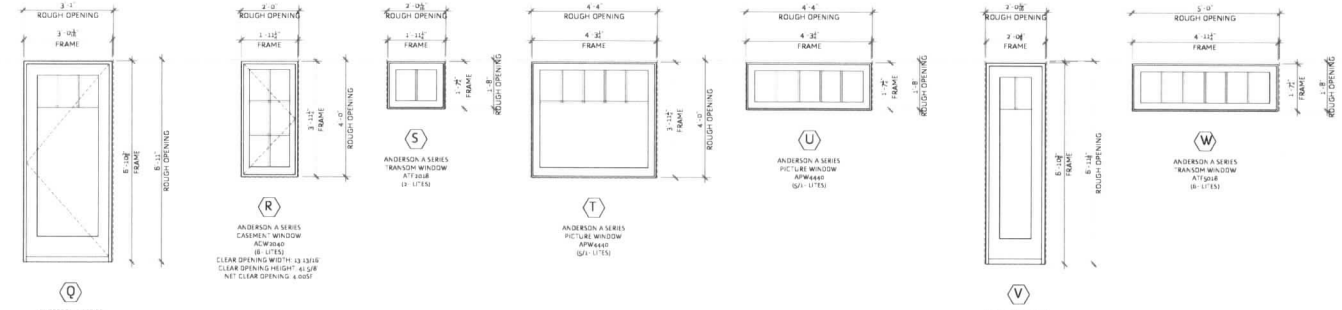
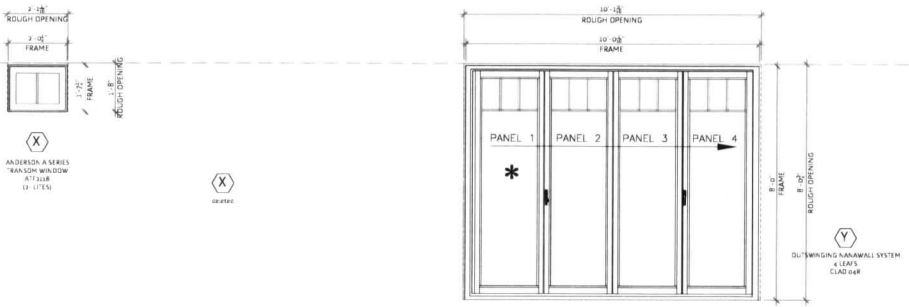
PROPOSED WINDOW SCHEDULE









WINDOW SCHEDULE GENERAL NOTES:

ALL WINDOWS AND DOORS TO COMPLY WITH THE INTERNATIONAL BUILDING CODE 9TH EDITION

ALL HEAD HEIGHTS TO BE VERIFIED IN FIELD WITH EXISTING CONDITIONS AND COORDINATED WITH ARCHITECT

PROVIDE TEMPERED GLASS AT ALL DOORS AND AT WINDOWS WHERE REQUIRED BY CODE

PROVIDE SHOP DRAWINGS FOR ALL CUSTOM WINDOWS

WINDOWS AND DOORS TO BE ANDERSON A SERIES

WINDOW SPECIFICATIONS:
6 9/16" EXTENSION JAMBS
7/8" SDL WITH SPACER BAR
INSULATING CLEAR GLASS WITH LOW E II - ARGON FILLED

⬡ INDICATES TEMPERED WINDOW. SEE FLOOR PLANS

⬡ INDICATES STAIRED ROOM - VERIFY BEFORE PLACING ORDER. TYPICAL

WINDOWS
PROVIDE BASIC UNIT WITH W8065 PROFILE PROJECTED SILL
SASH LOCKS: STANDARD LOCKS - OIL RUBBED BRONZE FINISH
SCREENS: STANDARD CHARCOAL FIBERGLASS - HALF SCREEN

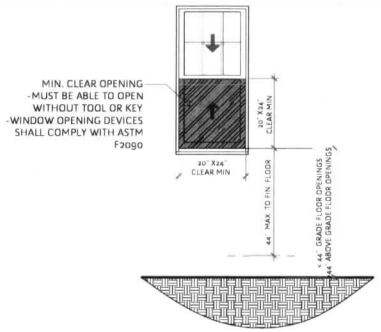
HARDWARE: 3 POINT LOCKING MECHANISM - OIL RUBBED BRONZE (TBD. USE FOR PRICING PURPOSES)
ADJUSTABLE HINGES - OIL RUBBED BRONZE (TBD. USE FOR PRICING PURPOSES)

SIMULATED DIVIDED LITES

SILLS: BEIGE ULTREX SILLS

Ⓘ + Ⓞ Not used for Clarity

MASSACHUSETTS BUILDING CODE - R310.2.1 MINIMUM OPENING AREA



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October 22nd, 2024

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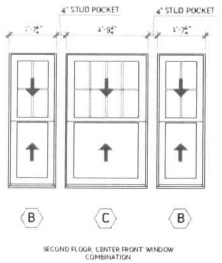
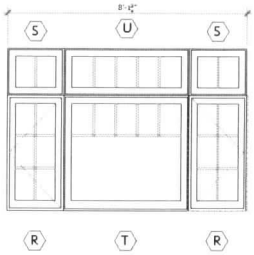
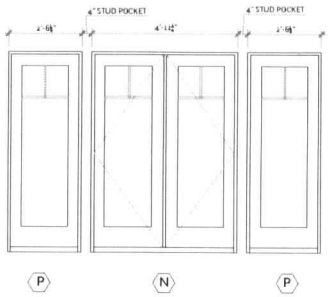
PROPOSED WINDOW COMBINATION SCHEDULE AND EXTERIOR DOOR TYPES EXTERIOR TRIM



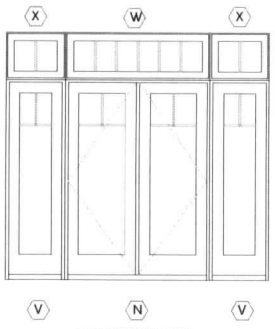
SECOND FLOOR CENTER FRONT WINDOW COMBINATION



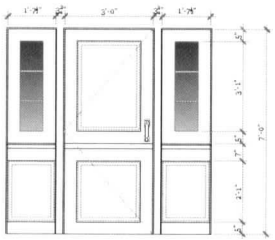
FIRST FLOOR MASTER AND FIRST FLOOR KITCHEN COMBINATION



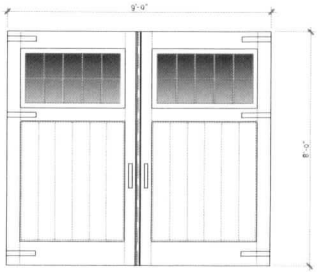
SECOND FLOOR REAR CENTER COMBINATION
FIRST FLOOR MASTER COMBINATION



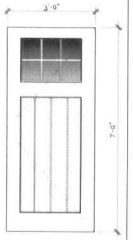
GARDEN LEVEL DOOR COMBINATION



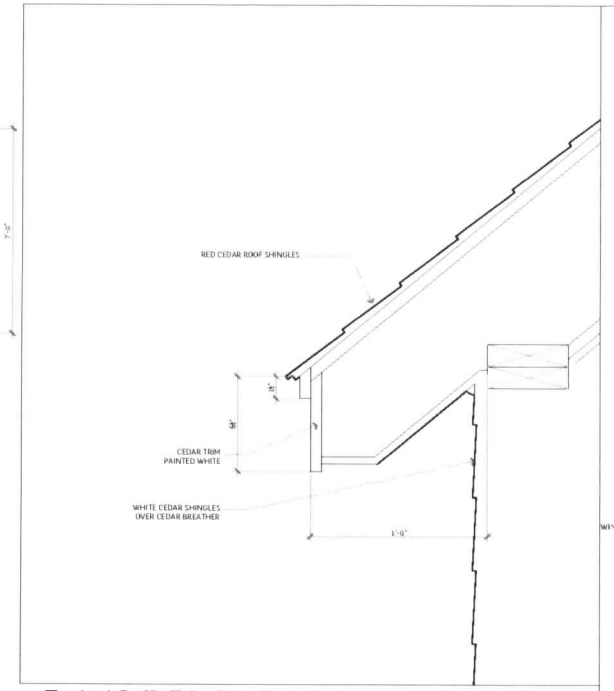
OUTSWINGING NANAWALL SYSTEM
4 LEAFS
CLAD 04P



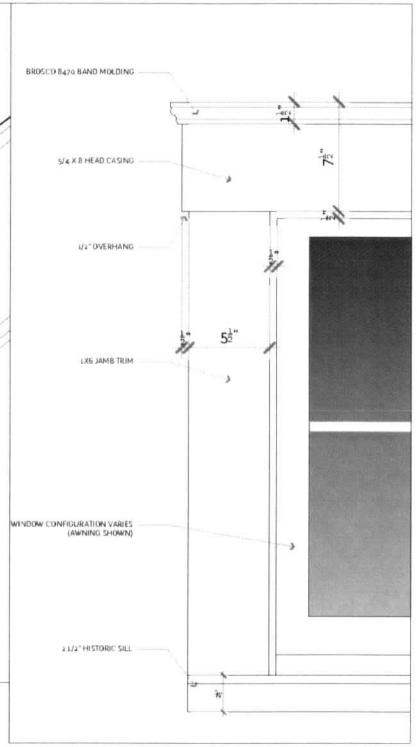
OVERHEAD GARAGE DOORS
12 LIGHTS



MAIN DOORS
6 LIGHTS



Typical Soffit Trim Detail:
3" = 1'-0"



Typical Exterior Trim Detail:
3" = 1'-0"

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

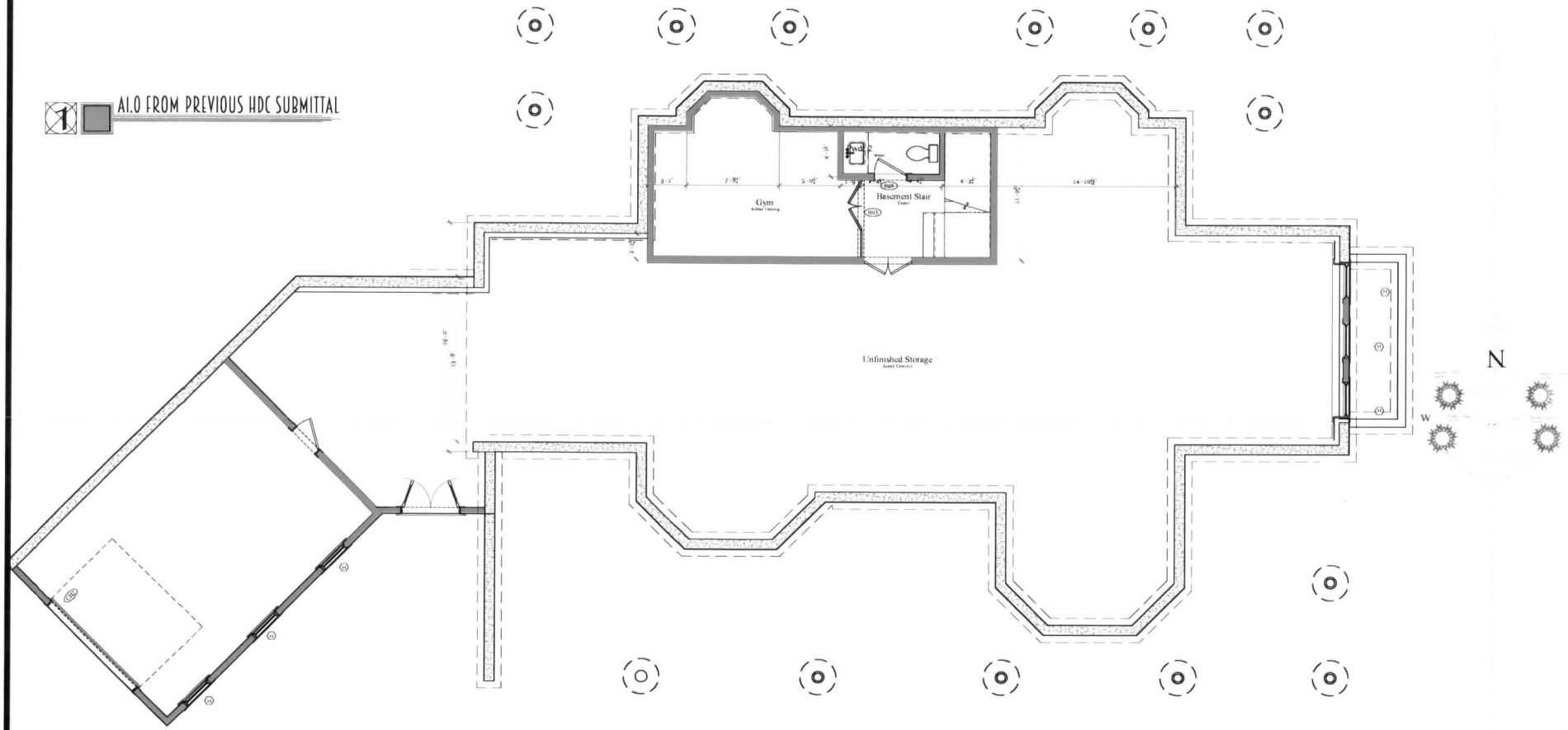
JAMES PHILLIP GOLDEN ARCHITECT

October 22nd, 2024

a1.0

Proposed garden level floor plan

1 A1.0 FROM PREVIOUS HDC SUBMITTAL



1 GARDEN LEVEL PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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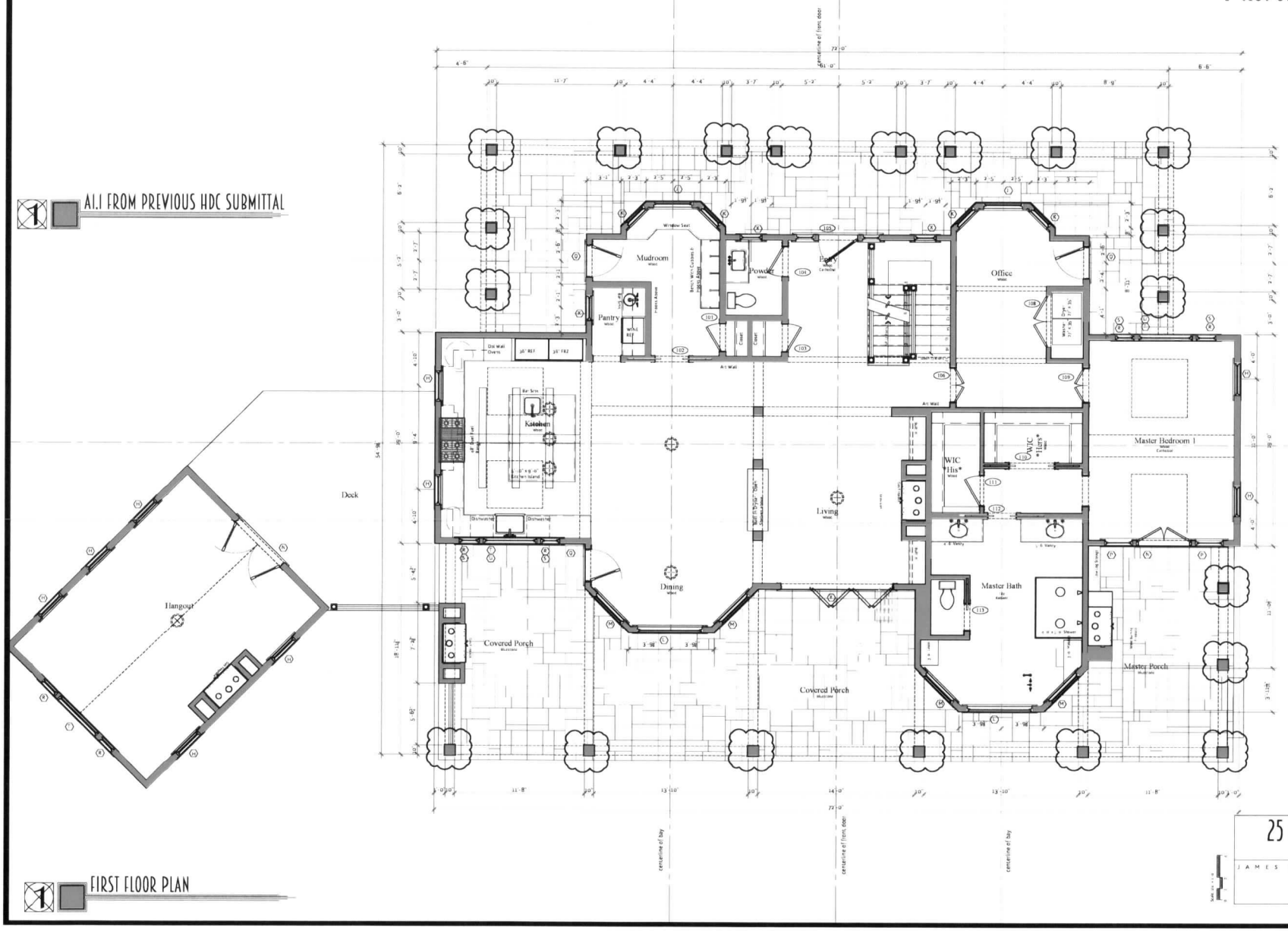
August 26th, 2024

a1.1

Proposed First Floor Plan

A1.1 FROM PREVIOUS HDC SUBMITTAL



FIRST FLOOR PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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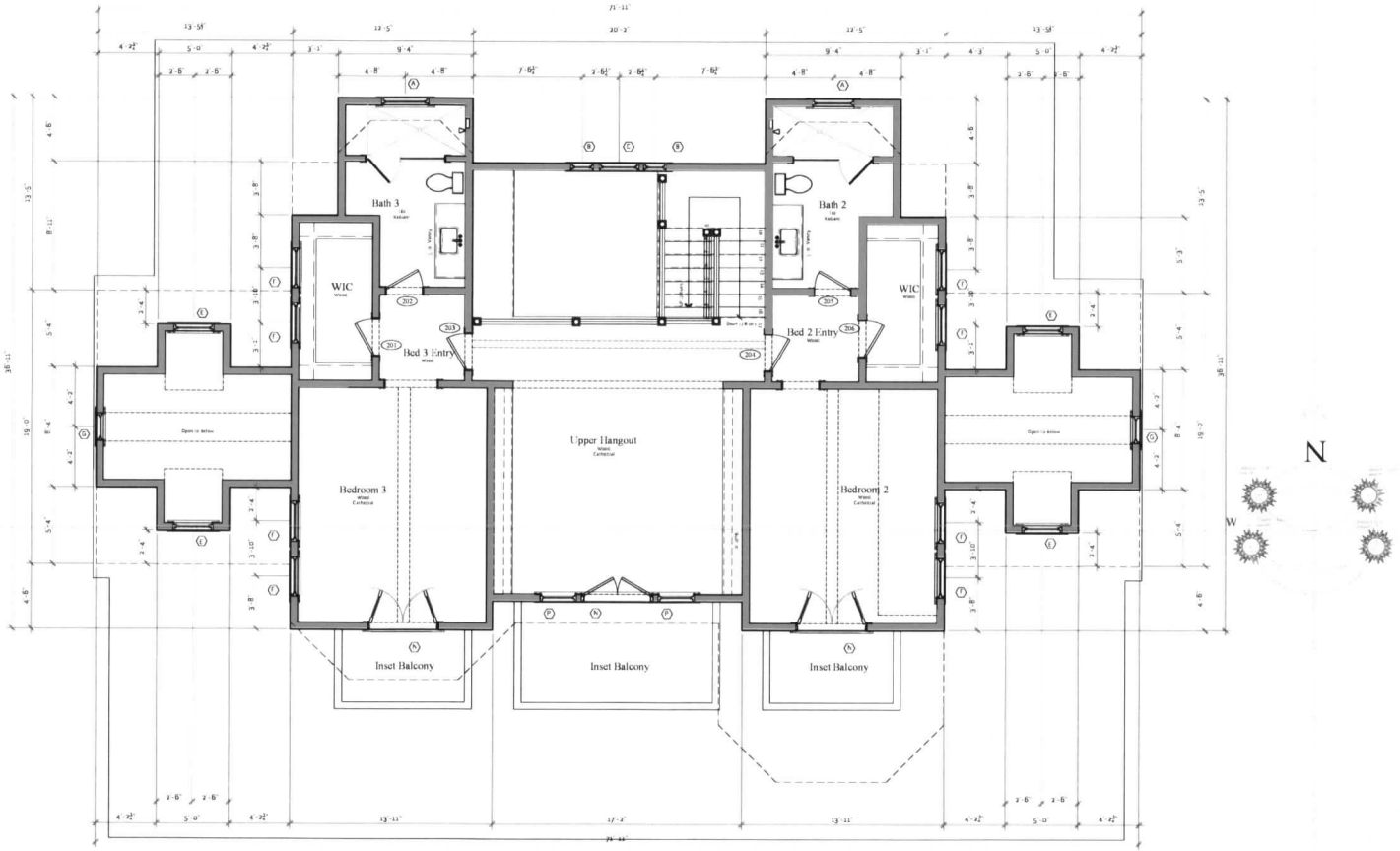
a1.2

PROPOSED UPPER FLOOR PLAN

A1.2 FROM PREVIOUS HDC SUBMITTAL



SECOND FLOOR PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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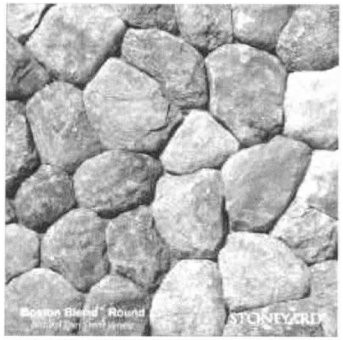
a4.2
PROPOSED MATERIALS



Nantucket Historic District Commission
Approvable Colors

Main Street Yellow	PMS 120	
Cottage Red	PMS 492	
Hamilton Blue	PMS 5415	

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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October 22nd, 2024

ADDRESS: 4 Mariner Way (HDC2023-12-9707)

DATE HEARD: 10/8/2024

SITTING BOARD: Pohl, Welch, Camp, Oliver & Thornewill (Original Board) Patten Alternate for Camp 10/8/24

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 10/31/2024 (Supplement to 6/13/2024, 8/22/2024 & 9/19/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 4 Mariner Way (HDC2023-12-9707)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 10/31/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday October 8, 2024

NSL File No. NS11450/NS11451 – 4/6 Mariner Way

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

Voting for 6 Mariner Way: Pohl, Welch, Camp (Not in Attendance), Oliver, Thornewill, Patten (Alternate for this Meeting)

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner – Restates that the vegetation proposed to be planted if off the Approved Nantucket List of Wetland Plantings and that screening is appropriate to this neighborhood and important. No new comments.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group – States that most of the houses within this area have traditional in town plantings such as hydrangeas and privet hedges. "Planting dense layers of trees and bushes between the houses in a thick enough layer/thick enough barrier to hide the pools will be foreign to this neighborhood." Believes the planting choices are inappropriate.
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

Oliver – Has two (2) main concerns, the first being the extensive amount of 5 in 1 fence. Believes this project has too much fence. Fences on the property line are rarely approved, we prefer them to be pushed in and heavily vegetated, so the fence is not intrusive to the neighbor. There is no information about the pergola. Second, is still concerned about the plants ability to screen the pool. (Note no fence or pergola is proposed)

Welch – "My position has been the permanency of visual mitigation due to saltwater flood impact/intrusion." Wants to clarify that the commission does approve fences on property lines, just not to screen pools. In regard to the pergola, Welch believes "it could be taller than a 5 in 1 and could look more like a tall shrub without having a larger impact, it would be a visual mitigation." The other possible solution could be to downsize the pool slightly and or relocate the pool closer to the house. There may be a trade off in that if it's moved to perhaps towards the outdoor shower side, and there's some rearrangement back there to tuck it in around the house." Suggests possibly covering the pool with a pergola. This could potentially screen people playing in the pool. In summary, "I think move it, perhaps downsize it, and a living fence (if it's to be approved). Those are the minimum standards". (Note no fence or pergola is proposed)

Thornewill – At the last meeting, Thornewill stated that a fence would be necessary to hide the pool. States, it is odd to have a deck that is shaped the way this one is, projecting off a porch. So, having a pool on top of the deck is even more unusual. Adding fencing with vegetation on the other side of the fence would be the normal way to permanently hide anything, instead of just vegetation because vegetation can go away. Believes that this fencing and vegetation should be a requirement for hiding this pool. "But I also don't think this is the solution either because we are at the edge of a wetland." If a vote was to happen, she would abstain.

Patten – Pattens main concern is that there have been no revisions brought forward showing the proposed suggestions from the board. Based on this plan, it doesn't seem like much has really changed. Patten agrees that the property would look awkward with a fence and vegetation. Maybe bringing the pool in and making it smaller would help, but mostly wishes to see the suggestions made by the Board put onto the Plan.

Pohl – Wishes to move this project along because its not fair for any party involved. "What we were looking for last time was for the Board to cogitate on how exactly a motion would be worded." No revisions were requested. Regarding the fence construction, most of it would be occurring within the 50ft setback. This is not allowed due to a fence being

considered a structure by ConCom. "My position hasn't changed. My position is essentially, if we are screening this to our normal standard of pool screening, which is not visible at the time of inspection and thereafter, I've already addressed the idea of formal screening ... as long as this is screened in perpetuity, I feel like that is the standard we have for pools." Would like to reach a motion of some kind tonight or soon.

Welch – Agrees that this has taken far too long. States that the Board does not have a Plan showing what the property will actually look like or one with elevations. The board is having difficulty coming up with a final decision that everyone is comfortable with. "I believe that its (the pools) presence needs to be mitigated, it needs to be closer to the house ... there should be some type of live plant material, some type of living fence." One legitimate concern is the potential of large storms to damage vegetation. Welch would like to see the pool not only not be visible at the time of inspection and hereafter but have some type of reinforcement that in the event that the screening vegetation is removed by a large storm, it would be replaced relatively quickly. Asks Paul to bring some revised elevations to show what would actually be visible. Would like to know when the porch would be completed in order to actually see what the pool would look in relation to the porch.

Paul – "I can come back with a 3D elevation, in one last attempt to provide you with, what we feel, is how this will look visually from Mariner Way. I would offer this for both 4 and 6." Requests to continue 4 and 6 to the next Old Business Meeting.

Welch – Requests a 2D drawing showing the elevations that are affected. Would also like to see a drawing showing a line of the existing vegetation in the 3D perspective.

Thornewill – After reviewing the elevations that have been approved, the pool is at an elevation where there is no railing around it. Sees a lot of white railing throughout the dwelling and is worried that this will be visually distracting. Is wondering if it's too late to have the Builder/homeowner/client change the color to natural to weather or Nantucket Gray.

Welch – Requests a motion to hold for revisions including additional information.

Vote is 5 approve, 0 opposed and 0 abstaining.

6 Mariner

Welch – Asks that the same requests for 4 Mariner Way be incorporated into 6 Mariner Way revisions as well.

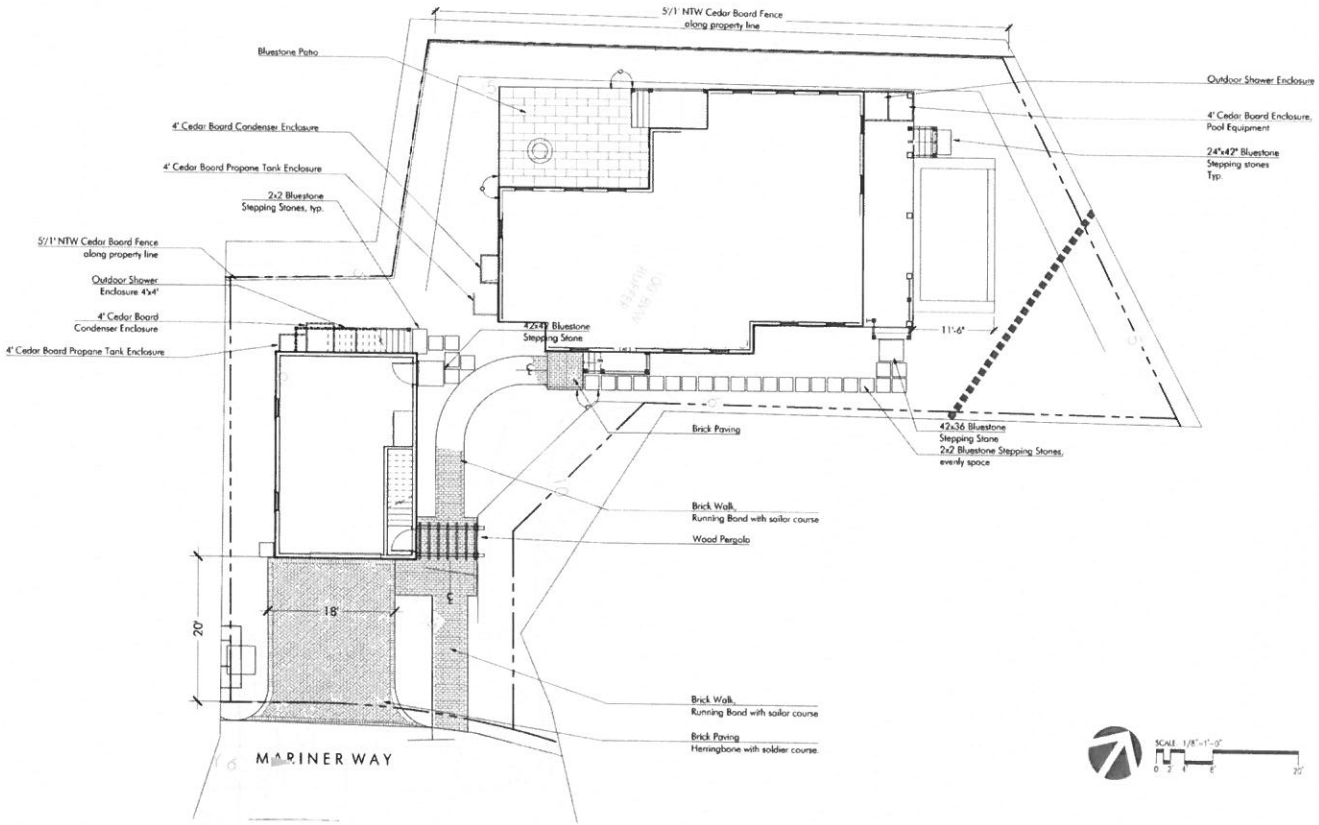
Pohl – Requests that the most pertinent and new information be placed within the first couple pages of the report, so the Board doesn't have to fish for it.

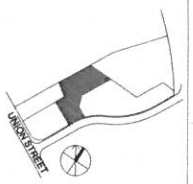
Welch – Also requests a motion to hold for revisions including additional information on 6 Mariner.

Vote is 5 approve, 0 opposed and 0 abstaining.

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC





LAYOUT LEGEND:

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

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
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IRRIGATION NOTES

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

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

4 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
07/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
09/30/24	HDC Buffer Revisions 2
10/17/24	HDC Buffer Revisions 3

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE
4 MARINER
MATERIALS + LAYOUT PLAN

DRAWING NUMBER
L1.2

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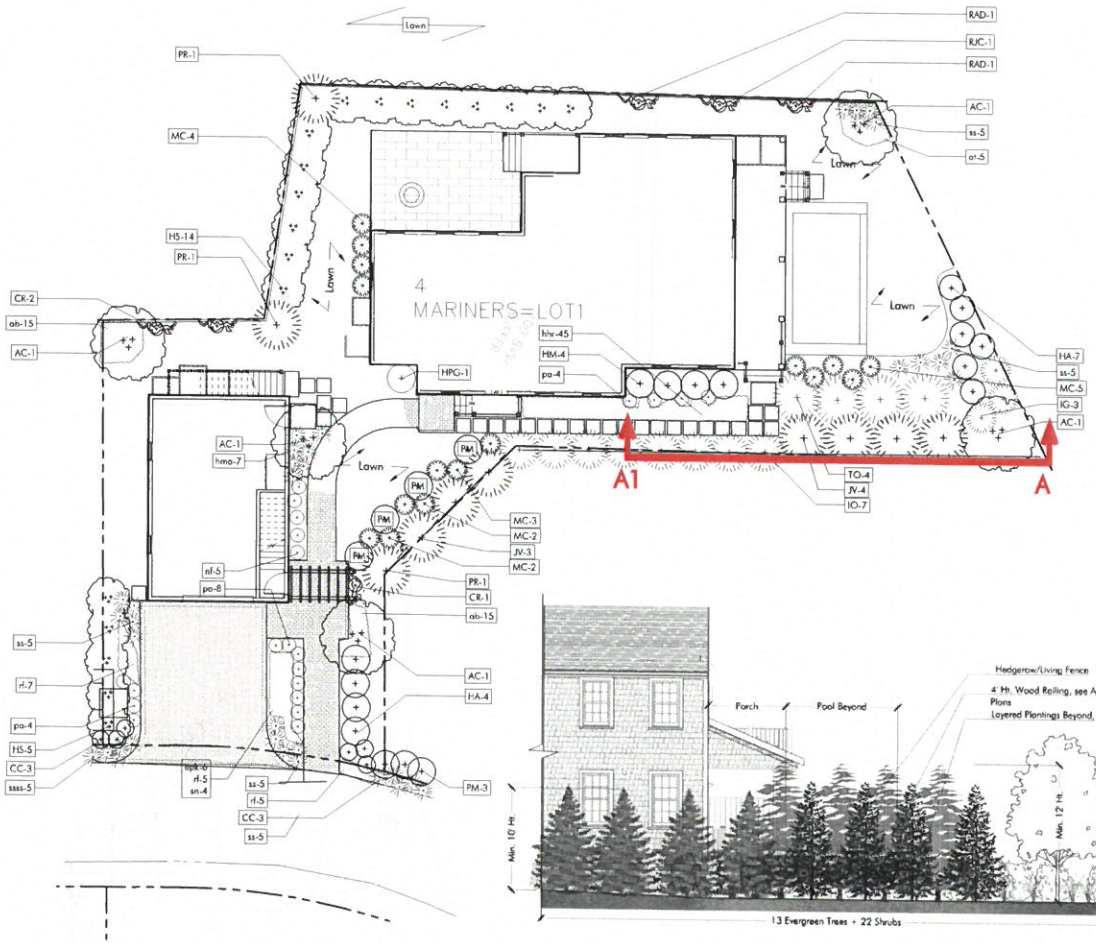
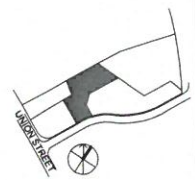


A Pool at 4 Mariner's
SCALE: 3/16" = 1'-0"

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

PROPOSED PLANT LIST - 4 MARINERS

SYMB	LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
TREES				
AC 5	Amelanchier canadensis	Serviceberry	8'-10' ht.	b&b
JV 7	Juniperus virginiana	Red Cedar	10' ht.	b&b
IO 7	Ilex opaca	American Holly	10' ht.	b&b
PR 3	Pinus rigida	Pitch Pine	8'-10' ht.	b&b
TO 4	Thuja occidentalis	American Arborvitae	12 ht.	b&b
SHRUBS				
CC 6	Caryopteris x clandonensis	Blue Mist Plant	3 gal.	
HS 19	Hibiscus syriacus 'Blushing Bride'	Light Pink Rose of Sharon	5'-6' ht.	b&b
	Hibiscus syriacus 'Azumi Blue Satin'	Blue Rose of Sharon	5'-6' ht.	b&b
	Hibiscus syriacus 'Woodridge Rose'	Lavender Rose of Sharon	5'-6' ht.	b&b
HA 11	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM 4	Hydrangea macrophylla 'Endless Summer	Bigleaf Hydrangea	3 gal.	pots
HPG 1	Hydrangea paniculata grandiflora 'Limelight'	PG Hybrid Hydrangea	5 gal.	pots
IG 3	Ilex glabra	Inkberry	5 gal.	pots
MC 16	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal.	Space 5' o.c.
PM 7	Prunus maritima	Beach Plum	36"	
VINES				
CR 3	Campsis radicans	Trumpet Vine	2 gal	pots
RAD 2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal	pots
RJC 1	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal	pots
PERENNIALS AND ORNAMENTAL GRASSES				
ab 30	Ajuga 'Black Scallop'	Bugle Weed	1 at.	
at 5	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
epk 6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr 45	Hemmerocalis x 'Happy Returns'	Yellow everblooming day lily	2 gal	
hma 7	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal	
nf 5	Nepeta fassenii 'Blue Wonder	Persian Catmint	1 gal.	
pa 16	Perovskia atriplicigolia ' Lacy Blue'	Dwarf Russian Sage	2 gal	
rf 17	Rudbekia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
sn 4	Salvia nemorosa 'Caradonna'	Sage	2 gal.	
ss 25	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal	
ssss 10	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	



LEGEND: SEE PLANT SCHEDULE

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

HDC REVISION 3 NOTES
- Updated Planting to be naturalistic in its design
- Added Hedgerow/Living Fence as a Buffer to the Pool Area
- Section Elevation provided to better show proposed condition
- Provided chart of plant size at installation and growth rate

Mariner 4 Buffer Plantings		
Plant Name	Proposed Height at Planting	Annual Growth Rate
Red Cedar	10' Ht.	1'
American Holly	10' Ht.	1-2'
American Arborvitae	12' Ht.	3-4'

LAYOUT AND MATERIALS NOTES
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VERDANT LANDSCAPE ARCHITECTURE
617.735.1180

4 MARINER WAY NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMING SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2
10/17/24	HDC Buffer Revisions 3

DRAWING INFORMATION
DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
4 MARINER PLANTING PLAN

DRAWING NUMBER
L2.2

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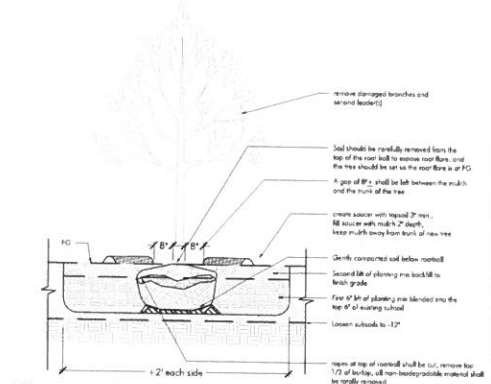
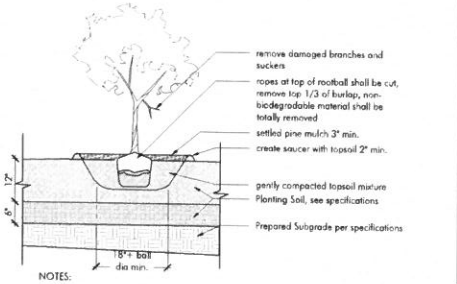
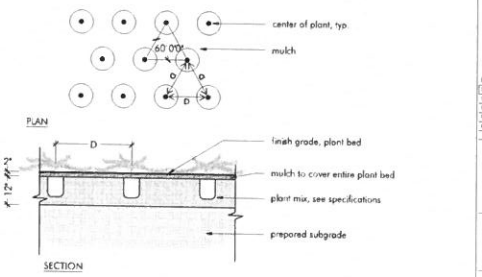


1 **Tree Planting**
SCALE: 1/2"=1'-0"



NOTES:
1. Verify a minimum of 24 inches of friable soil in planting areas

2 **Shrub Planting**
SCALE: 3/4"=1'-0"



NOTE: Prior to planting, remove plant from container and comb out roots.

3 **Perennial and Ground Cover**
SCALE: 1/2"=1'-0"

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MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/17/24	CONSERVATION SET
04/09/24	Fence Revisions
08/08/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2
10/17/24	HDC Buffer Revisions 3

DRAWING INFORMATION
DATE: 2/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
PLANTING DETAILS

DRAWING NUMBER
L3.1

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

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 9/19/2024 (Supplement to 6/13/2024 & 8/22/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 4 Mariner Way (HDC2023-12-9707)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

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

Nantucket Surveyors, LLC
HDC Minutes
Tuesday August 27, 2024

NSL File No. NS11450 – 4 Mariner Way

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

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

Representative: Paul J. Santos

Staff Comments:

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

Public Comments:

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

Concerns:

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

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

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

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

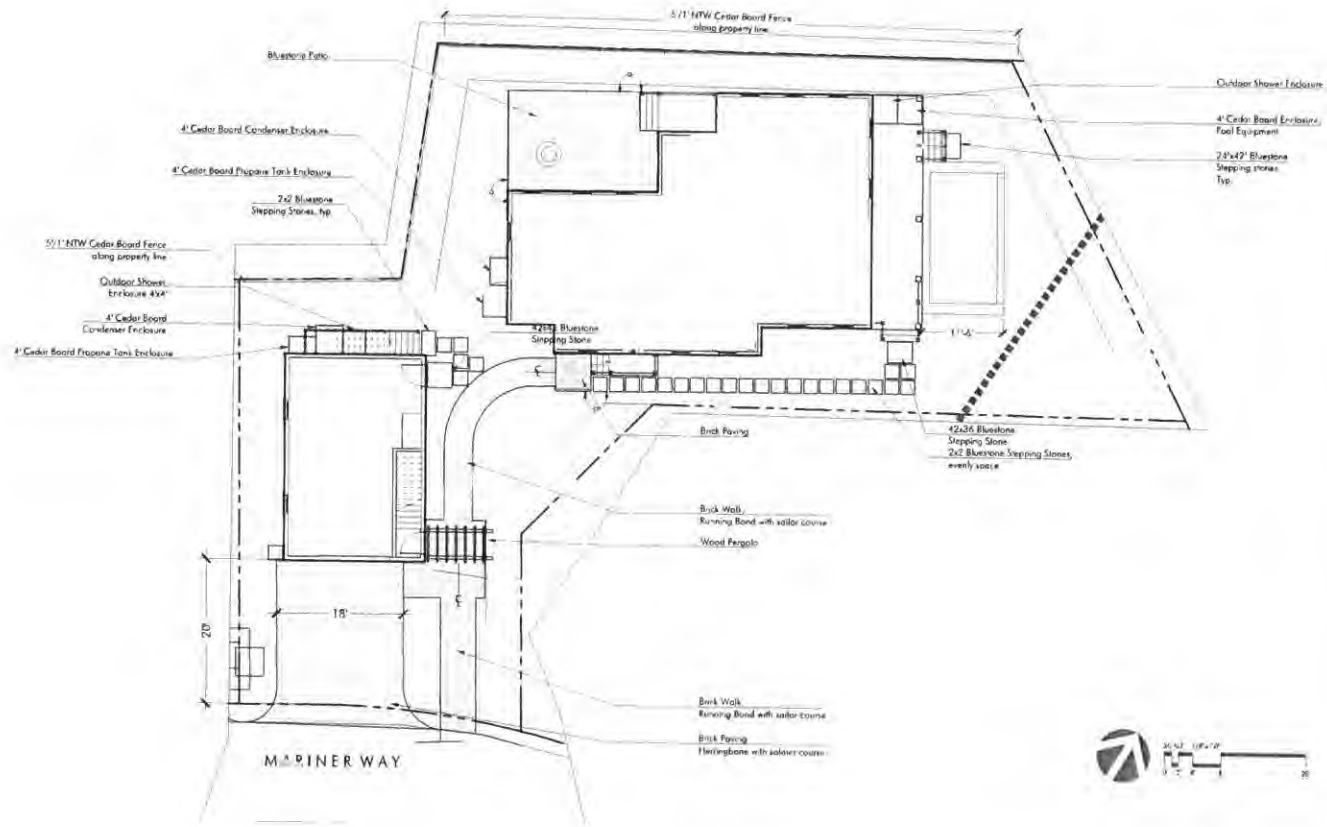
Pohl – Believes that the abutting wetland has vegetation that is high and can't be touched. If there was any visibility from Mariner Way, there is another building between the pool and Mariner Way.

Paul - Requests to continue 4 Mariner

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

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC





LAYOUT LEGEND:

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

LAYOUT AND MATERIALS NOTES:

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VERDANT
LANDSCAPE ARCHITECTURE
617.736.1180

4 MARINER WAY
NANTUCKET, MA

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

DRAWING INFORMATION

DATE: 7/1/24
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: JW
CHECKED BY: SH

DRAWING TITLE
4 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER
L1.2

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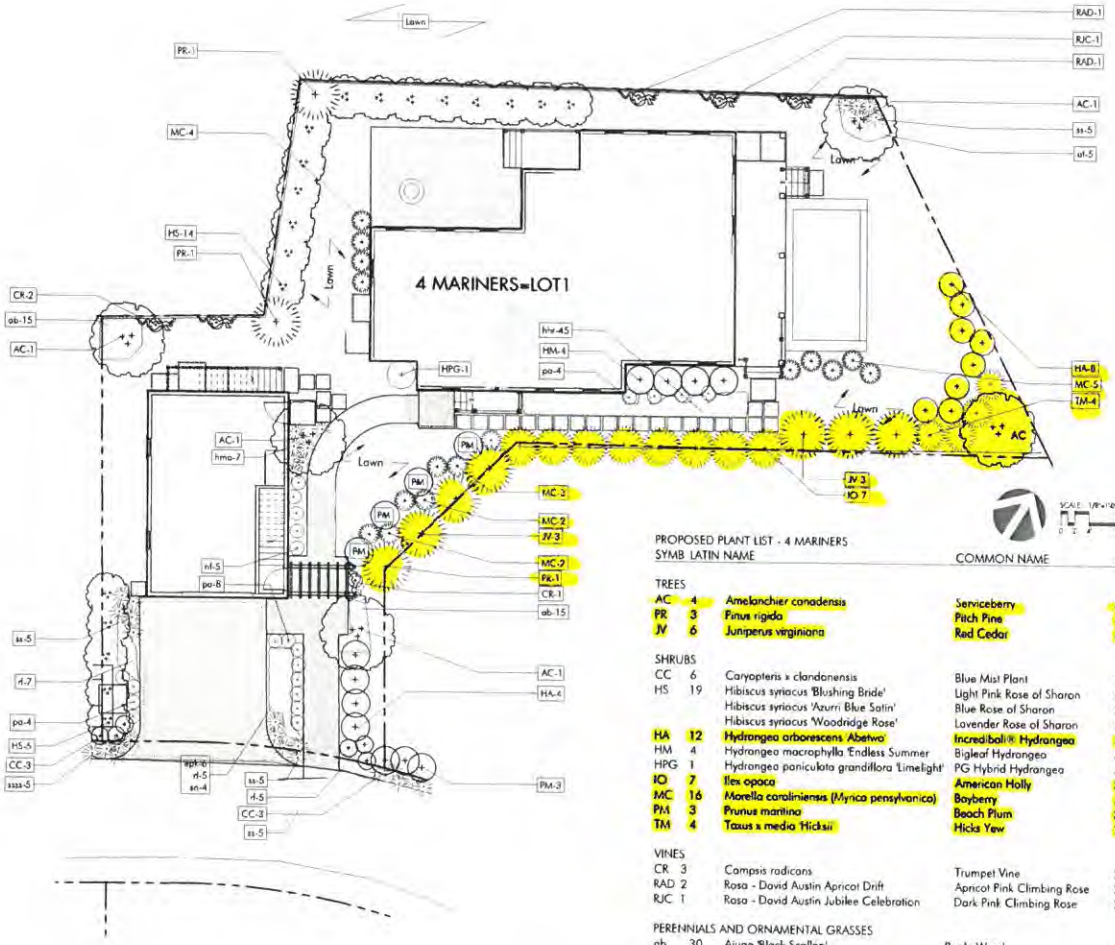
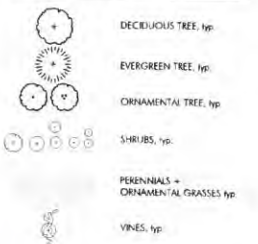




LEGEND: SEE PLANT SCHEDULE



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VERDANT
LANDSCAPE ARCHITECTURE
617.736.1180

4 MARINER WAY
NANTUCKET, MA

REVISIONS

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

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

PROJECT MANAGER:
DRAWN BY: EH
CHECKED BY: EH

DRAWING TITLE
4 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.2

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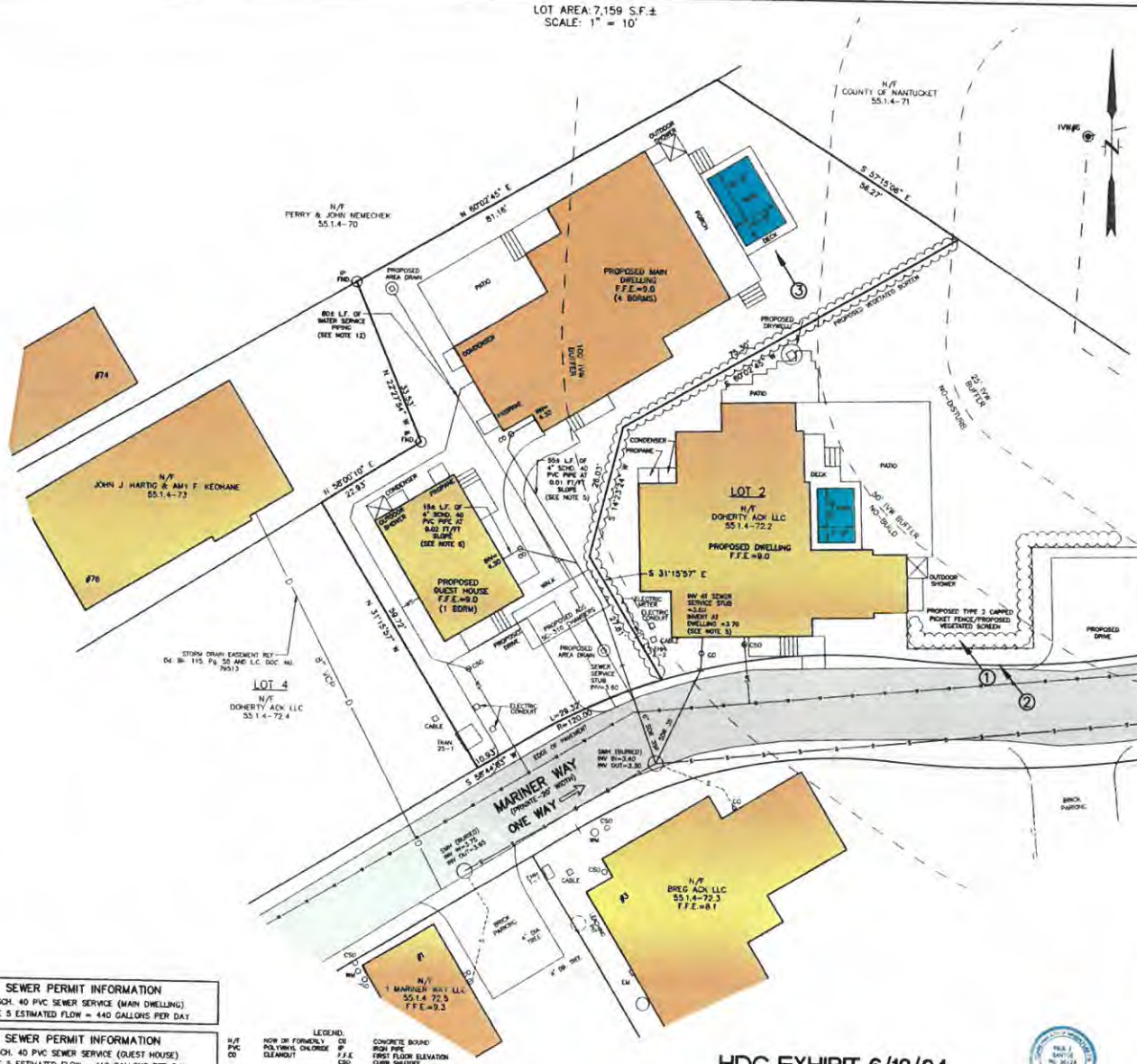
SEWER & WATER CONNECTION PLOT PLAN

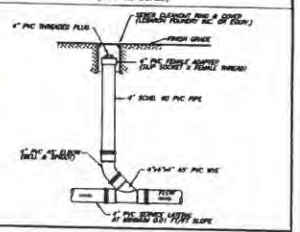
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



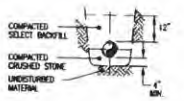
LOCUS MAP
SCALE: 1" = 150'±



SEWER CLEANOUT DETAIL
(NOT TO SCALE)



PIPE BEDDING DETAIL
(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 45-3512, Dd. Bk. 1868, Pg. 189. MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0008G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 175.
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SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (MAIN DWELLING)
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

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

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
GV GAS VALVE
EM ELECTRIC METER
CSO CONCRETE BOUND IRON PIPE
FFE FIRST FLOOR ELEVATION
CURB SHUTOFF
EXISTING SPOT GRADE

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

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

PROPOSED SCHEDULE OF ELEVATIONS	
F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	3.70
INVERT AT GUEST HOUSE	3.50
INVERT AT STUB	3.60
(SEE NOTE 1)	

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

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

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

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N-11450

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



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



View of 1 Mariner Way from Union Street showing fencing



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



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

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

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

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

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

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

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

Nantucket Surveyors, LLC
HDC Minutes
Tuesday July 23, 2024

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

Doherty ACK LLC: 4 & 6 Mariner Way Pool Revisions

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

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

Representative: Paul J. Santos

Staff Comments:

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

Public Comments:

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

Concerns:

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

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

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

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

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

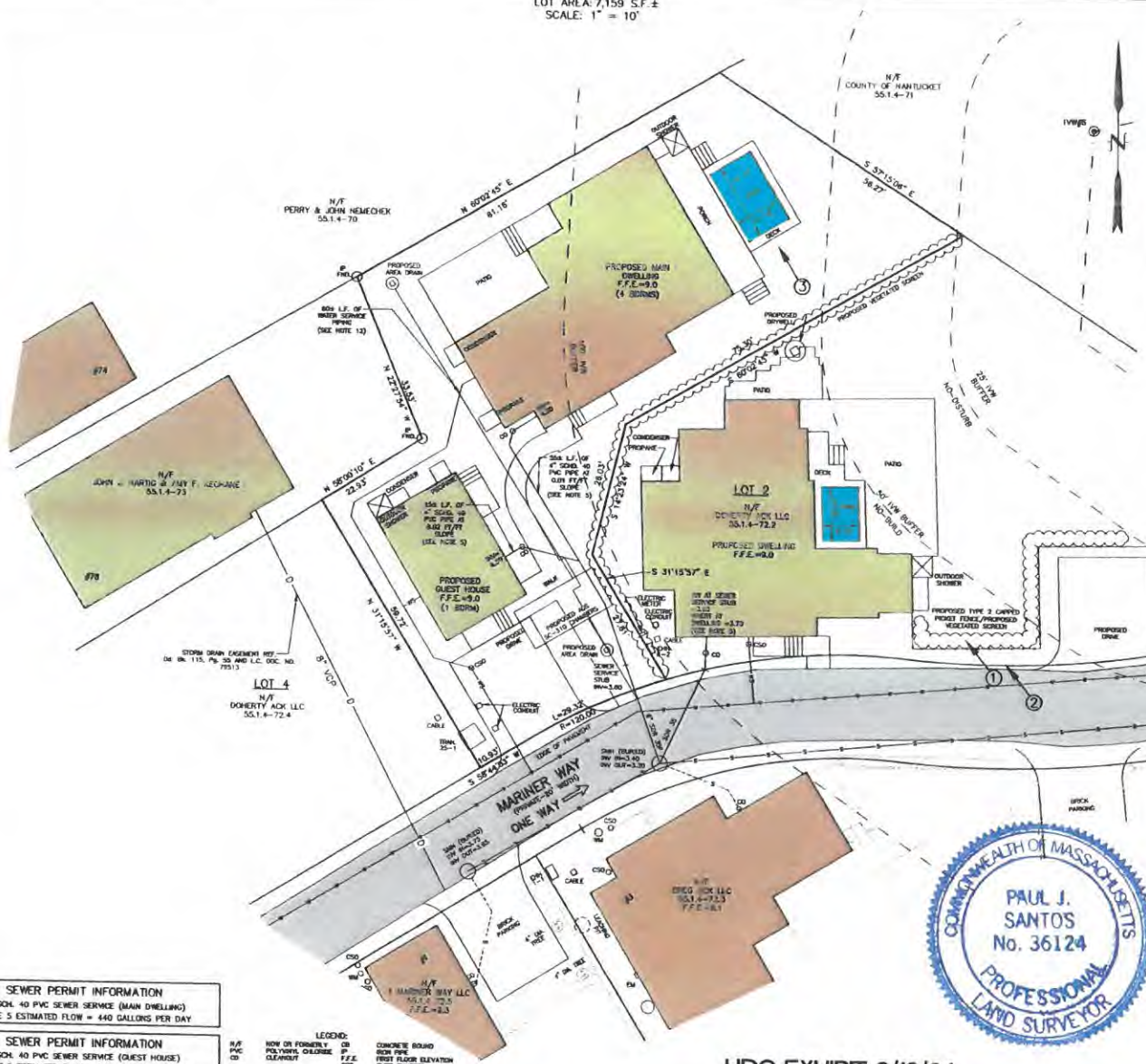
Hold for revisions, track 2, 4 & 6 together

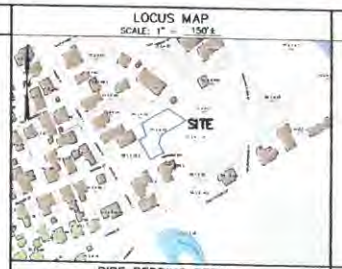
Prepared By:

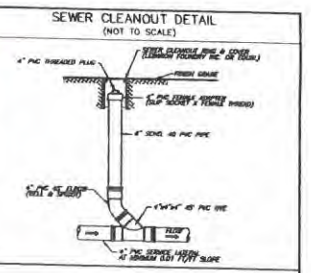
Paul J. Santos PLS
Nantucket Surveyors, LLC

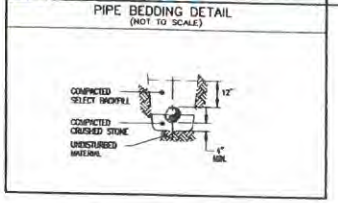
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'









NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
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4" SCH. 40 PVC SEWER SERVICE (MAIN DWELLING)
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

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

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

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

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

BENCHMARK INFORMATION

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

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

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

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

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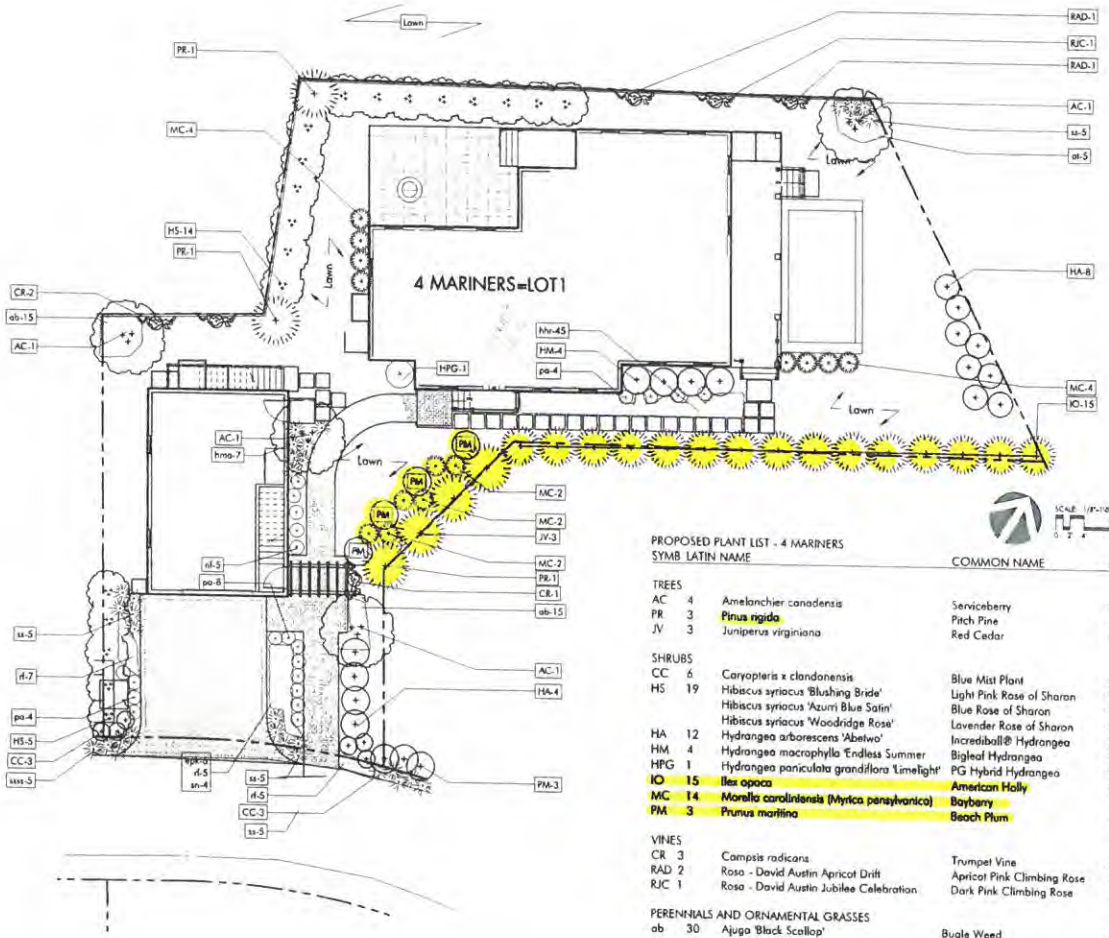
N-11450





LEGEND: SEE PLANT SCHEDULE

DECIDUOUS TREE, typ

EVERGREEN TREE, typ

ORNAMENTAL TREE, typ

SHRUBS, typ

PERENNIALS + ORNAMENTAL GRASSES typ

VINES, typ

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

PROPOSED PLANT LIST - 4 MARINERS

SYMB		LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
TREES					
AC	4	Amelanchier canadensis	Serviceberry	8'-10' ht	b&b
PR	3	Pinus rigida	Pitch Pine	8'-10' ht	b&b
JV	3	Juniperus virginiana	Red Cedar	6'-7' ht	
SHRUBS					
CC	6	Caryopteris x clandonensis	Blue Mist Plant	3 gal.	
HS	19	Hibiscus syriacus 'Blushing Bride'	Light Pink Rose of Sharon	5'-6' ht.	b&b
		Hibiscus syriacus 'Azurri Blue Satin'	Blue Rose of Sharon	5'-6' ht.	b&b
		Hibiscus syriacus 'Woodridge Rose'	Lavender Rose of Sharon	5'-6' ht.	b&b
HA	12	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM	4	Hydrangea macrophylla 'Endless Summer	Bigleaf Hydrangea	3 gal.	pots
HPG	1	Hydrangea paniculata grandiflora 'Limelight'	PG Hybrid Hydrangea	5 gal.	pots
IO	15	Ilex opaca	American Holly	30"-36"ht	
MC	14	Morella carolinensis (Myrica pensylvanica)	Bayberry	5 gal.	
PM	3	Prunus maritima	Beach Plum	36"	
VINES					
CR	3	Campsis radicans	Trumpet Vine	2 gal.	pots
RAD	2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal.	pots
RJC	1	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal.	pots
PERENNIALS AND ORNAMENTAL GRASSES					
ab	30	Ajuga 'Black Scallop'	Bugle Weed	1 qt.	
at	5	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
epk	6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr	45	Hemmerocalis x 'Happy Returns'	Yellow everblooming day lily	2 gal.	
hma	7	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal	
nf	5	Nepeta fassenii 'Blue Wonder	Persian Catmint	1 gal.	
pa	16	Perovskia atriplicigolia ' Lacy Blue'	Dwarf Russian Sage	2 gal.	
rf	27	Rudbekia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal	
sn	4	Salvia nemorosa 'Caradonna'	Sage	2 gal.	
ss	20	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal.	
ssss	5	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	

LAYOUT AND MATERIALS NOTES

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

IRRIGATION NOTES

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

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

4 MARINER WAY
NANTUCKET, MA

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

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

PROJECT NUMBER
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
4 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.2

© Verdant Landscape Architecture

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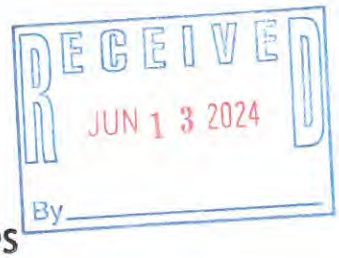
Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021





Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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Signature: _____ Date: 6/13/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

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

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

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

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

Public Comment:

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

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

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



Property Information

Property ID	10855
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

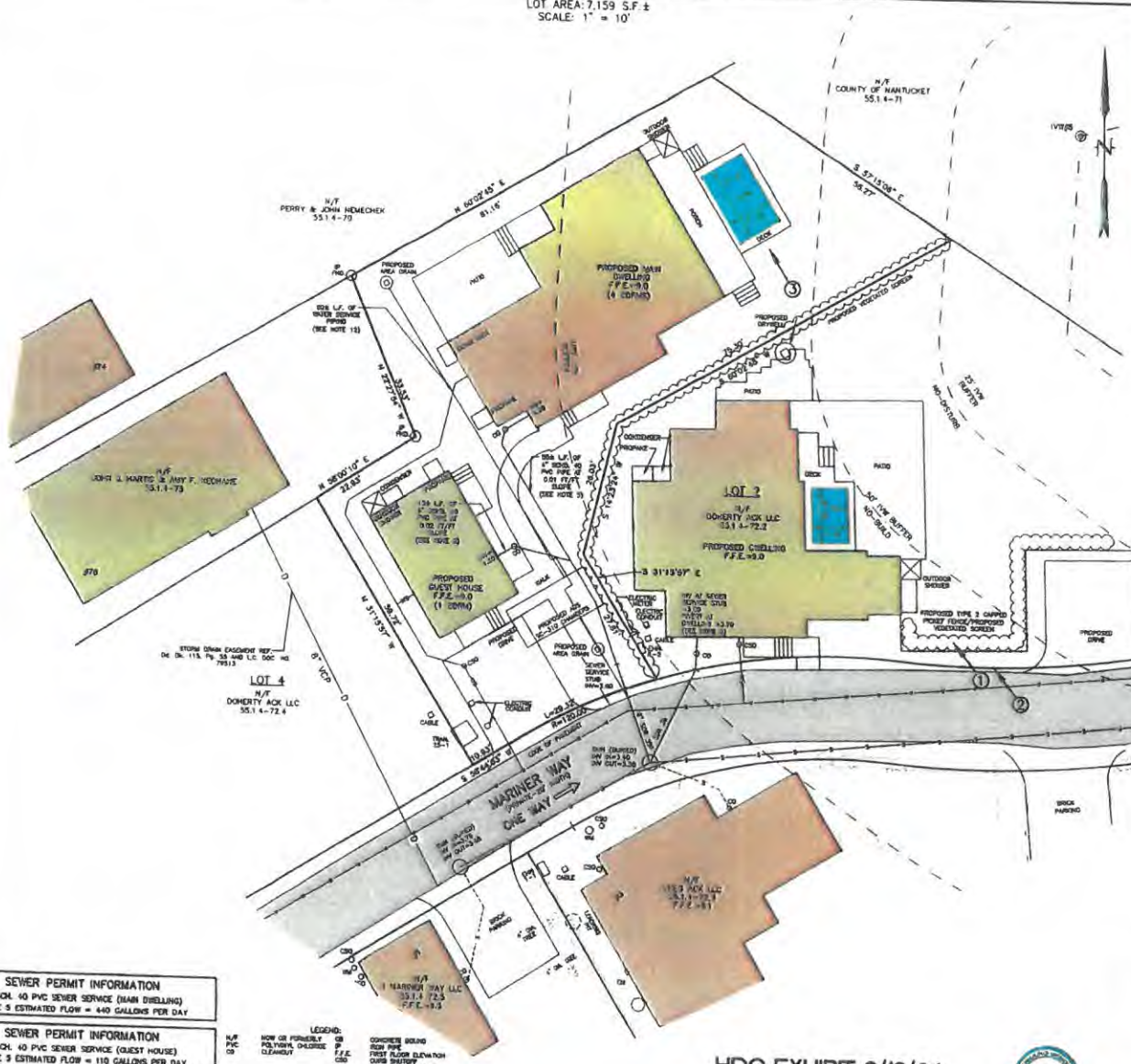
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

SEWER & WATER CONNECTION PLOT PLAN

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



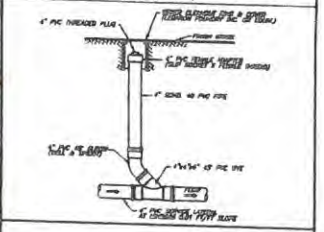
LOCUS MAP

SCALE: 1" = 150'±



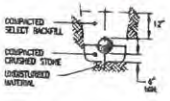
SEWER CLEANOUT DETAIL

(NOT TO SCALE)



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

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

SEWER PERMIT INFORMATION

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

SEWER PERMIT INFORMATION

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

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

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

6/13/24

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

BENCHMARK INFORMATION

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

PROPOSED SCHEDULE OF ELEVATIONS

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

(SEE NOTE 1)

SEWER & WATER CONNECTION PLAN

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

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

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N-11450

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



1 View of Property from Mariner Way

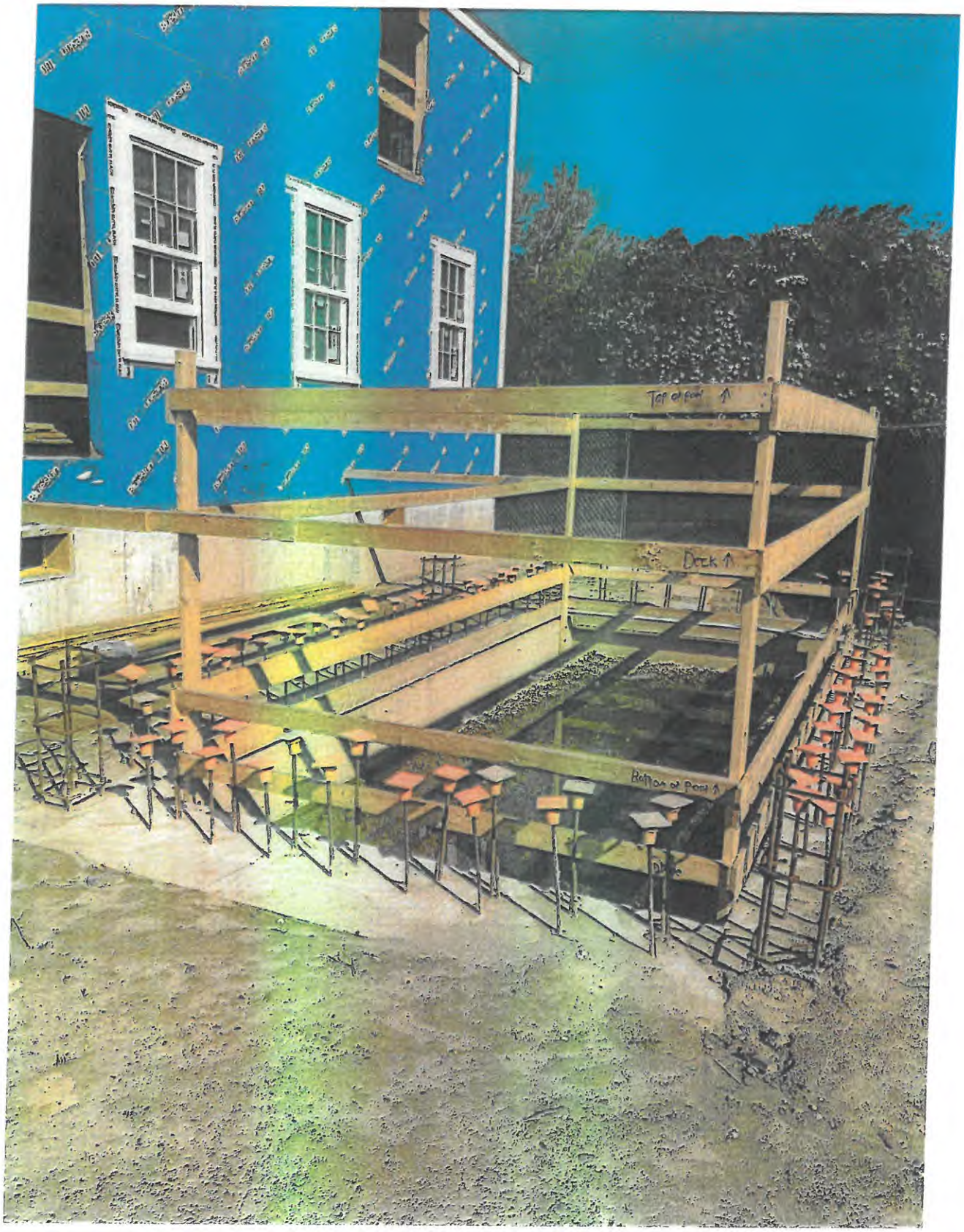


2 View of Property from Mariner Way

3

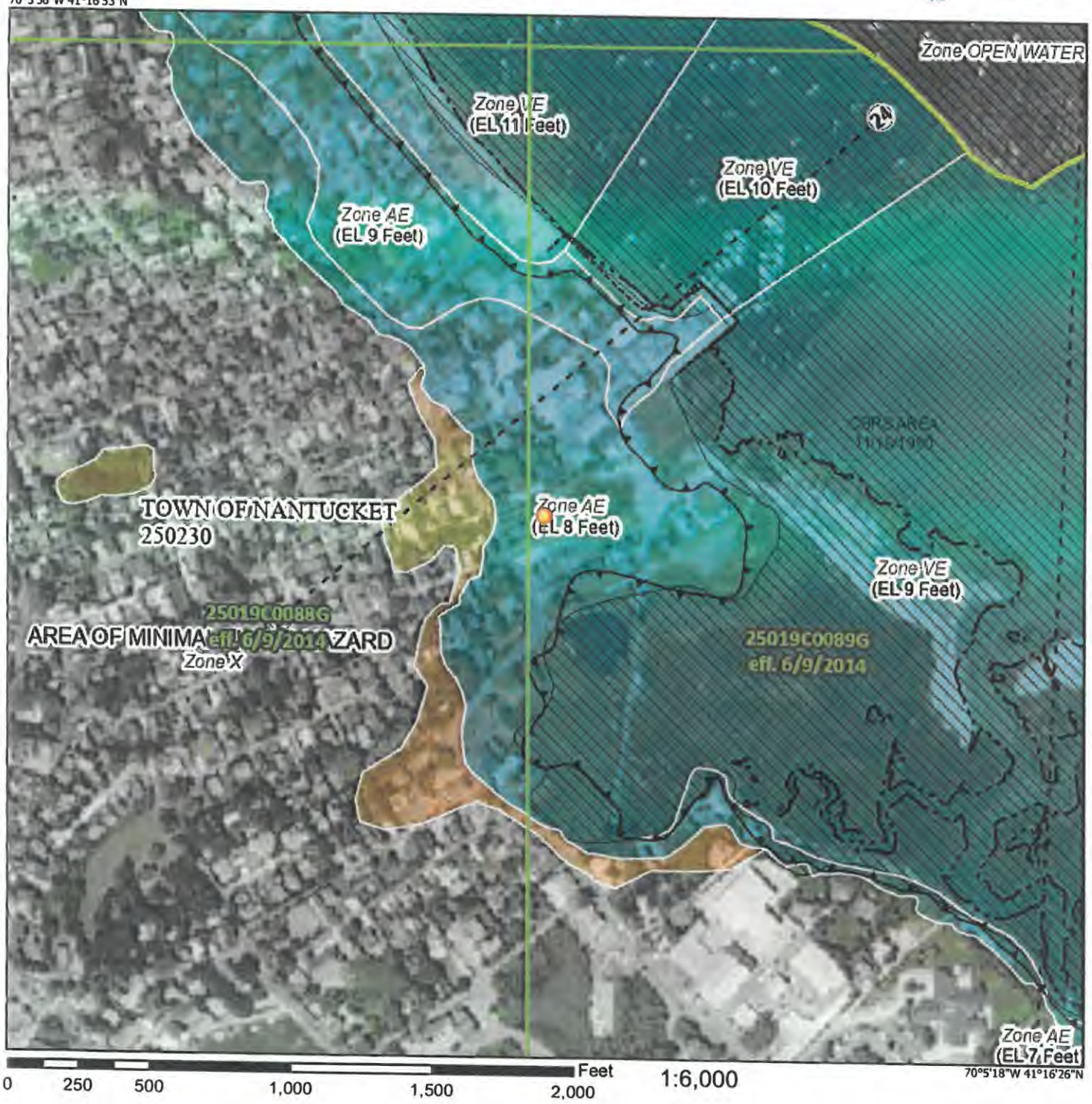
Pool Mock Up

4 Mariner Way



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

National Flood Hazard Layer FIRMette



Legend

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

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

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

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

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

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

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

N

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

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

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

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

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

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

HDC2022-08-6943

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°: 702

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

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

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

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: 8/29/22 Fee Paid: $ 280.00

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

Extended to: _____

Approved: ☒ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ITEM: STAFF RELOCATE BRICK WALK TO ALIGN IT'S RIGHT SIDE W/ RIGHT SIDE OF BRICK LANDING/PATIO, APPROX 6' FROM PROPERTY LINE, PER NOT VISIBLE @ TIME OF INSPECTION OR THEREAFTER

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: POOL USE PROTECTED (describe)

Original Date: BY A PERIMETER PLAN THROUGH PLANNING BOARD

Original Builder: UNDER R-C ZONING

REVISIONS*

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

POOL - AUTO COVER 8' X 14' 11. 10'X 15'

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: ~~5'~~ 4' NEW BOARDS
Type: _____
Length: 137'

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

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

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

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

COLORS

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

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

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

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

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

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

IV. OLD BUSINESS 03/21/23

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

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

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

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

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

APPROVED
HDC2022.08.6943

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

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

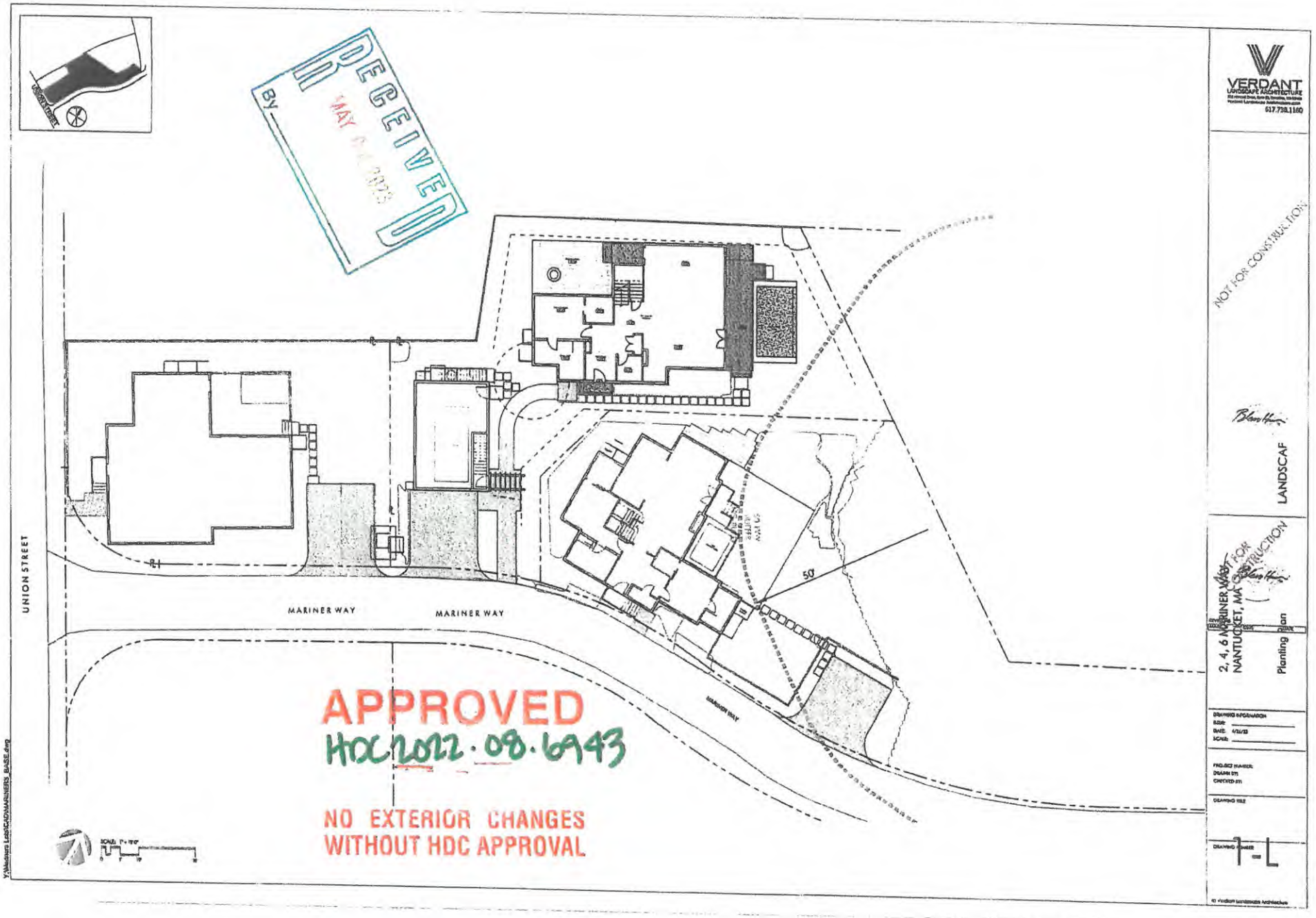
4. Doherty ACK LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams

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

AND POOL TO BE INVISIBLE IN PERSPECTIVE

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

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


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

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

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2022-08-6939 Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

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

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

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

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

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

Extended to: _____

Approved: 8 Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

*RESIDENT NANTUCKET AGE

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks * VOLUME 2716 REVISIONS* 1. East Elevation

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

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): BOXED ALUMINUM 2"

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

☐ Other _____

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

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

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

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

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof CHARCOAL BLACK

Trim QUAKER GRAY Sash BLACK Doors FRONT-HAMILTON BLUE

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

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

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

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

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

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JUN 2 2023
By

RECEIVED
JUN 2 2023
By

IV. OLD BUSINESS 03/21/23

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

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

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

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

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

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



4 Mariner - Locus Map

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

RECEIVED
JUN 2 2023
By

Finegold Alexander Architects

PROJECT NAME

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

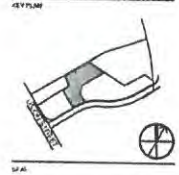
Civil Engineer
Nantucket Surveyors,
5 Whitty Way,
Nantucket, MA 02554
(508) 228-9240

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

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

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

KEY PLAN



SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

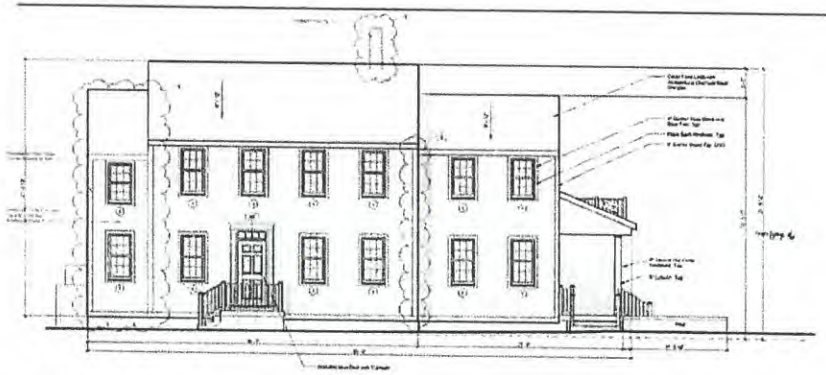
PROJECT #: PG7702
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME
Main House - Site Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION

SHEET #
4-A1



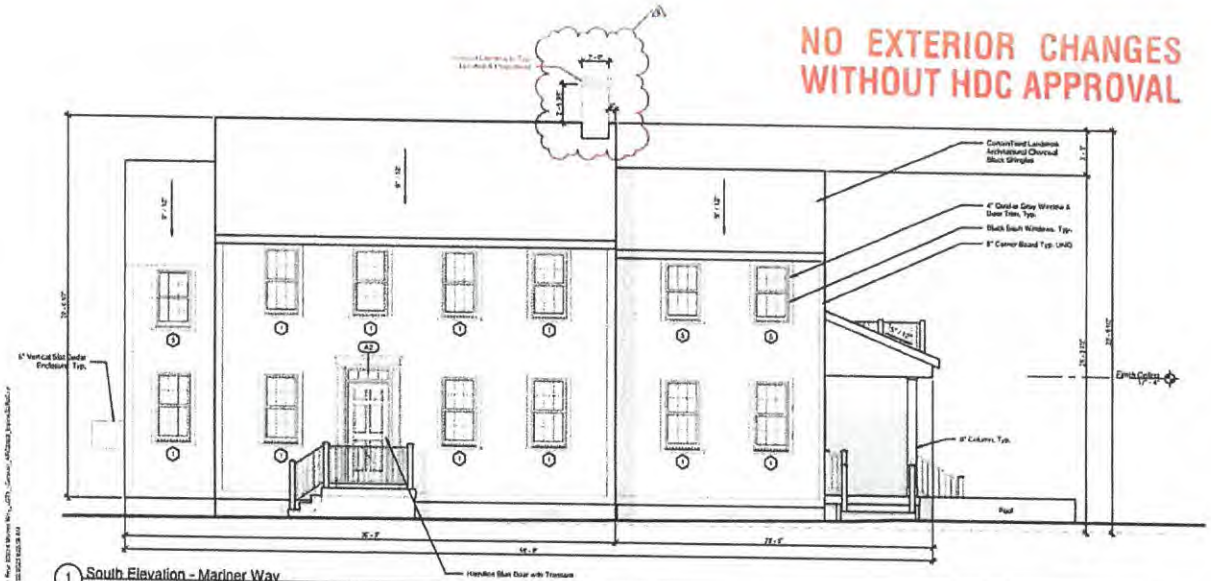
Previous South Elevation - 03/21/2023

MODIFICATIONS | 23.04.18

- Revised Chimney Location and Size

APPROVED
HDC2022-08-6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

Window Schedule

Type Mark	Width	Height	Lines	Window Type	Manufacturer	Series	Model	Frame
1	2' 7 3/8"	6' 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3626	Wood
2	2' 7 3/8"	3' 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	2' 2"	2' 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWH2626	Wood
5	2' 7 3/8"	4' 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2632	Wood

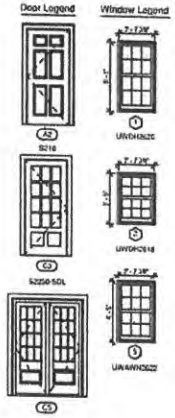
Door Schedule

Type Mark	Width	Height	Lines	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	8	6	Thermo Tru Ltd	Smooth Star	S218	Fiberglass
B	3' 0"	7' 0"	9	2	Thermo Tru Ltd	Smooth Star	S262 SDL	Fiberglass
C2	5' 0"	7' 0"	12	1	Thermo Tru Ltd	Smooth Star	S2250-SDL	Fiberglass
C3	2' 0"	7' 0"	12	1	Thermo Tru Ltd	Smooth Star	S2250 SDL	Fiberglass
D	11' 0"	8' 0"	6	6	Overhead Door Corporation	Raisen	9000 PPG	Anticlinal Wood

Materials Legend

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

Door Legend



Window Legend

RECEIVED
JUN 2 2023
By

Finegold Alexander Architects

PROJECT TEAM

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

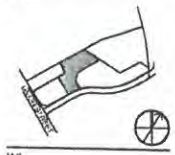
Civil Engineer
Montucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

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

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

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

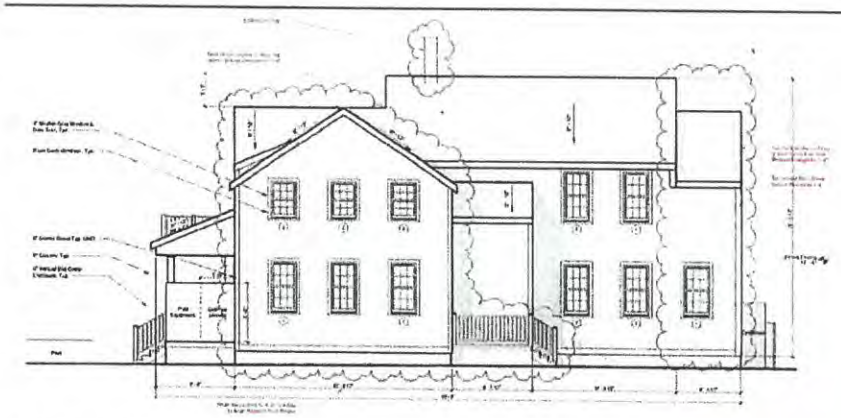
PROJECT #: P02/0.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME
Main House - Exterior Elevations

DRAWING HISTORY

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

SHEET #
4-A4



Previous North Elevation - 03/21/2023

MODIFICATIONS | 23.04.18

- Revised Chimney Location and Size

APPROVED
HDC 2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

Window Schedule

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

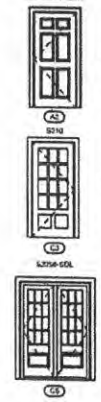
Door Schedule

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

Materials Legend

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

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM

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

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

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

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

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

KEY PLAN



TITLE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

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

SHEET NAME

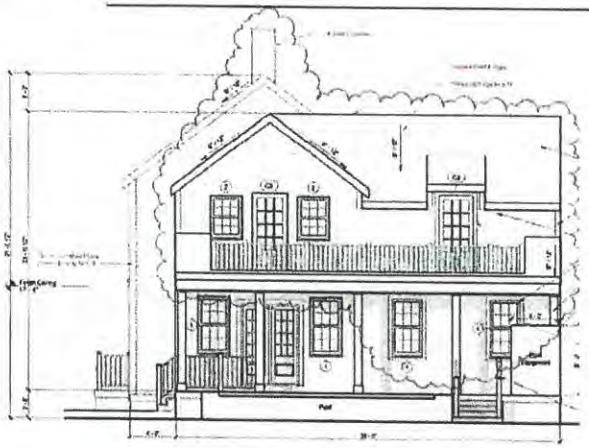
Main House - Exterior Elevations

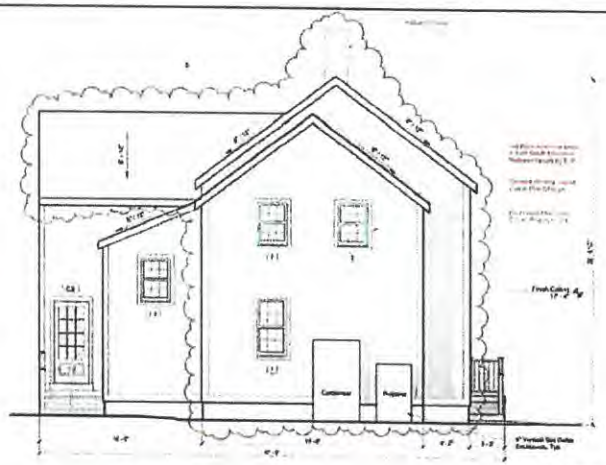
DRAWING HISTORY

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

SHEET #

4-A5





Previous East & West Elevations - 03/21/2022

Window Schedule

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

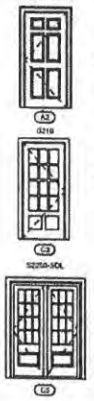
Door Schedule

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

Materials Legend

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

Door Legend



Window Legend

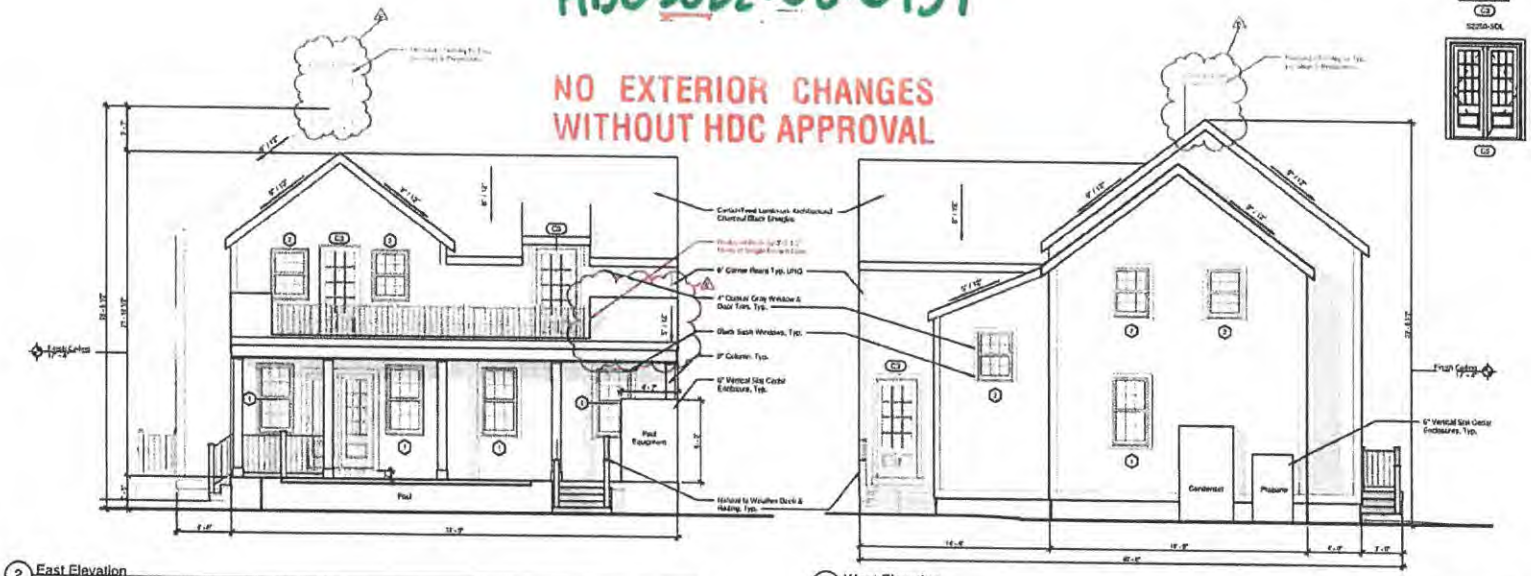


MODIFICATIONS | 23.04.18

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

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

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

Finegold Alexander Architects

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

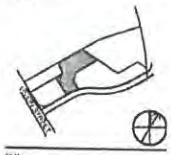
Civil Engineer
Hancock Surveyors,
5 Wesley Way
Hamilton, MA 01954
(508) 229-0240

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

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

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

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

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

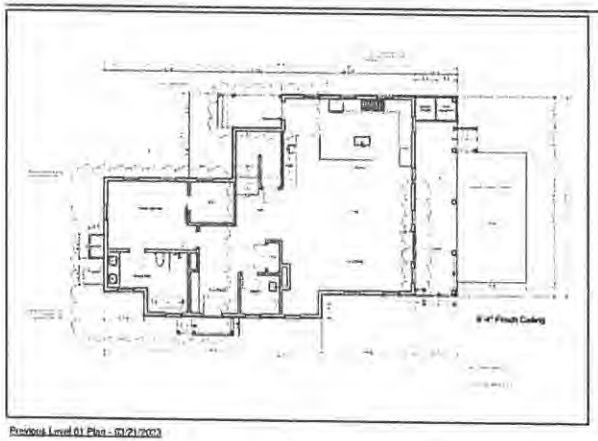
SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY

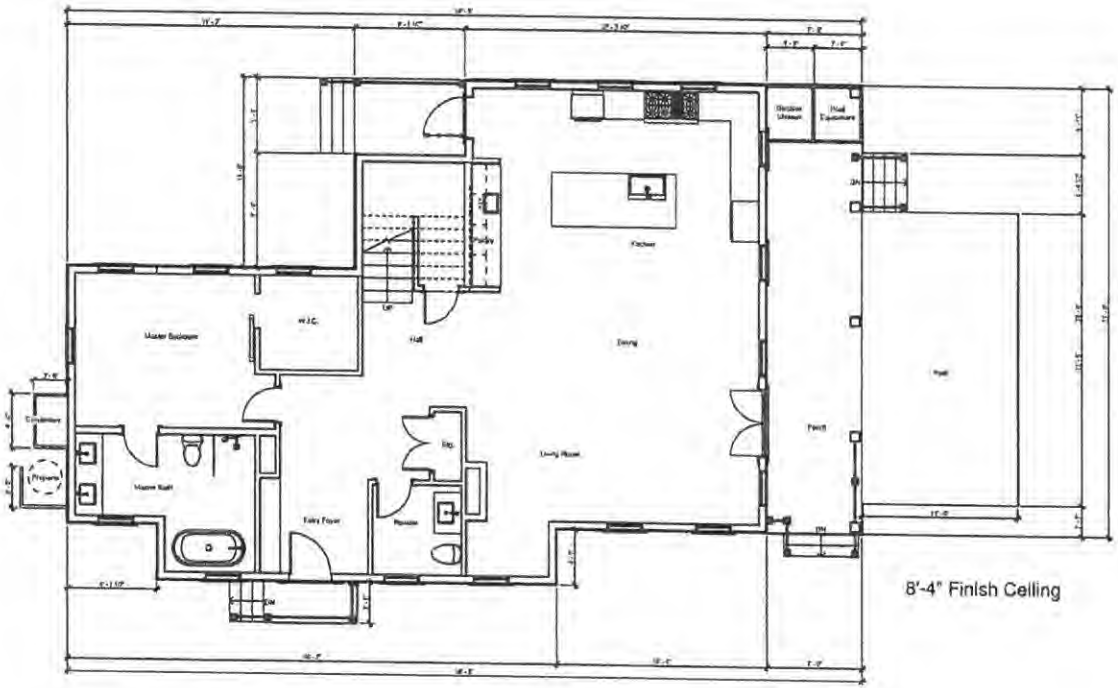
NO.	DATE	DESCRIPTION
1	08.11.22	HDC Revisions
2	02.12.23	HDC Revisions
3	03.01.23	HDC Revisions
4	23.03.06	HDC Revisions, PB
5	23.03.21	HDC Revisions, PB
6	23.04.18	HDC Revisions, PB

SHEET #

4-A6



Previous Level 01 Plan - 03/21/2023



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

Finegold Alexander Architects

PROJECT NAME

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

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

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

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

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

KEY PLAN



SITE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NEIGHBORHOOD
4 Mariner Way | Lot 1

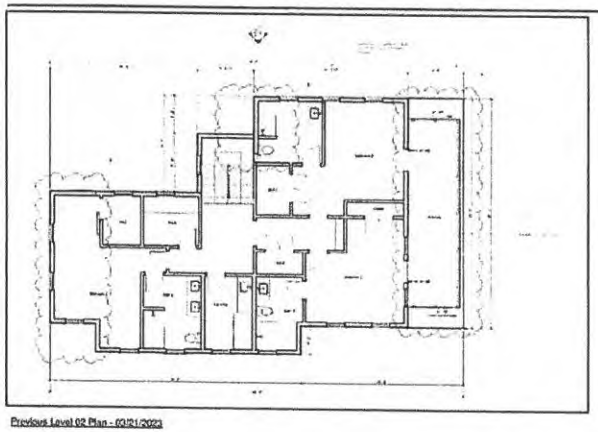
PROJECT #: PS270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RD

SHEET NAME
Main House - Level 1 Plan

DRAWING HISTORY

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

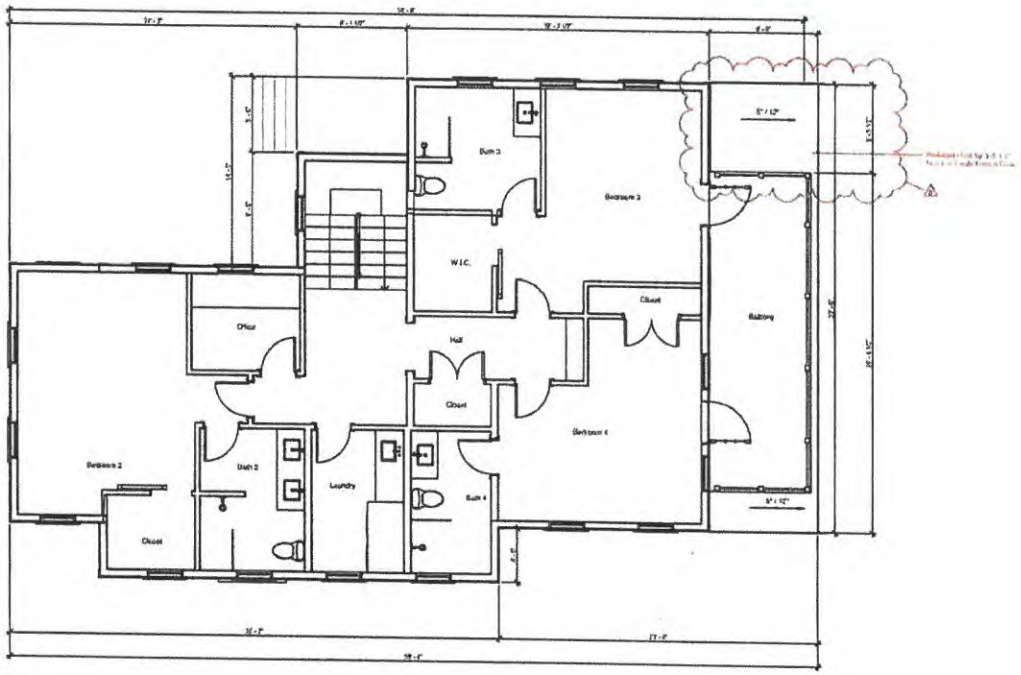
SHEET #
4-A2



Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 23.04.18

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



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

Finegold Alexander Architects

PROJECT NAME

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

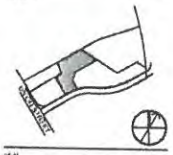
Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

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

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

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

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

SHEET NAME
Main House - Level 2 Plan

DRAWING HISTORY

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

SHEET #
4-A3

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

HDC22-08-6941 Staff

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 112

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

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

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

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

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

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

Extended to: _____

Approved: [signature] Disapproved: _____

Chairman: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

Member: _____

Notes - Comments ~~Restrictions - Conditions~~

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

RESILIENT NANTUCKET - INFILL

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

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

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

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

Additional Remarks 221 REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: IN-FILL IN OHD 3. West Elevation

Original Builder: 4. North Elevation

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

~~NEW GARAGE & APARTMENT~~

Cottage no garage

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" BOXED ALUMINUM

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

☐ Other _____

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

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

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

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

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof CHARCOAL BLACK

Trim QUAKER GRAY Sash ~~BLACK~~ CHARCOAL BLACK Doors GARAGE NTW / BLACK

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

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

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

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

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

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

08-6941

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

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

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

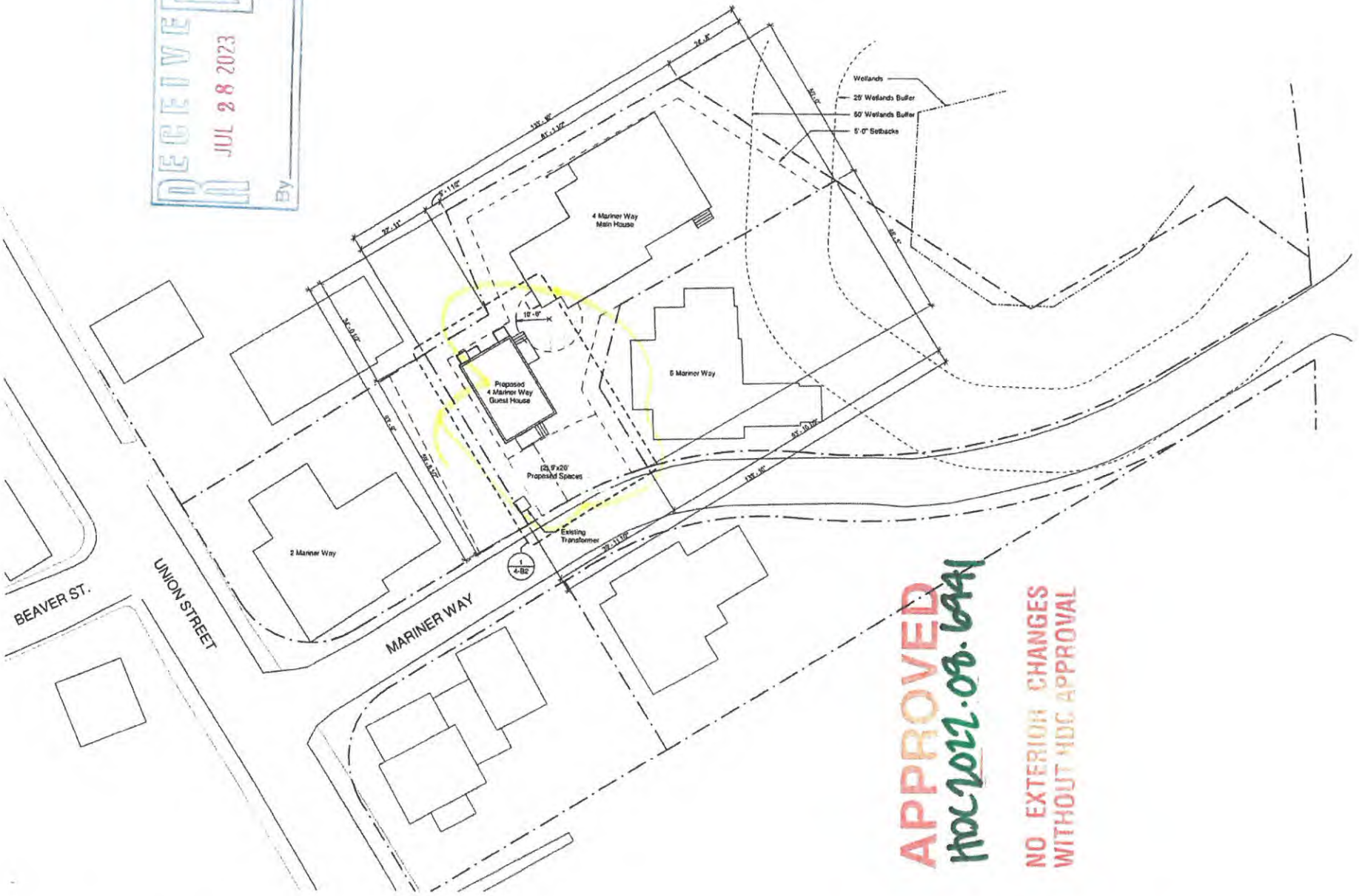
6. Town of Nantucket	20 South Water	Windows	42.4.2/29	SMRT

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

APPROVED

REC'D JUL 2 3 2023
By

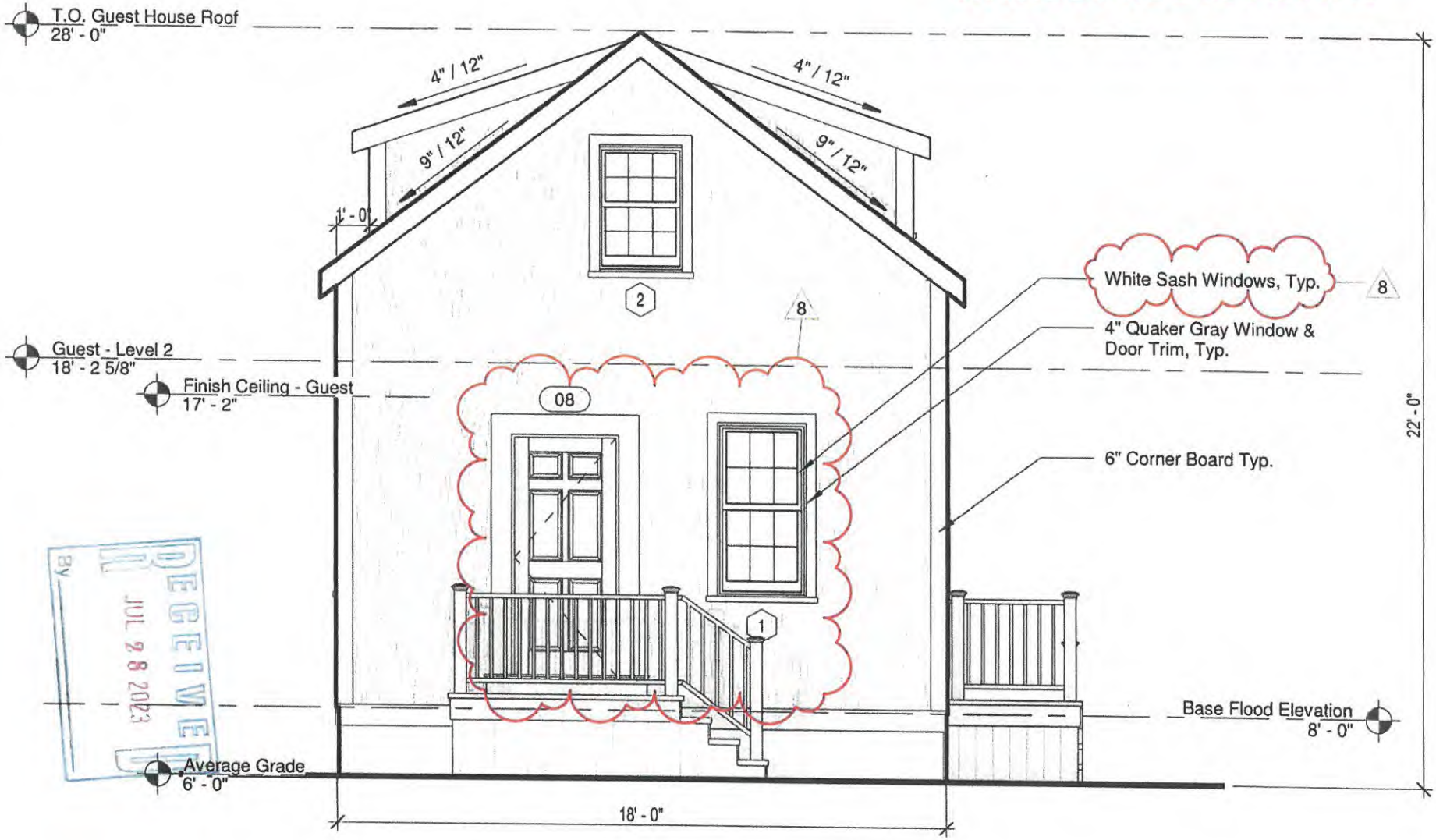
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



4 Mariner Way - Guest House - Site Plan

07/19/2023 - HDC R10

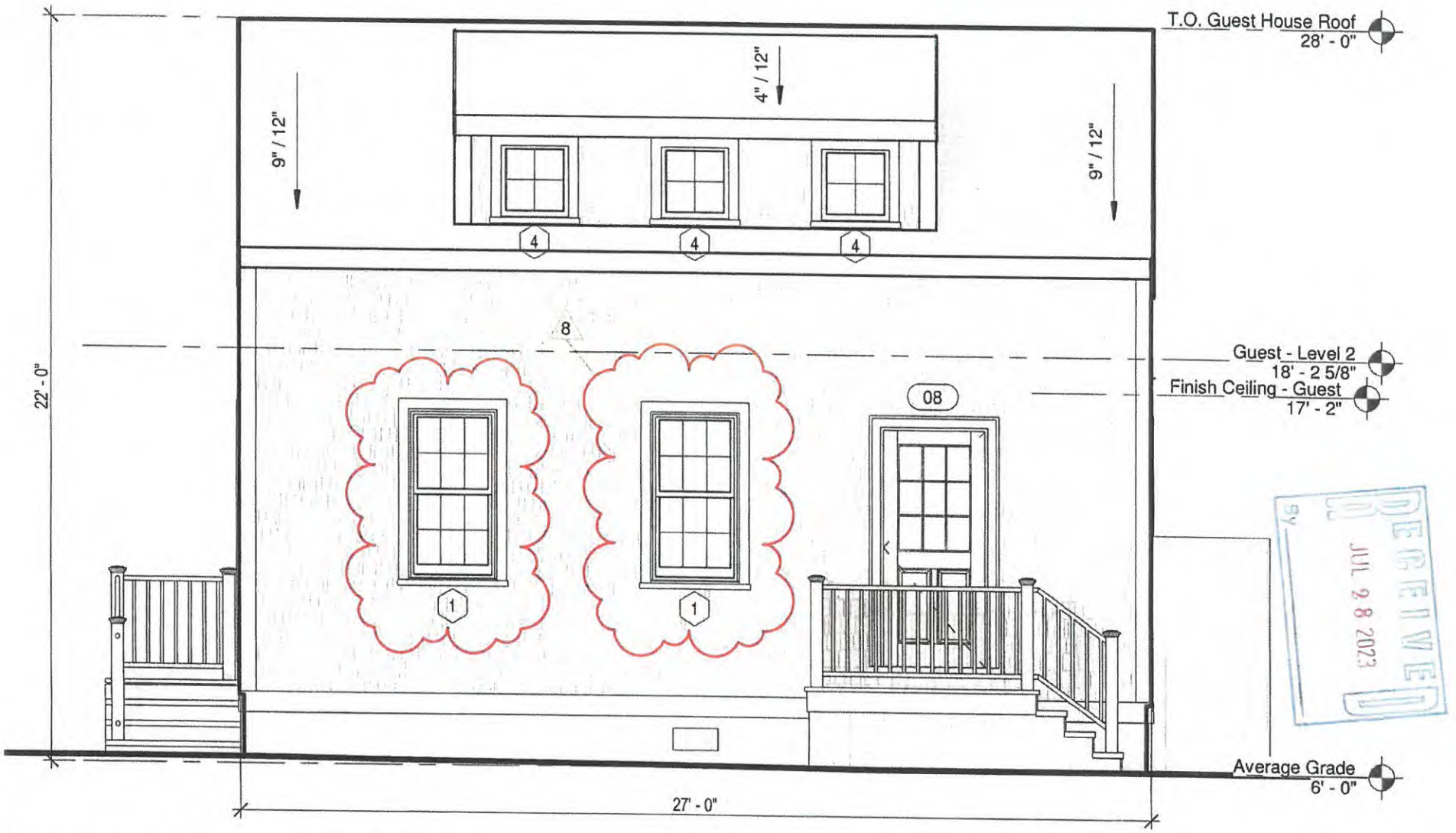
APPROVED
HDC2022-08-6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - South Elevation

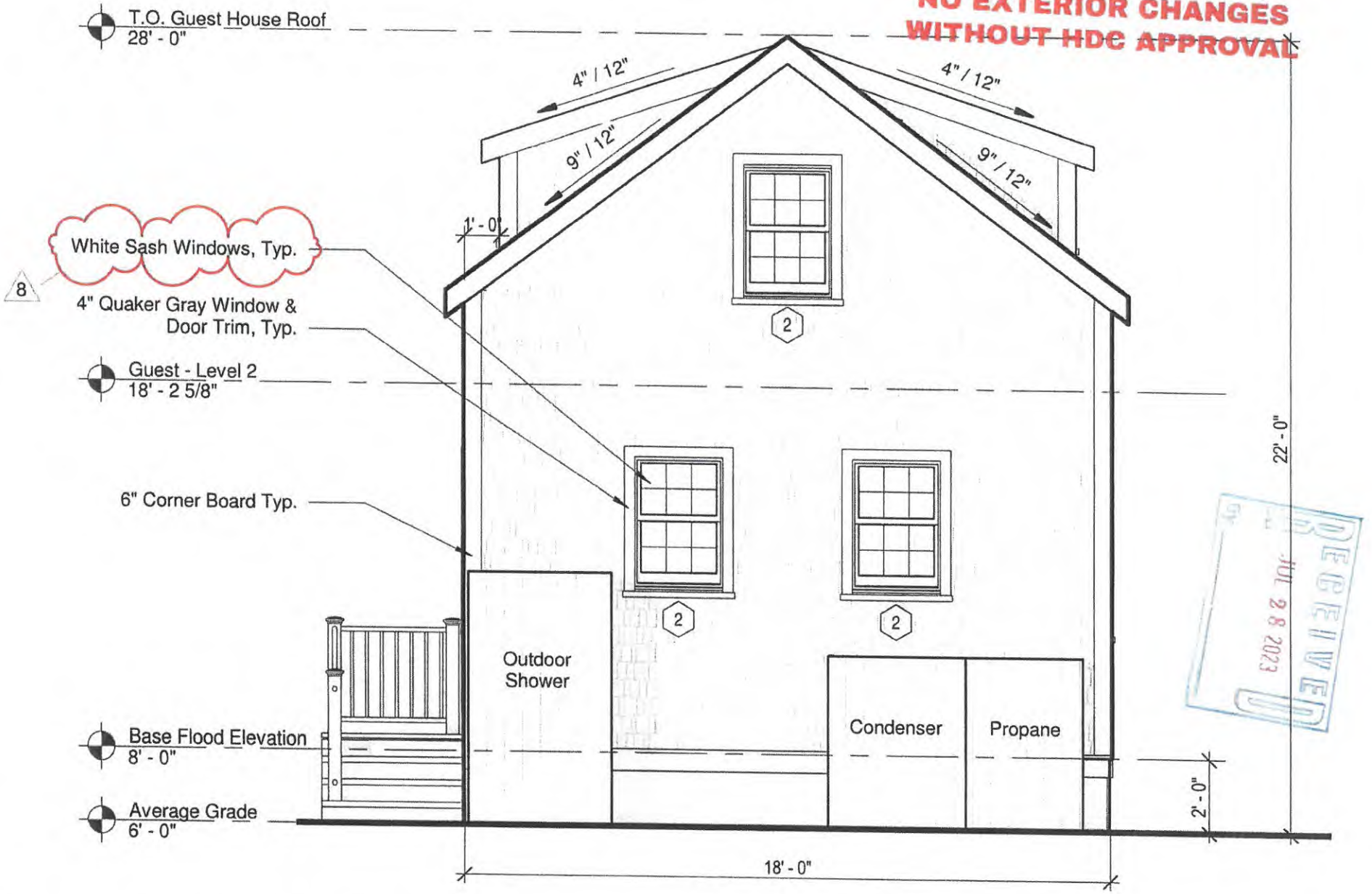
APPROVED
HDC 2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - East Elevation

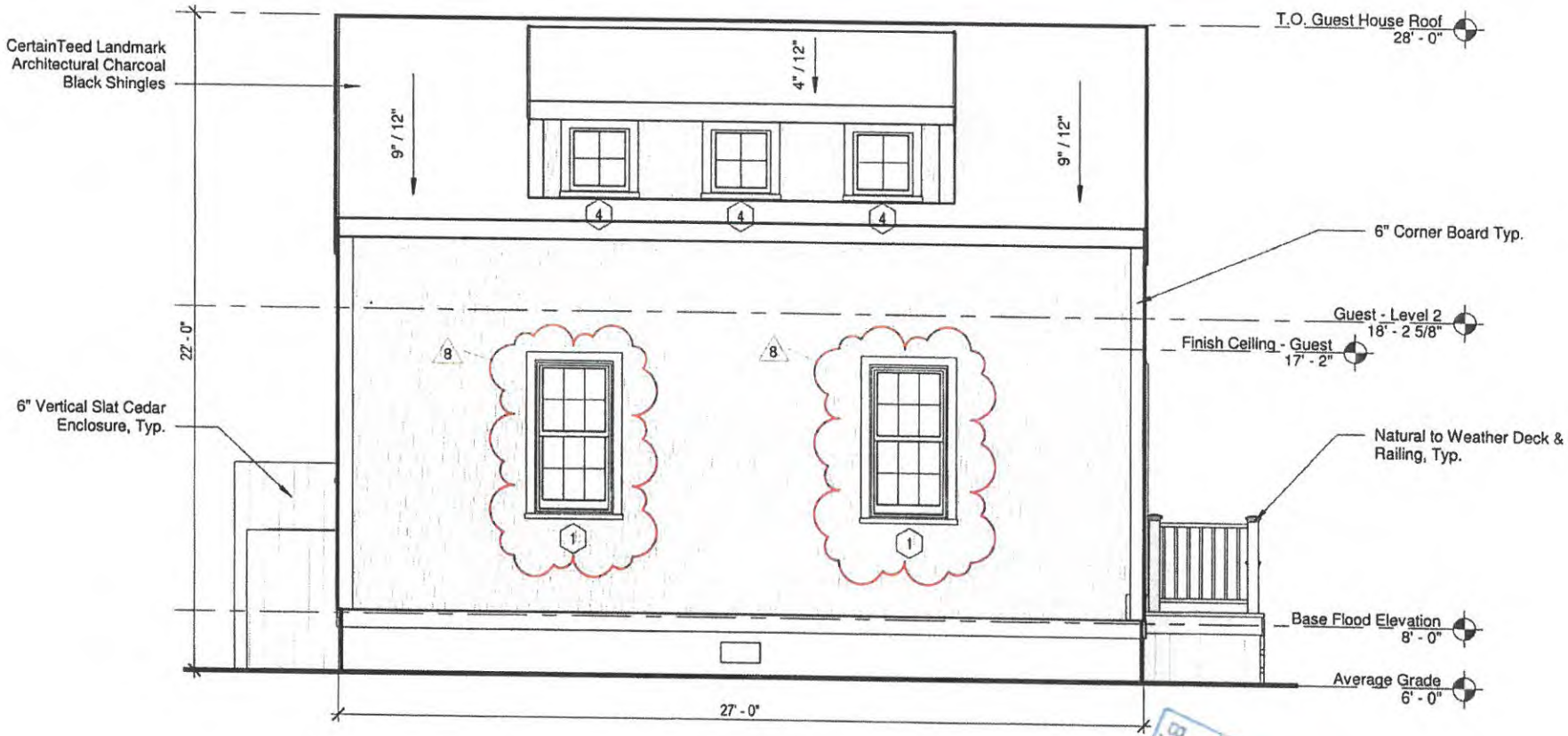
APPROVED
HDC2022.09.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023

4 Mariner Way - Guest House - North Elevation

APPROVED
HDC2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
BY

4 Mariner Way - Guest House - East Elevation



4 Mariner - Locus Map

Window Schedule

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

Door Schedule

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

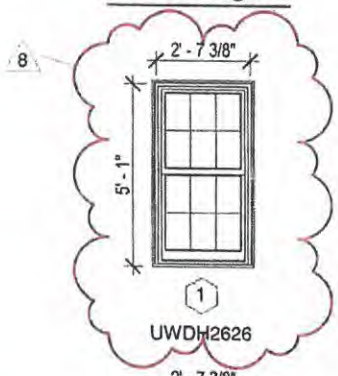
Materials Legend

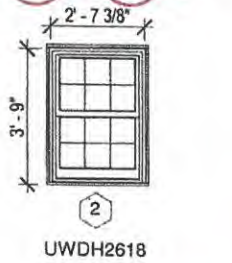
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - P5415	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black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

MODIFICATIONS | 23.07.17

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

Window Legend





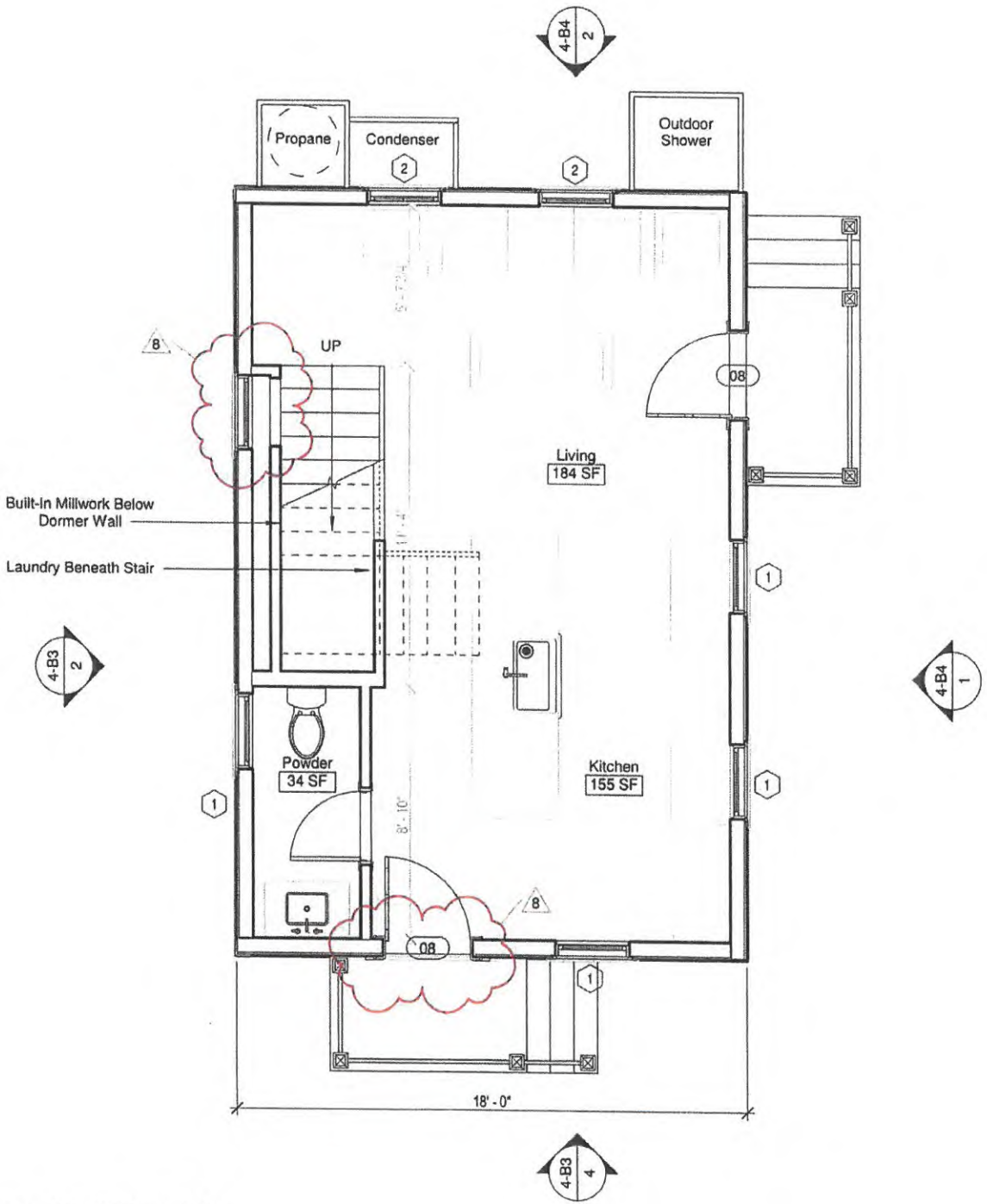




APPROVED
HDC2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

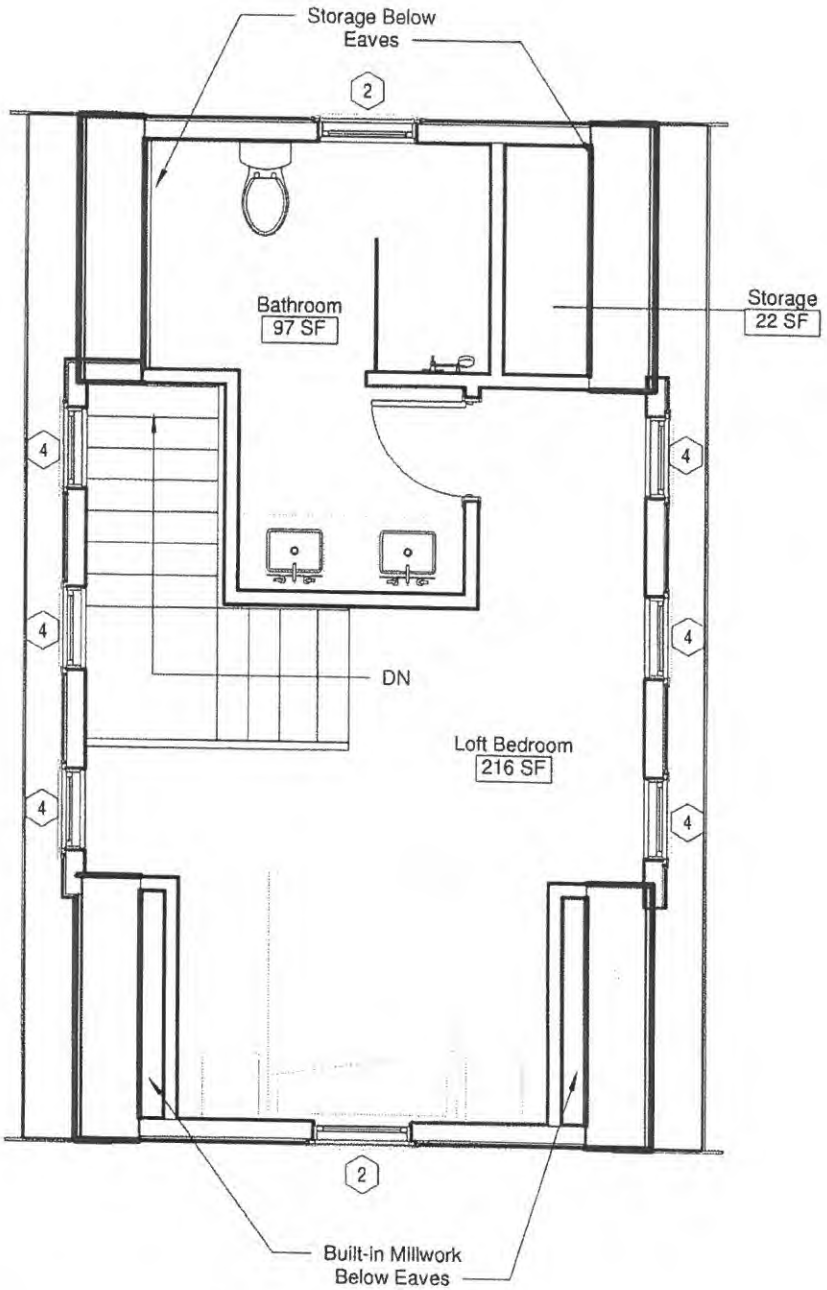
4 Mariner Way - Guest House - Schedules/Legends

07/19/2023 - HDC R10



4 Mariner Way - Guest House - First Floor Plan

07/19/2023 - HDC R10



4 Mariner Way - Guest House - Second Floor Plan

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°: 72

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

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

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

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

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

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

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

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

Town and County of Nantucket, MA

December 21, 2023



Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

Town and County of Nantucket, MA

December 18, 2023



Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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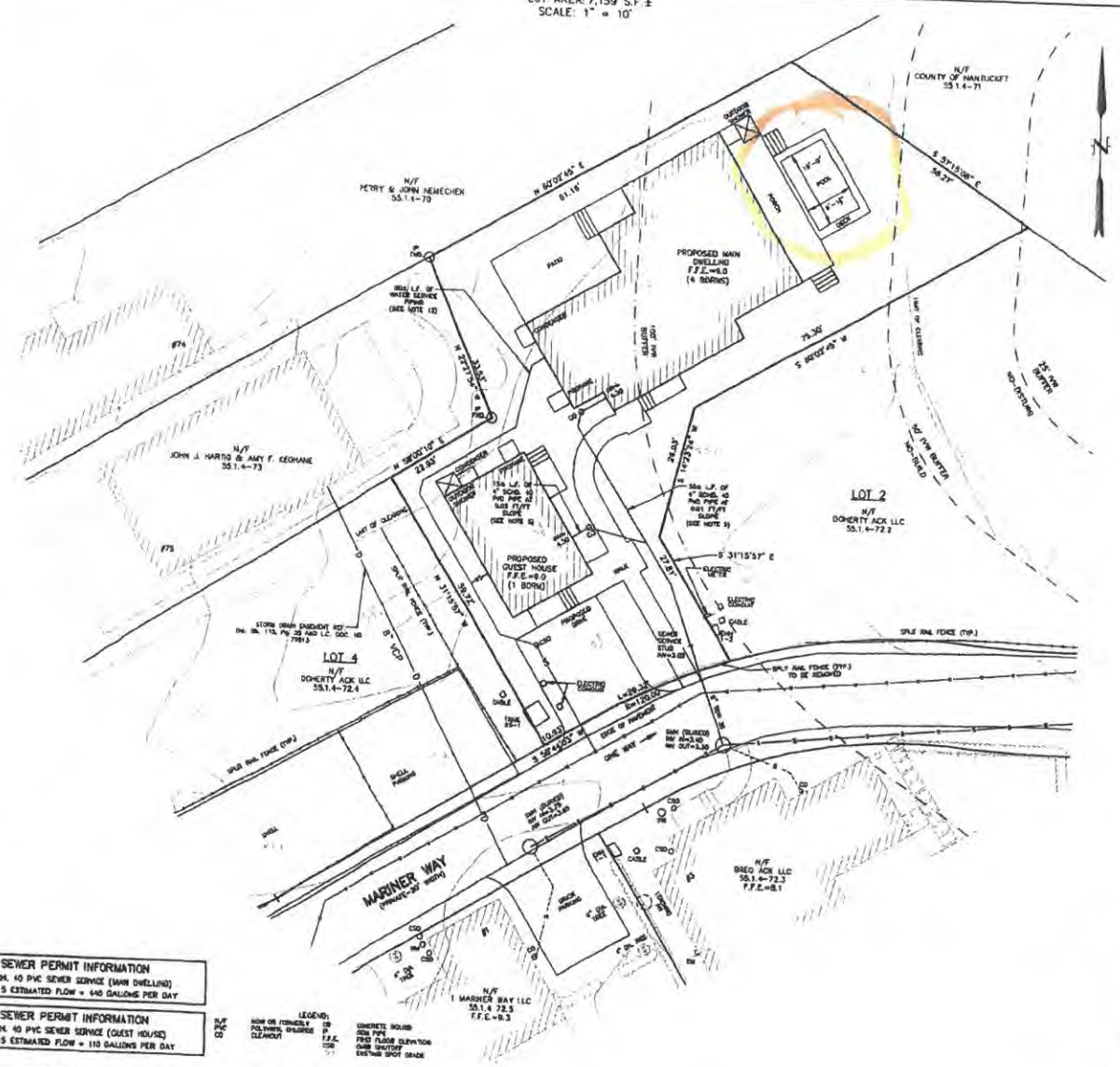
Geometry updated 10/03/2023
Data updated Jan. 2021

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

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'

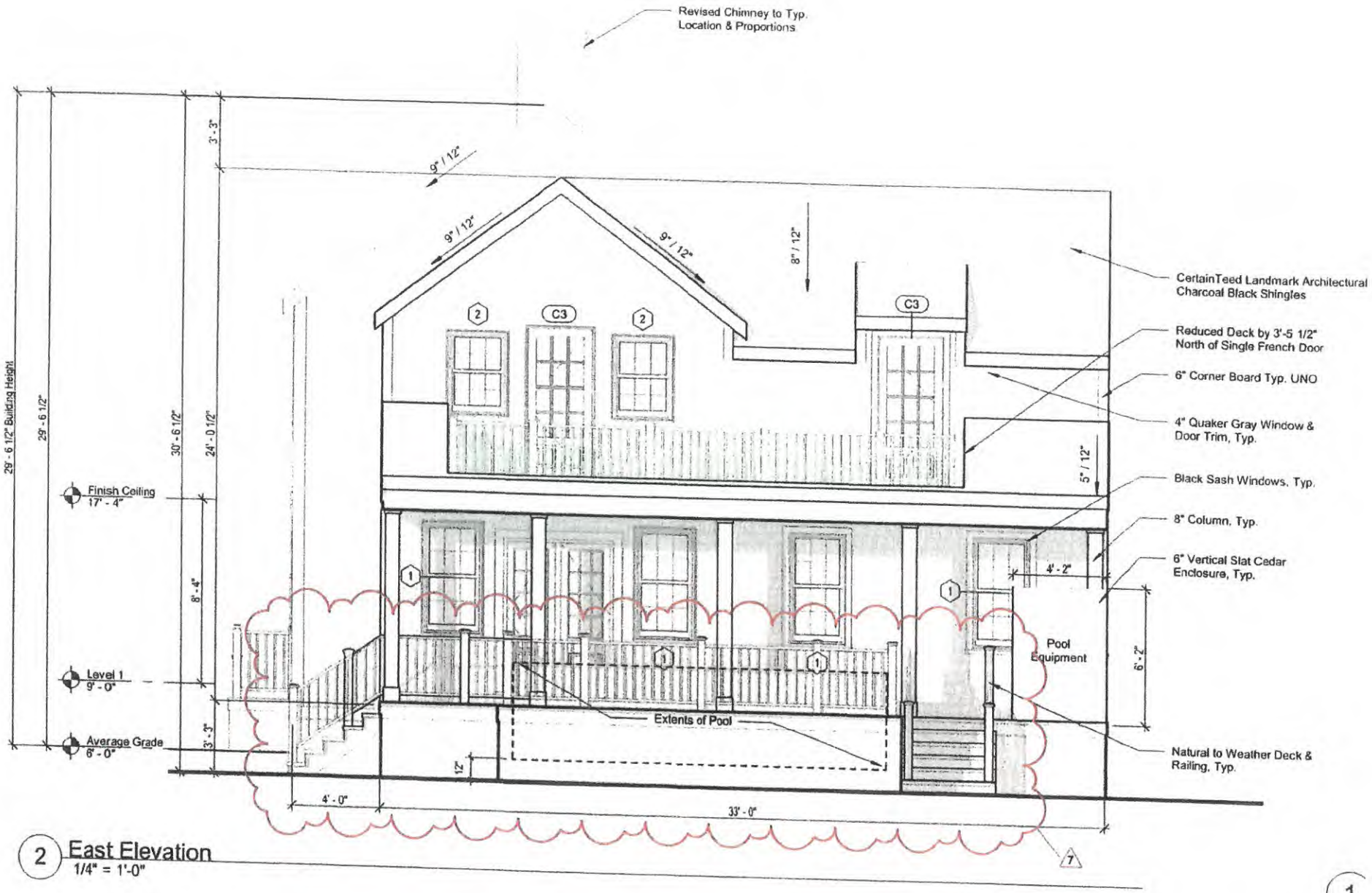

N/F
COUNTY OF NANTUCKET
55.1.4-71
N/F
PERRY & JOHN NEMECHEK
55.1.4-79
PROPOSED MAIN DWELLING
F.F.E.=8.0
(4 BDRMS)
PROPOSED GUEST HOUSE
F.F.E.=8.0
(1 BDRM)
LOT 2
N/F
DOHERTY ACK LLC
55.1.4-72.2
LOT 4
N/F
DOHERTY ACK LLC
55.1.4-72.4
N/F
JOHN J. HARTIG & AMY F. KEOHANE
55.1.4-73
N/F
BREQ ACK LLC
55.1.4-72.3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



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



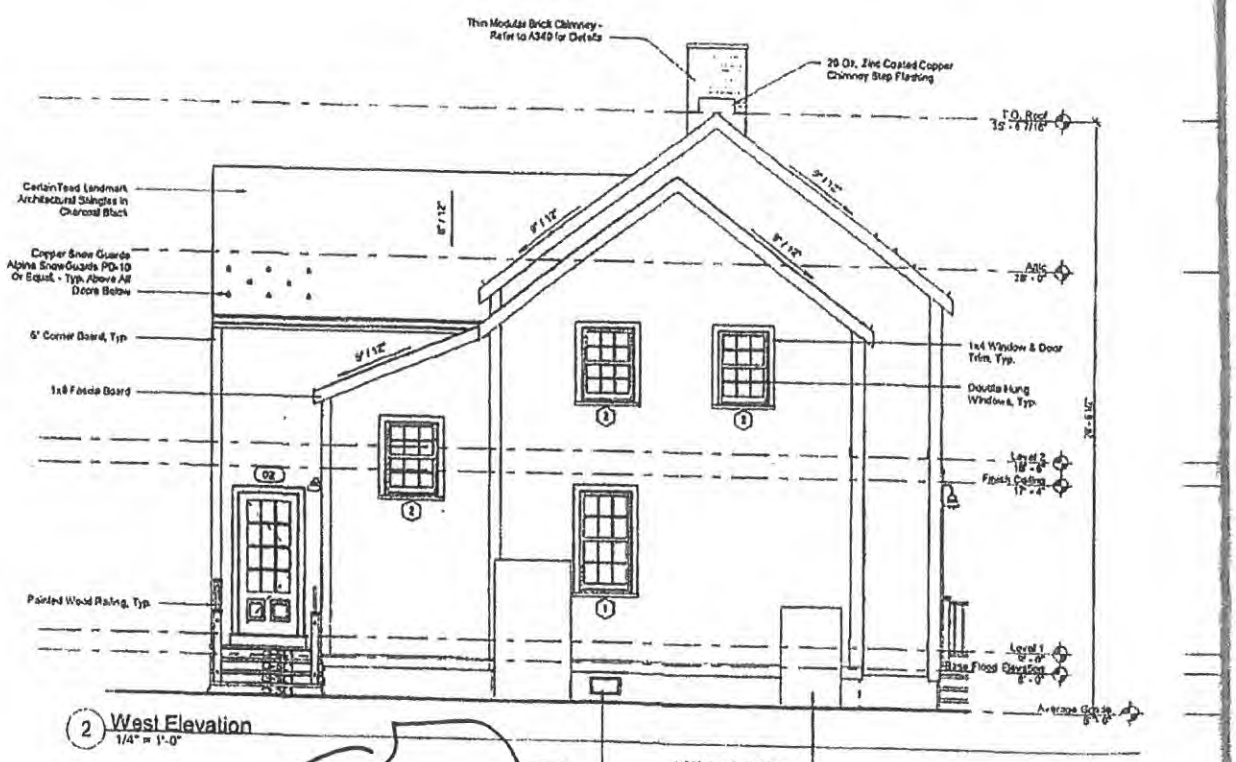
1 North Elevation
1/4" = 1'-0"



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

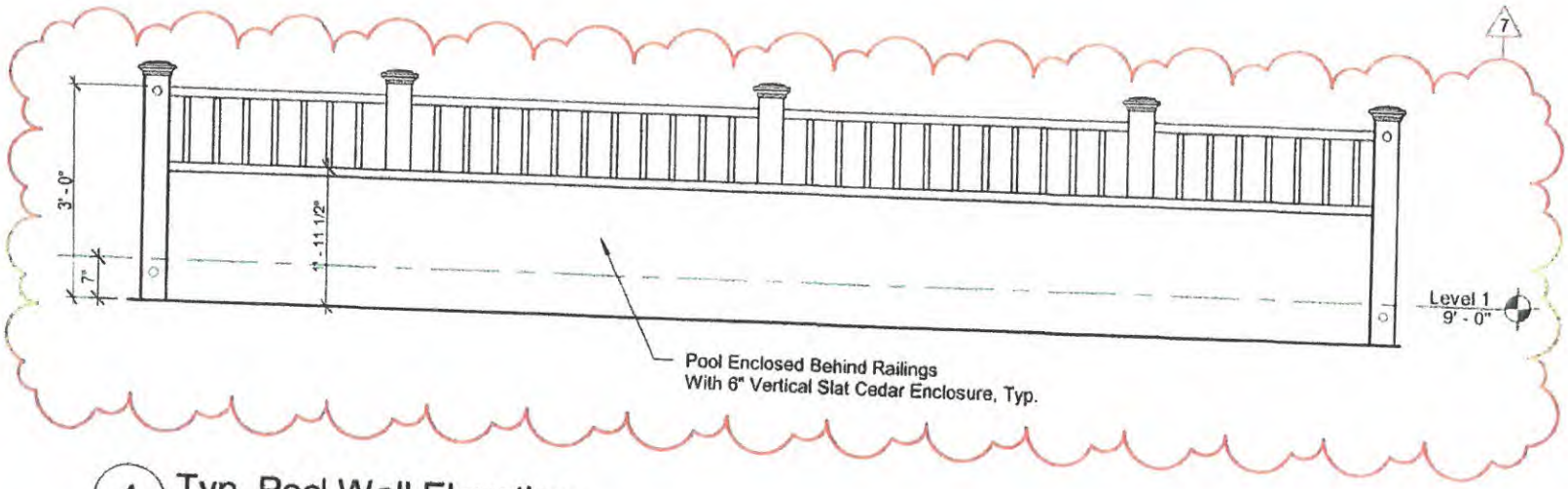
1

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

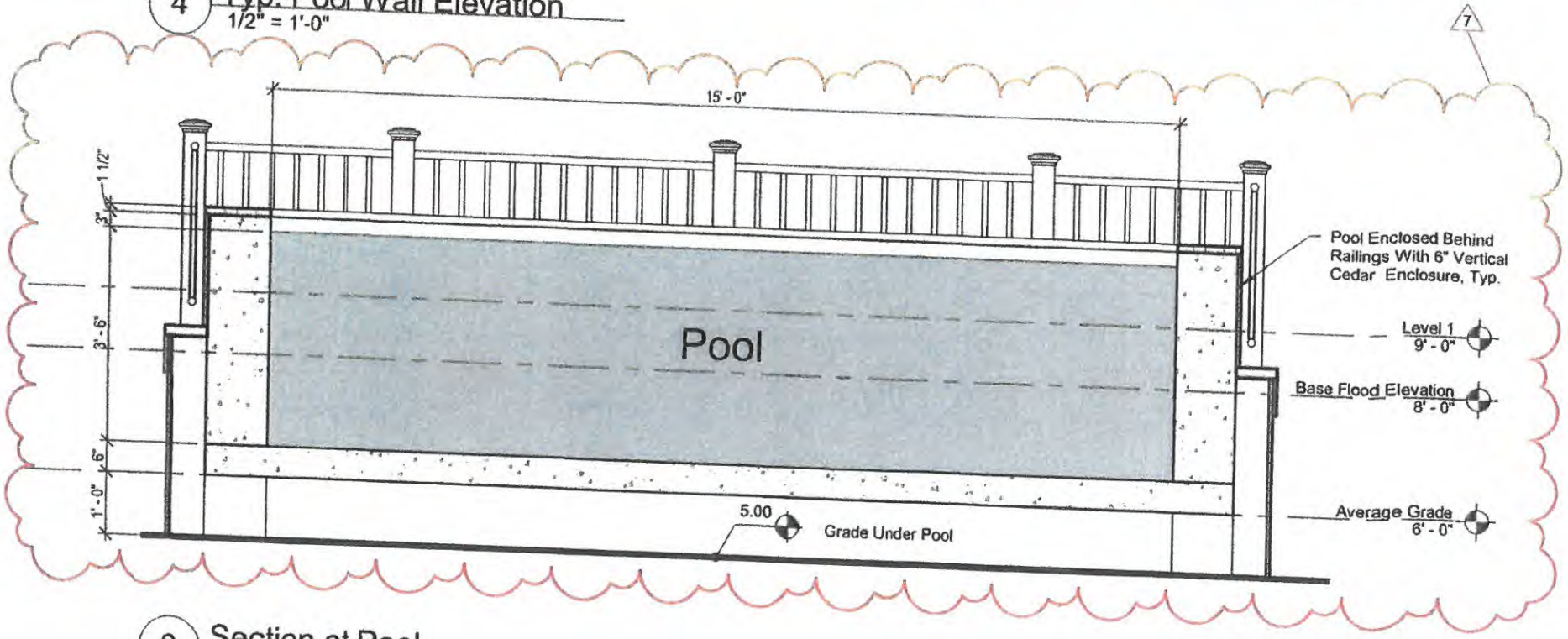


2 West Elevation
1/4" = 1'-0"

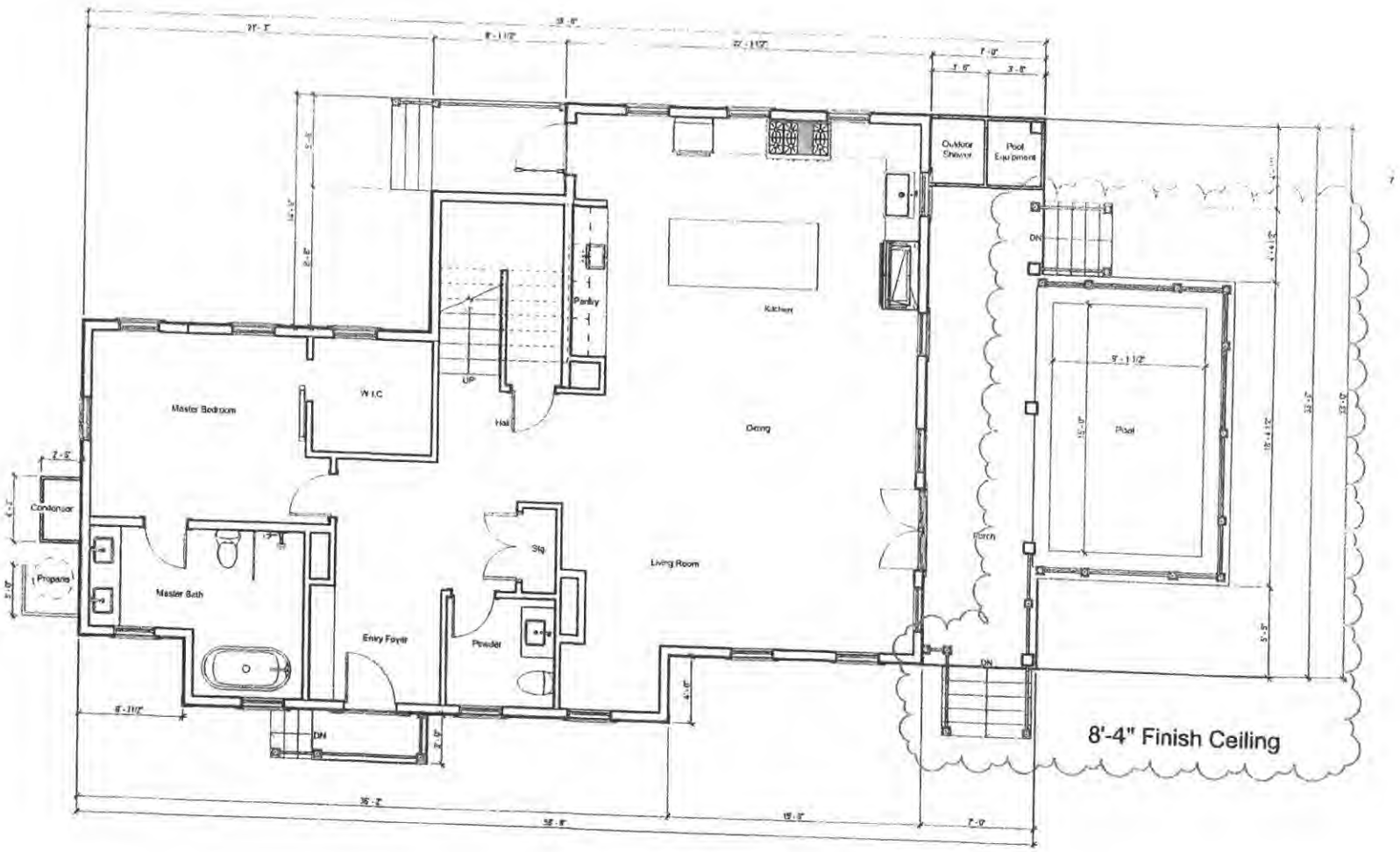
NO CHANGE



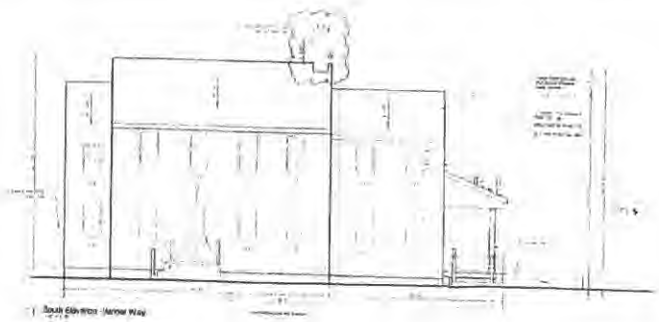
4 Typ. Pool Wall Elevation
1/2" = 1'-0"



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



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



1 South Elevation - Mariner Way

Previous South Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

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

Window Schedule

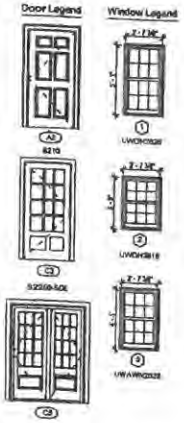
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-7 3/8"	3'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3626	Wood
2	2'-7 3/8"	3'-9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3818	Wood
4	2'-2"	3'-4 1/2"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWR2628	Wood
5	2'-7 3/8"	4'-5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3422	Wood

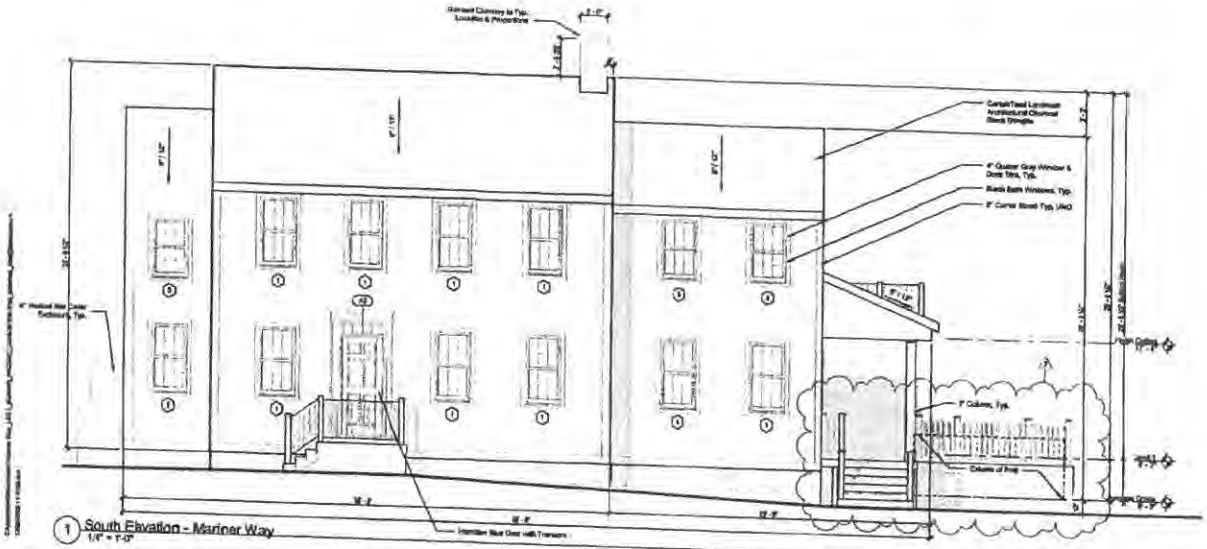
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	6	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3'-0"	7'-0"	6	7	Therma-Tru Ltd.	Smooth-Star	S250-SDL	Fiberglass
C2	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
3	12'-0"	6'-6"	6	6	Overhead Door Corporation	Pancon	2560-PRO	Insulated Wood

Materials Legend

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





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

Finegold Alexander Architects

PROJECT TEAM

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

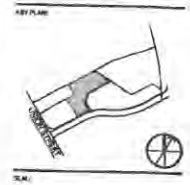
Civil Engineer:
Kontextual Surveyors,
6 Whaly Way,
Manchester, MA 02556
(508) 228-[illegible]

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

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

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

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

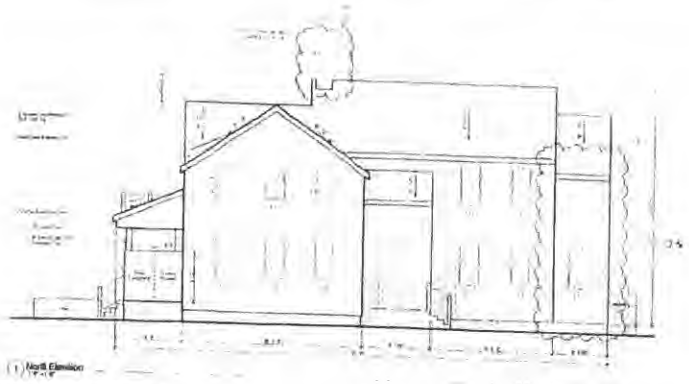
PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

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

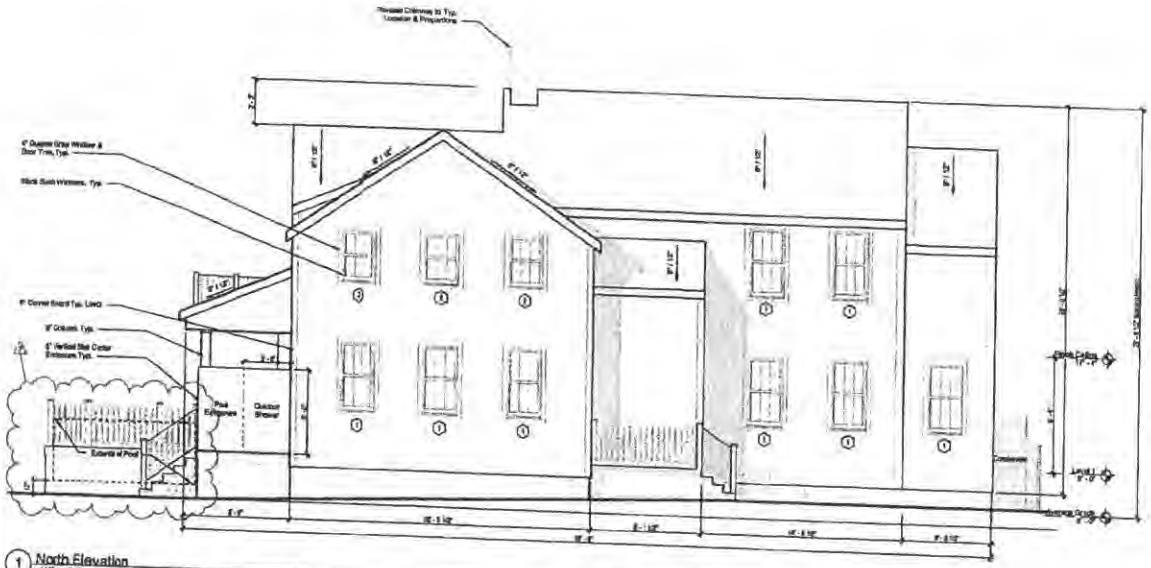
SHEET #:
4-A4



1 North Elevation

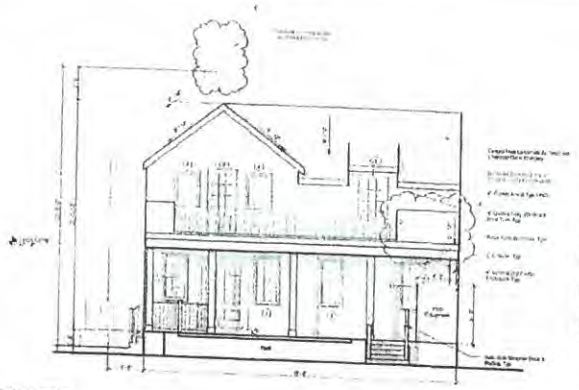
Previous North Elevation - 05/05/2023

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


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

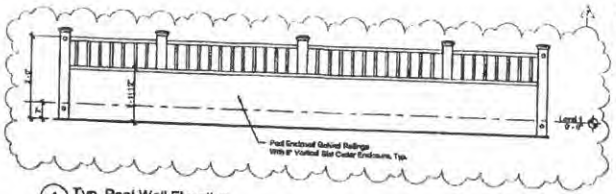
MODIFICATIONS | 23.12.26

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

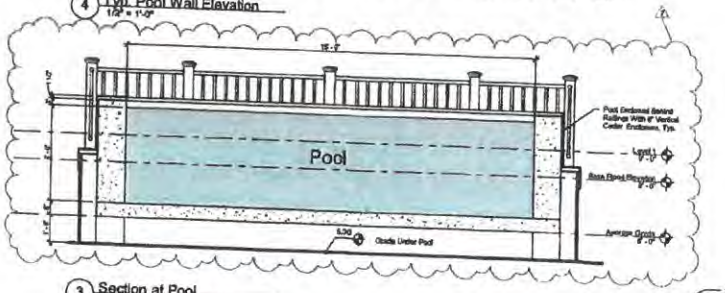


2 East Elevation
1/4" = 1'-0"

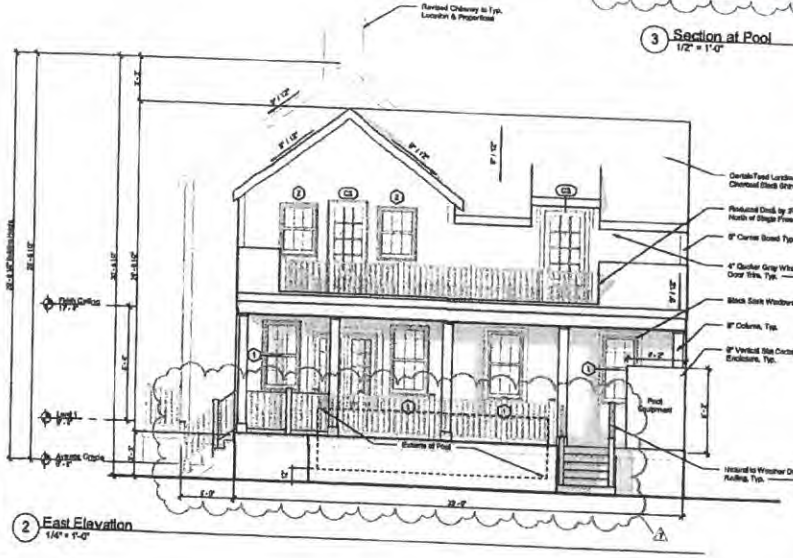
Previous East & West Elevations - 03/21/2023



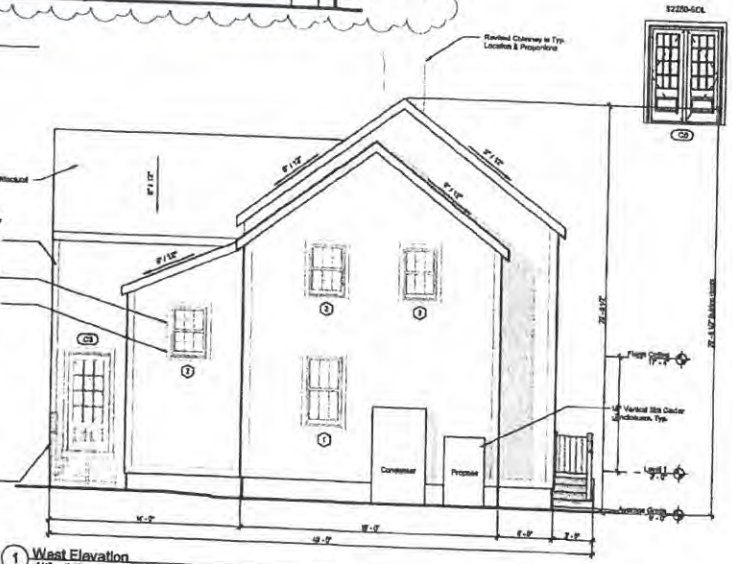
4 Typ. Pool Wall Elevation
1/2" = 1'-0"



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



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



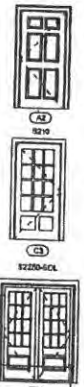
1 West Elevation
1/4" = 1'-0"

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

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

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

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM

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

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

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

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

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

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

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

SHEET NAME:

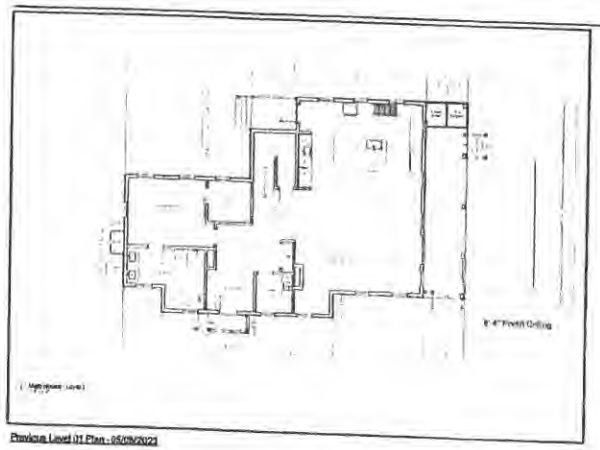
Main House - Exterior Elevations

DRAWING HISTORY:

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

SHEET #:

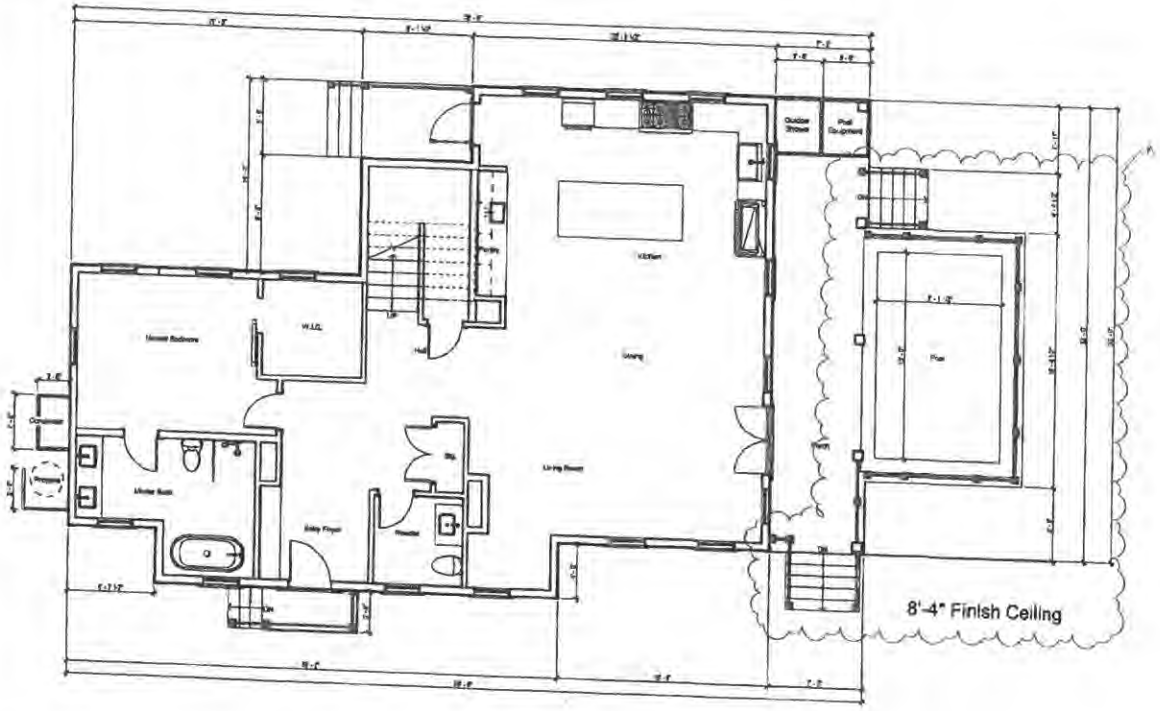
4-A6



Previous Level 01 Plan - 05/09/2023

MODIFICATIONS | 23.12.26

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



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

Finegold Alexander Architects

PROJECT TEAM:

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

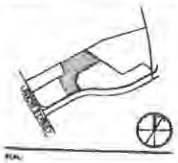
Civil Engineer:
Nantucket Surveyors,
6 Whaly Way,
Nantucket, MA 02554
(508) 328-0343

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

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

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

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

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

SHEET NAME:
Main House - Level 1 Plan

DRAWING HISTORY:

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

SHEET #
4-A2

MARINER WAY – SUPPORT PICTURES FOR POOLS

2/4/6 MARINER WAY



REAR – EAST ELEVATION OF 2 MARINER WAY



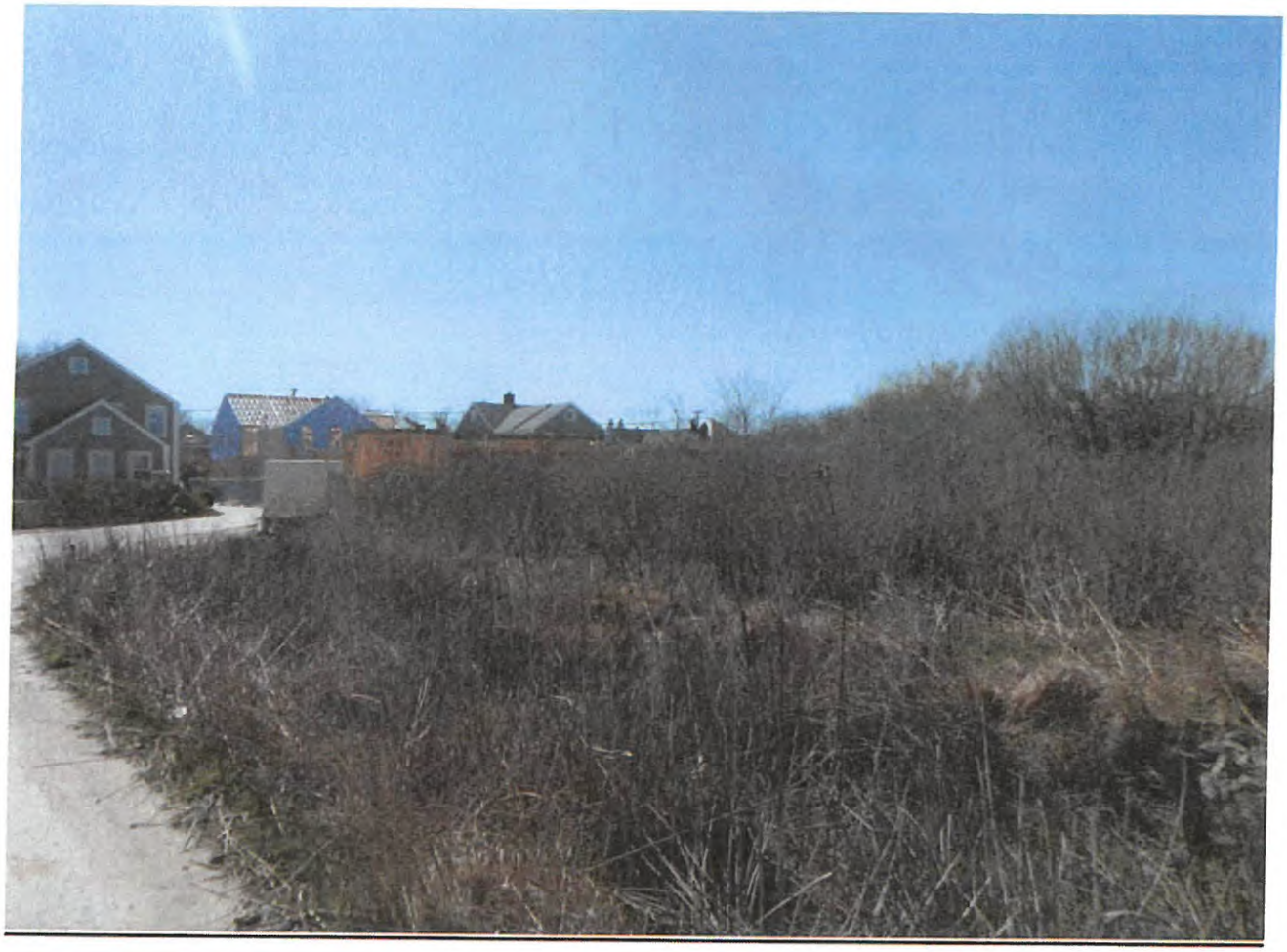
FRONT - SOUTH ELEVATION OF 4 MARINER WAY – WEST ELEVATION OF 6 MARINER WAY



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



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





CLOSE UP





CLOSE UP



NO DISTURB LINE MARKED IN RED



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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



4 Mariner - Locus Map

MODIFICATIONS | 24.03.27

- No Site Plan Modifications



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

Finegold Alexander Architects

PROJECT TEAM

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

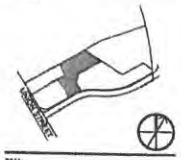
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

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

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

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: PO270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Site Plan

DRAWING HISTORY:

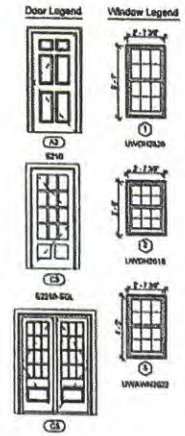
NO.	DATE	DESCRIPTION

SHEET #
4-A1

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

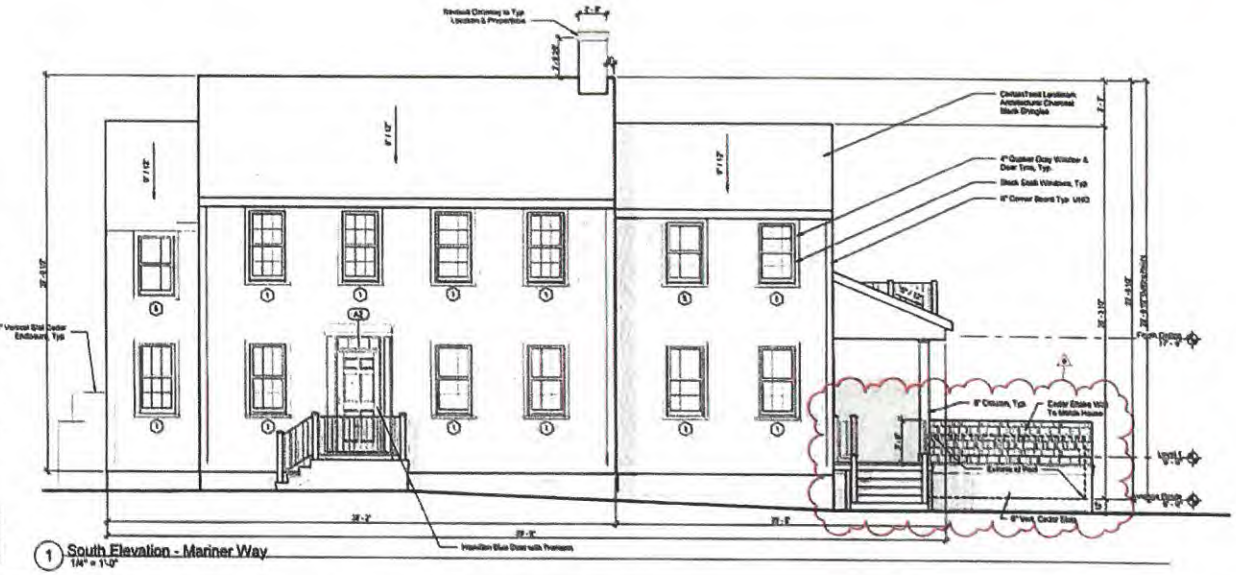
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 9"	9	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3' - 0"	7' - 9"	9	2	Therma-Tru Ltd.	Smooth-Star	S202-SDL	Fiberglass
C2	6' - 0"	7' - 9"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass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

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



MODIFICATIONS | 24.03.27

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



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

Finegold Alexander Architects

PROJECT TEAM

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

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

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

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

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

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

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

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

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

SHEET #
4-A4

Window Schedule

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

Door Schedule

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

Materials Legend

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

MODIFICATIONS | 24.03.27

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

Door Legend



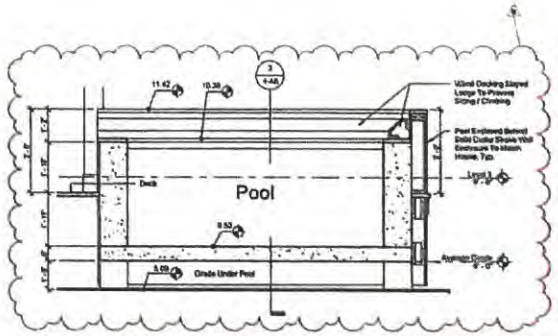
Window Legend



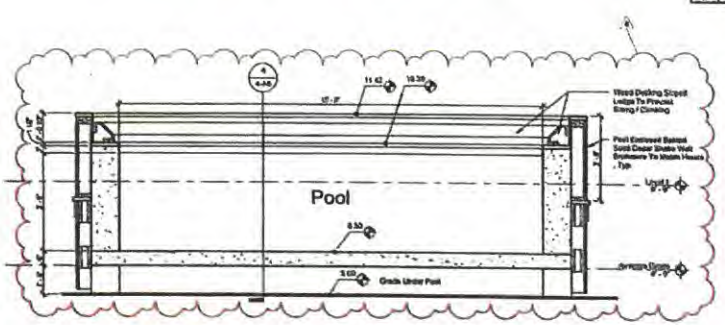

Revised Chimney to Typ Location & Proportions
6" Quaker Gray Window & Door Trim, Typ
Black Sash Windows, Typ.
5" Corner Board Typ. UNO
5" Casings, Typ
6" Vertical Slat Cedar Enclosure, Typ.
Cedar Shake Solid Wall To Match House
Pool Equipment
Outdoor Shower
Extents of Pool
6" Vertical Cedar Slats
Ridge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

MODIFICATIONS | 24.03.27

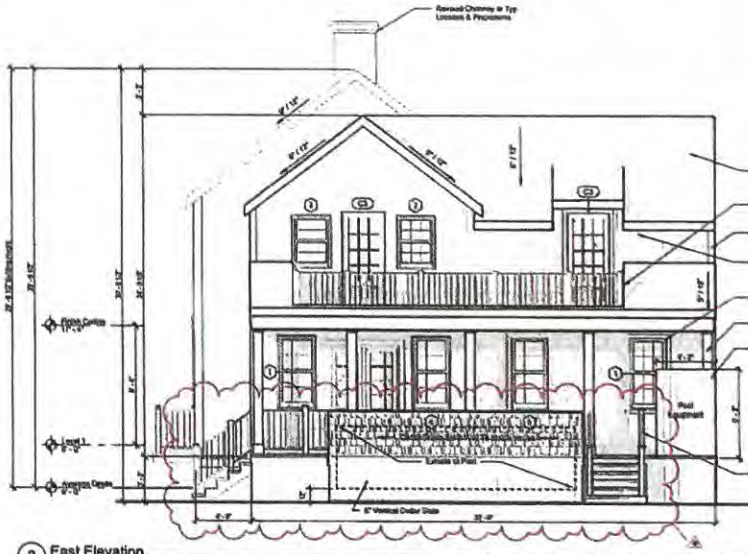
- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



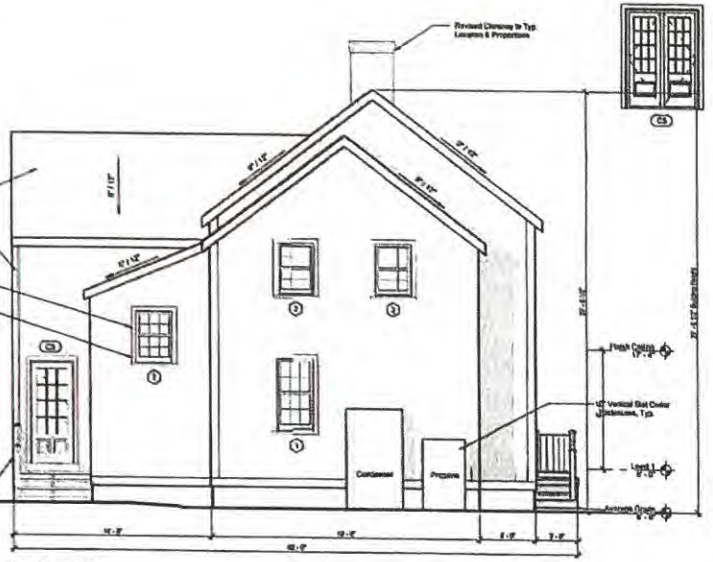
4 Short Section at Pool
1/2" = 1'-0"



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



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



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

Window Schedule

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

Door Schedule

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

Materials Legend

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

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM:

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

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

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

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

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

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

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

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

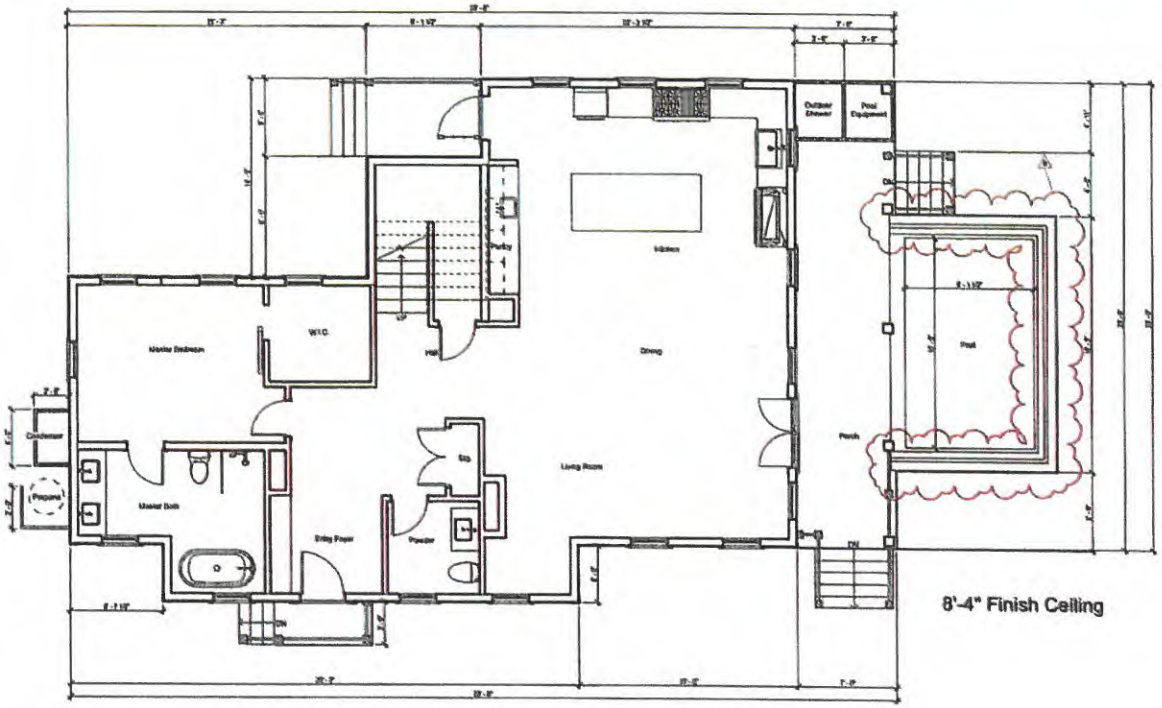
NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions, RS
4	23.03.21	HDC Revisions, RB
5	23.04.19	HDC Revisions, RS
6	24.03.27	ConCretion Pool

SHEET #:

4-A6

MODIFICATIONS | 24.03.27

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



8'-4" Finish Ceiling

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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
REBIS Corporation
200 Broadway Suite 6103
Lynnfield, MA 01940
(781) 942-2086

Civil Engineer:
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Structural Engineer:
Rooms And Guarnerius LLC.
300 Trade Center, Suite 3340
Woburn, MA 01801
(617) 926-1700 x 202

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

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

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

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

SHEET NAME:

Main House - Level 1 Plan

DRAWING HISTORY:

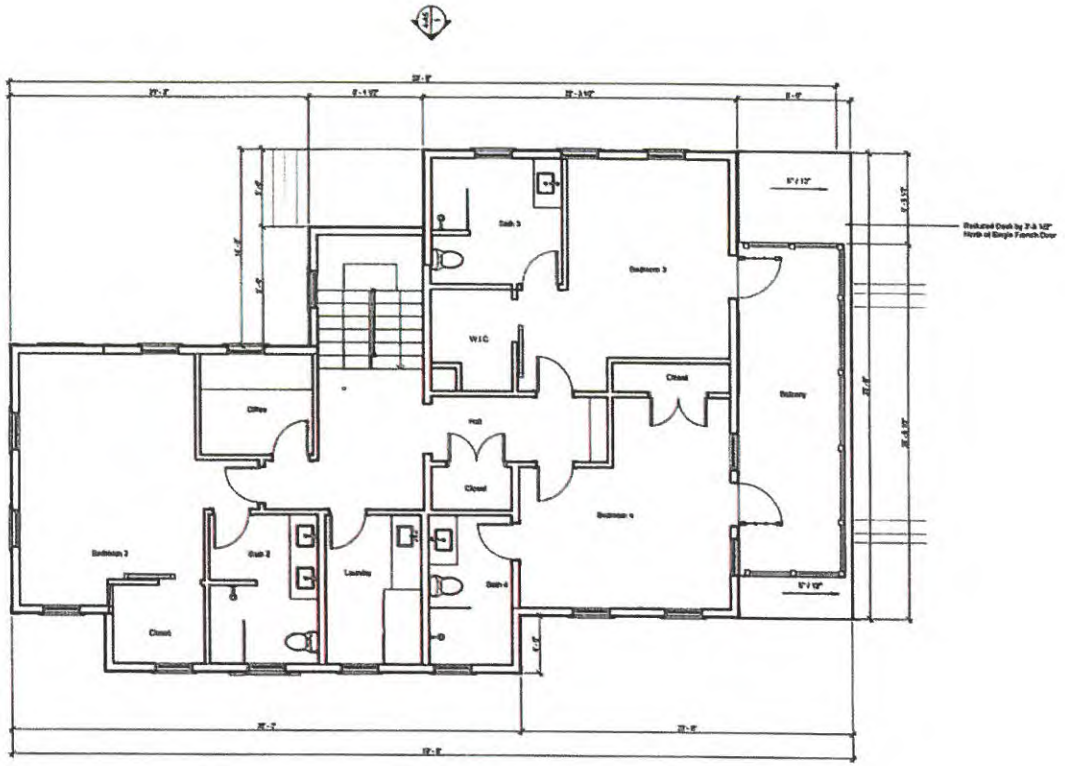
NO.	DATE	DESCRIPTION
1	22.11.08	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.09	HDC Revisions, No 2
4	23.01.20	HDC Revisions, R6
5	23.03.21	HDC Revisions, R6
6	24.03.27	ConCom's Pool

SHEET #

4-A2

MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications



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

Finegold Alexander Architects

PROJECT TEAM

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

Civil Engineer
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Woburn, MA 01801
(617) 626-1703 x 202

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

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

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

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

SHEET NAME:
Main House - Level 2 Plan

DRAWING HISTORY:

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

SHEET #
4-A3

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

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

~ ~ MINUTES ~ ~
Tuesday, January 16, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

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

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

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

I. CONSENT

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

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

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

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

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

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

Welch

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

Coombs

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

Camp

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

Welch

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

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

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

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

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

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

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

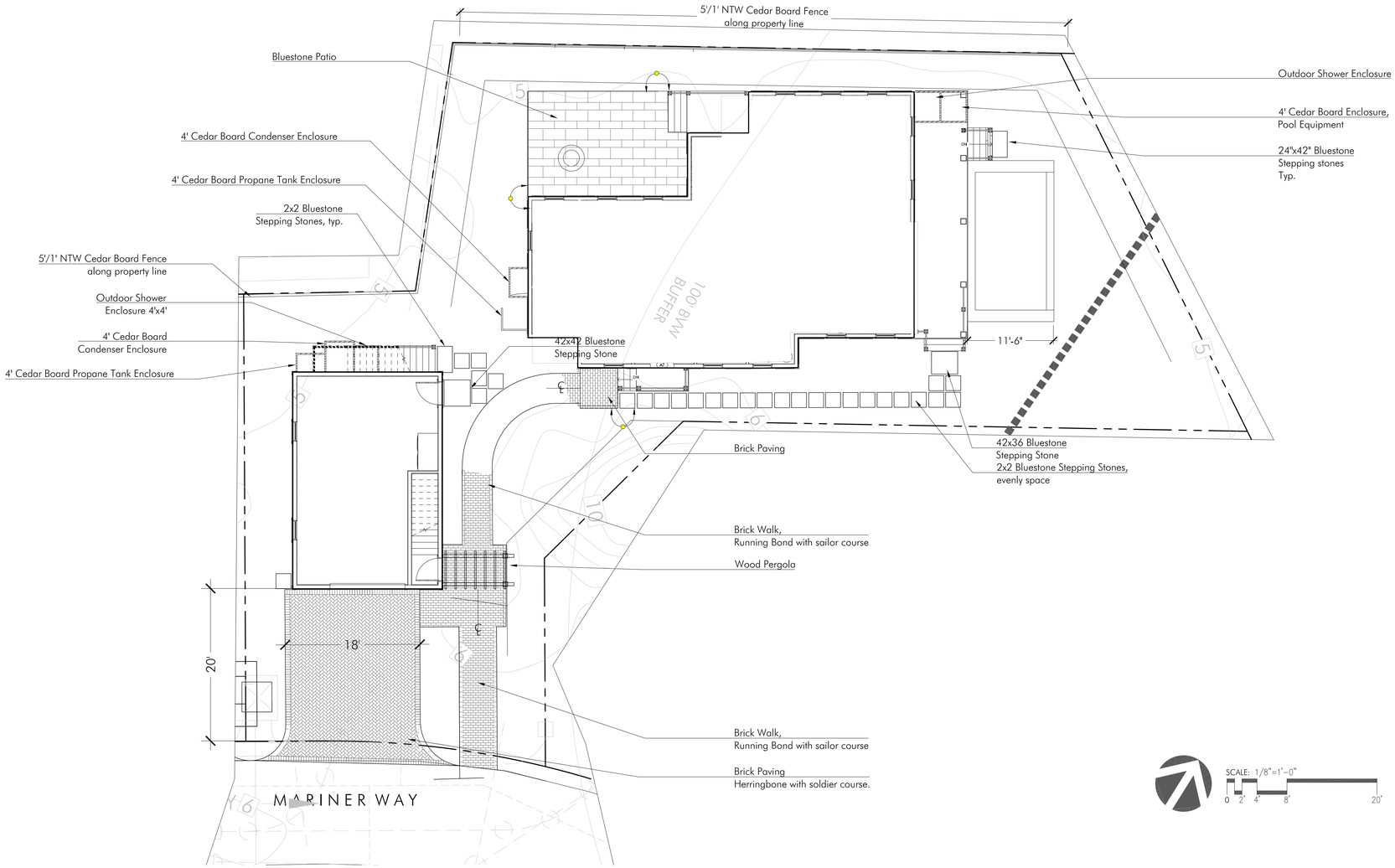
Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Suggested that this aspect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

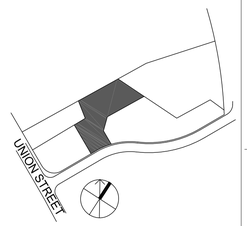
The following Items were not discussed and no action was taken.

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

IV. OLD BUSINESS 01/02/2024

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





LAYOUT LEGEND:

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

LAYOUT AND MATERIALS NOTES

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IRRIGATION NOTES

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

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

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

4 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2
10/17/24	HDC Buffer Revisions 3

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE
4 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER

L1.2

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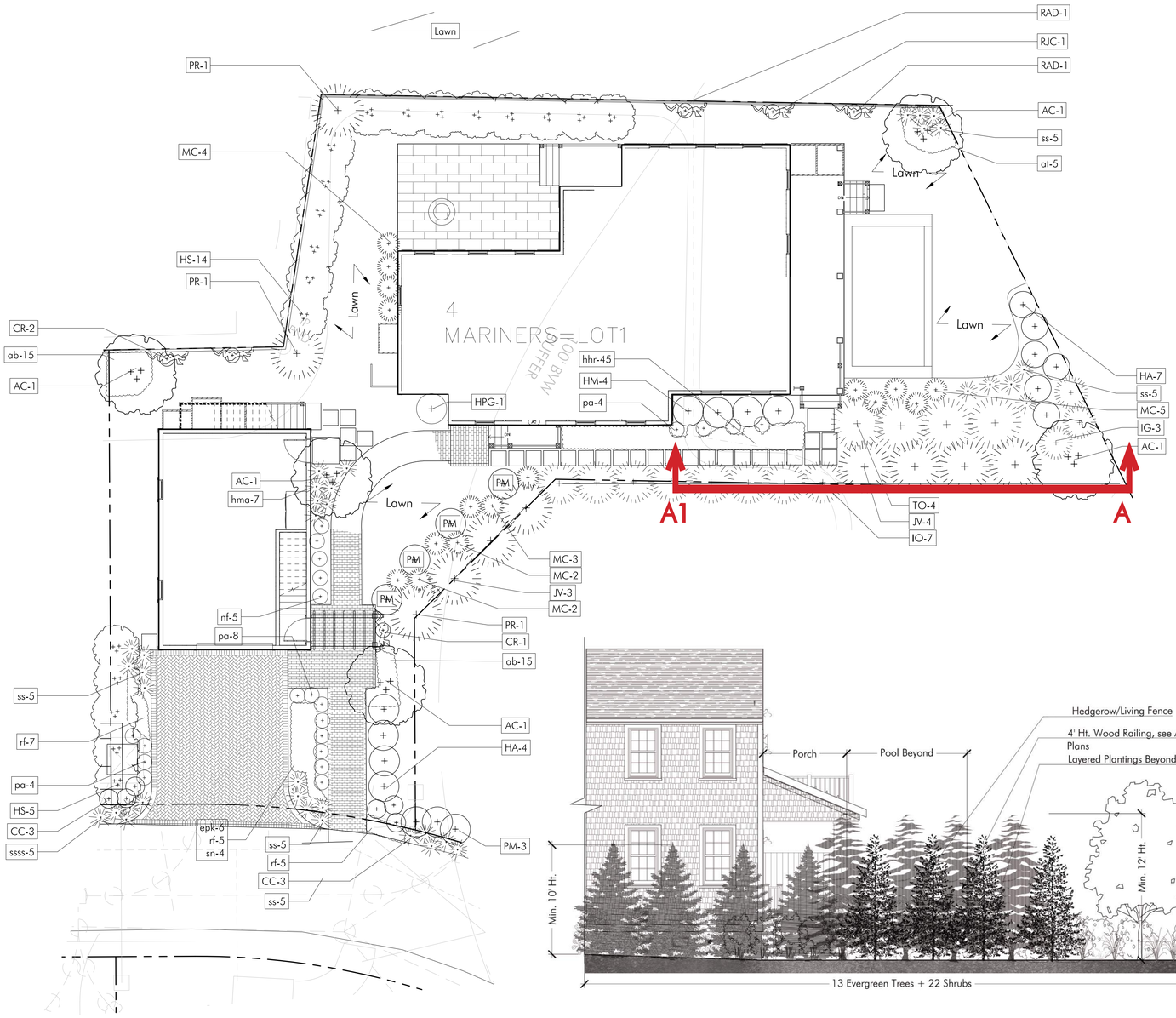


SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

A Pool at 4 Mariner's
SCALE: 3/16"=1'-0"

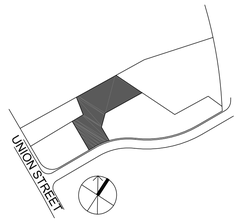
SCALE: 3/16"=1'-0"
0 1' 2' 4' 10'

HDC REVISION 3 NOTES
- Updated Planting to be naturalistic in its design
- Added Hedgerow/Living Fence as a Buffer to the Pool Area
- Section Elevation provided to better show proposed condition
- Provided chart of plant size at installation and growth rate

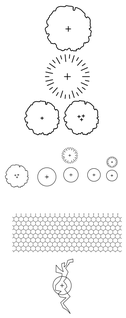
Mariner 4 Buffer Plantings		
Plant Name	Proposed Height at Planting	Annual Growth Rate
Red Cedar	10' Ht.	1'
American Holly	10' Ht.	1-2'
American Arborvitae	12' Ht.	3-4'

PROPOSED PLANT LIST - 4 MARINERS

SYMB		LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
TREES					
AC	5	Amelanchier canadensis	Serviceberry	8'-10' ht.	b&b
JV	7	Juniperus virginiana	Red Cedar	10' ht.	b&b
IO	7	Ilex opaca	American Holly	10' ht.	b&b
PR	3	Pinus rigida	Pitch Pine	8'-10' ht.	b&b
TO	4	Thuja occidentalis	American Arborvitae	12 ht.	b&b
SHRUBS					
CC	6	Caryopteris x clandonensis	Blue Mist Plant	3 gal.	
HS	19	Hibiscus syriacus 'Blushing Bride'	Light Pink Rose of Sharon	5'-6' ht.	b&b
		Hibiscus syriacus 'Azurri Blue Satin'	Blue Rose of Sharon	5'-6' ht.	b&b
		Hibiscus syriacus 'Woodridge Rose'	Lavender Rose of Sharon	5'-6' ht.	b&b
HA	11	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM	4	Hydrangea macrophylla 'Endless Summer	Bigleaf Hydrangea	3 gal.	pots
HPG	1	Hydrangea paniculata grandiflora 'Limelight'	PG Hybrid Hydrangea	5 gal.	pots
IG	3	Ilex glabra	Inkberry	5 gal.	pots
MC	16	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal.	Space 5' o.c.
PM	7	Prunus maritina	Beach Plum	36"	
VINES					
CR	3	Campsis radicans	Trumpet Vine	2 gal.	pots
RAD	2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal.	pots
RJC	1	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal.	pots
PERENNIALS AND ORNAMENTAL GRASSES					
ab	30	Ajuga 'Black Scallop'	Bugle Weed	1 qt..	
at	5	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
epk	6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr	45	Hemmerocalis x 'Happy Returns'	Yellow everblooming day lily	2 gal.	
hma	7	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal	
nf	5	Nepeta fasseniui 'Blue Wonder	Persian Catmint	1 gal.	
pa	16	Perovskia atriplicigolia ' Lacy Blue'	Dwarf Russian Sage	2 gal.	
rf	17	Rudbekia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
sn	4	Salvia nemorosa 'Caradonna'	Sage	2 gal.	
ss	25	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal.	
ssss	10	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	



LEGEND: SEE PLANT SCHEDULE



DECIDUOUS TREE, typ.

EVERGREEN TREE, typ.

ORNAMENTAL TREE, typ.

SHRUBS, typ.

PERENNIALS + ORNAMENTAL GRASSES typ.

VINES, typ.

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4 MARINER WAY NANTUCKET, MA

MASSACHUSETTS BRIAN C. HINES No. 3337 REGISTERED LANDSCAPE ARCHITECT

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2
10/17/24	HDC Buffer Revisions 3

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE

4 MARINER PLANTING PLAN

DRAWING NUMBER

L2.2

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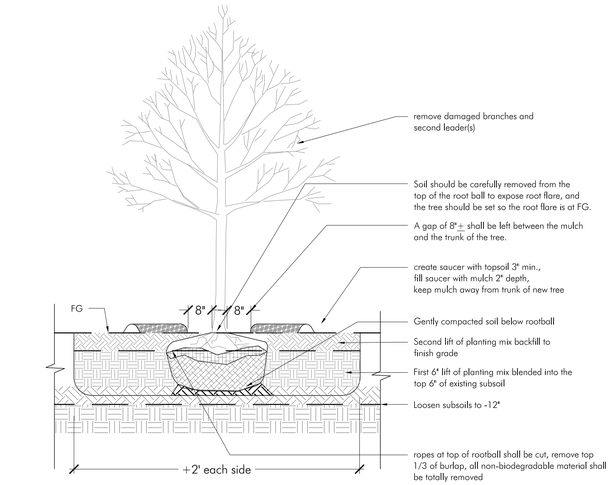
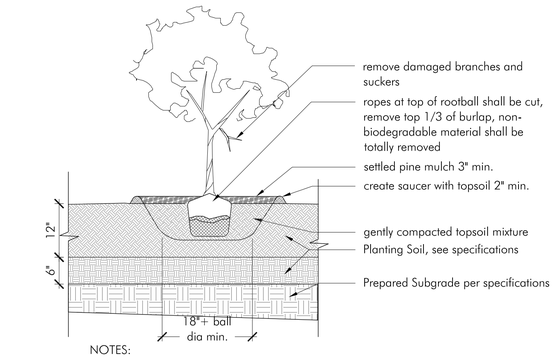
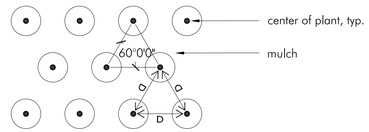


1 Tree Planting
SCALE: 1/2"=1'-0"

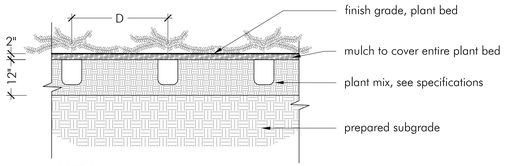


NOTES:
1. Verify a minimum of 24 inches of friable soil in planting areas

2 Shrub Planting
SCALE: 3/4"=1'-0"



PLAN



SECTION

NOTE: Prior to planting, remove plant from container and comb out roots.

3 Perennial and Ground Cover
SCALE: 1/2"=1'-0"

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MARINER WAY
NANTUCKET, MA



REVISIONS

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DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE
PLANTING DETAILS

DRAWING NUMBER
L3.1

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ADDRESS: 6 Mariner Way (HDC2023-12-9706)
DATE HEARD: 10/8/2024
SITTING BOARD: Pohl, Welch, Camp, Oliver & Paul (Original Board)

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 10/31/2024 (Supplement to 6/13/2024, 8/22/2024 & 9/19/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 6 Mariner Way (HDC2023-12-9706)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.2
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
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: 10/31/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday October 8, 2024

NSL File No. NS11450/NS11451 – 4/6 Mariner Way

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

Voting for 6 Mariner Way: Pohl, Welch, Camp (Not in Attendance), Oliver, Thornewill, Patten (Alternate for this Meeting)

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner – Restates that the vegetation proposed to be planted if off the Approved Nantucket List of Wetland Plantings and that screening is appropriate to this neighborhood and important. No new comments.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group – States that most of the houses within this area have traditional in town plantings such as hydrangeas and privet hedges. "Planting dense layers of trees and bushes between the houses in a thick enough layer/thick enough barrier to hide the pools will be foreign to this neighborhood." Believes the planting choices are inappropriate.
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

Oliver – Has two (2) main concerns, the first being the extensive amount of 5 in 1 fence. Believes this project has too much fence. Fences on the property line are rarely approved, we prefer them to be pushed in and heavily vegetated, so the fence is not intrusive to the neighbor. There is no information about the pergola. Second, is still concerned about the plants ability to screen the pool. (Note no fence or pergola is proposed)

Welch – "My position has been the permanency of visual mitigation due to saltwater flood impact/intrusion." Wants to clarify that the commission does approve fences on property lines, just not to screen pools. In regard to the pergola, Welch believes "it could be taller than a 5 in 1 and could look more like a tall shrub without having a larger impact, it would be a visual mitigation." The other possible solution could be to downsize the pool slightly and or relocate the pool closer to the house. There may be a trade off in that if it's moved to perhaps towards the outdoor shower side, and there's some rearrangement back there to tuck it in around the house." Suggests possibly covering the pool with a pergola. This could potentially screen people playing in the pool. In summary, "I think move it, perhaps downsize it, and a living fence (if it's to be approved). Those are the minimum standards". (Note no fence or pergola is proposed)

Thornewill – At the last meeting, Thornewill stated that a fence would be necessary to hide the pool. States, it is odd to have a deck that is shaped the way this one is, projecting off a porch. So, having a pool on top of the deck is even more unusual. Adding fencing with vegetation on the other side of the fence would be the normal way to permanently hide anything, instead of just vegetation because vegetation can go away. Believes that this fencing and vegetation should be a requirement for hiding this pool. "But I also don't think this is the solution either because we are at the edge of a wetland." If a vote was to happen, she would abstain.

Patten – Pattens main concern is that there have been no revisions brought forward showing the proposed suggestions from the board. Based on this plan, it doesn't seem like much has really changed. Patten agrees that the property would look awkward with a fence and vegetation. Maybe bringing the pool in and making it smaller would help, but mostly wishes to see the suggestions made by the Board put onto the Plan.

Pohl – Wishes to move this project along because its not fair for any party involved. "What we were looking for last time was for the Board to cogitate on how exactly a motion would be worded." No revisions were requested. Regarding the fence construction, most of it would be occurring within the 50ft setback. This is not allowed due to a fence being

considered a structure by ConCom. "My position hasn't changed. My position is essentially, if we are screening this to our normal standard of pool screening, which is not visible at the time of inspection and thereafter, I've already addressed the idea of formal screening ... as long as this is screened in perpetuity, I feel like that is the standard we have for pools." Would like to reach a motion of some kind tonight or soon.

Welch – Agrees that this has taken far too long. States that the Board does not have a Plan showing what the property will actually look like or one with elevations. The board is having difficulty coming up with a final decision that everyone is comfortable with. "I believe that its (the pools) presence needs to be mitigated, it needs to be closer to the house ... there should be some type of live plant material, some type of living fence." One legitimate concern is the potential of large storms to damage vegetation. Welch would like to see the pool not only not be visible at the time of inspection and hereafter but have some type of reinforcement that in the event that the screening vegetation is removed by a large storm, it would be replaced relatively quickly. Asks Paul to bring some revised elevations to show what would actually be visible. Would like to know when the porch would be completed in order to actually see what the pool would look in relation to the porch.

Paul – "I can come back with a 3D elevation, in one last attempt to provide you with, what we feel, is how this will look visually from Mariner Way. I would offer this for both 4 and 6." Requests to continue 4 and 6 to the next Old Business Meeting.

Welch – Requests a 2D drawing showing the elevations that are affected. Would also like to see a drawing showing a line of the existing vegetation in the 3D perspective.

Thornewill – After reviewing the elevations that have been approved, the pool is at an elevation where there is no railing around it. Sees a lot of white railing throughout the dwelling and is worried that this will be visually distracting. Is wondering if it's too late to have the Builder/homeowner/client change the color to natural to weather or Nantucket Gray.

Welch – Requests a motion to hold for revisions including additional information.

Vote is 5 approve, 0 opposed and 0 abstaining.

6 Mariner

Welch – Asks that the same requests for 4 Mariner Way be incorporated into 6 Mariner Way revisions as well.

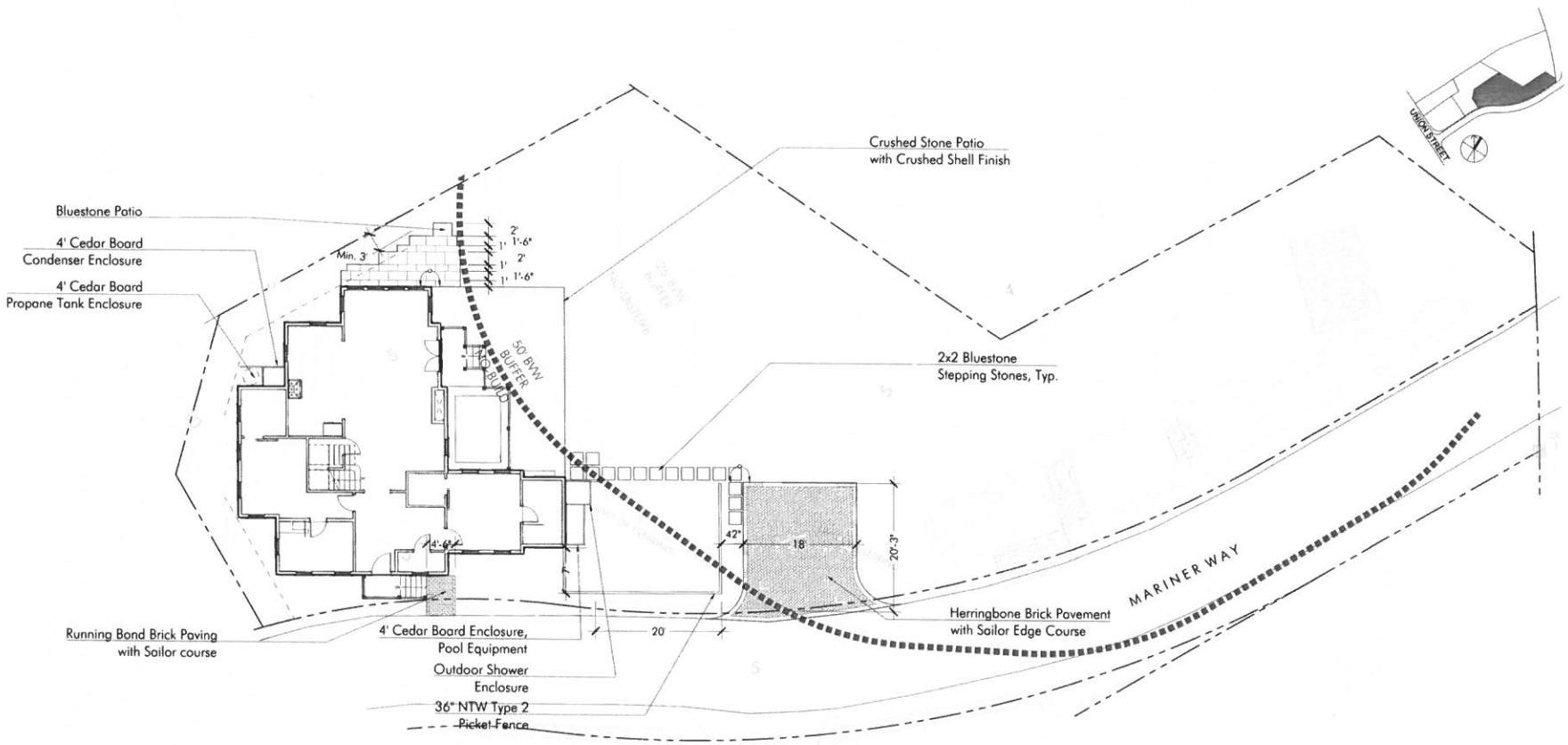
Pohl – Requests that the most pertinent and new information be placed within the first couple pages of the report, so the Board doesn't have to fish for it.

Welch – Also requests a motion to hold for revisions including additional information on 6 Mariner.

Vote is 5 approve, 0 opposed and 0 abstaining.

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC



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V.I.F.	VERIFY IN FIELD

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[illegible]
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6 MARINER WAY
NANTUCKET, MA

REVISIONS

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DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
6 MARINER MATERIALS + LAYOUT PLAN

DRAWING NUMBER
L1.3

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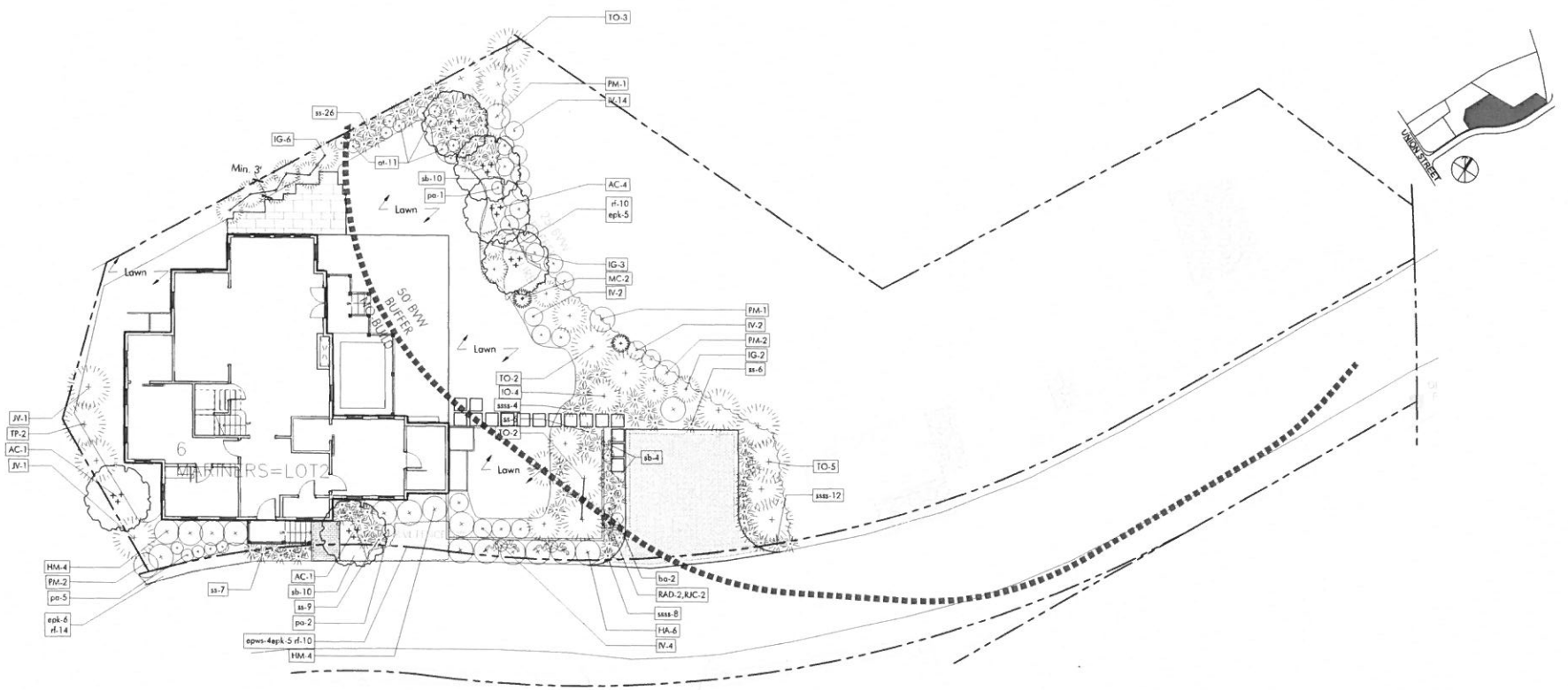

SCALE: 1/8"=1'-0"

PROPOSED PLANT LIST - 6 MARINER

SYMB	LATIN NAME		COMMON NAME	MIN SIZE	NOTES
TREES					
AC	6	Amelanchier canadensis	Serviceberry	8'-10' ht.	b&b
JV	2	Juniperus virginiana	Red Cedar	10' ht.	b&b
IO	4	Ilex opaca	American Holly	10' ht.	b&b
TO	12	Thuja occidentalis	American Arborvitae	12 ht.	b&b
SHRUBS					
HA	6	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM	8	Hydrangea macrophylla	'Endless Summer' Bigleaf Hydrangea	3 gal.	pots
IG	11	Ilex glabra	Inkberry	5 gal.	pots
IV	22	Ilex verticillata 'Sparkleberry'	Winterberry Holly	6' ht.	
MC	2	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal.	Space 5' o.c
PM	6	Prunus maritima	Beach Plum	36"	
VINES					
RAD	2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal.	pots
RJC	2	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal.	pots
PERENNIALS AND ORNAMENTAL GRASSES					
at	11	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
ba	2	Baptisia australis	False Indigo	2 gal.	
epws	4	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal.	
epk	16	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal.	
pa	8	Perovskia atriplicifolia ' Lacy Blue'	Dwarf Russian Sage	2 gal.	
rf	34	Rudbekia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
ss	54	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal.	
ssss	24	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	
sb	24	Stachys byzantina 'Big Ears'	Lamb Ear	2 gal	

HDC REVISION 3 NOTES

- Updated Planting to be naturalistic in its design
- Added Hedgerow/Living Fence as a Buffer to the Pool Area
- Removed Gate and Part of Fence
- Section Elevation provided to better show proposed condition
- Provided chart of plant size at installation and growth rate

Mariners 6 Hedgerow/Living Fence Plantings		
Plant Name	Proposed Height at Planting	Annual Growth Rate
Red Cedar	10' Ht.	1'
American Holly	10' Ht.	1-2'
American Arborvitae	12' Ht.	3-4'

PLANTING NOTES

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

IRRIGATION NOTES

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

LEGEND: SEE PLANT SCHEDULE

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

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

6 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
06/19/24	HDC Buffer Revisions
08/20/24	HDC Buffer Revisions 2
10/17/24	HDC Buffer Revisions 3

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
6 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.3

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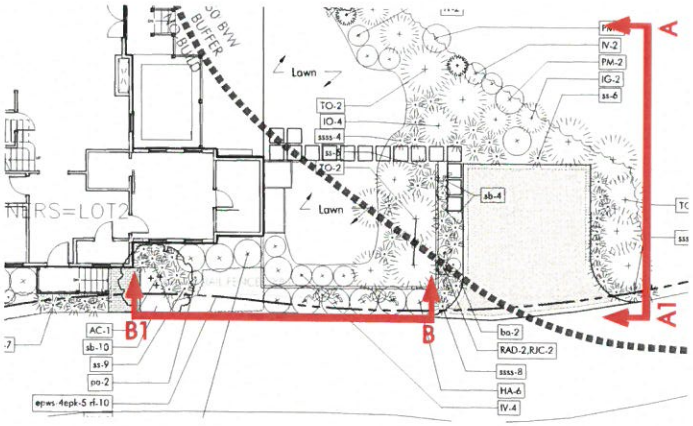
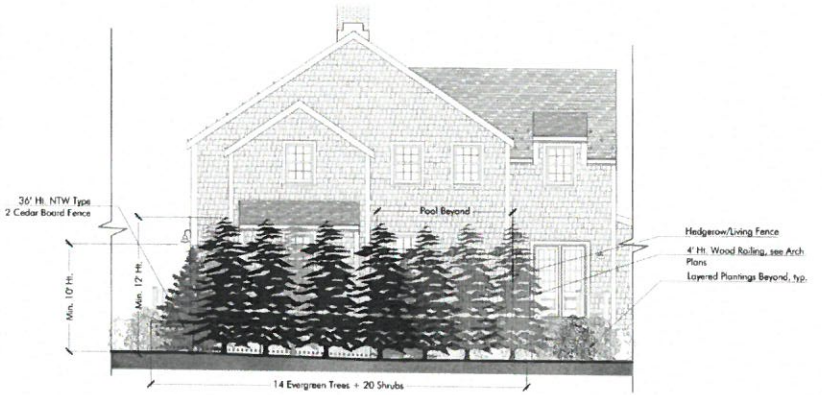
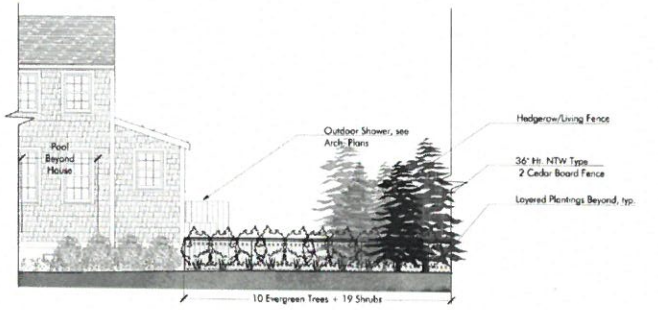
Y:\Mariners Lab\CAD\MAPL_8_PL.dwg





A Pool at 6 Mariner's
SCALE: 3/16"=1'-0"



B Pool at 6 Mariner's
SCALE: 3/16"=1'-0"

VERDANT
LANDSCAPE ARCHITECTURE
617.785.1180

MARINER WAY
NANTUCKET, MA

REVISIONS	
DATE	DESCRIPTION
07/11/24	CONFORMED SET
08/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
09/23/24	HDC Buffer Revisions 2
10/17/24	HDC Buffer Revisions 3

DRAWING INFORMATION
DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE
SITE SECTIONS

DRAWING NUMBER
L2.4

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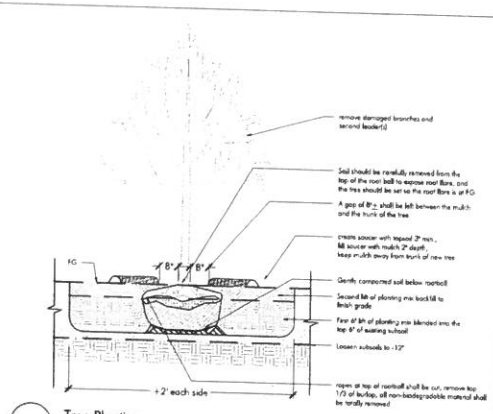
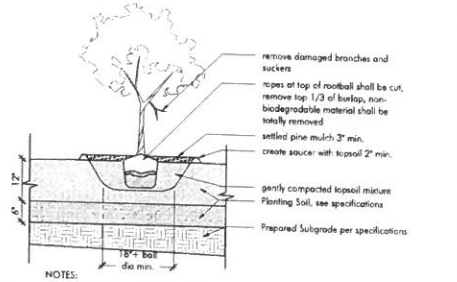
Y:\Mariners Lots\CADD\X-ref\XR_TB24x36.dwg

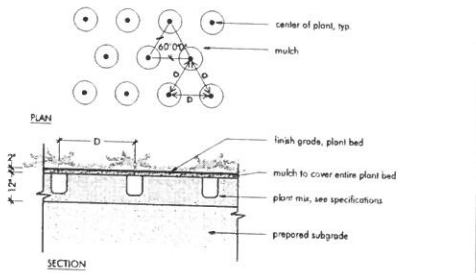


1 **Tree Planting**
SCALE: 1/2"=1'-0"



NOTES:
1. Verify a minimum of 24 inches of friable soil in planting areas

2 **Shrub Planting**
SCALE: 3/4"=1'-0"



NOTE: Prior to planting, remove plant from container and comb out roots.

3 **Perennial and Ground Cover**
SCALE: 1/2"=1'-0"

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617.755.1180

MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	NDC Buffer Revisions
08/30/24	NDC Buffer Revisions 2
10/17/24	NDC Buffer Revisions 3

DRAWING INFORMATION
DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
PLANTING DETAILS

DRAWING NUMBER
L3.1

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

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

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

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

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

Affidavit Certifying Completeness of Old Business submission

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

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

Nantucket Surveyors, LLC
HDC Minutes
Tuesday August 27, 2024

NSL File No. NS11451 – 6 Mariner Way

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

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

Representative: Paul J. Santos

Staff Comments:

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

Public Comments:

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

Concerns:

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

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

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

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

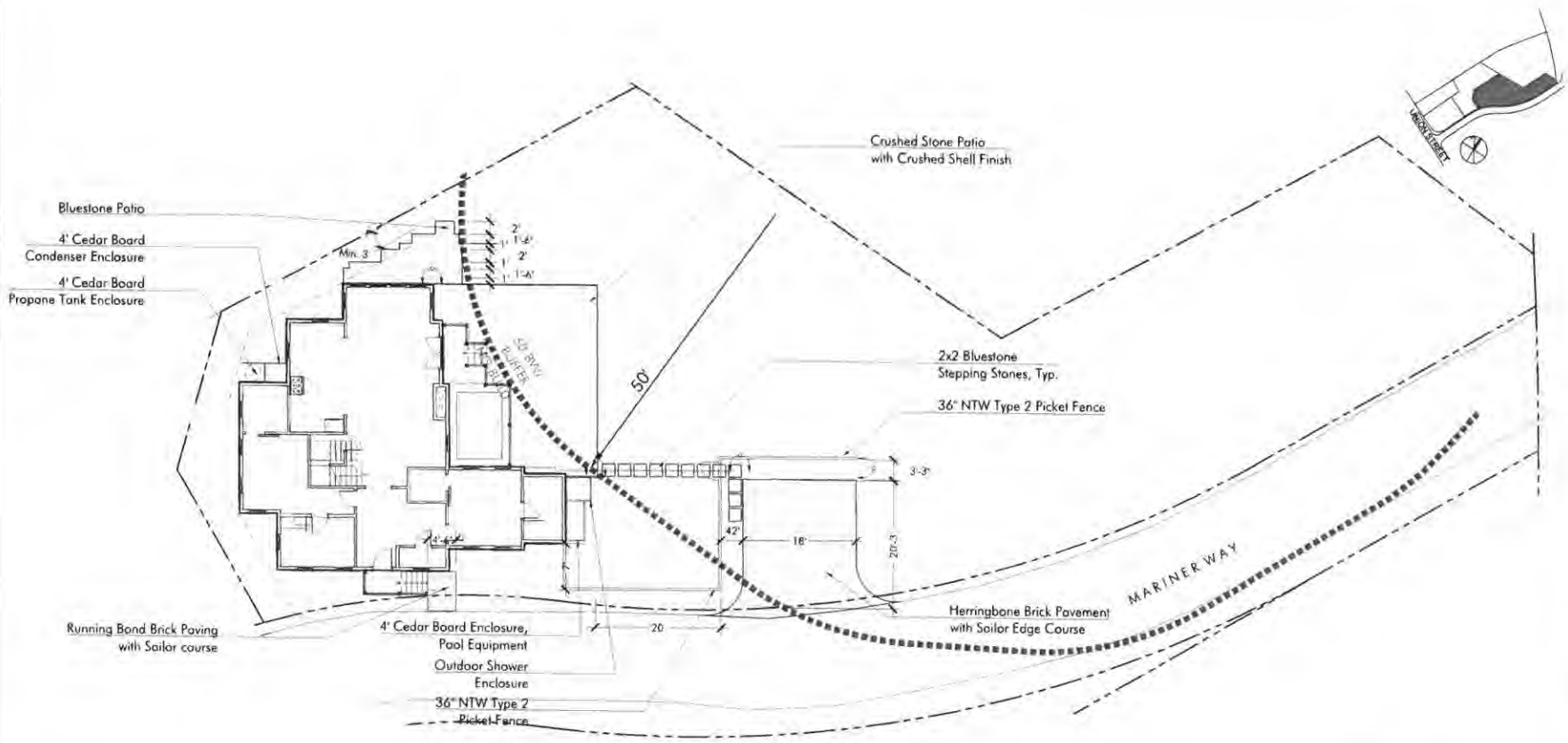
Pohl – Comments are basically the same as the other 2 projects.

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

All in favor, hold for revisions

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC



LAYOUT AND MATERIALS NOTES

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

IRRIGATION NOTES

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

LAYOUT LEGEND:

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

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

6 MARINER WAY
NANTUCKET, MA

REVISIONS

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

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

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

DRAWING TITLE
6 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER
L1.3

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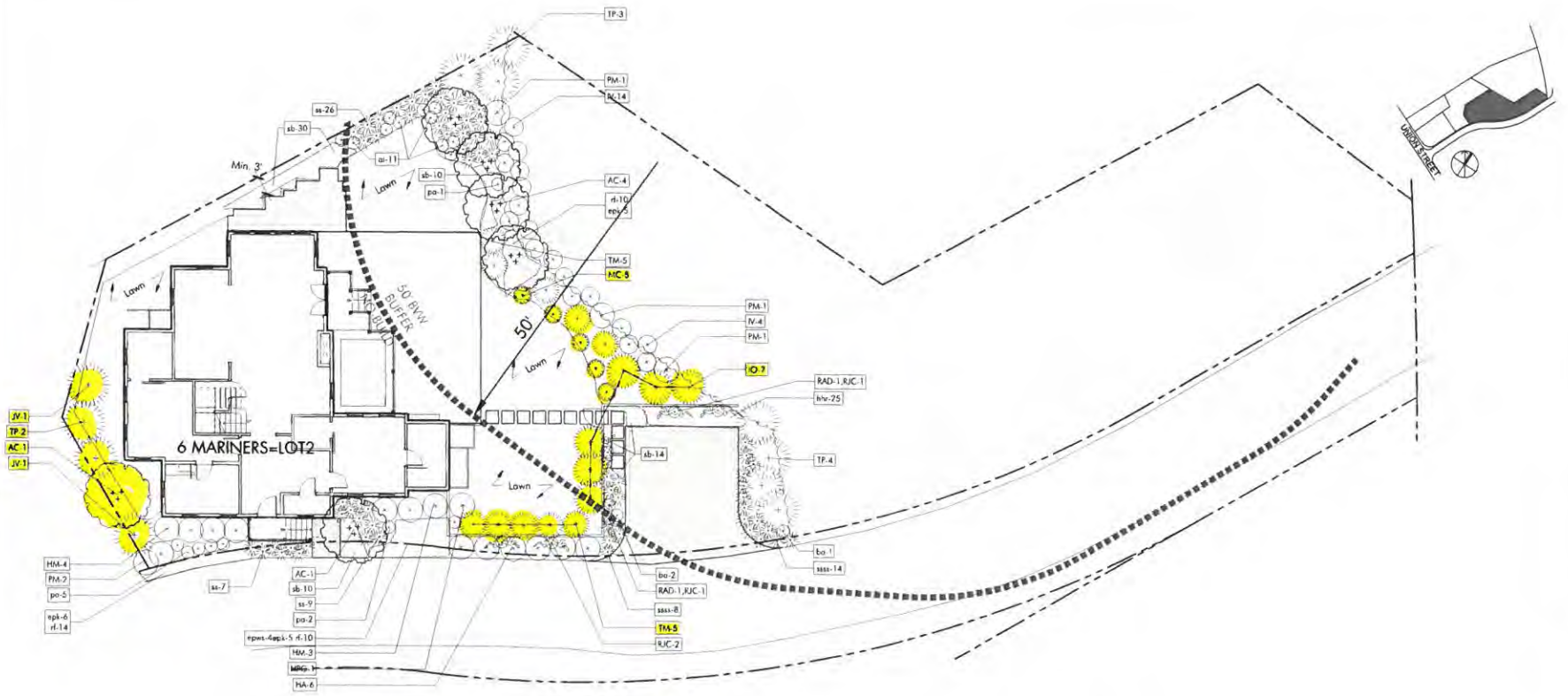

PROPOSED PLANT LIST - 6 MARINER

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sass	22	Schizachyrium scoparium 'Smoke Signal'	Smoke Signal Little Bluestem	2 gal	
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LEGEND: SEE PLANT SCHEDULE

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

VERDANT LANDSCAPE ARCHITECTURE
617.795.1180

6 MARINER WAY
NANTUCKET, MA

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

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

DRAWING TITLE
6 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.3

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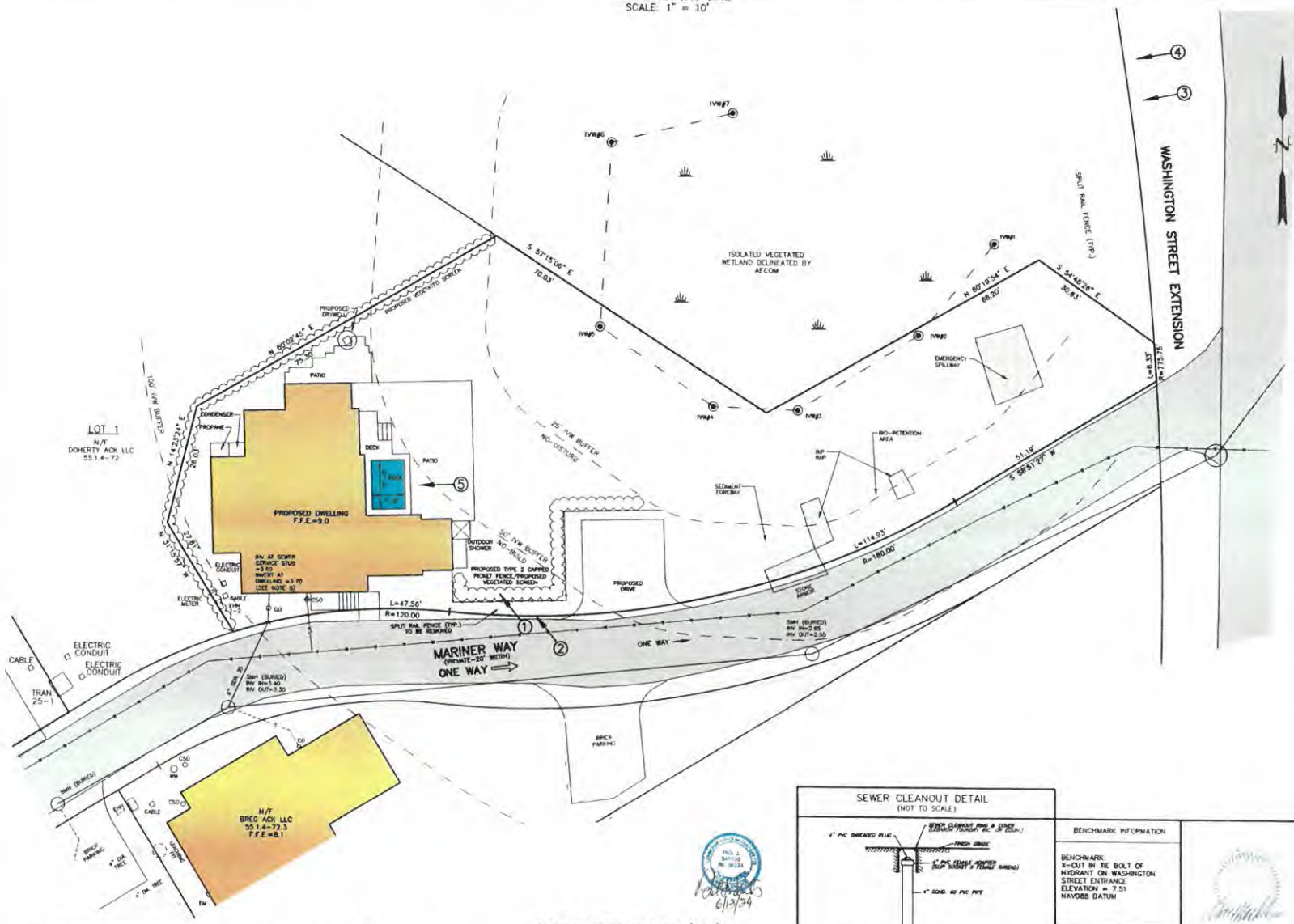
SEWER & WATER CONNECTION PLOT PLAN

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



SEWER PERMIT INFORMATION

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

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

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WLLC #	CHECKED BY
KOS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1807 Pg.81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11451	PJS/DMK

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

SEWER CLEANOUT DETAIL

(NOT TO SCALE)

BENCHMARK INFORMATION

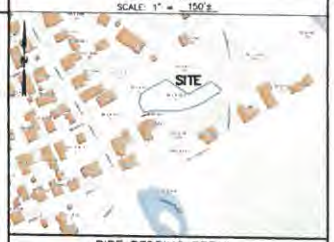
BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60
(SEE NOTE 1)	

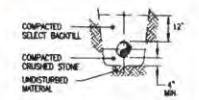
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
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7. SEE ORDER OF CONDITIONS SE 48-3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER & WATER CONNECTION PLAN

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

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

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

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



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



View of 1 Mariner Way from Union Street showing fencing



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



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

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

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

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

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

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

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

Nantucket Surveyors, LLC
HDC Minutes
Tuesday July 23, 2024

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

Doherty ACK LLC: 4 & 6 Mariner Way Pool Revisions

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

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

Representative: Paul J. Santos

Staff Comments:

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

Public Comments:

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

Concerns:

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

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

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

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

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

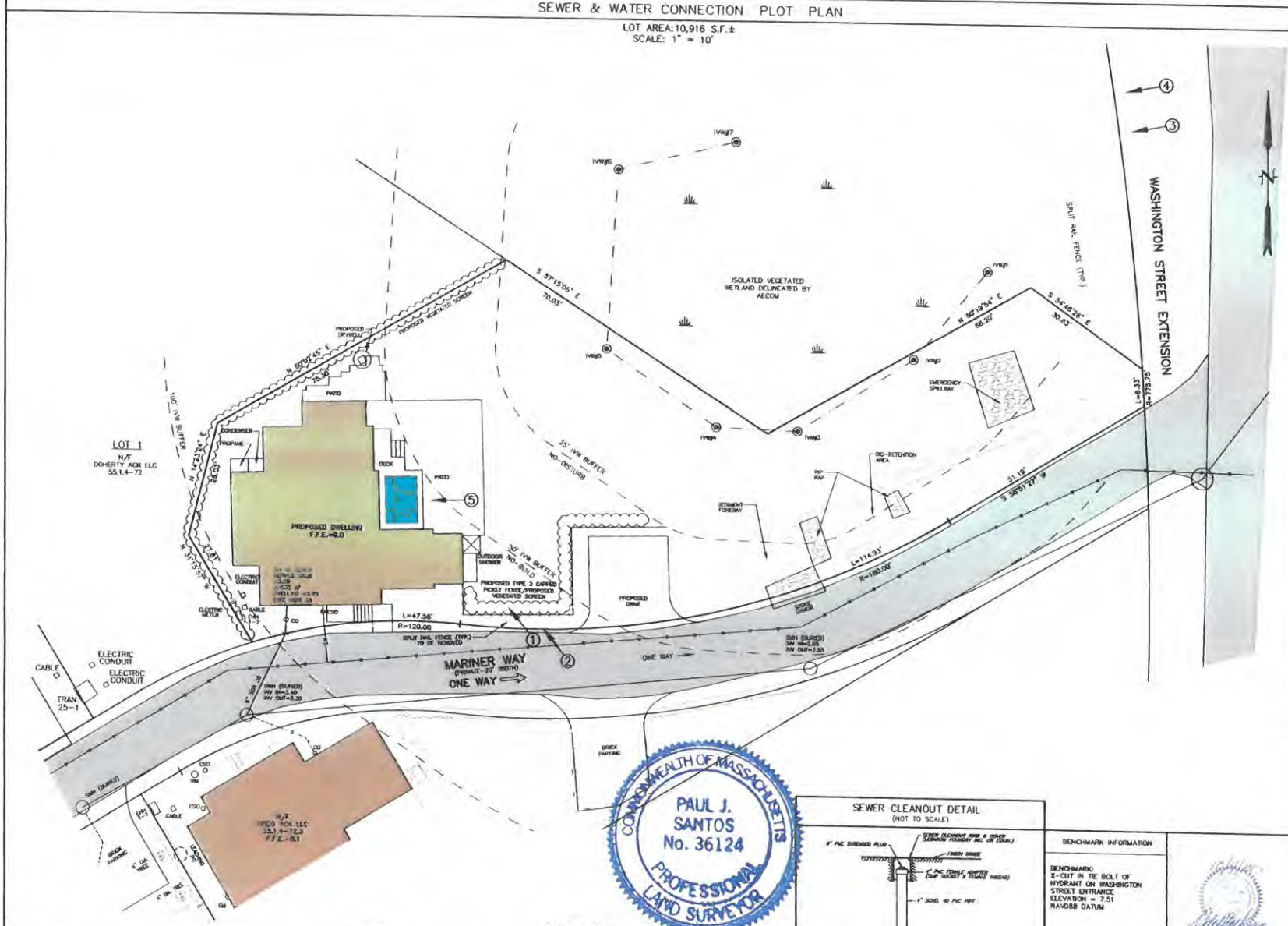
Hold for revisions, track 2, 4 & 6 together

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC

SEWER & WATER CONNECTION PLOT PLAN

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



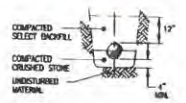
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)



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SEWER CLEANOUT DETAIL

(NOT TO SCALE)

BENCHMARK INFORMATION

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

PROPOSED SCHEDULE OF ELEVATIONS

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

(SEE NOTE 1)

SEWER PERMIT INFORMATION

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

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

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

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

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

SEWER & WATER CONNECTION PLAN

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

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

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

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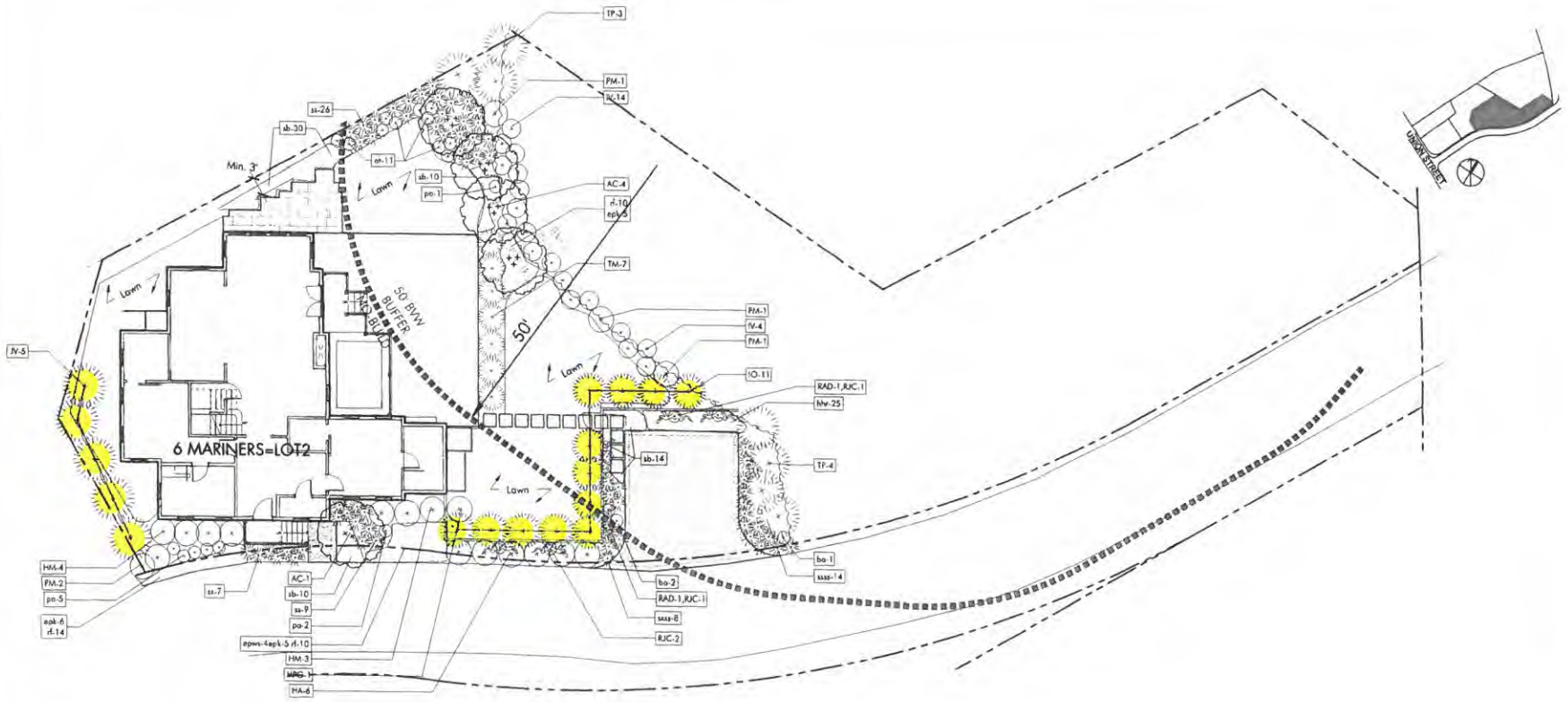
N-11451



PROPOSED PLANT LIST - 6 MARINER

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

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

PLANTING NOTES

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

IRRIGATION NOTES

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

LEGEND: SEE PLANT SCHEDULE

DECIDUOUS TREE, typ.

EVERGREEN TREE, typ.

ORNAMENTAL TREE, typ.

SHRUBS, typ.

PERENNIALS + ORNAMENTAL GRASSES typ.

VINES, typ.

Lawn — LAWN, typ. See specifications

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

6 MARINER WAY
NANTUCKET, MA

REVISIONS

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

DRAWING INFORMATION

DATE: 7/11/23
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
6 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.3

© Verdant Landscape Architecture

Y:\Mariners Lots\CAD\MARI_8_PL.dwg

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

RECEIVED
JUN 13 2024
By

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.2
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

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

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

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

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

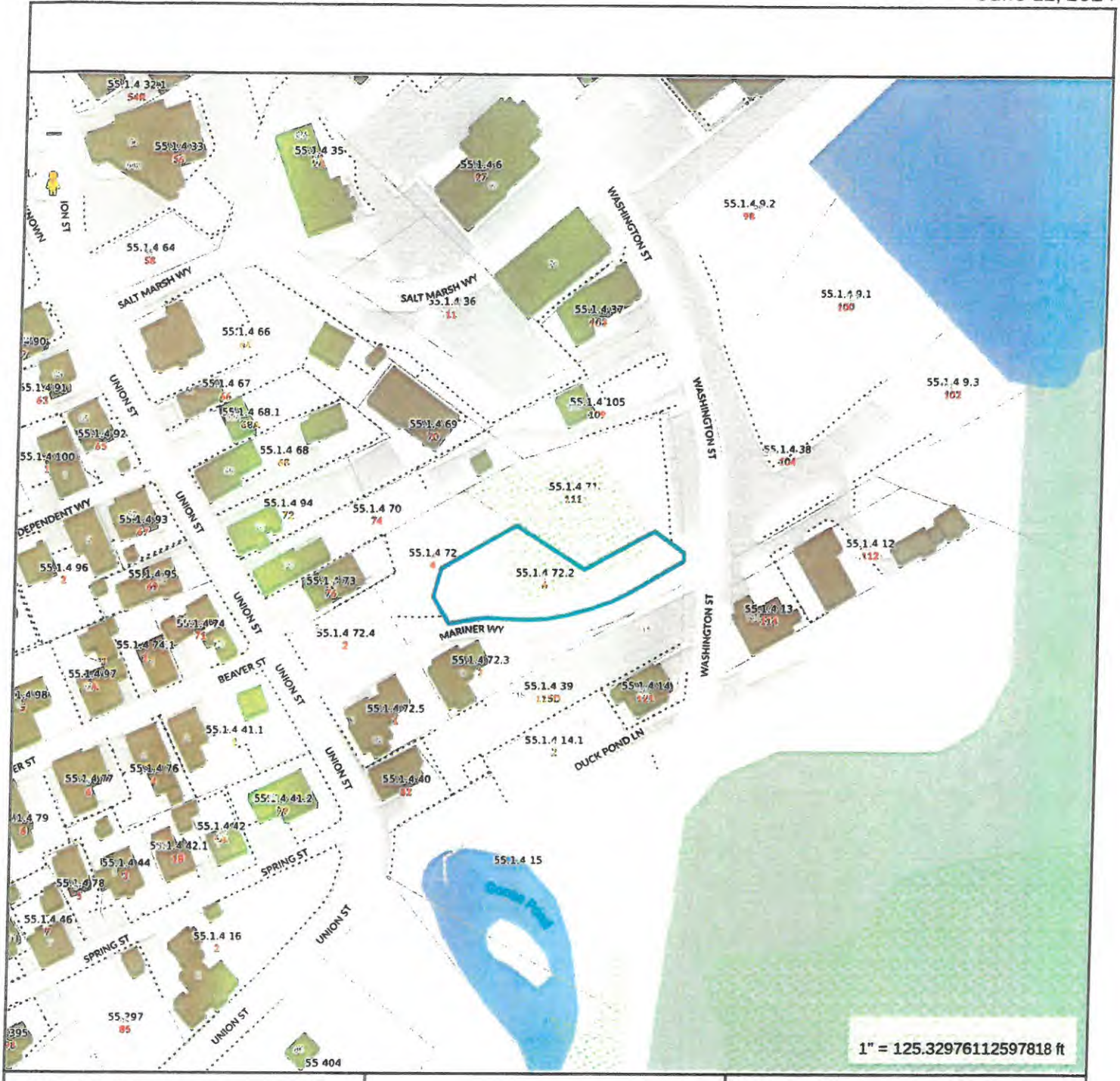
Public Comment:

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

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

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC



Property Information

Property ID	189808
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

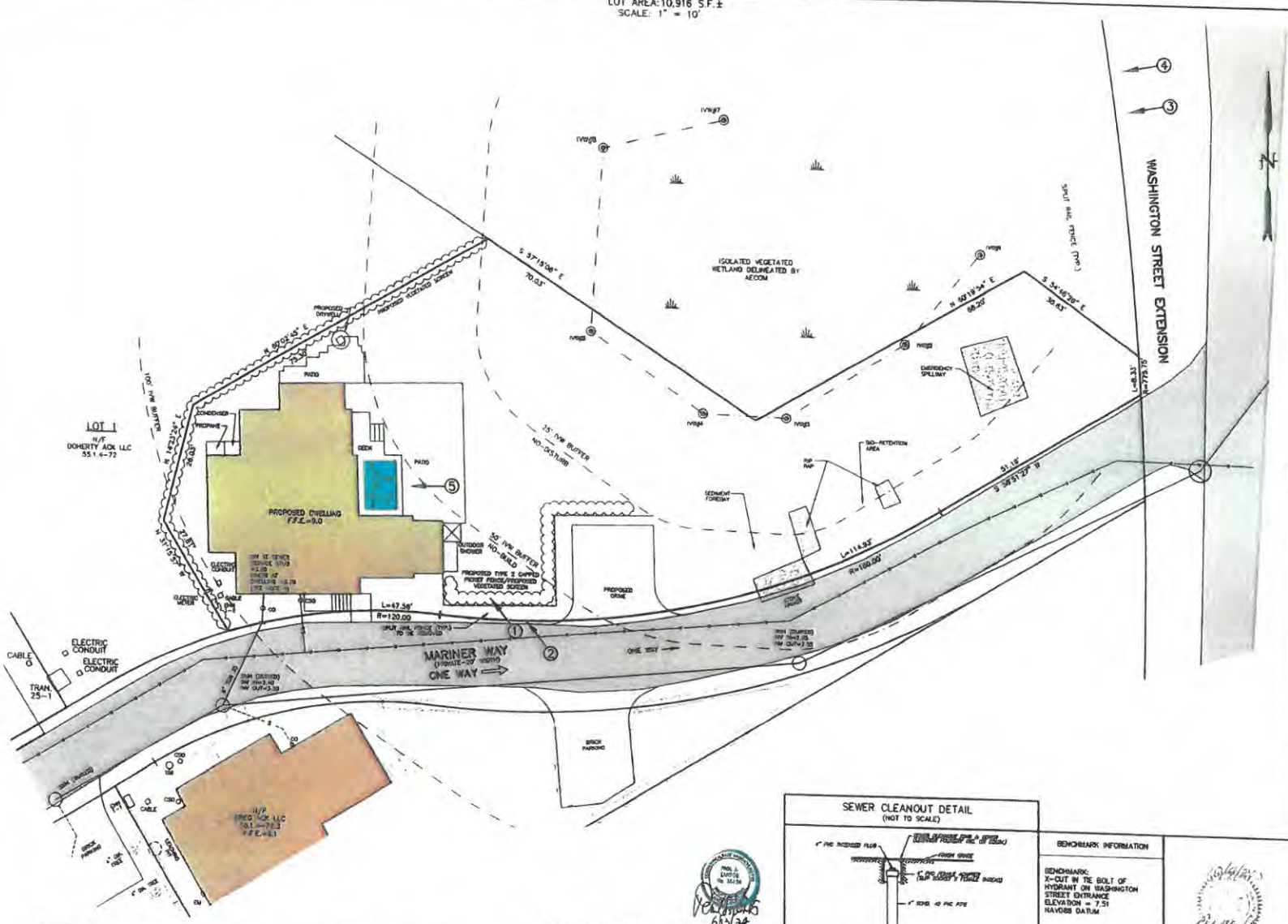
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

SEWER & WATER CONNECTION PLOT PLAN

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


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

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



1 View of Property from Mariner Way



2 View of Property from Mariner Way



3 View of property from Washington Street Extension

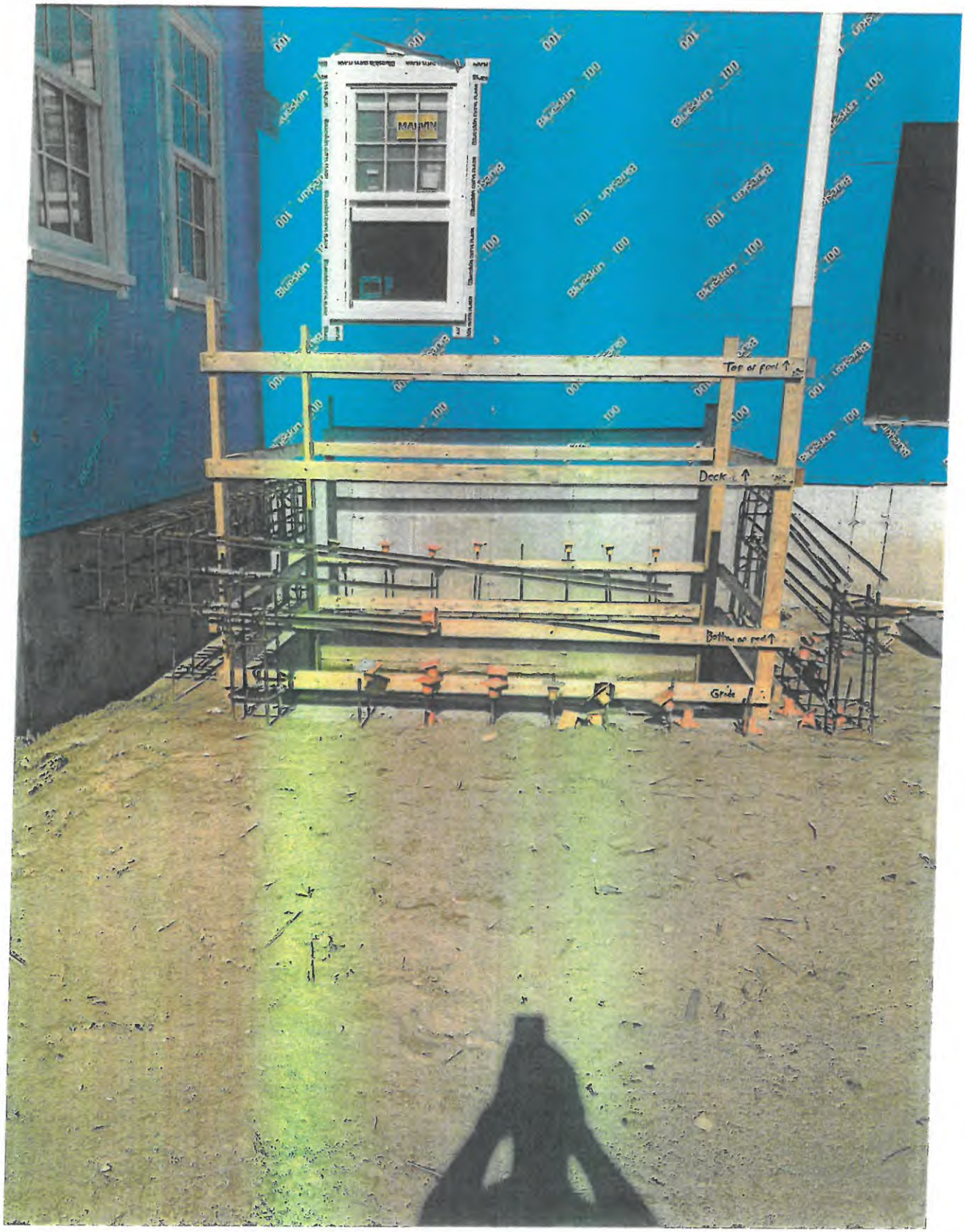


4 View of property from Washington Street Extension

5

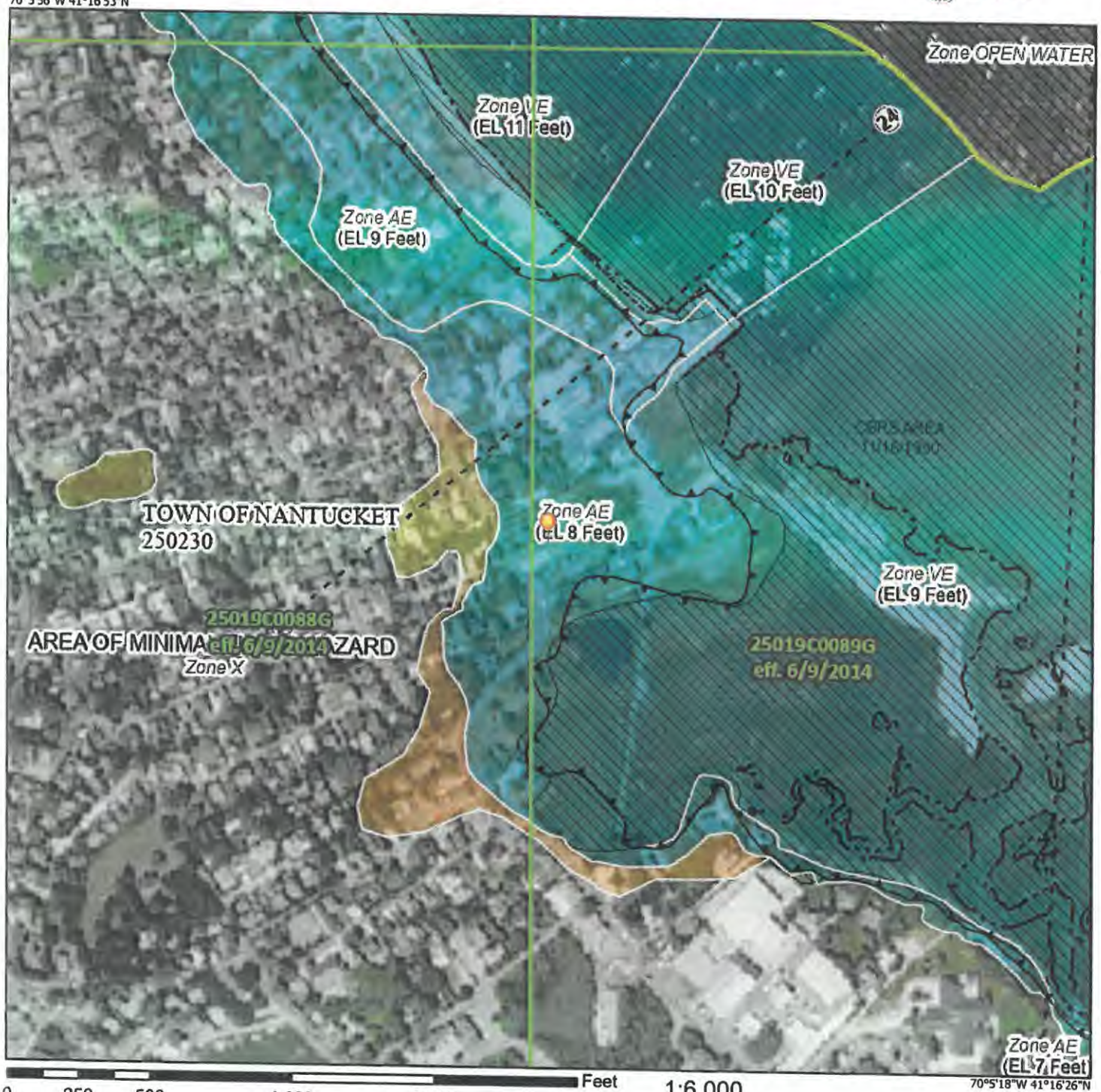
Pool Mock Up

6 Mariner Way



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

National Flood Hazard Layer FIRMette



FEMA

Legend

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

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

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

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

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

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

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

N

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

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

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

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

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

HDC2022-08-6931 Staff

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

FOR OFFICE USE ONLY

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

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

Extended to: _____

Approved: _____ Disapproved: 6/30/23

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - ~~Restrictions~~ - Conditions

POOL NOT VISIBLE @ TIME OF INSPECTION OR THEREAFTER

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 60 MARINER WAY

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

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

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

AGENT INFORMATION (If applicable)

Name: LIANA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

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

Original Date:

Original Builder:

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

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PERMEABLE/BELGIAN Walkways BRICK/BLUESTONE Walls PATIO-BLUESTONE

* Note: Complete door and window schedules are required. / BLOCK

COLORS

Sidewall C/D NEW SHEDIR 4X4X6 Clapboard (if applicable) _____ Roof _____

Trim PROPANE TANK - 4X4X4 Sash _____ Doors _____

Deck A/C END - 4X4X4 NEW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 8/24/22 Signature of owner of record _____ Signed under penalties of perjury

STAFF

6. Doherty ACK LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.3	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff not being visible at time of inspection or thereafter. (Welch)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye Certificate # **HDC2022-08-6931**

7. Brett Fodiman **10-7279** 111 Surfside Rd As-built MH shingles 80/70 Slacktide

APPROVED
HDC2022-08-6931

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay Certificate # **HDC2022-10-7279**

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

8. Brett Fodiman **10-7281** 111 Surfside Rd As-built GH shingles 80/70 Slacktide

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay Certificate # **HDC2022-10-7281**

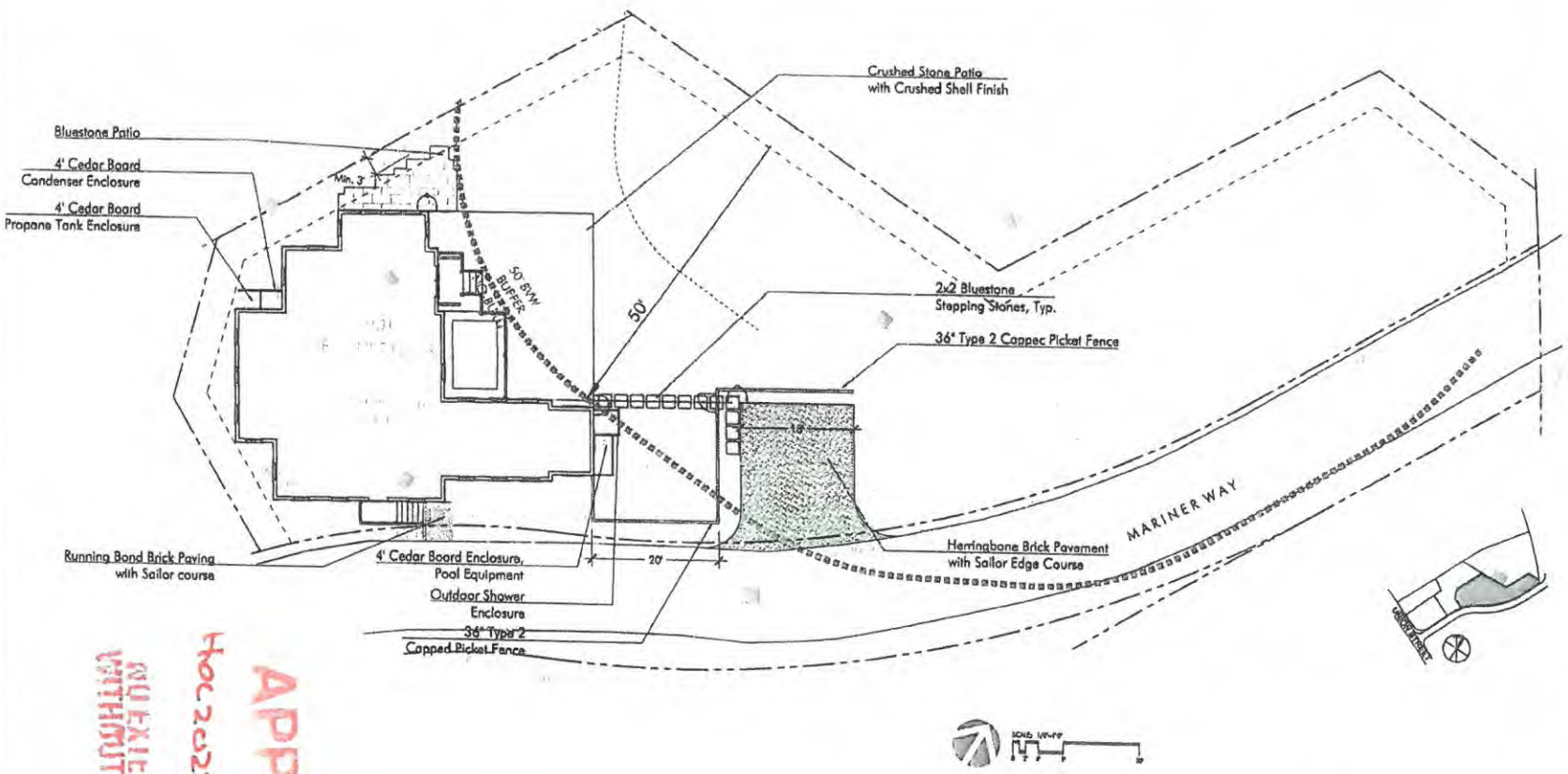
9. Brett Fodiman **10-7280** 111 Surfside Rd As built garage shingles 80/70 Slacktide

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay Certificate # **HDC2022-10-7280**

V. NEW BUSINESS 03/28/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 450 Green Park LLC 01-7772	2 Stone Alley	Hardscape	39/24.1	Ahern

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ahern
Public	None
Concerns	Application not opened.
Motion	**No action.**
Roll-call Vote	Camp, Coombs, Oliver, Thornewill and Pohl-aye Certificate # **HDC2023-01-7772**



LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or its representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be accelerated by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LAYOUT LEGEND:

— ℄ —	CENTERLINE
⌒	ARCH
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

APPROVED
HDC 2023-08-6931
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
APR 14 2023
By

VERDANT
LANDSCAPE ARCHITECTURE
617.738.1180

6 MARINER WAY
NANTUCKET, MA

LANDSCAPE SERIES

NOT FOR CONSTRUCTION

REVISIONS
MARK | SIZE | DATE

DRAWING INFORMATION
ISSUE:
DATE: 4/10/23
SCALE:

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE
6 MARINER
MATERIALS PLAN

DRAWING NUMBER
L1

© Verdant Landscape Architecture

V:\Mariners Lane\CAD\MARI_8_MAT.dwg

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

HDC2022-08-6930

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC,

Mailing Address: C/O KENS HOLDING CORP
100 CONIFER HILL DR - UNIT 304
DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@ESMSCORP.COM

AGENT INFORMATION (if applicable)

Name: ZINA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALUNA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $ 563.20

Must be acted on by: 10/24/22 ~~12/31/22~~

Extended to: 6/30/23

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

EXHIBIT A - THRU STAFF (4 PAGES)
(NOTHING REQUIRED REVISIONS ARE ONLY THOSE HIGHLIGHTED IN GREEN)

RESILIENT NANTUCKET - AE8

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length 60' 10" Sq. Footage 1st floor: 1443 SF Decks/Patio: Size: 24X7 ☒ 1st floor ☐ 2nd floor
Width: 45' 3" Sq. footage 2nd floor: 1373 SF Size: 8X4 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North —0— South —0— East —0— West —0—

Height of ridge above final finish grade: North 32' 2" South 32' 2" East 32' 2" West 32' 2"

Additional Remarks 29' 2 1/2" COLUMN

REVISIONS* 1. East Elevation (describe) 2. South Elevation 3. West Elevation 4. North Elevation

Historic Name:

Original Date:

Original Builder:

NEW SINGLE-FAMILY DWELLING + POOL - 10'X17' IN ATTACHED RAISED DECK

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 1' 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATERSTRUCK ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer ____/12 Other 5/12 - ADDITION/PORCH

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): BOXED IN ALUMINUM

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X12 + 1X6 Rake 1X12 Soffit (Overhang) _____ Corner boards 1X6 Frieze 1X4
Window Casing 1X5 Door Frame FRONT 1X8 Columns/Posts: Round ____ Square 6"X6" WRAPPED

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other REST 1X5
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer C/C + CAST - MARVIN ULTIMATE WOOD

Doors* (type and material): ☐ TDL ☒ SDL Front CORNER Rear 12 LT W/KICK Side 12 LT W/KICK PANEL
Garage Door(s): Type 3 LT SIDE HS Material PANEL

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAVY Clapboard (if applicable) _____ Roof PEWTER WOOD
Trim WHITE Sash WHITE Doors FRONT BLACK
Deck NAVY Foundation GRAY-(PARGED) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/21/2022 Signature of owner of record _____ Signed under penalties of perjury

Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye			Certificate #	**HDC2022-08-6941**
4. Doherty ACK LLC 08-6943	**4 Mariner Way**	**Hardscape**		**55.1.4/72**	**Linda Williams**
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	**Motion to approve through staff subject to the brick walkway moving to the east of the patio extension. (Welch)**				
Roll-call Vote	Carried 4-1 // Welch, Oliver, Patten and Pohl-aye //Coombs-nay			Certificate #	**HDC2022-08-6943**
5. Doherty ACK LLC 08-6930	**6 Mariner Way**	**New dwelling**		**55.1.4/72.3**	**Linda Williams**
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	**Motion to approve through staff subject to modifying the chimney to more typical proportions and relocating it to an alternate location as opposed to 4 Mariner, the east elevation changing the first story mass roof pitch from a 7/12 to a 4/12 and putting a number two window above it and the Juliet balcony to be removed and replaced with a dealer's choice window and the north shed structure will have a 4/12 pitch also. Per exhibit A. (Welch)**				
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye			Certificate #	**HDC2022-08-6930**
6. Doherty ACK LLC 08-6931	**6 Mariner Way**	**Hardscape**		**55.1.4/72.3**	**Linda Williams**
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	**Motion to approve through staff not being visible at time of inspection or thereafter. (Welch)**				
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye			Certificate #	**HDC2022-08-6931**
7. Brett Fodiman **10-7279**	111 Surfside Rd	As-built MH shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				
Public	None				
Concerns	None				
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**				
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay			Certificate #	**HDC2022-10-7279**
8. Brett Fodiman **10-7281**	111 Surfside Rd	As-built GH shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				
Public	None				
Concerns	None				
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**				
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay			Certificate #	**HDC2022-10-7281**
9. Brett Fodiman **10-7280**	111 Surfside Rd	As built garage shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				

APPROVED
HDC2022-08-6930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JUN 2 2023
By

Vicinity Map



APPROVED
HDC 2022.08.0930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



1 HDC Application Site Plan
1/16" = 1'-0"

RECEIVED
JUN 2 2023
By

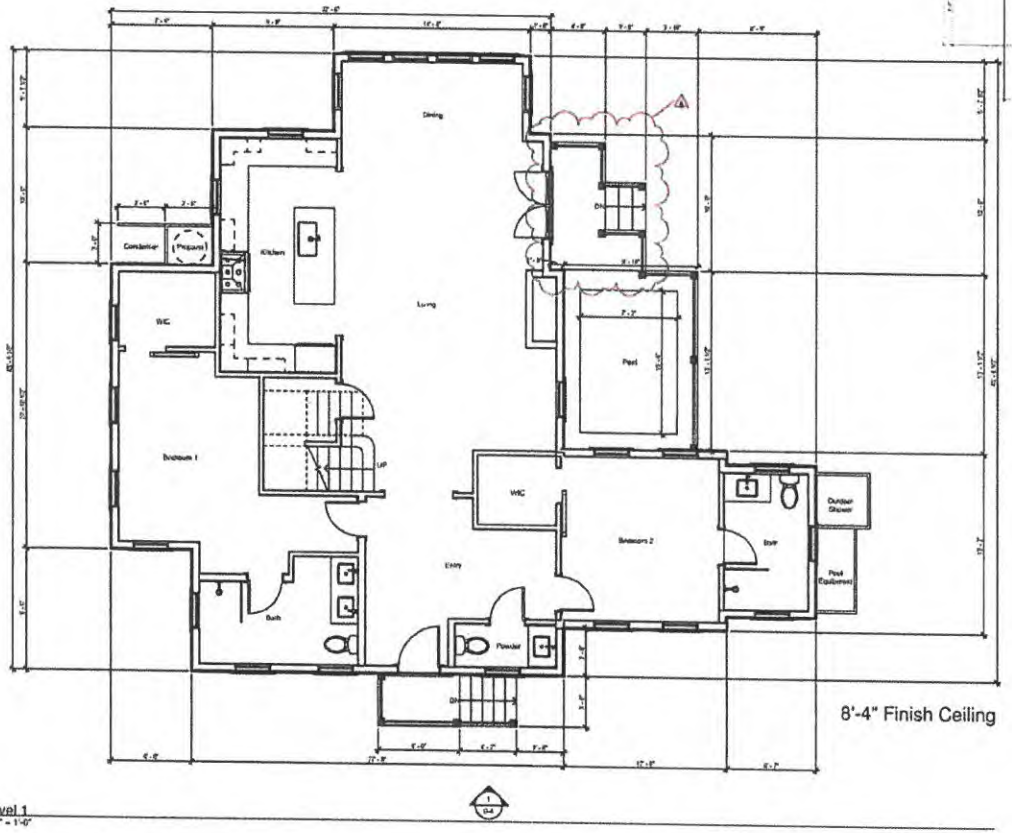
Finegold Alexander Architects

PRELIMINARY
NOT FOR
CONSTRUCTION

6 Mariner Way | Lot 2

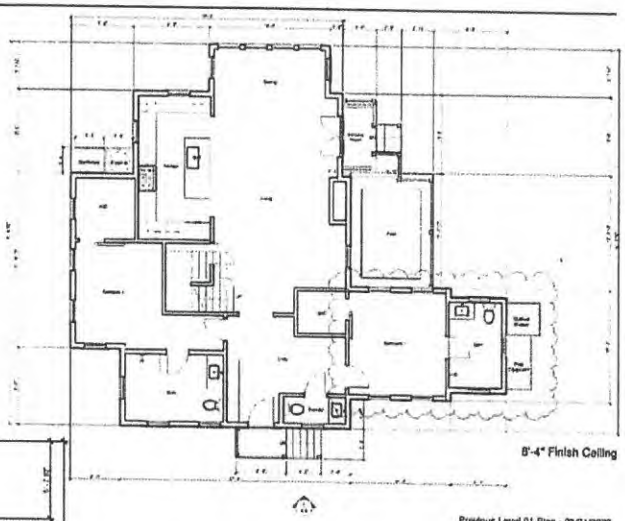
Site Plan

6-1



8'-4" Finish Ceiling

1 Level 1
1/4" = 1'-0"



8'-4" Finish Ceiling

Previous Level 01 Plan - 03/21/2023

MODIFICATIONS | 23.04.18

- Removed Balcony Above Northeast Porch

Finegold Alexander Architects

PROJECT TEAM

OWNER
KDMA Corporation
200 Broadway, Suite #102
Lynnfield, MA 01940
(781) 842-0999

Civil Engineer
Hanlocket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 770-0240

Structural Engineer
Roome And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 638-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 2F,
Brookline MA 02446
(617)735-1180

Energy Rater
Hera Energy Raters LLC.
Milky, MA 02054
(508)831-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, DS
CHECKED BY: RB

SHEET NAME

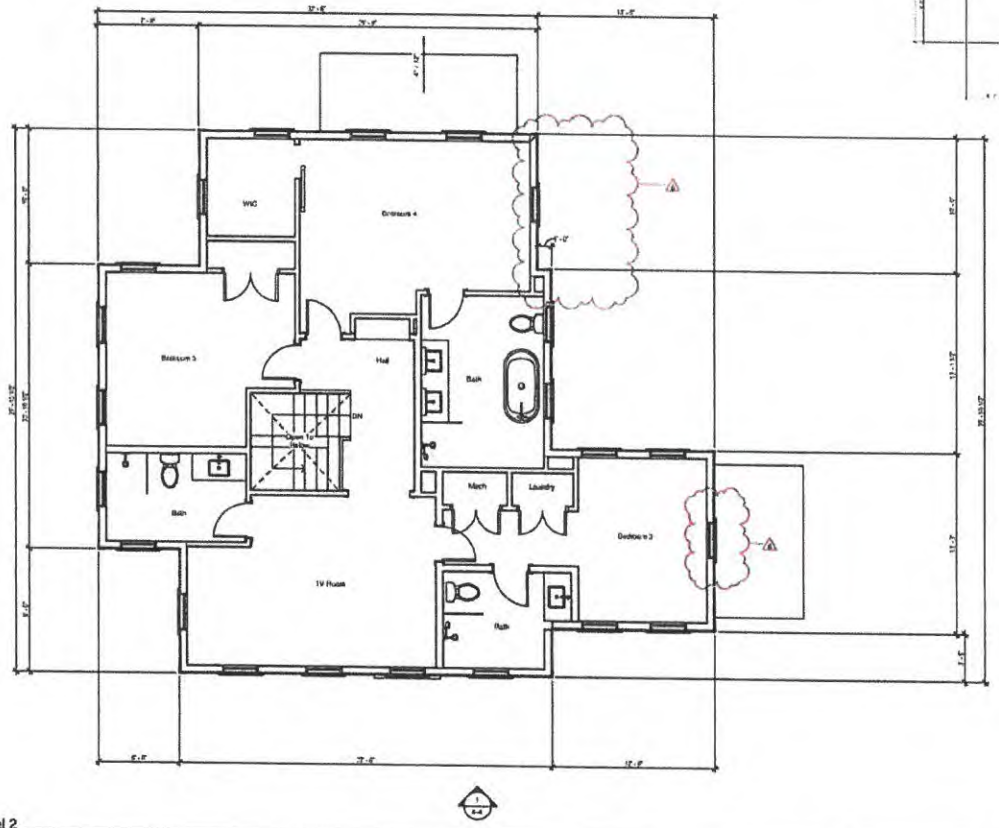
Level 1 Plan

DRAWING HISTORY

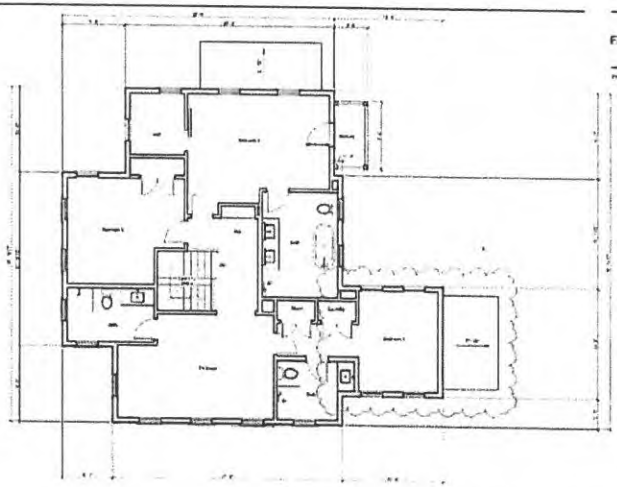
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.24	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7

SHEET #

6-2



1 Level 2
1/4" = 1'-0"



Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 23.04.18

- Removed Balcony in Bedroom 4
- Changed French Door to Type 2 Window in Bedroom 4
- Added Type 2 Window to Bathroom 3

Finegold Alexander Architects

PROJECT TEAM

OWNER:
Kettle Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 942-2004

Civil Engineer
Nantucket Surveyors
5 Windy Way,
Nantucket, MA 02554
(508) 228-0249

Structural Engineer
Rooms And Quarterline LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 526-1700 x 202

Landscape Architect
Verdant Landscape Architecture
110 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hera Energy Raters LLC.
Mills, MA 02054
(508)631-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
6 Mariner Way | Lot 2

PROJECT #:	P02702.0
ISSUE DATE:	04/18/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	CD, BS
CHECKED BY:	RB

SHEET NAME
Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7

SHEET #
6-3



Previous South Elevation - 03/21/2023

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	3' 7 3/8"	5' 1"	12	Simulated Divided	Marvin Windows and Doors	Ultrex/a	UWDH2610	Vinyl
2	2' 7 3/8"	3' 9"	expo-sed	Casement	Marvin Windows and Doors	Ultrex/a	UWDH2515	Wood
3	2' 7 3/8"	4' 5"	12	Simulated Divided	Marvin Windows and Doors	Ultrex/a	UWDH2622	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	0	6	Therma-Tru Ltd.	Smooth Star	S210	Fiberglass
C2	5' 0"	7' 0"	12	1	Therma-Tru Ltd.	Smooth Star	S2240 SDL	Fiberglass

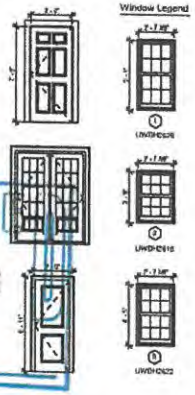
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	10' Wall Lat Planks
Roof	CertainTeed	Landmark Architectural	Weathered	Ind Fascia
Windows			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultrex/a Wood	White Rock	Refer to Window Sched.

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope

Window Legend



APPROVED
HDC2022.08.6930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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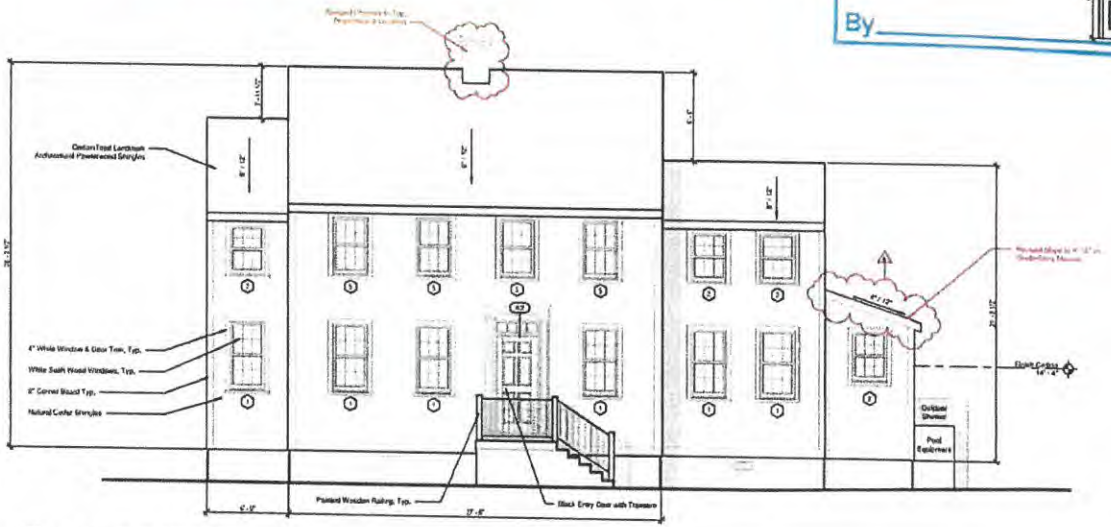
JUN 2 2023
By



1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
RESAL Corporation
295 Broadway, Suite #183
Lynnfield, MA 01940
(781) 842-2800

Civil Engineer:
Manhasset Surveyors
6 Windy Way,
Manhasset, MA 02554
(508) 339-0245

Structural Engineer:
Rogers and Gusmorino LLC.
295 Trade Center, Suite 2040
Woburn, MA 01801
(617) 829-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)739-1188

Energy Rater:
Mark Energy Raters LLC.
Millis, MA 02054
(508)831-4033

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P22108
ISSUE DATE: 04/07/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, DS
CHECKED BY: FG

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions PH
4	23.03.21	HDC Revisions PH
5	23.04.18	HDC Revisions RT

SHEET #:
6-4



Previous North Elevation - 03/21/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' 7 3/8"	3' 1"	10	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' 7 3/8"	3' 6"	<VIN #1>	<VIN #2>	Marvin Windows and Doors	Ultimate	UWDH2616	Wood
3	2' 7 3/8"	4' 3"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	2' 6"	7' 0"	6	6	Therma Tru Ltd.	Smooth Star	S2N1	Fiberglass
C3	5' 0"	7' 0"	12	1	Therma Tru Ltd.	Smooth Star	S2N8 RDL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma Tru Ltd	Smooth Star	Black	Refer to Door Schedule
Outdoor Shower			Natural Cedar	6" Vertical Planks
Wood	Certain Teed	Landmark Architectural	Pleistocene	Tab Fence
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	Tab
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Schedule

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope
- Removed Balcony above Northeast Porch

APPROVED
HDC2022.08.6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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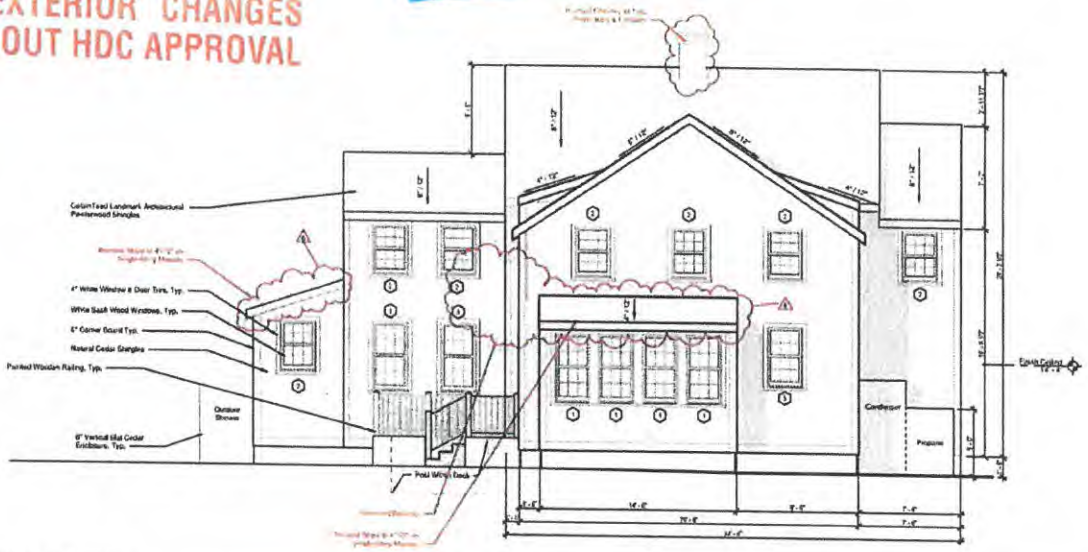
By

Window Legend





1 North Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

Owner
KEMs Corporation
203 Broadway, Suite 4103
Lynnfield, MA 01940
(781) 943-2906

Civil Engineer
Hartnett Surveyors
6 Windy Way,
Hartnett, MA 02554
(508) 228-0248

Structural Engineer
Rooms And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Vendetti Landscape Architecture
218 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1188

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508)831-6633

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
6 Marinor Way | Lot 2

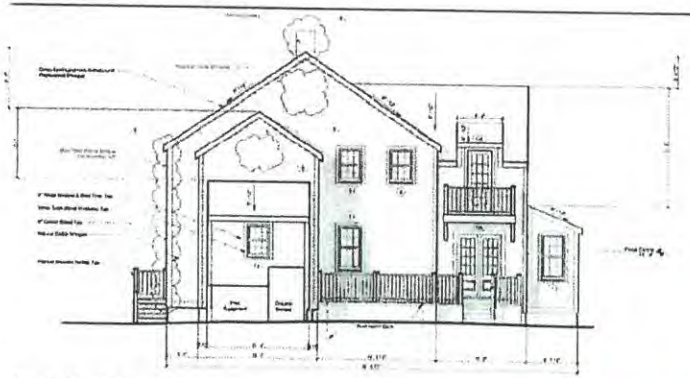
PROJECT #: PE2103.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RR

SHEET NAME
Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.09	HDC Revisions
4	23.01.26	HDC Revisions, RR
5	23.03.21	HDC Revisions, PM
6	23.04.18	HDC Revisions, RT

SHEET #
6-6



Previous East Elevation - 03/21/2023

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' 7 3/8"	5' 1"	12	6 Insulated Double	Marvin Windows and Doors	Ultimate	UWDH2X5	Wood
2	2' 7 3/8"	3' 8"	<NW> Max	<PRIVACY>	Marvin Windows and Doors	Ultimate	UWDH2838	Wood
3	2' 7 3/8"	4' 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2852	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	8	6	Therma Tru Ltd	Smooth-Star	3218	Fiberglass
D2	5' 0"	7' 0"	12	1	Therma Tru Ltd	Smooth-Star	82269 5/8L	Fiberglass

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru Ltd	Smooth-Star	Black	Refer to Shop Submit
Cabinet Hardware			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Weathered Wood	1x8 Fascia
Skylights			Natural Cedar	
Trim & Ancillary Items			White	1x6
Windows	Marvin	Ultimate Wood	White Sand	Refer to Window Schedule

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope
- Removed Balcony above Northeast Porch
- Changed French Door to Type 2 Window
- Added Type 2 Window above Single Story Mass (Left)

Window Legend



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HDC2022.08.6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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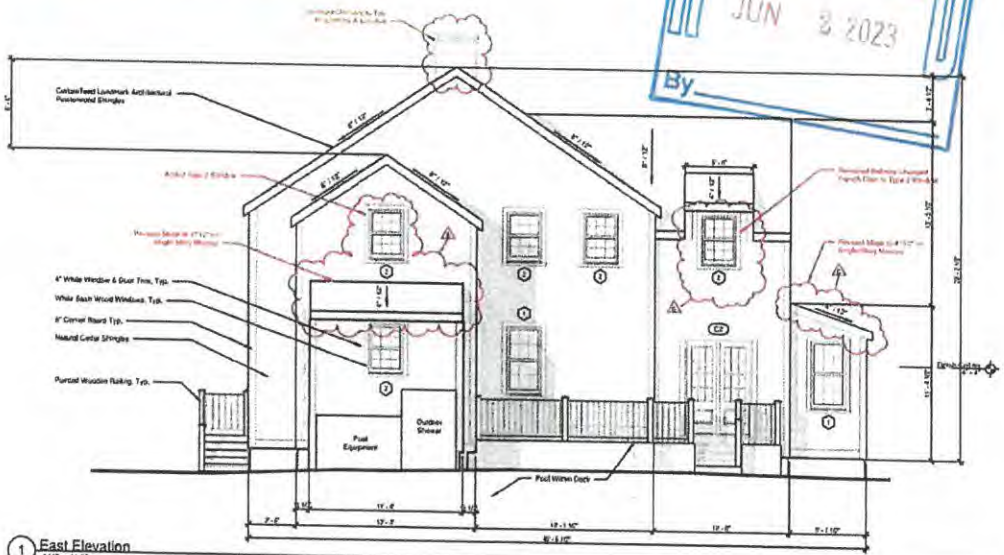
By



1 East Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMa Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2500

Civil Engineer:
Nantucket Surveyors
6 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rosone And Counselire LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 426-1700 x 200

Landscape Architect:
Verdant Landscape Architecture
344 Harvard Street, Suite 29
Brookline MA 02446
(617)735-1188

Energy Rater:
Hers Energy Raters LLC.
Mdc, MA 02054
(508)431-8433

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

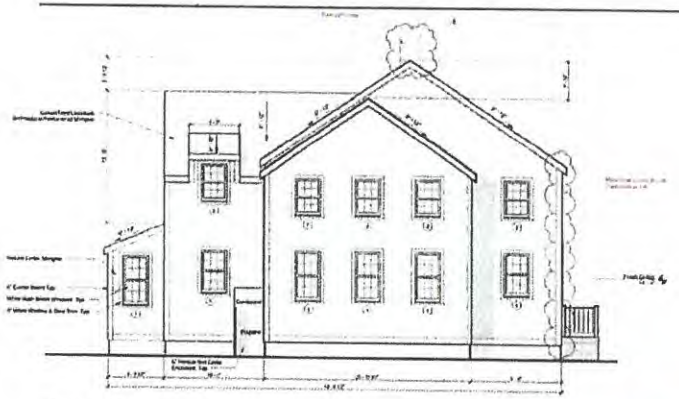
PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P6270.D
PLAN DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions RB
5	23.03.21	HDC Revisions TN
6	23.04.18	HDC Revisions RF

SHEET #:
6-7



Previous West Elevation - 03/21/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 0"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Thermo Tru Ltd	Smooth Star	S210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Thermo Tru Ltd	Smooth Star	S2050 SDL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo Tru Ltd	Smooth Star	Mark	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pharmaceutical	Tall Fence
Shingles			Natural Cedar	
Trim & Ant Sets Doors			White	1x5
Shadows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope

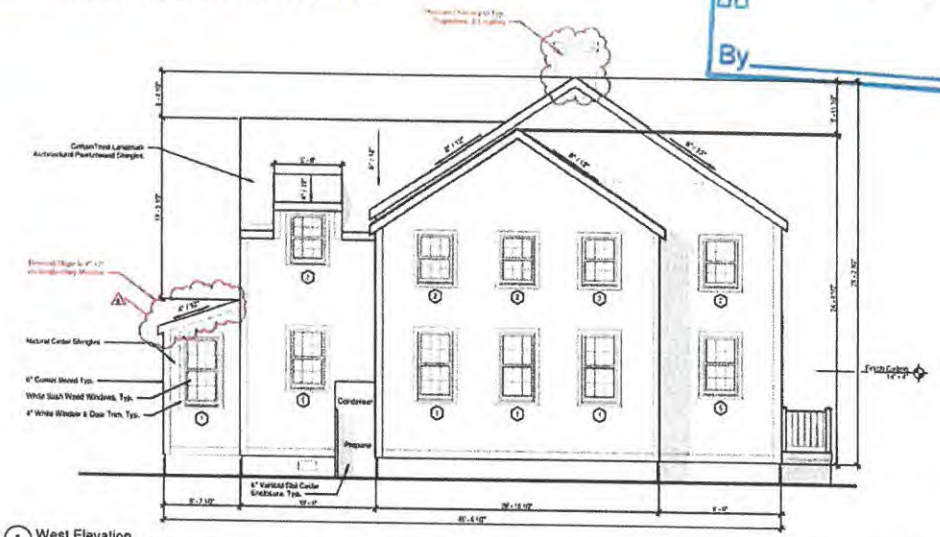
APPROVED
HDC2022-08-6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
[illegible] 2023
By

Window Legend





1 West Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TITLE

OWNER:
KEMs Corporation
200 Boundary, Suite #153
Lynnfield, MA 01940
(781) 842-2996

Civil Engineer:
Neddocket Surveyors
8 Windy Way,
Rockwood, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Geometrics LLC.
300 Trade Center, Suite 2540
Woburn, MA 01801
(617) 629-1701 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

Energy Rater:
Hera Energy Raters LLC.
Mills, MA 02054
(508)631-0633

KEY PLAN



LINE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

6 Mariner Way | Lot 2

PROJECT #: FG270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME

Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.04.18	HDC Revisions, RB

SHEET #

6-5

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 100 CONIFER HILL DR #304
DANVERS, MA 01923

Contact Phone #: 978-316-9558 E-mail: JDOHERTY@KENSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-6432 E-mail: ZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-08-6931

☒ Pool (Zoning District RC) ☐ Porch ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: ELEVATE POOL OFF GROUND AS REQUIRED BY CONSERVATION COMMISSION 18" ABOVE DECK LEVEL NO CHANGE IN SIZE OR LOCATION CONTINUES NOT TO BE VISIBLE

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other NO

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

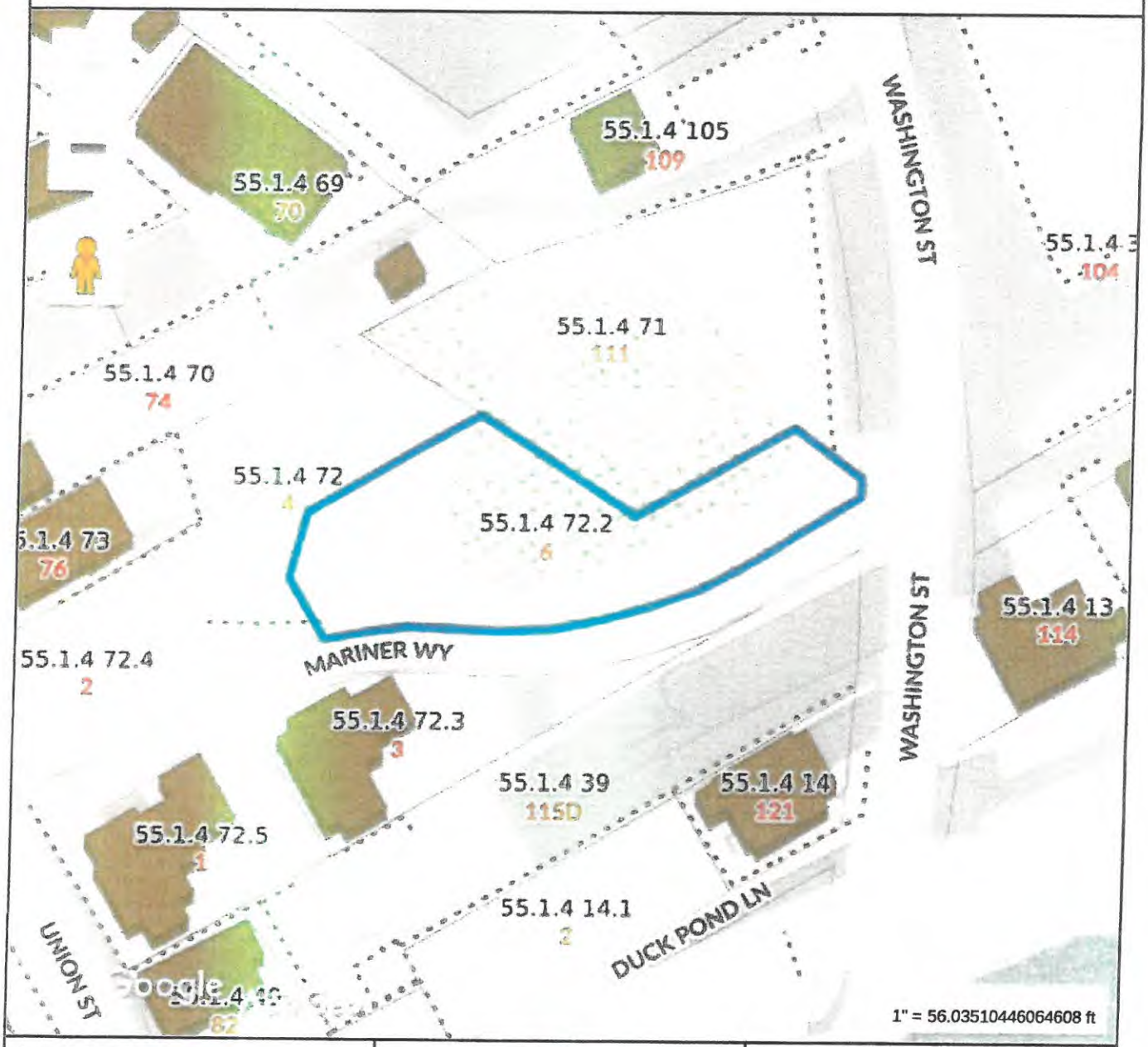
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/17/2023 Signature of owner of record _____ Signed under penalties of perjury



Property information

Property ID	55.1.4 72.2
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	55.1.4 72.2
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

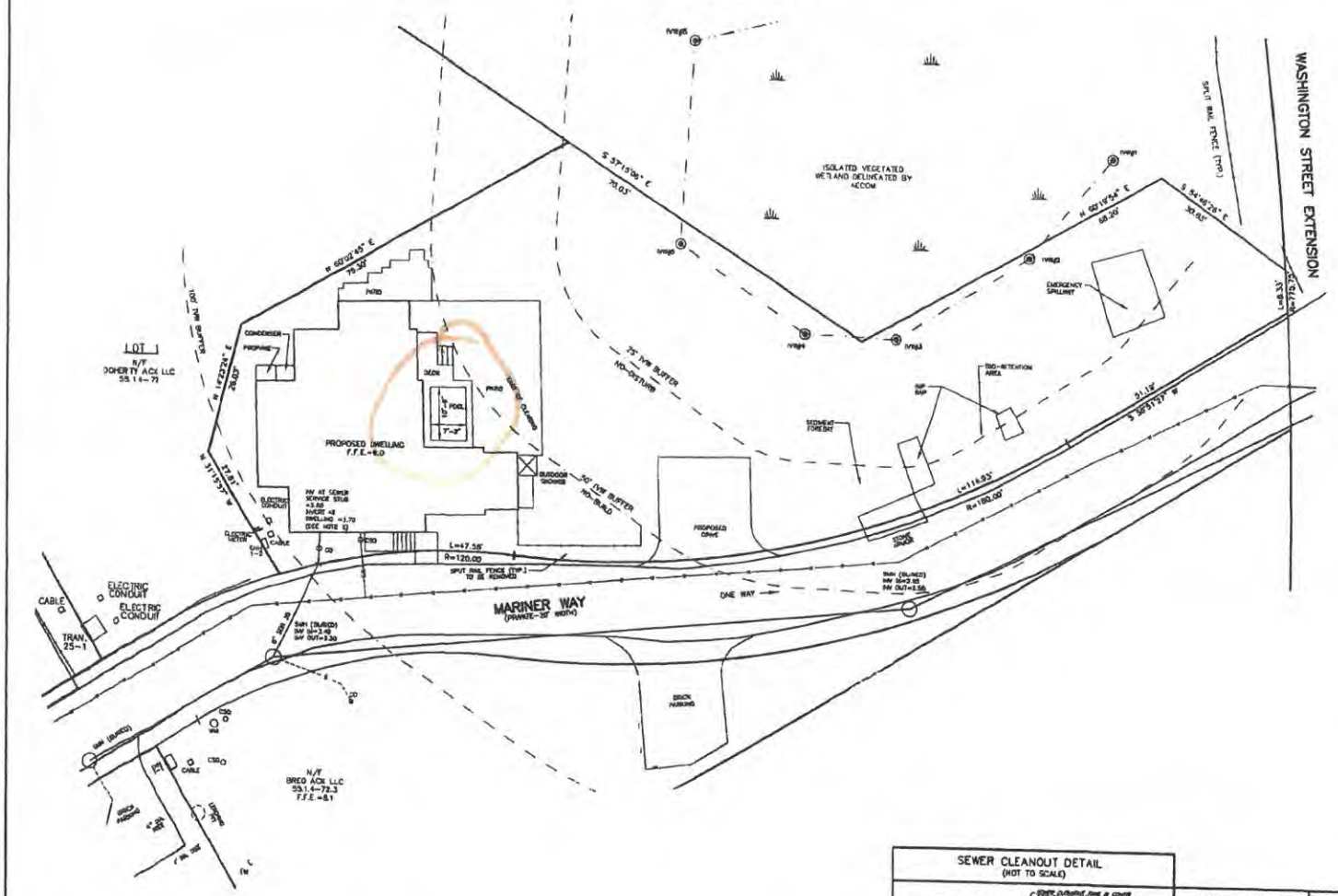
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

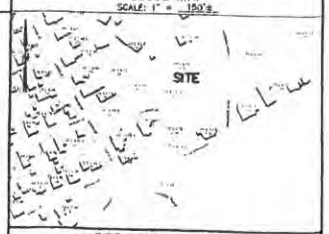
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



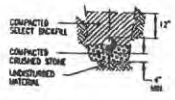
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)

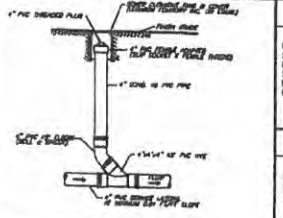


NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 72 LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT./FT. MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (NP) APPROVAL PLANNING BOARD FILE #7770, Qd. Bk. 1512, Pg. 10, (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Qd. Bk. 1886, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0006H, EFFECTIVE DATE JUNE 5, 2014
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1364 PAGE 179.

SEWER CLEANOUT DETAIL

(NOT TO SCALE)



SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 350 GALLONS PER DAY

LEGEND:
- N/F = NOW OR FORMERLY
- PVC = POLYVINYL CHLORIDE
- CO = CLEANOUT
- CB = CONCRETE BOUND
- SBF = STONE BEND PIPE
- F.F.E. = FINISH FLOOR ELEVATION
- CSO = CLASS SANITARY
- EXISTING SPOT GRADE

DESIGN BY	S/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WELL #	CHECKED BY
KLS		MAP 55.1.4 PARCEL 72.2	Qd. Bk. 1887 Pg.81	L.C.PL.#9516-K	DOHERTY ACK LLC	3	N-11451	P.S./DME

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.31
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60
(SEE NOTE 1)	

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED

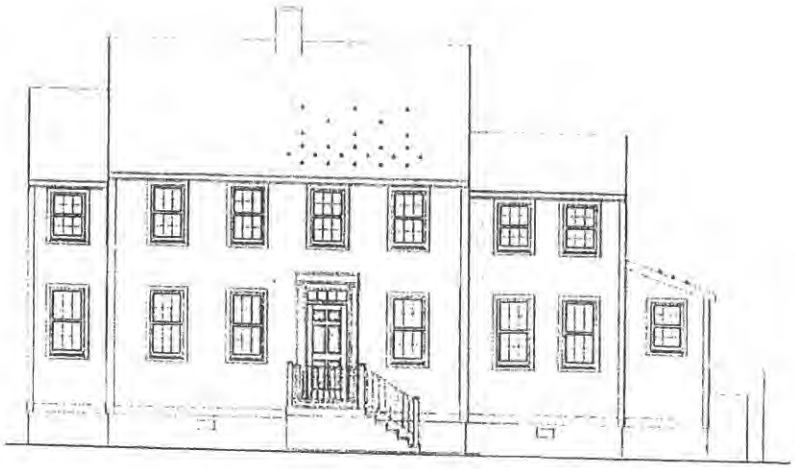
NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N-11451

6 Mariner Way | Lot 2

KEMS Corporation
200 Conifer Hill Drive, Suite 304
Danvers, MA 01923



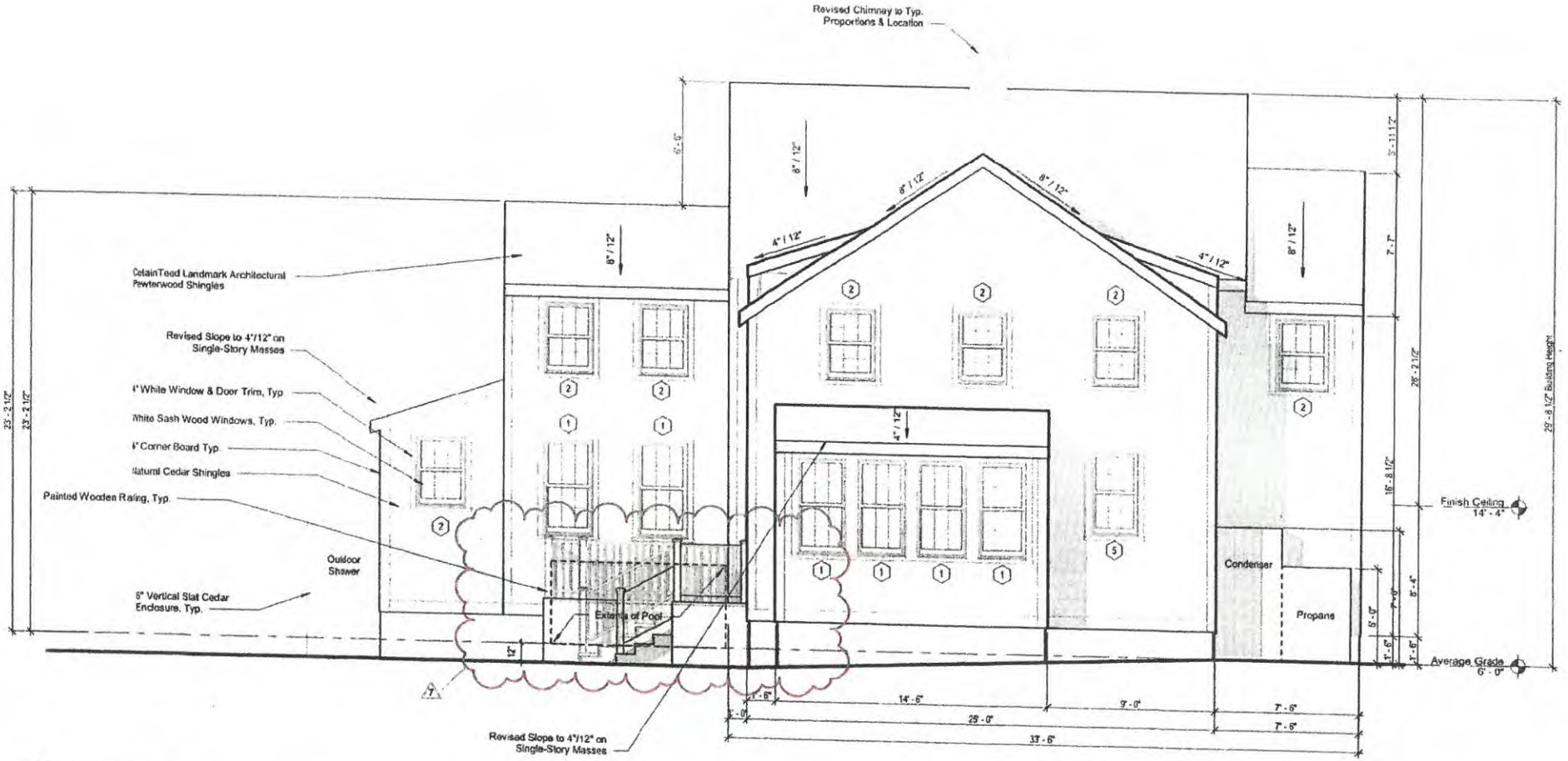
NO CHANGE - SOUTH ELEVATION

Finegold Alexander Architects
77 North Washington St
Boston, MA 02114
T 617 227 9272
F 617 227 5032
w www.faainc.com

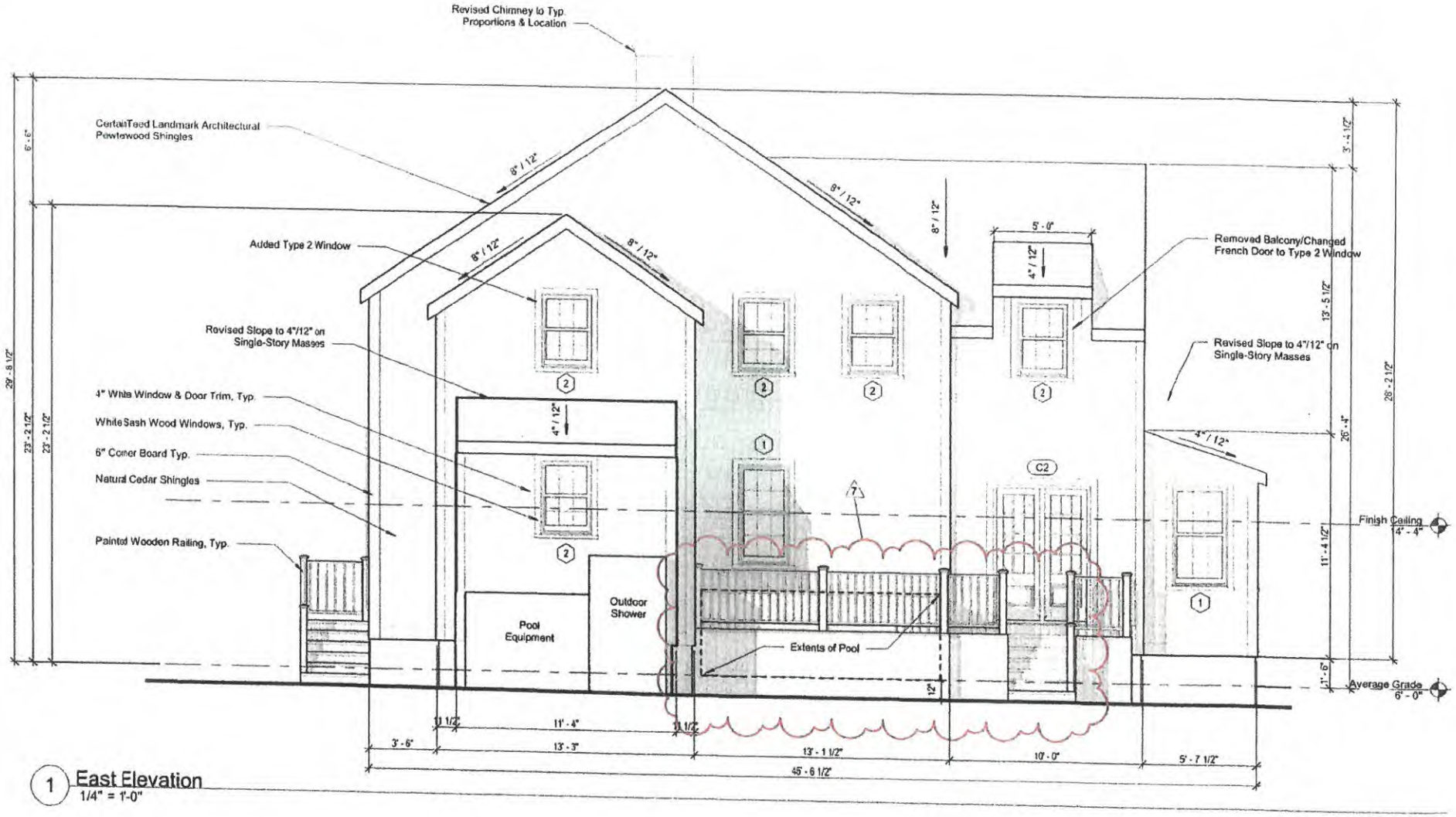
CONSULTANTS:

12/5/2023 - COMPILED SET THRU 6-BN-003

Project No.P0270.0
08/15/2023
Construction Documents



1 North Elevation
1/4" = 1'-0"



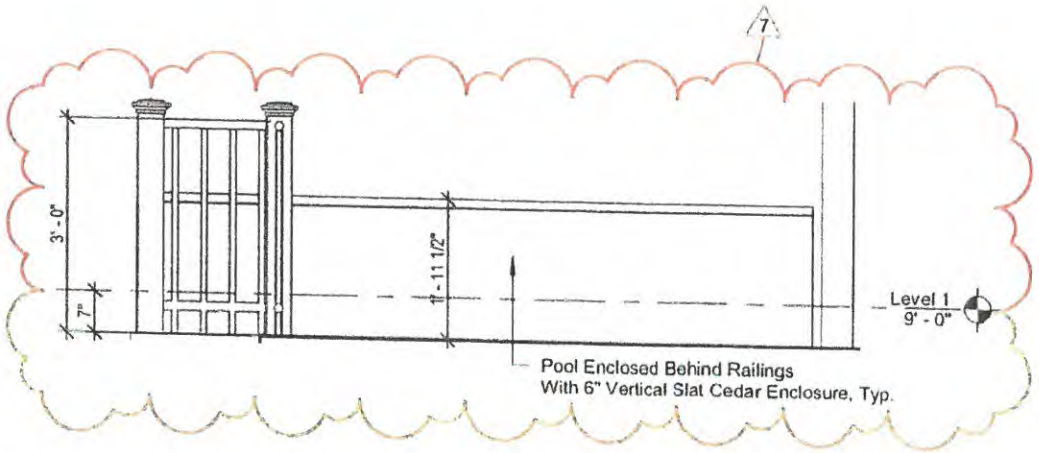
1 East Elevation
1/4" = 1'-0"

1 East Elevation
1/4" = 1'-0"

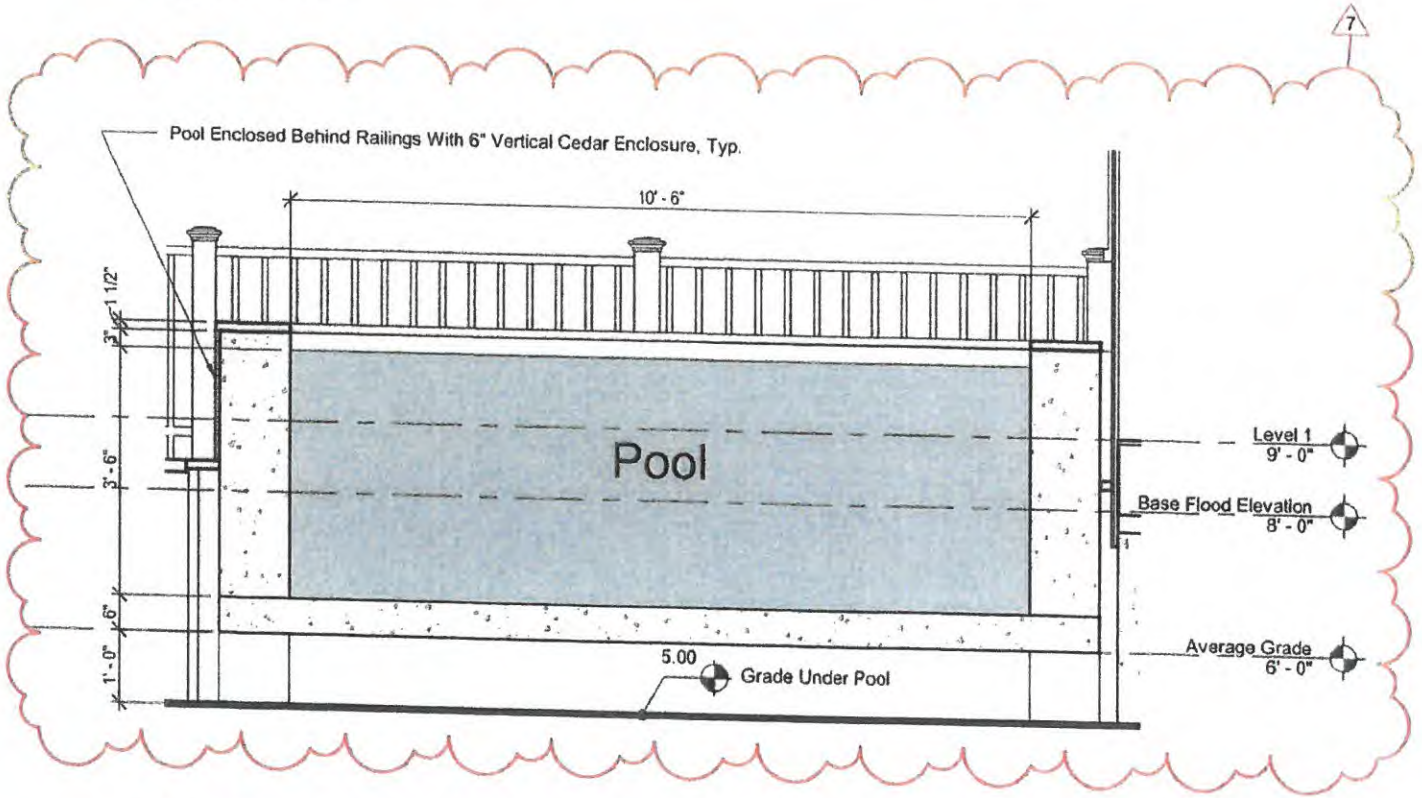


2 West Elevation
1/4" = 1'-0"

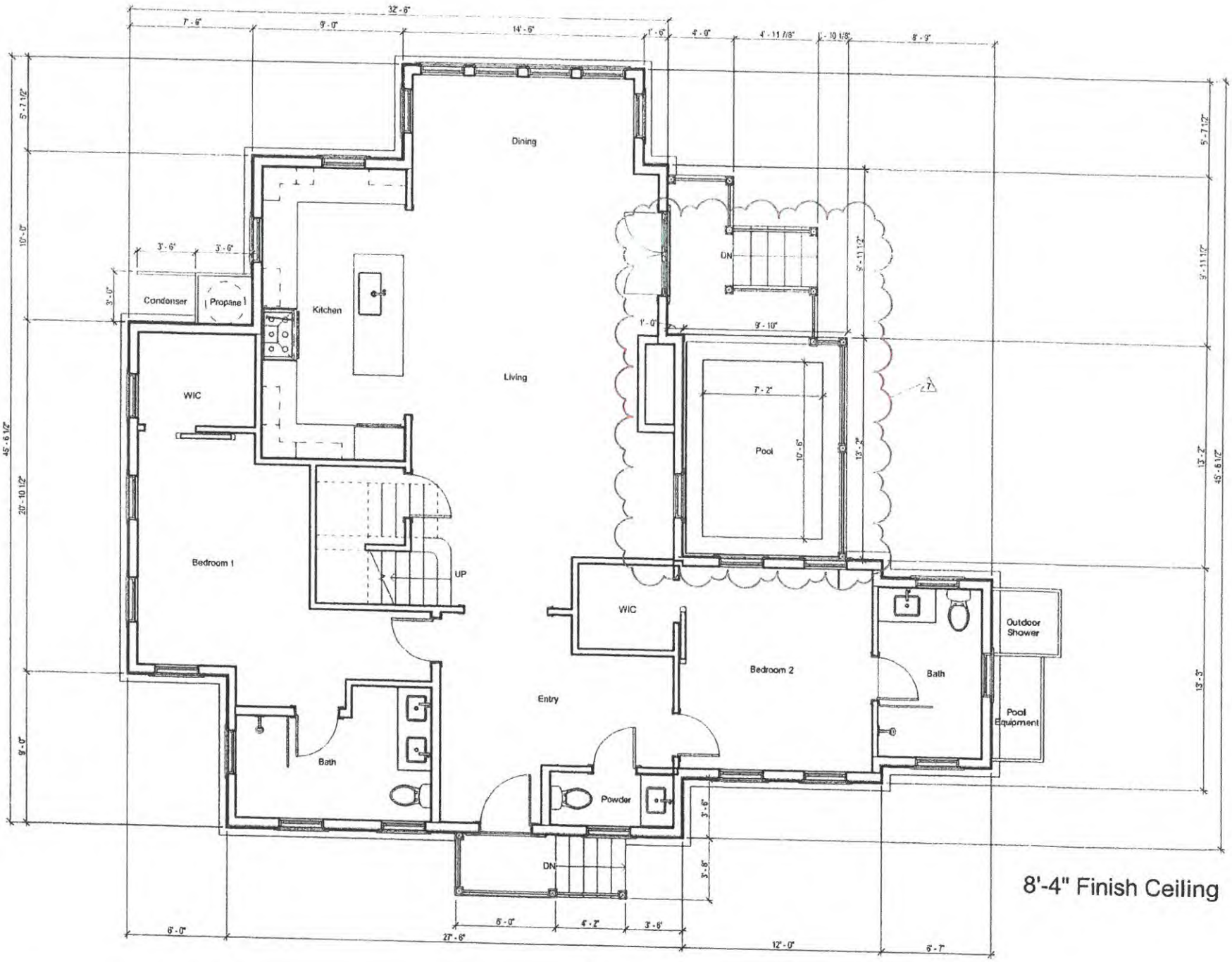
NO CHANGE



3 Typ. Pool Wall Elevation
1/2" = 1'-0"

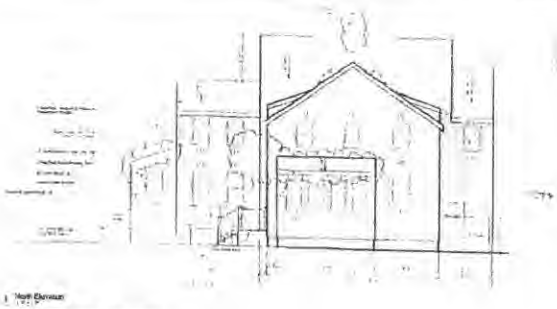


2 Section at Pool
1/2" = 1'-0"



1 Level 1
1/4" = 1'-0"

1
6-4



1 North Elevation

Previous North Elevation - 05/08/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH-2838	Wood
2	2'-7 3/8"	3'-9"	Fixed pane	Transom	Marvin Windows and Doors	Ultimate	UWDH-2838	Wood
3	2'-7 3/8"	6'-9"	10	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH-2852	Wood

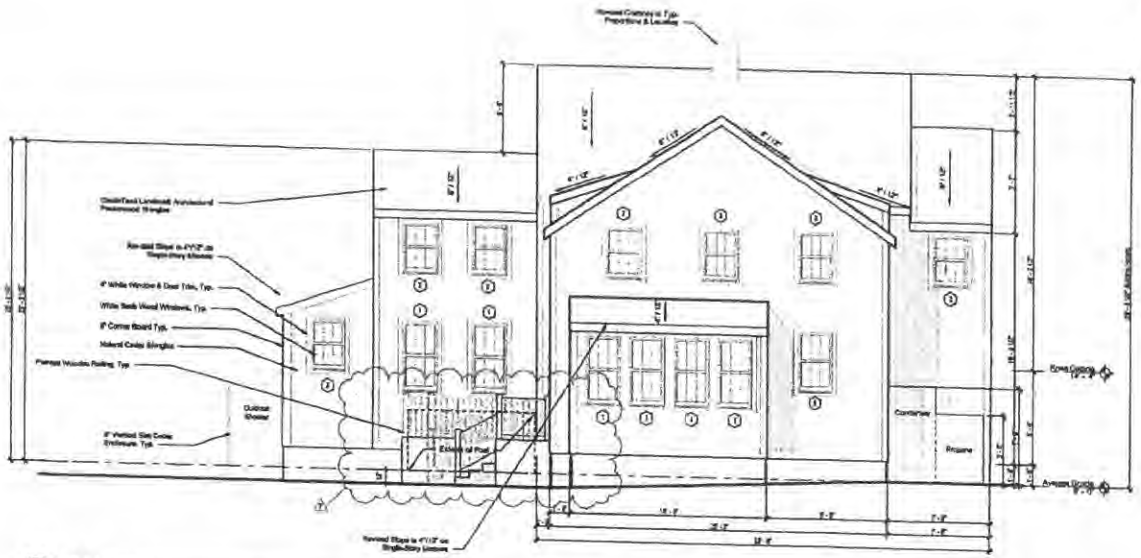
Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	0	6	Thermtru Fiberglass	Smooth-Star	2310	Fiberglass
C2	3'-0"	7'-0"	10	1	Thermtru Fiberglass	Tanguay-Star	82260-822	Fiberglass

Materials Legend					
Material	Manufacturer	Product Line	Color	Dimensions	
Front Entry Door	Thermtru Fiberglass	Smooth-Star	Beige	Similar to Door Select	
Exterior Shutters			Natural Cedar	15" Vertical Planks	
Roof	Custom/Tried	Landmark Architectural	Predetermined	Tuff Facets	
Shingles			Natural Cedar		
Trim & Ancillary Items			White	5/4	
Windows	Marvin	Ultimate Wood	Alpine Stock	Refer to Window Sched.	

Window Legend



MODIFICATIONS | 23.12.26
- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



1 North Elevation
1/4" = 1'-0"

Finegold Alexander Architects

OWNER:
RAMs Corporation
200 Broadway, Suite #101
Lynnfield, MA 01940
(781) 942-2666

Civil Engineer:
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6 Windy Way
Nantucket, MA 02554
(508) 228-4240

Structural Engineer:
Reginis And Sisemore Ltd.
200 Trade Center, Suite 108
Woburn, MA 01801
(617) 926-1700 x 310

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 31
Brookline MA 02446
(617)730-1187

Energy Rater:
Here Energy RAM-H LLC
Attn, MA 02054
(508)831-0431



PRELIMINARY NOT FOR CONSTRUCTION

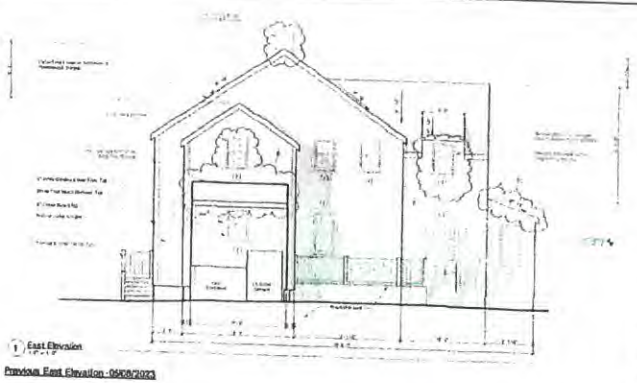
PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: PZ763
ISSUE DATE: 04/06/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD; SB
CHECKED BY: KB

SHEET TITLE:
Exterior Elevations

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.26	HDC Revisions
3	23.01.26	HDC Revisions - PB
4	23.03.31	HDC Revisions - PB
5	23.04.19	HDC Revisions - PB
6	23.12.08	HDC Pre-Revision

SHEET #:
6-6

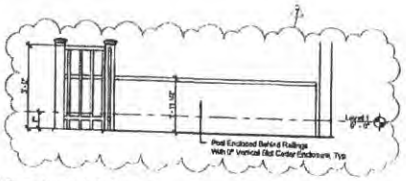


1 East Elevation
1/4" = 1'-0"

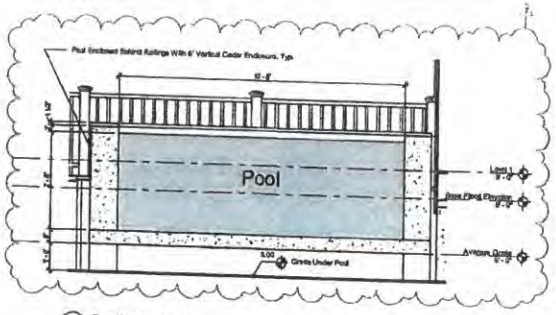
Previous East Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



3 Typ. Pool Wall Elevation
1/2" = 1'-0"



2 Section at Pool
1/2" = 1'-0"

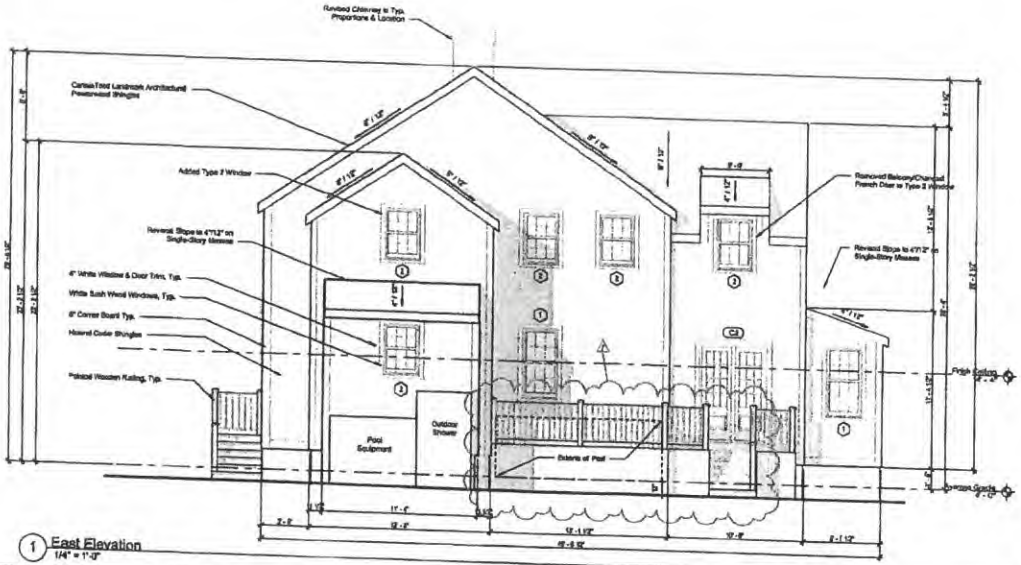
Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2'-7 3/8"	3'-9"	Varied 6/8"	Varied	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2'-7 3/8"	4'-5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	7'-0"	7'-0"	0	6	Thermo-Tru Ltd.	Smooth-Star	S210	Fiberglass
C2	8'-0"	7'-0"	12	1	Thermo-Tru Ltd.	Smooth-Star	S2250-SGL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	Certain Teed	Landmark Architectural	Powerwood	Tall Fiberglass
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend





1 East Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEBIA Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 642-2998

Civil Engineer:
Nantucket Surveyors
8 Windy Way,
Nantucket, MA 02654
(508) 228-0240

Structural Engineer:
Rooms And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 428-1700 x 202

Landscape Architect:
Vordtail Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)736-1180

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508)831-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
8 Mariner Way | Lot 2

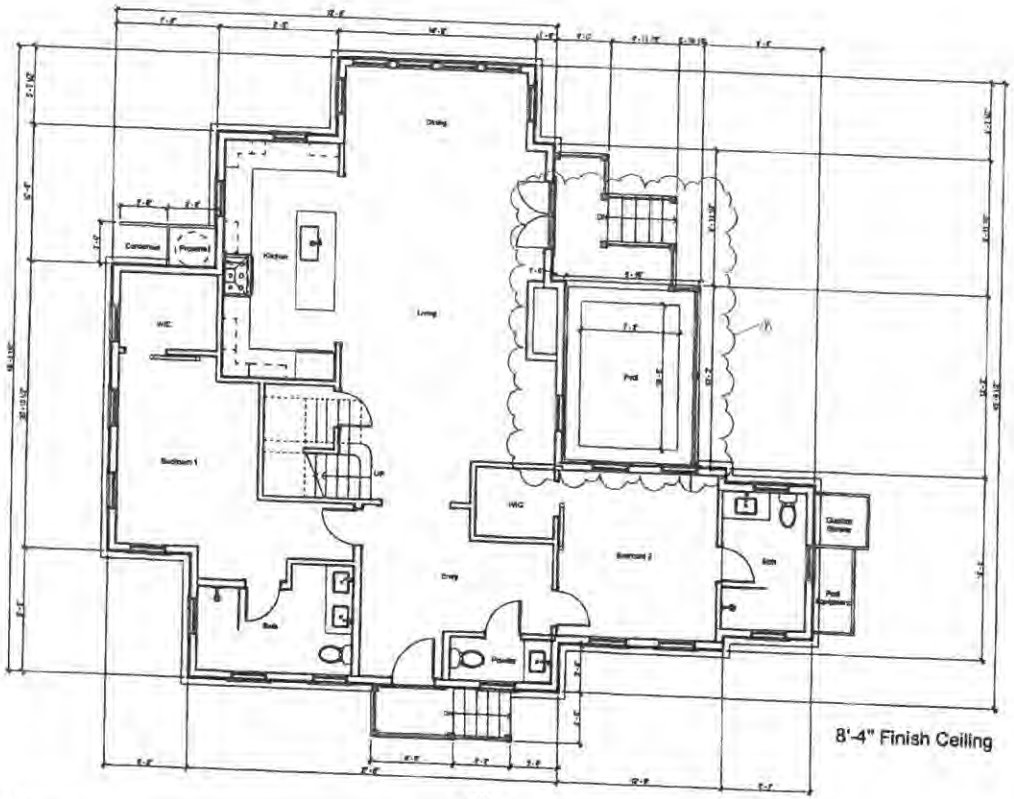
PROJECT #: PD270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HOC Submission
DRAWN BY: CD, SS
CHECKED BY: RS

SHEET NAME:
Exterior Elevations

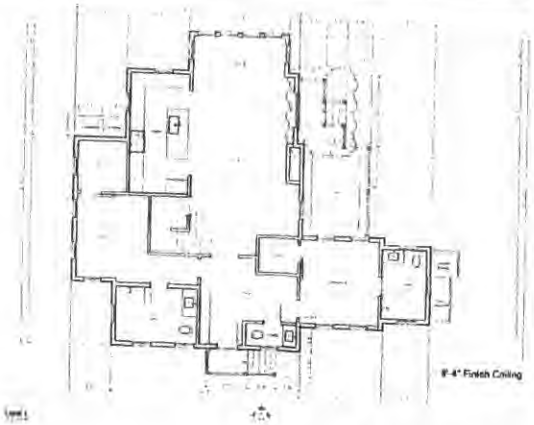
DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HOC Revisions
3	22.12.20	HOC Revisions
4	23.01.26	HOC Revisions_R0
5	23.03.21	HOC Revisions_R0
6	23.04.18	HOC Revisions_R7
7	23.12.26	HOC Pool Revision

SHEET #:
6-7



1 Level 1
1/4" = 1'-0"



Previous Level 01 Plan - 05/08/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

Finegold Alexander Architects

PROJECT TEAM

OWNER
Kittle Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 342-2996

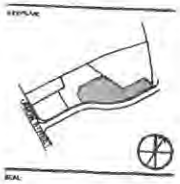
Civil Engineer
Nantucket Surveyors
8 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rosens And Guerrucino LLC
309 Trade Center, Suite 3540
Woburn, MA 01801
(617) 629-1700 x 202

Landscape Architect
Verdiell Landscape Architecture
219 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hers Energy Raters LLC
Mills, MA 02054
(508)831-0533

KEYPLANE



SCALE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
8 Mariner Way | Lot 2

PROJECT #: P1070.2
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, EB
CHECKED BY: RB

SHEET NAME
Level 1 Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.10	HDC Revisions
4	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.04.18	HDC Revisions, RB
7	23.12.26	HDC Pool Revisions

SHEET #
6-2

MARINER WAY – SUPPORT PICTURES FOR POOLS

2/4/6 MARINER WAY



REAR – EAST ELEVATION OF 2 MARINER WAY



FRONT - SOUTH ELEVATION OF 4 MARINER WAY – WEST ELEVATION OF 6 MARINER WAY



TOWARDS REAR – EAST ELEVATIONS OF 6 ON THE LEFT AND 4 ON THE RIGHT MARINER WAY



VIEW FROM WASHINGTON STREET EXTENSION UP MARINER WAY – NO DISTURB BUFFER





CLOSE UP





CLOSE UP



NO DISTURB LINE MARKED IN RED



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020: https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

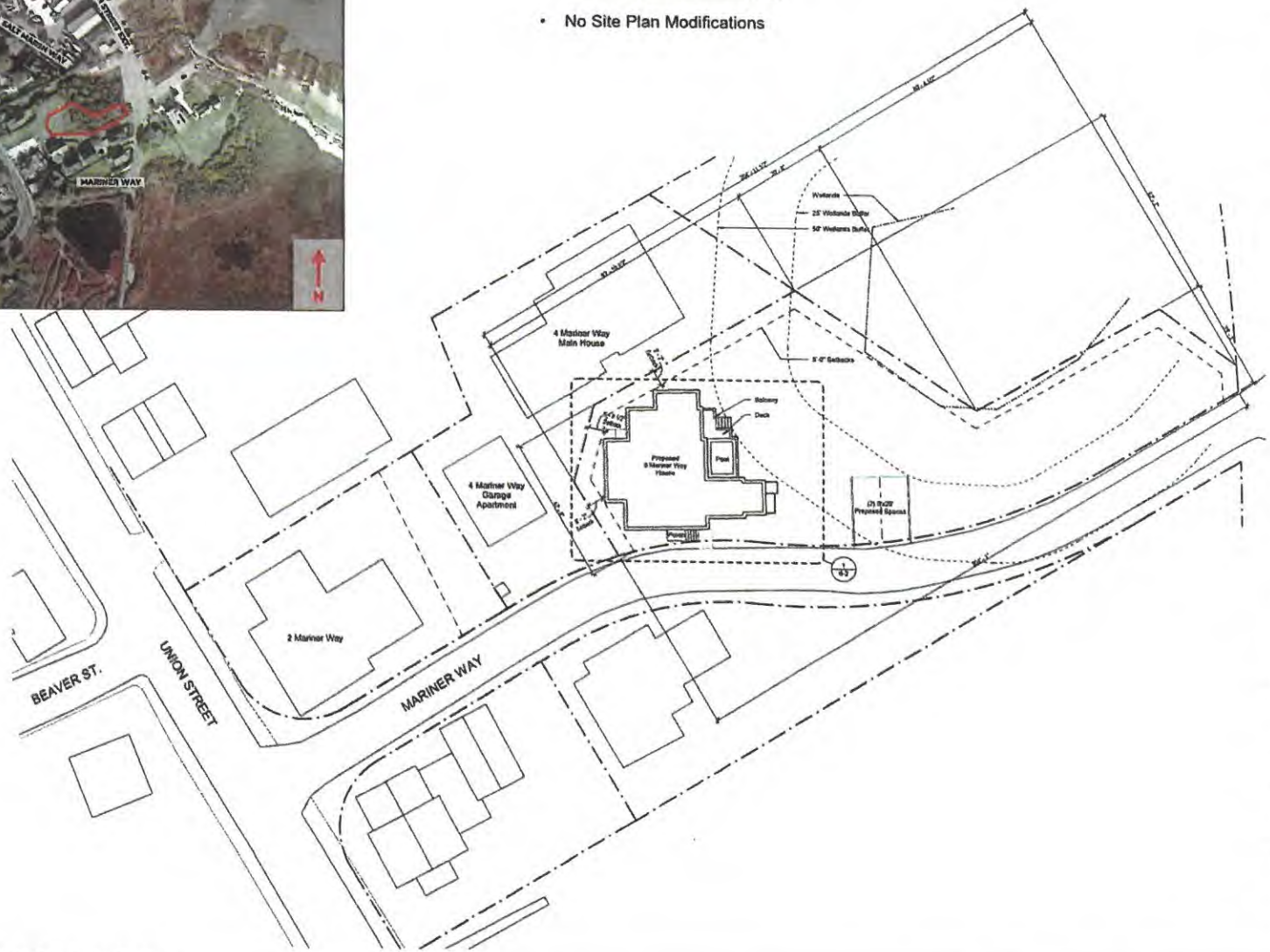
	Date submitted to 2 Fairgrounds Road: 4/1/2024
	HDC Case Number (ie HDC2020-05-0265): 2023-12-9700 Address: 6 MARINA WAY
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.14-72.2
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Vicinity Map



MODIFICATIONS | 24.03.27

- No Site Plan Modifications



1 HDC Application Site Plan
1/16" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMa Corporation
200 Broadway, Suite 0103
Lynnfield, MA 01940
(781) 942-2998

Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0246

Structural Engineer:
Rooms And Guerrocino LLC.
300 Trade Center, Suite 2540
Woburn, MA 01801
(617) 828-1700 x 202

Landscape Architect:
Vanderd Landscape Architecture
319 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hare Energy Raters LLC.
Mills, MA 02054
(508)631-6633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME
Site Plan

DRAWING HISTORY:

NO	DATE	DESCRIPTION

SHEET #
6-1

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultrex	UWDH2626	Wood
2	2'-7 3/8"	3'-5"	<varies>	<varies>	Marvin Windows and Doors	Ultrex	UWDH2618	Wood
5	2'-7 3/8"	4'-1 5"	12	Simulated Divided	Marvin Windows and Doors	Ultrex	UWDH2622	Wood

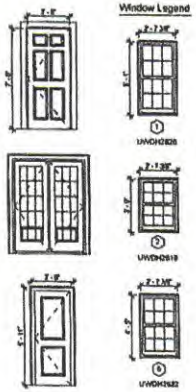
Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	0	6	Thermo-Tru Ltd.	Smooth-Star	8219	Fiberglass
C2	5'-0"	7'-0"	1/2	1	Thermo-Tru Ltd.	Smooth-Star	83230-624	Fiberglass

Materials Legend

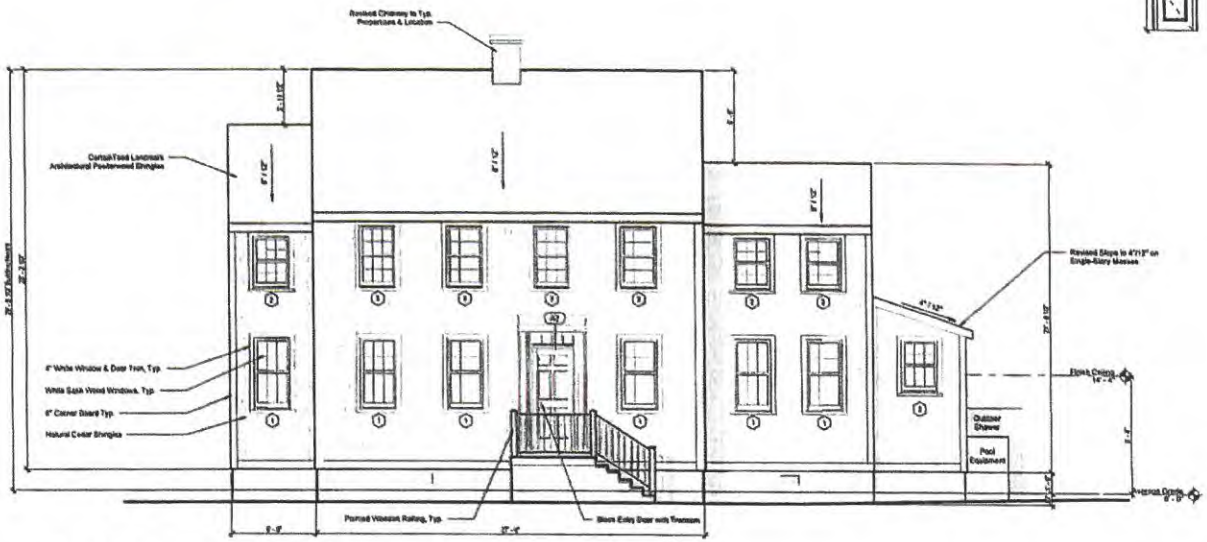
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewterwood	1x6 Resaw
Shingles			Natural Cedar	
Trim & Ancillary Items			White	Tall
Windows	Marvin	Ultrex Wood	White Sash	Refer to Window Sched.

Window Legend



MODIFICATIONS | 24.03.27

- No South Elevation Modifications



1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
Nikita Carpentikov
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2998

Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rosario And Associates LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 878-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1190

Energy Rater:
Here Energy Raters LLC.
Millis, MA 02054
(703)831-4633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

8 Mariner Way | Lot 2

PROJECT #	PH278.5
ISSUE DATE	04/10/2023
PROJECT STATUS	HDC Submission
DRAWN BY:	CD, BS
CHECKED BY:	RB

SHEET NAME:

Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
4	23.01.20	HDC Revisions, RS
5	23.03.21	HDC Revisions, RS
6	23.04.10	HDC Revisions, R7

SHEET #:

6-4

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	1' - 7"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 6"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	8210	Fiberglass
C3	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	8210-SDL	Fiberglass

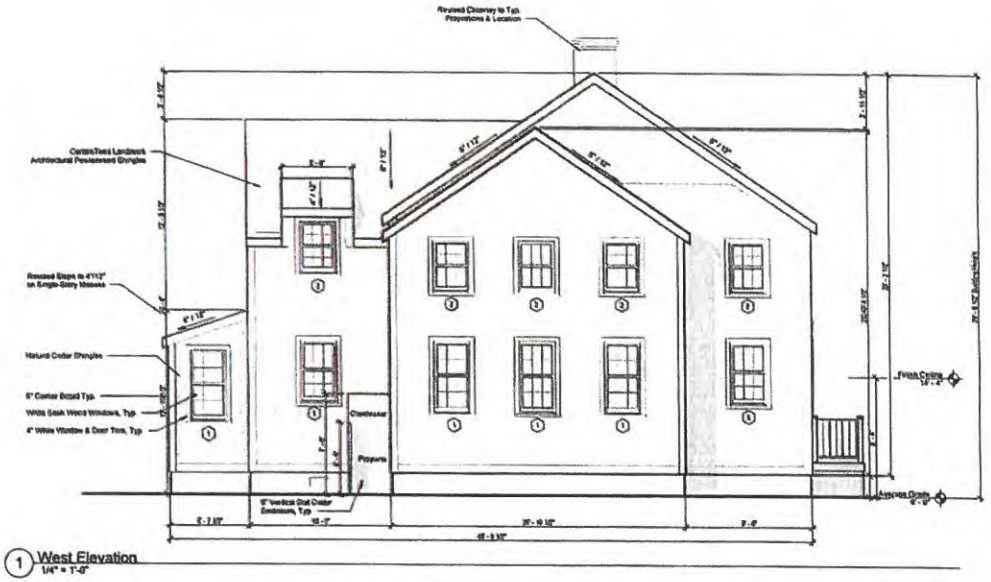
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Stain	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewtersteed	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x8
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

Window Legend



MODIFICATIONS | 24.03.27

- No West Elevation Modifications



1 West Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

Owner:
Kibbie Corporation
200 Broadway, Suite 8103
Lynnfield, MA 01940
(781) 842-2998

Civil Engineer:
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(508) 228-0248

Structural Engineer:
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(617) 826-1700 x 202

Landscape Architect:
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(617)735-1100

Energy Rater:
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Mills, MA 02054
(508)631-4633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

8 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:

Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.06.19	HDC Revisions, R7

SHEET #

6-5

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 7"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD926	Wood
2	2' - 7 3/8"	3' - 9"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDHD918	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD922	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Thermo-Tru Ltd.	Smooth-Star	6210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Thermo-Tru Ltd.	Smooth-Star	6220-SDL	Fiberglass

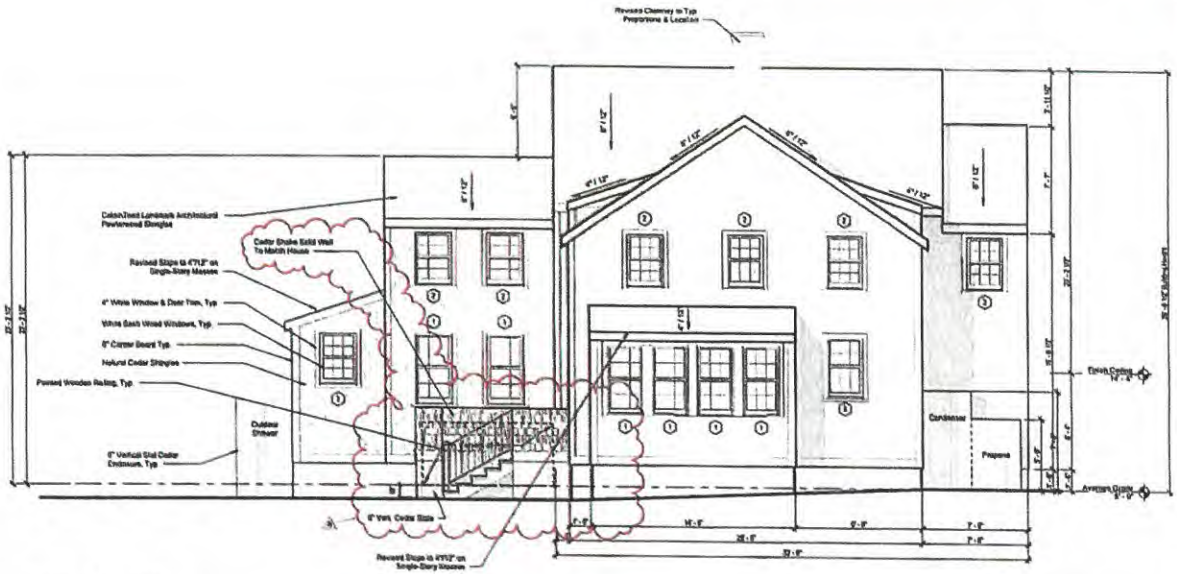
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CedarTwood	Landmark Architectural	Powderwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Anxiety Doors			White	1x6
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



1 North Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
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250 Broadway, Suite #103
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Energy Rater
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Hilton, MA 02064
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KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

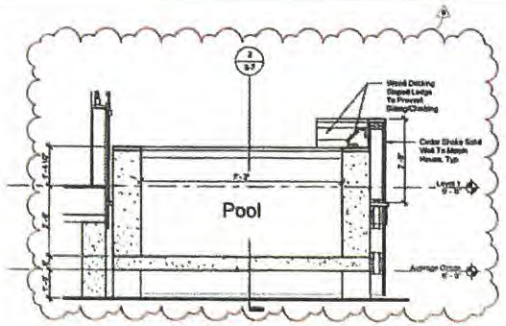
PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, RS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

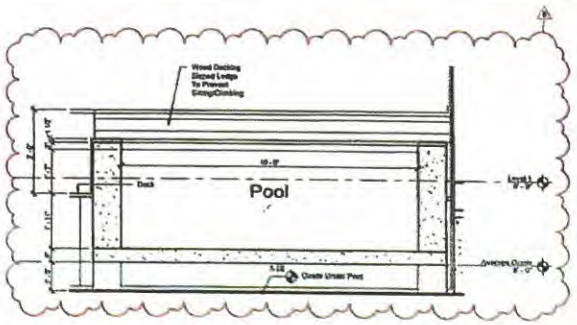
DRAWING HISTORY:

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7
7	23.12.26	HDC Pool Revision
8	24.03.27	CanCanvo Pool

SHEET #
6-6



3 Short Section at Pool
1/2" = 1'-0"



2 Long Section at Pool
1/2" = 1'-0"

Window Schedule

Type Mark	Width	Height	Litns	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UAWDH2826	Wood
2	2' - 7 3/8"	3' - 5"	<varies>	Marvin Windows and Doors	Ultimate	UAWDH1934	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UAWDH2622	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Litns	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	6	6	Thermo-Tru Ltd.	Smooth-Star	S219	Fiberglass
D2	6' - 0"	7' - 0"	12	4	Thermo-Tru Ltd.	Smooth-Star	S2240-585L	Fiberglass

Materials Legend

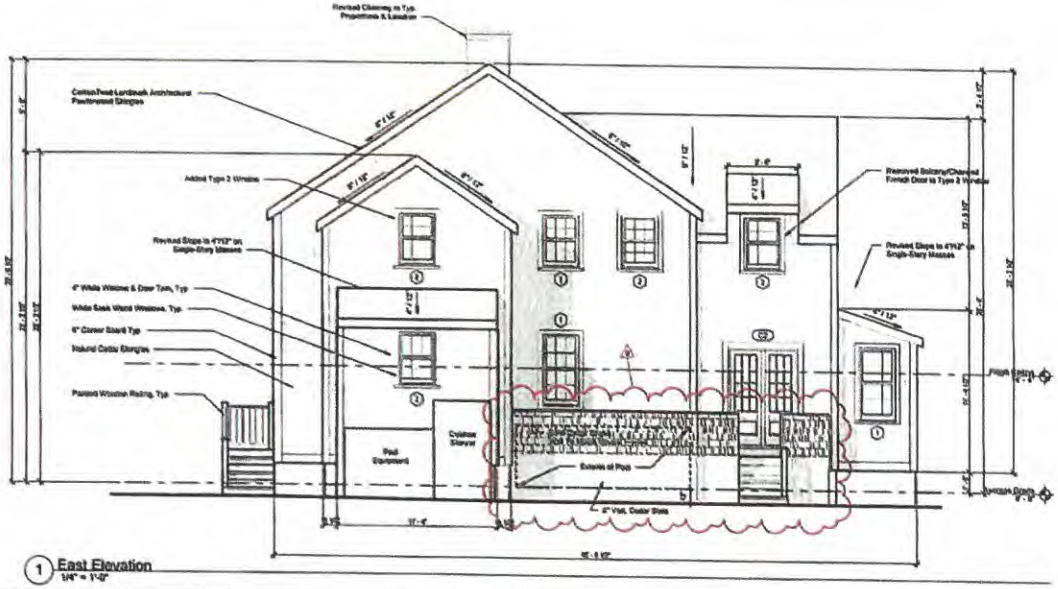
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Exterior Shakes			Natural Cedar	6" Vertical Planks
Wood	CertainTeed	Landmark Architectural	Pewterwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Accessory Boards				
Windows	Marvin	Ultimate Wood	White	1x6
			White Sash	Refer to Window Sch'ed

Window Legend



MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



1 East Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMy Corporation
200 Broadway, Suite 8103
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KEY PLAN



SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: PG270.9
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CG, BS
CHECKED BY: RG

SHEET NAME:
Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	03.11.24	HDC Revisions
2	02.13.24	HDC Revisions
3	03.01.24	HDC Revisions, #2
4	03.08.24	HDC Revisions, #3
5	03.08.24	HDC Revisions, #4
6	03.08.24	HDC Revisions, #5
7	04.10.24	Complete Plan

SHEET #

6-7

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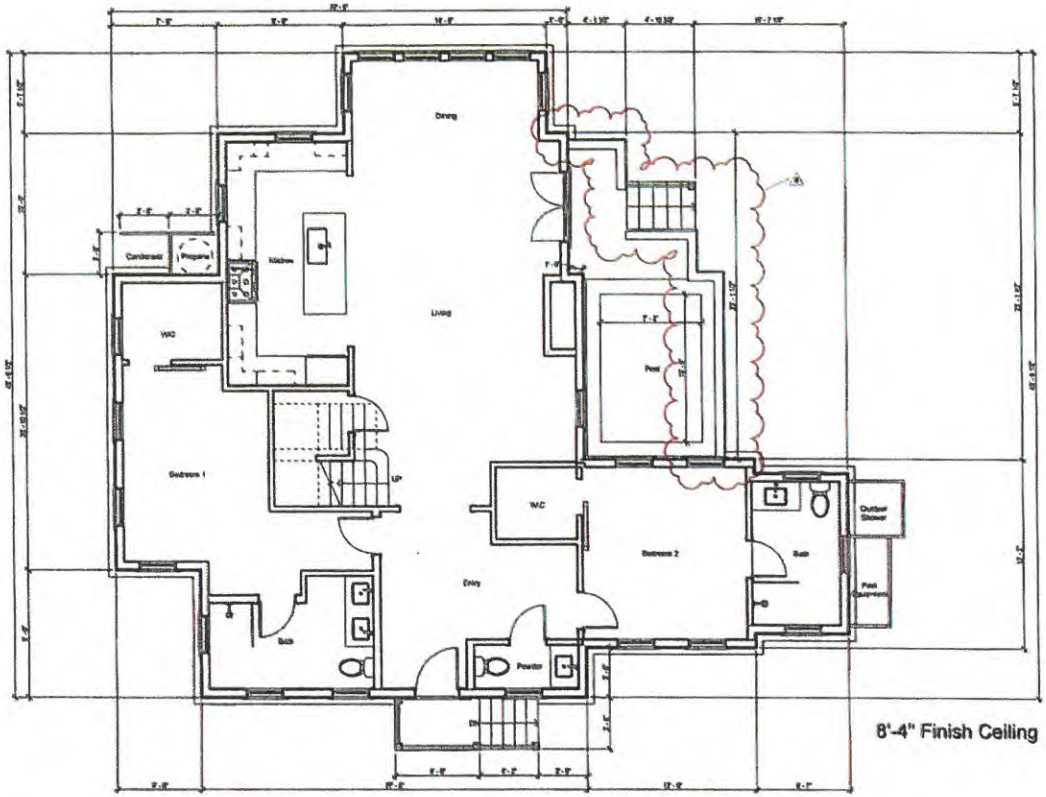

8'-4" Finish Ceiling

1 Level 1
1/4" = 1'-0"

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

Finegold Alexander Architects

PROJECT TEAM

OWNER
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KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
8 Mariner Way | Lot 2

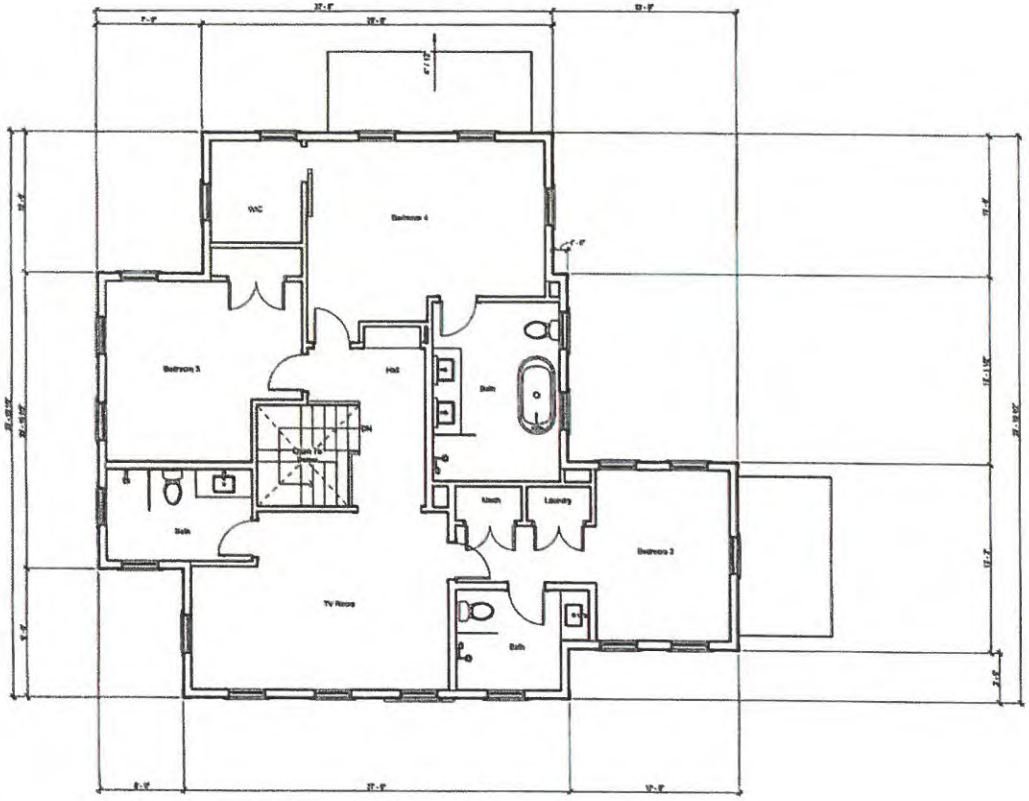
PROJECT #: P0278.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME
Level 1 Plan

DRAWING HISTORY

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.24	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.19	HDC Revisions, R7
8	24.03.27	ConCoors Pool

SHEET #
6-2



1 Level 2
1/4" = 1'-0"

Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications

Finegold Alexander Architects

PROJECT TEAM

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(617) 828-1700 x 202

Landscape Architect
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Brookline MA 02446
(617)738-1160

Energy Rating
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Mills, MA 02054
(508)831-5633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
8 Mariner Way | Lot 2

PROJECT #: P0278.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, SS
CHECKED BY: RB

SHEET NAME:
Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7

SHEET #
6-3

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, January 16, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:01p.m. and announcements by Chair Pohl	
Staff in Attendance:	**Esmeralda Martinez**, Land Use Specialist, **Adrian Rodriguez**, Administrative Specialist & **Fiona Johnson**, Administrative Specialist, **Holly Backus**, Preservation Planner
Attending Members:	Pohl, Welch, Camp, Oliver, Thornewill, Patten
Remote Participants:	Coombs, Paul
Absent Members:	-
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AGENDA	
Motion:	**Motion to approve agenda. (Made by: Coombs)**
Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)

COMMISSIONER COMMENTS	
Comments:	**Oliver** - Raised concerns about the proliferation of deer fencing on the island, noting its significant increase. - Acknowledged that some deer fencing applications come before the Commission, but most do not. - Observed the widespread visibility of deer fencing, including instances where posts are painted black, indicating a preference for less obtrusive designs. **Welch** - Agreed to include it under "other business items" for further discussion.

I. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Kevin & Kelly Purcell	32 Dukes Rd	Fenestration changes	56/188	Topham Designs	AC
2.	Peter & Sarah Gersky	78 Baxter Rd	Roof replacement	49/41	Jeff Booms	rp
3.	CNV Surf LLC	68 Shawkemo St	Addition	44/5	EMDA	rp
4.	TPG Hotels	20 N Water St	Change door & window	42.4.2/46	EMDA	rp
5.	7 Cannonbury LLC	7 Cannonbury Lane	Door change	74/29	EMDA	rp
6.	7 Cannonbury LLC	7 Cannonbury Lane	Rear porch	74/29	EMDA	rp

Voting:	Pohl, Welch, Coombs, Camp, Oliver
Alternates:	Patten, Paul, Thornewill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	**Motion to approve items on Consent. (Made by: Coombs) (00:05:32)**
Roll-Call Vote:	Carried – 5:0 // Welch, Coombs, Camp, Patten, Thornewill
	Certificate # HDC2024 – (as noted)

	- Highlighted concern that the garage's current height competes with that of the main house, suggesting a need to lower it for a better architectural relationship. - Questioned if there could be a way to adjust the structure's height to ensure it sits below the gable line, aiming to mitigate the appearance of competition between the two structures. - Mentioned the presence of two shed dormers, further emphasizing the overall concern that the proposed structure's height appears to be too imposing and competes with the main house. **Welch** - Agreed with Joe's perspective that, despite some concerns, the proposal could enhance the appearance of the existing structures. - Suggested that for this improvement to occur, the building needs to be reduced by six inches in height on the first floor and feature a 6-inch centered lattice on the Derrymore side to soften the elevation. - Proposed an alternative of a complete redesign that emphasizes the first floor over the second and attaches the structure more directly to the main building, utilizing ground space to reduce overall height. - Expressed belief that the project could be approved with the initial modifications, citing neighborhood precedents for such design elements. - Specifically focused on improving the East Elevation by reducing the first floor's height by six inches and adding lattice, aiming to significantly enhance its appearance. - Urged for consistency in the application of design and architectural standards across different projects and locations to ensure fairness and adherence to established guidelines. **Paul** - Shared Val's viewpoint on the project, focusing on the elevation with two gable dormers visible from Derrymore, emphasizing the need for aesthetic adjustments. - Suggested that the interior should feature a straight run stair to facilitate centering the Juliet balcony and the door on the gable for symmetry. - Supported the idea of lowering the structure by six inches if possible to improve proportions. - Expressed strong support for incorporating lattice as a design element to enhance the appearance. - Highlighted a specific design issue with the door and balcony being off-center on the gable, describing it as particularly bothersome and calling for adjustments to achieve a balanced look.
Motion:	**Motion to approve, with Exhibit A (through staff), subject to specific conditions:** **A six-inch reduction in the building's height.** **Installation of lattice between the gable windows on the East Elevation.** **Adjustments on the North Elevation to center the fenestration and balcony for improved symmetry. (Made by: Paul) (03:36:48)**
Roll-Call Vote:	Carried – 3:2 // Welch, Coombs, Paul (Aye) Oliver (Nay), Camp (Abstain)
	Certificate # HDC2024 – (as noted)

24. Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus**, Preservation Planner			

	- Identified the project as an infill subdivision within the Old Historic District (OMD), noting that the use was established through a zoning freeze with the planning board. - Expressed concern about the aesthetic impact of a 6-inch vertical slat cedar enclosure intended to screen an 18-inch elevated pool from public view. - Questioned the effectiveness of the proposed screening, especially considering the potential visibility over a typical railing or deck. - Sought clarification on how the pool will be adequately screened in perpetuity, factoring in both the proposed enclosure and any front vegetation. - Acknowledged the Coastal Zone Management (ConCom) requirement for elevation due to flooding and FEMA flood zone considerations but remained focused on how the pool will remain hidden from public view to satisfy HDC requirements. **Williams** - Clarified that the previously approved pools are not visible from the street side because they are located behind the buildings and not on the Mariner Way, Union Street, or Washington Street Extension sides. - Mentioned that one of the pools is situated within the L of the building, making it invisible from public vantage points. - Noted that the pools are designed to be installed with adequate drainage solutions and are positioned over 100 feet away from Washington Street Extension, further reducing visibility. - Explained that the pools are enclosed within decks that have railings around them, ensuring they remain hidden from view at the time of inspection and in compliance with the principle that they cannot be seen from public ways. - Affirmed that the pools will maintain their original locations, dimensions, and screening behind the buildings, with the only change being a 6-inch elevation from the ground to address drainage and flooding concerns, ensuring continued compliance with visibility and aesthetic guidelines.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Referenced the project drawings, noting that the top of the pool is indicated to be 25 and a half inches above the deck level, which suggests that the side of the pool would be visible through the railings. - Expressed concern that the visibility of the pool's side through the railings would appear unusual and inappropriate within the context of the Old Historic District. - Asserted that swimming pools have historically not been part of the Old Historic District and argued that they should not be permitted due to their potential to negatively impact the historic character of the neighborhood. **Amy Keohane**, Abutter **(03:48:21)** - Voiced opposition to the above-ground pools proposed at 2, 4, and 6 Mariner Way on behalf of themselves and nine other property owners in the vicinity, including a direct abutter of 6 Mariner Way, who also participated in the call. - Stated that none of the abutters received certified letters in August 2021 when the original HDC applications for the structures were submitted, with the first notice of planned work coming from ConCom approvals in April 2023. - Expressed concern that the proposed development, including the revised plans for above-ground pools after ConCom rejected in-ground pools in a flood zone, is incongruous with the neighborhood's character. - Highlighted the technical conformity of the pools with outdated wetland regulations despite objections from the community and the Nantucket Land and Water Council, describing it as a tragedy given recent flooding events.

	- Argued that the presence of three pools in a sensitive area near wetlands, the harbor, and Goose Pond is excessive and inconsistent with the principles of "Building with Nantucket in Mind," which emphasizes preserving the natural landscape and fostering a sense of place. - Appealed to the HDC to reconsider the approval of the pools and the overall development plan, emphasizing the need to respect the natural beauty and tranquility of the neighborhood and to build in harmony with the land rather than dominating it. - Urged the HDC to reject the plans, relying on the commission to uphold its values and support development that enhances rather than detracts from the natural setting. **Glen Wood**, Attorney for the Applicants - Emphasized the need to focus on the visibility issue, suggesting that if the pools are not visible, the Historic District Commission (HDC) may not have jurisdiction over them. - Mentioned that the revised plans were created to gain approval from the Conservation Commission (ConCom), and all three projects have been approved without appeal, granting them active permits. - Stated the revisions were aimed at making the pools non-visible to address HDC concerns, implying visibility is the primary criterion for HDC's consideration. - Responded to opposition comments by affirming compliance with the Wetlands Protection Act and local Wetlands bylaw, indicating environmental concerns have been adequately addressed. - Clarified that the HDC reviews projects individually, not cumulatively, focusing on visibility and impact within their jurisdiction. - Suggested requesting a continuance to further refine the plans in response to HDC's concerns, indicating a willingness to adjust the proposal to meet HDC criteria.
Concerns:	**Pohl** - Clarified that the topic, while not directly within the purview of the discussion, has been researched, relating to the ability to have pools in the Mariners Way subdivision. - Explained that when a subdivision is created, there is a "freeze" on zoning changes, and Mariners Way was within such a freeze period when zoning changes occurred, allowing certain provisions like pools that would not be allowed under new zoning. - Specified that this situation is not about being grandfathered in or a plan freeze under State subdivision control, but a common occurrence in zoning practices. - Mentioned that zoning freezes have led to complications in the past, referencing the failure of the building permit cap initiative 15 years ago as an example of unintended consequences from such freezes. - Noted that previous pool approvals were granted on the basis that the pools were flush with the deck, maintaining a low profile. - Highlighted a concern with the current project drawings, which depict a significant wall right behind the railing, diverging from the previously approved flush design. **Oliver** - Requested clarification on the actual height of the structure, noting concerns about it being 25 and a half inches high, which could potentially allow visibility through the railing, similar to a picket fence. - Expressed interest in understanding how the structure will be screened effectively, suggesting that a shingled wall railing might be necessary for adequate screening. - Acknowledged that the projects have already received approval from the Conservation Commission (ConCom), implying that the Historic District Commission (HDC)'s scope is limited to discussing the visual aspects rather than regulatory approvals. - Emphasized the focus should be on the appearance of the structure, expressing a desire not to see the pools if they are visible through the railing, in line with HDC's jurisdiction over the visual impact within the historic district.

Welch

- Pointed out that the projects are being discussed collectively, whereas they are separate applications with varying degrees of visibility.
- Suggested that it would be more appropriate to evaluate each application individually based on its unique characteristics and merits.

Coombs

- Clarified that HDC decisions do not have to align with Conservation Commission approvals, emphasizing the commission's autonomy in its considerations.
- Expressed concern about the unprecedented situation of having three pools within 100 feet of each other, elevated 24-25 inches above ground, highlighting this as a deviation from the island's norms.
- Questioned the rationale behind approving elevated pools, especially in flood-prone areas, and whether there are specific regulations mandating such elevations for pools in these locations.
- Argued that if a property is in a flood zone, it does not automatically justify the installation of an elevated pool, suggesting alternative considerations or restrictions could be applied.
- Focused on the application for unit two, stating that an above-ground pool is inappropriate and contradicts established HDC guidelines for pools to be in-ground.
- Emphasized the importance of preserving the character of the Old Historic District and viewed the proposed elevated pools as a significant departure from HDC standards.
- Shared personal experience and familiarity with the area, using this to underscore the proposed development's inappropriateness and potential negative impact on the neighborhood's character and environment.

Camp

- Expressed confusion over how the project received approval from the Conservation Commission (ConCom), suggesting that, despite any grandfathering or technical compliance, the proposal remains inappropriate for the historic district.
- Highlighted concerns about the project's impact on the streetscape and its proximity to the beach, emphasizing that constructing such features in these locations seems highly unsuitable.
- Criticized the idea of pouring cement and installing pools in a sensitive area right on the beach, pointing out the disconnect between the proposal and the environmental and historical values of the district.

Welch

- Highlighted a concern with the detail of cladding adjacent to the railing, noting that as drawn, it may not be constructible in a way that allows for proper maintenance.
- Acknowledged that while maintenance isn't typically within HDC's purview, approving a design that cannot be maintained, potentially exposing concrete, would be problematic for HDC standards.
- Suggested that this issue, though not entirely relevant to this specific application, is similar to issues in other applications where it will be more pertinent.
- Advised that the applicant and their agent reconsider and rectify this detail for the project's success.
- Emphasized the need to clarify the exact height of the structure, suggesting it should be certified and, if relevant, included in the ConCom's order of conditions.
- Stressed that any changes to the deck's height from previously approved plans should be clearly stated to avoid raising it further than initially allowed.
- Concluded that for this specific location, the lack of visibility due to existing structures and plant materials is acceptable, indicating that these elements are appropriately used to shield the pool from public view.

	Pohl - Expressed concern about the deviation from the previously approved pool design, which was flush with the deck, noting that the current design involves a portion of the railing being backed by boards. - Highlighted the maintenance challenge with these boards, as pointed out by Steven, noting that accessing them for maintenance would require removing the entire railing. - Raised a safety concern regarding the potential hazard posed by the pool's elevated wall, especially for children sitting on the parapet wall who could fall backwards, questioning the compliance of this design with safety codes. **Welch** - Expressed concerns about barrier and safety requirements, indicating doubts that these critical aspects are adequately addressed in the current project drawings. - Clarified that the primary concern is not the presence of an automatic pool cover but whether the drawings fully represent all elements required to comply with building code requirements. - Emphasized the importance of ensuring the Historic District Commission (HDC) reviews complete plans that include all necessary architectural elements for compliance. - Highlighted the HDC's jurisdiction over architectural features, stressing the need for comprehensive plans to accurately assess and rule on the proposed construction. **Pohl** - Highlighted a key difference from previously approved pools, noting that these pools are elevated rather than flush with the deck, which presents a unique challenge. - Pointed out that the elevated pools are immediately adjacent to the railing, compromising the railing's appearance and potentially its function. - Raised concerns about maintenance issues due to the close proximity of the pools to the railings, suggesting that this design might hinder proper upkeep and longevity of the railing structure.
Motion:	**Motion to hold for additional information, which includes:** • **Clarifications and construction details of the cladding, both without and with the railing cross-section.** • **Confirmation that all elements required for construction and to receive a building permit are depicted in the drawings.** • **Include a request for clarification on the height of the pool relative to the deck and grade, specifically referencing the order of conditions.** **The aim is to ensure the HDC can accurately assess and make decisions based on the architectural elements presented in the proposal. (Made by: Welch) (04:05:59)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)
	Certificate # HDC2024 – (as noted)

25. Doherty Ack LLC	4 Mariner Way	Pool rev	55.1.4/72	LFW

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Expressed similar concerns as previously mentioned, particularly focusing on how the structure will be screened since it is not flush with the deck.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Mentioned a relevant precedent where a pool application was denied in the Mill Hill area due to concerns about preserving the historic character of the location.

	- Suggested that similar considerations regarding the historic character should be applied to the current application.
Concerns:	**Welch** - Stressed the importance of comparing previously approved drawings with the proposed changes to clearly understand any modifications, a common request in the review process. - Highlighted inconsistencies in the presentation, noting discrepancies between claims that nothing has changed and indications that both decks and pool elevations have been altered. - Emphasized the need for complete information, especially given the contentious nature of the application and the potential for an appeal, underscoring the commission's responsibility to review applications thoroughly and to standard. - Called for additional information, including: - Clarification of what was previously approved, with changes clearly marked. - Detailed information on the proposed modifications. - Clear details on the heights of structures, referencing the order of conditions for accuracy. - Reserved commentary on the architectural merits of the proposal until the requested information is provided, focusing on the need for clarity and completeness in the submission. **Camp** - Highlighted the openness of the landscape in the area under discussion, noting the visibility from Mariner Way down to Washington Street, emphasizing the area's marshland character. - Stressed that the openness and natural features of the location should be key factors in considerations about visibility and the potential impact of any development. **Coombs** - Emphasized the original marshland character of the area, noting the presence of small, scalloped shacks and the lack of significant vegetation or tall trees, which impacts visibility. - Raised concerns about what can be seen from Washington Street and Washington Street Extension, highlighting the need to assess views from these public roads. - Stressed that the Historic District Commission (HDC) should make decisions based on comprehensive information provided by applicants, not influenced by external directives. - Called for more detailed information on the proposed development at number 4, including its placement on the property and potential visibility from various perspectives, such as from Duck Pond and other vantage points. - Urged applicants to submit thorough views and information for evaluation, specifically before proceeding to review additional applications like number 6, to ensure informed decision-making. **Pohl** - Highlighted a scenario involving a porch with a roof at 72 Main, overlooking a small park on Fair Street, and posed a hypothetical addition of a deck with a railing-backed wall covering two-thirds of it, questioning its appropriateness in the Old Historic District (OHD). - Answered the hypothetical scenario with a strong negative, stating such a modification would not be historically appropriate in the OHD. **Welch** - Affirmed the addition of the deck and enclosure. - Raised concerns about visibility.

	- Deemed Marshland vegetation as screening ineffective. - Believed that the deck will be visible and inappropriate. - Expressed similar concerns regarding an unspecified aspect numbered six.
Motion:	**Motion to hold for additional definitive information of all elements required. (Made by: Welch) (04:19:49)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2024 – (as noted)

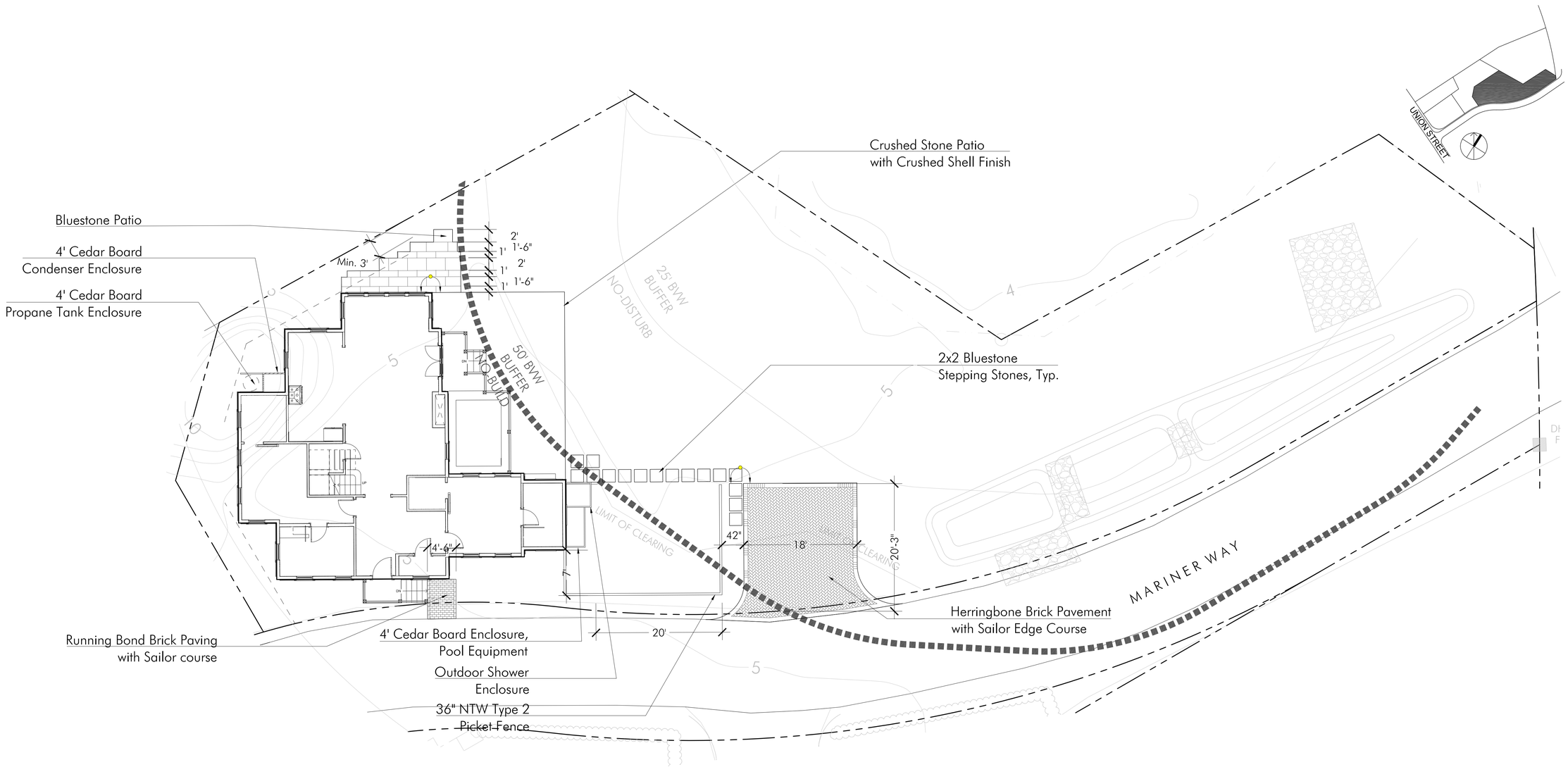
26. Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus**, Preservation Planner - Suggested that this aspect may be the only one masked by the building itself. - Recommended consistency in screening requirements across all aspects. - Example given of using shingled railing instead of actual railing, suggesting consistency in such decisions across the board.			
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Pointed out potential visibility from Washington Street Extension and Mariner Way - Advised checking for visibility from that specific location.			
Concerns:	**Welch** - Noted that this aspect is likely to be visible from Washington Street Extension. - Highlighted the Marshland as the only barrier between the aspect and the structure from Washington Street Extension. - Mentioned restrictions on planting in that area. - Expressed concern about requesting vegetation consistent with Marshland if planting is allowed. - Emphasized the need for vegetation to match Marshland characteristics rather than creating a permanent wall-like screening. - Referred to the aspect as a foreign element in the historic setting.			
Motion:	**Motion to hold for additional definitive information of all elements required, including the location of the pool equipment. (Made by: Welch) (04:25:18)**			
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver			
	Certificate # HDC2024 – (as noted)			

The following Items were not discussed and no action was taken.

27.	PACT LLC	41 Orange St	Fenestration revisions	42.3.2/224	LFW
28.	SeaHero LLCC	12 Pilgrim Rd	Hardscape & pool	41/476	LFW
29.	Leslie Johnson	281 Madaket Rd	Pool & hardscape	59.4/292	LFW
30.	Bertryl Johnson	250 Madaket Rd	New dwelling	59.4/213	LFW
31.	Town of Nantucket	20 S. Water St	Replace windows	42.4.2/29	LFW

IV. OLD BUSINESS 01/02/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	61 Fairgrounds Rd LLC 11-9505	61 Fairgrounds Rd Lot D	Main house revisions	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
2.	61 Fairgrounds Rd LLC 11-9506	61 Fairgrounds Rd Lot D	Pool & hardscape	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
3.	61 Fairgrounds Rd LLC 11-9507	61 Fairgrounds Rd Lot C	Pool & hardscape	67/173.1	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				



SCALE: 1/8"=1'-0"

0 2' 4' 8' 20'

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work..
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach <u>all</u> planted areas. See specifications.

LAYOUT LEGEND:

℄	CENTERLINE
	ALIGN
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

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6 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2
10/17/24	HDC Buffer Revisions 3

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE

6 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER

L1.3

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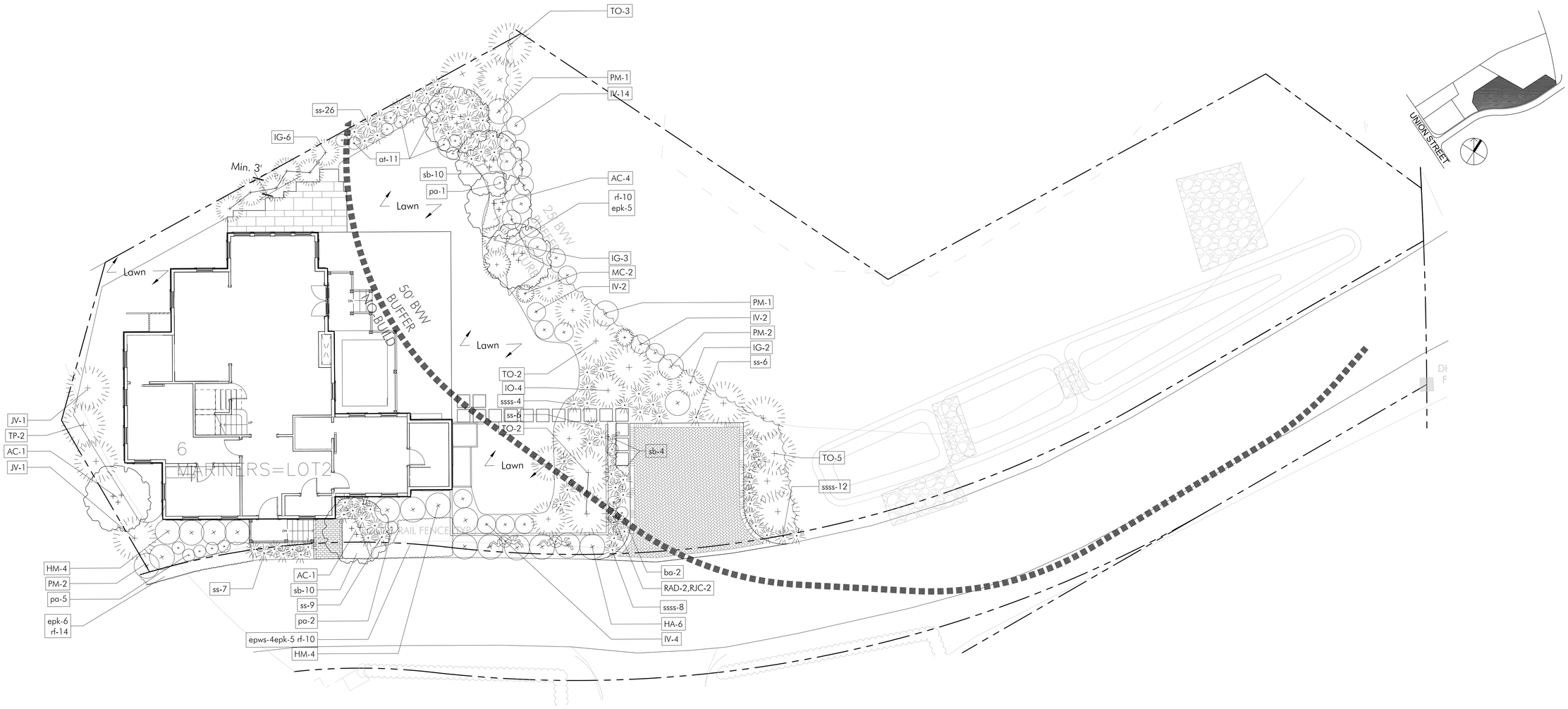

SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

PROPOSED PLANT LIST - 6 MARINER

SYMB		LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
TREES					
AC	6	Amelanchier canadensis	Serviceberry	8'-10' ht.	b&b
JV	2	Juniperus virginiana	Red Cedar	10' ht.	b&b
IO	4	Ilex opaca	American Holly	10' ht.	b&b
TO	12	Thuja occidentalis	American Arborvitae	12 ht.	b&b
SHRUBS					
HA	6	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM	8	Hydrangea macrophylla	'Endless Summer Bigleaf Hydrangea	3 gal.	pots
IG	11	Ilex glaba	Inkberry	5 gal.	pots
IV	22	Ilex verticillata 'Sparkleberry'	Winterberry Holly	6' ht.	
MC	2	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal.	Space 5' o.c
PM	6	Prunus maritina	Beach Plum	36"	
VINES					
RAD	2	Rosa - David Austin Apricot Drift Apricot Pink Climbing Rose		2 gal.	pots
RJC	2	Rosa - David Austin Jubilee Celebration Dark Pink Climbing Rose		2 gal.	pots
PERENNIALS AND ORNAMENTAL GRASSES					
at	11	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
ba	2	Baptisia australis	False Indigo	2 gal.	
epws	4	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal	
epk	16	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
pa	8	Perovskia atriplicigolia ' Lacy Blue'	Dwarf Russian Sage	2 gal.	
rf	34	Rudbekia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
ss	54	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal.	
ssss	24	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	
sb	24	Stachys byzantina 'Big Ears'	Lambs Ear	2 gal.	

HDC REVISION 3 NOTES

- Updated Planting to be naturalistic in its design
- Added Hedgerow/Living Fence as a Buffer to the Pool Area
- Removed Gate and Part of Fence
- Section Elevation provided to better show proposed condition
- Provided chart of plant size at installation and growth rate

Mariners 6 Hedgerow/Living Fence Plantings		
Plant Name	Proposed Height at Planting	Annual Growth Rate
Red Cedar	10' Ht.	1'
American Holly	10' Ht.	1-2'
American Arborvitae	12' Ht.	3-4'

PLANTING NOTES

1. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
3. All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
4. No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
5. Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees: Soil should be carefully removed from the top of the root ball to expose the root flare. Tree should be set so that the root flare is at finished grade.
10. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
11. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
12. ***All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.***

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LEGEND: SEE PLANT SCHEDULE

- DECIDUOUS TREE, typ.
- EVERGREEN TREE, typ.
- ORNAMENTAL TREE, typ.
- SHRUBS, typ.
- PERENNIALS + ORNAMENTAL GRASSES typ.
- VINES, typ.
- Lawn — LAWN, typ. See specifications

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6 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2
10/17/24	HDC Buffer Revisions 3

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE

6 MARINER
PLANTING PLAN

DRAWING NUMBER

L2.3

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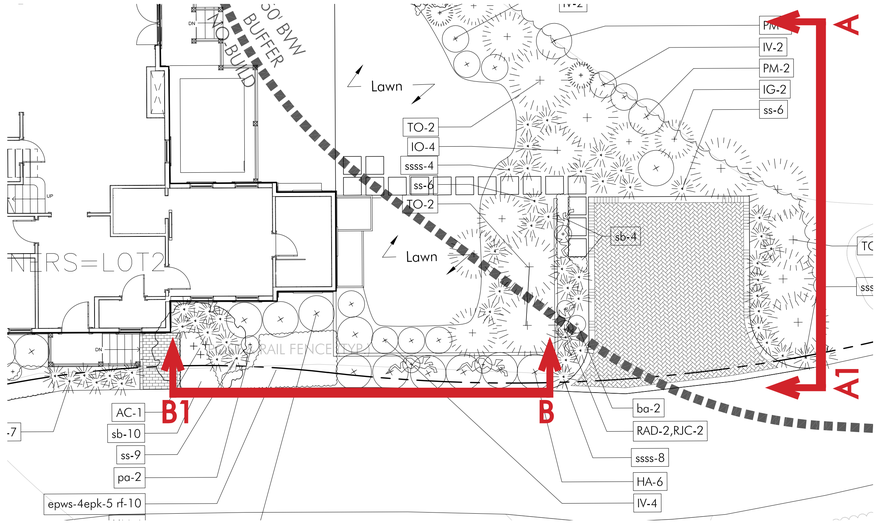
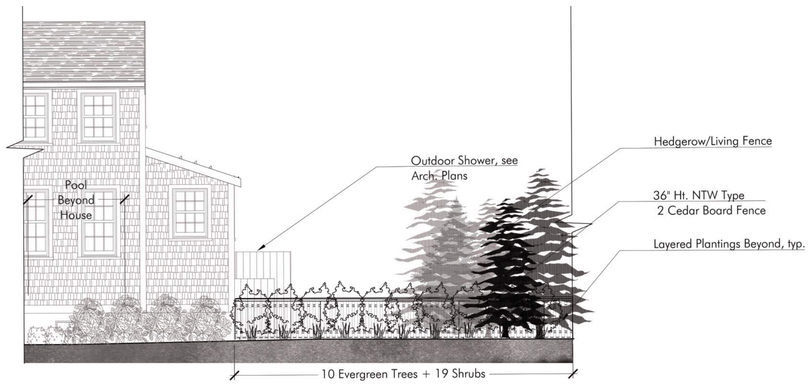




A Pool at 6 Mariner's
SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"
0 1' 2' 4' 10'



B Pool at 6 Mariner's
SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"
0 1' 2' 4' 10'

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MARINER WAY
NANTUCKET, MA

REVISIONS

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10/17/24	HDC Buffer Revisions 3

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE

SITE SECTIONS

DRAWING NUMBER

L2.4

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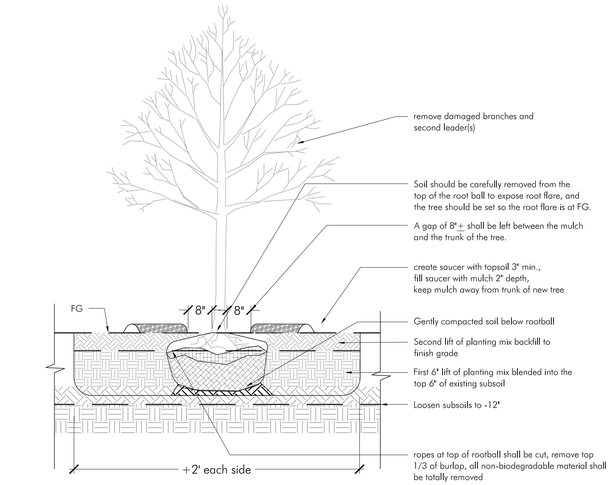
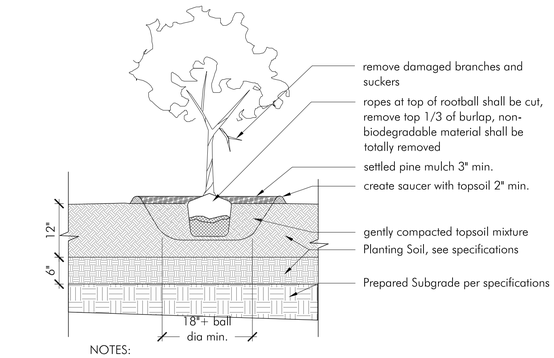
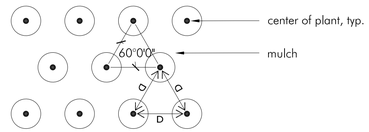


1 Tree Planting
SCALE: 1/2"=1'-0"

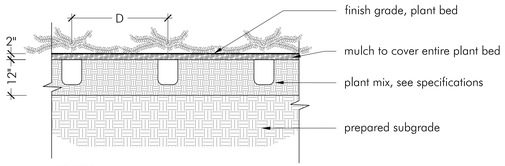


NOTES:
1. Verify a minimum of 24 inches of friable soil in planting areas

2 Shrub Planting
SCALE: 3/4"=1'-0"



PLAN



SECTION

NOTE: Prior to planting, remove plant from container and comb out roots.

3 Perennial and Ground Cover
SCALE: 1/2"=1'-0"

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MARINER WAY
NANTUCKET, MA



REVISIONS

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DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE
PLANTING DETAILS

DRAWING NUMBER
L3.1

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ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 10/3/24
X	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 1017 Dormer 45 Rear Orange
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. **Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.**
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. **Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.**

**** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 8/9/4/24



Rear Home

Left - West



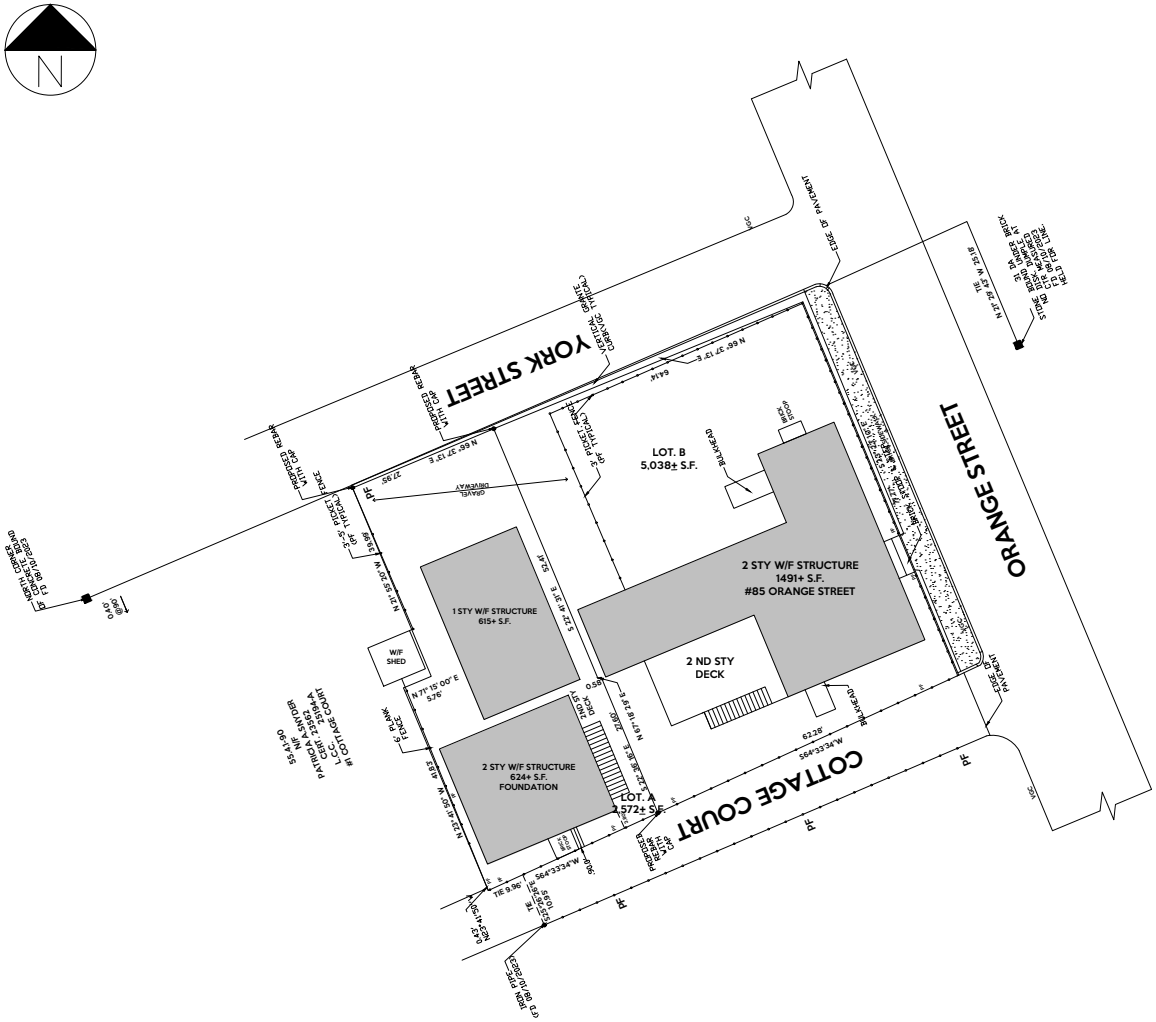


Right - East

Rear - North



Front - South


N
YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
LOT. A
2,572± S.F.
2 STY W/F STRUCTURE
1491+ S.F.
#85 ORANGE STREET
2 ND STY
DECK
1 STY W/F STRUCTURE
615+ S.F.
W/F
SHED
2 STY W/F STRUCTURE
524+ S.F.
FOUNDATION
EDGE OF PAVEMENT
PROPOSED VINYL CAP
PROPOSED BRICK CAP
PROPOSED GRANITE CURB
PROPOSED BRICK SIDEWALK
PROPOSED GRANITE CURB
PROPOSED BRICK CAP
PROPOSED VINYL CAP
PROPOSED BRICK CAP
PROPOSED GRANITE CURB
PROPOSED BRICK SIDEWALK
PROPOSED GRANITE CURB



PROPOSED SITE PLAN

SCALE: $\frac{1}{2}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP
- PRIVATE HEDGE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

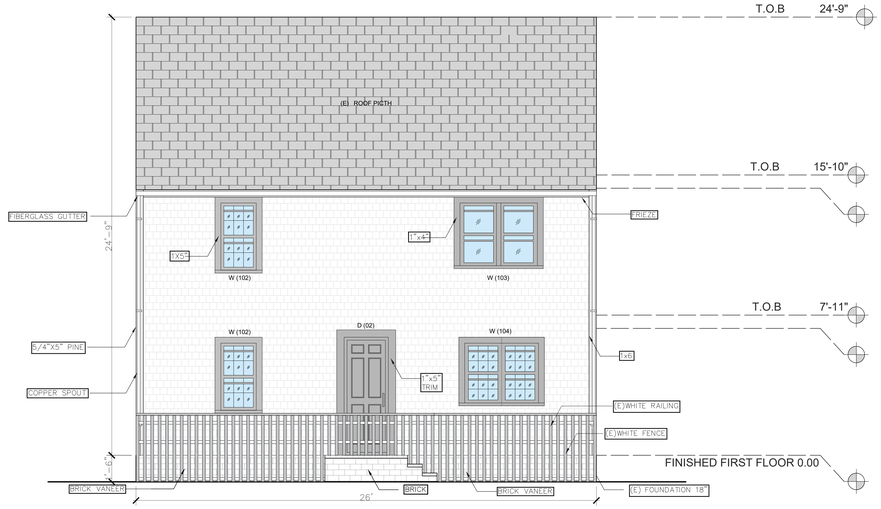
TITLE SHEET

PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

SHEET

A1-1



EXISTING SOUTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PREVIOUSLY PROPOSED SOUTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

85R ORANGE - ELEVATIONS 1

SCALE: $\frac{1}{4}$ = 1'-0"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
W (102)	32" x 51 ½"	DOUBLE HUNG
W (103)	30 ¼" x 48 ½"	DOUBLE HUNG
W (104)	29" x 46 ½"	DOUBLE HUNG

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
A1-RO	33" x 52"	DOUBLE HUNG
K-RO	33" x 44"	DOUBLE HUNG

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	D (02)	6'-7"	2'-5"

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-7"	32"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

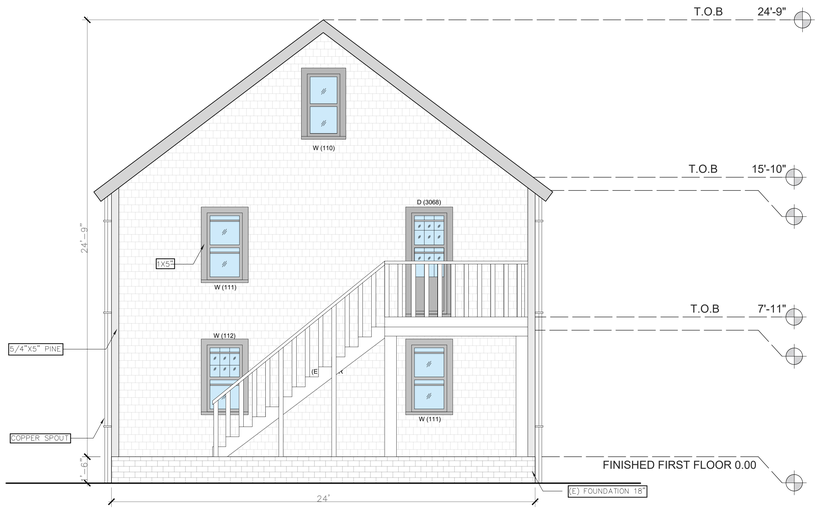
TITLE SHEET

COTTAGE COURT –
ELEVATIONS 2

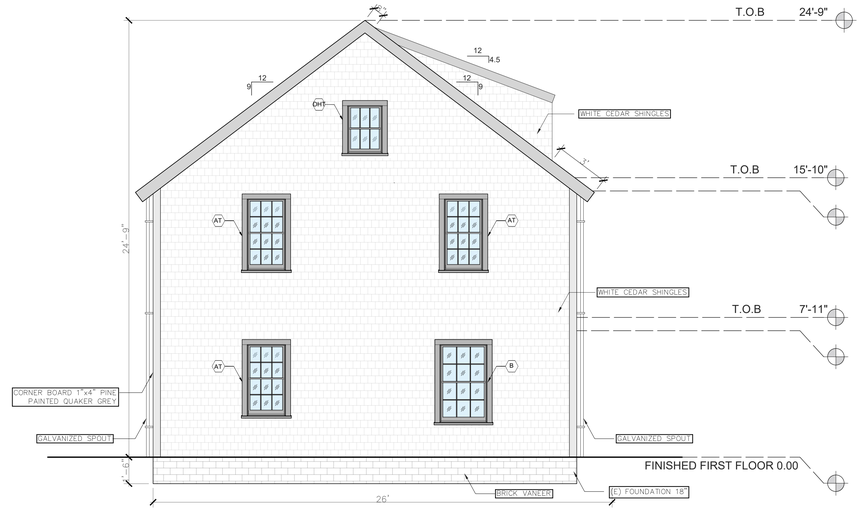
SCALE

SHEET

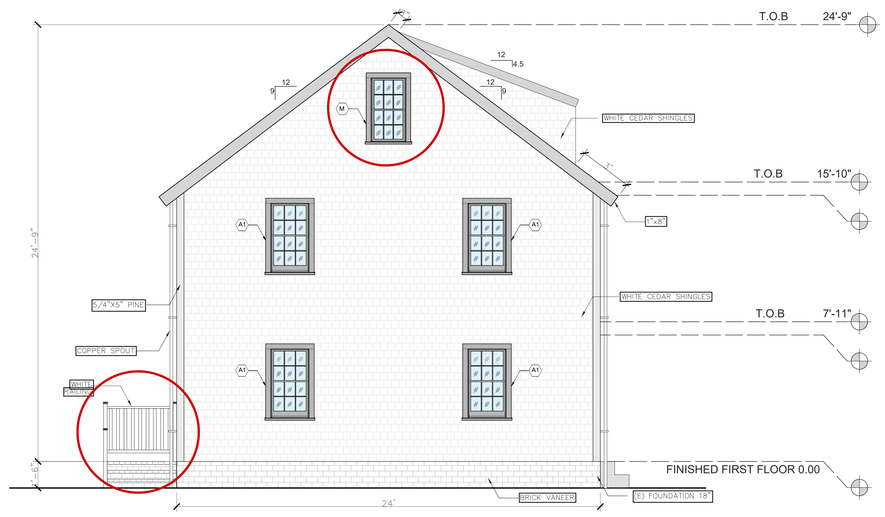
A8-0



EXISTING EAST ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



PREVIOUSLY PROPOSED EAST ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED EAST ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"

85R ORANGE - ELEVATIONS 2
SCALE: $\frac{1}{4}$ = 1'-0"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
W (108)	35¼" x 34 ¼"	AWING UNIT
W (109)	35¼" x 34 ¼"	AWING UNIT
W (110)	30 ¼" x 48 ½"	DOUBLE HUNG
W (111)	32" x 51 ½"	DOUBLE HUNG
W (112)	32" x 51 ½"	DOUBLE HUNG

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
A1-RO	33" x 52"	DOUBLE HUNG
N-RO	30 ½" x 30 ½"	AWING UNIT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:
REVISION 2:
REVISION 3:

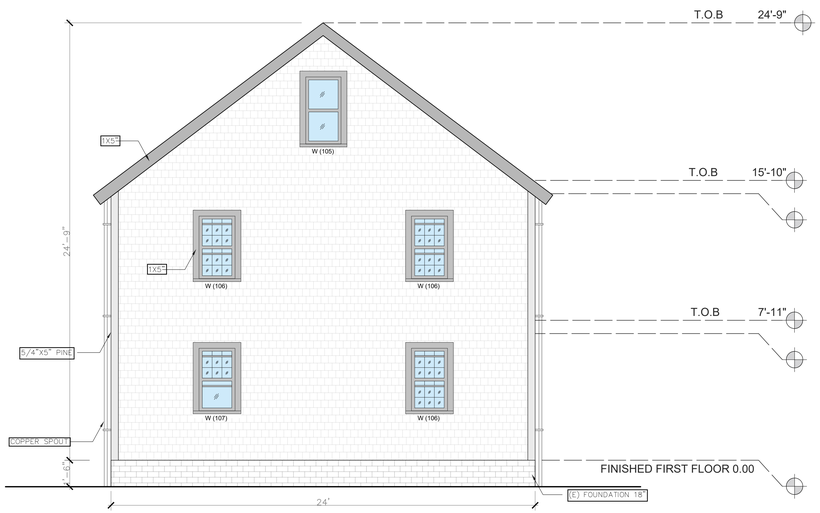
DATE

TITLE SHEET

COTTAGE COURT – ELEVATIONS 2

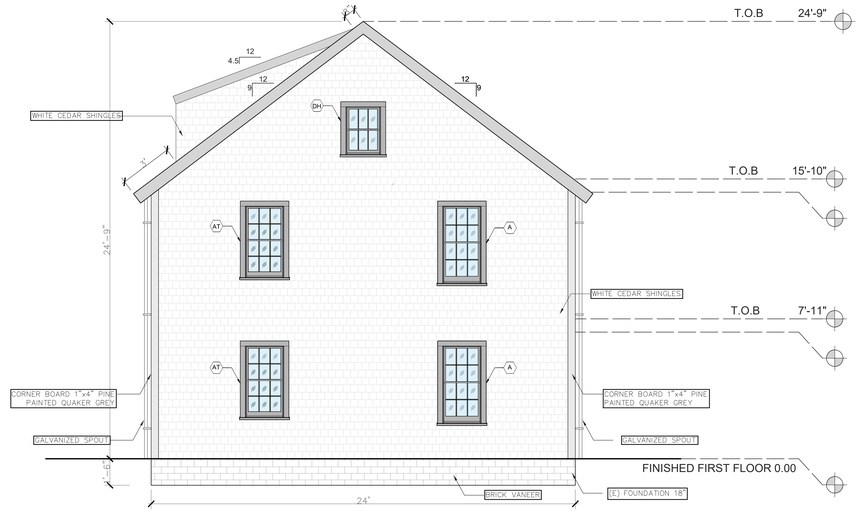
SCALE

SHEET
A8-3



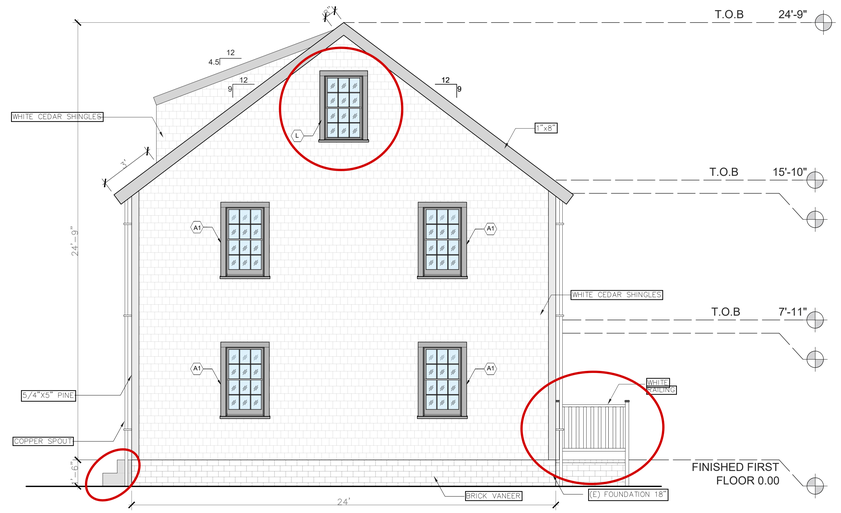
EXISTING WEST ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PREVIOUSLY PROPOSED WEST ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED WEST ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

85R ORANGE - ELEVATIONS 1

SCALE: $\frac{1}{4}$ = 1'-0"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
W (105)	32 " x 51 ½"	DOUBLE HUNG
W (106)	32 ½" x 48 ½"	DOUBLE HUNG
W (107)	32 ½" x 48 ½"	DOUBLE HUNG

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
A1-RO	33" x 52"	DOUBLE HUNG
AT-RO	33" x 53 ½"	DOUBLE HUNG
L-RO	32 ½" x 48 ½"	DOUBLE HUNG

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

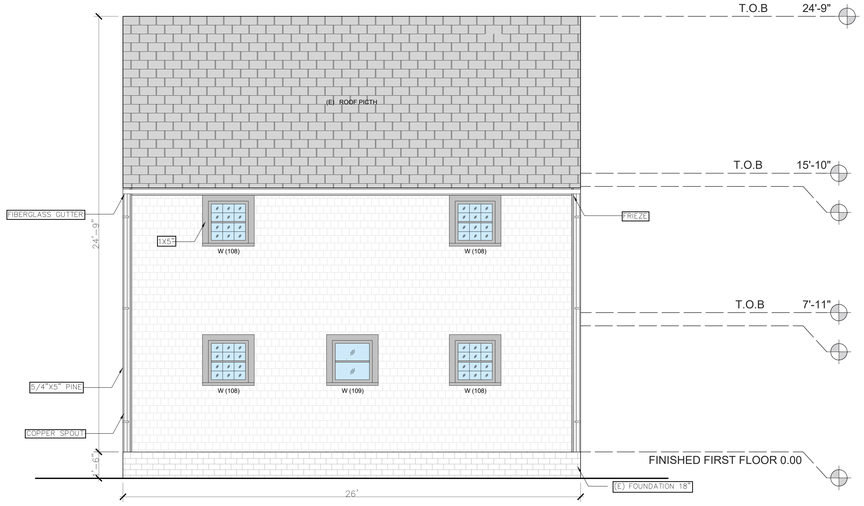
TITLE SHEET

COTTAGE COURT – ELEVATIONS 2

SCALE

SHEET

A8-1



EXISTING NORTH ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



PREVIOUSLY PROPOSED NORTH ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"

85R ORANGE - ELEVATIONS 2
SCALE: $\frac{1}{4}$ = 1'-0"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
W (108)	35¼" x 34 ¼"	AWING UNIT
W (109)	35¼" x 34 ¼"	AWING UNIT

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
A-RO	33" x52"	DOUBLE HUNG
N-RO	30 ½" x 30 ½"	AWING UNIT

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 02	6'-7"	3'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET

COTTAGE COURT – ELEVATIONS 2

SCALE

SHEET
A8-2

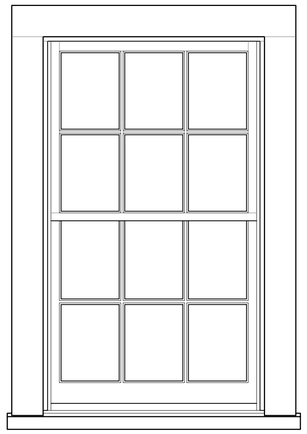


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

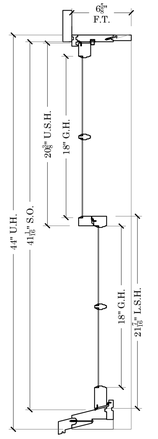
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

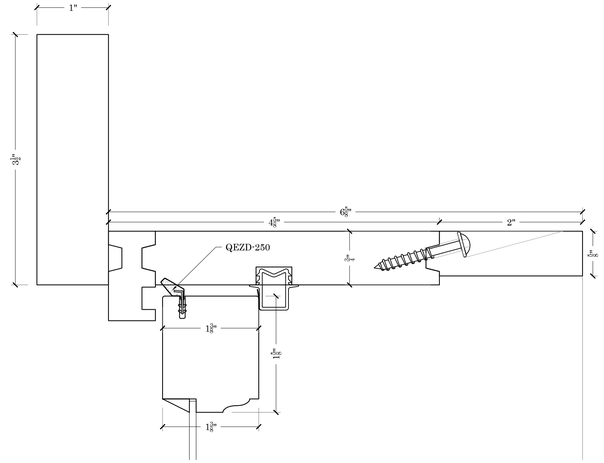
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

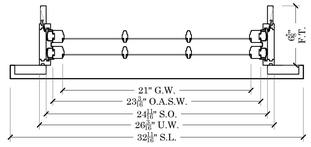


1 / 1 ELEVATION
SCALE 1-1/2"=1'

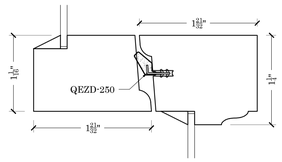


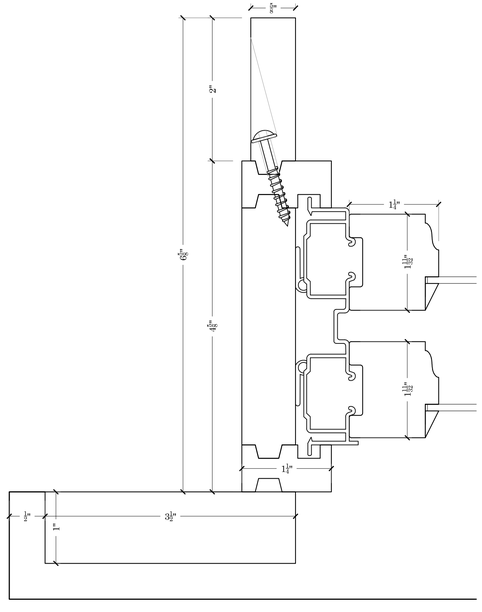
B / 1 SECTION
SCALE 1-1/2"=1'

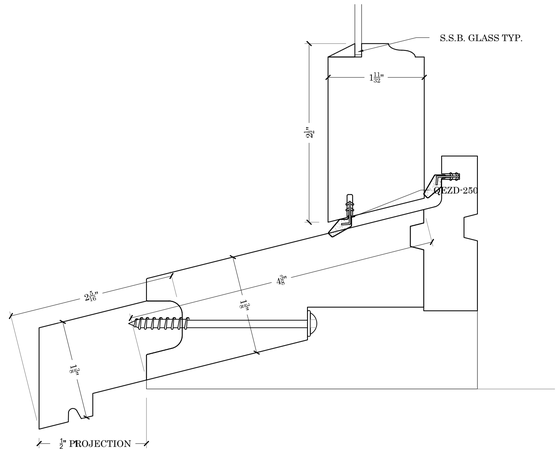




A / 1 SECTION
SCALE 1-1/2"=1'







SIZING

- U.W. = G.W.+5-3/16"
- S.O.W.=G.W.+3-11/16"
- O.A.S.W.= G.W.+2-3/16"
- D.L.O.W.=G.W.-5/16"
- U.H. = (U.G.H.+L.G.H.)+8
- S.O.H.= (U.G.H.+L.G.H.)+5-1/16"
- U.S.H.=U.G.H.+2-3/8"
- L.S.H.=L.G.H.+3-7/16"
- D.L.O.H.=G.H.-5/16"

EGRESS INFO.

- MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS
- SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL AND A 1" MAX HEIGHT SASH LOCK ALLOWANCE
- 24"X20" UNIT DIMENSIONS 27-1/4"W. X 49"H.
- 20"X24" UNIT DIMENSIONS 23-1/4"W. X 57"H

STANDARD

- 4-5/8" UNIT DEPTH
- S.S.B. GLASS (PUTTY GLAZED)
- STANDARD 1-3/8" THICK SILL NOSING
- PRIMED EXTERIOR/ RAW INTERIOR
- INTEK BALANCES (WHITE) SEE HARDWARE LIST
- FULLY WEATHER SEALED
- 5/8" T.D.L. MUNTIN GRILL CONFIGURATIONS

STD. HARDWARE

- INTEK JAM LINERS & BALANCES WHITE

OPTIONAL ITEMS

- ALASKAN YELLOW FRAME
- 2" PINE INT.EXTENSION JAMBS
- DOUBLE STRENGTH ANNEALED & OR TEMPERED GLASS
- HISTORIC 1-3/4" THICK SILL NOSING
- 5/4"X4" OR 4/4"X5" NOMINAL CASING
- WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES
- CHARCOAL FIBERGLASS SCREEN

GENERAL NOTES

-

GLASS SCHEDULE

UNITS	EXTERIOR	SPACER THICKNESS	INTERIOR	GRID & SPACER COLOR	HEAT TREATMENT
ALL	3/32" CLEAR				ANNEALED

MATERIAL AND FINISH SCHEDULE

PART OR ASSEMBLY	MATERIAL	FINISH
FRAME	PINE	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SASH	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SILL	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
CASING	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
INTERIOR STOPS	PINE	(PRIME ONLY) WHITE
EXTENSION JAMBS	PINE	(PRIME ONLY) WHITE

SIGN OFF NOTES

- ALL SHOP DRAWINGS MUST BE SIGNED OFF WITHOUT ANY CORRECTIONS FOR PRODUCTION TO BEGIN
- IF YOU REQUIRE CHANGES PLEASE MARKUP DRAWINGS & RESUBMIT TO ENGINEERING@BOSTONSASH.COM

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

PLOT DATE:

BOSTON
SASH & MILLWORK

667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
WWW.BOSTONSASH.COM

HARDWARE

-	-

SUB./REVISION

A	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB:
NANTUCKET TILT
WESTERN FRAME

DESCRIPTION:
-
-

DEALER:
-

DEALER CONTACT:
-

DRAWN BY:
KEITH KUTHAN

DRAWING NUMBER
-

JOB NUMBER
-

CUSTOMERS P.O. #
-

DWG. NO:
1

DATE:
1/31/2023

SCALE:
NOTED

SHEET:
1 OF 1

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 10/31/24
	Address & HDC Case Number (ie HDC2020-05-0265): 2024 DC 10623 Renovate Garage 45R Dormers
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. **Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.**
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. **Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.**

**** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

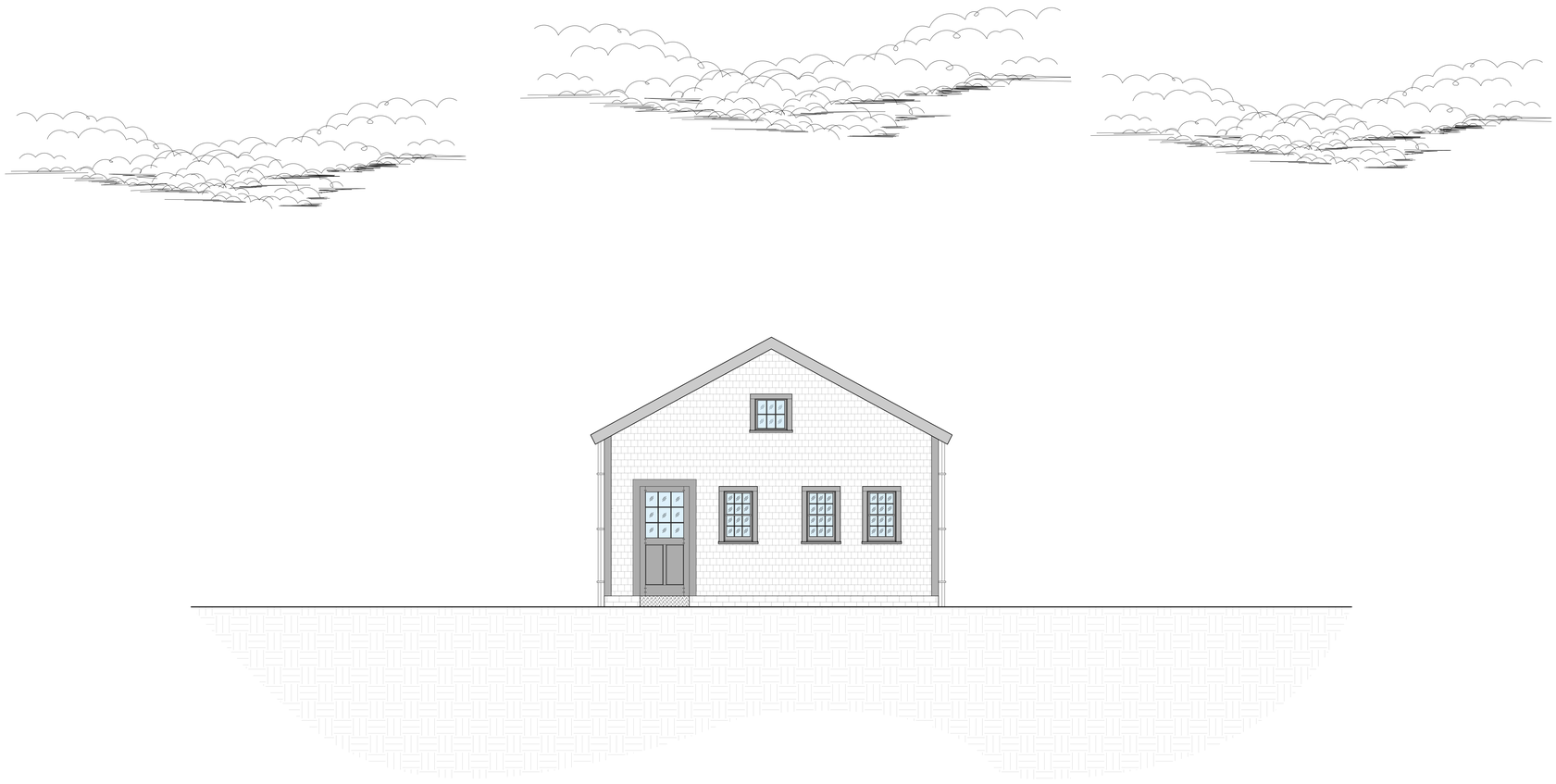
Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 8/9/4/24

NANTUCKET COTTAGE COURT - GUEST HOUSE

85 ORANGE ST NANTUCKET, MA 02554



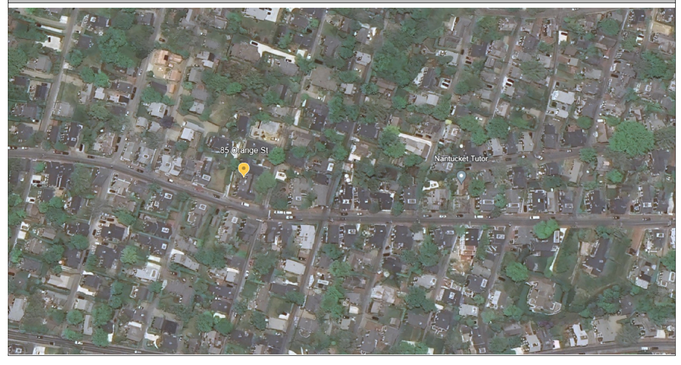
INDEX

A.00. COVER SHEET
A.10.2. COTTAGE CURT ROOF PLAN
A.11 COTTAGE CURT ELEVATIONS
A.11.1. COTTAGE CURT ELEVATIONS
A.12. COTTAGE CURT SECTIONS

BUILDING STATISTICS

GUEST HOUSE/LIVING AREA: 500 sqft
STORIES: 1
BUILDING HEIGHT: 24'-8"

VACINITY MAP



oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Guest House

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET

COVER SHEET

SCALE

SHEET

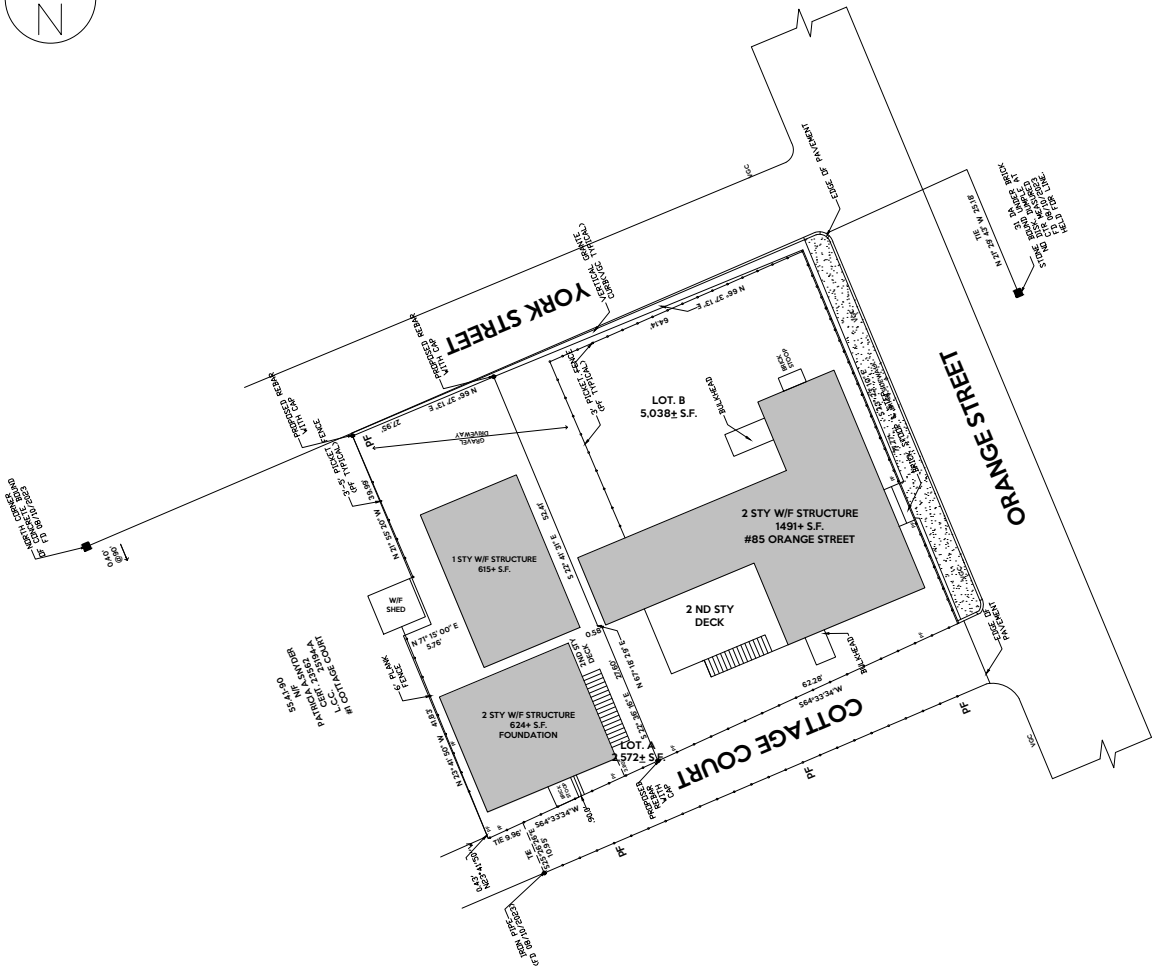
A0-0

Rear Garage





York St Frontage - North



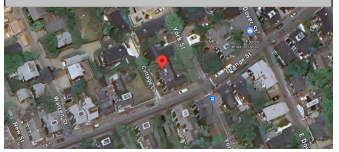
EXISTING SITE PLAN

SCALE: 1/4" = 1'-0"

LEGEND

- (E) CONSTRUCTION
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GENERAL NOTES:

INFORMATION AND DATA.

THE PROPOSED IMPROVEMENTS WERE BASED ON RECORD INFORMATION GIVEN TO THE DESIGNER AT THE TIME OF PREPARATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PROPOSED IMPROVEMENTS CONTAINED IN THESE PLANS AND PREVIOUS APPROVED PLAN SUBMITTALS, CONTRACTOR IS TO CONSULT WITH THE DESIGNER AND OWNER PRIOR TO ANY CONSTRUCTION ACTIVITY.

EXISTING STRUCTURES AND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE DESIGNER AT THE TIME OF THE PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY PRIOR TO THE START OF WORK. THIS NOTE ALSO PERTAINS TO ALL SUB-CONTRACTORS. CONTRACTOR IS LIABLE FOR ALL ADJUSTMENTS MADE WITHOUT ENGINEER'S WRITTEN APPROVAL.

CONTRACTOR IS RESPONSIBLE TO MEET ALL BUILDING CODES REGARDLESS OF PLAN SPECIFICATIONS.

THE WORD "TYPICAL" OR "TYP" WHERE IT OCCURS MEANS THAT THE SAME WORK APPLIES WHERE SIMILAR CONDITIONS OCCUR. DETAILS ARE UNDERSTOOD TO BE TYPICAL WHERE SIMILAR CONDITIONS OCCUR UNLESS OTHERWISE NOTED.

UNAUTHORIZED CHANGES & USES: THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p.j@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

EXISTING SITE PLAN

SCALE: 1/4" = 1'-0"

SHEET

A1-0



PROPOSED SITE PLAN

SCALE: $\frac{1}{2}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP
- PRIVATE HEDGE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

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po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

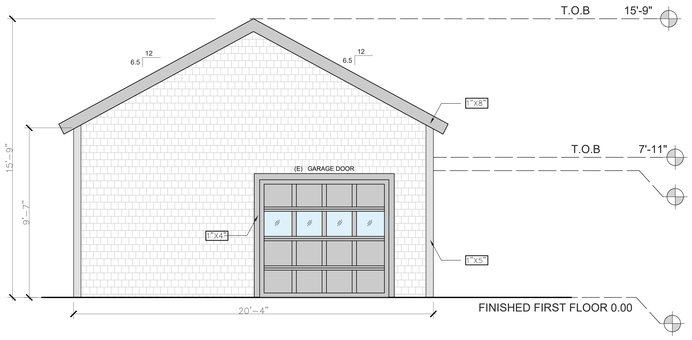
TITLE SHEET

PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

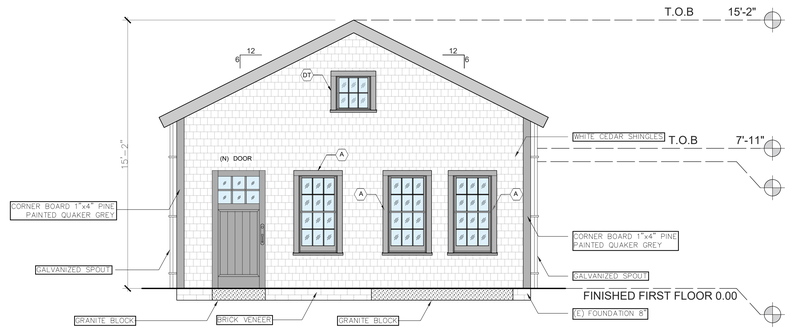
SHEET

A1-1



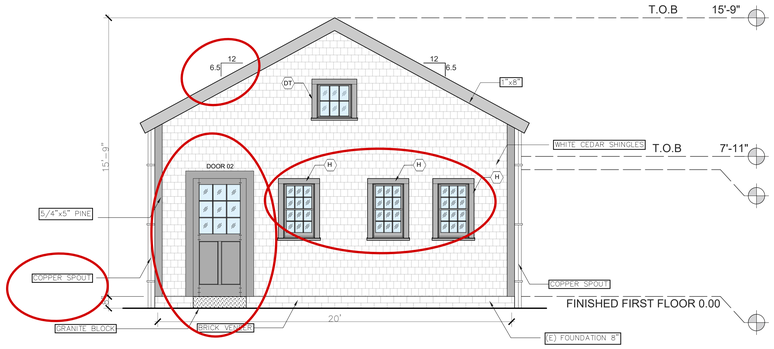
EXISTING NORTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PREVIOUSLY PROPOSED NORTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

85R GUEST HOUSE ELEVATIONS 1

SCALE: $\frac{1}{4}$ = 1'-0"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
DT-RO	28 " x 30 1/2"	AWING UNIT
H-RO	28" x 42"	DOUBLE HUNG

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	GARAGE DOOR	7'-0"	7'-11"

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 02	6'-7"	3'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Guest House

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

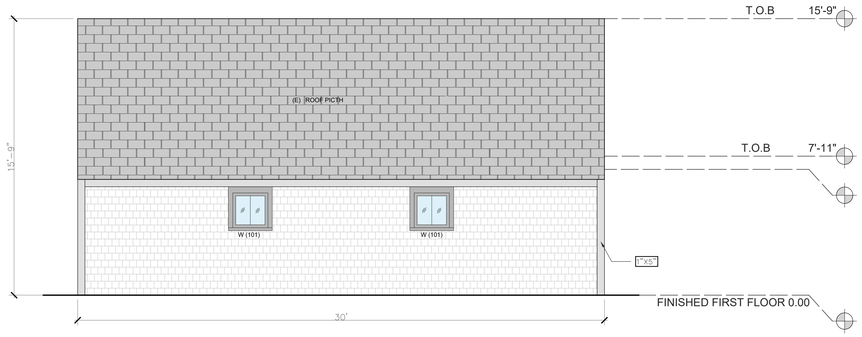
TITLE SHEET

GUEST HOUSE ELEVATIONS 1

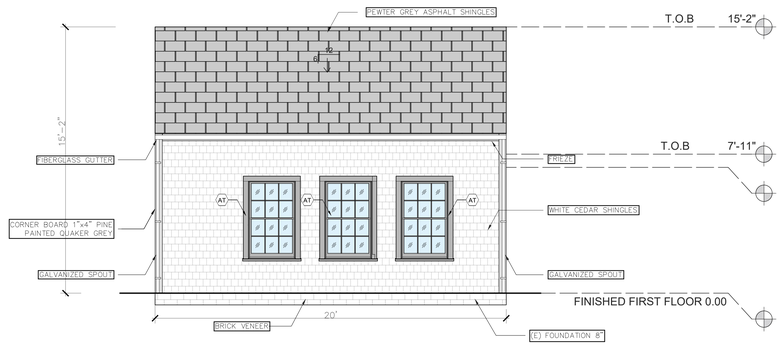
SCALE

SHEET

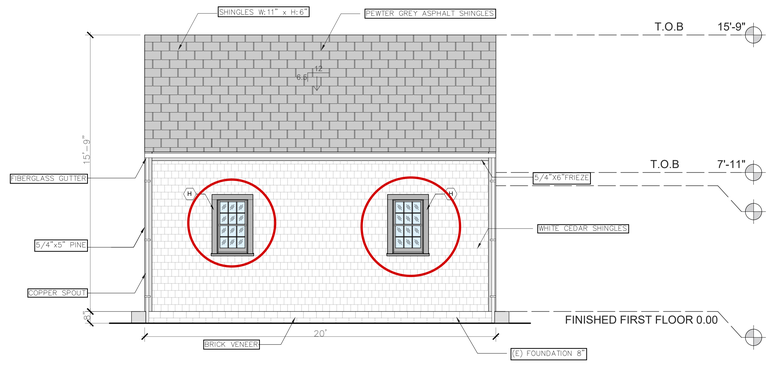
A11-0



EXISTING EAST ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



PREVIOUSLY PROPOSED EAST ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED EAST ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
W (101)	30 " x 30 "	AWING UNIT

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
H-RO	28" x 42"	DOUBLE HUNG

85R GUEST HOUSE ELEVATIONS 2

SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

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PROJECT NAME

Guest House

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

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OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

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REVISION 1:

REVISION 2:

REVISION 3:

DATE

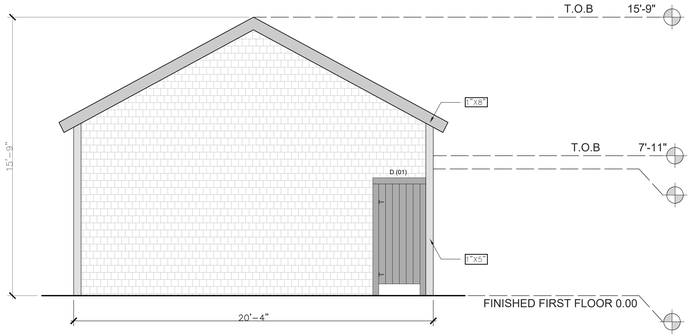
TITLE SHEET

GUEST HOUSE ELEVATIONS 2

SCALE

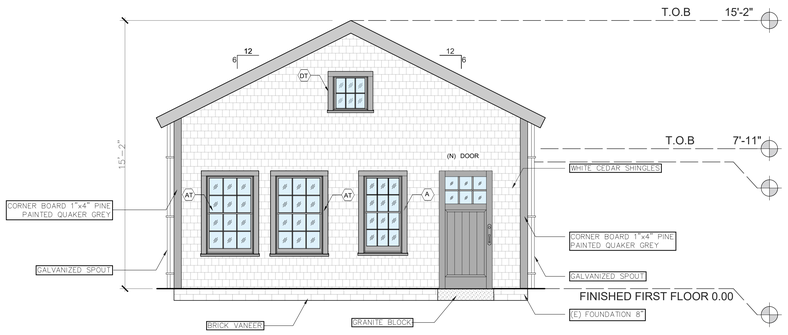
SHEET

A11-1



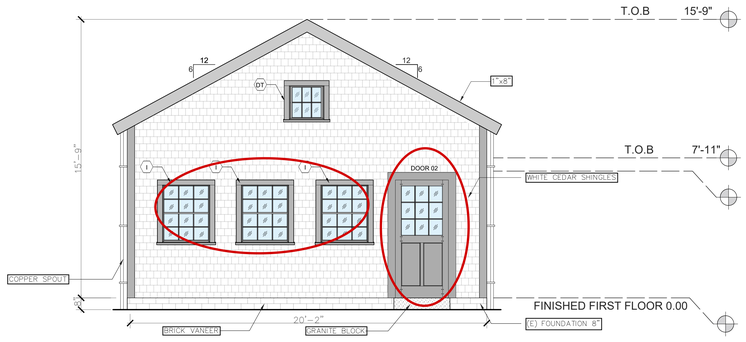
EXISTING SOUTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PREVIOUSLY PROPOSED SOUTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

85R GUEST HOUSE ELEVATIONS 2

SCALE: $\frac{1}{4}$ = 1'-0"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
DT-RO	28 " x 30 ½"	AWING UNIT
I-RO	39" x 44"	DOUBLE HUNG

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	D (01)	6'-7"	3'-0"

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 02	6'-7"	3'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

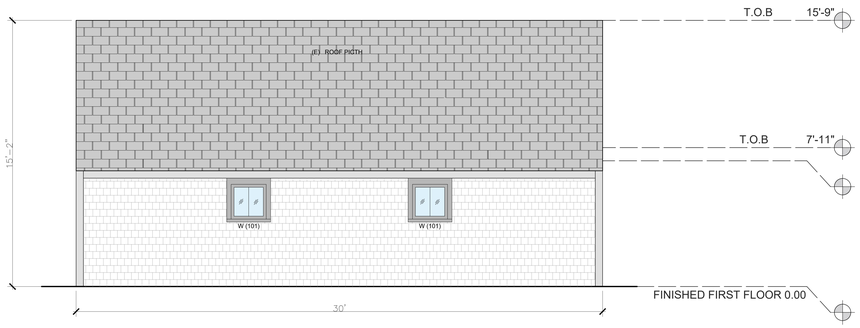
TITLE SHEET

COTTAGE COURT – ELEVATIONS 2

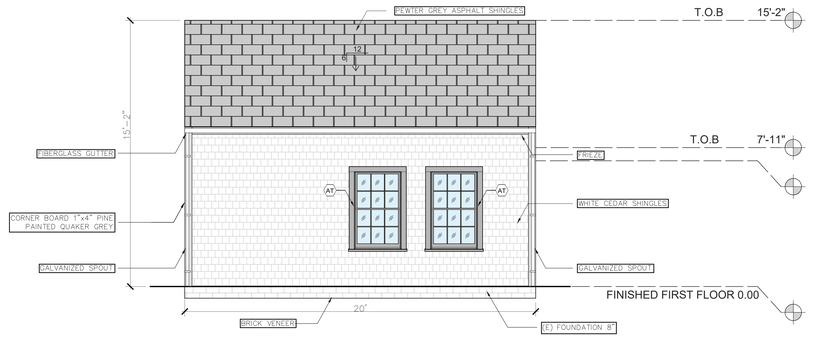
SCALE

SHEET

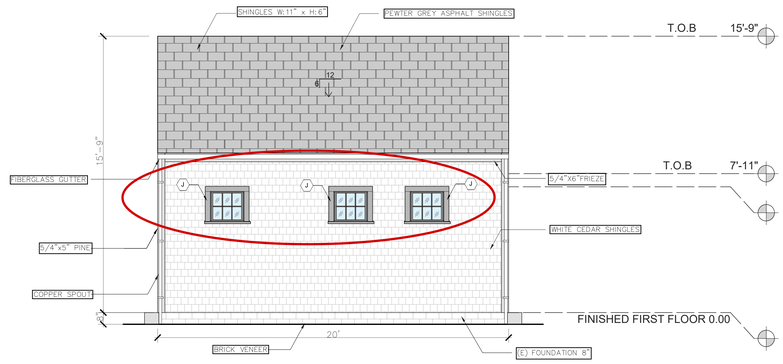
A11-2



EXISTING WEST ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



PREVIOUSLY PROPOSED WEST ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED WEST ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
W (101)	30 " x 30 "	AWING UNIT

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
J-RO	25 ½" x 30"	AWING UNIT

85R GUEST HOUSE ELEVATIONS 2

SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

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www.oakdd.com
p.j@oakdd.com

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

COTTAGE COURT – ELEVATIONS 2

SCALE

SHEET

A11-3

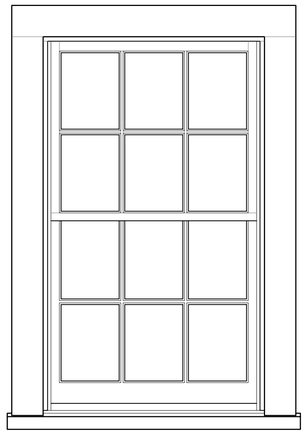


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

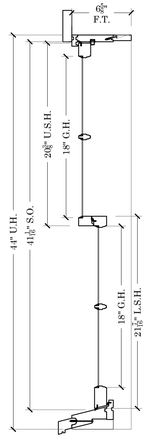
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

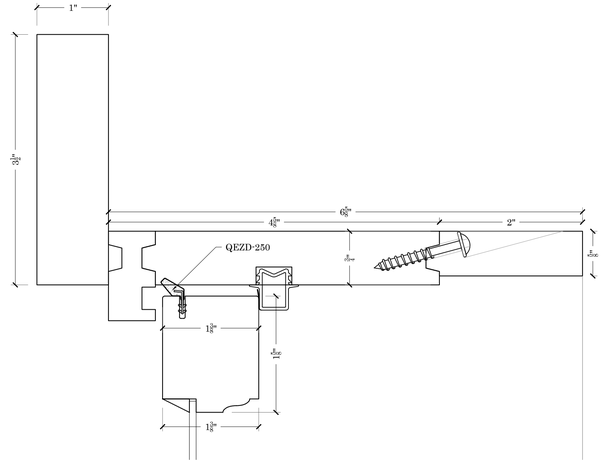
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

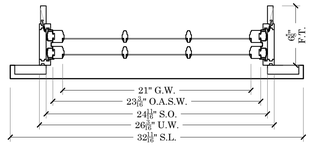


1 / 1 ELEVATION
SCALE 1-1/2"=1'

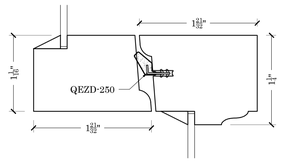


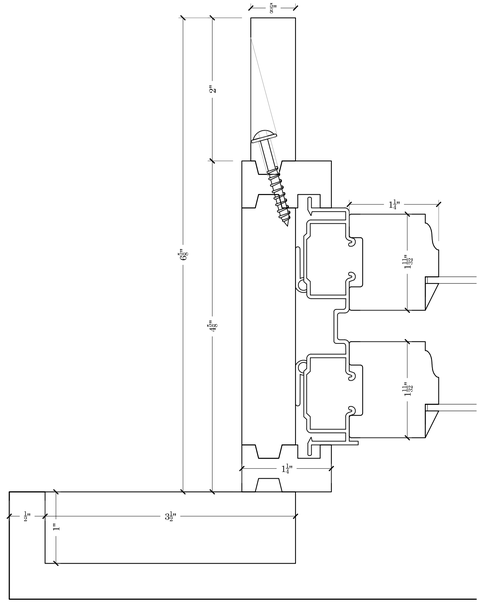
B / 1 SECTION
SCALE 1-1/2"=1'

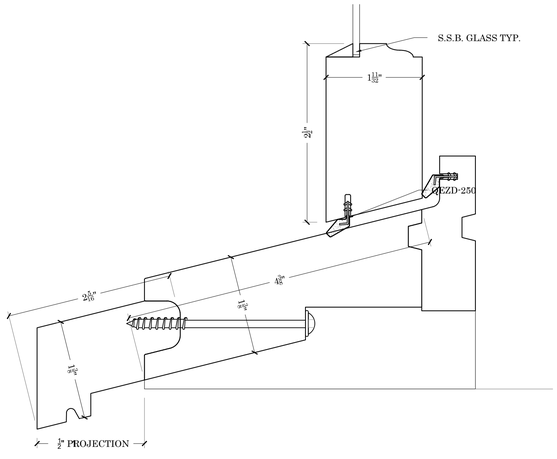




A / 1 SECTION
SCALE 1-1/2"=1'







SIZING

- U.W. = G.W.+5-3/16"
- S.O.W.=G.W.+3-11/16"
- O.A.S.W.= G.W.+2-3/16"
- D.L.O.W.=G.W.-5/16"
- U.H. = (U.G.H.+L.G.H.)+8
- S.O.H.= (U.G.H.+L.G.H.)+5-1/16"
- U.S.H.=U.G.H.+2-3/8"
- L.S.H.=L.G.H.+3-7/16"
- D.L.O.H.=G.H.-5/16"

EGRESS INFO.

- MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS
- SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL AND A 1" MAX HEIGHT SASH LOCK ALLOWANCE
- 24"X20" UNIT DIMENSIONS 27-1/4"W. X 49"H.
- 20"X24" UNIT DIMENSIONS 23-1/4"W. X 57"H

STANDARD

- 4-5/8" UNIT DEPTH
- S.S.B. GLASS (PUTTY GLAZED)
- STANDARD 1-3/8" THICK SILL NOSING
- PRIMED EXTERIOR/ RAW INTERIOR
- INTEK BALANCES (WHITE) SEE HARDWARE LIST
- FULLY WEATHER SEALED
- 5/8" T.D.L. MUNTIN GRILL CONFIGURATIONS

STD. HARDWARE

- INTEK JAM LINERS & BALANCES WHITE

OPTIONAL ITEMS

- ALASKAN YELLOW FRAME
- 2" PINE INT.EXTENSION JAMBS
- DOUBLE STRENGTH ANNEALED & OR TEMPERED GLASS
- HISTORIC 1-3/4" THICK SILL NOSING
- 5/4"X4" OR 4/4"X5" NOMINAL CASING
- WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES
- CHARCOAL FIBERGLASS SCREEN

GENERAL NOTES

-

GLASS SCHEDULE

UNITS	EXTERIOR	SPACER THICKNESS	INTERIOR	GRID & SPACER COLOR	HEAT TREATMENT
ALL	3/32" CLEAR				ANNEALED

MATERIAL AND FINISH SCHEDULE

PART OR ASSEMBLY	MATERIAL	FINISH
FRAME	PINE	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SASH	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SILL	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
CASING	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
INTERIOR STOPS	PINE	(PRIME ONLY) WHITE
EXTENSION JAMBS	PINE	(PRIME ONLY) WHITE

SIGN OFF NOTES

- ALL SHOP DRAWINGS MUST BE SIGNED OFF WITHOUT ANY CORRECTIONS FOR PRODUCTION TO BEGIN
- IF YOU REQUIRE CHANGES PLEASE MARKUP DRAWINGS & RESUBMIT TO ENGINEERING@BOSTONSASH.COM

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

PLOT DATE:

BOSTON
SASH & MILLWORK

667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
WWW.BOSTONSASH.COM

HARDWARE

-	-

SUB./REVISION

A	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB:
NANTUCKET TILT
WESTERN FRAME

DESCRIPTION:
-
-

DEALER:
-

DEALER CONTACT:
-

DRAWN BY:
KEITH KUTHAN

DRAWING NUMBER
-

JOB NUMBER
-

CUSTOMERS P.O. #
-

DWG. NO:
1

DATE:
1/31/2023

SCALE:
NOTED

SHEET:
1 OF 1

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:

https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 10/31/24
	Address & HDC Case Number (ie HDC2020-05-0265): 2024-05-10613 Addition 85 Orange St.
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. **Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.**
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. **Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.**

**** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

Affidavit Certifying Completeness of Old Business submission

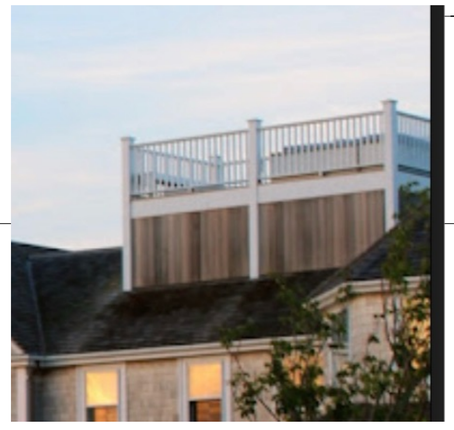
I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

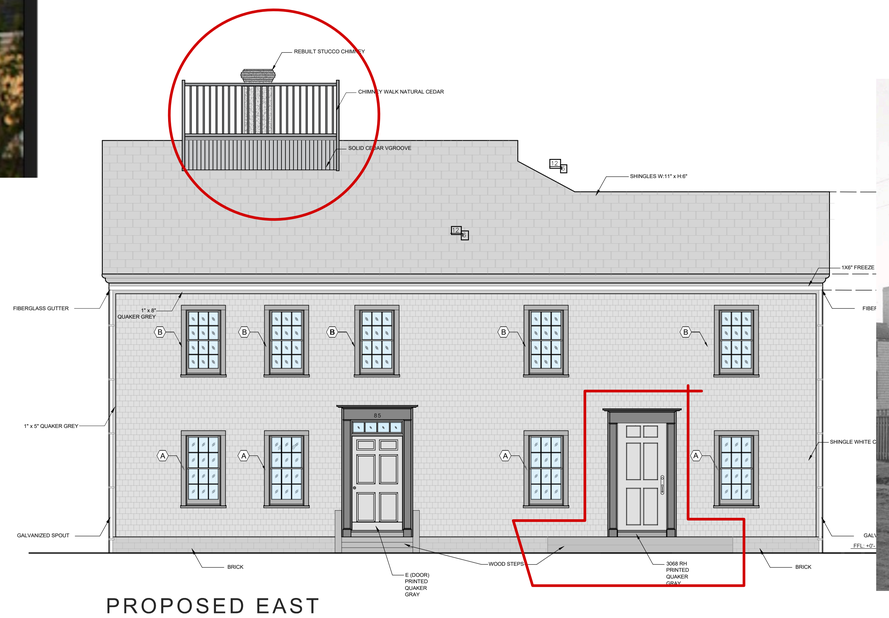
Signature: _____ Date: 8/9/4/24



EXISTING EAST ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"





PROPOSED EAST ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
A-RO	33" x 57 ½"	DOUBLE HUNG
B-RO	33" x 53 ½"	DOUBLE HUNG

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-10"	3'-2"
1	3068 RH	6'-8"	3'-0"

* NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
bj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:	
REVISION 2:	
REVISION 3:	

DATE

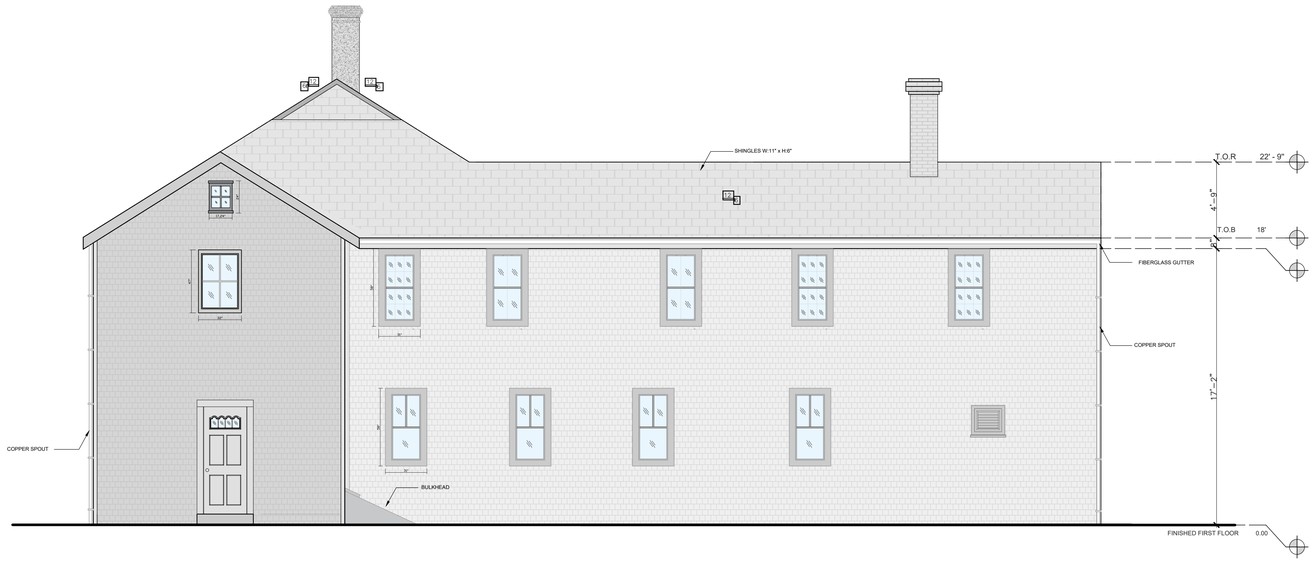
TITLE SHEET

ELEVATIONS 1

SCALE

SHEET

A4-0



EXISTING NORTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
A-RO	33" x 57 ½"	DOUBLE HUNG
B-RO	33" x 53 ½"	DOUBLE HUNG
BT-RO	33" x 45 ½"	DOUBLE HUNG
(E) WINDOW	24" x 18"	AWING UNIT

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	2868 RH	6'-8"	32"

*NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

oak

COMPANY

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p.j@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET

ELEVATIONS 3

SCALE

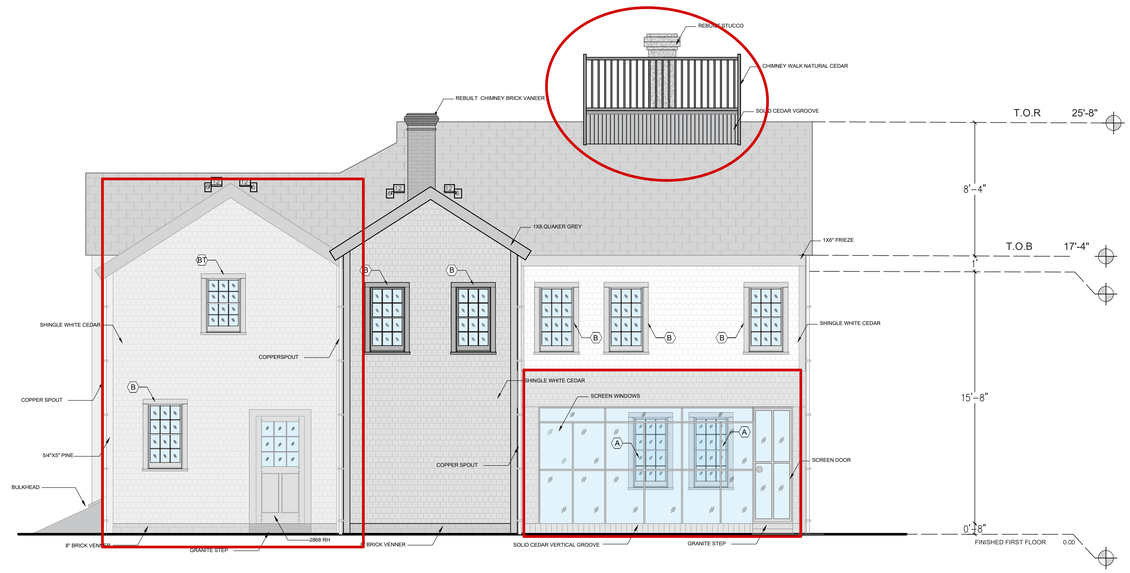
SHEET

A4-2



EXISTING WEST ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED WEST ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
A-RO	33" x 57 ½"	DOUBLE HUNG
B-RO	33" x 53 ½"	DOUBLE HUNG
BT-RO	33" x 45 ½"	DOUBLE HUNG

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-8"	32"

*NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

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PROJECT NAME

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FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

ELEVATIONS 2

SCALE

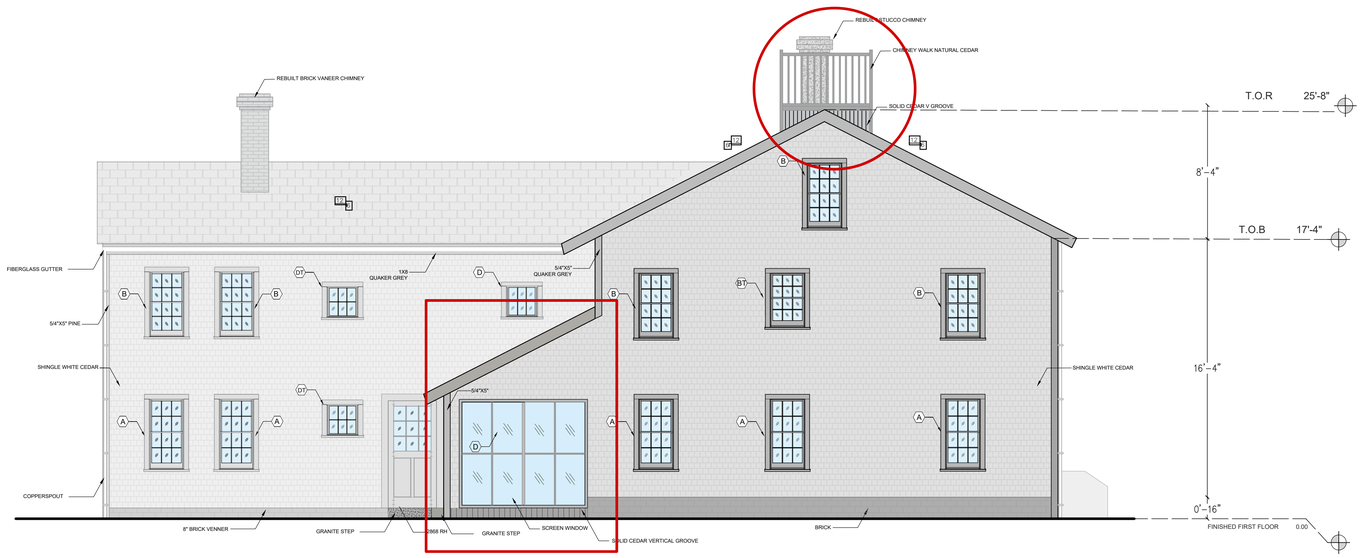
SHEET

A4-1



EXISTING SOUTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
A-RO	33" x 57 ½"	DOUBLE HUNG
B-RO	33" x 53 ½"	DOUBLE HUNG
BT-RO	33" x 45 ½"	DOUBLE HUNG
D-RO	30½" x 26½"	AWING UNIT
DT-RO	30½" x 28"	AWING UNIT

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	2868 RH	6'-8"	36"

* NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p.j@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

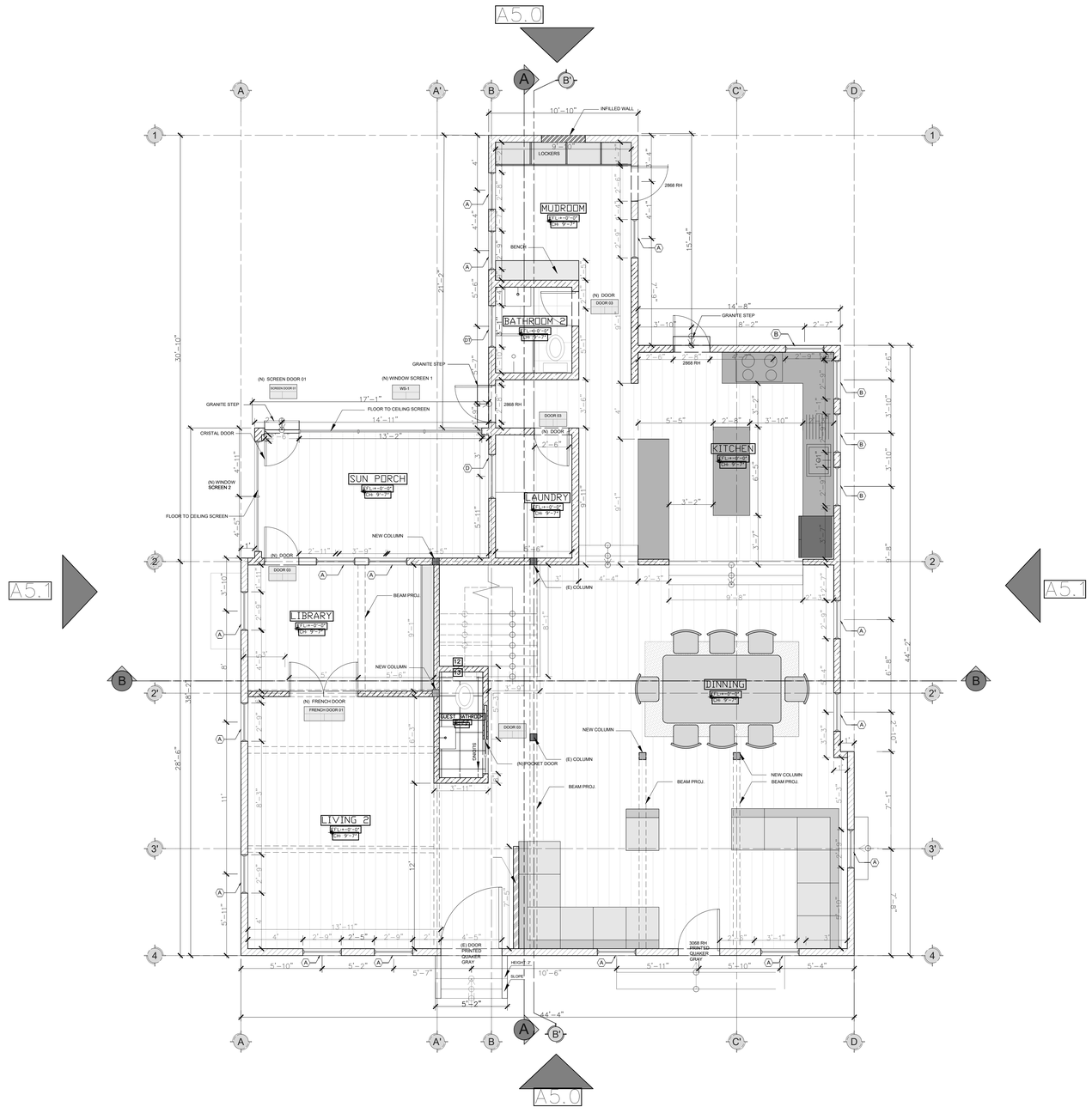
TITLE SHEET

ELEVATIONS 4

SCALE

SHEET

A4-3



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4 = 1'-0"

LEGEND

- EXISTING WALL
- NEW WALL
- WALL TO BE INFILLED
- KNEE WALL
- (N)COLUMN
- (E)COLUMN

DOOR SCHEDULE

Count	TIPE_DOOR	HEIGHT	WIDTH
1	3068 RH	6'-8"	3'-0"
3	2868 RH	6'-7"	2'-7"
3	DOOR 03	6'-9"	2'-6"
1	FRENCH DOOR 01	7'-10"	5'
1	SCREEN DOOR 01	6'-9"	2'-6"
1	POCKET DOOR	6'-9"	2'-6"

WINDOW SCHEDULE

NAME	WIDTH x HEIGHT	TYPE
A-RO	33" x 57 1/2"	DOUBLE HUNG
B-RO	33" x 53 1/2"	DOUBLE HUNG
BT-RO	33" x 45 1/2"	DOUBLE HUNG
D-RO	30 1/2" x 26 1/2"	AWING UNIT
DT-RO	37 1/2" x 37 1/2"	AWNING

oak

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SIGNATURE

REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

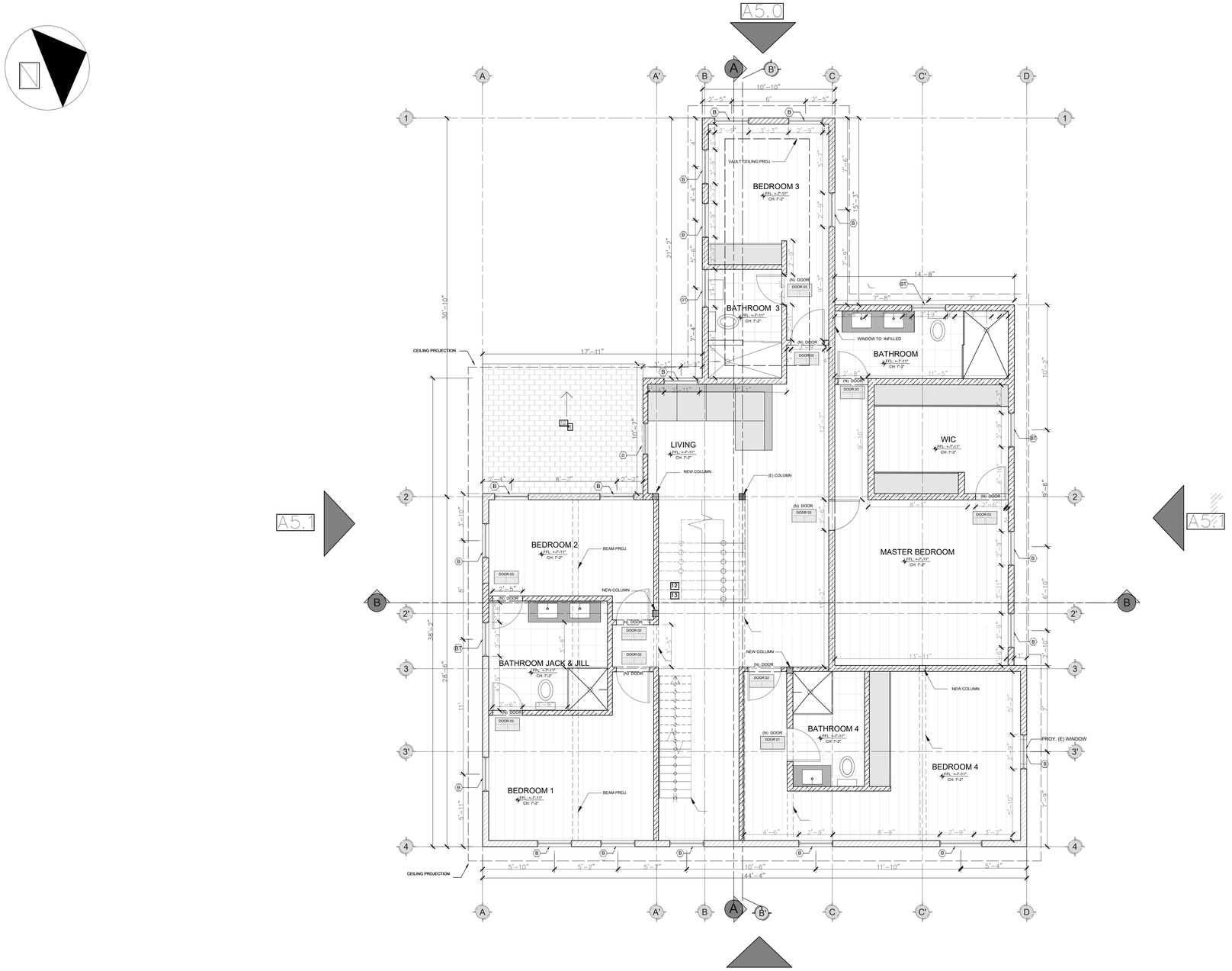
TITLE SHEET

PROPOSED FIRST FLOOR PLAN

SCALE

SHEET

A3-0



PROPOSED SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND

- EXISTING WALL
- NEW WALL
- WALL TO BE INFILLED
- (N)COLUMN
- (E)COLUMN

DOOR SCHEDULE

Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-9"	2'-3"
4	DOOR 02	7'	2'-9"
6	DOOR 03	6'-9"	2'-6"

WINDOW SCHEDULE

NAME	WIDTH x HEIGHT	TYPE
A-RO	33" x 57 ½"	DOUBLE HUNG
B-RO	33" x 53 ½"	DOUBLE HUNG
BT-RO	33" x 45 ½"	DOUBLE HUNG
D-RO	30½" x 26½"	AWING UNIT
DT-RO	37 1/2" x 37 1/2"	AWNING
(E) WINDOW	24" x 18"	AWING UNIT

oak

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85 ORANGE ST NANTUCKET,MA 02554

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OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:
REVISION 2:
REVISION 3:

DATE

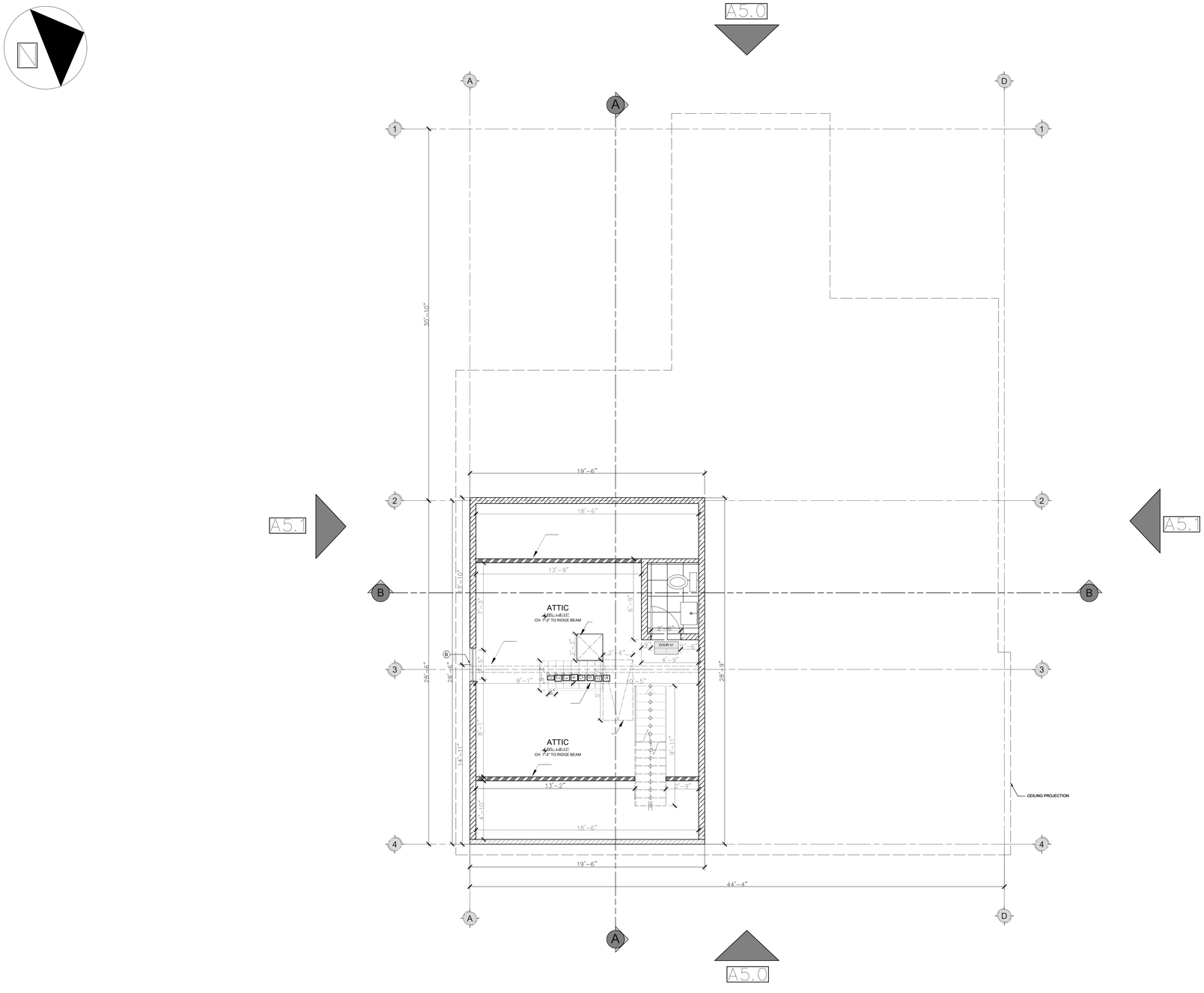
TITLE SHEET

PROPOSED SECOND FLOOR PLAN

SCALE

SHEET

A3-1



PROPOSED ATTIC FLOOR PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND

- EXISTING WALL
- NEW WALL
- KNEE WALL

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'	2'-6"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
B-RO	33 1/4" x 55"	DOUBLE HUNG

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
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pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

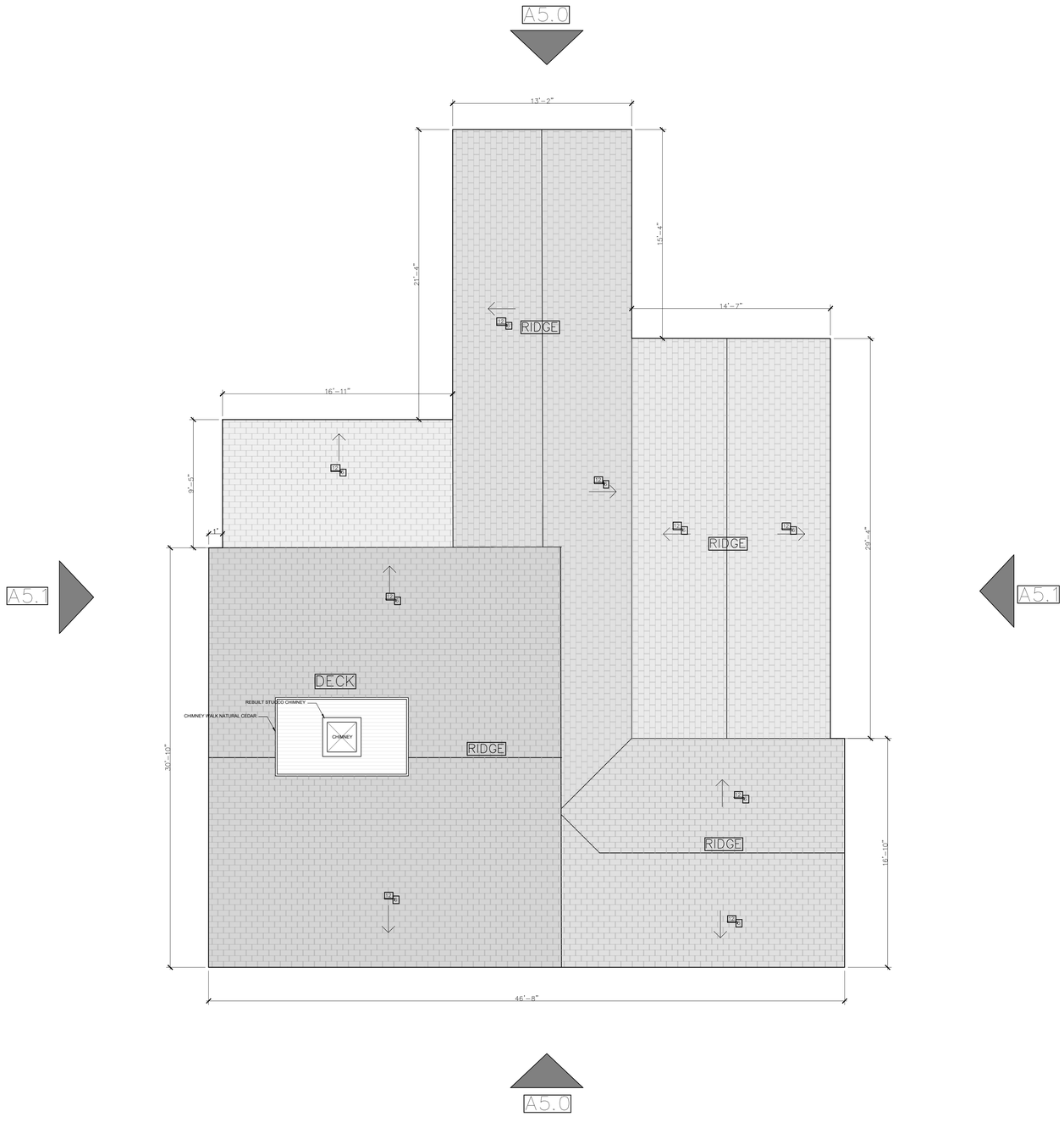
PROPOSED ATTIC FLOOR PLAN

SCALE

SHEET

A3-2





PROPOSED ROOF PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:	
REVISION 2:	
REVISION 3:	

DATE

TITLE SHEET

PROPOSED ROOF PLAN

SCALE

SHEET

A3-3



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 02/08/2024
Data updated Jan. 2021

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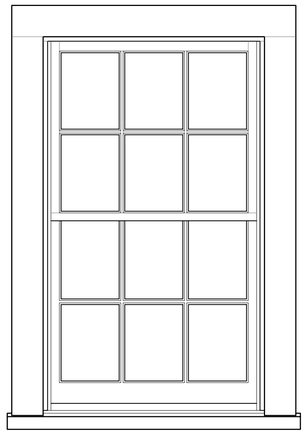
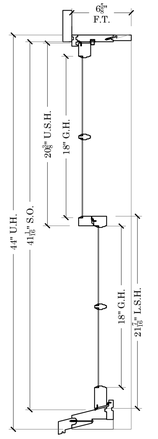
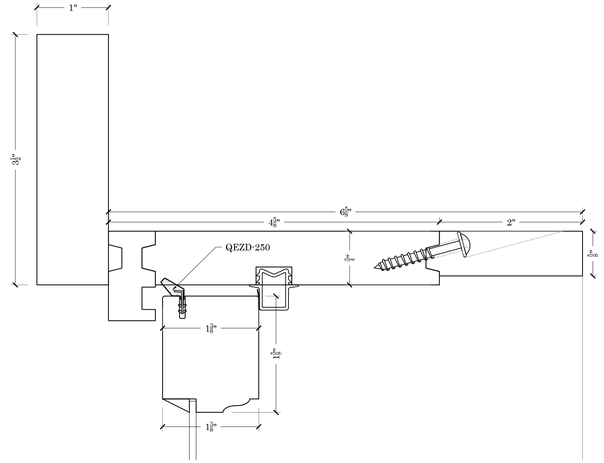
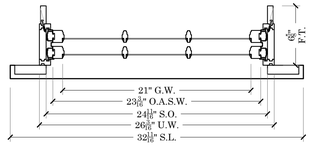


1 / 1 ELEVATION
SCALE 1-1/2"=1'

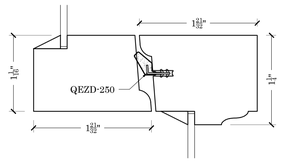


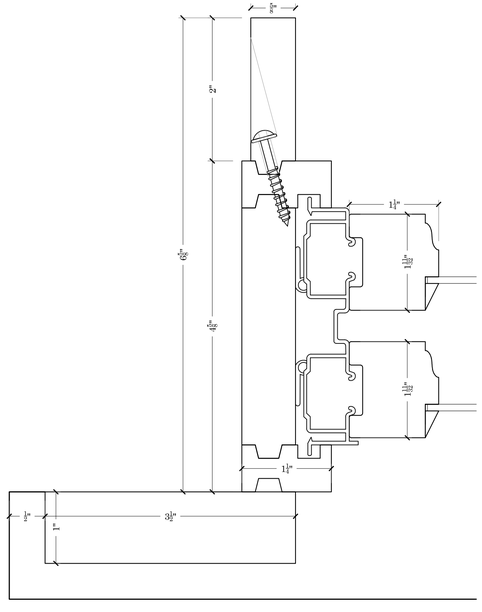
B / 1 SECTION
SCALE 1-1/2"=1'

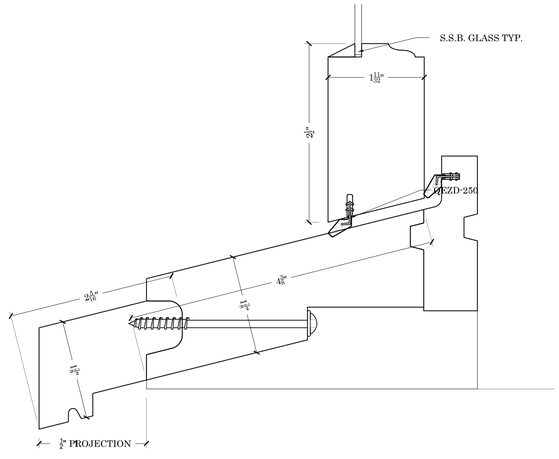




A / 1 SECTION
SCALE 1-1/2"=1'







SIZING

- U.W. = G.W.+5-3/16"
- S.O.W.=G.W.+3-11/16"
- O.A.S.W.= G.W.+2-3/16"
- D.L.O.W.=G.W.-5/16"
- U.H. = (U.G.H.+L.G.H.)+8
- S.O.H.= (U.G.H.+L.G.H.)+5-1/16"
- U.S.H.=U.G.H.+2-3/8"
- L.S.H.=L.G.H.+3-7/16"
- D.L.O.H.=G.H.-5/16"

EGRESS INFO.

- MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS
- SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL AND A 1" MAX HEIGHT SASH LOCK ALLOWANCE
- 24"X20" UNIT DIMENSIONS 27-1/4"W. X 49"H.
- 20"X24" UNIT DIMENSIONS 23-1/4"W. X 57"H

STANDARD

- 4-5/8" UNIT DEPTH
- S.S.B. GLASS (PUTTY GLAZED)
- STANDARD 1-3/8" THICK SILL NOSING
- PRIMED EXTERIOR/ RAW INTERIOR
- INTEK BALANCES (WHITE) SEE HARDWARE LIST
- FULLY WEATHER SEALED
- 5/8" T.D.L. MUNTIN GRILL CONFIGURATIONS

STD. HARDWARE

- INTEK JAM LINERS & BALANCES WHITE

OPTIONAL ITEMS

- ALASKAN YELLOW FRAME
- 2" PINE INT.EXTENSION JAMBS
- DOUBLE STRENGTH ANNEALED & OR TEMPERED GLASS
- HISTORIC 1-3/4" THICK SILL NOSING
- 5/4"X4" OR 4/4"X5" NOMINAL CASING
- WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES
- CHARCOAL FIBERGLASS SCREEN

GENERAL NOTES

-

GLASS SCHEDULE

UNITS	EXTERIOR	SPACER THICKNESS	INTERIOR	GRID & SPACER COLOR	HEAT TREATMENT
ALL	3/32" CLEAR				ANNEALED

MATERIAL AND FINISH SCHEDULE

PART OR ASSEMBLY	MATERIAL	FINISH
FRAME	PINE	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SASH	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SILL	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
CASING	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
INTERIOR STOPS	PINE	(PRIME ONLY) WHITE
EXTENSION JAMBS	PINE	(PRIME ONLY) WHITE

SIGN OFF NOTES

- ALL SHOP DRAWINGS MUST BE SIGNED OFF WITHOUT ANY CORRECTIONS FOR PRODUCTION TO BEGIN
- IF YOU REQUIRE CHANGES PLEASE MARKUP DRAWINGS & RESUBMIT TO ENGINEERING@BOSTONSASH.COM

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

PLOT DATE:

BOSTON
SASH & MILLWORK

667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
WWW.BOSTONSASH.COM

HARDWARE

-	-

SUB./REVISION

A	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB:
NANTUCKET TILT
WESTERN FRAME

DESCRIPTION:
-
-

DEALER:
-

DEALER CONTACT:
-

DRAWN BY:
KEITH KUTHAN

DRAWING NUMBER
-

JOB NUMBER
-

CUSTOMERS P.O. #
-

DWG. NO:
1

DATE:
1/31/2023

SCALE:
NOTED

SHEET:
1 OF 1

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 10/31/24
X	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10610 Lost Harbor 85 Orange St.
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
Y	Signed Affidavit: see below

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Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 8/9/4/24



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South

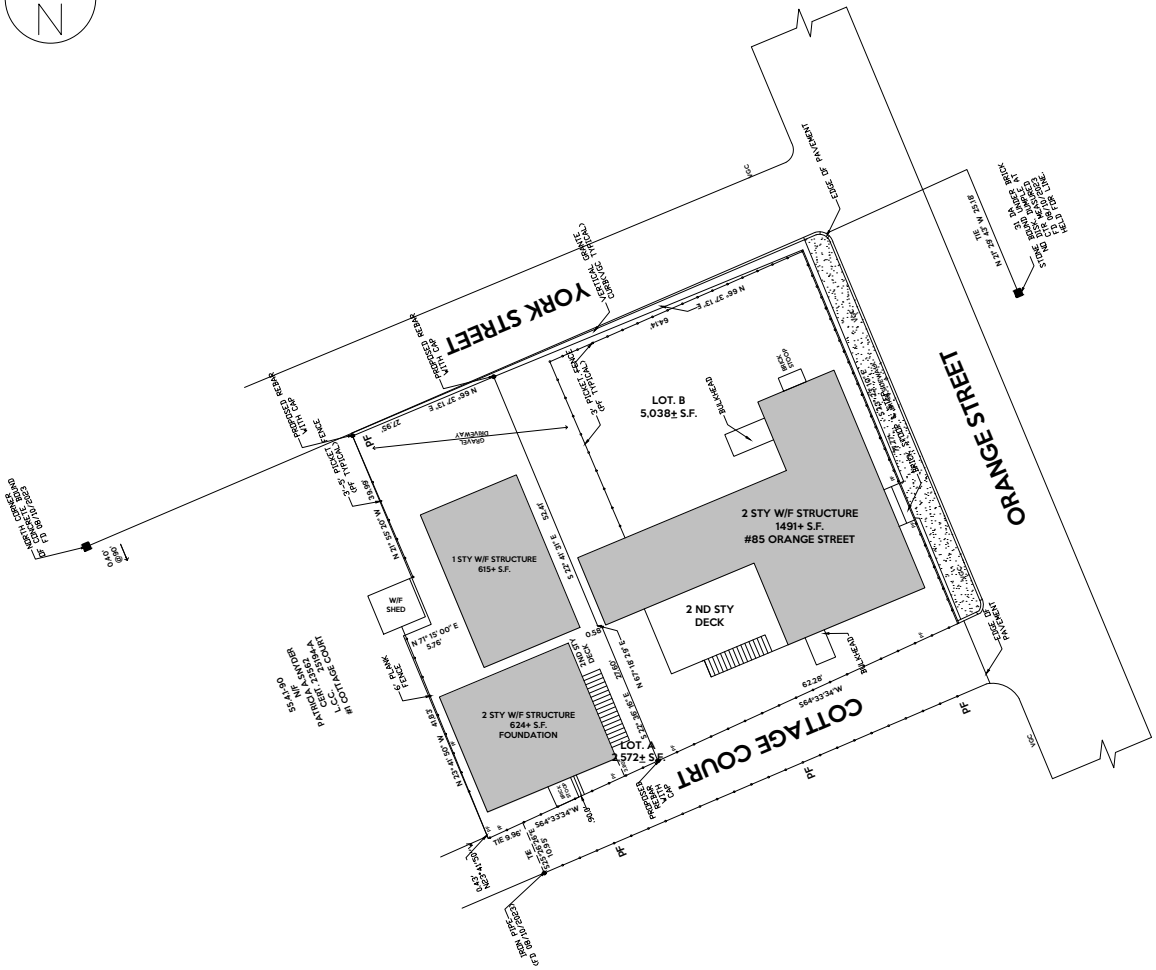


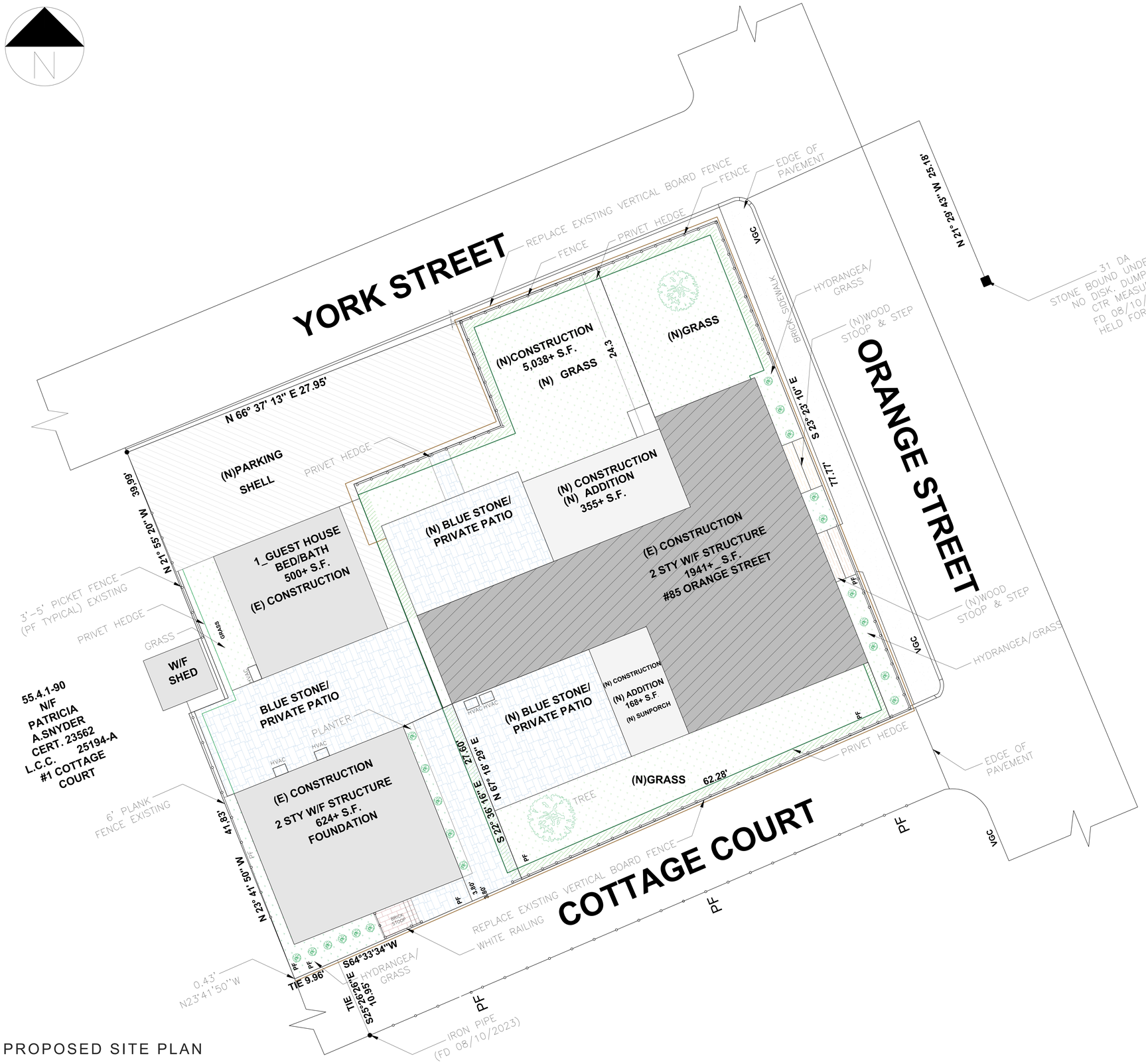


York St Frontage - North



Rear Home


N
YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
LOT. A
2,572± S.F.
1 STY W/F STRUCTURE
615± S.F.
2 STY W/F STRUCTURE
1491± S.F.
#85 ORANGE STREET
2 ND STY
DECK
W/F
SHED
2 STY W/F STRUCTURE
624± S.F.
FOUNDATION
EDGE OF PAVEMENT
PROPOSED BRICK SIDEWALK
PROPOSED GRANITE CURB
PROPOSED CURB CUT
PROPOSED RETAINING WALL
PROPOSED VITRIFIED CLAY PIPE
EXISTING VITRIFIED CLAY PIPE
EXISTING GRANITE CURB
EXISTING BRICK SIDEWALK
EXISTING BRICK RETAINING WALL
EXISTING CONCRETE RETAINING WALL
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING WOOD DECK
EXISTING BRICK PATIO
EXISTING GAS METER
EXISTING UTILITY POLE
EXISTING CATCH BASIN
EXISTING DRAIN MANHOLE
EXISTING SEWER MANHOLE
EXISTING WATER GATE
EXISTING HYDRANT
EXISTING SIGN
EXISTING LIGHT POST
EXISTING TREE
EXISTING SHRUB
EXISTING BUSH
EXISTING BOLLARD
EXISTING GUY WIRE
EXISTING AIR CONDITIONER
EXISTING BENCH
EXISTING TRASH CAN
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING PARKING METER
EXISTING TELEPHONE BOOTH
EXISTING NEWSPAPER BOX
EXISTING BIKE RACK
EXISTING BUS STOP
EXISTING TRAFFIC SIGN
EXISTING TRAFFIC LIGHT
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC CONTROL BOX



PROPOSED SITE PLAN

SCALE: $\frac{1}{2}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP
- PRIVATE HEDGE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

SHEET

A1-1

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 02/08/2024
Data updated Jan. 2021

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ADDRESS:
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Historic District Commission

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X	Date submitted to 2 Fairgrounds Road: 10/3/24
X	Address & HDC Case Number (ie HDC2020-05-0265): 2024-05-10609 Hardscape Rear 45R Orange St
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	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
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Orange St Frontage - East



Cottage Court Frontage (private) - South

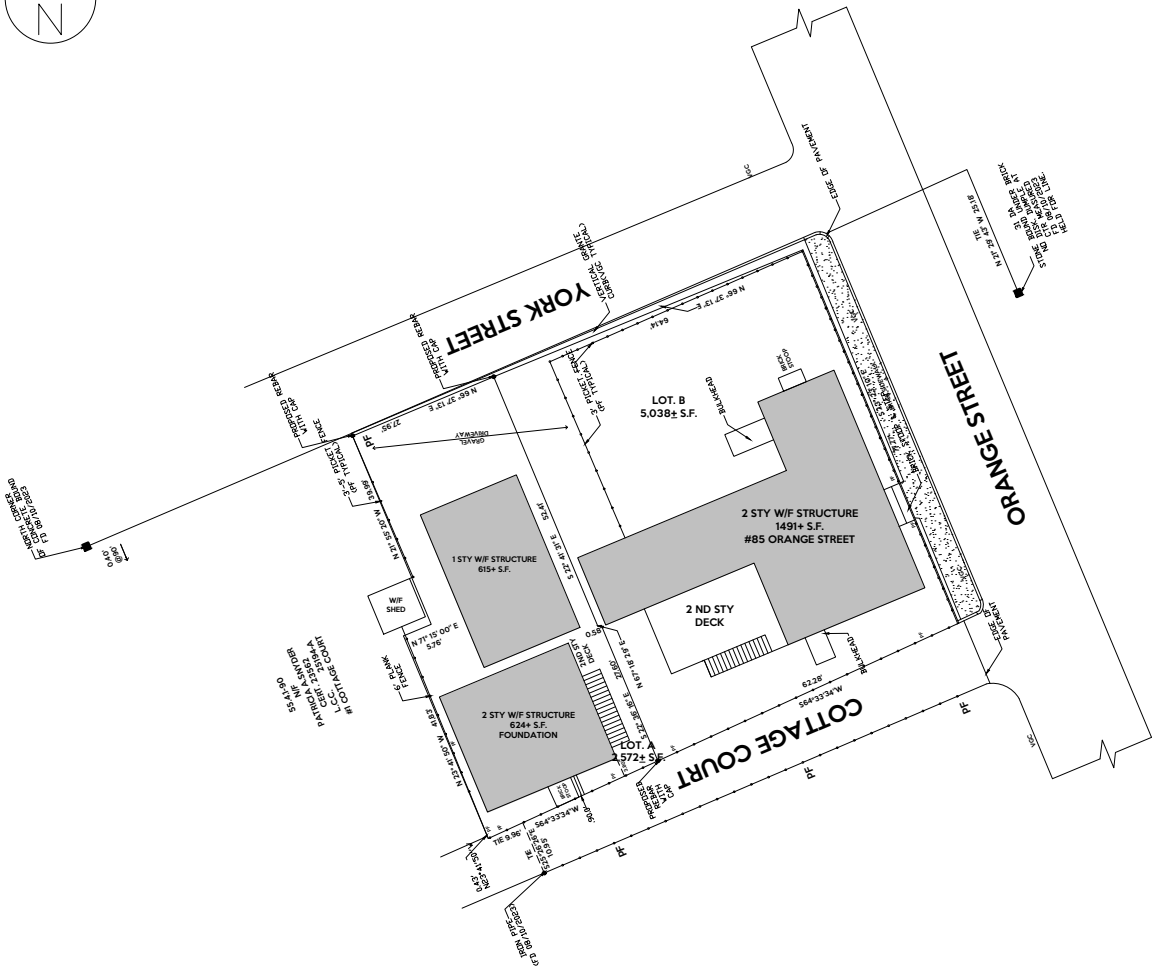




York St Frontage - North



Rear Home


N
YORK STREET
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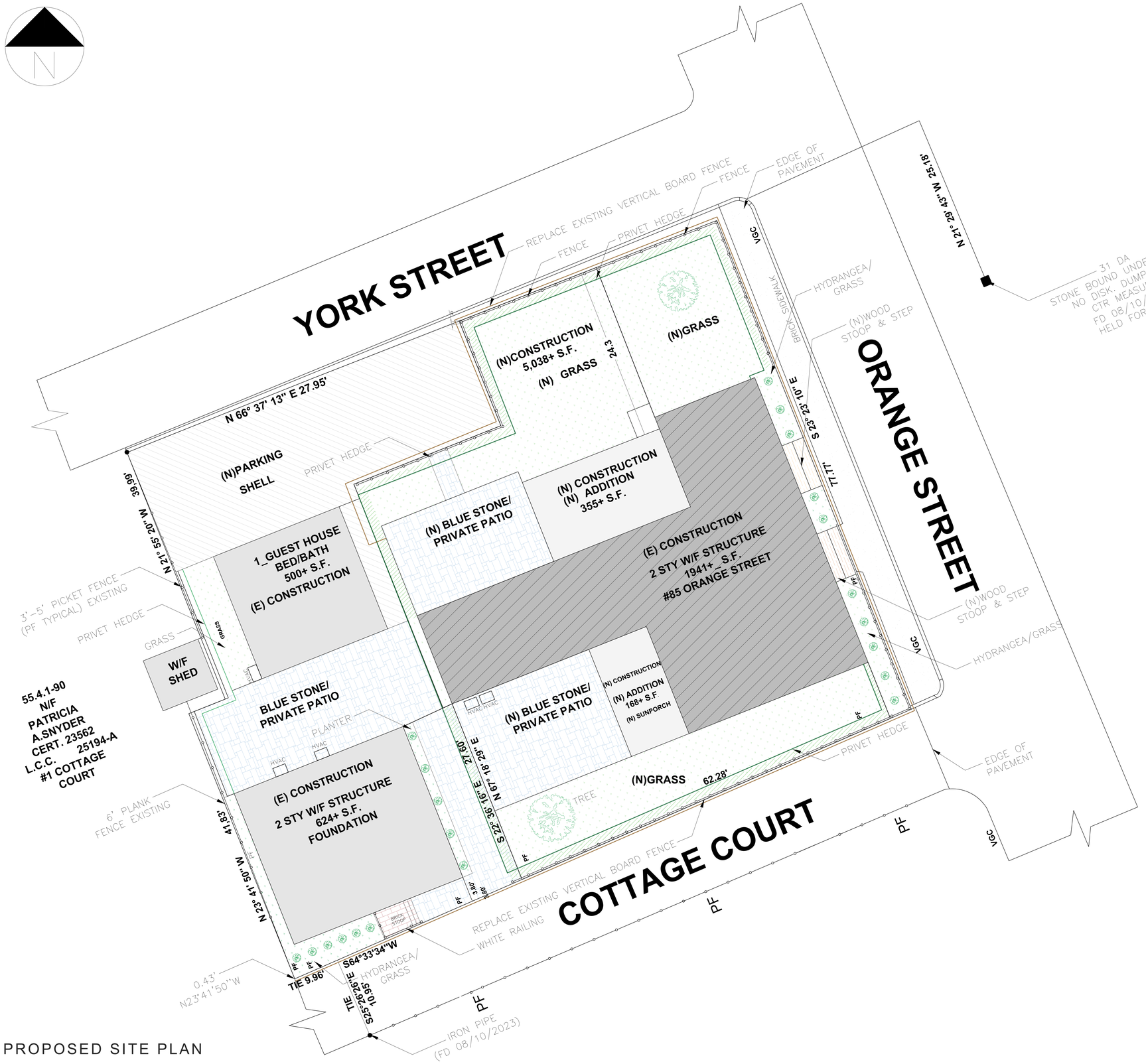
PROPOSED RETAINING WALL
PROPOSED VITRIFIED CLAY PIPE
EXISTING VITRIFIED CLAY PIPE
EXISTING GRANITE CURB
EXISTING BRICK SIDEWALK
EXISTING BRICK RETAINING WALL
EXISTING CONCRETE RETAINING WALL
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING WOOD DECK
EXISTING BRICK PATIO
EXISTING GAS METER
EXISTING UTILITY POLE
EXISTING CATCH BASIN
EXISTING DRAIN MANHOLE
EXISTING SEWER MANHOLE
EXISTING WATER GATE
EXISTING HYDRANT
EXISTING SIGN
EXISTING LIGHT POST
EXISTING TREE
EXISTING SHRUB
EXISTING BUSH
EXISTING BOLLARD
EXISTING GUY WIRE
EXISTING AIR CONDITIONER
EXISTING BENCH
EXISTING TRASH CAN
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING PARKING METER
EXISTING TELEPHONE BOOTH
EXISTING NEWSPAPER BOX
EXISTING BIKE RACK
EXISTING BUS STOP
EXISTING TRAFFIC SIGN
EXISTING TRAFFIC LIGHT
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC CONTROL BOX



PROPOSED SITE PLAN

SCALE: $\frac{1}{2}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP
- PRIVATE HEDGE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

SHEET

A1-1

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North



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.

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Address: 42 Shimmo Pond Road
Date Heard: 10/29/24
Board: Steven
Val
Angus
Abby
Connie

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 10/31/24
N/A	HDC Case Number (ie HDC2020-05-0265):
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 10/30/24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 126

Street & Number of Proposed Work: 42 Shimmo Pond Road

Owner of record: ACK KODA LLC.

Mailing Address: % Ballard Group
One Jay Street Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottcelli + 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: 14'x7', 8'x4' ☑ 1st floor ☐ 2nd floor

Width: 54'-7" Sq. footage 2nd floor: 2063 Size: 10'-6"x10' (3) ☐ 1st floor ☑ 2nd floor

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: C.1930

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

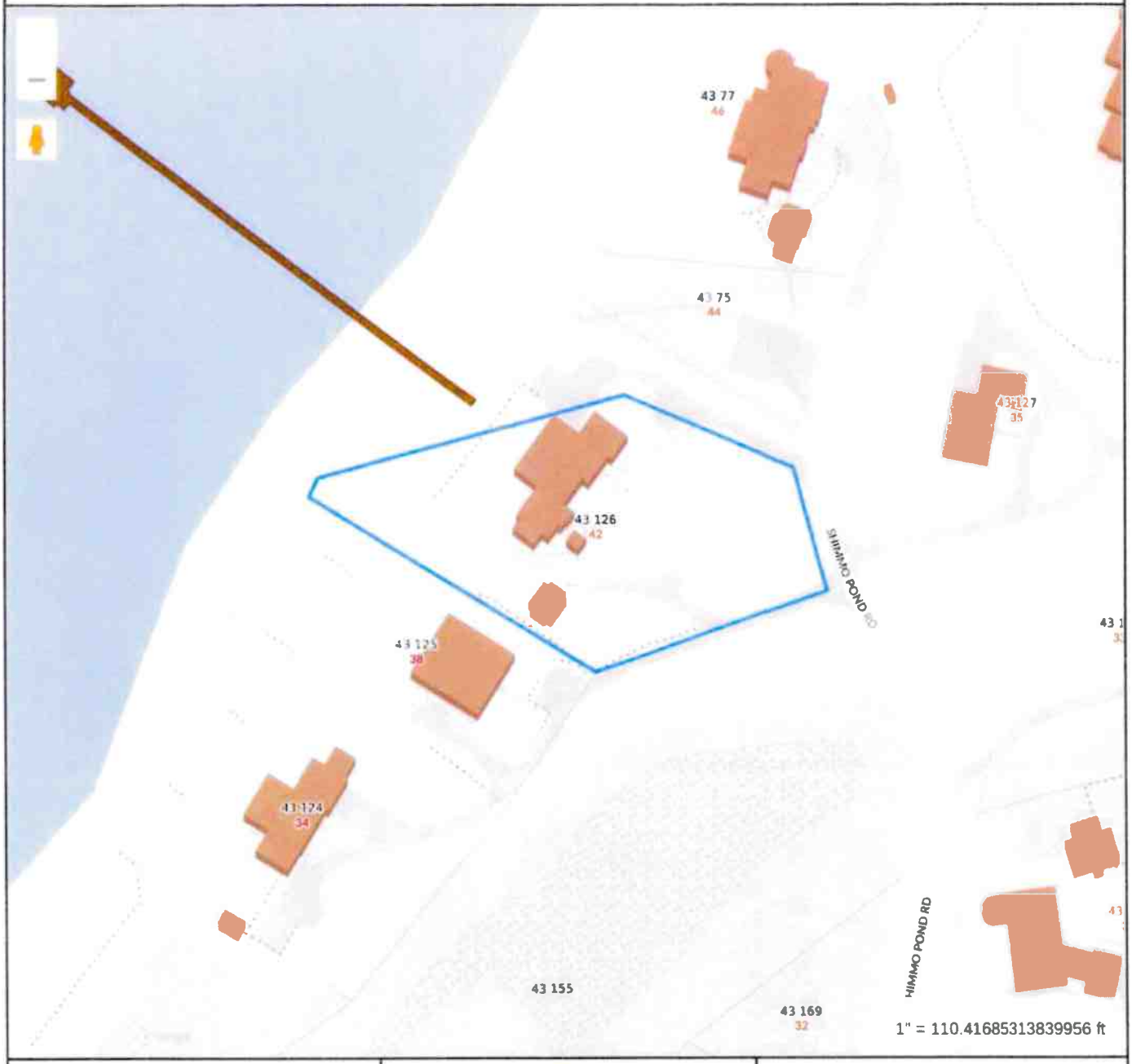
Trim White Sash White Doors Hamilton Blue

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



Property Information

Property ID	2430
Location	42 SHIMMO POND RD
Owner	STEWART JAMES TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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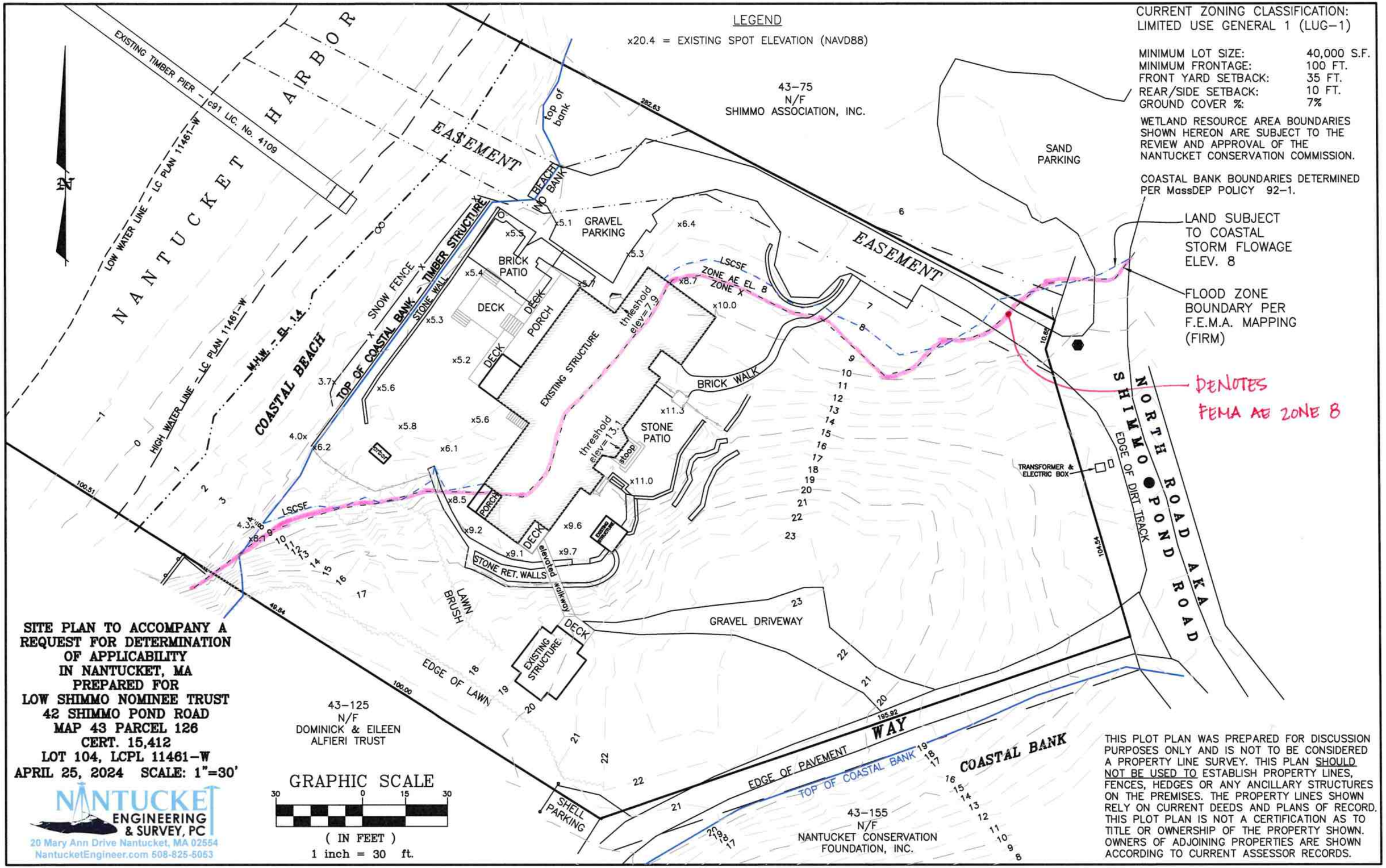
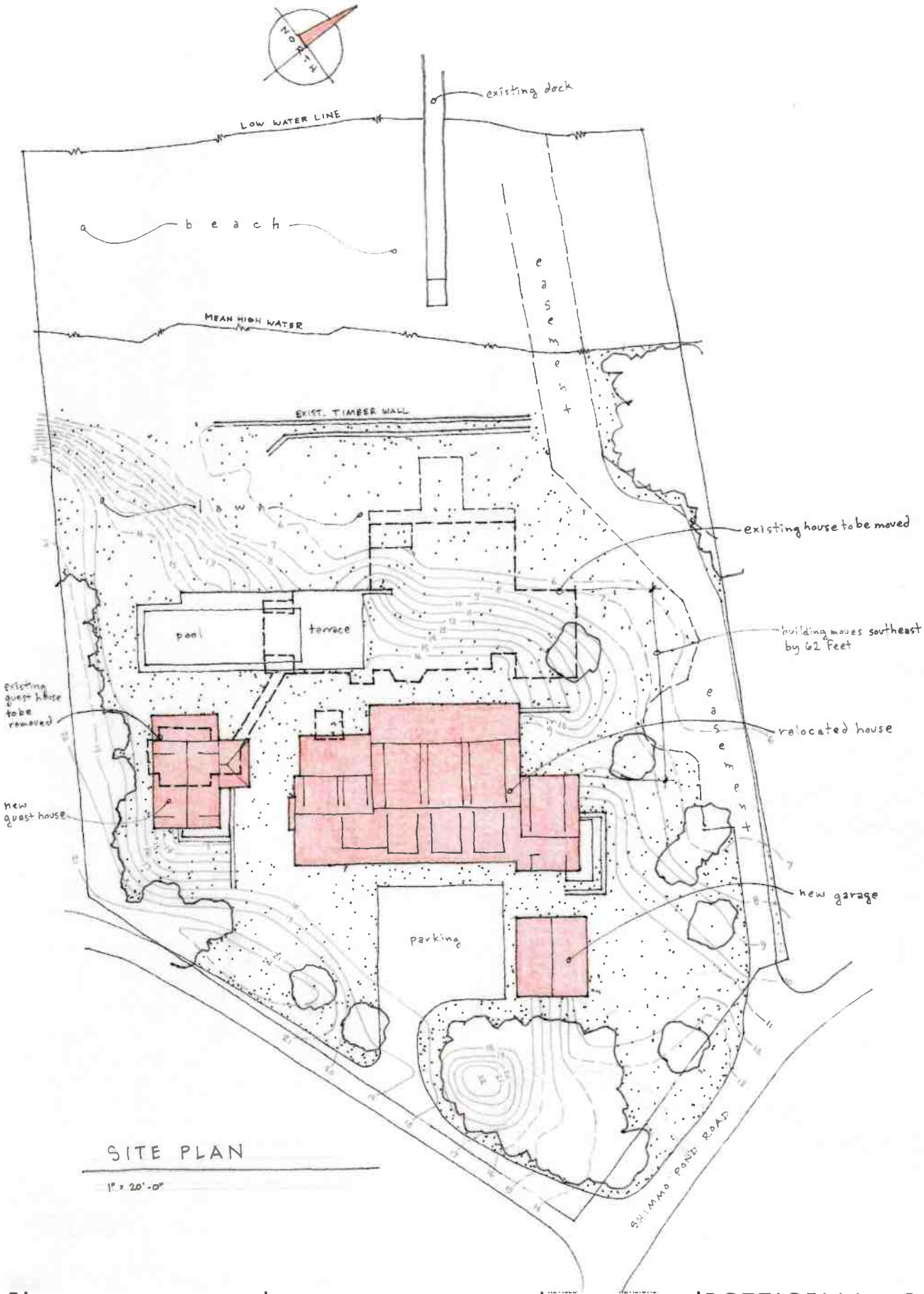
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



SITE PLAN TO ACCOMPANY A REQUEST FOR DETERMINATION OF APPLICABILITY IN NANTUCKET, MA PREPARED FOR LOW SHIMMO NOMINEE TRUST 42 SHIMMO POND ROAD MAP 43 PARCEL 126 CERT. 15,412 LOT 104, LCPL 11461-W APRIL 25, 2024 SCALE: 1"=30'

THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.



SITE PLAN

1" = 20'-0"

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: 7/8/24

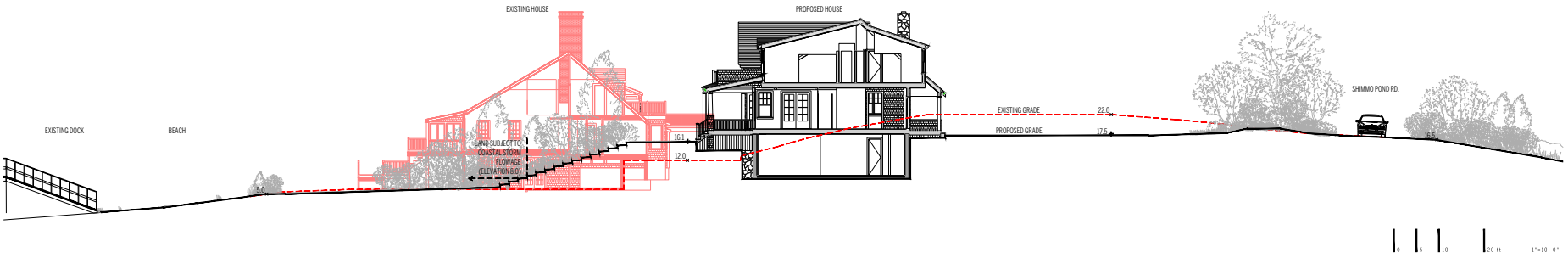
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

DATE:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Site Section

NOT TO SCALE

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
315 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

REVISIONS:

REVISED DATE:

Site Section

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/8/24

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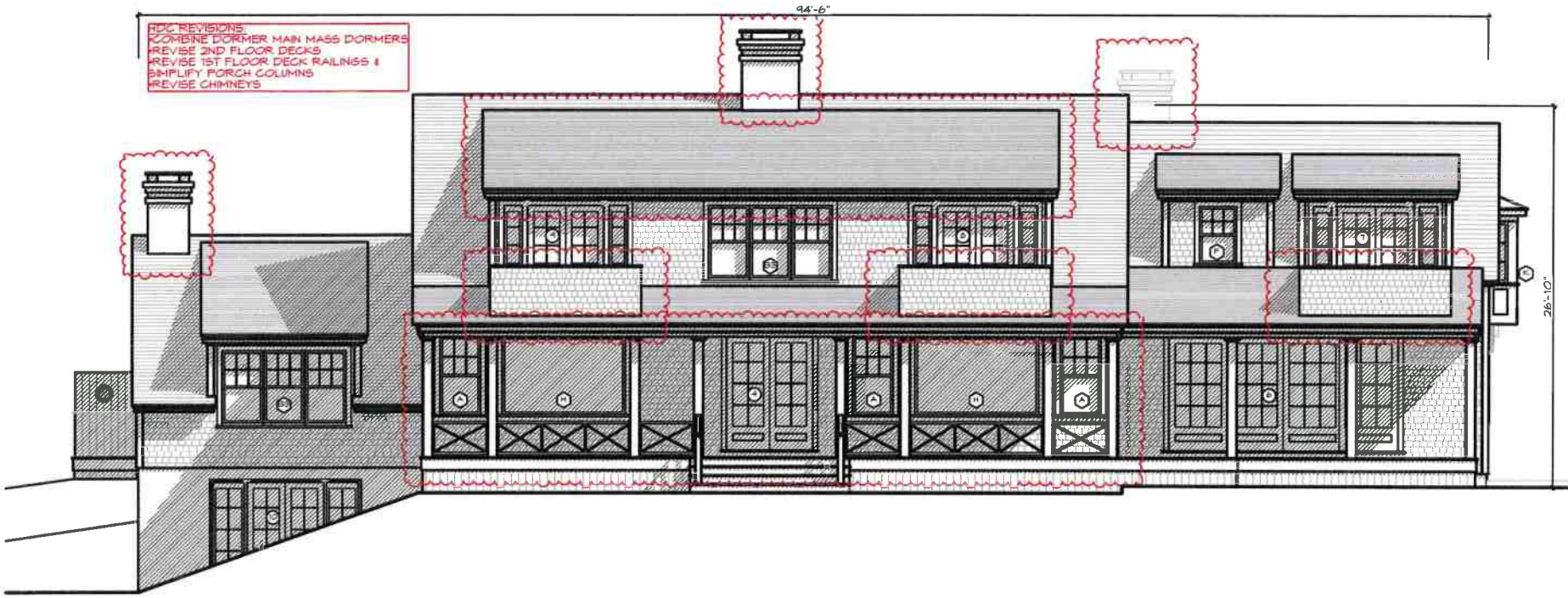
ID#

L-1.2





North Elevation Existing Conditions

NOT TO SCALE



North Elevation Previous Submission

NOT TO SCALE

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

REVISIONS:
REVISED DATE:

North Elevation

Renovations to
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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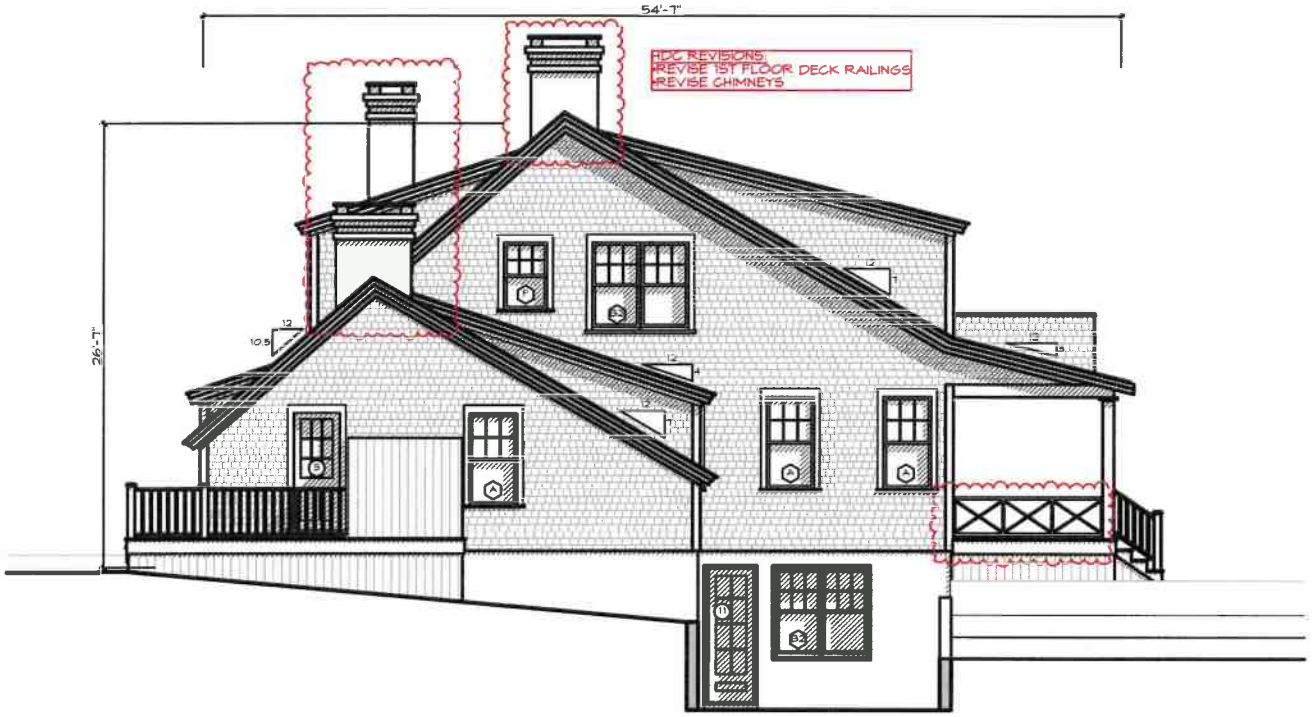
A-2.1





East Elevation Existing Conditions

NOT TO SCALE



East Elevation Previous Submission

NOT TO SCALE

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

REVISED DATE: | REVISIONS:

East Elevation

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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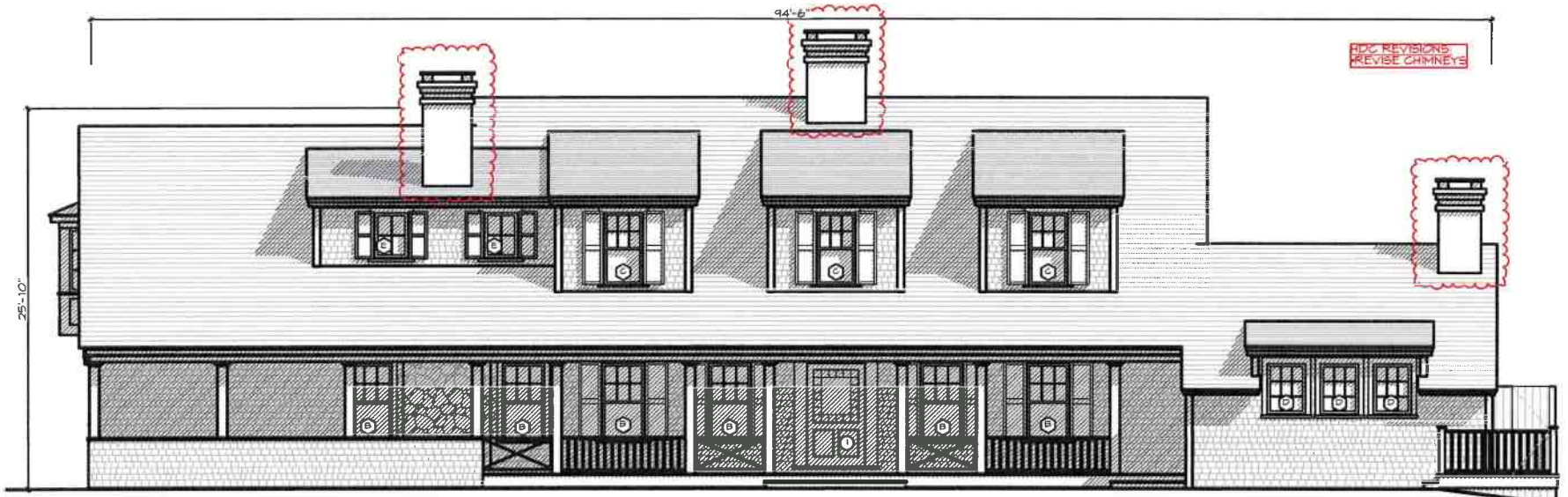



South Elevation Existing Conditions

NOT TO SCALE



South Elevation Previous Submission

NOT TO SCALE

BOTTICELLI & POHL

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P. 508 228 5455 | P. 617 482 4542

REVISED DATE: REVISIONS:

South Elevation

Renovations to
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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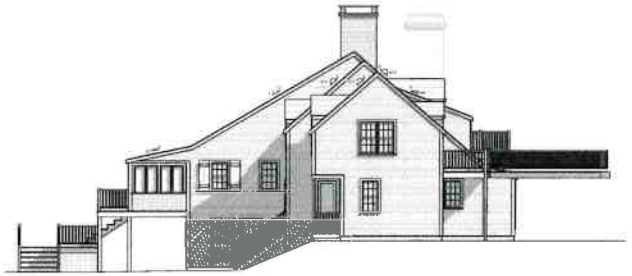
A-2.3





West Elevation Existing Conditions

NOT TO SCALE



West Elevation Previous Submission

NOT TO SCALE

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

REVISED DATE: | REVISIONS:

West Elevation

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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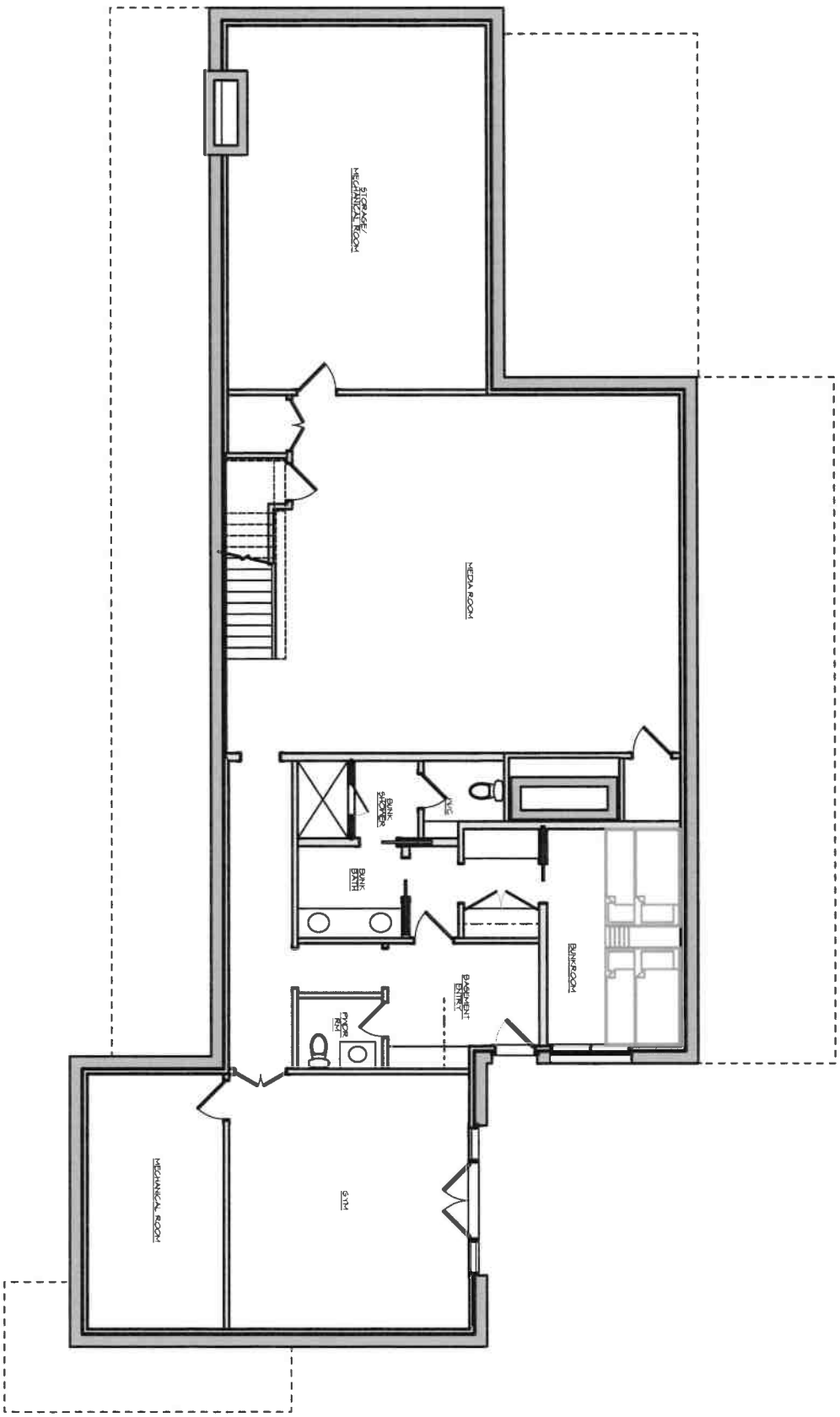

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ID #

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 42 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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Lower Level Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

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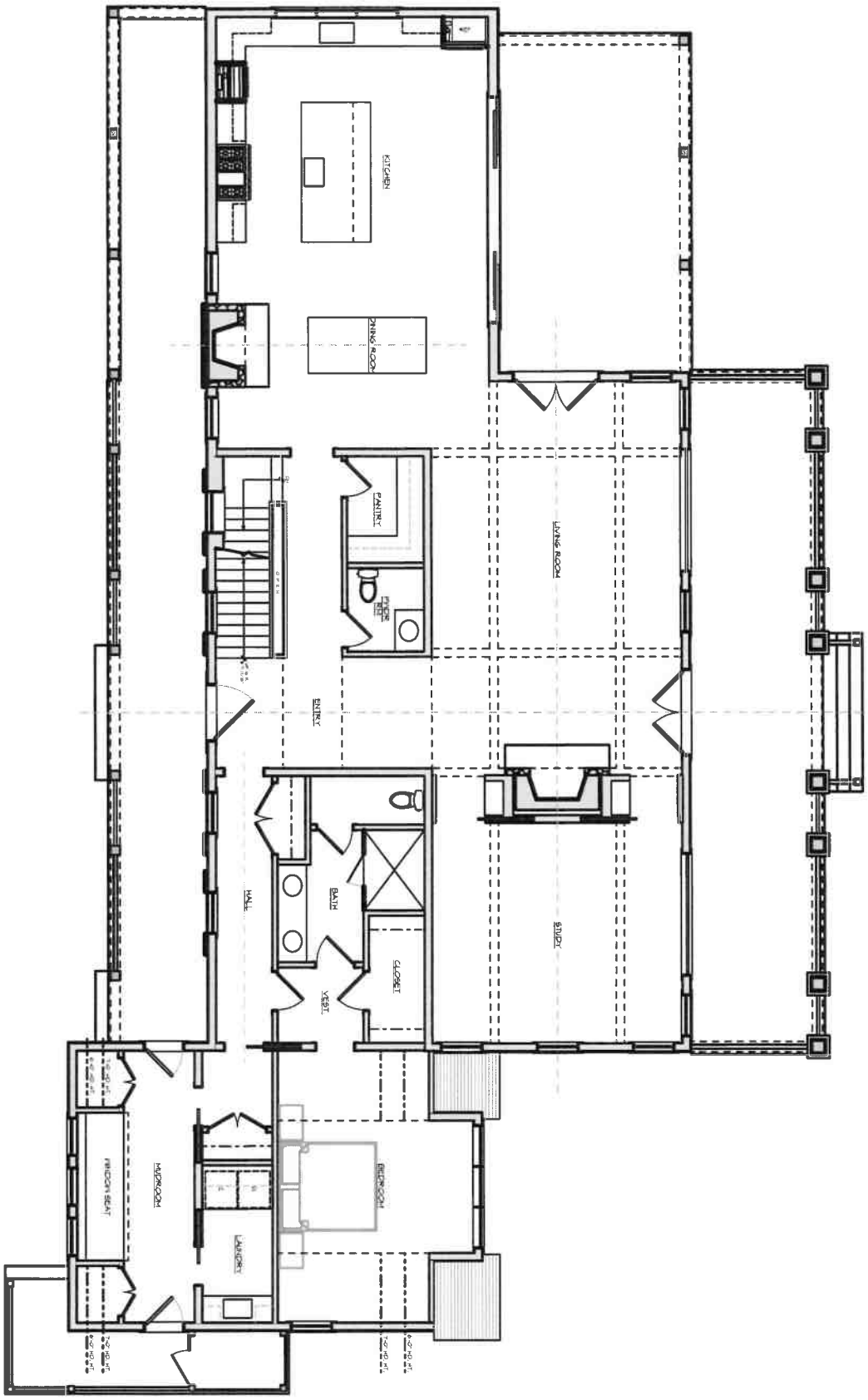
BOTTICELLIANDPOHL.COM



ID# A-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: 7/8/24

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First Floor Plan

REVISED DATE:	REVISIONS:

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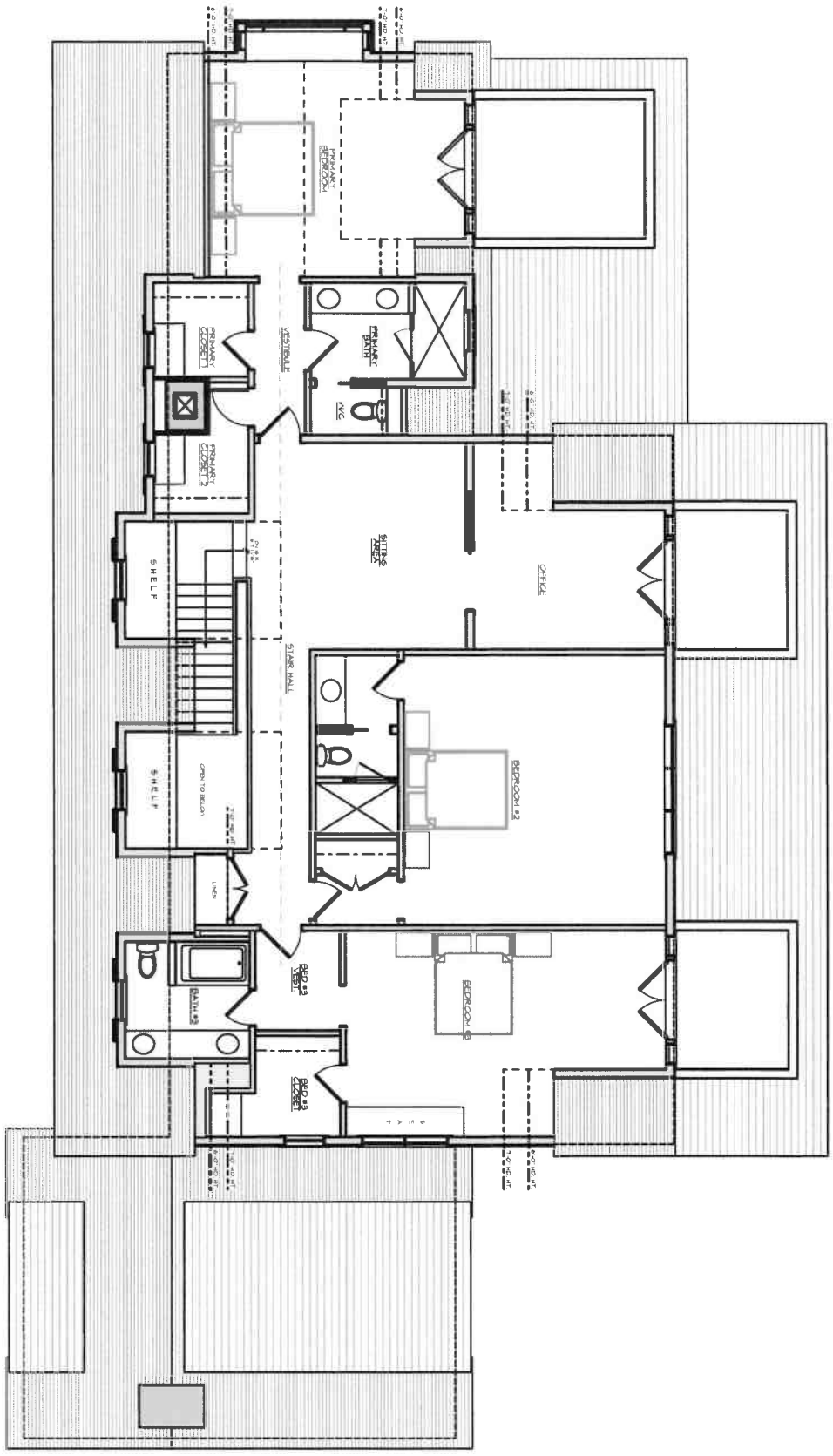
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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:

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Renovations to
42 Shimmo Pond Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 10/7/24, 10/31/24
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



CLUB HOUSE AT SHIMMO
NANTUCKET MASSACHUSETTS

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR ACKKODA LLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43/126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

October 31, 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

10/30/24
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°: 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

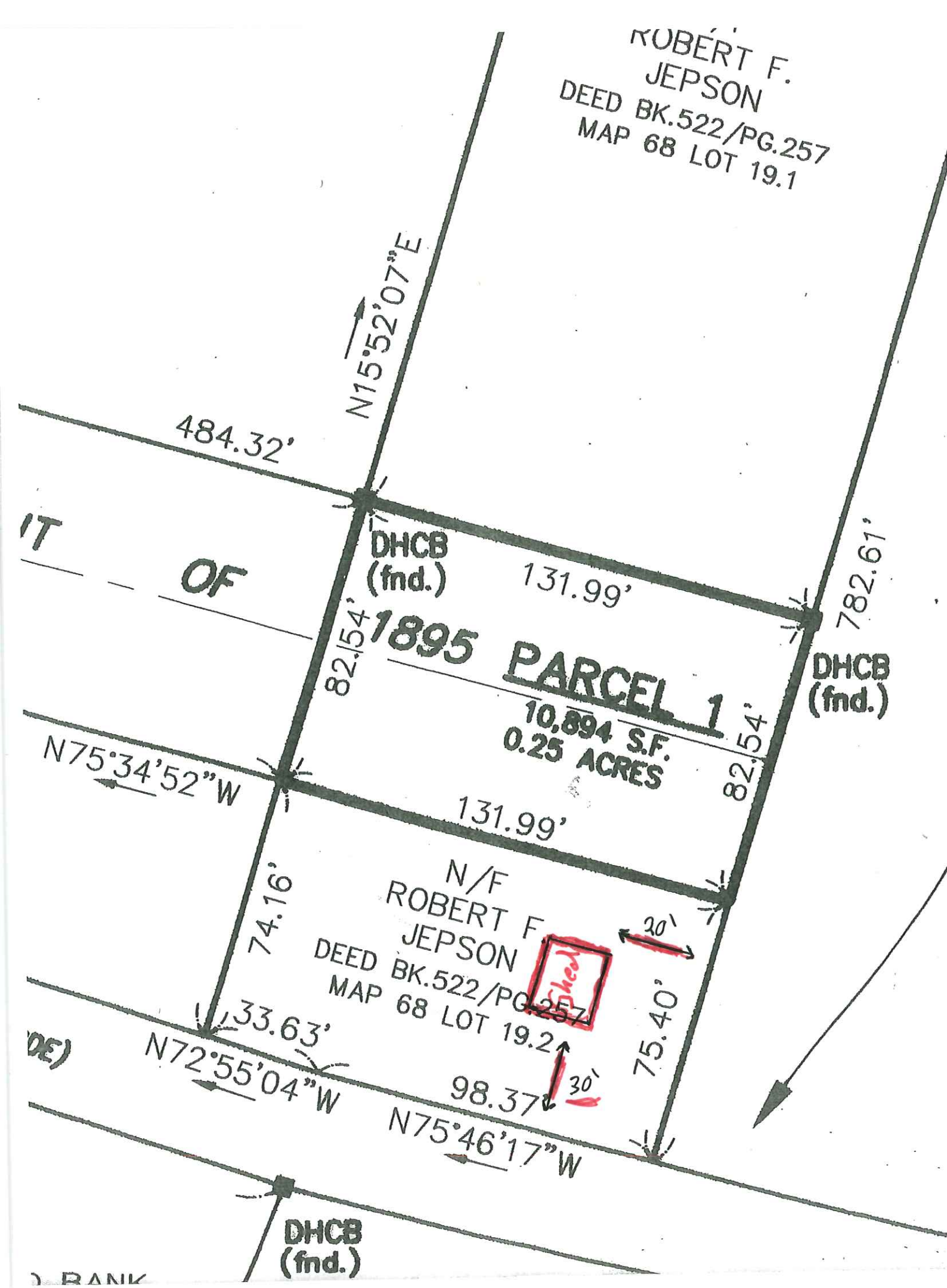
This checklist MUST be submitted with your application.

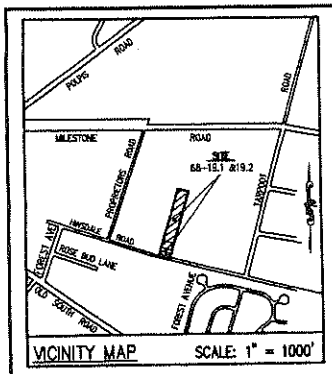
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*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

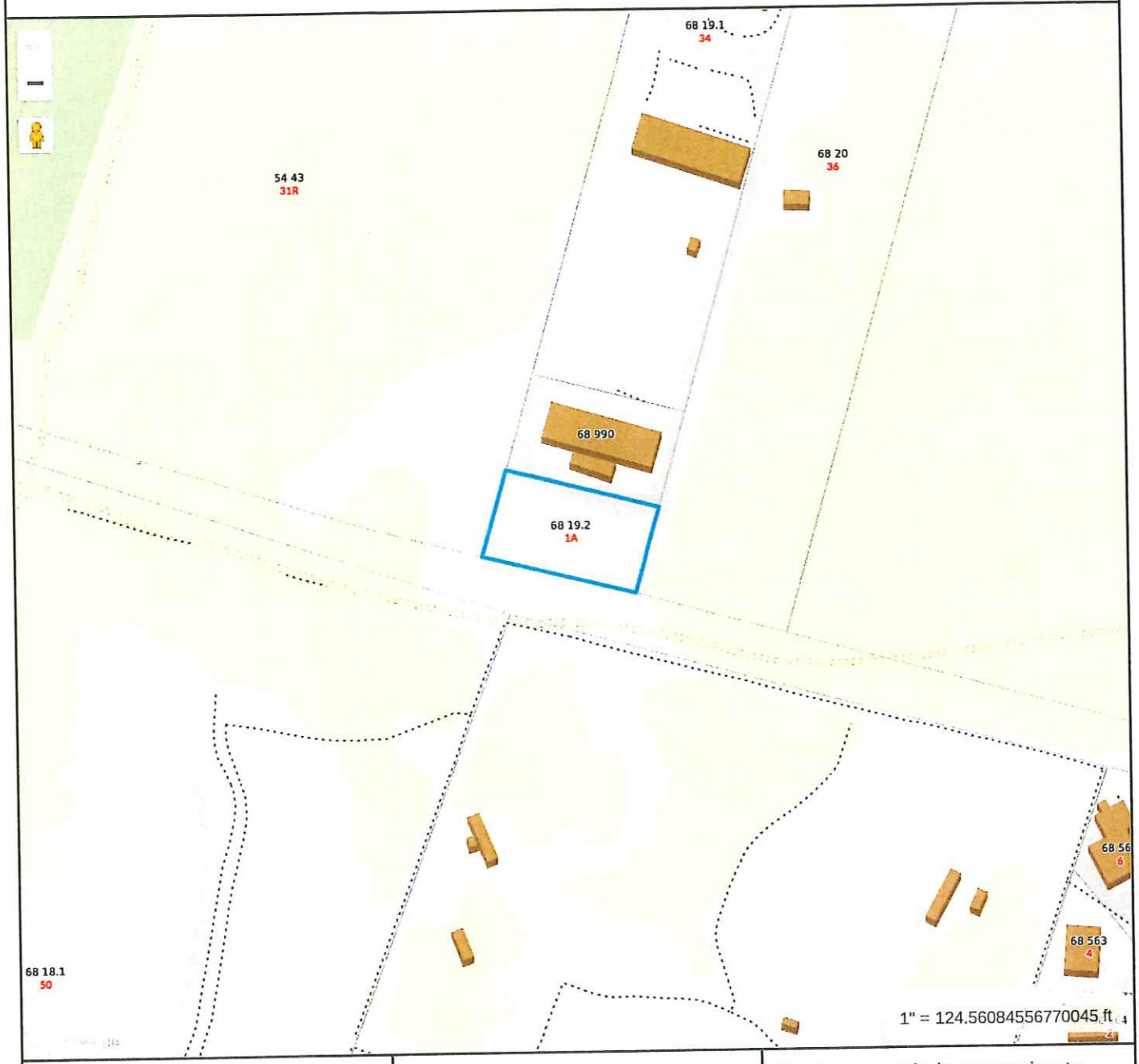
Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

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

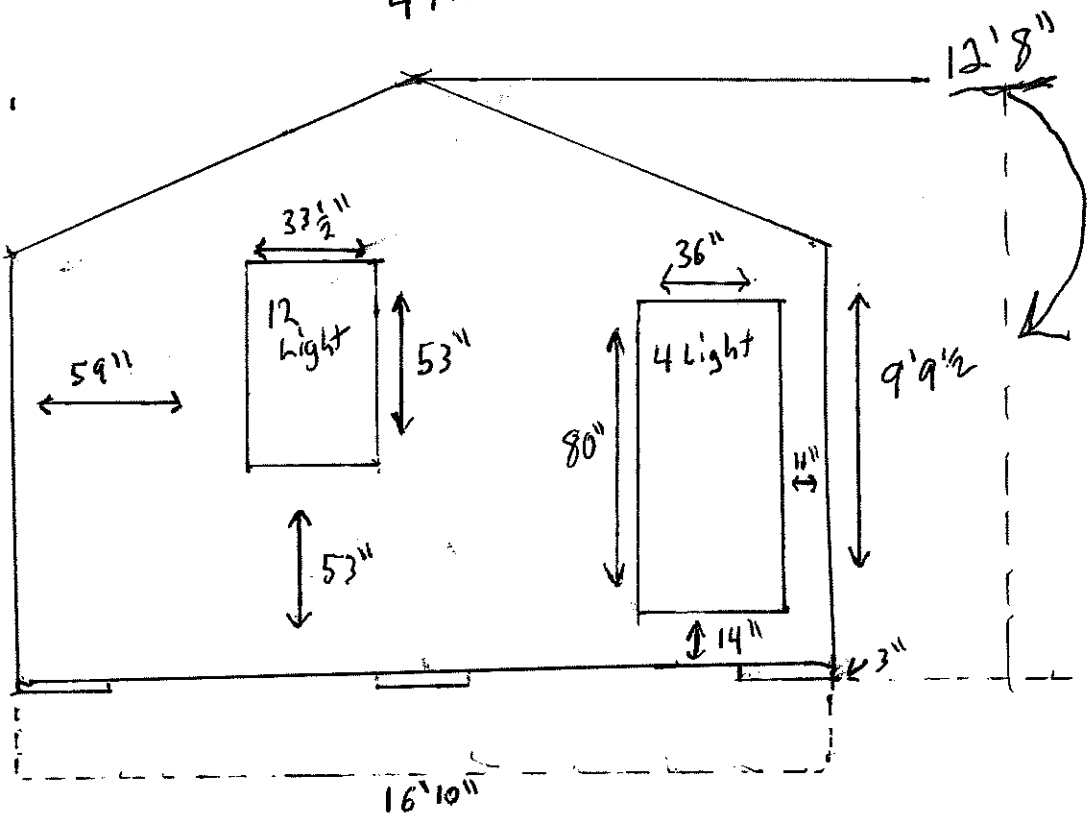
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

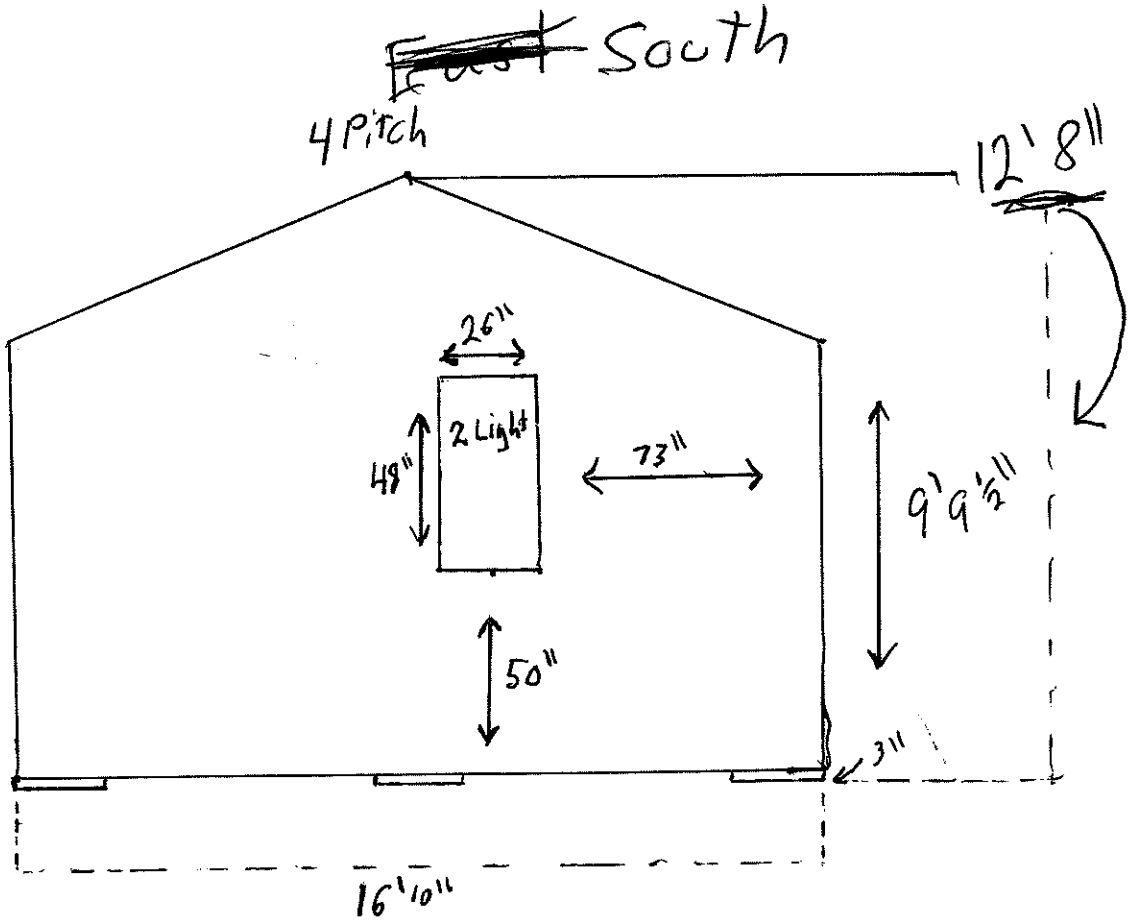
~~West~~ North

4 Pitch



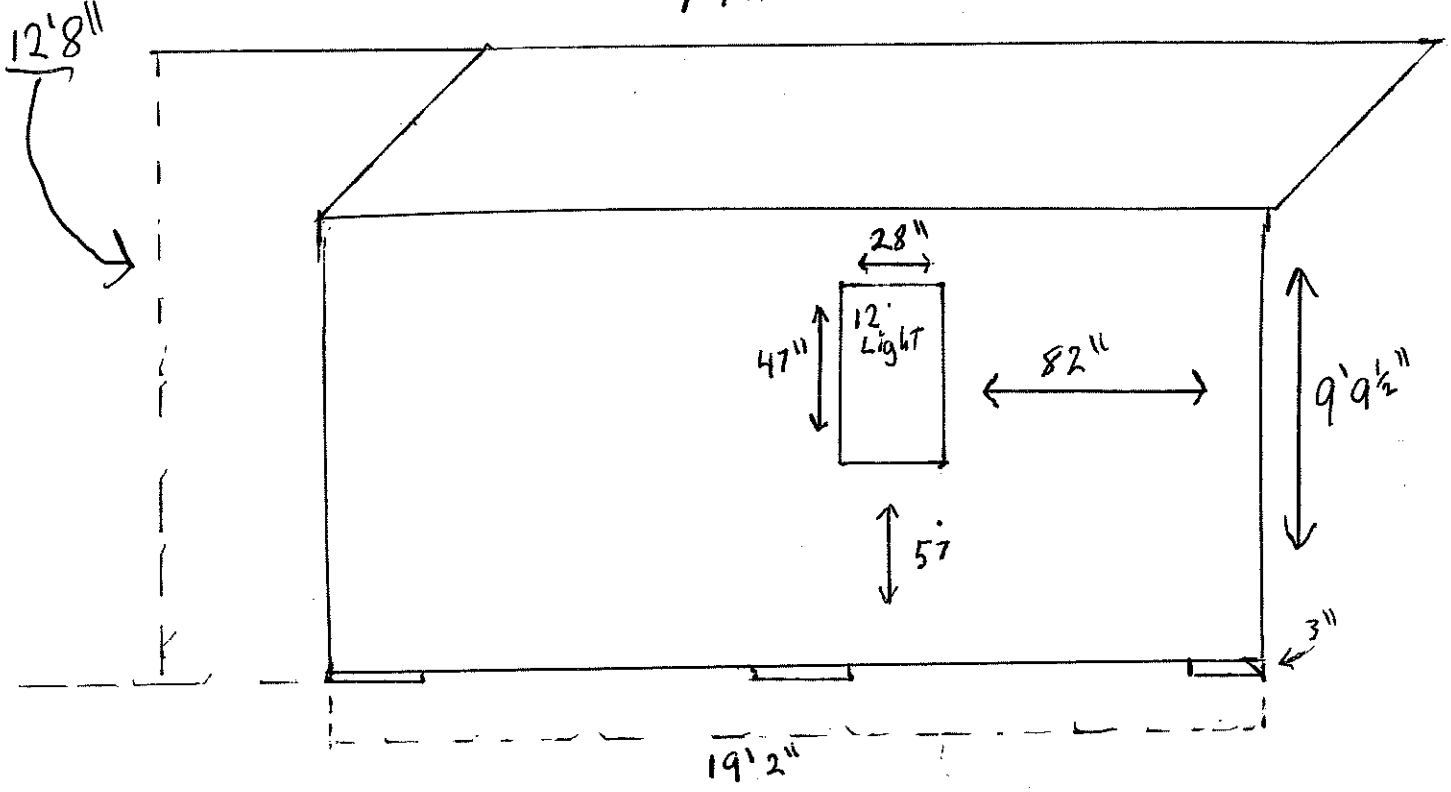
~~East~~ South

4 Pitch



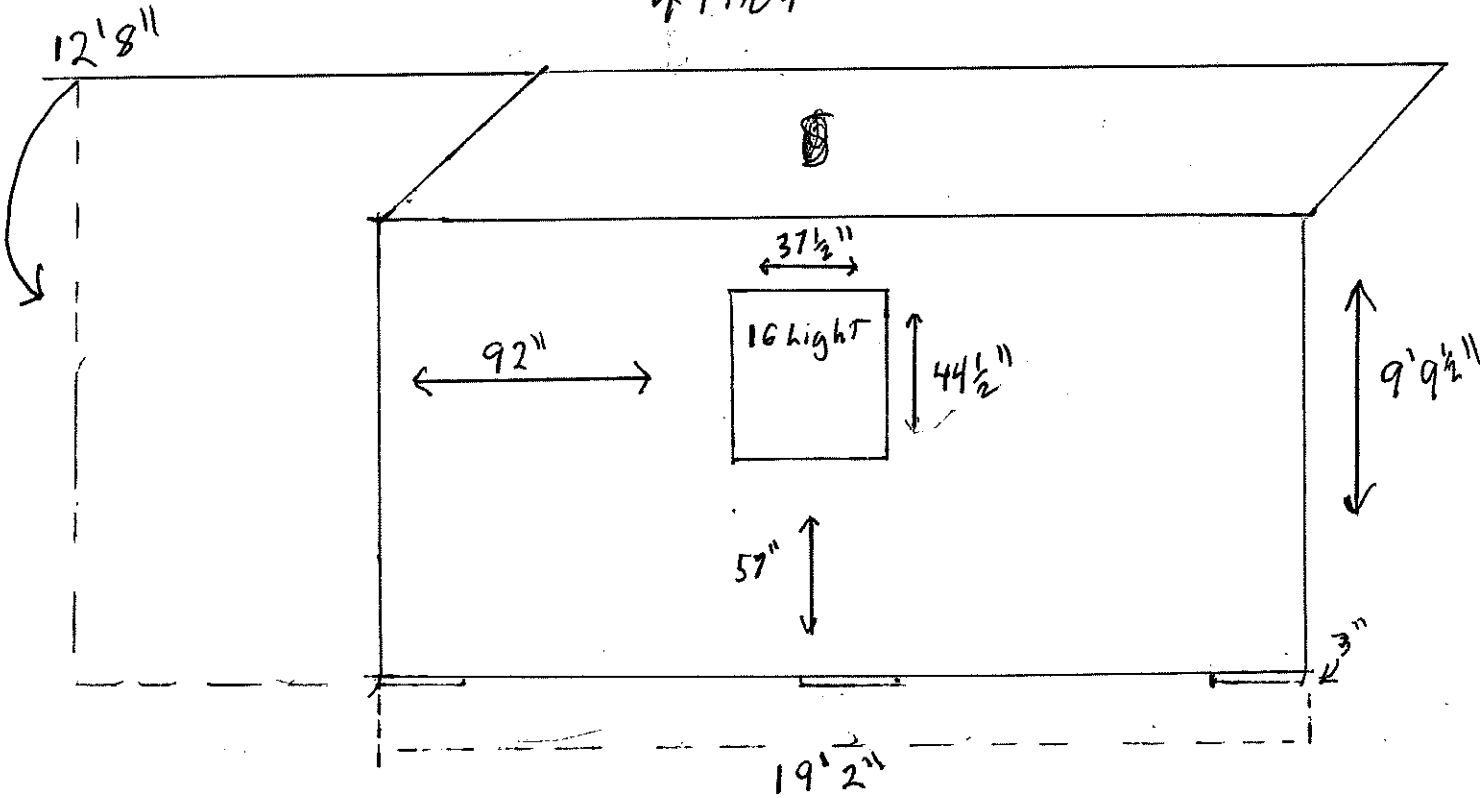
~~North~~ East

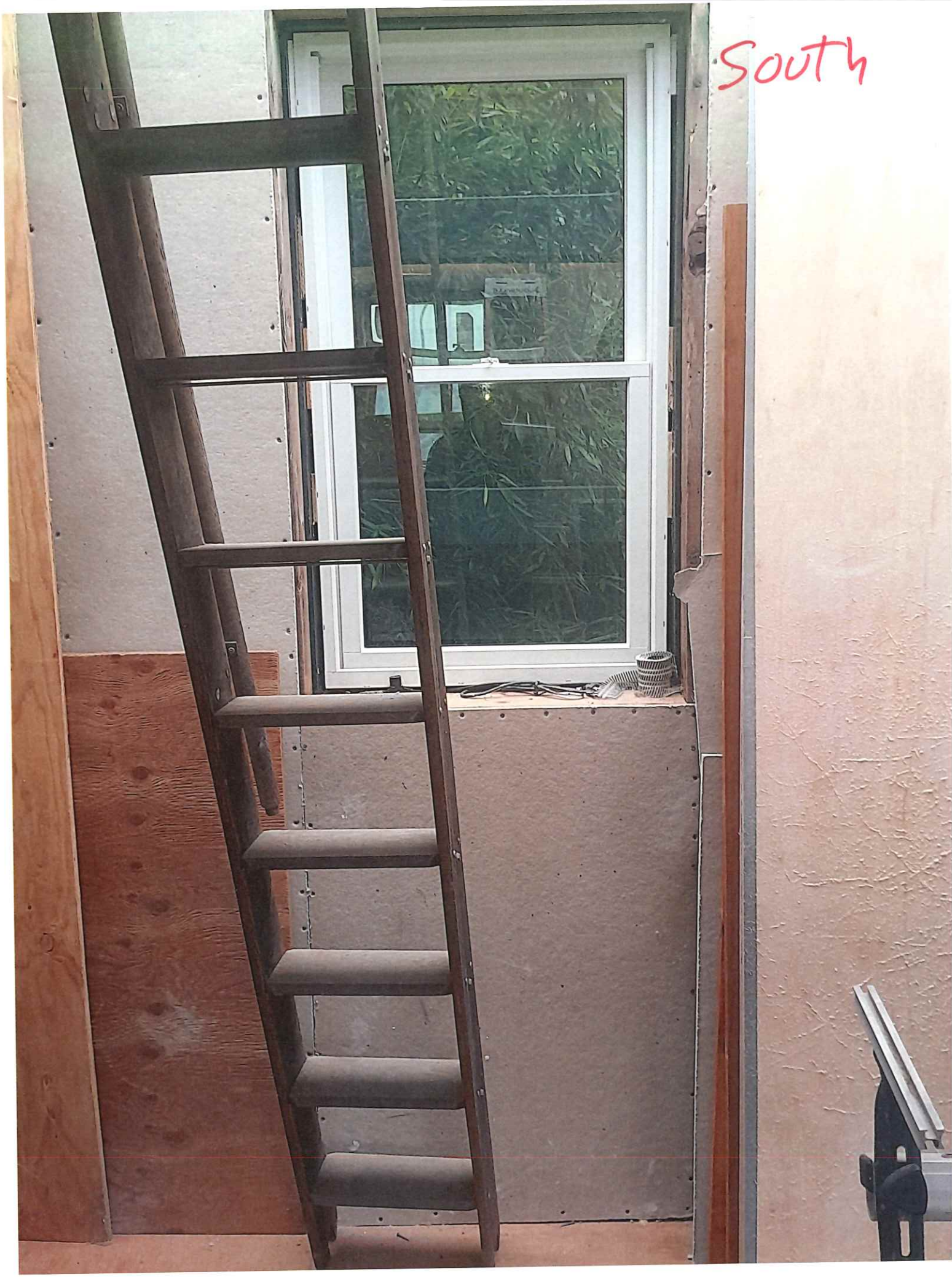
4 Pitch



~~South~~ West

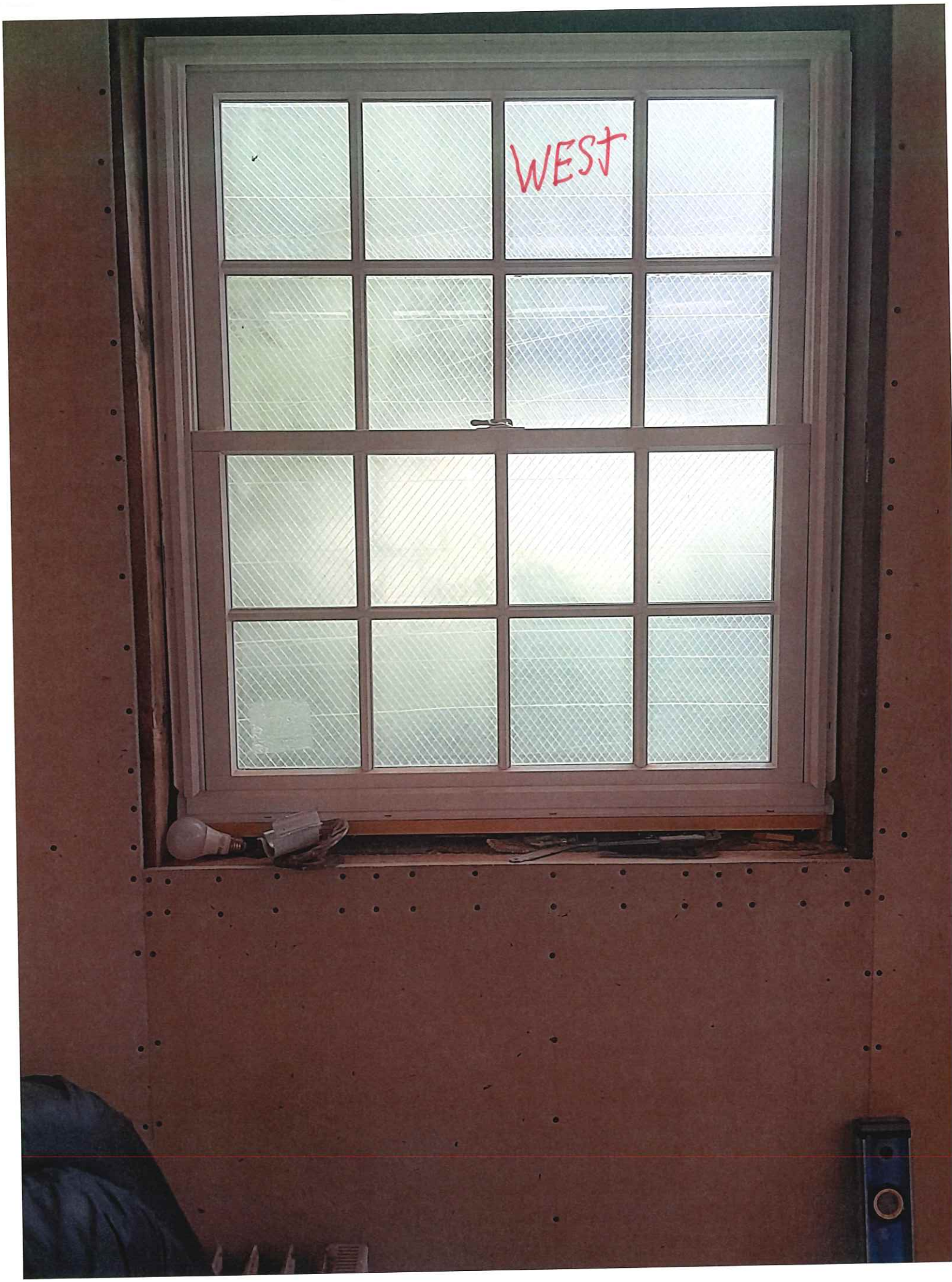
4 Pitch




South

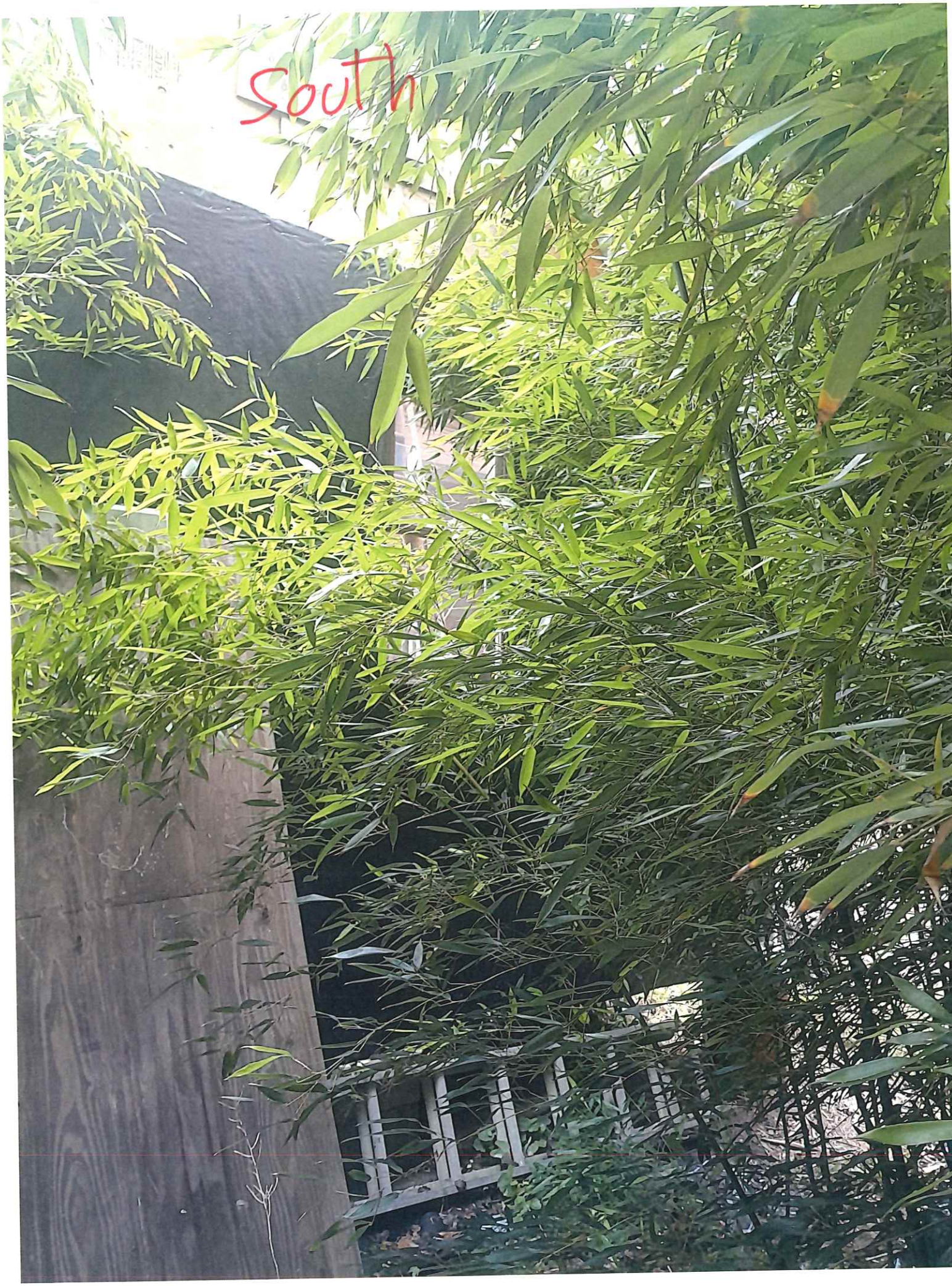

EAST
EAST


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

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HDC Liaison
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hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ryan Jepson

AS AGENT FOR Robert Jepson

STREET ADDRESS 32 Hinsdale Rd

MAP/PARCEL 68 Lot 19.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

Date 8/26/24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 187.1

Street & Number of Proposed Work: 6A Silver St.

Owner of record: Henderson Barbara Jo

Mailing Address: 53 Fisher Place
Red Bank, NJ 07701

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 95 SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor
Width: 7' Sq. footage 2nd floor: — Size: — ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 11' South 11' East 11' West 11'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer — /12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer — Rough Opening _____ Size _____ Location _____
Manufacturer — Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) — Corner boards 6" Frieze —
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round — Square —

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other Fixed, Round
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front Double, wood Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways — Walkways — Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Black
Trim White Sash White Doors White
Deck — Foundation NTW Fence — Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/3/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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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:

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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

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*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y (N)	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
✓	Completed Application
✓	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
✓	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
✓	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
✓	Signature of Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 10/4/24

HDC Submission Only - Not For Construction

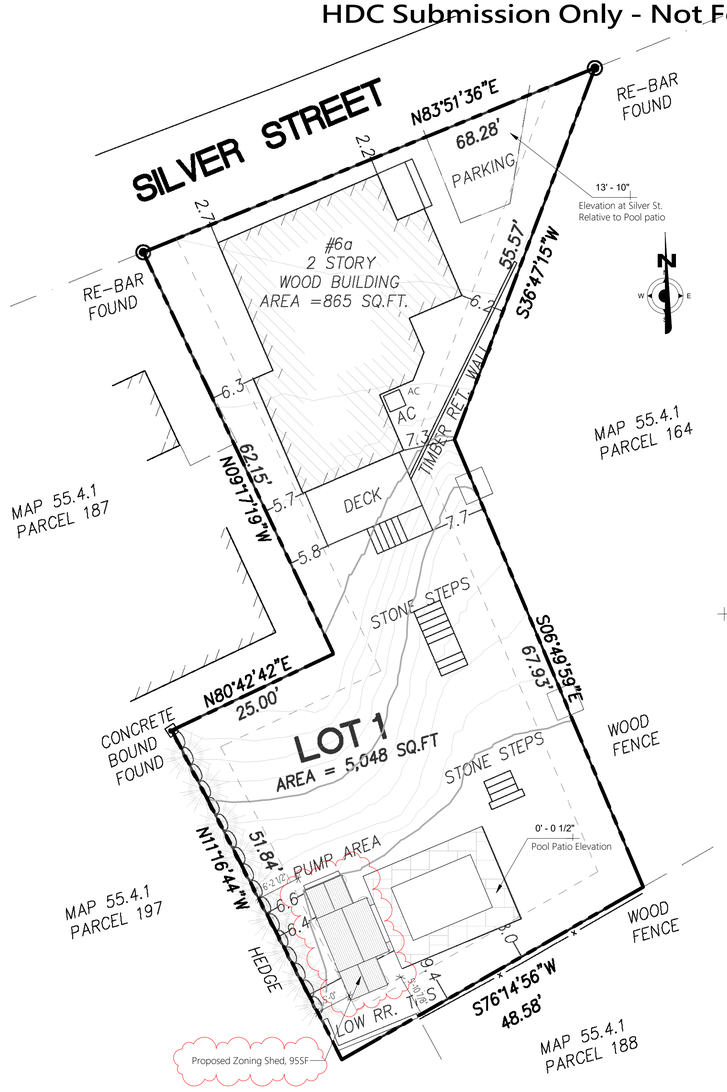
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



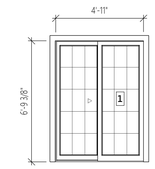
View From Silver St



View at exisitng pol and proposed shed location



2 Site Plan
1" = 10'-0"

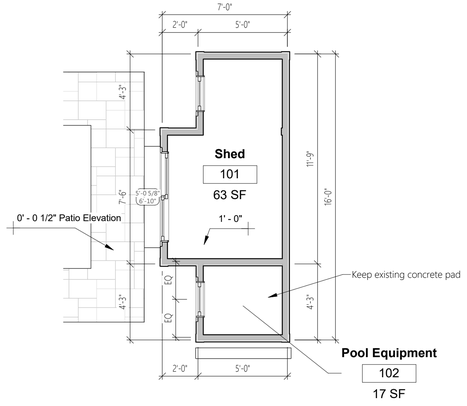


Inswing, 15 Lite
White Sash
White Trim

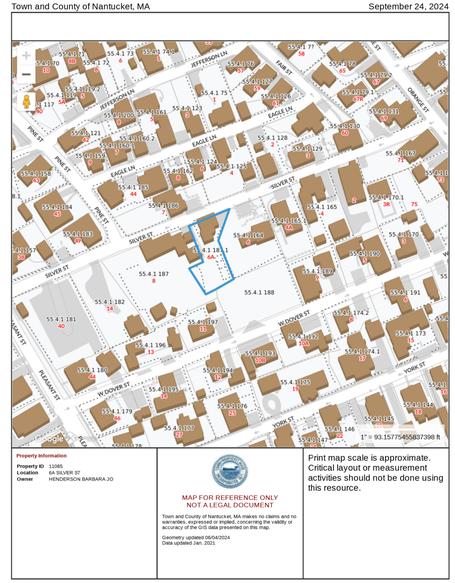


Round Window
White Trim

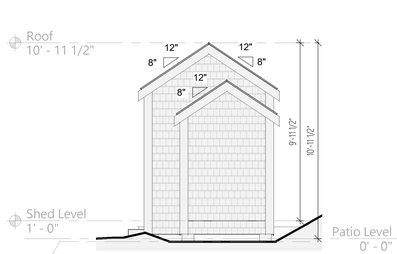
Window & Door Schedule
1/4" = 1'-0"



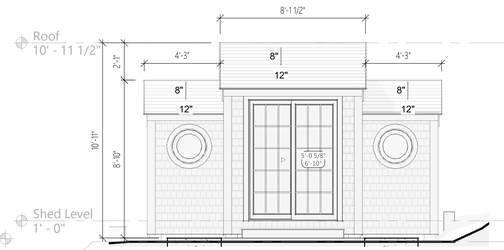
3 Shed Level
1/4" = 1'-0"



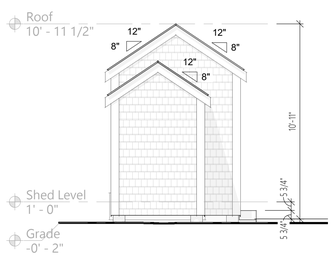
1 Locus Map
NTS



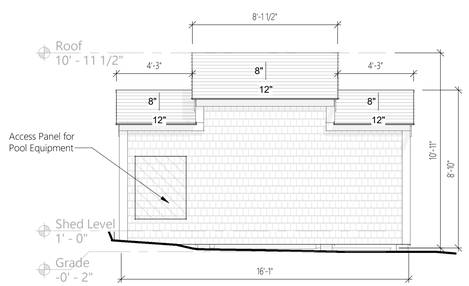
4 Proposed North Elevation
1/4" = 1'-0"



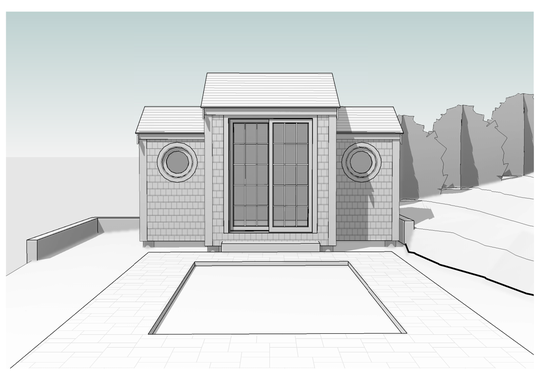
5 Proposed East Elevation
1/4" = 1'-0"



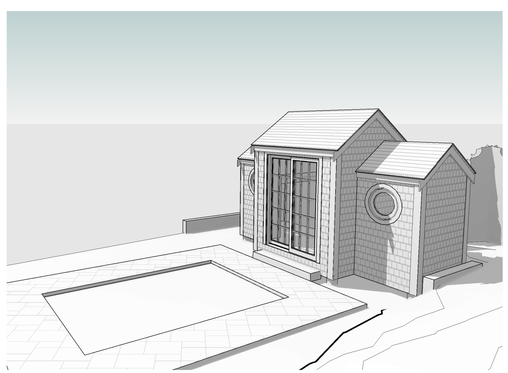
6 Proposed South Elevation
1/4" = 1'-0"



7 Proposed West Elevation
1/4" = 1'-0"



8 3D View - Pool And Shed



9 3D View - From steps

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Henderson Residence - Shed

6A Silver St. Nantucket, MA 02554

Sheet
Site Plan, Locus, Elevations

SHEET INDEX

C.101 Site Plan, Locus, Elevations
Grand total: 1

Date
09.26.2024

Revisions

C.101

Scale As indicated

10/3/2024 2:32:28 PM

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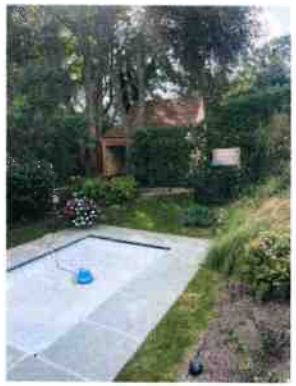

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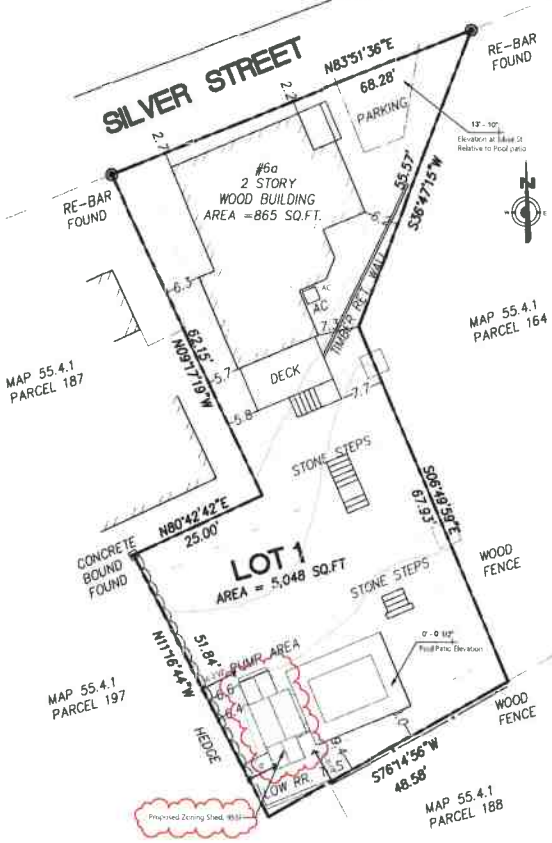

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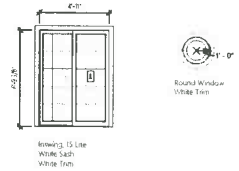

Window & Door Schedule
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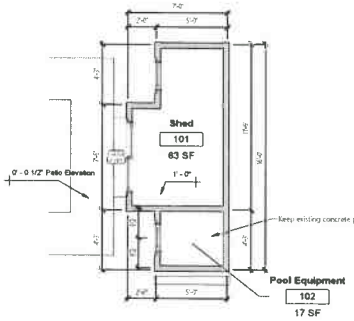

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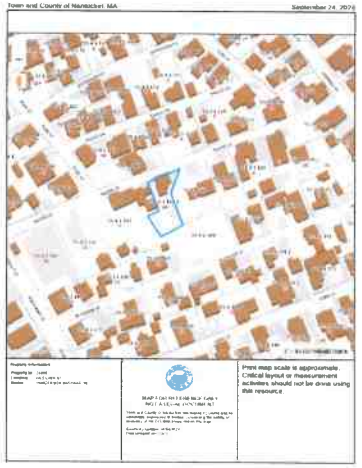
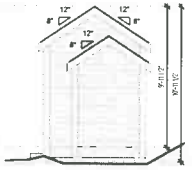


1 Locus Map
NTS



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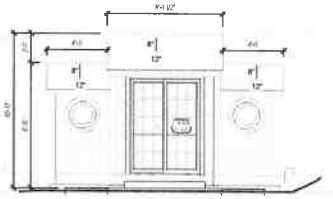

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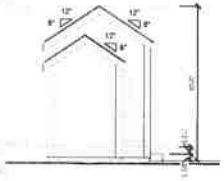

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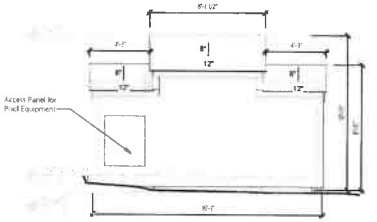

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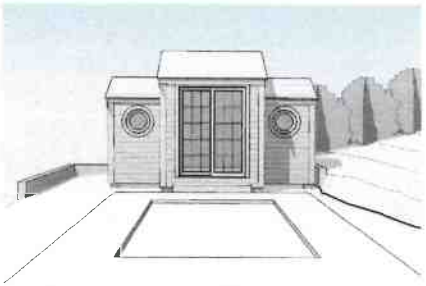

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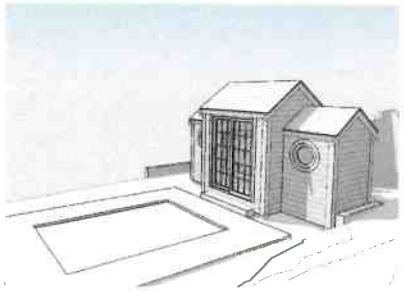

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Project

Henderson Residence - Shed

6A Silver St. Nantucket, MA 02554

Sheet
Site Plan, Locus, Elevations

SHEET INDEX

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Grand total: 1

Date
09.26.2024

Revisions

C.101

Scale As indicated

Orange Swordfish LLC - 28 Orange Street Nantucket, MA

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

X	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 175

Street & Number of Proposed Work: 28 Orange Street

Owner of record: Orange Swordfish LLC

Mailing Address: 28 Orange St. Nantucket MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☑ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Revise Parapet post Spacing

Size of Structure or Addition: Length: n/a Sq. Footage 1st floor: n/a Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North n/a South _____ East _____ West _____

Height of ridge above final finish grade: North n/a South _____ East _____ West _____

Additional Remarks

Historic Name: TUPPER-Folger House

Original Date: 1775

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation Revised Parapet post spacing
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Orange Swordfish LLC

STREET ADDRESS 28 Orange Street

MAP/PARCEL 42.3.2 / 175

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10.07.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 10.04.24

emeritus

Authorization Letter

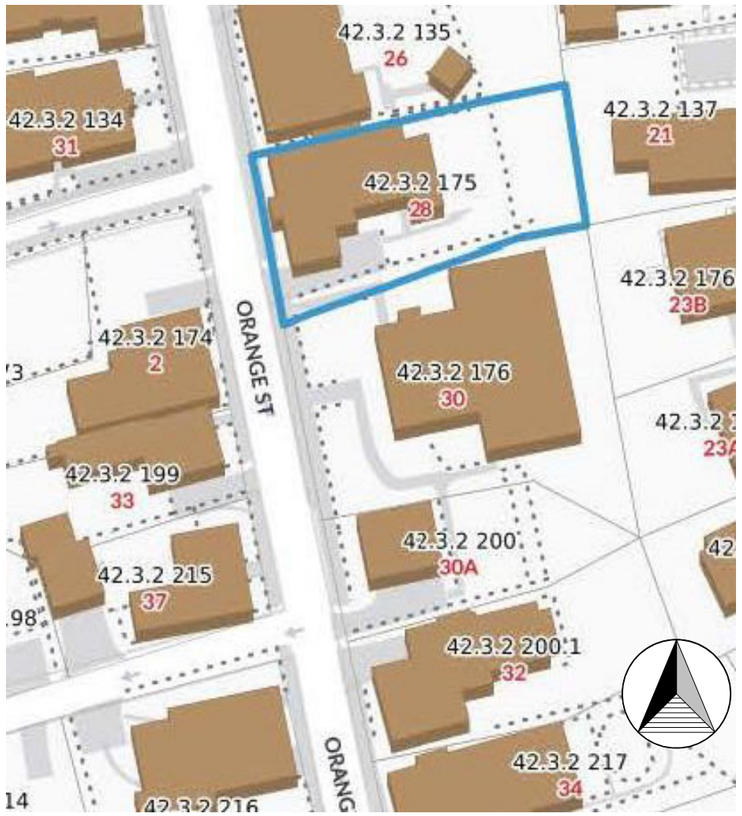
Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 28 Orange St on the following statement:

I Sascha Douglass, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)
Orange Swordfish LLC
behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

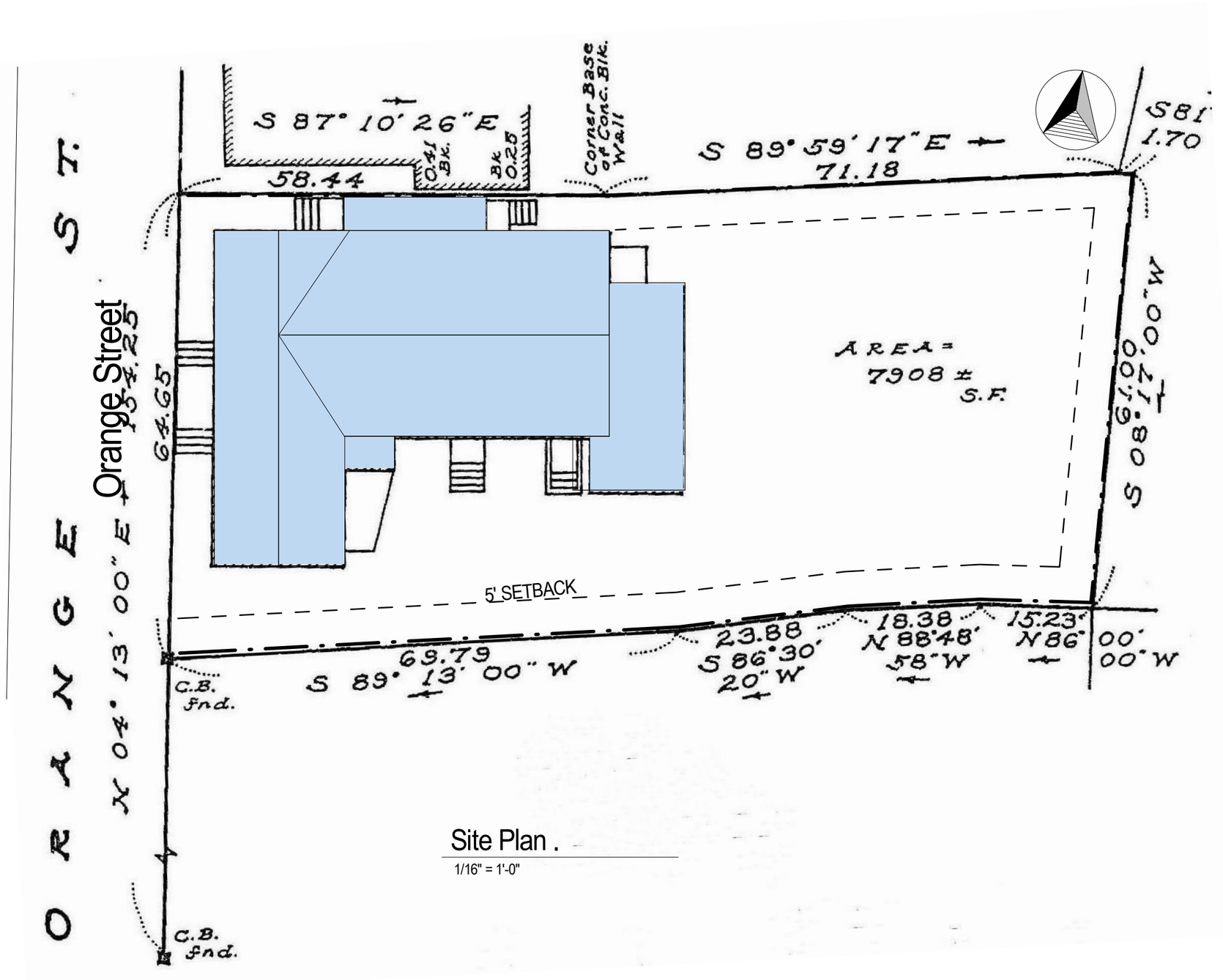
Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995



Locus Map .

Not to Scale



Site Plan .

1/16" = 1'-0"

A.0

Orange Swordfish LLC
28 Orange Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.2 / 175
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Cover Page

Scale: As indicated

Date: 10.07.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed Parapet



Previously Approved Parapet

A.1

Orange Swordfish LLC
28 Orange Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.2 / 175
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Parapet Perspectives
Scale:
Date: 10.07.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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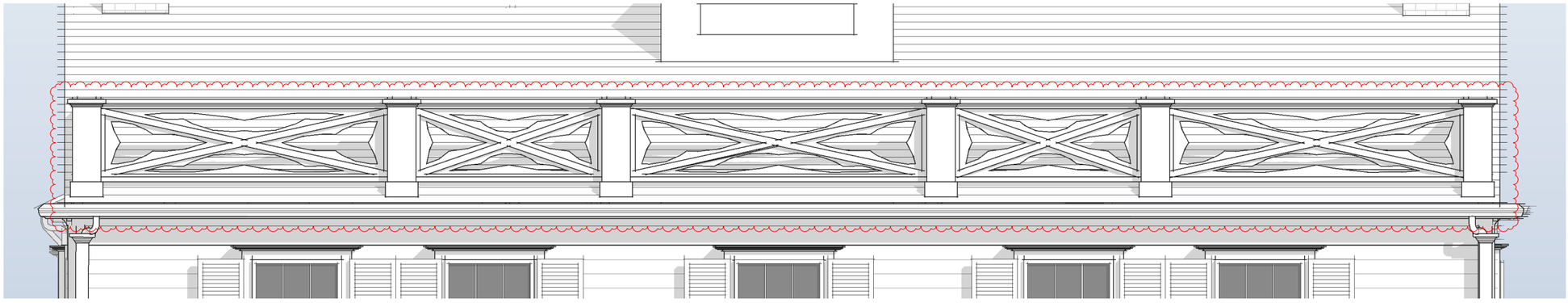
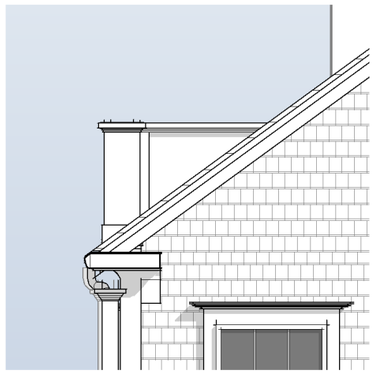


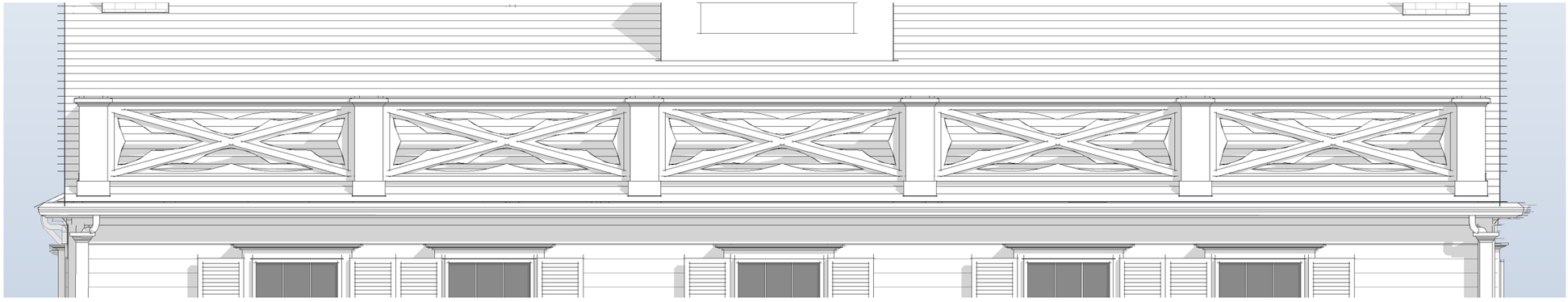
Proposed Parapet

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

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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

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
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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

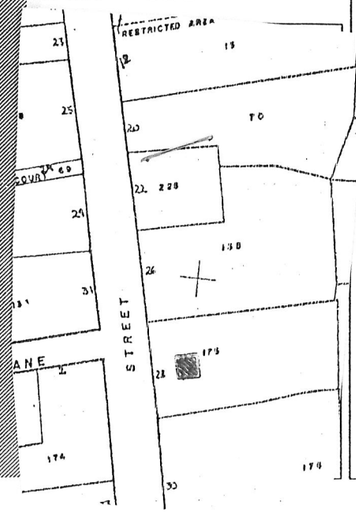
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1755 - Benjamin Tupper bought land from Tristram Starbuck. 1755 - Tupper bought more land from George Hussey & built the original part of the house. 1793 - Obadiah Wood bagged from Tupper (father-in-law). 1798 - 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.

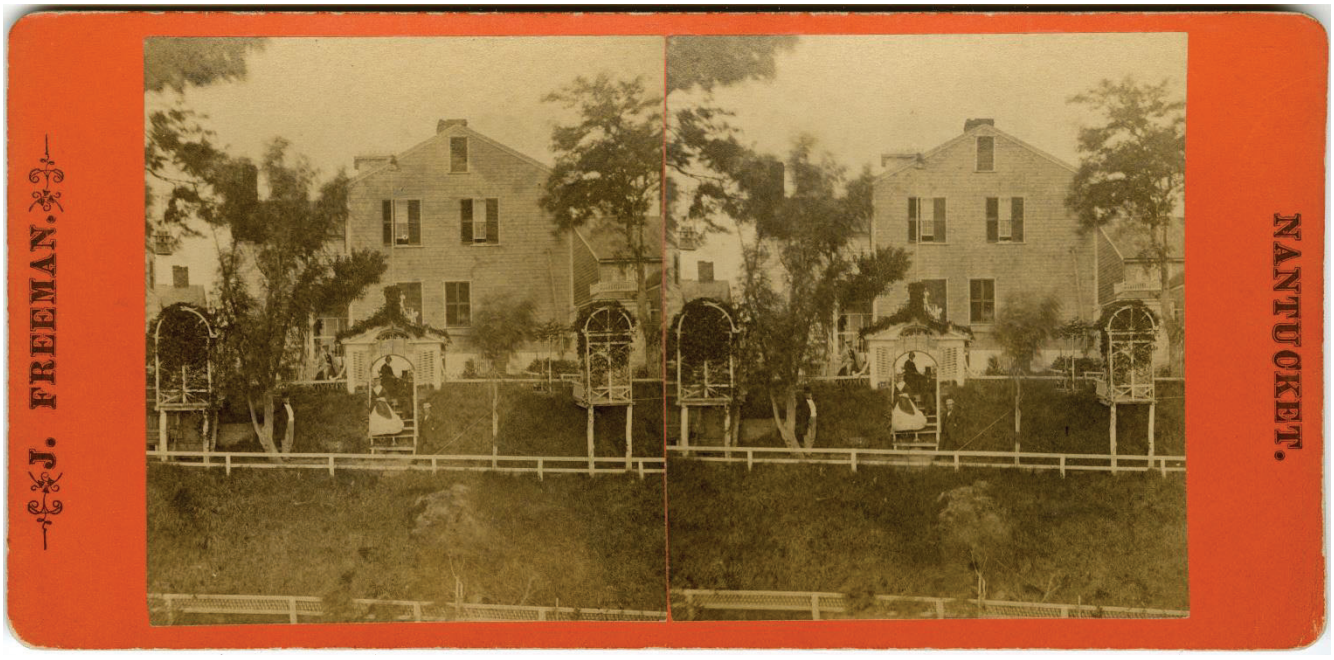
Nantucket Historical Association: Historic Photographs



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.



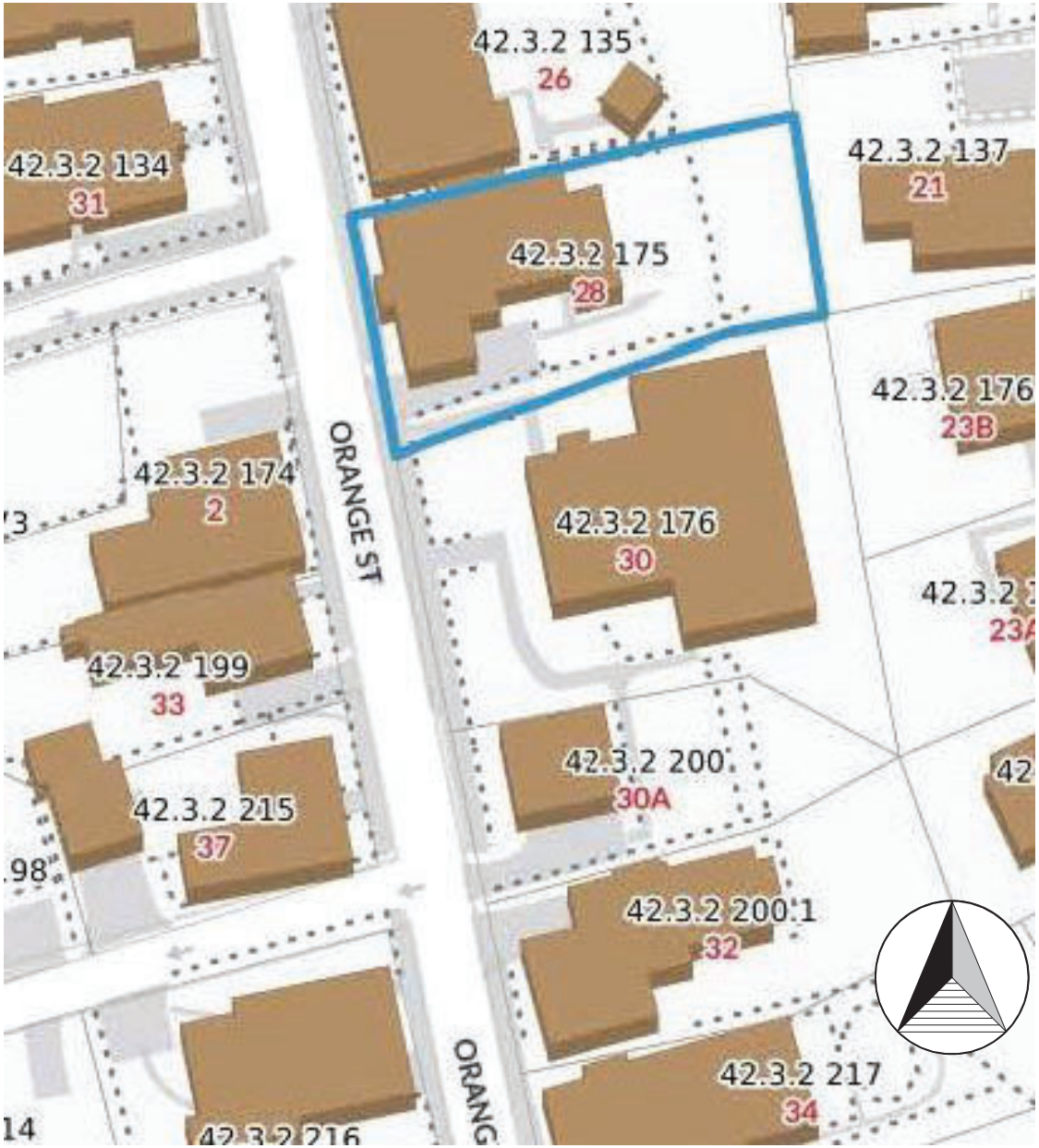
Freeman, Josiah. 1860s. “Rear of Colburn House, at 28 Orange Street. Studio: J. Freeman, Nantucket.” Nantucket Historical Association. SG6534.



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.

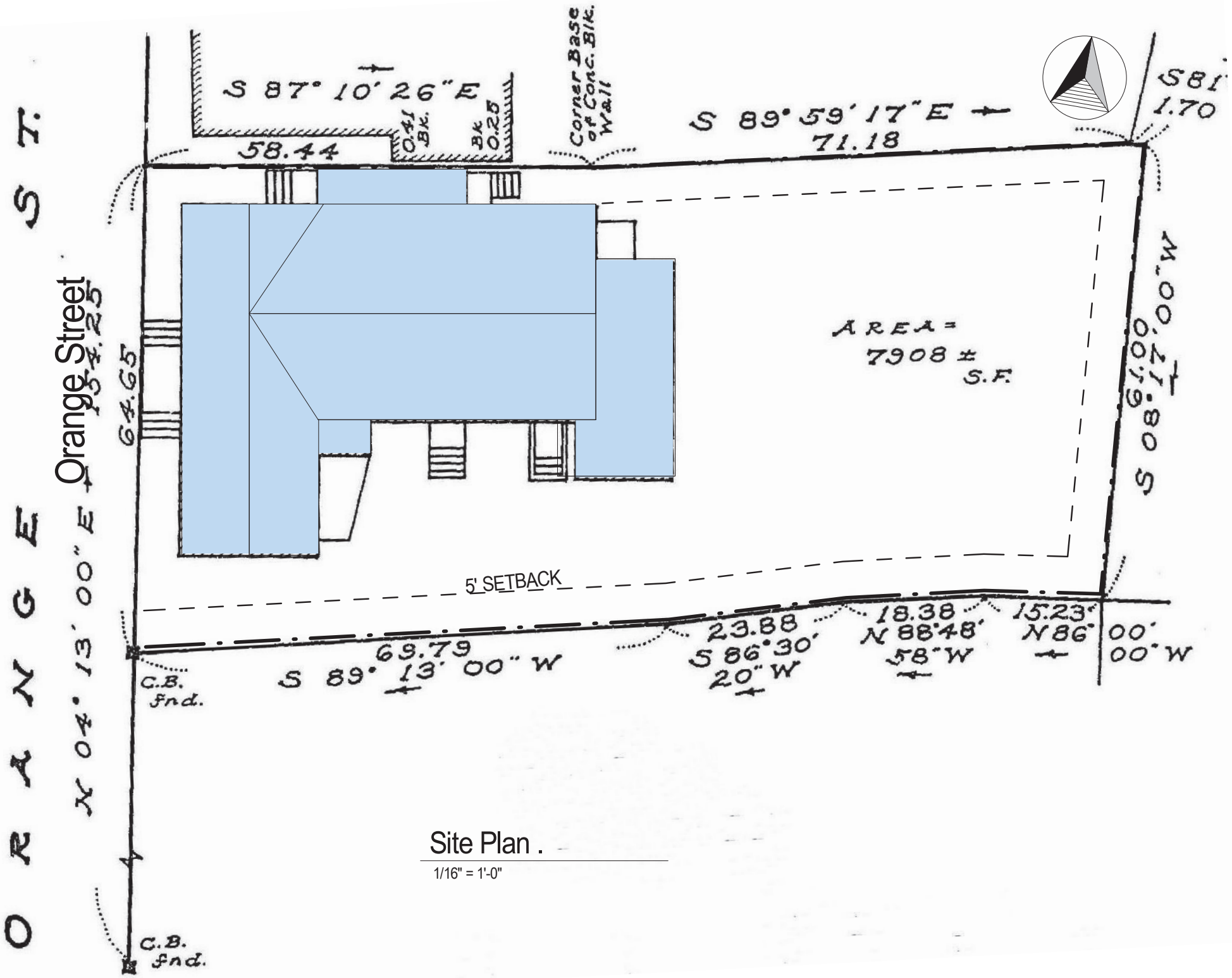


Unknown photographer. 1910s. “View of the back of homes on Orange Street, including numbers 28, 30 and 32, as seen from Union Street.” Nantucket Historical Association. F466.



Locus Map .

Not to Scale

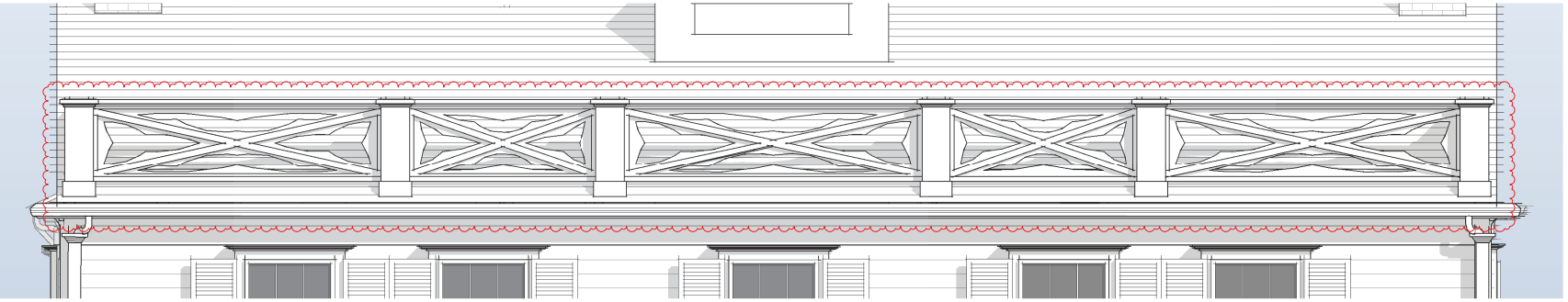


Site Plan .

1/16" = 1'-0"

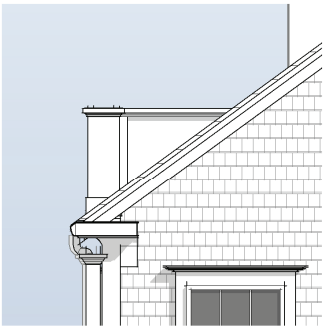


Proposed Parapet



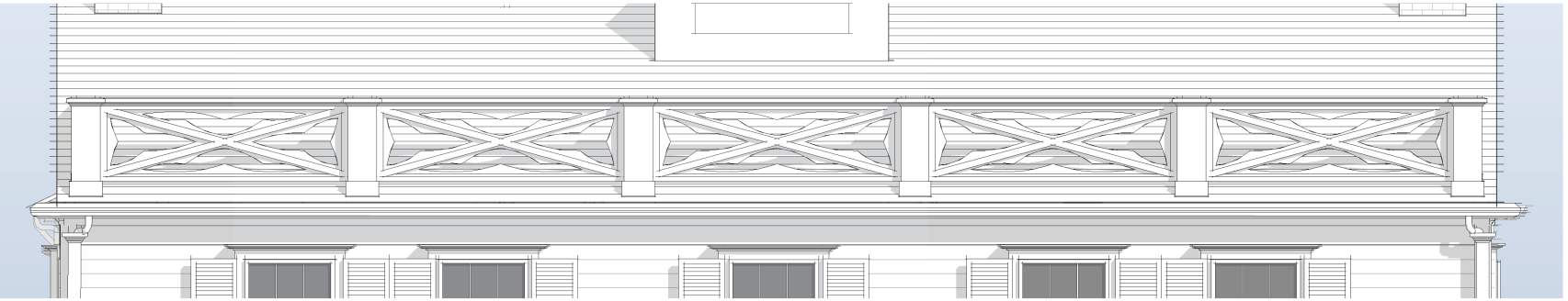
Proposed Parapet

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'

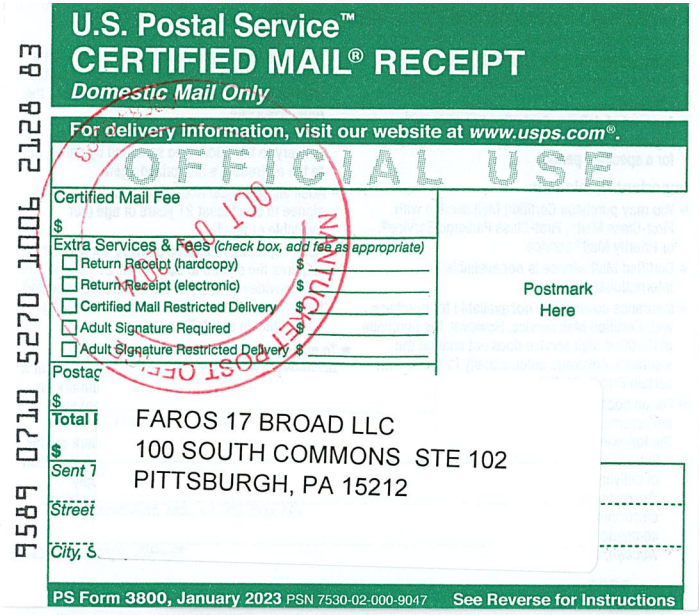
June 27, 2024

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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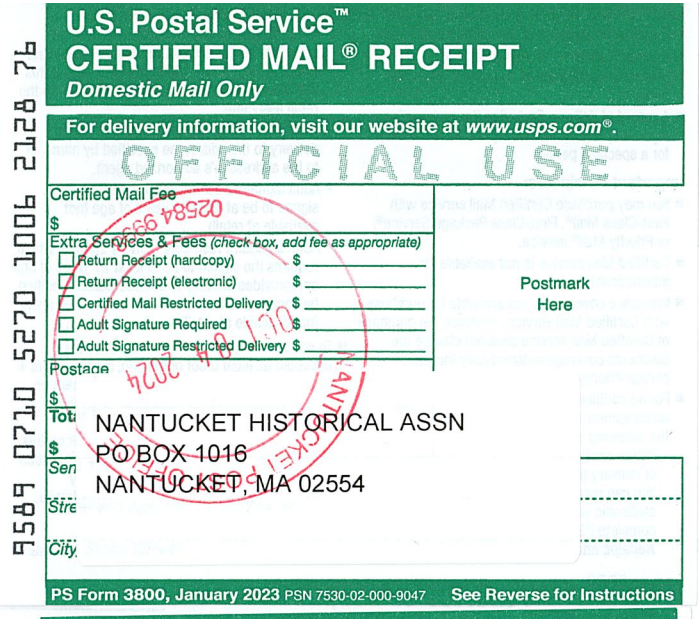
FAROS 17 BROAD LLC
100 SOUTH COMMONS STE 102
PITTSBURGH, PA 15212

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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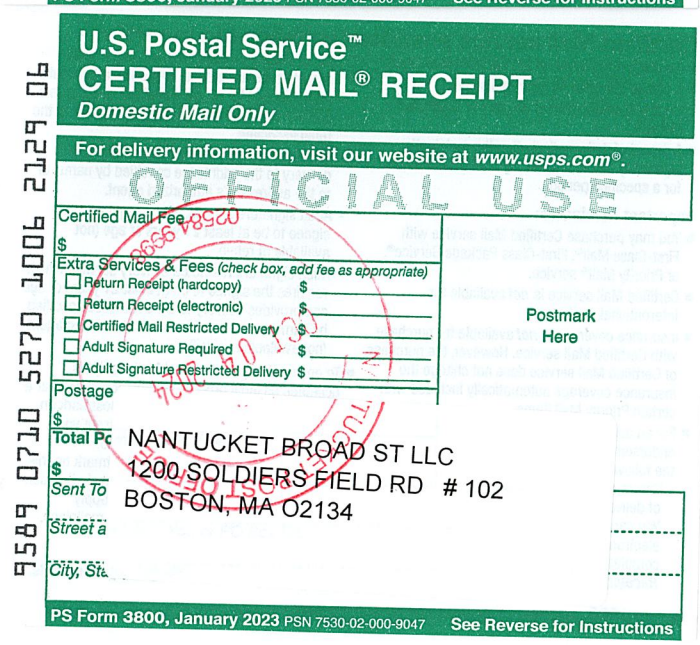

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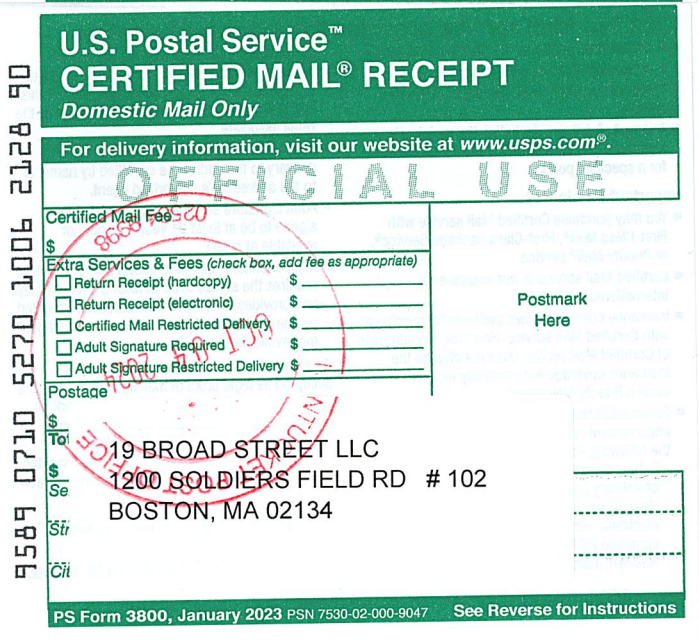
NANTUCKET BROAD ST LLC
1200 SOLDIERS FIELD RD # 102
BOSTON, MA 02134

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2129 06



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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

9589 0710 5270 1006 2129 37

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- ☐ Adult Signature Restricted Delivery $

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COALE JOHN P & GRETA V
2901 FESSENDEN ST NW
WASHINGTON, DC 20007

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Restricted Delivery $

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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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- ☐ Adult Signature Restricted Delivery $

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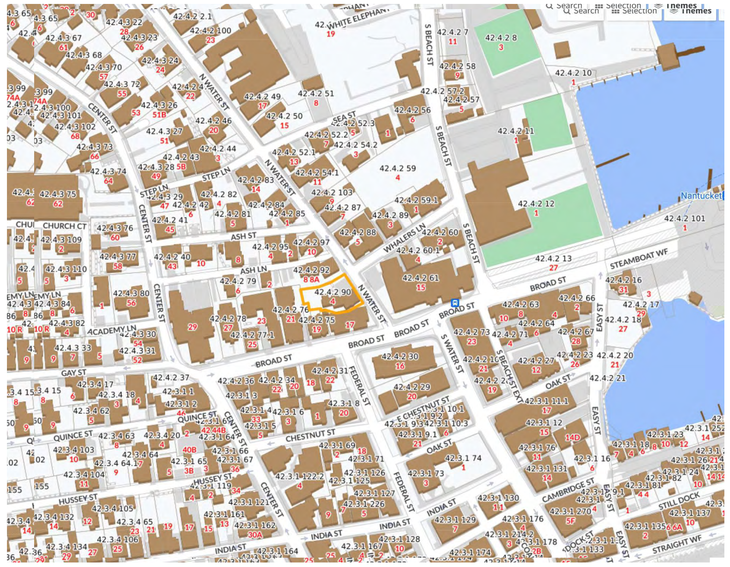
DAVISON JAMES
222 LOBLOLLY LANE
CHOUDRANT, LA 71227

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

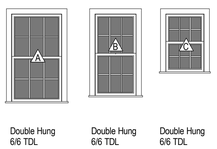
4 North Water Street

Nantucket, MA

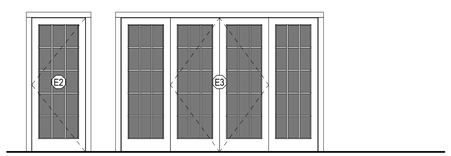
10.07.24



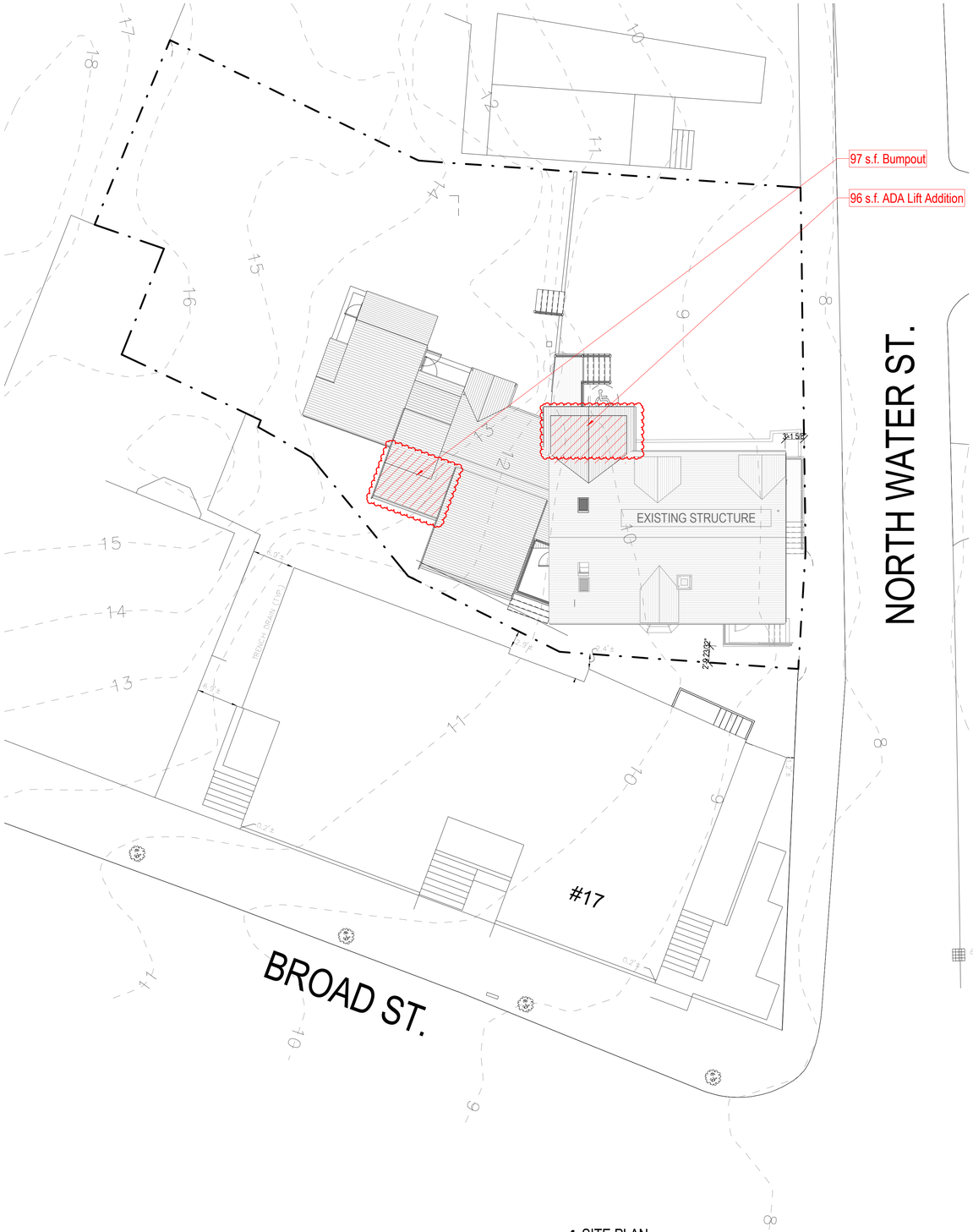
2 Locus Map
1/4" = 1'-0"



3 Window Legend
1/4" = 1'-0"



4 Exterior Door Legend
1/4" = 1'-0"



1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER SHEET
A.101 1ST & 2ND FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

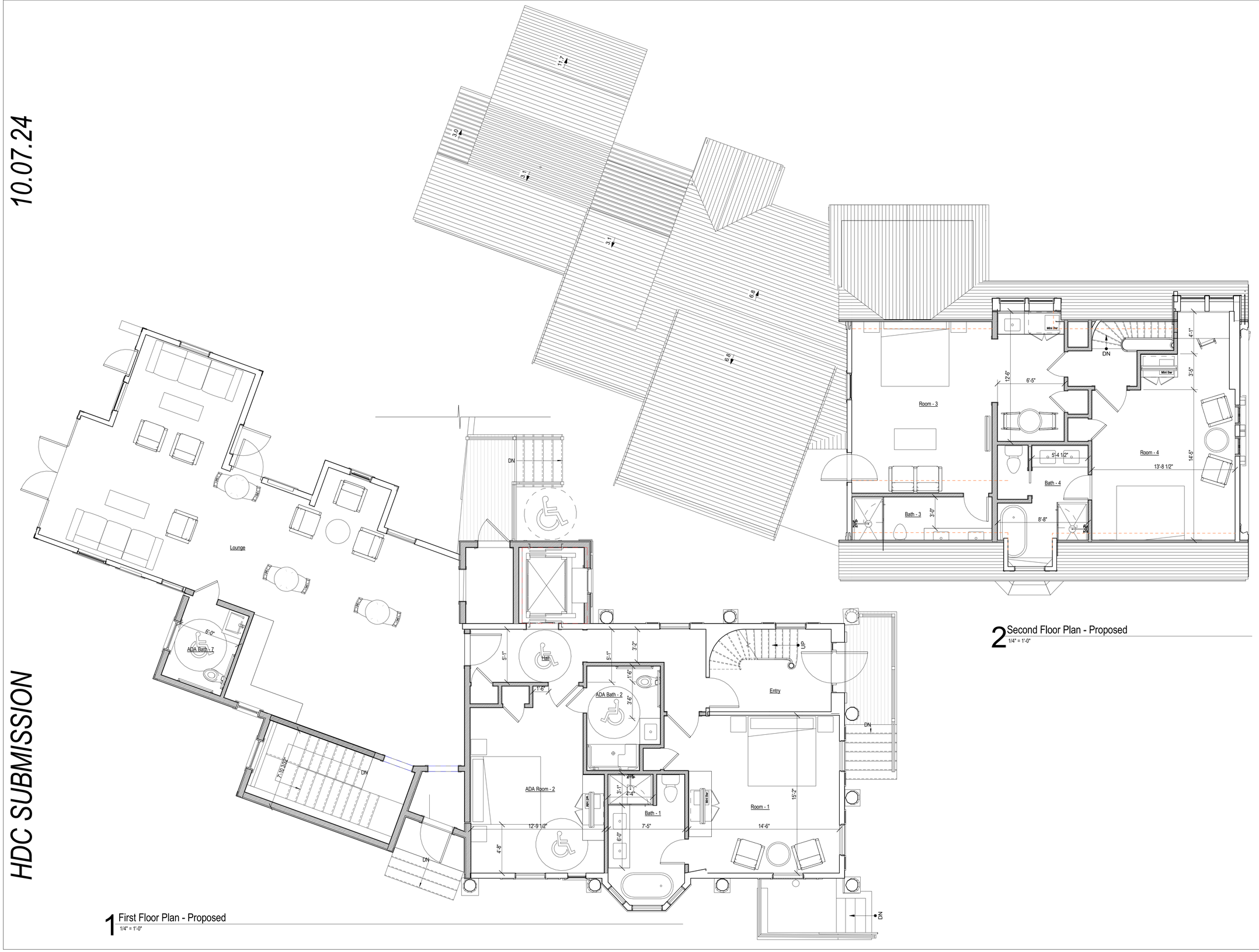
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
2313

10.07.24

HDC SUBMISSION



1 First Floor Plan - Proposed
1/4" = 1'-0"

2 Second Floor Plan - Proposed
1/4" = 1'-0"

2313

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

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Proposed G.C.:	
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A.101

2313

10.07.24

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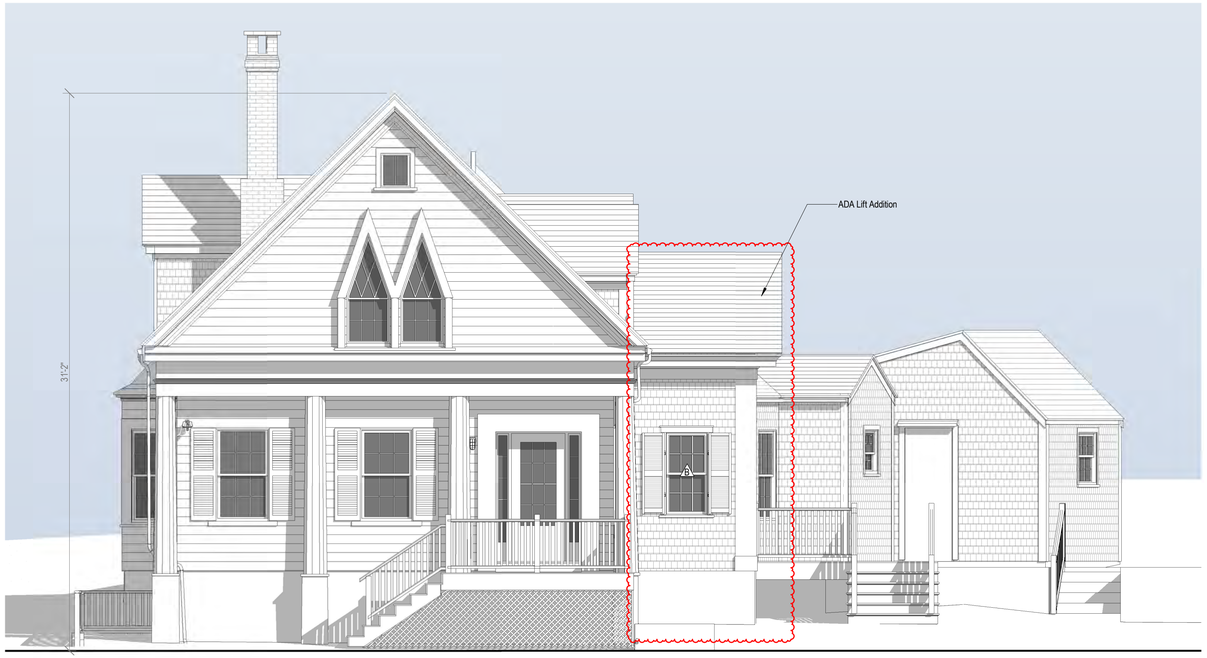

1 Proposed East Elevation
1/4" = 1'-0"



HDC Approved East Elevation



Existing East Elevation



2 Proposed South Elevation
1/4" = 1'-0"



HDC Approved South Elevation



Existing South Elevation

2313

4 North Water Street

Nantucket, MA

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'
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Side/Rear Setback:	0 / 5'
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Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

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Revisions

Revision 1 Date 1

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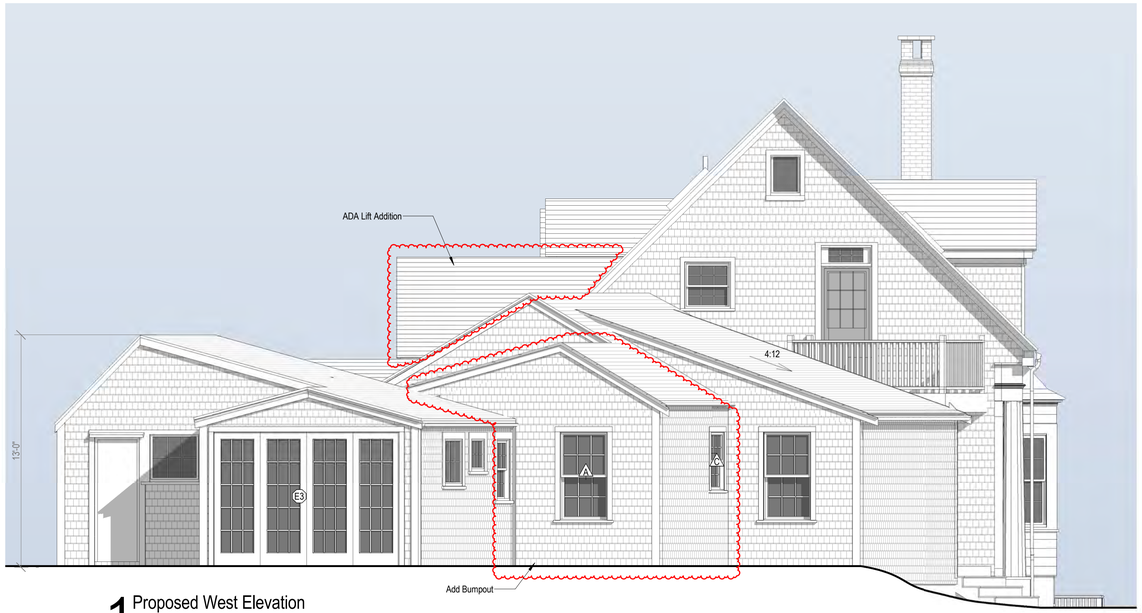
A.201

2313

10.07.24

HDC SUBMISSION



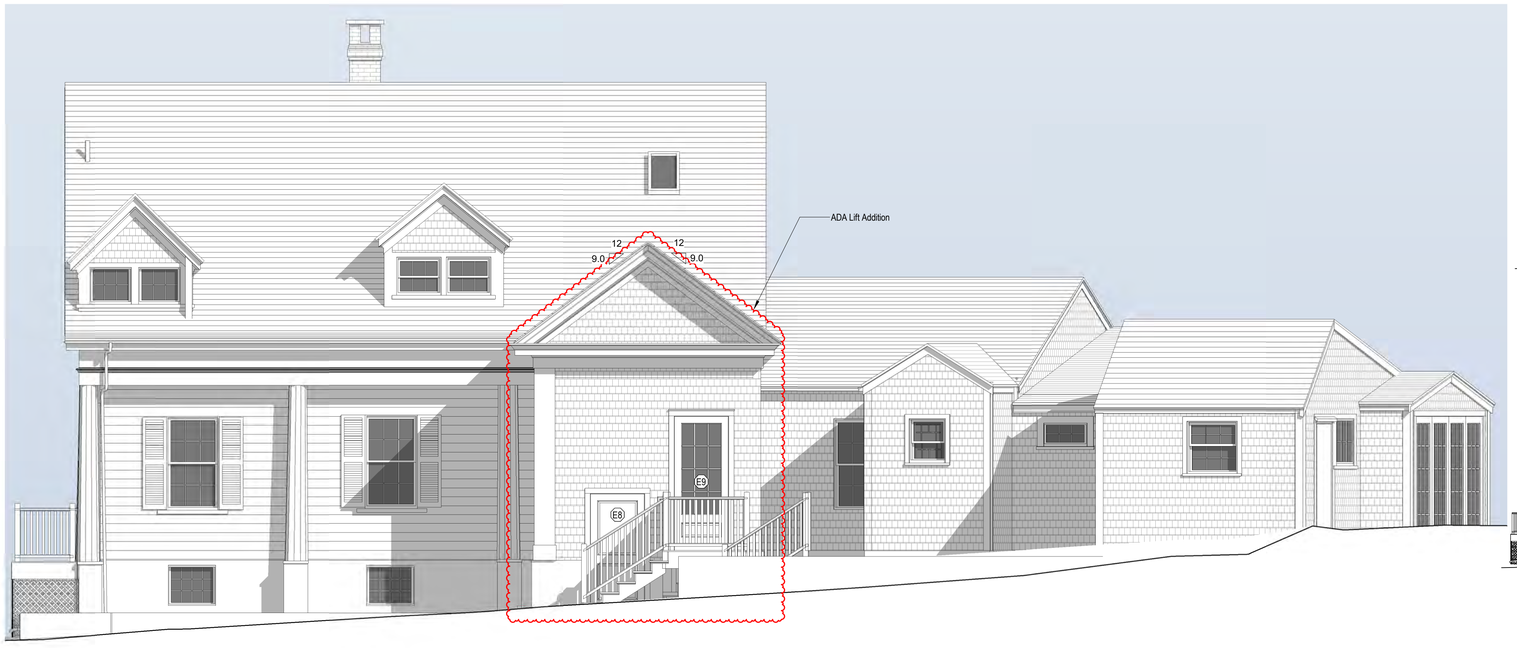
1 Proposed West Elevation
1/4" = 1'-0"



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
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 1 Date 1

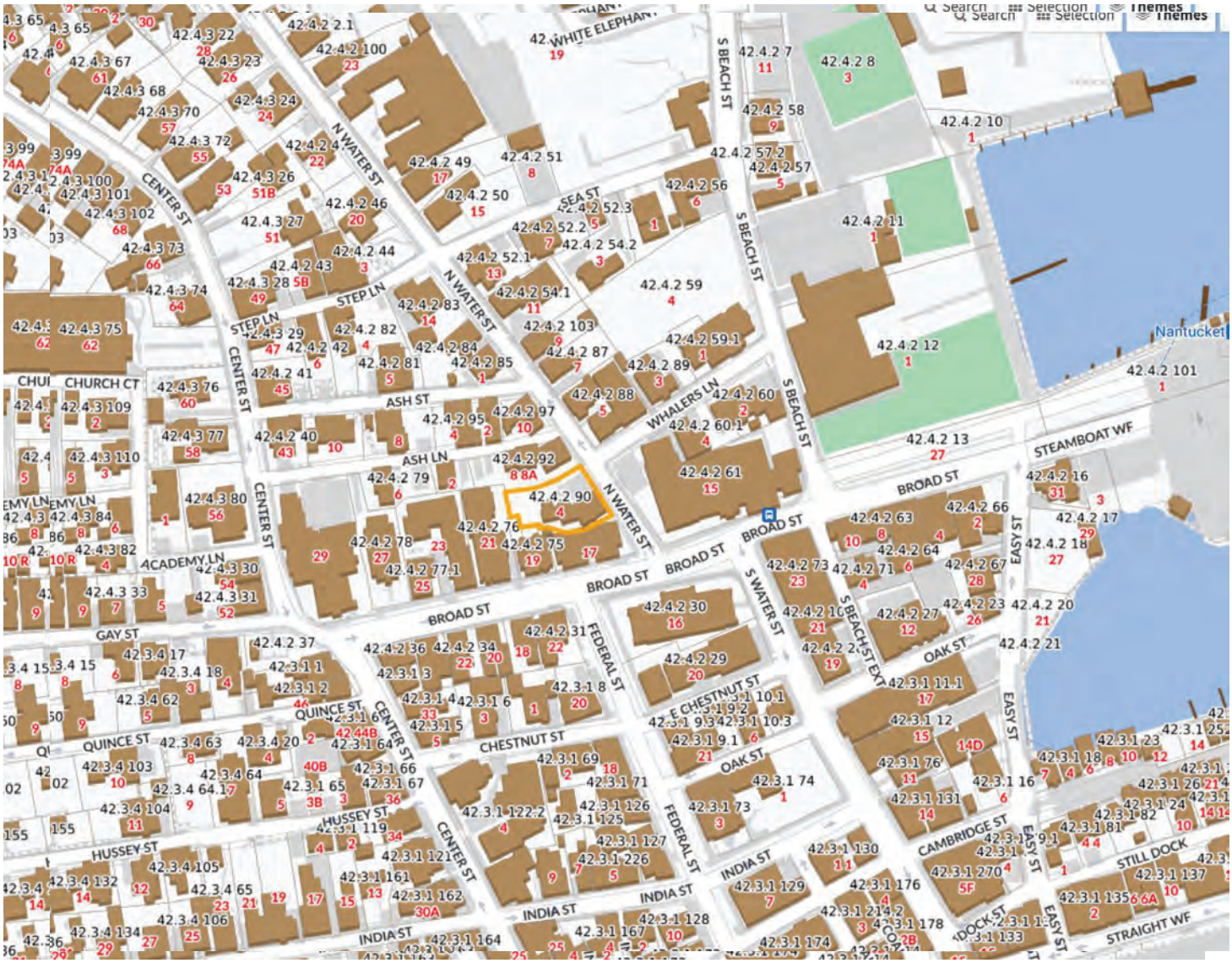
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.202

2313

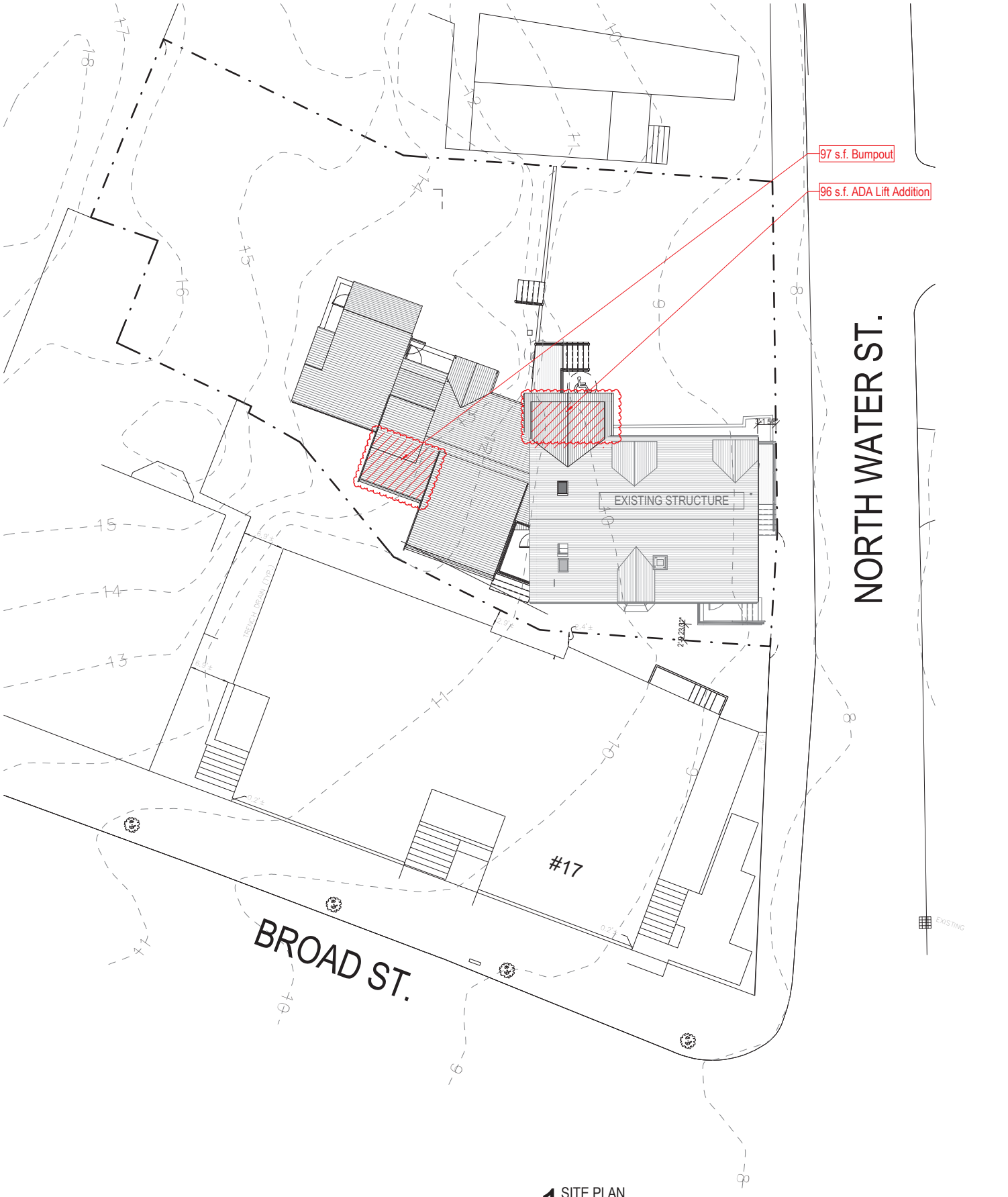
4 North Water Street

Nantucket, MA

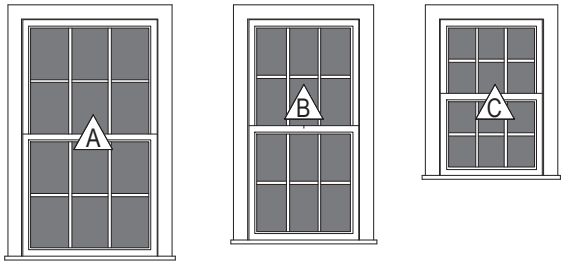


2 Locus Map

1/4" = 1'-0"



1 SITE PLAN
1" = 10'-0"



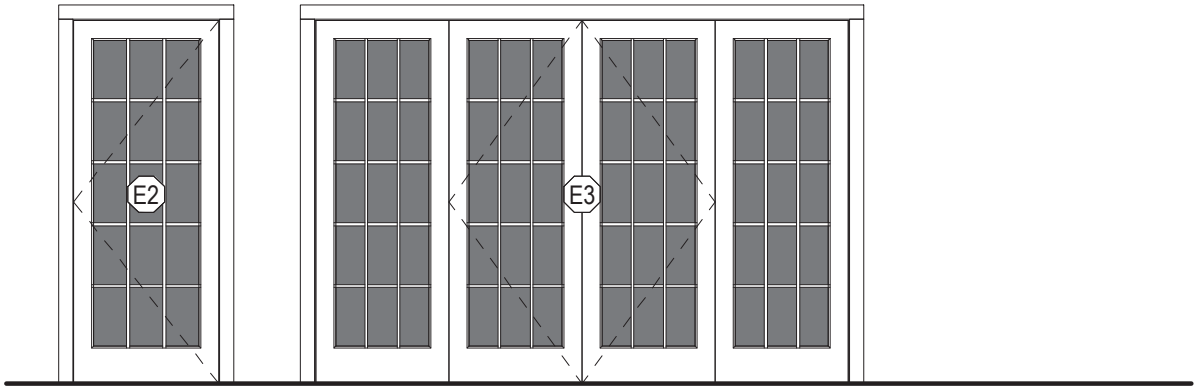
Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

3 Window Legend

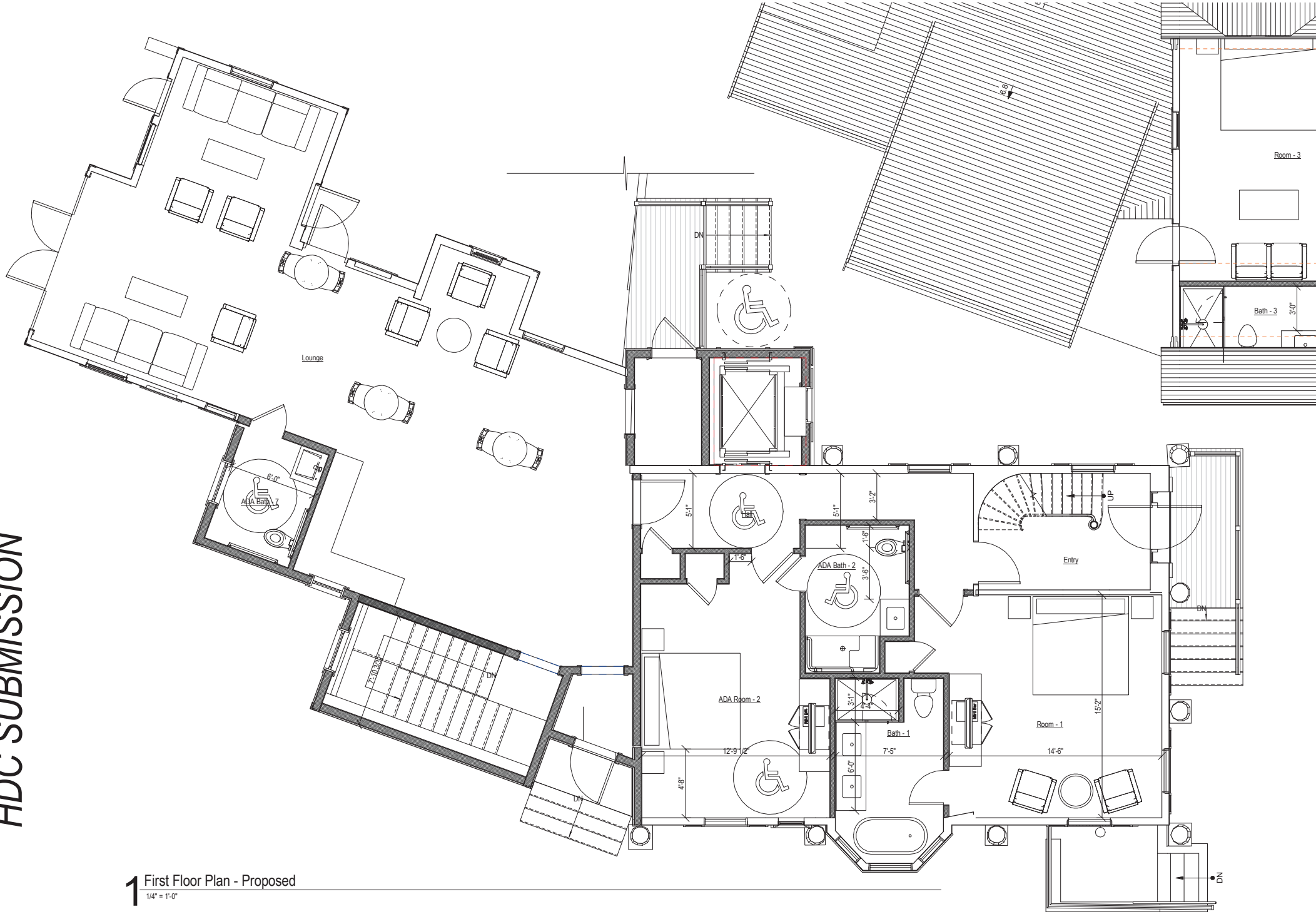
1/4" = 1'-0"



4 Exterior Door Legend

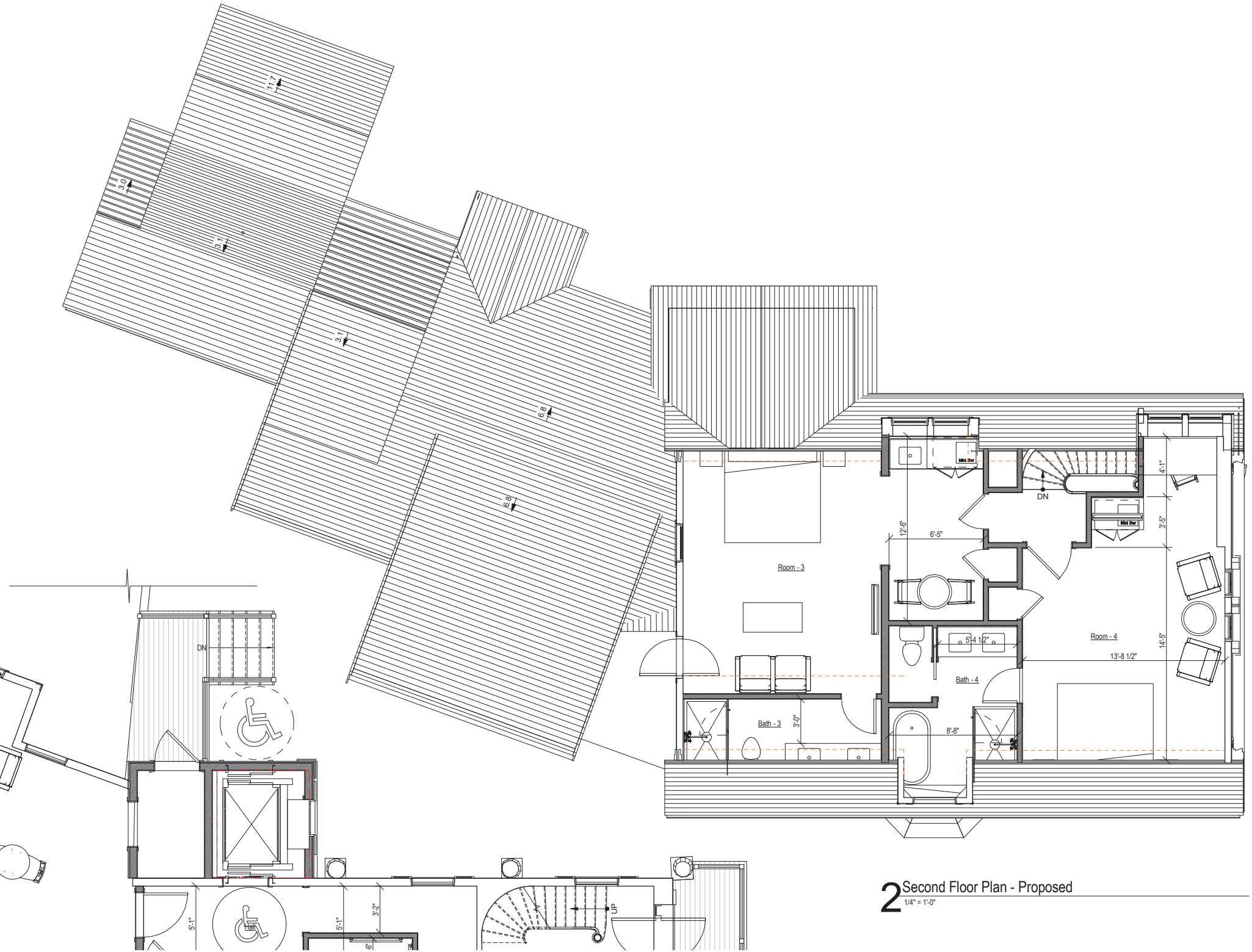
1/4" = 1'-0"

HDC SUBMISSION



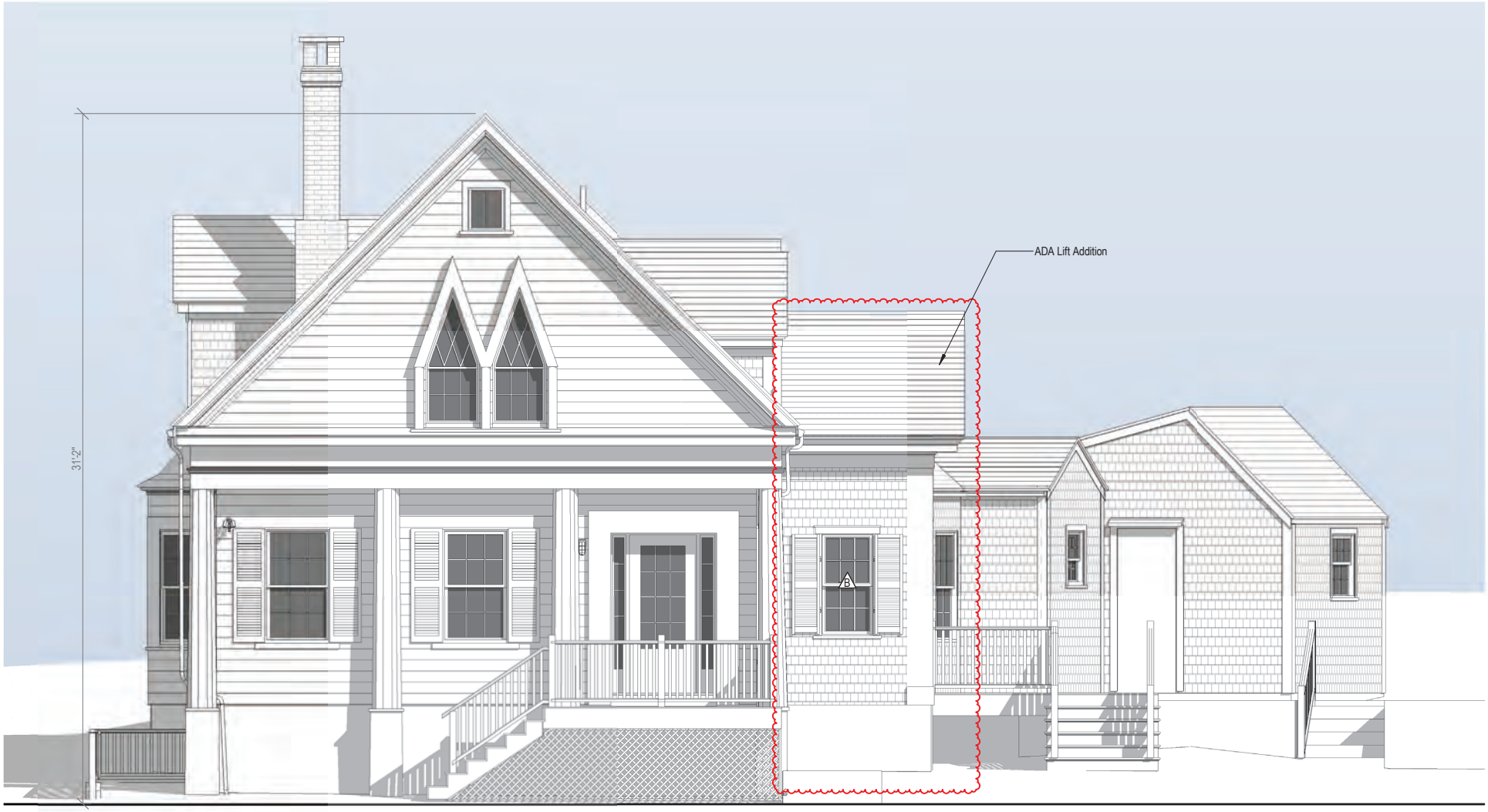
1 First Floor Plan - Proposed

1/4" = 1'-0"



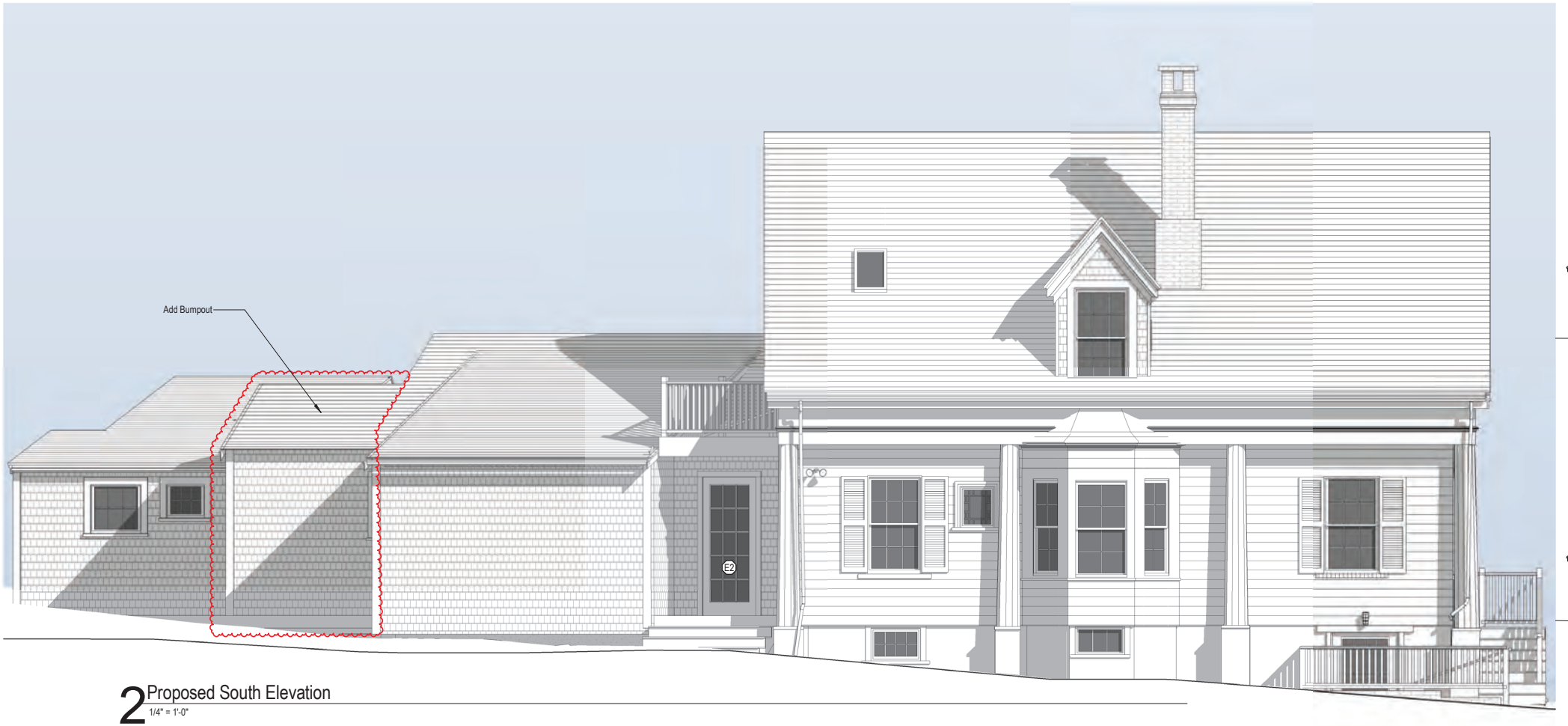
2 Second Floor Plan - Proposed

1/4" = 1'-0"

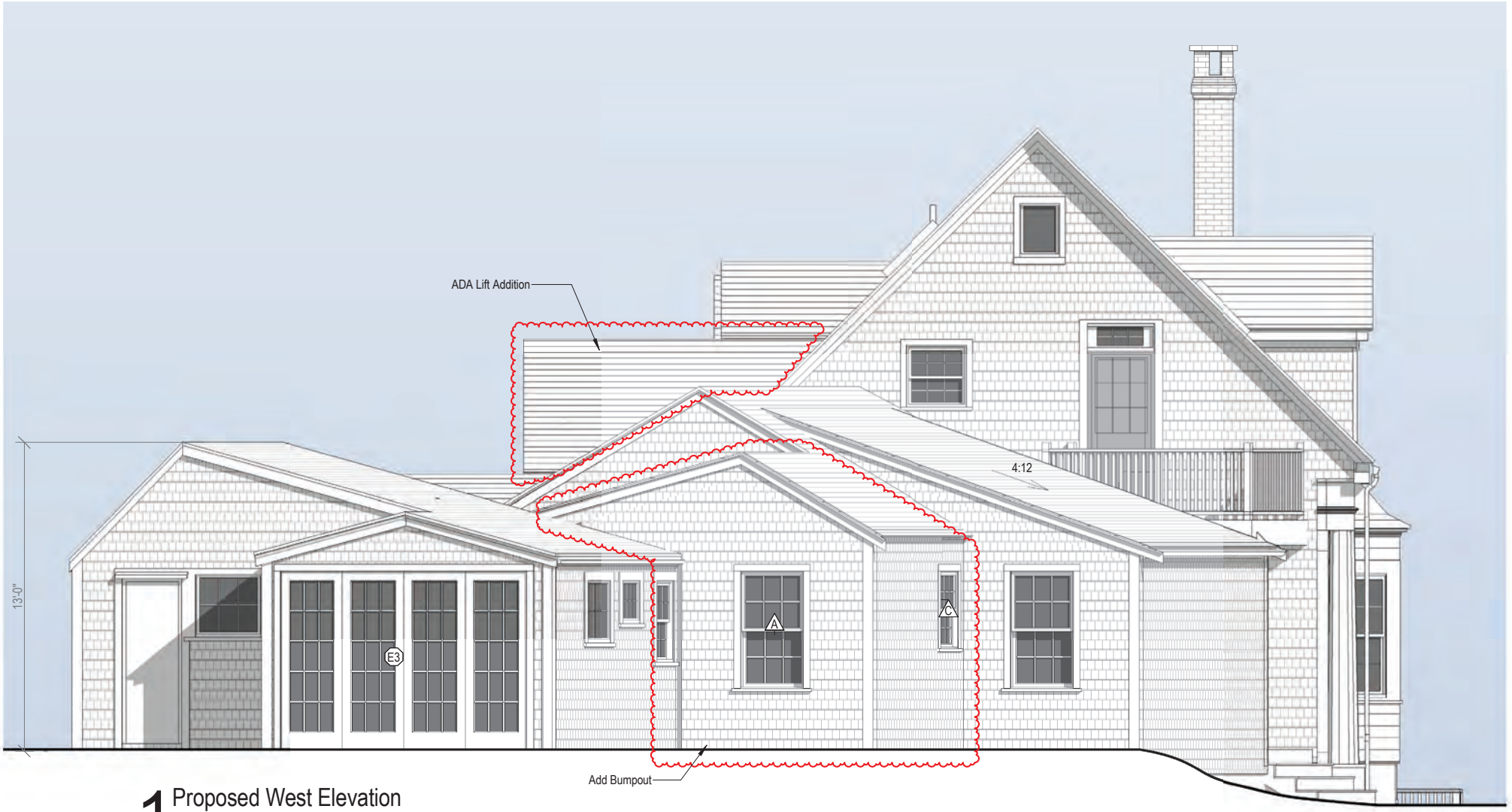


1 Proposed East Elevation

1/4" = 1'-0"

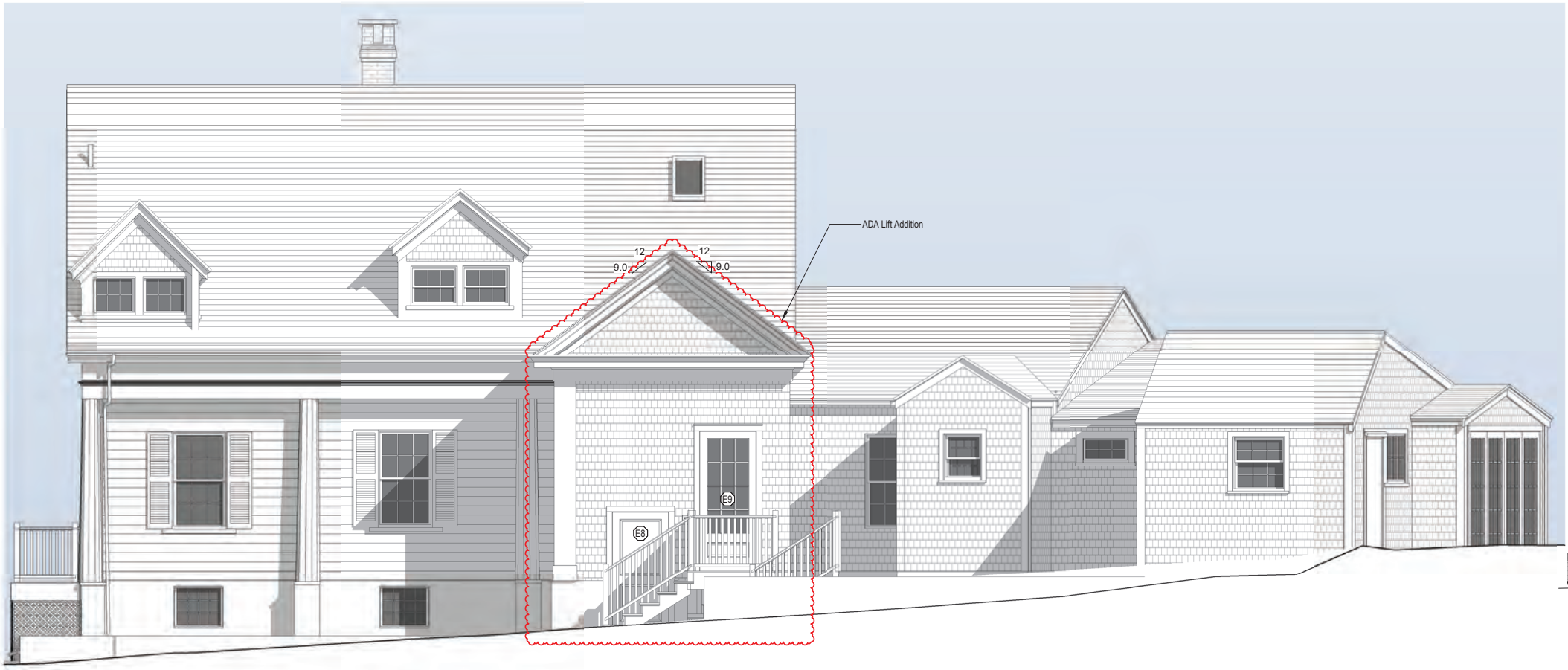


2 Proposed South Elevation
1/4" = 1'-0"



1 Proposed West Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ✓ f. Greek Revival
- ✓ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 206
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ✓ g. HABS research: # 957
- ○ h. NHA plaque records: _____
- ○ i. other: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .16A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ✓ a. at sidewalk ○ b. 10 feet or less ○ c. 20 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ✓ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ○ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ✓ d. residential
- ✓ e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ✓ k. fence
- ✓ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: hi

(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-20
MAP/PARCEL#: 4242-C90

Recorded By: AEG Date: 10/2 Organization: NHC

IDENTIFICATION:

1. STREET NAME & NO.: 4 North Water St. 2. BUILDING NAME: OBED JOY HOUSE

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Martin, [illegible] A. + Nancy A.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

[illegible]

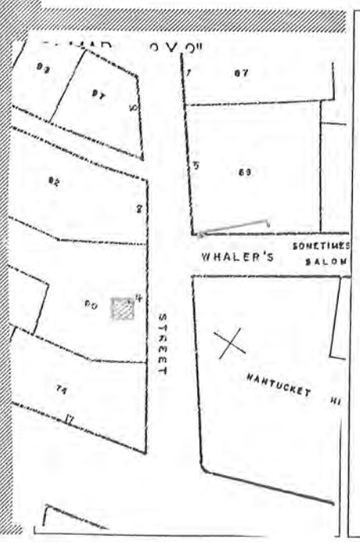
6. USE: Original: [illegible] Present: town offices

○ a. seasonal ✓ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No

Interior accessible, explain: yes - offices



9. PHOTO -- [illegible]



Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ✓ c. 1 3/4
- ○ d. 2
- ○ e. 2 1/2
- ○ f. 3
- ○ g. other: _____

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ○ a. roof walk
- ○ b. dormers on street facade
- ✓ c. dormers on side elevations
- ○ d. dormers on rear elevation
- ○ e. balustrade
- ○ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ✓ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ○ a. brick, unpainted
- ○ b. brick, painted
- ✓ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center
- ○ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ○ a. one
- ✓ b. two
- ○ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ✓ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ○ a. center
- ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ✓ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:
- ✓ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)
- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ✓ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: 12-sided wood piers support entrance

31. CONDITION:
- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

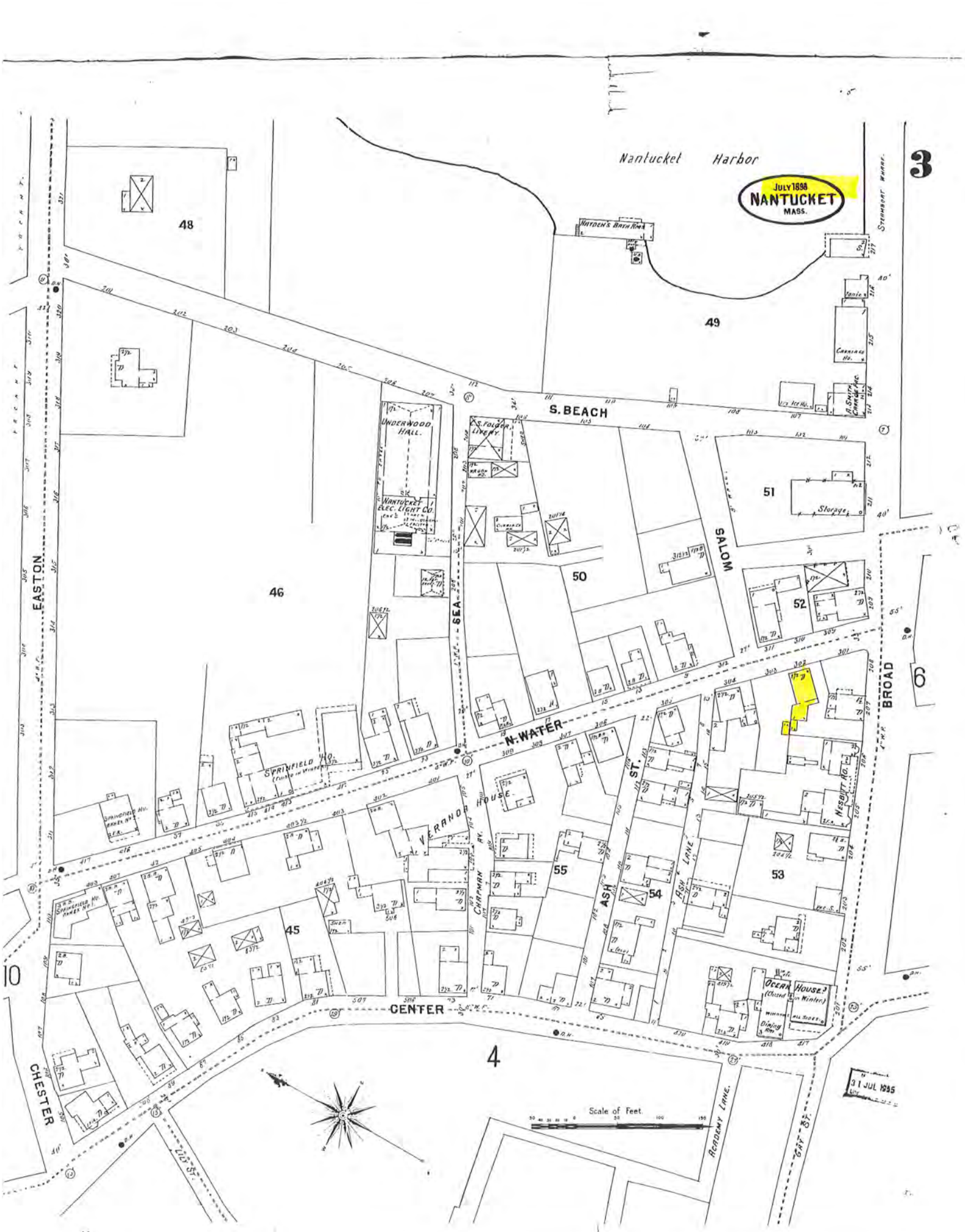
Major alterations or additions: Later dormers on sides, bay window south flank, (with dates if known) shed connected to house to add spider for 2 bedrooms & a bath. At some undetermined time a Masonic emblem window was placed in the south living room and a window in the dining room has colored panes. HABS

SIGNIFICANCE:

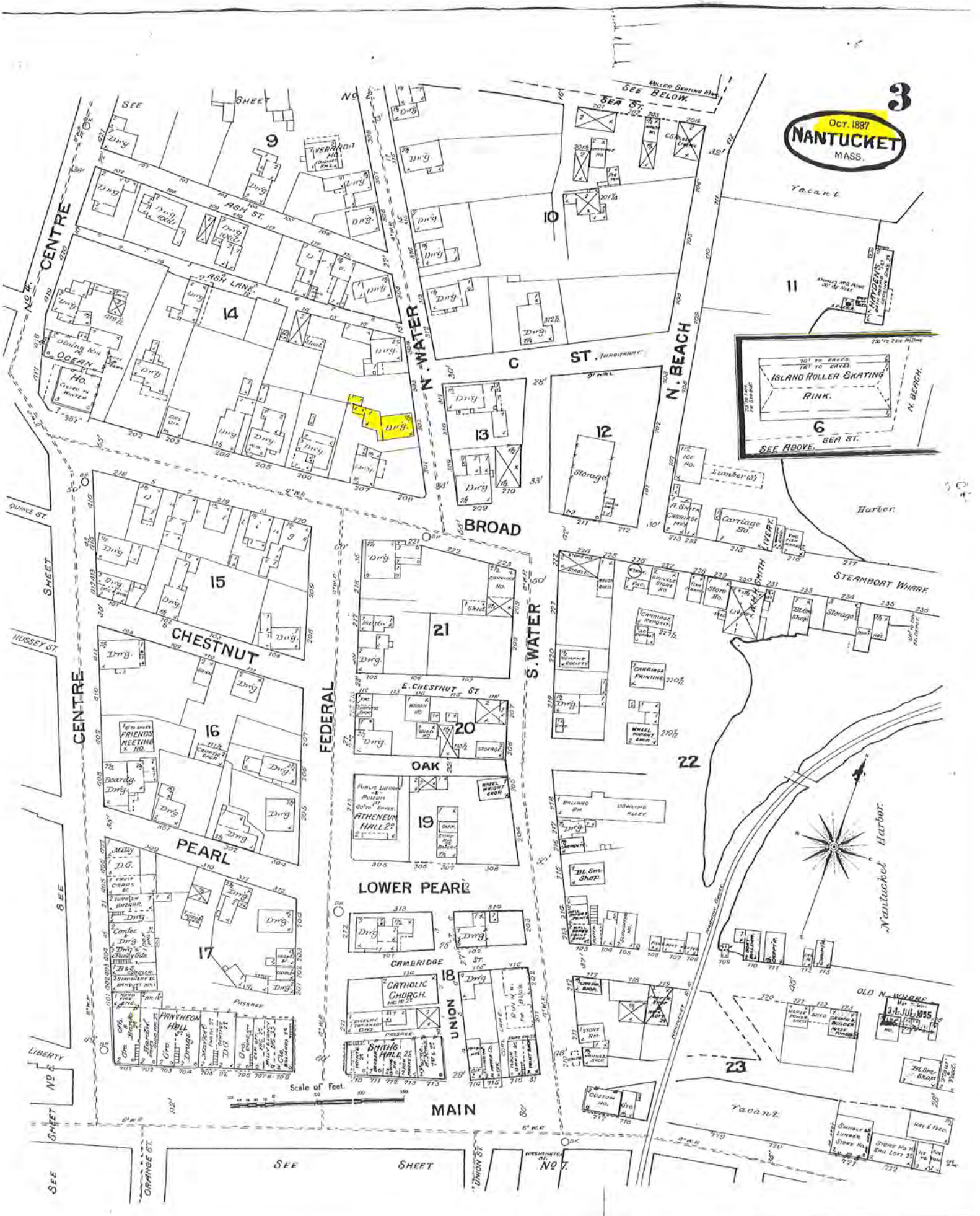
33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

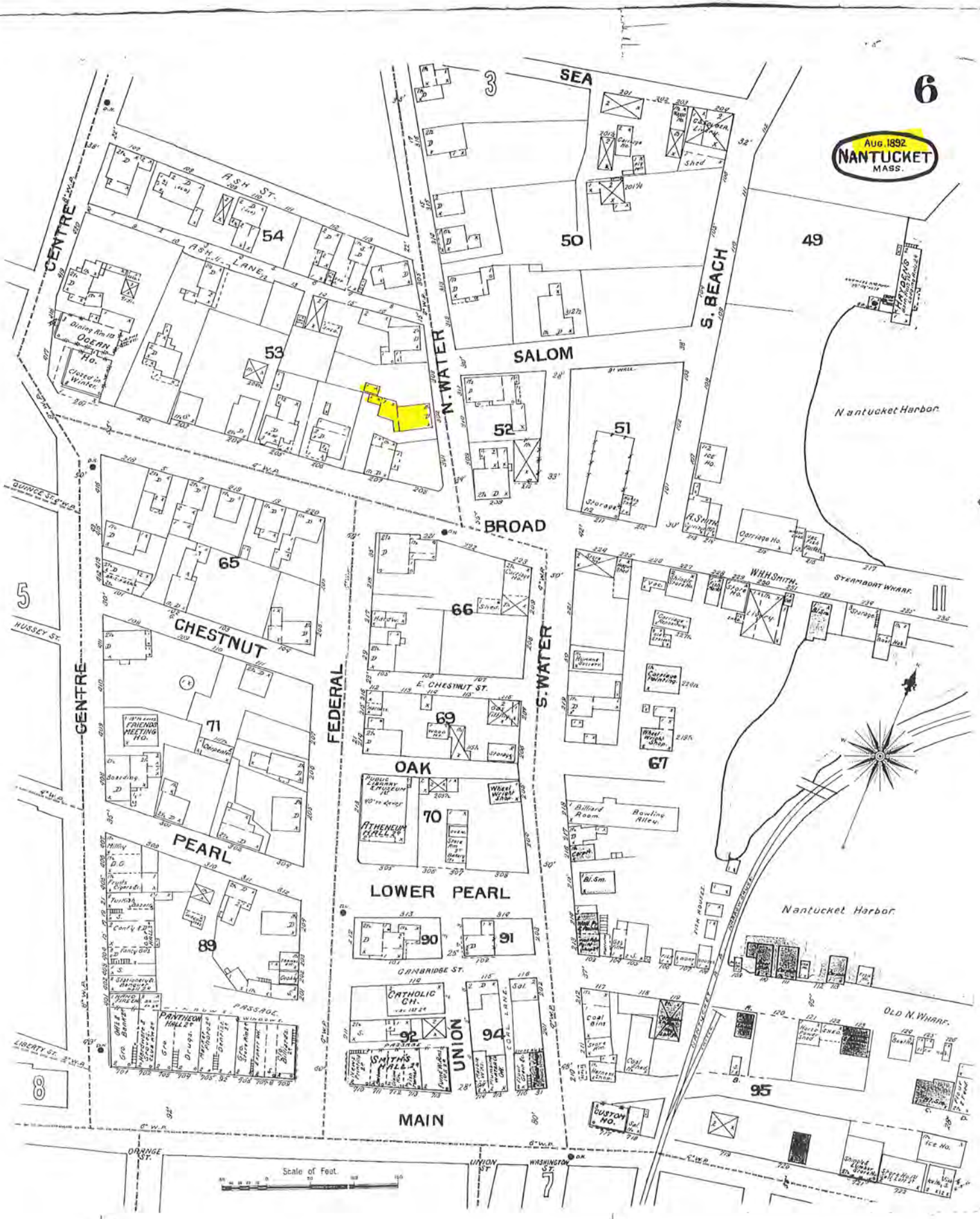
34. DATE OF INITIAL CONSTRUCTION: C 1846 SOURCE: [illegible]
ARCHITECT: _____
BUILDER: Edward F Eastern, housewright HABS

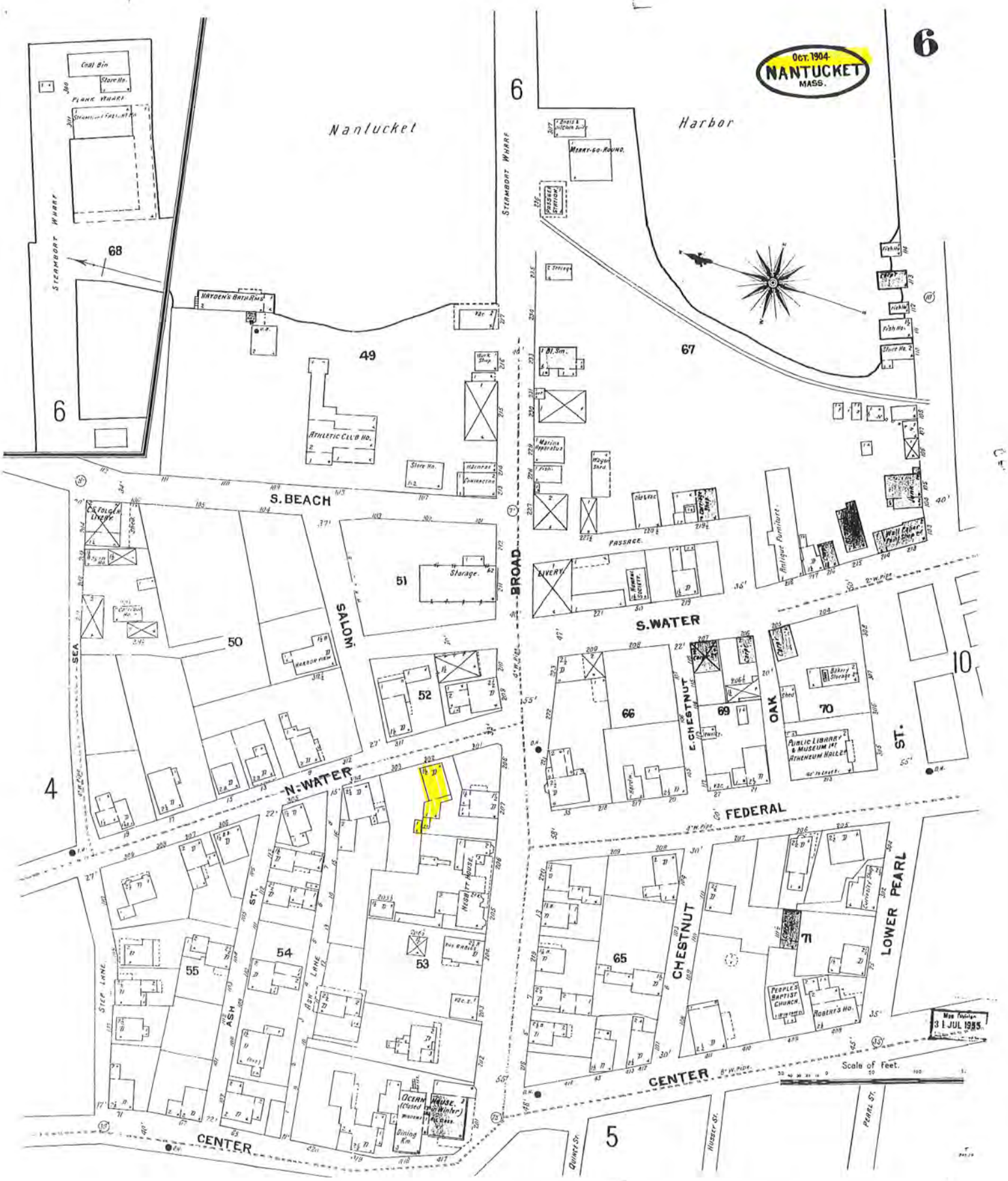
35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____



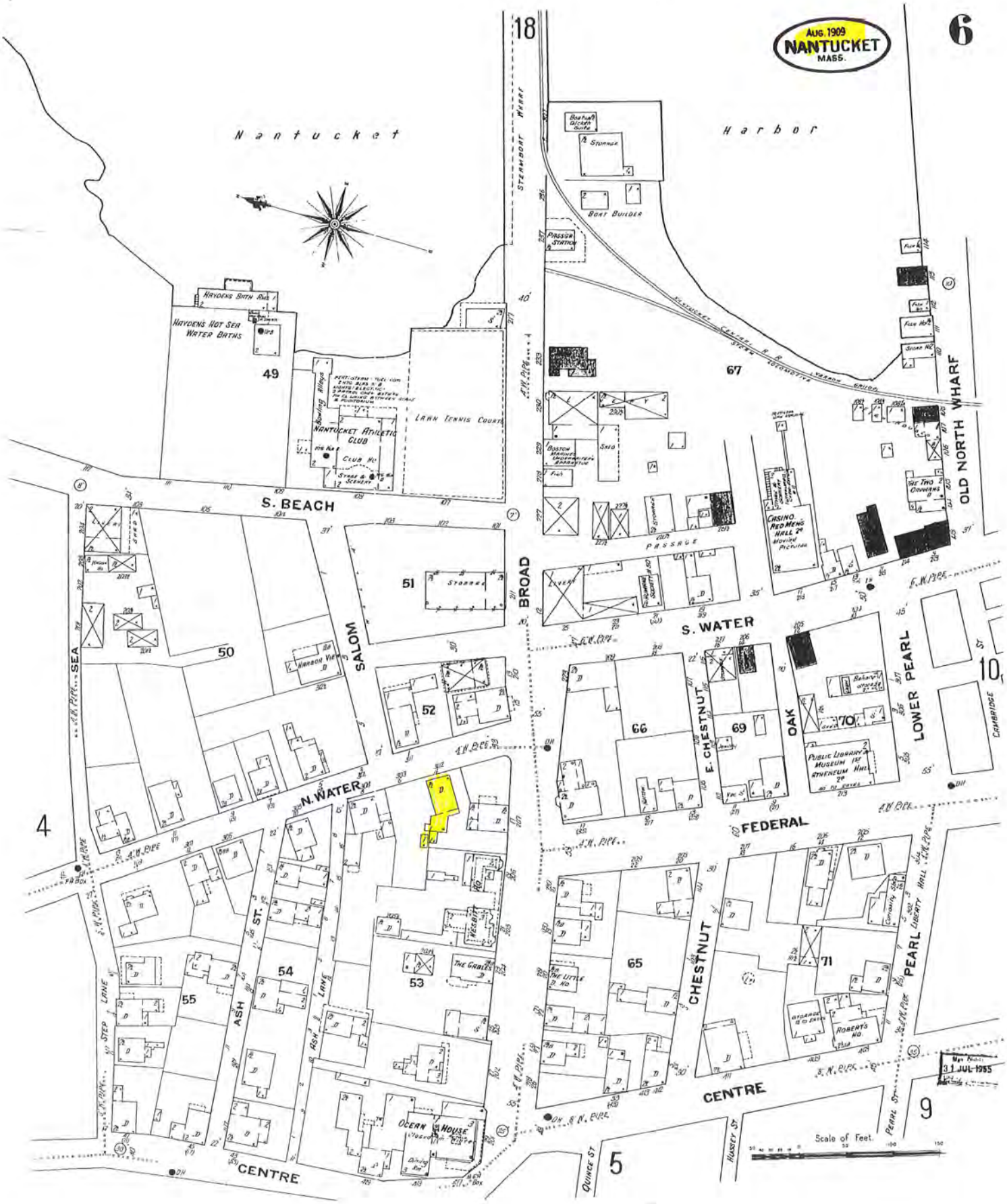
JULY 1898
NANTUCKET
MASS.
3
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
C. S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT RD.
55
54
53
45
10
OCEAN HOUSE
CENTER
4
CHESTER
LILY ST.
ACADEMY LANE
GAY ST.
Scale of Feet
31 JUL 1895


3
Oct. 1887
NANTUCKET
MASS.
SEE SHEET No 2
SEE BELOW
SEA ST.
ROLLER SKATING RINK
CENTRE
No 4
ASH ST.
ASH LANE
OCEAN HO.
N. WATER
C ST.
N. BEACH
ISLAND ROLLER SKATING RINK.
SEE ABOVE
SEA ST.
N. BEACH
Vacant
Harbor
STEAMBOAT WHARF
BROAD
CHESTNUT
E. CHESTNUT ST.
S. WATER
FEDERAL
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
FRIENDS MEETING HO.
ATHENEUM HALL 2d
CATHOLIC CHURCH
SMITH'S HALL 2d
PANTHEON HALL
Storage
Lumber
Carriage Ho.
Nantucket Harbor
OLD N. WHARF
Scale of Feet
SEE SHEET No 7
SEE SHEET No 5
SEE SHEET
QUINCE ST.
HUSSEY ST.
LIBERTY
ORANGE ST.
UNION ST.
WASHINGTON ST.
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
6

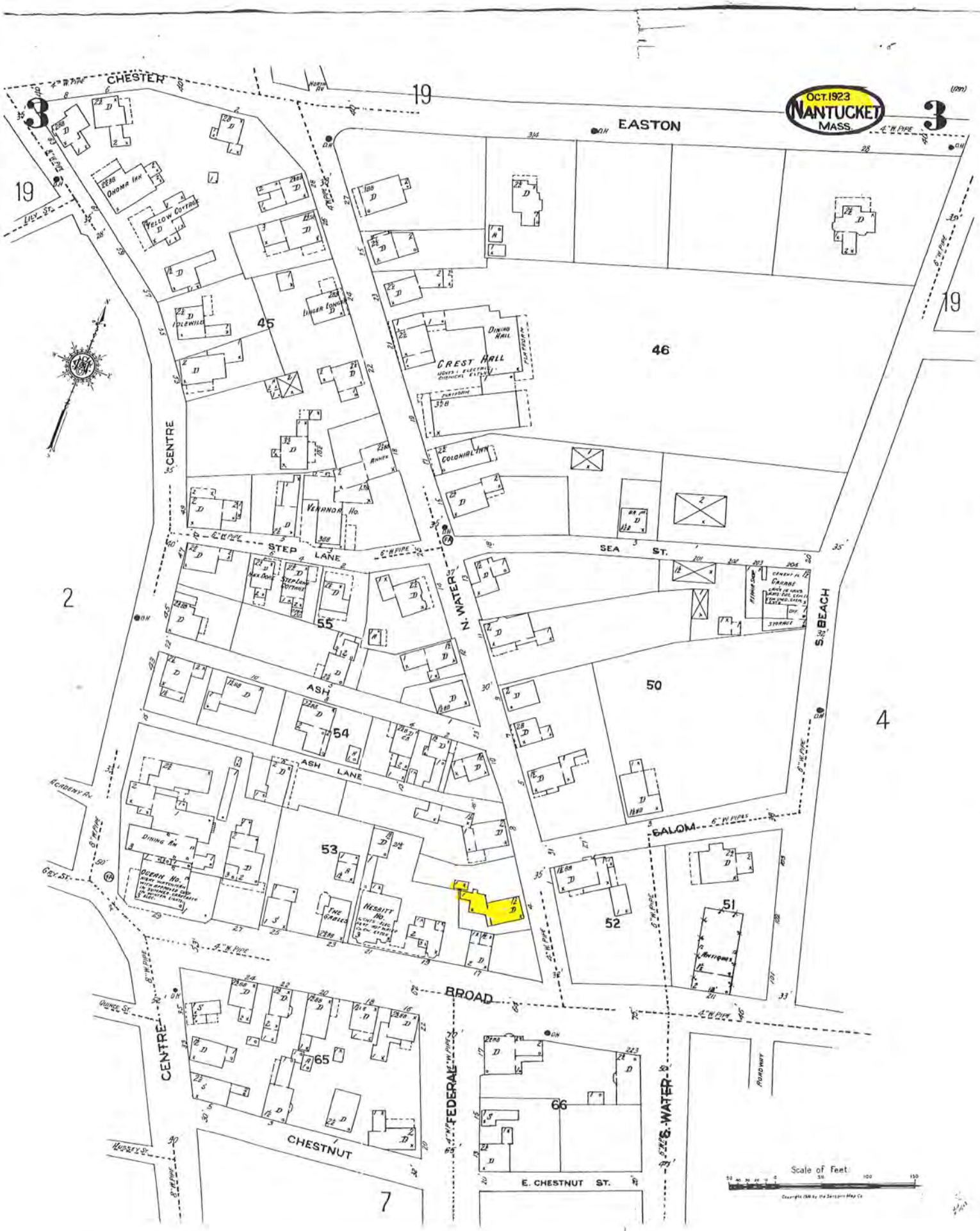

6
AUG. 1892
NANTUCKET
MASS.
SEA
ASH ST.
ASH LANE
CENTRE
OCEAN HO.
N. WATER
SALOM
S. BEACH
Nantucket Harbor
BROAD
CHESTNUT
FEDERAL
E. CHESTNUT ST.
S. WATER
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
HUSSEY ST.
QUINCE ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
STEAMBOAT WHARF
OLD N. WHARF
FRIENDS MEETING HO.
ATHENEUM HALL
PUBLIC LIBRARY & MUSEUM
CATHOLIC CH.
SMITH'S HALL
PANTHEON HALL
CUSTOM HO.
ICE HO.
Scale of Feet.



Oct. 1904
NANTUCKET
MASS.
6
Nantucket
Harbor
Merry-go-round
Passenger Station
Steamboat Wharf
Coal Bin
Store No.
Plank Wharf
68
Hayden's Bath Rms
49
Athletic Club Ho.
Store No.
Harness
Carriage
67
Marine Apparatus
Wagon Shed
Old & Fac
Carriage Shop
Antique Furniture
Wall Paper Paint Shop
Passage
Livery
Storage
51
S. Beach
Broad
Salom
S. Water
C. F. Folger Livery
Carriage Ho.
Harbor View
50
52
Sea
4
N. Water
66
E. Chestnut
69
Oak
70
Bakery Storage
Public Library & Museum 1st Atheneum Hall 2d
10
St.
Federal
Lower Pearl
Chestnut
65
71
People's Baptist Church
Robert's Ho.
Ash St.
Ash Lane
54
55
53
Negbitt House
Step Lane
Ocean House (Closed in Winter)
Dining Rm.
Center
5
Quince St.
Hussey St.
Pearl St.
Scale of Feet.
31 JUL 1955



AUG. 1909
NANTUCKET
MASS.
6
18
Nantucket
Harbor
STEAMBOAT WHARF
BOAT BUILDER
PASSGR STATION
HAYDENS BATH RMS
HAYDENS HOT SEA WATER BATHS
49
NANTUCKET ATHLETIC CLUB
LAWN TENNIS COURTS
67
OLD NORTH WHARF
S. BEACH
51
BROAD
S. WATER
CASINO. RED MENS HALL 2d
PASSAGE
50
SALOM
52
66
E. CHESTNUT
69
OAK
70
LOWER PEARL
10
CAMBRIDGE
N. WATER
FEDERAL
4
SEA
54
ASH ST.
55
53
THE GABLES
65
CHESTNUT
71
PEARL
LIBERTY HALL
STEP LANE
ASH LANE
ROBERTS HO.
CENTRE
OCEAN HOUSE
9
5
QUINCE ST
HUSSEY ST
PEARL ST
Scale of Feet.
31 JUL 1955


OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CHESTNUT
FEDERAL
S. WATER
E. CHESTNUT ST.
CREST HALL
DINING HALL
COLONIAL INN
VENANDA HO.
OHOMA INN
YELLOW COTTAGE
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.

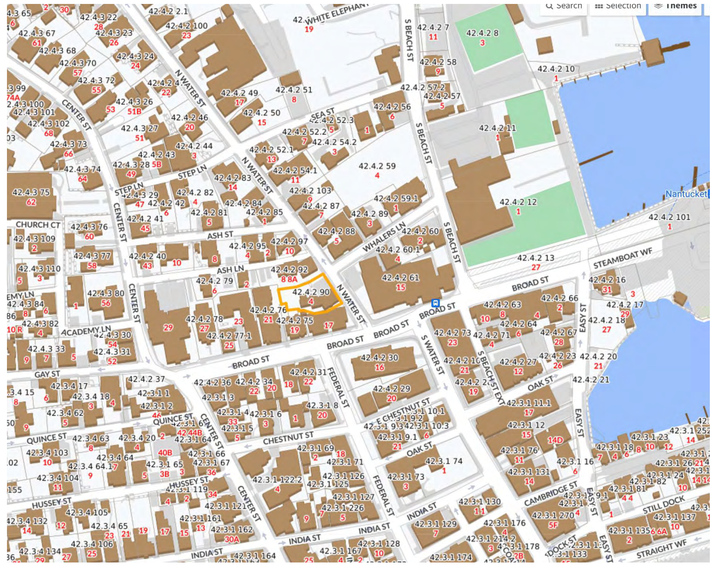
Date 7/1/24 Signature of owner of record _____ Signed under penalties of perjury

4 North Water Street

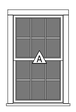
Nantucket, MA

07.01.24

HDC SUBMISSION

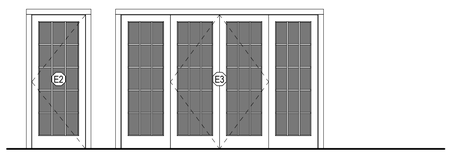


2 Locus Map
1/4" = 1'-0"

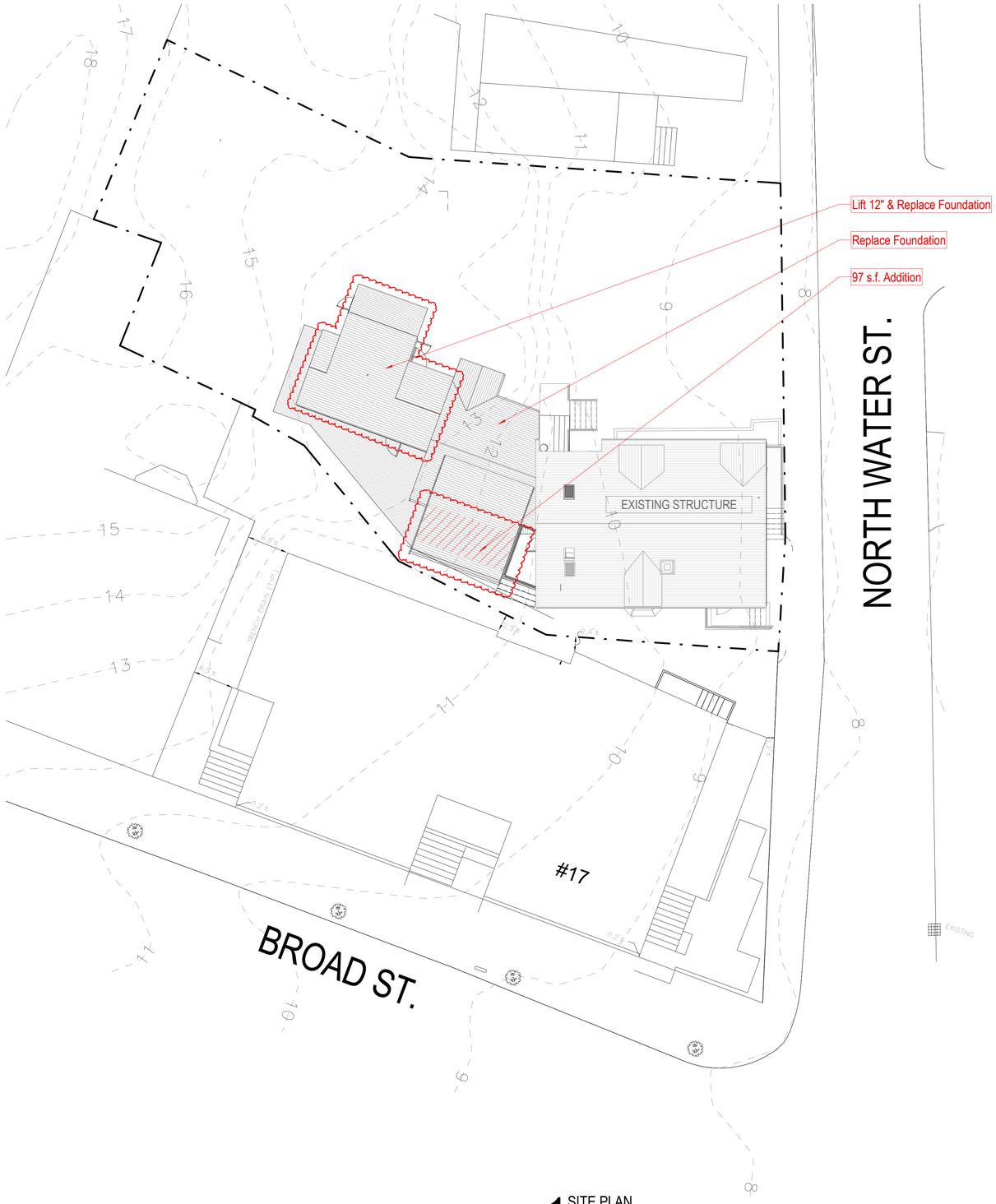


Double Hung
6/6 TDL

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

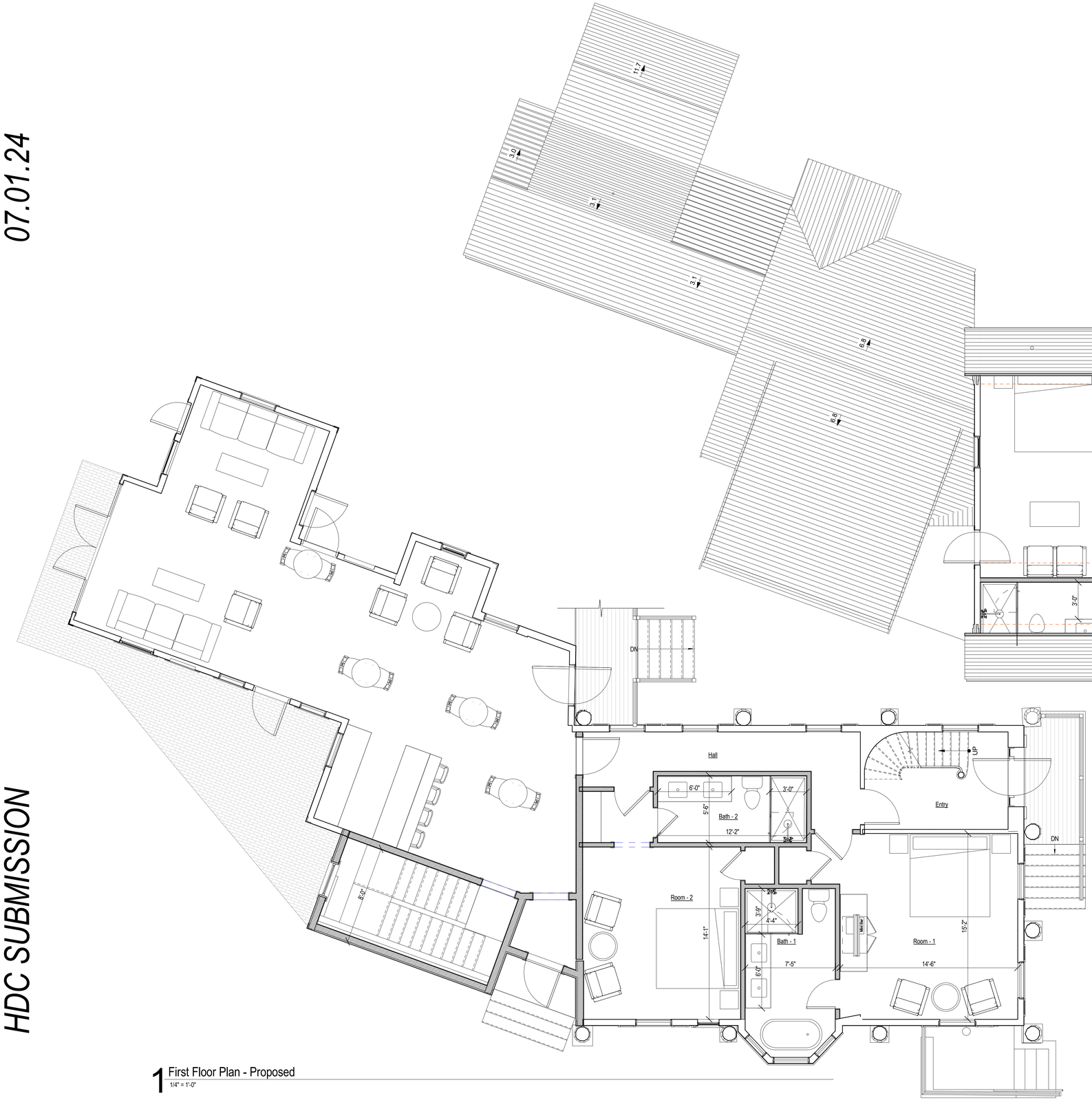
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION. EMERITUS DEVELOPMENT LTD. - THESE DRAWINGS HAVE BEEN PREPARED AS BEING NECESSARY TO OBTAIN A BUILDING PERMIT & ARE NOT FOR CONSTRUCTION. DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101

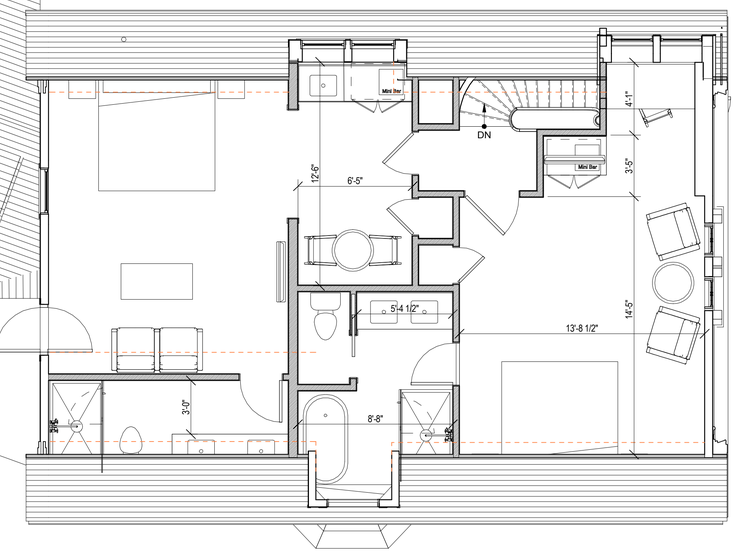
2313

07.01.24

HDC SUBMISSION



1 First Floor Plan - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
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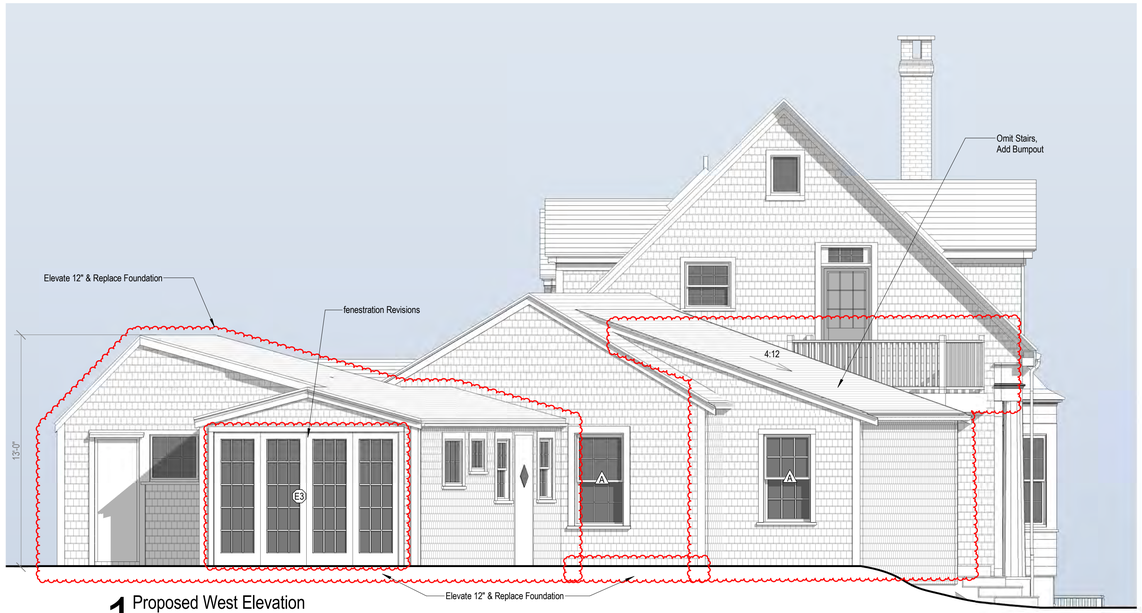
A.101

2313

07.01.24

HDC SUBMISSION



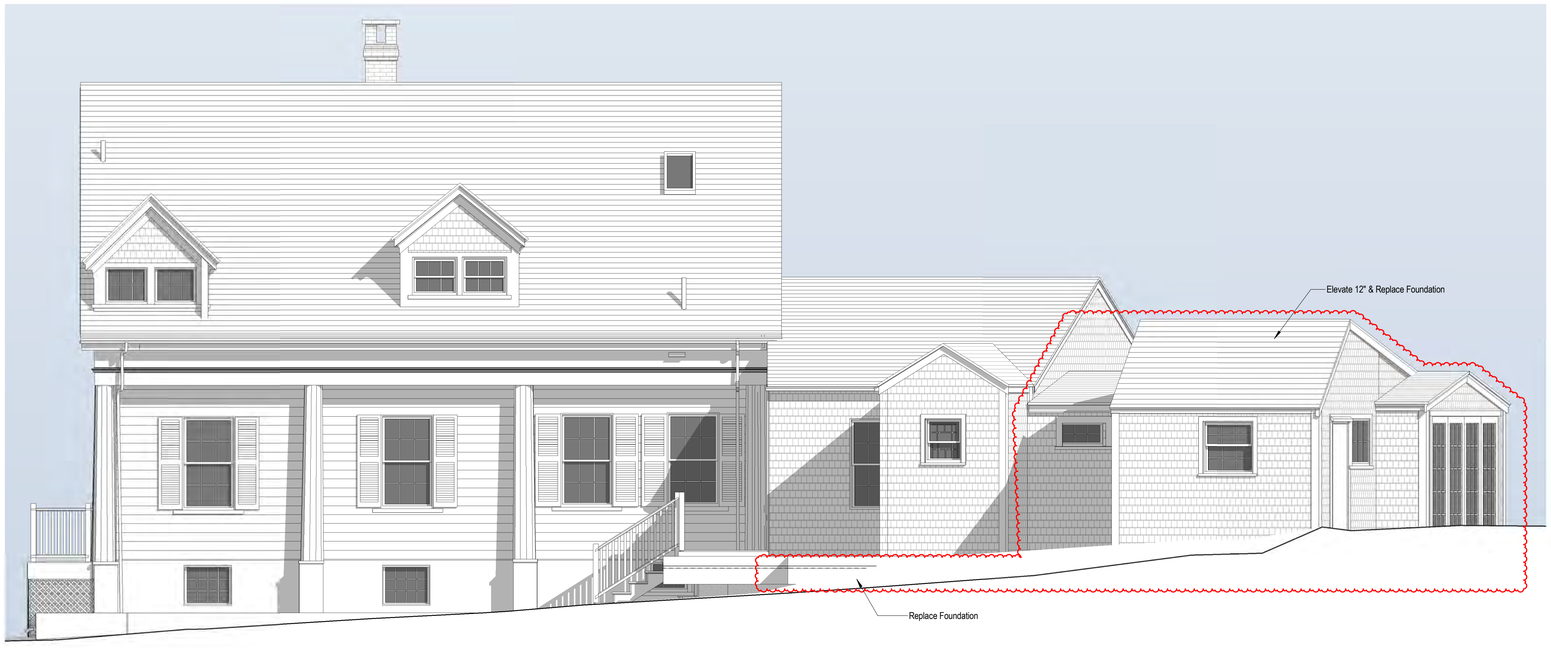
1 Proposed West Elevation
1/4" = 1'-0"



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

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Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
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A.202

2313

07.01.24

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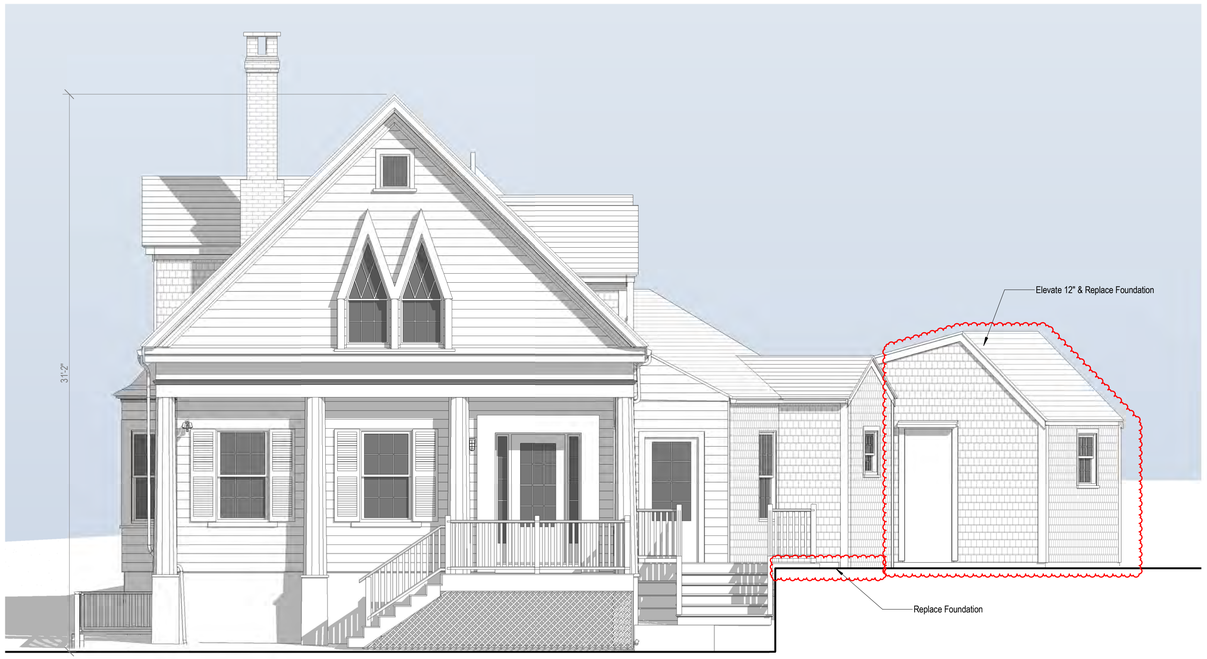


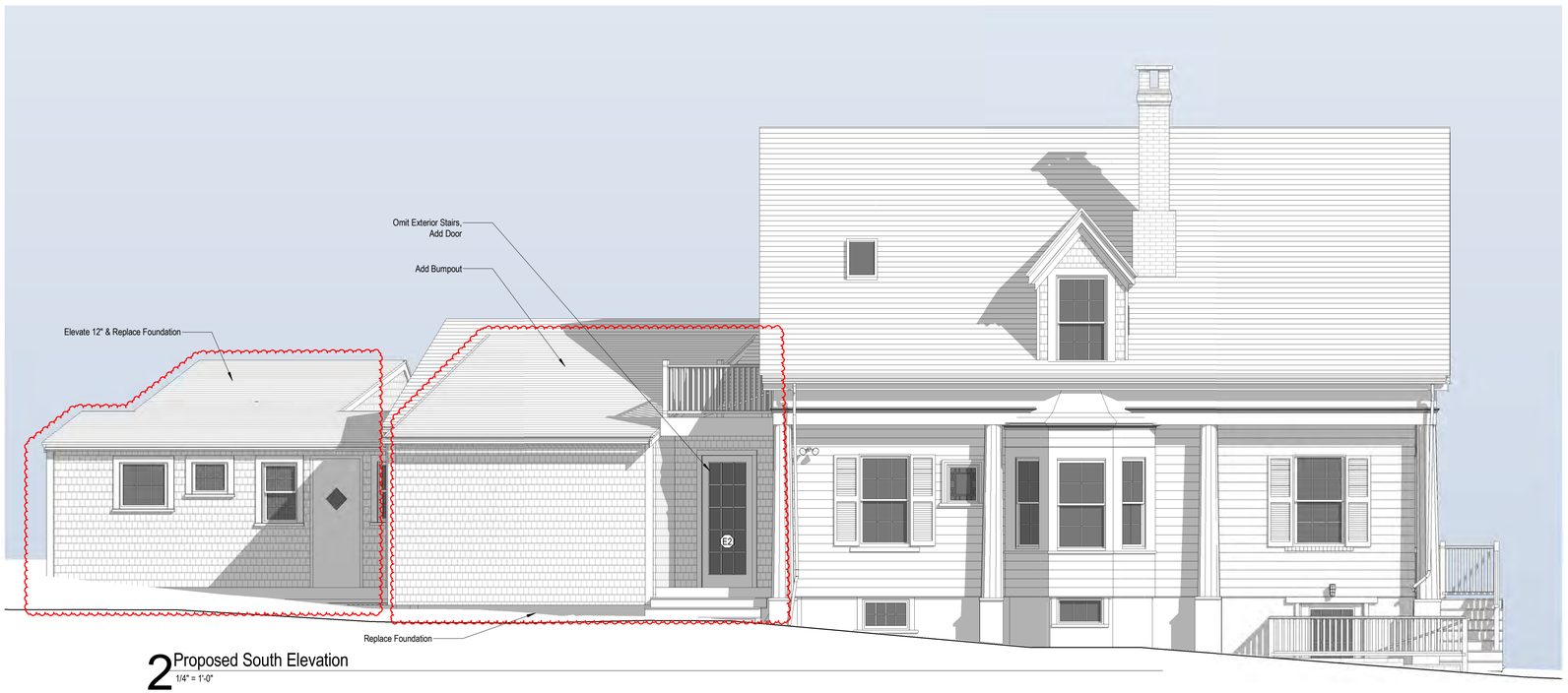
1 Proposed East Elevation
1/4" = 1'-0"



3 Existing East Elevation
1/8" = 1'-0"



4 Existing South Elevation
1/8" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

2313

4 North Water Street

Nantucket, MA

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Revisions

Revision 1 Date 1

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A.201

2313

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

45B Vestal St
Pool and Hardscape
2024.10.07

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
200, ck 0819	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:*** Owners Authorization Letter
N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Hightide Homes LLC

STREET ADDRESS 45B Vestal St

MAP/PARCEL 41/591

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.07.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10.07.2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 591

Street & Number of Proposed Work: 46 B VESTAL ST.

Owner of record: HIGHTIDE HOMES LLC.

Mailing Address: 6 HICKORY LN
DARIEN, CT. 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 5083673018 E-mail: _____
lindsay@atlanticlandscapingnc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R-20) ☐ Roof ☐ Other RET WALL 30"H x 51'-0" LONG

Size of Structure or Addition: Length: 10-0 Sq. Footage 1st floor: _____ ~~Decks/Patio~~: Size: 312 SF ☐ 1st floor ☐ 2nd floor

Width: 10-0 Sq. footage 2nd floor: _____ BLUESTONE Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls PARGED W/STONE CAP

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

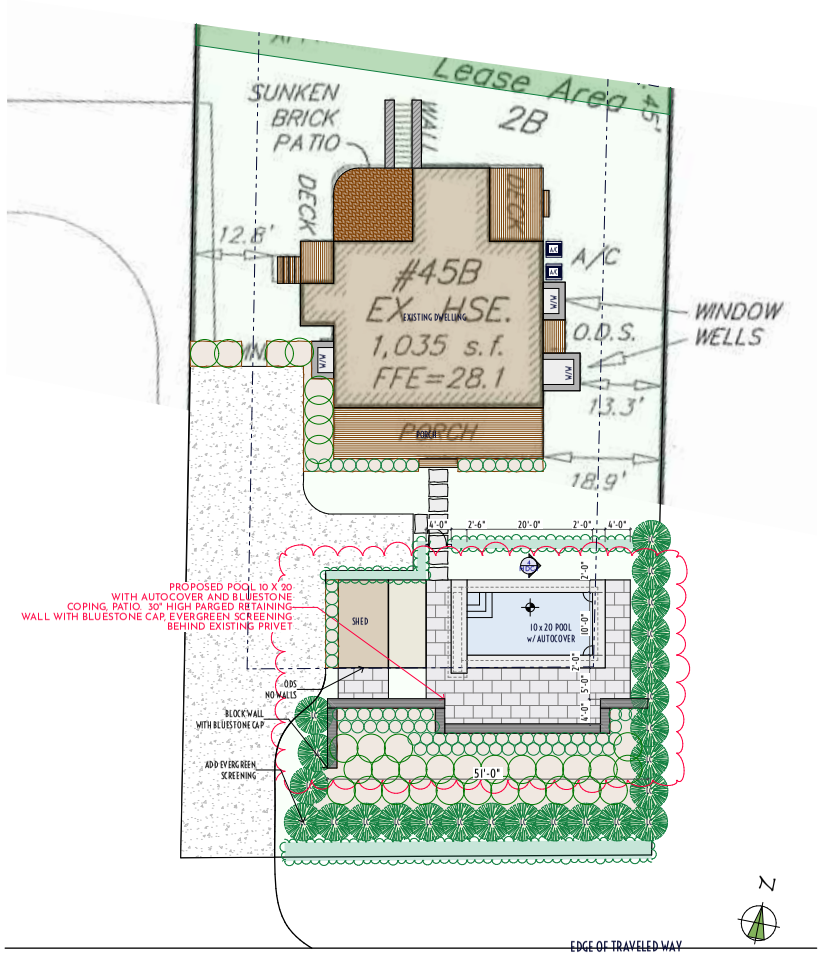
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the appli tion into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submissio any revisions to this application will initiate a new sixty-day review period.

Date 10/07/2024 Signature of owner of record _____ Signed under penalties of perjur



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-41 P-591

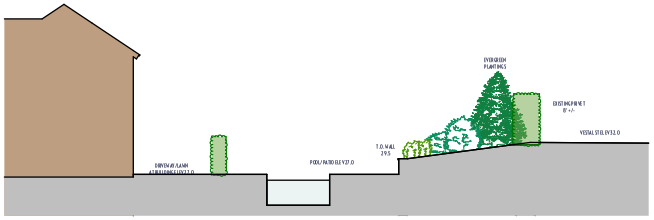
Property Information
Property ID 100330
Location 45 A&B VESTAL ST
Owner MITCHELL KEITH & H & HIDETIDE HOMES LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

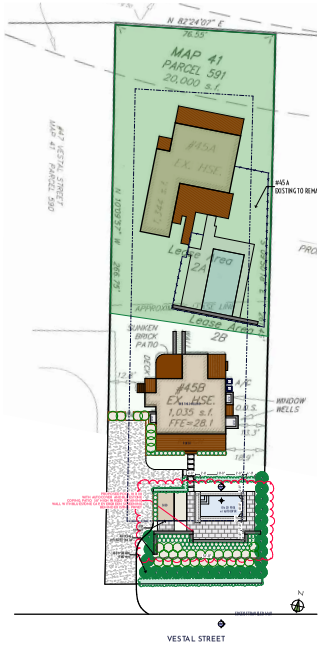
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



4 SITE SECTION thru POOL
SCALE: 1" = 10'



3 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
45B Vestal St
Nantucket, Ma.
02554

M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/7/24
Drawing No.:

HDC-1

Surveyor	Contact
Bracken	LC

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1 LOCUS M-41 P-591

Property Information

Property ID 100330
Location 45 A&B VESTAL ST
Owner MITCHELL KEITH & H & HIDETIDE HOMES LLC

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
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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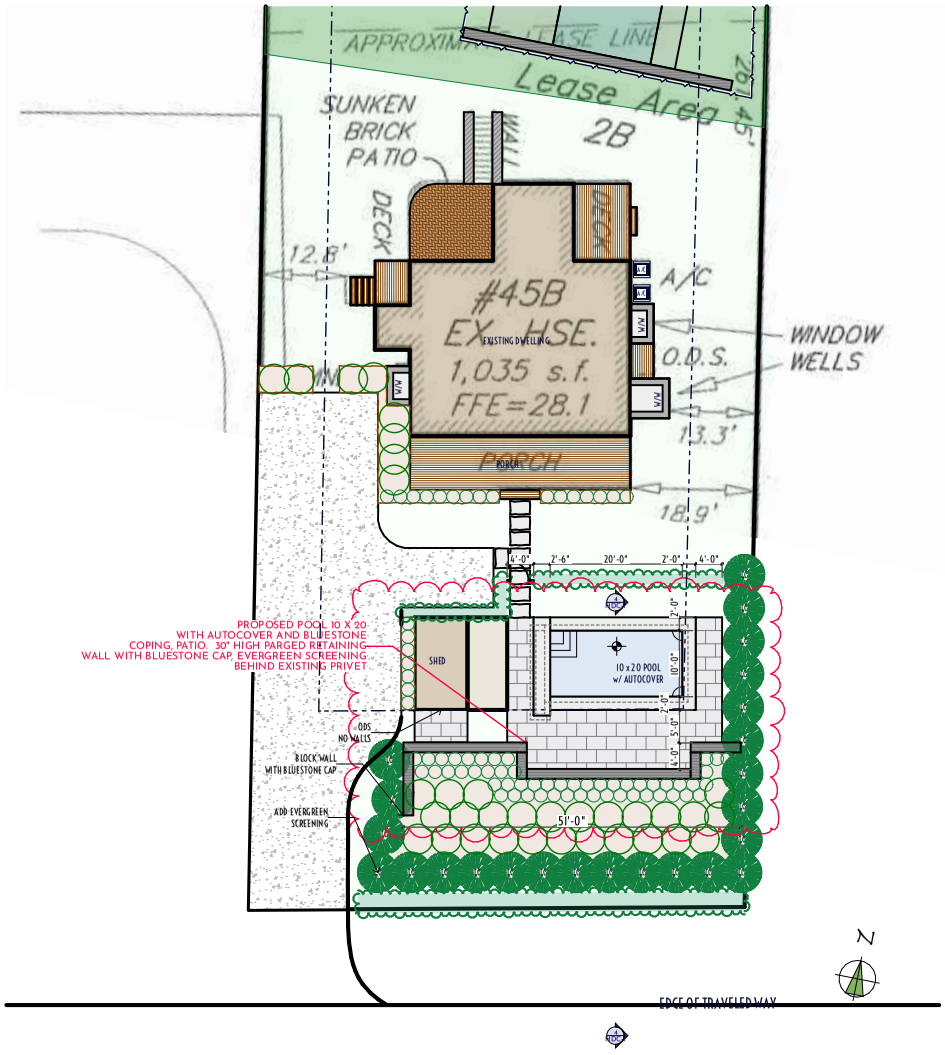

1 HDC LANDSCAPE PLAN

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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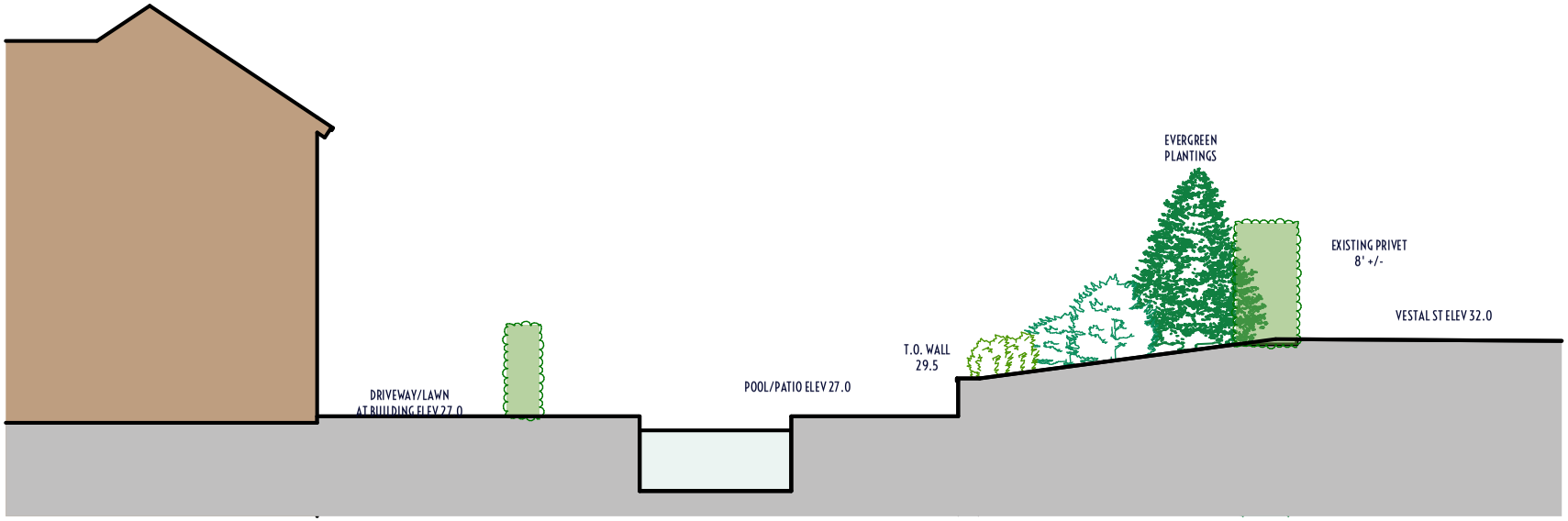

1 SITE SECTION thru POOL

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

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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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 129

Street & Number of Proposed Work: 35 INDIA ST

Owner of record: KEEGAN HODGES

Mailing Address: _____

Contact Phone #: 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 _____

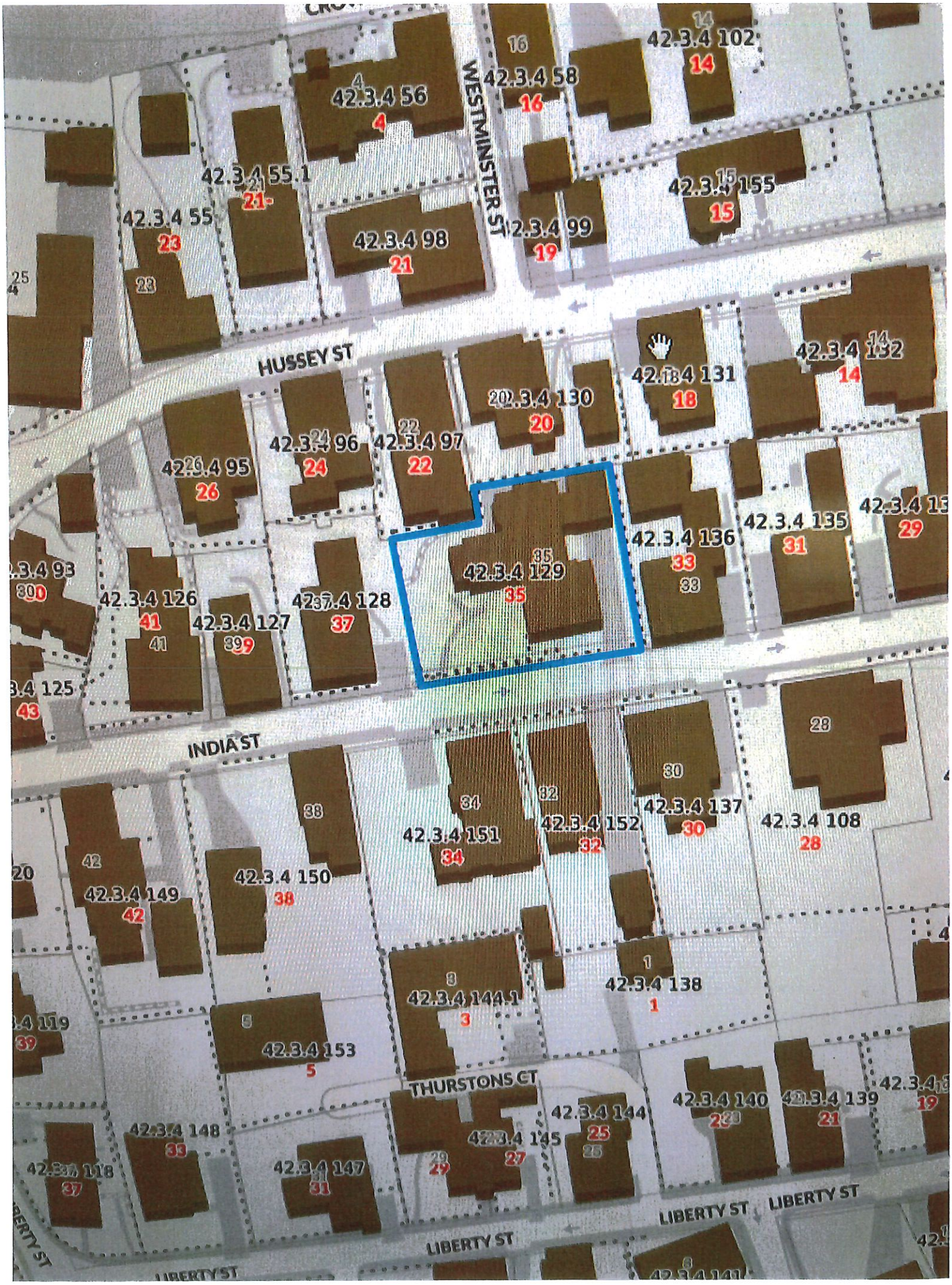
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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
4
42.3.4 58
16
42.3.4 102
14
42.3.4 55.1
21
42.3.4 55
23
42.3.4 98
21
42.3.4 99
19
42.3.4 155
15
42.3.4 131
18
42.3.4 130
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42.3.4 132
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42.3.4 96
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42.3.4 97
22
42.3.4 95
26
42.3.4 129
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42.3.4 135
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42.3.4 136
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42.3.4 126
41
42.3.4 127
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42.3.4 128
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42.3.4 125
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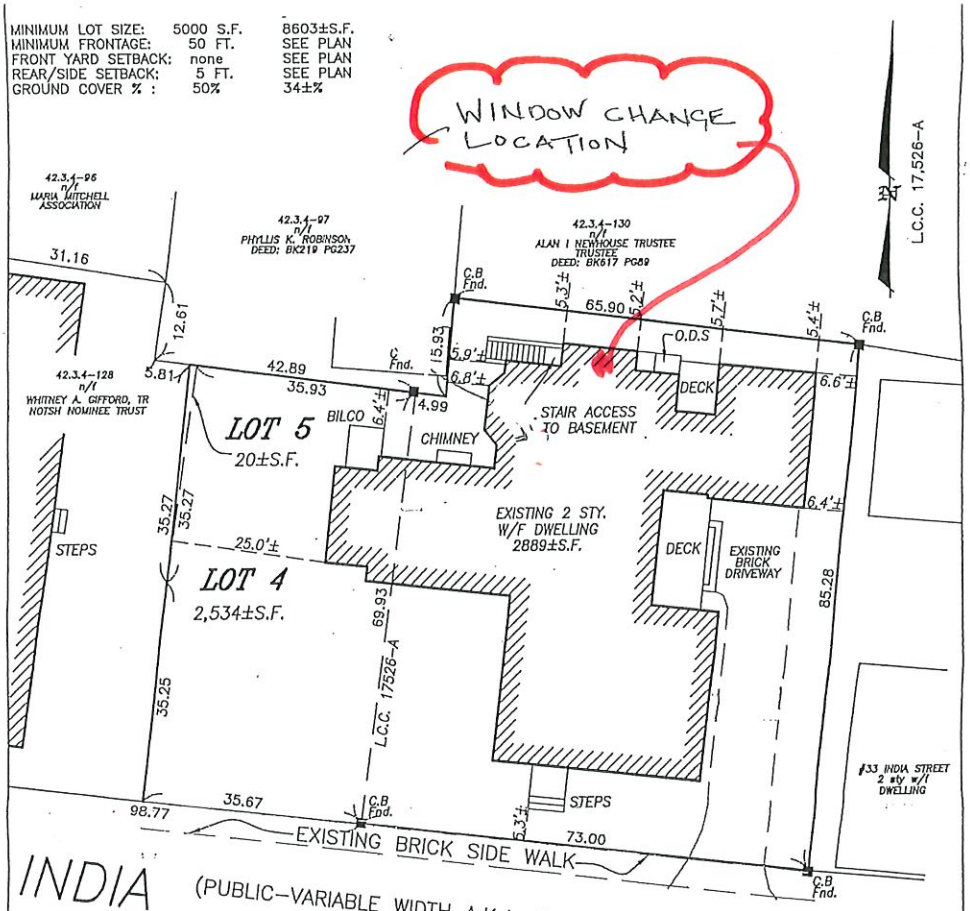
42.3.4 151
34
42.3.4 152
32
42.3.4 137
30
42.3.4 108
28
42.3.4 150
38
42.3.4 149
42
42.3.4 138
1
42.3.4 144.1
3
42.3.4 153
5
42.3.4 144
25
42.3.4 145
27
42.3.4 140
23
42.3.4 139
21
42.3.4 148
33
42.3.4 147
31
42.3.4 118
37

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

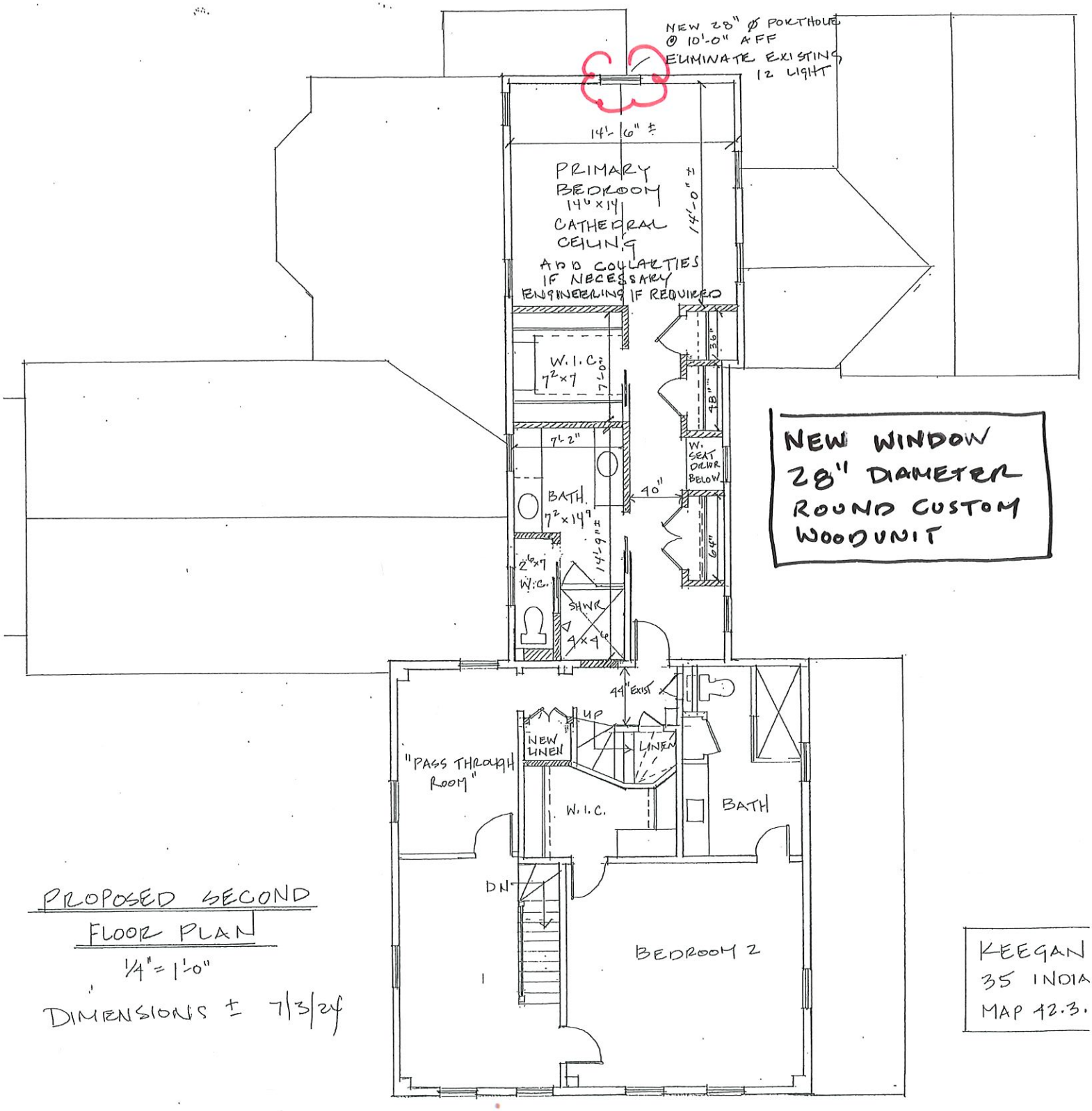
Owner: . . . IAN R. MACKENZIE . . . . . CAROLYN B. MACKENZIE . . . . . .

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

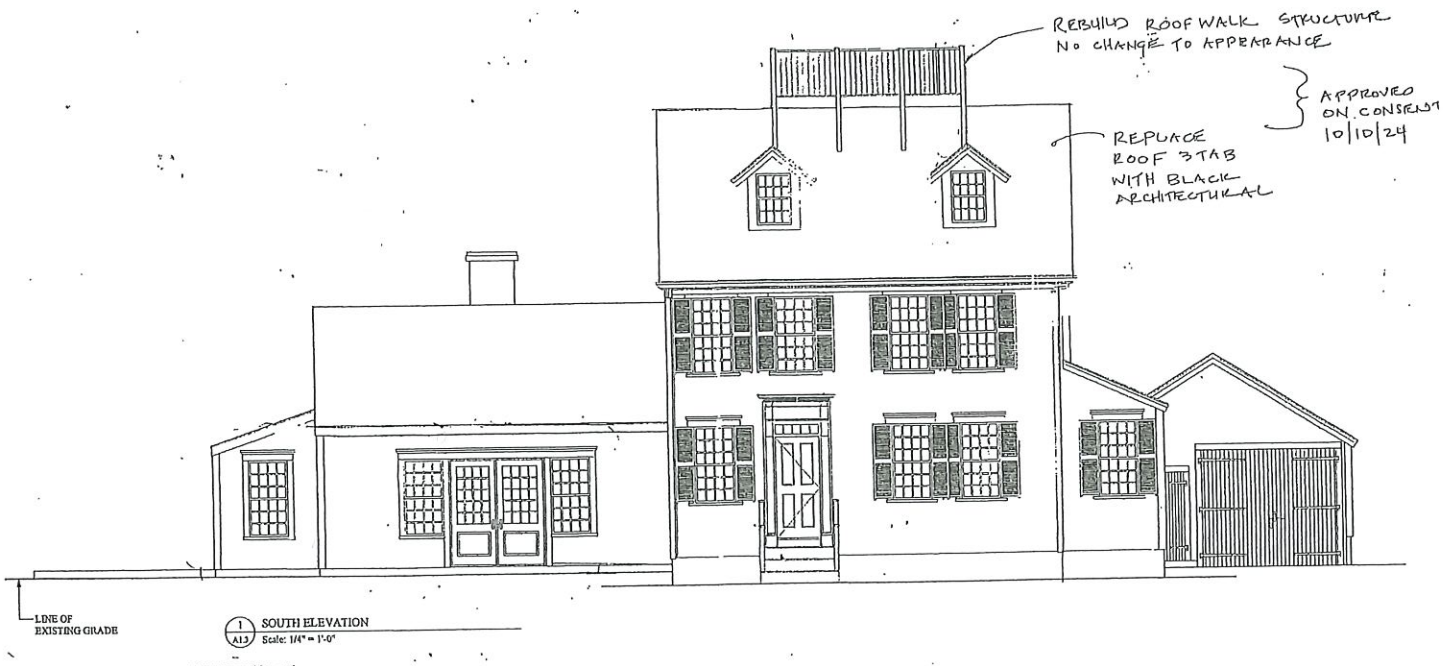


PROPOSED SECOND FLOOR PLAN

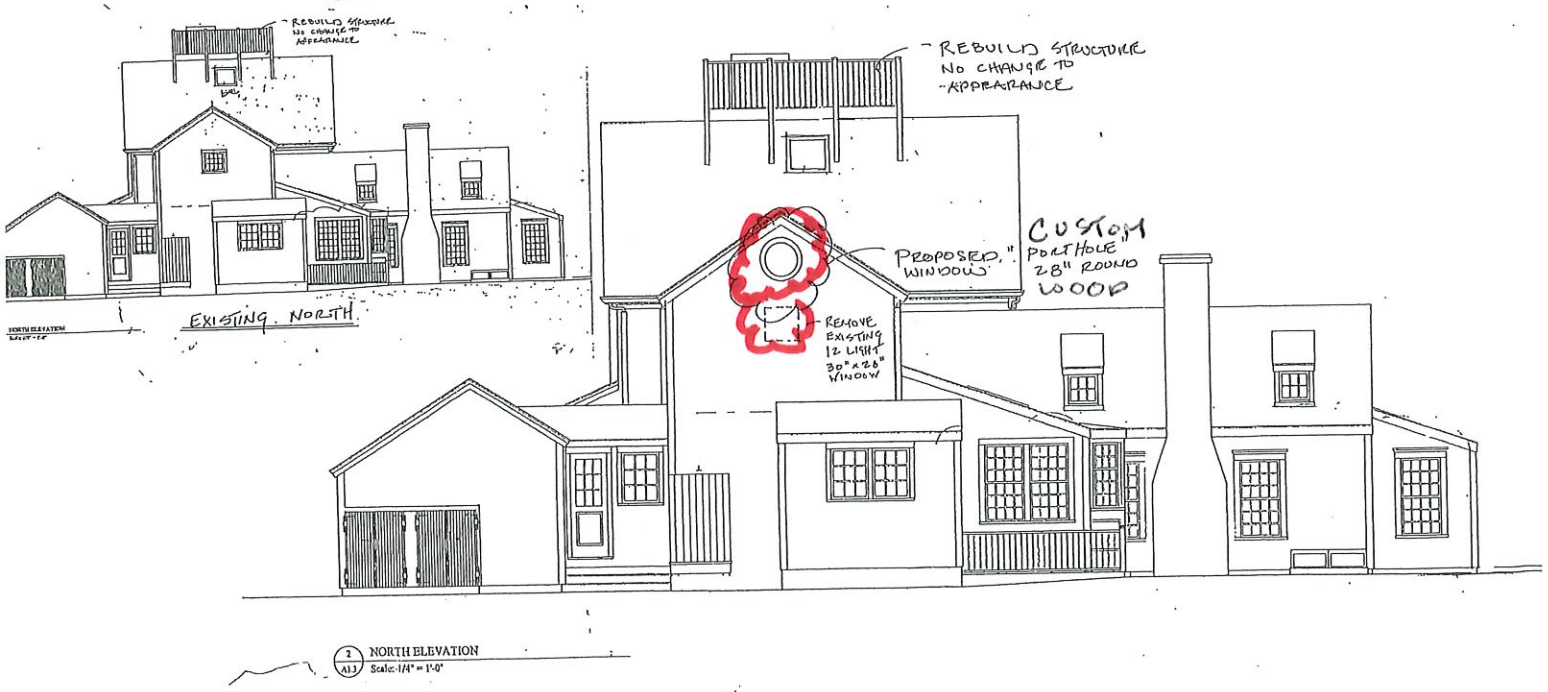
1/4" = 1'-0"

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

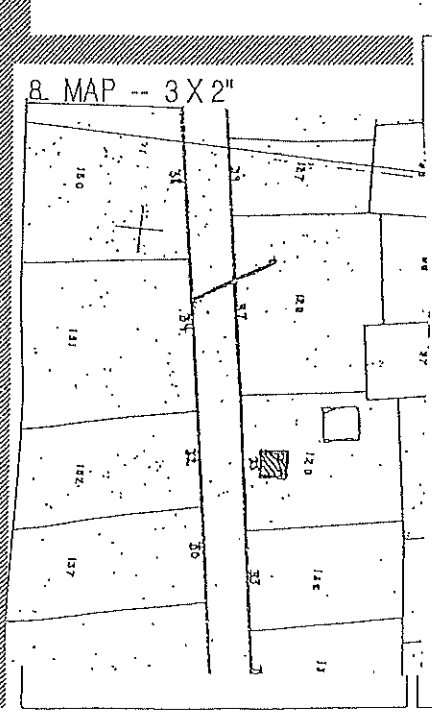
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built c. 1786 for George Lawrence. 1788 - Lawrence to Joseph Harris for 300 pounds. 1792 - Harris to Seth Bunker for 330 pounds. 1795 - Martha Swain "widow of David," from Bunker for $1200. Swain family until 1880. 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

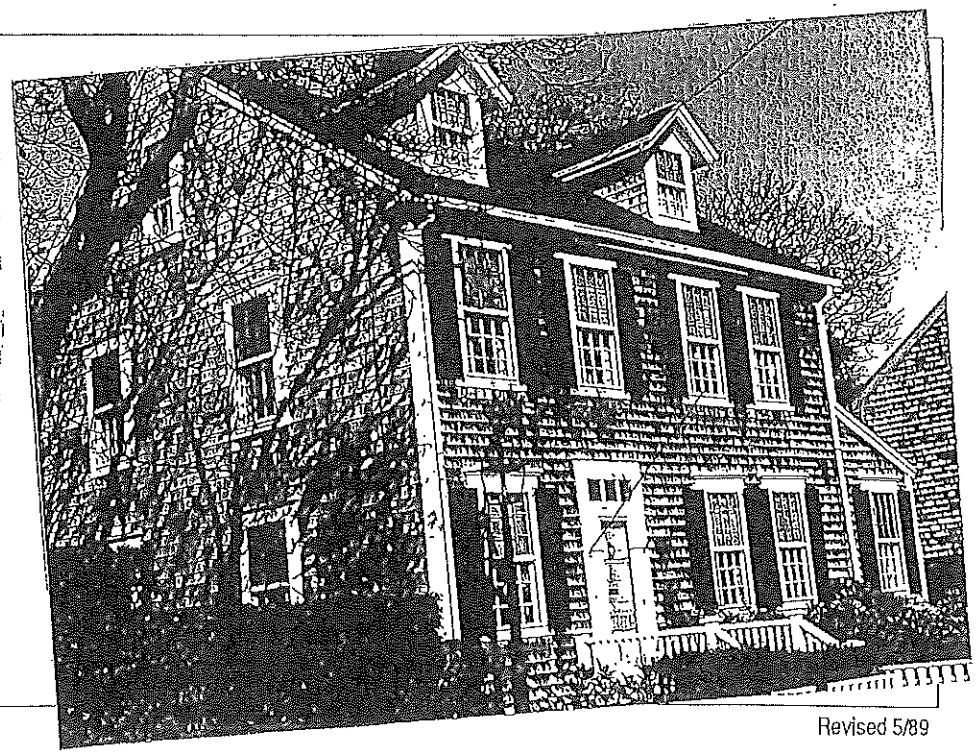
6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

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)

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 _____

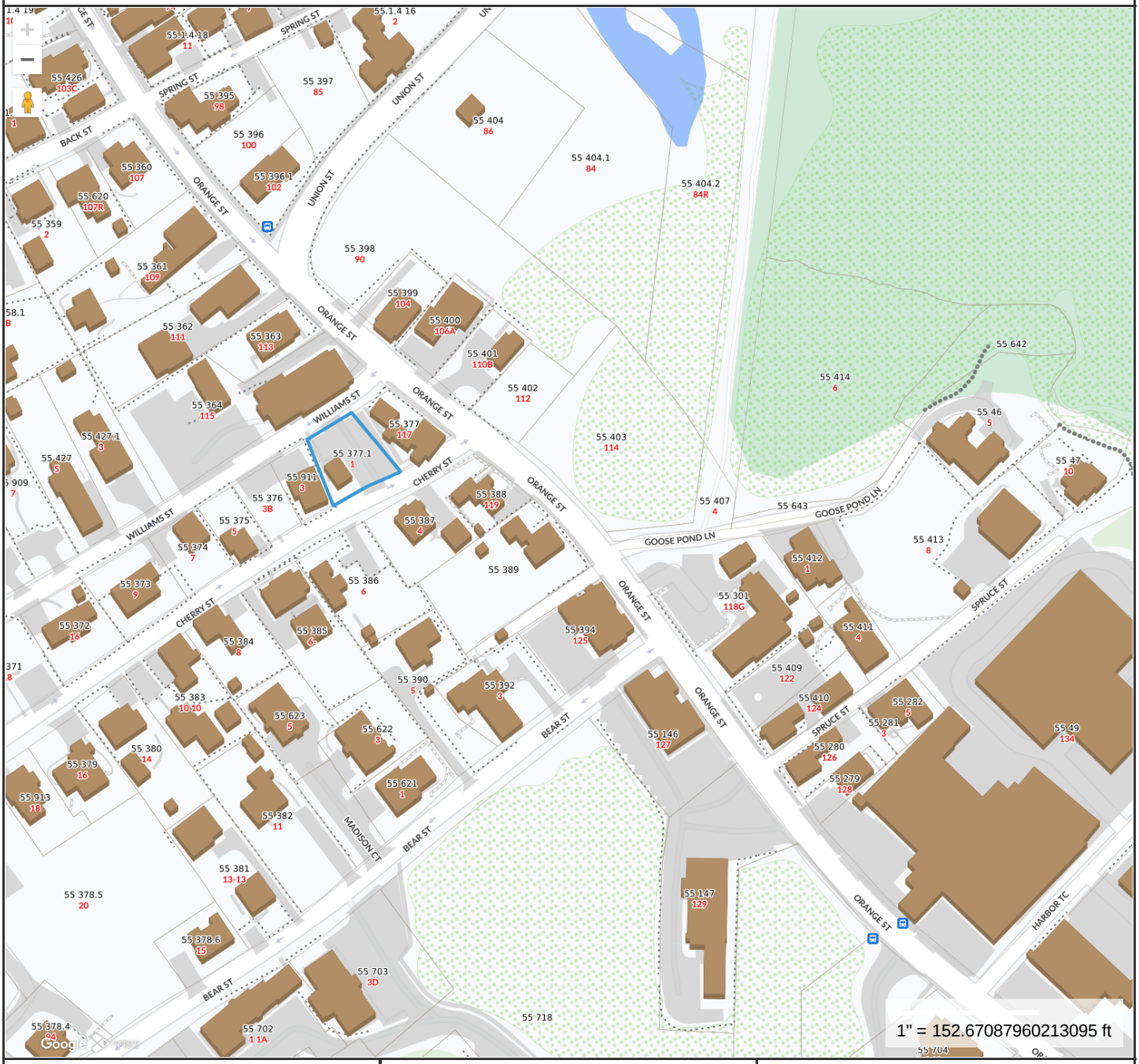
Trim _____ Sash _____ Doors WHITE (TME)

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

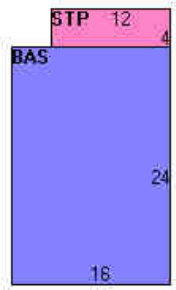
Building Attributes	
Field	**Description**
Style:	Fast Food
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior 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:

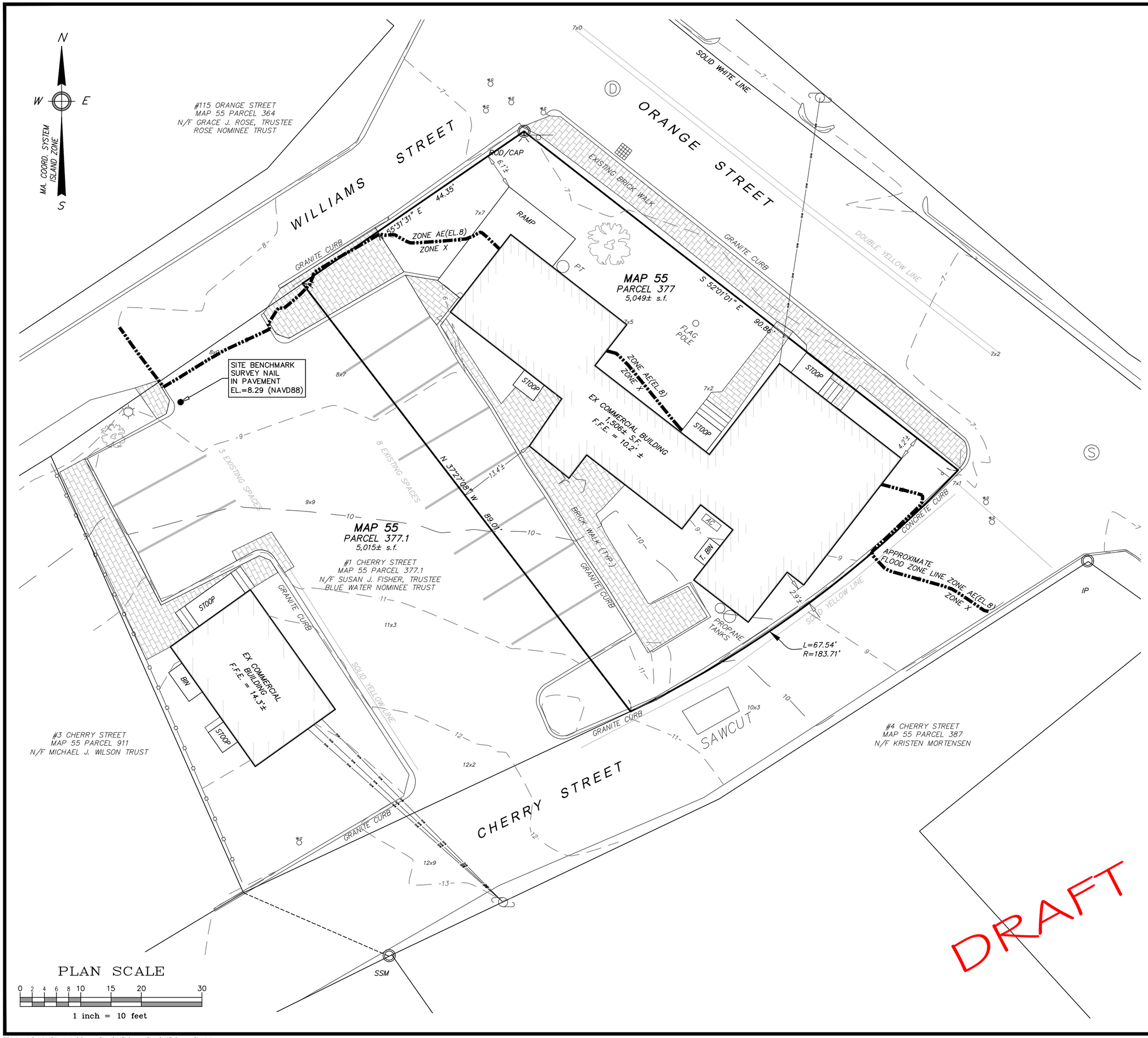
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior 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

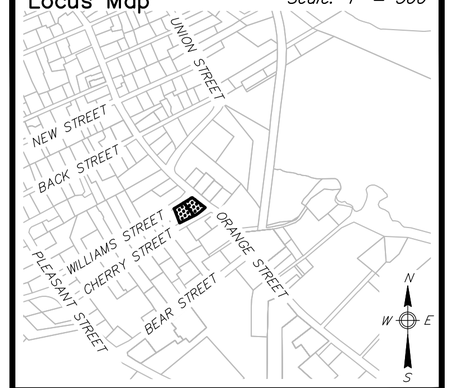

NORTH


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

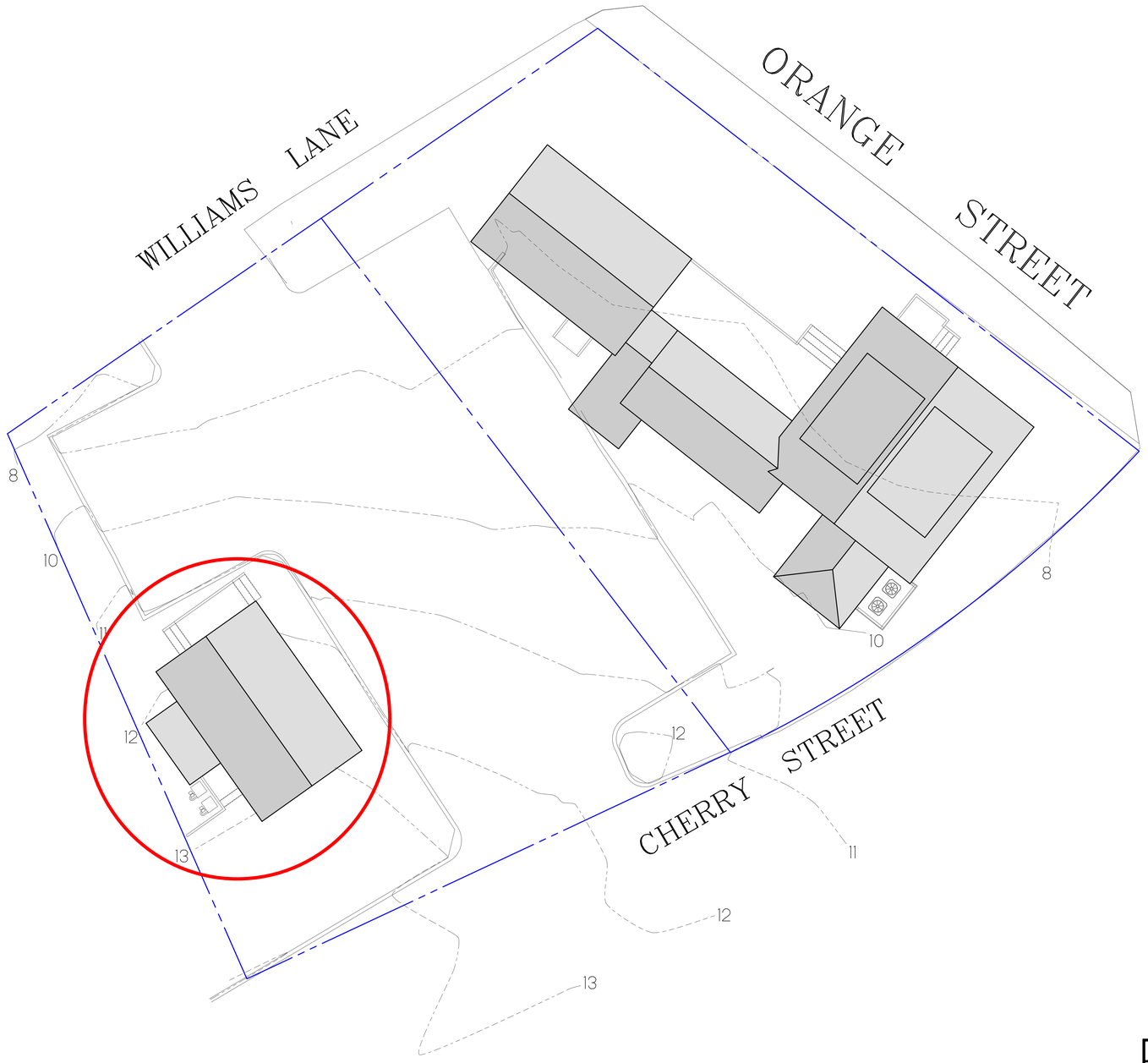
#117 ORANGE STREET

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"



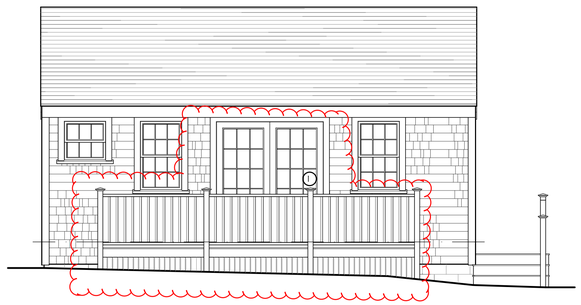
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



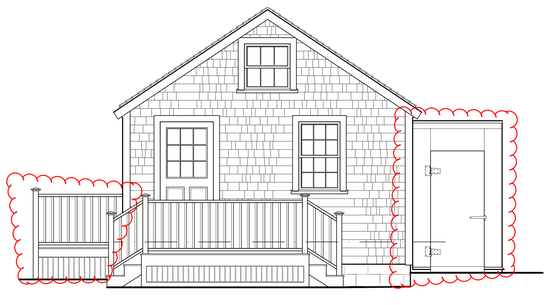
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



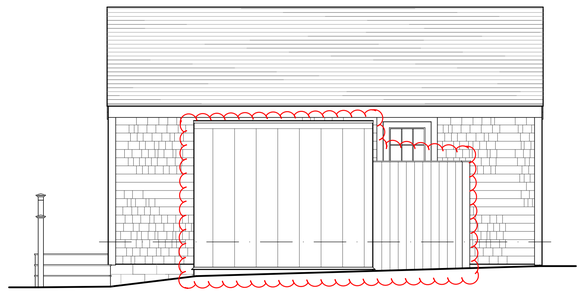
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



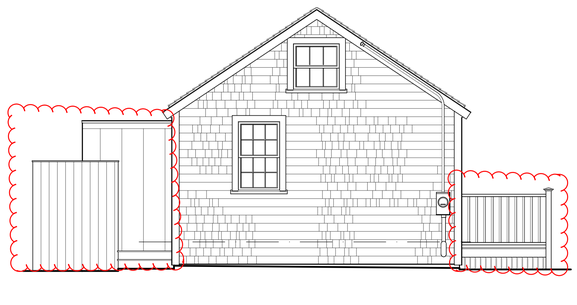
EAST ELEVATION
SCALE: 1/4"=1'-0"



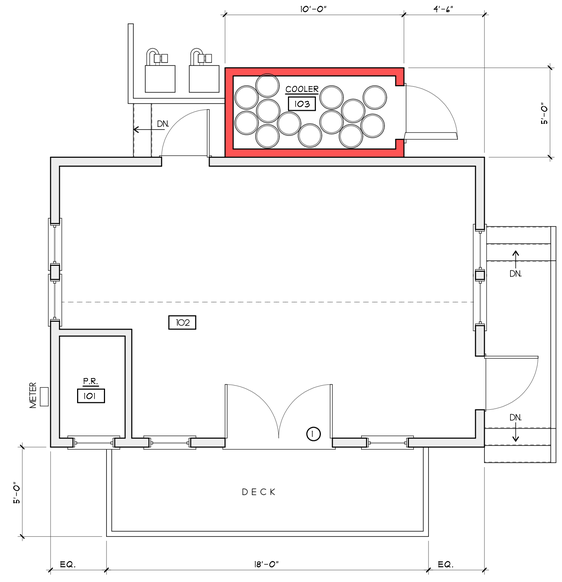
NORTH ELEVATION
SCALE: 1/4"=1'-0"



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
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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

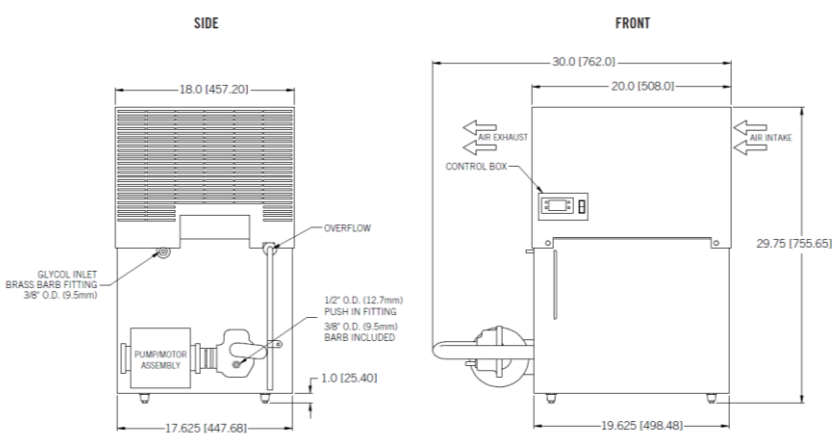
DATE: 10/08/2024

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/

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:

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2. **Property Owner's 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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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°: 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

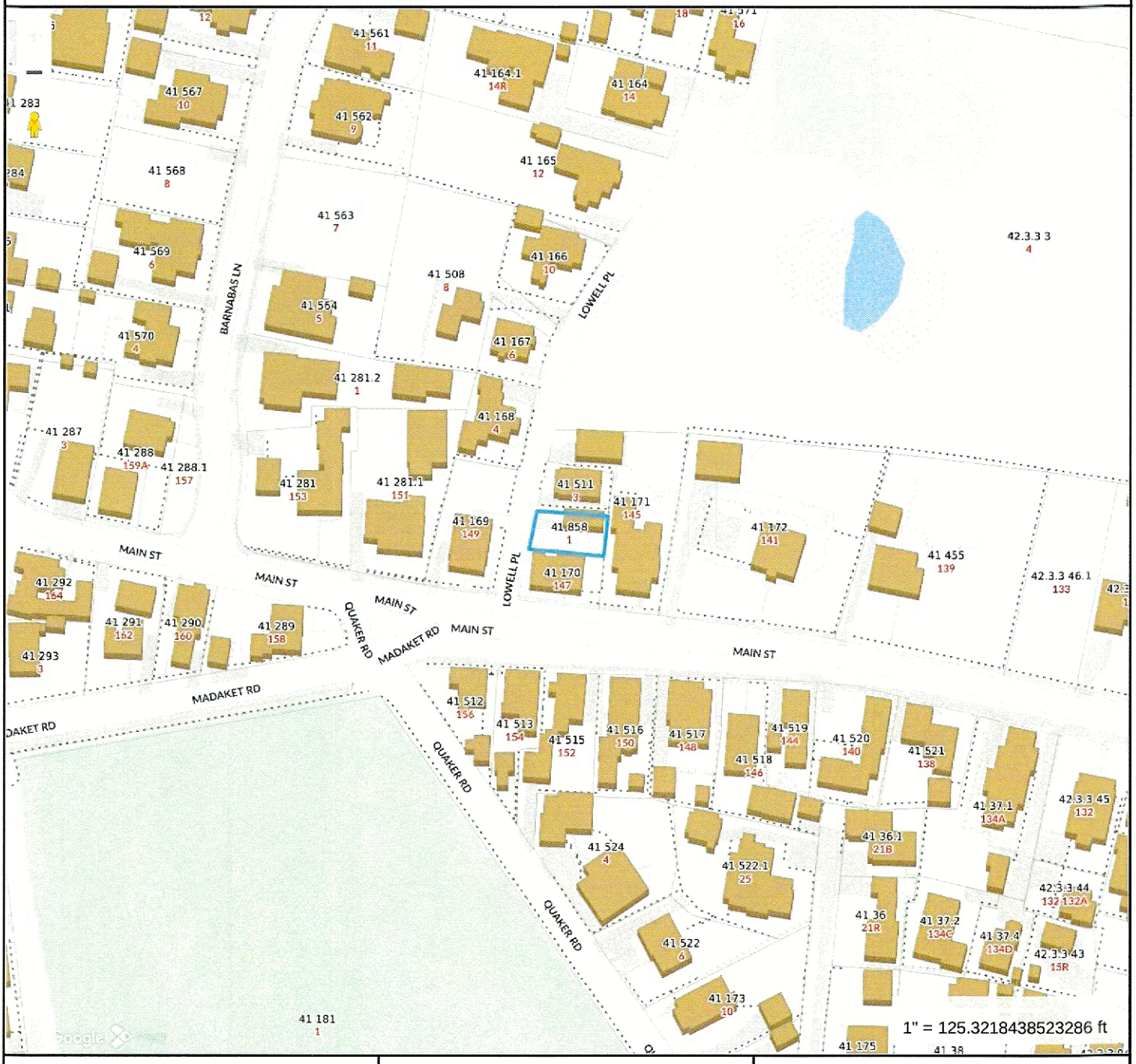
Trim White Sash White Doors White

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

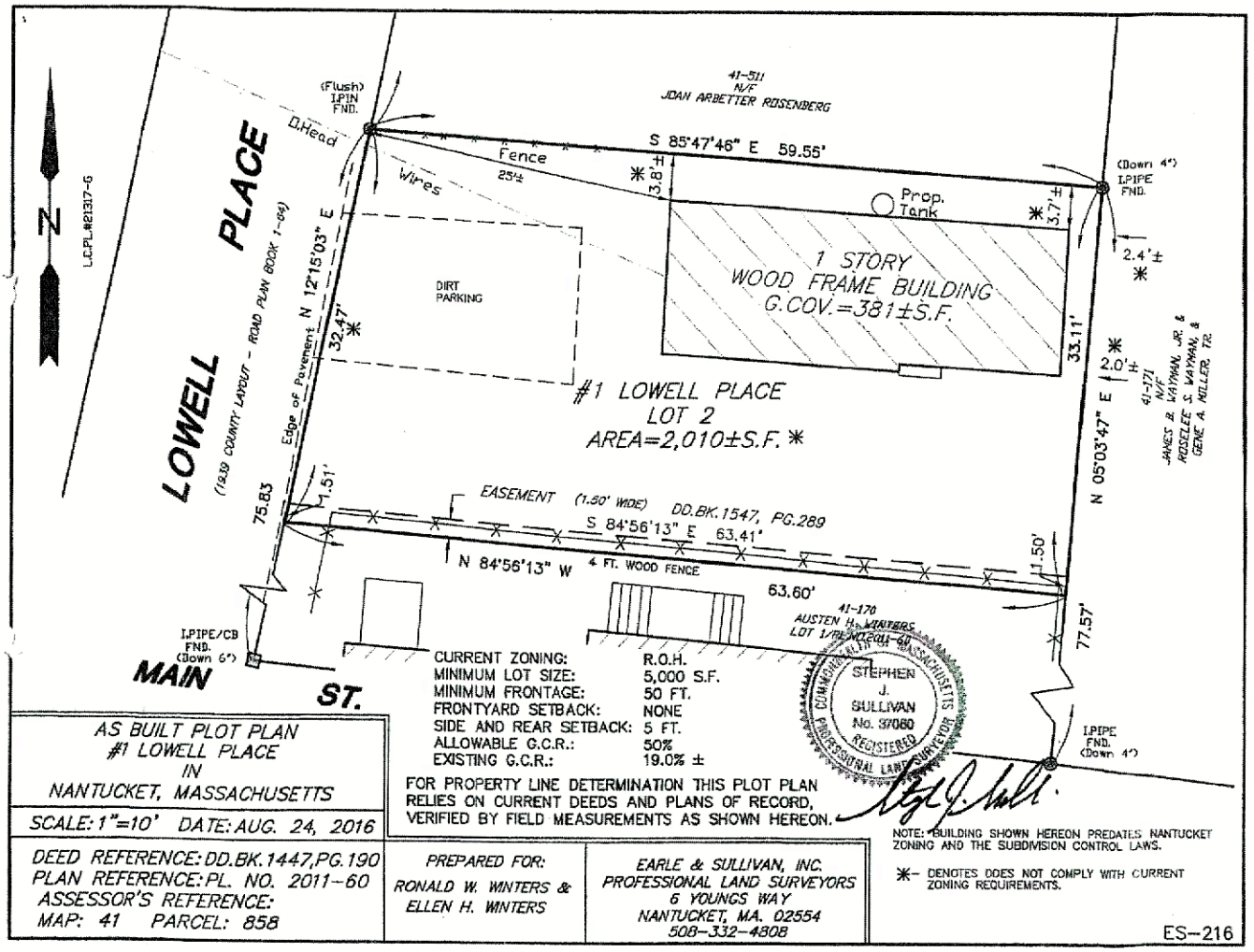
Property ID	188083
Location	1 LOWELL PL
Owner	ACK ONE LOWELL LLC

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

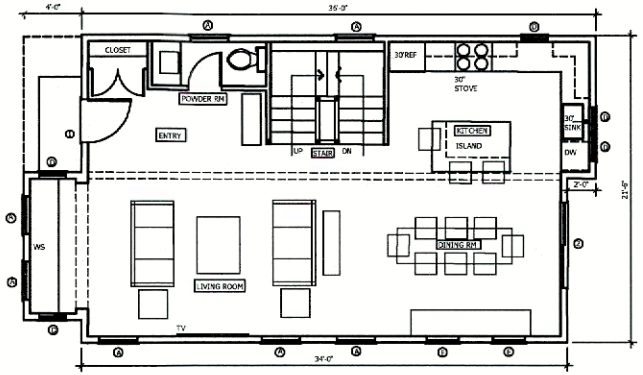
SCALE: 1"=10' DATE: AUG. 24, 2016

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

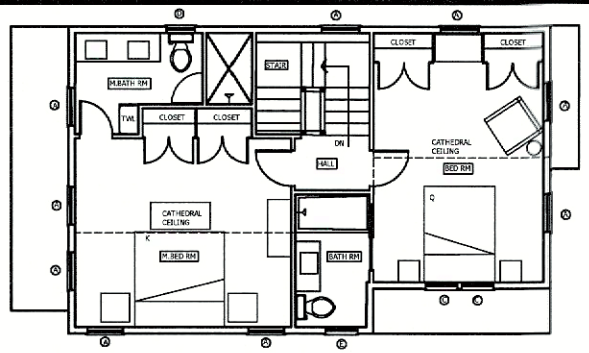
EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

ES-216



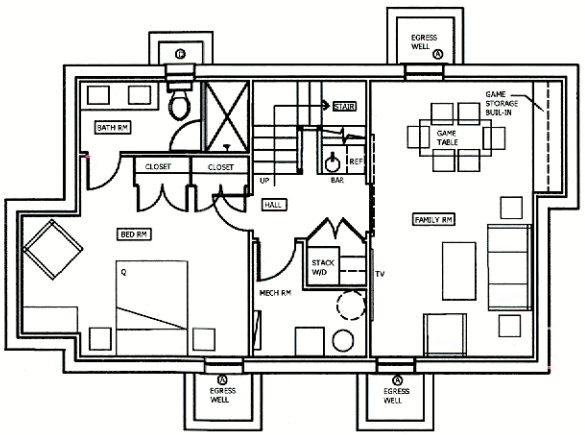
C PROPOSED FIRST FLOOR PLAN

Scale: 1/4=1'-0



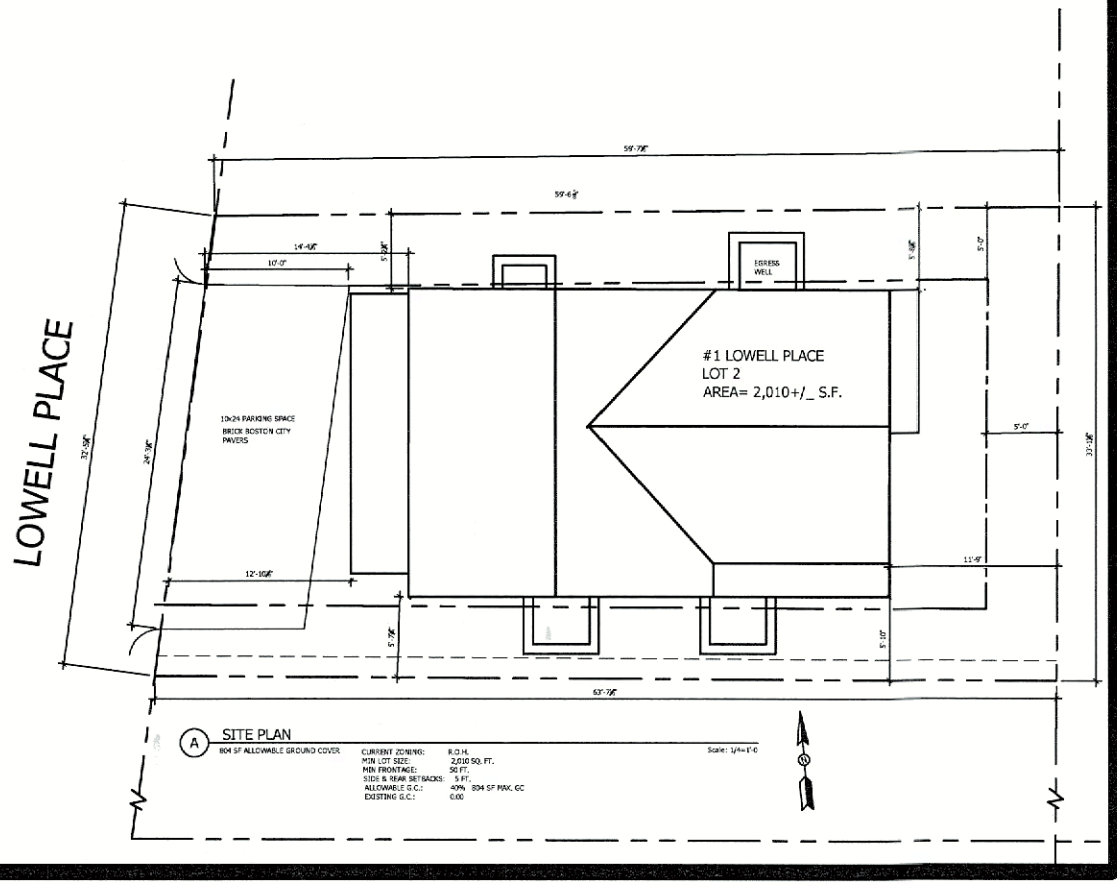
D PROPOSED SECOND FLOOR PLAN

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

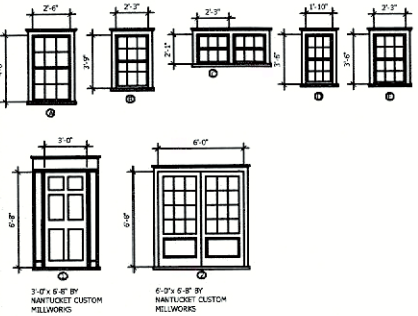
SITE PLAN
SCALE: 4" = 1'-0

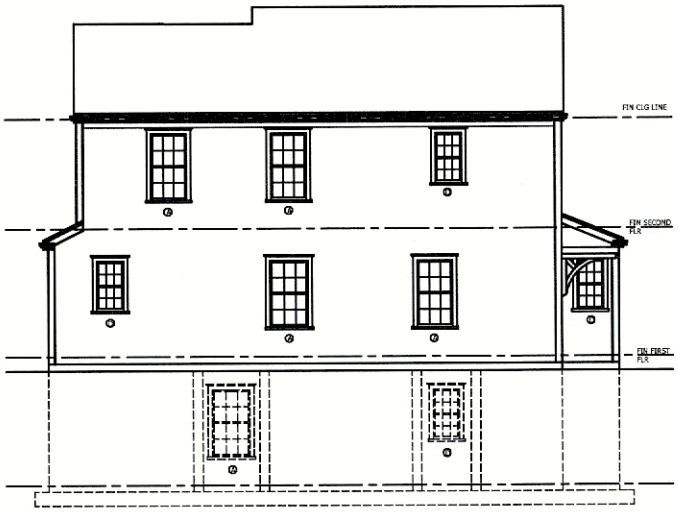
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

24D5.17

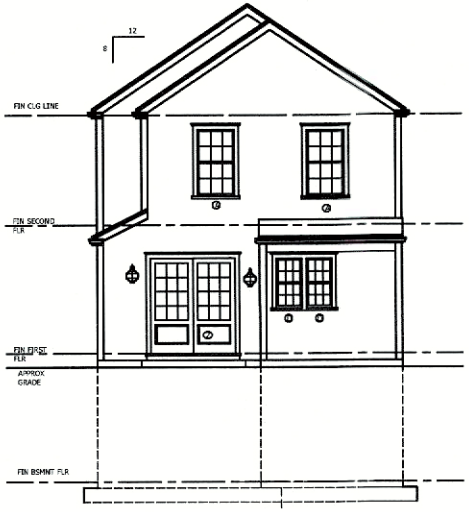
A1

WINDOWS TO BE SINGLE PANE TRUE DIVIDED LIGHT UNITS
BY BOSTON SASH

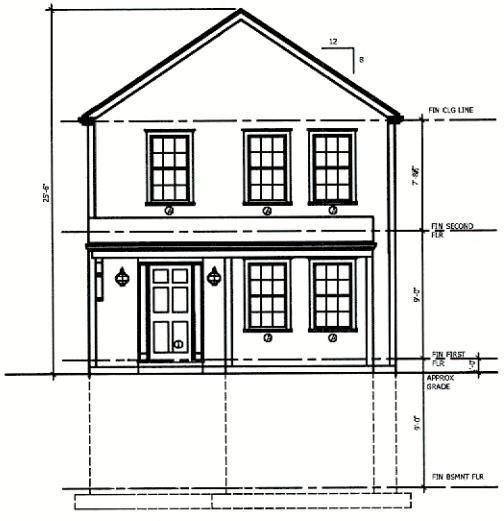




G NORTH ELEVATION
Scale: 1/4=1'-0



H EAST ELEVATION
Scale: 1/4=1'-0



E WEST ELEVATION
Scale: 1/4=1'-0



F SOUTH ELEVATION
Scale: 1/4=1'-0

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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

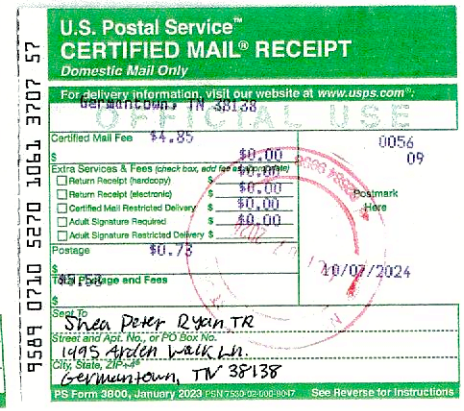
Abutters Listing

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

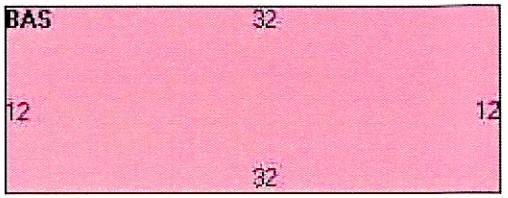
Building Photo



(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

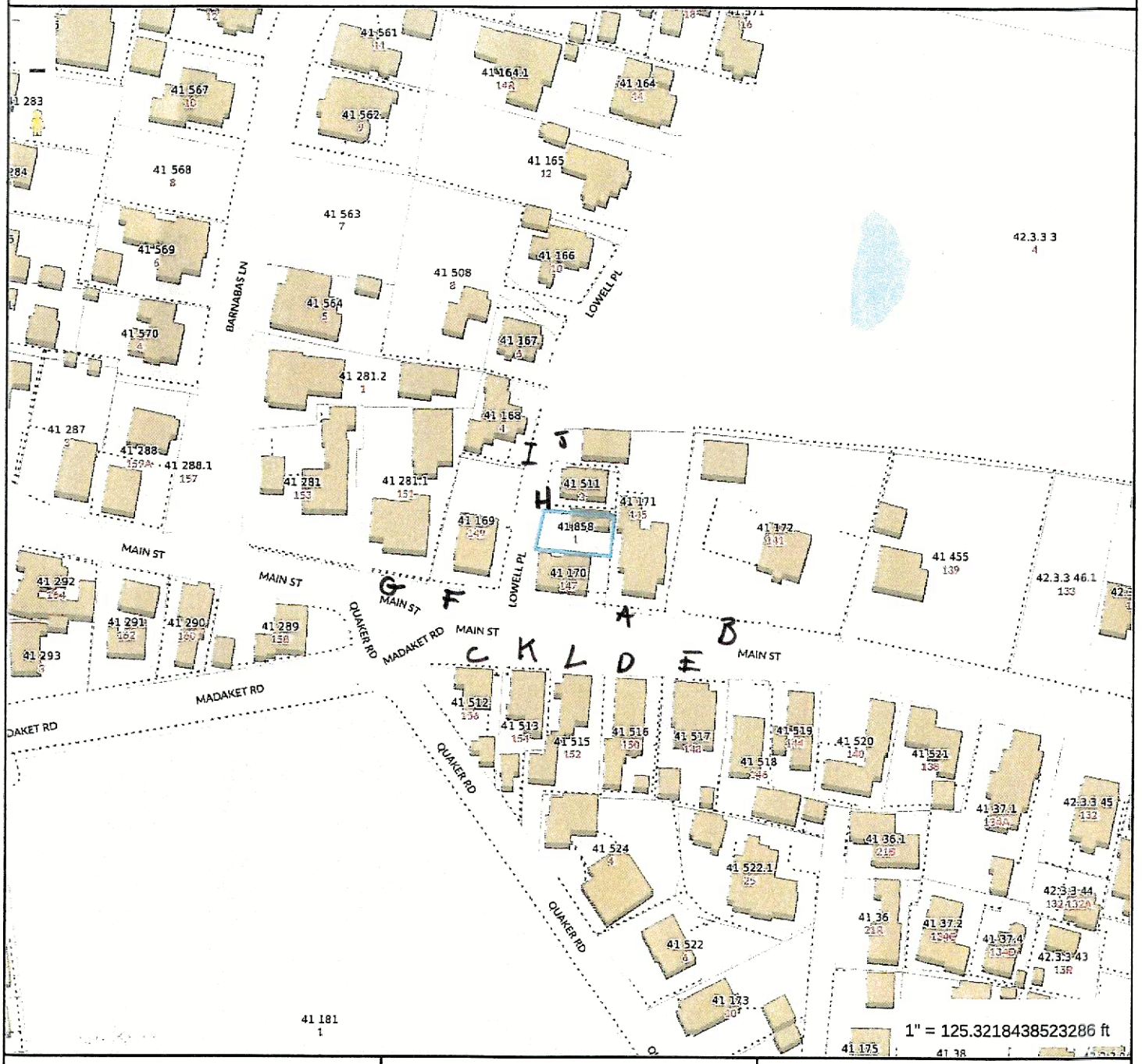
Size (Acres)	0.05
Frontage	
Depth	
Assessed Value	$1,055,000

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

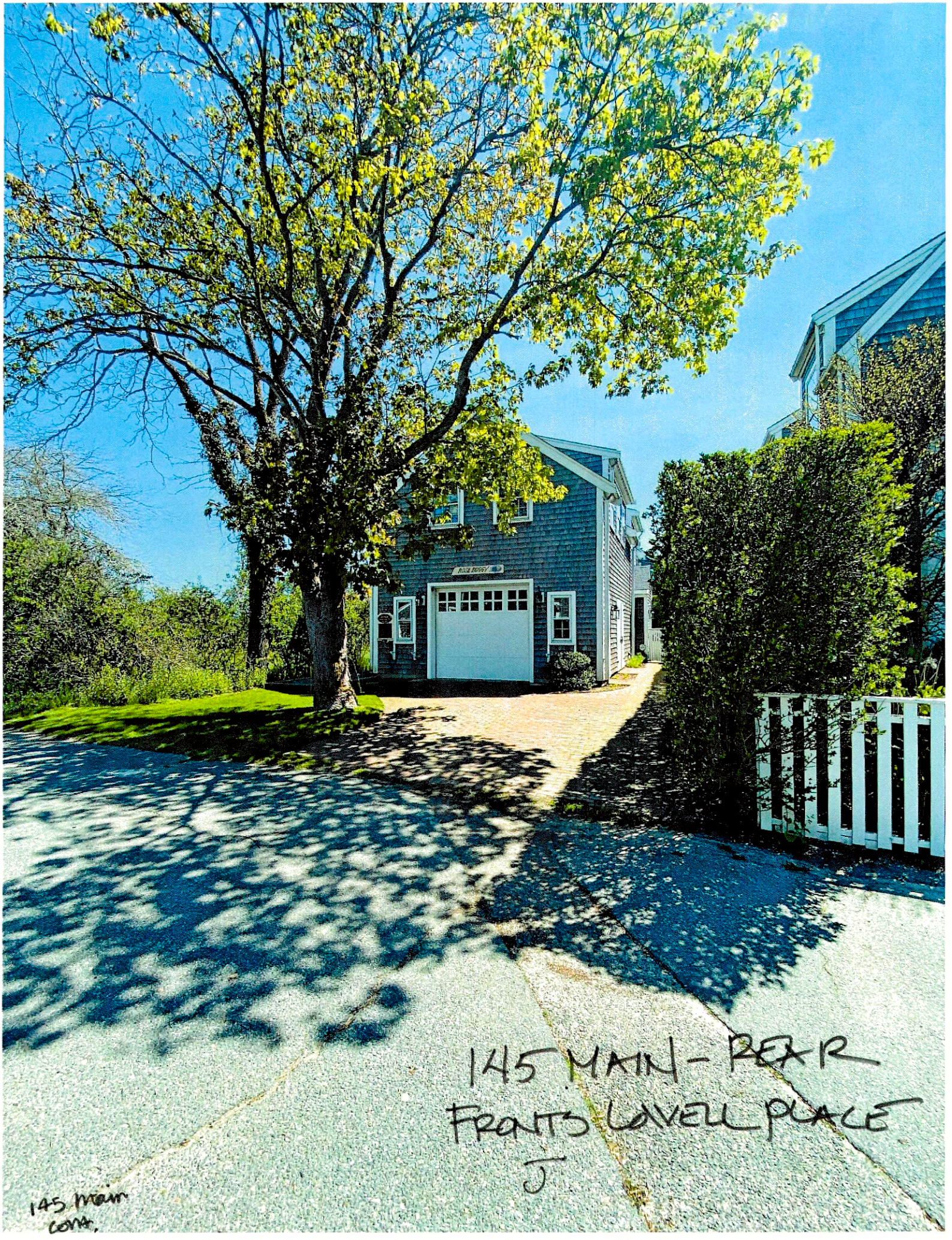


151 MAIN ST.

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°: 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

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.
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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

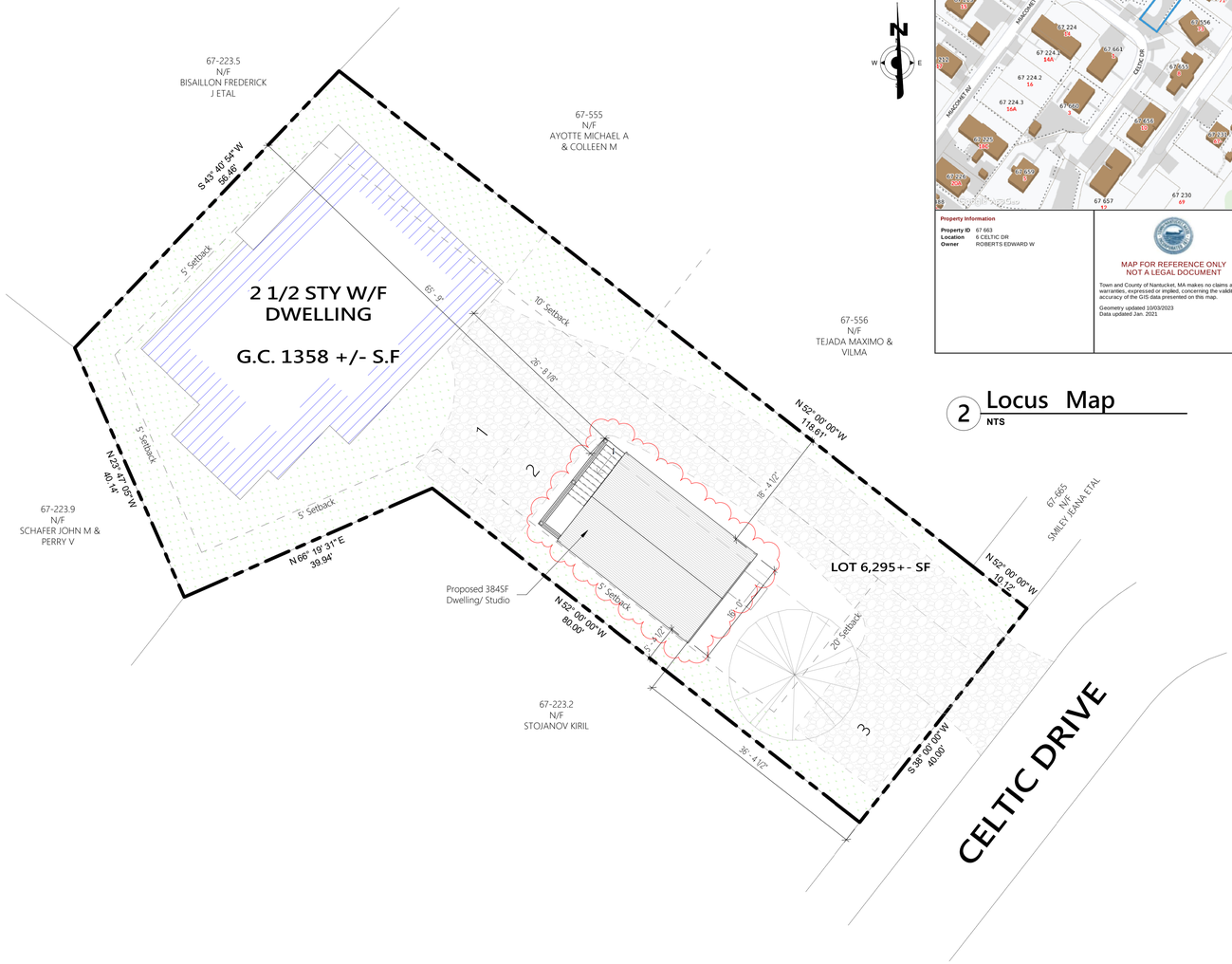
Property Info:

Map & Parcel:	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

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
Site Plan

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans, Exterior Elevations
Grand total: 2

Date
10.07.2024

Revisions

C.101

Scale
As indicated

10/7/2024 8:46:38 AM

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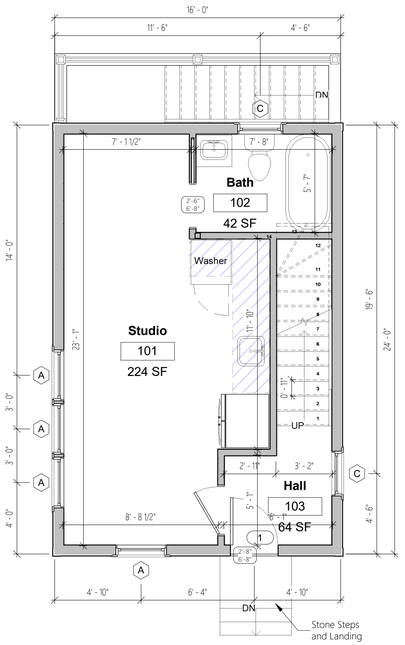
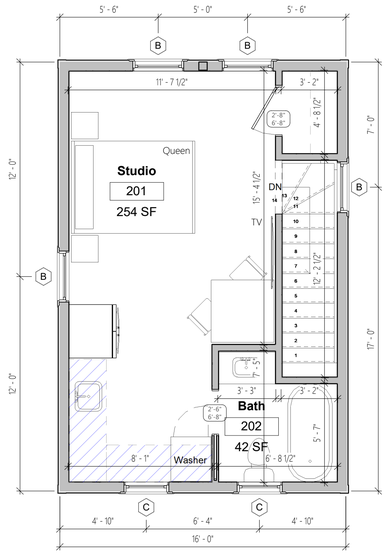
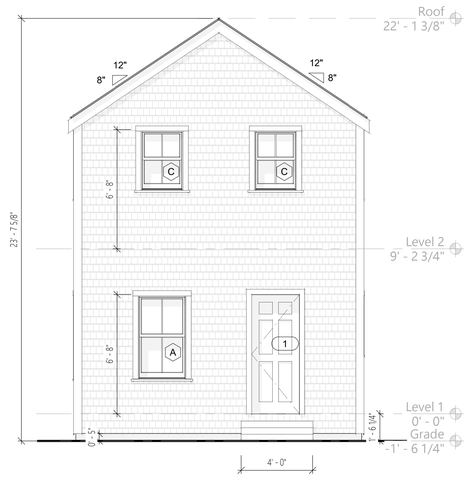


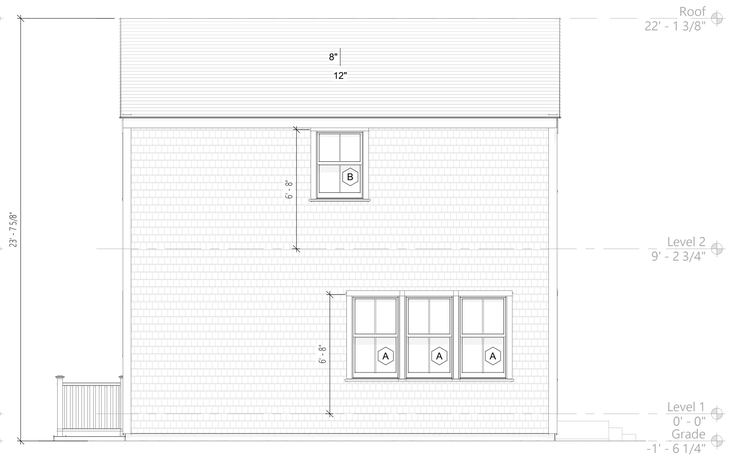
1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"



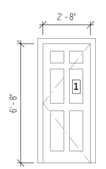
3 North Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"

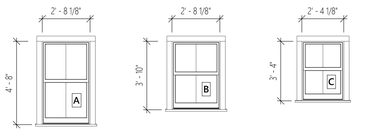
Room Schedule

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"

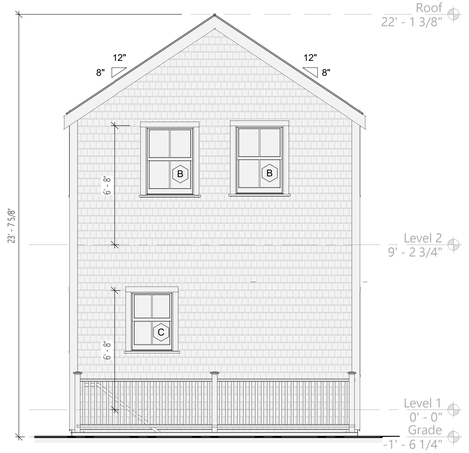


Double Hung 6/1
White Sash
White Trim

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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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

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Property Info:

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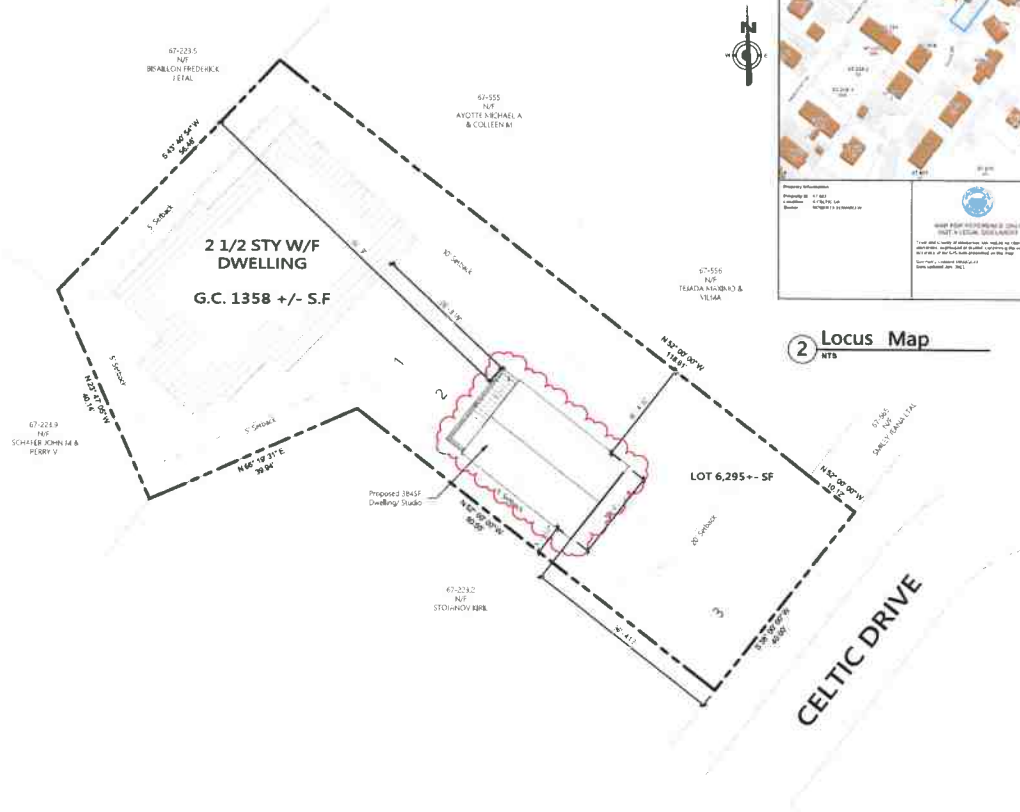
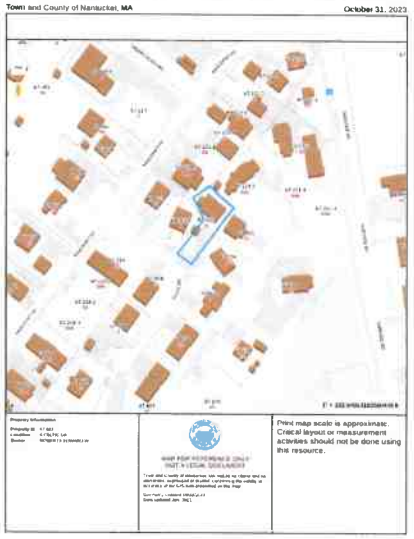


1 Site Plan
1" = 10'-0"



2 Locus Map
NTS

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Site Plan

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A.101 Floor Plans, Exterior Elevations

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Revisions

C.101

Scale As indicated

10/7/2024 8:48:58 AM

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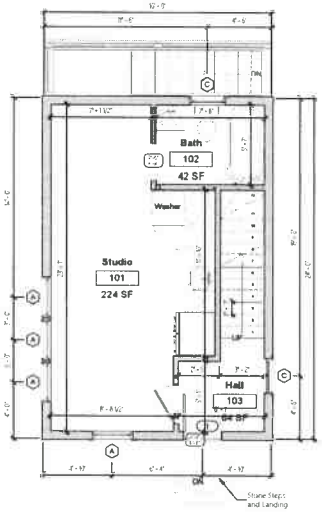

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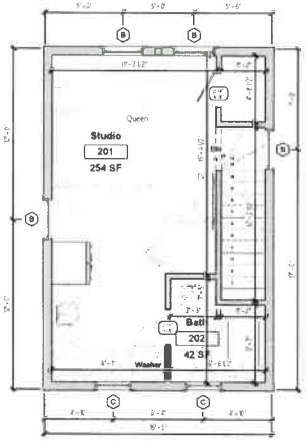

2 Level 2
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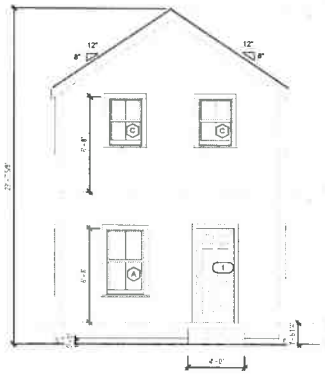
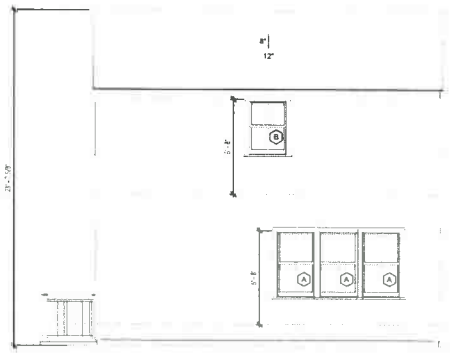


3 North Elevation
1/4" = 1'-0"



4 West Elevation
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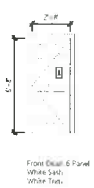
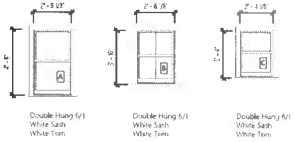
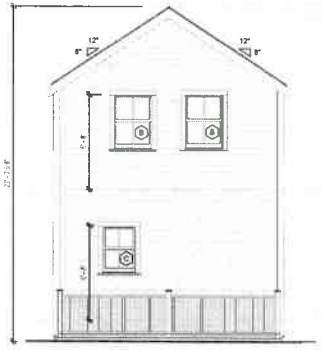


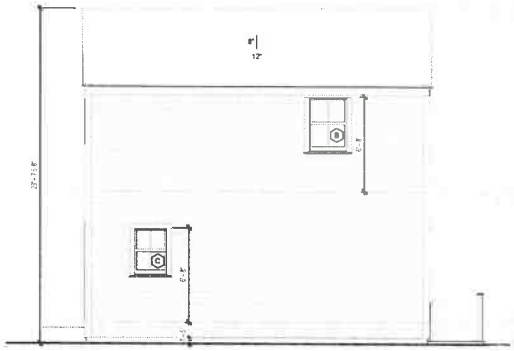
Door Schedule
1/4" = 1'-0"



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°: 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)

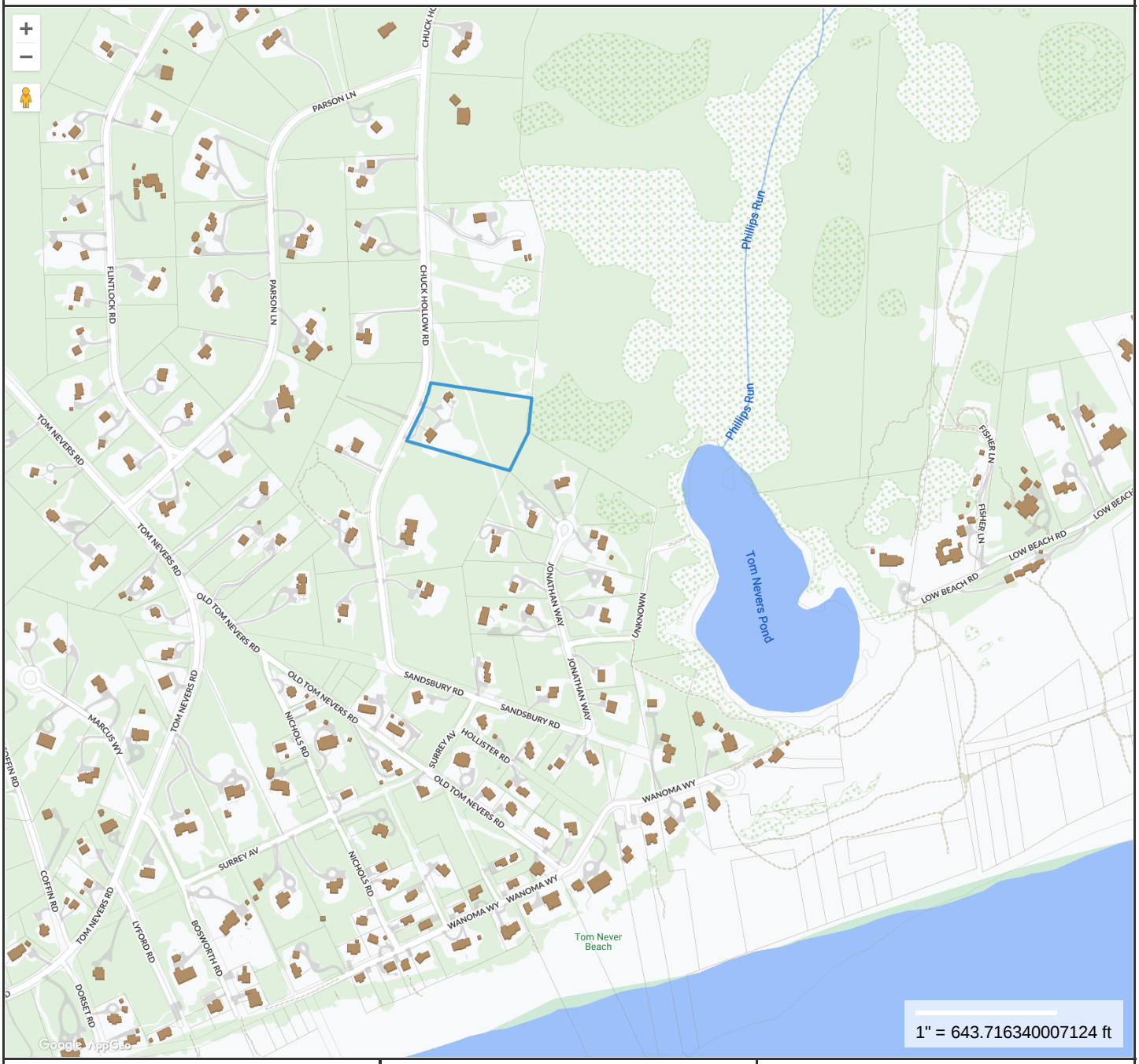
III. CONSENTS

	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**

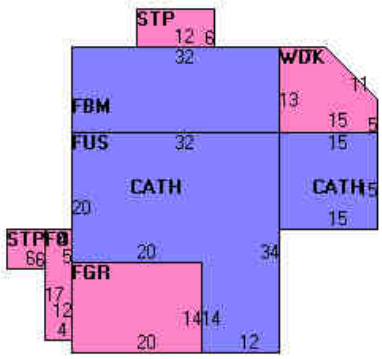
Style:	Colonial
Model	Residential
Grade:	Very Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat 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

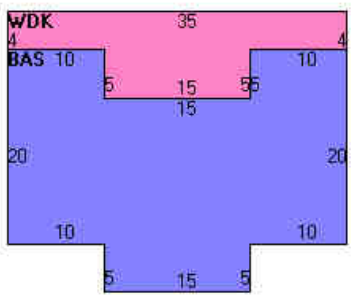
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft 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

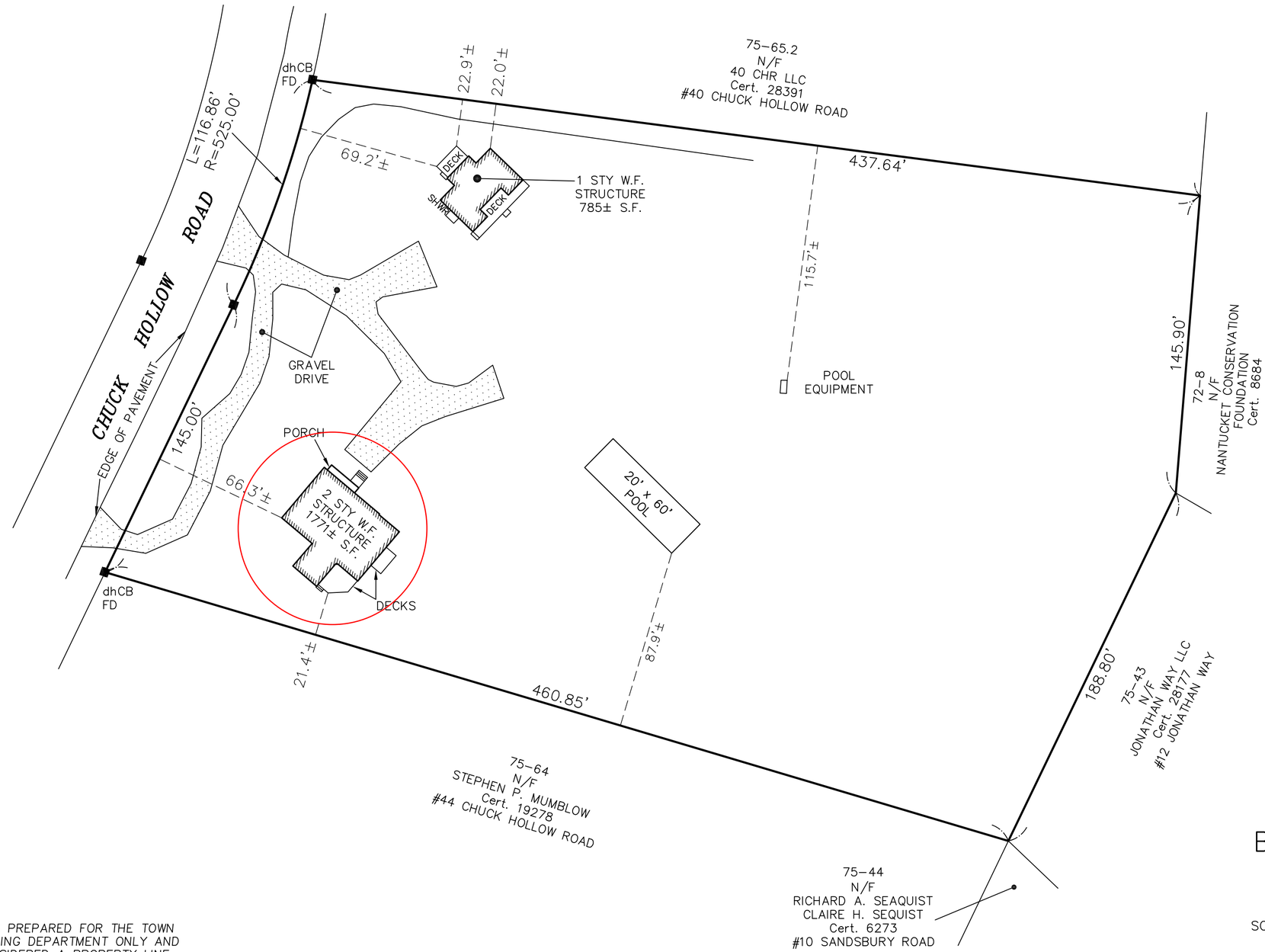
MAIN HOUSE





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

T:\CHRIS 1 JOB 155

V:\DRAWFILES\B8832\CARLSON BLP.dwg BLP 9/19/2022 08:14:02 1:1

CHUCK HOLLOW ROAD

EXISTING BUILDING

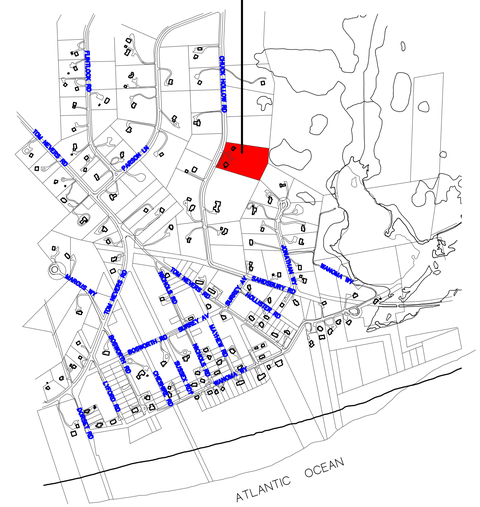
DRIVE

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.

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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

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

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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 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,

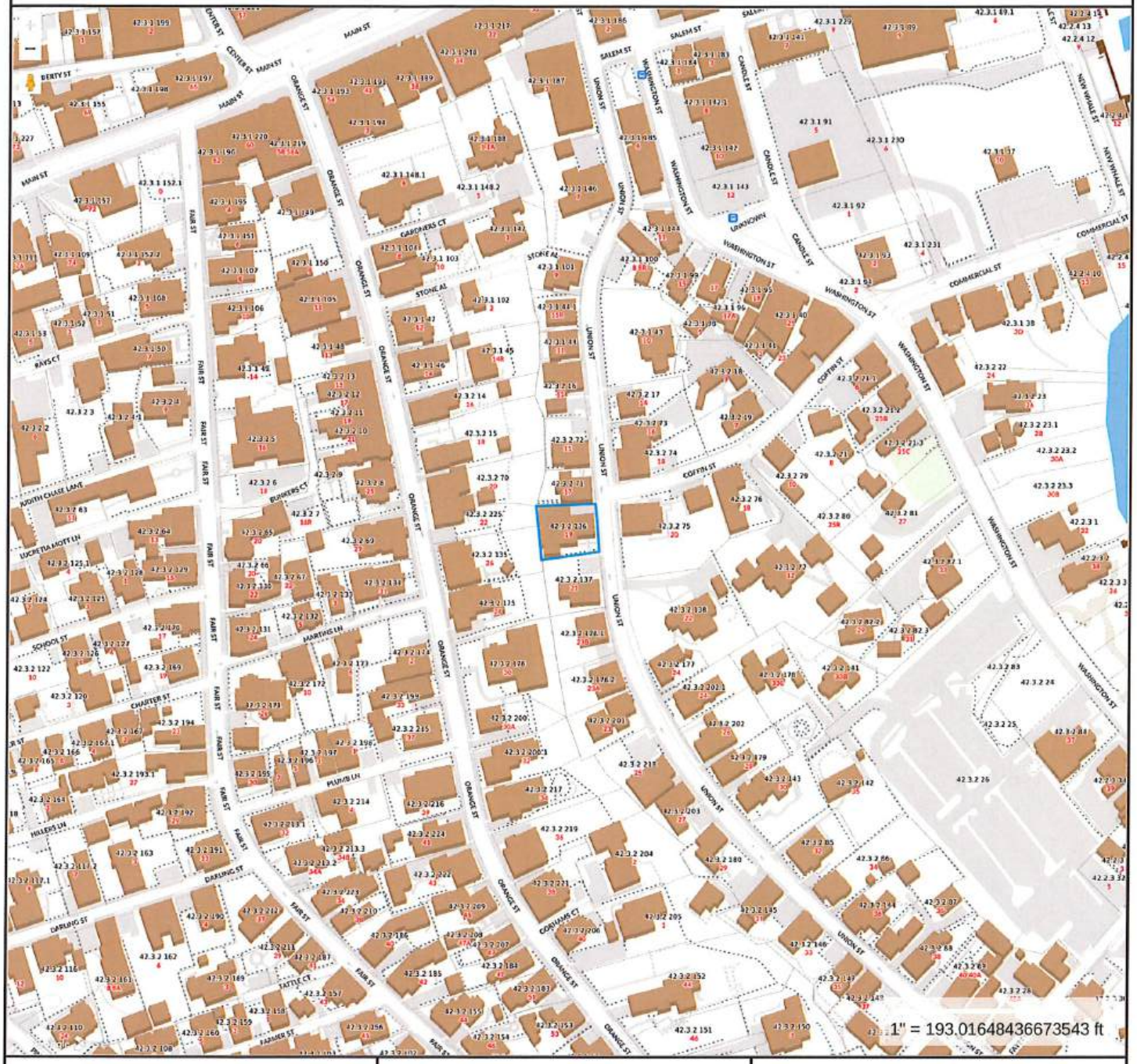
I hereby authorize Joseph Topham of Topham Design to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

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.

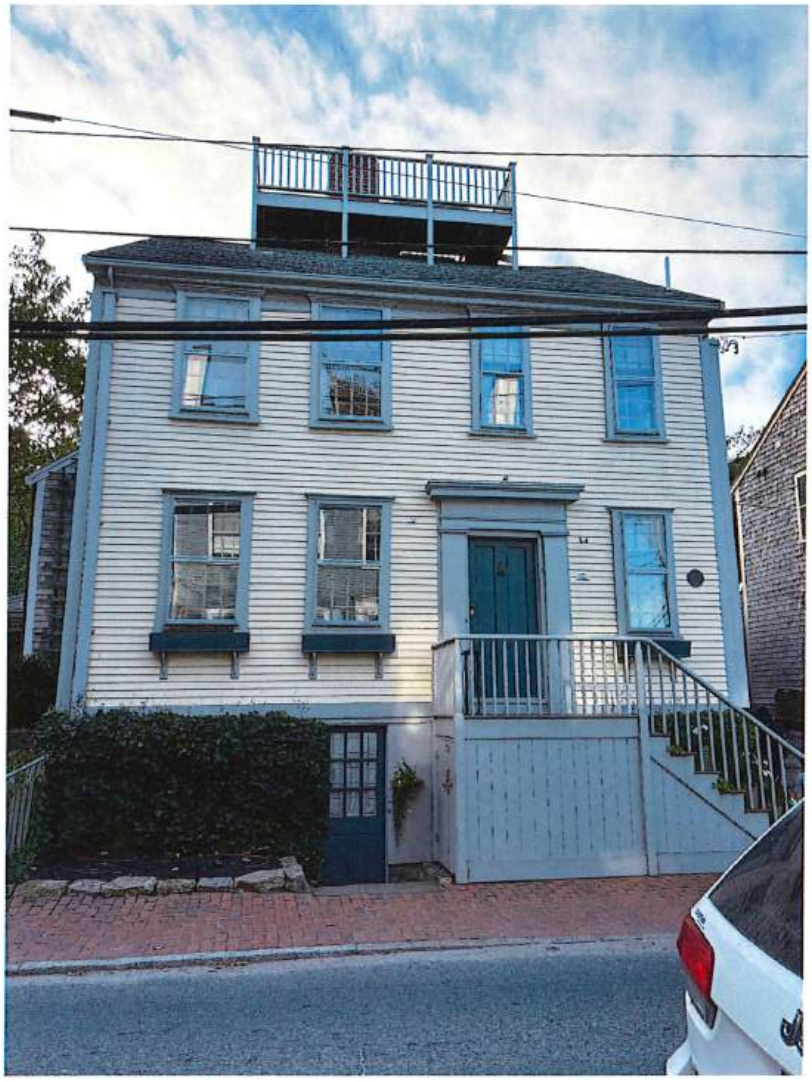
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

TOPHAM DESIGN

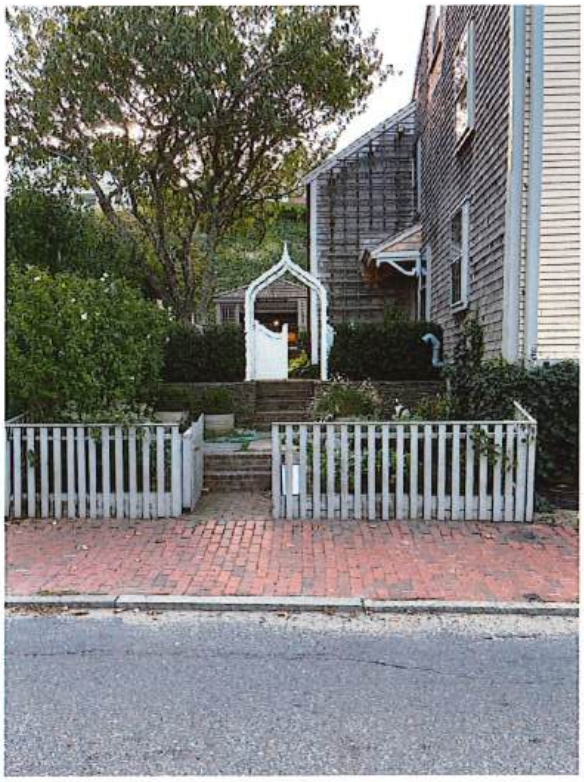
Capaldo/Caracciolo
19 Union Street

EAST ELEVATIONS



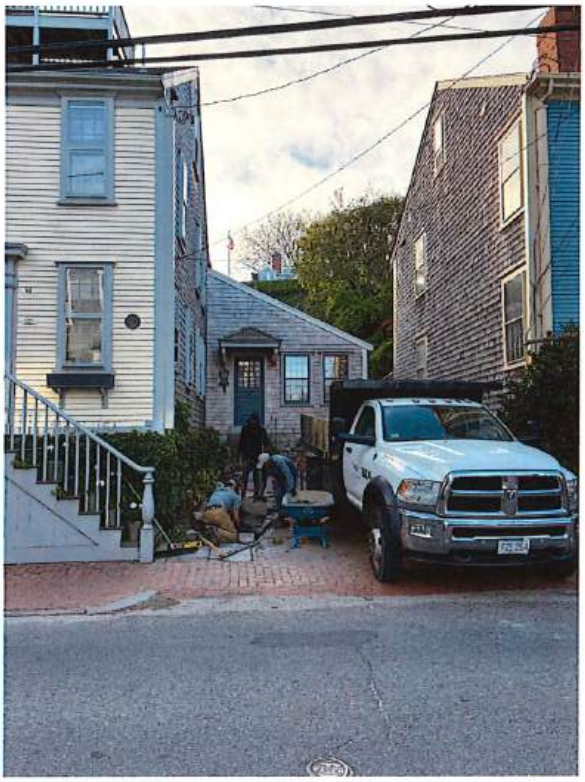
TOPHAM DESIGN

EAST ELEVATIONS

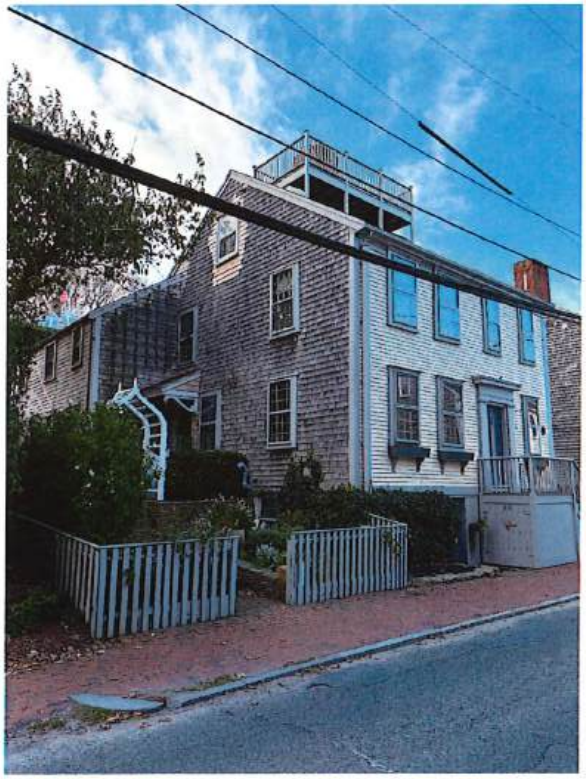




TOPHAM DESIGN



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
- Reproduction Number: HABS MASS,10-NANT,76F--2
- 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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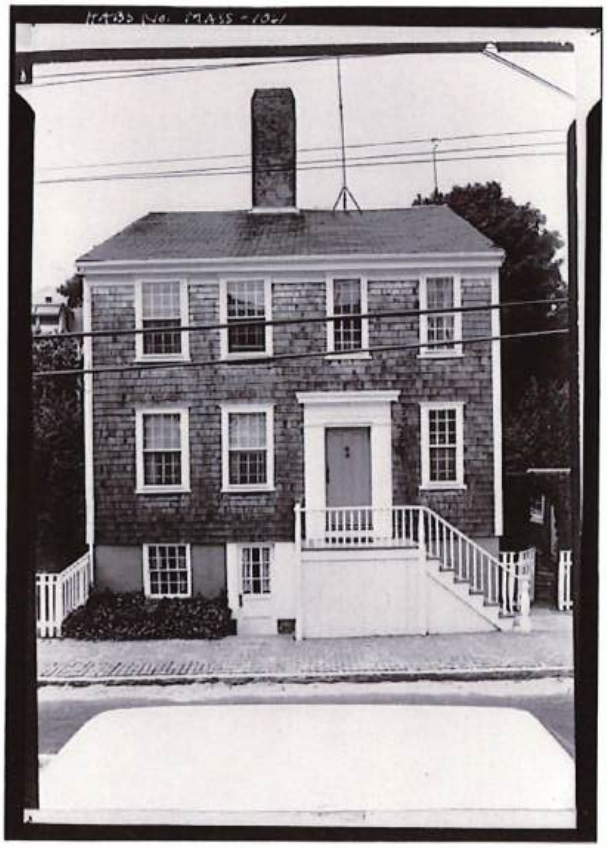

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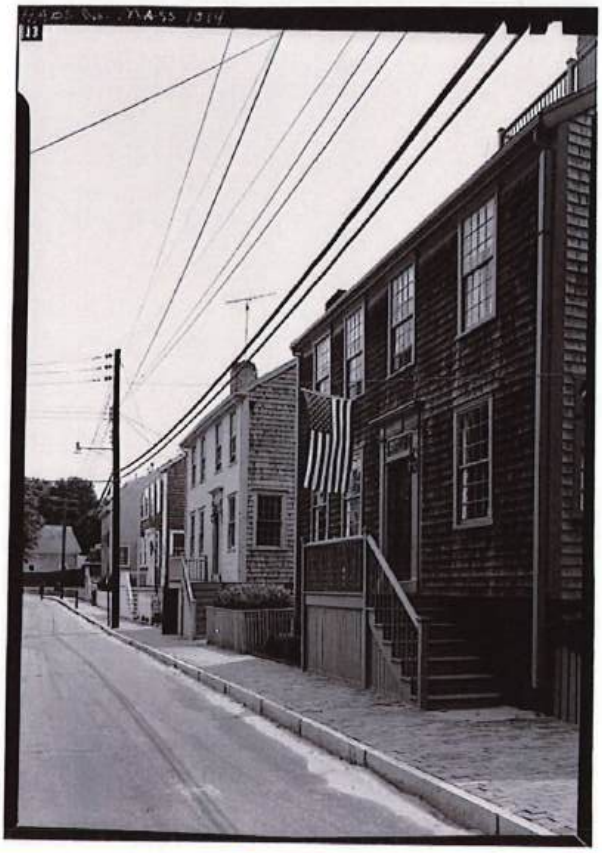
Library of Congress > Prints & Photographs Reading Room > Prints & Photographs Online Catalog > Record

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
- Repository: Library of Congress Prints and Photographs Division Washington, D.C. 20540 USA http://hdl.loc.gov/loc.pnp/pp.print

About This Item | JPEG (54kb) | JPEG (125kb) | TIFF (16.9mb)



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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

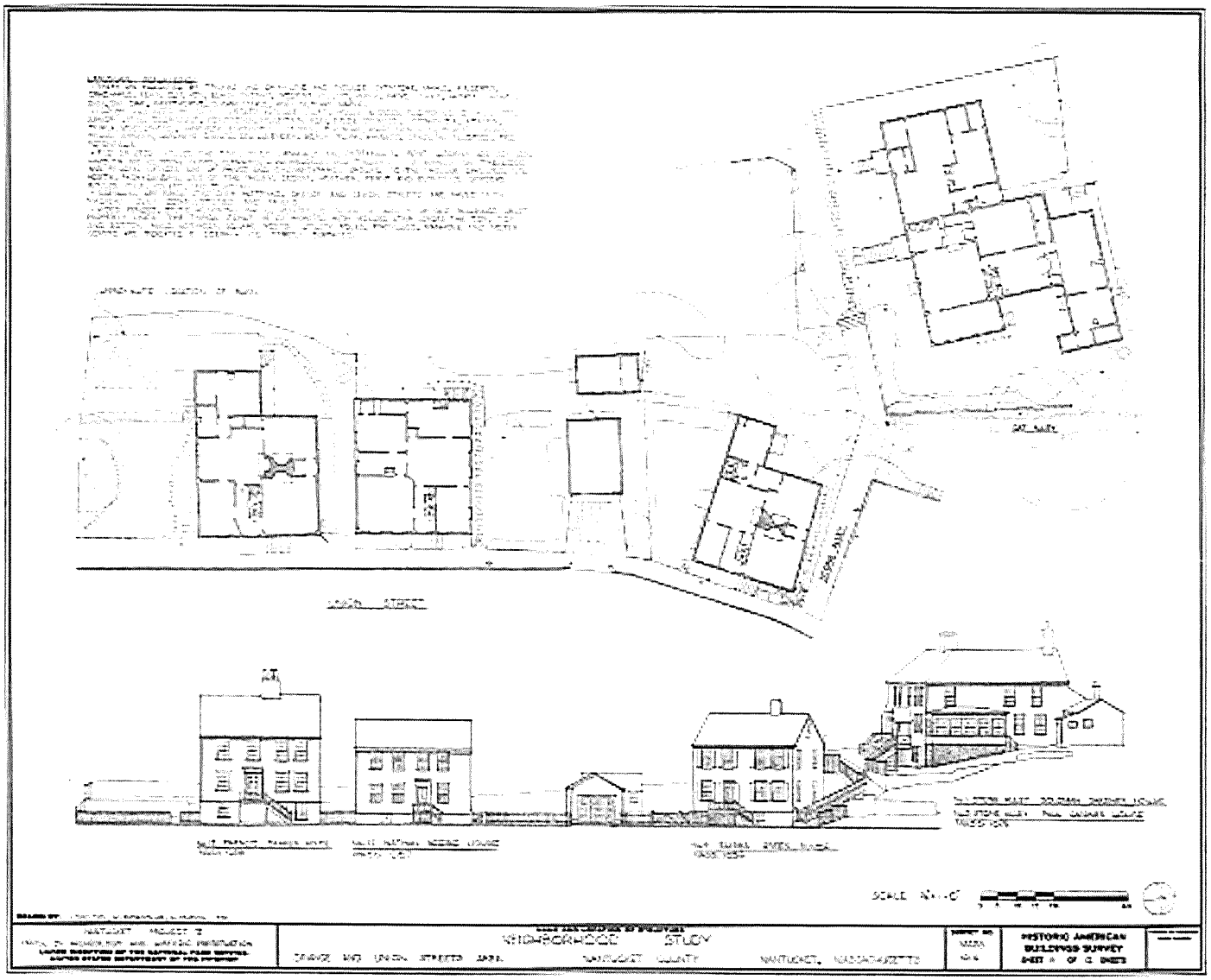
Subjects:
houses
Place:

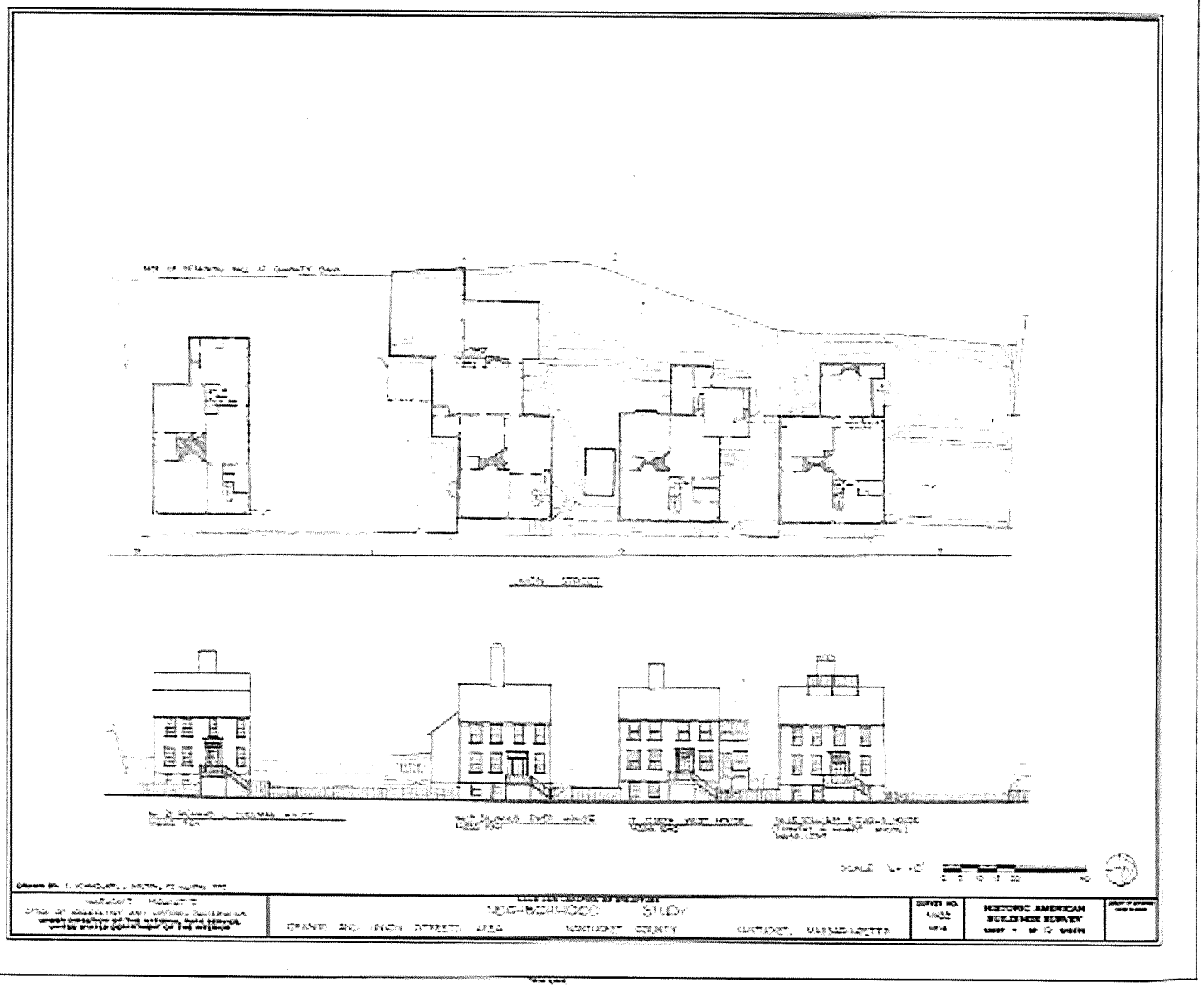
- Massachusetts -- Nantucket County -- Nantucket

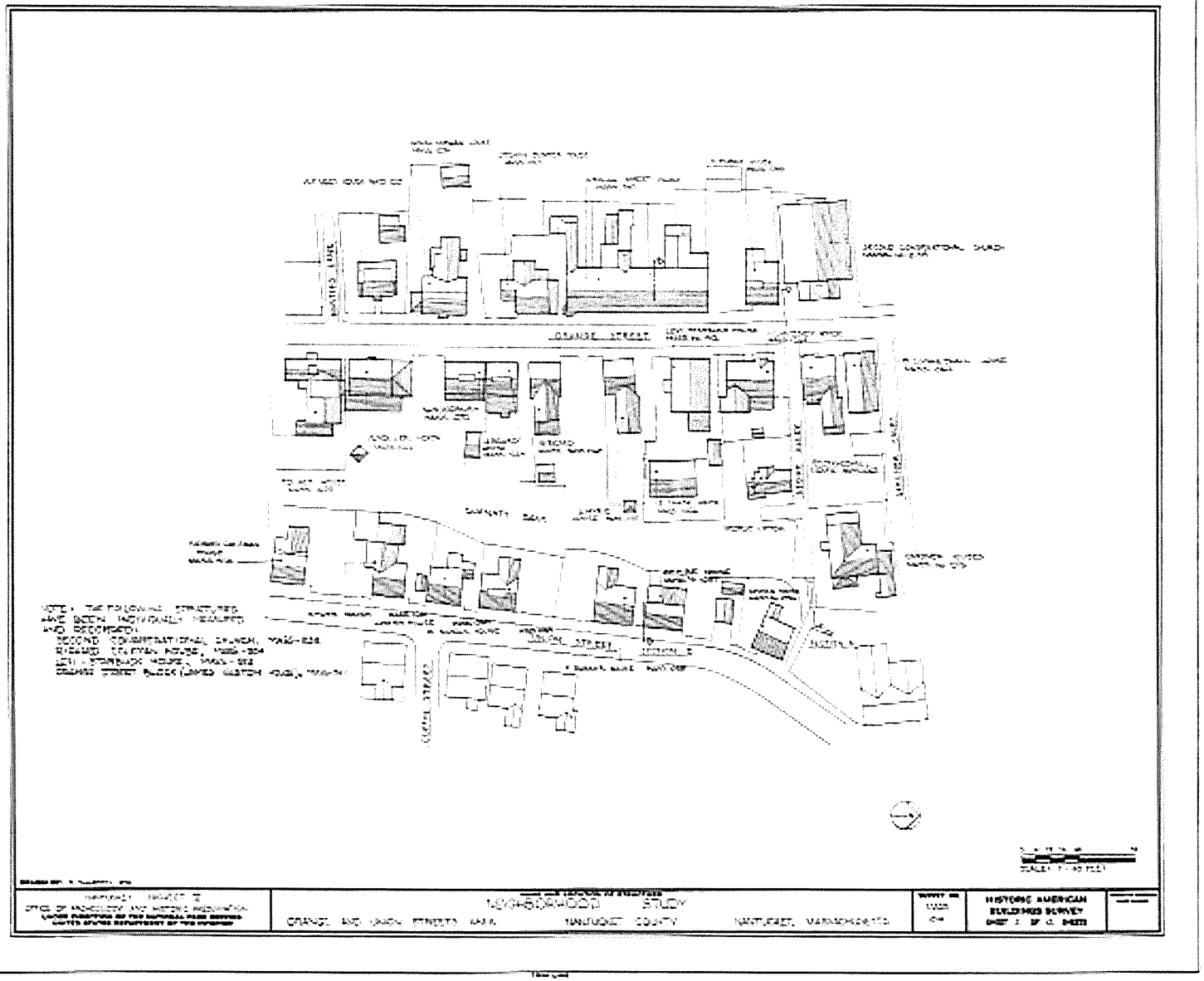
Collections:

- 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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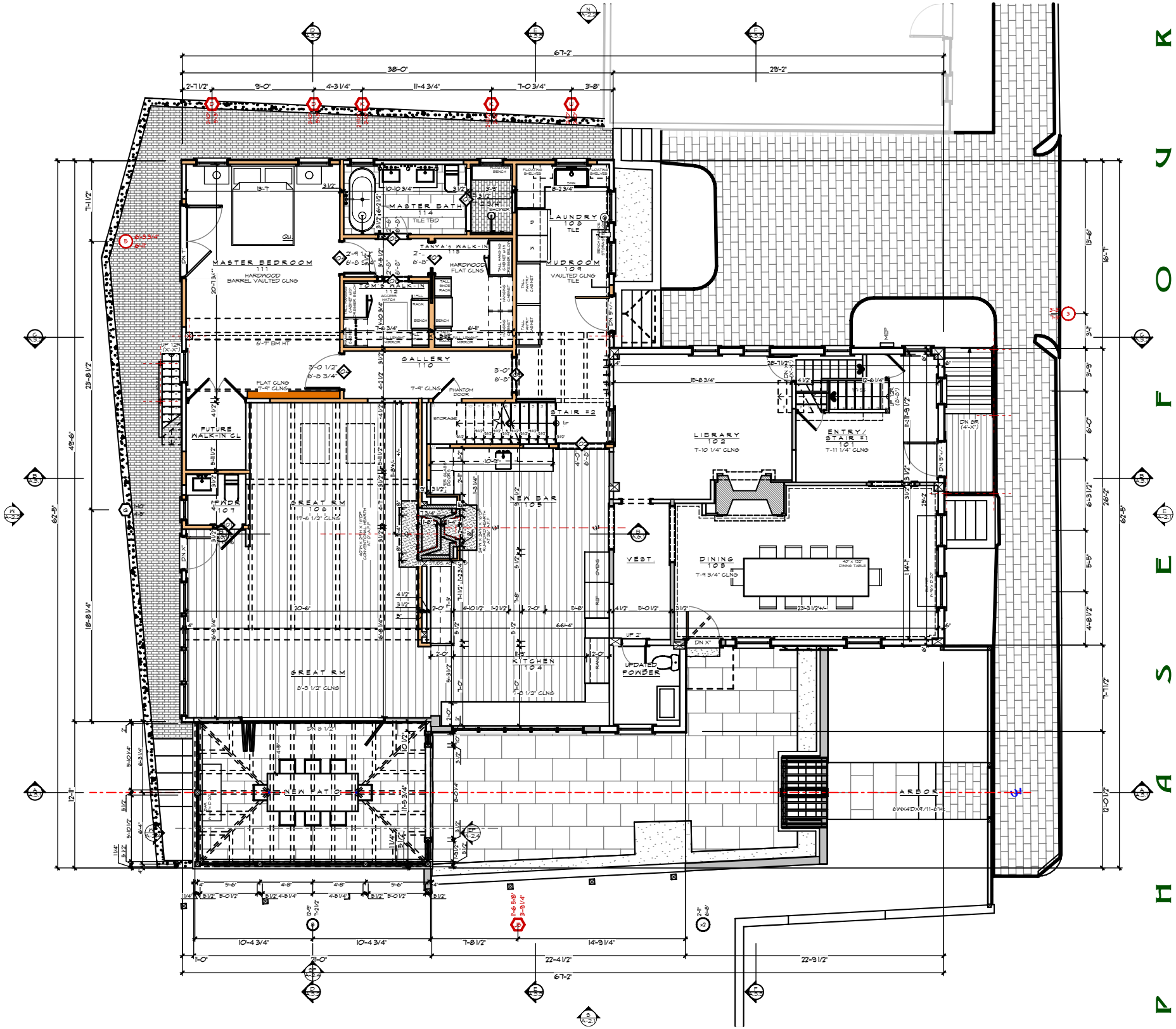
PHASE FOUR



PHASE FOUR

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

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 1.1

REVISIONS: 09 SEPT 2024

PHASE FOUR

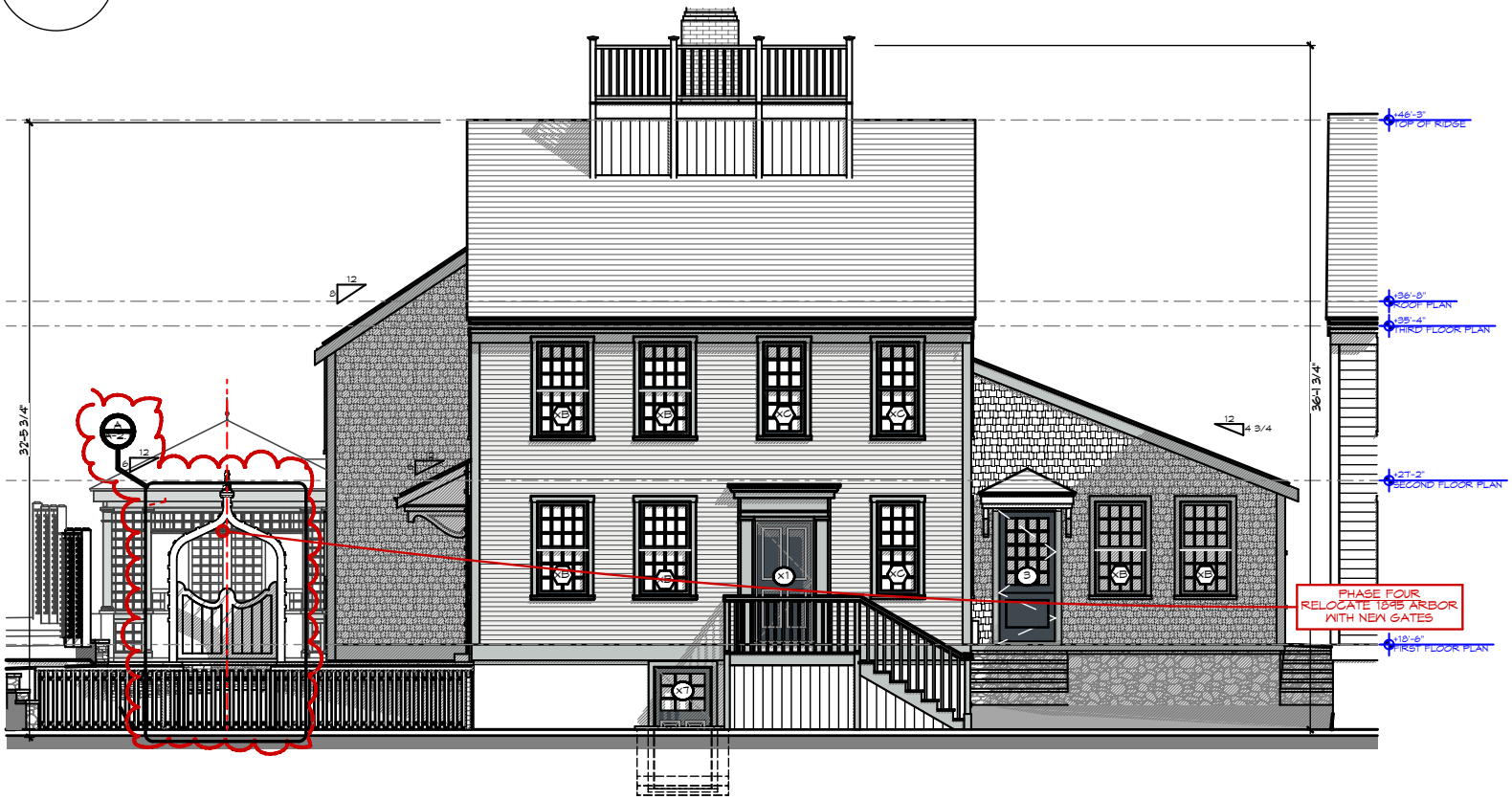
1. RELOCATE 1895 ARBOR with NEW GATES



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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HDC 2.2



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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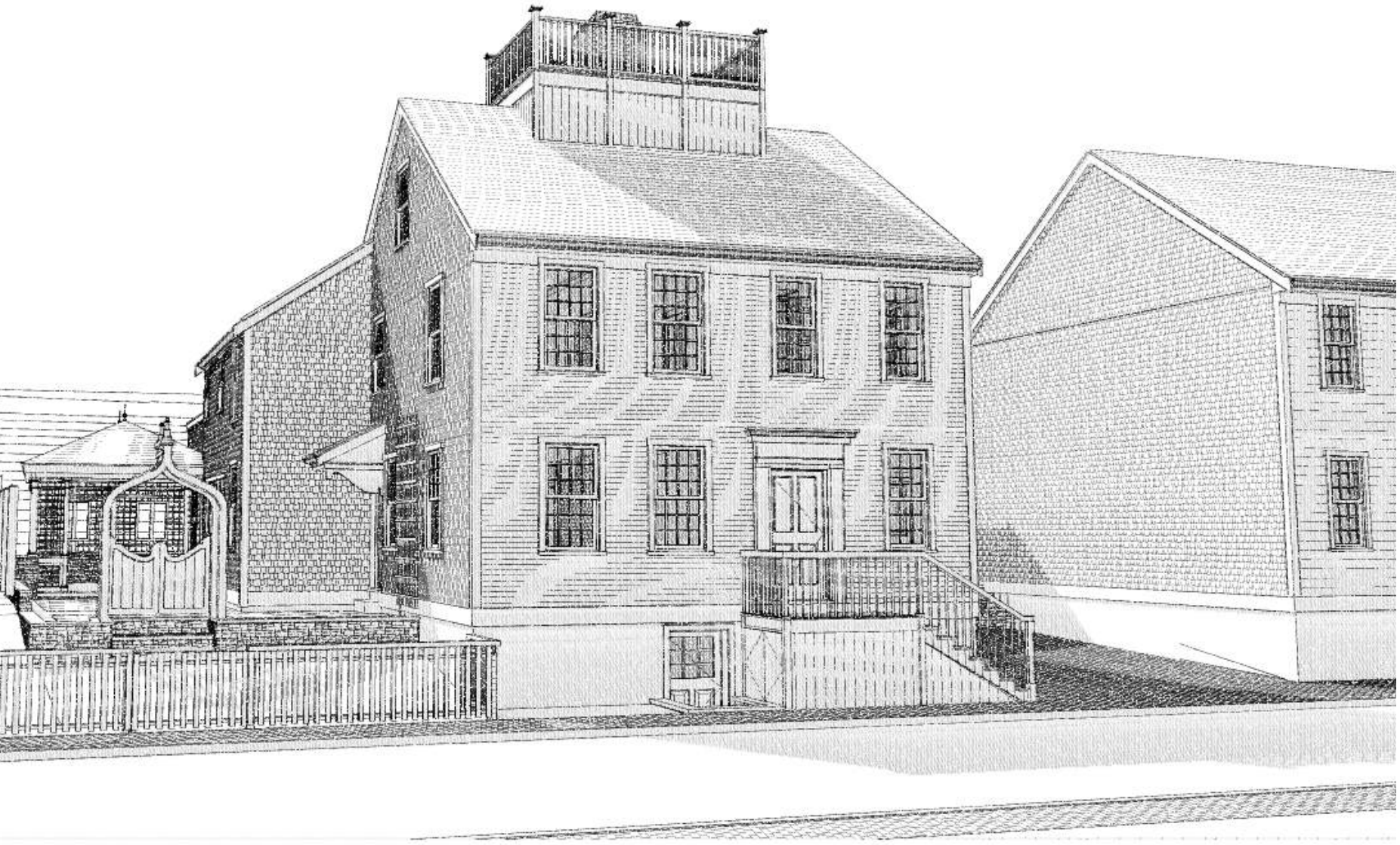

Capaldo+Caracciolo - Looking Northwest

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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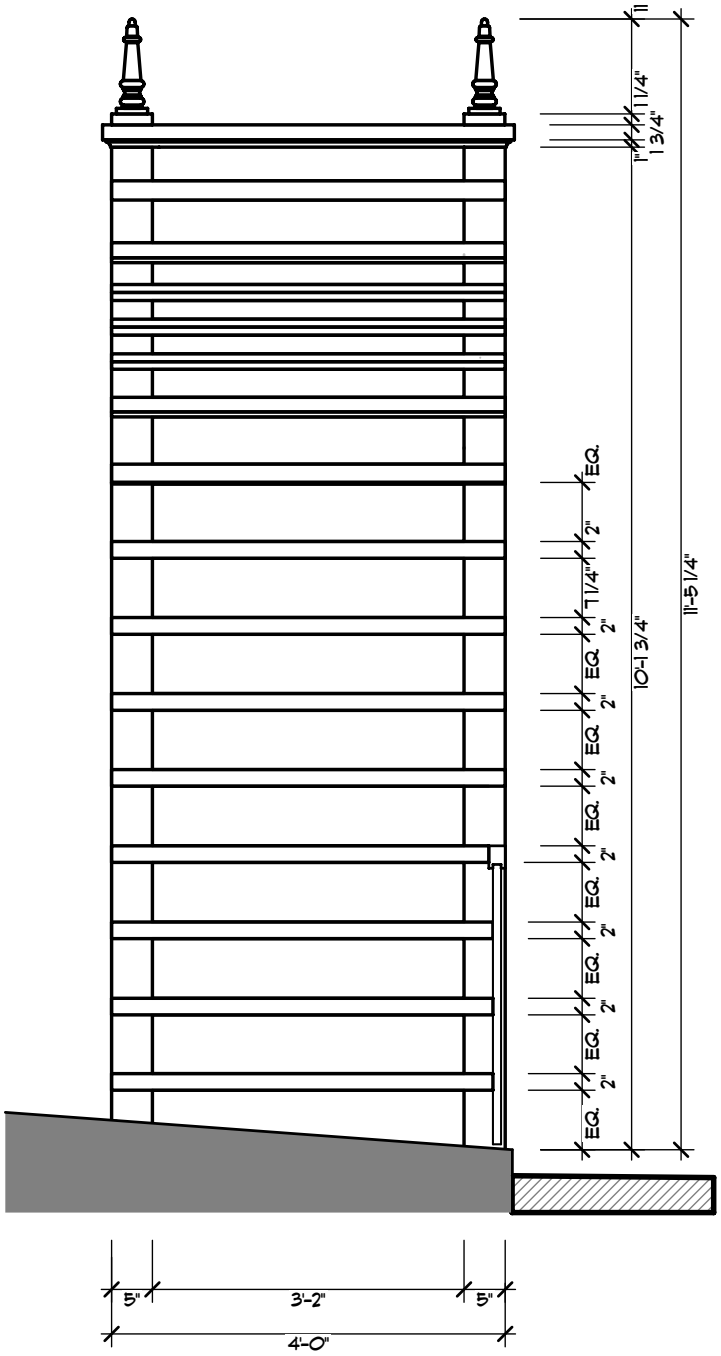
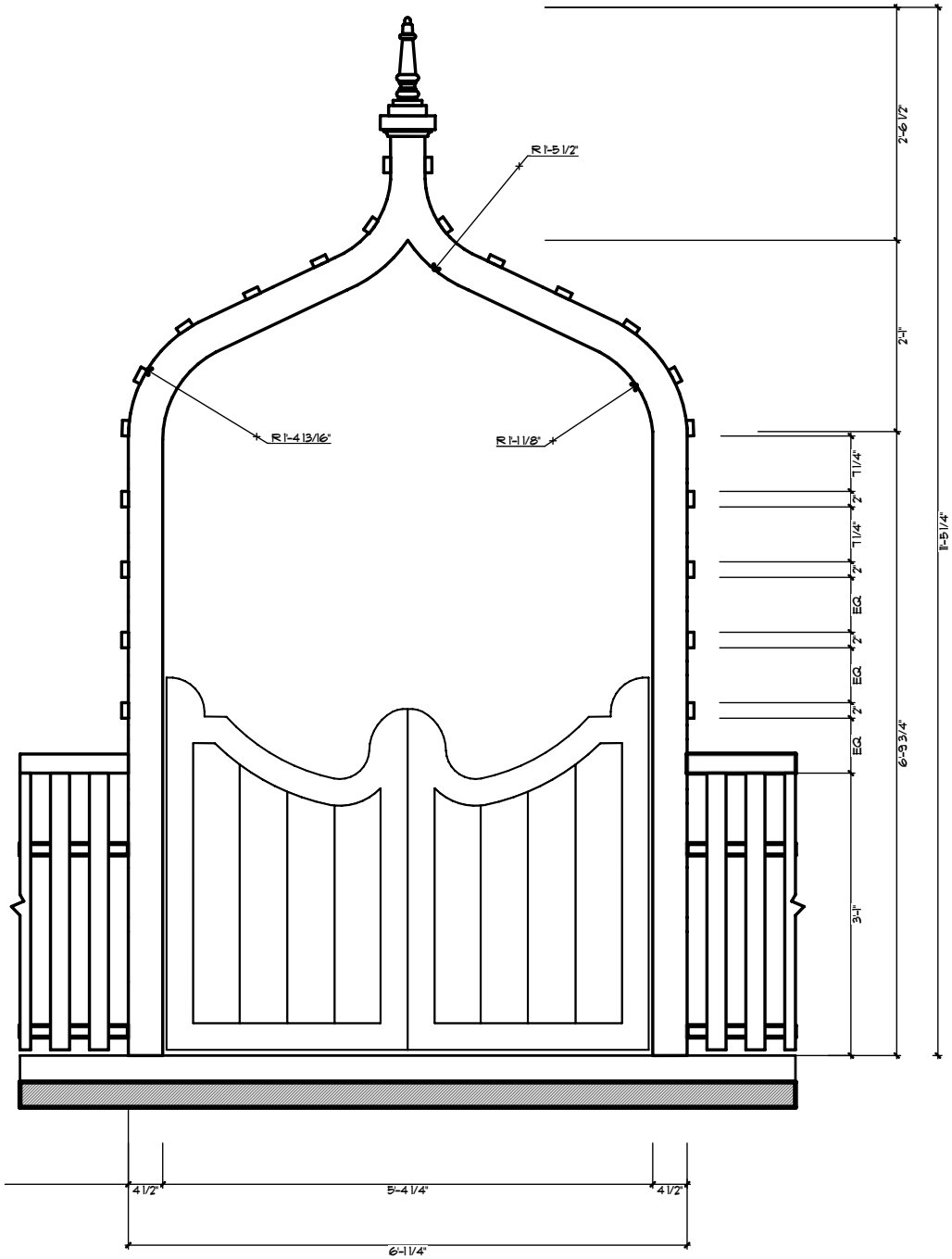
AP·1.1



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,

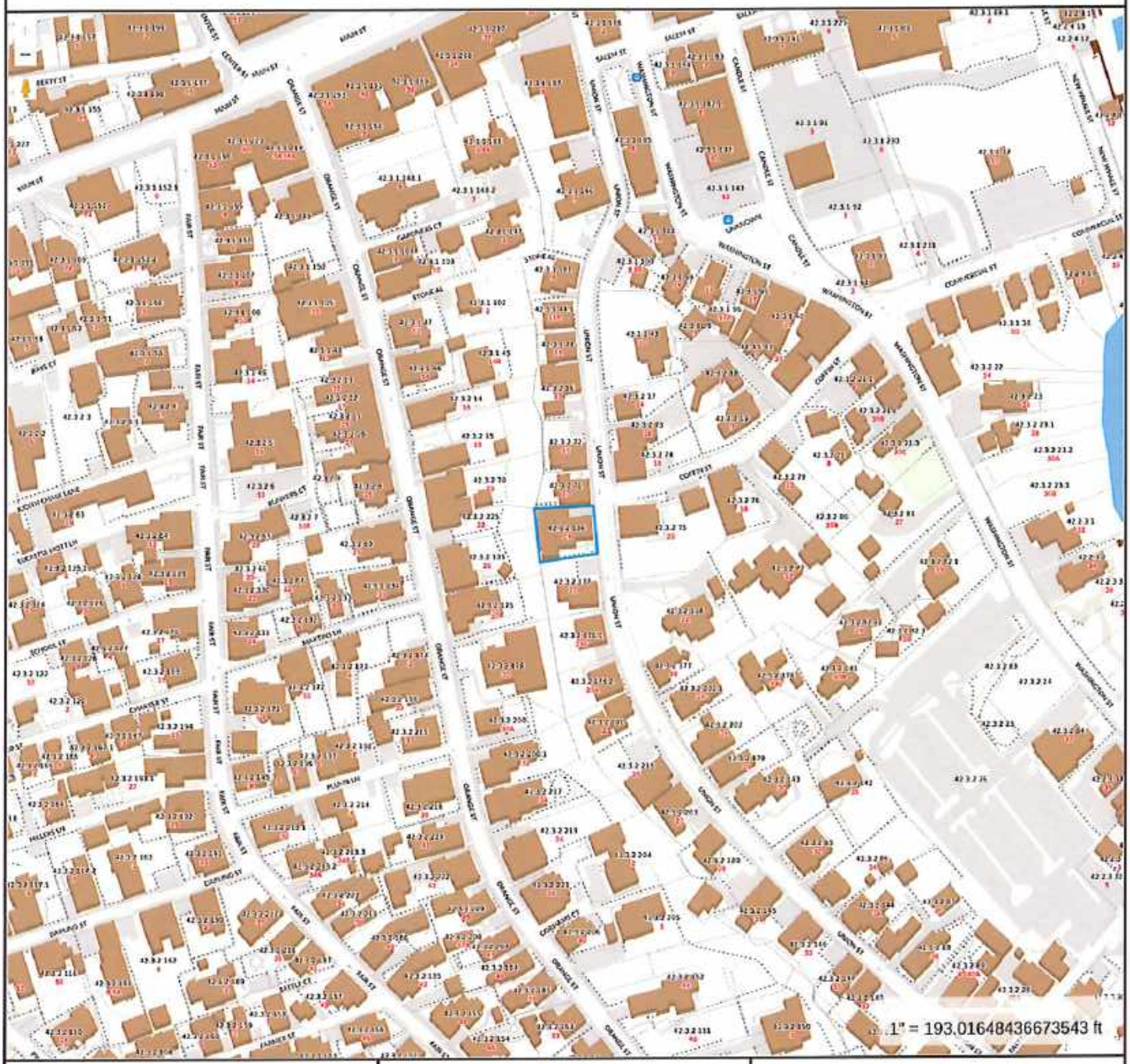
I hereby authorize Joseph Topham of Topham Design to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

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

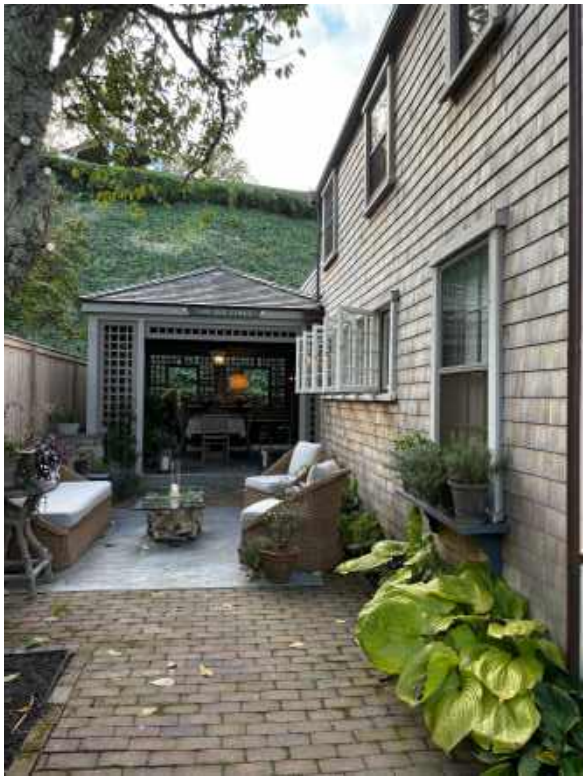
EAST ELEVATIONS



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
- 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

About This Item | JPEG (58kb) | JPEG (137kb) | TIFF (17.1mb) | next | Back to Search Results



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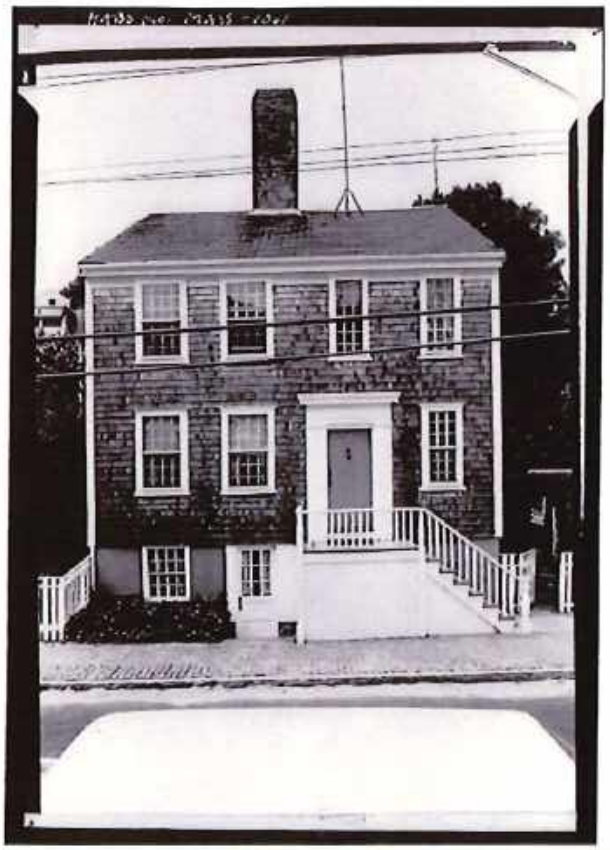
Library of Congress > Prints & Photographs Reading Room > Prints & Photographs Online Catalog > Search Results > Record

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
- Reproduction Number: HABS MASS,10-NANT,76F--2
- Repository: Library of Congress Prints and Photographs Division Washington, D.C. 20540 USA http://hdl.loc.gov/loc.pnp/pp.print

About This Item | JPEG (52kb) | JPEG (125kb) | TIFF (17.1mb) previous | ← Back to Search Results



Library of Congress
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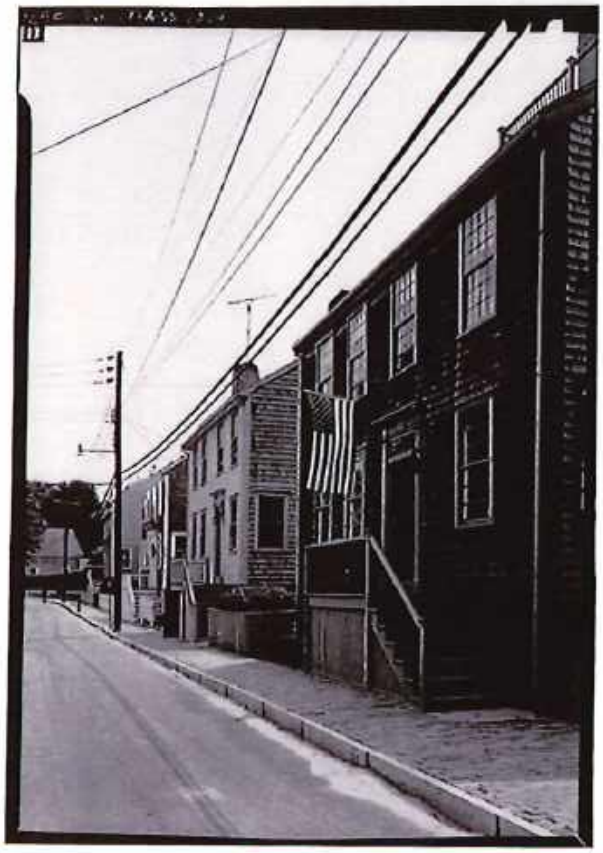
Library of Congress > Prints & Photographs Reading Room > Prints & Photographs Online Catalog > Record

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
- Repository: Library of Congress Prints and Photographs Division Washington, D.C. 20540 USA http://hdl.loc.gov/loc.pnp/pp.print

About This Item | JPEG (54kb) | JPEG (125kb) | TIFF (16.9mb)



Library of Congress
Prints & Photographs Online Catalog

LIBRARY OF CONGRESS | ASK A LIBRARIAN | DIGITAL COLLECTIONS | LIBRARY CATALOGS | Search | Search Loc.gov | GO

Library of Congress > Prints & Photographs Reading Room > Prints & Photographs Online Catalog > Search Results > Record

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

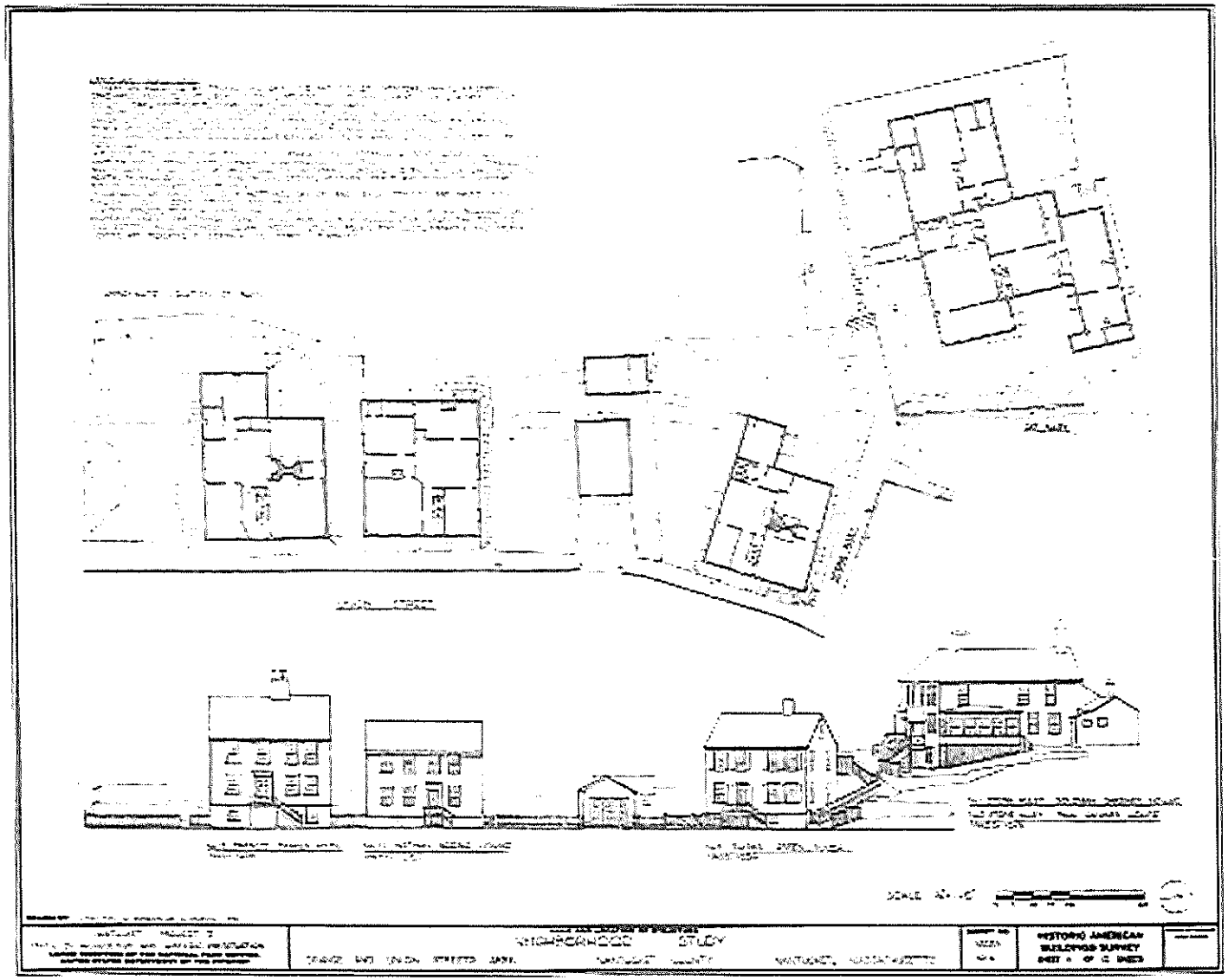
Subjects:
houses
Place:

- Massachusetts -- Nantucket County -- Nantucket

Collections:

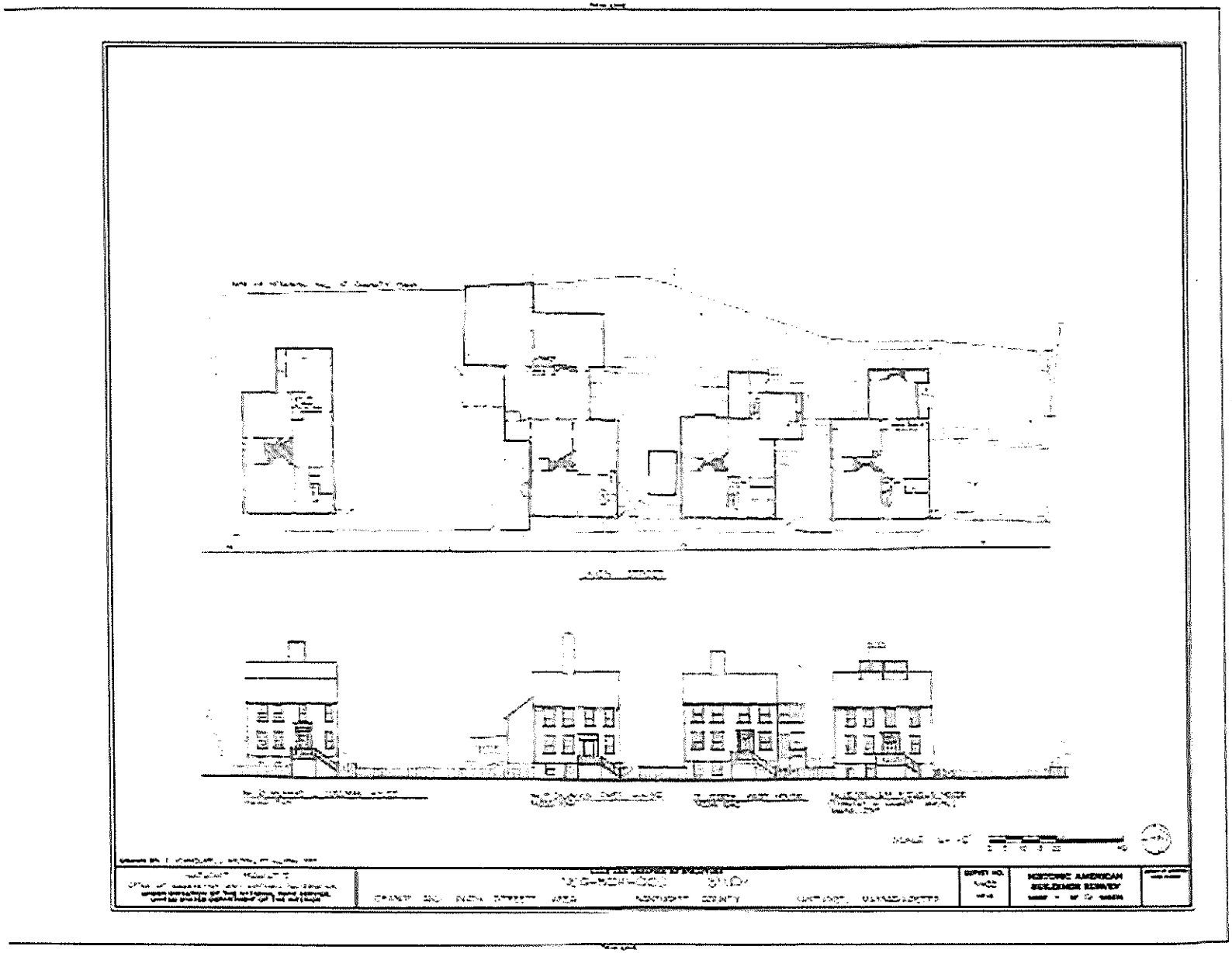
- Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey

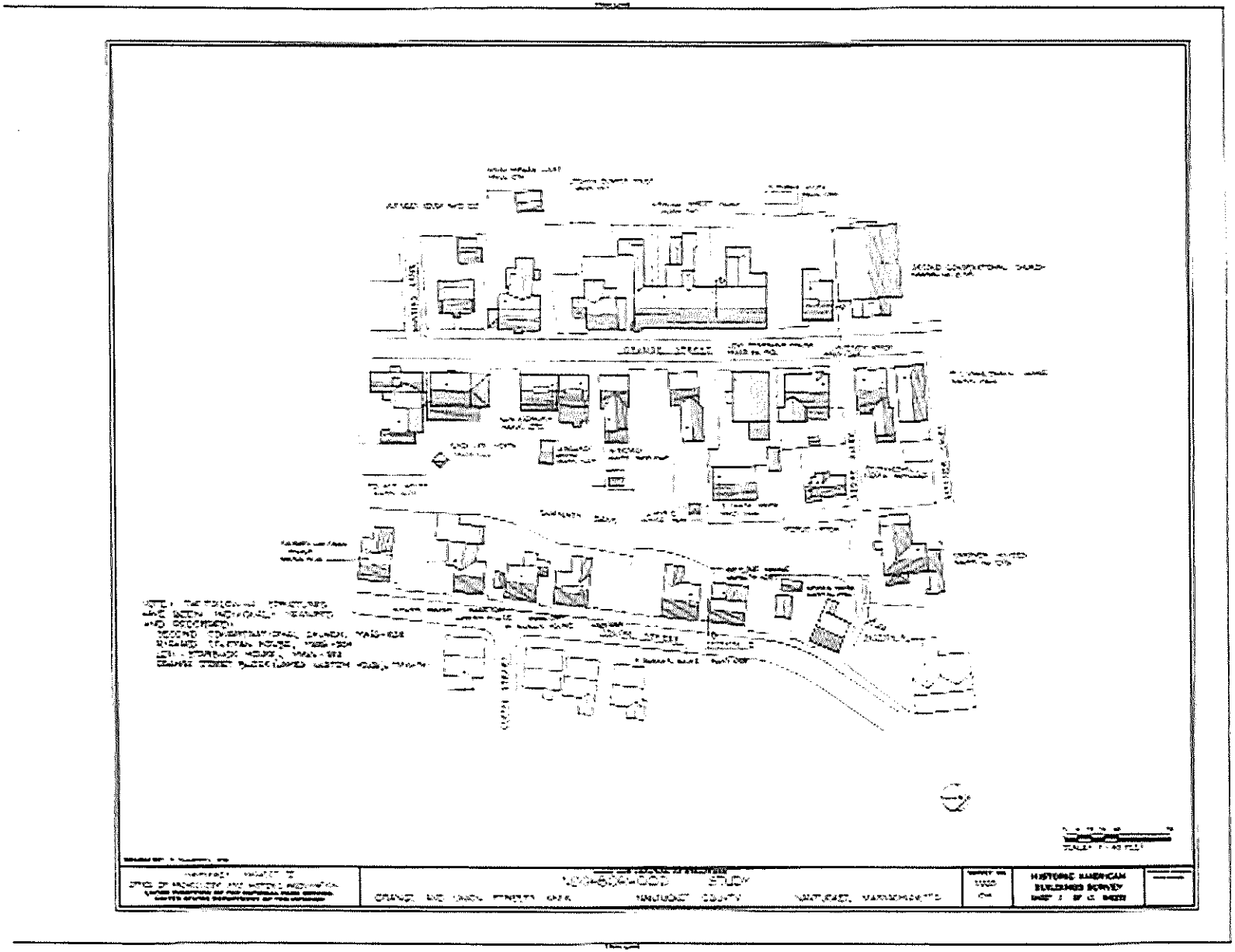
Part of: Historic American Buildings Survey (Library of Congress)
Bookmark This Record:
https://www.loc.gov/pictures/item/ma0387/



NEIGHBORHOOD STUDY

HISTORIC AMERICAN BUILDINGS SURVEY





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

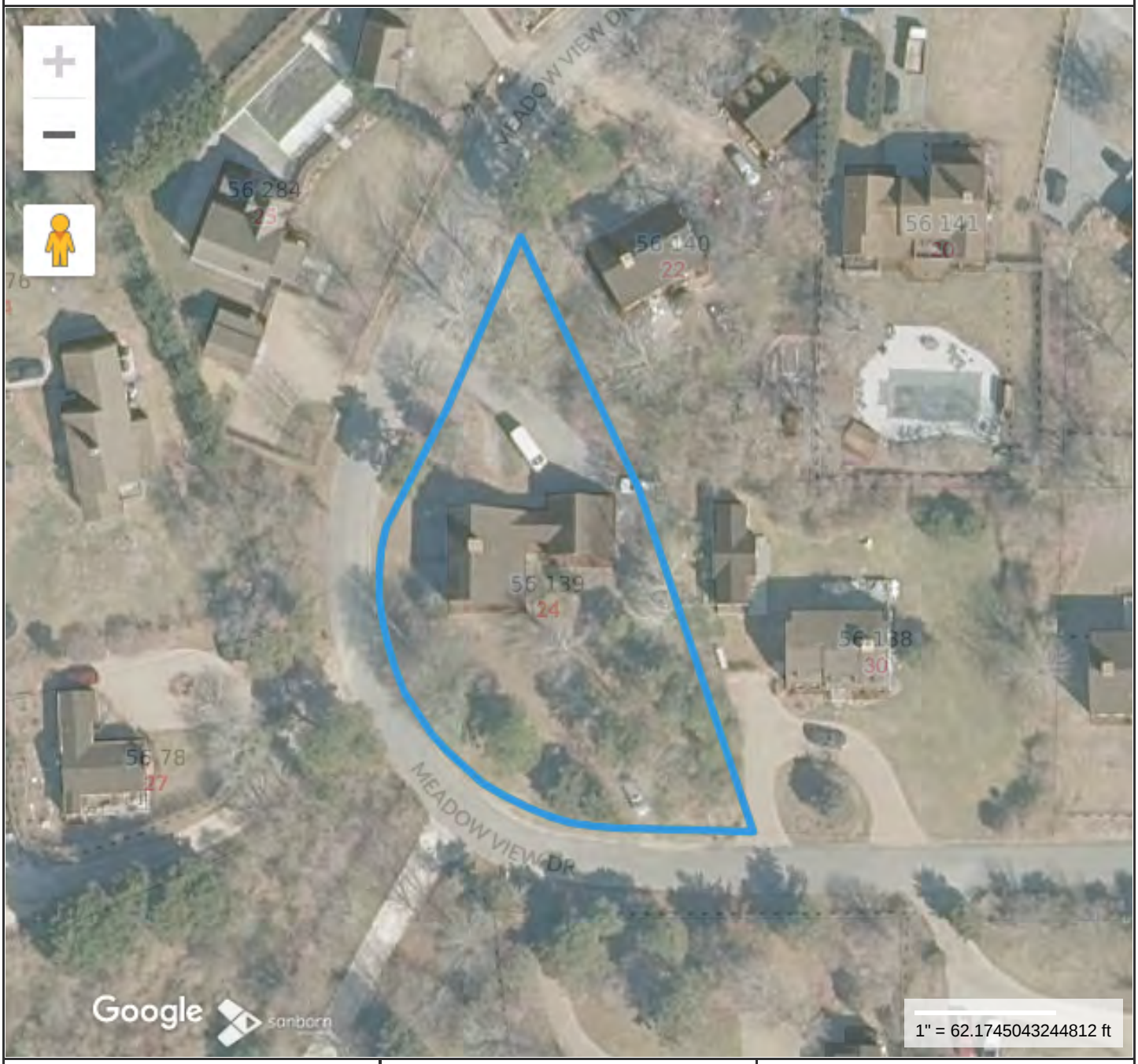
Property ID	4118
Location	24 MEADOW VIEW DR
Owner	KALINOWSKI PATRICIA A

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

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°: 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

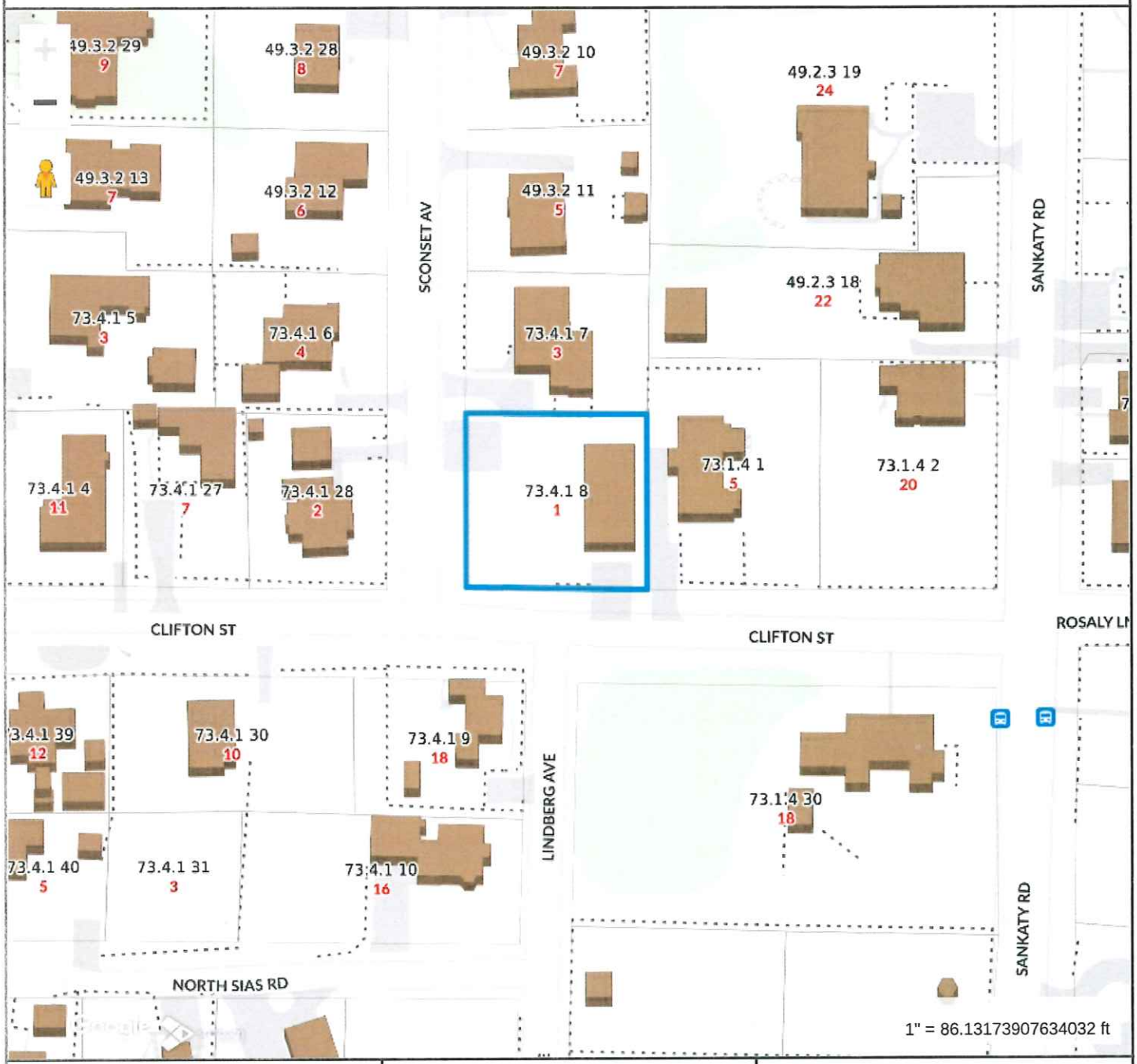
HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW CHECKLIST

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.

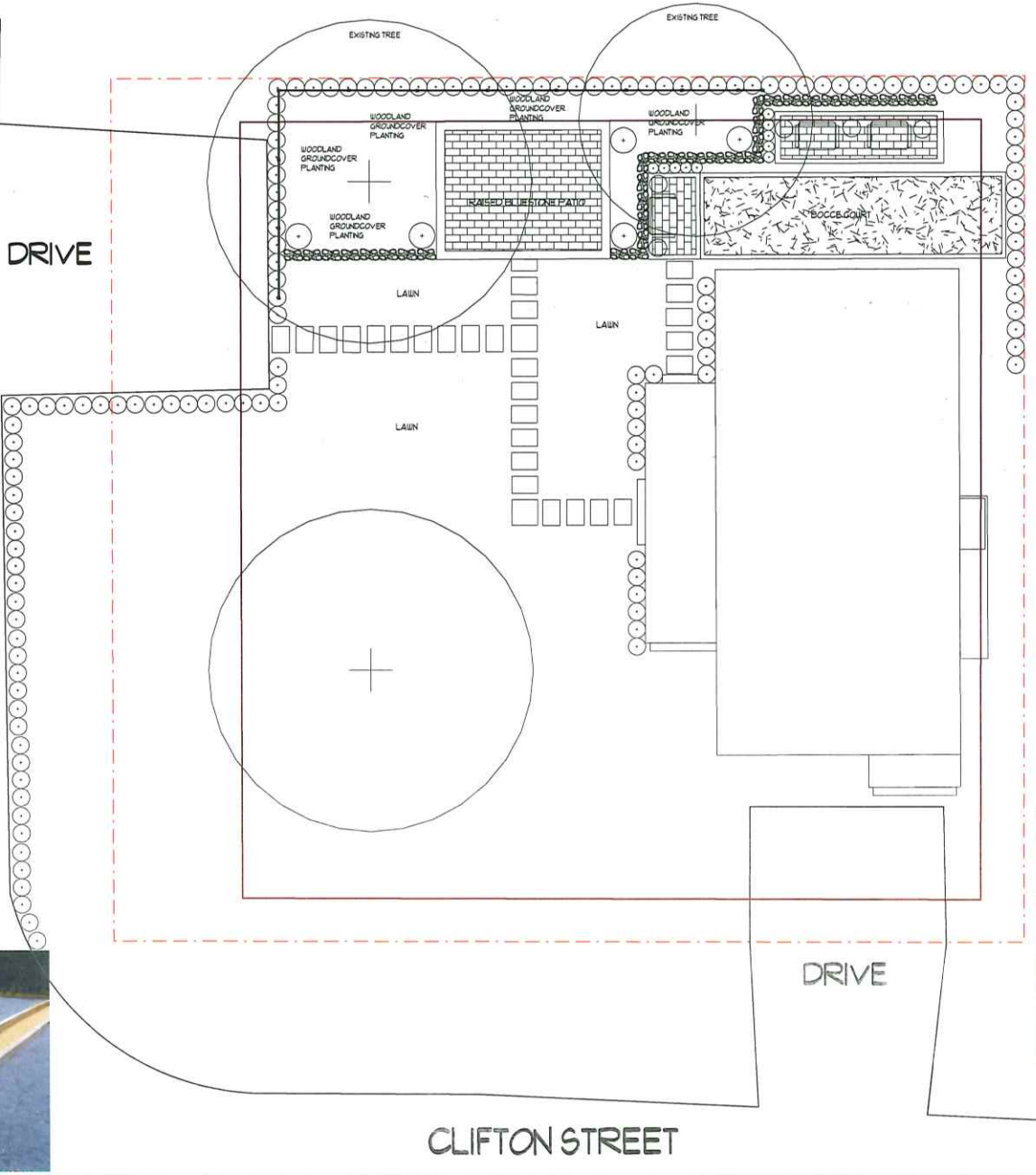
NOTES:
- 6' PRIVACY FENCE PAINTED BLACK AS BACKDROP
- 20'X16' ELEVATED 14" BLUESTONE PATIO (EXISTING STONE)
- 10'X35' BOCCE COURT
- 2 BLUESTONE LANDINGS FOR SEATING AROUND BOCCE COURT
- LANDINGS ARE 6'X10' AND 6'X20' (EXISTING STONE)
- BLUESTONE STEPPING STONES (EXISTING STONE)
- RUSTIC STONE WALL 14" 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°: 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

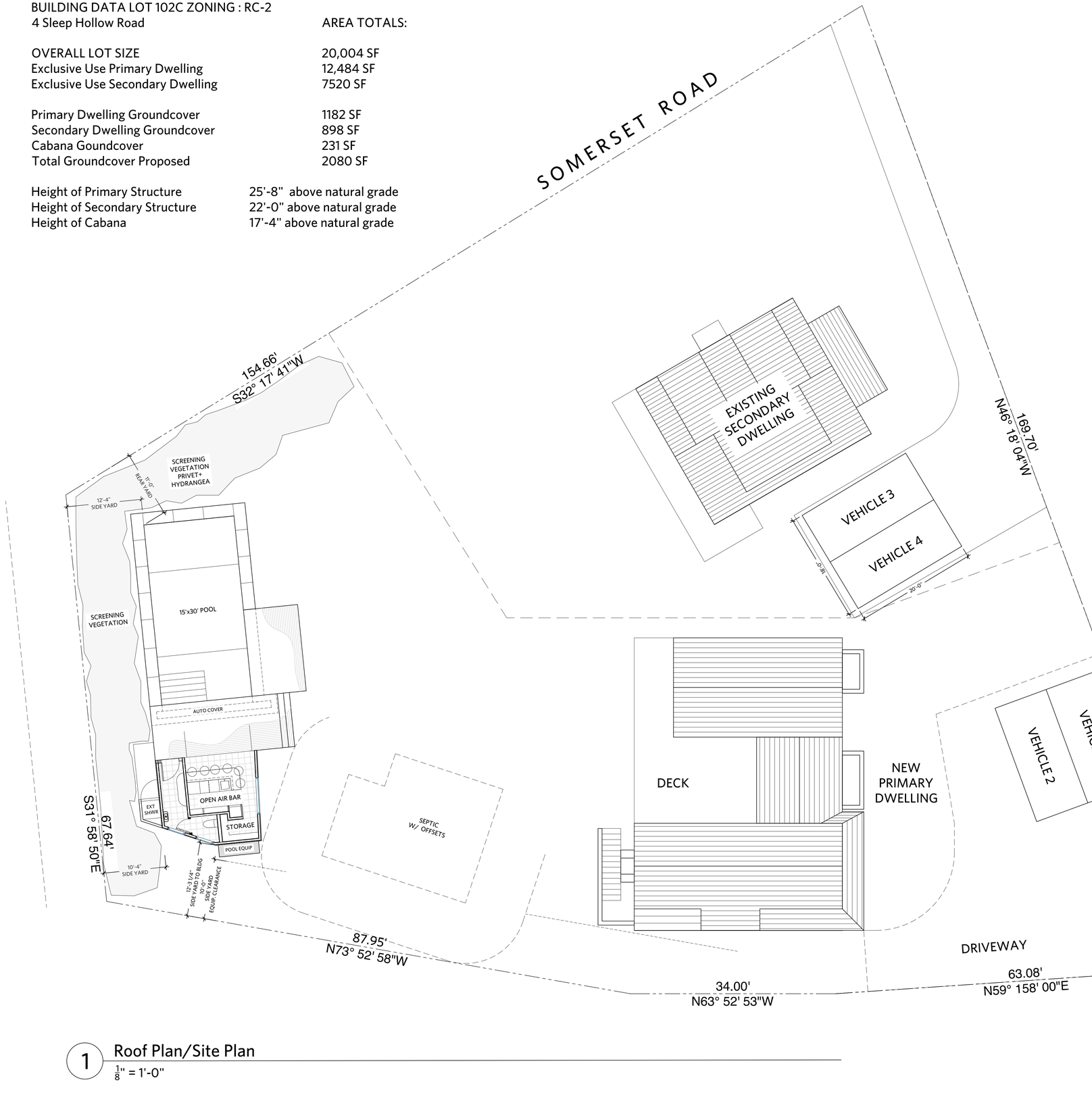
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

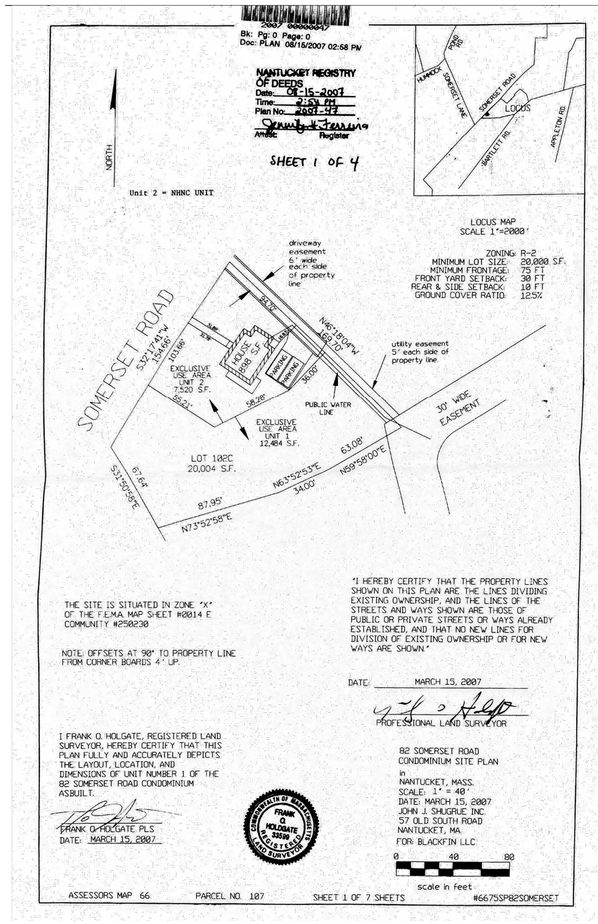
Date 10/11/24 Signature of owner of record _____ Signed under penalties of perjury

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

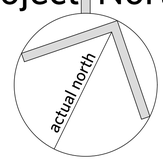


1 Roof Plan/Site Plan
1/8" = 1'-0"



2 Locus Plan
not to scale

Project North

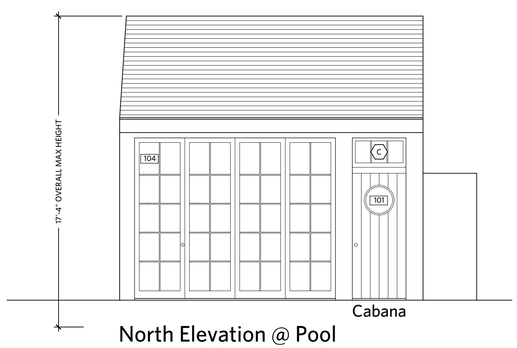


Padraic Cassidy Architect
1003 Diamond Avenue #202
South Pasadena CA 91030
323.394.6618 pc@padraiccassidy.com

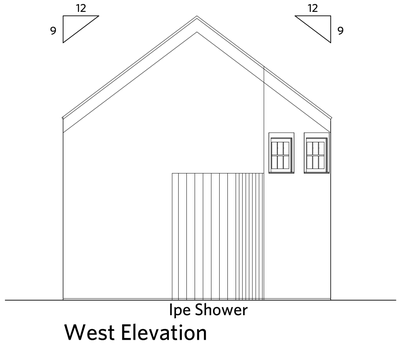
Cassidy
4 Sleepy Hollow Primary/82 Somerset Road Secondary
Nantucket MA 02554
Site Plan with Pool and Cabana

10.11.24 Pool+Cab.

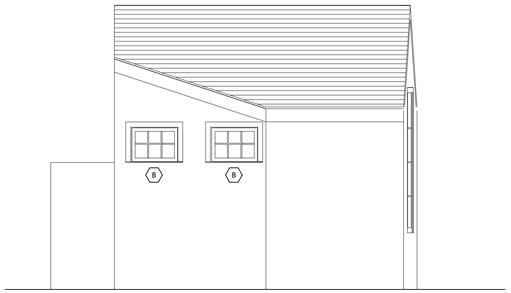
HDC
POOL +
CABANA
SITE PLAN



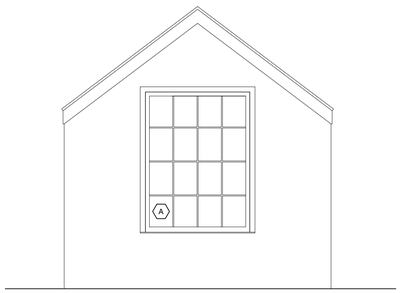
North Elevation @ Pool



West Elevation



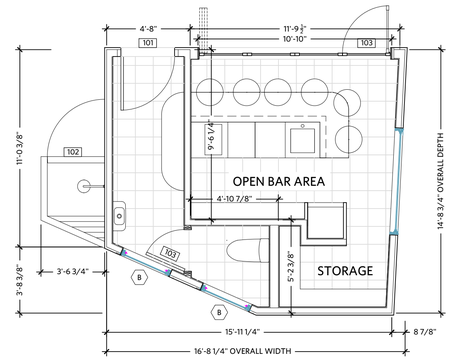
South Elevation at Back



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	-	-	-	

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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



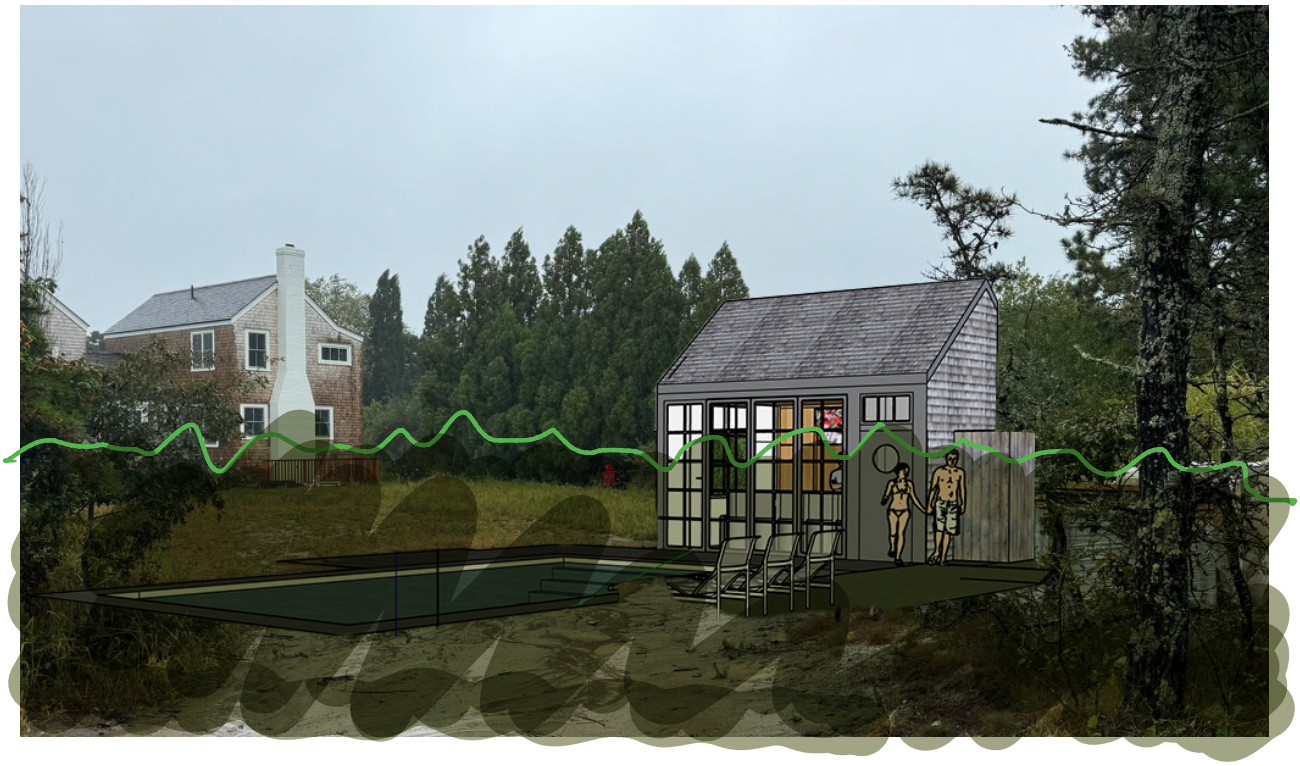
PROPOSED VIEW

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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The certificate is valid for three years from 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: _____

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 _____

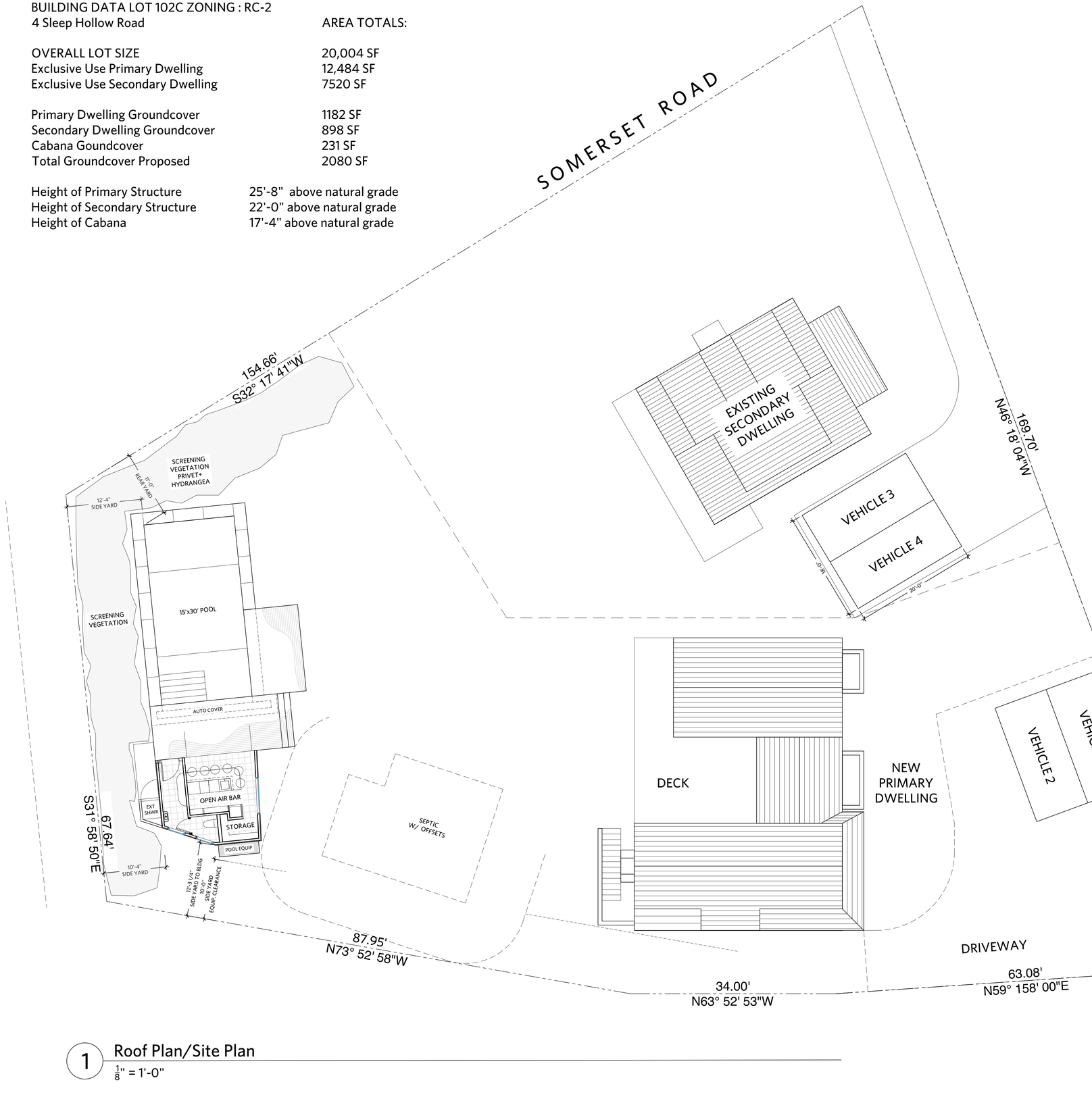
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

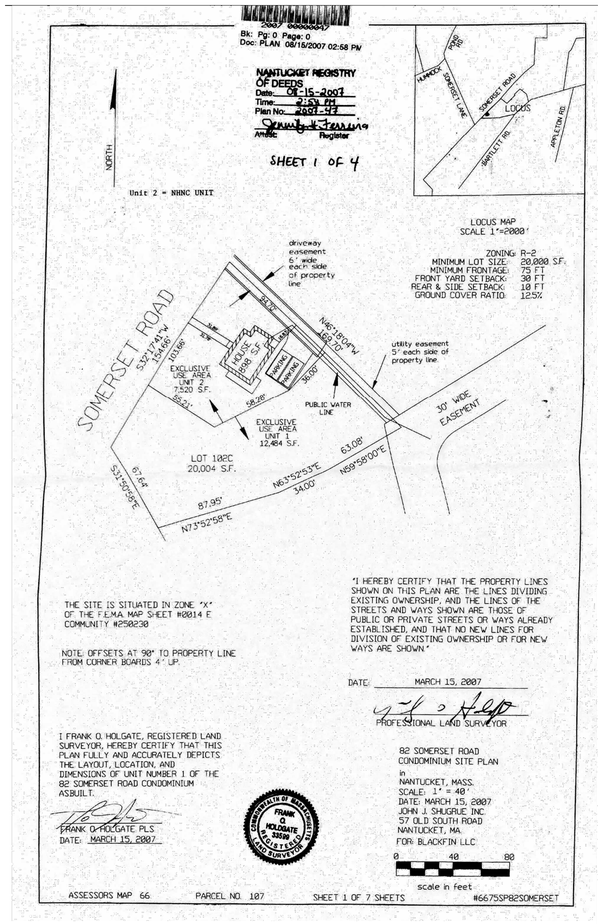
Date 10/11/24 Signature of owner of record _____ Signed under penalties of perjury

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

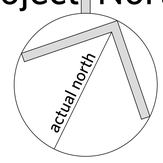


1 Roof Plan/Site Plan
1/8" = 1'-0"



2 Locus Plan
not to scale

Project North



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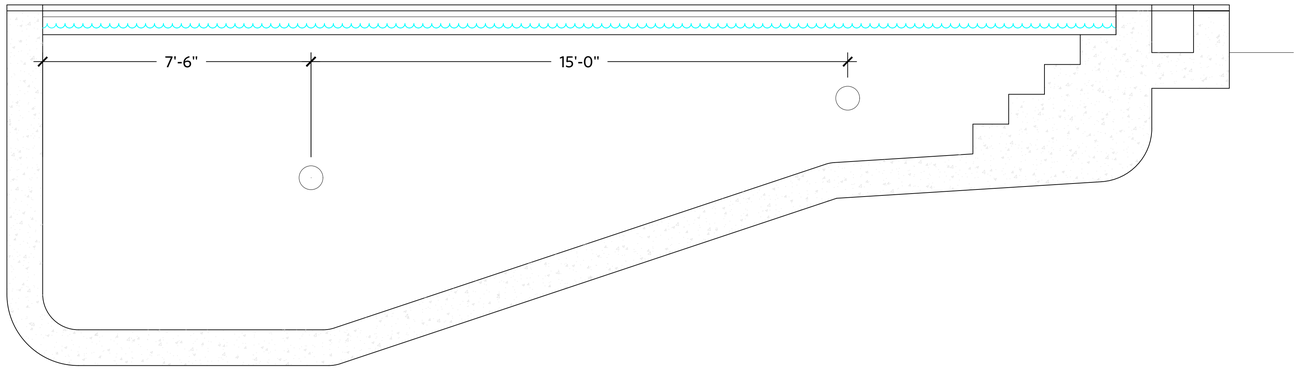
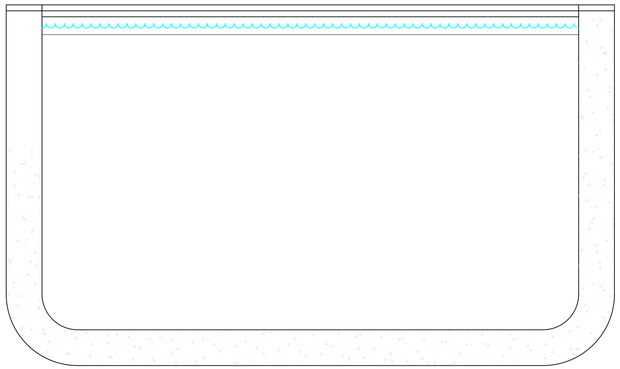
Cassidy
4 Sleepy Hollow Primary/82 Somerset Road Secondary
Nantucket MA 02554
Site Plan with Pool and Cabana

10.11.24 Pool+Cab.

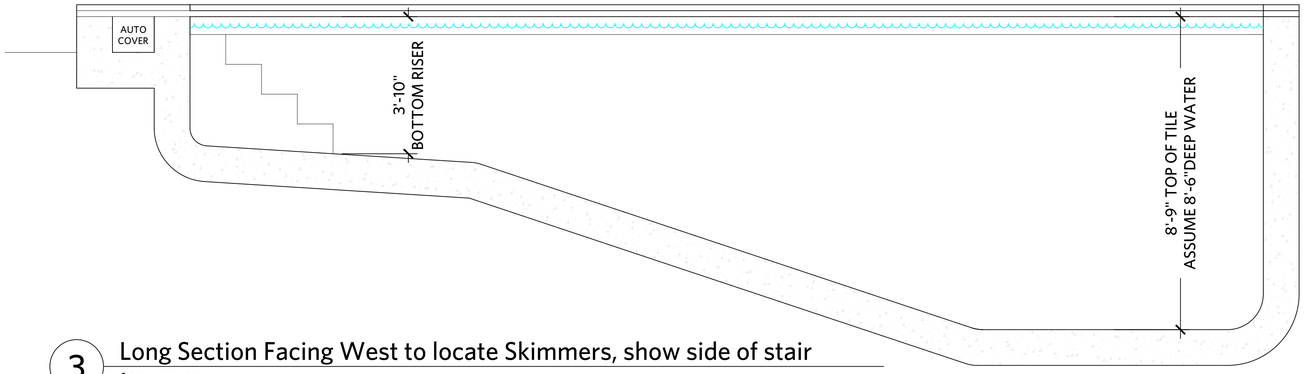
HDC
POOL +
CABANA
SITE PLAN



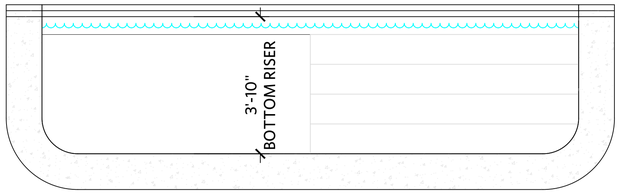
5 Long Section Facing East to locate Pool Lights, show slopes
1/4" = 1'-0"



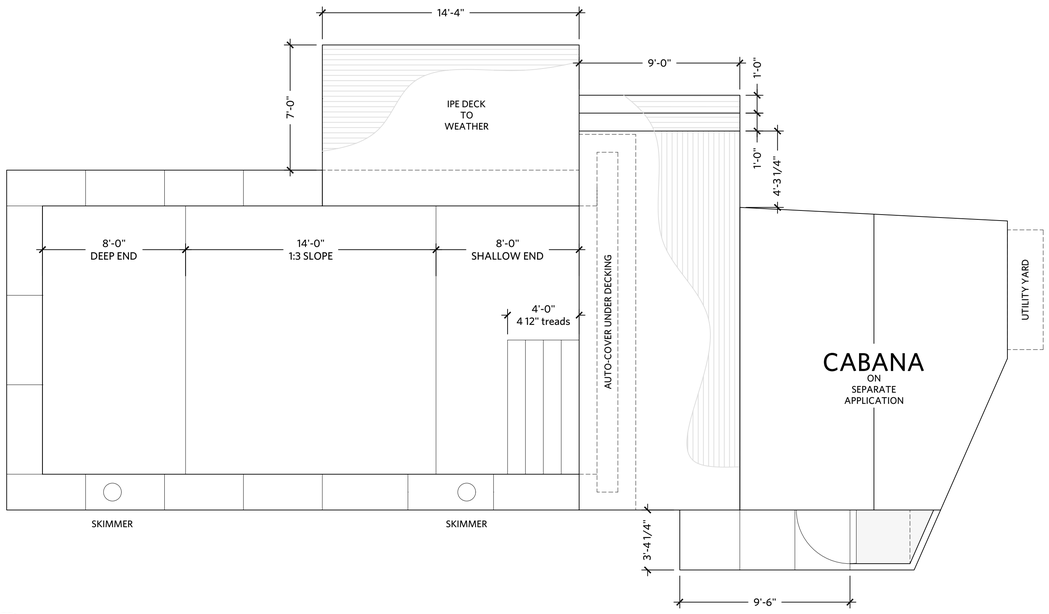
6 Deep End Section
1/4" = 1'-0"



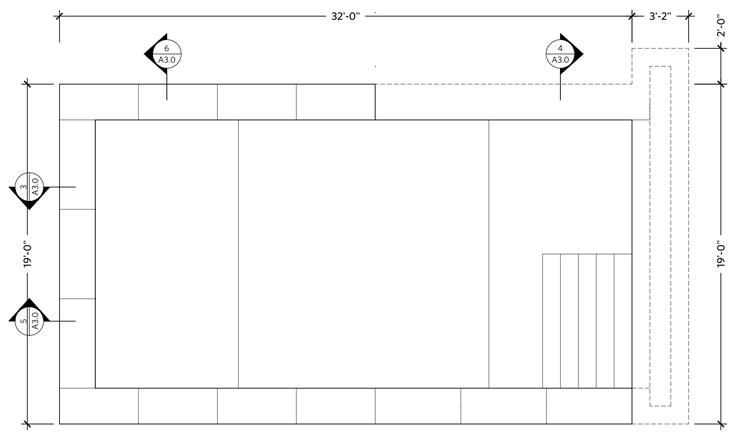
3 Long Section Facing West to locate Skimmers, show side of stair
1/4" = 1'-0"



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



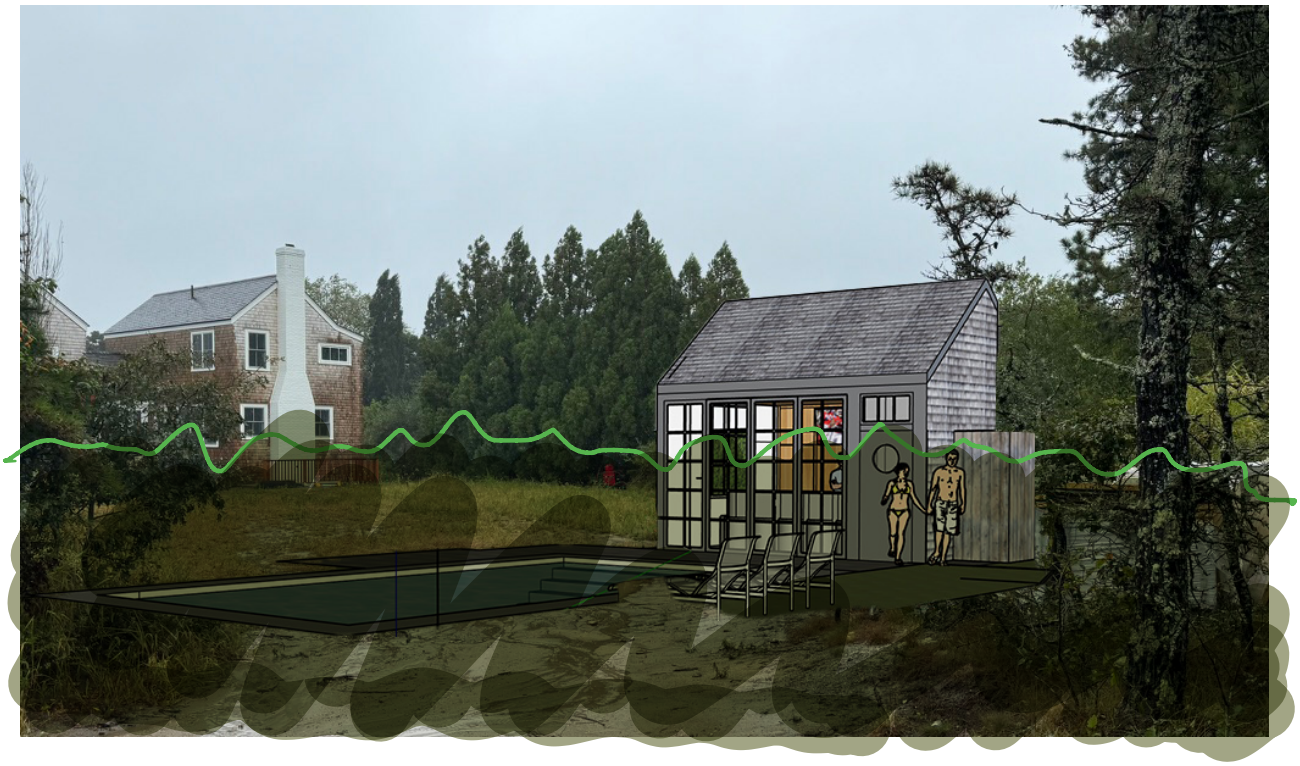
PROPOSED VIEW

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

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

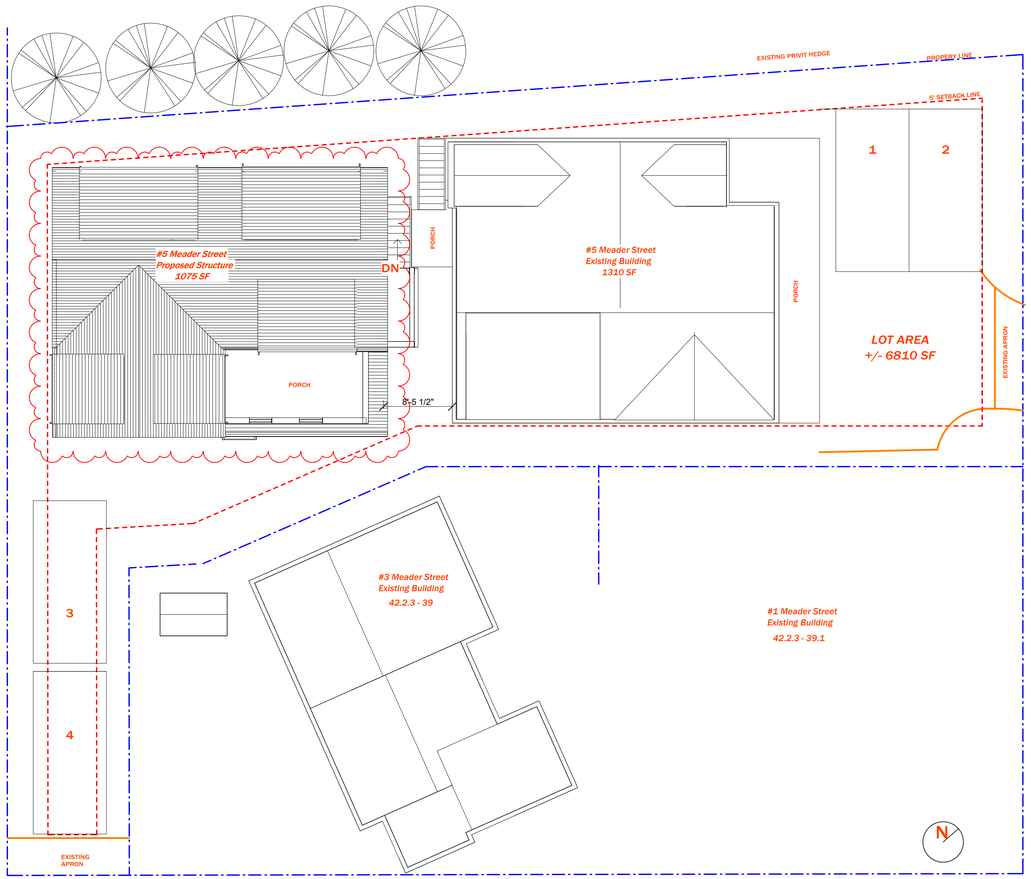
Trim WHITE Sash WHITE Doors WHITE

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.

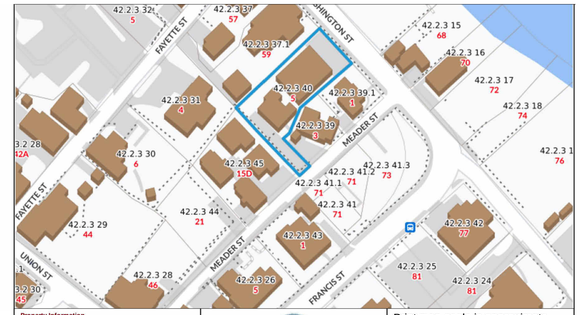
Date 10/15/24 Signature of owner of record _____ Signed under penalties of perjury



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

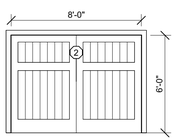
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Locus Map

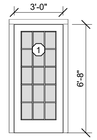


5 Meader Street

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

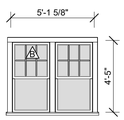


TYPE: 15 LITE FRENCH DOOR SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
SIZE: 3' x 6'-8"
QNTY: 4

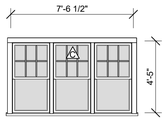
DOOR LEGEND
1/4" = 1'-0"



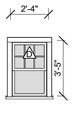
TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 2'-6" x 4'-5"



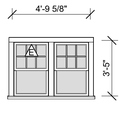
TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 5'-1 5/8" x 4'-5"



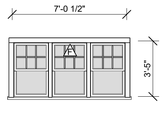
TYPE: 6/1 Window
6 Lite SDL
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 7'-6 1/2" x 4'-5"



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"



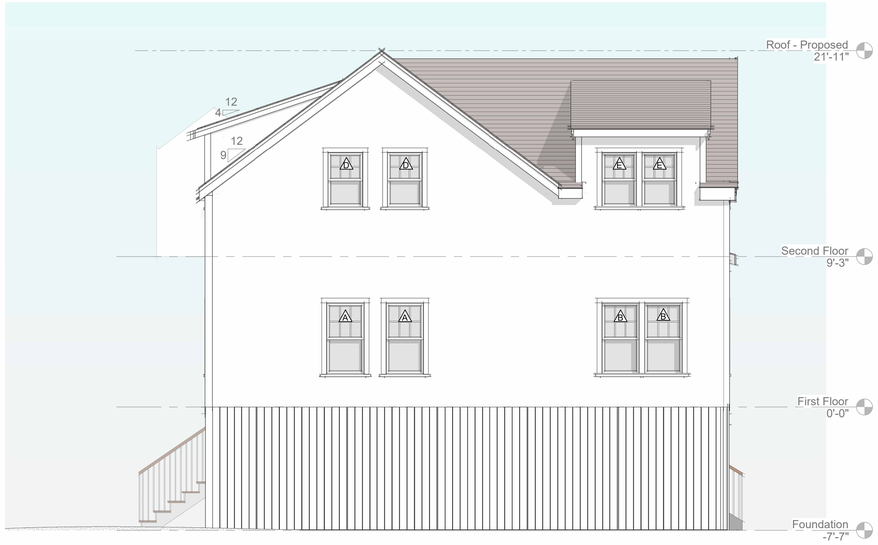
East Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

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PROJ
5 Meader St.

Nantucket, MA 02554

DA	03.25.24
PROJEC	2410040
T NO	
REVISION	DATE

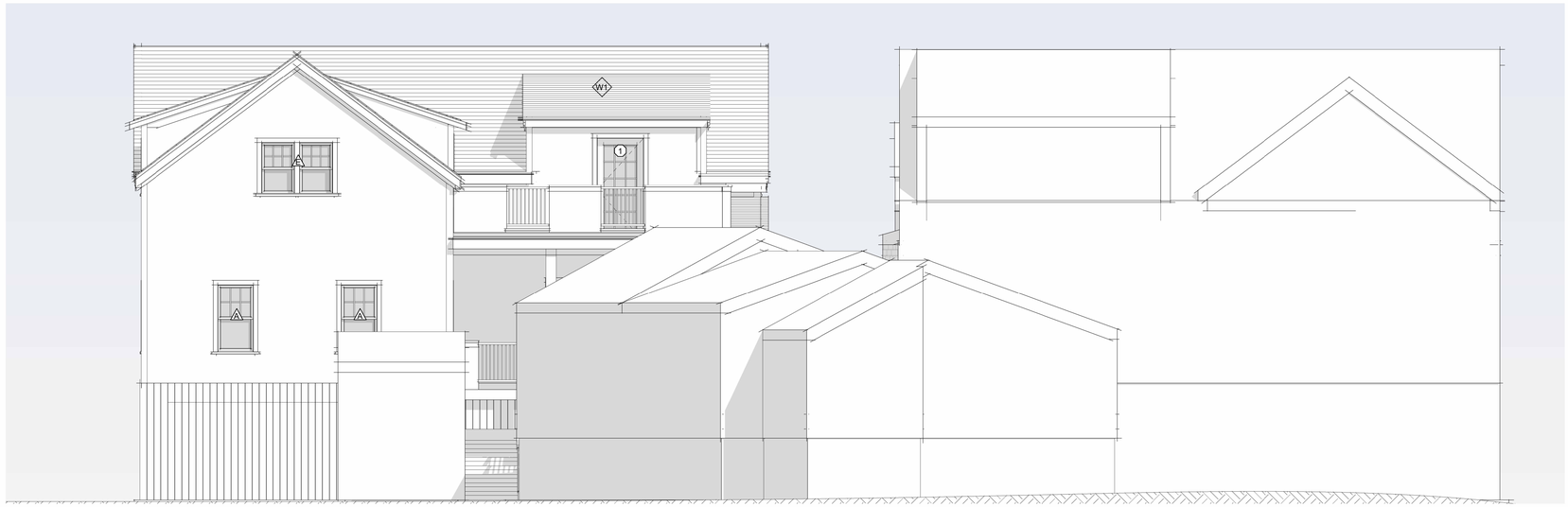
NOTES:

HDC Submission

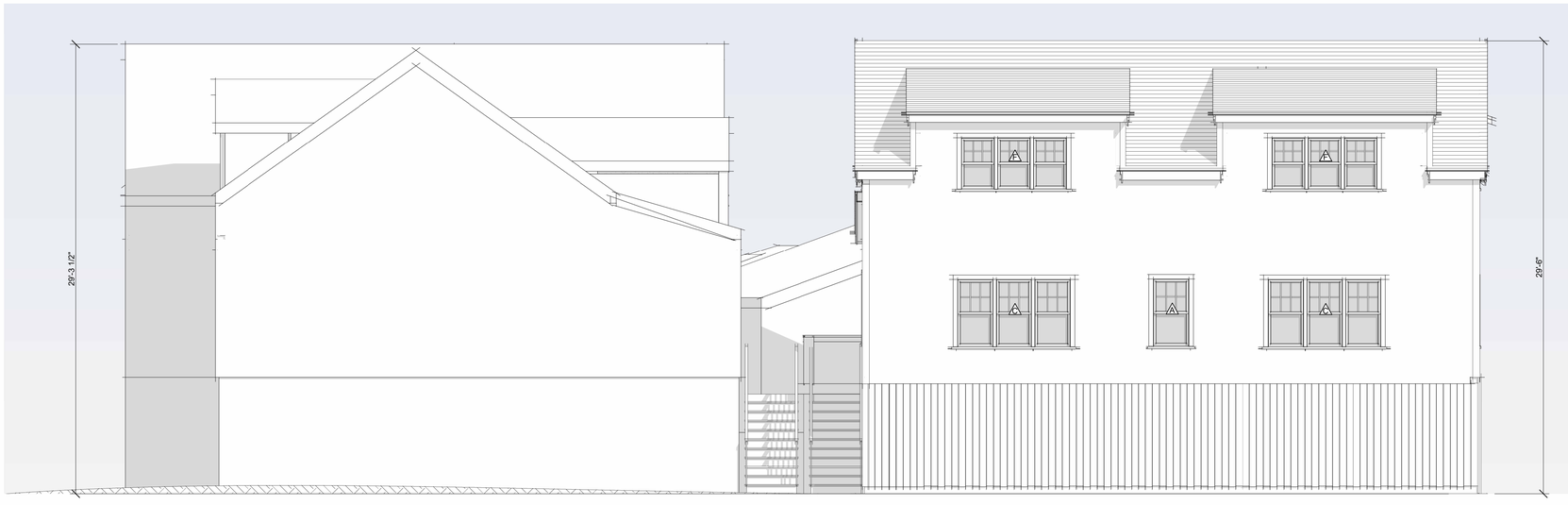
Elevations

A.150

DRAWN BY: PFQ



South Elevation - 5 Meader
1/4" = 1'-0"



North Elevation - 5 Meader
1/4" = 1'-0"

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PROJ
5 Meader St.

Nantucket, MA 02554

DA	03.25.24
PROJEC T NO	2410040
REVISION	DATE

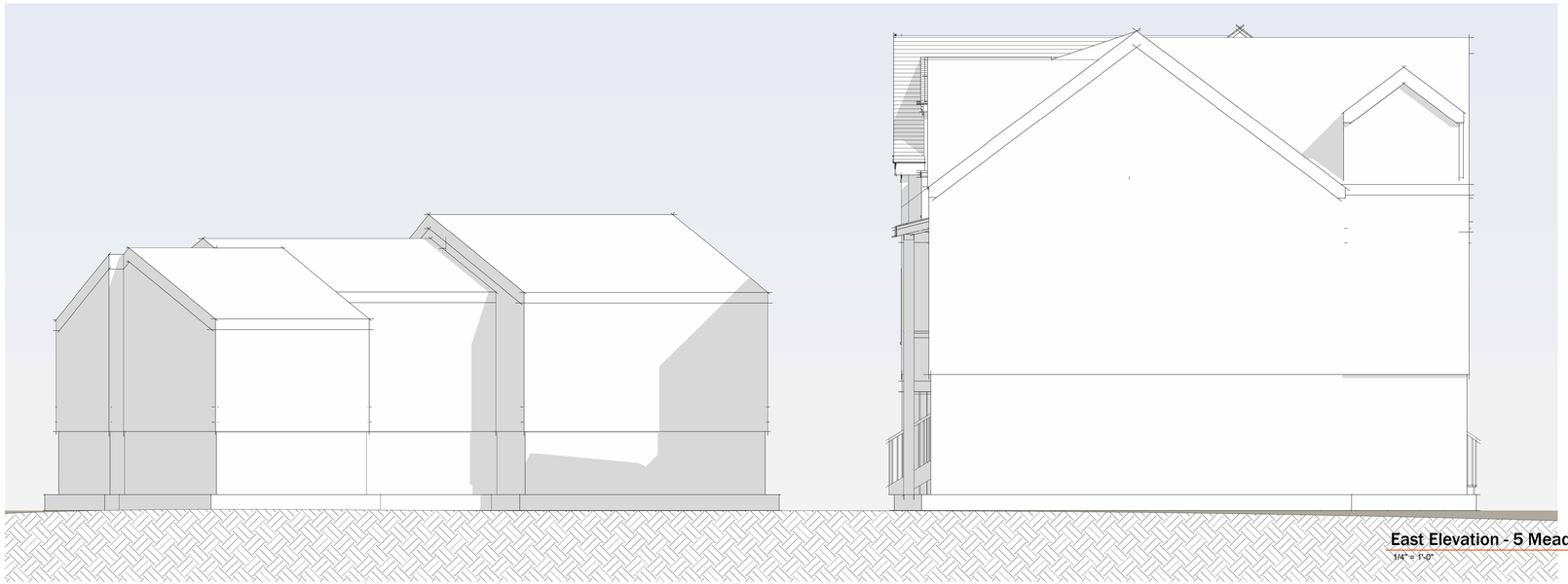
NOTES:

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

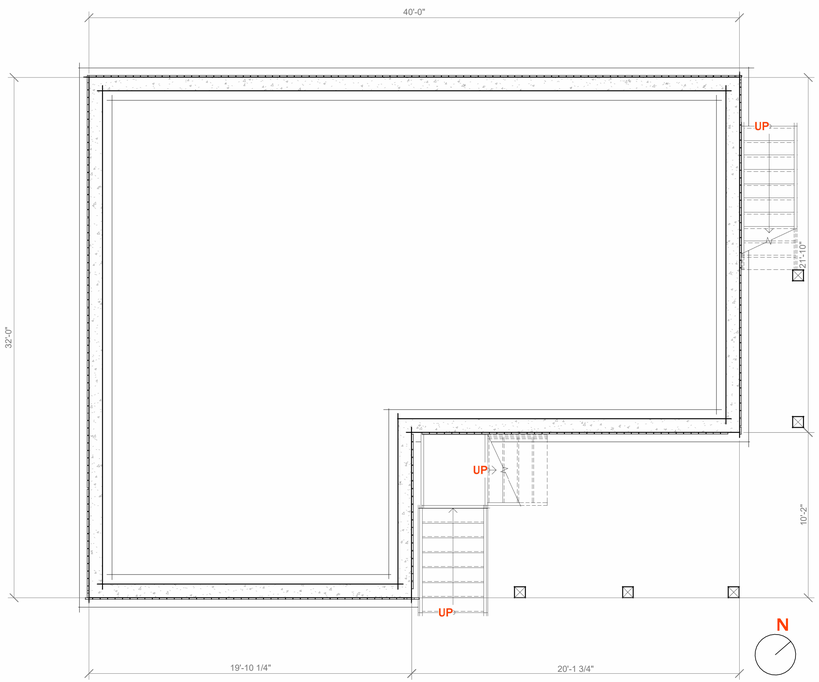
NOTES:

HDC Submission

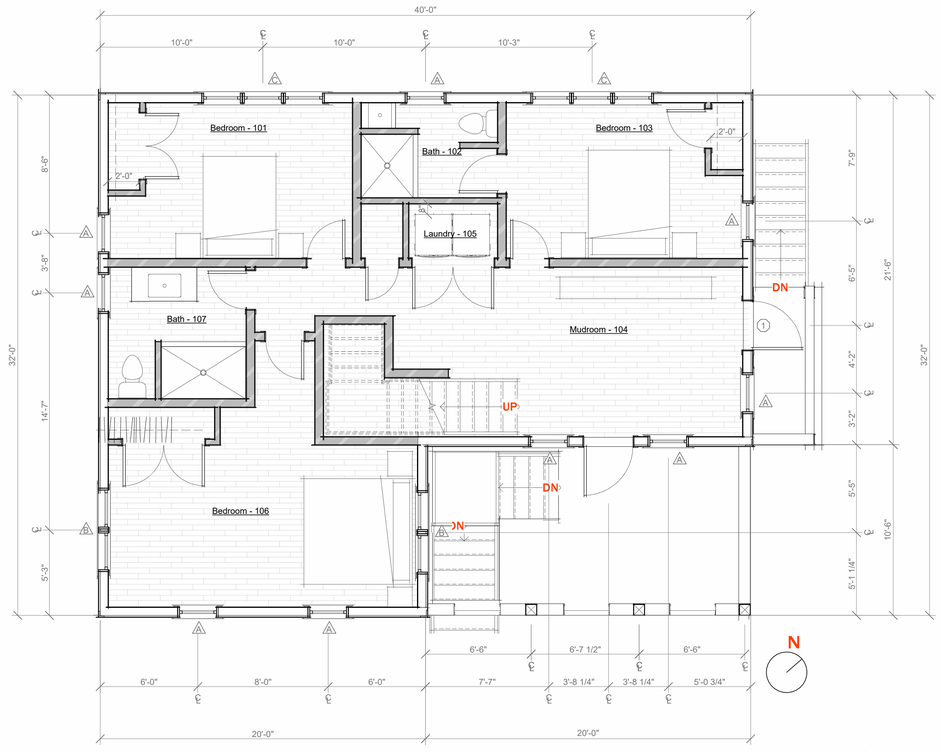
Elevations

A.152

DRAWN BY: PFQ



Foundation
1/4" = 1'-0"



First Floor
1/4" = 1'-0"

Structures Unlimited

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PROJ
5 Meader St.

Nantucket, MA 02554

DA	03.25.24
PROJEC T NO	2410040
REVISION	DATE

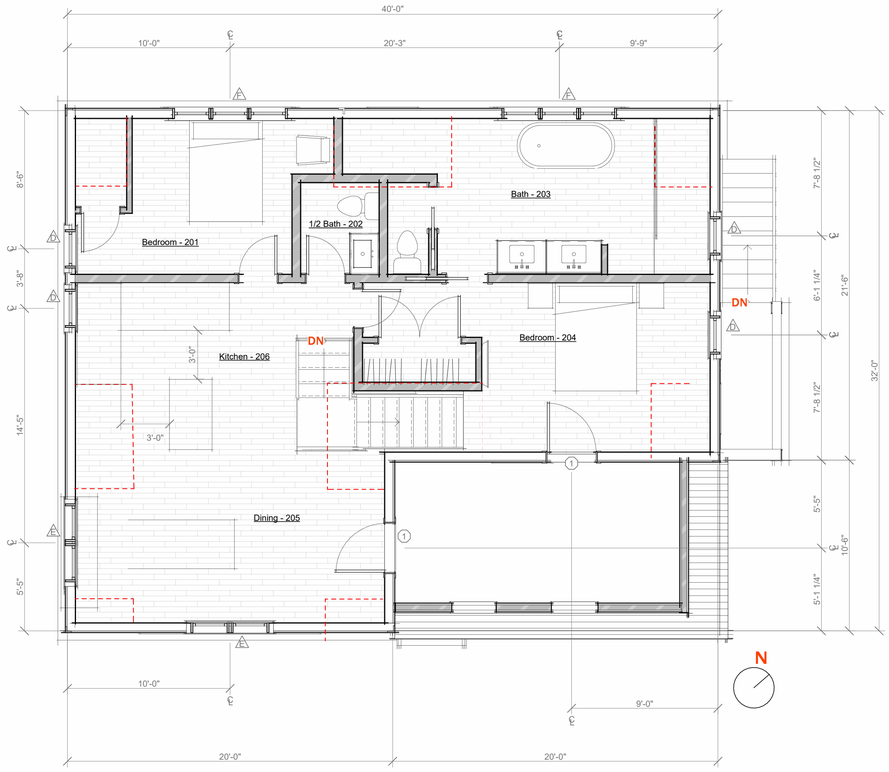
NOTES:

HDC Submission

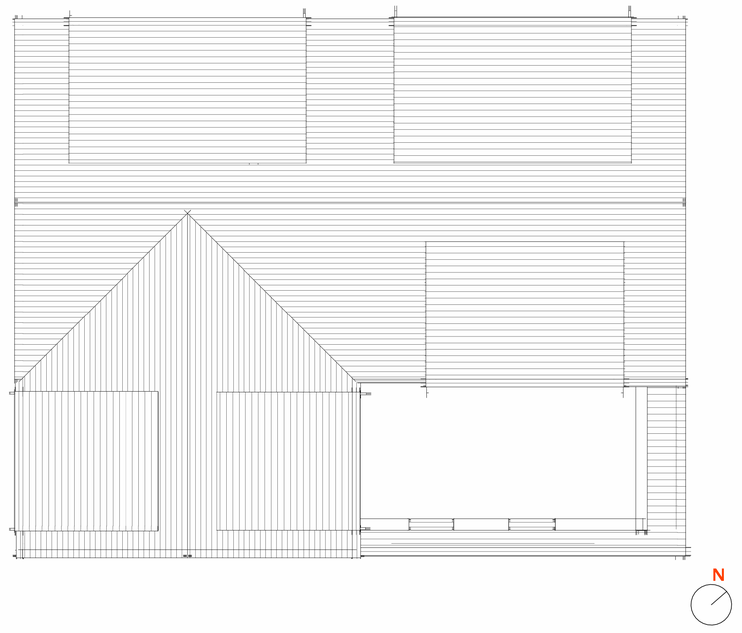
Plans

A.250

DRAWN BY: PFQ



Second Floor
1/4" = 1'-0"



Roof
1/4" = 1'-0"

Structures Unlimited

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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



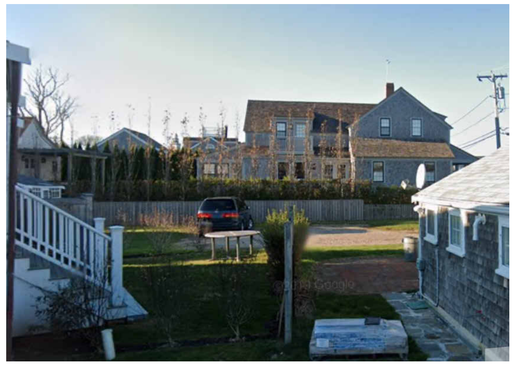
5 Meader - Southeast - Existing



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

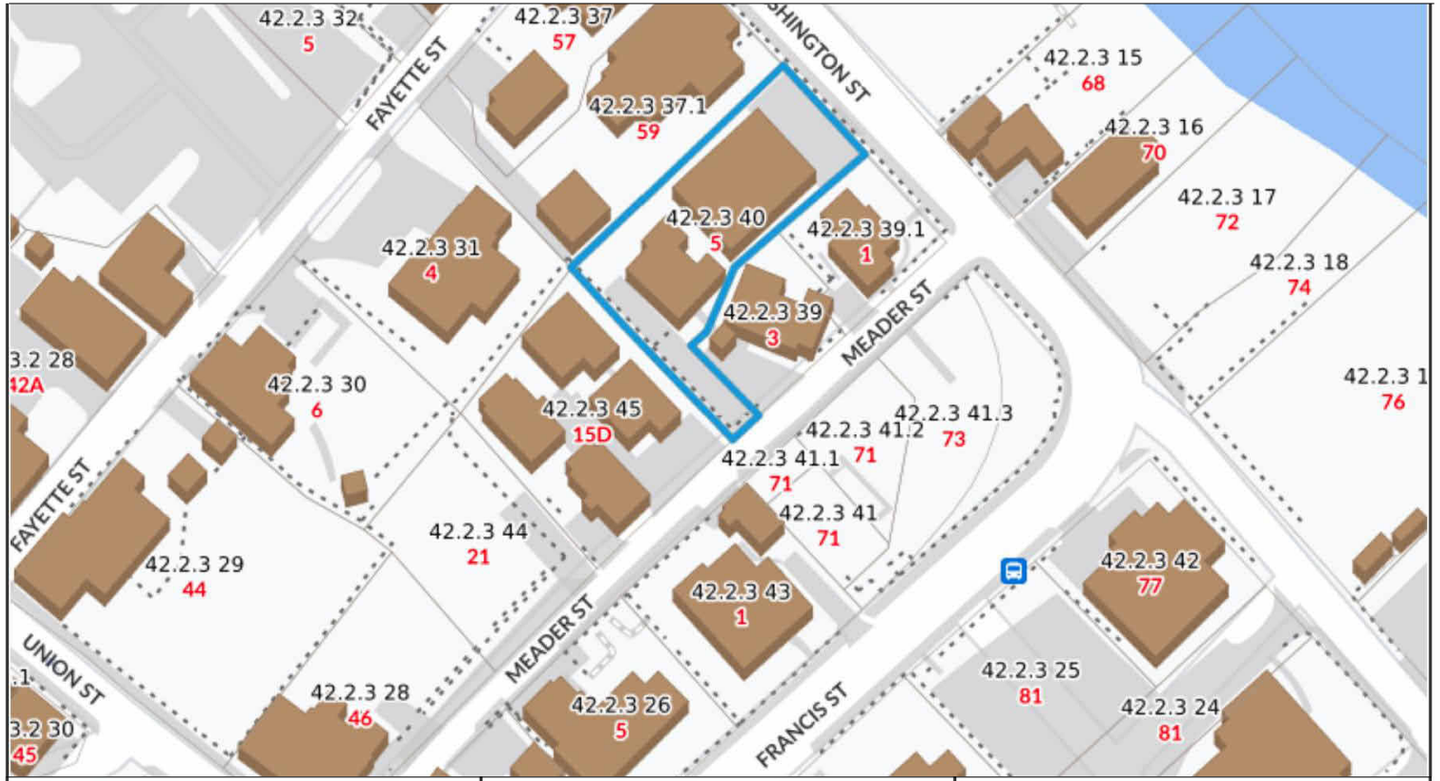
NOTES:

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

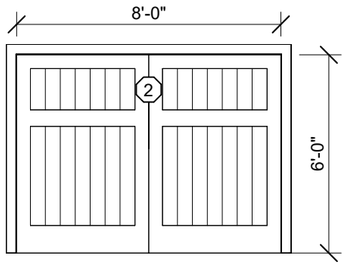
#3 Meader Street
Existing Building
42.2.3 - 39

#1 Meader Street
Existing Building
42.2.3 - 39.1

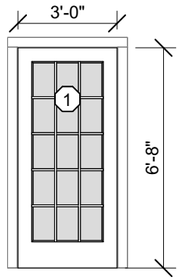
N

EXISTING
APRON

MEADER STREET



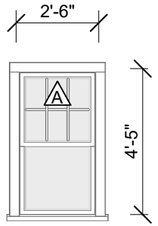
TYPE: CARRIAGE GARAGE DOOR
TRIM: WHITE
SASH: WHITE
MODEL: CARRIAGE DOOR
MODEL #: TBD
SIZE: 8' x 6'
QNTY: 2



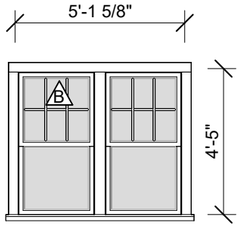
TYPE: 15 LITE FRENCH DOOR SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
SIZE: 3' x 6'-8"
QNTY: 4

DOOR LEGEND

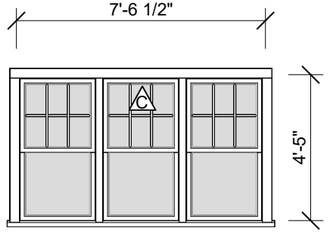
1/4" = 1'-0"



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"



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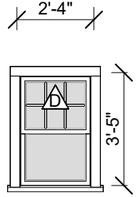
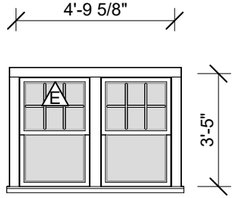
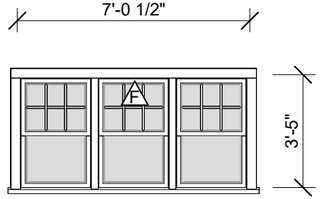
TRIM: WHITE
SASH: WHITE
MODEL #: TBD
SIZE: 7'-6 1/2" x 4'-5"



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"



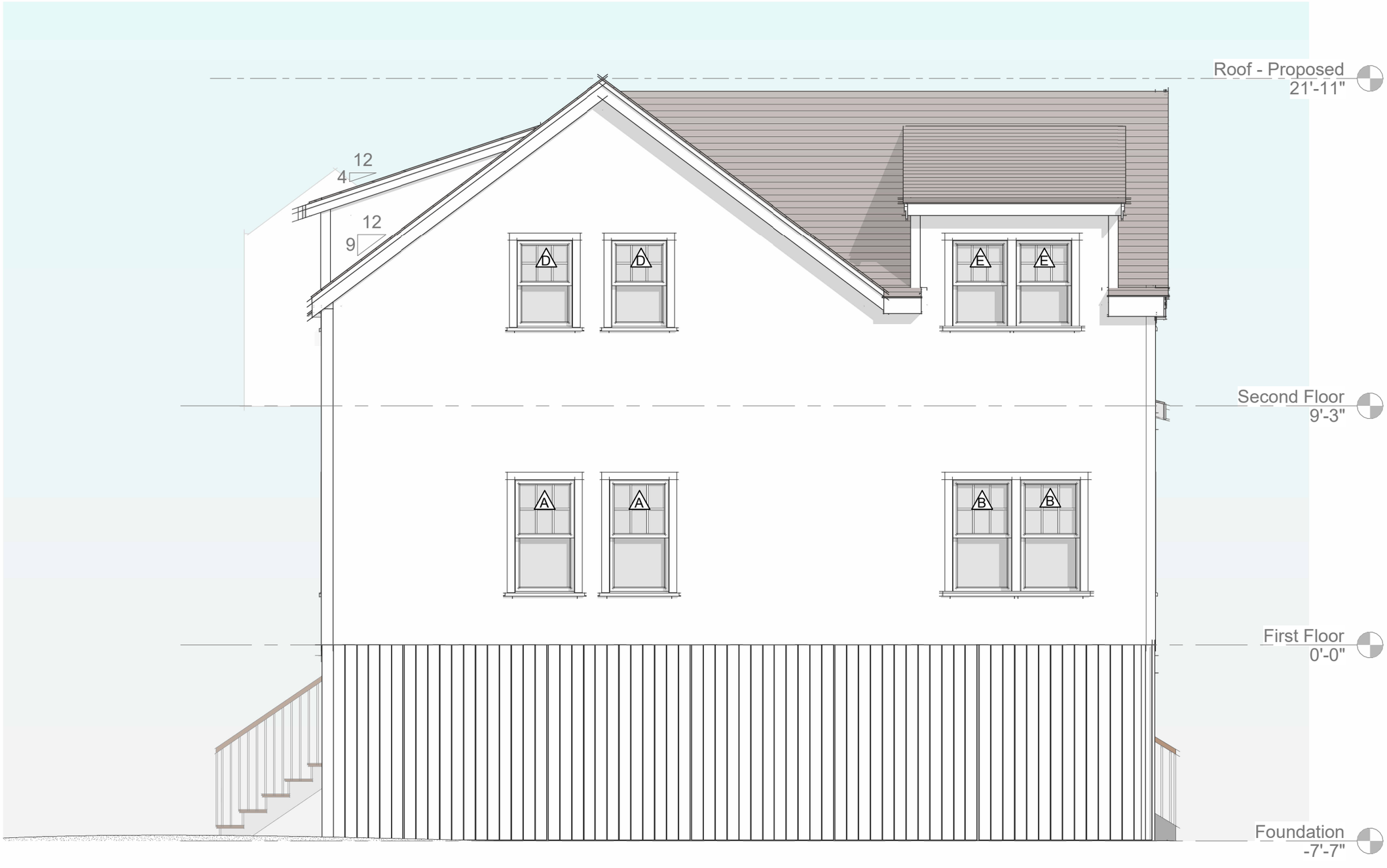
East Elevation - Proposed

1/4" = 1'-0"



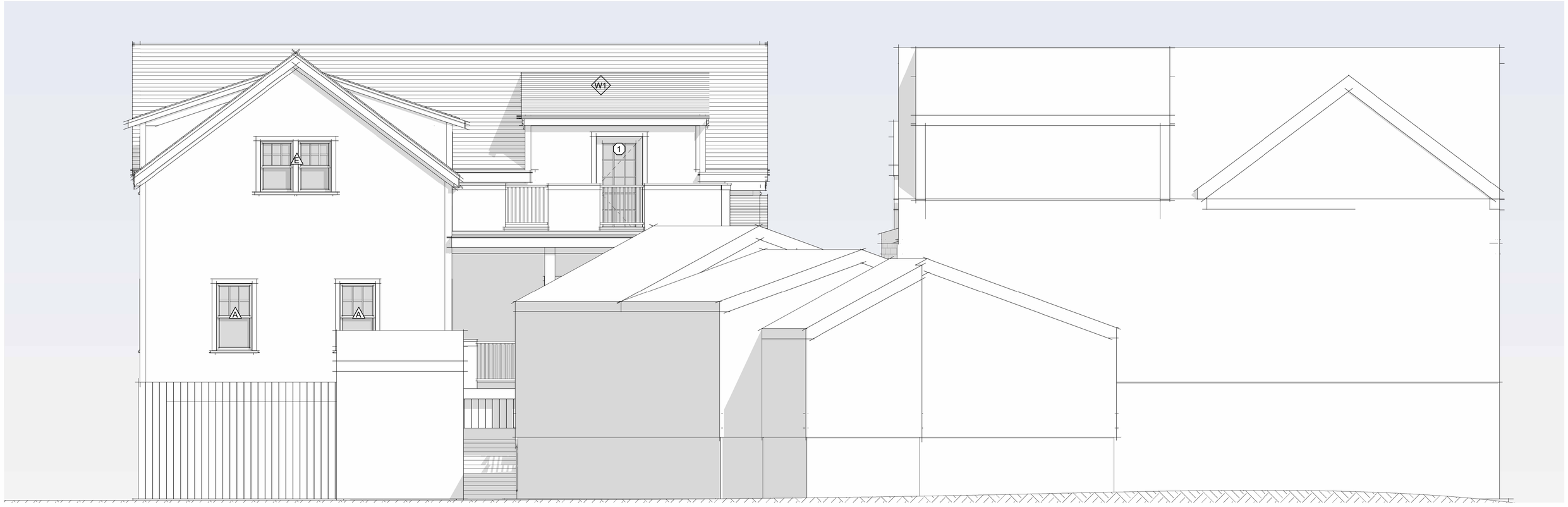
North Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



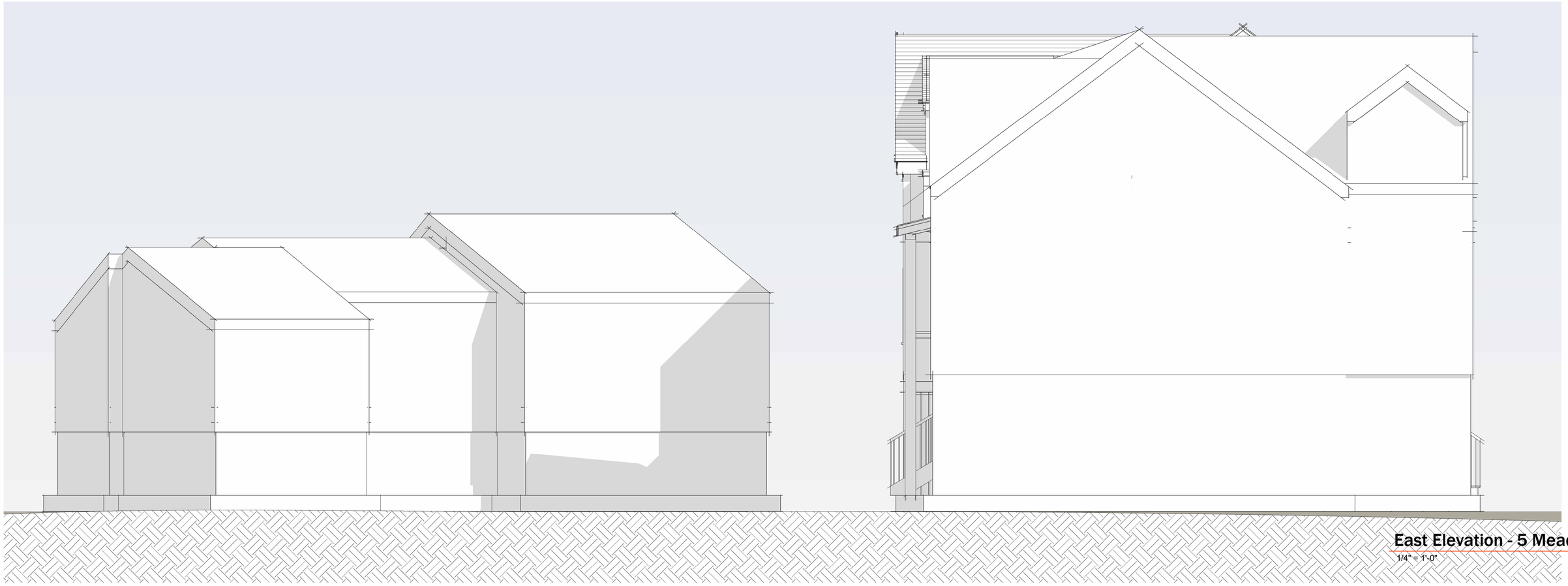
South Elevation - 5 Meader

1/4" = 1'-0"



North Elevation - 5 Meader

1/4" = 1'-0"



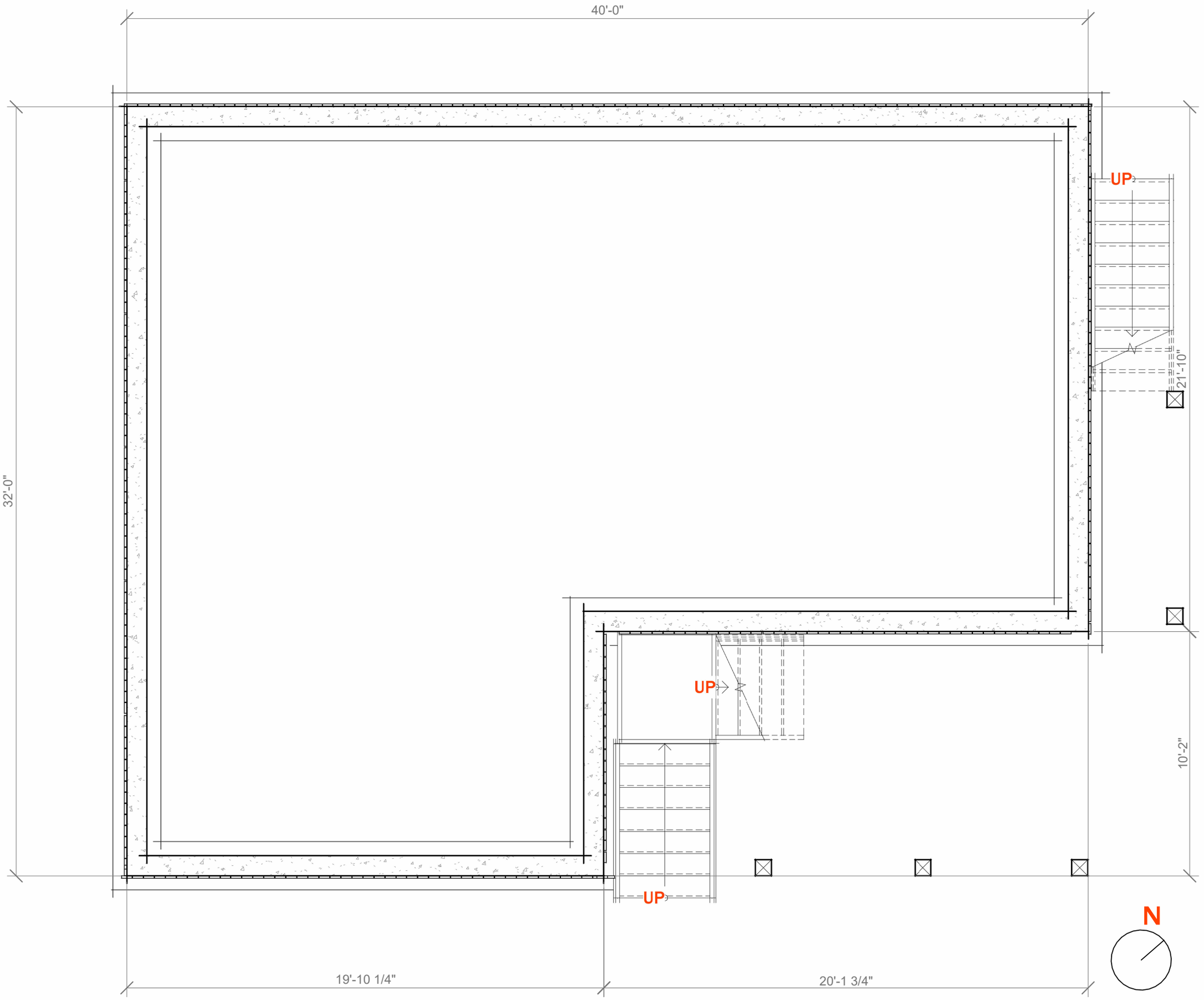
East Elevation - 5 Meader

1/4" = 1'-0"



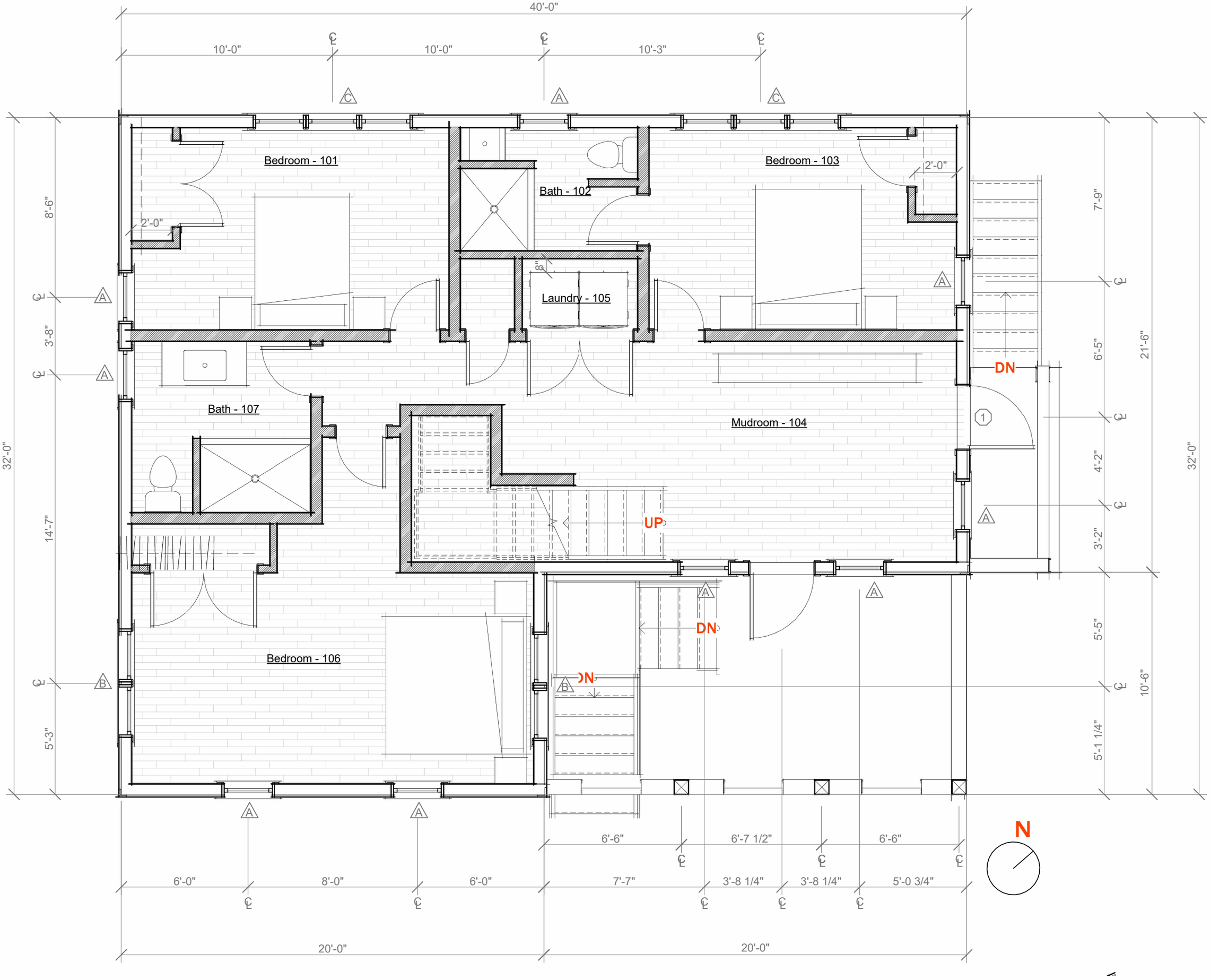
West Elevation - 5 Meader

1/4" = 1'-0"



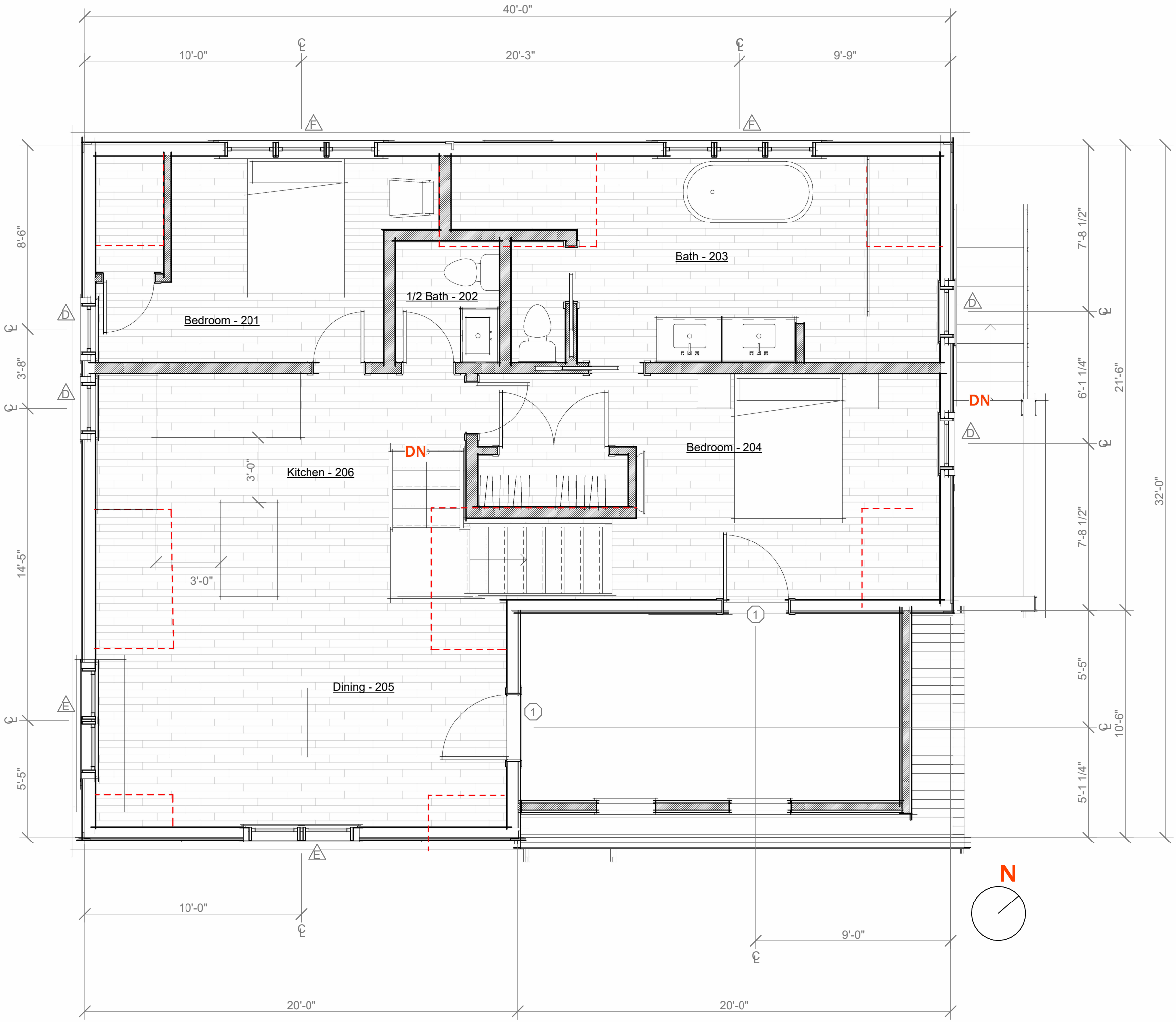
Foundation

1/4" = 1'-0"



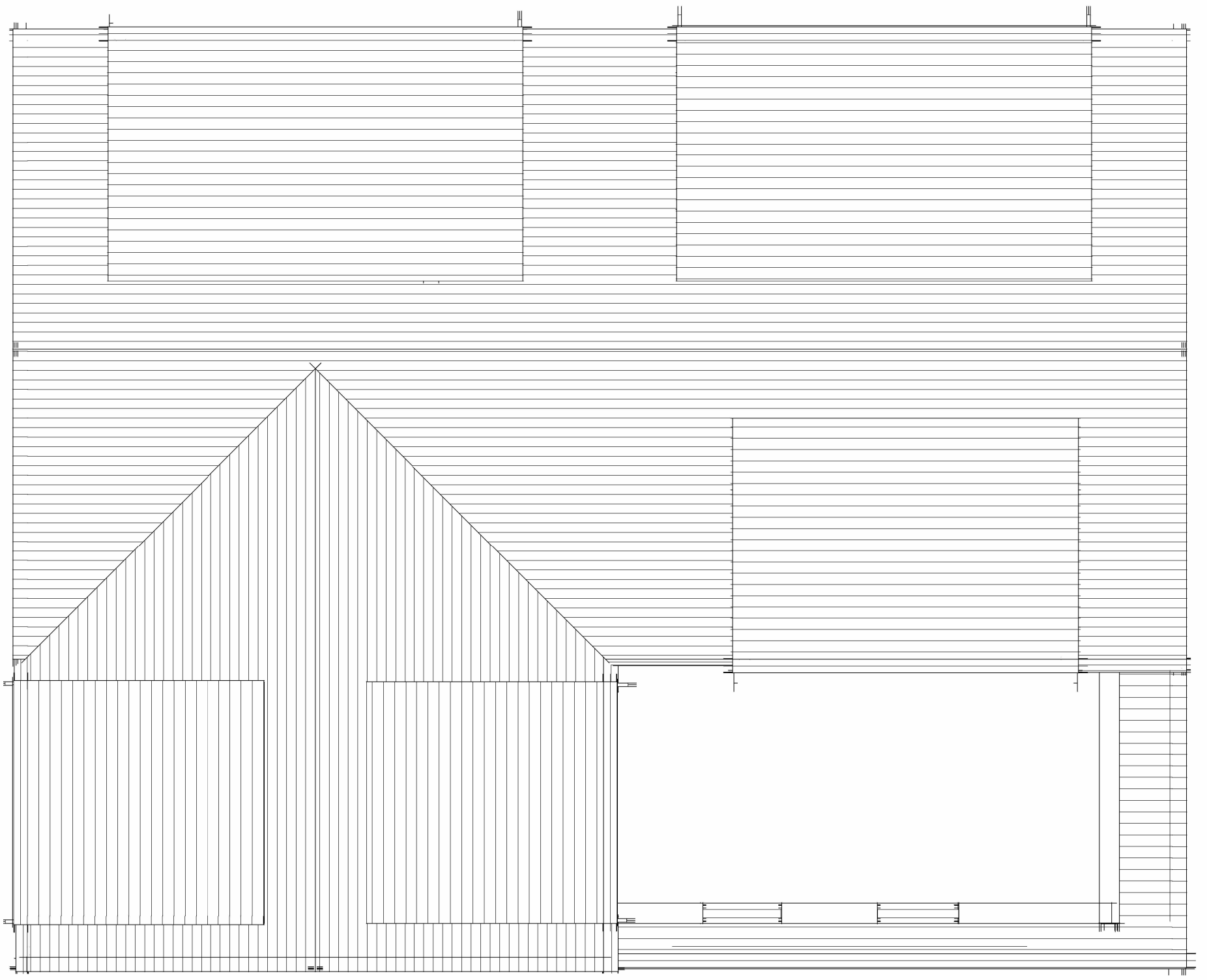
First Floor

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°: 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

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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.

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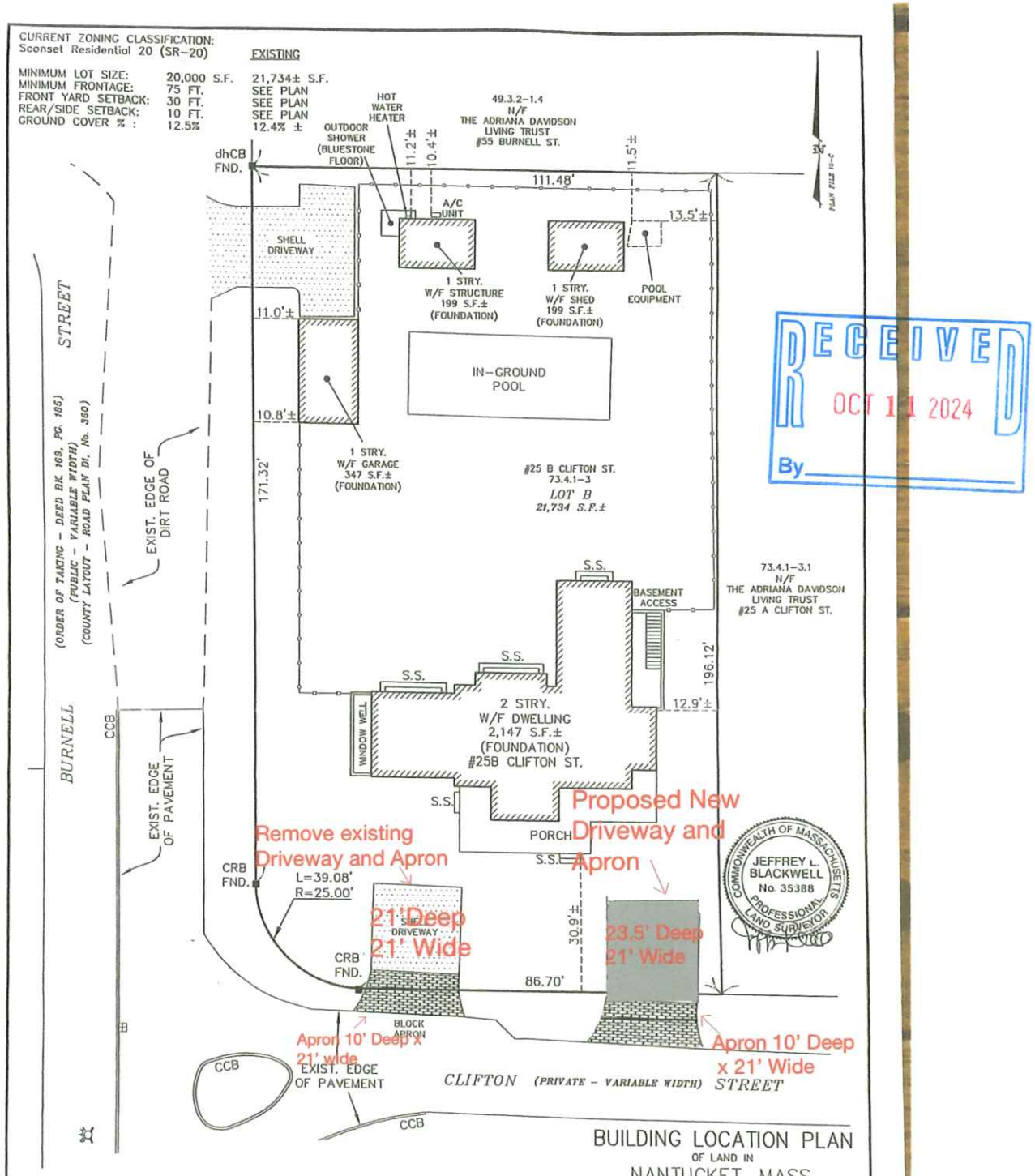

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OCT 11 2024
By

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

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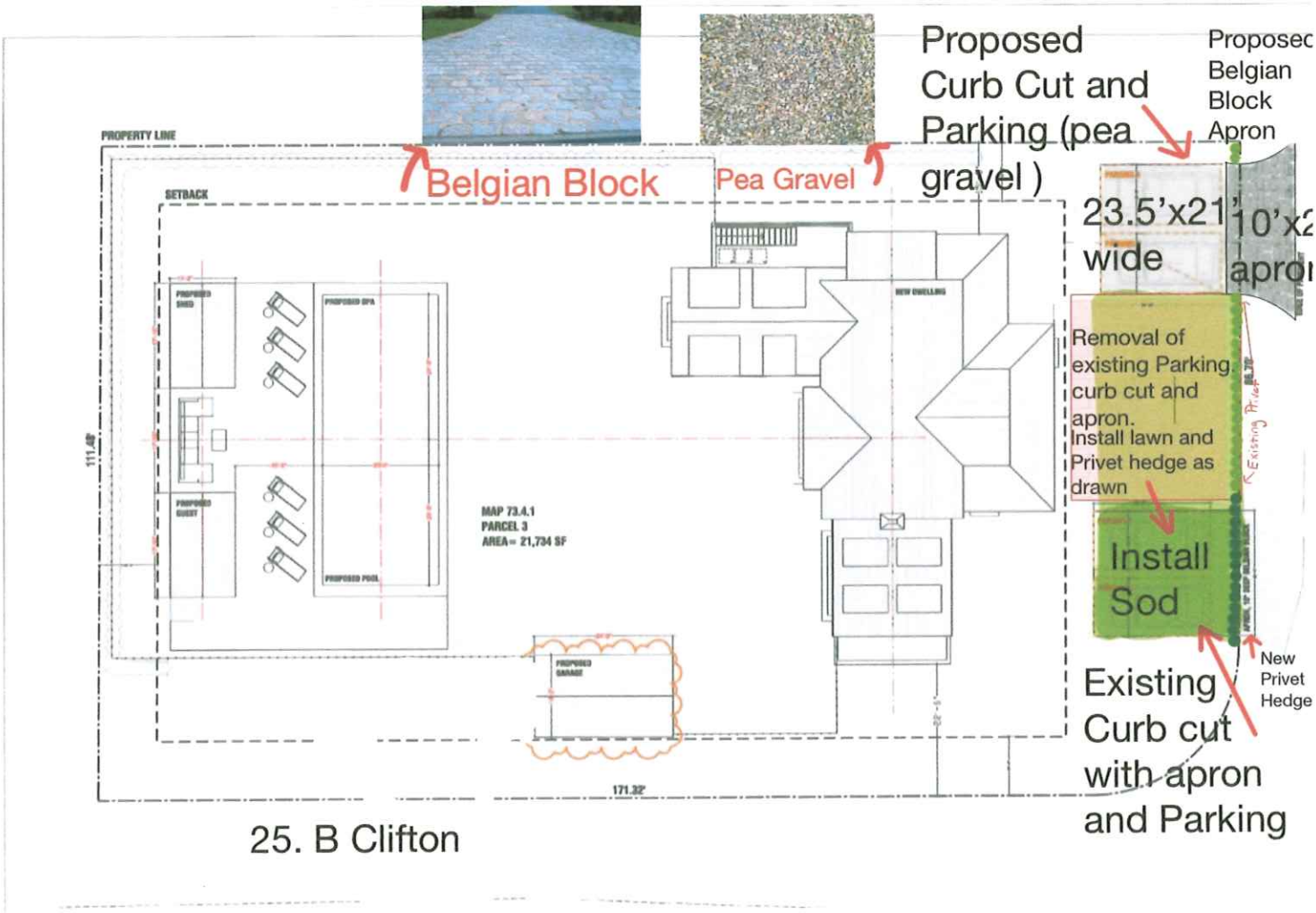
V:\DRAWFILES\B8327\BLP.dwg 12/31/2019 3:25:36 PM EST



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OCT 11 2024
By

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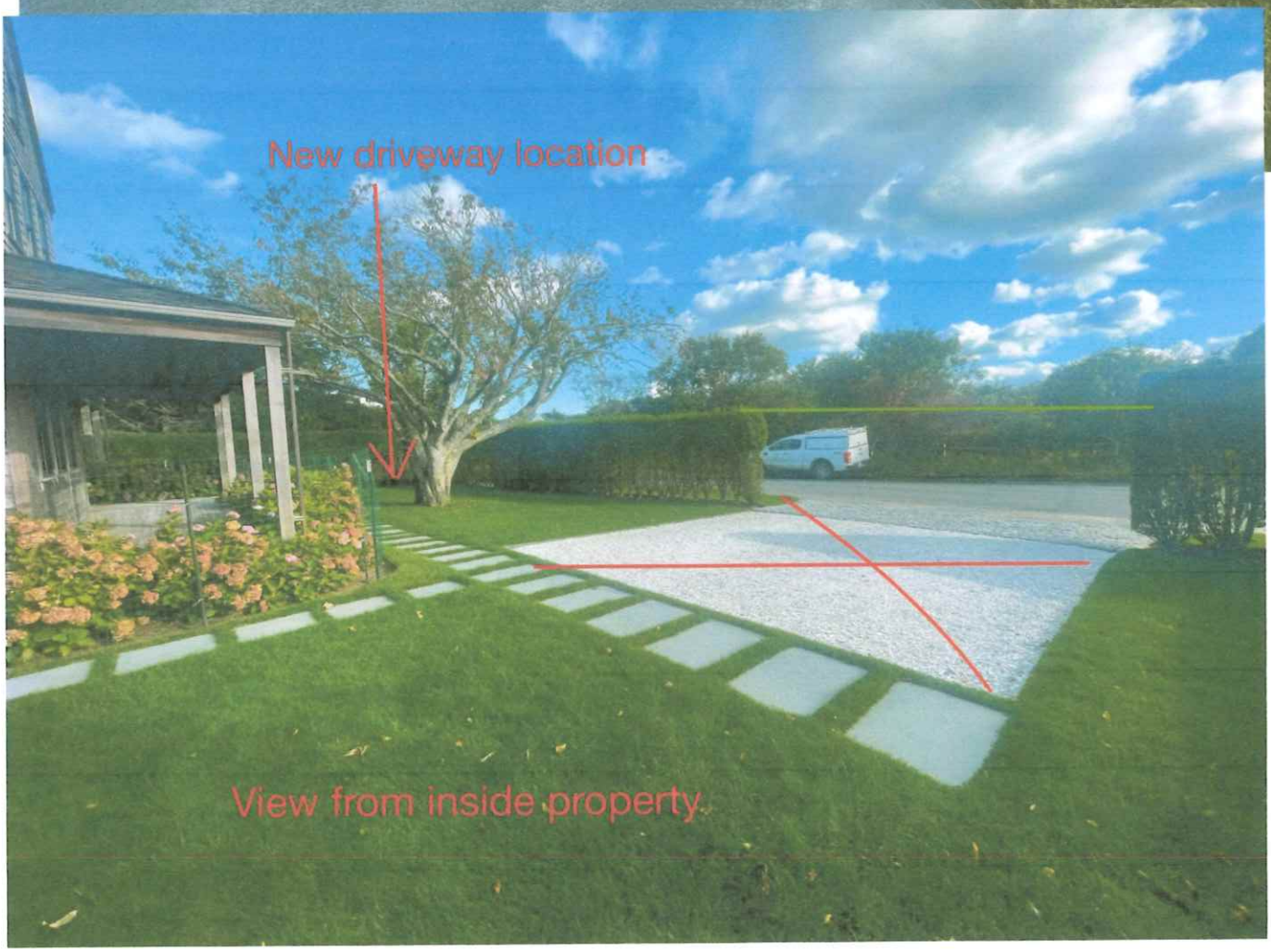
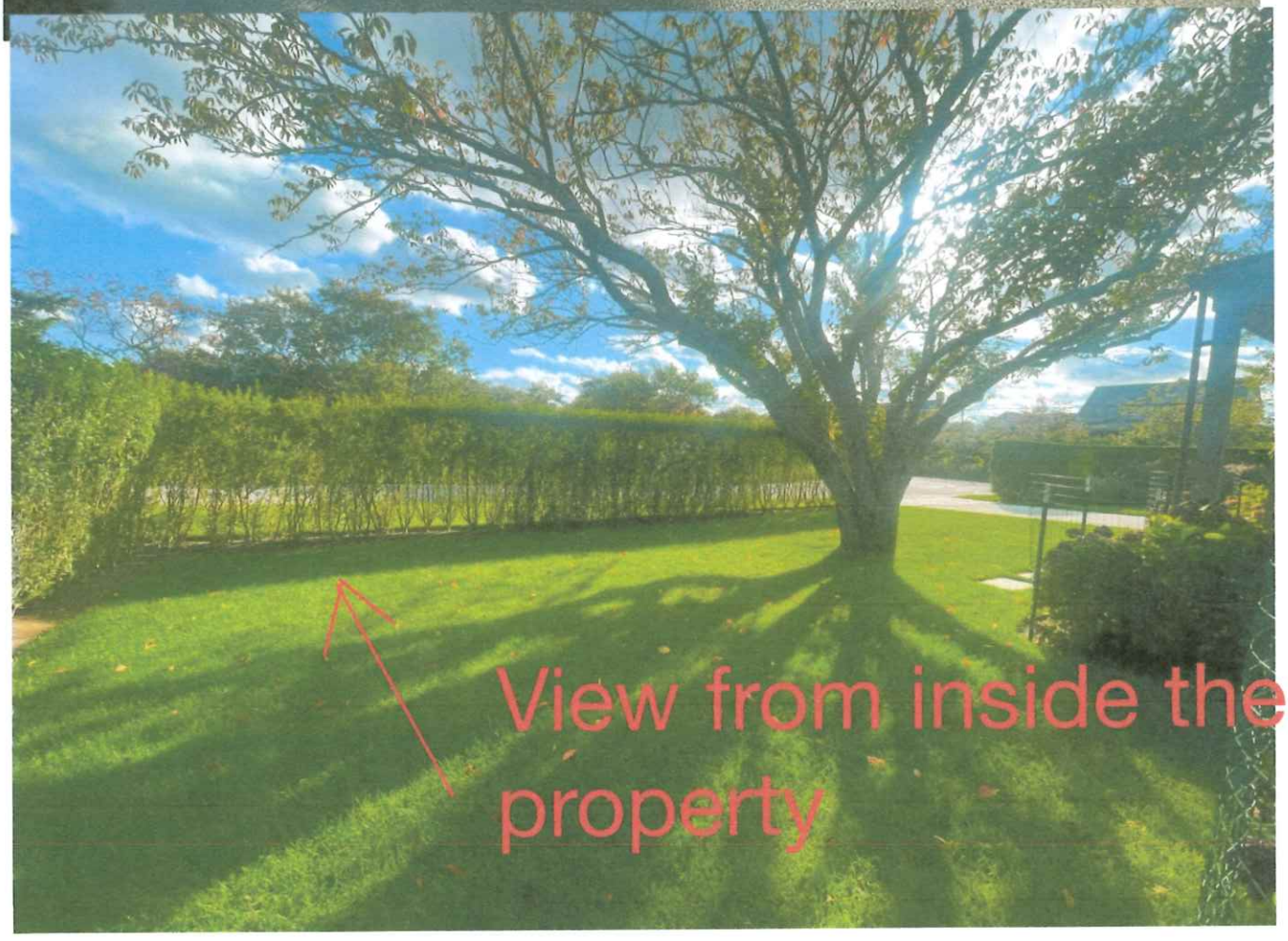
OCT 11 2024
By






Old
Driveway
location
New Driveway
Location
RECEIVED
OCT 11 2024
By


View from inside the
property

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

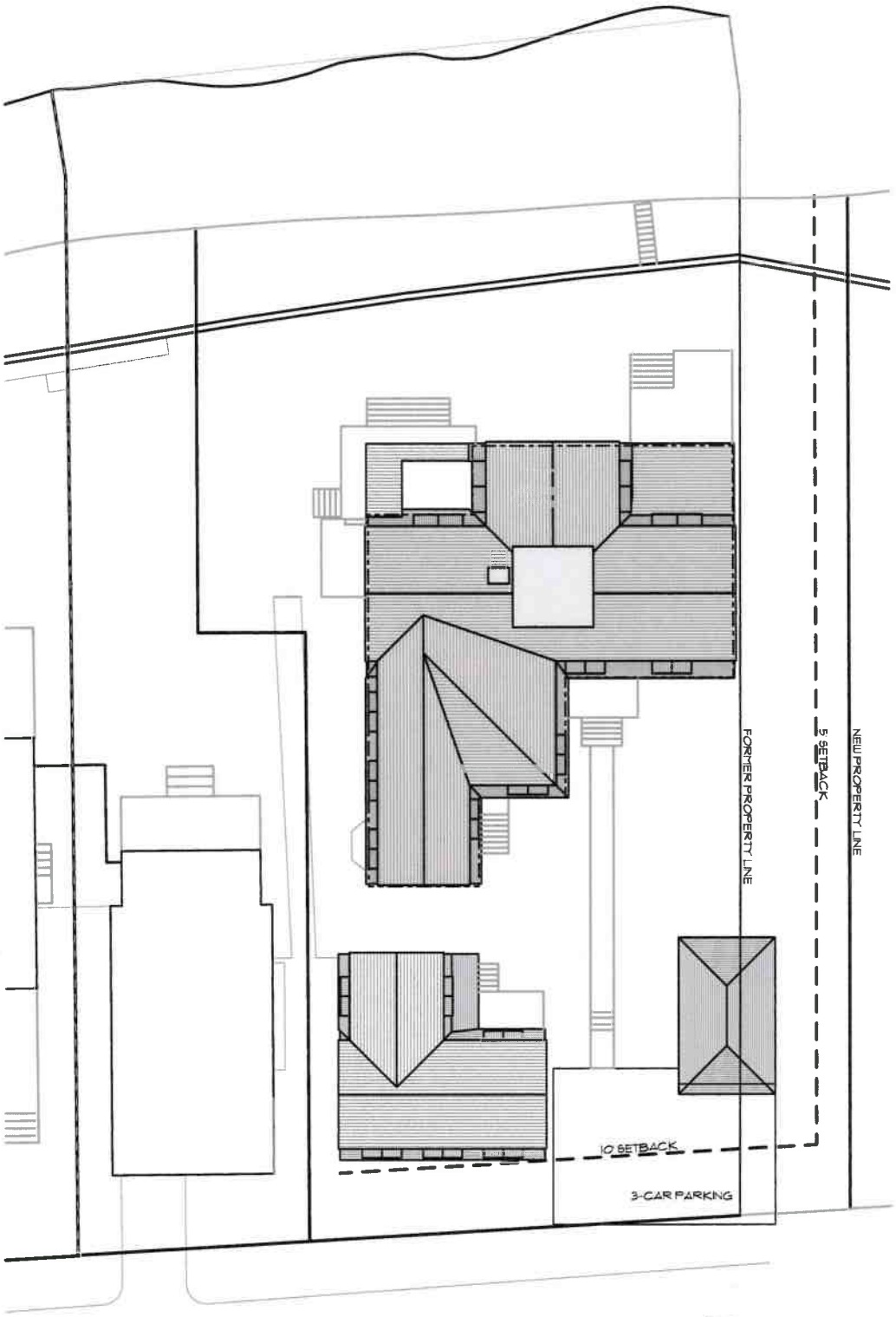
Sidewall Natural Clapboard (if applicable) _____ Roof _____
Trim White (TME) Sash White (TME) Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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.:

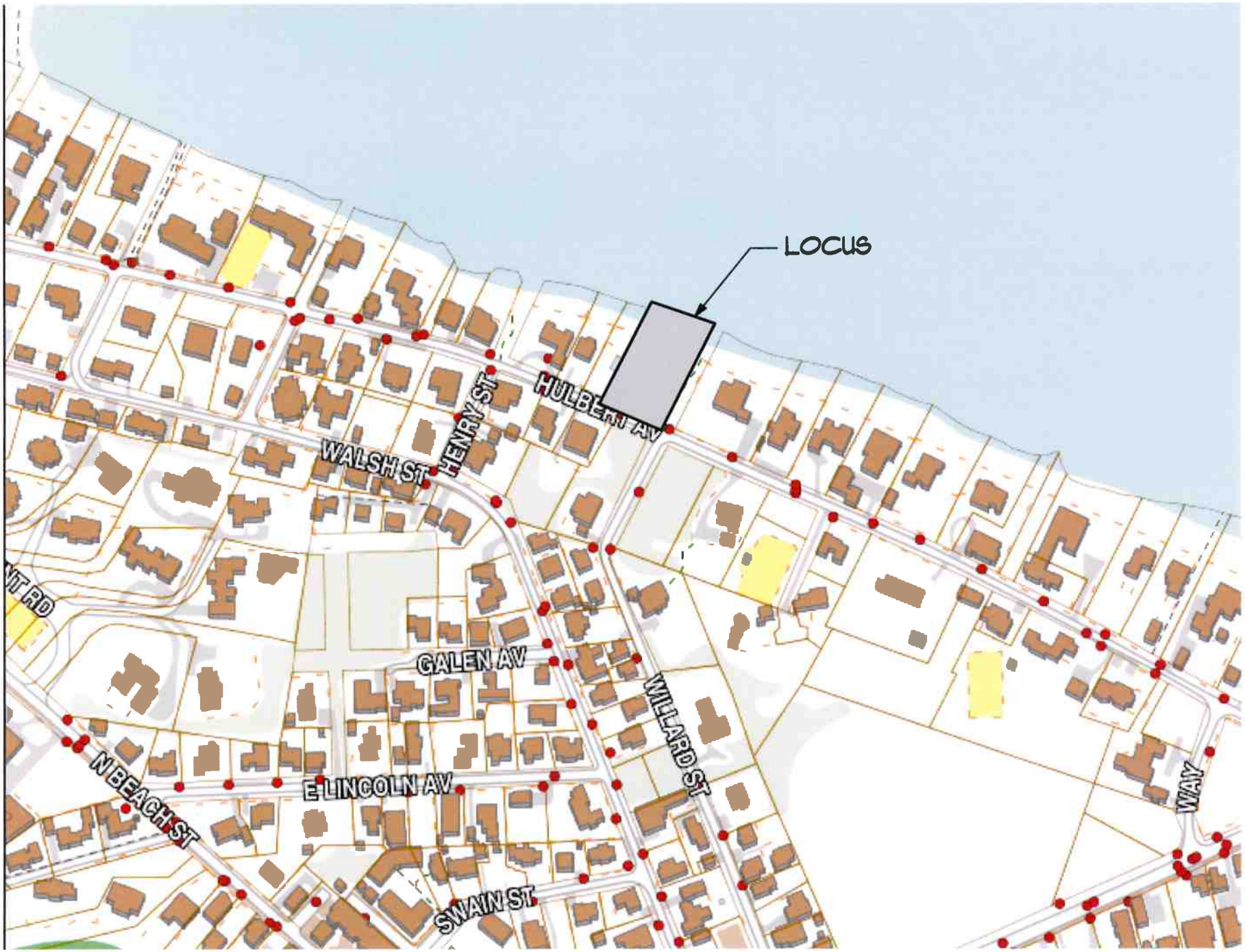
L-1.1

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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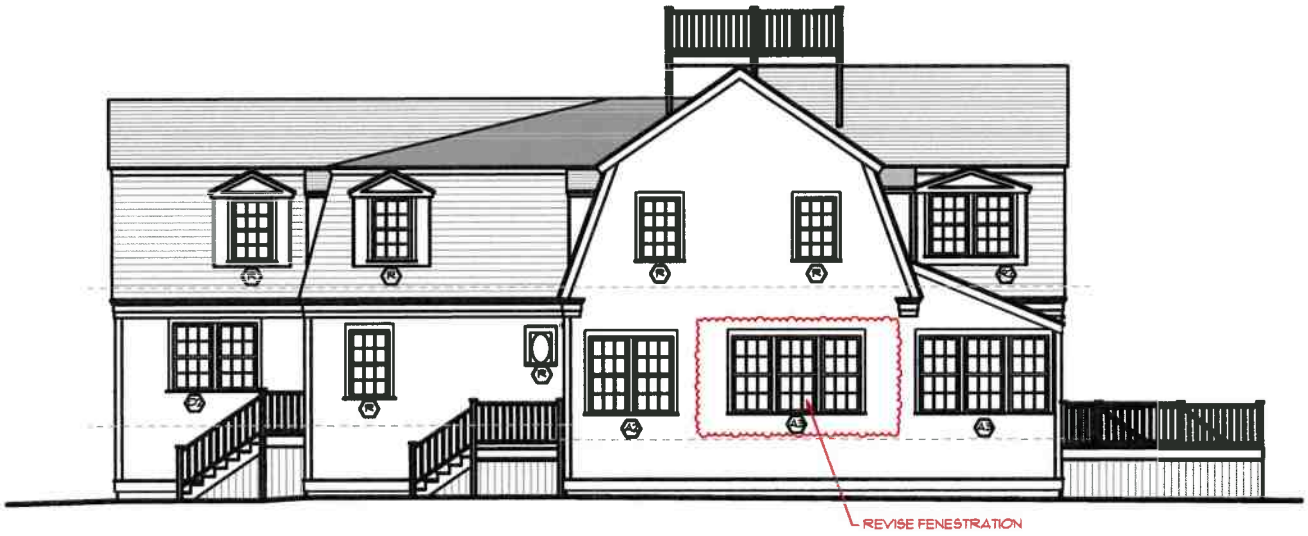

PROPOSED EAST ELEVATION



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

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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

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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

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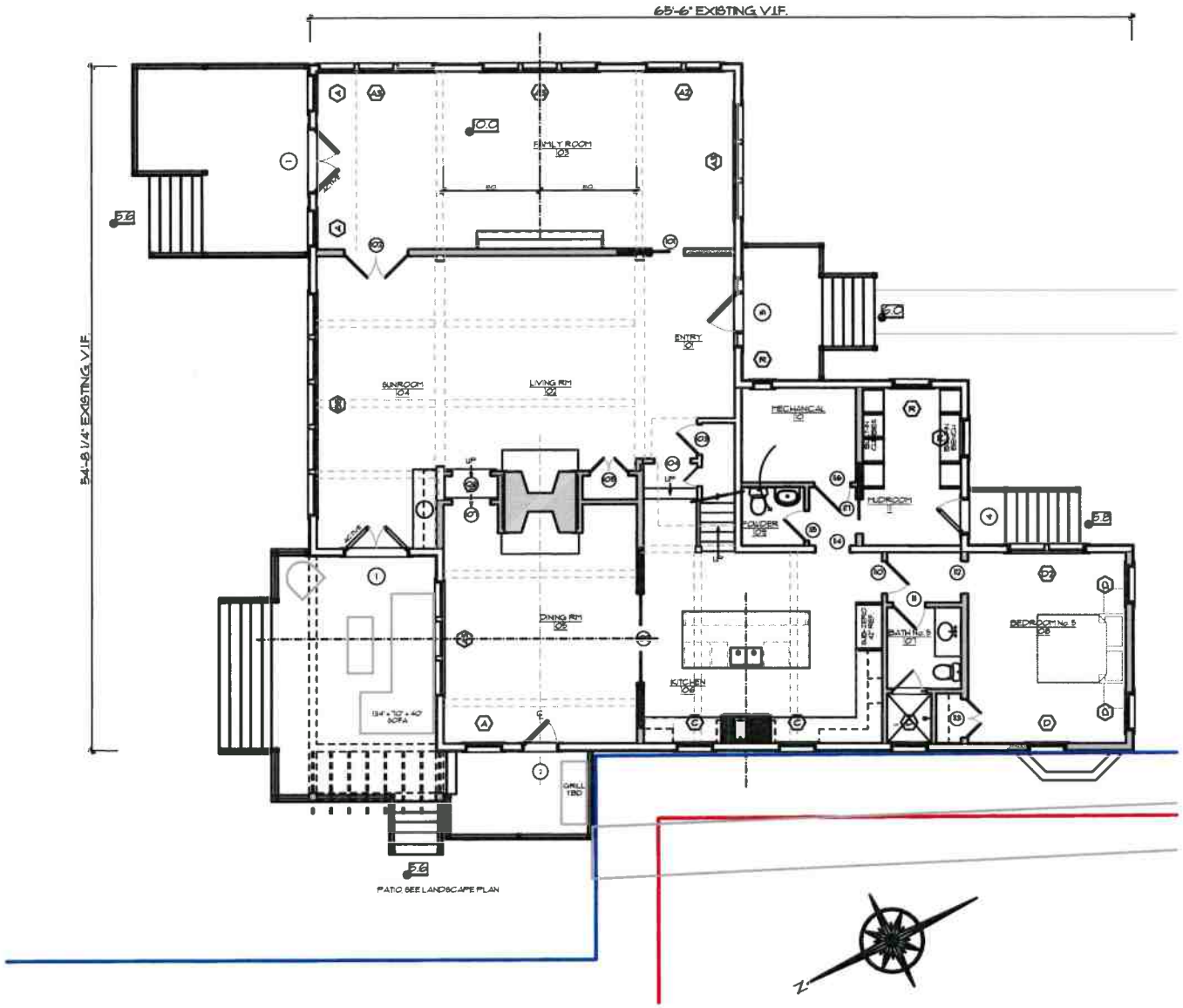

BOTTICELLI & POHL
ARCHITECTS

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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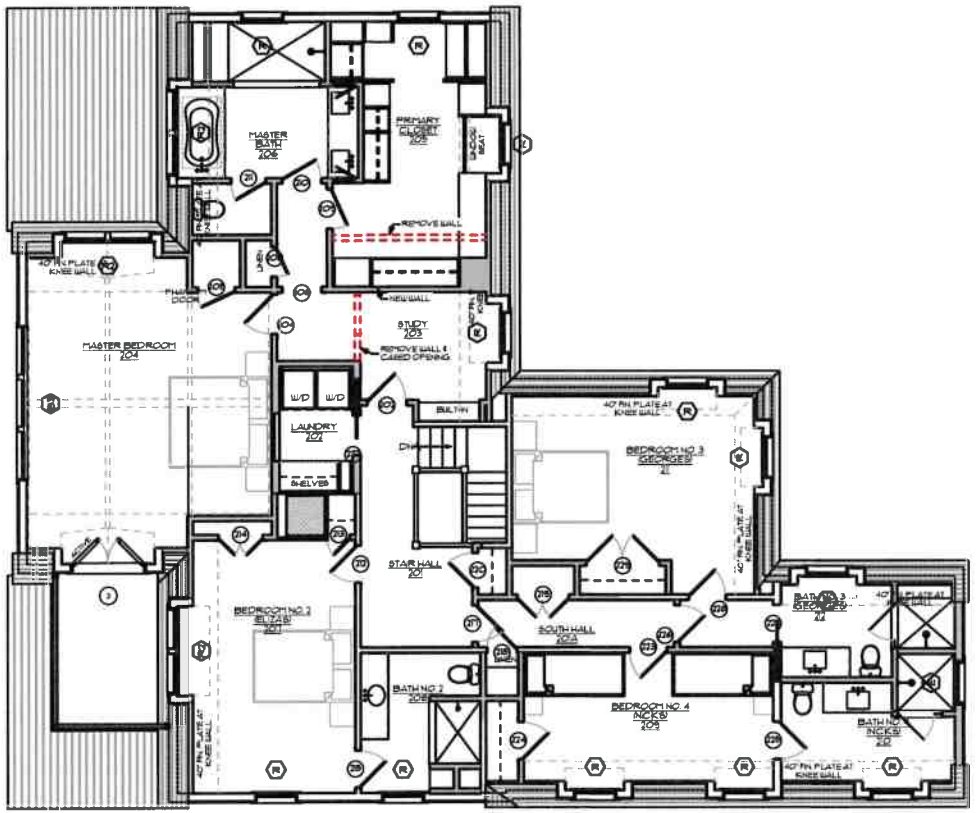



BOTTICELLI & POHL
ARCHITECTS

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

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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

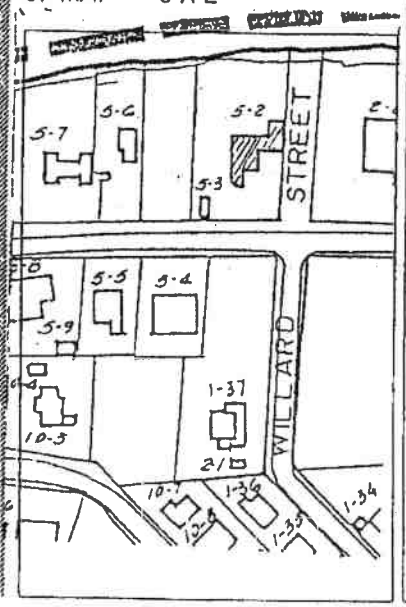
4. Present Owner: CROSS, THEODORE L. & MARY S.

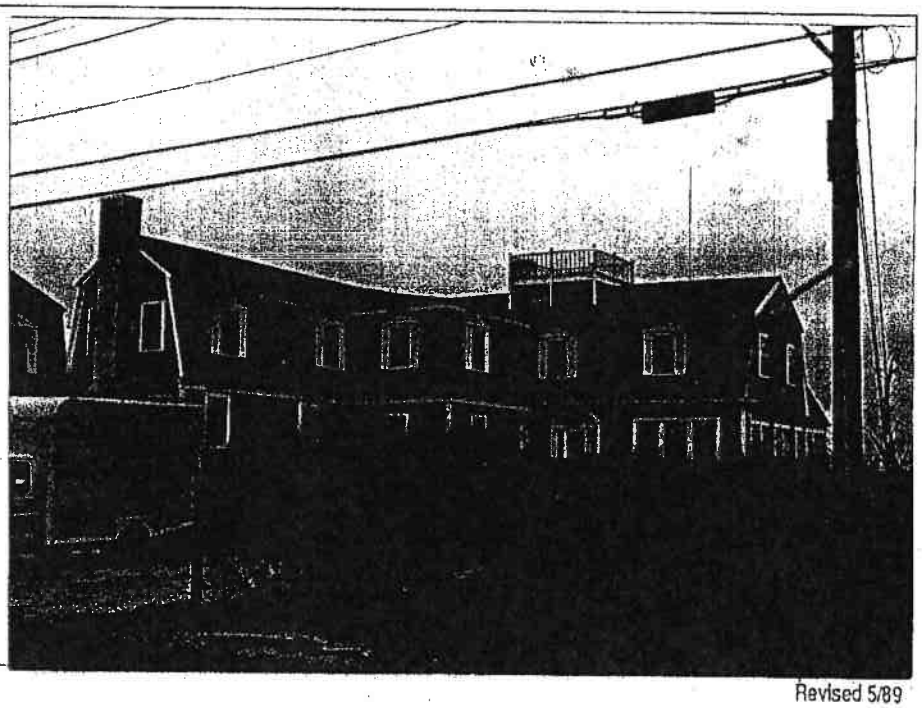
5. Ownership History:
Unknown

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: hdc.submission@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.

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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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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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.

The certificate is valid for three years from 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 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.

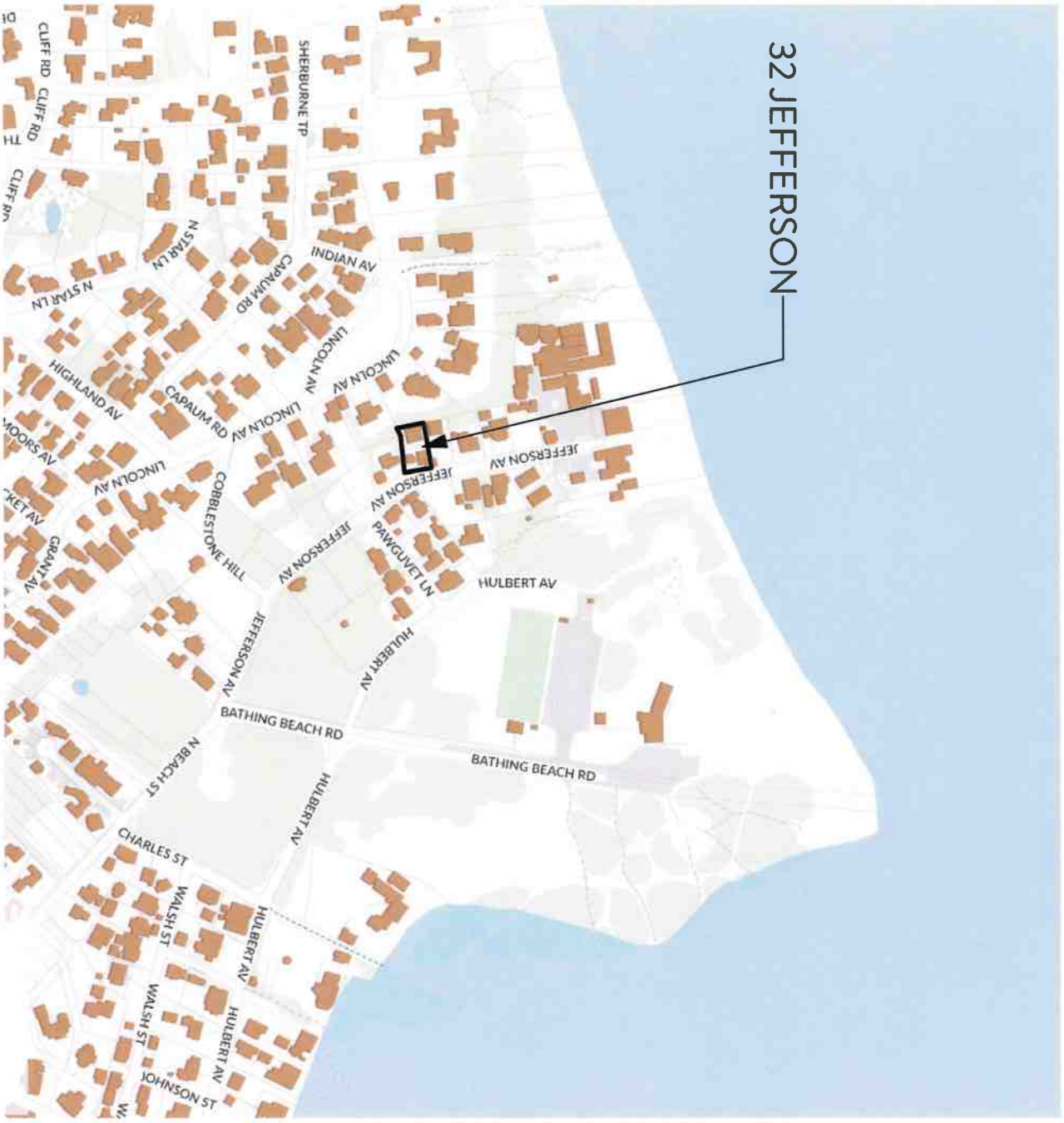
COLORS

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

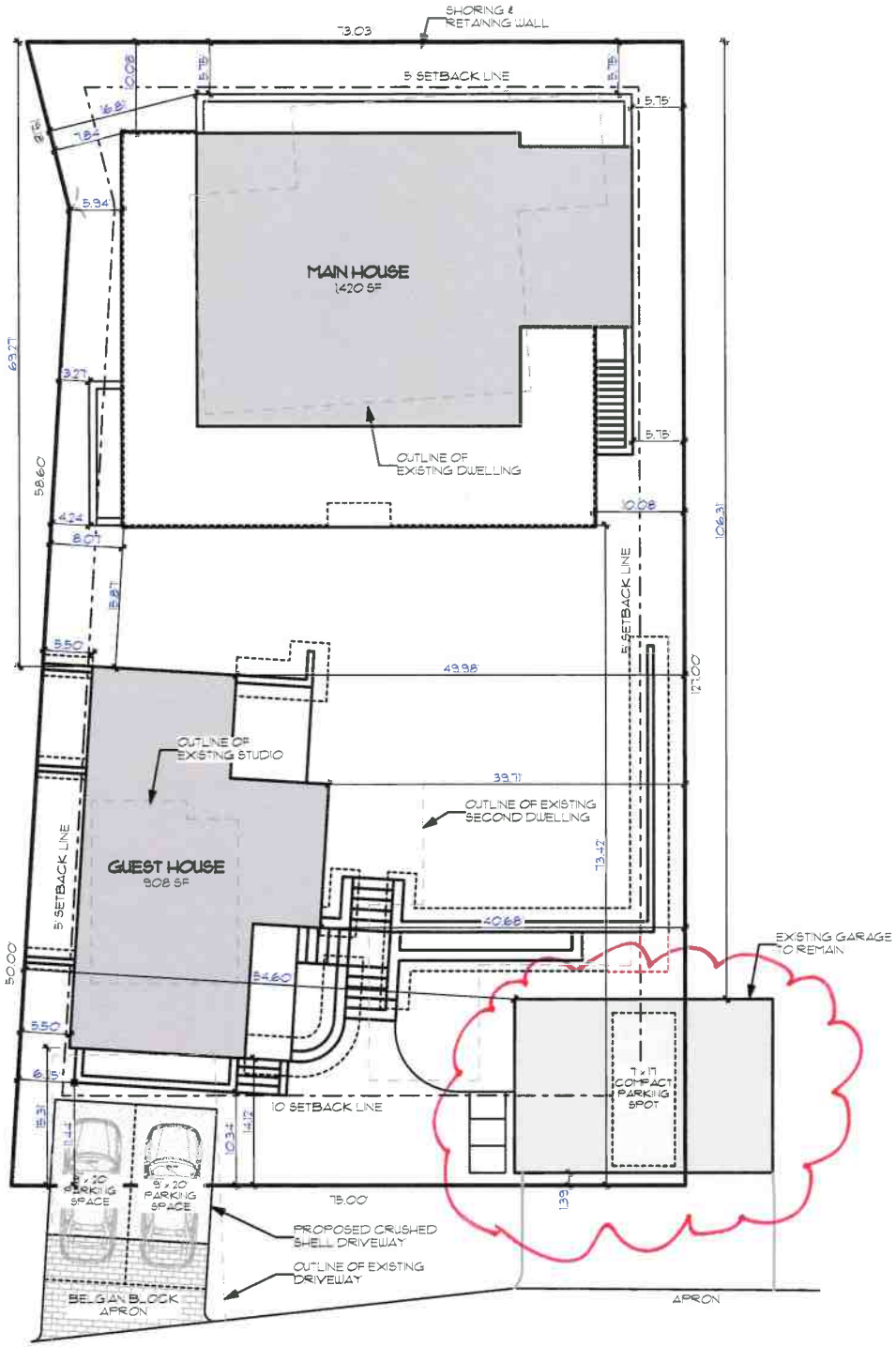
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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:

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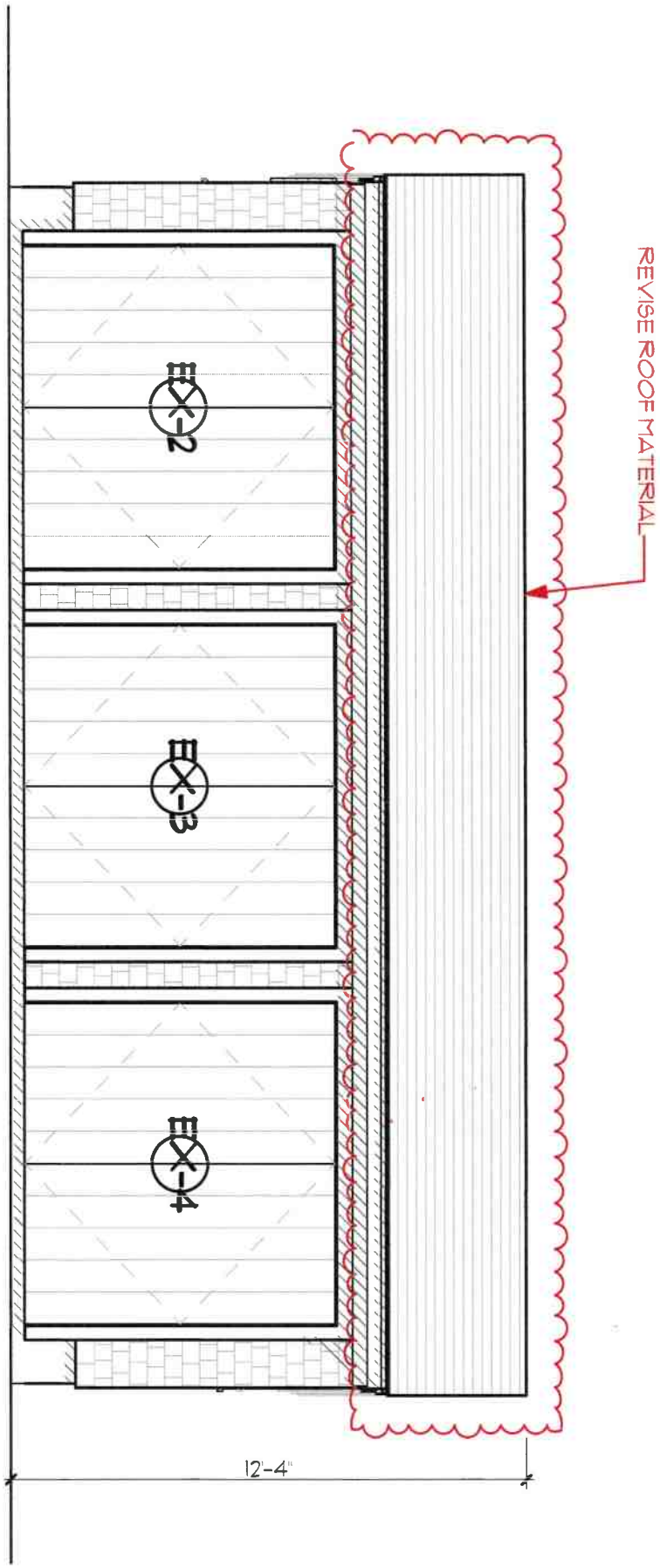
Site Plan

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:

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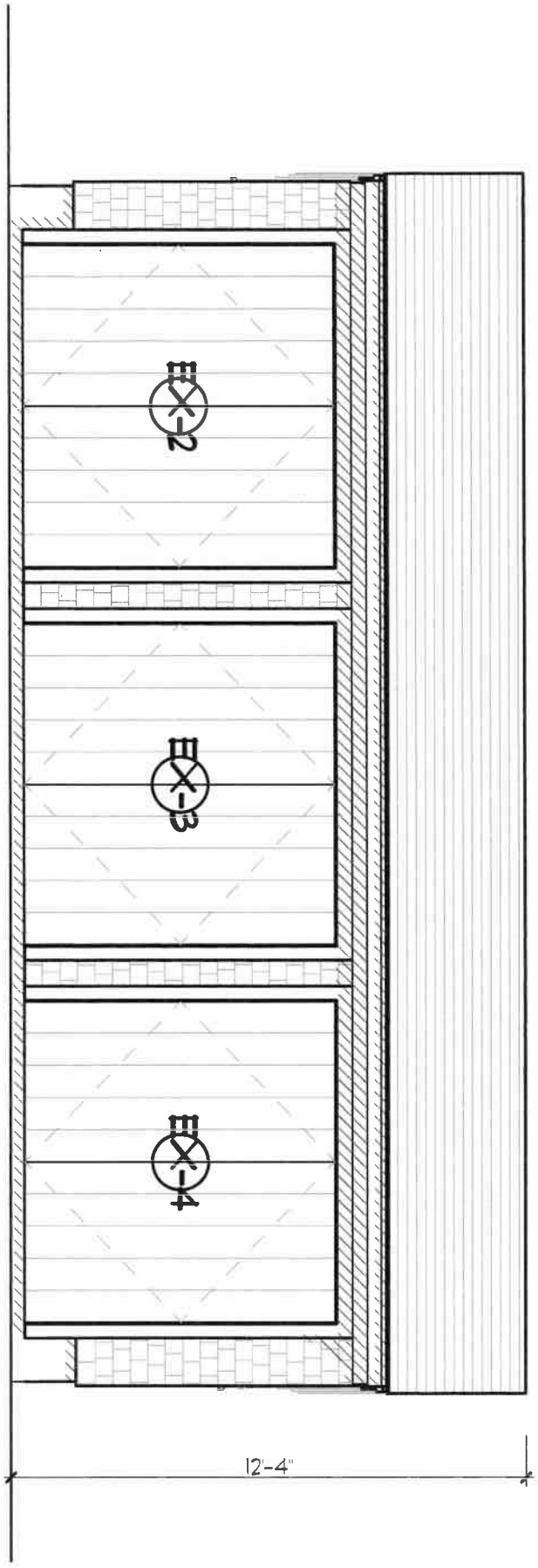
East Elevation

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



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

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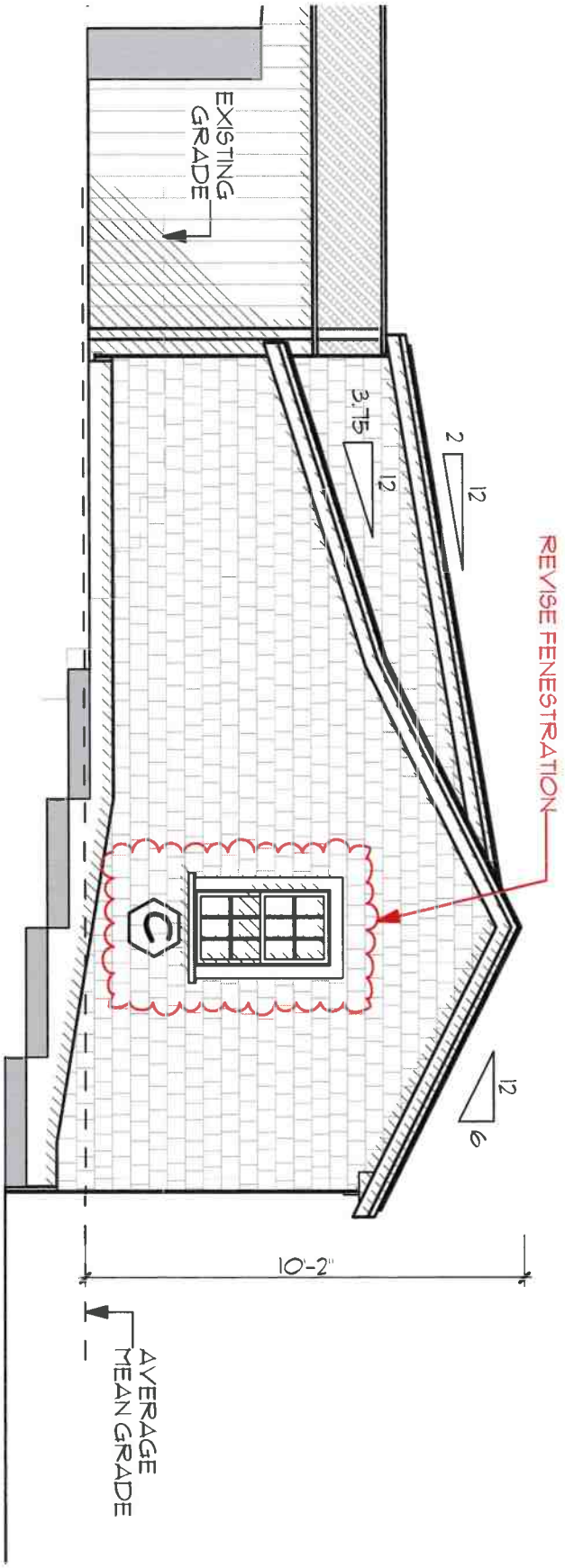
BOTTICELLIANDPOHL.COM



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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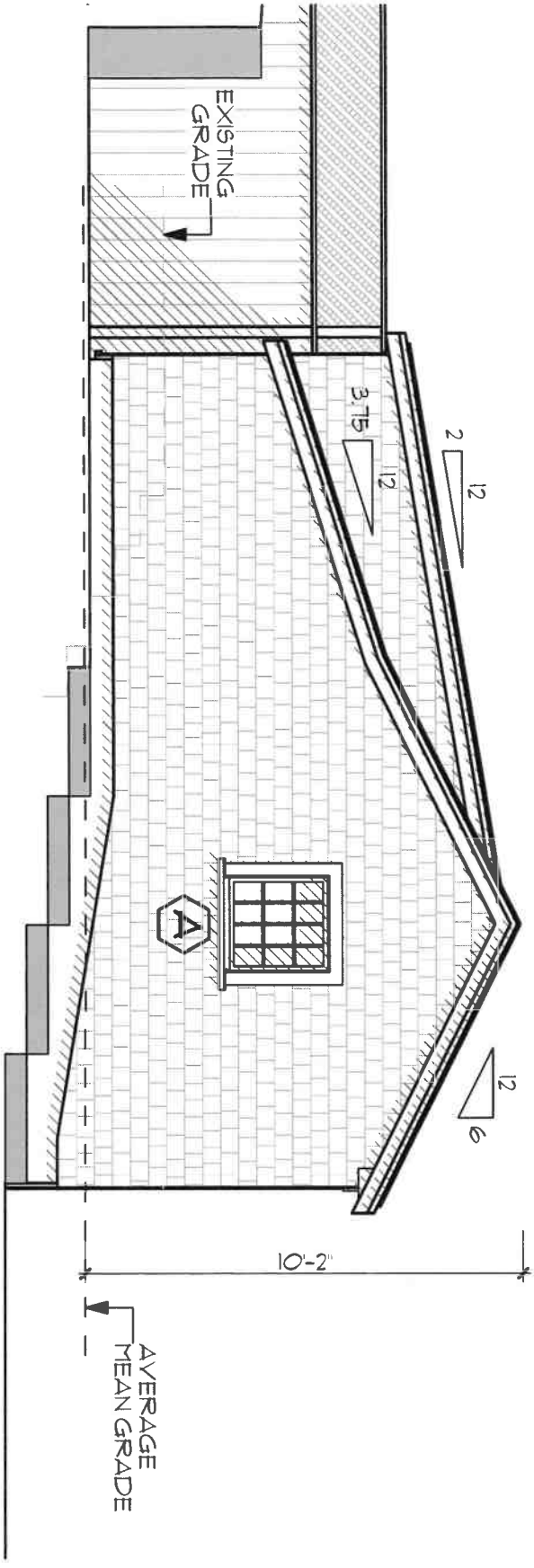
South Elevation

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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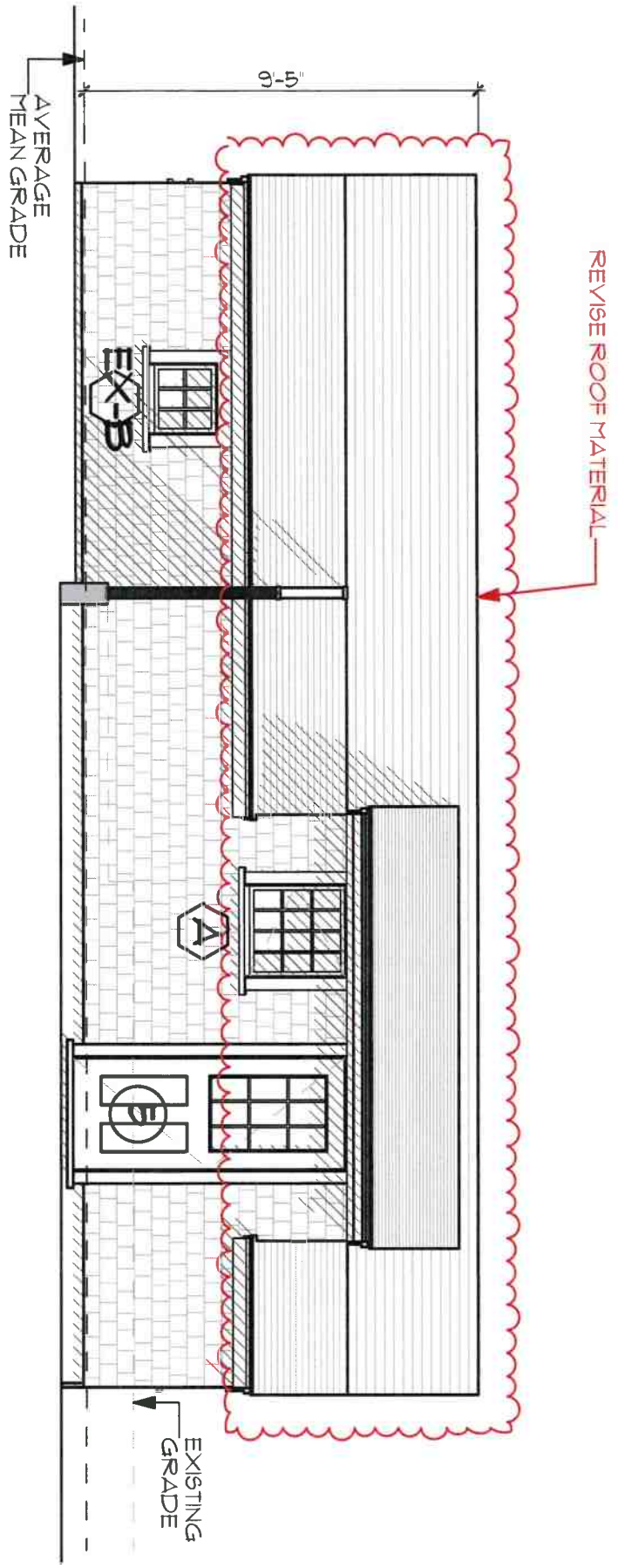
South Elevation

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:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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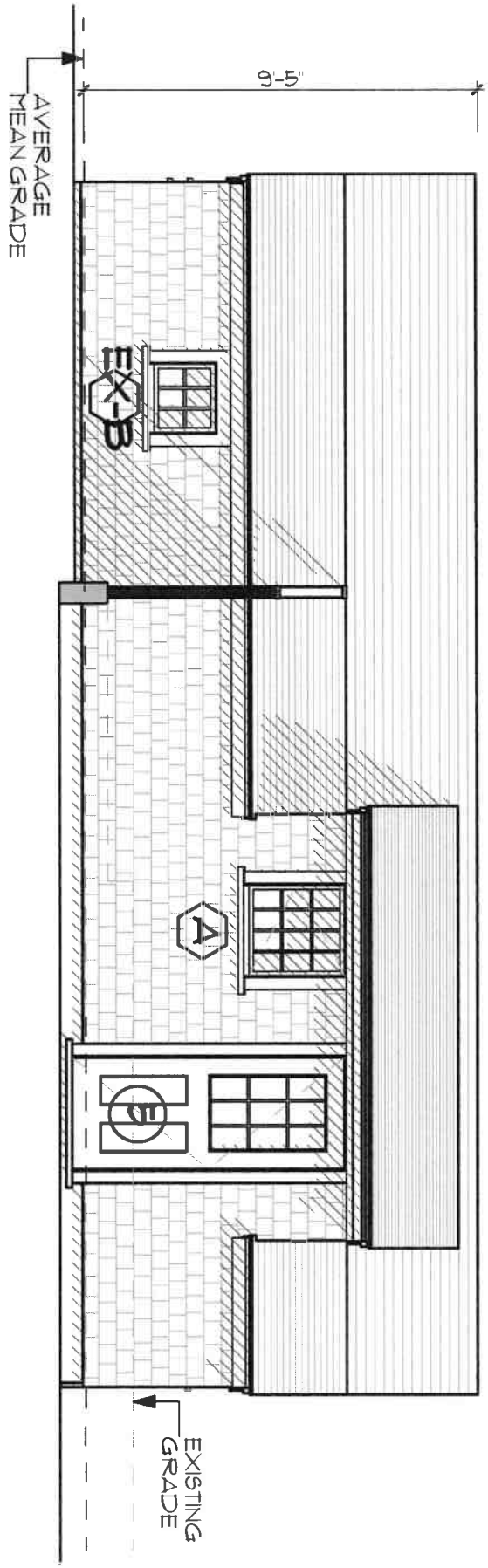
West Elevation

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

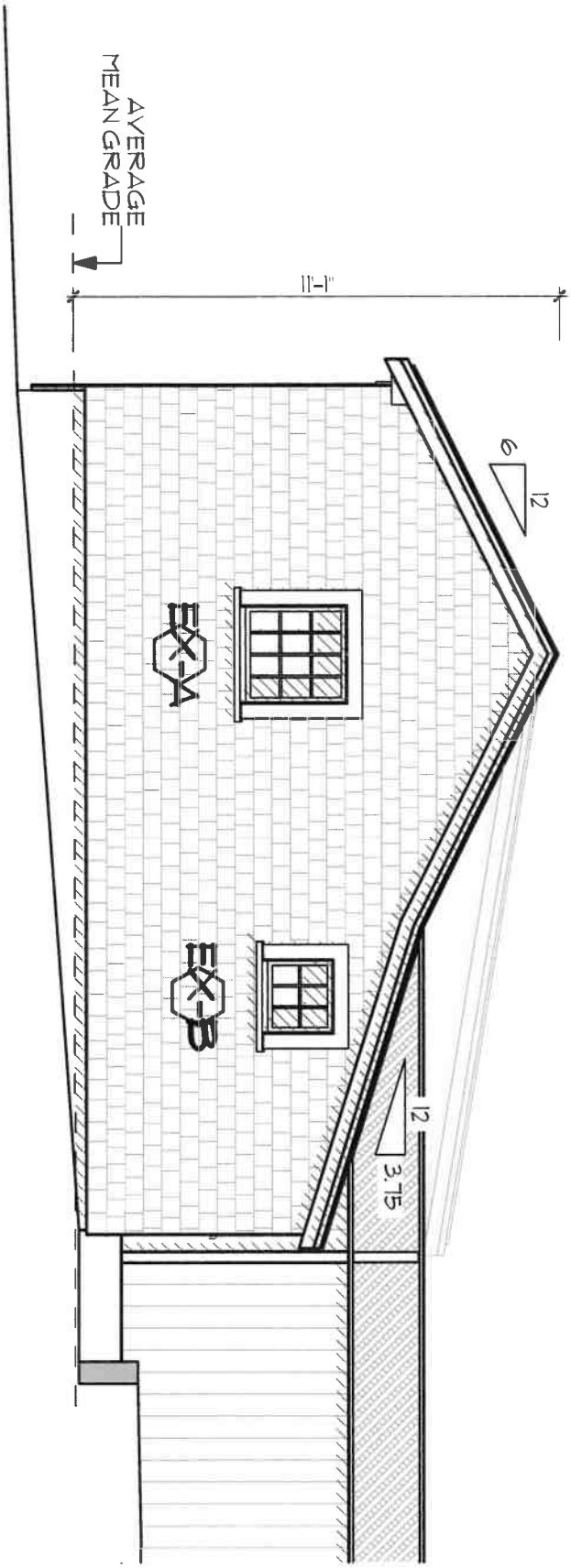
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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 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

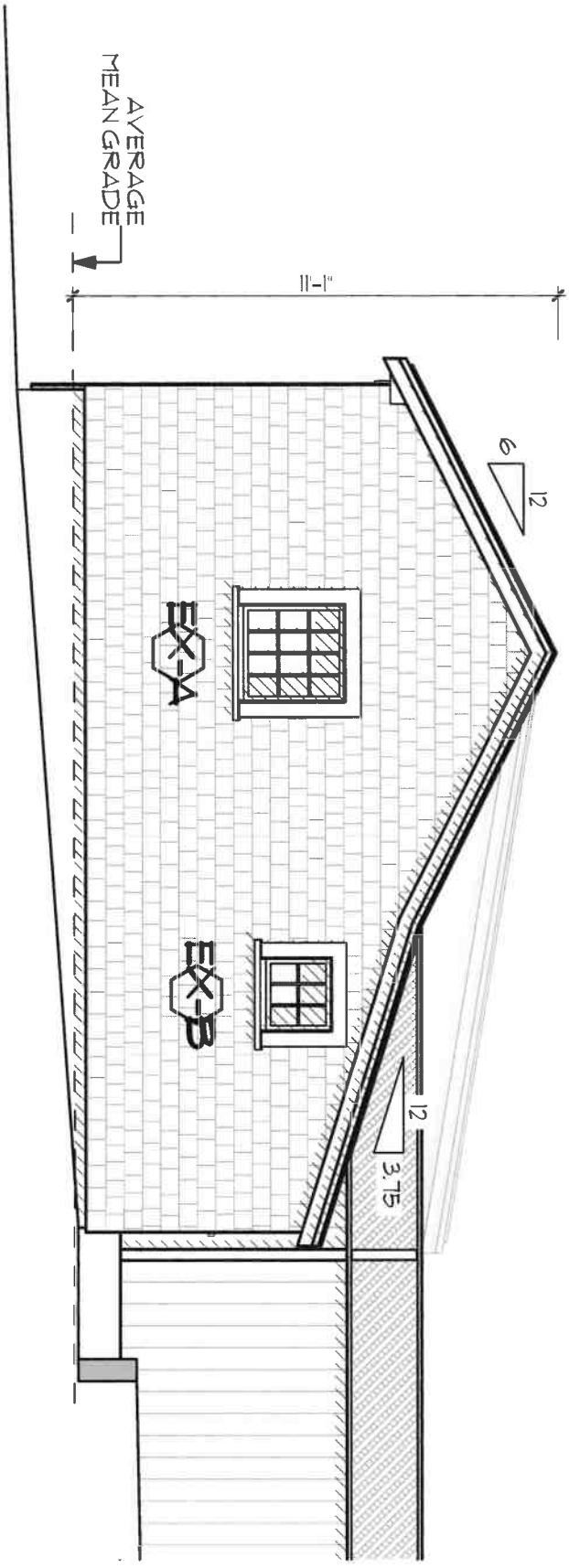
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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.

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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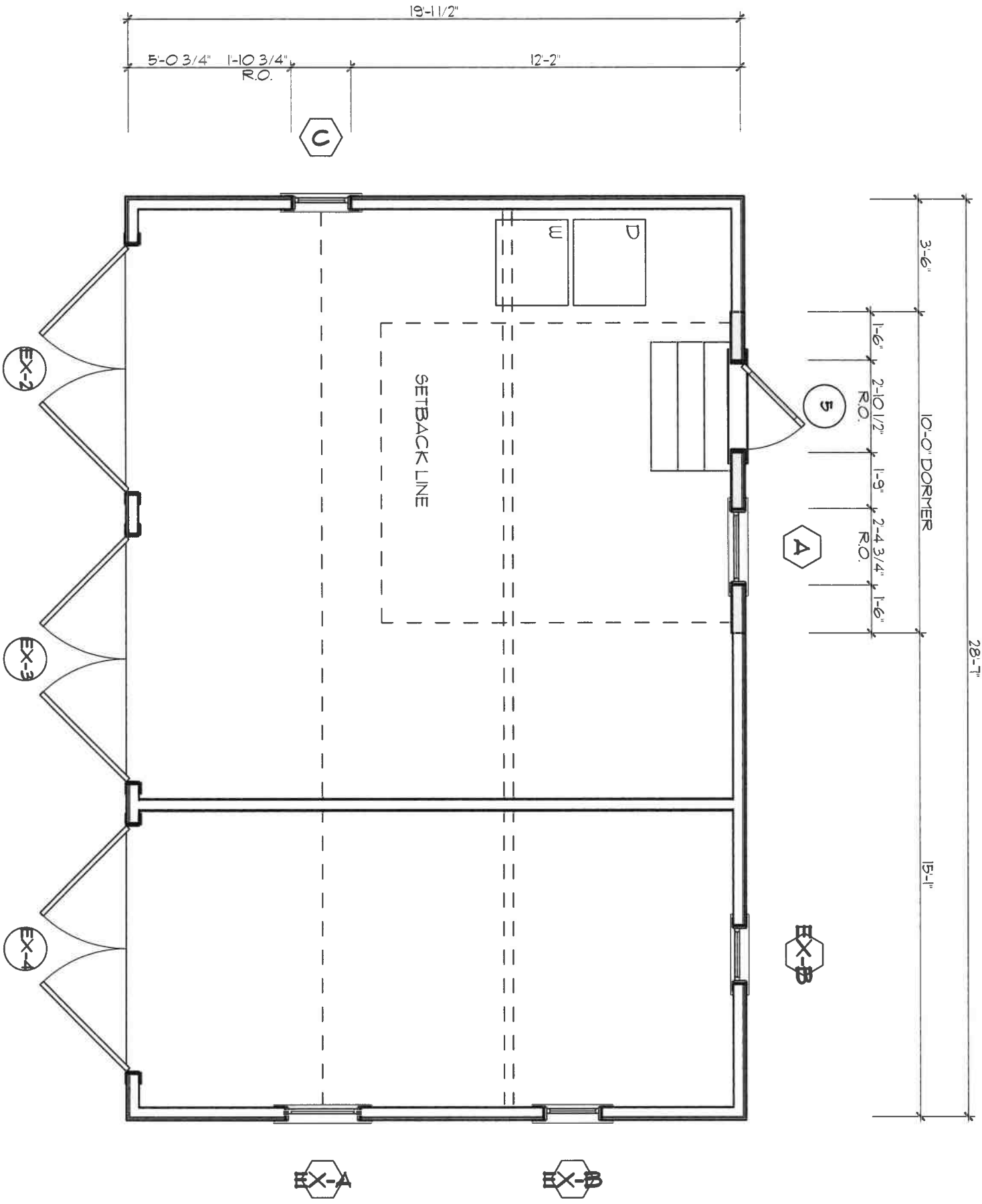
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 P 617.482.4543
BOTTICELLIANDPOHL.COM



ID# A-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

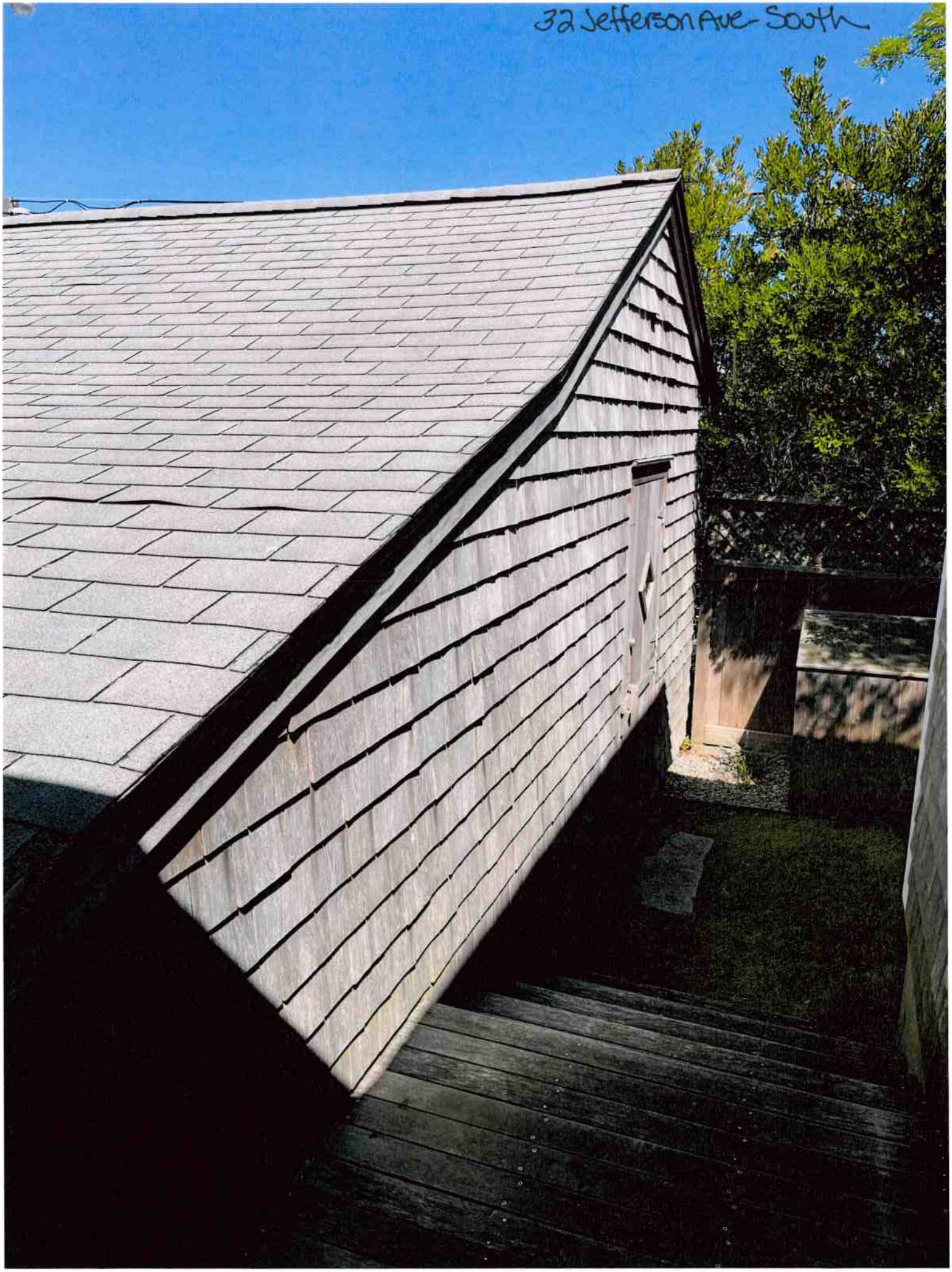
No.	Qn.	Type	Manuf.	Product Number	Glass Size	Rough Opening	Lights	Comments
EX-A	1	Hopper	Existing	N/A	6 x 8	Existing	12	
A	1	Operable Casement	Boston Sash	N/A	6 x 8	TBD	12	Match existing A window
EX-B	1	Hopper	Existing	N/A	6 x 8	Existing	6	
C	1	Double Hung	Boston Sash	N/A	6 x 8	TBD	6 over 6	Match glass size of existing A window

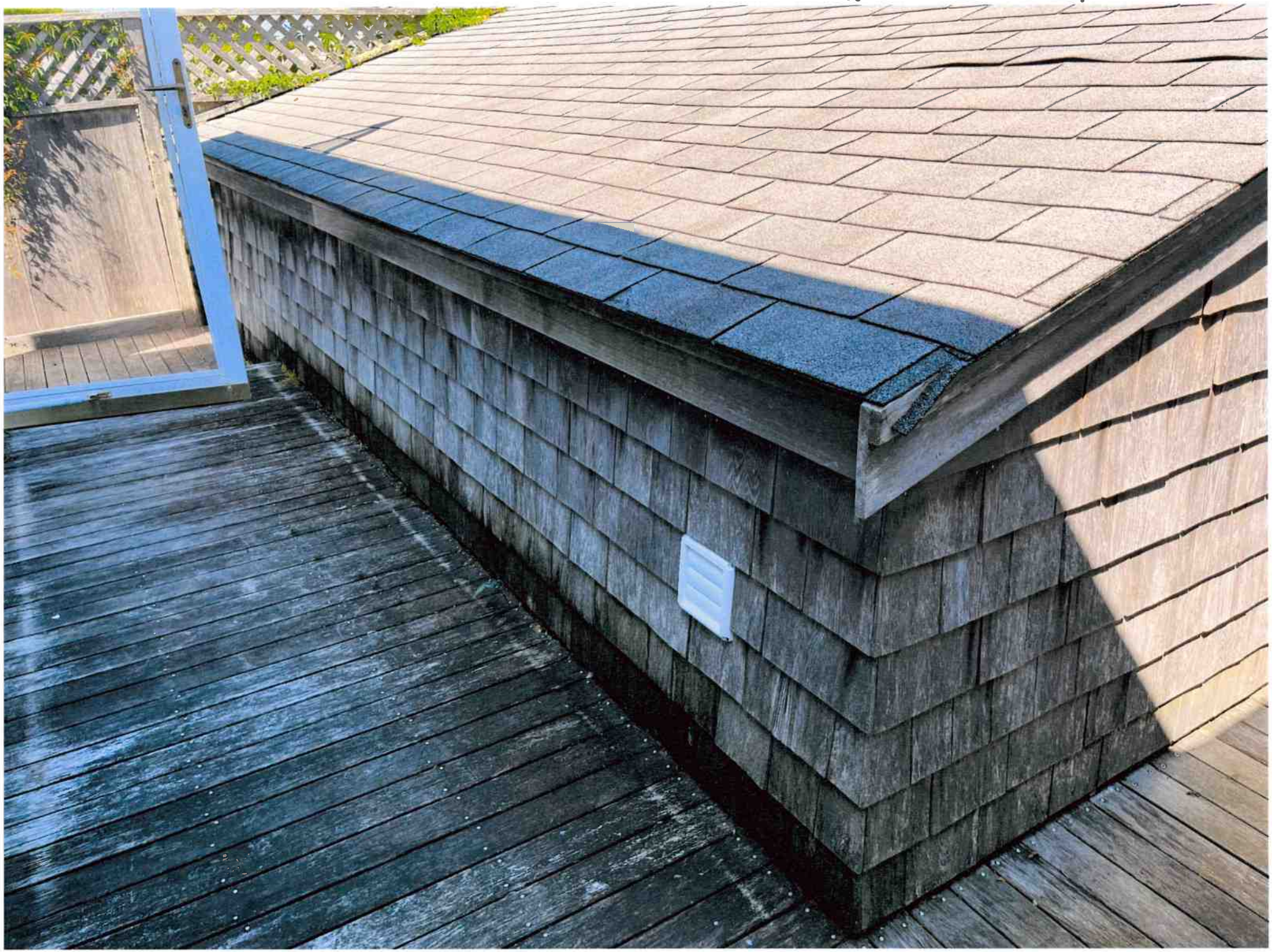
Door Schedule

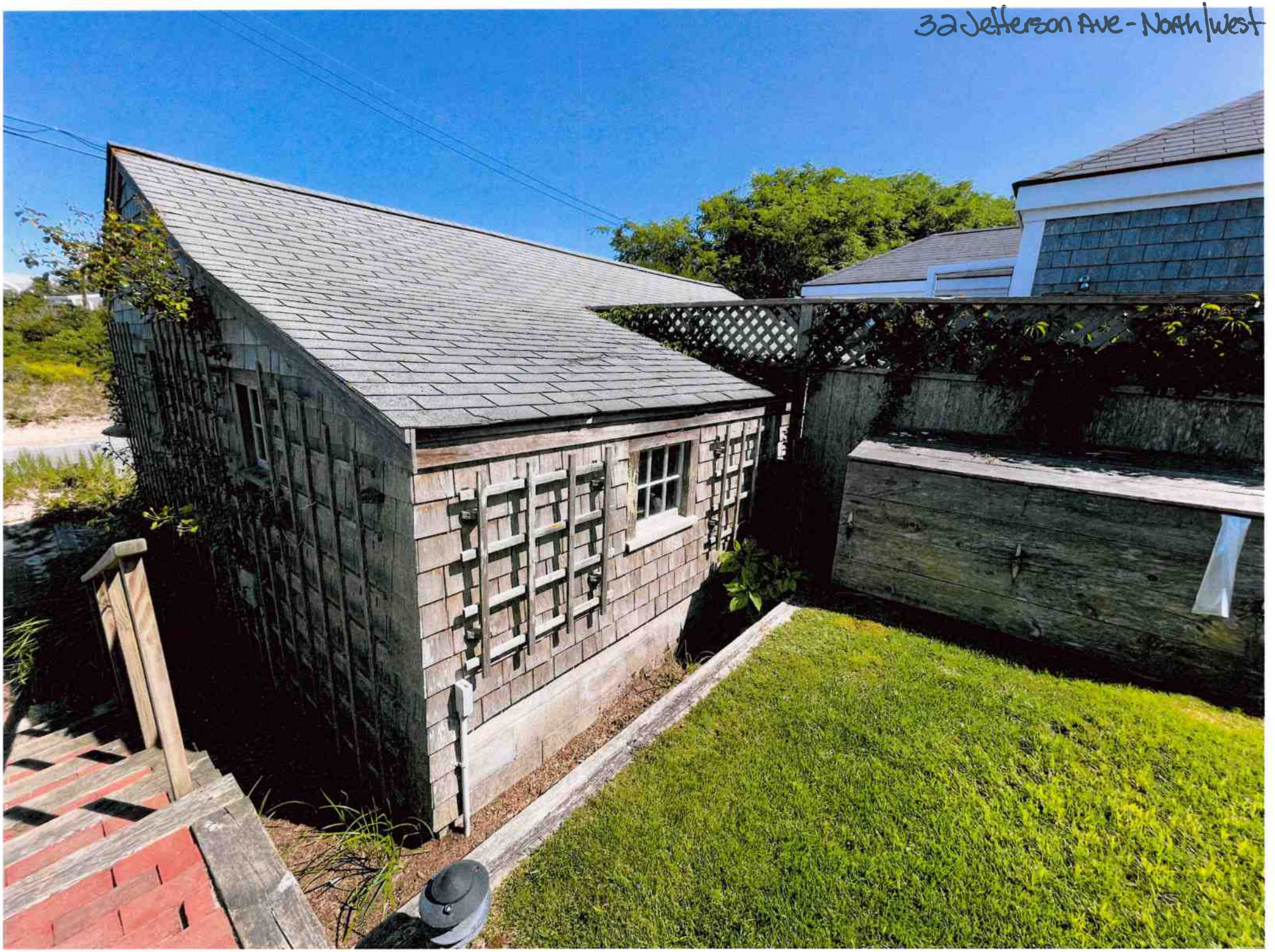
No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
EX-2	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" x 7'-5"	Existing	N/A	Vertical boards
EX-3	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" x 7'-5"	Existing	N/A	Vertical boards
EX-4	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" 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

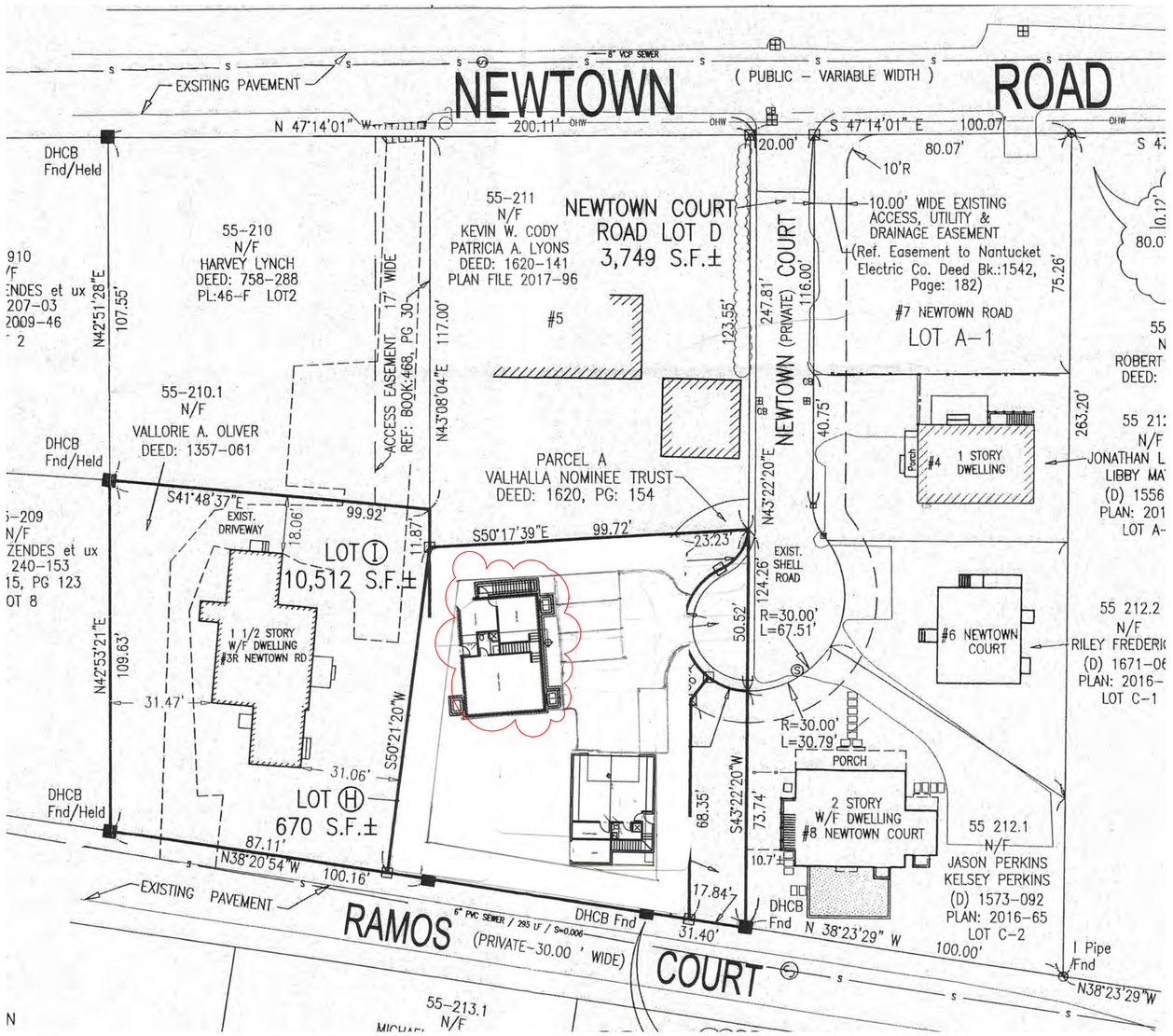


MAP 55 PARCEL 210.2









SCALE: 1/4"=1'-0"

DRAWN BY: ALEX WOODLEY

DATE:10-16-24

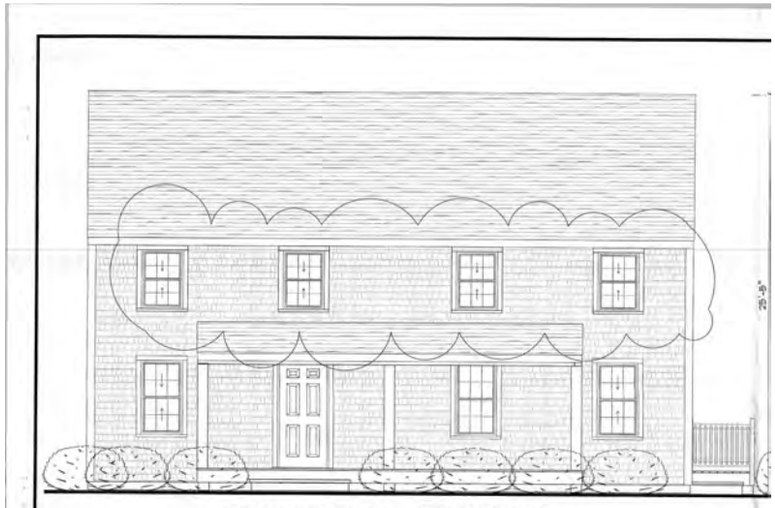
ALEXANDER WOODLEY- 3 NEWTOWN COURT (REV TO COA 2022-03-6065
ALTERATIONS TO PREVIOUSLY APPROVED DWELLING



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

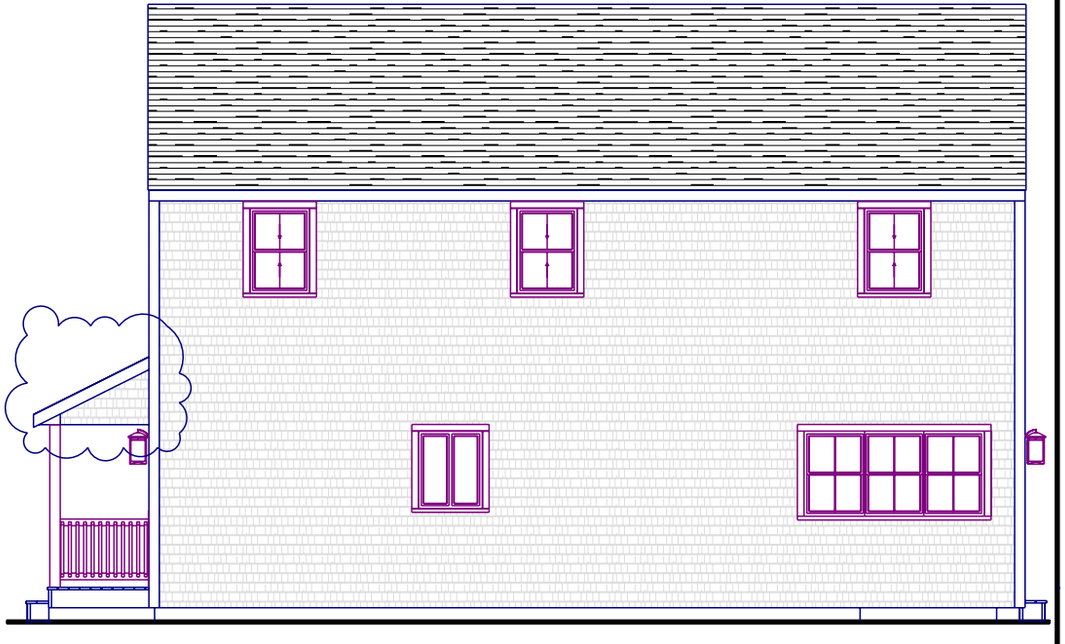
ALEXANDER WOODLEY- 3 NEWTOWN COURT
PROPOSED DWELLING REVISIONS



WINDOW GRILLES CHANGED FROM
6 OVER 6 TO 2 OVER 2



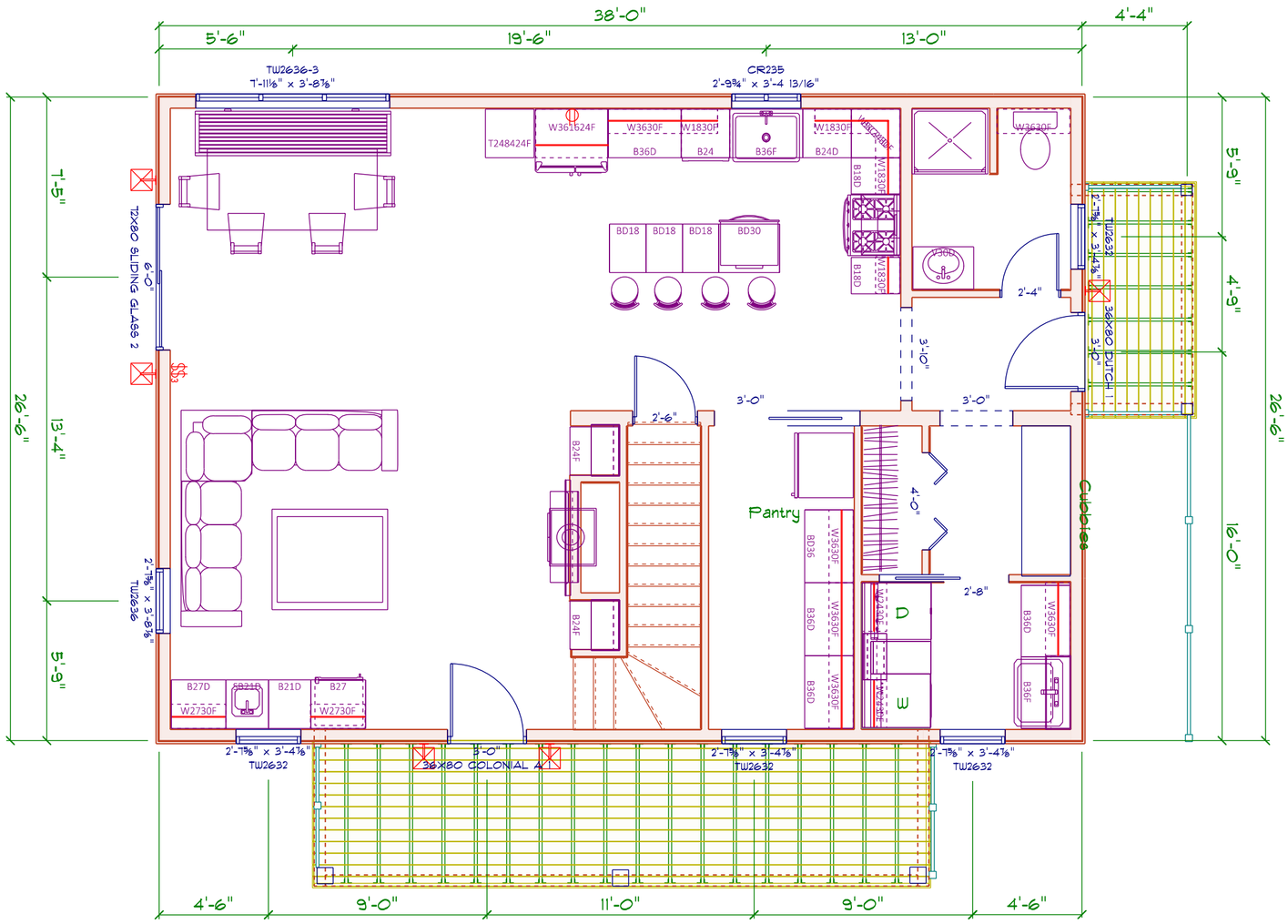
RIGHT (NORTH)



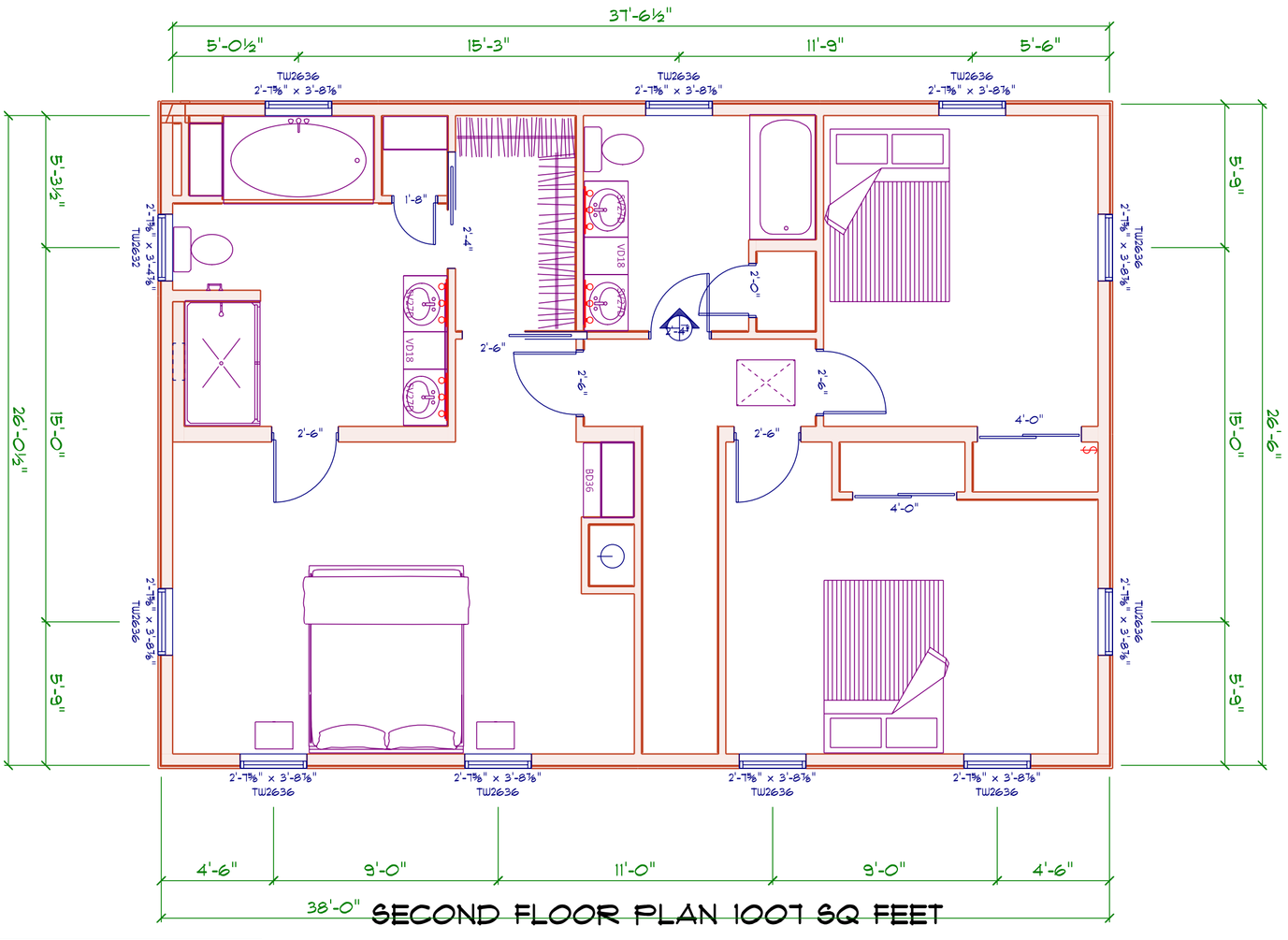
REAR (WEST) FACING VAL'S HOUSE

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	

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.

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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°: 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.

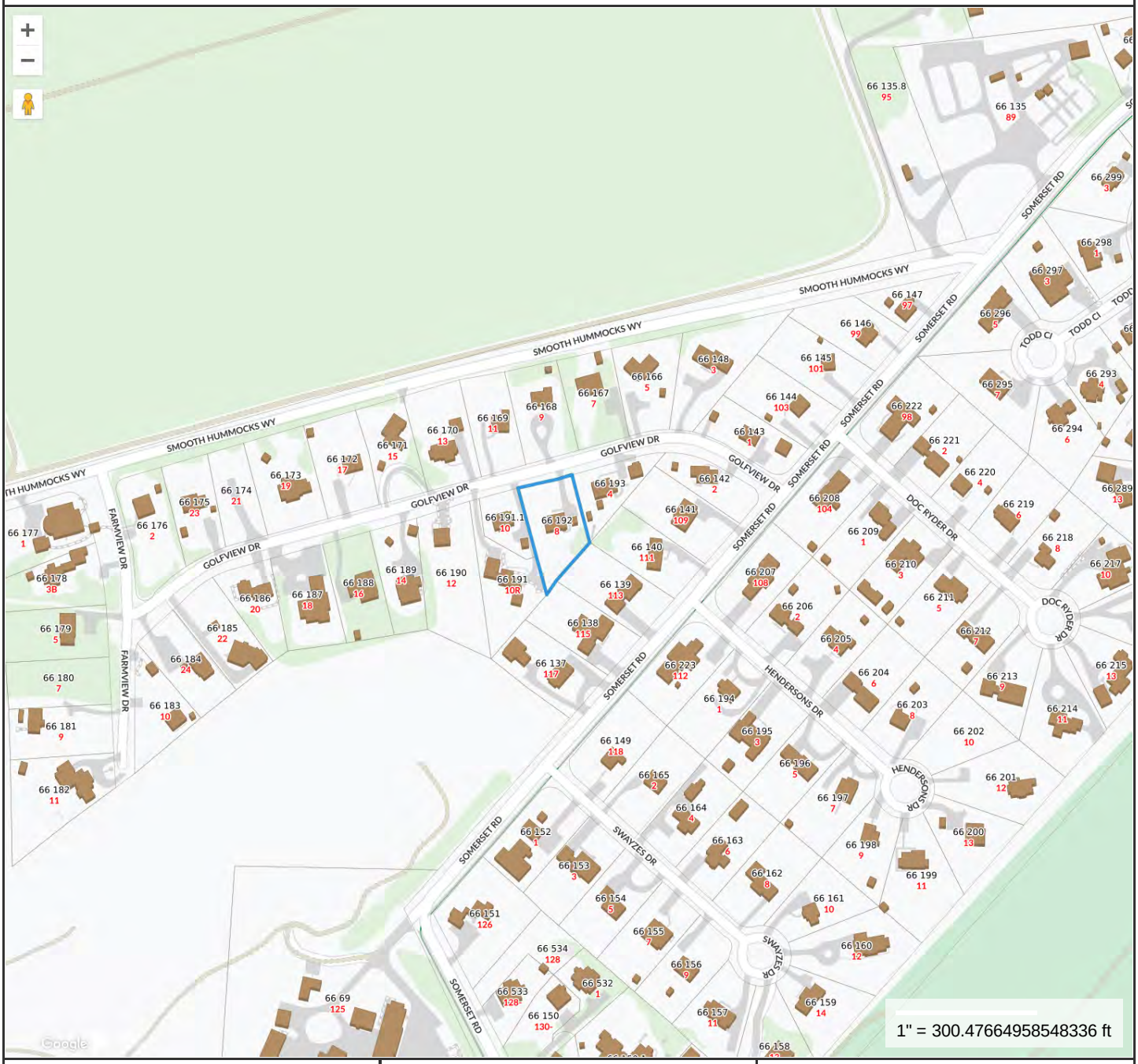
COLORS

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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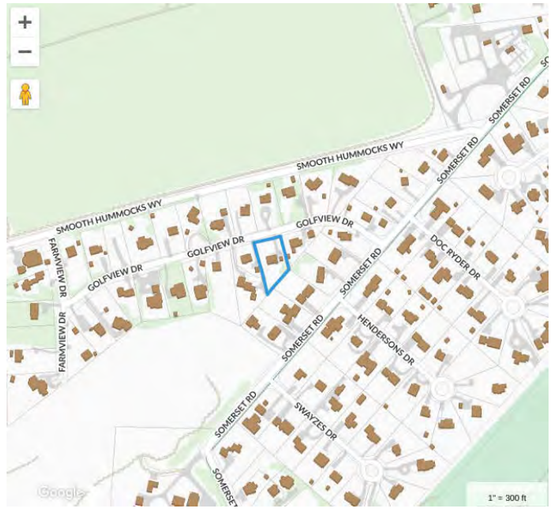
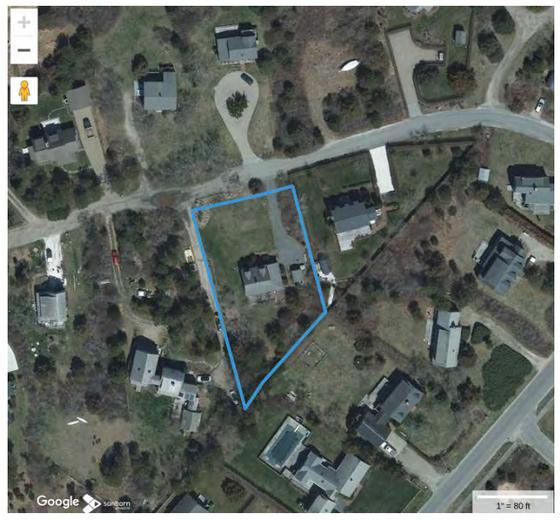
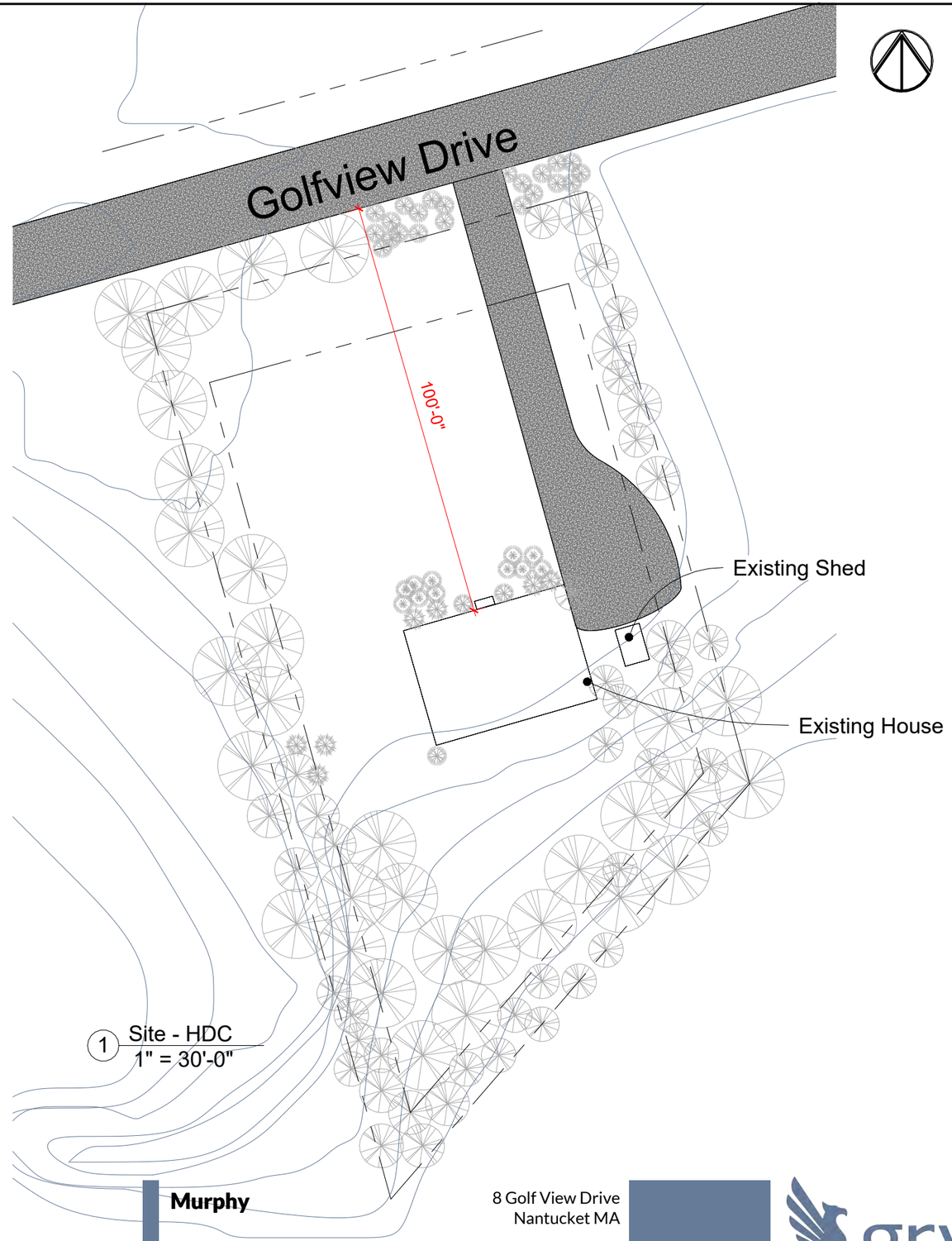








1 Site - HDC
1" = 30'-0"

Murphy

8 Golf View Drive
Nantucket MA

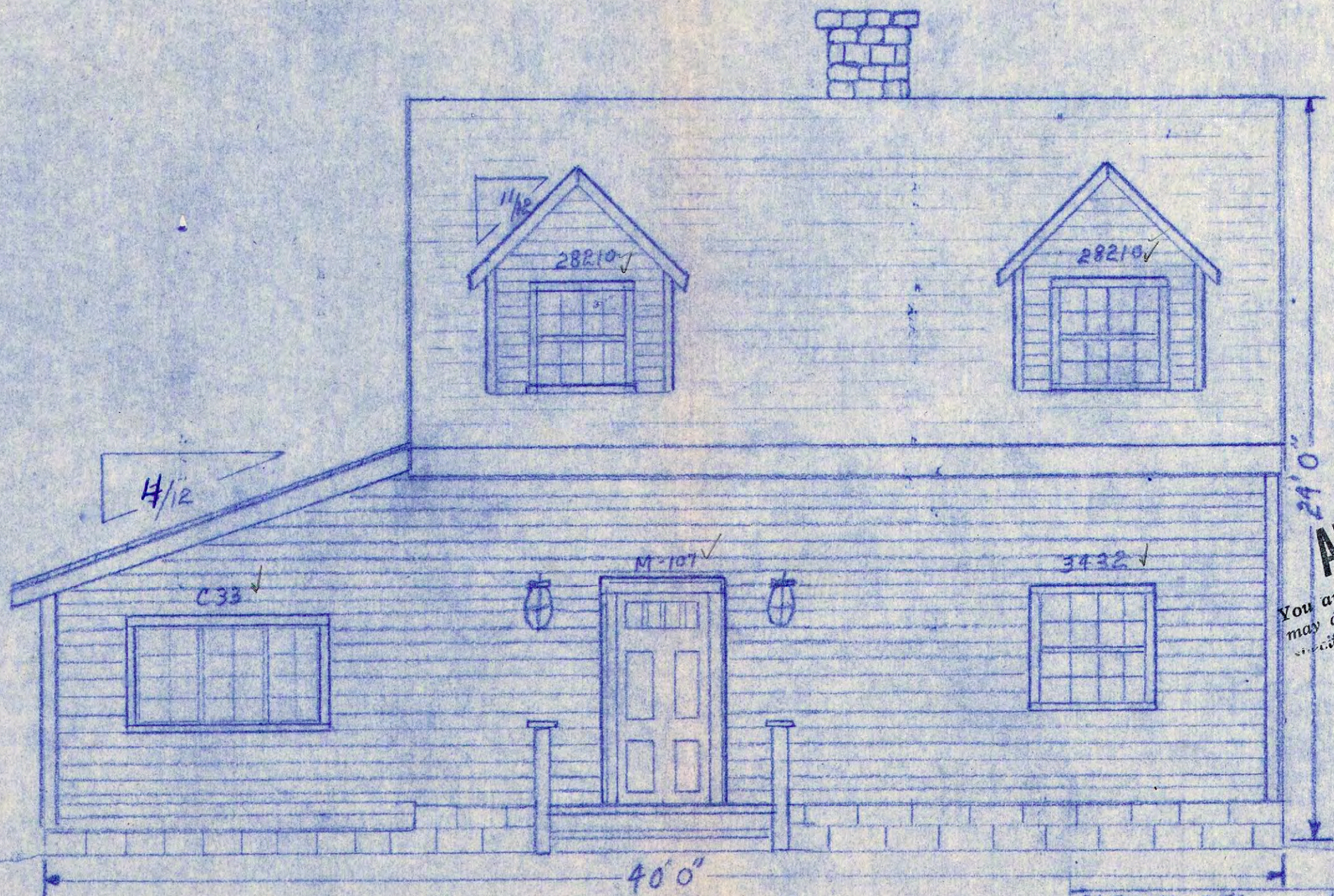
66 / 192

No.	Description	Date
1	HDC Submission	2024.10.21

HDC1.0

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

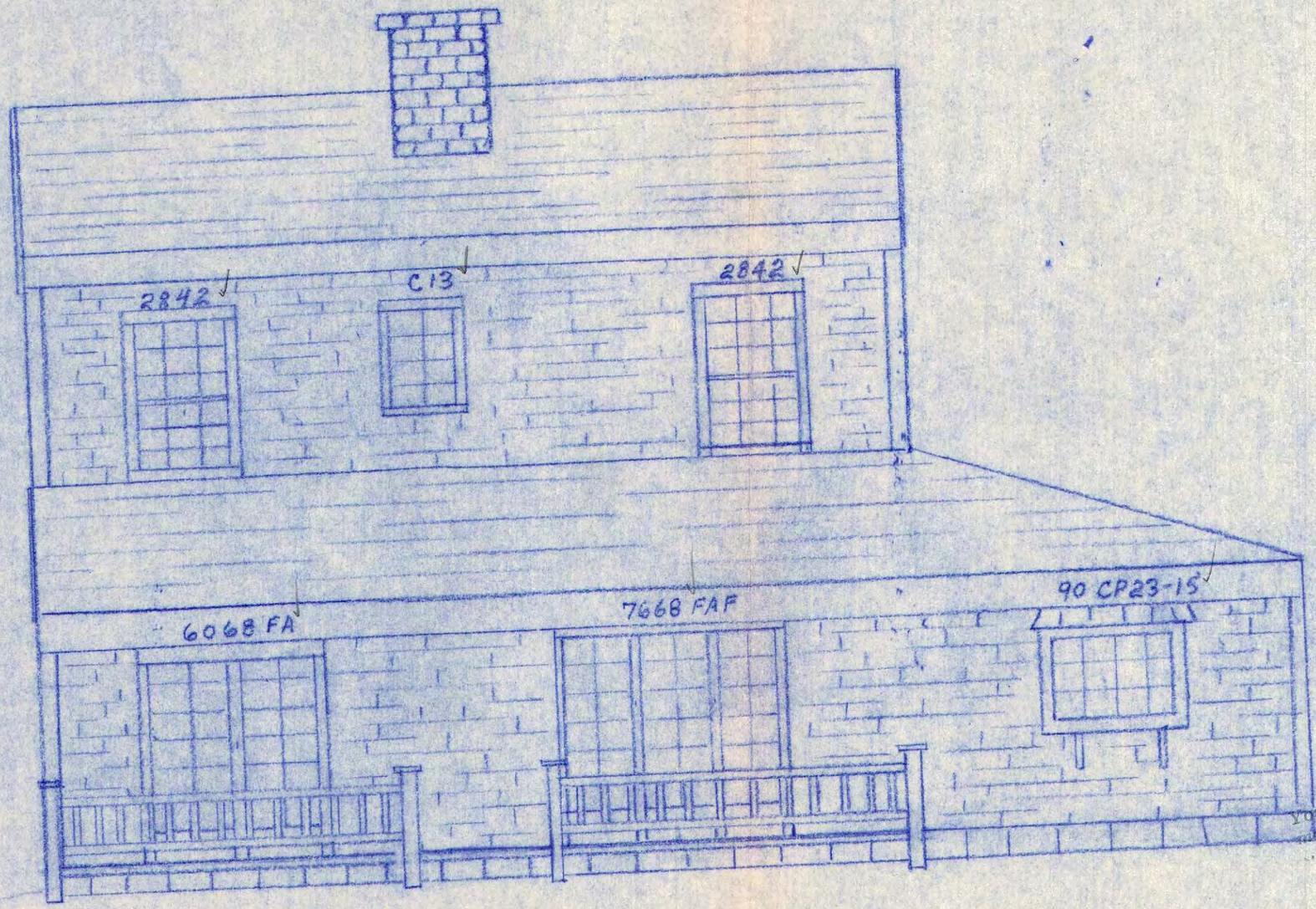
This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution 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

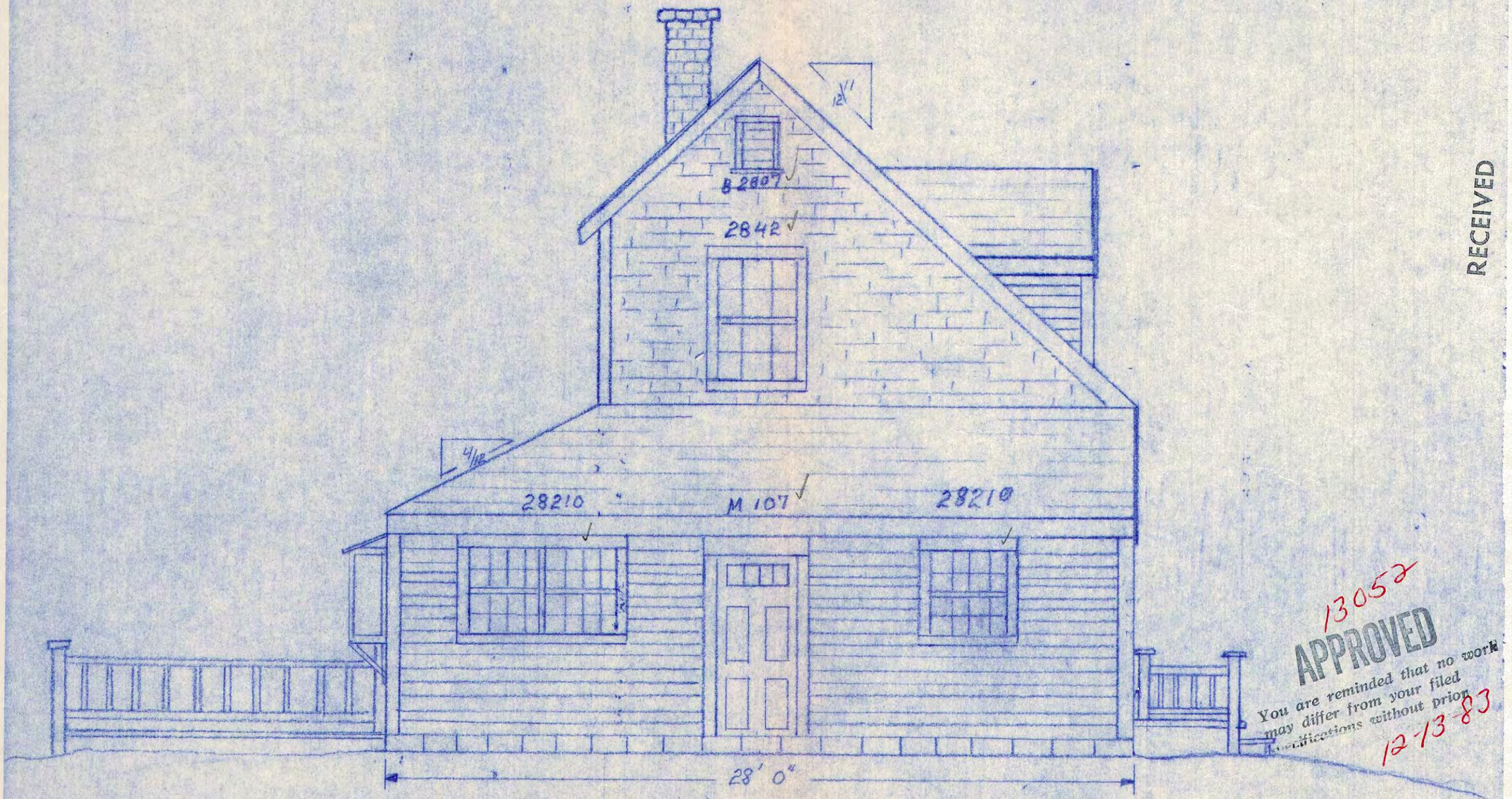


RECEIVED
DEC 13 1983
Historic District Commission Town of Nantucket

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'



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
12-13-83

DASILVA RES.	MIACOMET
EAST ELEV.	M. DAGESSE
PAGE 2 of 7	1/4"=1'

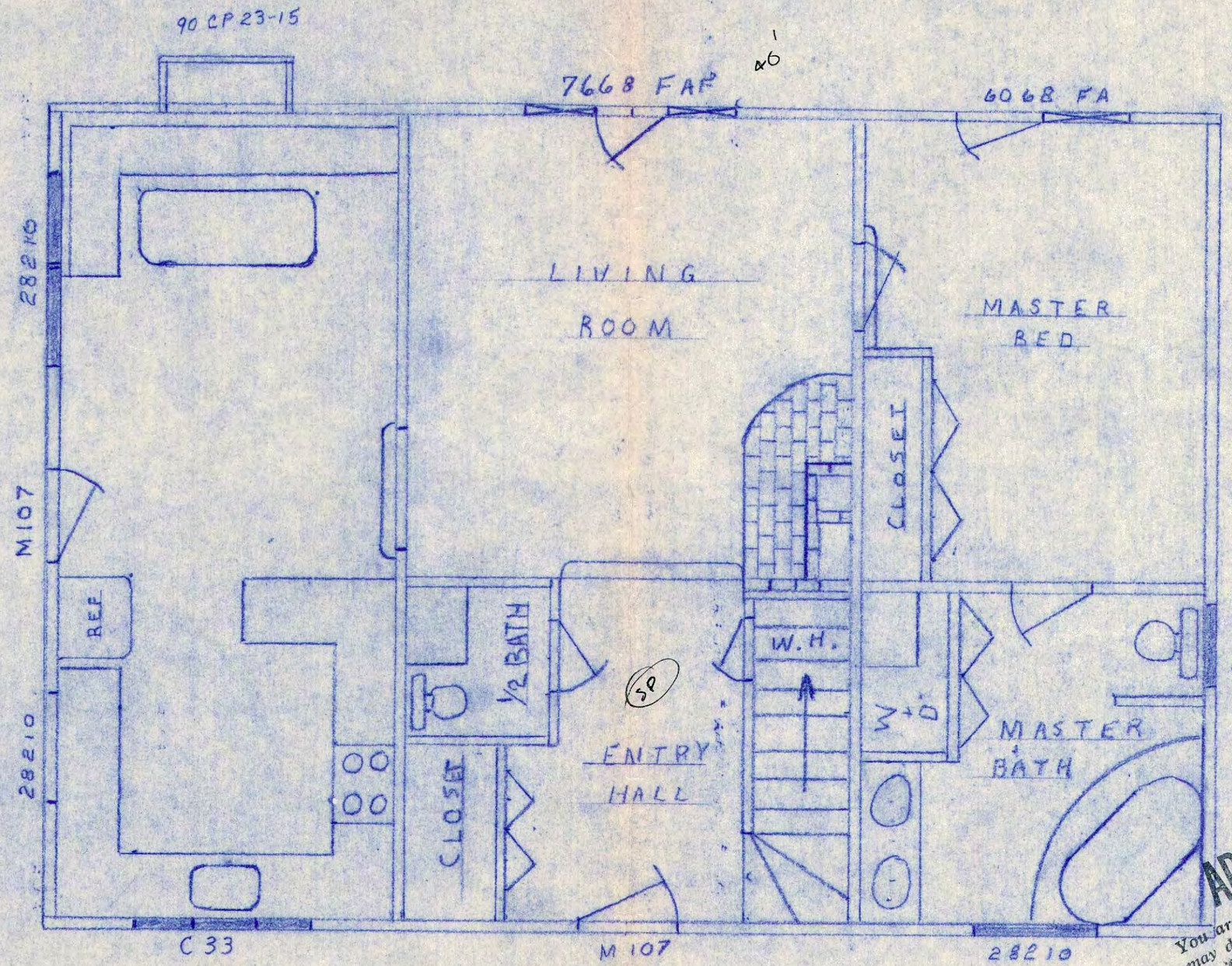


RECEIVED
DEC 13 1983
Historic District Commission Town of Nantucket

1305-2

APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission.
12-13-83

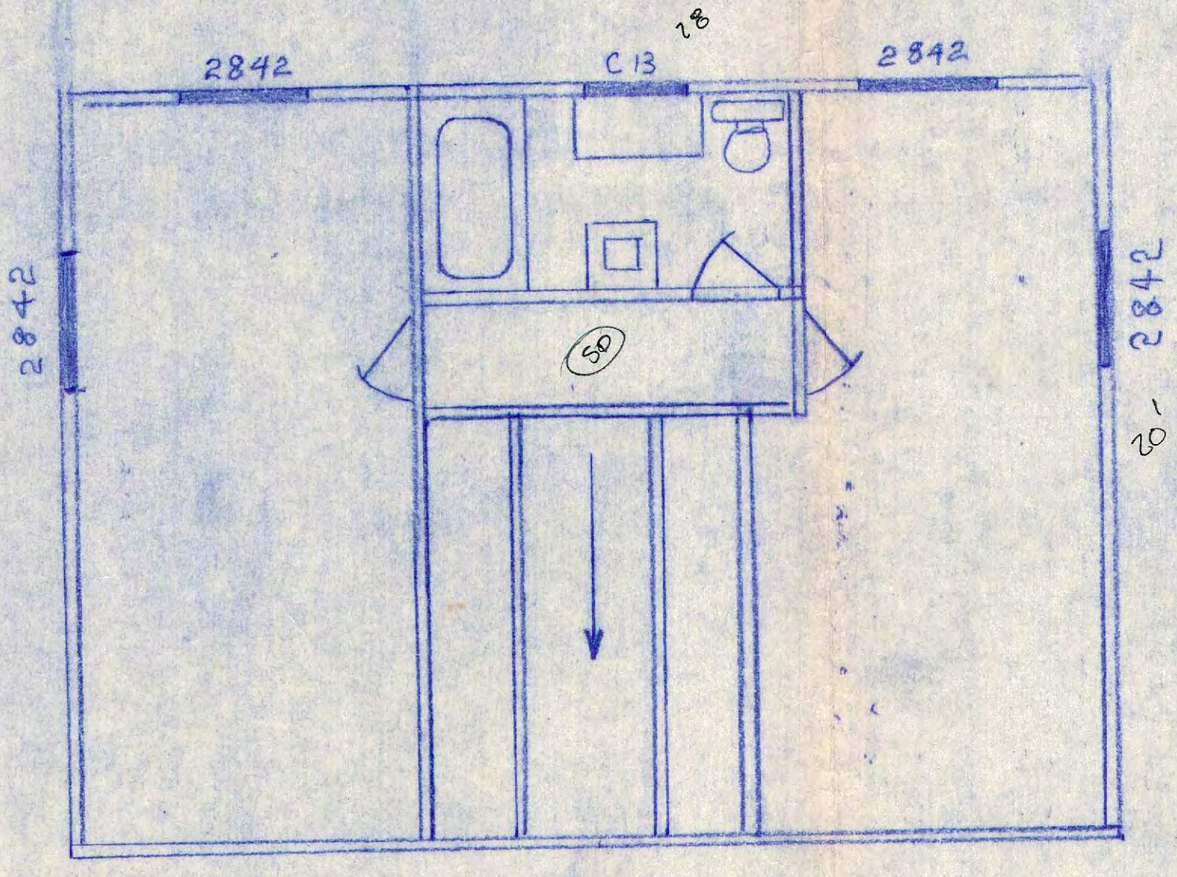
DASILVA RES	MIACOMET
WEST ELEV	M. RAGUSSE
PAGE 4 of 4	1/4" = 1'



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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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage $5.58
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Street and
City, State

MAIER ROBERT C & BARBARA B
335 ESSEX STREET
SALEM, MA 01970

0056 08
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Montclair, NJ 07043

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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, St

HANDELSMAN SCOTT A
32 LAUREL PLACE
MONTCLAIR, NJ 07043

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 37

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Nantucket, MA 02554

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- Return Receipt (electronic) $0.00
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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage $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 $

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Total Postage $5.58
Sent To
Street and
City, State

LYNCH RONALD & COBB LUCY
10 GOLFVIEW DR
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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Wellesley Hills, MA 02481

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,

DEL COL WESLEY A & CAROLINE S
24 SAWYER RD
WELLESLEY, MA 02481

0056 08
Postmark Here
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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
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

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Domestic Mail Only

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
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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

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

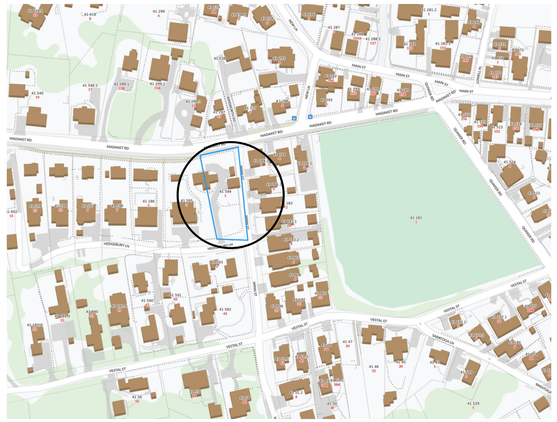
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim White Sash White Doors White
Deck — Foundation — Fence — Shutters —

* 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

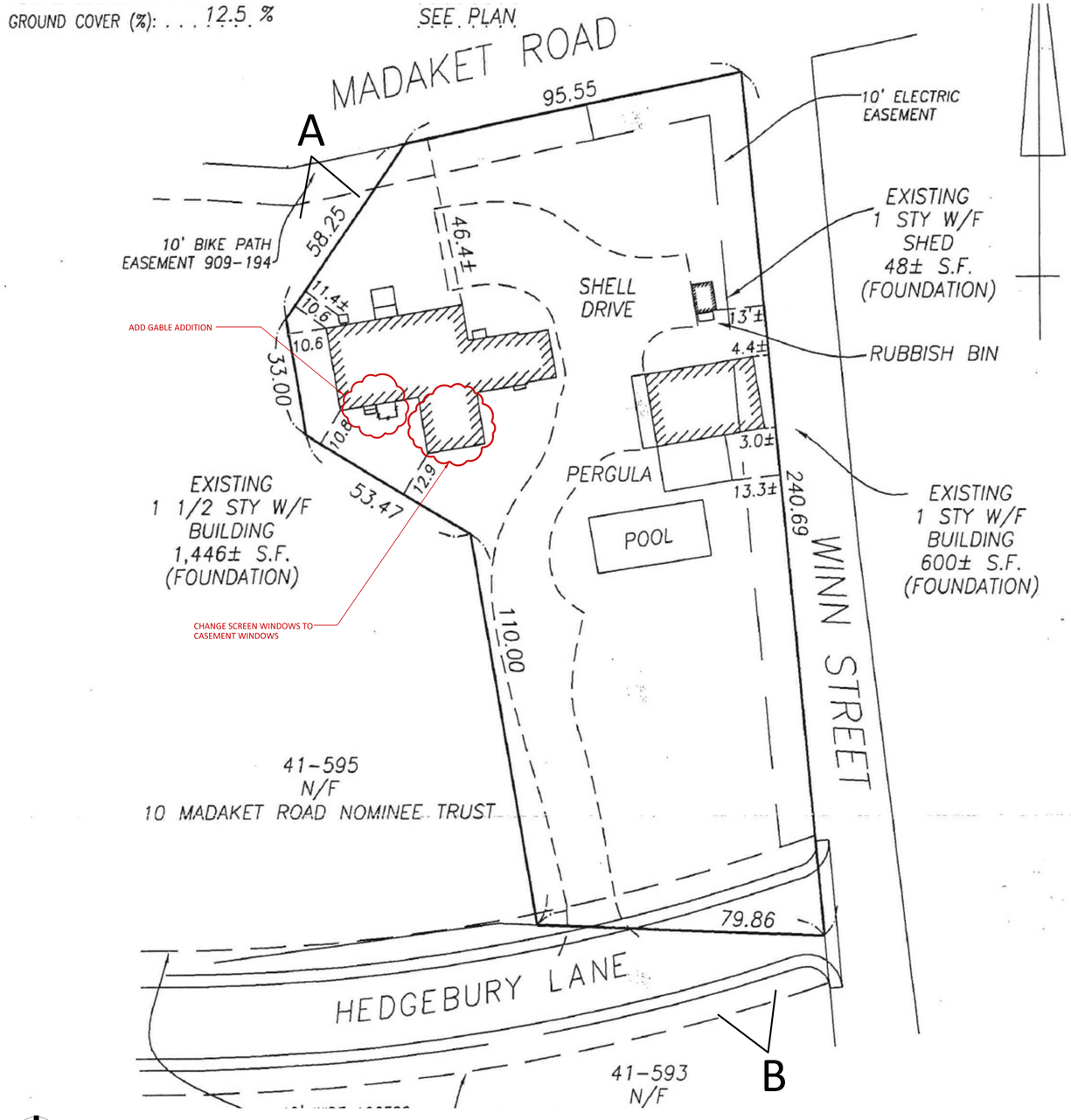


AERIAL VIEW: NTS

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

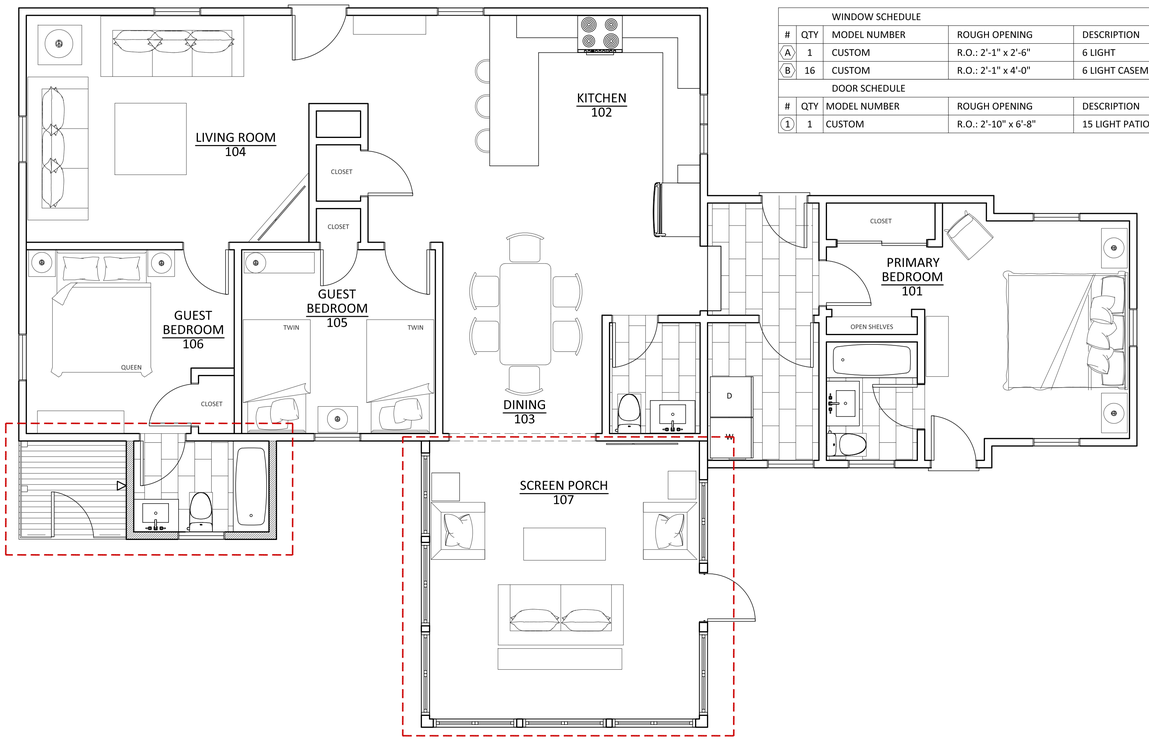
MAIN HOUSE HDC

BORDEN
1 HEDGEBURY LANE
NANTUCKET, MA 02554
MAP: 41 PARCEL: 594

COVER SHEET

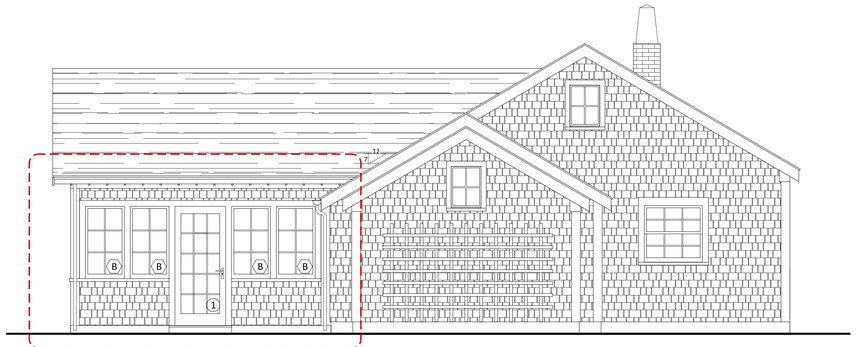
C1.1

18 OCTOBER 2024



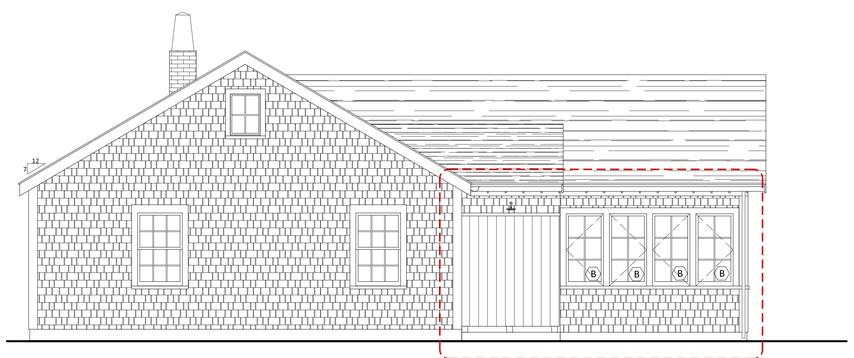
WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	1	CUSTOM	R.O.: 2'-1" x 2'-6"	6 LIGHT
B	16	CUSTOM	R.O.: 2'-1" x 4'-0"	6 LIGHT CASEMENT
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM	R.O.: 2'-10" x 6'-8"	15 LIGHT PATIO DOOR

FLOOR PLAN
1/4" = 1'-0"



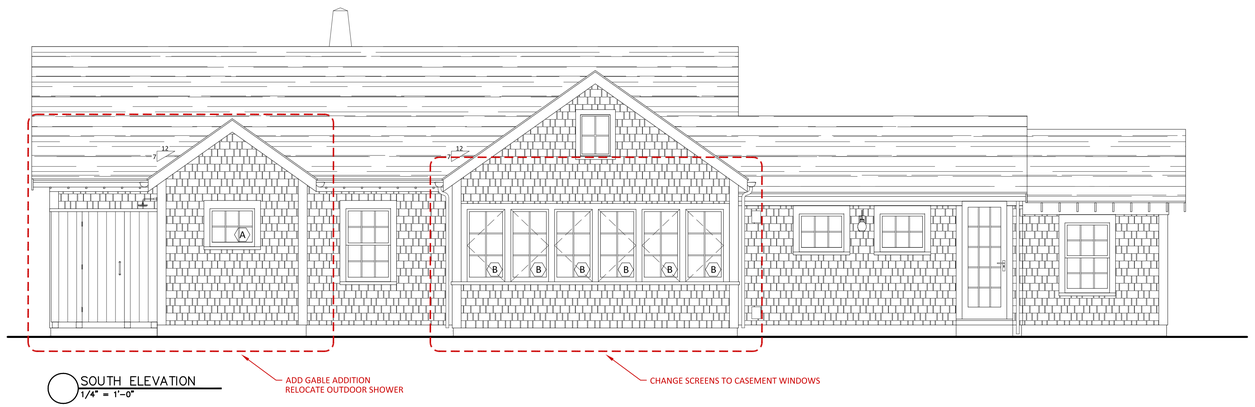
EAST ELEVATION
1/4" = 1'-0"

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 _____

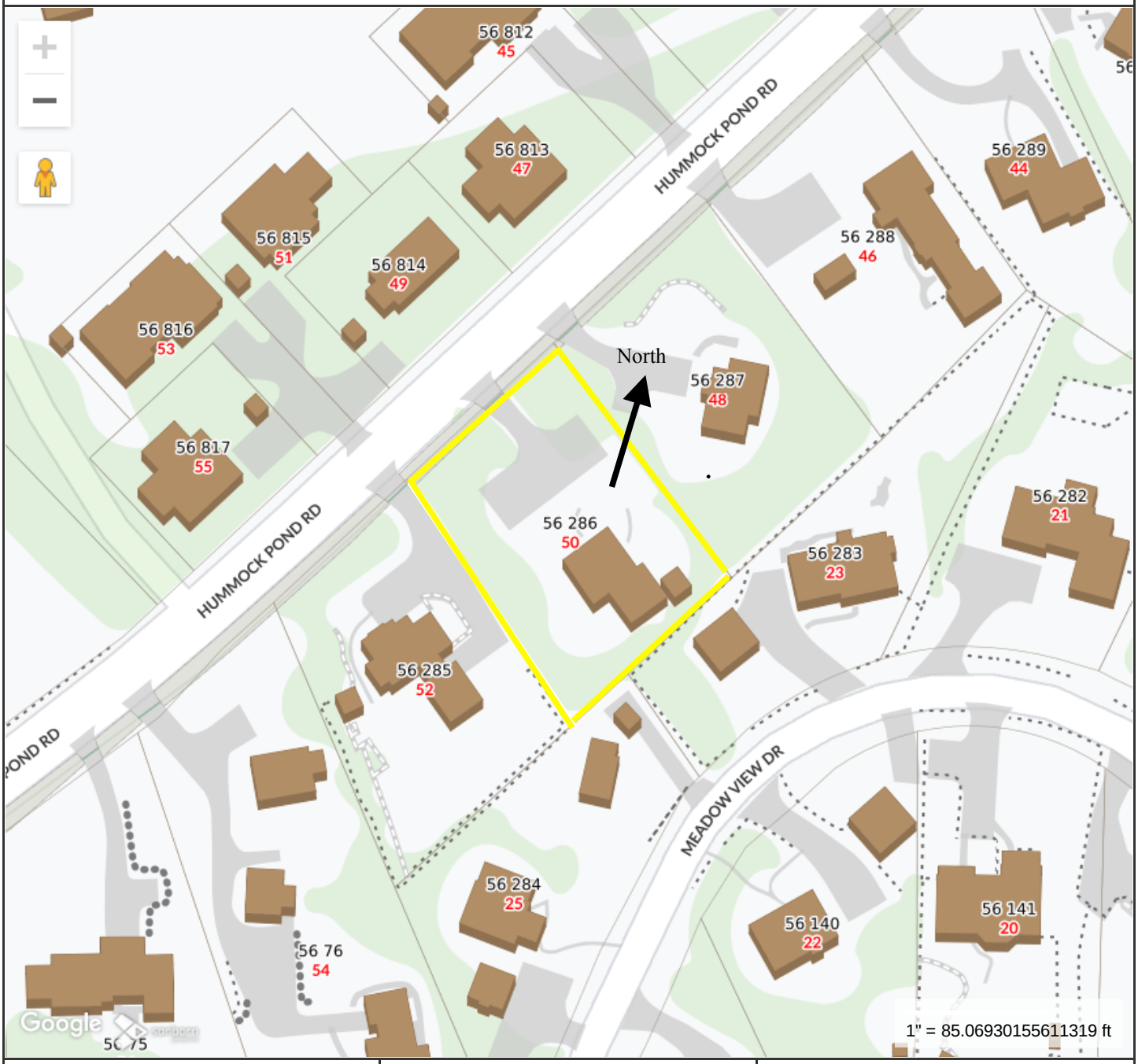
Deck _____ Foundation _____ Fence _____ Shutters _____

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

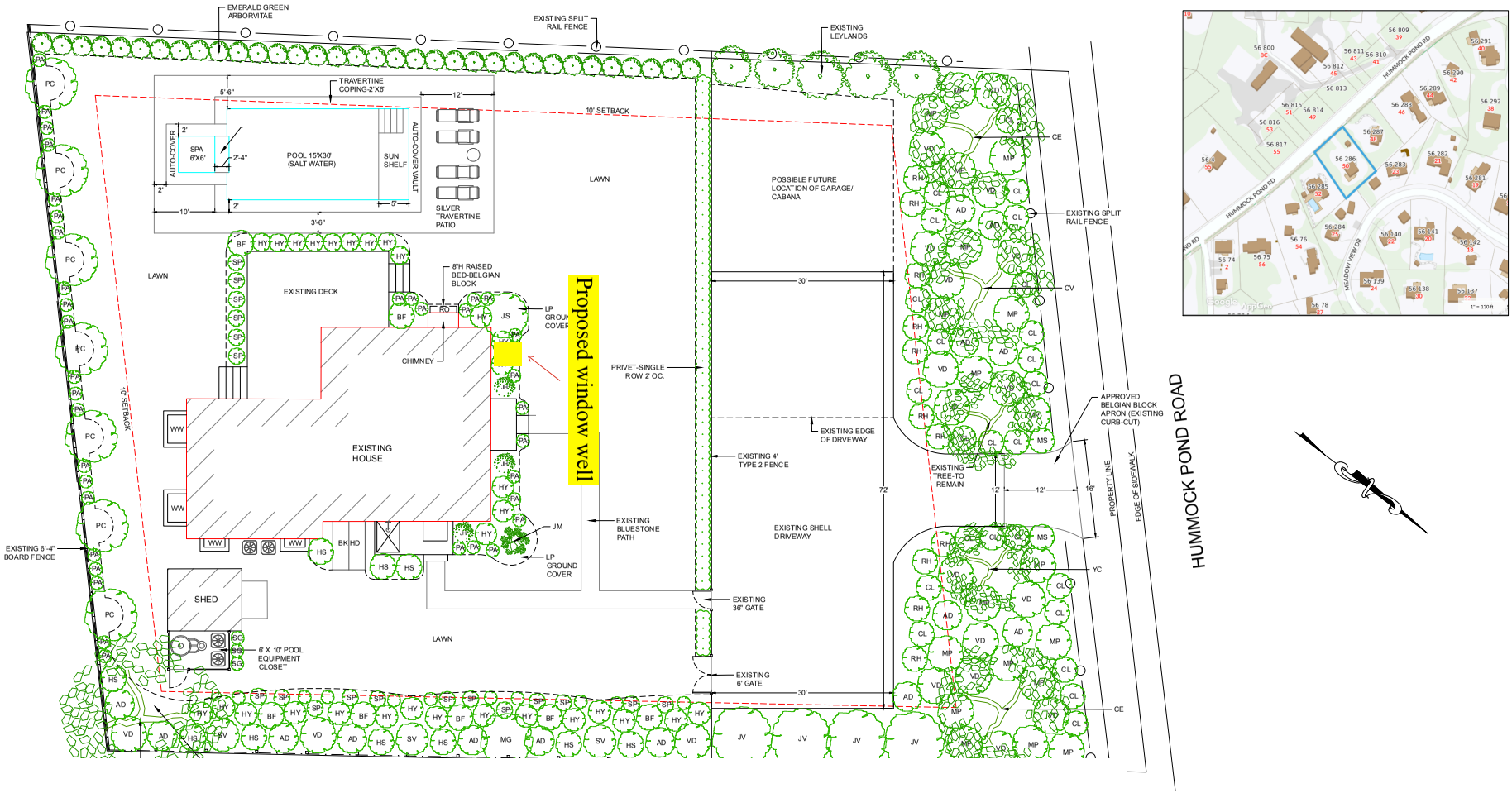


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

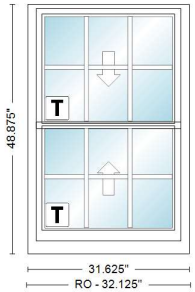
OWNER
Brian King

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

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

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

10.21.2024

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 _____

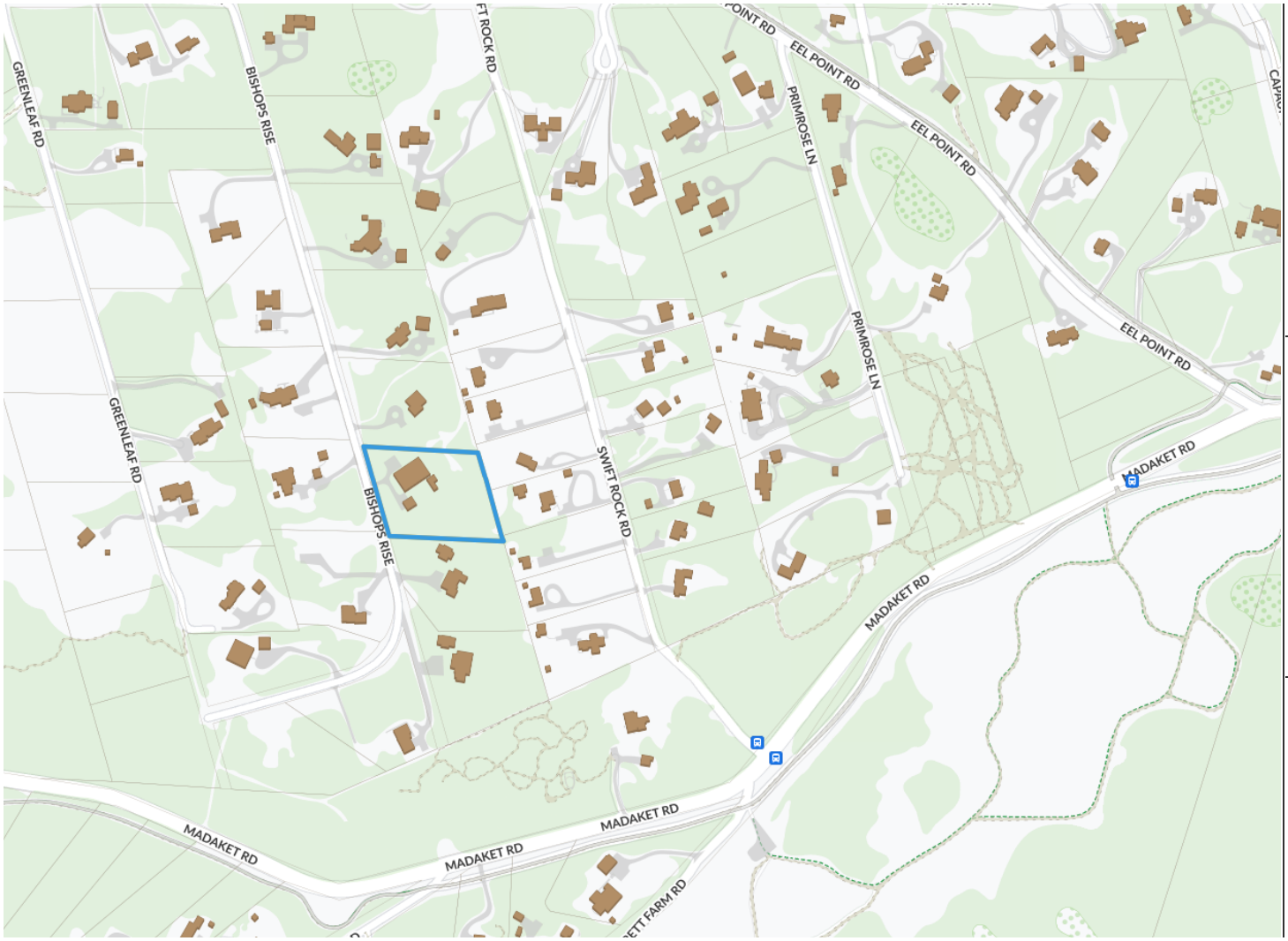
Trim _____ Sash _____ Doors _____

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.

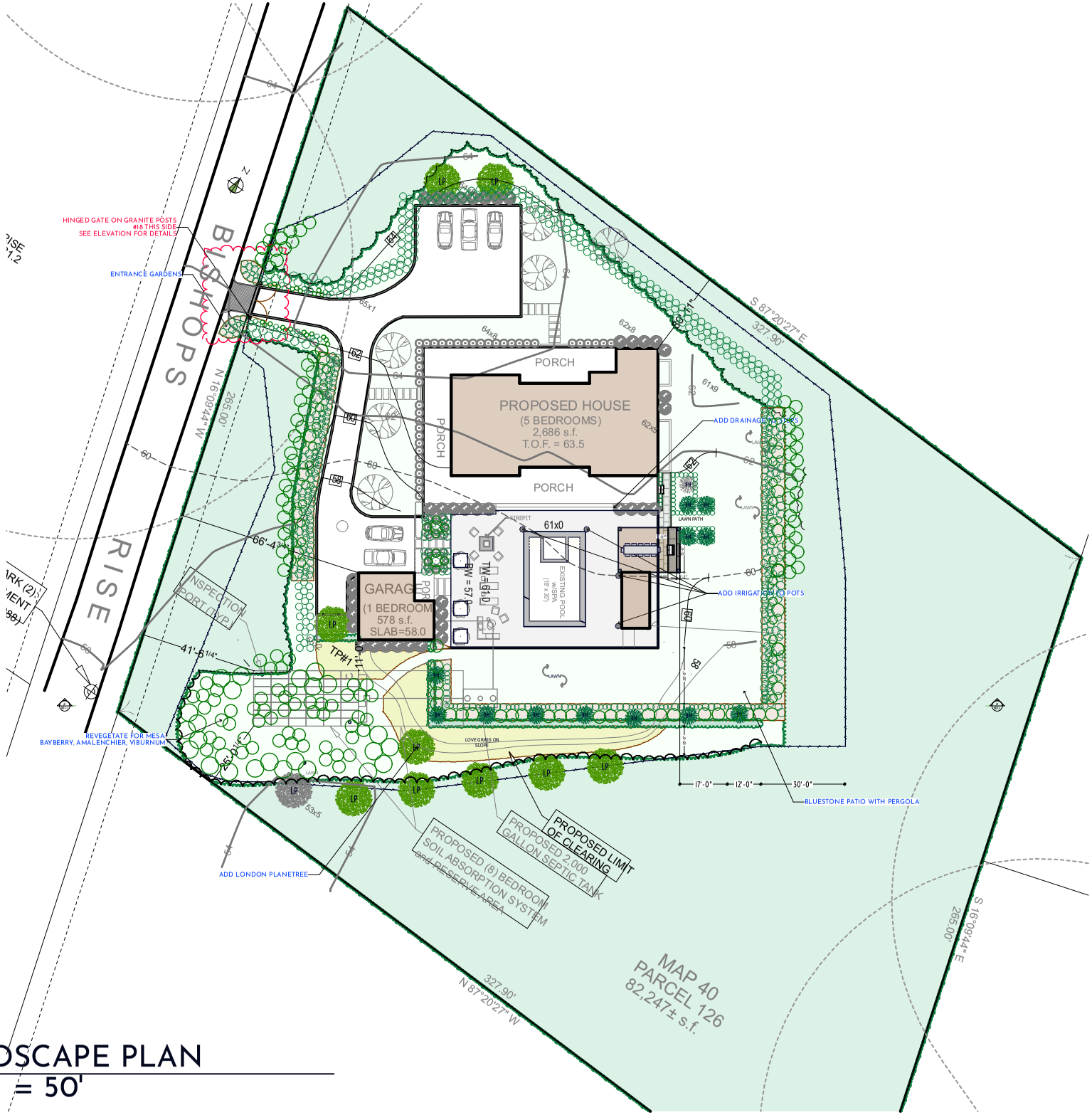
atlantic LANDSCAPING, INC

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

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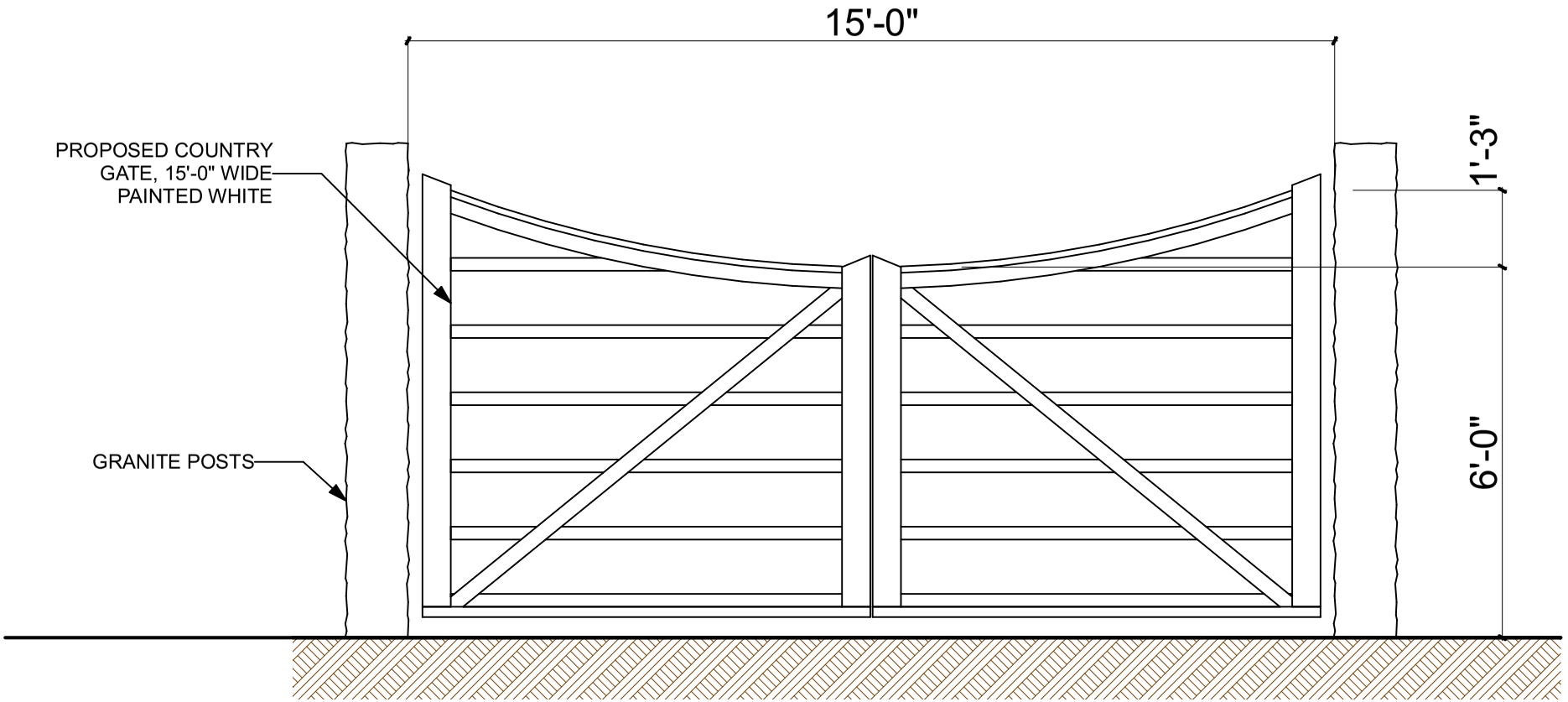

1 ELEVATION ENTRANCE GATE
SCALE: 3/8" = 1'-0"

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

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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 _____

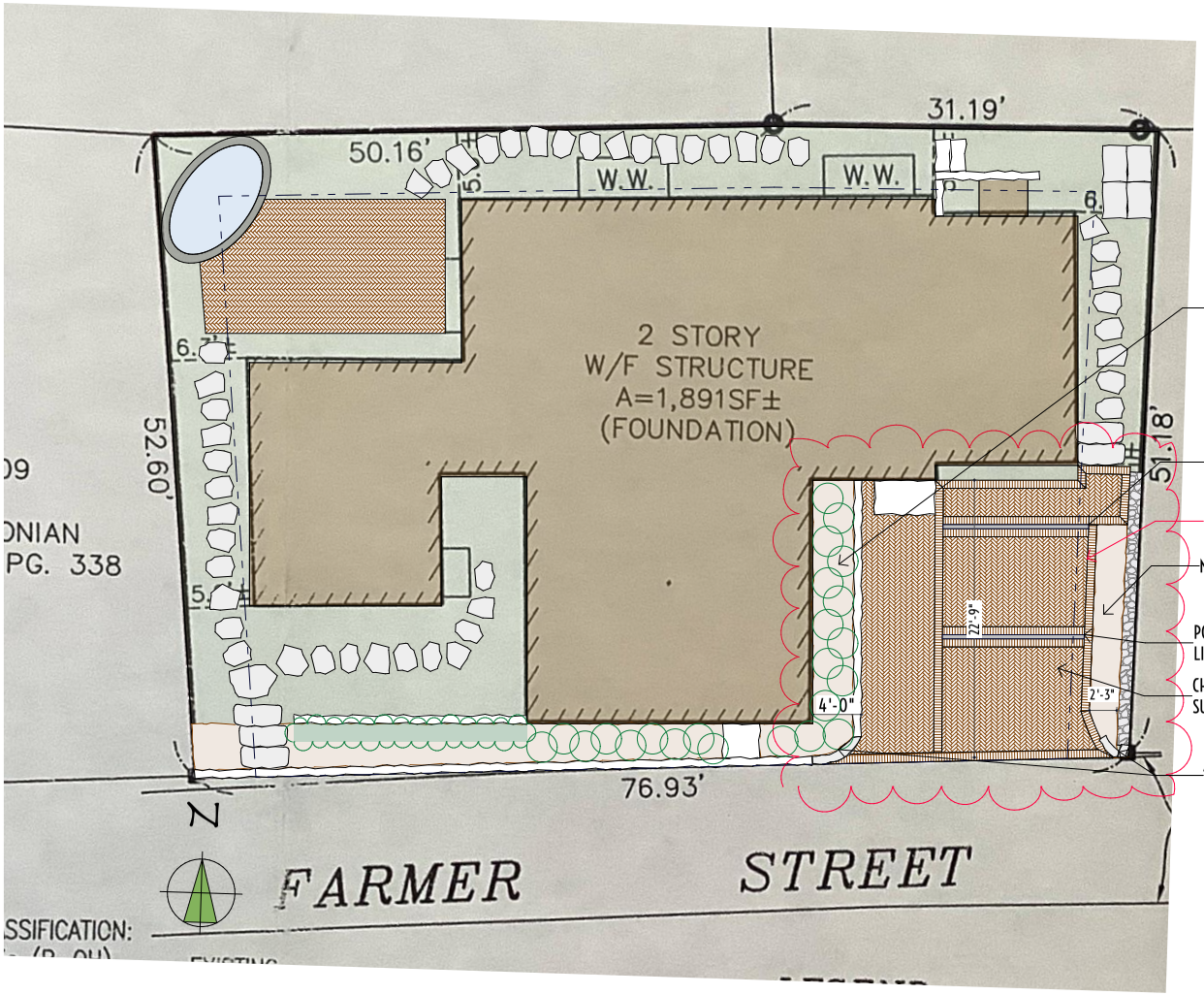
Trim _____ Sash _____ Doors _____

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

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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

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Geometry updated 10/16/2024
Data updated Jan. 2021

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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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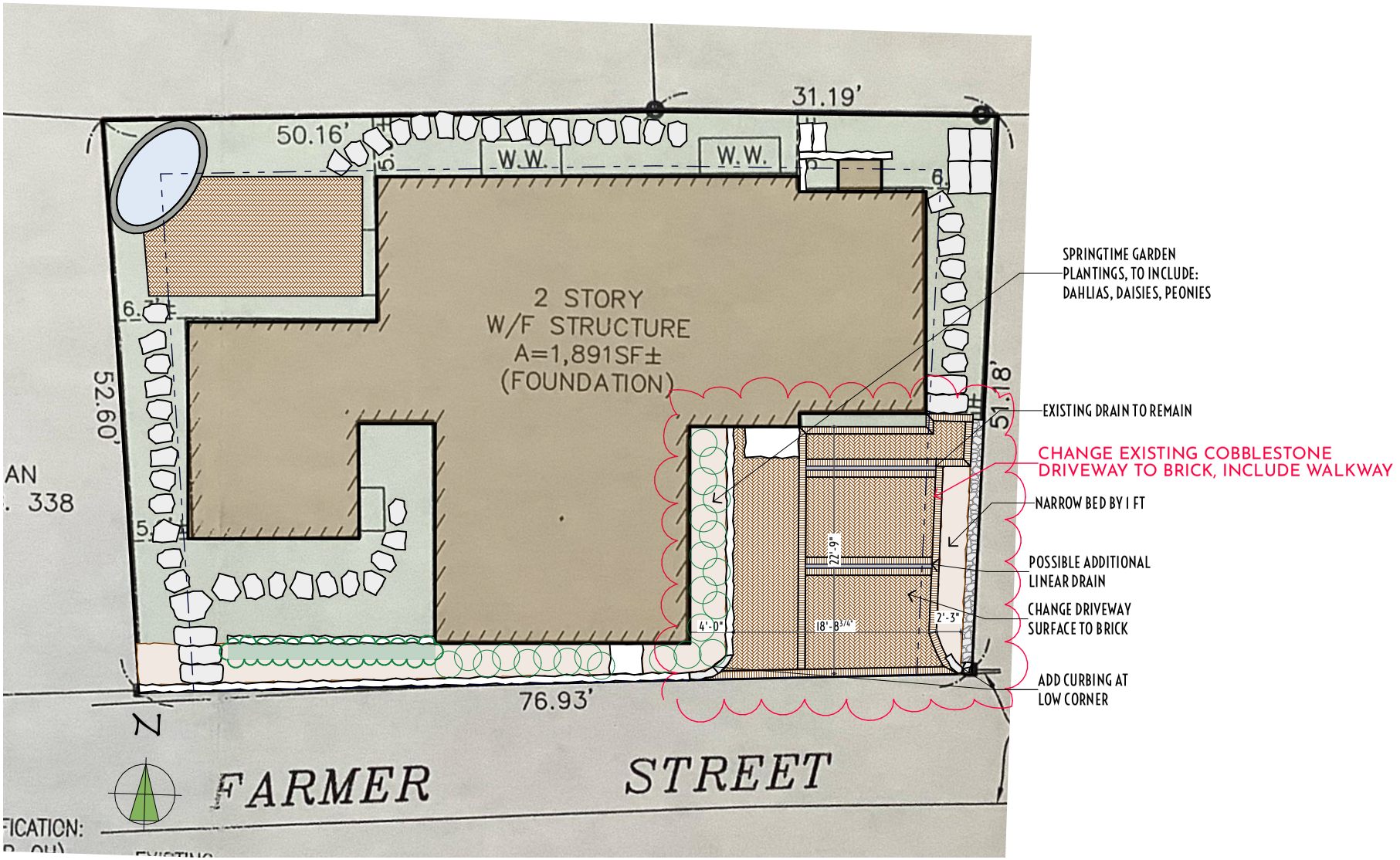

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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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

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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

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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

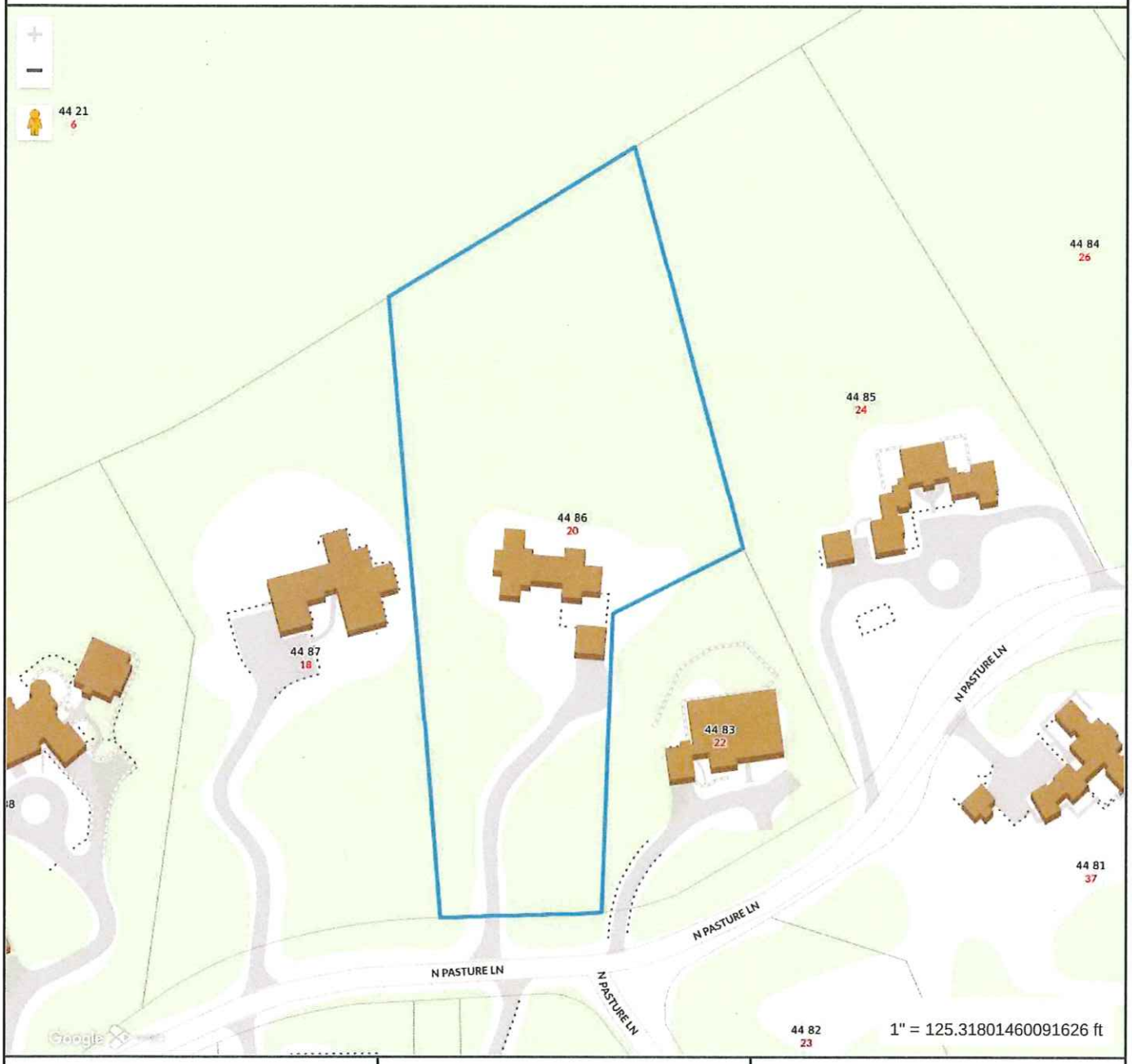
Deck MAHOGANY NTW Foundation _____ Fence _____ Shutters _____

* 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

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Geometry updated 10/16/2024
Data updated Jan. 2021

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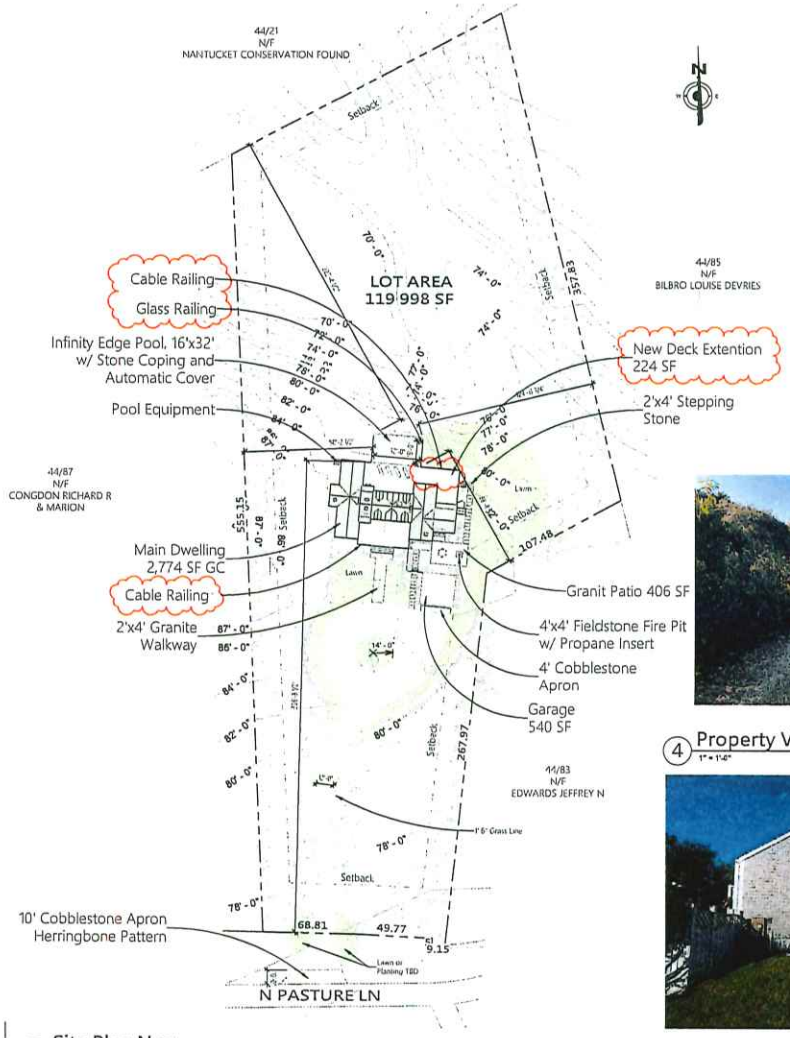
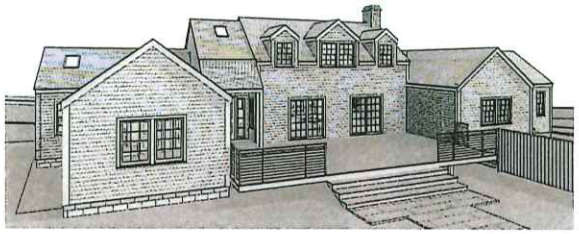
Property Info:

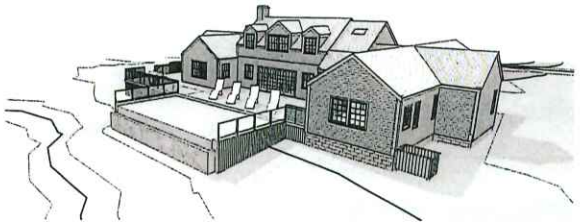
Map & Parcel	44/86	Lot Size	120,8112 sq. ft.
District/Zoning	LUG-3	Allowable Ground Cover	3,610 sq. ft.
Minimum Lot Size	120,000 sq ft	Existing Ground Cover MH	2,774 sq. ft.
Frontage	200 ft	Existing Ground Cover Garage	540 sq. ft.
Ground Cover Ratio	3%	Proposed Ground Cover 1 BH	0
Front Setback	35 ft		
Side/Rear Setback	20 ft	Total Proposed Ground Cover	0 sq. ft.



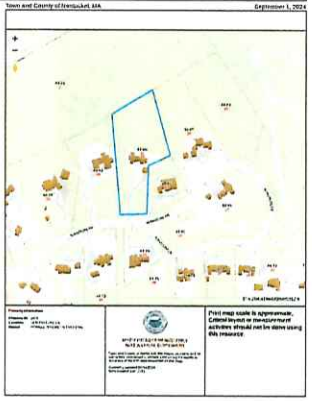
1 Site Plan New
1" = 48'-0"



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

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 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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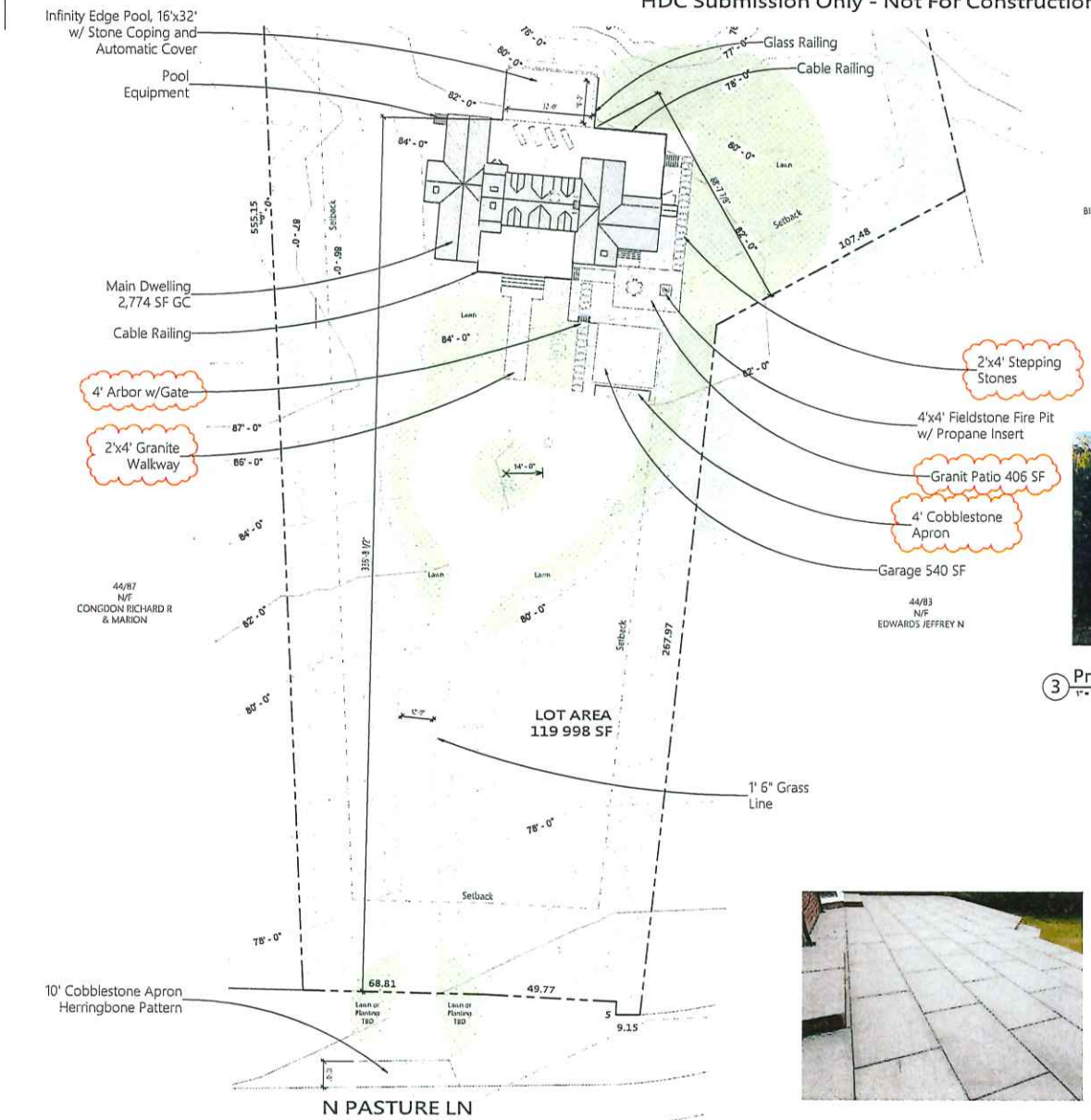

1 Site Plan Hardscape
1" = 20'-0"



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

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Sheet
Site - Hardscape

Date
10.21.2024

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Scale As indicated

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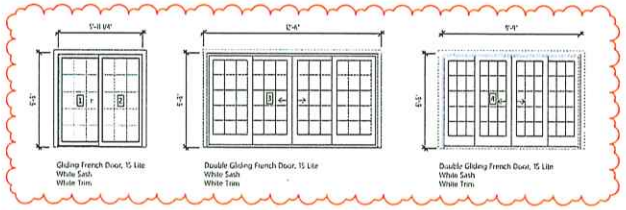
1 Existing North Elevation
1/4" = 1'-0"



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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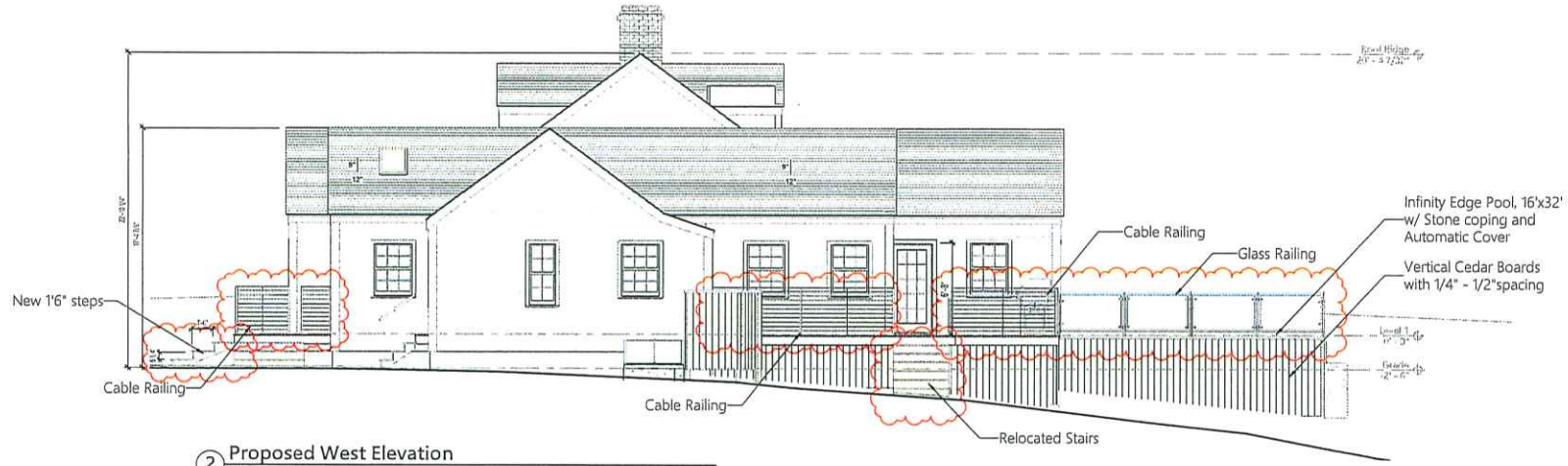
1 Existing West Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

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20 N Pasture Ln
Main Residence
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02554

Sheet
Exterior Elevations - W

Date
10.21.2024

Revisions

A.102

Scale 1/4" = 1'-0"

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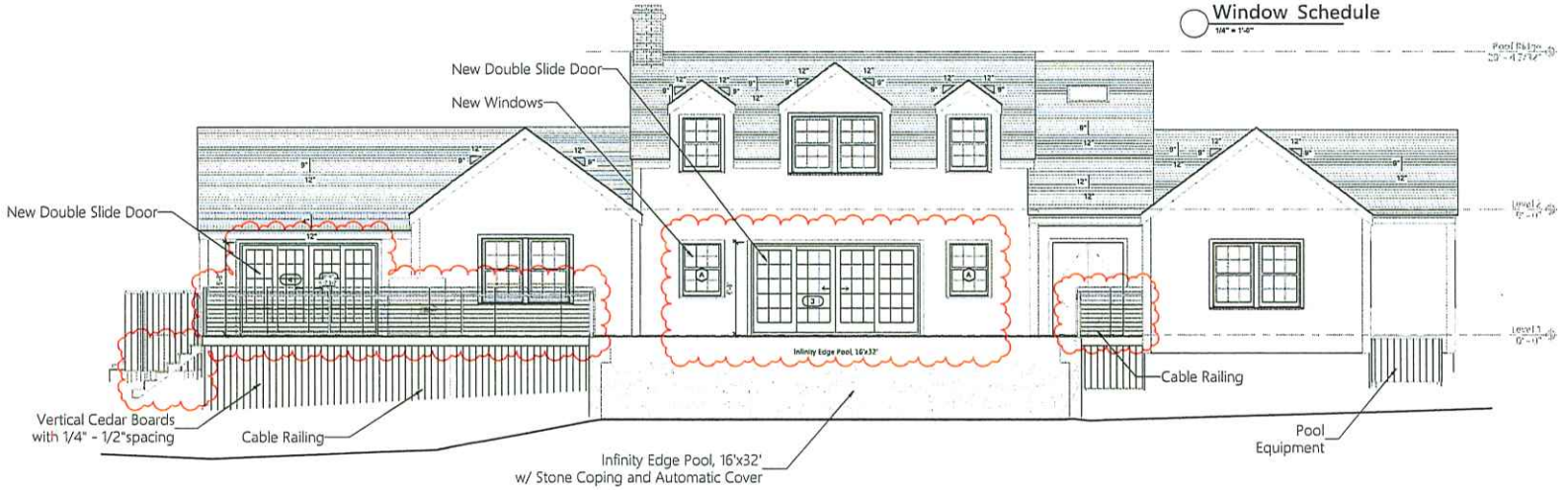
1 Existing South Elevation
1/4" = 1'-0"



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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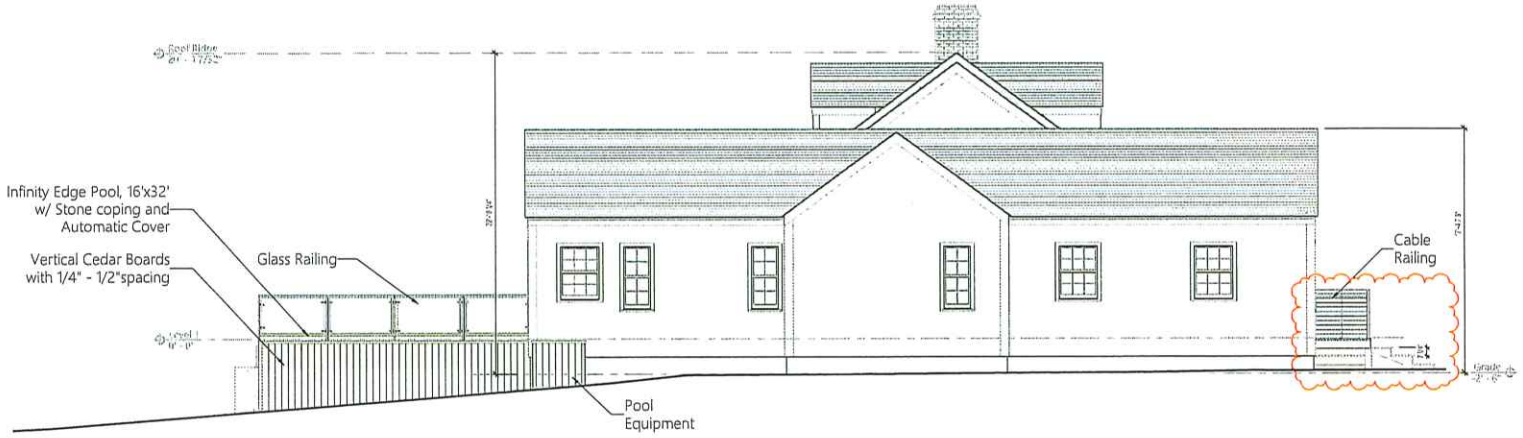
1 Existing East Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

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Project

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"

10/21/2024 7:31:53 PM

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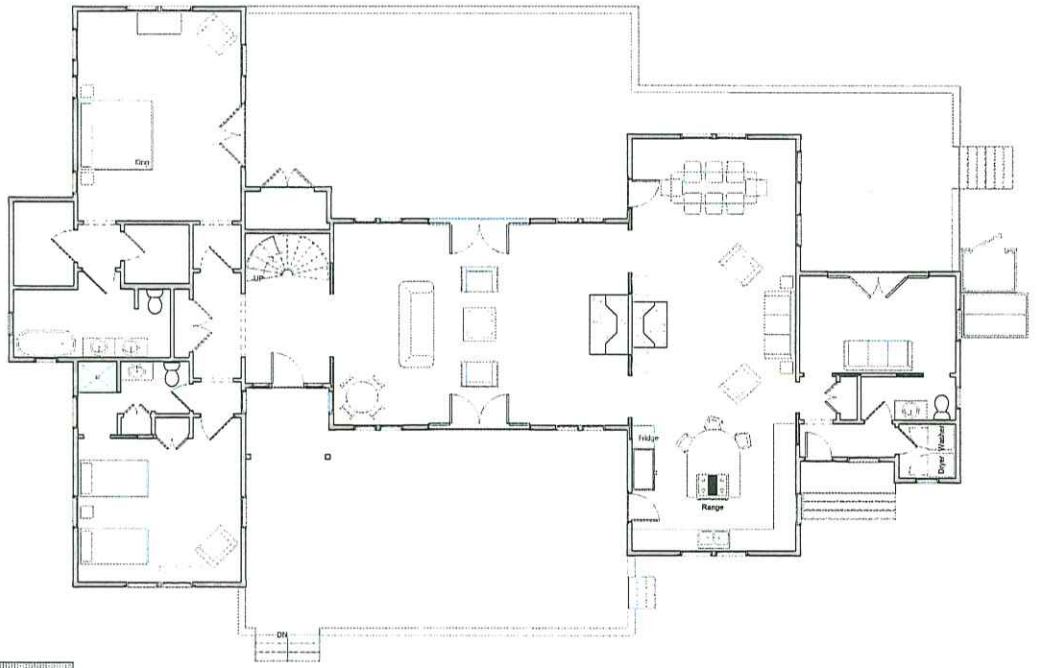
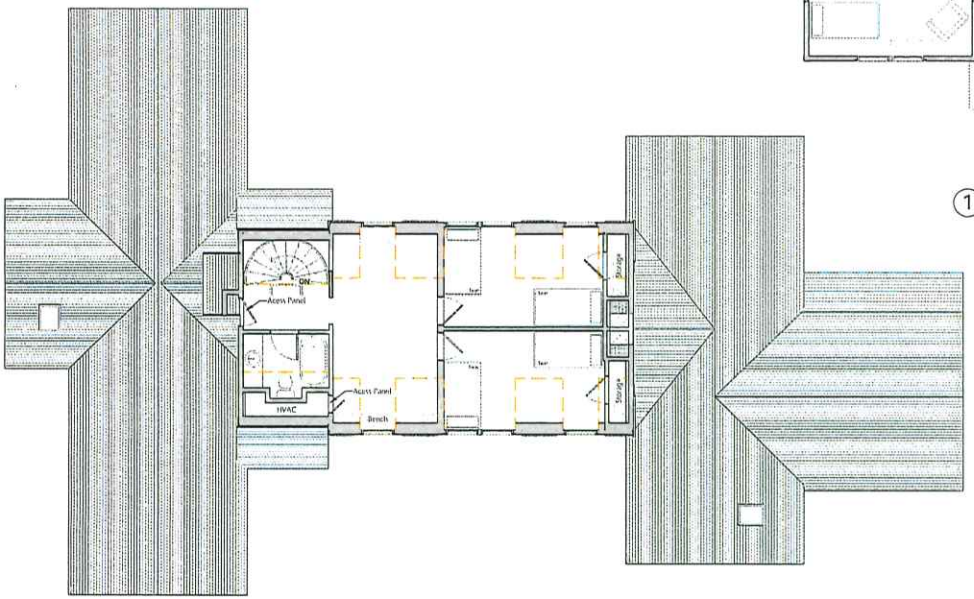


1 Lvl 1-Demo Floor Plans
3/16" = 1'-0"



2 Lvl 2-Existing/Demo
3/16" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

20 N Pasture Ln Main Residence

20 N Pasture Ln., Nantucket MA 02554

Sheet

Existing/ Demo Floor Plans

Date

10.21.2024

Revisions

A.201

Scale 3/16" = 1'-0"

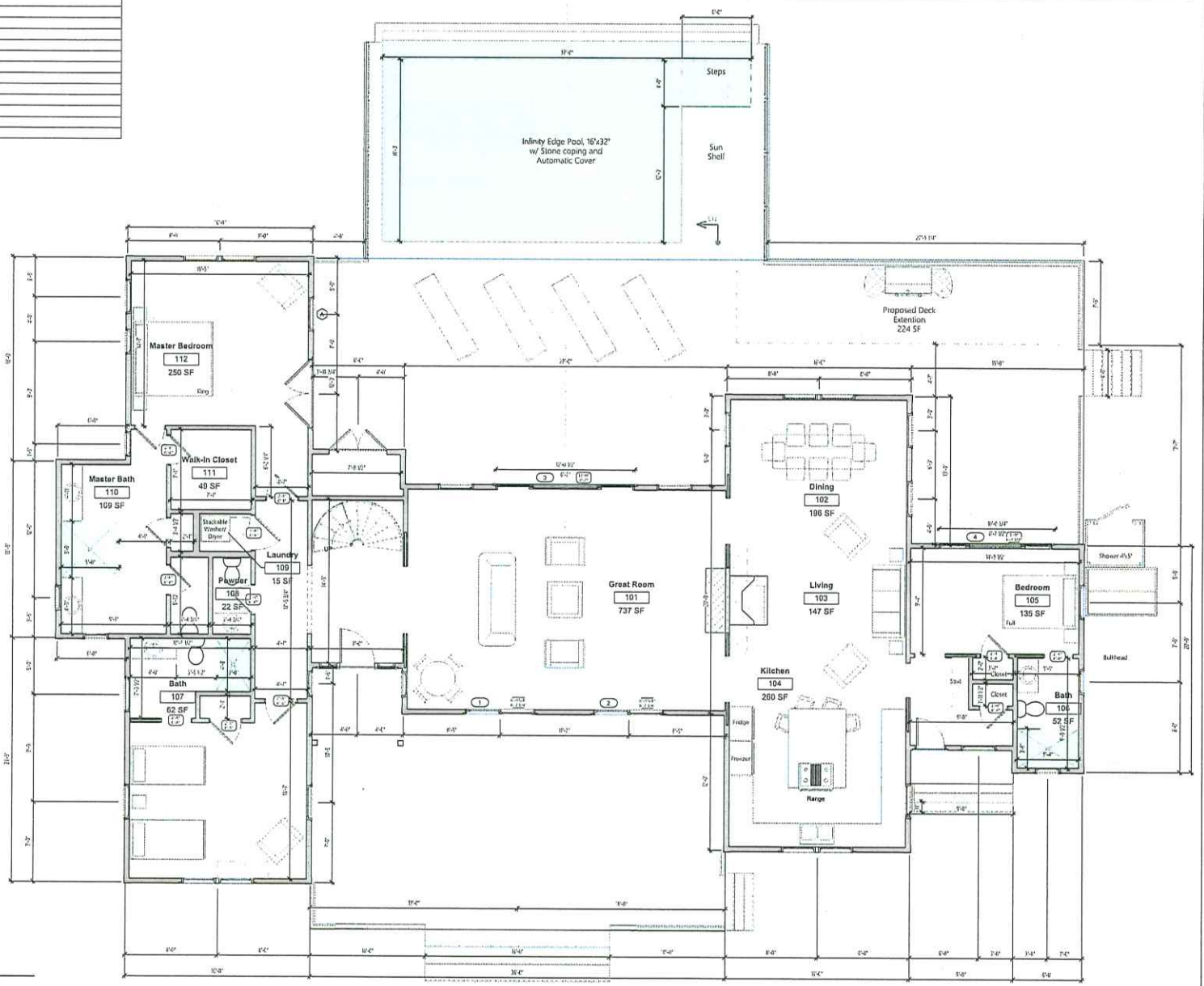
10/21/2024 7:31:39 PM

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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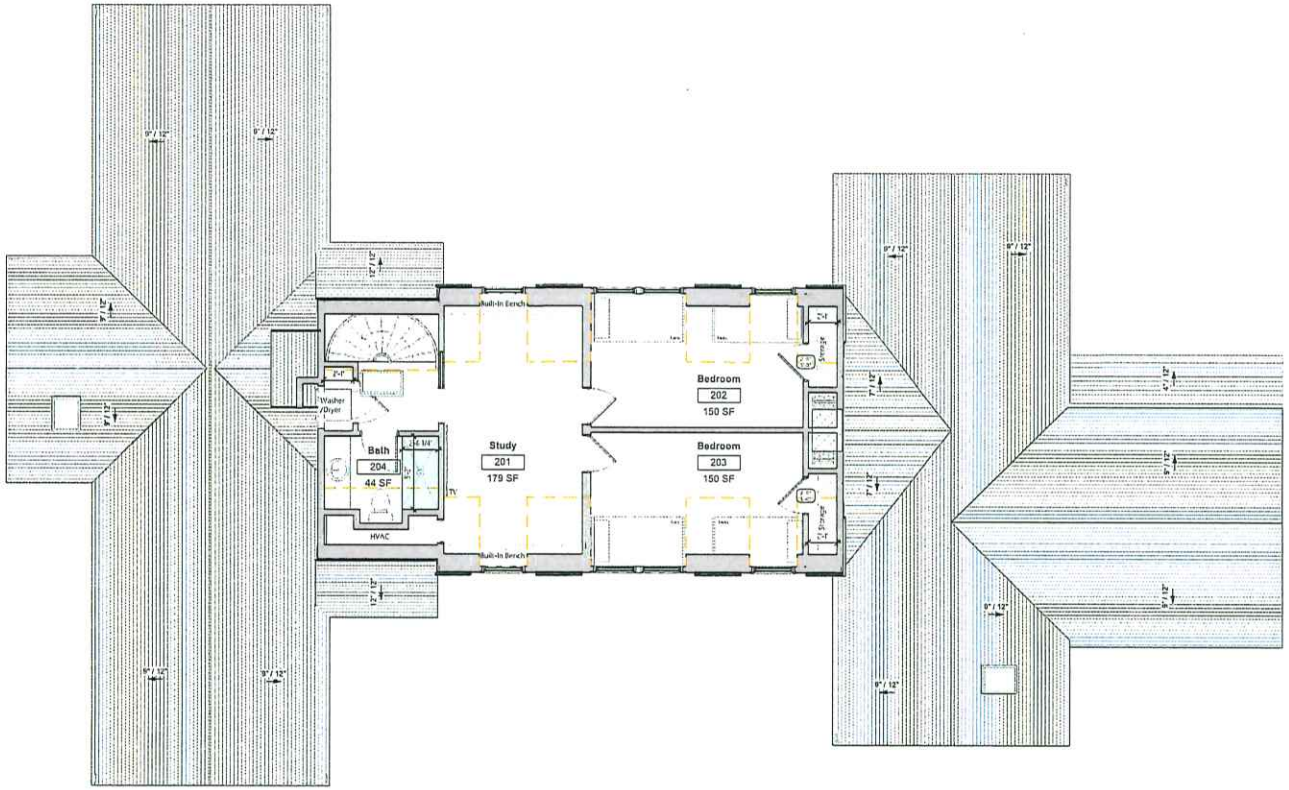
Level 2 - Room Schedule

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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Project

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

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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 _____

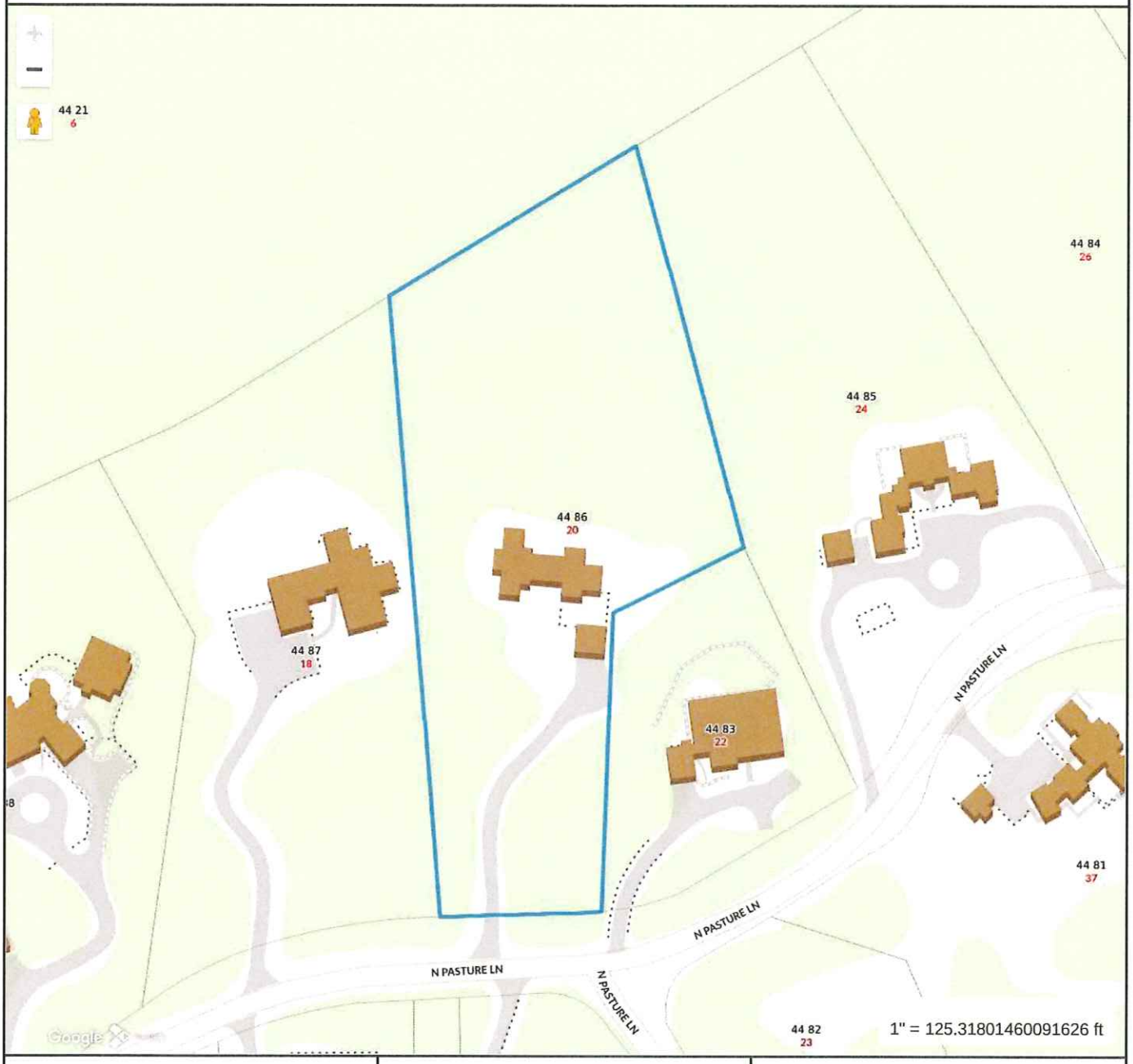
Trim _____ Sash _____ Doors _____

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.

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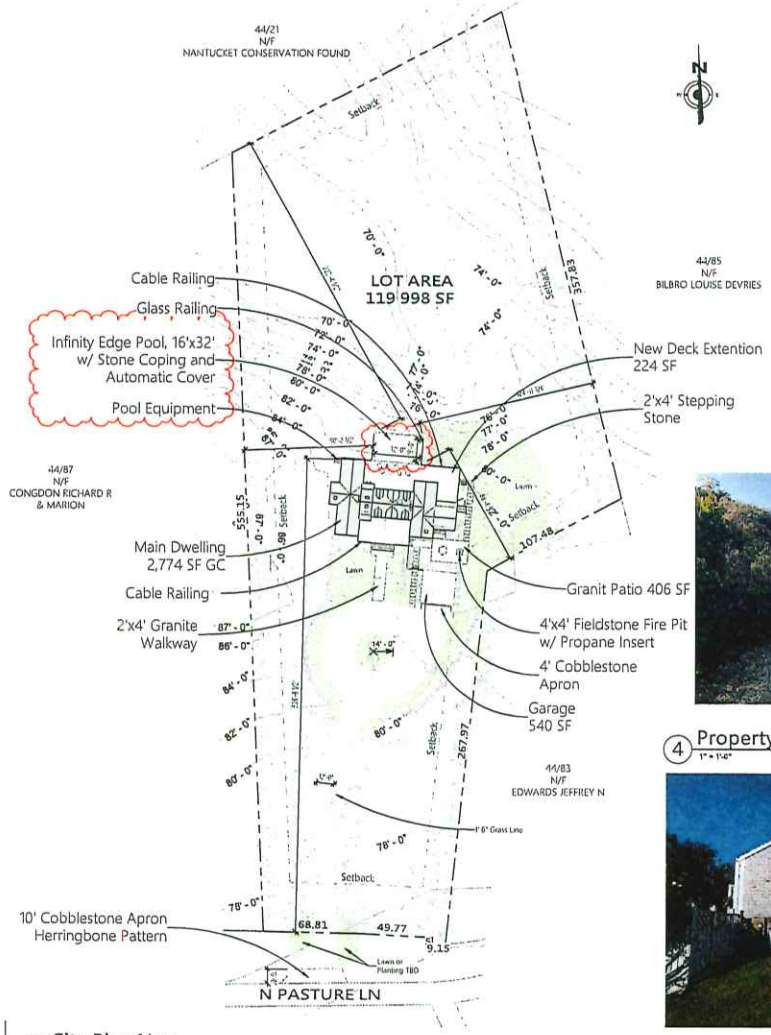
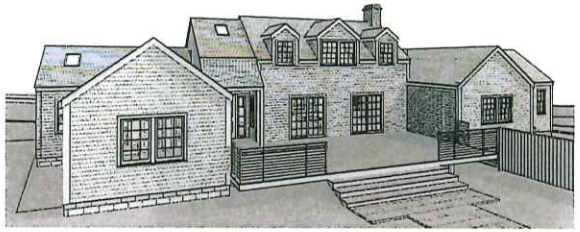
Property Info:

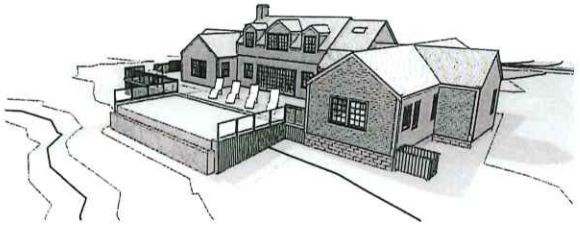
Map & Parcel	44/86	Lot Size	120,3312 sq. ft
District/Zoning	LUA-1	Allowable Ground Cover:	3,610 sq. ft
Minimum Lot Size	120,000 sq.ft	Existing Ground Cover MH :	2,774 sq. ft
Frontage:	200 ft	Existing Ground Cover Garage	540 sq. ft
Ground Cover Ratio:	3%	Proposed Ground Cover Lift:	0
Front Setback:	35 ft		
Side/Rear Setback:	20 ft	Total Proposed Ground Cover	0 sq. ft



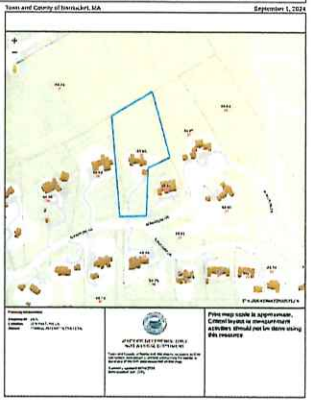
1 Site Plan New
1" = 40'-0"



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



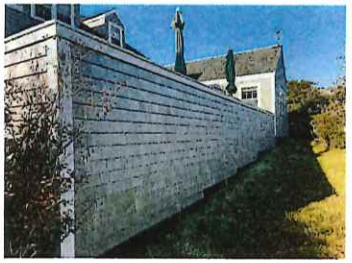
6 Existing North Elevation 2
NTS



7 Existing West Elevation
NTS



8 Existing West Elevation Pool Side
NTS



9 Existing South Elevation Pool Side
NTS

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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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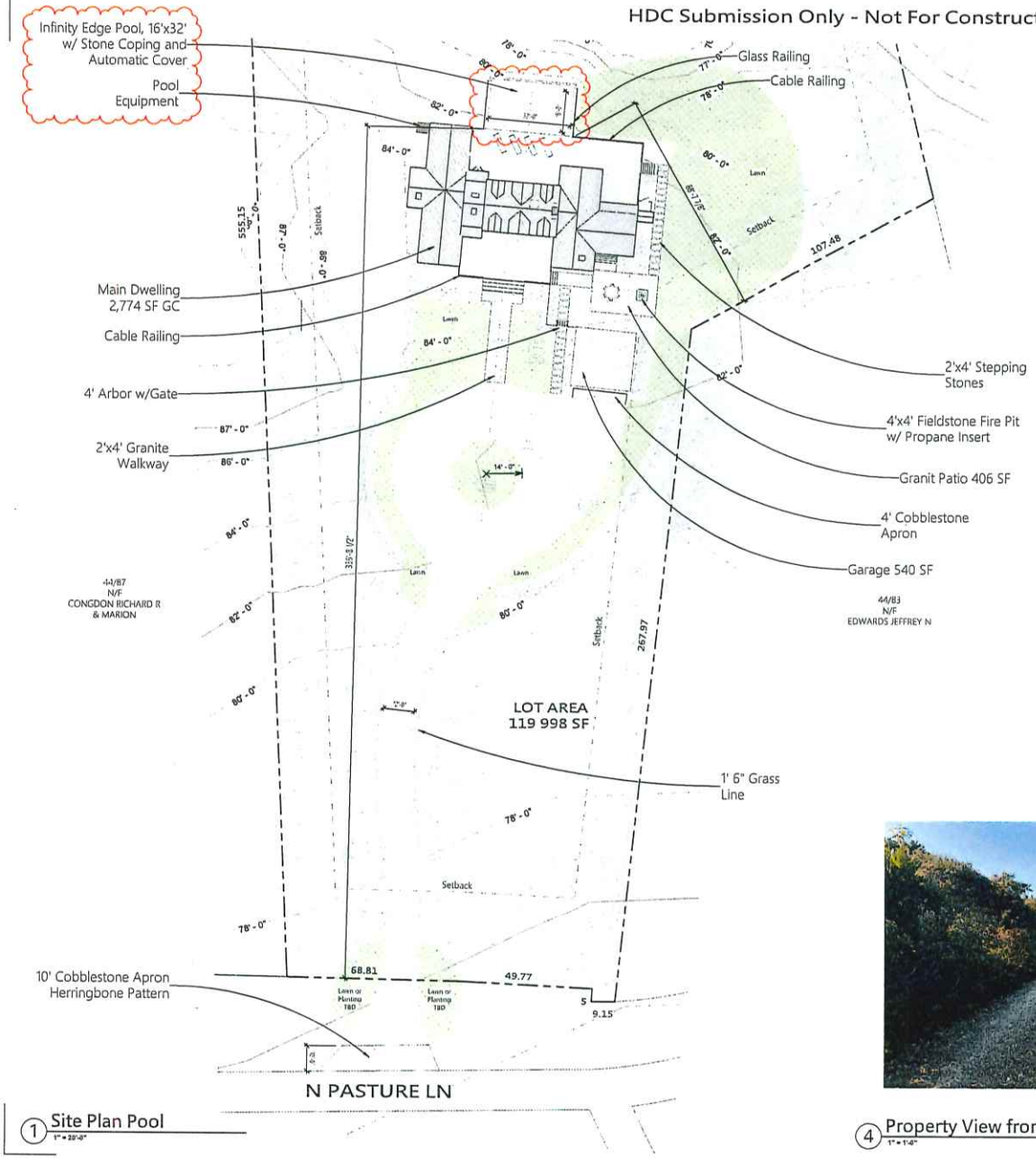

1 Site Plan Pool
1" = 20'-0"



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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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

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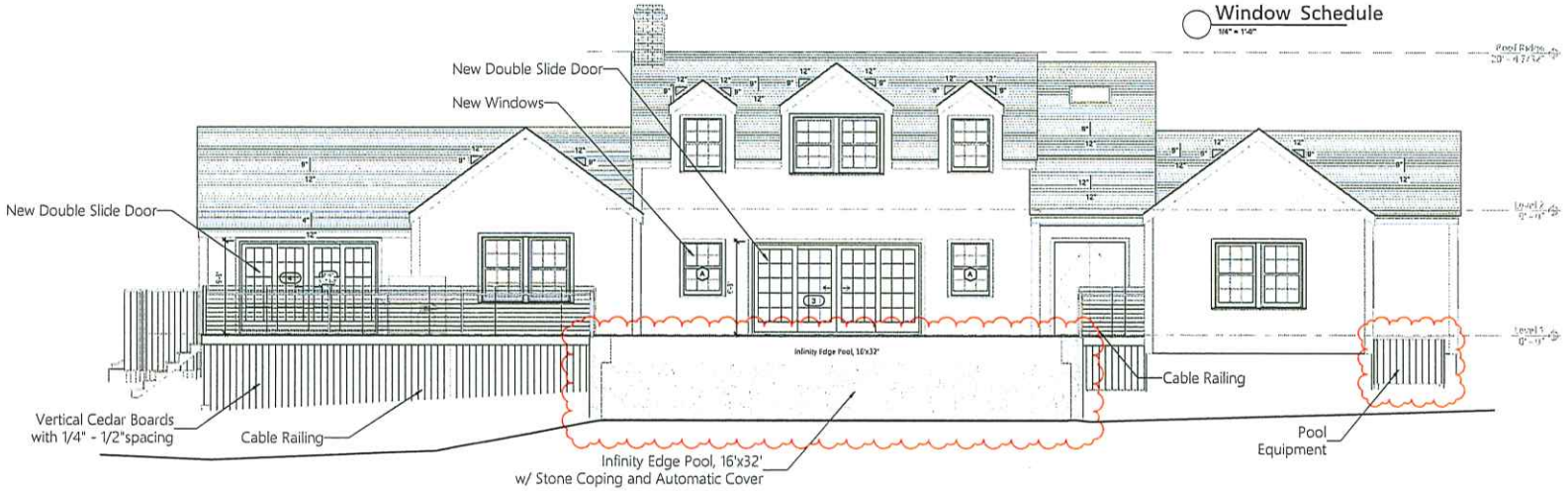
1 Existing South Elevation
1/4" = 1'-0"



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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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

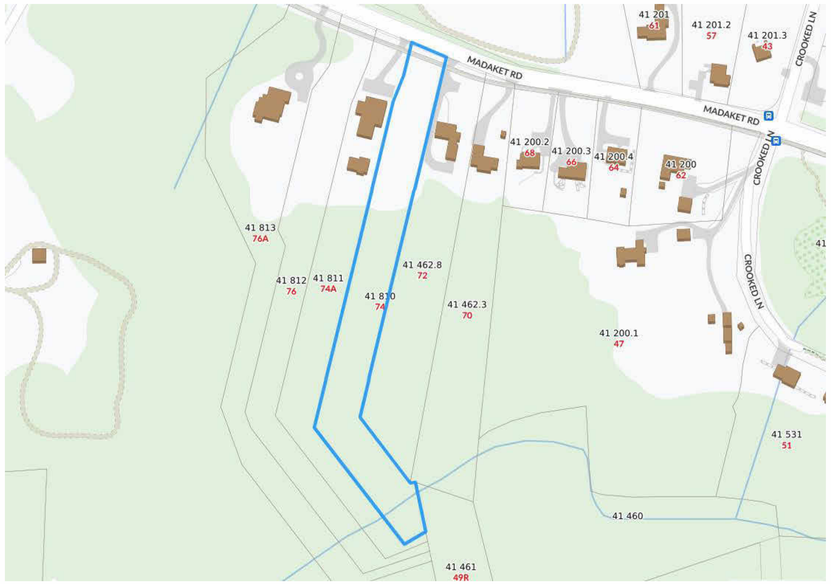
HDC New Business Submission *10.21.2024*


North Elevation

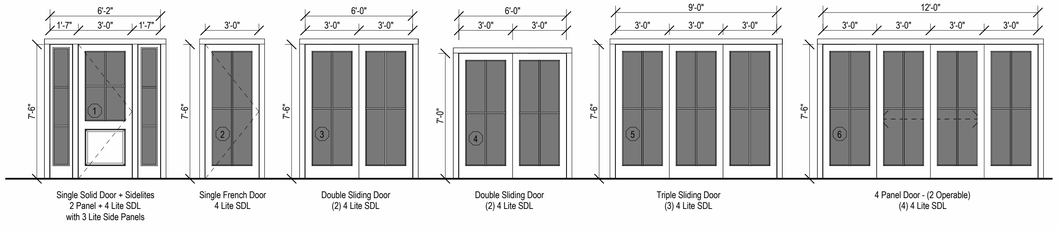

South Elevation


East Elevation

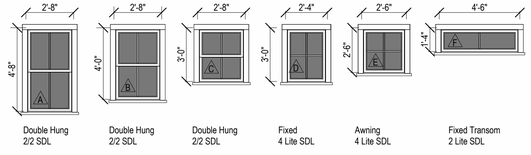

West Elevation



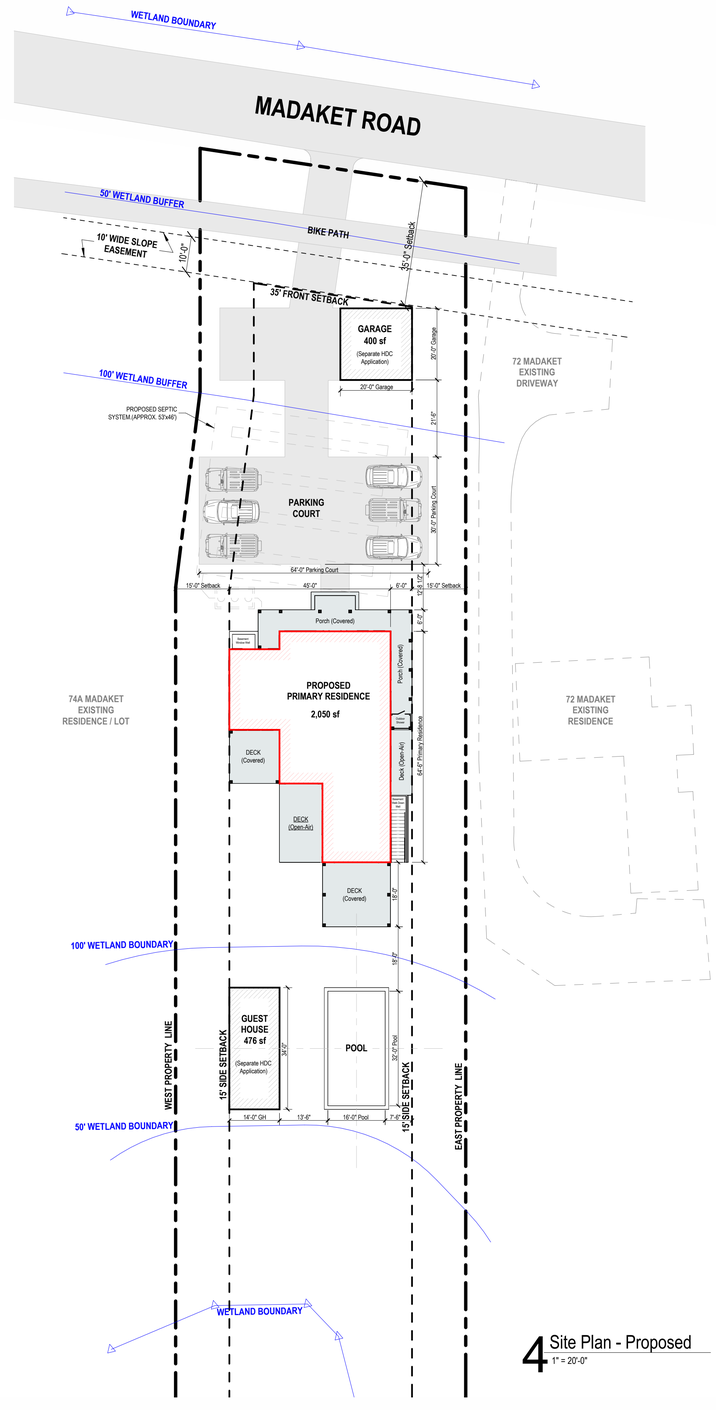
1 Locus Map
1/4" = 1'-0"



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

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A.101	First Floor Plan
A.102	Second Floor Plan
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A.202	Exterior Elevations - East & West
A.301	Exterior Perspectives
A.401	Site Photographs

Revisions

Cover Sheet

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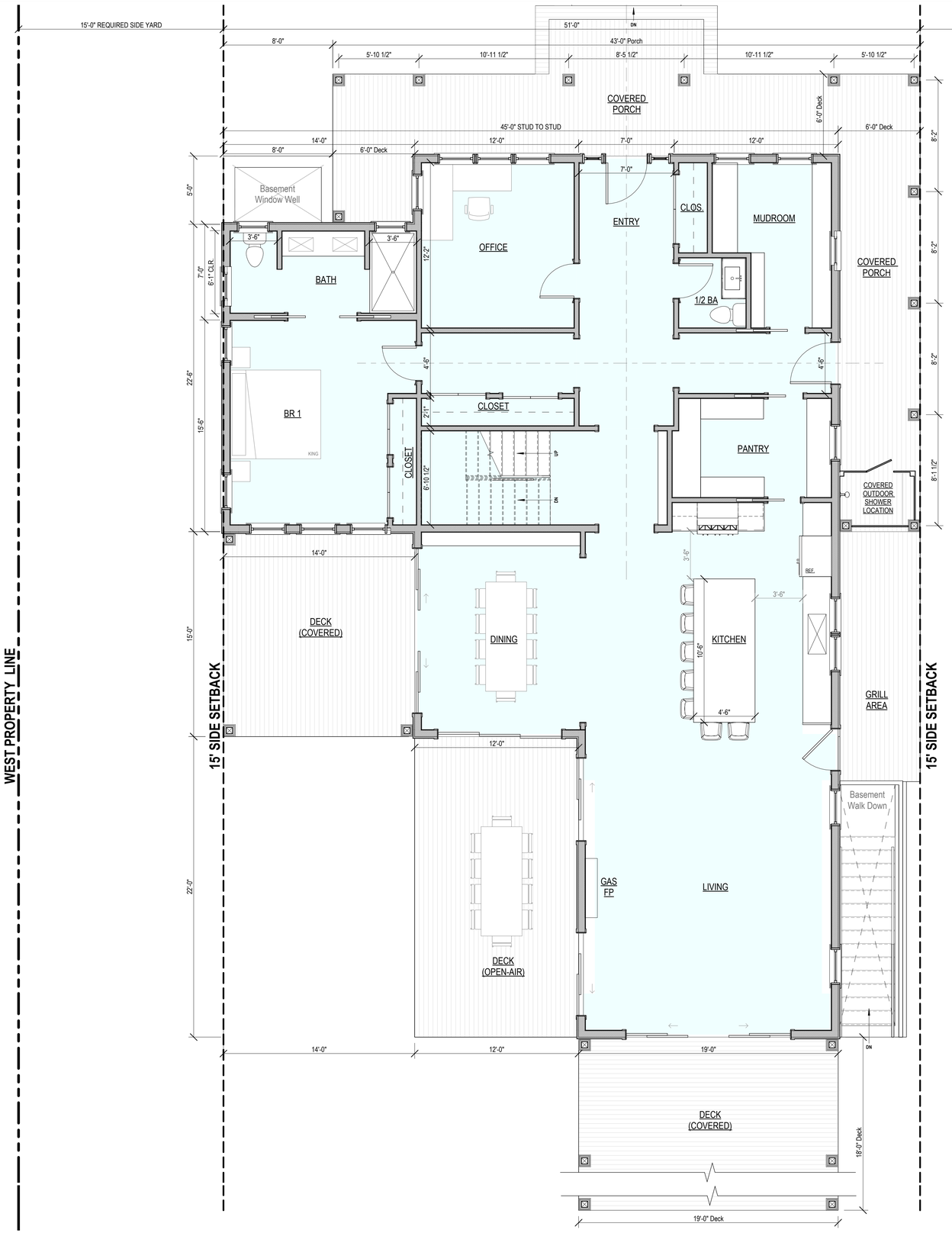
G.101
2428

HDC New Business Submission *10.21.2024*



FIRST FLOOR
2,050 GSF

1 First Floor Plan - Proposed
1/4" = 1'-0"

2428

Primary Residence

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Nantucket, MA 02554

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First Floor Plan

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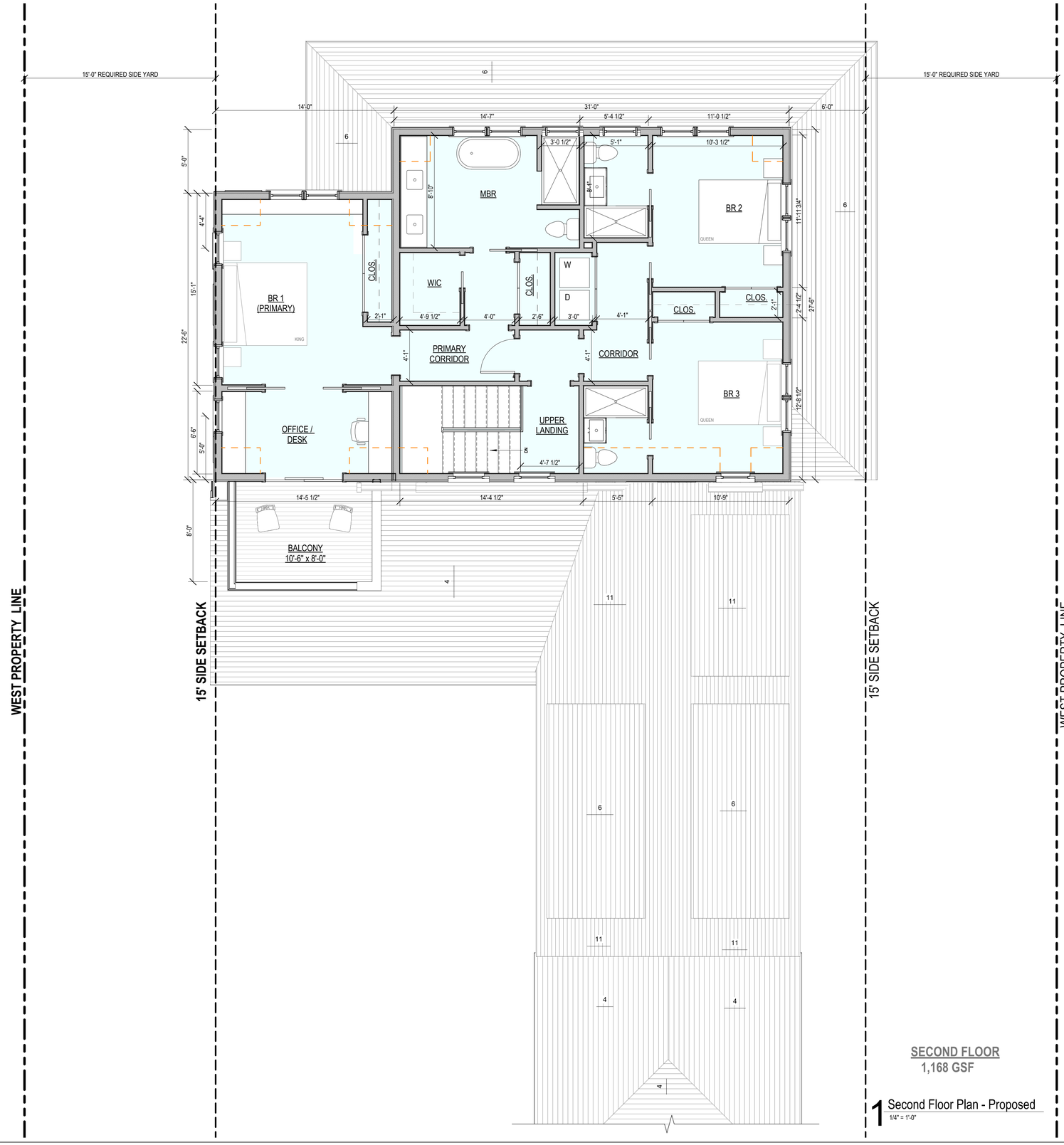
A.101
2428

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
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508.325.4995
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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

74 Madaket Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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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

emeritus
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Exterior Elevations - East & West

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A.202

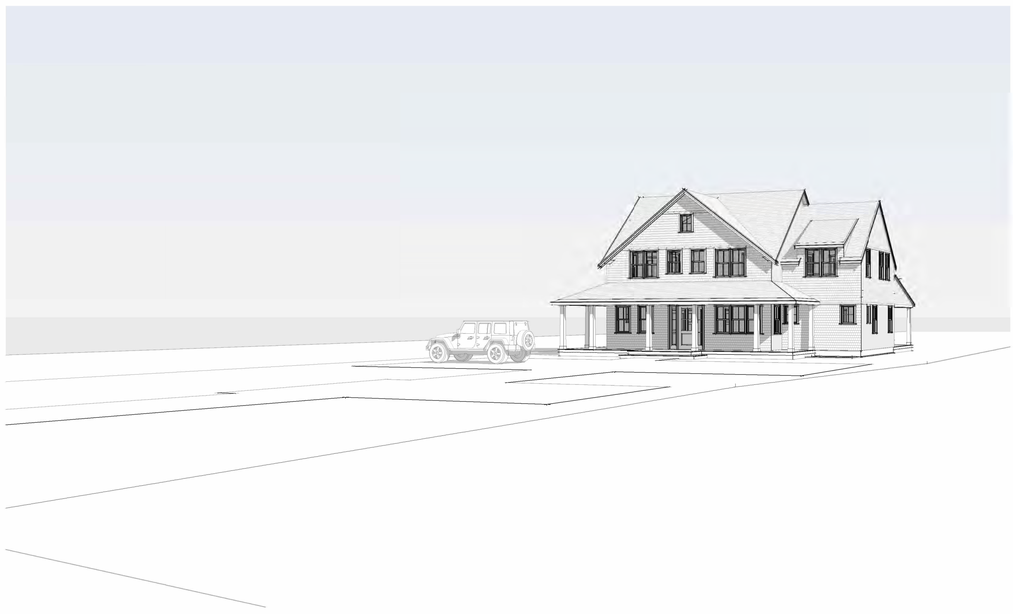
2428

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

Primary Residence

74 Madaket Road
Nantucket, MA 02554

emeritus
8 Williams Lane
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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
8 Williams Lane
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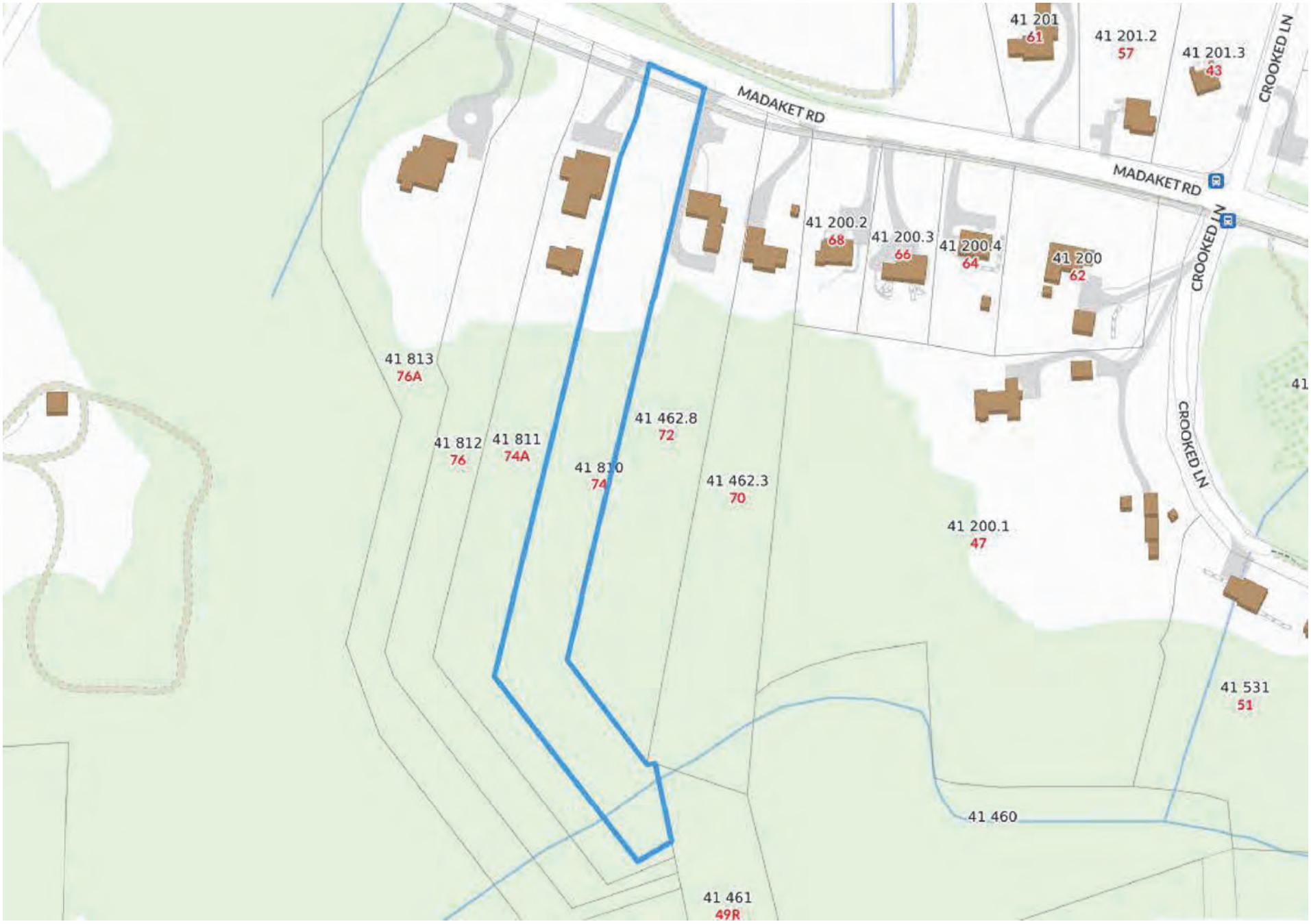
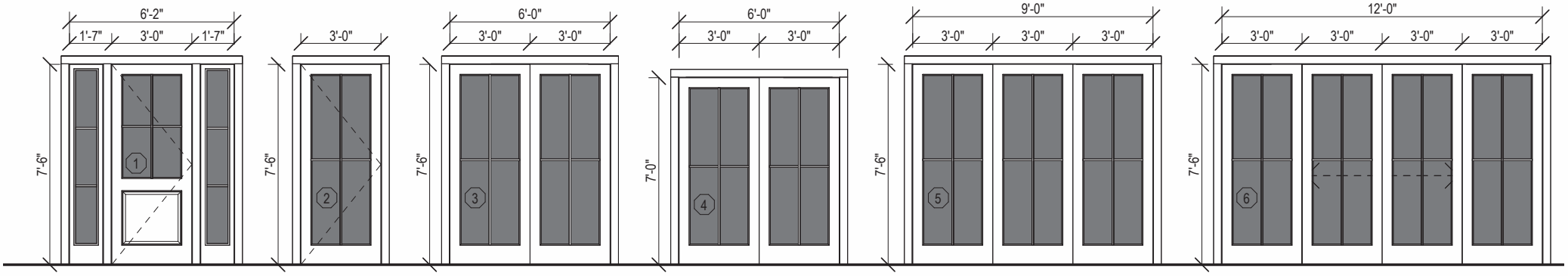
A.401
2428



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

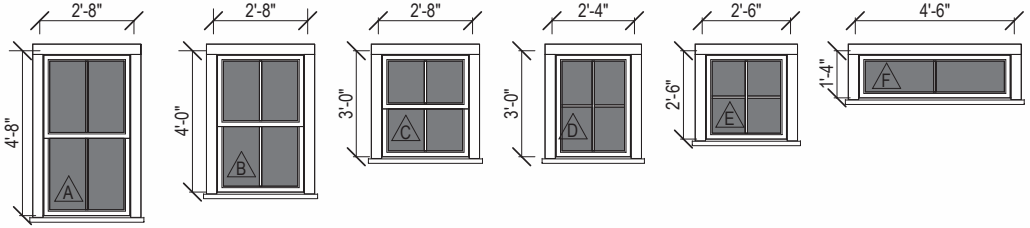
Double Sliding Door
(2) 4 Lite SDL

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

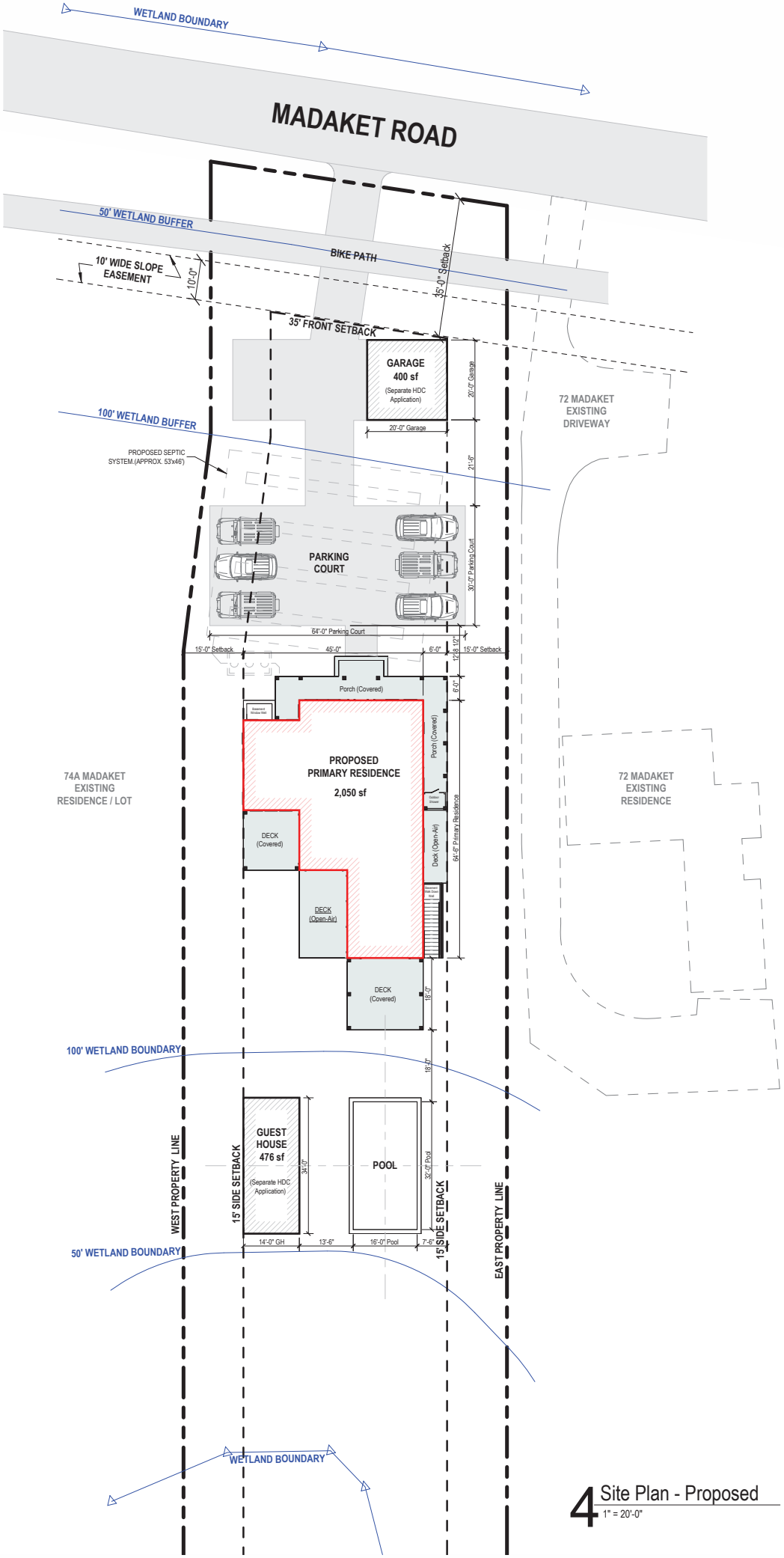
Fixed
4 Lite SDL

Awning
4 Lite SDL

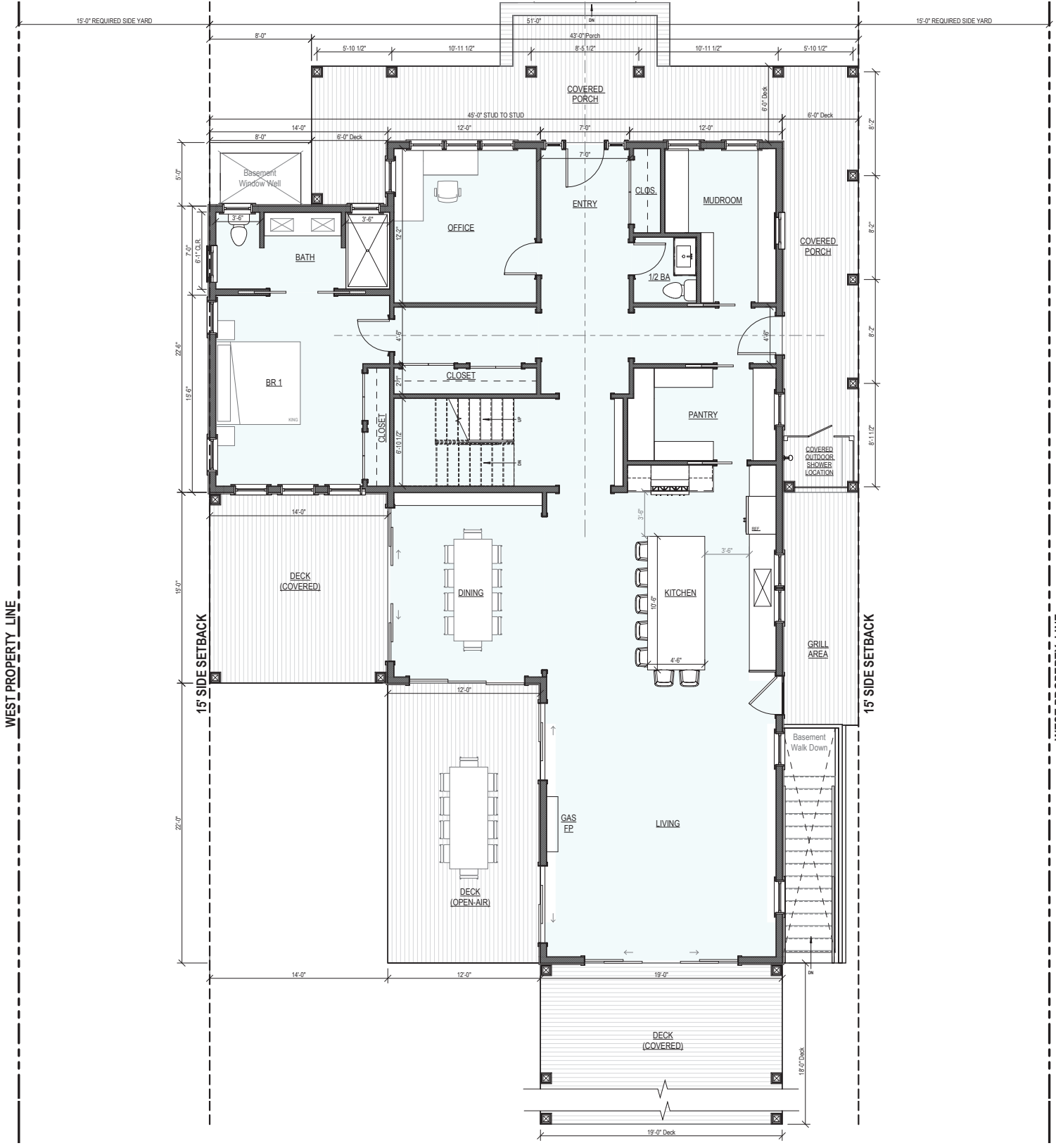
Fixed Transom
2 Lite SDL

3 Window Legend

1/4" = 1'-0"

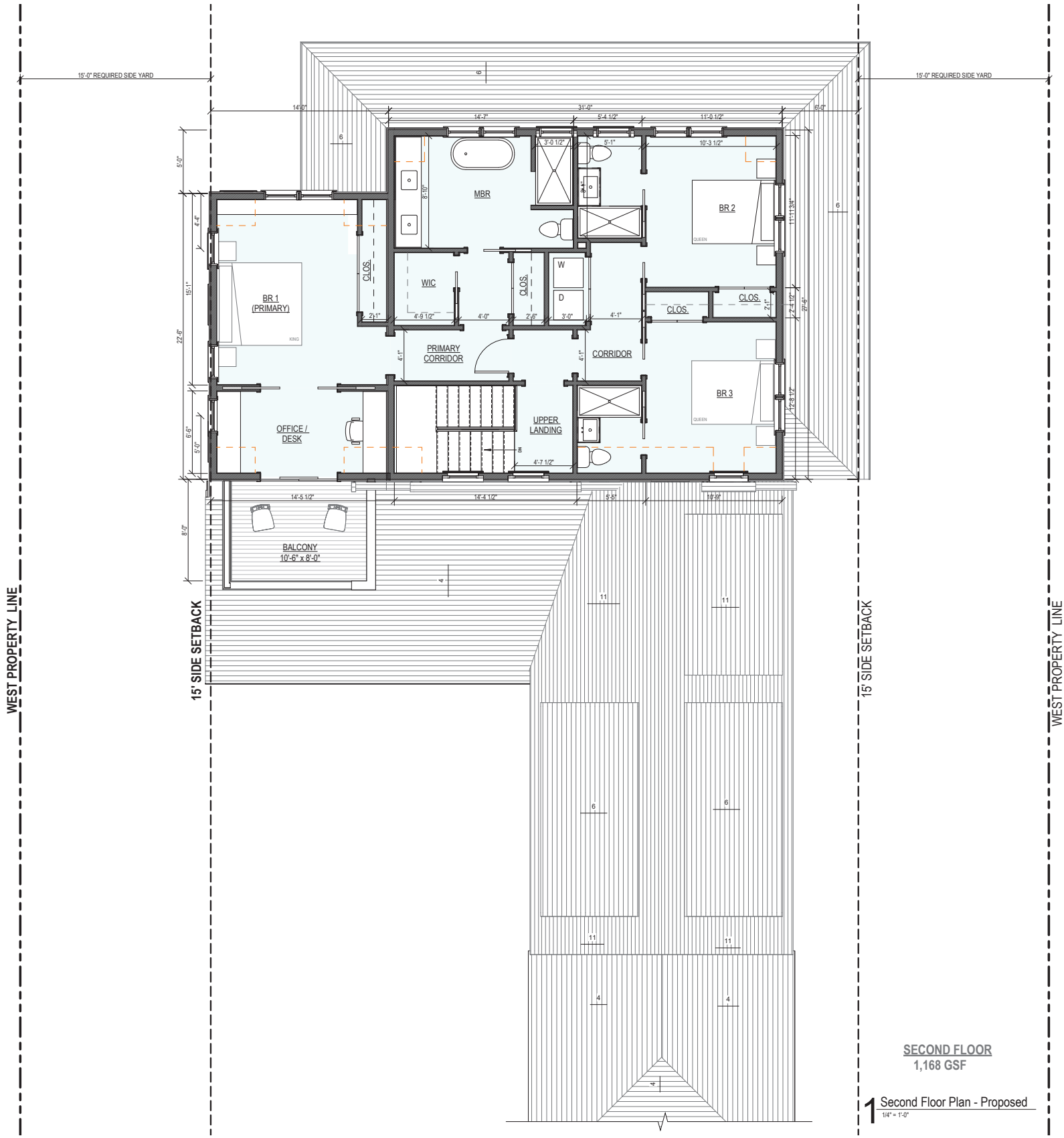


4 Site Plan - Proposed
1" = 20'-0"



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"



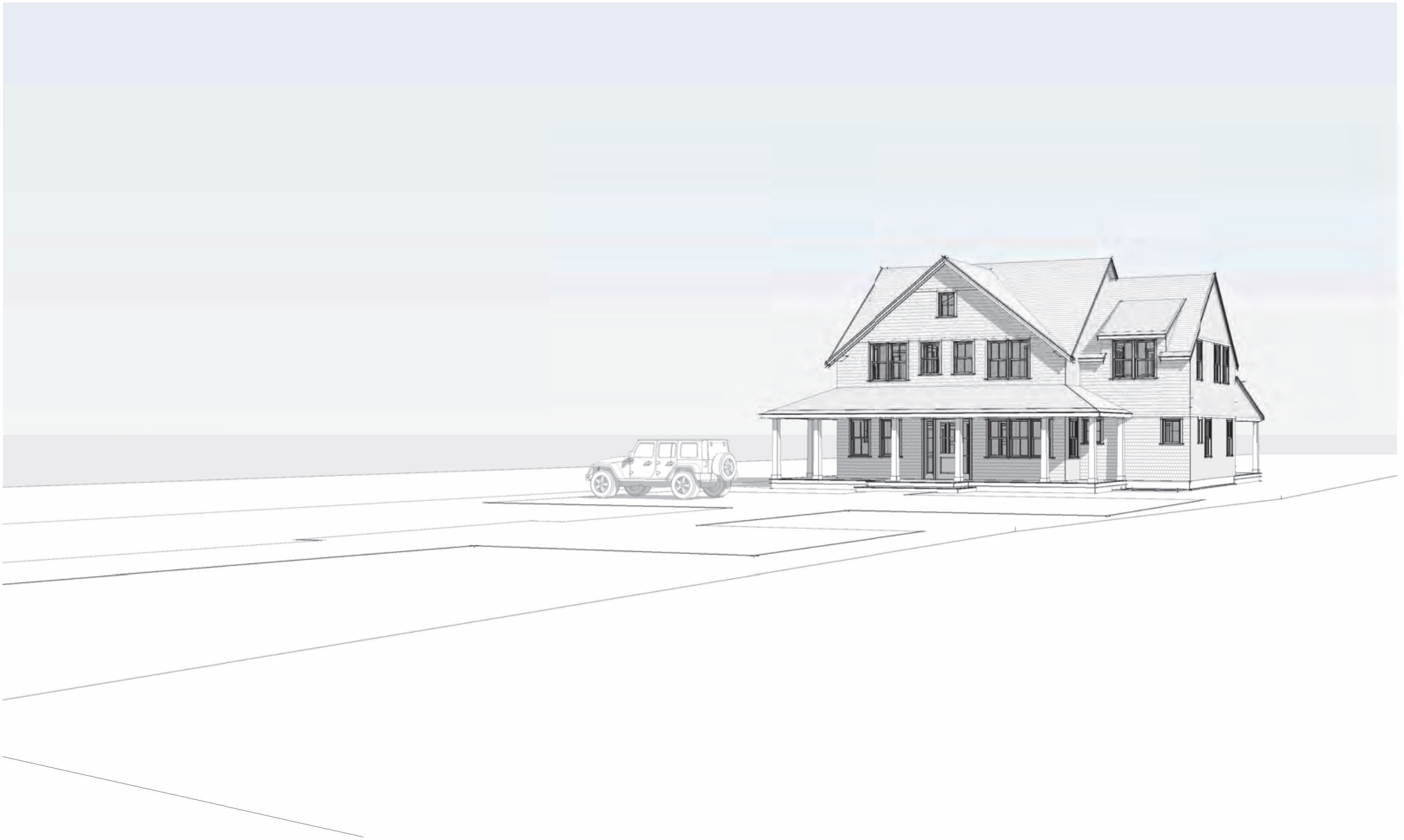
1 Proposed East Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"



1 3D View 01 Direct View from Madaket Road

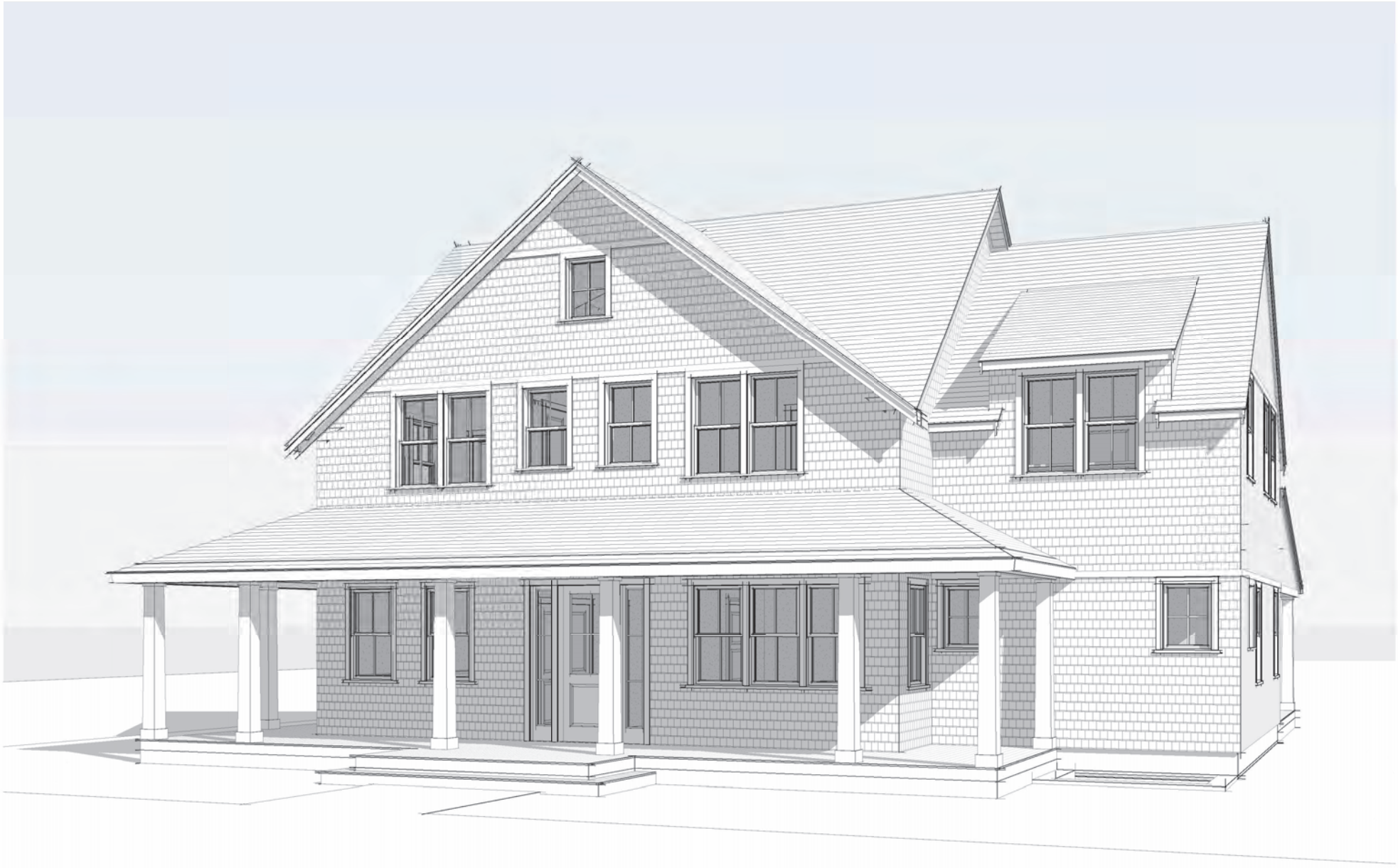


2 3D View 02 View from Madaket Road (In front of 74A Madaket)



3 3D View 03

NorthEast View



4 3D View 04 NorthWest View

9589 0710 5270 1006 2129 82

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Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

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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
$
Tot
$
Ser
Stre
City

Postmark Here

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2129 75

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Post
$
Sent To
Street and
City, State

Postmark Here

RESTIERI LAWRENCE J JR & TARA
115 OLD CHURCH RD
GREENWICH, CT 06830

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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C/O CRM MANAGEMENT
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NEW YORK, NY 10013

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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RUSSELL DONALD P TR
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.

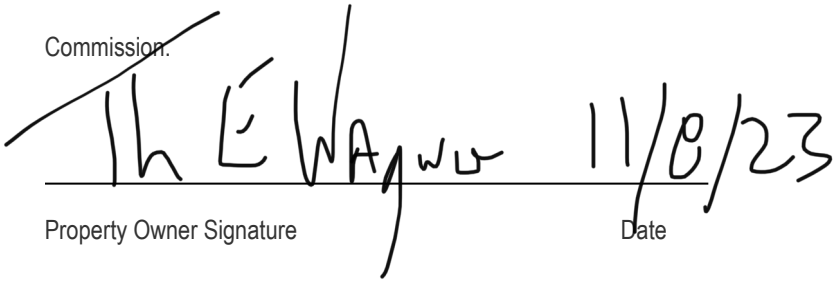
Signature 10.18.24
Date

Authorization Letter

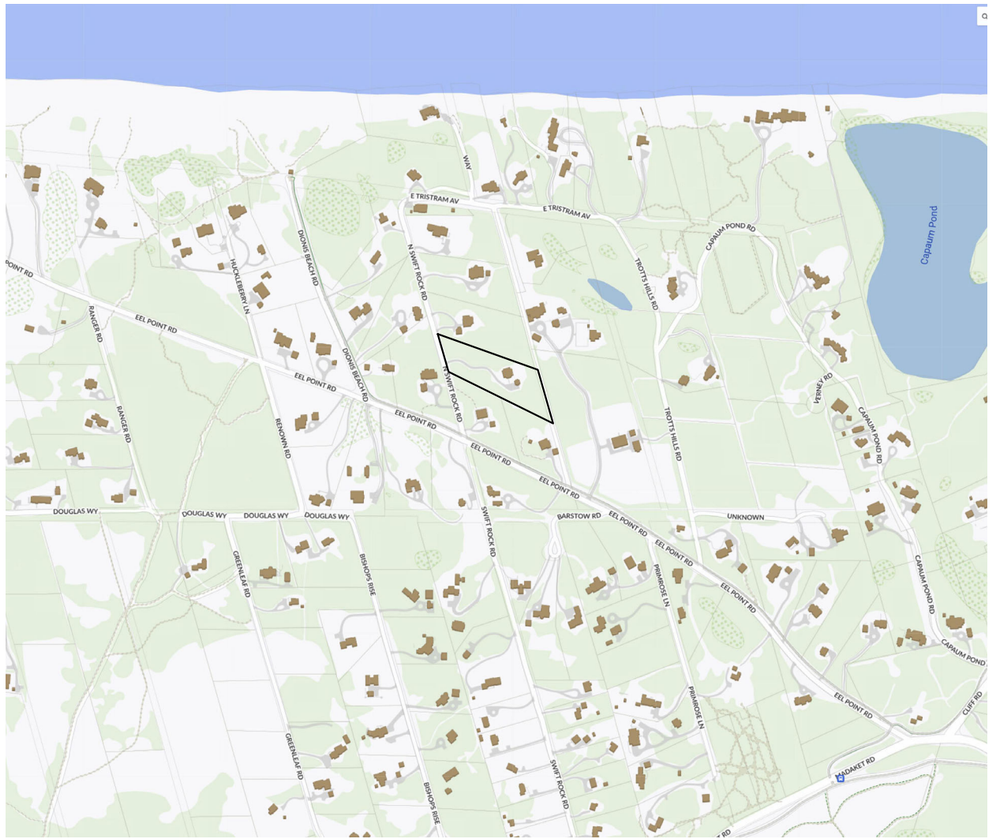
Nantucket Historic District Commission

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:

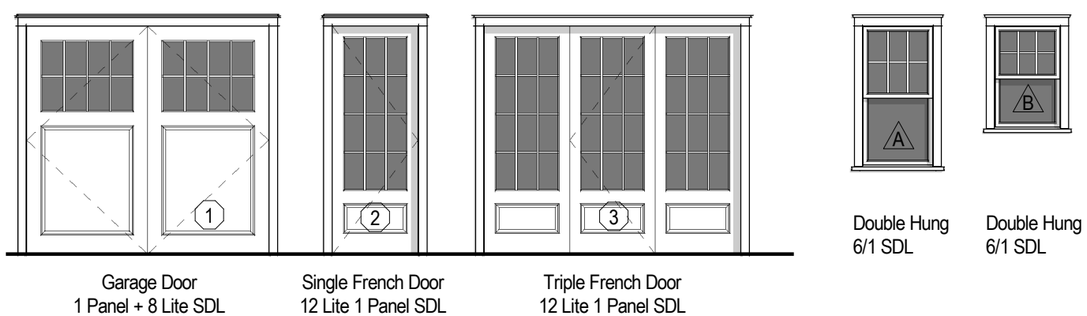
I 1 North Swift Rock Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



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

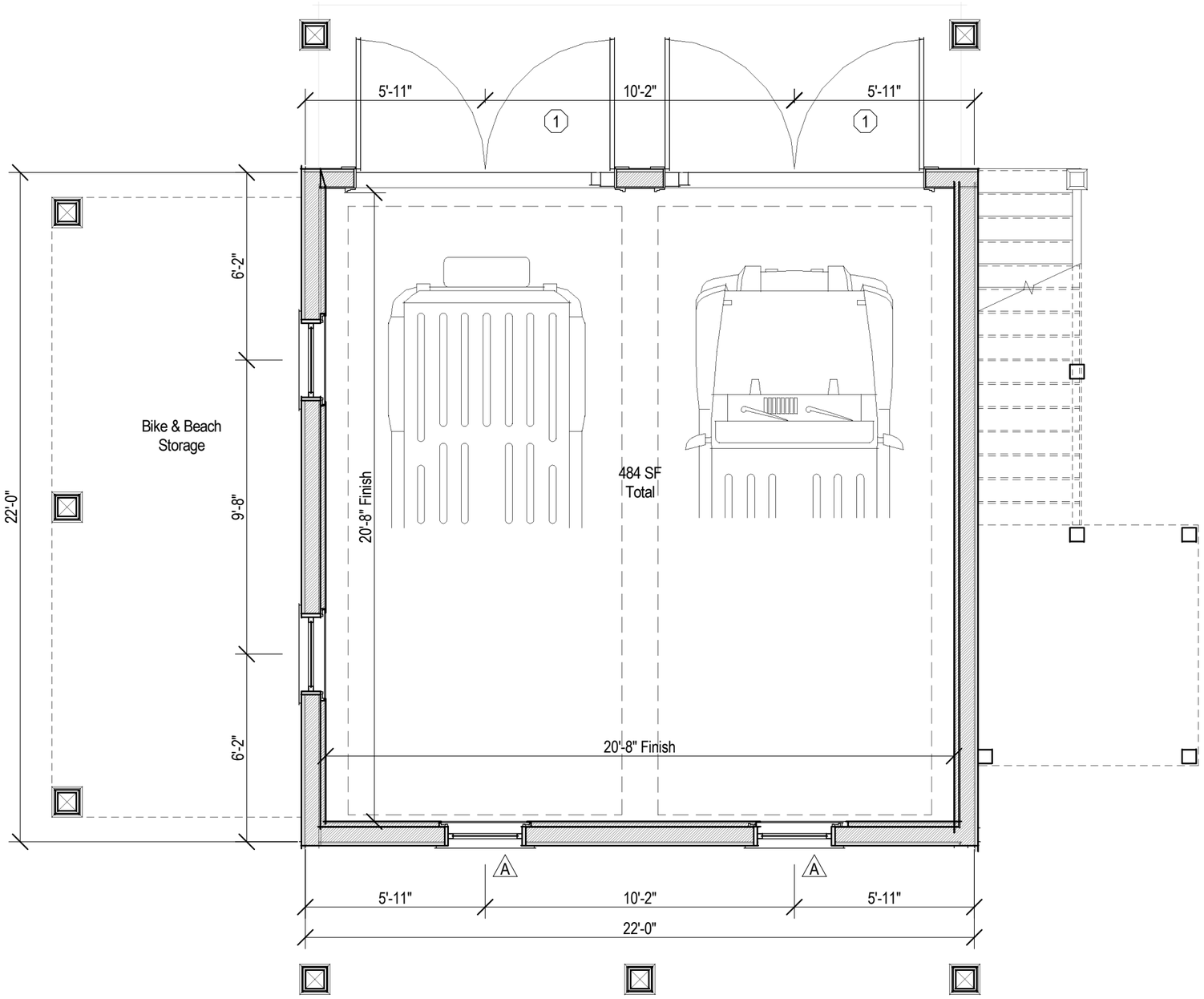
Zoning Information

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

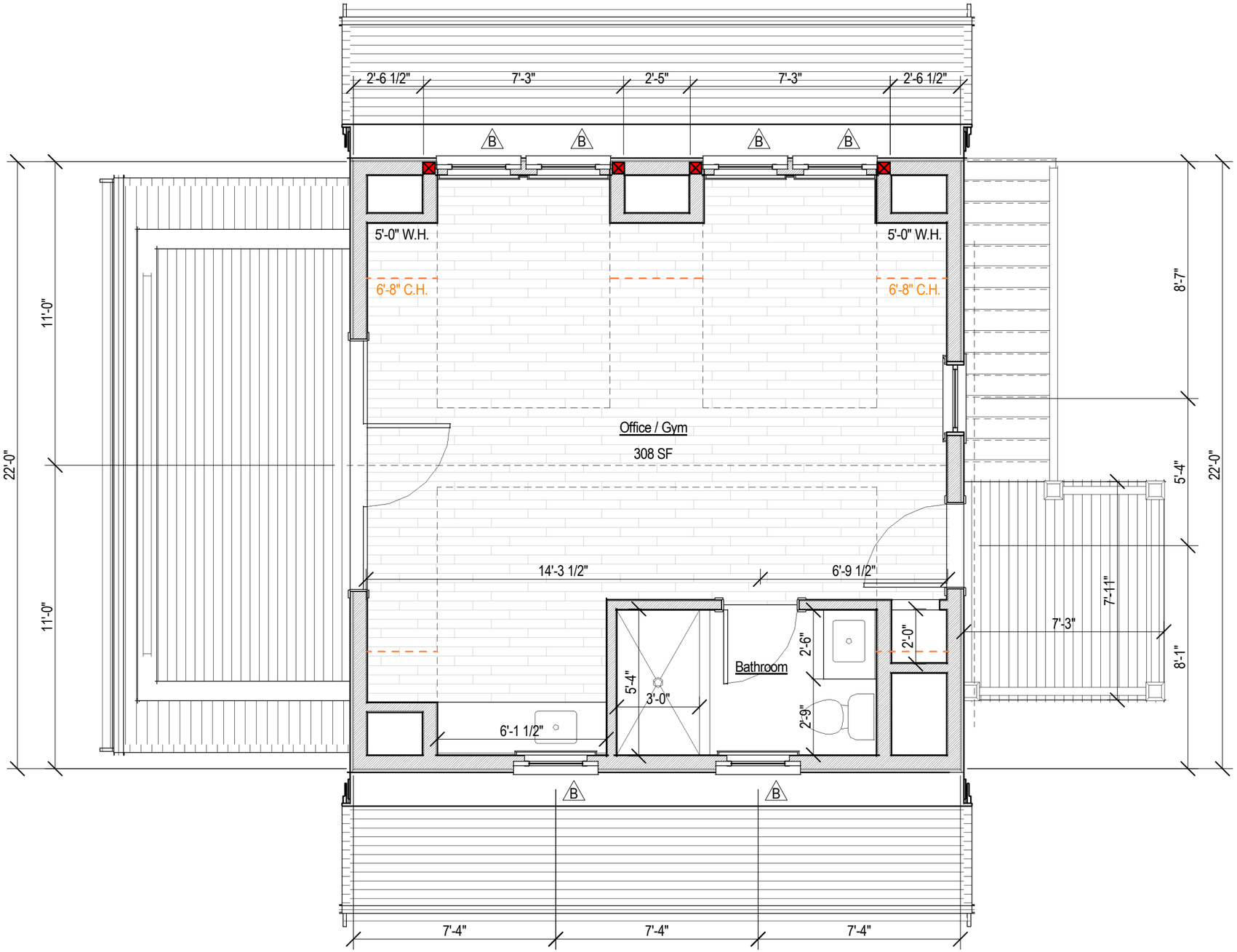
Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

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

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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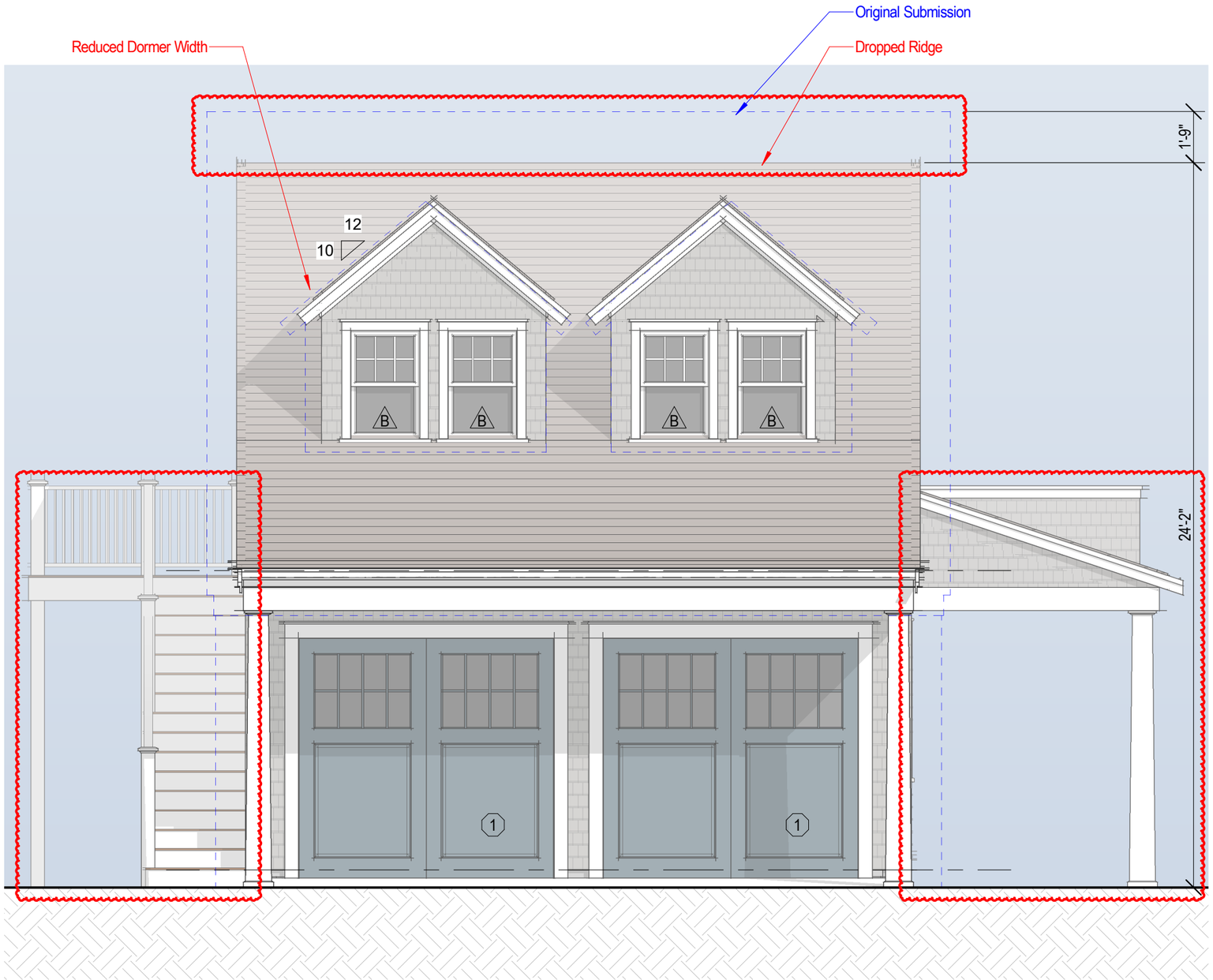


Proposed East Elevation

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

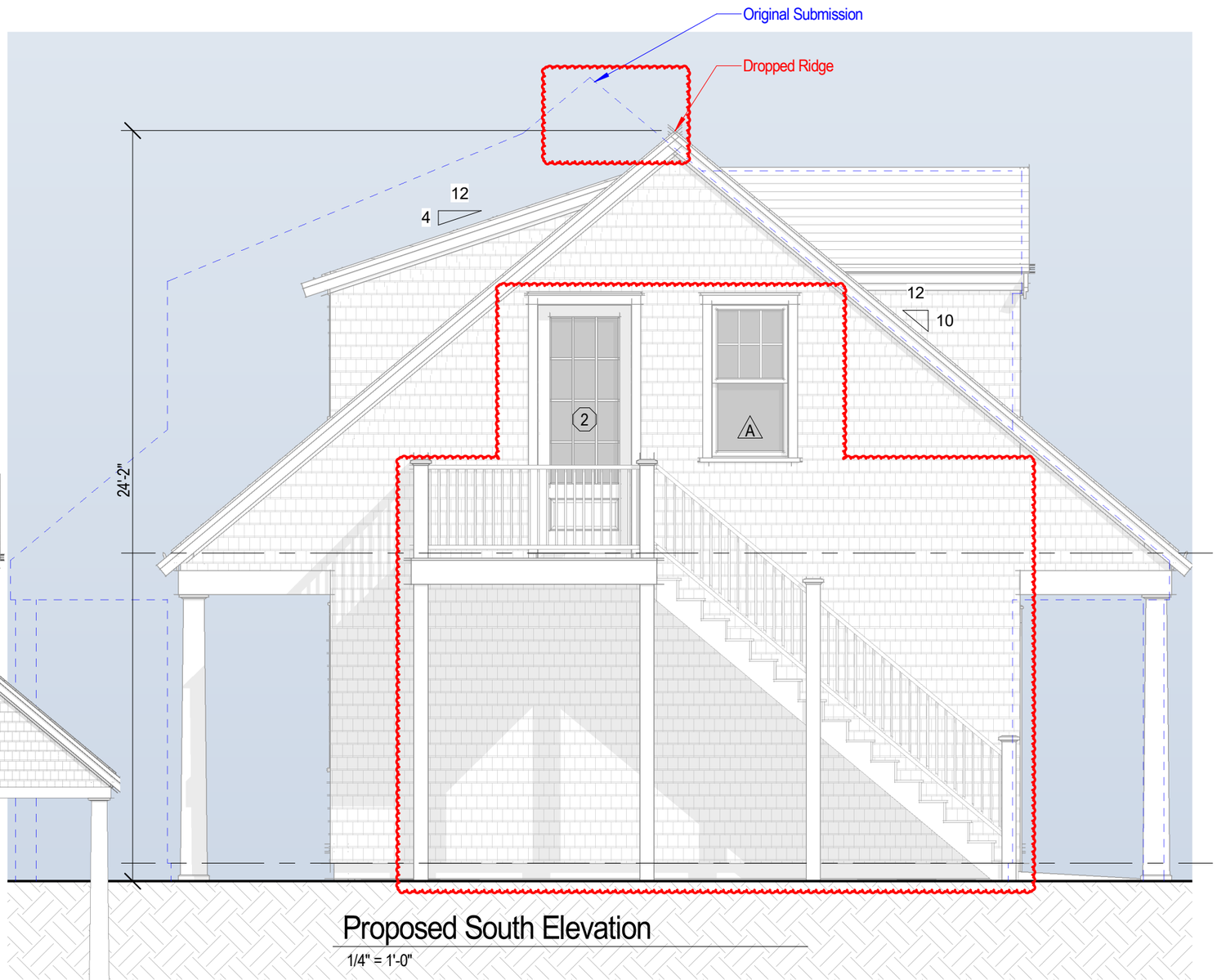
Scale: As indicated
Date: 10.18.24

emeritus
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

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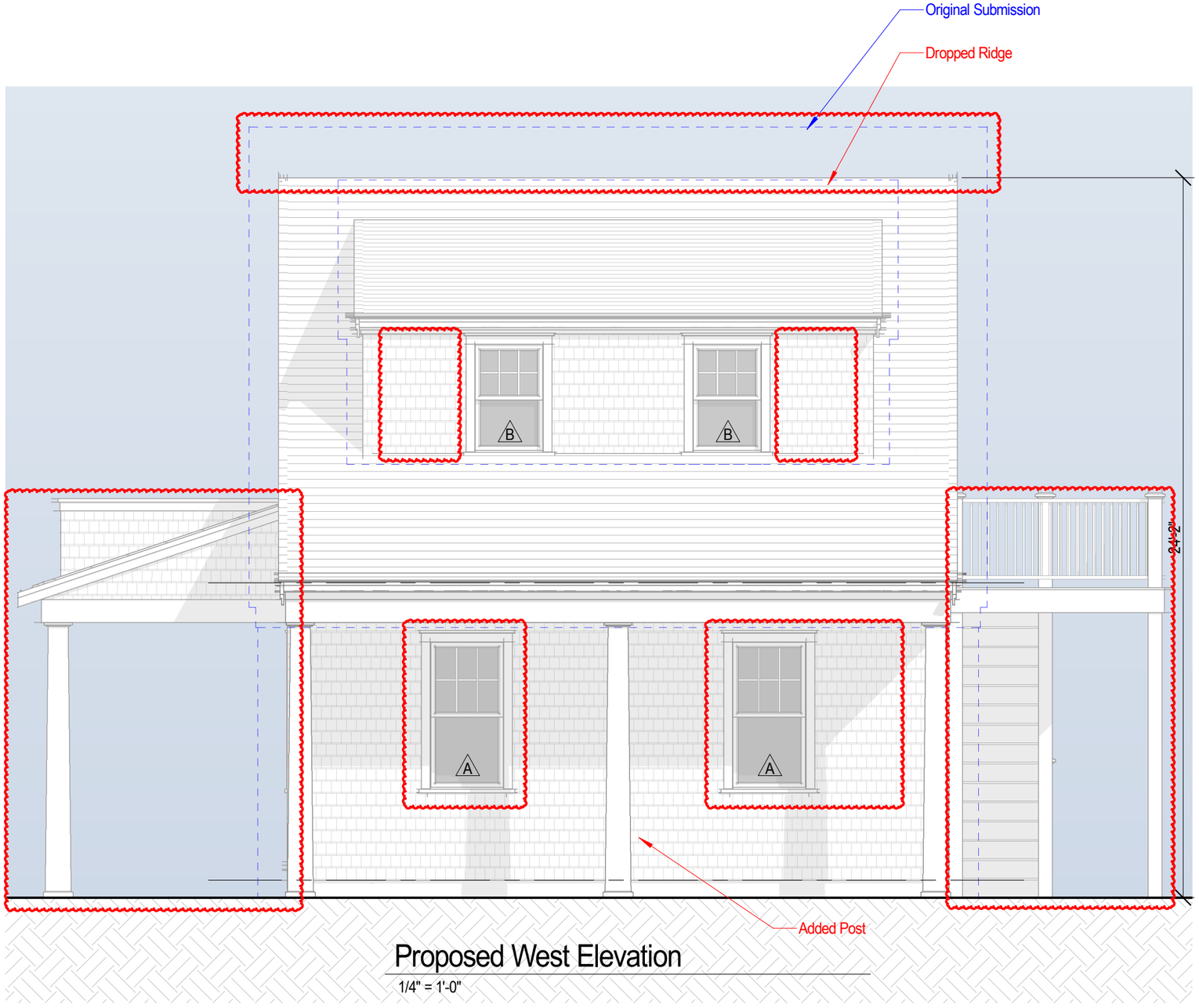
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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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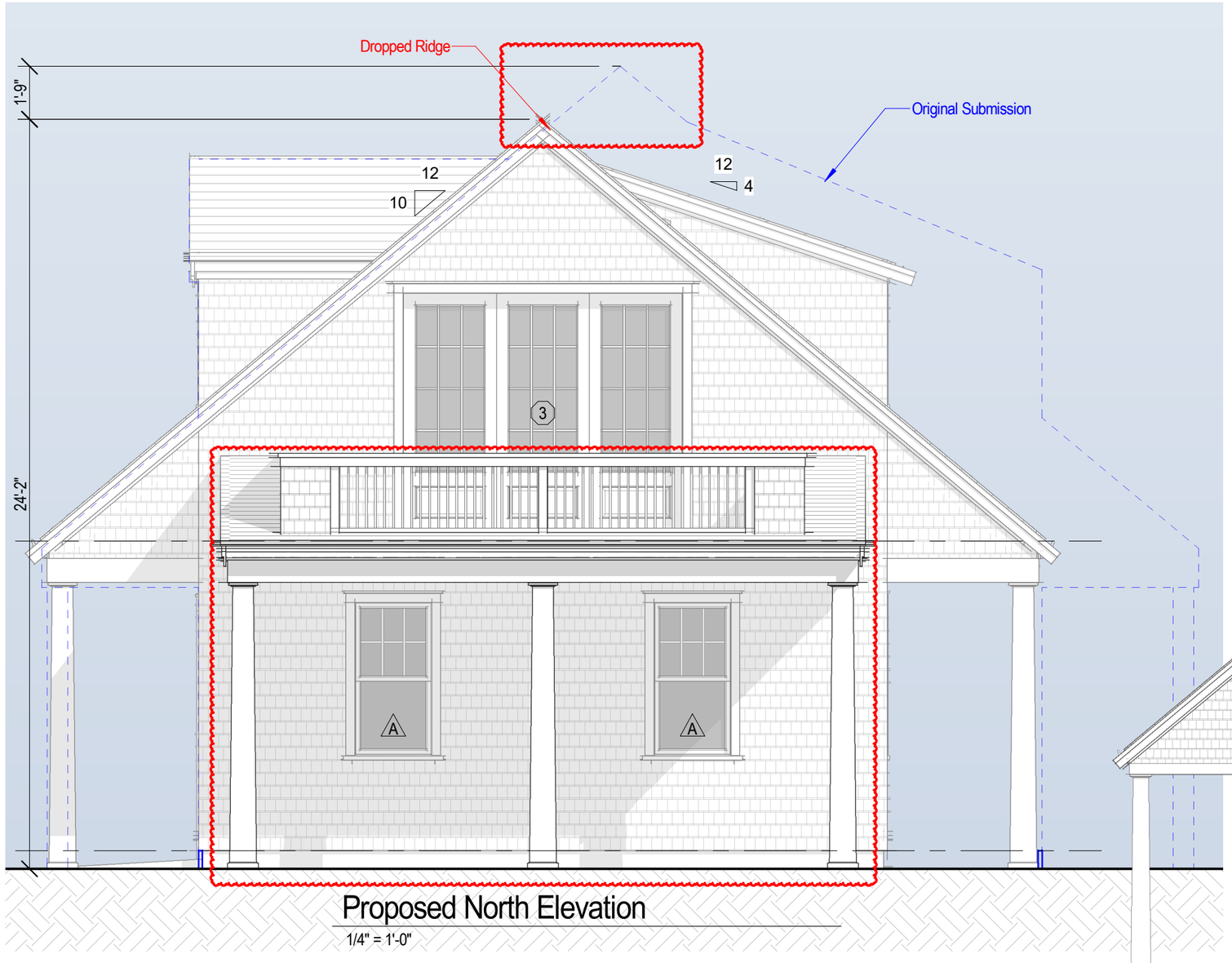
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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

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Nantucket, MA 02554
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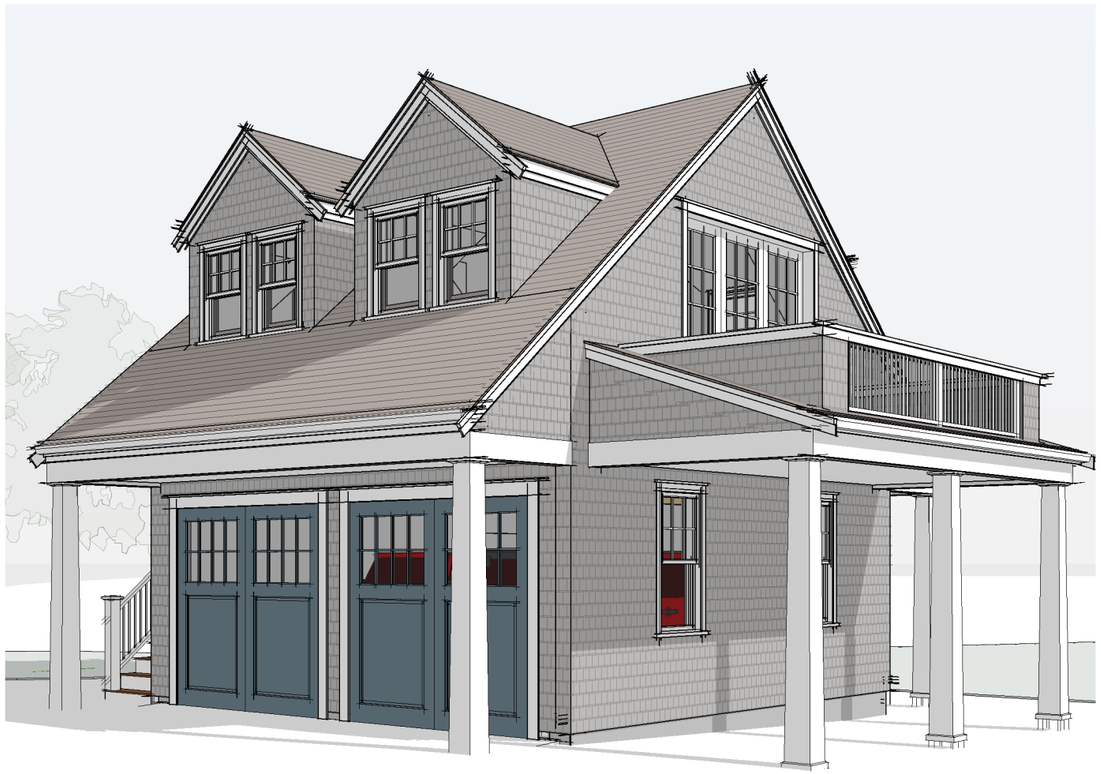

Perspective (A)



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

emeritus
8 Williams Lane
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508.325.4995
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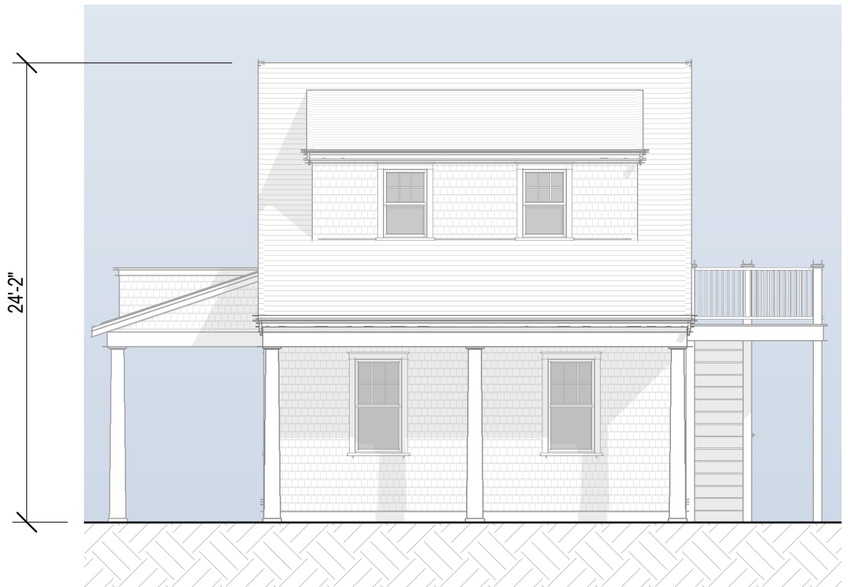
Existing Guest House



Proposed Garage

A.9

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

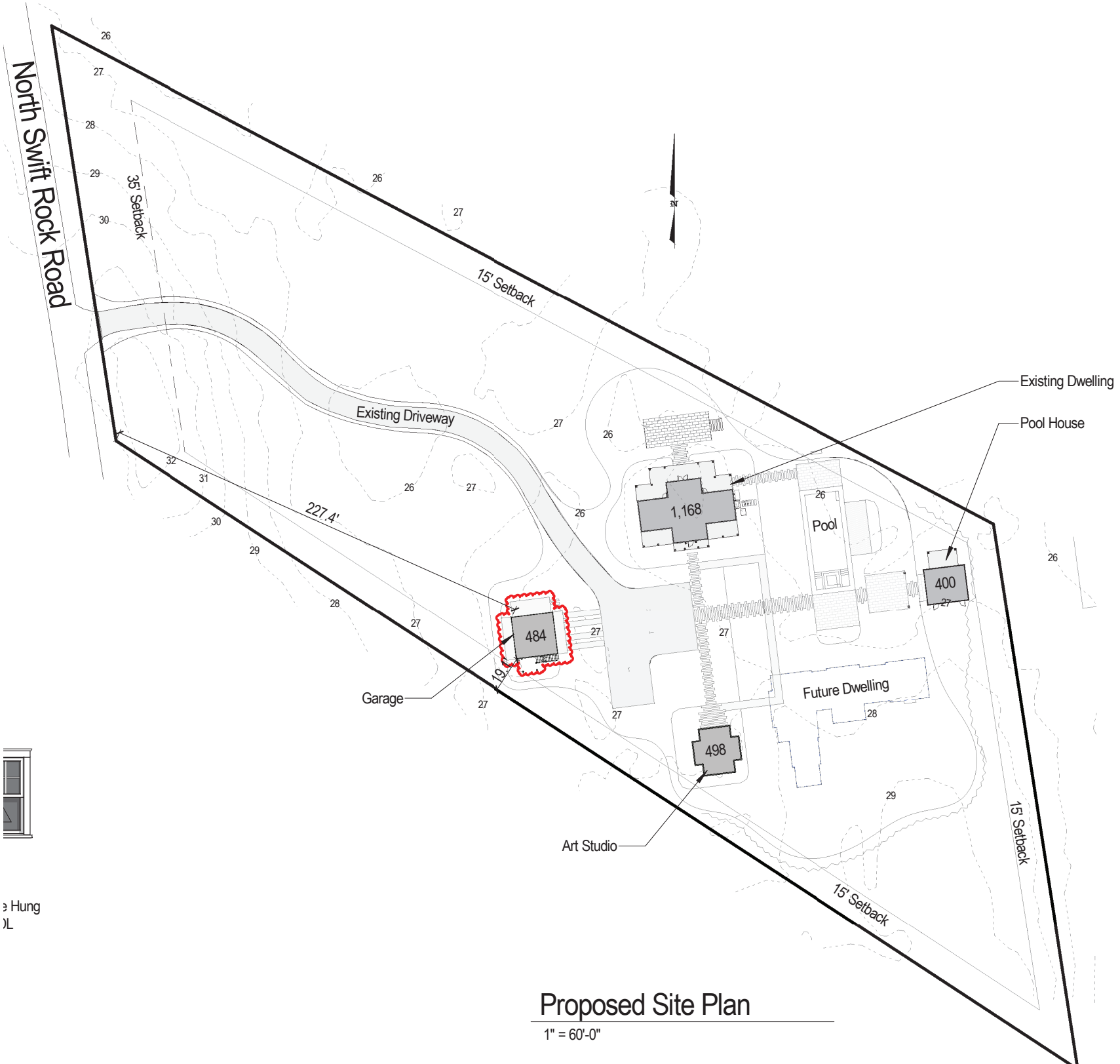
Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

GH & Garage Elevations

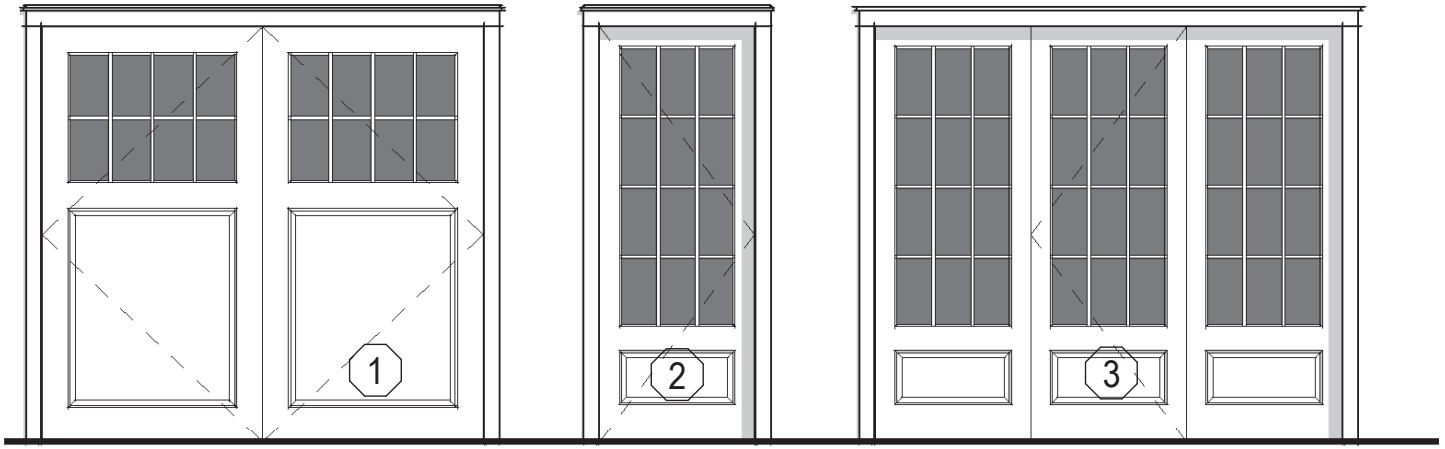
Scale: 1/8" = 1'-0"
Date: 10.18.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed Site Plan

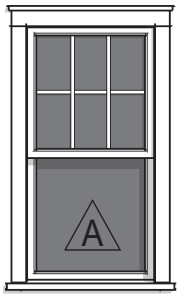
1" = 60'-0"



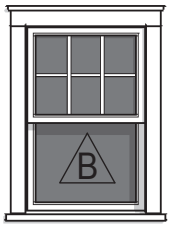
Garage Door
1 Panel + 8 Lite SDL

Single French Door
12 Lite 1 Panel SDL

Triple French Door
12 Lite 1 Panel SDL



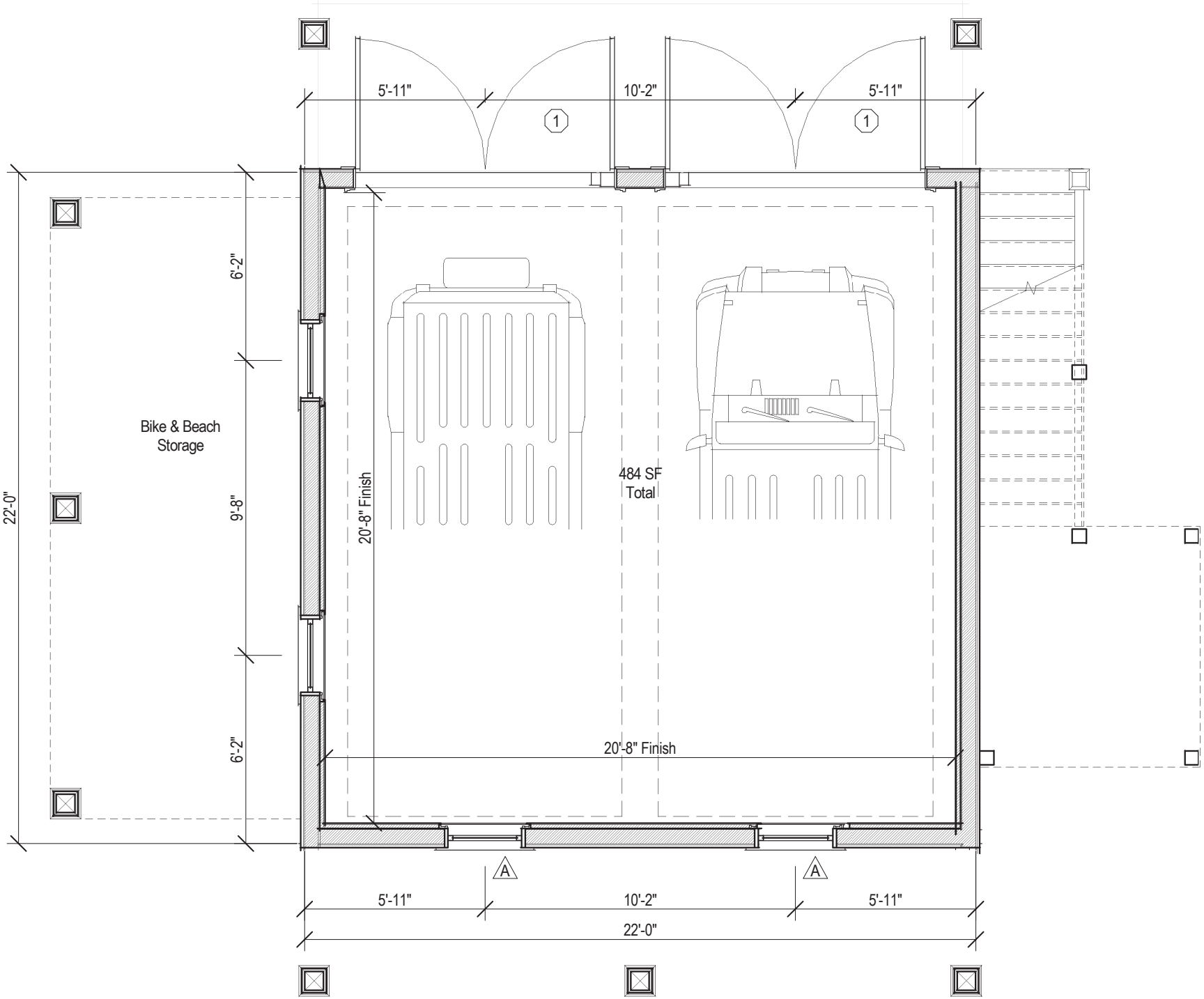
Double Hung
6/1 SDL



Double Hung
6/1 SDL

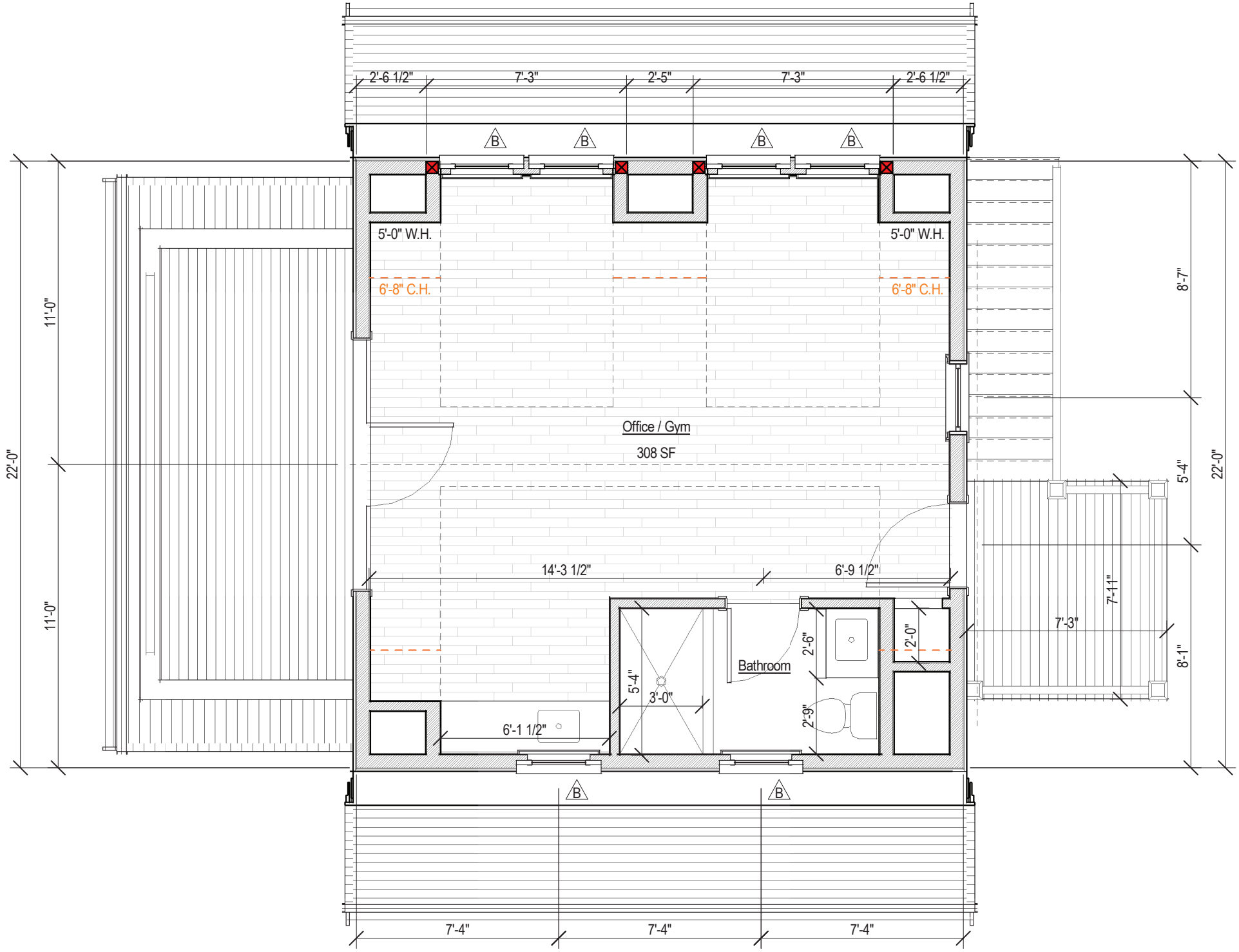
Window & Door Legend

3/16" = 1'-0"



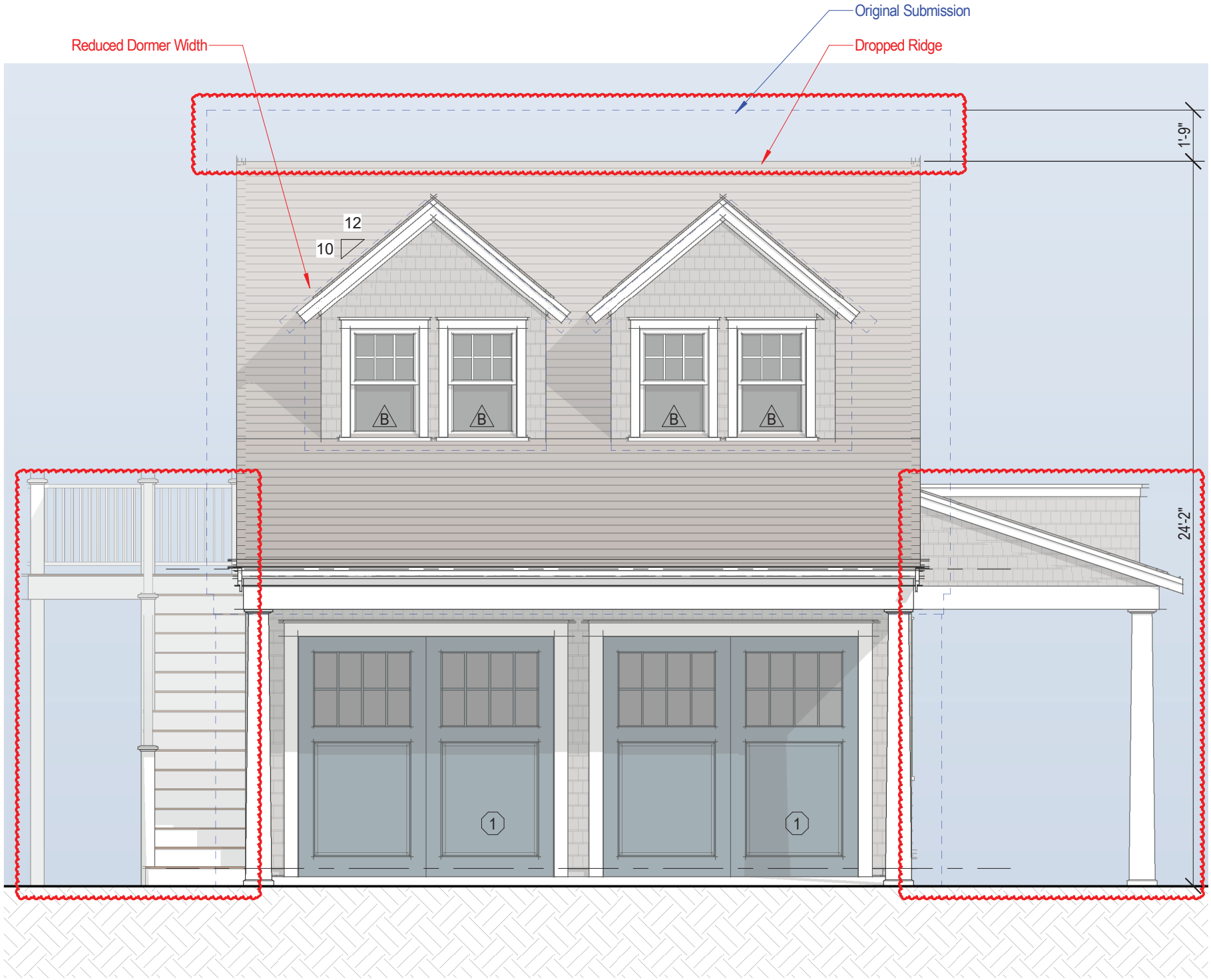
Proposed First Floor Plan

1/4" = 1'-0"



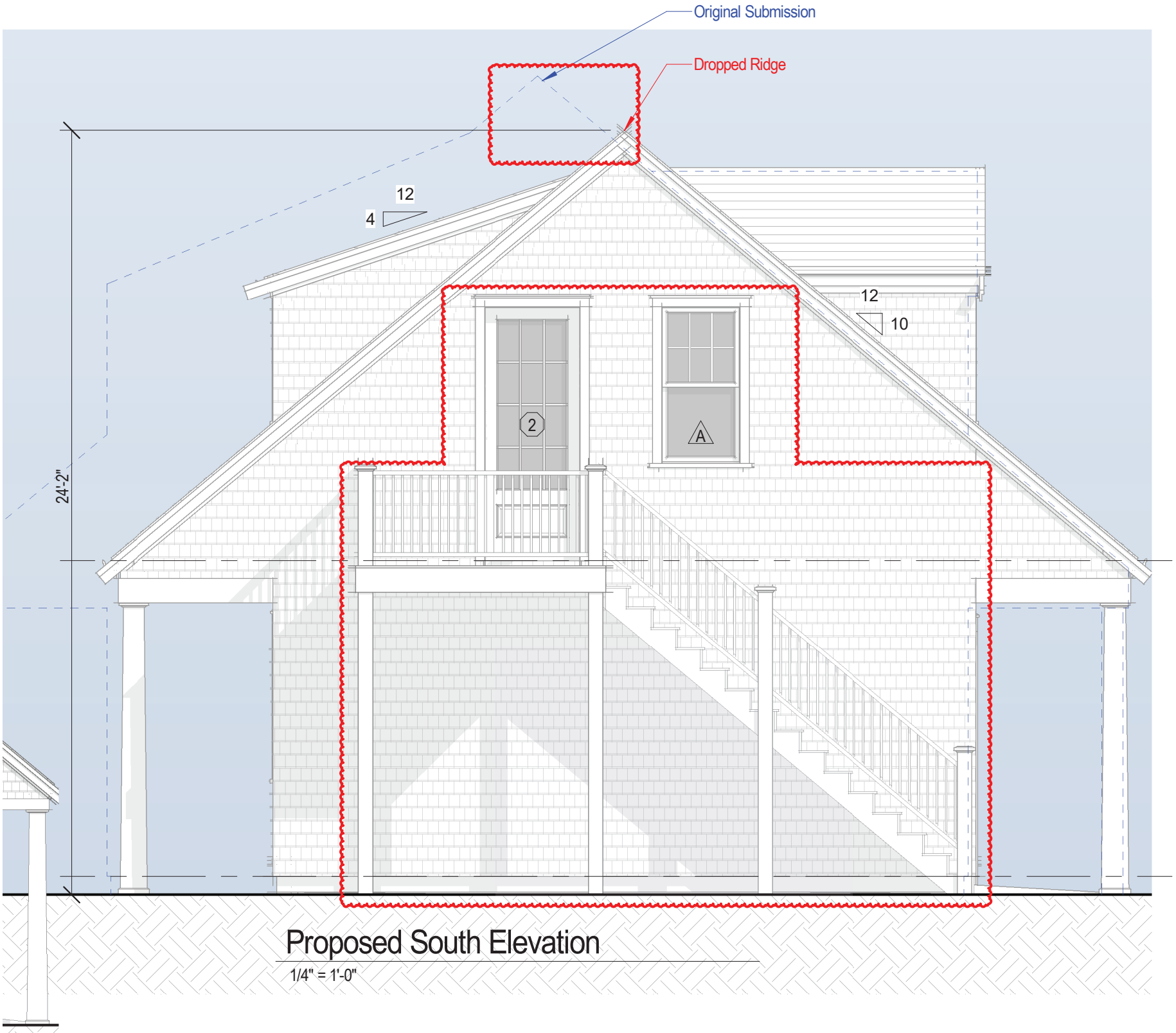
Proposed Second Floor Plan

1/4" = 1'-0"



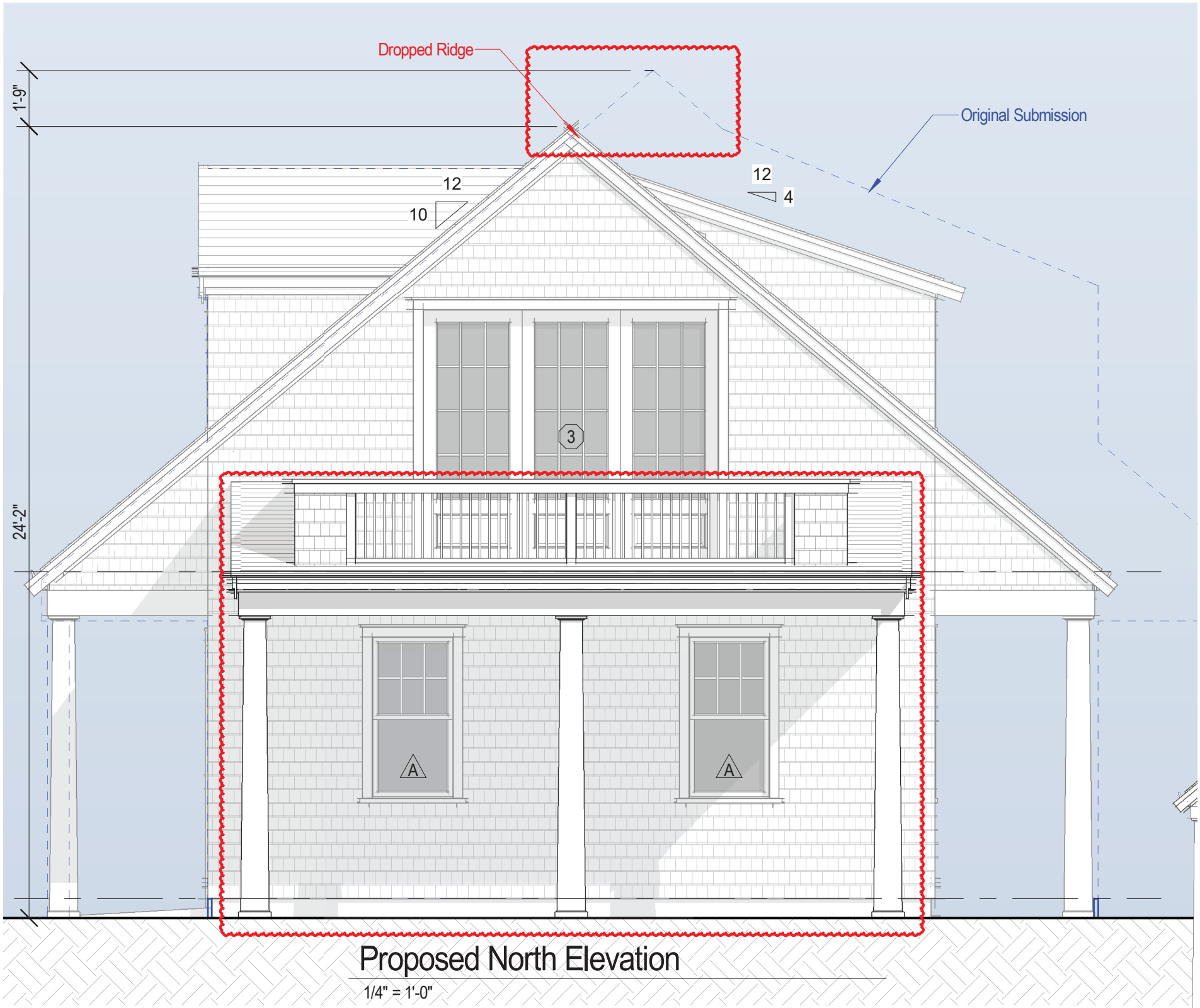
Proposed East Elevation

1/4" = 1'-0"



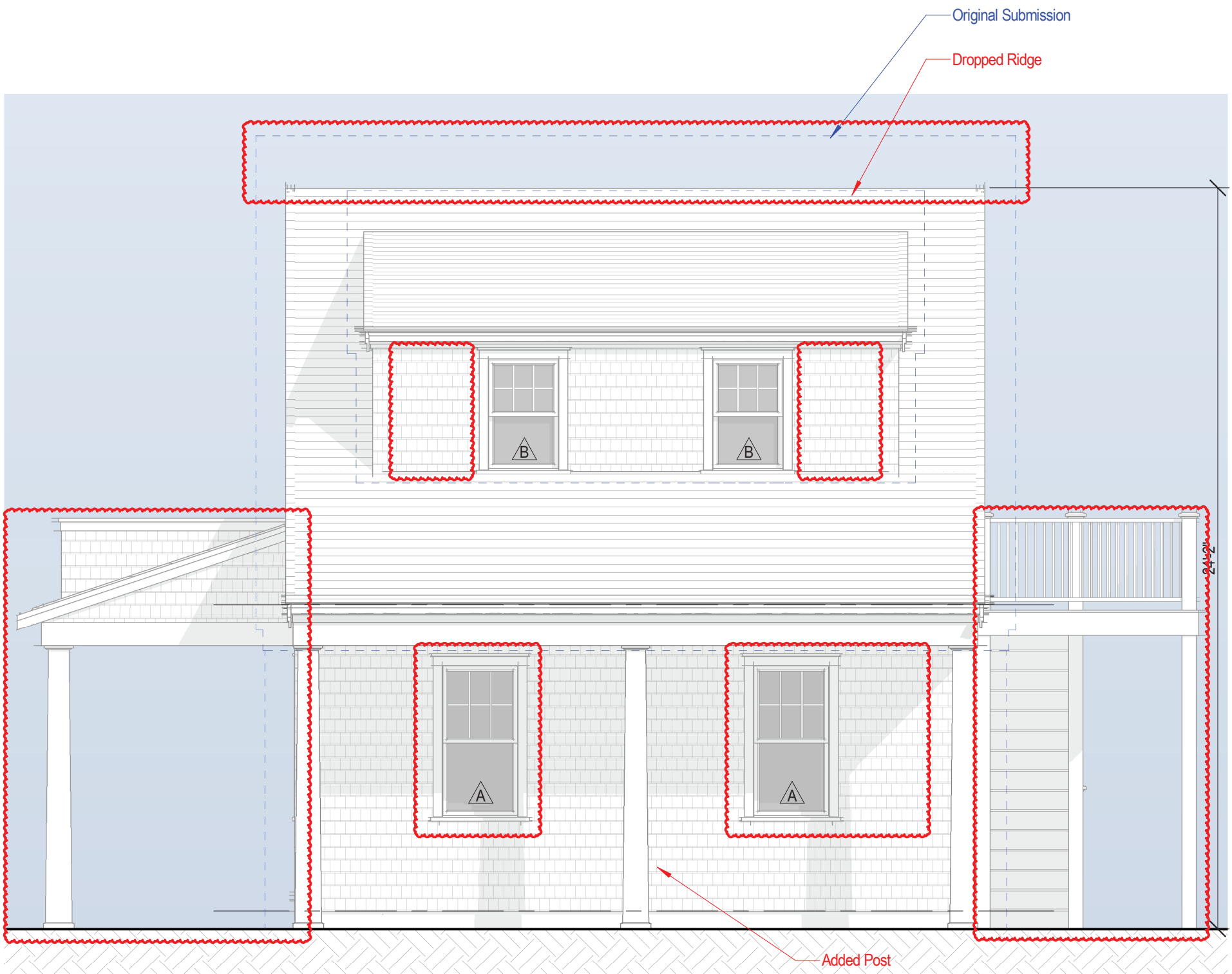
Proposed South Elevation

1/4" = 1'-0"



Proposed North Elevation

1/4" = 1'-0"



Proposed West Elevation

1/4" = 1'-0"

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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City, State, ZIP+4®
Wellesley, MA 02481

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Cambridge MA 02138

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101 Huntington Avenue
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®: Charlotte, NC 28207

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Street and Apt. No., or PO Box No.: 1313 28th Street NW
City, State, ZIP+4®: Washington, DC 20007

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Street and Apt. No., or PO Box No.: 867 Boylston Street
City, State, ZIP+4®: Boston, MA 02116

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City, State, ZIP+4®: Fort Myers, FL 33912

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City, State, ZIP+4®: Palo Alto, CA 94301

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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

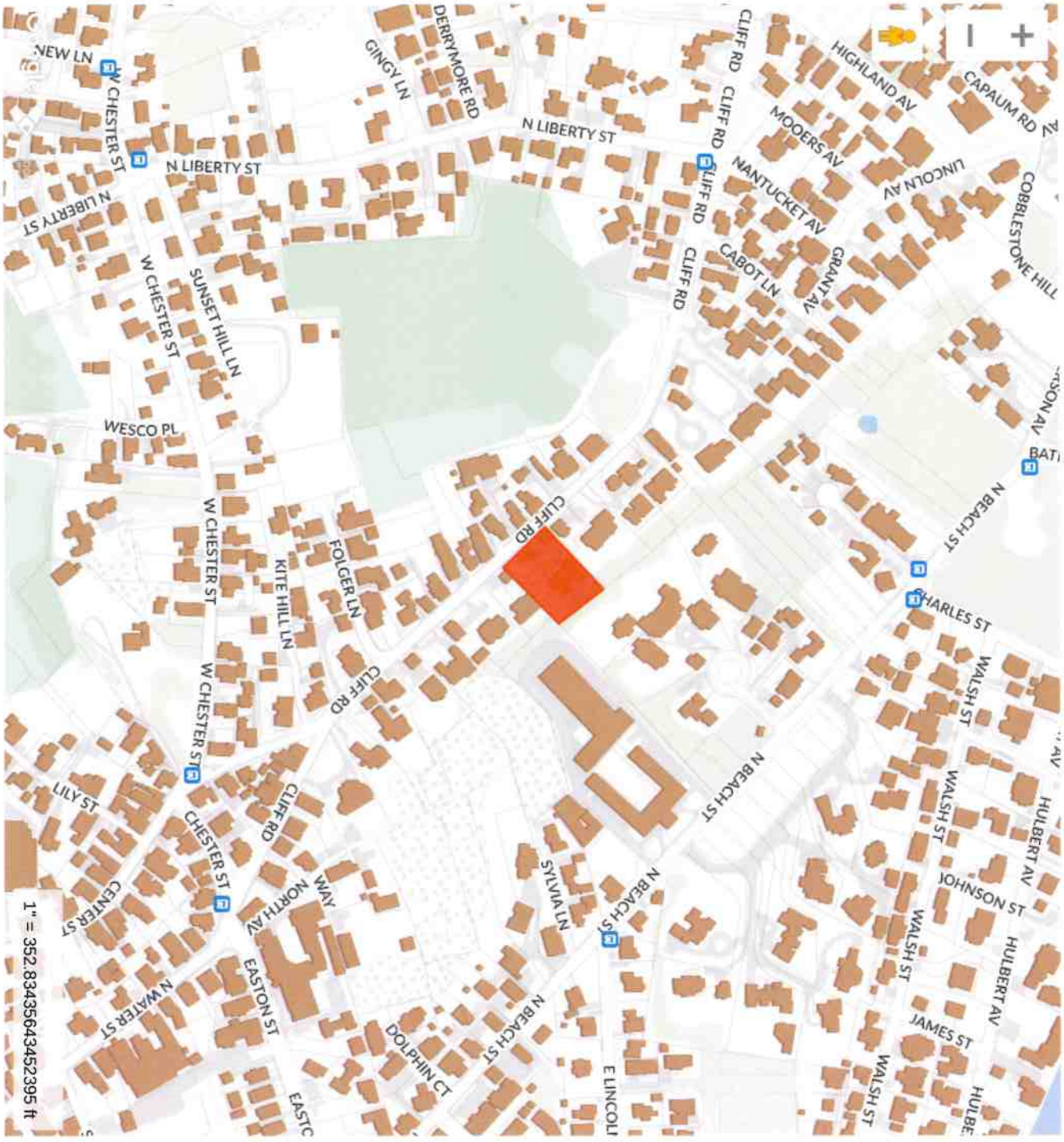
Trim White Sash White Doors White

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:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

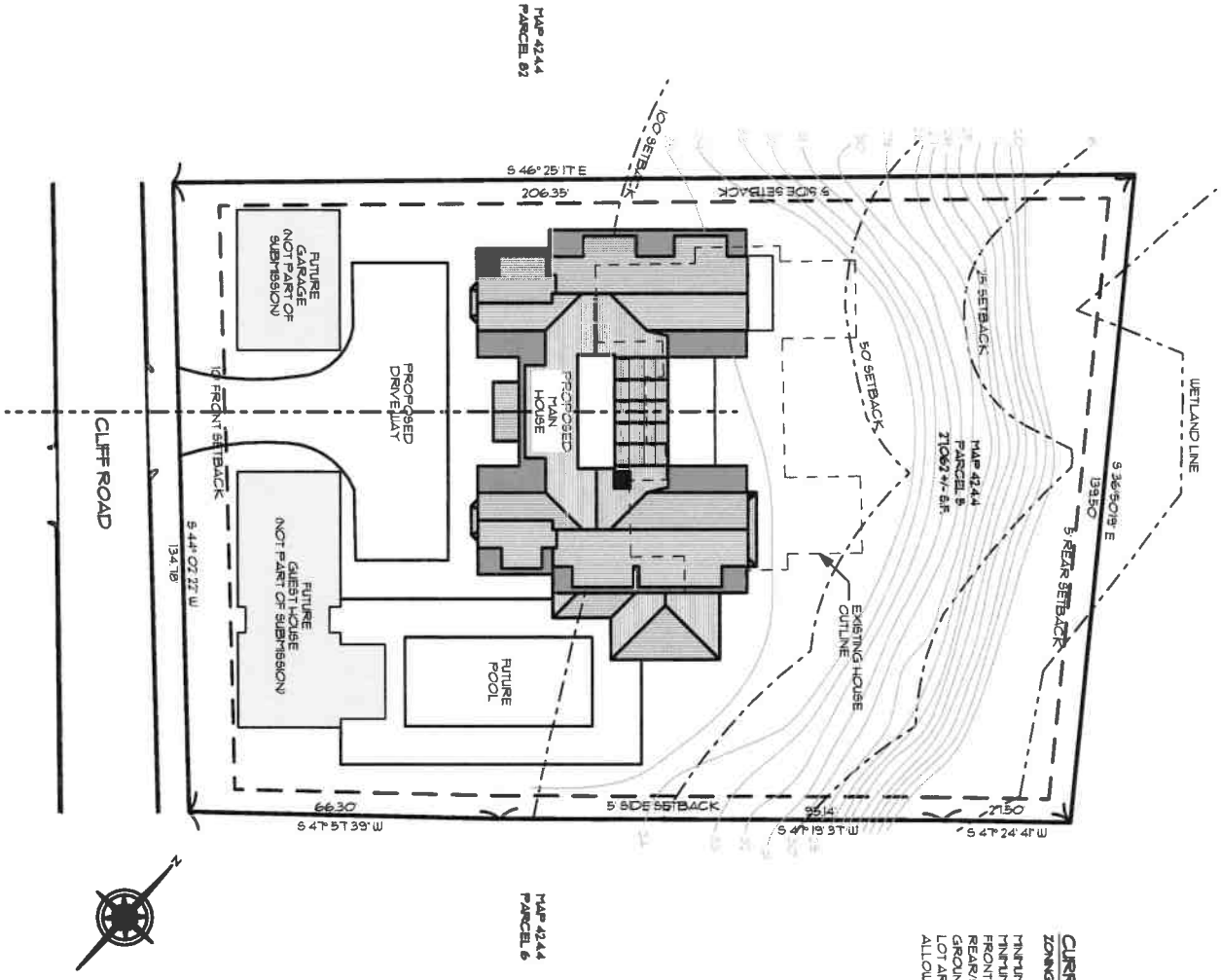
Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



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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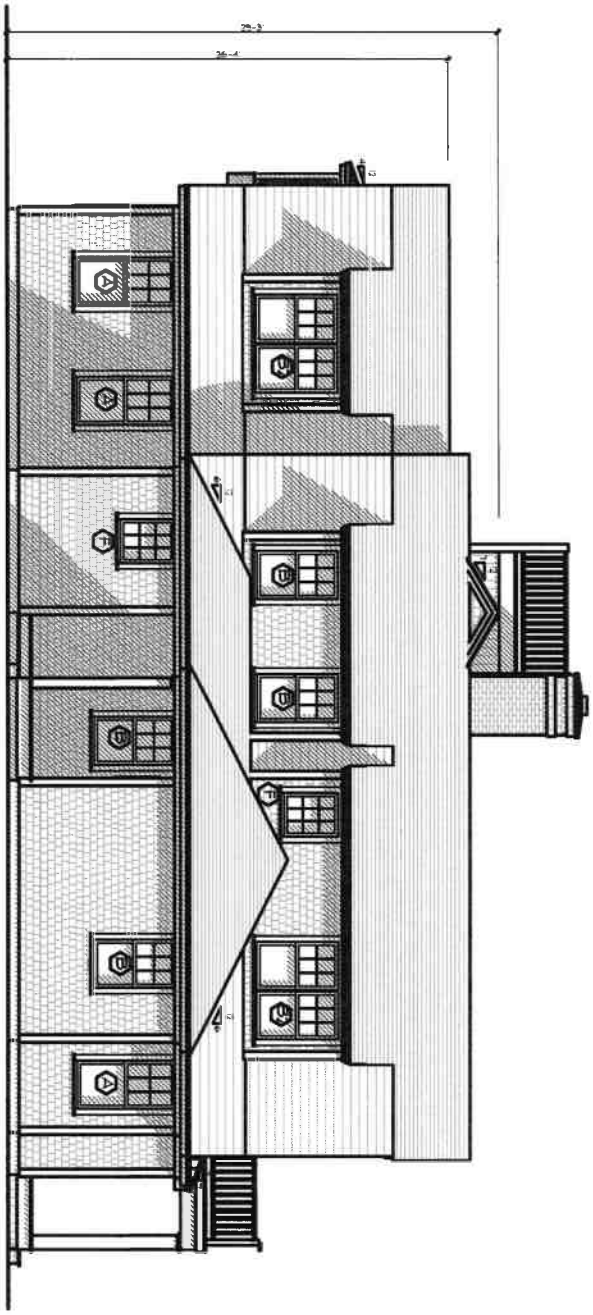
Site Plan

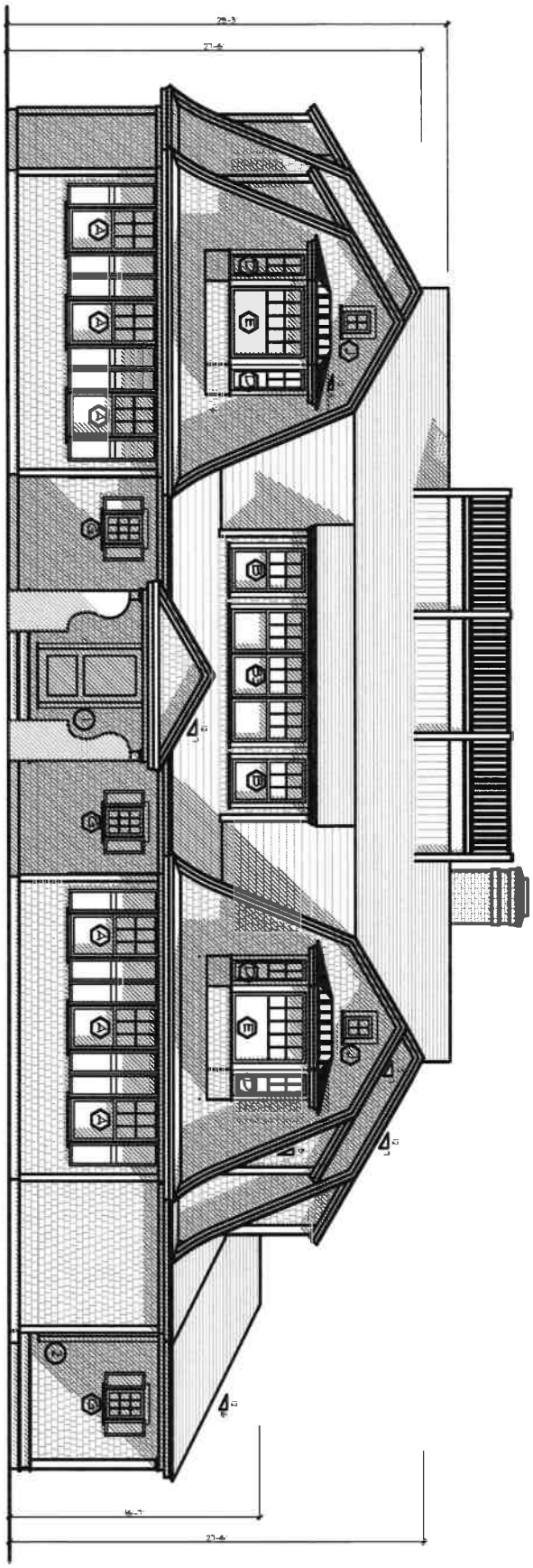
BOTTICELLI & POHL

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:

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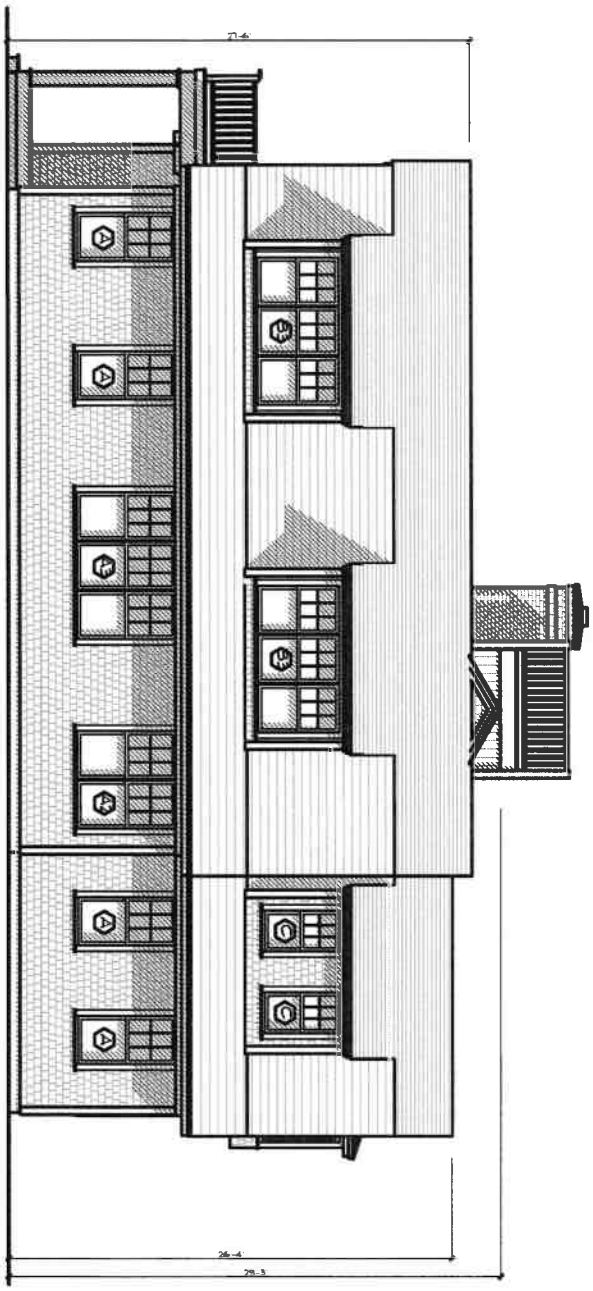
West & South Exterior Elevations

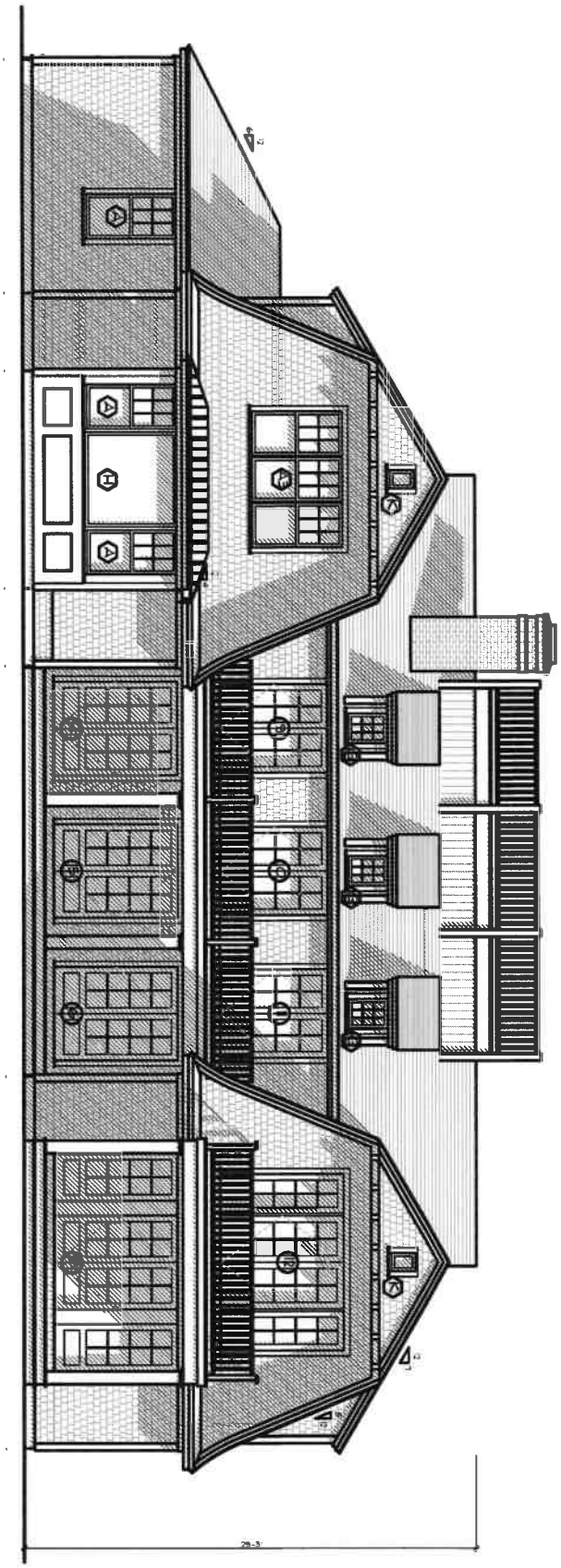
BOTTICELLI & POHL

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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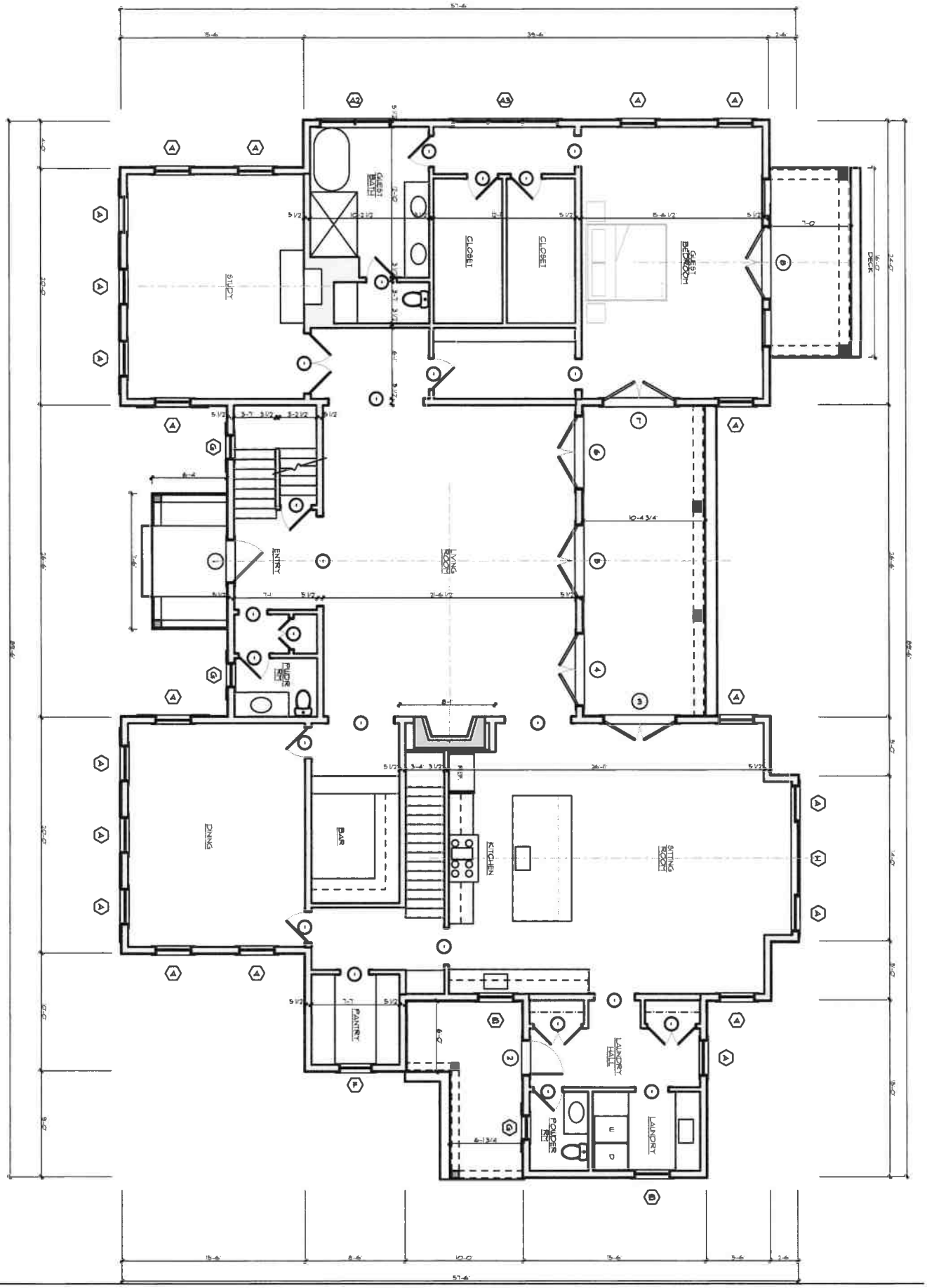
East & North Exterior Elevations

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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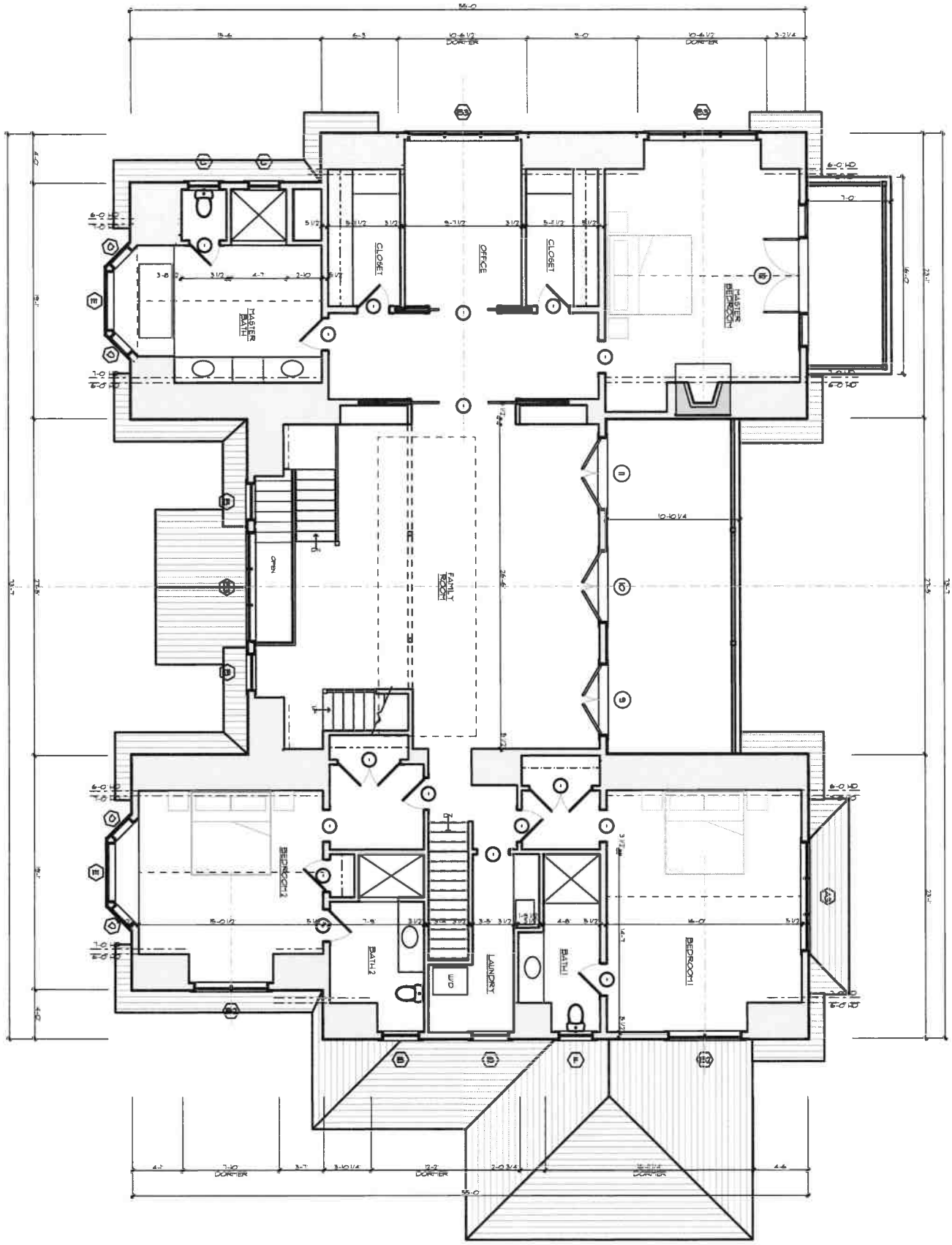
First Floor Plan

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 - Pegged 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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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 _____

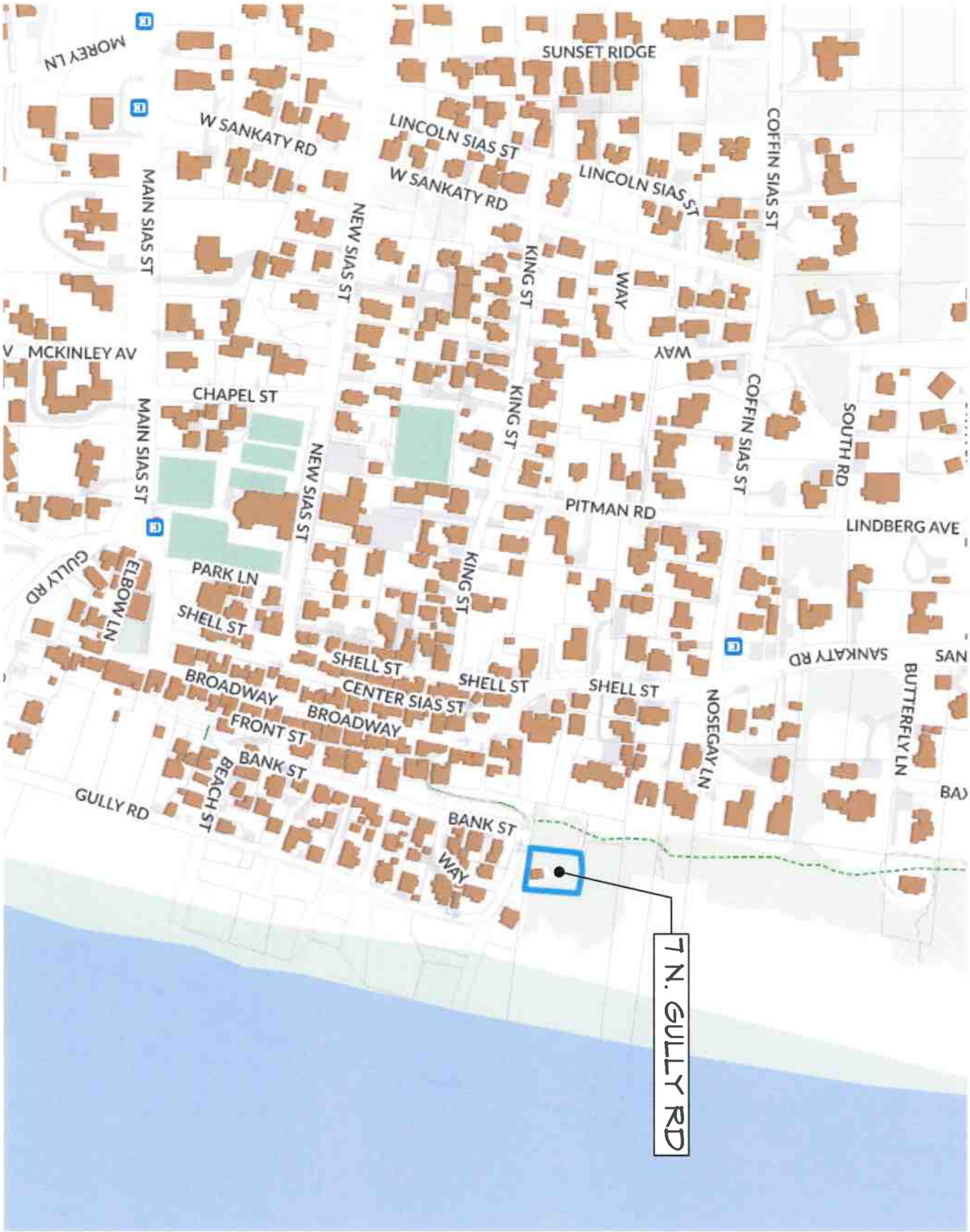
Trim ~~White~~ COBBLESTONE GRAY Sash ~~White~~ COBBLESTONE GRAY Doors Mineral Alloy

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

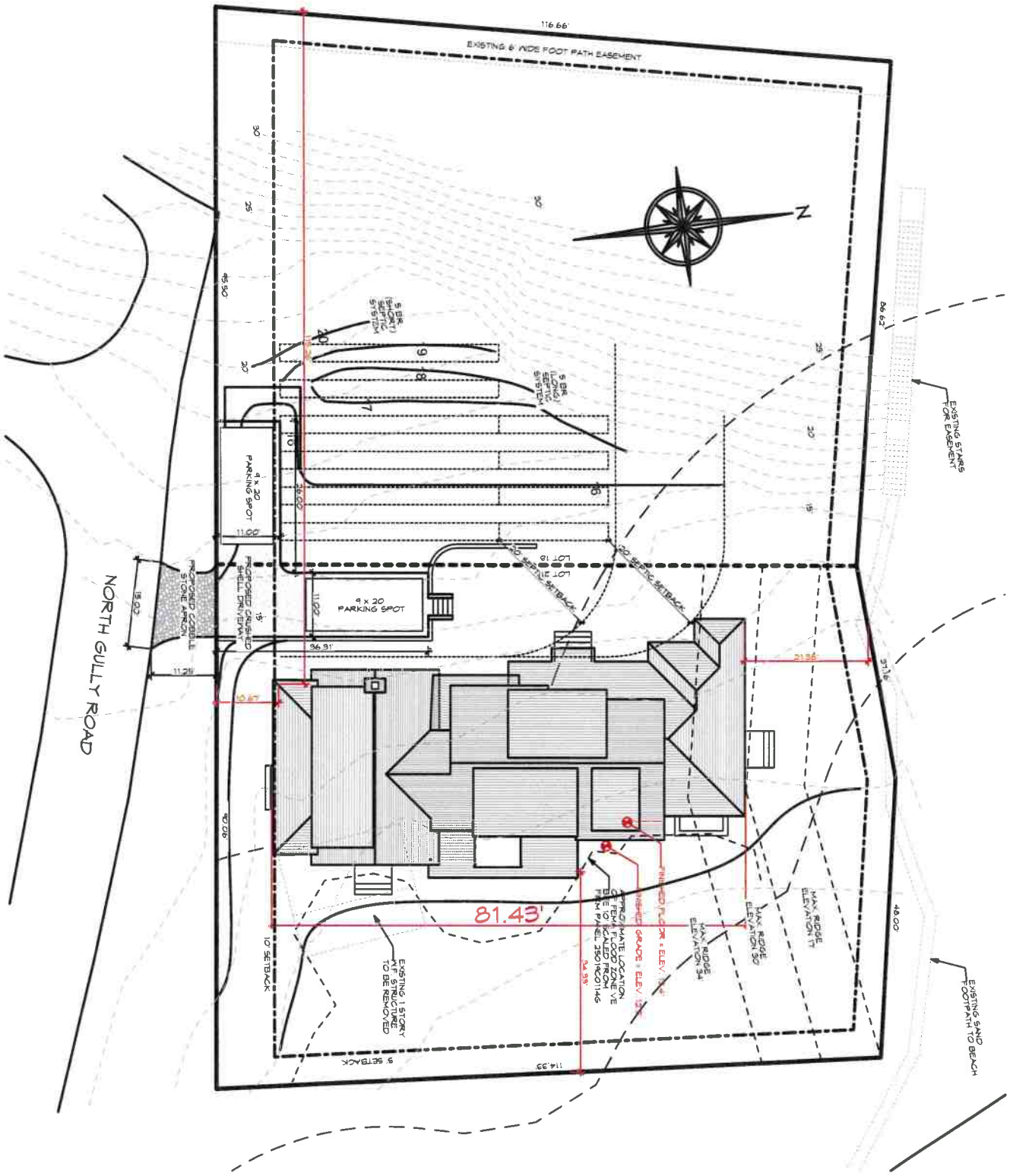
MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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

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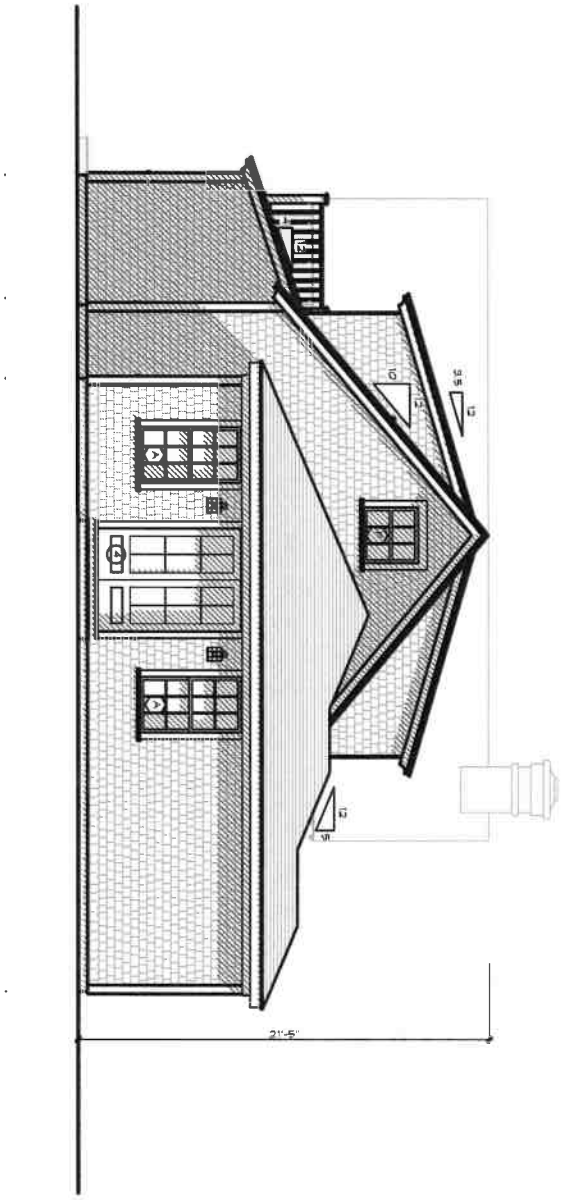
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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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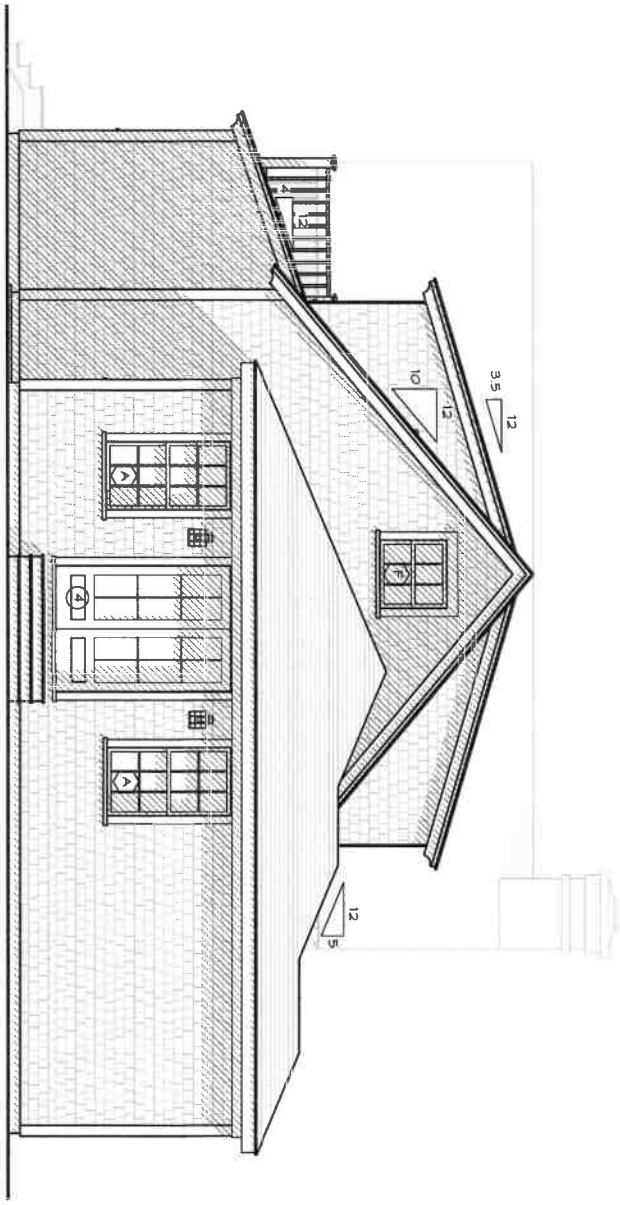
North Elevation

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

ID# A-2.1

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

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North Elevation

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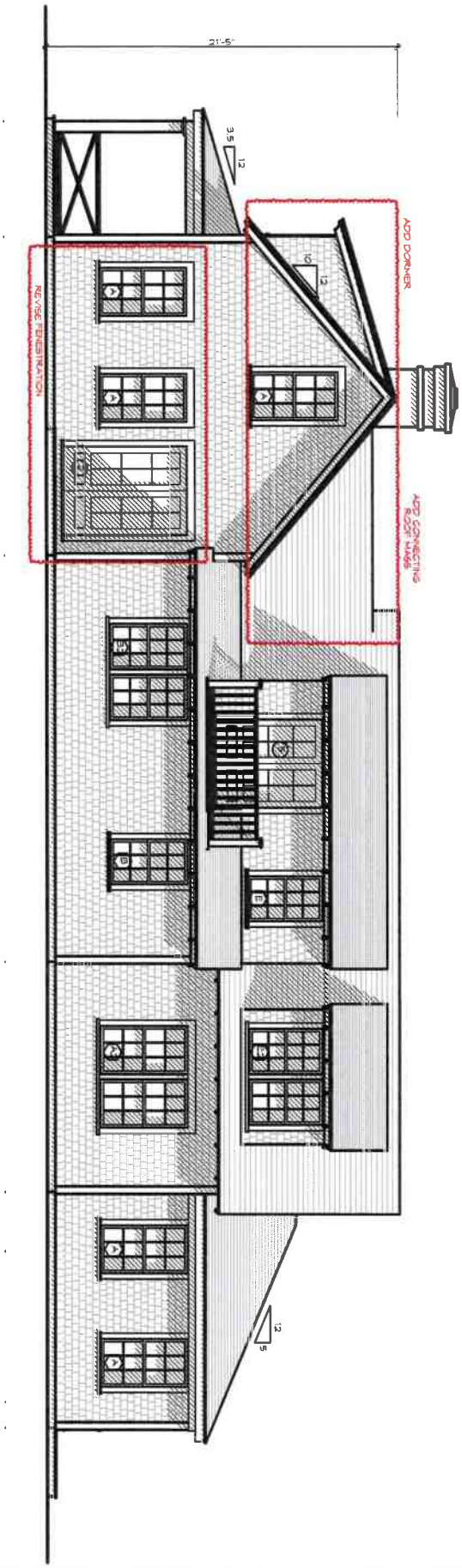

A-2.2

ID #

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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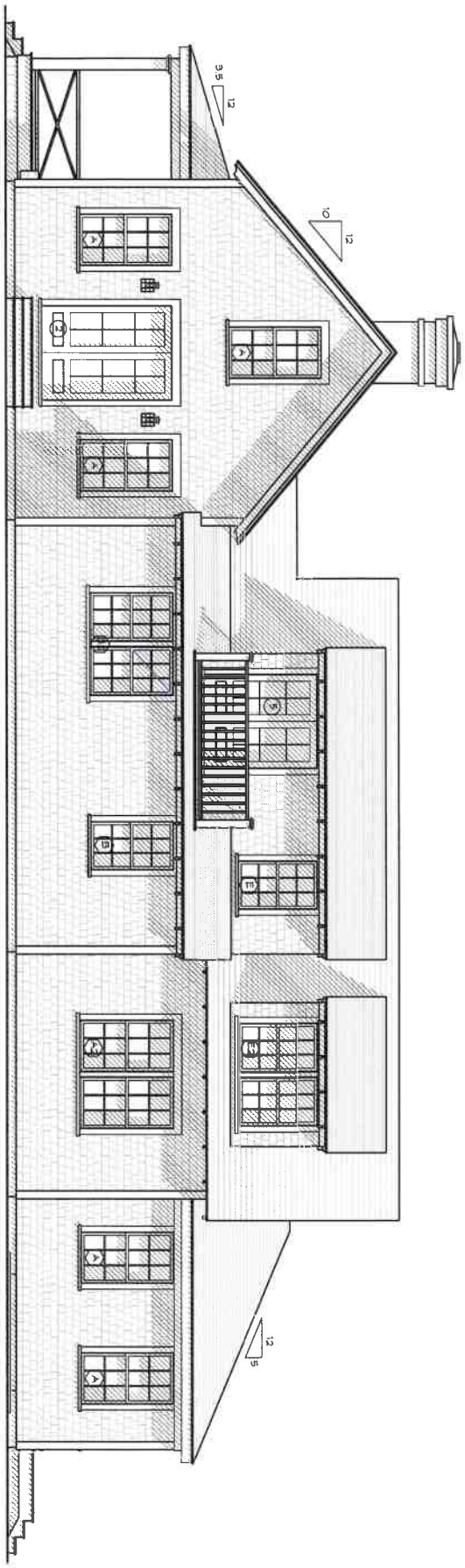
East Elevation

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

ID# A-2.2

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
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East Elevation

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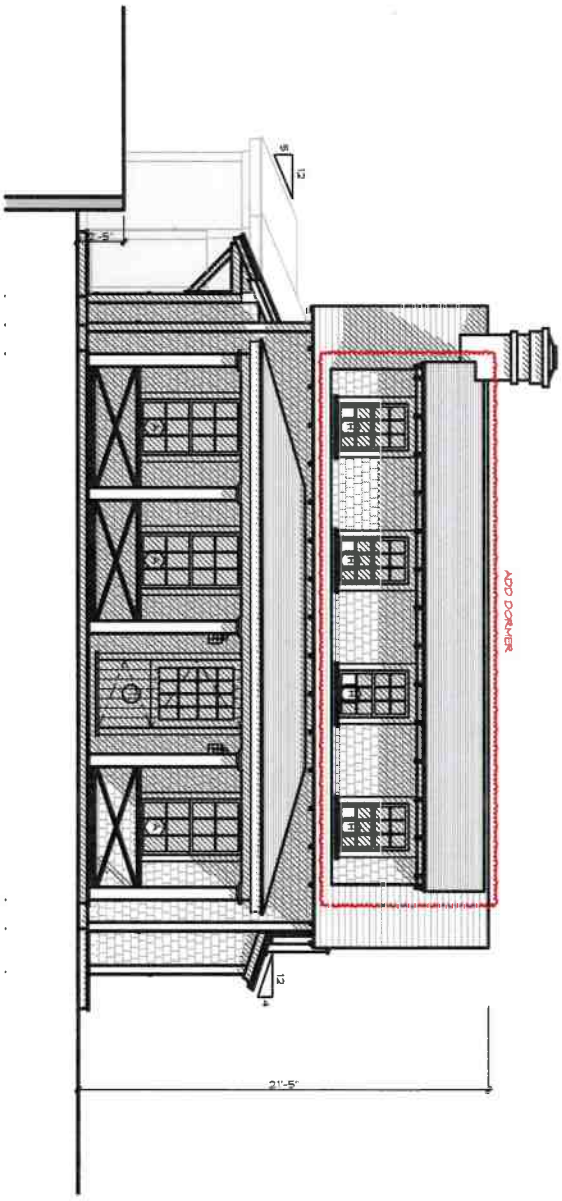
BOTTICELLIANDPOHL.COM



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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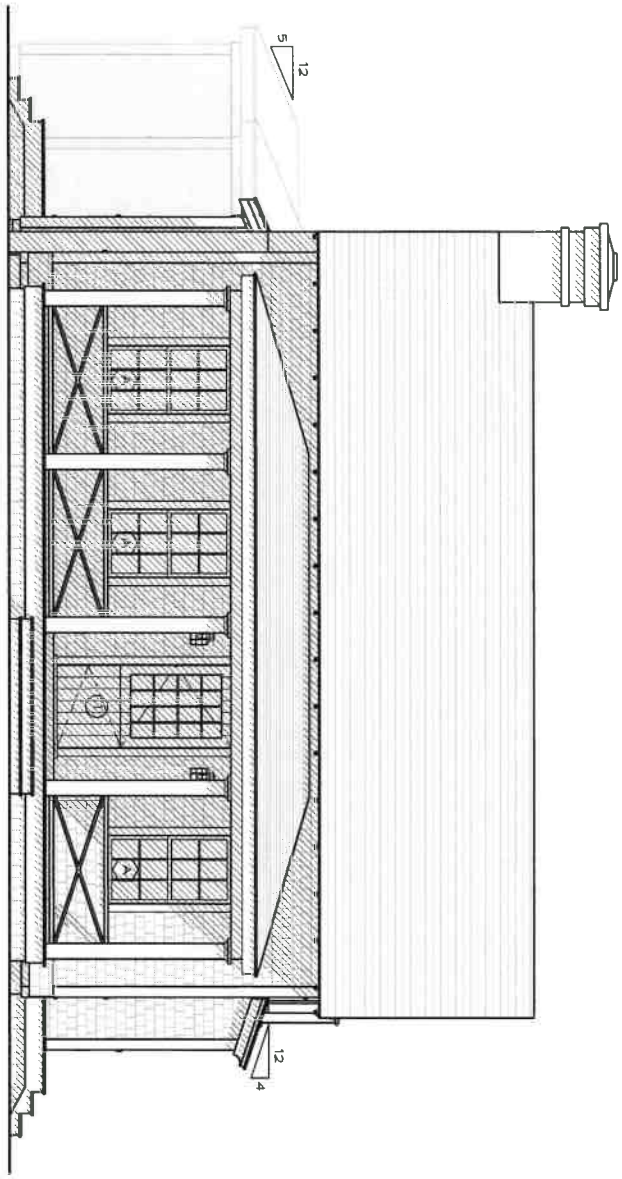
South Elevation

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

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

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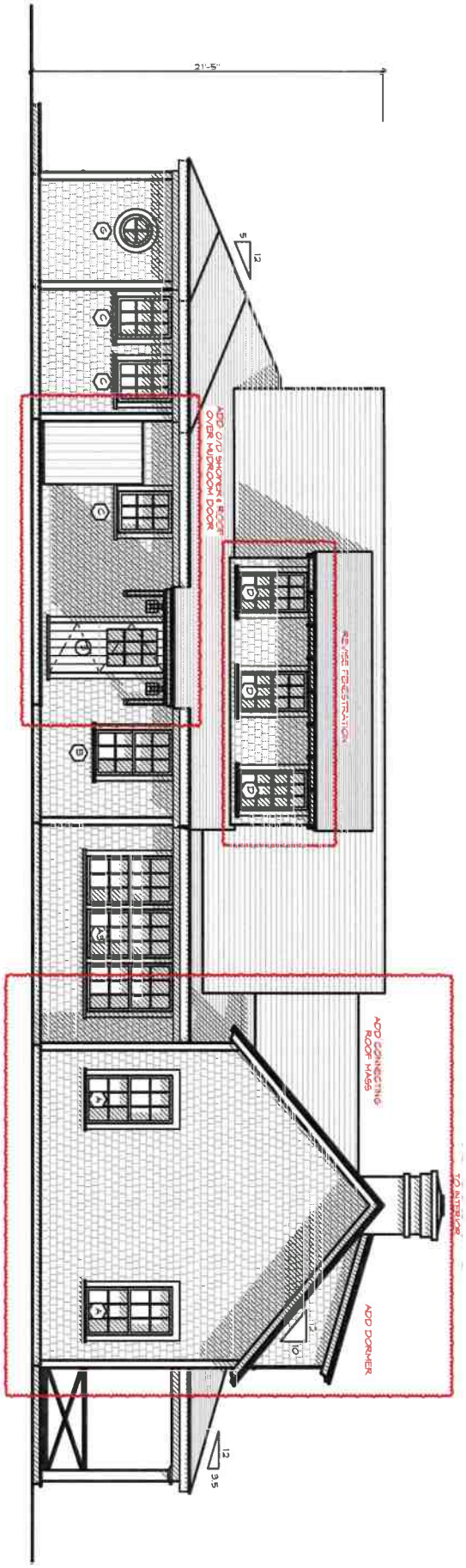
BOTTICELLIANDPOHL.COM



ID# A-2.4

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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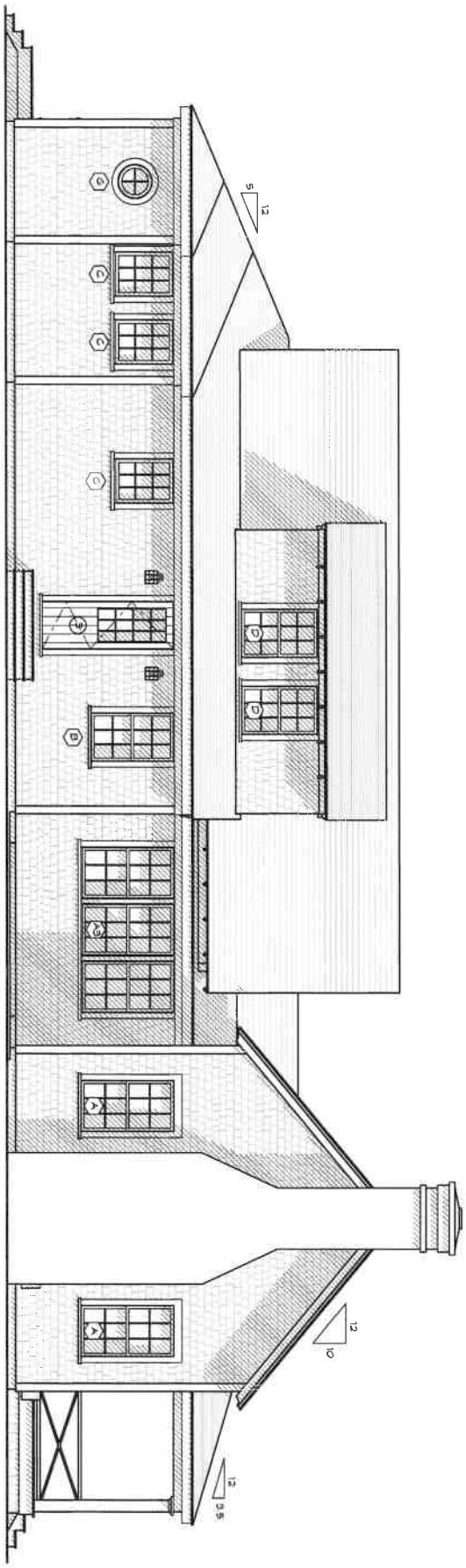
West Elevation

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 #

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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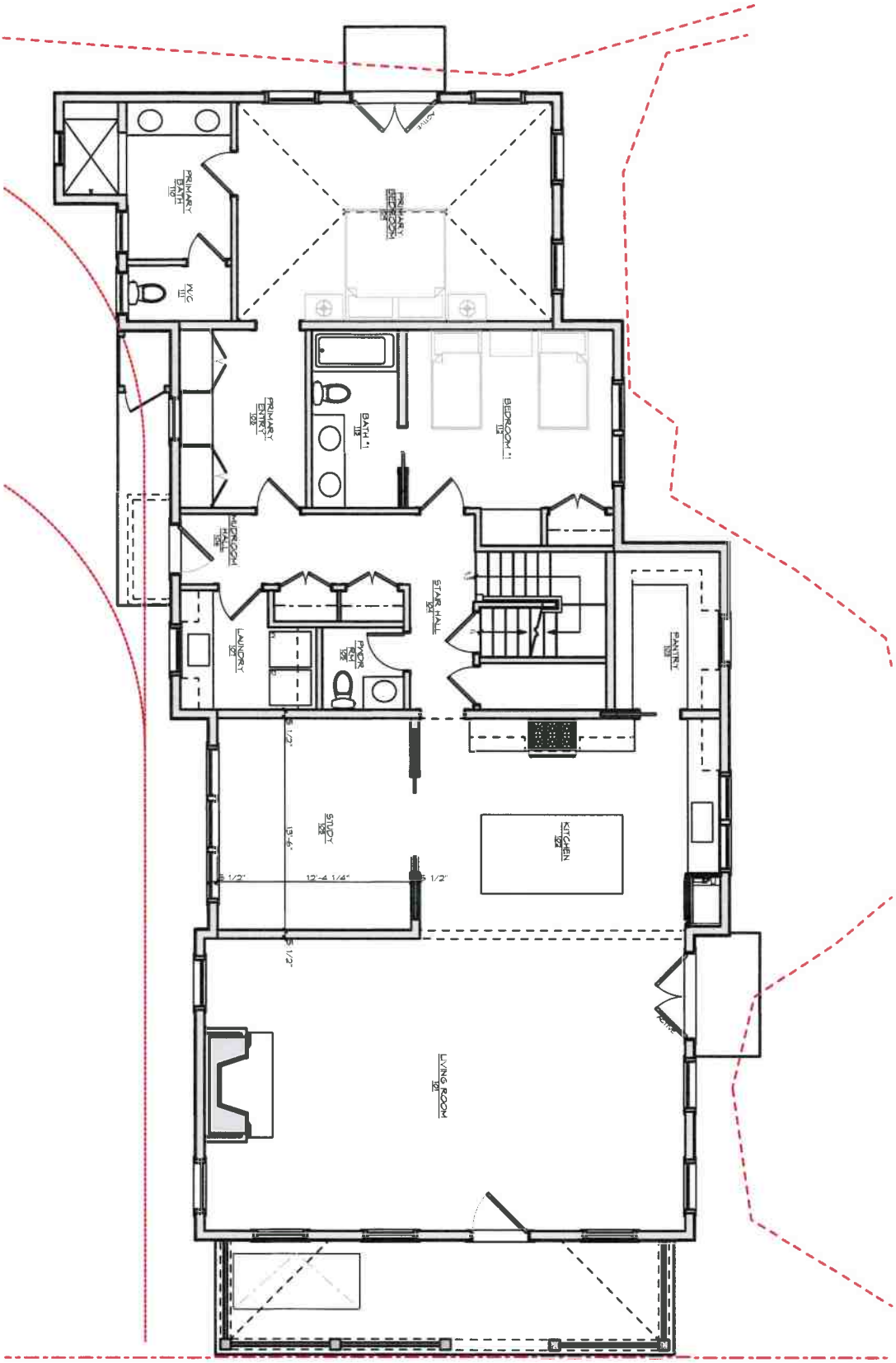
West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.1

ID #

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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First Floor Plan

BOTTICELLI & POHL

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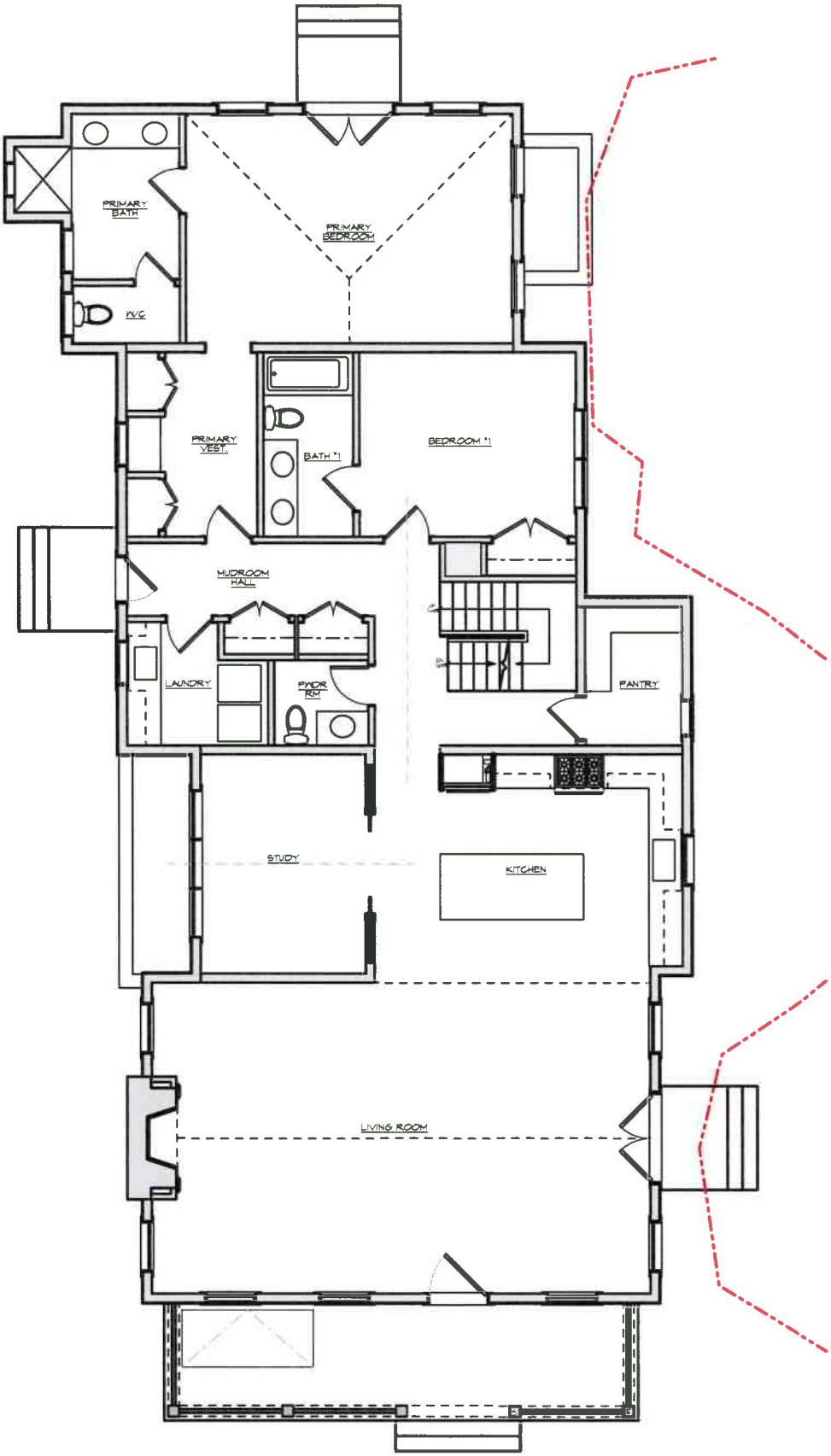
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

A-1.1

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First Floor Plan

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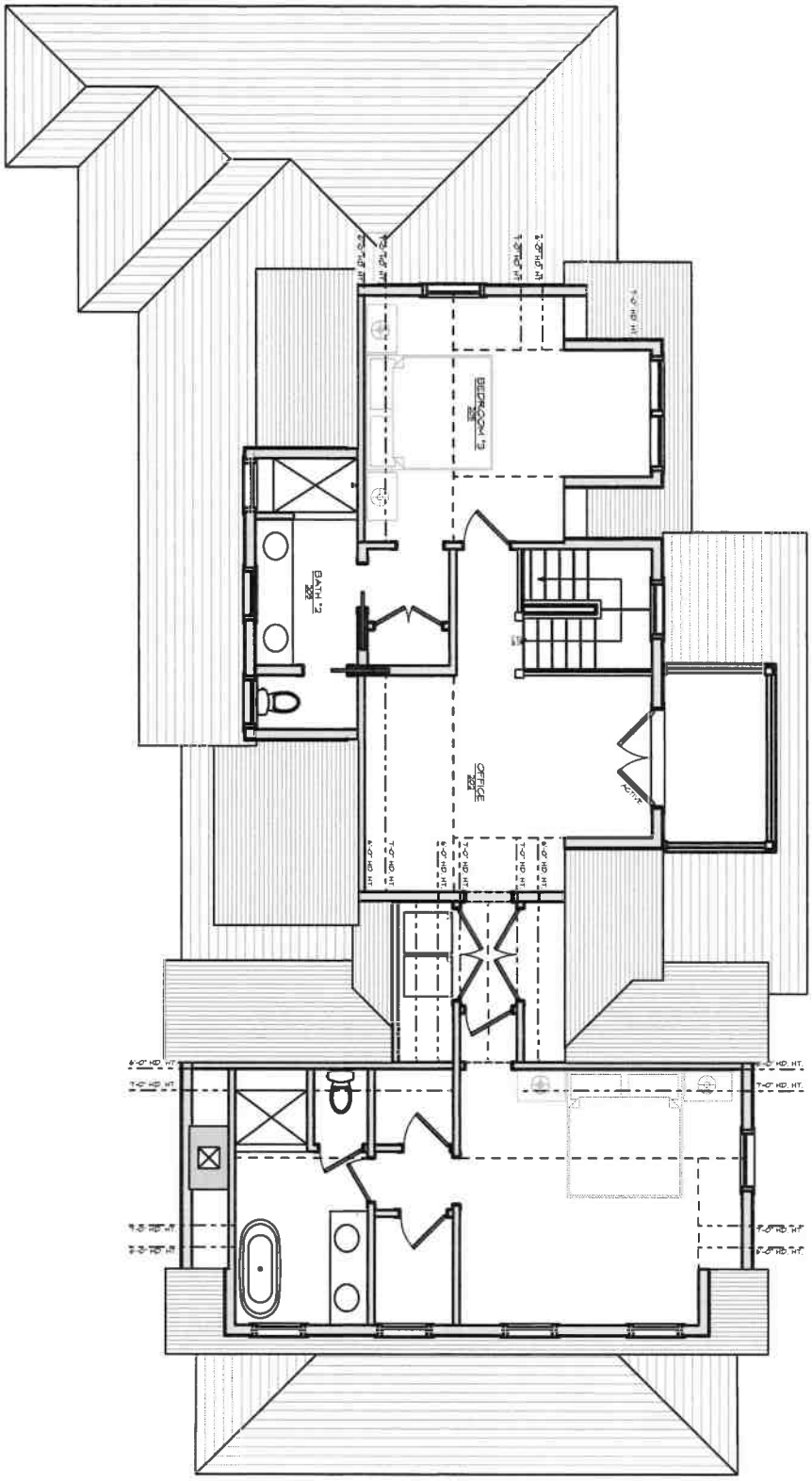

ID# A-1.2

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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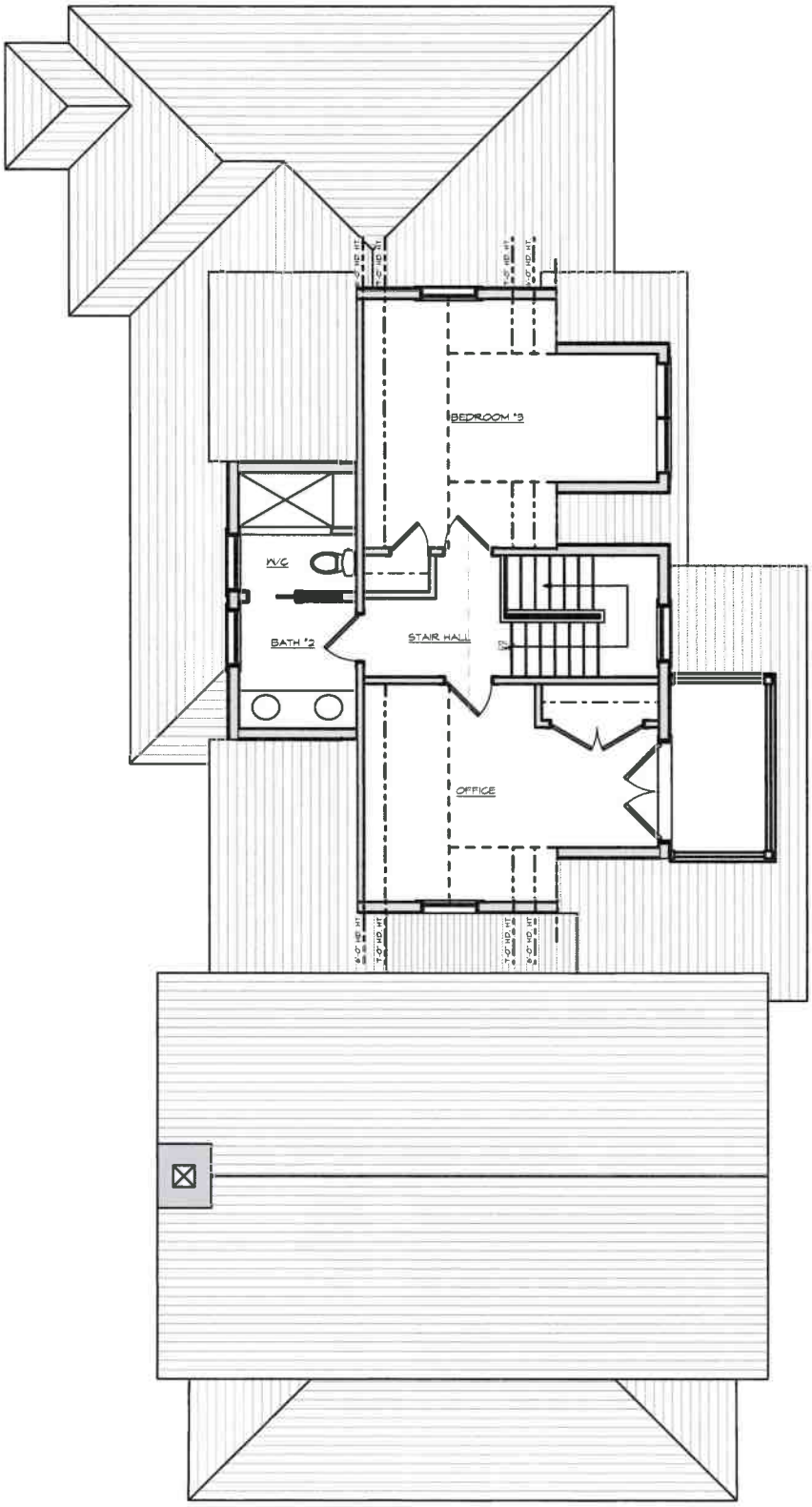
Second Floor Plan

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

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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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

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

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.

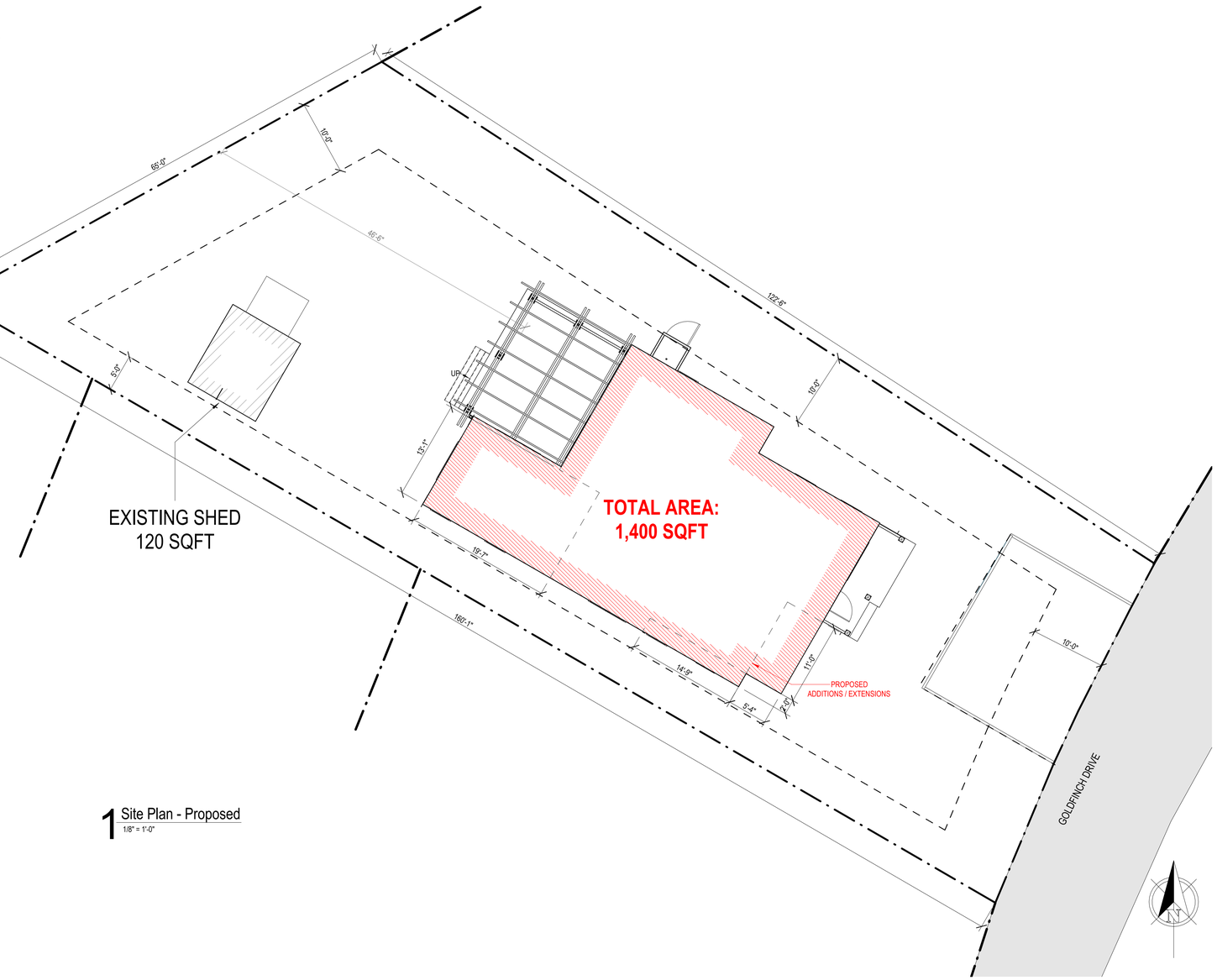
Nahomi S. Garcia
_____

Signature Date

10/21/2024

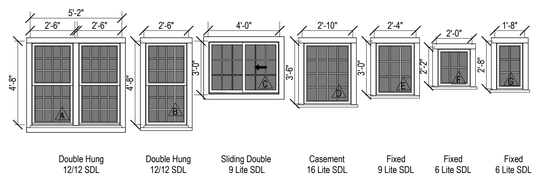


Locus Map
1/4" = 1'-0"

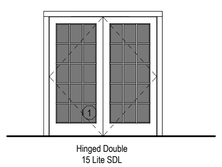


1 Site Plan - Proposed
1/8" = 1'-0"

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
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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

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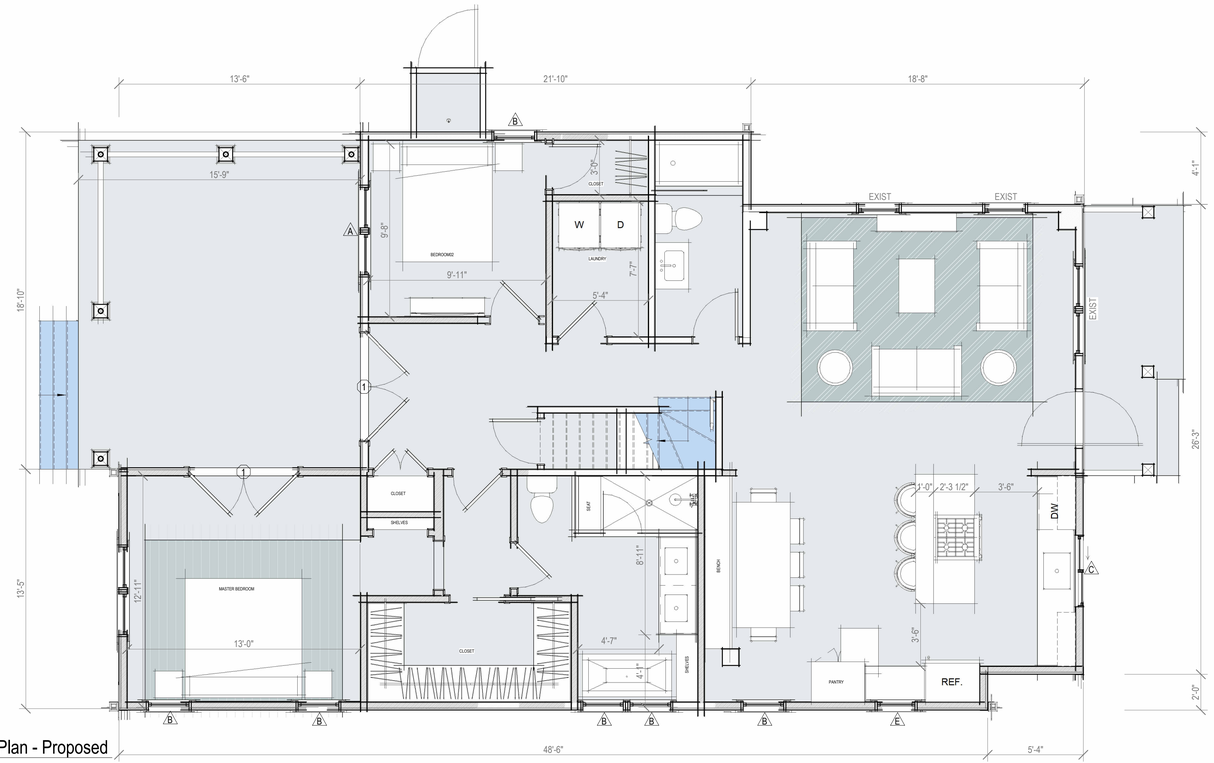
A.0.1

2421

10/21/2024

HDC Submission



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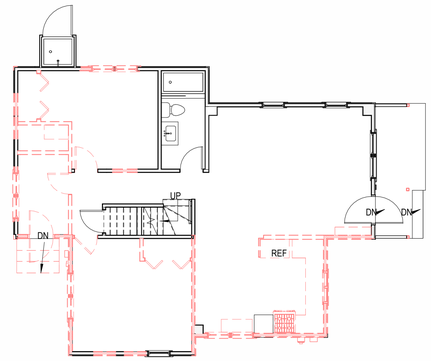

First Floor - Existing / Demo
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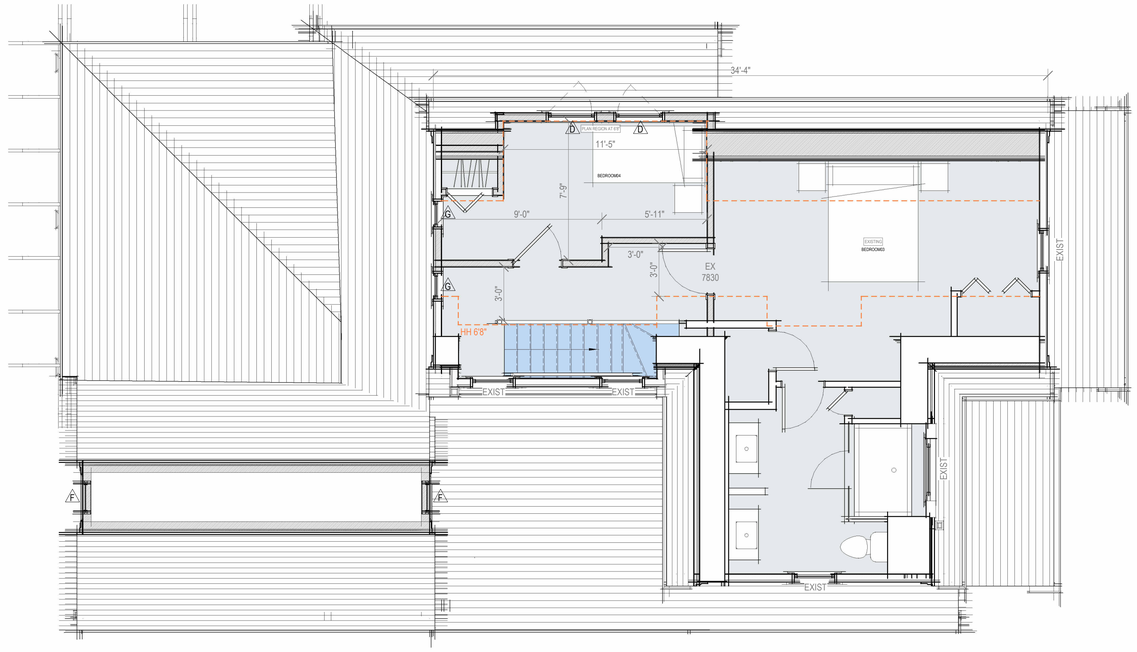
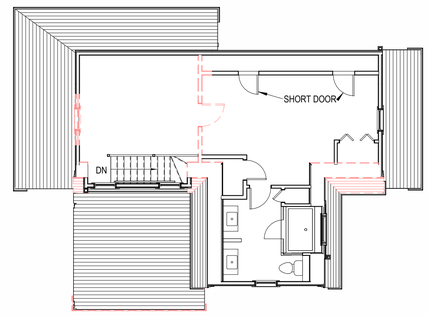


2 Second Floor Plan - Proposed
1/4" = 1'-0"



Second Floor - Existing / Demo
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2421

6 Goldfinch Drive

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
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Sheet Index - Architectural & Structural

Revisions

Floor Plans

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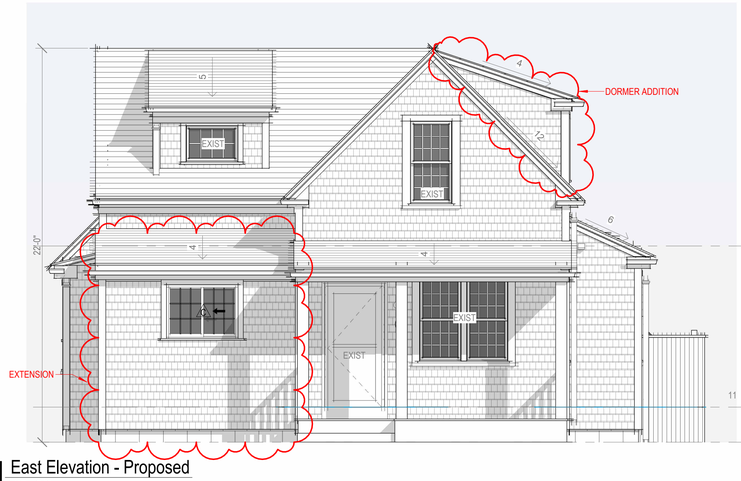
A.1.1

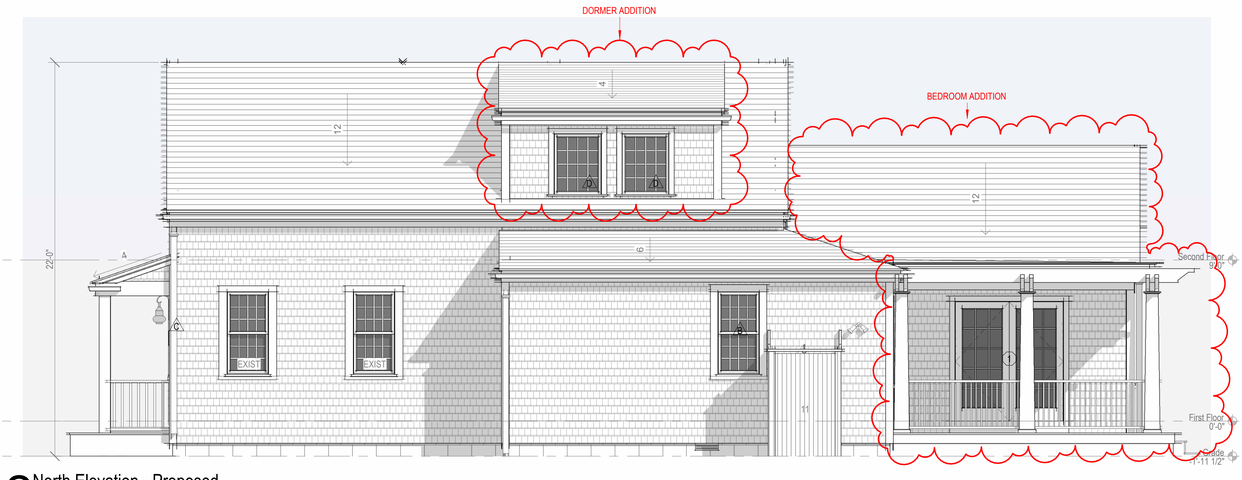
2421

10/21/2024

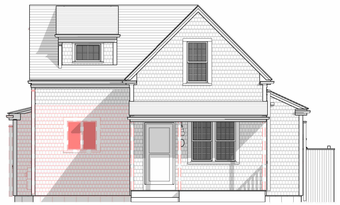
HDC Submission



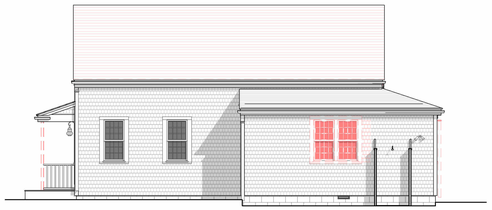
1 East Elevation - Proposed
1/4" = 1'-0"



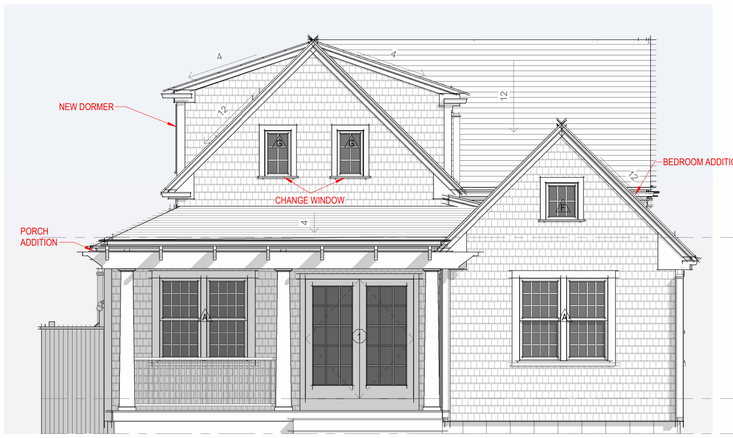
2 North Elevation - Proposed
1/4" = 1'-0"



1A East Elevation - Existing / Demo
1/8" = 1'-0"



2A North Elevation - Existing / Demo
1/8" = 1'-0"



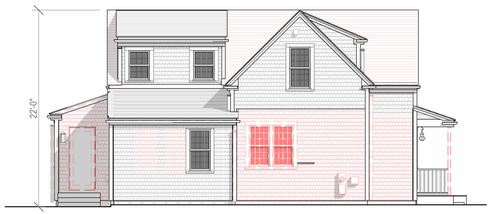
3 West Elevation - Proposed
1/4" = 1'-0"



4 South Elevation - Proposed
1/4" = 1'-0"



3A West Elevation - Existing / Demo
1/8" = 1'-0"



4A South Elevation - Existing / Demo
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2421

6 Goldfinch Drive

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Sheet Index - Architectural & Structural

Revisions

Revision 1 Date 1

Exterior Elevations

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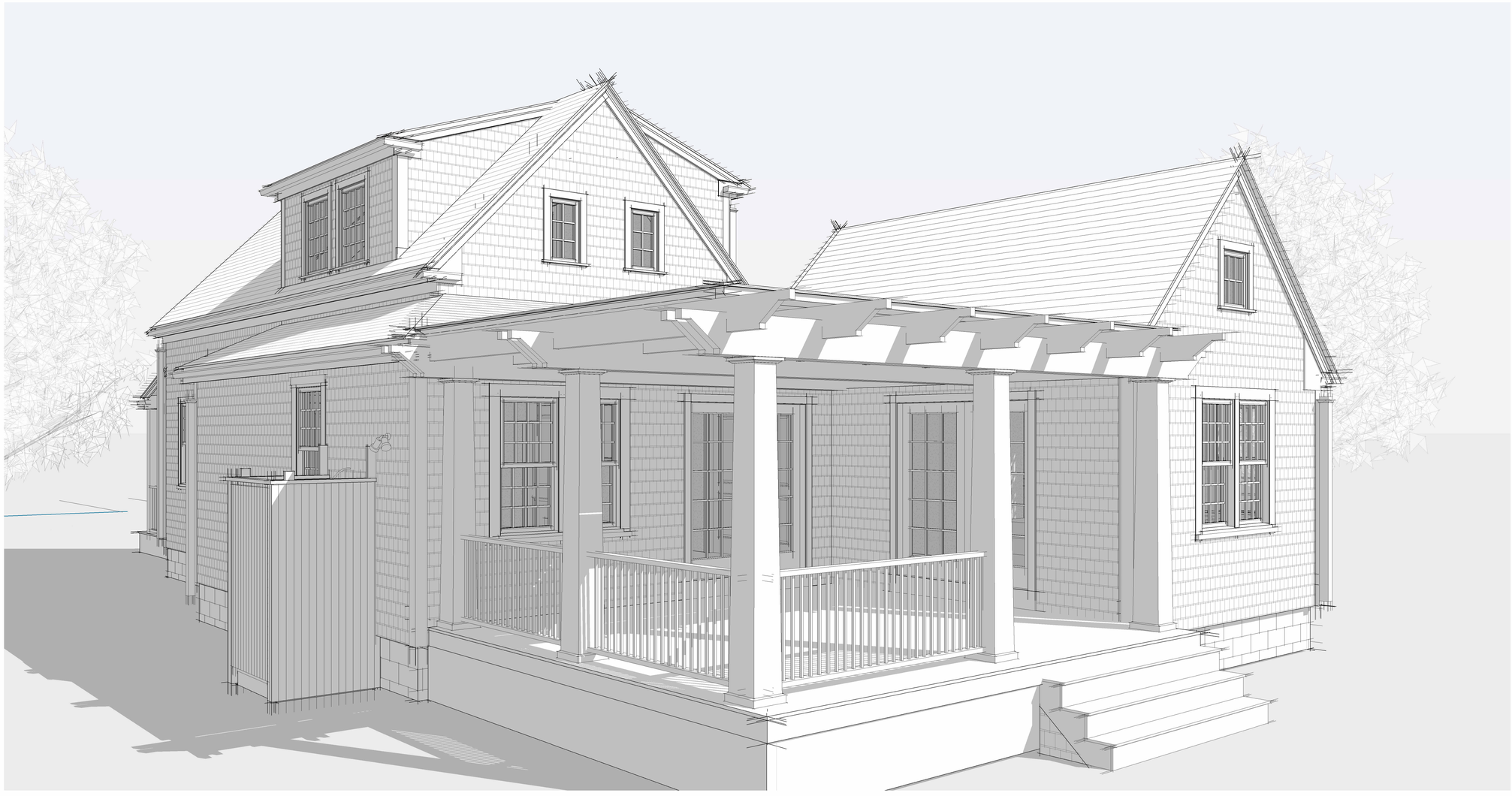
A.2.1

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

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Existing Photos

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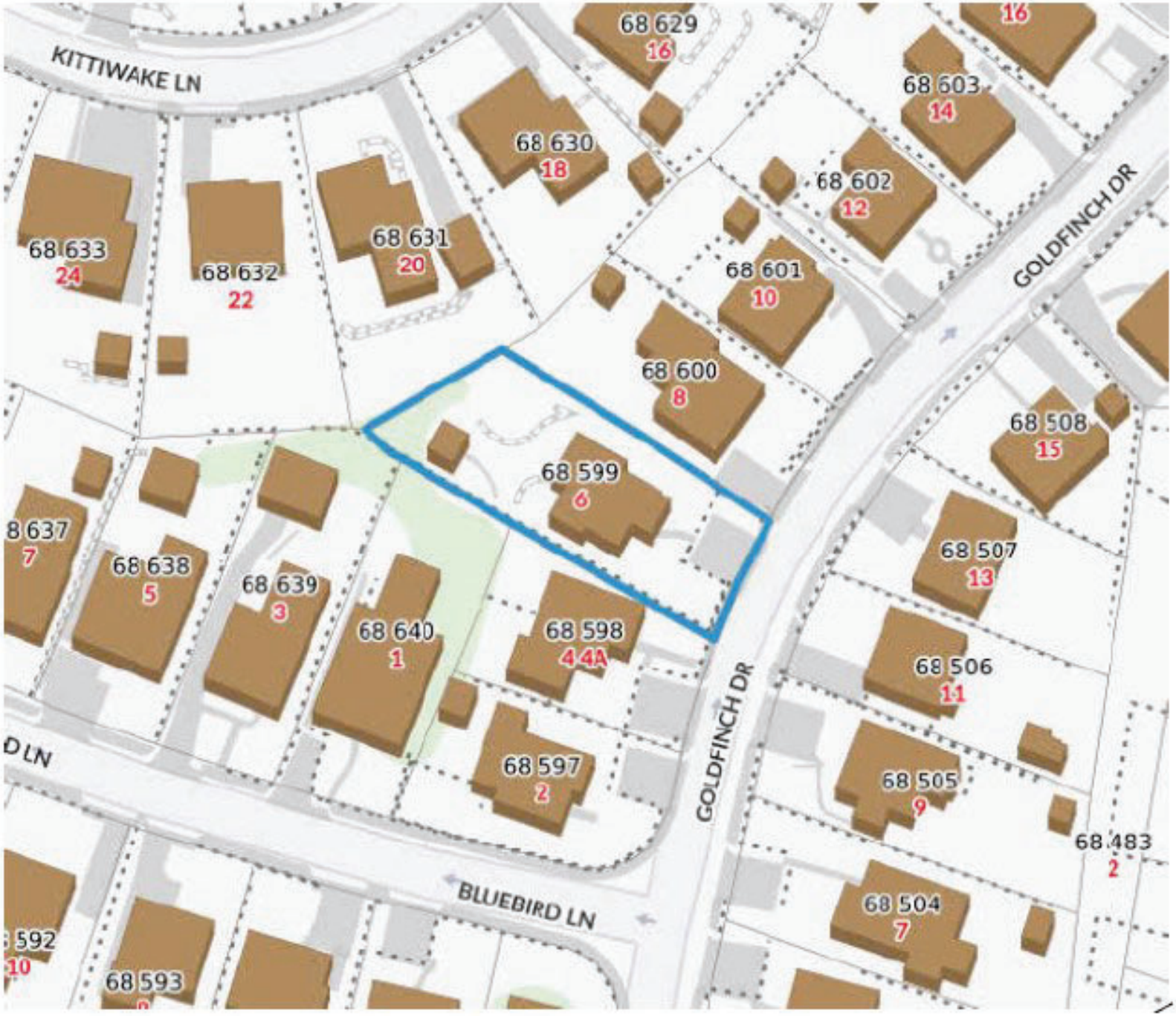
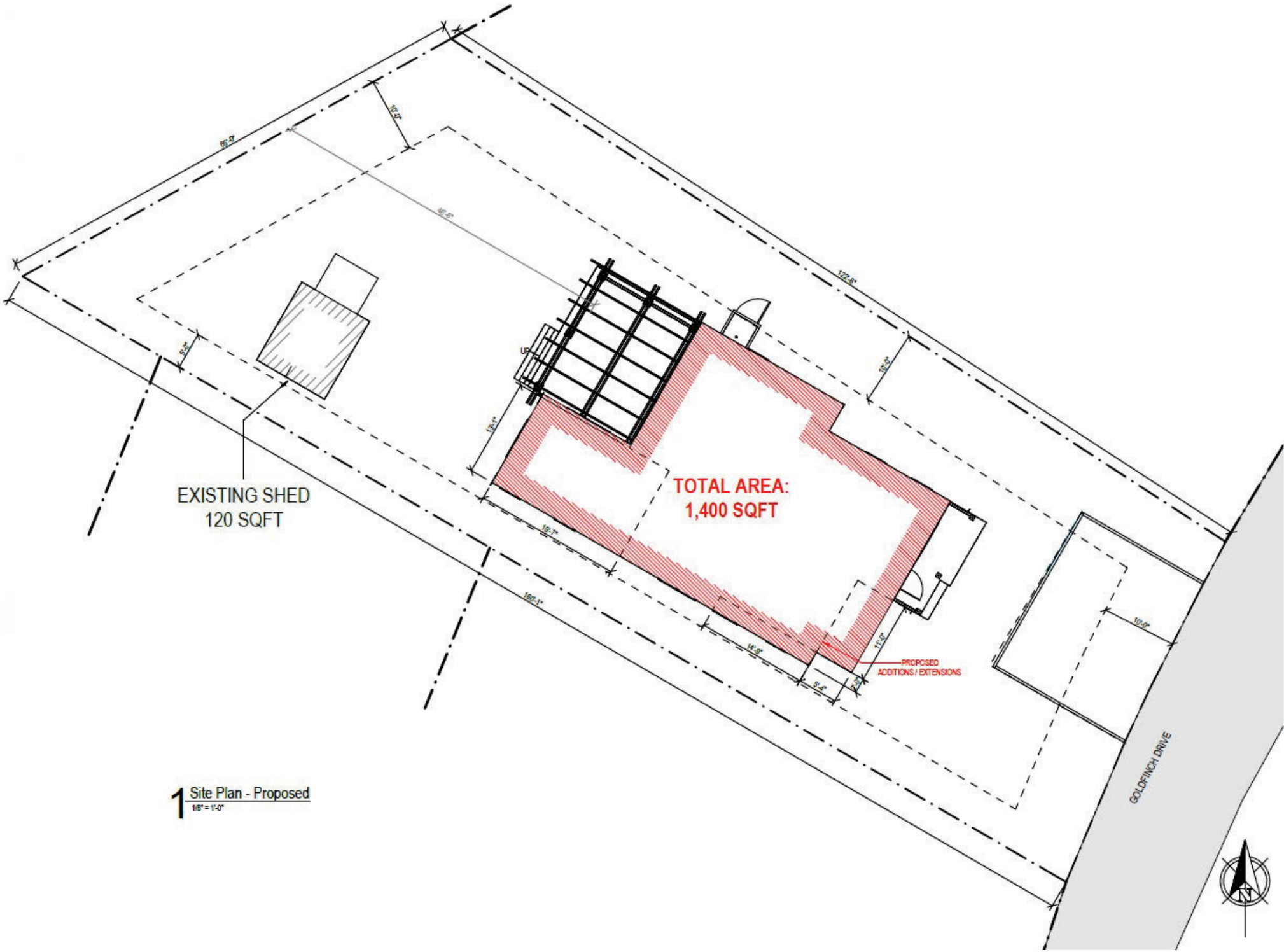
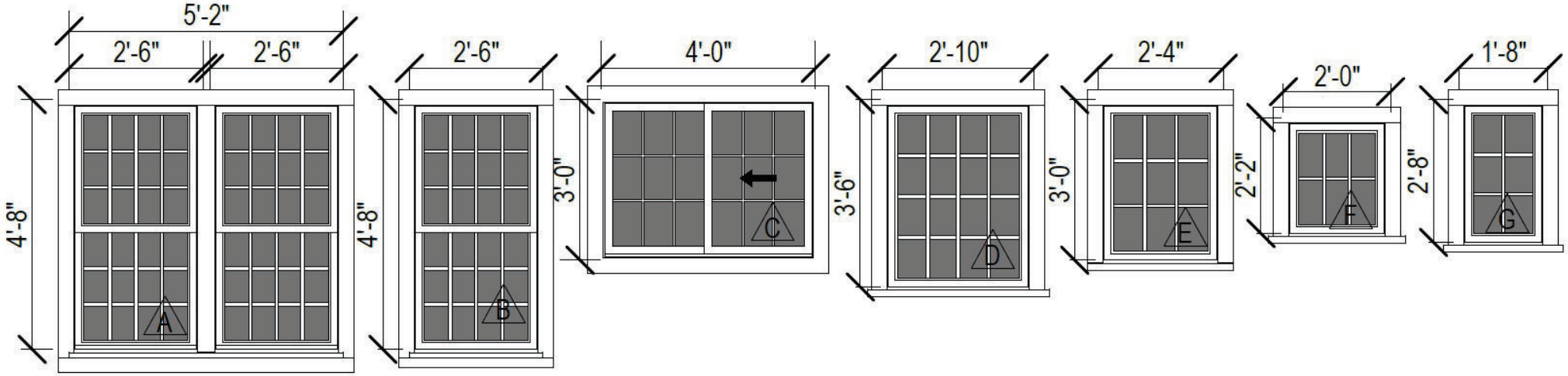


Locus Map

1/4" = 1'-0"



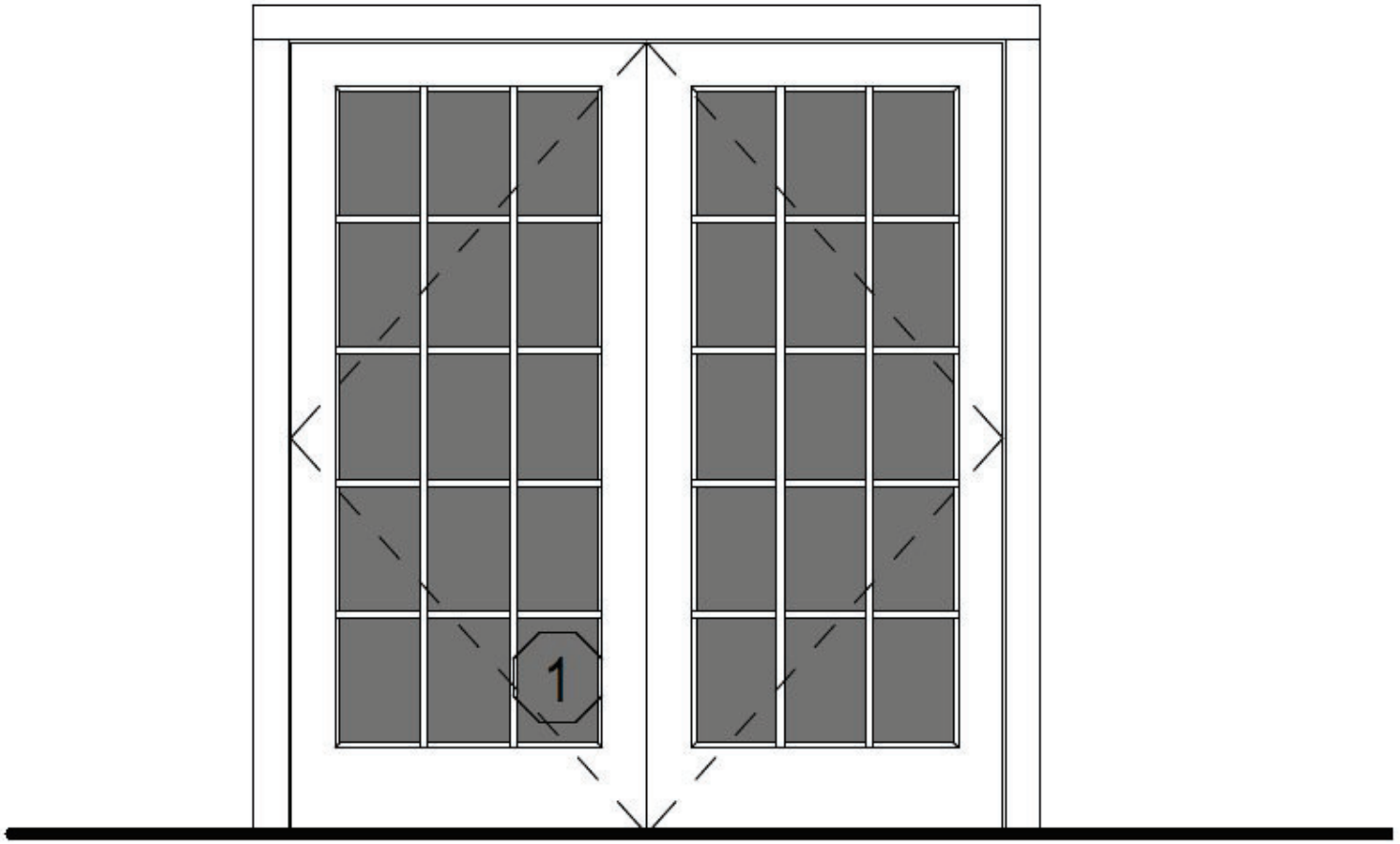
1 Site Plan - Proposed
1/8" = 1'-0"



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

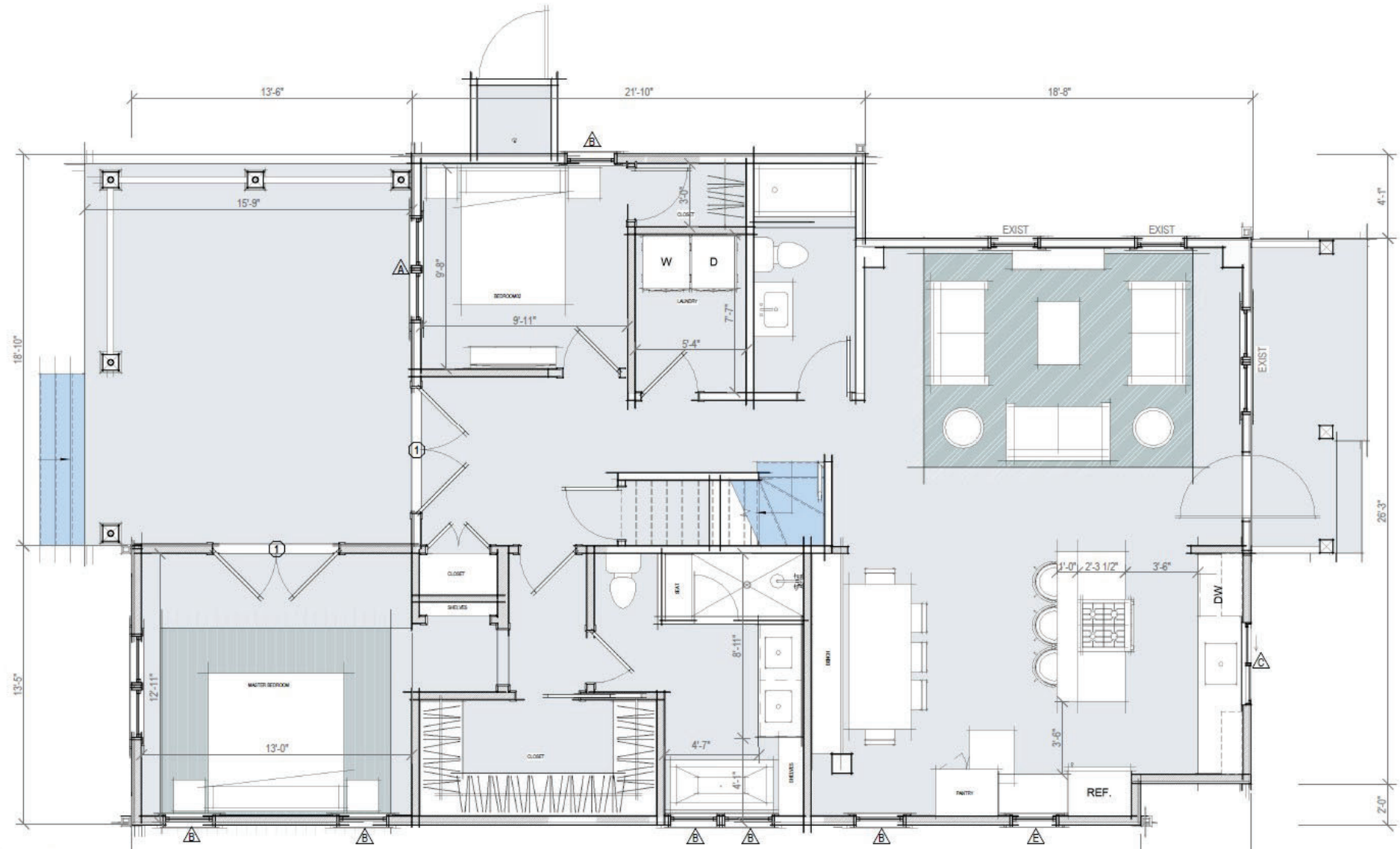
1/4" = 1'-0"



Hinged Double
15 Lite SDL

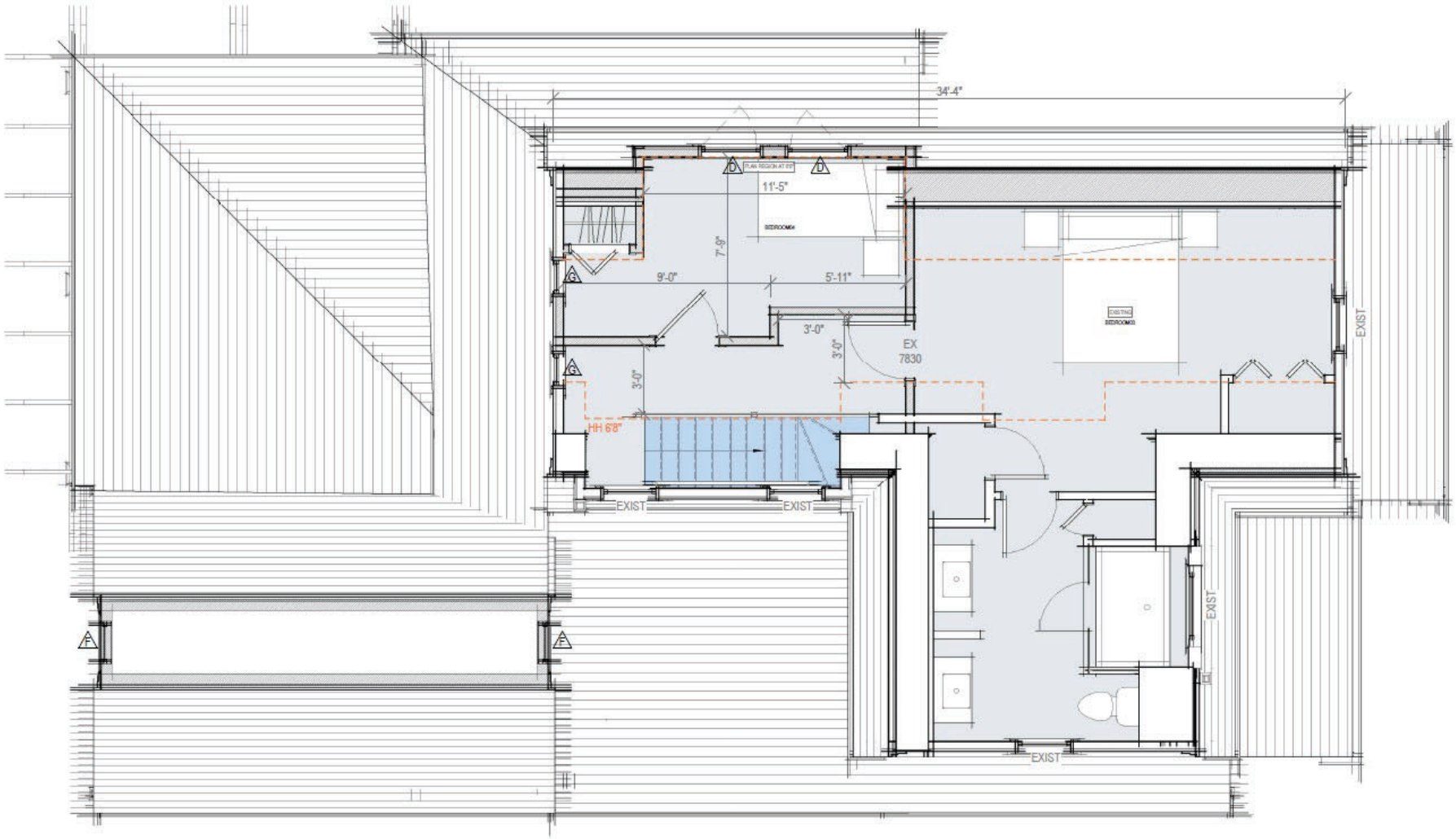
Exterior Door Legend

1/4" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"

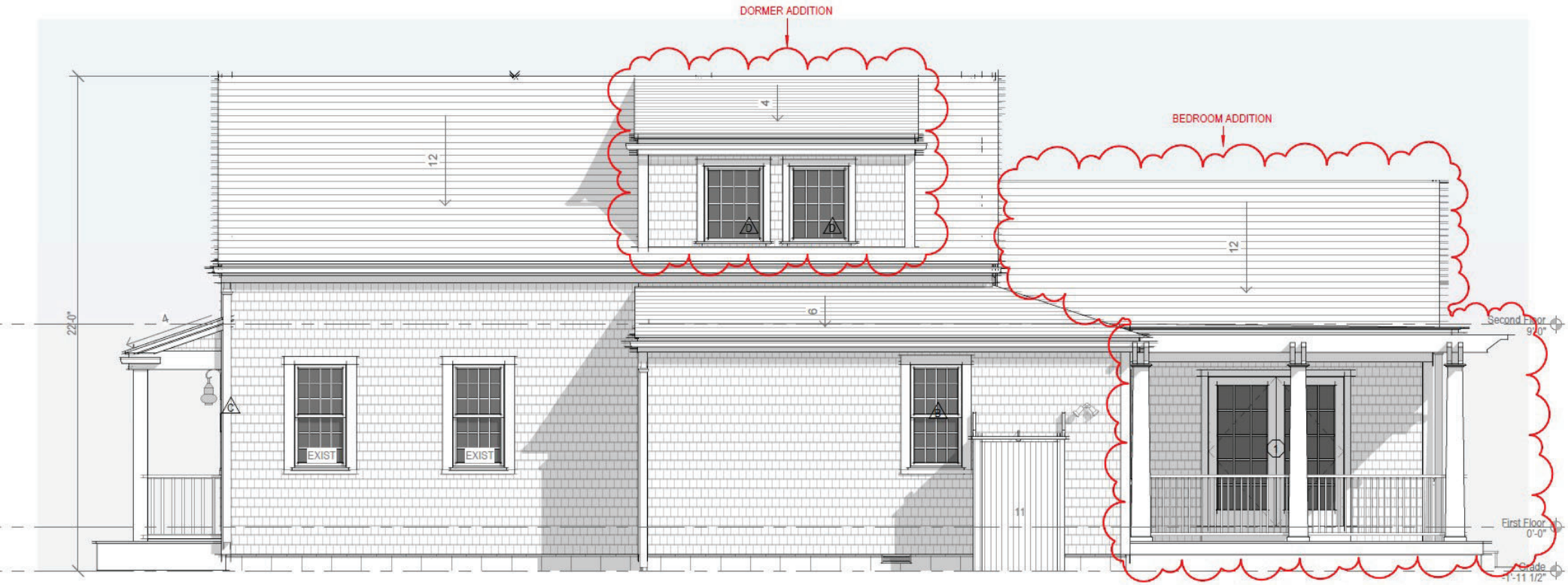


2 Second Floor Plan - Proposed
1/4" = 1'-0"



1 East Elevation - Proposed

1/4" = 1'-0"



2 North Elevation - Proposed

1/4" = 1'-0"



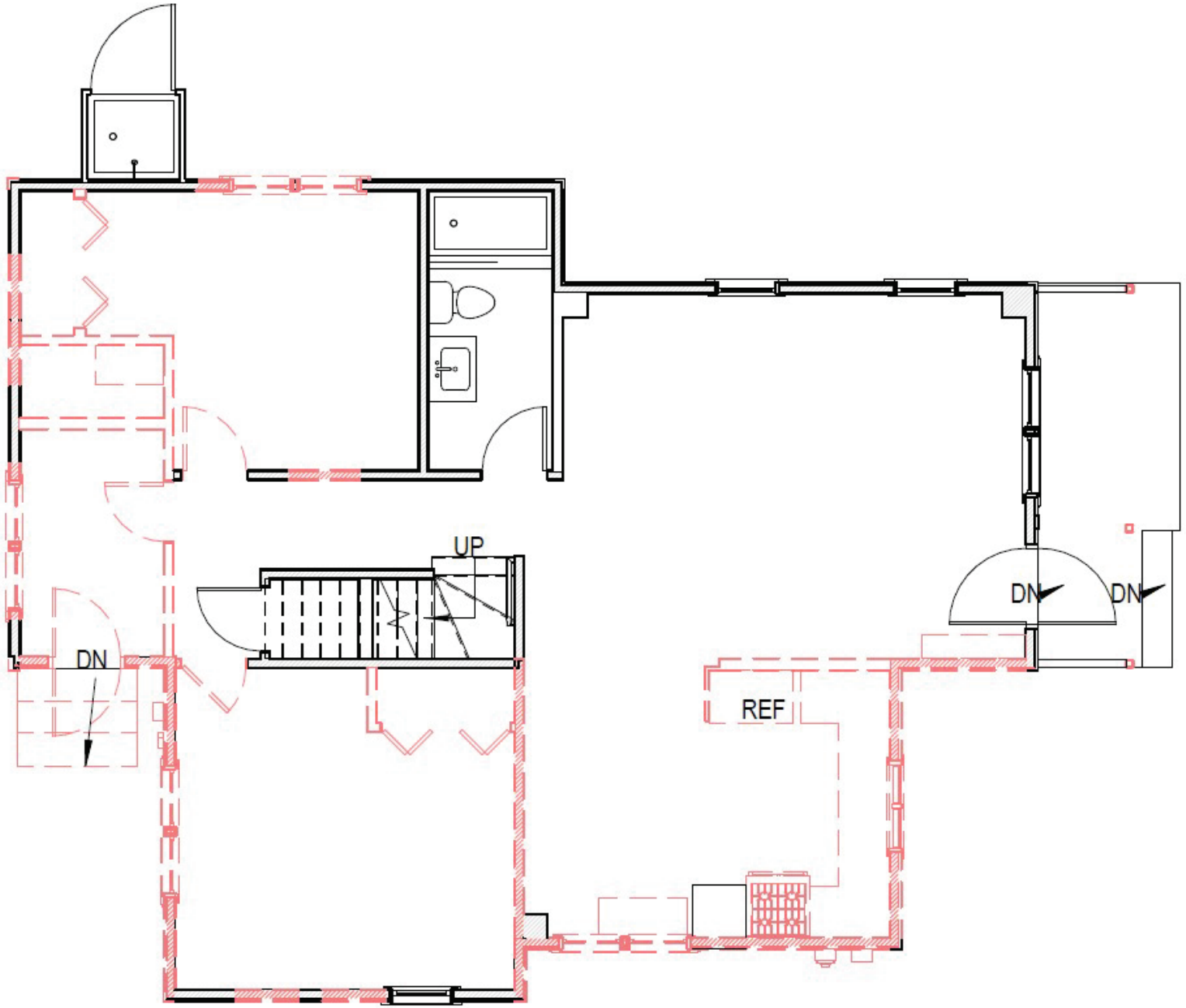
3 West Elevation - Proposed

1/4" = 1'-0"



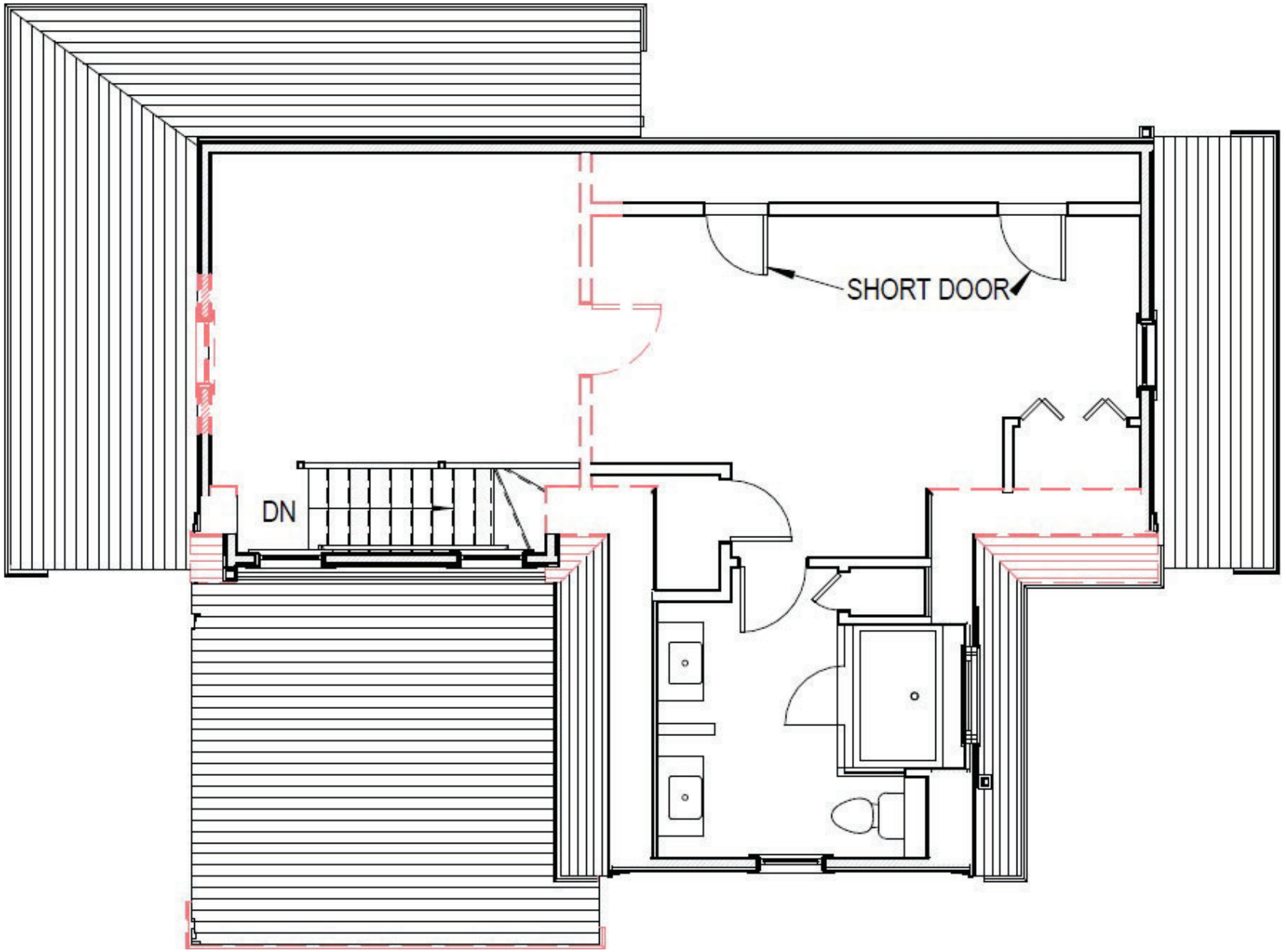
4 South Elevation - Proposed

1/4" = 1'-0"



First Floor - Existing / Demo

1/8" = 1'-0"



Second Floor - Existing / Demo

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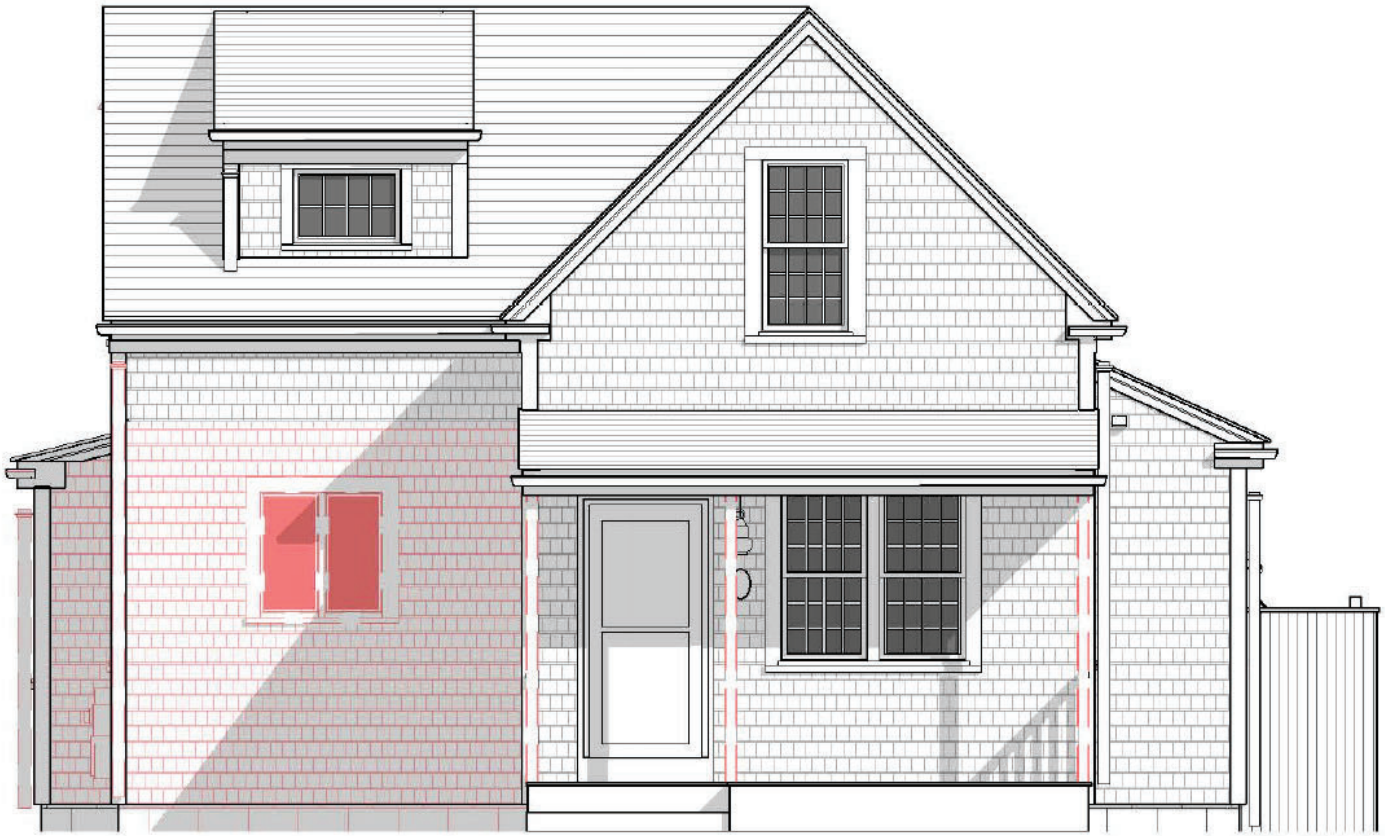

1A East Elevation - Existing / Demo

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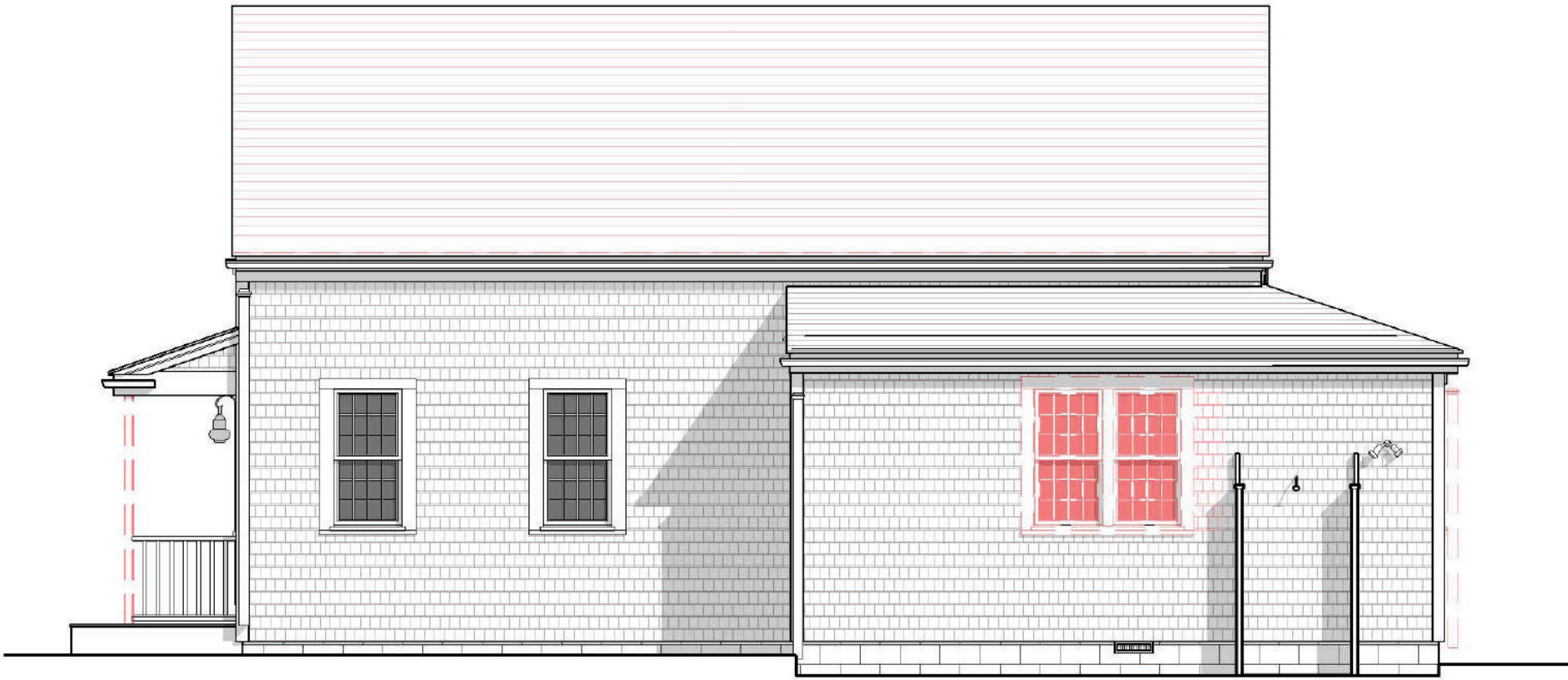


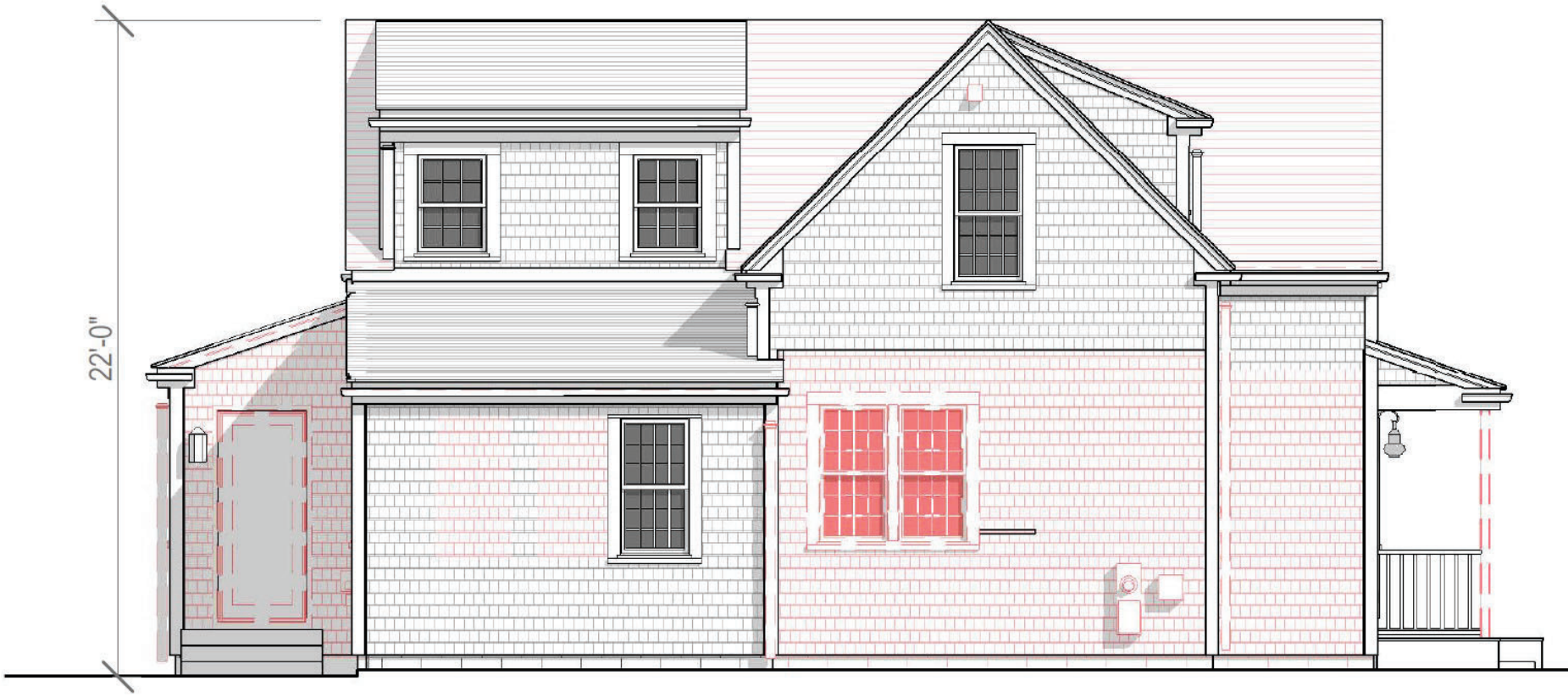
2A North Elevation - Existing / Demo

1/8" = 1'-0"



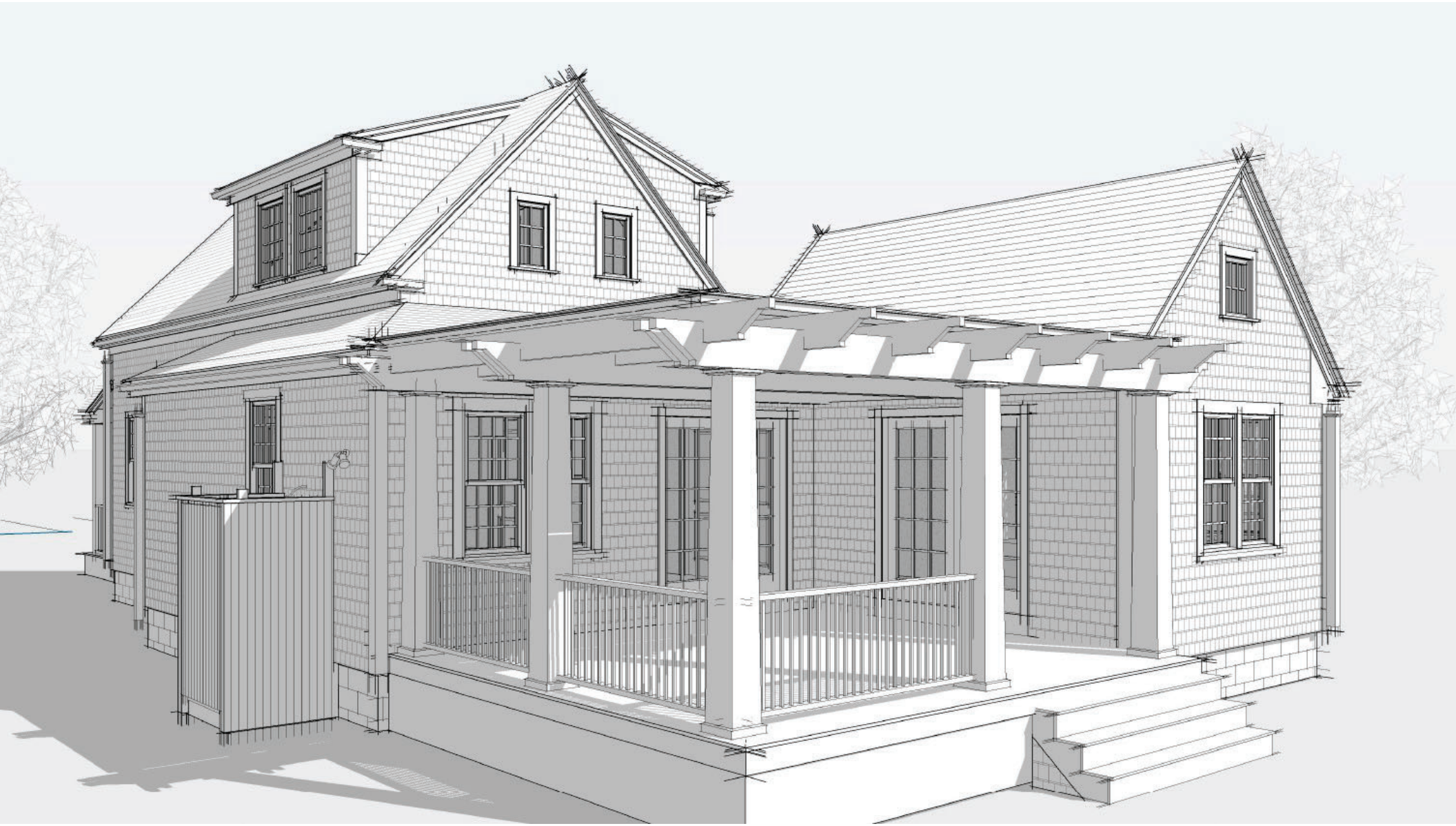
3A West Elevation - Existing / Demo

1/8" = 1'-0"



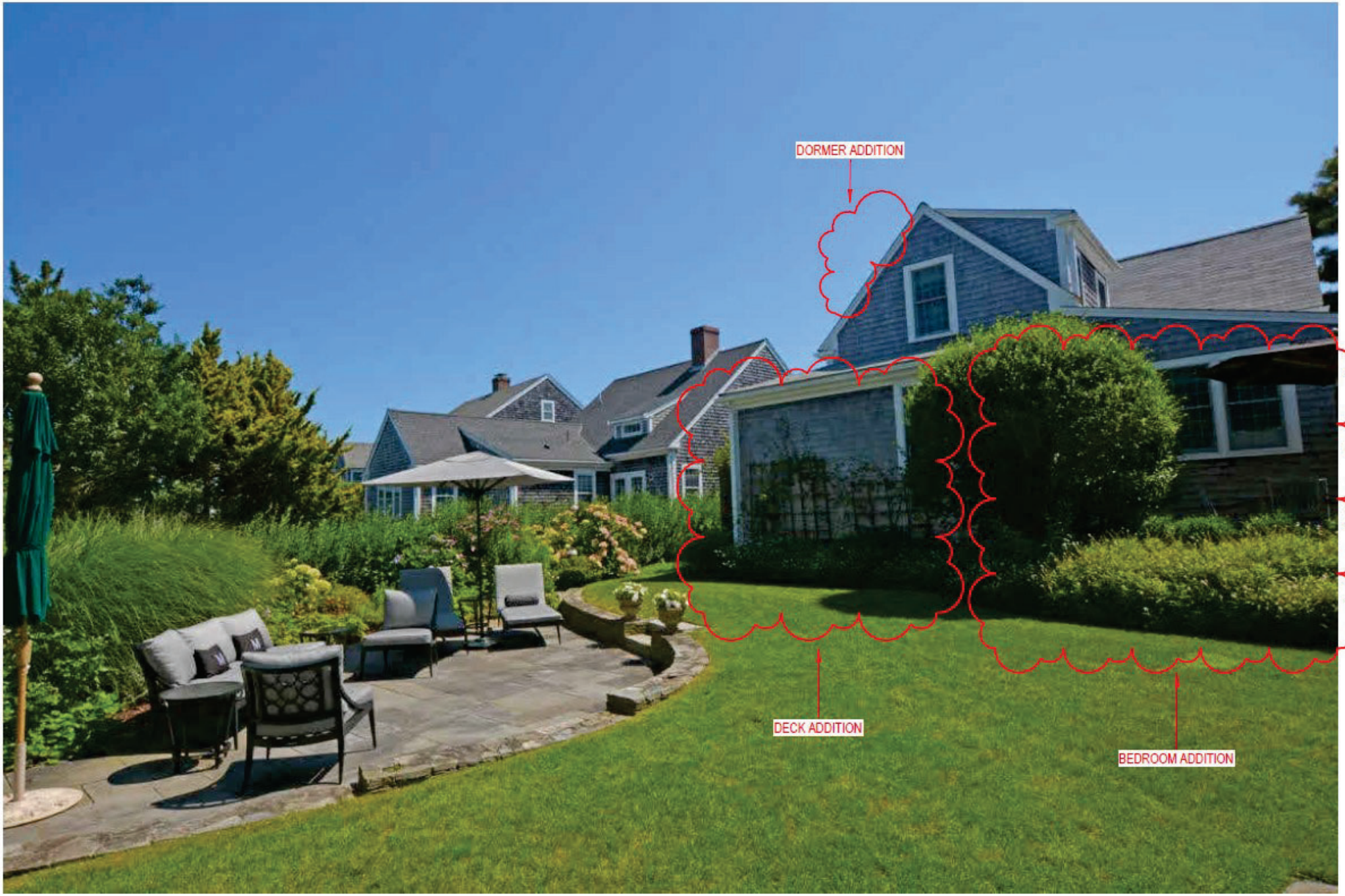
4A South Elevation - Existing / Demo

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.

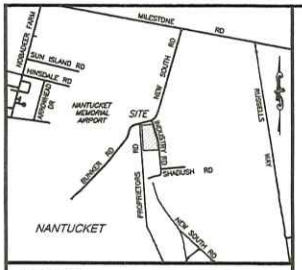
COLORS

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

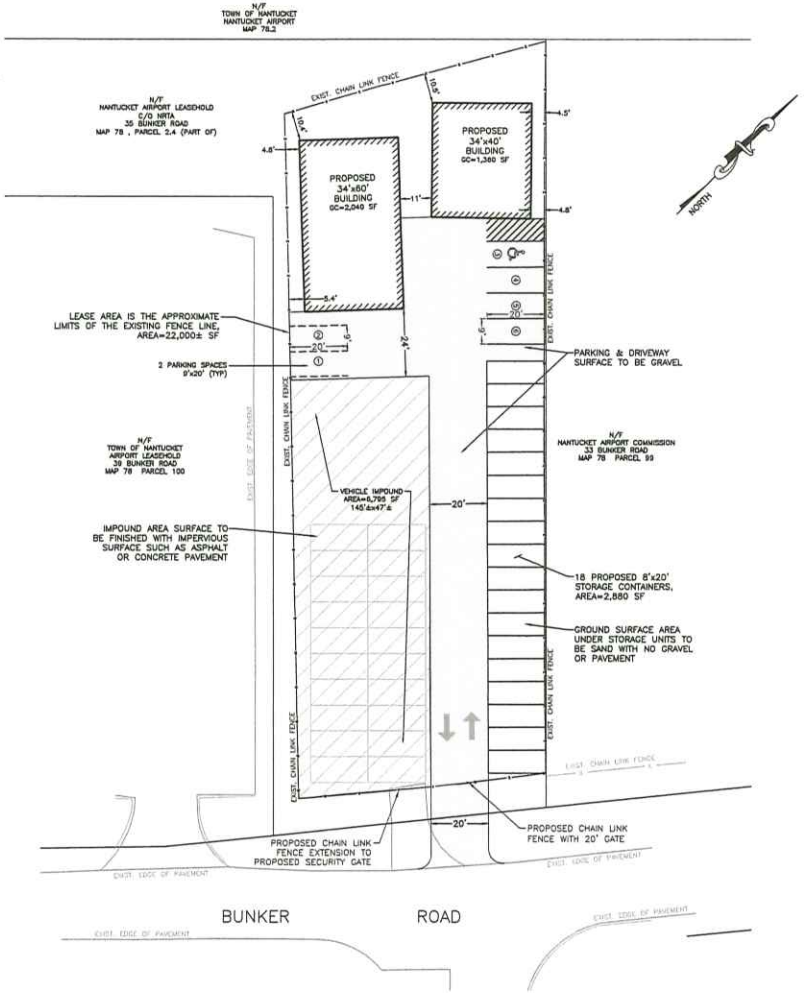
OWNER
NANTUCKET MEMORIAL AIRPORT COMMISSION 14 AIRPORT ROAD NANTUCKET, MA 02554 SITE LOCATION: BUNKER ROAD NANTUCKET, MASSACHUSETTS ASSESSORS REFERENCE: MAP 78 PARCEL 2.4 (PART OF)

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.

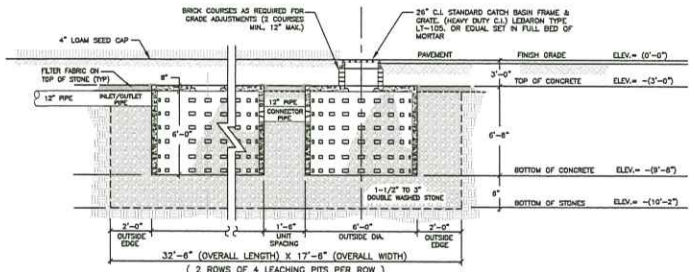
DRAWING TITLE: SITE PLAN

SCALE: 1"=20'

SHEET NO. 1 OF 2

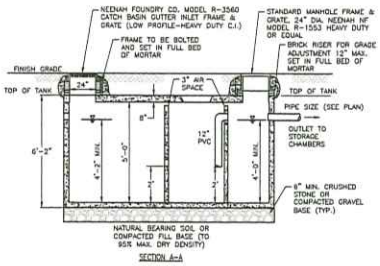
CONSTRUCTION NOTES

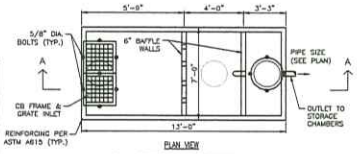
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
2. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND 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

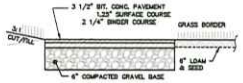
NOTES:
1. 6-FT DIAMETER H-20 PRECAST CONCRETE DRYWELL ITEM# LP102 AS MANUFACTURED BY ACME-SHOREY PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.





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

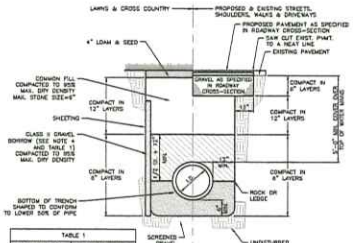
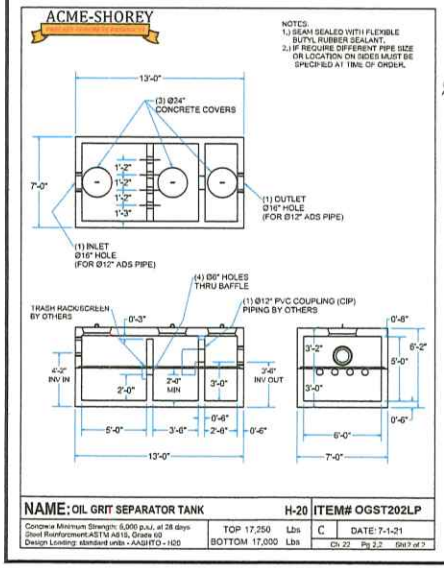


TABLE 1

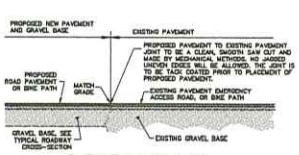
NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 18	1
18 AND LARGER	1-1/2

TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE

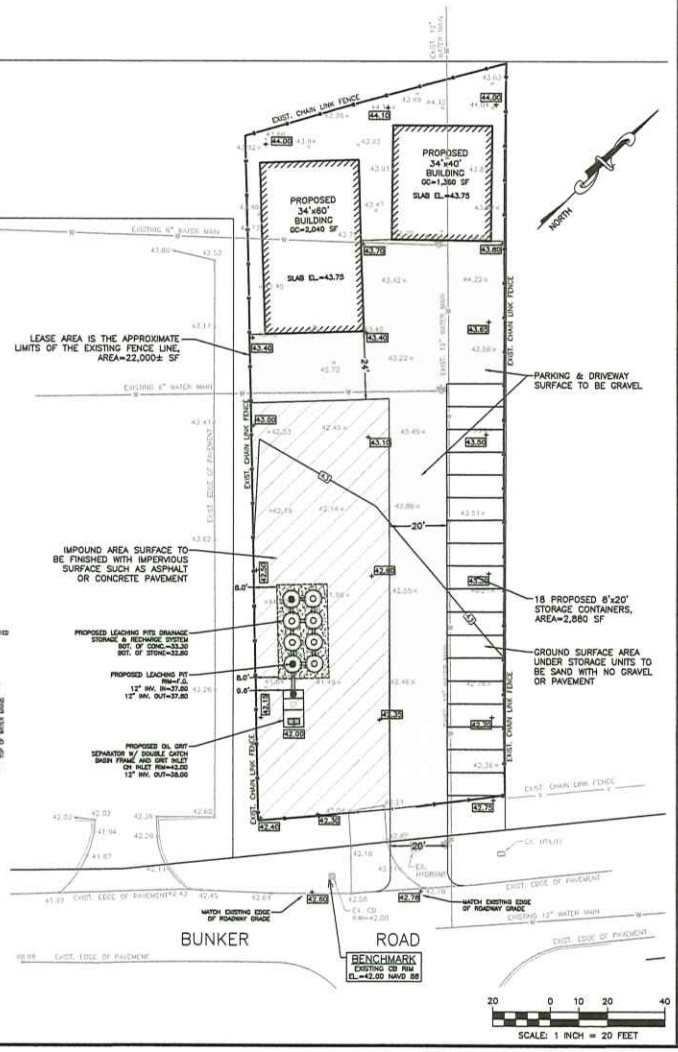
NOTES:
1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "D/2" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED 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)

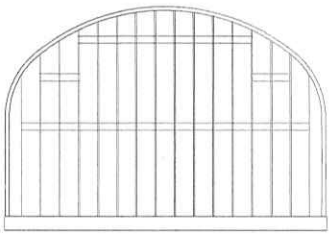
PREPARED FOR: GJ SMITH INC.

DRAWING TITLE: GRADING, DRAINAGE, & UTILITY PLAN

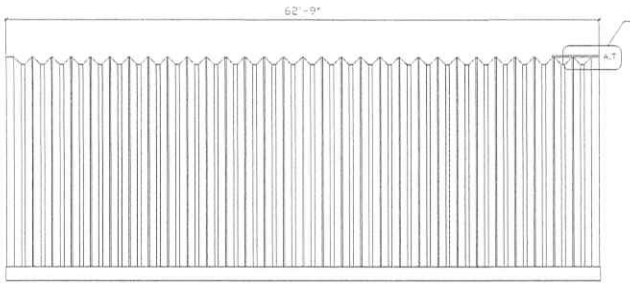
SCALE: 1"=20'

SHEET NO. 2 OF 2

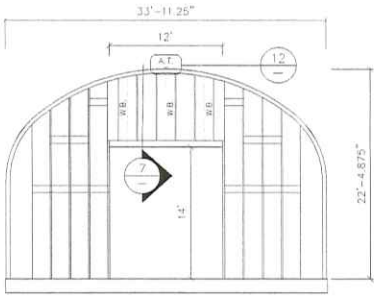
SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM



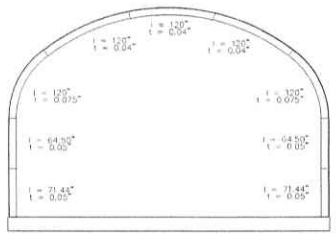
1 REAR ELEVATION



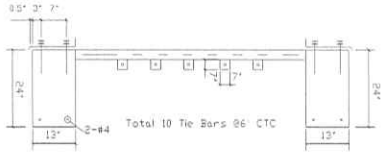
2 SIDE ELEVATION



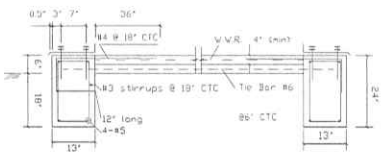
3 FRONT ELEVATION



4 ARCH PROFILE



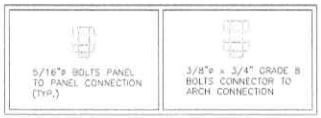
5 SECTION A–A

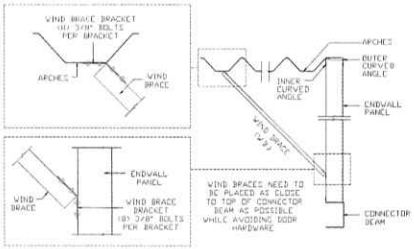


6 SECTION B–B

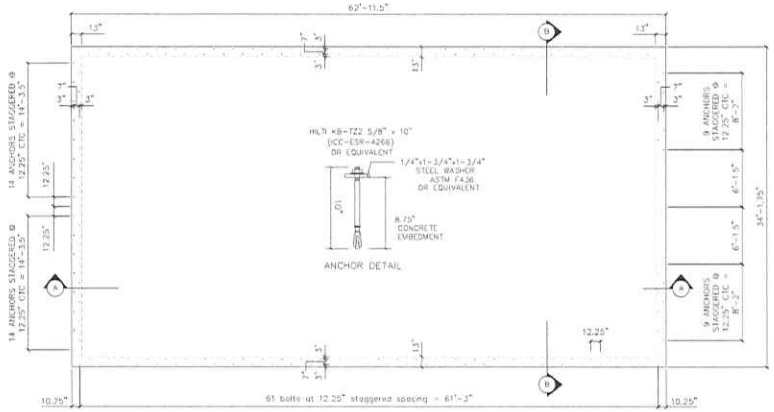
WARNING: DO NOT REMOVE OR REDUCE THE CONCRETE FLOOR OR THE REINFORCING STEEL, AND/OR RAISE THE TOPS OF THE FOOTERS ABOVE THE FLOOR OR BUILDING FAILURE MAY RESULT

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"

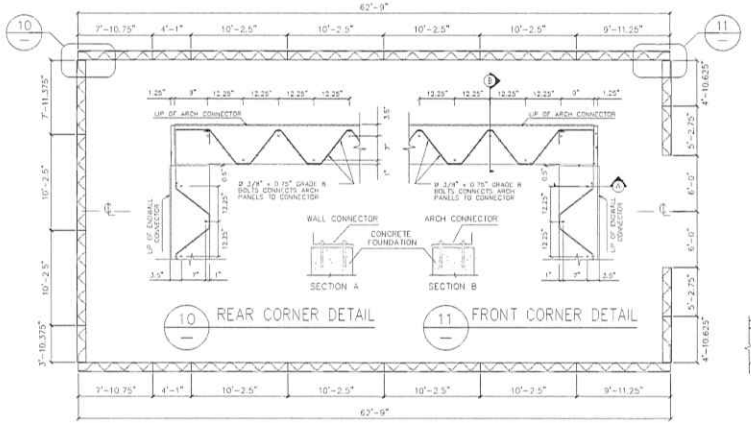




7 WIND BRACING DETAIL



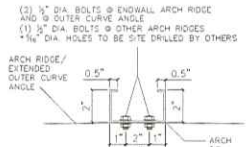
8 FOUNDATION PLAN



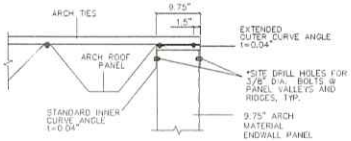
10 REAR CORNER DETAIL

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

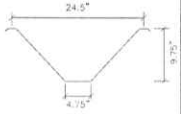
NOTE: THE FOUNDATION ON THE DRAWING SPECIFIES THE MINIMUM REQUIREMENTS. LOCAL BUILDING CODE AND SITE CONDITIONS MAY REQUIRE A STRONGER FOUNDATION, WHICH MUST BE DESIGNED BY A LOCAL ENGINEER.

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
This drawing is the property of Future Steel Buildings Intl. Corp. Any duplication of this drawing in whole or in part is strictly forbidden. Anyone going so will be prosecuted to the full extent of the law.

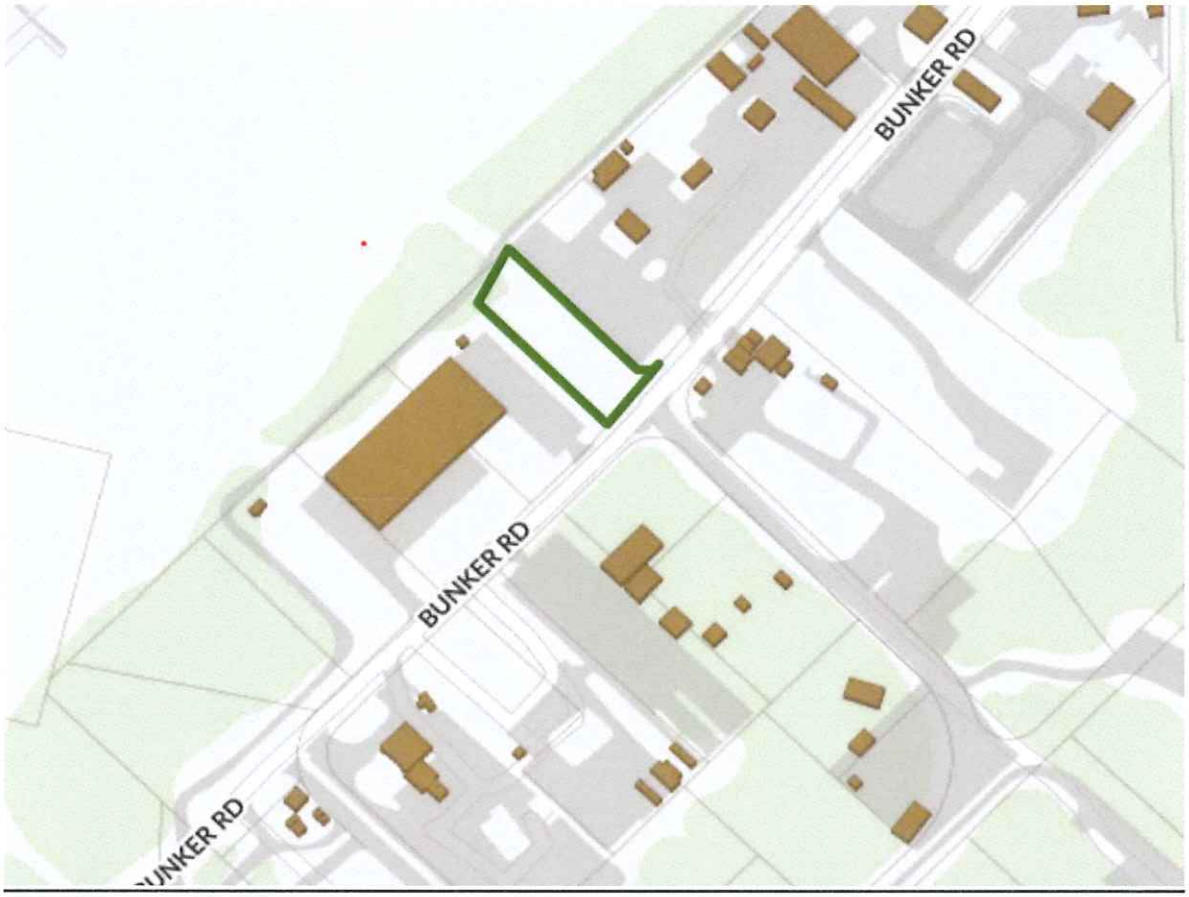
SteelMaster
720 CHRYSLER DR., BRAMPTON, ONTARIO, L6S 6B5 CANADA (905) 790-8500
E-MAIL ADDRESS – ENGINEERING@STEELMASTER.CO

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	DWG: 81-66661

33A BUNKER ROAD





BUNKER ROAD – SECURED COMMERCIAL INDUSTRIAL AREA BEHIND THE AIRPORT

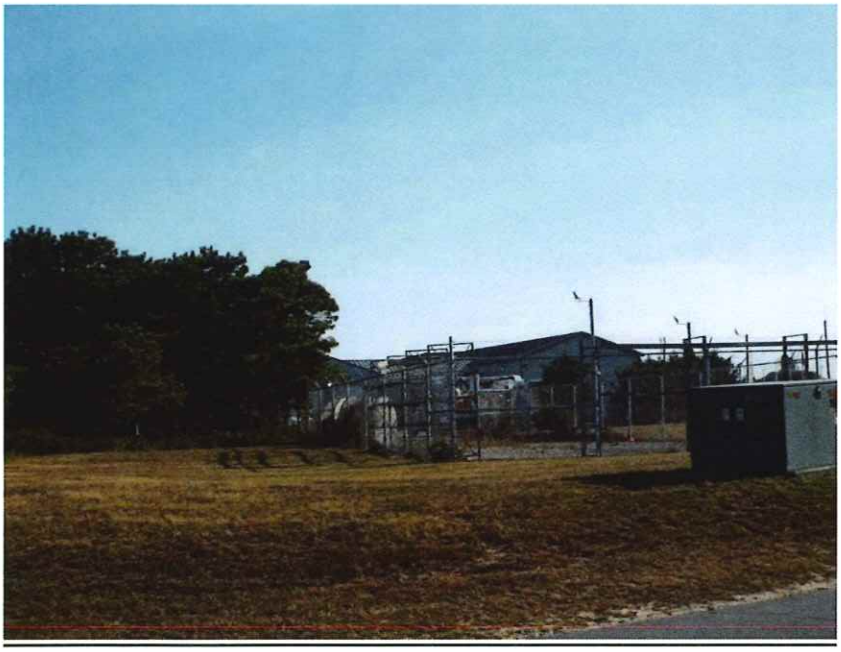
ROAD LEADING UP TO THE SECURITY FENCE – RUNWAYS ON THE RIGHT





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

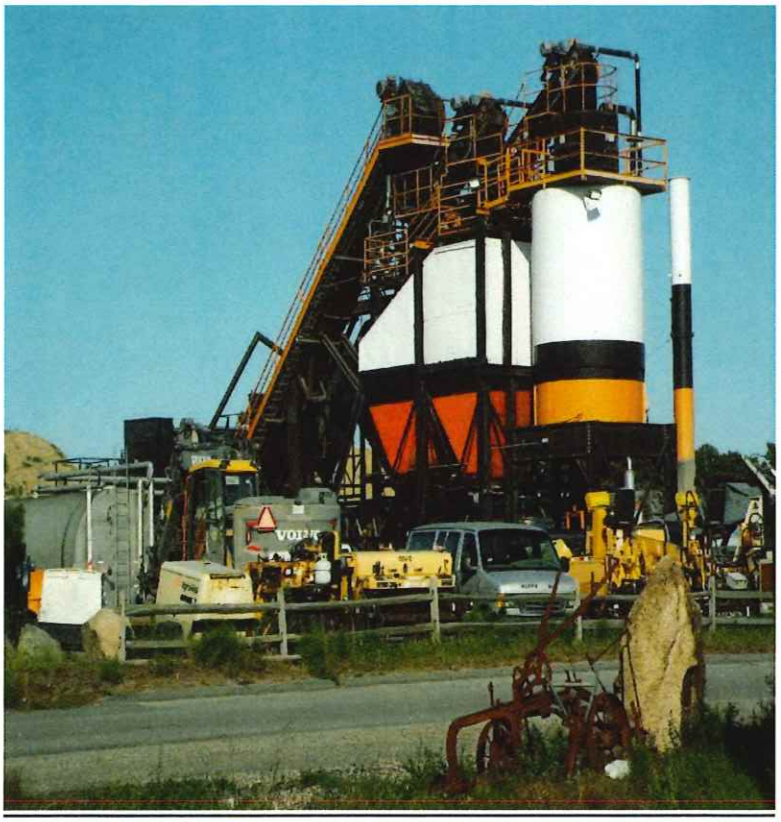


33 BUNKER ROAD



38 BUNKER ROAD - ASPHALT PLANT





35/39 BUNKER ROAD - TOWN NRTA BUILDING









80/76/74/70 BUNKER ROAD

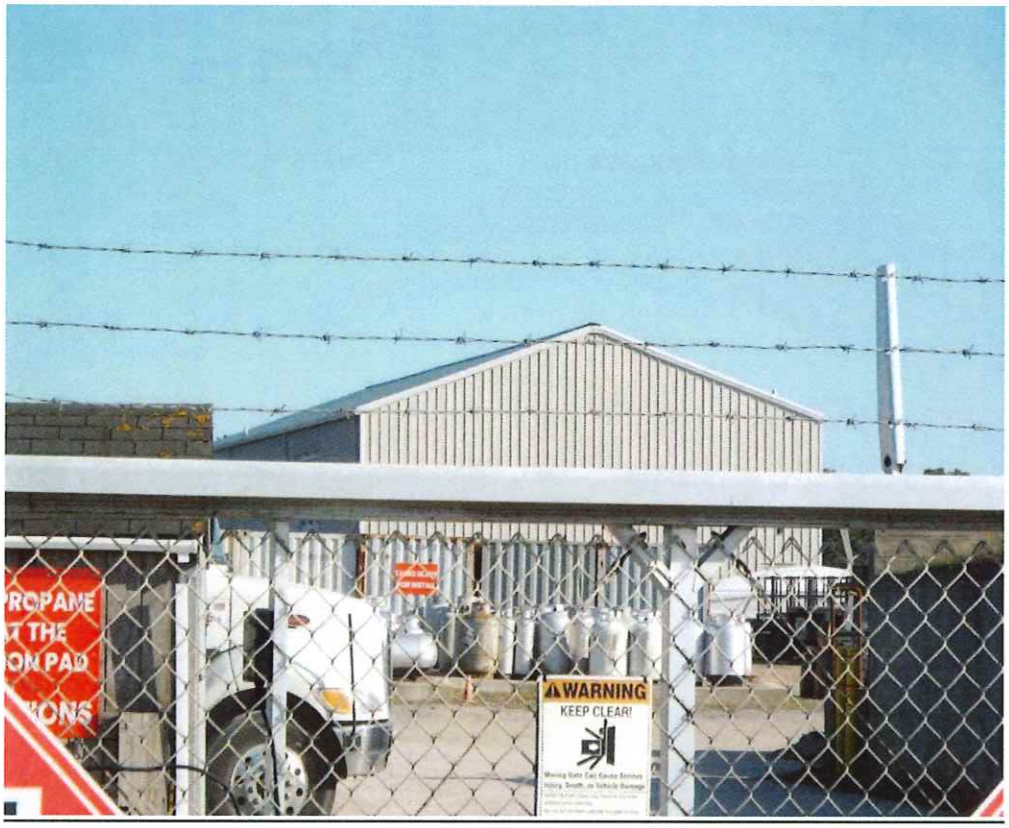


44 BUNKER ROAD - ISLAND GAS PROPANE TANK FARM




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.

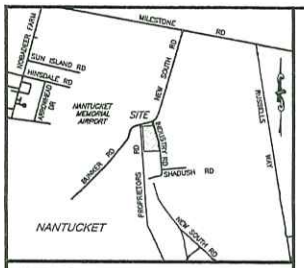
COLORS

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

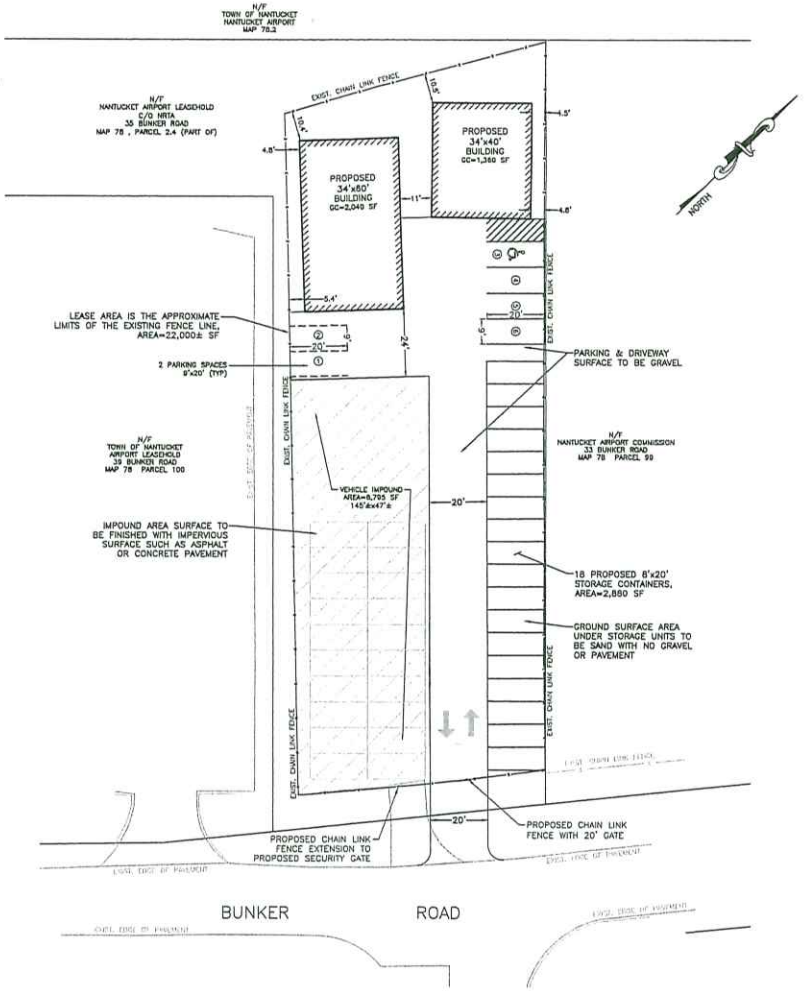


LOCUS NOT TO SCALE

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.

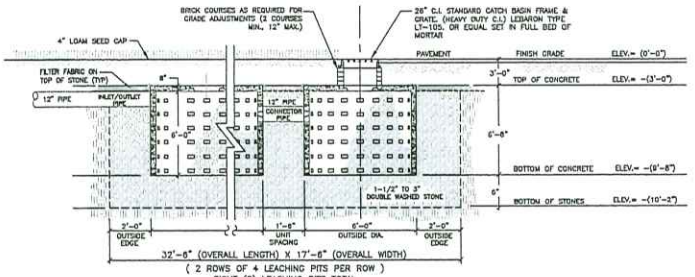
DRAWING TITLE: SITE PLAN

SCALE: 1"=20'

SHEET NO. 1 OF 2

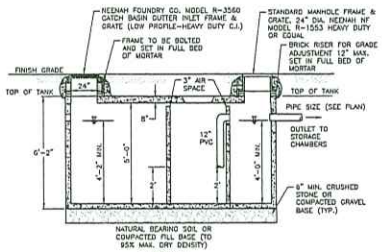
CONSTRUCTION NOTES

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.

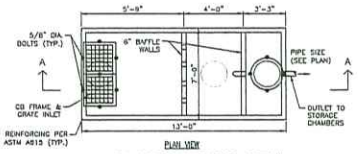


TYPICAL 6-FT. DIA. CONCRETE LEACHING PIT DETAIL
NOT TO SCALE

NOTES:
1. 6-FT DIAMETER H-20 PRECAST CONCRETE DRYWELL ITEM# LP102 AS MANUFACTURED BY ACME-SHOREY PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.



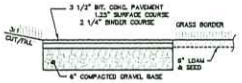
SECTION A-A



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

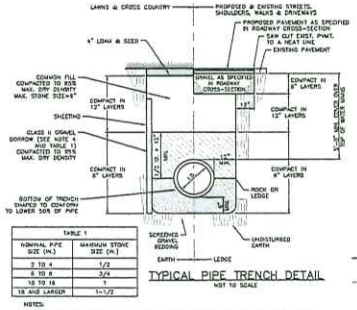
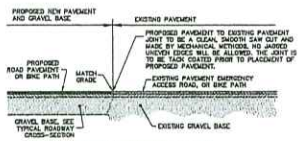


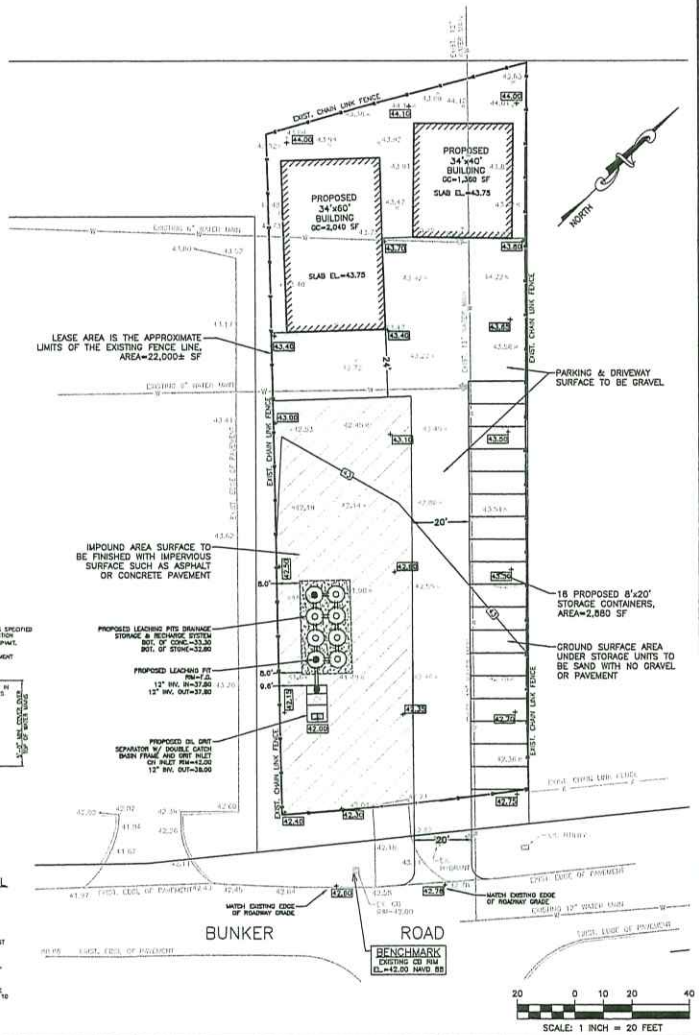
TABLE 1	
NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 16	1
18 AND LARGER	1-1/2

TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE

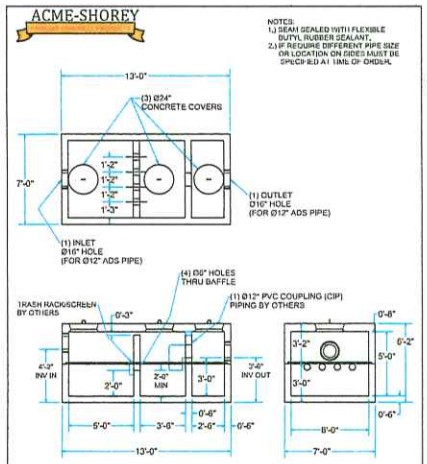
NOTES:
1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDISTURBED POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED 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

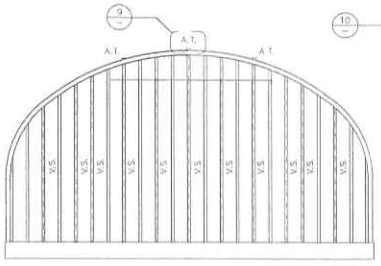
BUNKER ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 78, PARCEL 2.4 (PART OF)

PREPARED FOR GJ SMITH INC.

DRAWING TITLE:
GRADING , DRAINAGE , & UTILITY PLAN

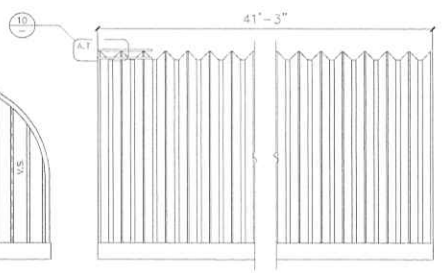
SCALE: 1"=20'

SHEET NO.
2 OF 2

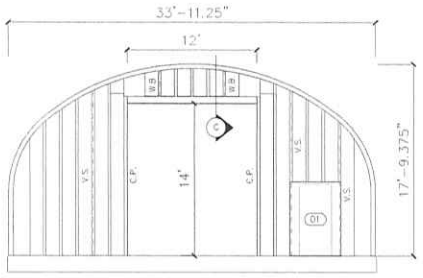


1 REAR ELEVATION

V.S. = VERTICAL STIFFENER
A.T. = ARCH TIES



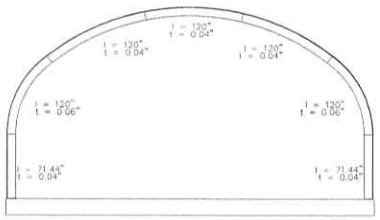
2 SIDE ELEVATION



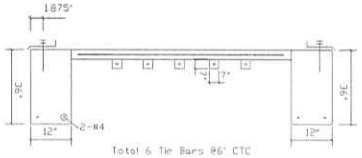
3 FRONT ELEVATION

W.B. = WIND BRACING
V.S. = VERTICAL STIFFENER
C.P. = CANISTER POST

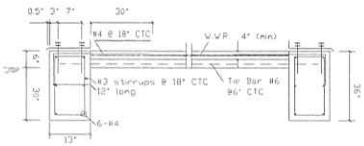
DOOR SCHEDULE	
01	38"W x 82"H
PANELS FOR DOOR ADAPTOR TO BE FIELD CUT ON SITE BY OTHERS.	



4 ARCH PROFILE



5 SECTION A-A

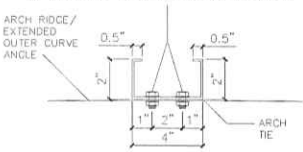


6 SECTION B-B

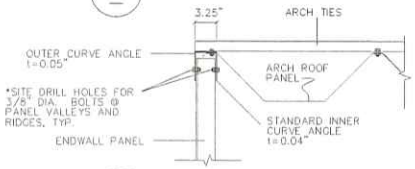
WARNING: DO NOT REMOVE OR REDUCE THE CONCRETE FLOOR OR THE REINFORCING STEEL, AND/OR RAISE THE TOPS OF THE FOOTERS ABOVE THE FLOOR OR BUILDING FAILURE MAY RESULT

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"

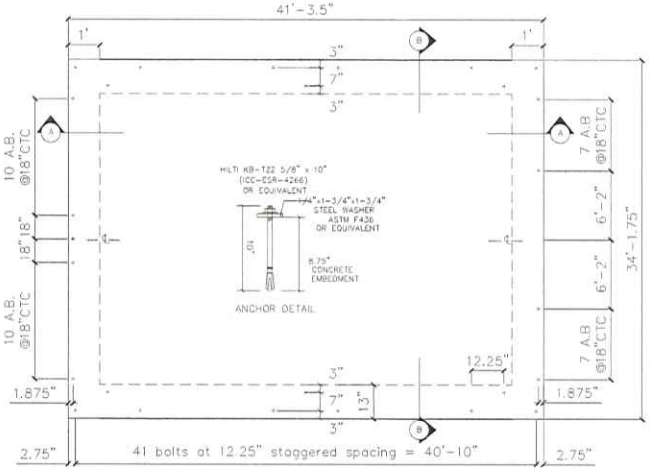
(2) ½" DIA. BOLTS @ ENDWALL ARCH RIDGE AND @ OUTER CURVE ANGLE
(1) ½" DIA. BOLTS @ OTHER ARCH RIDGES
•9/16" DIA. HOLES TO BE SITE DRILLED BY OTHERS



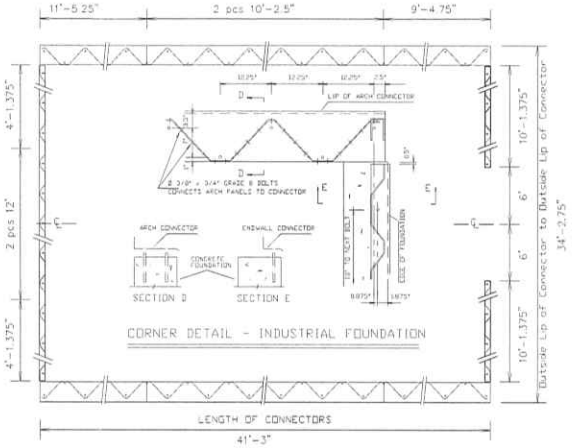
9 ARCH TIE DETAIL



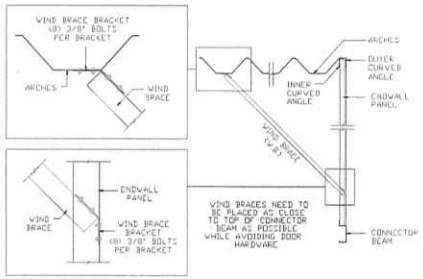
10 ARCH TIE SIDE DETAIL



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

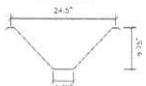
NOTE: THE FOUNDATION ON THE DRAWING SPECIFIES THE MINIMUM REQUIREMENTS. LOCAL BUILDING CODE AND SITE CONDITIONS MAY REQUIRE A STRONGER FOUNDATION, WHICH MUST BE DESIGNED BY A LOCAL ENGINEER.

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.

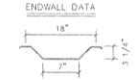
DESIGN DATA (MATERIALS)

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
This drawing is the property of Future Steel Buildings Intl. Corp. Any duplication of this drawing in whole or in part is strictly forbidden. Anyone doing so will be prosecuted to the full extent of the law.

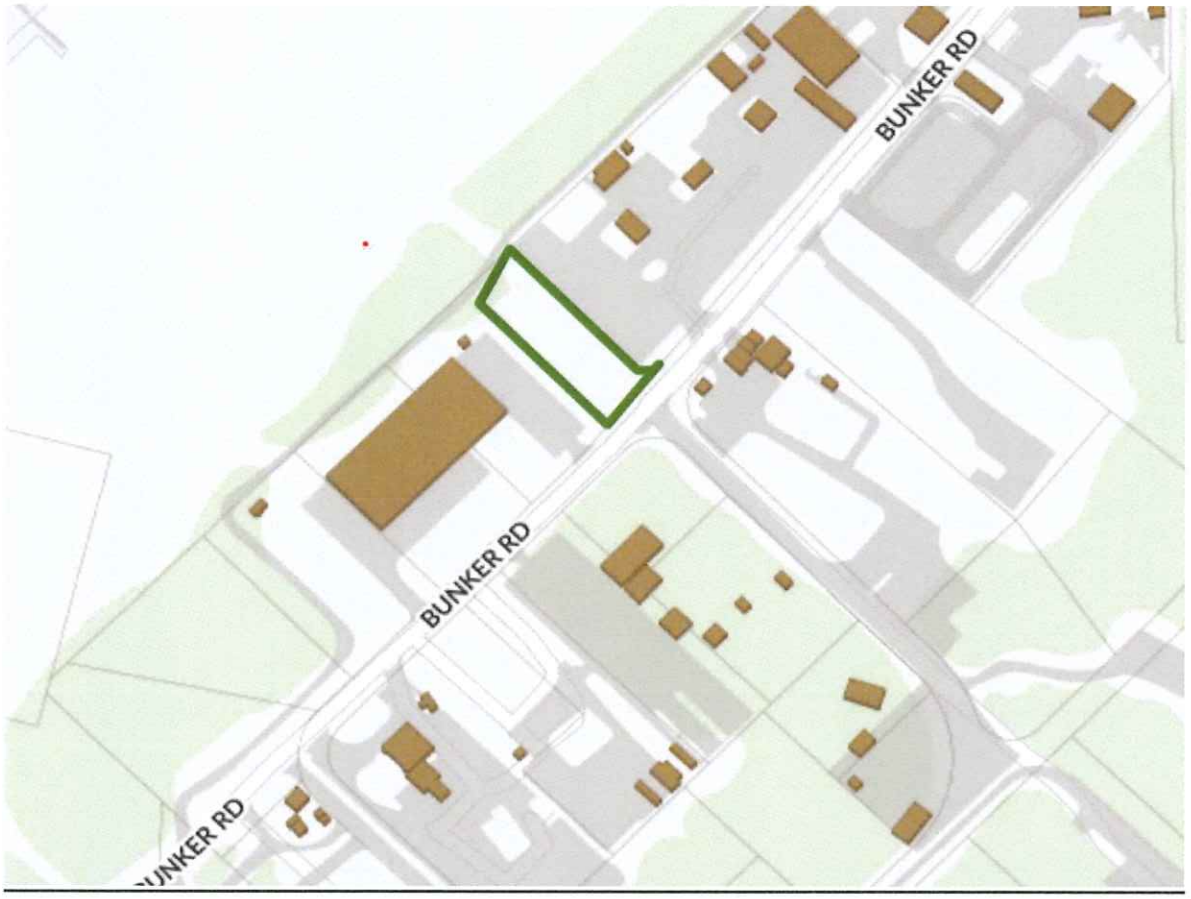
SteelMaster
220 CHRYSLER DR., BRAMPTON, ONTARIO, L6S 6B6 CANADA (905) 790-8500
E-MAIL ADDRESS - ENGINEERING@STEELMASTERUSA.INFO

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



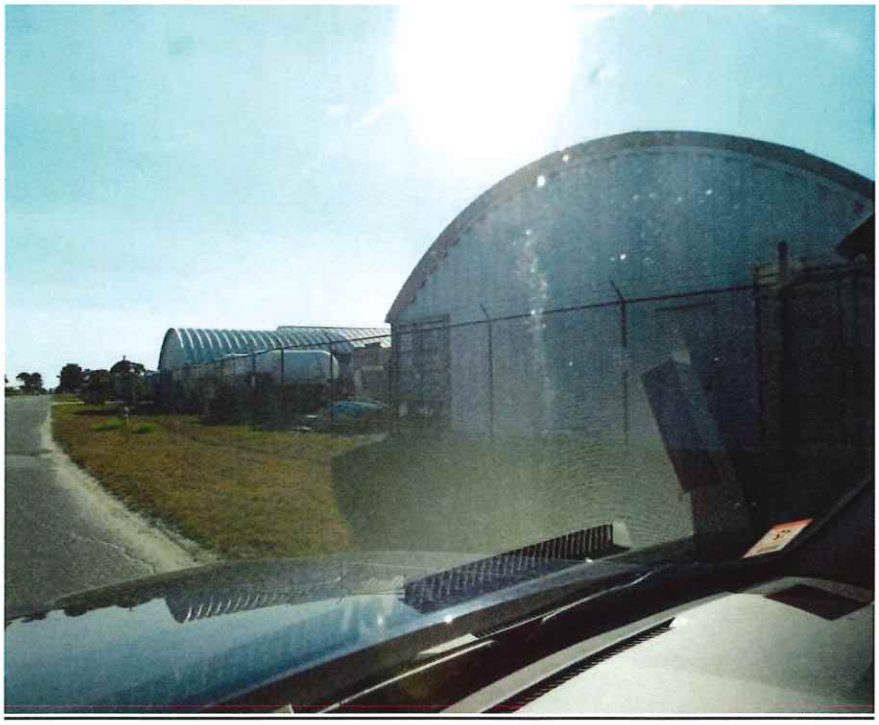






25 BUNKER ROAD – TWO 40' X 40' QUONSET HUTS

















36 BUNKER ROAD – TOSCANA

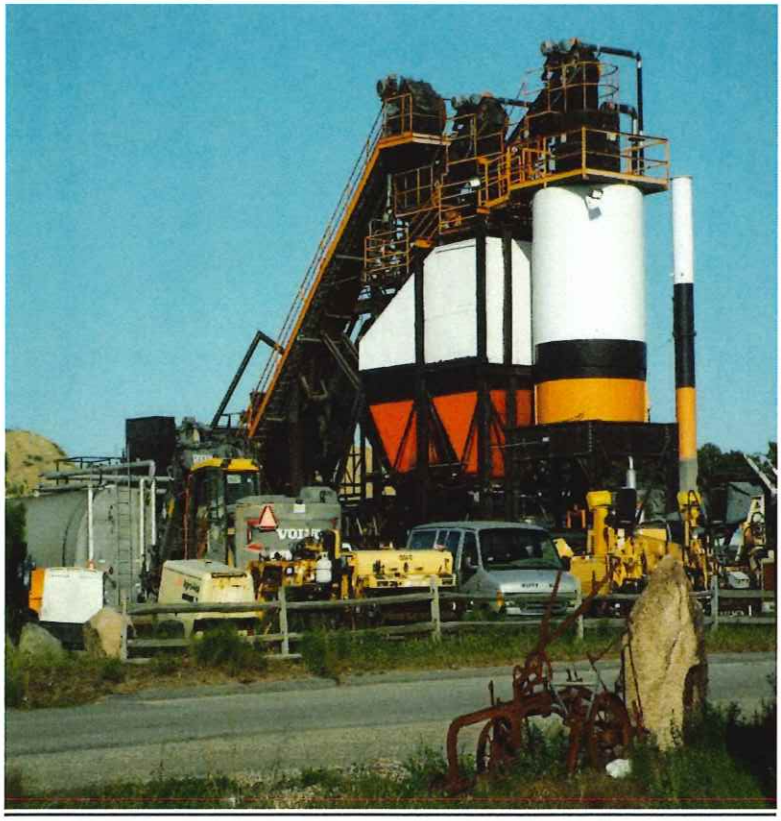


33 BUNKER ROAD



38 BUNKER ROAD - ASPHALT PLANT





35/39 BUNKER ROAD - TOWN NRTA BUILDING









80/76/74/70 BUNKER ROAD

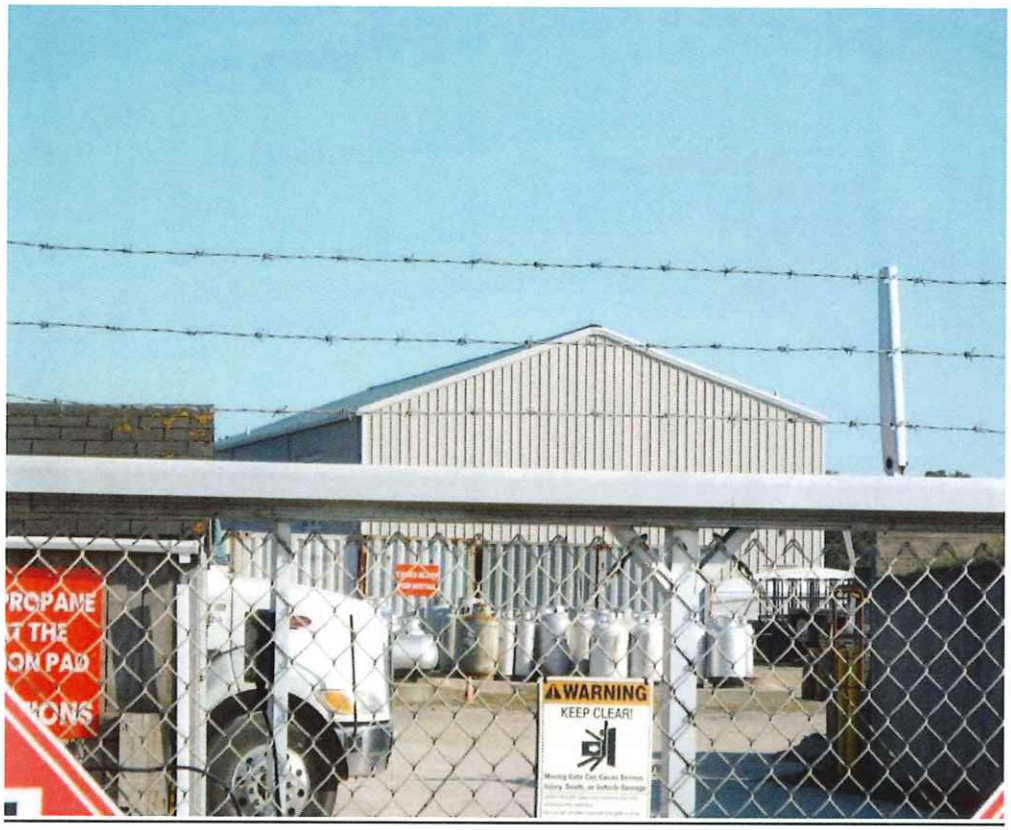


44 BUNKER ROAD - ISLAND GAS PROPANE TANK FARM




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.

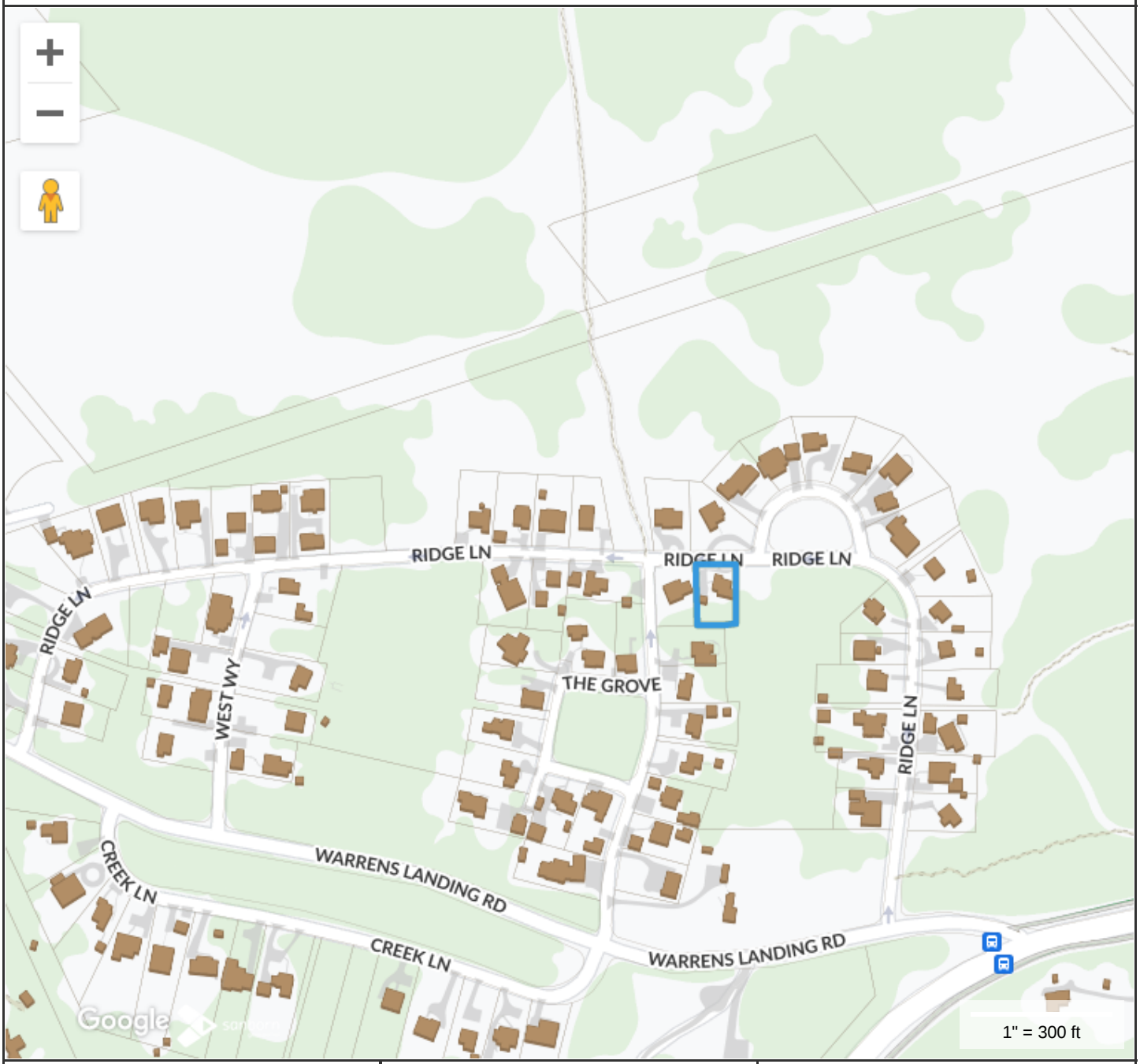
COLORS

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

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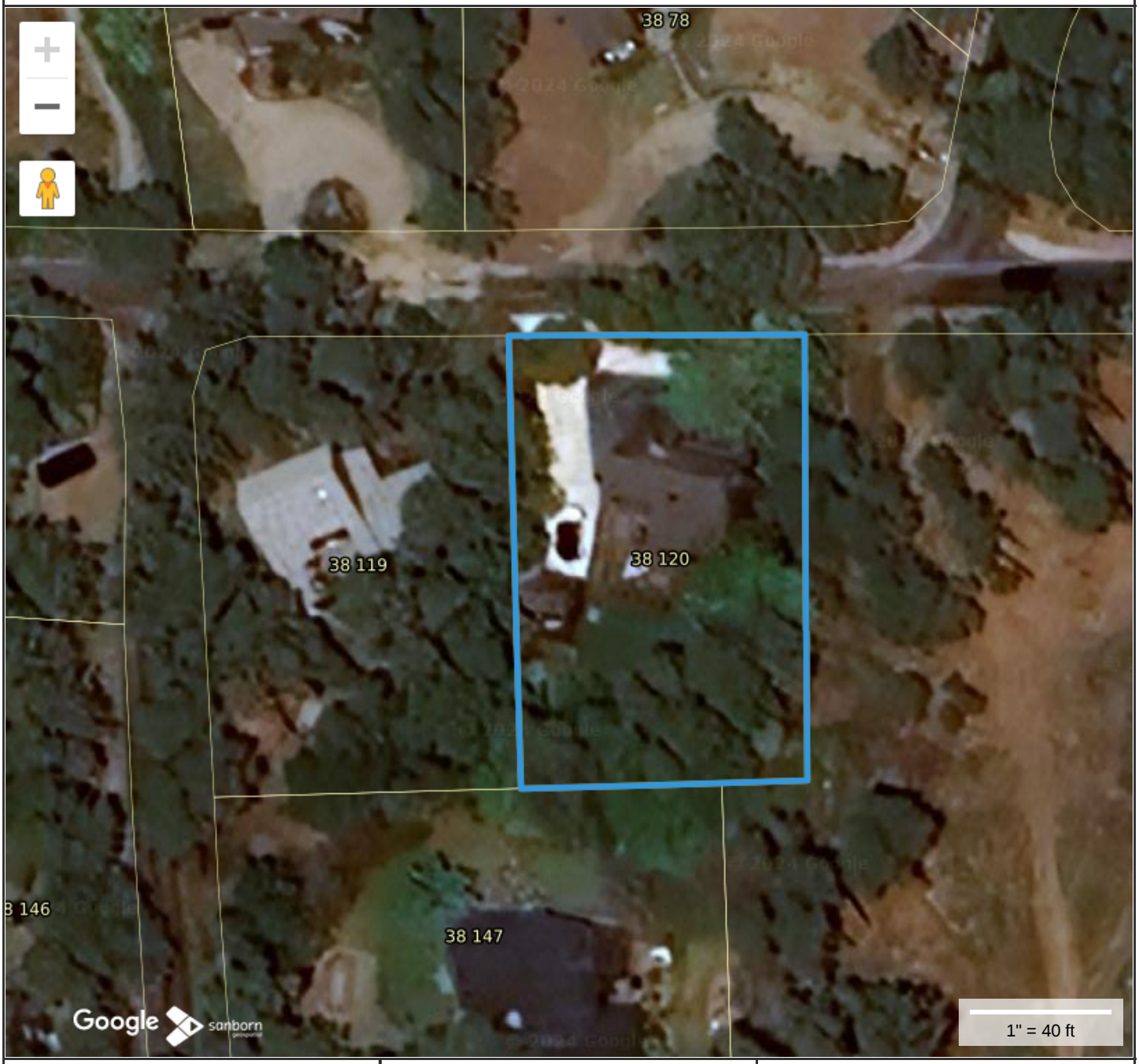
Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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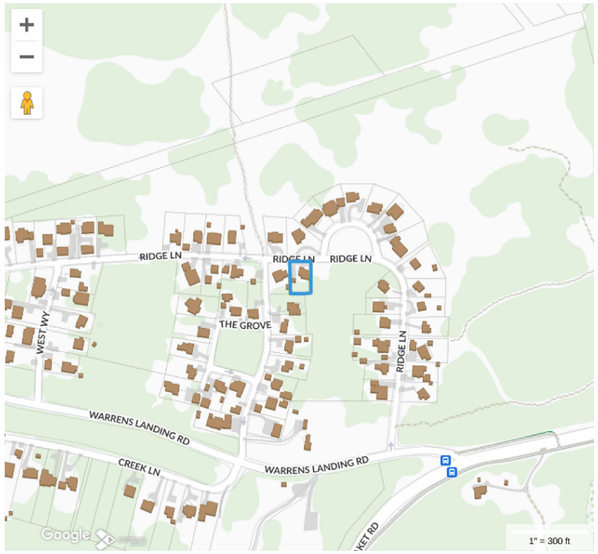
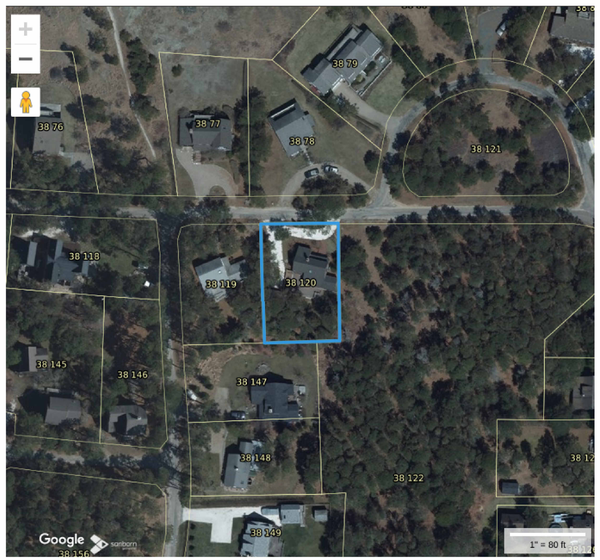
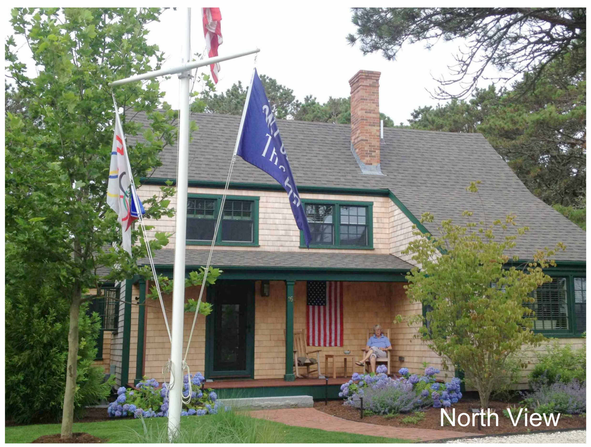
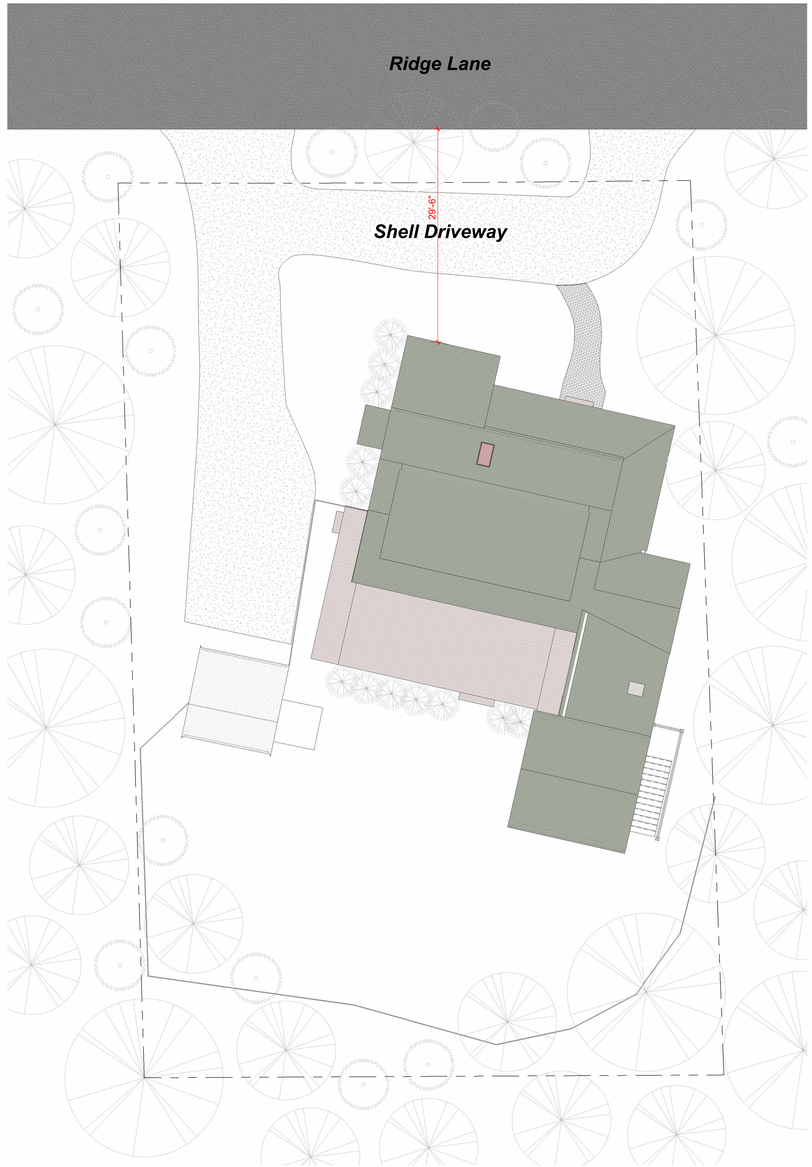





North View


West View



1 Site - HDC
1" = 10'-0"

HDC Submission

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The Sanford Boat Building
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Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
McCarthy

Project
Renovation / Addition

Location
16 Ridge Lane
Nantucket MA

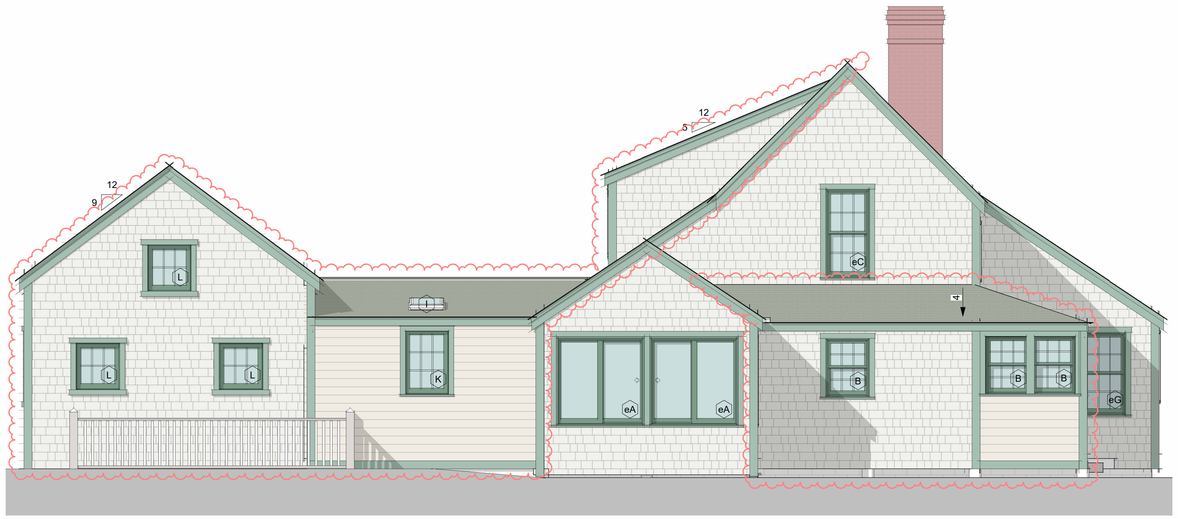
38 / 120

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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Location
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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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Structure
House

#	Description	Date
4	HDC Submission	2024.10.21

Elevations

HDC1.2

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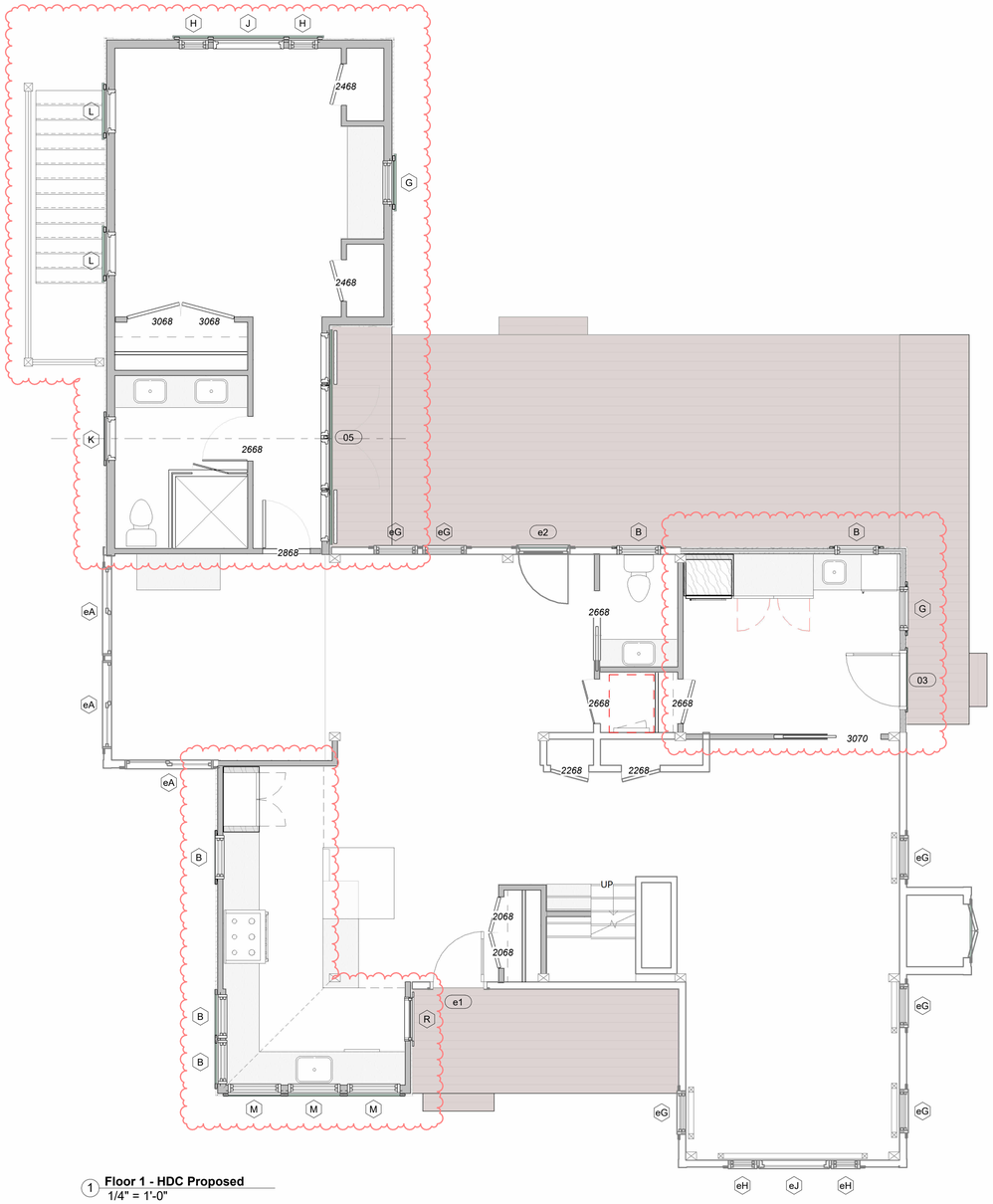
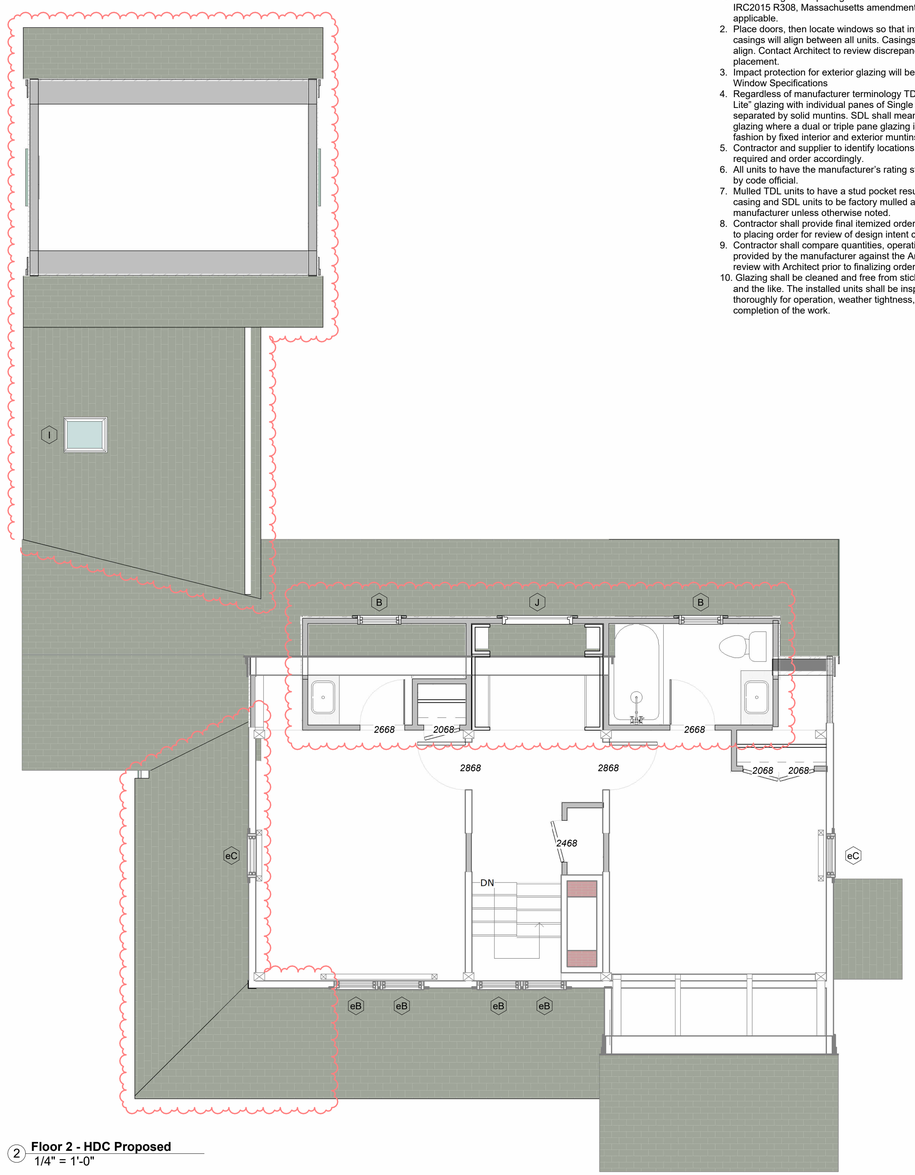


1 **Floor 1 - HDC Proposed**
1/4" = 1'-0"



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	

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38 / 120

Structure
House

#	Description	Date
4	HDC Submission	2024.10.21

Plans
HDC1.3

HDC Submission

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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°: 42.4.1 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
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Geometry updated 06/04/2024
Data updated Jan. 2021

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W26299