1. COMMISION DISCUSSION

   Documents:

   6 WOODLAND DR CABANA 2022 COA.PDF
   6 WOODLAND DR - CABANA.PDF
   6A SILVER ST SHED.PDF

2. OLD BUSINESS 11/05/2024 HELD FOR 11/12/2024

   Documents:

   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

3. NEW BUSINESS 10/15/2024

   Documents:

   45B VESTAL ST POOL HARDSCAPE.PDF

4. NEW BUSINESS 10/29/2024 VIEW

   Documents:

   1 CHERRY ADD PORCH.PDF

5. NEW BUSINESS 10/29/2024

   Documents:

   19 UNION ST ASBUILT RELOCATE ARBOR.PDF
   19 UNION ST COLOR CHANGE.PDF
   42 CHUCK HOLLOW COLOR CHANGE.PDF
   1 SCONSET AVE FENCE HARDSCAPE.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
   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

6. NEW BUSINESS 11/12/2024

Documents:

8 JACKSON LANE SHED.PDF
30 RIDGE REV HARDSCAPE.PDF
15 MARSH HAWK LANE SHED.PDF
10 YORK FENCE.PDF
34 CHUCK HOLLOW REAR ADDITION.PDF
10 CURLEW CT WINDOW REPLACEMENT.PDF
6 SWAIN STREET ADDITION.PDF
10-12 DAVKIM STORAGE FACILITY SASH COLOR CHANGE.PDF
10-12 DAVKIM RESIDENTIAL DUPLEX SASH COLOR ROOF MATERIAL CHANGE.PDF
9 GROVE LANE SHED.PDF
6 FIELD AVE ADDITION DOOR WINDOW DECK REPLACE.PDF
6 FIELD AVE SHED ASBUILT.PDF
6 FIELD AVE GARDEN SHED ASBUILT.PDF
1 BARNARD VALLEY RD NEW DWELLING.PDF
2 IPSWICH ALTERATION.PDF
8 BAYBERRY POOL.PDF
74A MADAKET ADDITION.PDF
15 NANINA DR SHED.PDF
11 ROBERTS LN REV 10193 ROOF WINDOW.PDF
5 NEW ST SIAS HARDSCAPE.PDF
2 PROSPECT ST REV BASEMENT STAIR 9703.PDF
29 LONG POND DR FENESTRATION.PDF
4 HENDERSON ADDITION.PDF
50 CLIFF RD GARDEN.PDF
5 CROWS NEST REV DOOR WINDOW.PDF
6 OLD WESTMORE FARM DOOR WINDOW.PDF
6 OLD WESTMORE FARM HARDSCAPE.PDF
79 POCOMO SPORT COURT.PDF
24 POLPIS DON ALLEN FORD ROOF OVERHANG.PDF
38 PINE ST ADDITION.PDF
11 JONATHAN WY NEW DWELLING.PDF
7 PAUL JONES PERGOLA.PDF
8 HEATH LANE DRIVEWAY.PDF
4 WEWEEDER REV RAIL DOOR.PDF
4 WEWEEDER RETAING GRADE WORK.PDF
50 APPLETON RENEW COA DEMO HOOP TENT.PDF
36R CLIFF RD ADDITION.PDF
31 WIGWAM ROAD SHED.PDF
1 N SWIFT ROCK POOL HOUSE.PDF
1 N SWIFT ROCK RELOCATE STRUCTURE ON SITE.PDF
1 SPARKS AVE HVAC.PDF
1 NORTH SWIFT ROCK POOL HARDSCAPE REVISION 10131.PDF
8 GULL ISLAND BUILDING MOVE.PDF
20 WESTERN AVE - ROOF RPLCMNT.PDF
51 MOREY ROOF RPLCMNT.PDF
7 ANNA DR EGRESS.PDF
104 SURFSIDE GROUND SOLAR.PDF
14 MOORS END LN PORCH.PDF
11 BLUET NEW DWELLING.PDF
11 BLUET GARAGE.PDF
41 MADAKET RD ROOF.PDF

3 MAXEY POND POOL CABANA.PDF
78 PLEASANT INFILL PORCH.PDF
2 GREEN LN HISTORIC RENO WINDOW CHANGE.PDF
7 MOORS END NEW DWELLING.PDF
28 EQUATOR ALTERATION.PDF
177 POLPIS RD POOL.PDF
24A NEW LN HARDSCAPE.PDF
8 MAPLE LN POOL.PDF
1 PINKHAM CIRCLE DOOR WINDOW CHANGES.PDF
14 ELLENS WAY CABANA.PDF
14 ELLENS WAY GARAGE.PDF
3 WESTERWICK CABANA.PDF
35 PLEASANT ST ADDITION.PDF
58 FAIRGROUNDS ROOF COLOR CHANGE.PDF
2 HUSSEY ST WALL MATERIAL CHANGE.PDF
2 WANNCOMET POOL.PDF
2 WANNCOMET SHED.PDF
2 WANNACOMET HARDSCAPE.PDF
2 WANNCOMET FENCE.PDF
35 EEL POINT ROAD NEW SHED.PDF
23R CLIFTON ALTERATION.PDF
171 POLPIS POOL.PDF
3 REEDS POOL.PDF
1 CLIFF LN DEMO MOVE OFF SHED.PDF
1 CLIFF LN NEW SHED.PDF
1 CLIFF LN MOVE OFF DEMO CABANA.PDF
1 CLIFF LN NEW CABANA.PDF
29 TOMAHAWK RD FEN CHANGES.PDF
17 MILK ST ROOF.PDF

7. OLD BUSINESS 10/22/2024

   Documents:

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

8. OLD BUSINESS 11/05/2024

   Documents:

   OB 60 NOBADEER AVE ROOF.PDF
   OB 25 N PASTURE NEW DWELLING.PDF
   OB 42 SHIMMO POND ROAD MH MOVE RENO.PDF

III. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Graham&Luann Burton **02-5718**	55 Meadowview Drive	New Pool and Patio	56/170	M.Cutone Architects
	• Not to be visible at time of inspection or thereafter.				
2.	Skyline Rd, LLC **02-5750**	6 Woodland Road	Cabana	79/209	John Schafer
	• Due to lack of visibility				
3.	Ack Weatherly Pl **02-5662**	3 Weatherly Place	Move Shed on Lot	67/950	Plamen Dimitov
	• Due to lack of visibility				

Voting	Camp, McLaughlin, Coombs, Oliver
Alternates	None
Recused	None
Documentation	None
Representing	None
Public	None
Concerns	No further concerns.
Motion	**Motion to Approve through staff per noted conditions. (Oliver)**
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Oliver, and Camp-aye — Certificate # **HDC2022-02-(as noted)**

IV. NEW BUSINESS 02/01/2022

HELD FOR TUESDAY

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
12.	34B Walsh St N.T. **01-5568**	34B Walsh Street	Addition	29/104	Studio Ppark

V. OLD BUSINESS 02/08/2022

HELD FOR TUESDAY

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	1 Caroline Way, LLC **12-5414**	1 Caroline Way	Pool & hardscape	85/58 & 59	Ahern
2.	22 Easton St, LLC **06-4026**	22 Easton Street	Pool & hardscape	42.1/12	Ahern
3.	Island Living, LLC **11-5151**	4a Wamasquid Place	Pool & hardscape	56/113.9	Ahern
4.	33 North Mill St, LLC **11-5051**	7 North Mill Street	Garage & studio	55.4.4/77	Sophie Metz
5.	33 North Mill St, LLC **11-5126**	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
6.	23 Broad St, LLC **10-4843**	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus

VI. NEW BUSINESS 02/15/2022

ITEMS 13-20 HELD FOR TUESDAY

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Caesara Wendin Fam Tr **02-5639**	1 West Chester Street	Roof Replacement	42.4.3/15.2	T & T Roofing
2.	Klinck Ruth Hill **02-5648**	301 Madaket Road	Demo shed	60.2.1/55	NAG
3.	Klinck Ruth Hill **02-5647**	301 Madaket Road	New shed	60.2.1/55	NAG
4.	Susan Bartkowiak **02-5726**	57 Somerset Road	Demo Cottage	66/91	Susan Bartkowiak

Voting	Camp, McLaughlin, Coombs, Oliver
Alternates	None
Recused	None
Documentation	None
Representing	None
Public	None
Concerns (time)	No one here.
Motion	**Motion to Hold 1-4 for Tuesday. (Coombs)**
Roll-call Vote	Carried 4-0// McLaughlin, Oliver, Camp, and Coombs-aye — Certificate #

5.	Lloyd Reality, LLC **02-5677**	7 Heather Lane	Pool	30/24.2	Atlantic Landscape

Voting	Camp, McLaughlin, Coombs, Oliver
Alternates	None
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Lindsay Congleton, Atlantic Landscaping,
Public	None
Concerns (1:24)	**Congleton** – Presented project. **Oliver** – This is not unusual for the neighborhood with a lot of grade change. She doesn't think it will be visible. **Coombs** – She thinks it will be difficult to see especially with the existing grade changes. **McLaughlin** – he has no concerns. **Camp** – There is a lot of driveway but there are like that in this area.
Motion	**Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Coombs)**
Roll-call Vote	Carried 4-0//Oliver, McLaughlin, Camp, and Coombs-aye — Certificate # **HDC2022-02-5777**

CERTIFICATE NO: _____ DATE ISSUED: 3/3/22

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

HDC2022-02-5750

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 209

Street & Number of Proposed Work: 6 WOODLAND

Owner of record: SKYLINE RD LLC

Mailing Address: 1205 N ORANGE ST

WILMINGTON, DE. 19801

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JOHN SCHAFER

Mailing Address: 5B HANABEA LN

NANTUCKET, MA. 02554

Contact Phone #: 802-371-7552 E-mail: john@stowe mountain builders.com

FOR OFFICE USE ONLY

Date application received: 2/18/22 Fee Paid: $ 78.40 / 17293

Must be acted on by: 4/8/22

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____ (acting)

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve through staff per noted conditions.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other CABANA

Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: 392 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 14' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 14'-8 1/2" South " East " West "

Additional Remarks

Historic Name: NA

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

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

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) 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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

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

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other ANDERSEN 200 + 400 SERIES

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

Doors* (type and material): ☐ TDL ☐ SDL Front ANDERSEN FRENCH DOOR 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

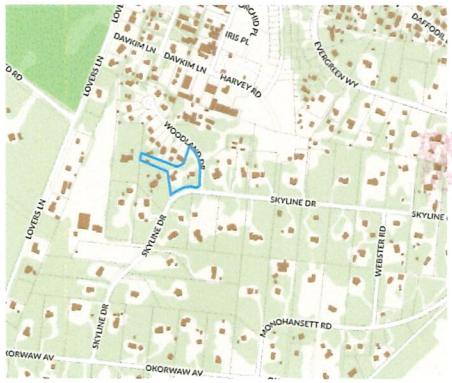
Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation GREY - CONCRETE Fence _____ Shutters _____

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

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

Date 2/18/22 Signature of owner of record _____ Signed under penalties of perjury

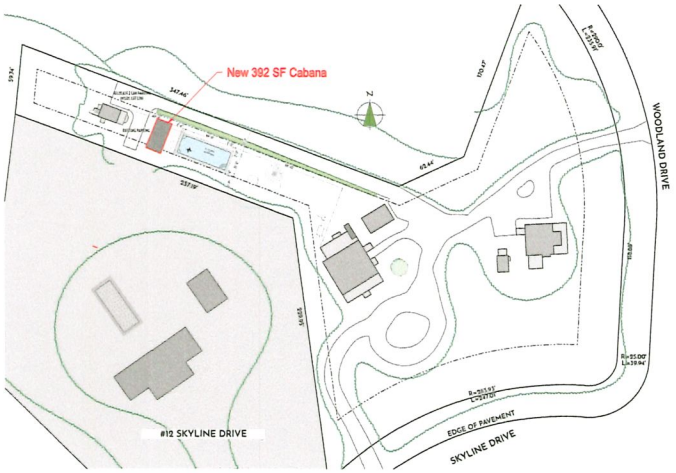


Map & Parcel:	79/ 209
Zoning:	LUG-2
Min. Frontage:	50' Required
Front Setback	35'
Side/Rear Setback:	15'
Lot Size:	86,248 SF
Min. Lot Size:	80,000 SF
Allowable Ground Cover:	4% or 3,450 SF
Proposed Ground Cover:	392 SF

APPROVED

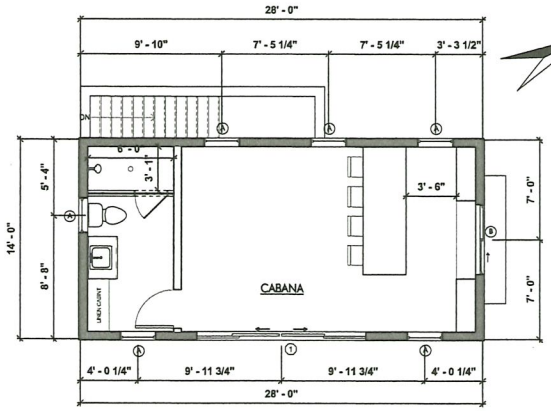
HDC 2022-02-5750

Without HDC Approval



1 PLAN
1" = 50'-0"

Landscape Plan by Atlantic Landscaping



2 FIRST FLOOR
1/4" = 1'-0"

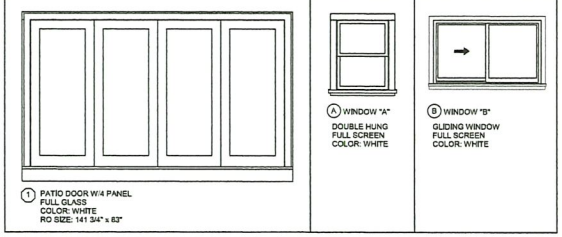
WINDOW SCHEDULE

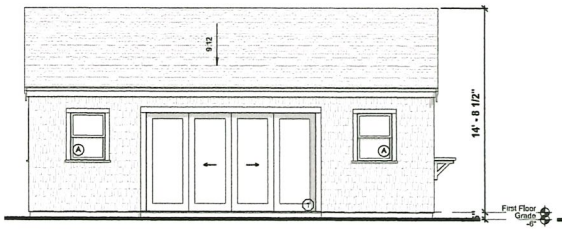
WINDOW	QUANTITY	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	U FACTOR
A	6	2' - 8"	3' - 6"	ANDERSEN 200 SER. DOUBLE HUNG	244DH2836	WHITE	0.29
B	1	6' - 0"	3' - 0"	ANDERSEN 400 SER. GLIDING WINDOW	G53	WHITE	0.30

EXTERIOR DOOR SCHEDULE

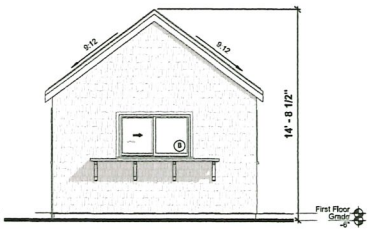
DOOR	QUANTITY	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	U FACTOR
1	1	11' - 9 3/4"	6' - 11"	ANDERSEN 200 SERIES PATIO DOORS 4 PANEL	NLGD12061-4	WHITE	0.29

EXTERIOR DOORS & WINDOWS

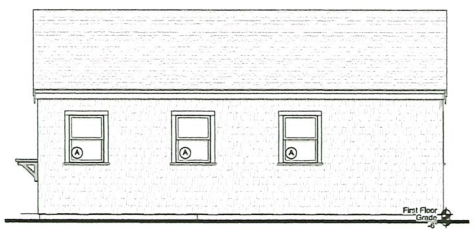




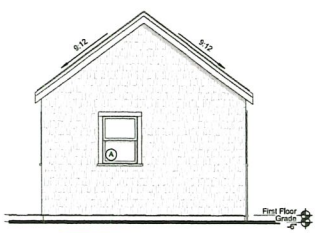
3 PROPOSED EAST ELEVATION
1/4" = 1'-0"



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



5 PROPOSED WEST ELEVATION
1/4" = 1'-0"



6 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

RECEIVED
FEB 18 2022
By

SKYLINE ROAD LLC

6 WOODLAND
NANTUCKET, MA
02554

FOR HDC APPLICATION
02.15.2022

GENERAL CONTRACTOR:

John Schafer
5 Hanabea Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com

DRAWN BY:

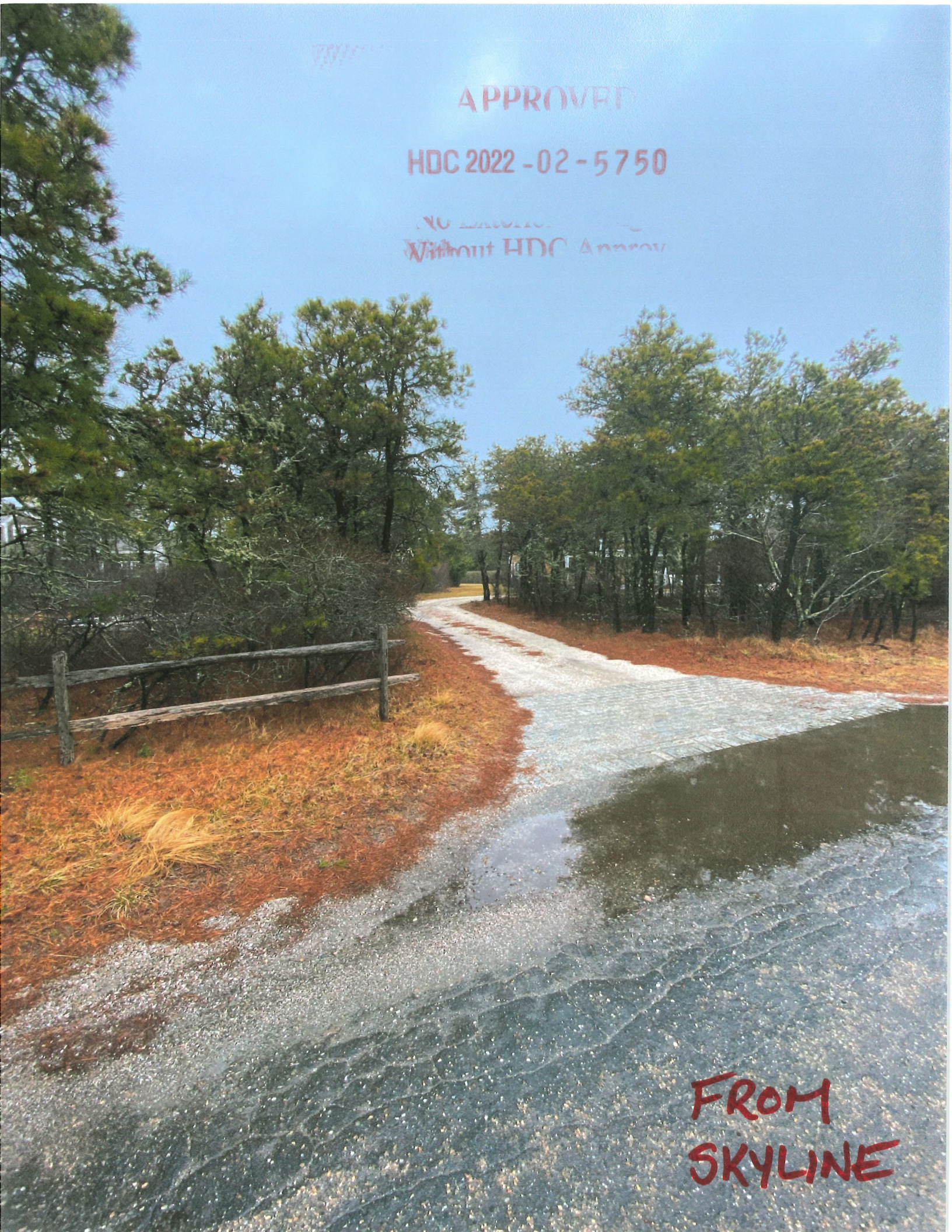
Y. K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-6705

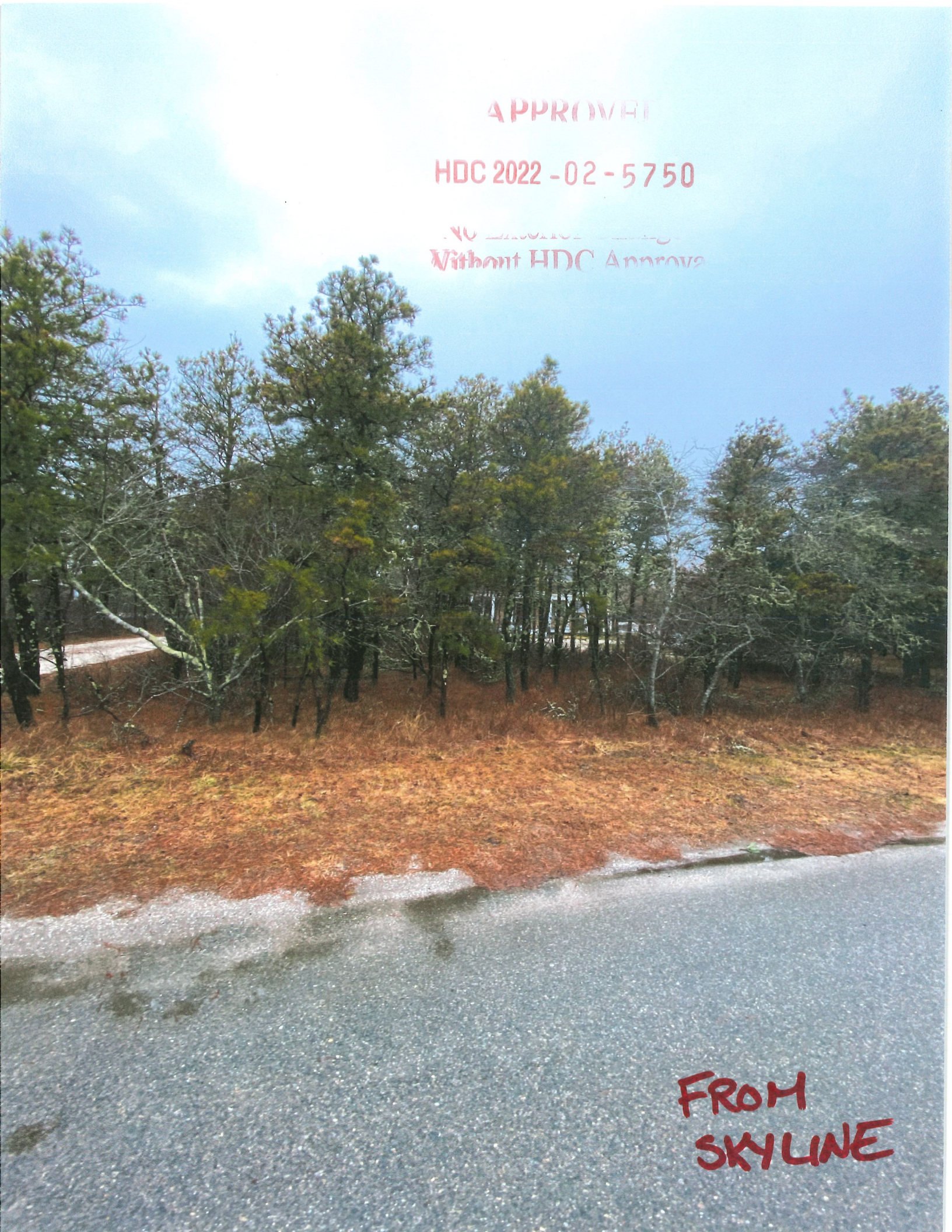
PLAN &
ELEVATIONS

A-1


FROM
WOODLAND


APPROVED
HDC 2022-02-5750
FROM WOODLAND


APPROVED
HDC 2022-02-5750
FROM SKYLINE


APPROVED
HDC 2022-02-5750
Without HDC Approval
FROM SKYLINE

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.

*$25.00 ✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

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

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

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

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.

✓ 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.

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 209

Street & Number of Proposed Work: 6 Woodland Drive

Owner of record: Skyline Road LLC

Mailing Address: 1205 N. Orange Street
Wilmington, DE 19801

Contact Phone #: 802-371-7552 E-mail: john@stowemountainbuilders.com

AGENT INFORMATION (if applicable)

Name: StoweMountainBuilders / John Schafer

Mailing Address: P.O. Box 2110
Nantucket, MA 02584

Contact Phone #: 802-371-7552 E-mail: john@stowemountainbuilders.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 POOL CABANA

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 325 ☐
Width: 13' Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 325 ☐ 1st floor ☒ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 8'6" South 8'6" East 8'6" West 8'6"

Additional Remarks

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 Grade ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other FLAT (w/slight pitch for drainage)

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

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RUBBER (w/deck above)

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 Lifespan
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other White
C. Dimensions: Fascia 1x8 Rake N/A Soffit (Overhang) N/A Corner boards 1x6 Frieze N/A
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other (1) Sliding Window
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Complete door and window schedules are required.

COLORS

Sidewall White Cedar Shingles Clapboard (if applicable) _____ Roof Rubber Black - Not Visible - Deck above
Trim Lifespan painted white Sash _____ Doors White Patio Door
Deck Mahogany 5/4x6 Foundation _____ Fence _____ Shutters _____

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

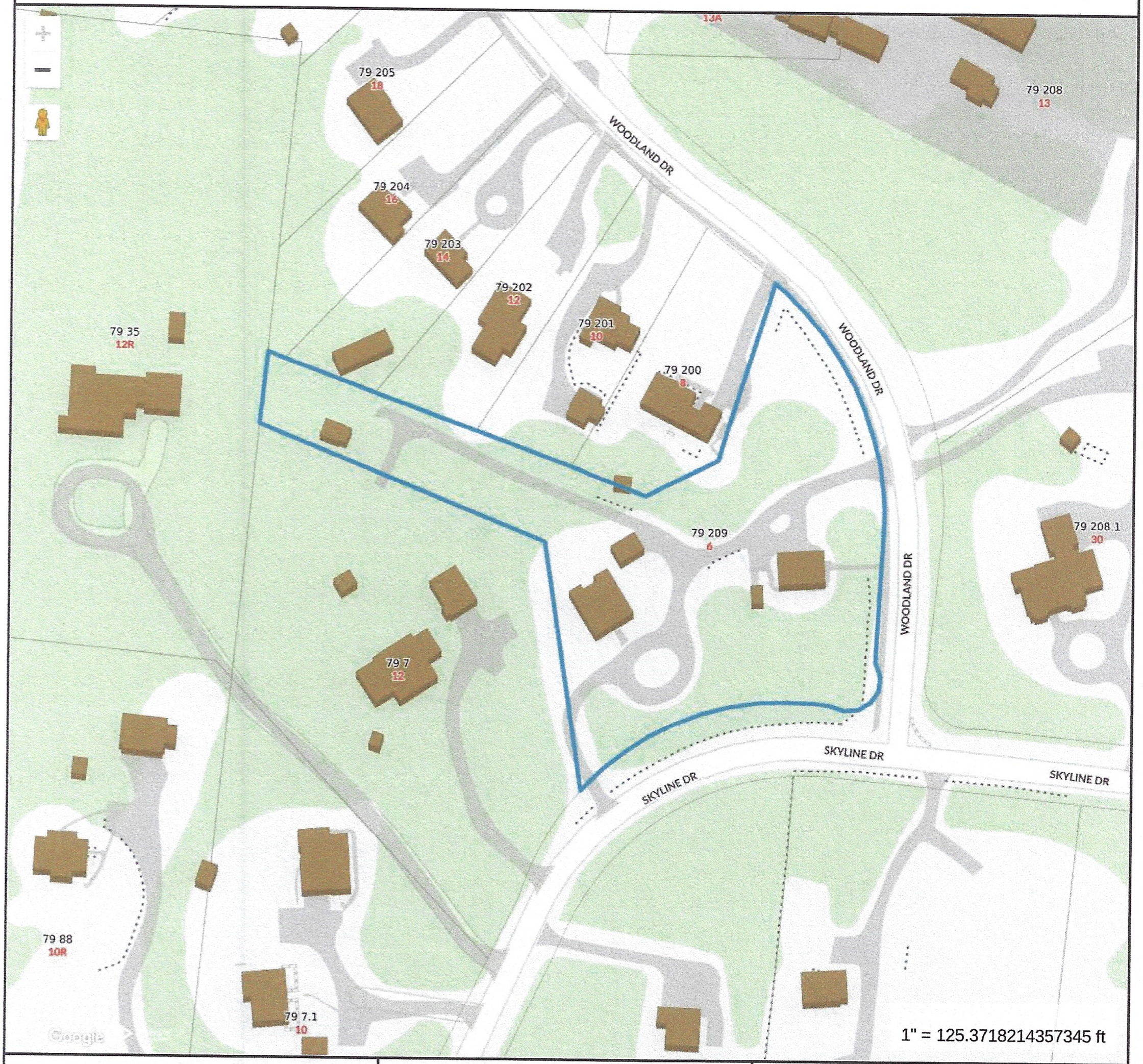
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 4/15/2024 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

April 15, 2024

6 Woodland Drive



1" = 125.3718214357345 ft

Property Information

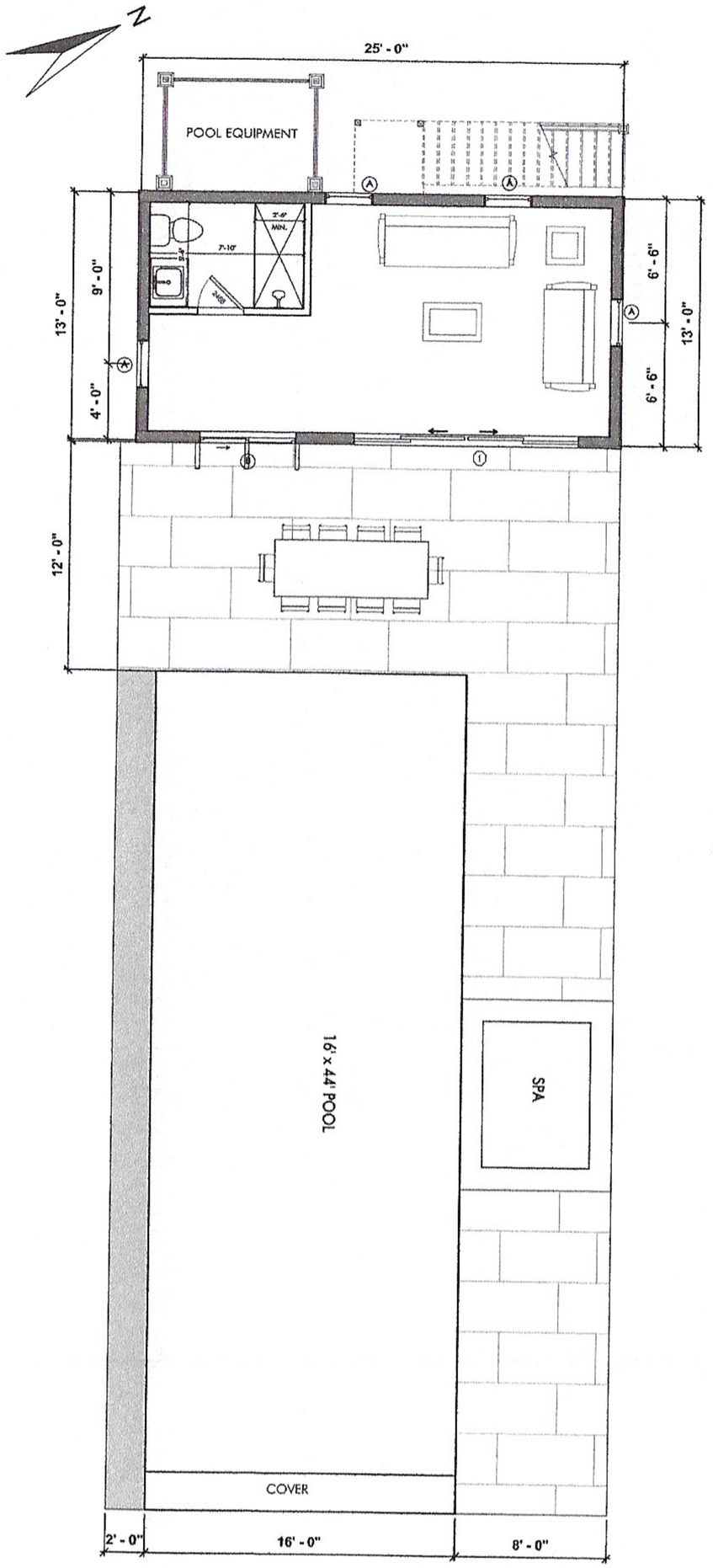
Property ID	7452
Location	6 WOODLAND DR
Owner	SKYLINE ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 02/08/2024
Data updated Jan. 2021

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

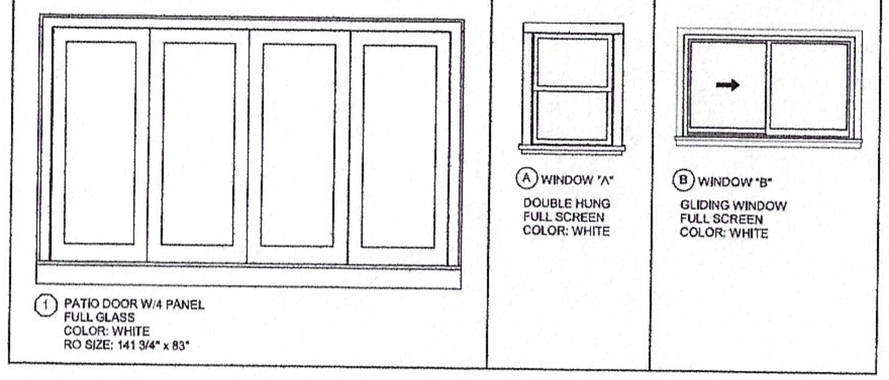


2 FIRST FLOOR
1/4" = 1'-0"

WINDOW SCHEDULE							
WINDOW	QUANTITY	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	U FACTOR
A	4	2' - 8"	3' - 6"	ANDERSEN 200 SER, DOUBLE HUNG	244DH2836		0.29
B	1	5' - 0"	3' - 0"	ANDERSEN 400 SER, GLIDING WINDOW	G53		0.30

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	U FACTOR
1	1	11' - 9 3/4"	6' - 11"	ANDERSEN 200 SERIES PATIO DOORS 4 PANEL	NLGD120611-4	WHITE	0.29

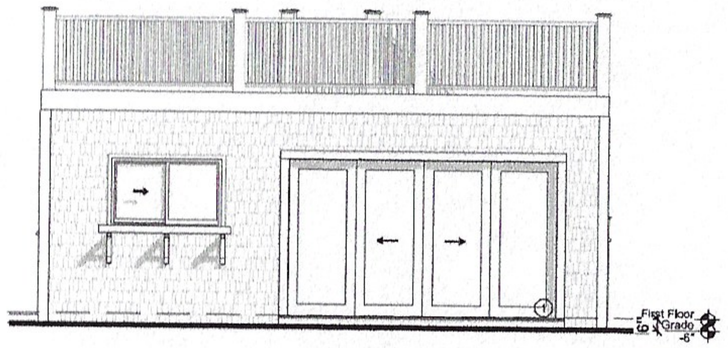
EXTERIOR DOORS & WINDOWS



(1) PATIO DOOR W/4 PANEL
FULL GLASS
COLOR: WHITE
RO SIZE: 141 3/4" x 83"

(A) WINDOW "A"
DOUBLE HUNG
FULL SCREEN
COLOR: WHITE

(B) WINDOW "B"
GLIDING WINDOW
FULL SCREEN
COLOR: WHITE

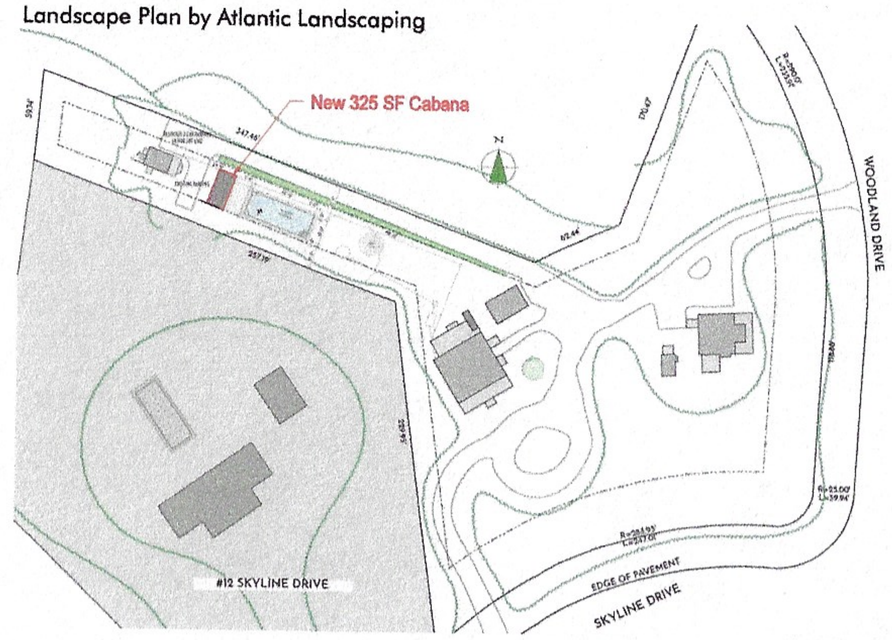


3 PROPOSED EAST ELEVATION
1/4" = 1'-0"

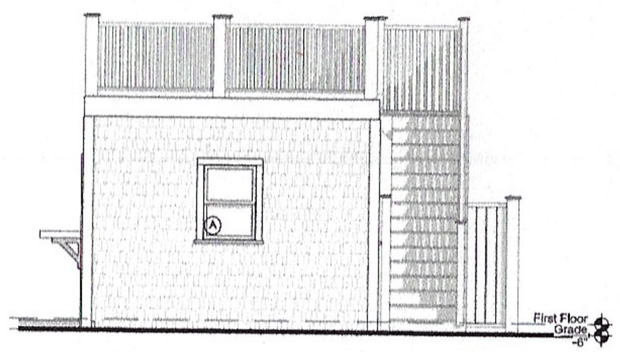


Map & Parcel:	79/ 209
Zoning:	LUG-2
Min. Frontage:	50' Required
Front Setback	35'
Side/Rear Setback:	15'
Lot Size:	86,248 SF
Min. Lot Size:	80,000 SF
Allowable Ground Cover:	4% or 3,450 SF
Proposed Ground Cover:	325 SF

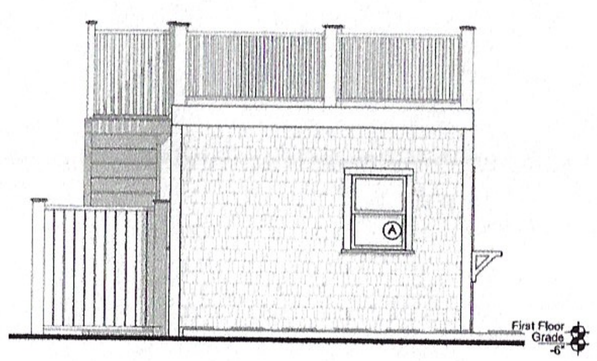
Landscape Plan by Atlantic Landscaping



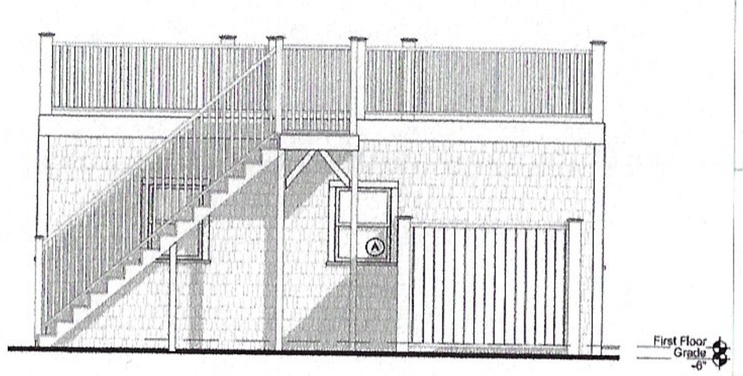
1 SITE PLAN
1" = 60'-0"



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



5 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



6 PROPOSED WEST ELEVATION
1/4" = 1'-0"

CABANA

6 Woodland Dr
Nantucket, MA
02554

03.19.2024

GENERAL CONTRACTOR:

John Schafer
5 Hanabea Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com

OWNER:

Skyline Road LLC
1205 North Oranfe St
Wilmington, DE 19801

DESIGN BY:

Y. K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-6705

FLOOR PLAN & ELEVATIONS

A-1

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 187.1

Street & Number of Proposed Work: 6A Silver St.

Owner of record: Henderson Barbara Jo

Mailing Address: 53 Fisher Place
Red Bank, NJ 07701

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 95 SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor
Width: 7' Sq. footage 2nd floor: — Size: — ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

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

Height of ridge above final finish grade: North 11' South 11' East 11' West 11'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) — Corner boards 6" Frieze —
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round — Square —

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

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

Hardscape materials: Driveways — Walkways — Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Black
Trim White Sash White Doors White
Deck — Foundation NTW Fence — Shutters _____

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

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

Date 10/3/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat

AS AGENT FOR Barbara Henderson

STREET ADDRESS 64 Silver St.

MAP/PARCEL 55.4.1 / 187.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/4/24

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

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

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

Signature 10/4/24

Signature Date

6A Silver St.
Shed

SHED CHECKLIST

Planning and Land Use Services

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

This checklist MUST be submitted with your application.

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

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

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

Y (N)	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
✓	Completed Application
✓	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
✓	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
✓	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
✓	Signature of Affidavit: see below

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/4/24

HDC Submission Only - Not For Construction

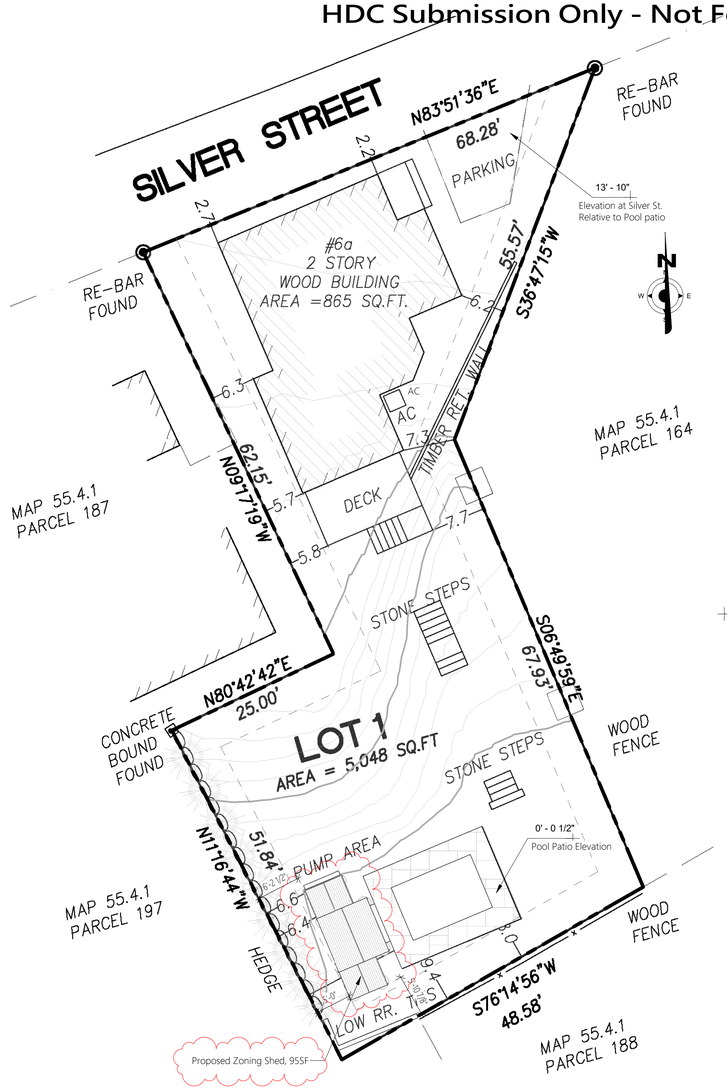
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE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



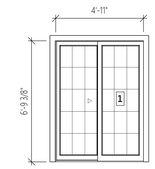
View From Silver St



View at exisitng pol and proposed shed location



2 Site Plan
1" = 10'-0"

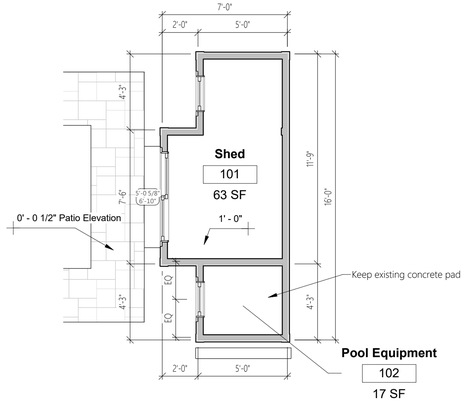


Inswing, 15 Lite
White Sash
White Trim

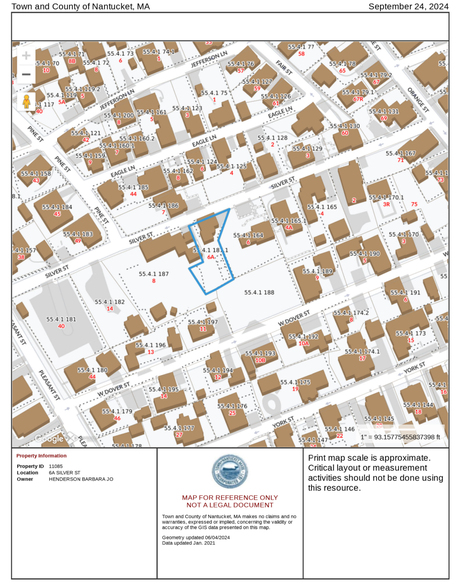


Round Window
White Trim

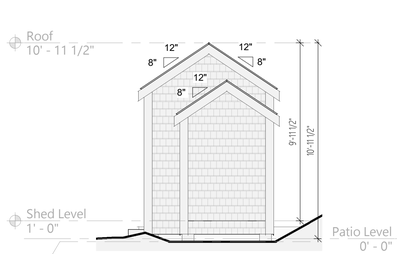
Window & Door Schedule
1/4" = 1'-0"



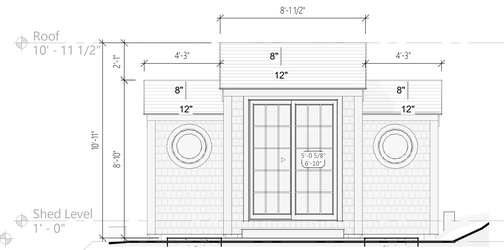
3 Shed Level
1/4" = 1'-0"



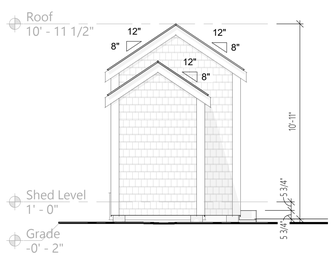
1 Locus Map
NTS



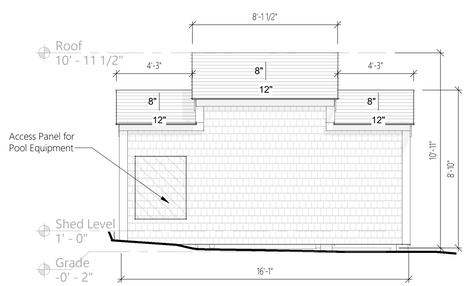
4 Proposed North Elevation
1/4" = 1'-0"



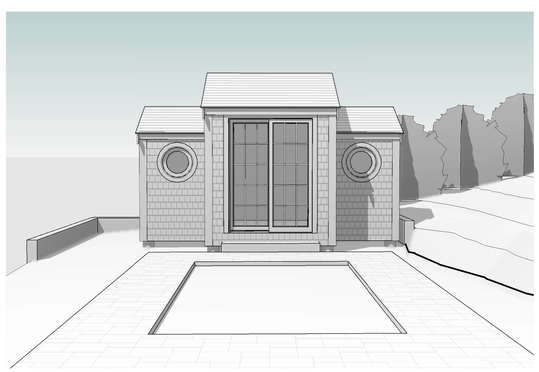
5 Proposed East Elevation
1/4" = 1'-0"



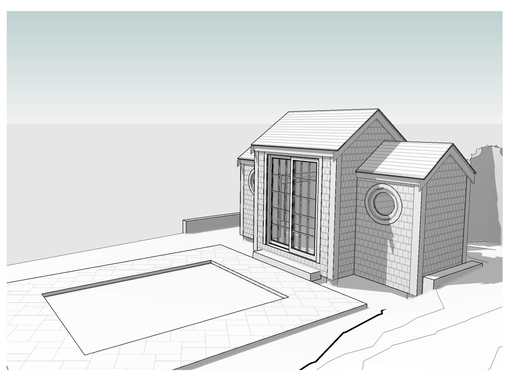
6 Proposed South Elevation
1/4" = 1'-0"



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



8 3D View - Pool And Shed



9 3D View - From steps

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Henderson Residence - Shed

6A Silver St. Nantucket, MA 02554

Sheet
Site Plan, Locus, Elevations

SHEET INDEX

C.101 Site Plan, Locus, Elevations
Grand total: 1

Date
09.26.2024

Revisions

C.101

Scale As indicated

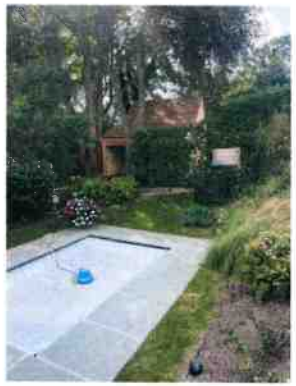
10/3/2024 2:32:28 PM

HDC Submission Only - Not For Construction

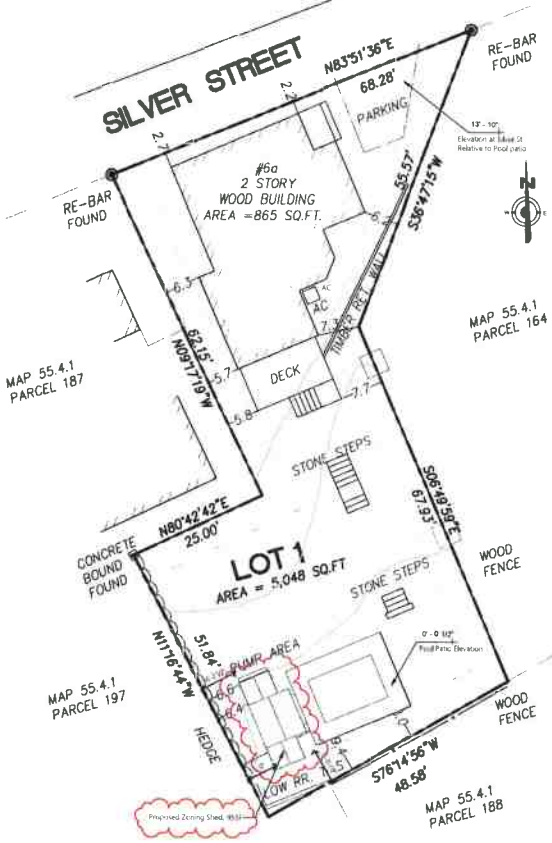
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED BY OTHER THAN THE ARCHITECT OR ENGINEER OF THE ARCHITECT OR ENGINEER OF THE ARCHITECT. IF THERE ARE ANY QUESTIONS, 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 LABELLED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



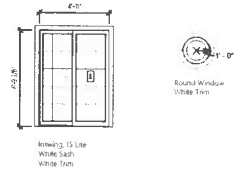
View From Silver St



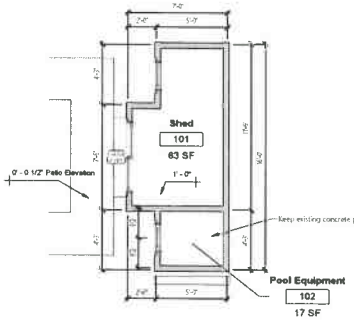
View at exisitng pol and proposed shed location



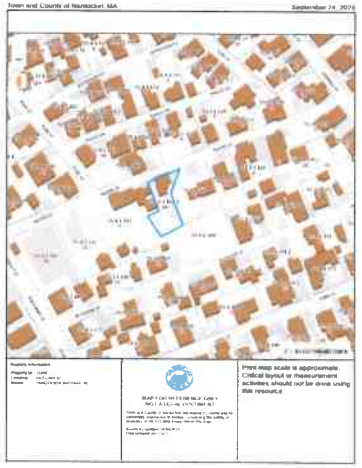
2 Site Plan
1" = 10'-0"



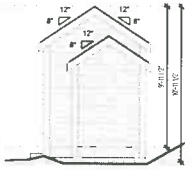
Window & Door Schedule
1/4" = 1'-0"



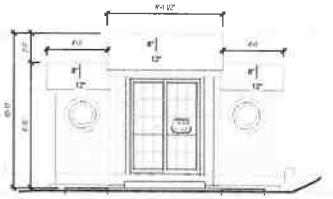
3 Shed Level
1/4" = 1'-0"



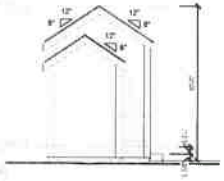
1 Locus Map
NTS



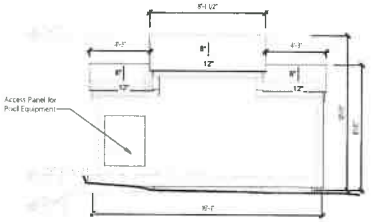
4 Proposed North Elevation
1/4" = 1'-0"



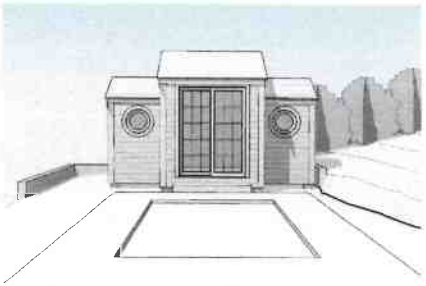
5 Proposed East Elevation
1/4" = 1'-0"



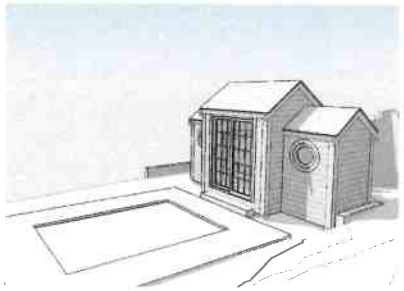
6 Proposed South Elevation
1/4" = 1'-0"



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

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.

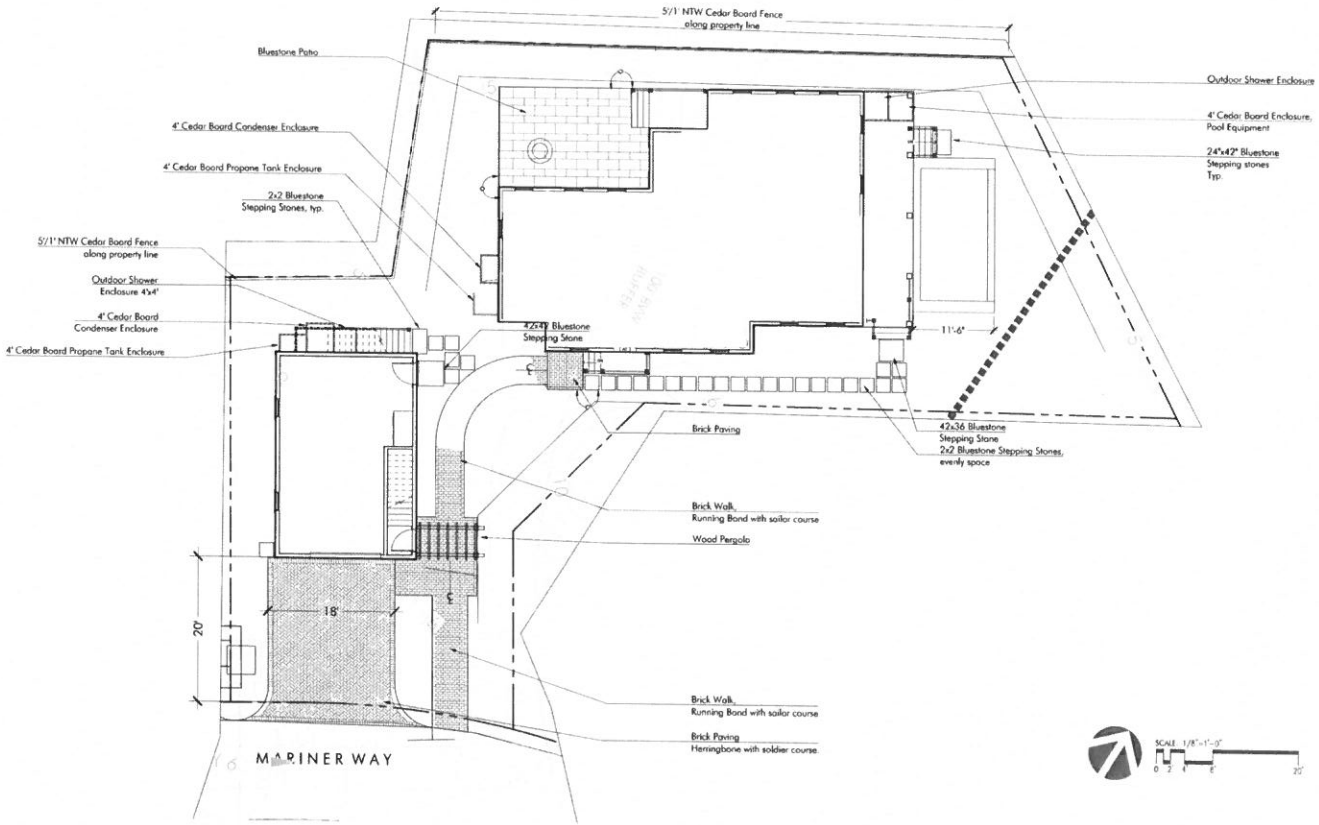
Pohl – Requests that the most pertinent and new information be placed within the first couple pages of the report, so the Board doesn't have to fish for it.

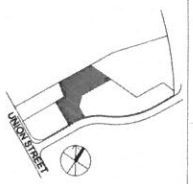
Welch – Also requests a motion to hold for revisions including additional information on 6 Mariner.

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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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
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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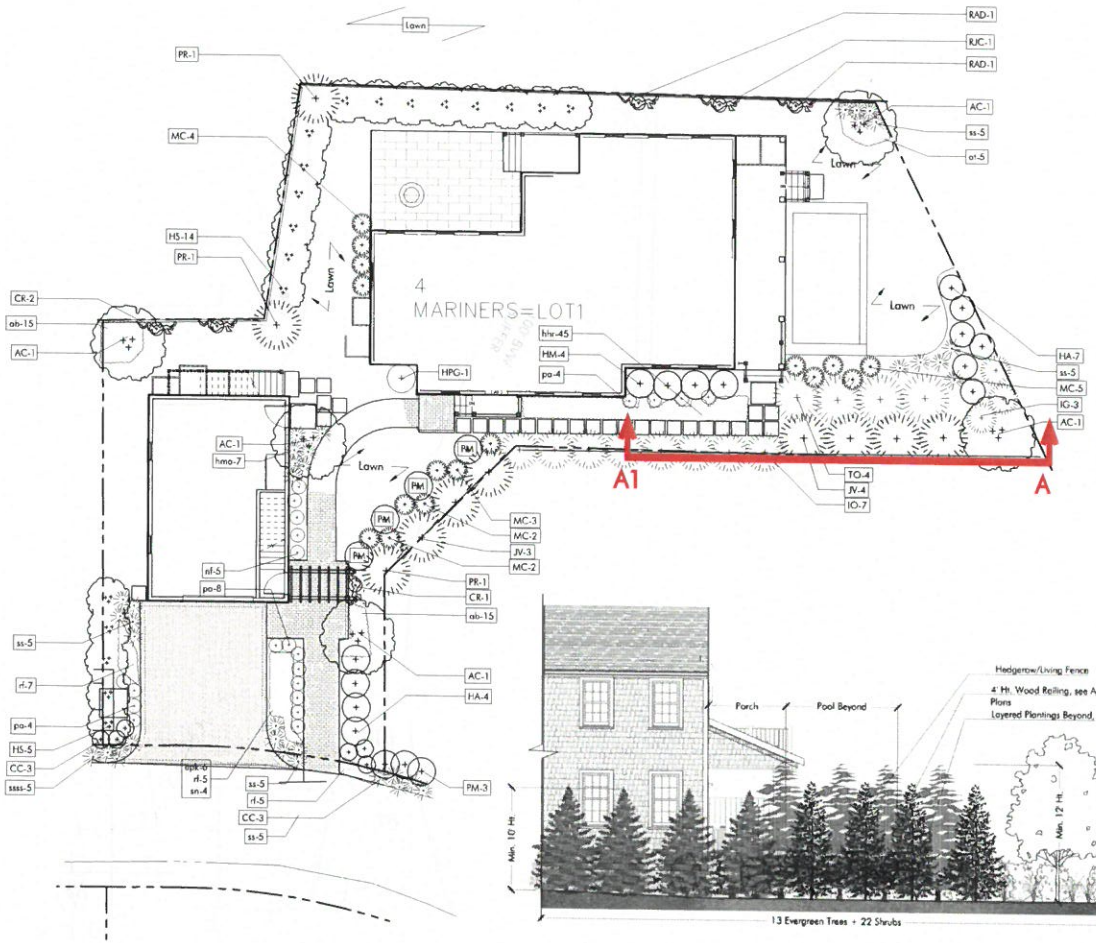
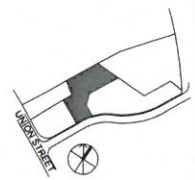


A Pool at 4 Mariner's
SCALE: 3/16" = 1'-0"

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'

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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
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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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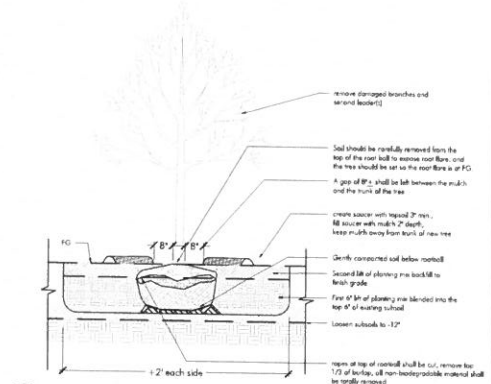
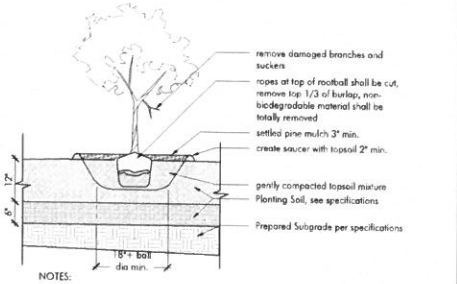
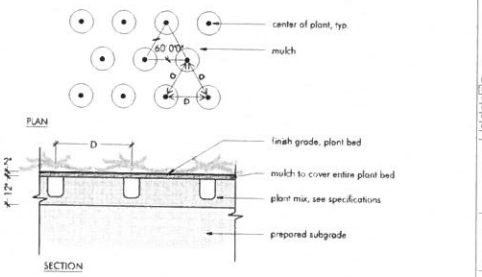


1 **Tree Planting**
SCALE: 1/2"=1'-0"



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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617.735.1180

MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/17/24	CONSERVATION SET
04/09/24	Fence Revisions
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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.

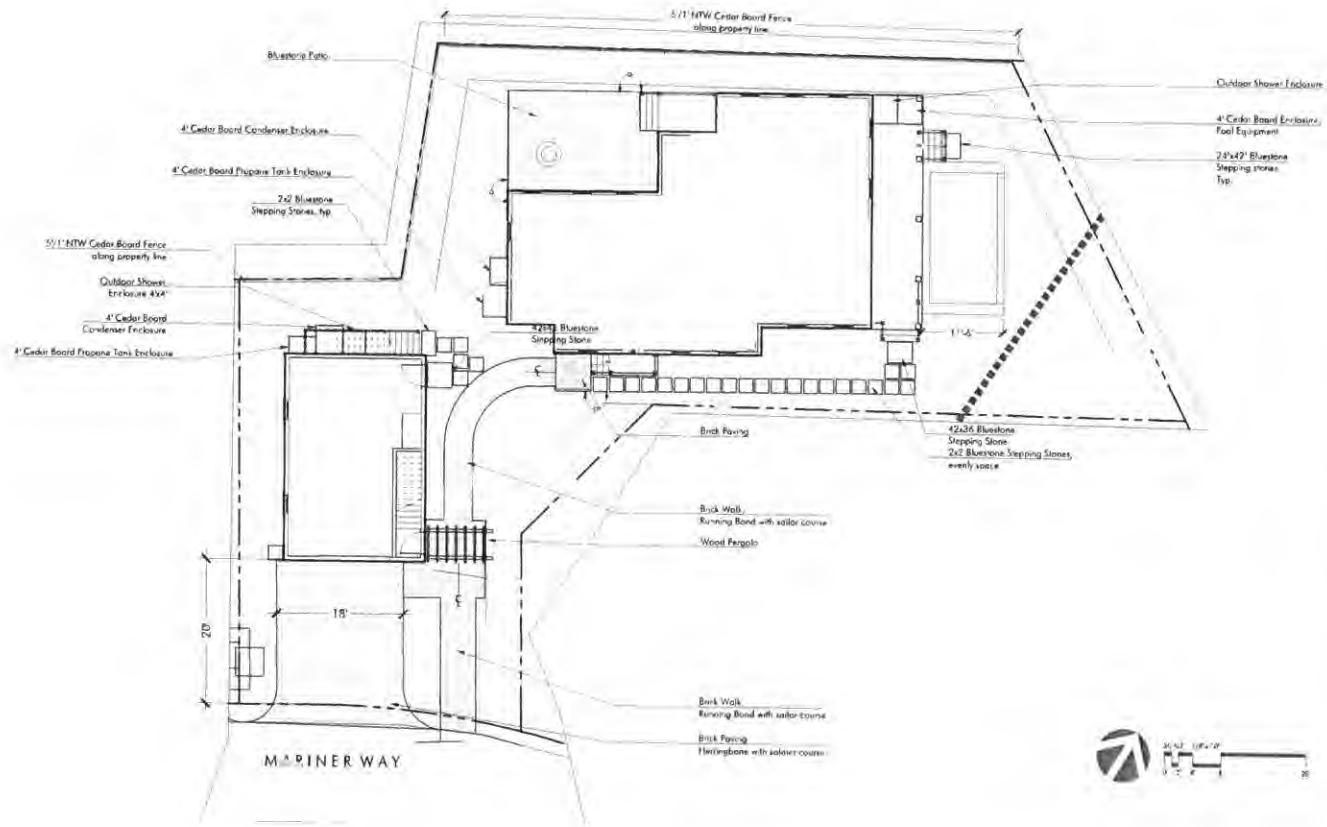
Pohl – Believes that the abutting wetland has vegetation that is high and can't be touched. If there was any visibility from Mariner Way, there is another building between the pool and Mariner Way.

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:

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

IRRIGATION NOTES

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

VERDANT
LANDSCAPE ARCHITECTURE
617.736.1180

4 MARINER WAY
NANTUCKET, MA

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

DRAWING INFORMATION

DATE: 7/1/24
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: JW
CHECKED BY: SH

DRAWING TITLE
4 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER
L1.2

© Verdant Landscape Architecture

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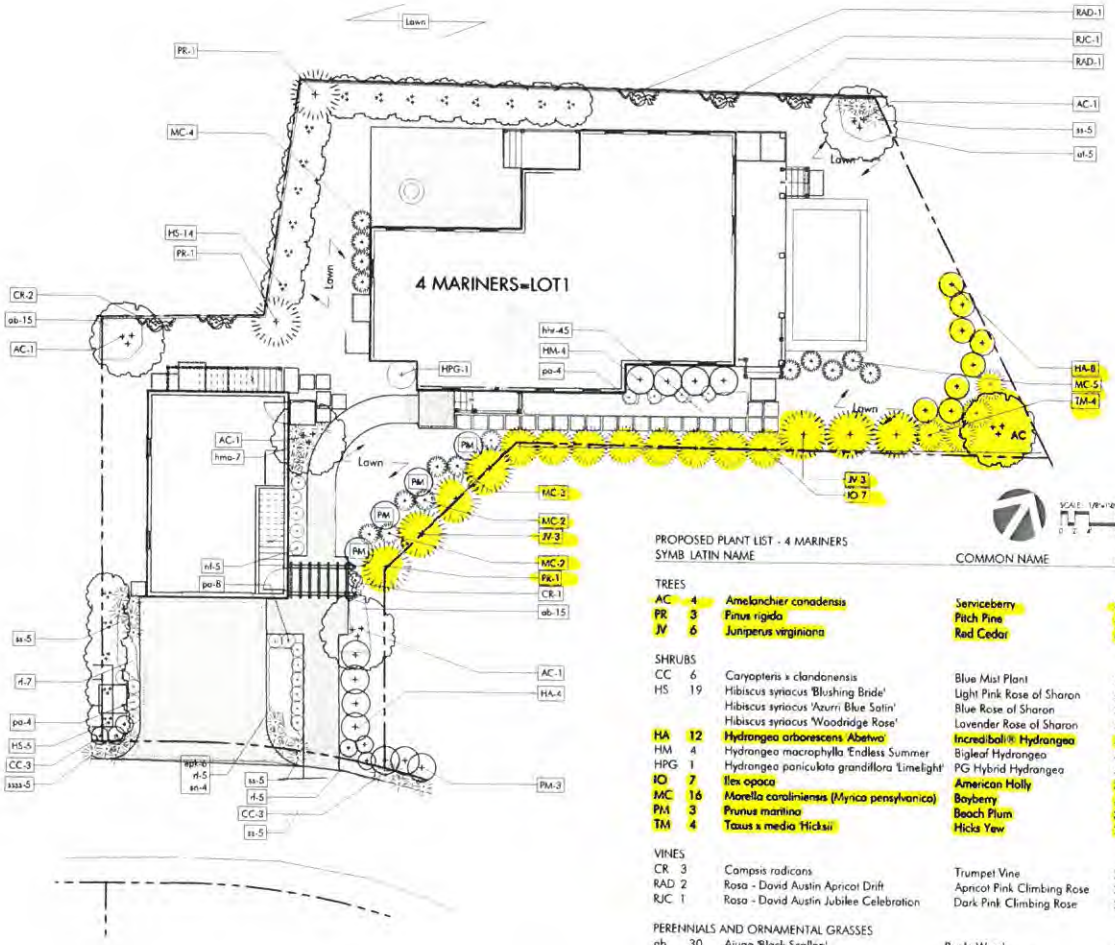
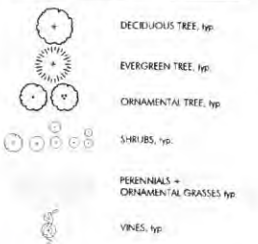




LEGEND: SEE PLANT SCHEDULE



PROPOSED PLANT LIST - 4 MARINERS

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

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6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as 'relocated' are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coord.nate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.) contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or prependicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb, to edge of pavement, to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

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

VERDANT
LANDSCAPE ARCHITECTURE
617.736.1180

4 MARINER WAY
NANTUCKET, MA

REVISIONS

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

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

PROJECT MANAGER:
DRAWN BY: EH
CHECKED BY: EH

DRAWING TITLE
4 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.2

© Verdant Landscape Architecture

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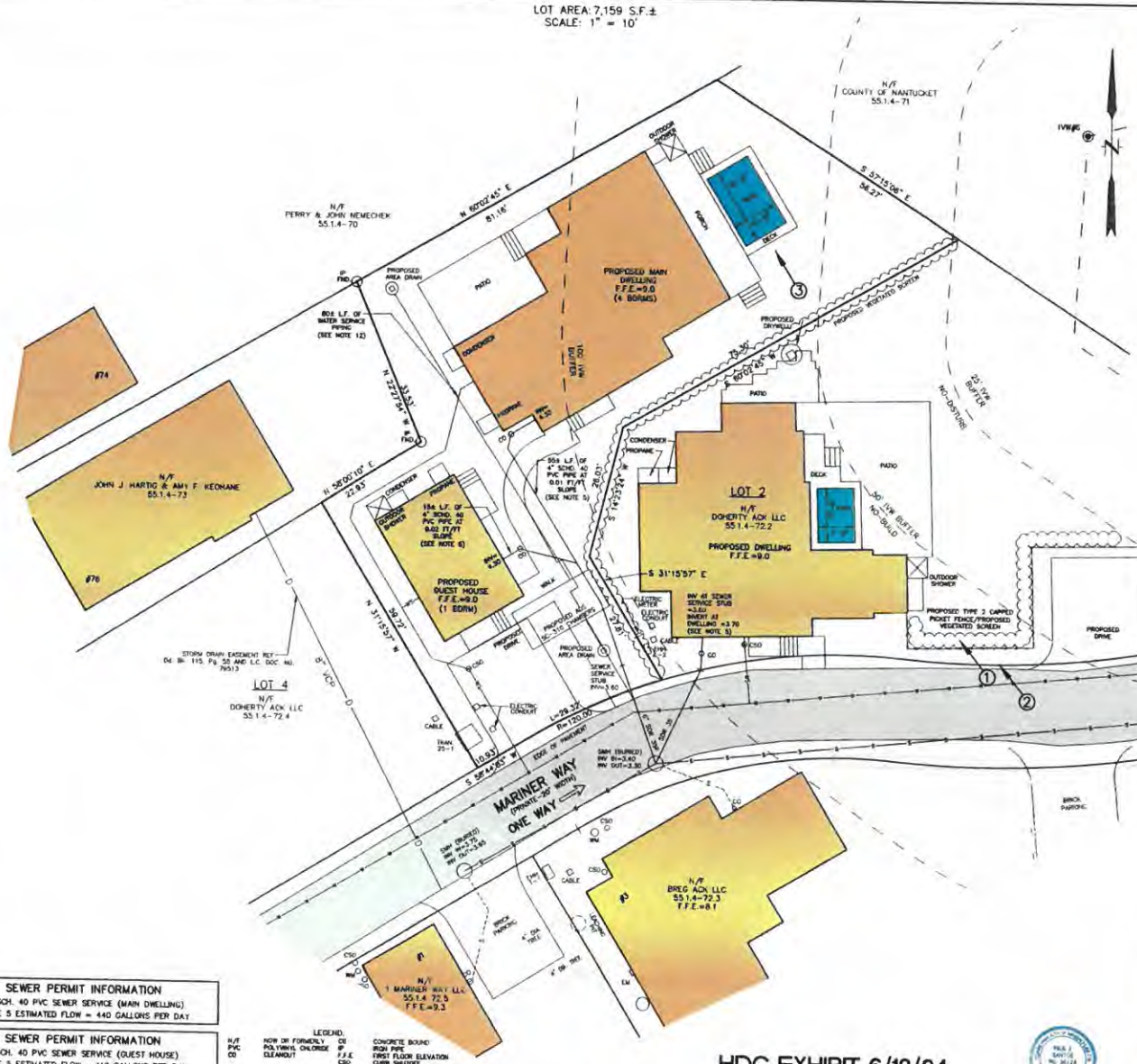
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



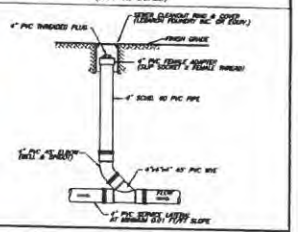
LOCUS MAP

SCALE: 1" = 150'±



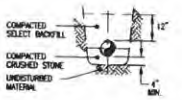
SEWER CLEANOUT DETAIL

(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.
12. MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHUTOFF. WATER SERVICE PIPING SHALL BE "K" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

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

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

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

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

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

BENCHMARK INFORMATION

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

PROPOSED SCHEDULE OF ELEVATIONS

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

(SEE NOTE 1)

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

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

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

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N-11450

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



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



View of 1 Mariner Way from Union Street showing fencing



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



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

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

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
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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.

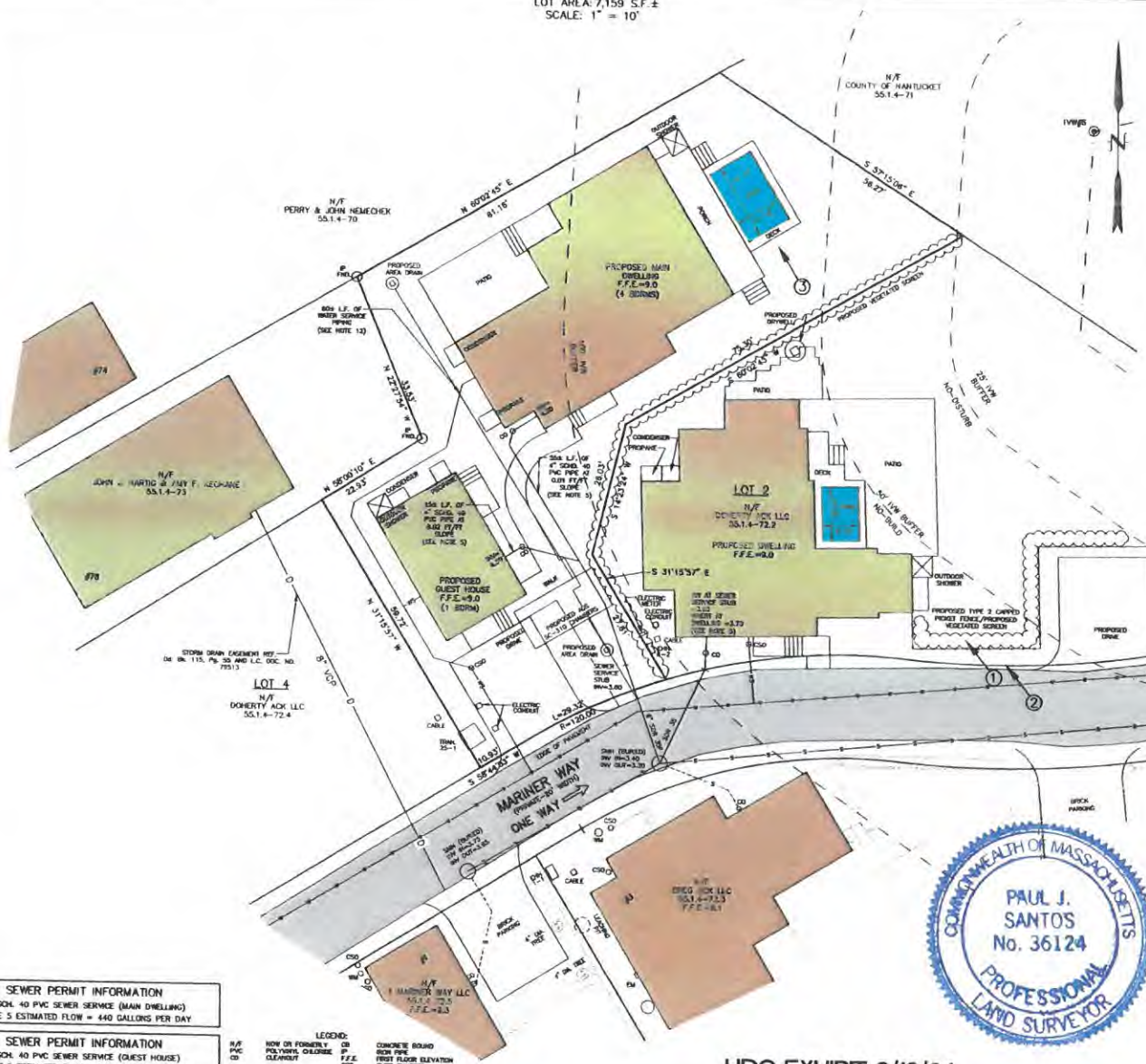
Hold for revisions, track 2, 4 & 6 together

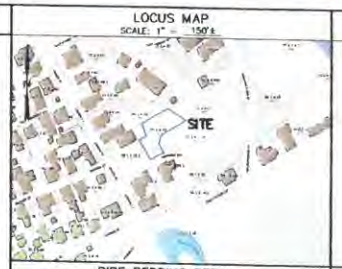
Prepared By:

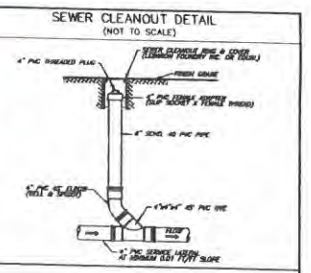
Paul J. Santos PLS
Nantucket Surveyors, LLC

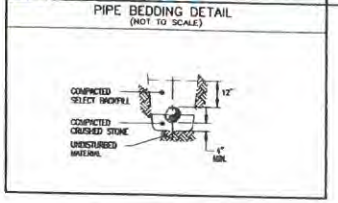
SEWER & WATER CONNECTION PLOT PLAN

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.
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, Bk. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3512, Bk. Bk. 1668, Pg. 189, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0069G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.
12. MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHUTOFF. WATER SERVICE PIPING SHALL BE "K" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

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

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

LEGEND:
N/F NOW OR FORMERLY
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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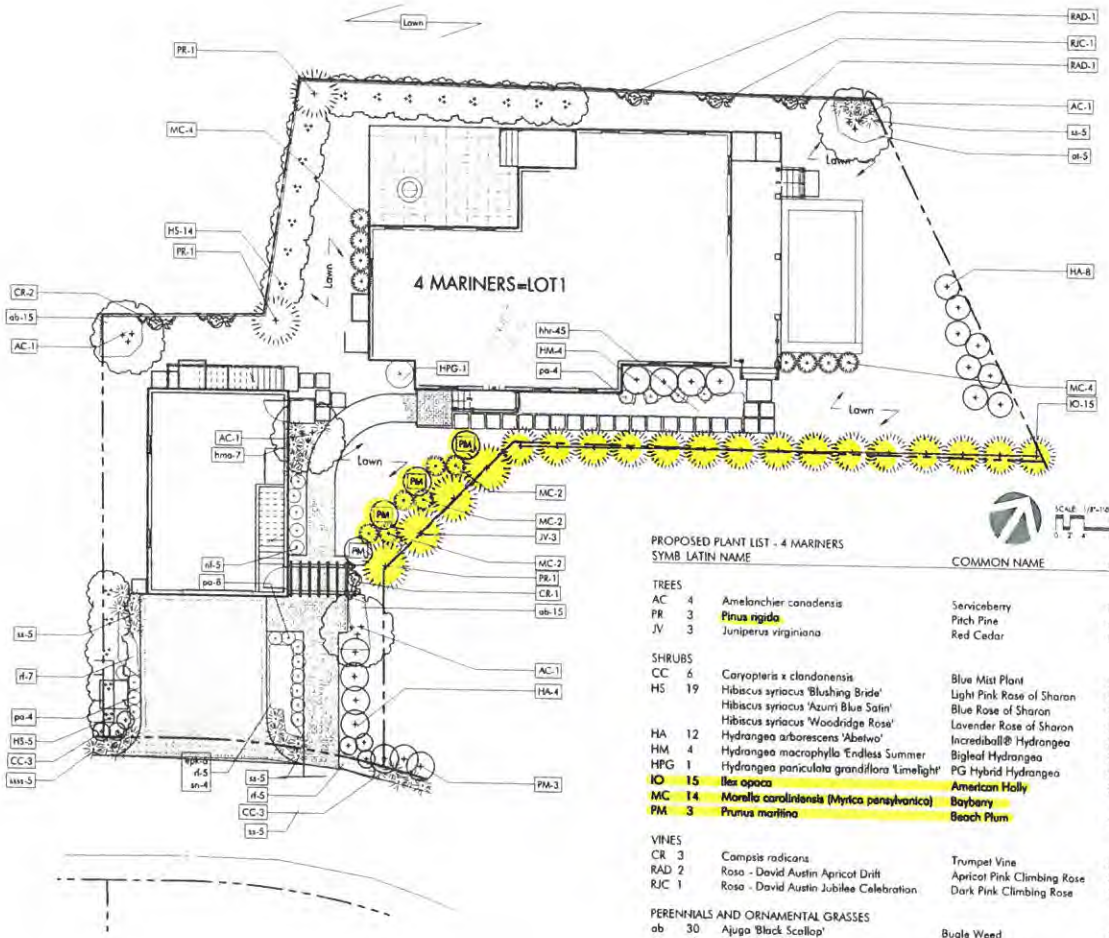
N-11450





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

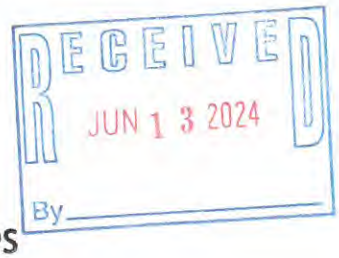
© Verdant Landscape Architecture

Y:\Mariners Lots\CAD\MARI_4_PL.dwg

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021





Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 6/13/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

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

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

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

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

Public Comment:

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

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

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



Property Information

Property ID	10855
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

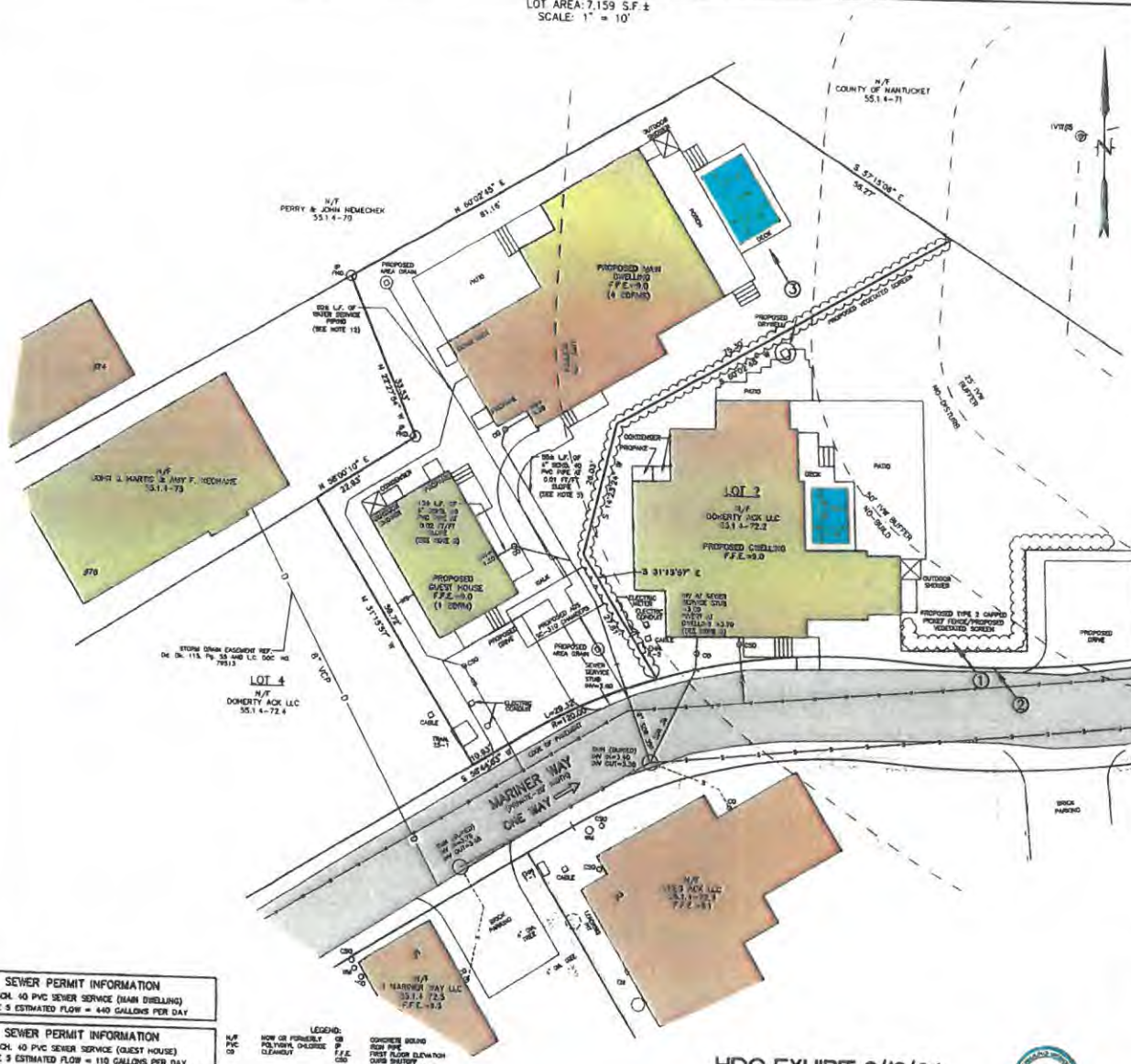
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

SEWER & WATER CONNECTION PLOT PLAN

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



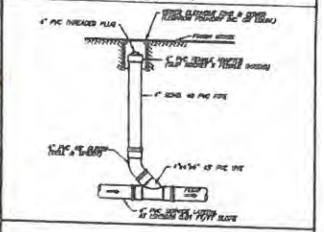
LOCUS MAP

SCALE: 1" = 150'±



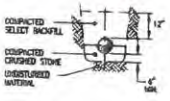
SEWER CLEANOUT DETAIL

(NOT TO SCALE)



PIPE BEDDING DETAIL

(NOT TO SCALE)



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TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SEWER PERMIT INFORMATION

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

LEGEND:
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CB IP F.F.E. CBS — CONCRETE BOUND / IRON PIPE / FIRST FLOOR ELEVATION / CURB SHUTOFF / EXISTING SPOT GRADE

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

6/13/24

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

BENCHMARK INFORMATION

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

PROPOSED SCHEDULE OF ELEVATIONS

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

(SEE NOTE 1)

SEWER & WATER CONNECTION PLAN

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

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

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N-11450

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



1 View of Property from Mariner Way

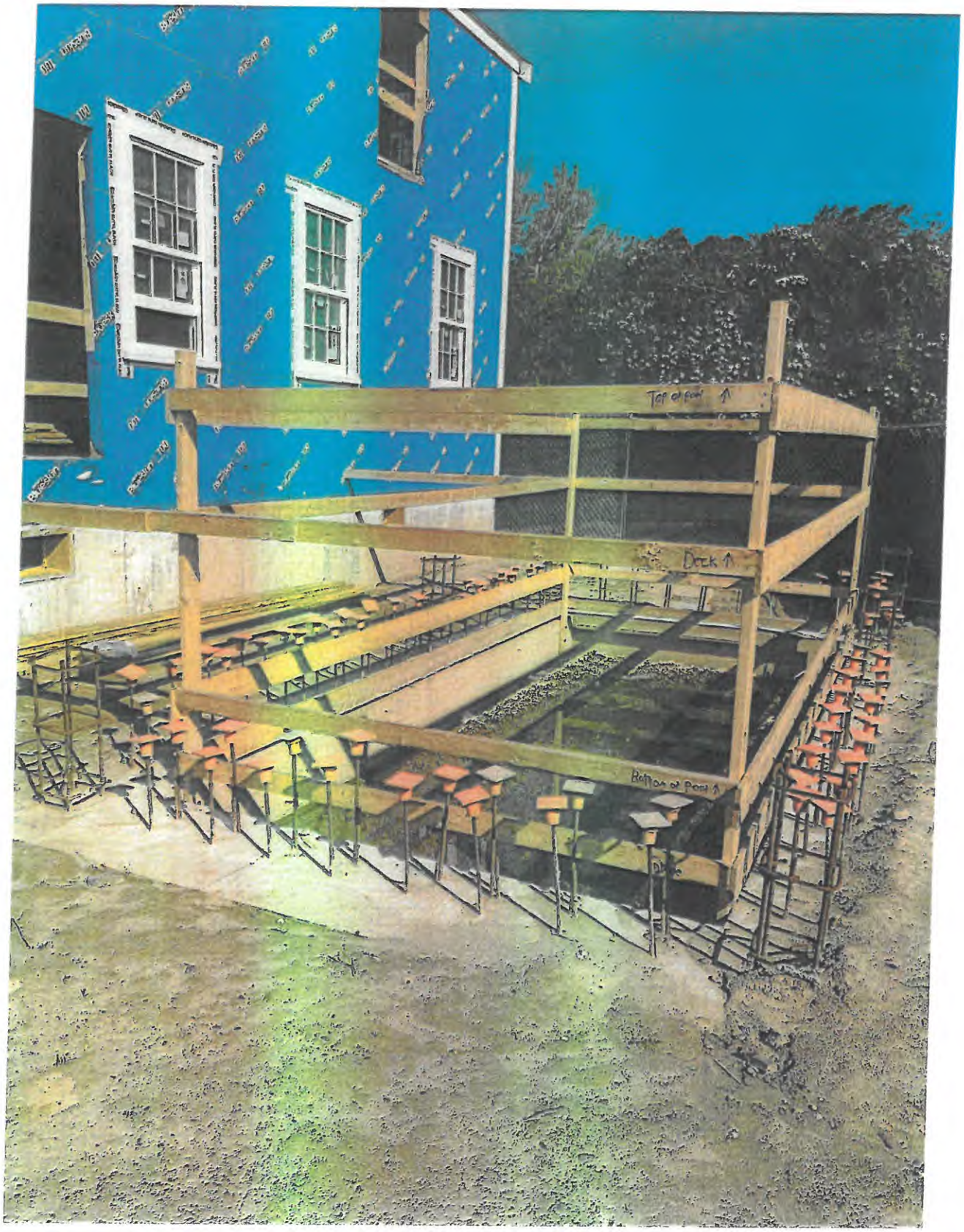


2 View of Property from Mariner Way

3

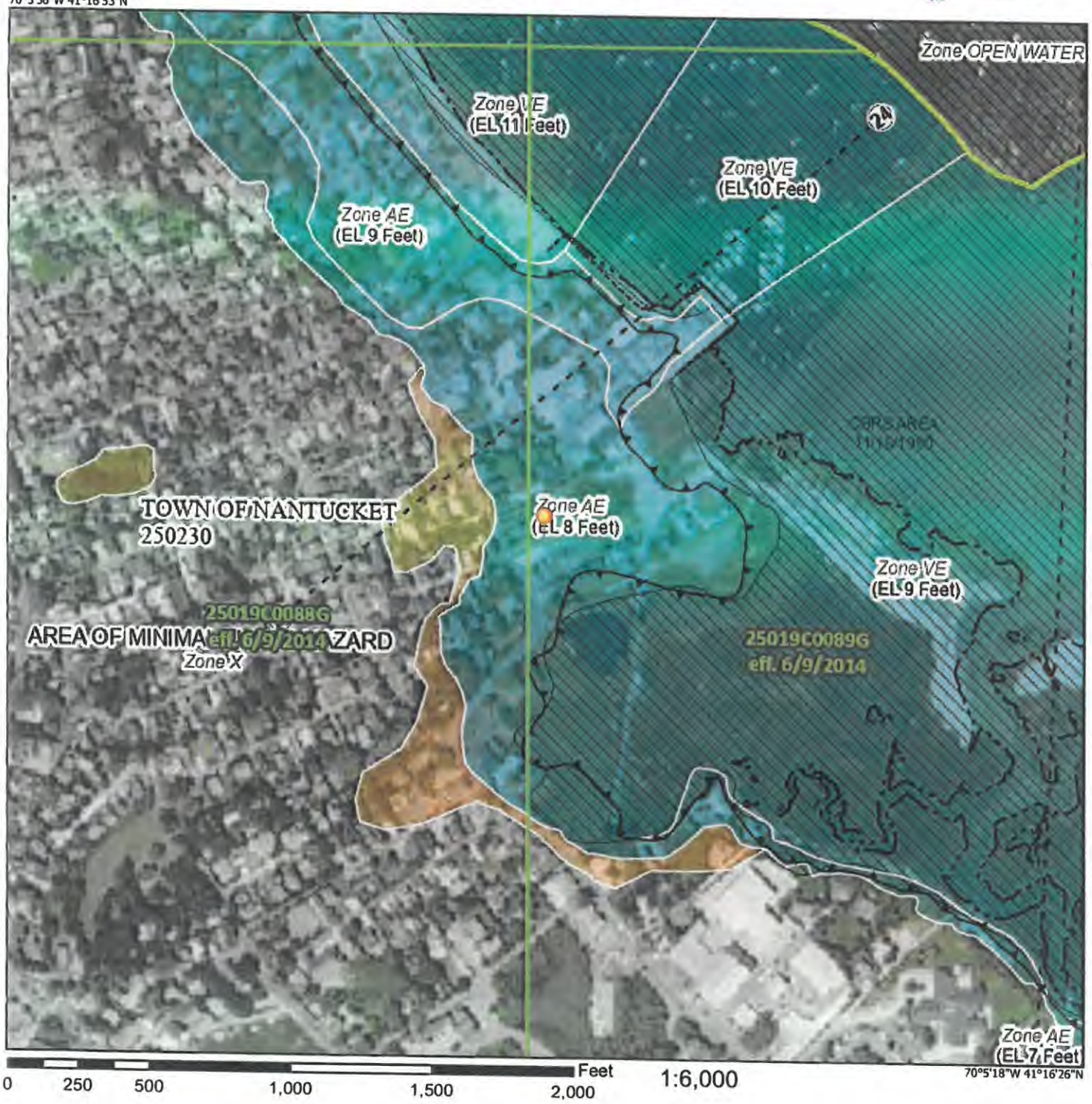
Pool Mock Up

4 Mariner Way



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

National Flood Hazard Layer FIRMette



Legend

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

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

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

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

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

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

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

N

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

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

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

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

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

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

HDC2022-08-6943

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°: 702

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

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

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

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

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

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

Extended to: _____

Approved: ☒ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: POOL USE PROTECTED (describe)

Original Date: BY A PERIMETER PLAN THROUGH PLANNING BOARD

Original Builder: UNDER R-C ZONING

REVISIONS*

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

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

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

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

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

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

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

COLORS

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

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

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

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

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

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

IV. OLD BUSINESS 03/21/23

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

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

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

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

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

APPROVED
HDC2022.08.6943

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

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

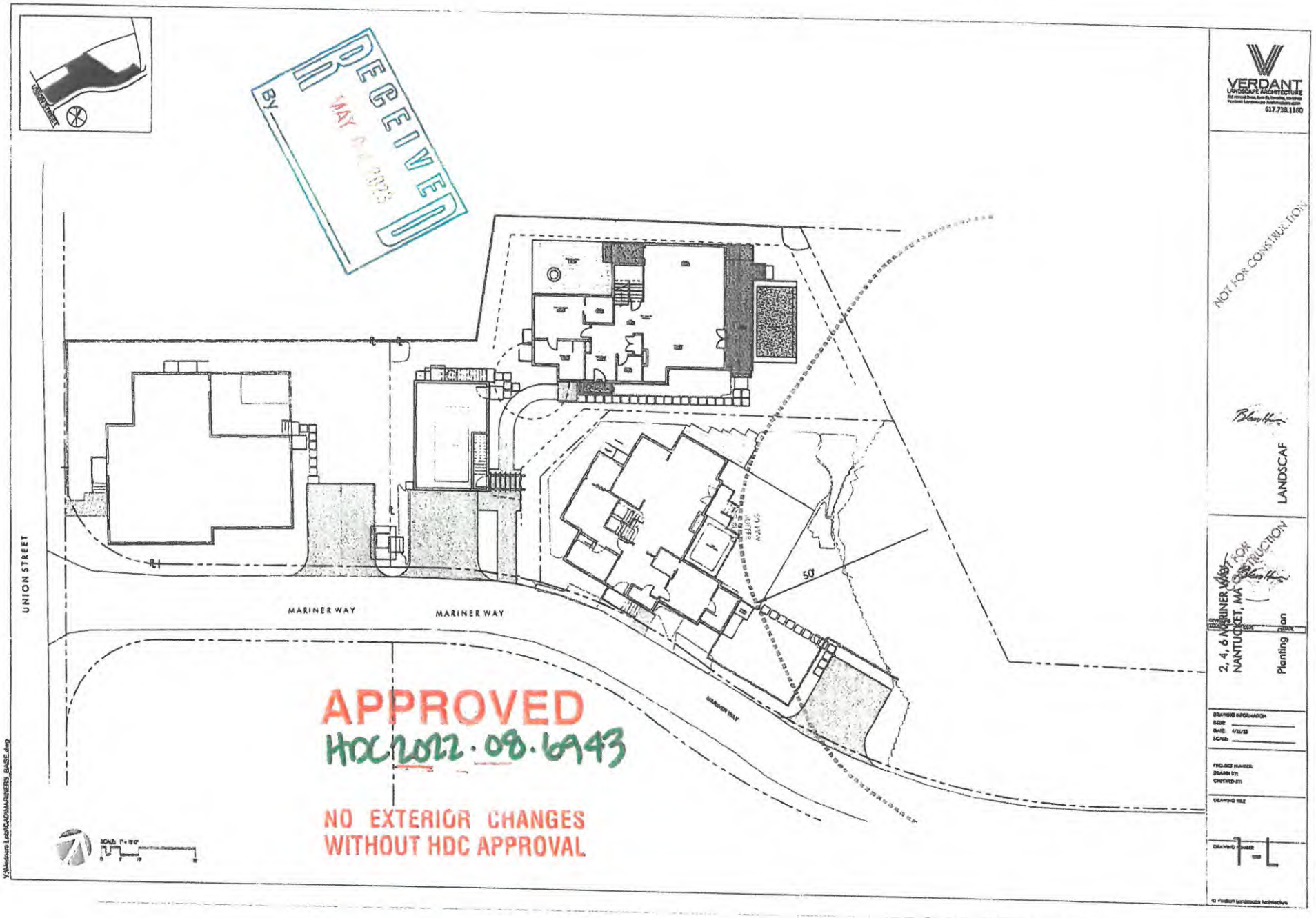
4. Doherty ACK LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams

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

AND POOL TO BE INVISIBLE IN PERSPECTIVE

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

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


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

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

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2022-08-6939 Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

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

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

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

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

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

Extended to: _____

Approved: 8 Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

*RESIDENT NANTUCKET AGE

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks * VOLUME 2716 REVISIONS* 1. East Elevation

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

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): BOXED ALUMINUM 2"

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

☐ Other _____

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

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

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

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

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof CHARCOAL BLACK

Trim QUAKER GRAY Sash BLACK Doors FRONT-HAMILTON BLUE

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

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

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

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

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

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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JUN 2 2023
By

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JUN 2 2023
By

IV. OLD BUSINESS 03/21/23

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

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

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

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

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

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



4 Mariner - Locus Map

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

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JUN 2 2023
By

Finegold Alexander Architects

PROJECT NAME

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

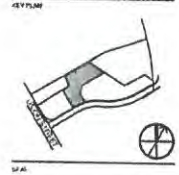
Civil Engineer
Nantucket Surveyors,
5 Whitty Way,
Nantucket, MA 02554
(508) 228-9240

Structural Engineer
Rosene And Geoscopine 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

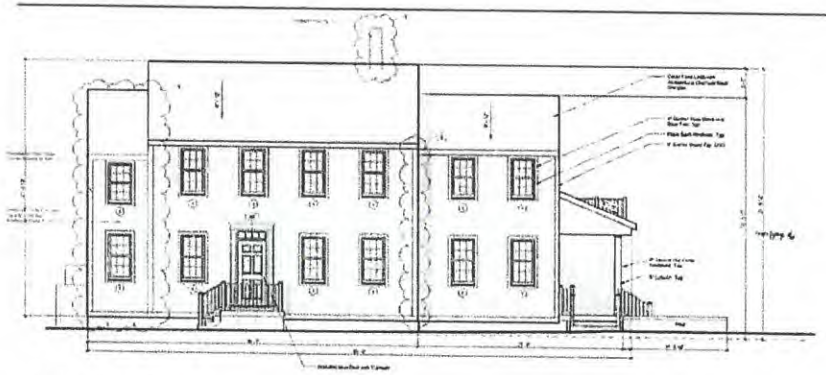
PROJECT #: PG7702
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME
Main House - Site Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION

SHEET #
4-A1



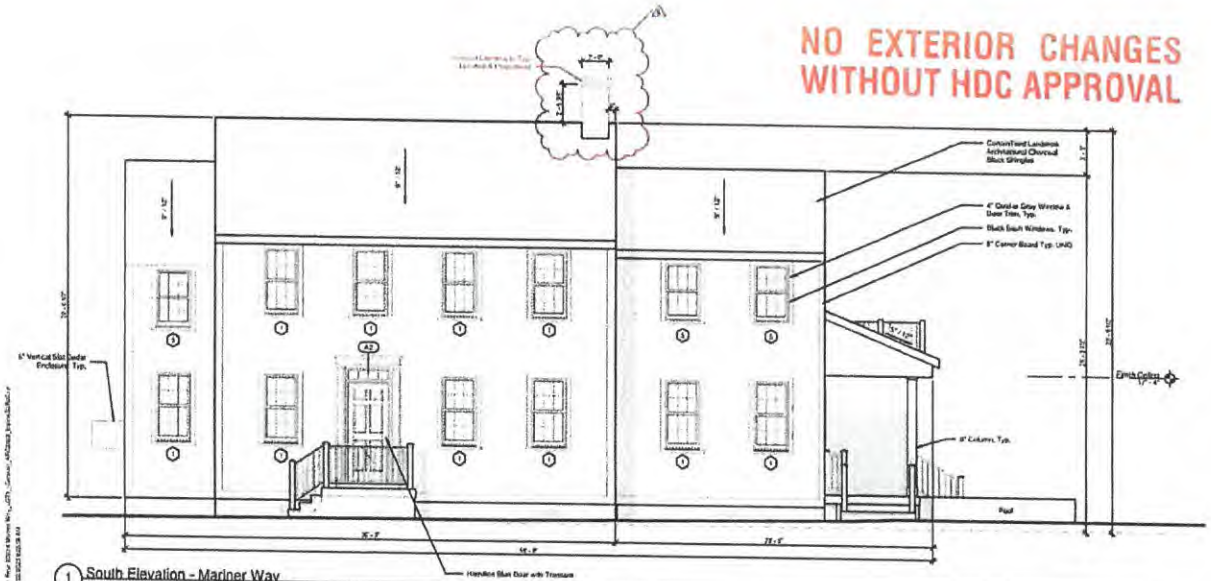
Previous South Elevation - 03/21/2023

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

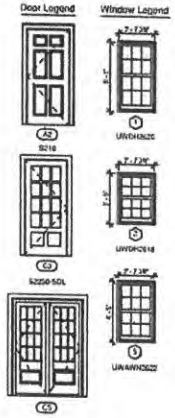
Door Schedule

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

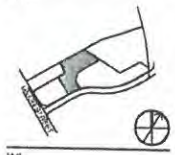
Civil Engineer
Montucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

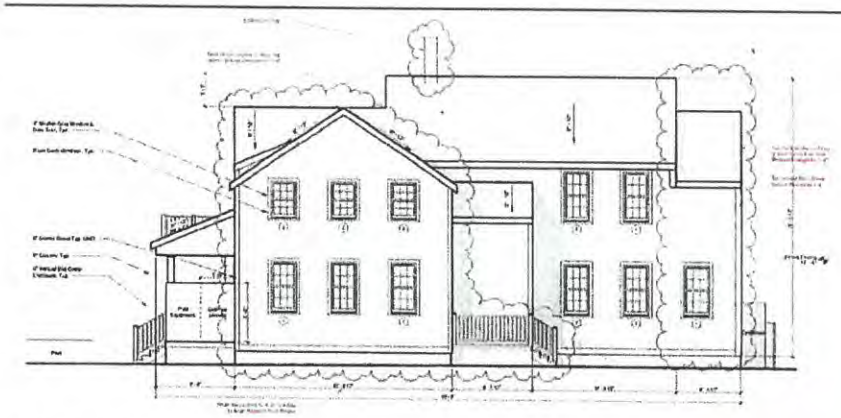
PROJECT #: P02/0.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

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

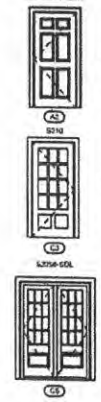
Door Schedule

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

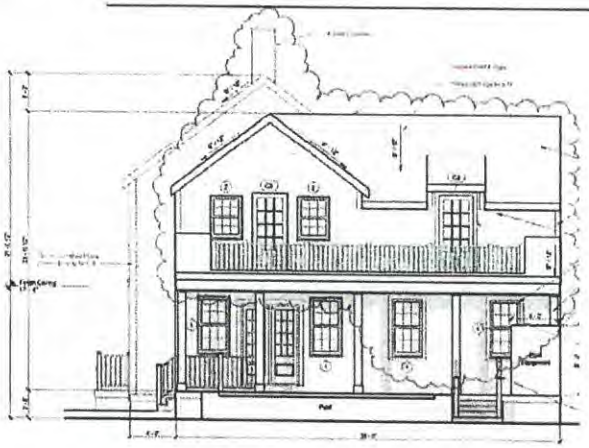
Main House - Exterior Elevations

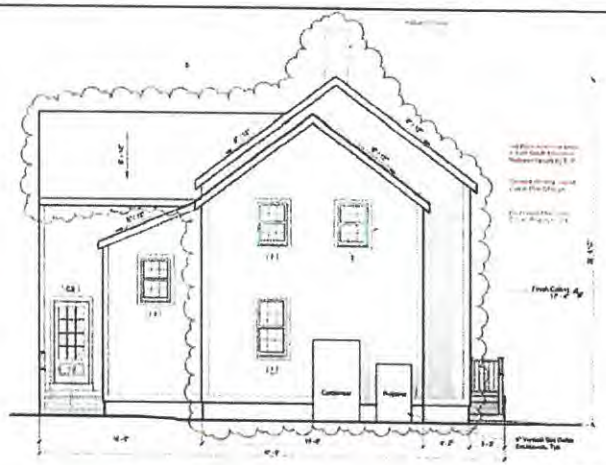
DRAWING HISTORY

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

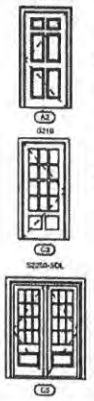
Door Schedule

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

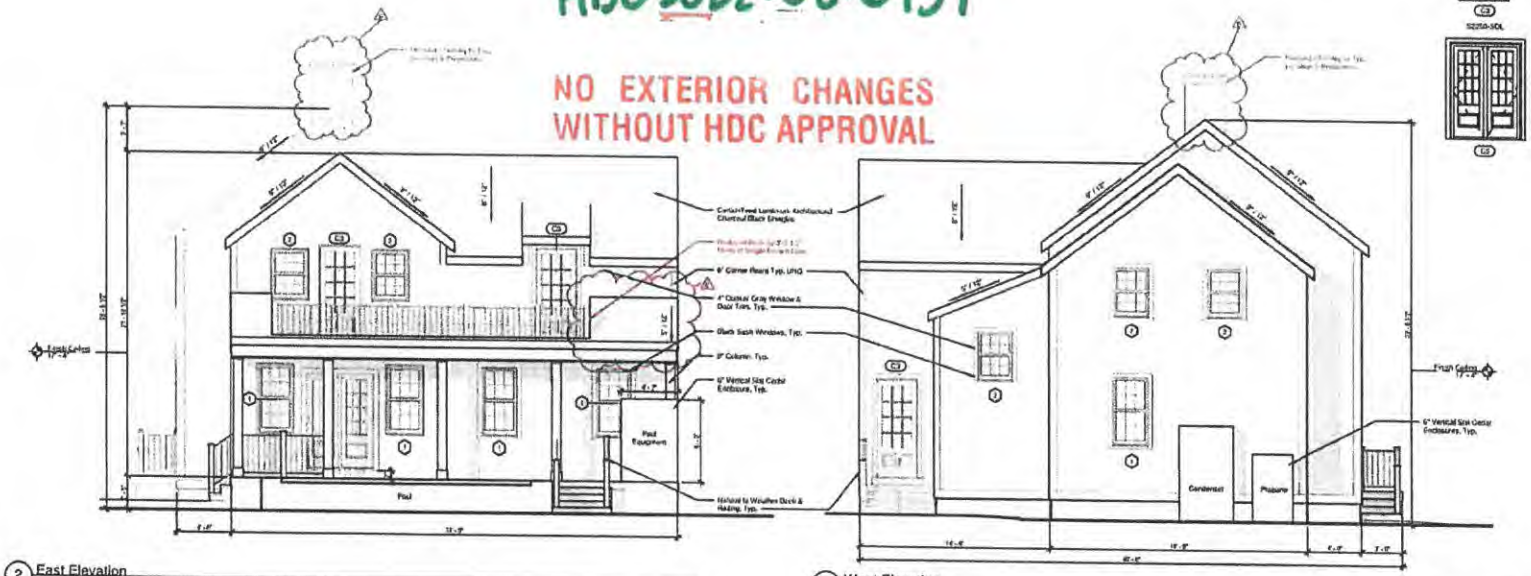


MODIFICATIONS | 23.04.18

- 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

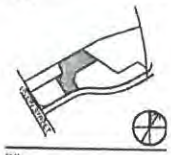
Civil Engineer
Hancock Surveyors,
5 Wesley Way
Hamilton, MA 01954
(508) 229-0240

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

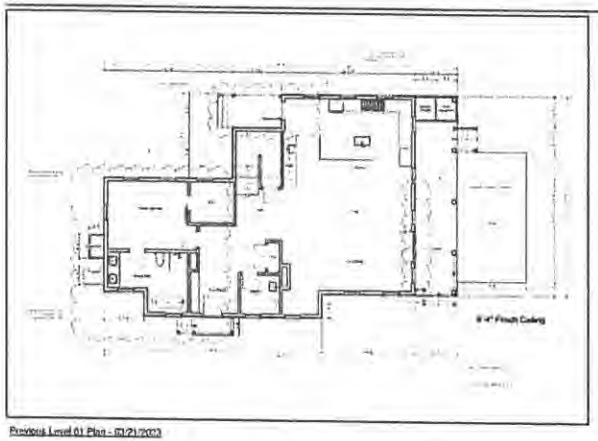
SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY

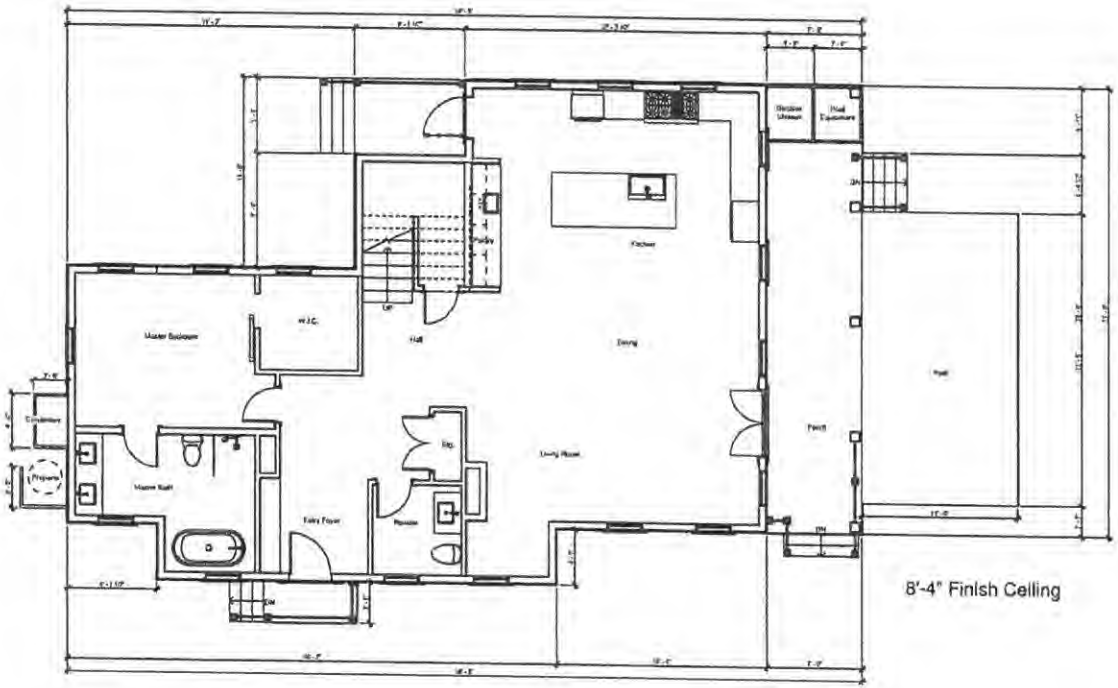
NO.	DATE	DESCRIPTION
1	08.11.22	HDC Revisions
2	02.12.23	HDC Revisions
3	03.01.23	HDC Revisions
4	23.03.06	HDC Revisions, PB
5	23.03.21	HDC Revisions, PB
6	23.04.18	HDC Revisions, PB

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 Vinnie Way
Nantucket, MA 02554
(508) 228-0242

Structural Engineer
Reserve And Geometrics 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)735-1180

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

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NEIGHBORHOOD
4 Mariner Way | Lot 1

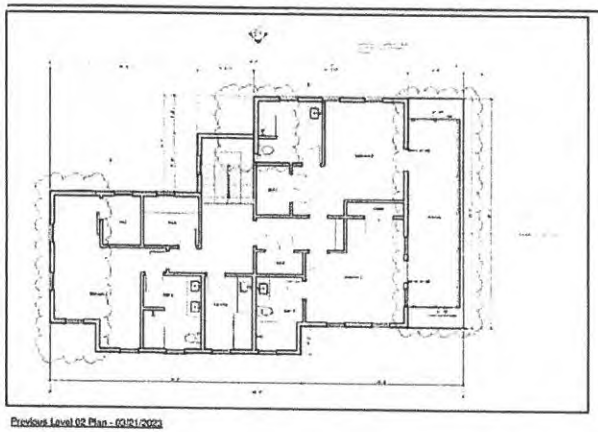
PROJECT #: PS270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RD

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.

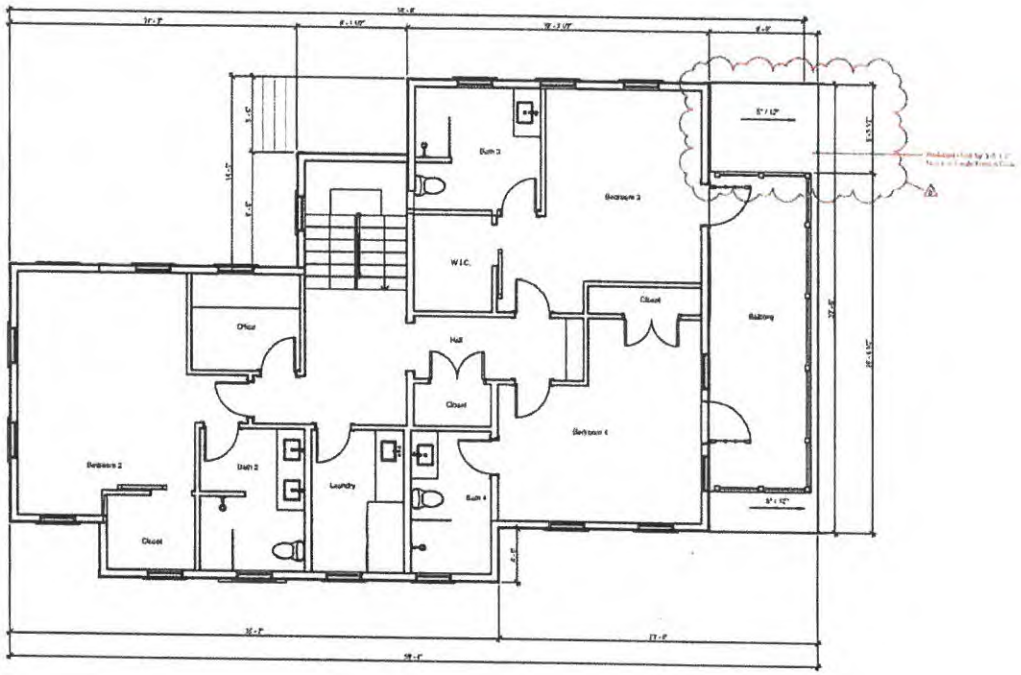
SHEET #
4-A2



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

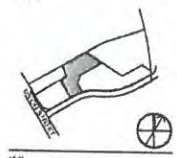
Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

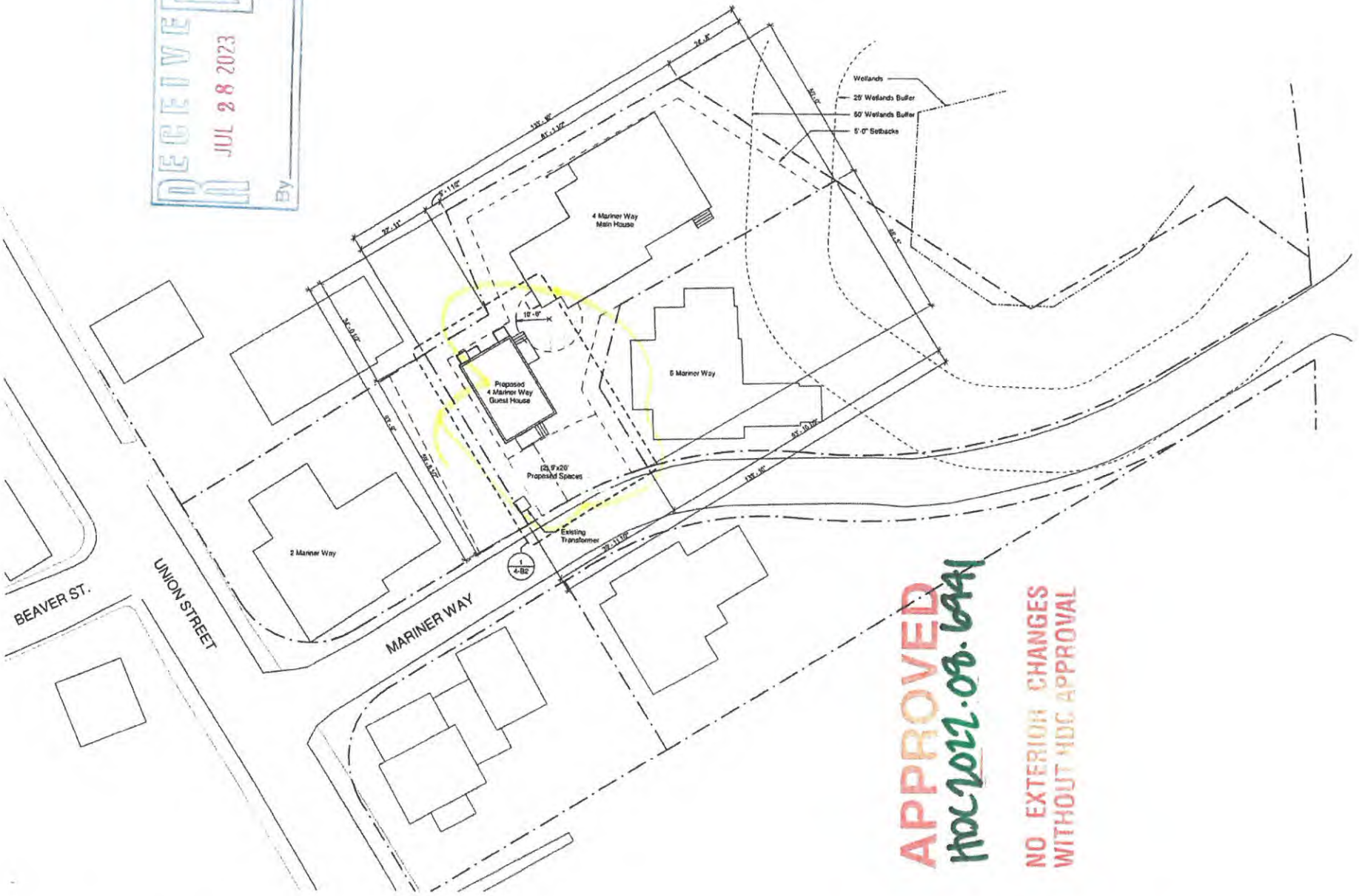
6. Town of Nantucket	20 South Water	Windows	42.4.2/29	SMRT

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

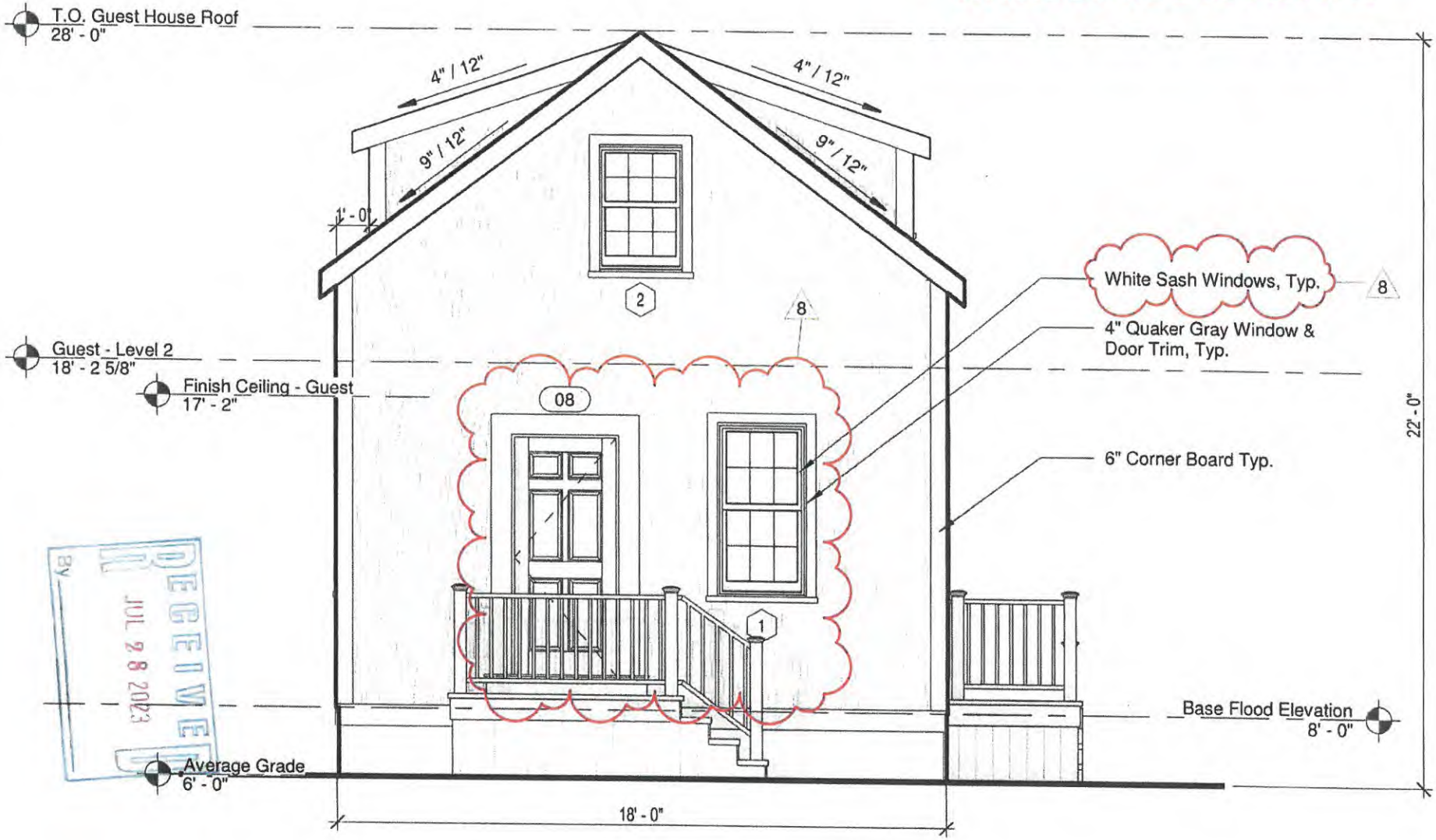
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



4 Mariner Way - Guest House - Site Plan

07/19/2023 - HDC R10

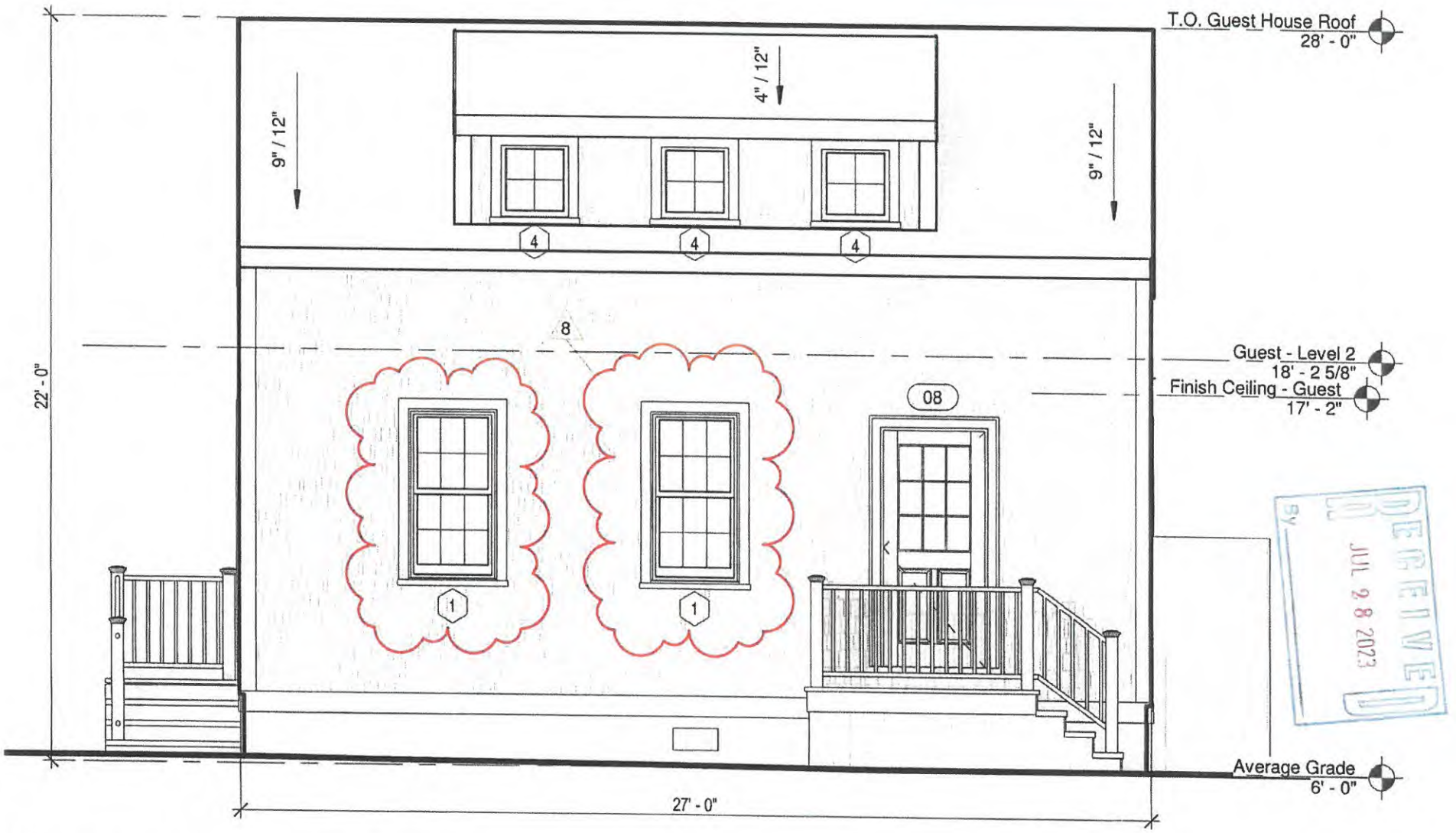
APPROVED
HDC2022-08-6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - South Elevation

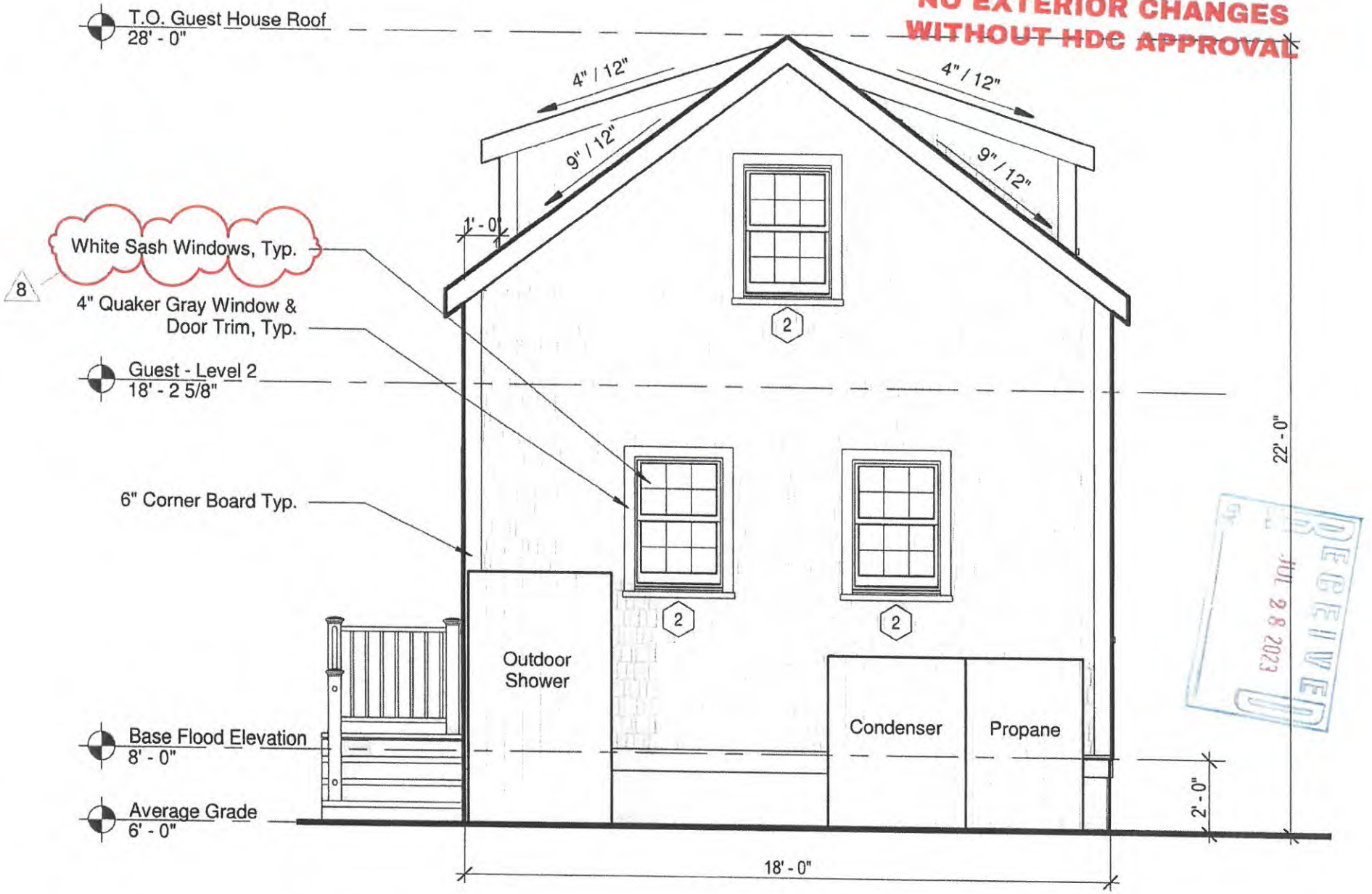
APPROVED
HDC 2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - East Elevation

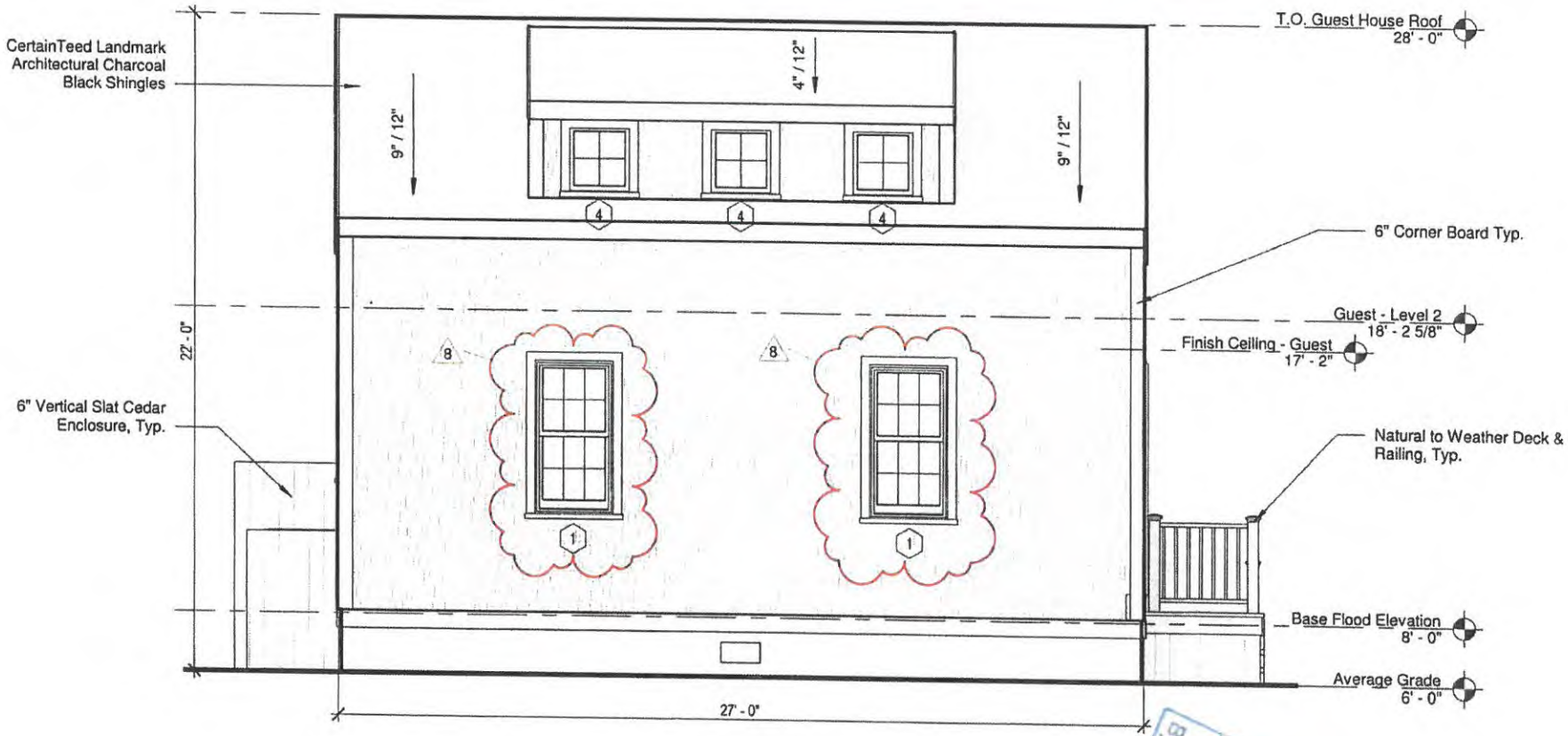
APPROVED
HDC2022.09.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

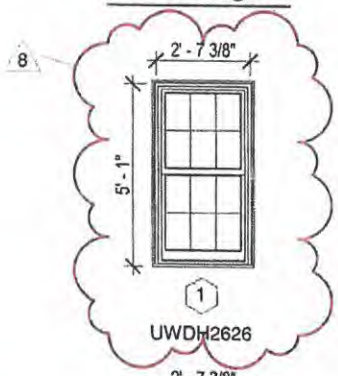
Materials Legend

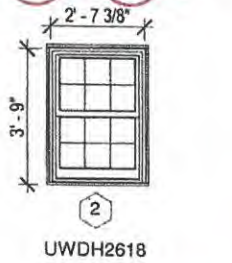
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - P5415	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	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





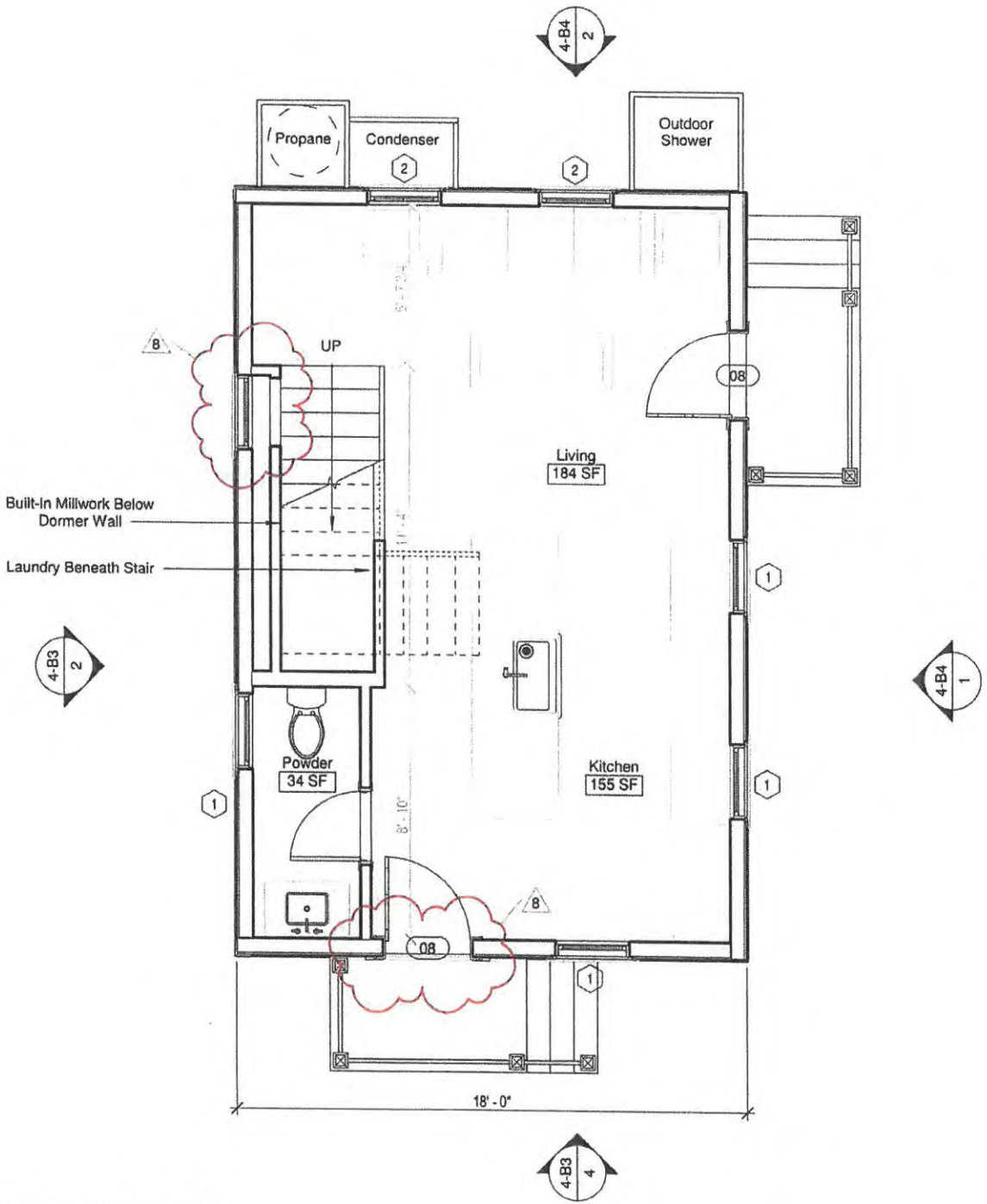




APPROVED
HDC2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

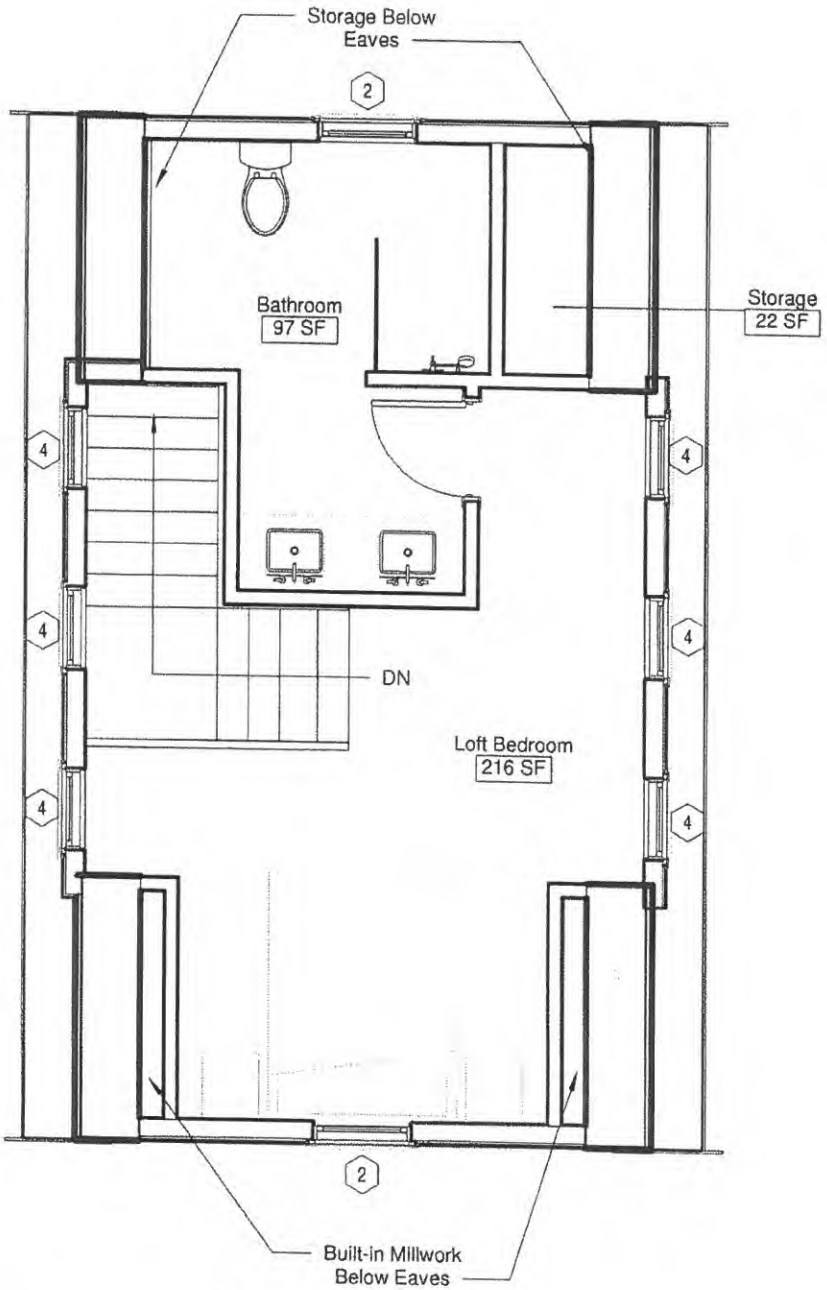
4 Mariner Way - Guest House - Schedules/Legends

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

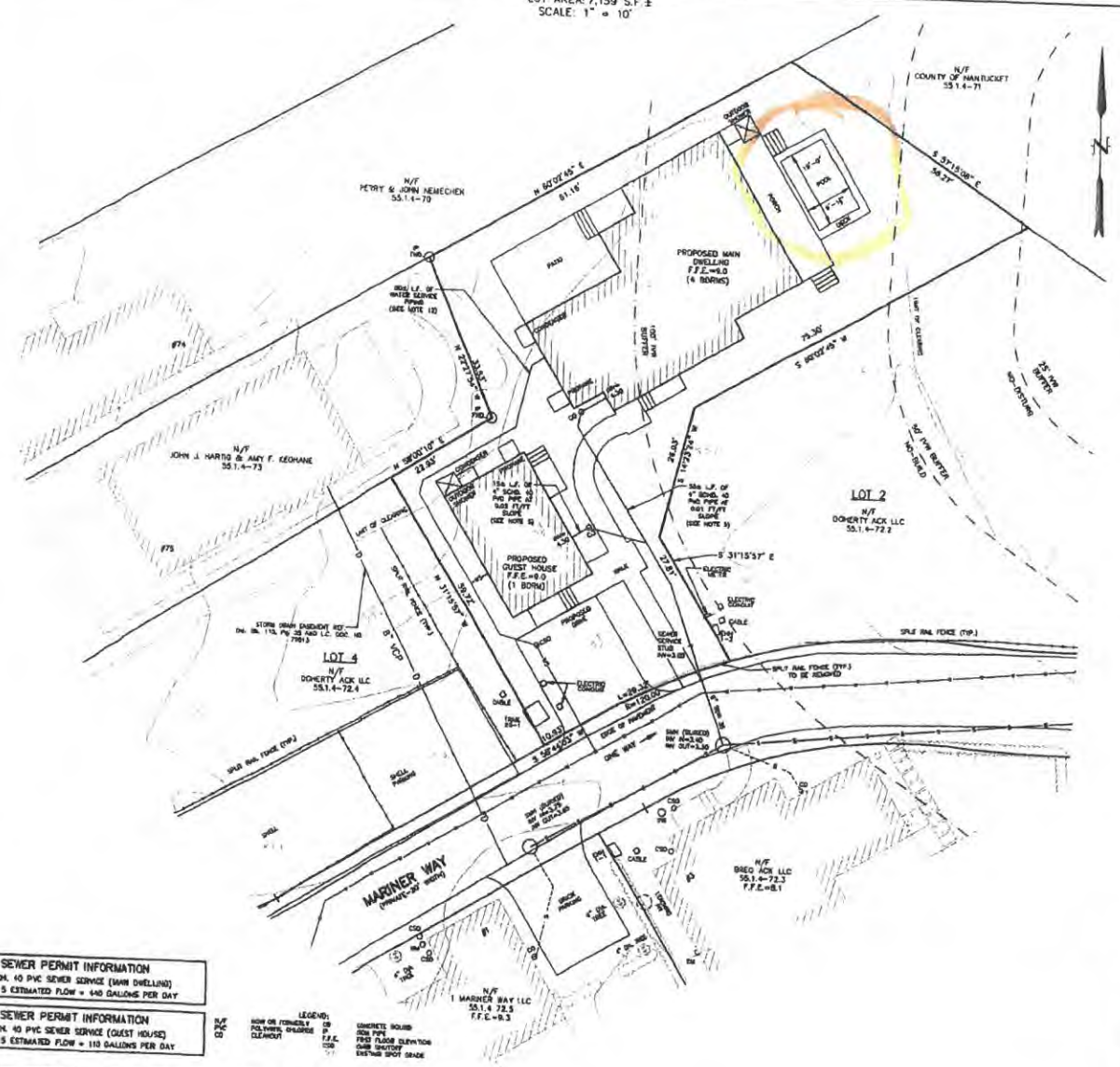
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'

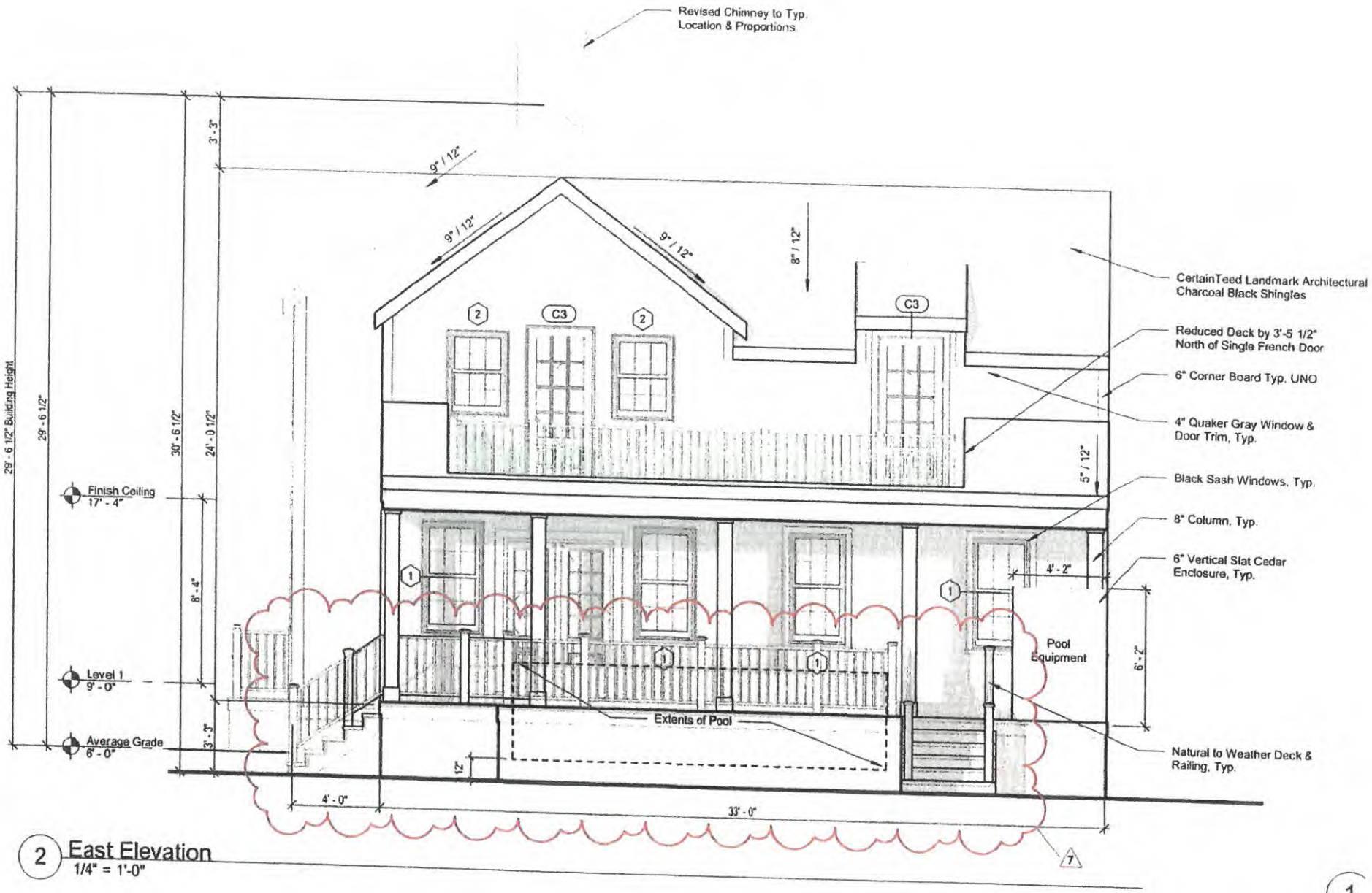

N/F
COUNTY OF NANTUCKET
55.1.4-71
N/F
PERRY & JOHN NEMECHEK
55.1.4-79
PROPOSED MAIN DWELLING
F.F.E.=8.0
(4 BDRMS)
PROPOSED GUEST HOUSE
F.F.E.=8.0
(1 BDRM)
LOT 2
N/F
DOHERTY ACK LLC
55.1.4-72.2
LOT 4
N/F
DOHERTY ACK LLC
55.1.4-72.4
N/F
JOHN J. HARTIG & AMY F. KEOHANE
55.1.4-73
N/F
BREQ ACK LLC
55.1.4-72.3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



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



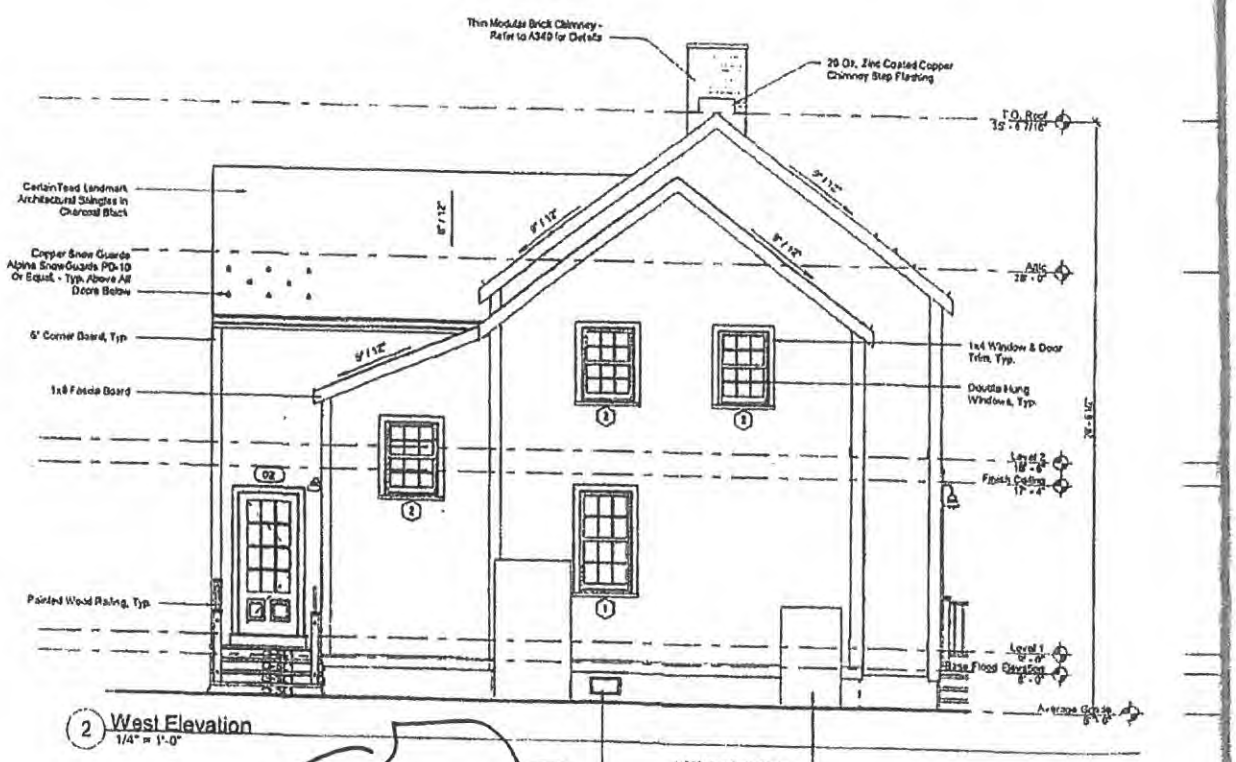
1 North Elevation
1/4" = 1'-0"



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

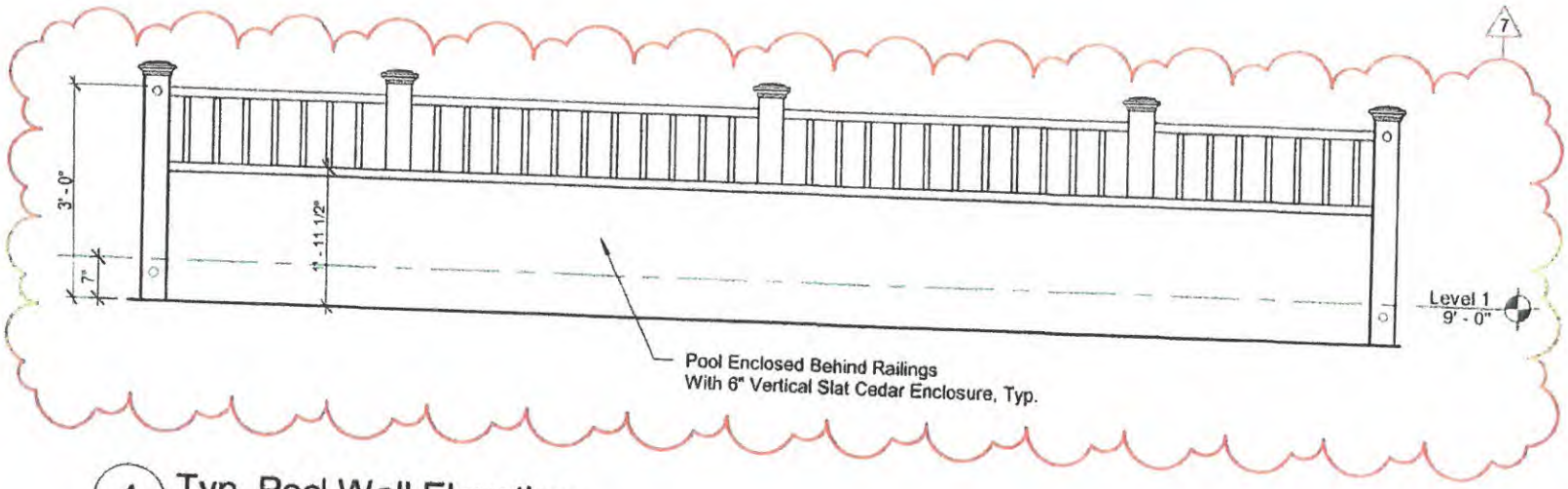
1

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

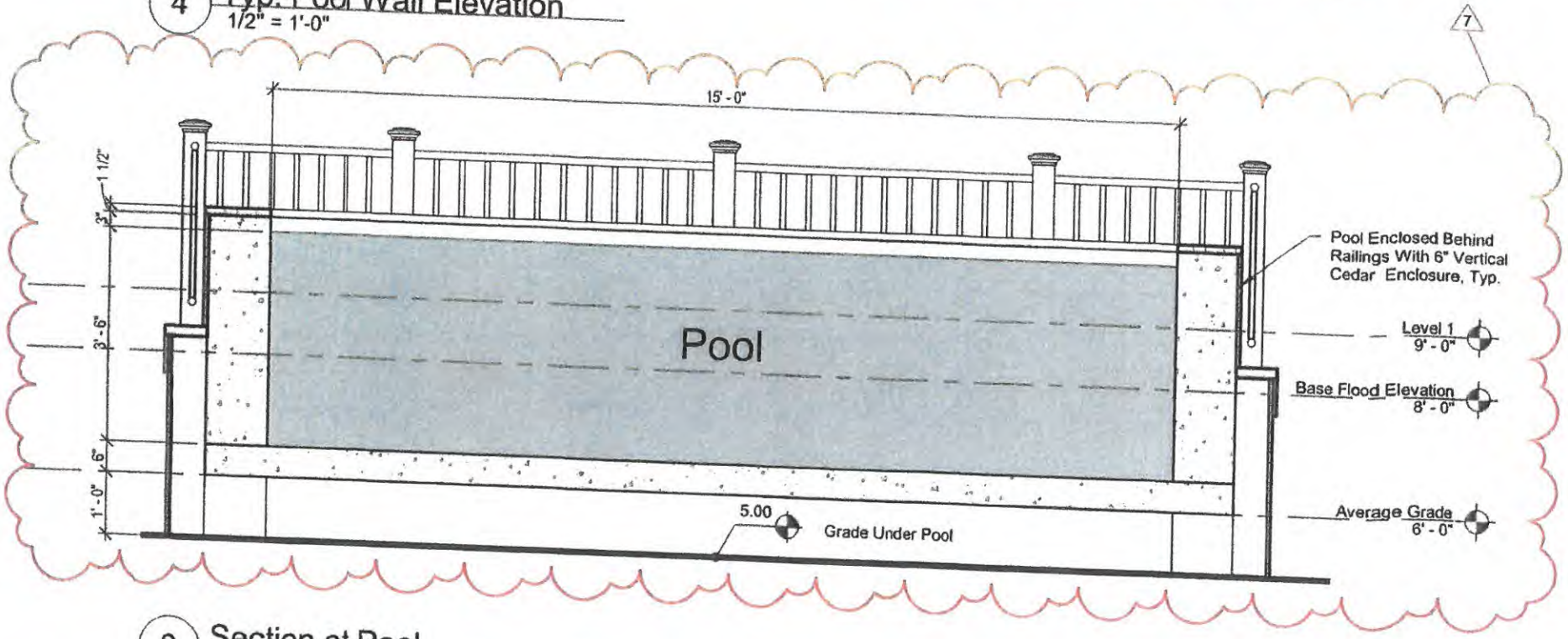


2 West Elevation
1/4" = 1'-0"

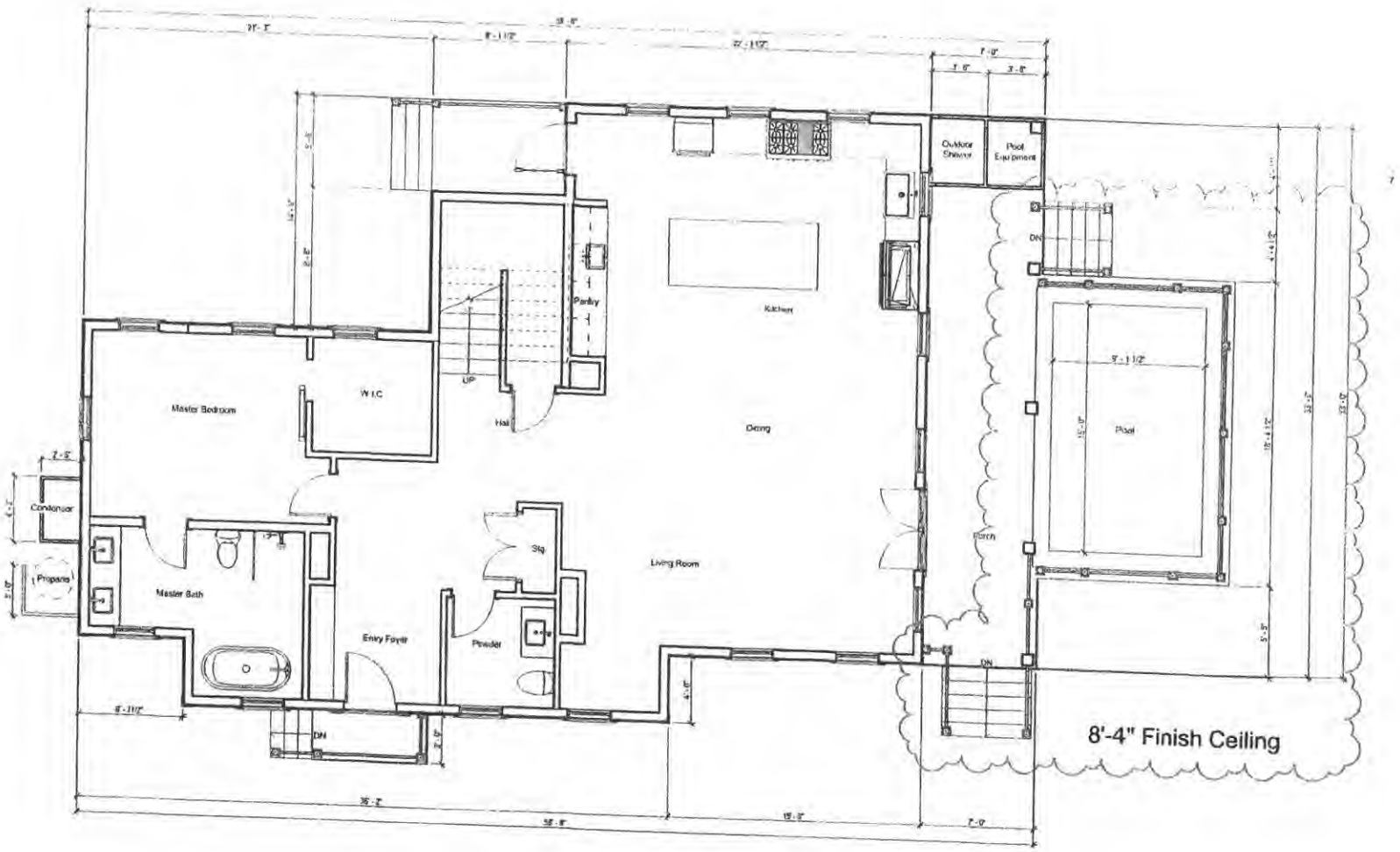
NO CHANGE



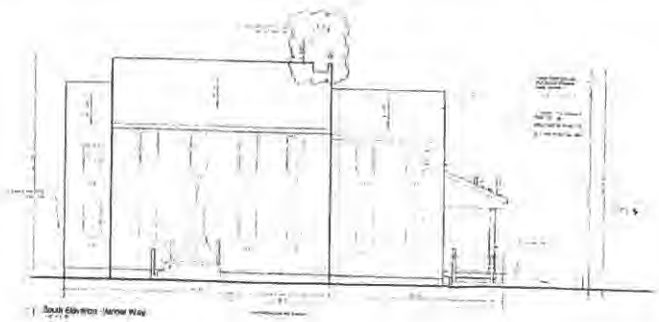
4 Typ. Pool Wall Elevation
1/2" = 1'-0"



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



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



1 South Elevation - Mariner Way

Previous South Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

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

Window Schedule

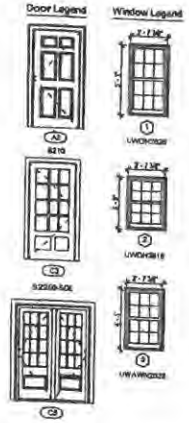
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-7 3/8"	3'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3626	Wood
2	2'-7 3/8"	3'-9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3818	Wood
4	2'-2"	3'-4 1/2"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWR2628	Wood
5	2'-7 3/8"	4'-5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3422	Wood

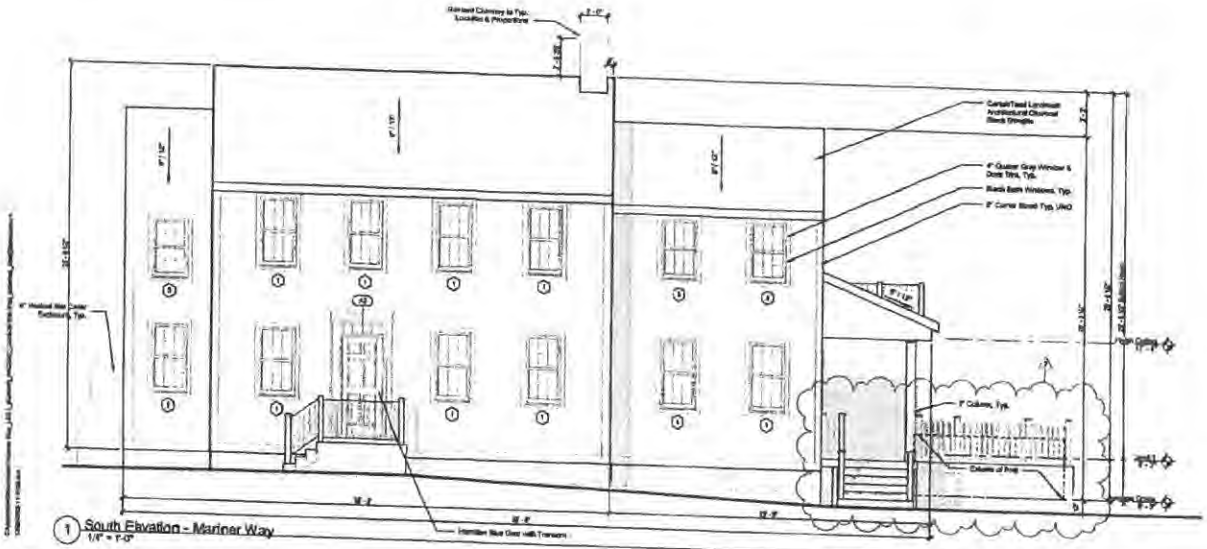
Door Schedule

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	Sequoia Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - PS415	Refer to Door Schedule
Auxiliary Doors	Therma Tru	Smooth Star	Black	Refer to Door Schedule
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 Schedule





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

Finegold Alexander Architects

PROJECT TEAM

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

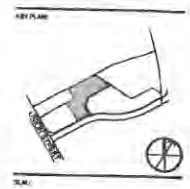
Civil Engineer:
Montecalvo Surveyors,
6 Whaly Way,
Manchester, MA 02556
(508) 228-[illegible]

Structural Engineer:
Rosens And Guarnaccia LLC
[illegible] Trade Center, Suite 3540
Woburn, MA 01801
(617) 926-1700 x 202

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

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

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

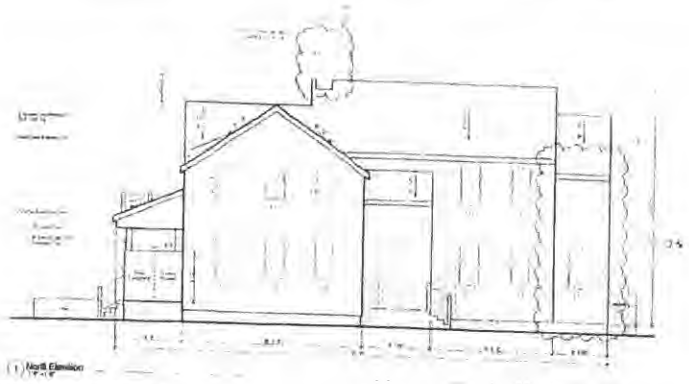
PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

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

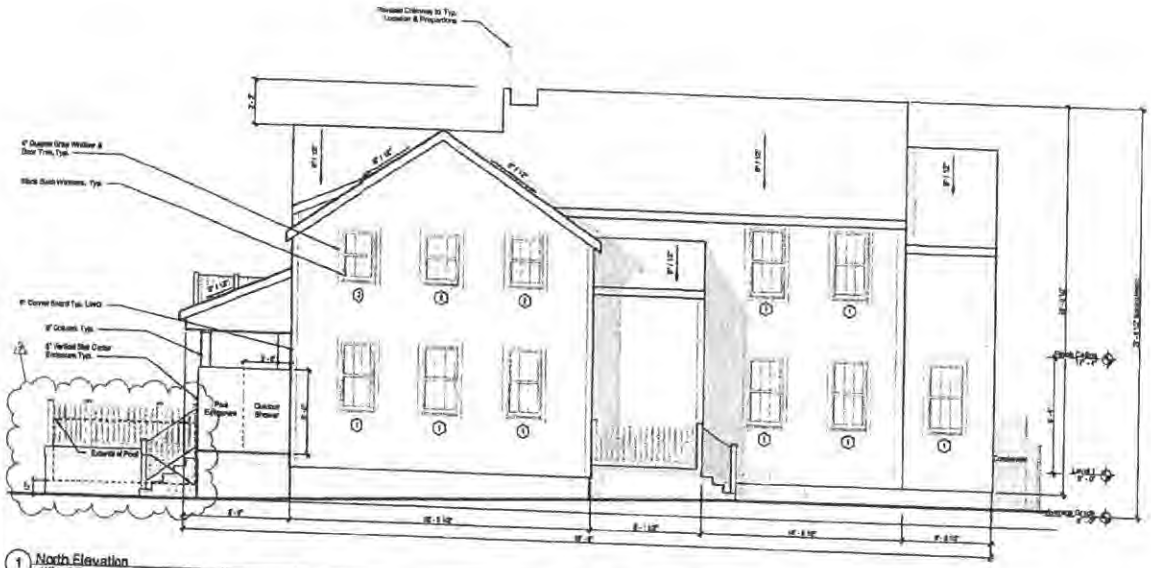
SHEET #:
4-A4



1 North Elevation

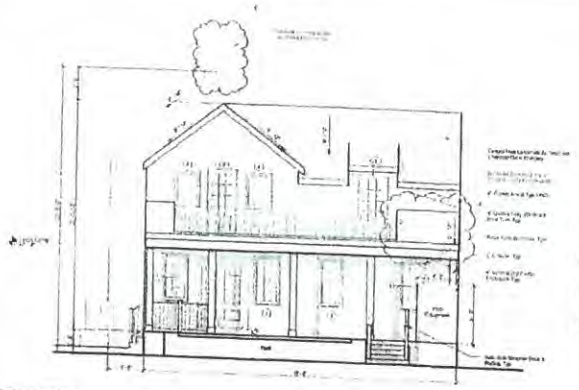
Previous North Elevation - 05/05/2023

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


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

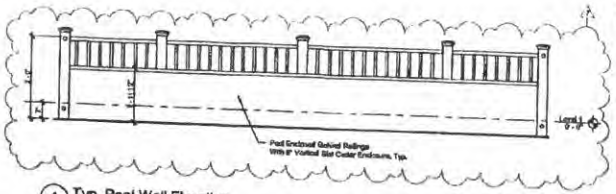
MODIFICATIONS | 23.12.26

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

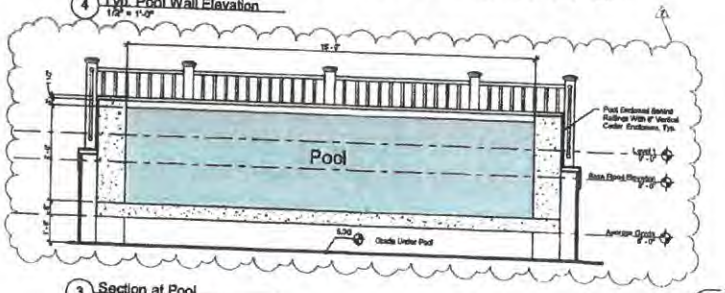


2 East Elevation
1/4" = 1'-0"

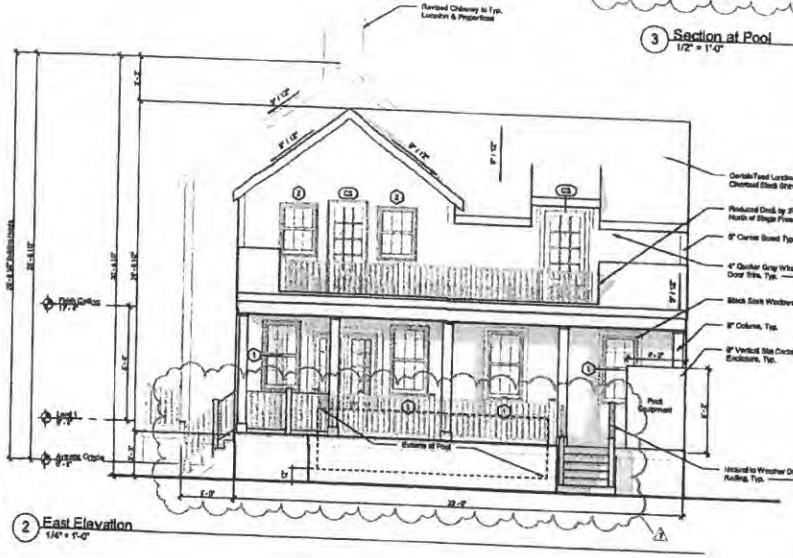
Previous East & West Elevations - 03/21/2023



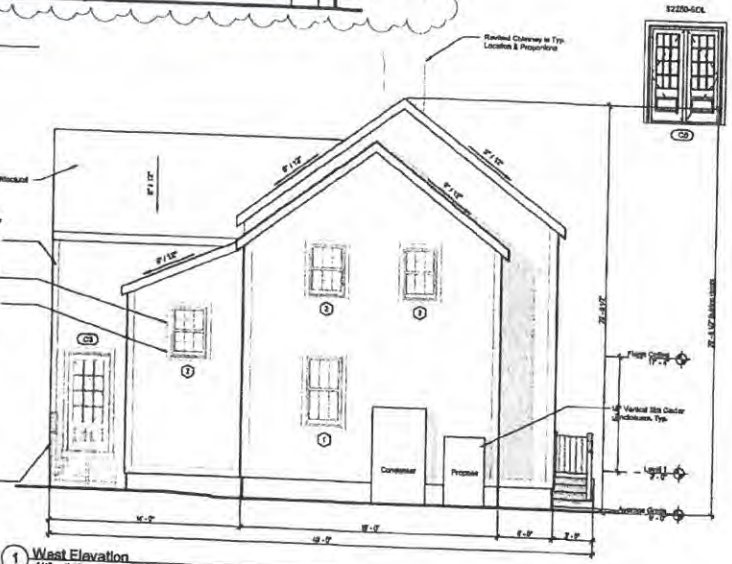
4 Typ. Pool Wall Elevation
1/2" = 1'-0"



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



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



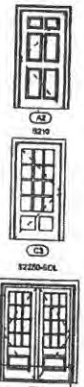
1 West Elevation
1/4" = 1'-0"

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

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

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

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM

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

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

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

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

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

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

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

SHEET NAME:

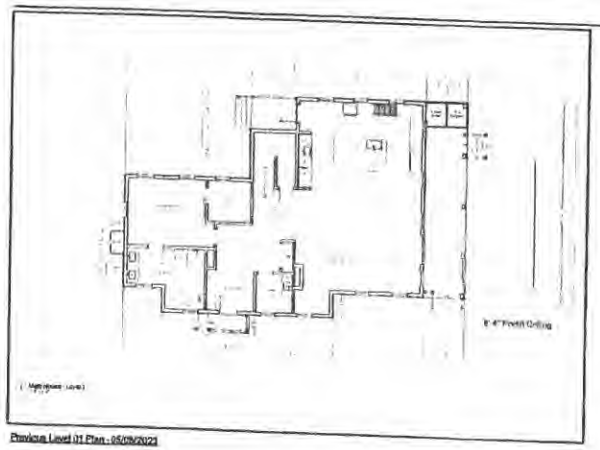
Main House - Exterior Elevations

DRAWING HISTORY:

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

SHEET #:

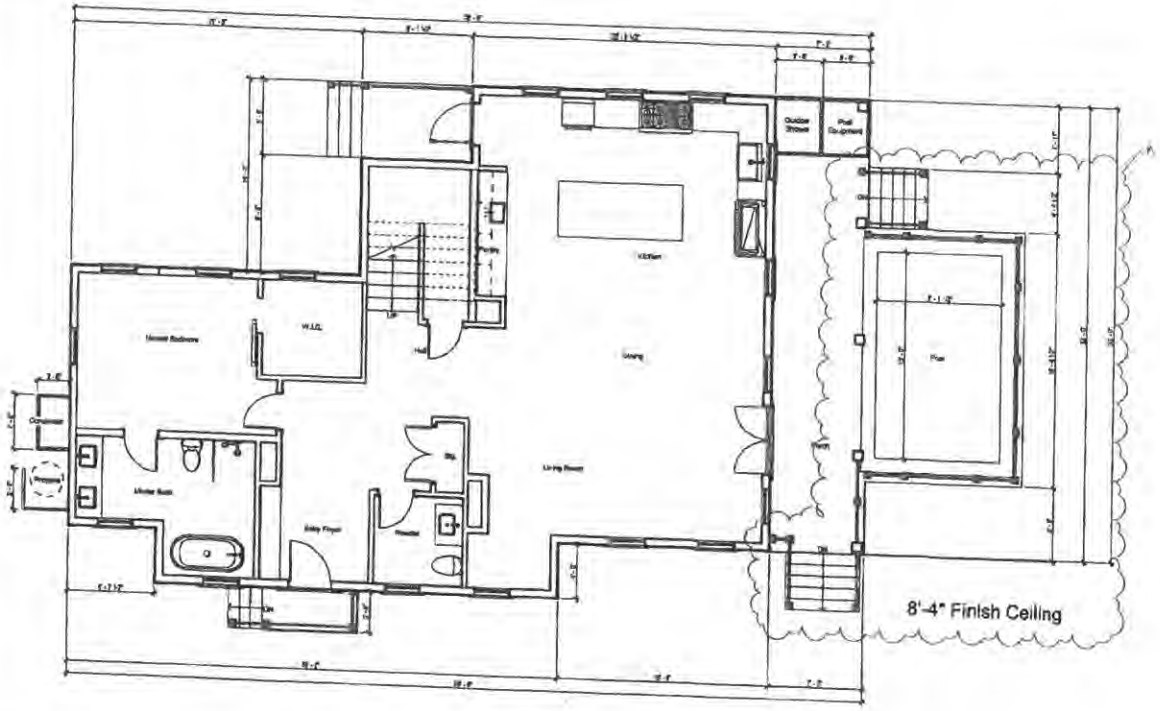
4-A6



Previous Level 01 Plan - 05/09/2023

MODIFICATIONS | 23.12.26

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



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

Finegold Alexander Architects

PROJECT TEAM:

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

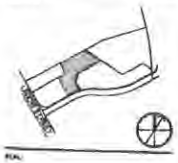
Civil Engineer:
Nantucket Surveyors,
6 Whaly Way,
Nantucket, MA 02554
(508) 328-0343

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

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

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

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

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

SHEET NAME:
Main House - Level 1 Plan

DRAWING HISTORY:

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

SHEET #
4-A2

MARINER WAY – SUPPORT PICTURES FOR POOLS

2/4/6 MARINER WAY



REAR – EAST ELEVATION OF 2 MARINER WAY



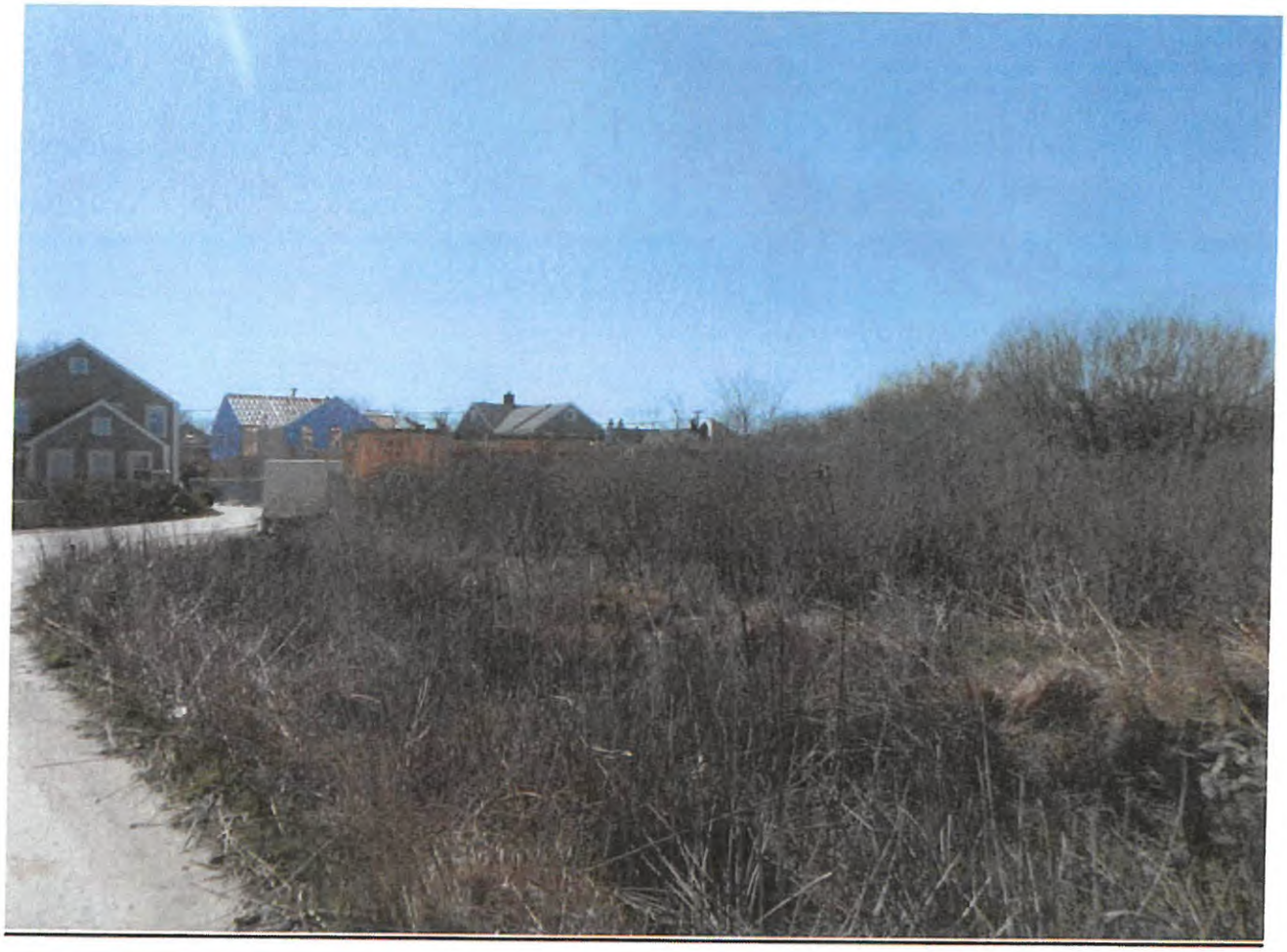
FRONT - SOUTH ELEVATION OF 4 MARINER WAY – WEST ELEVATION OF 6 MARINER WAY



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



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





CLOSE UP





CLOSE UP



NO DISTURB LINE MARKED IN RED



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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



4 Mariner - Locus Map

MODIFICATIONS | 24.03.27

- No Site Plan Modifications



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

Finegold Alexander Architects

PROJECT TEAM

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

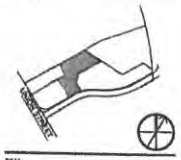
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

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

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

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

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

SHEET NAME:
Main House - Site Plan

DRAWING HISTORY:

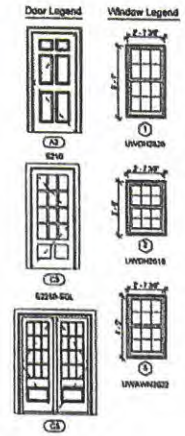
NO.	DATE	DESCRIPTION

SHEET #
4-A1

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

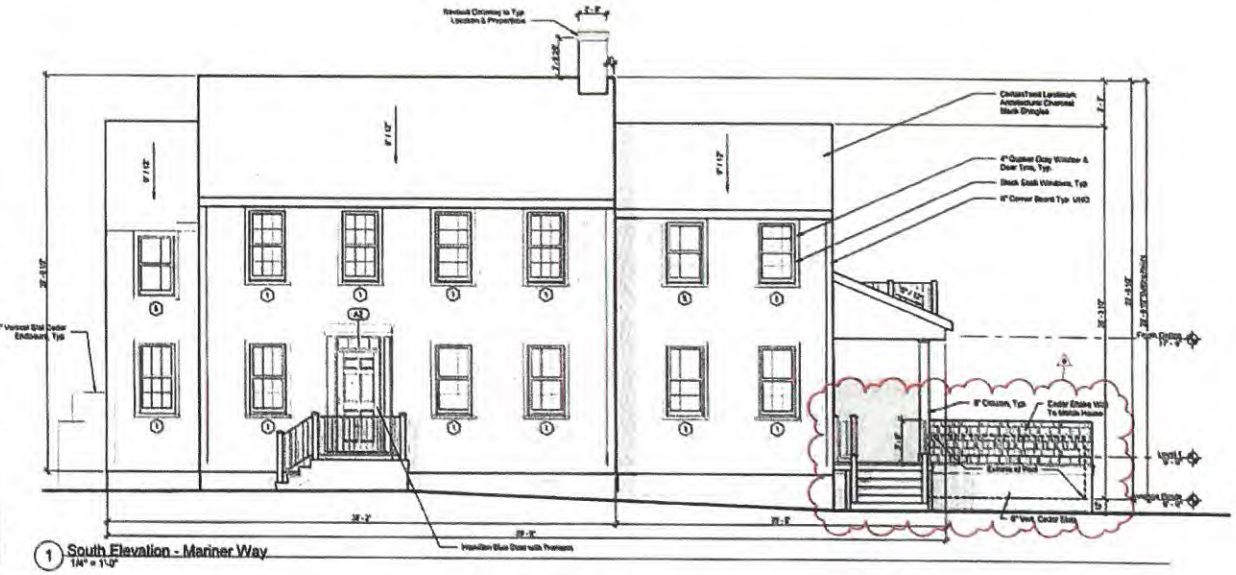
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 9"	9	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3' - 0"	7' - 9"	9	2	Therma-Tru Ltd.	Smooth-Star	S202-SDL	Fiberglass
C2	6' - 0"	7' - 9"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass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

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



MODIFICATIONS | 24.03.27

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



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

Finegold Alexander Architects

PROJECT TEAM

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

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

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

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

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

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

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

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

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

SHEET #
4-A4

Window Schedule

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

Door Schedule

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

Materials Legend

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

MODIFICATIONS | 24.03.27

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

Door Legend



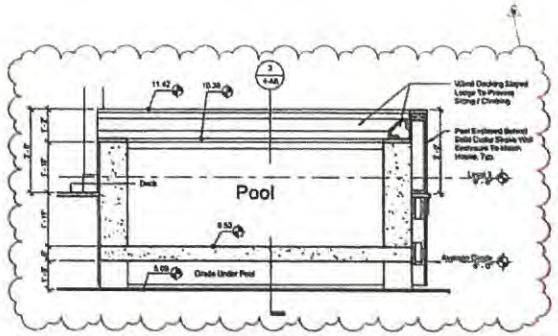
Window Legend



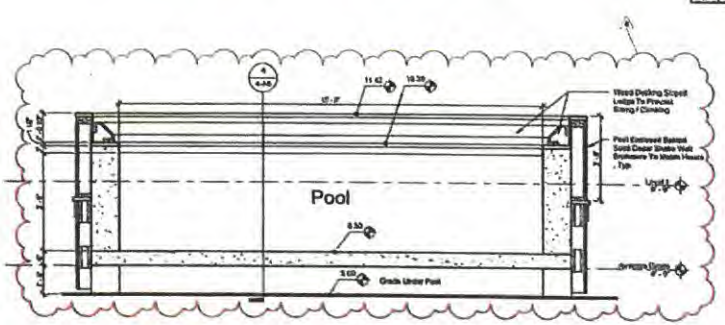

Revised Chimney to Typ Location & Proportions
6" Quaker Gray Window & Door Trim, Typ
Black Sash Windows, Typ.
5" Corner Board Typ. UNO
5" Casings, Typ
6" Vertical Slat Cedar Enclosure, Typ.
Cedar Shake Solid Wall To Match House
Pool Equipment
Outdoor Shower
Extents of Pool
6" Vertical Cedar Slats
Ridge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

MODIFICATIONS | 24.03.27

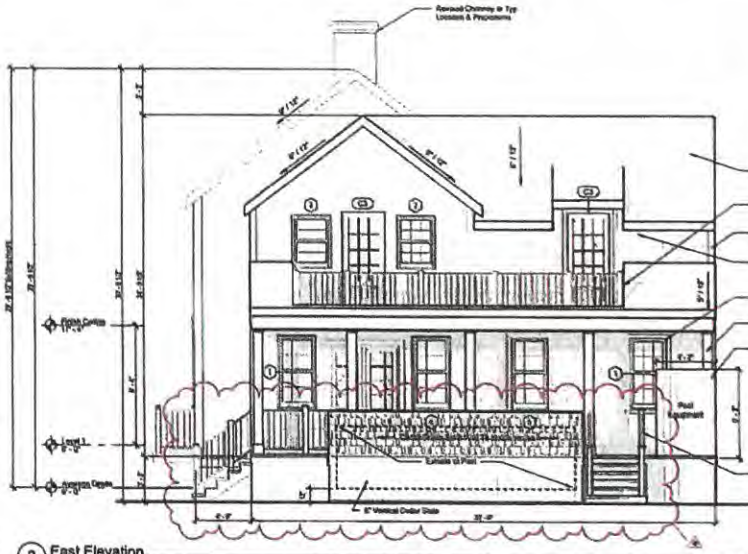
- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



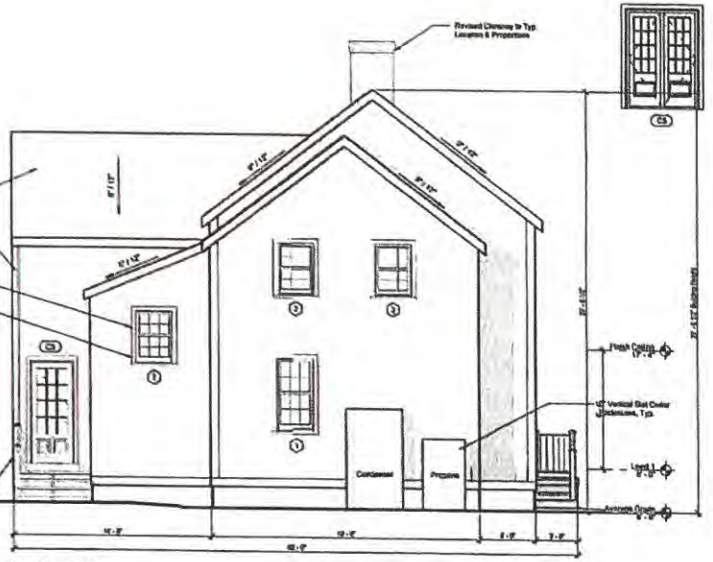
4 Short Section at Pool
1/2" = 1'-0"



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



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



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

Window Schedule

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

Door Schedule

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

Materials Legend

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

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM:

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

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

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

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

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

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

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

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

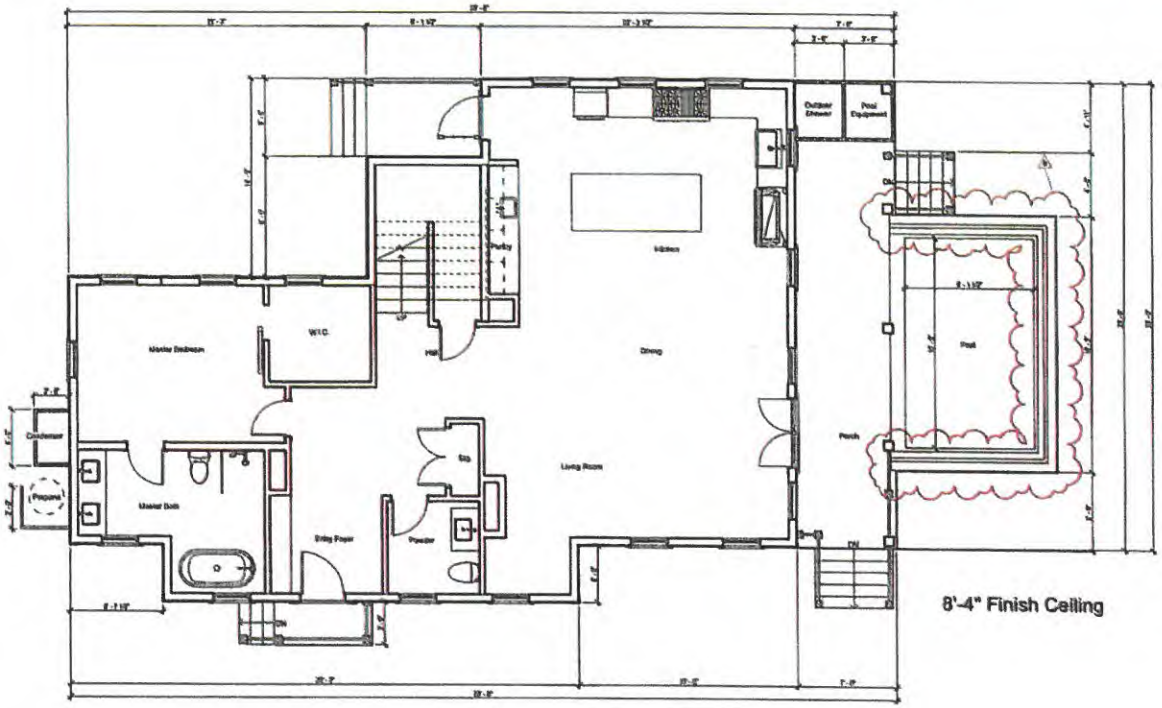
NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions, RS
4	23.03.21	HDC Revisions, RB
5	23.04.19	HDC Revisions, RS
6	24.03.27	ConCretion Pool

SHEET #:

4-A6

MODIFICATIONS | 24.03.27

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



8'-4" Finish Ceiling

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

Finegold Alexander Architects

PROJECT TEAM

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

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

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

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

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

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

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

SHEET NAME:

Main House - Level 1 Plan

DRAWING HISTORY:

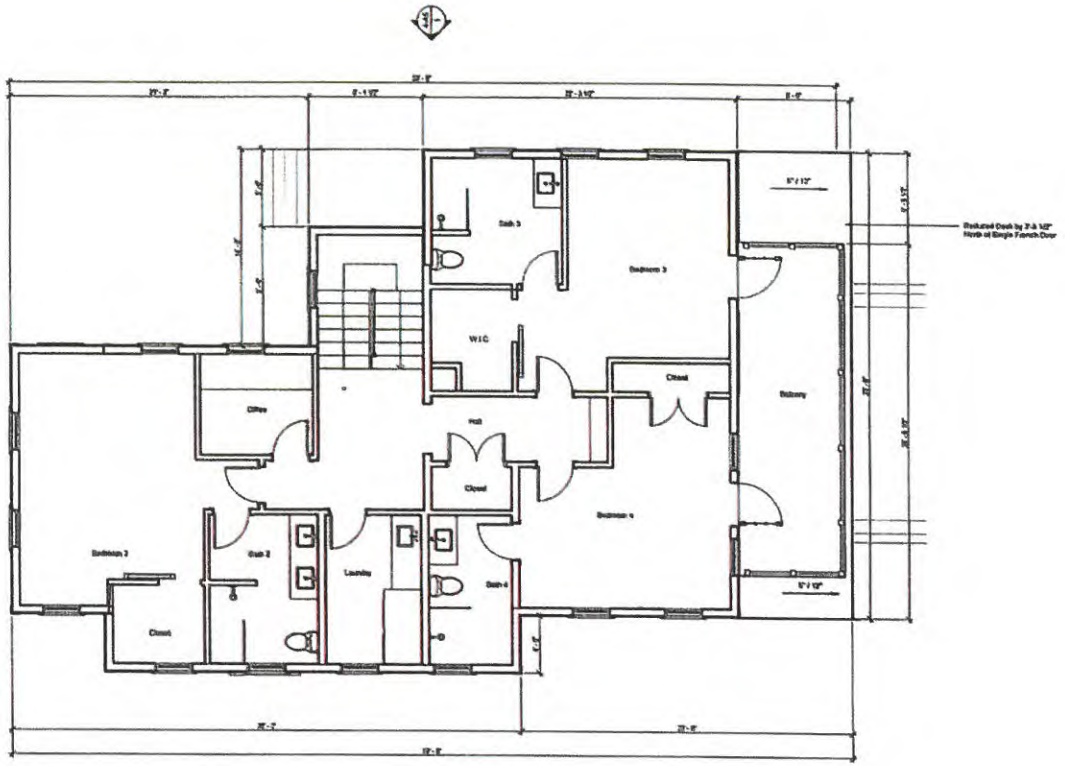
NO.	DATE	DESCRIPTION
1	22.11.08	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.09	HDC Revisions, No 2
4	23.01.20	HDC Revisions, R6
5	23.03.21	HDC Revisions, R6
6	24.03.27	ConCom's Pool

SHEET #

4-A2

MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications



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

Finegold Alexander Architects

PROJECT TEAM

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

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

Structural Engineer
Reeme And Gearrasine LLC.
303 Trees Center, Suite 3540
Woburn, MA 01801
(617) 626-1703 x 262

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

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

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

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

SHEET NAME:
Main House - Level 2 Plan

DRAWING HISTORY:

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

SHEET #
4-A3

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

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

~ ~ MINUTES ~ ~
Tuesday, January 16, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

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

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

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

I. CONSENT

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

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

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

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

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

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

Welch

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

Coombs

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

Camp

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

Welch

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

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

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

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

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

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

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

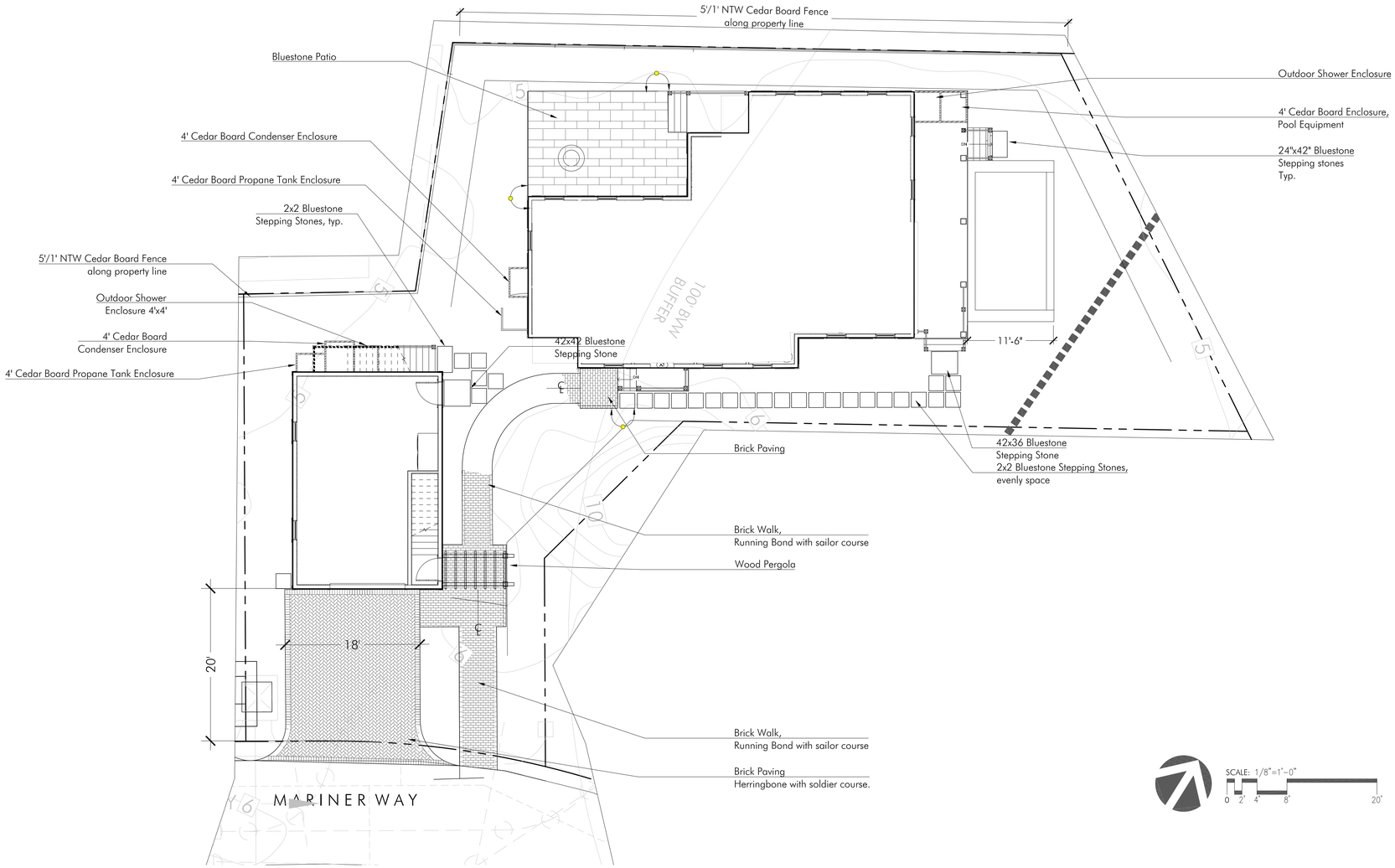
Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Suggested that this aspect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

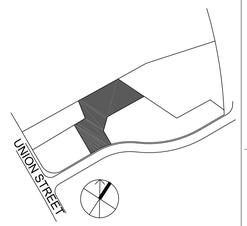
The following Items were not discussed and no action was taken.

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

IV. OLD BUSINESS 01/02/2024

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





LAYOUT LEGEND:

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

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing 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.

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

© Verdant Landscape Architecture

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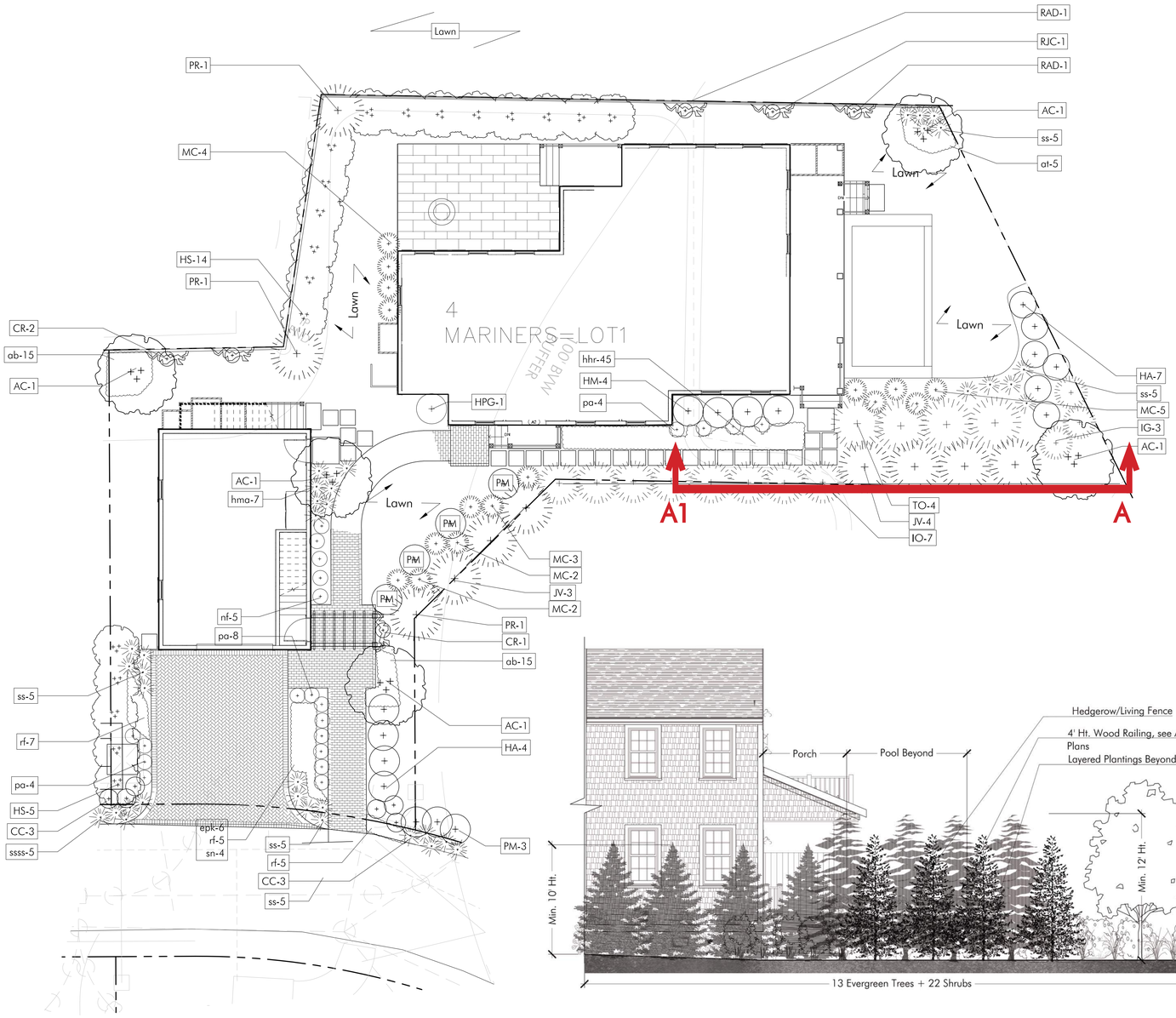


SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

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

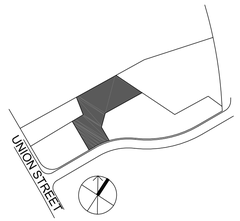
SCALE: 3/16"=1'-0"
0 1' 2' 4' 10'

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

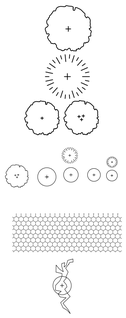
Mariner 4 Buffer Plantings		
Plant Name	Proposed Height at Planting	Annual Growth Rate
Red Cedar	10' Ht.	1'
American Holly	10' Ht.	1-2'
American Arborvitae	12' Ht.	3-4'

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.

LAYOUT AND MATERIALS NOTES
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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
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

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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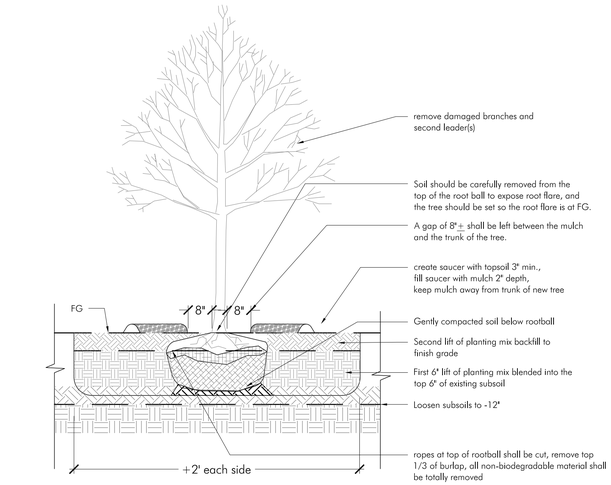
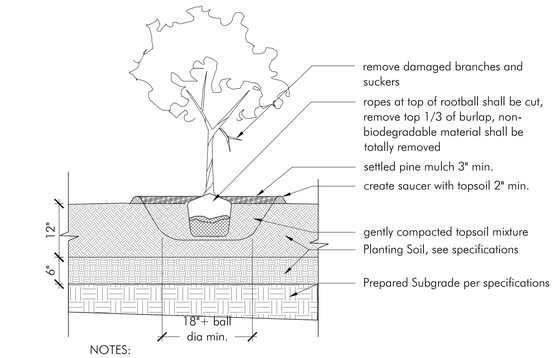
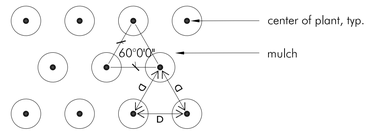


1 Tree Planting
SCALE: 1/2"=1'-0"

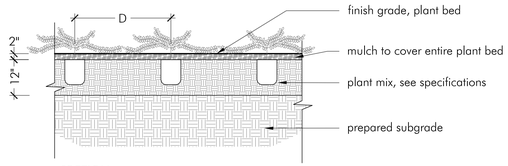


NOTES:
1. Verify a minimum of 24 inches of friable soil in planting areas

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"

VERDANT
LANDSCAPE ARCHITECTURE
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MARINER WAY
NANTUCKET, MA



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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.

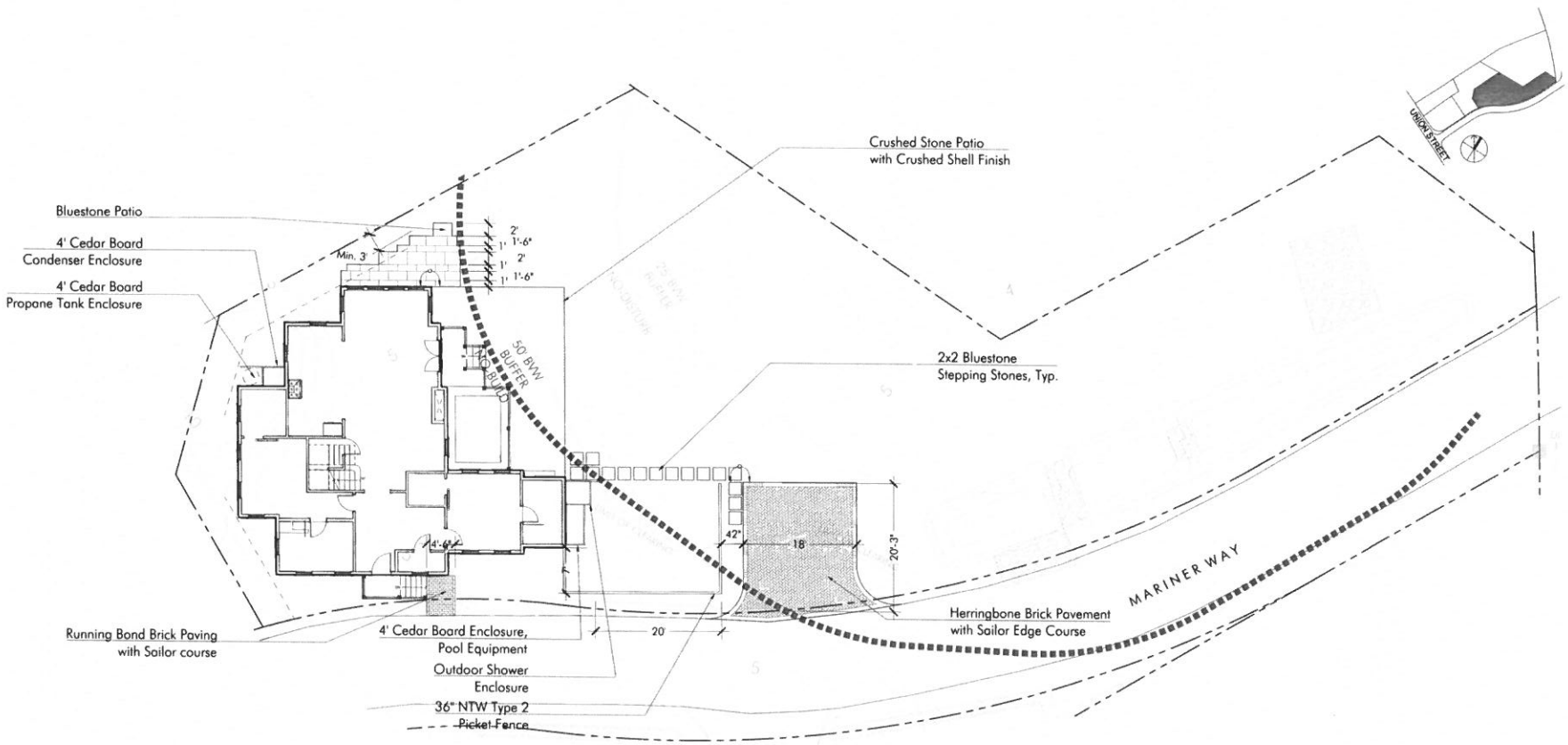
Pohl – Requests that the most pertinent and new information be placed within the first couple pages of the report, so the Board doesn't have to fish for it.

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



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 all planted areas. See specifications.

LAYOUT LEGEND:

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

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VERDANT
LANDSCAPE ARCHITECTURE
[illegible]
Verdant Landscape Architecture.com
617.735.1180

6 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
07/11/24	CONFORMED SET
04/09/24	Fence Revisions
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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 MATERIALS + LAYOUT PLAN

DRAWING NUMBER
L1.3

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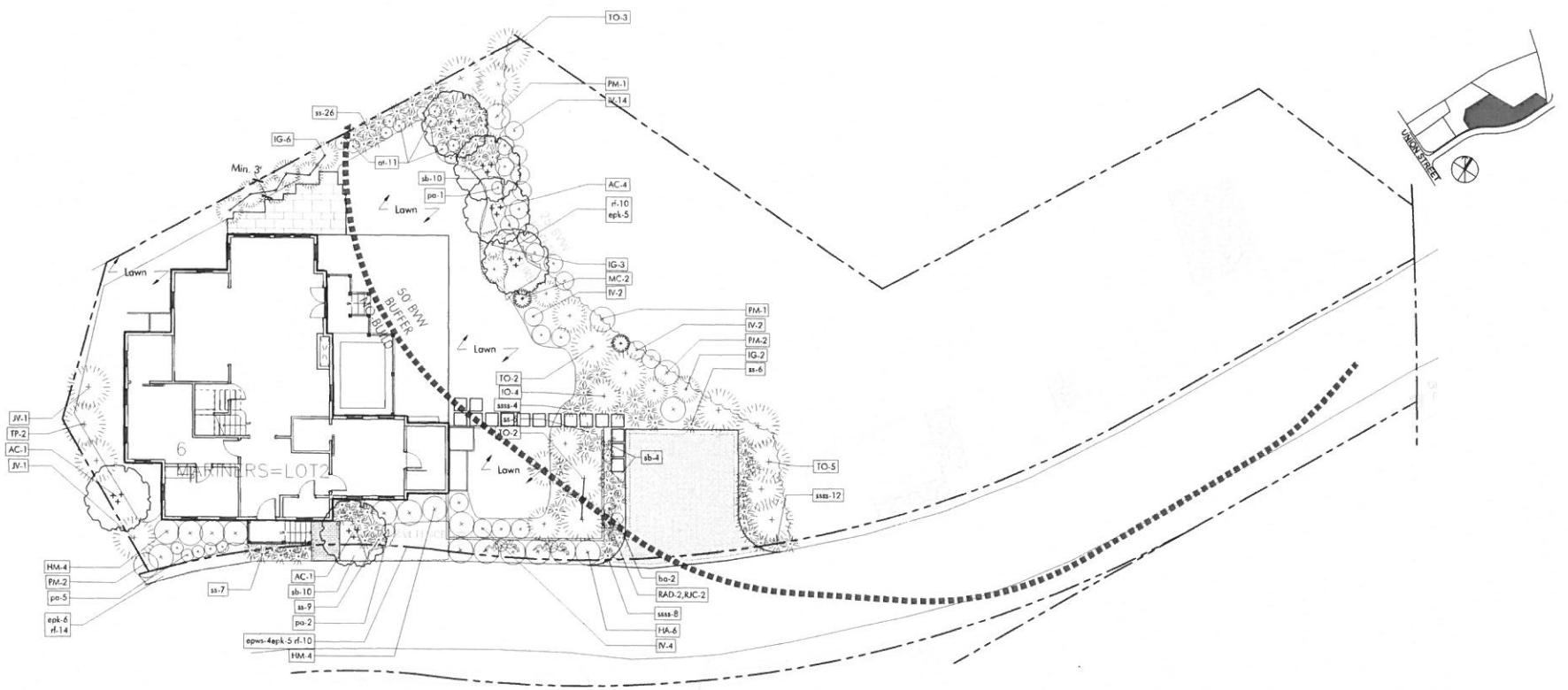

SCALE: 1/8"=1'-0"

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

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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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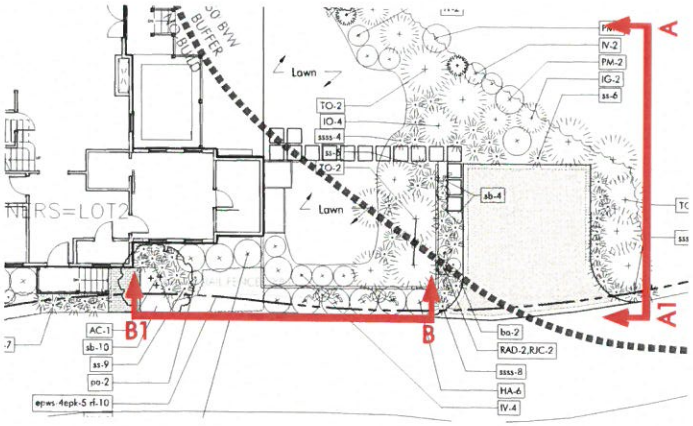
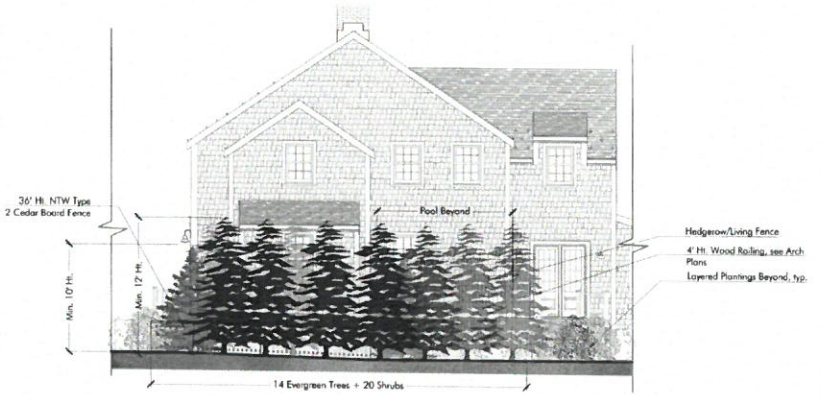
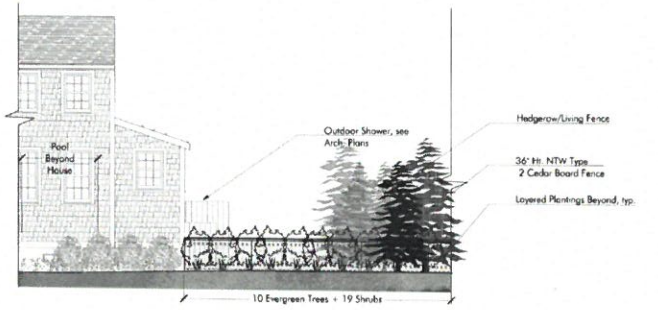




A Pool at 6 Mariner's
SCALE: 3/16"=1'-0"



B Pool at 6 Mariner's
SCALE: 3/16"=1'-0"

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MARINER WAY
NANTUCKET, MA

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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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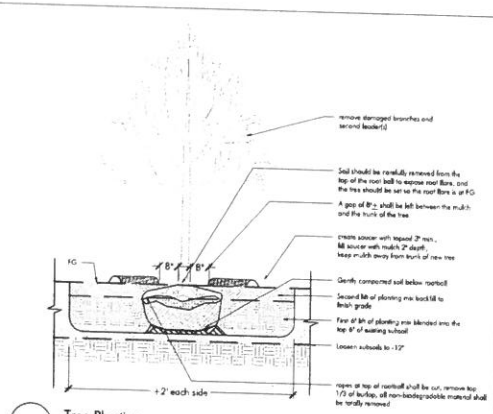
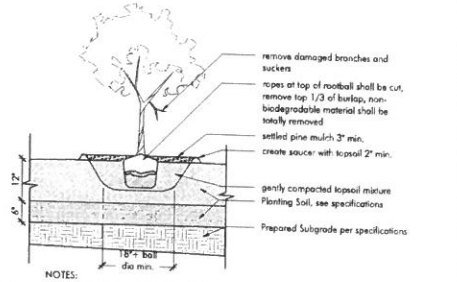
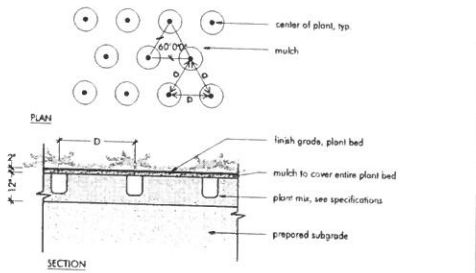


1 **Tree Planting**
SCALE: 1/2"=1'-0"



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

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



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

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

VERDANT
LANDSCAPE ARCHITECTURE
617.755.1180

MARINER WAY
NANTUCKET, MA

REVISIONS

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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.
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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.

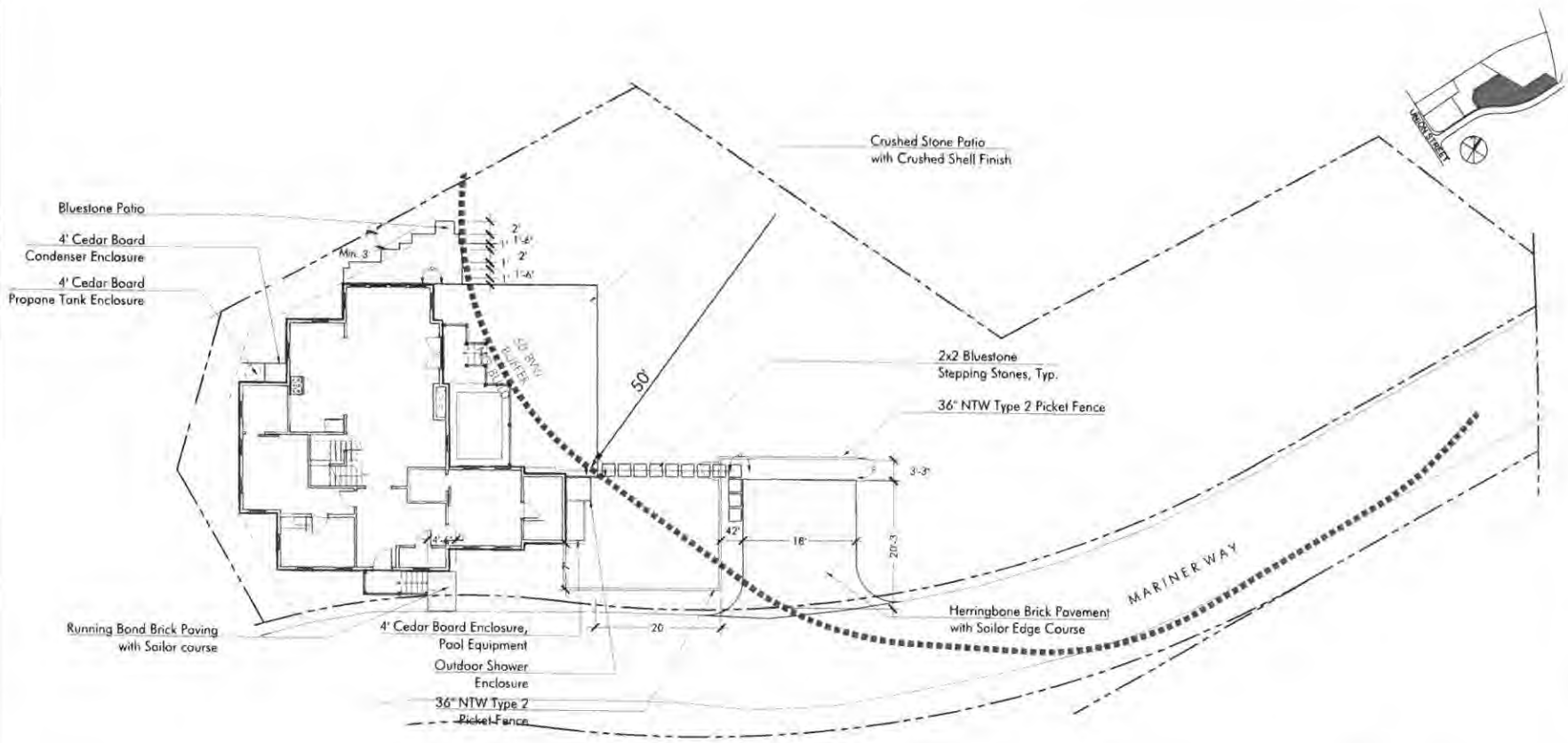
Pohl – Comments are basically the same as the other 2 projects.

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

© Verdant Landscape Architecture

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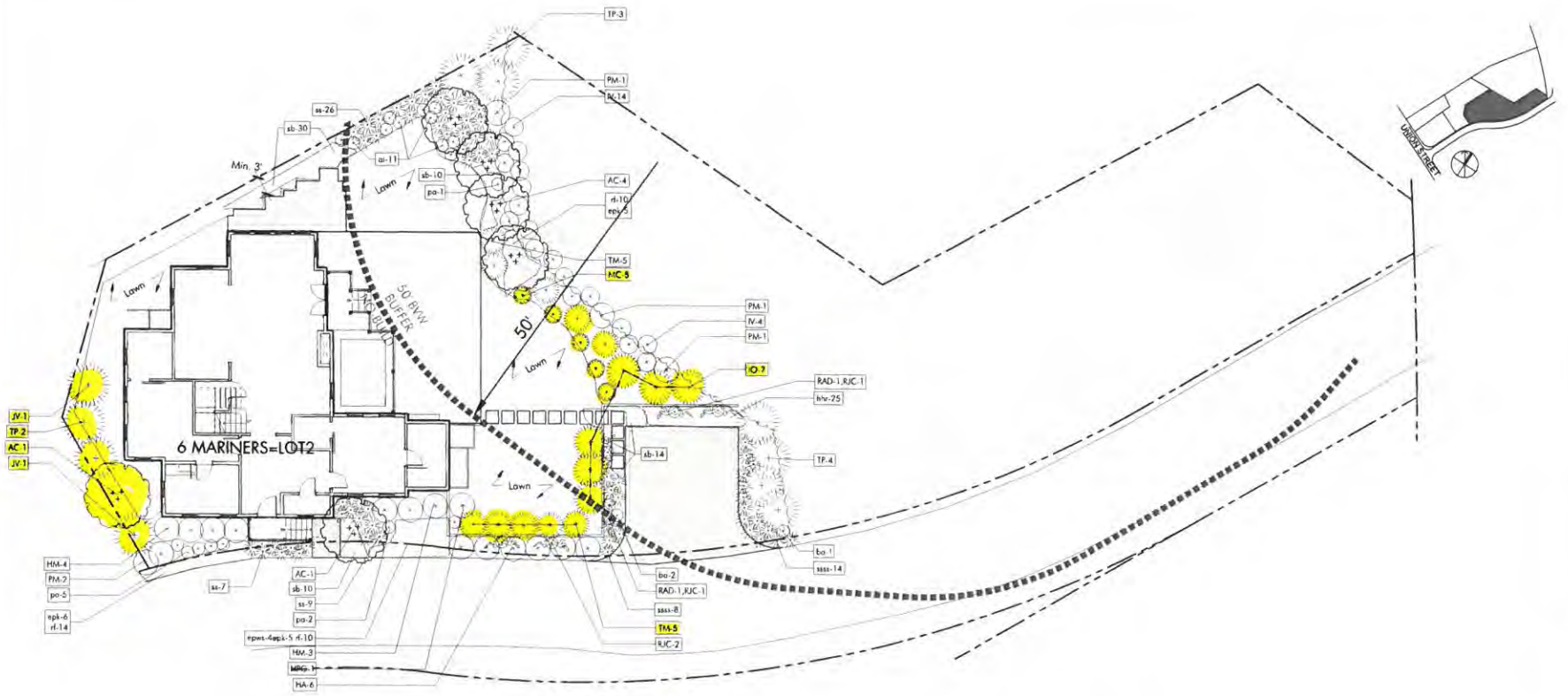

PROPOSED PLANT LIST - 6 MARINER

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

PLANTING NOTES

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

IRRIGATION NOTES

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

LEGEND: SEE PLANT SCHEDULE

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

VERDANT LANDSCAPE ARCHITECTURE
617.795.1180

6 MARINER WAY
NANTUCKET, MA

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

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

DRAWING TITLE
6 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.3

© Verdant Landscape Architecture

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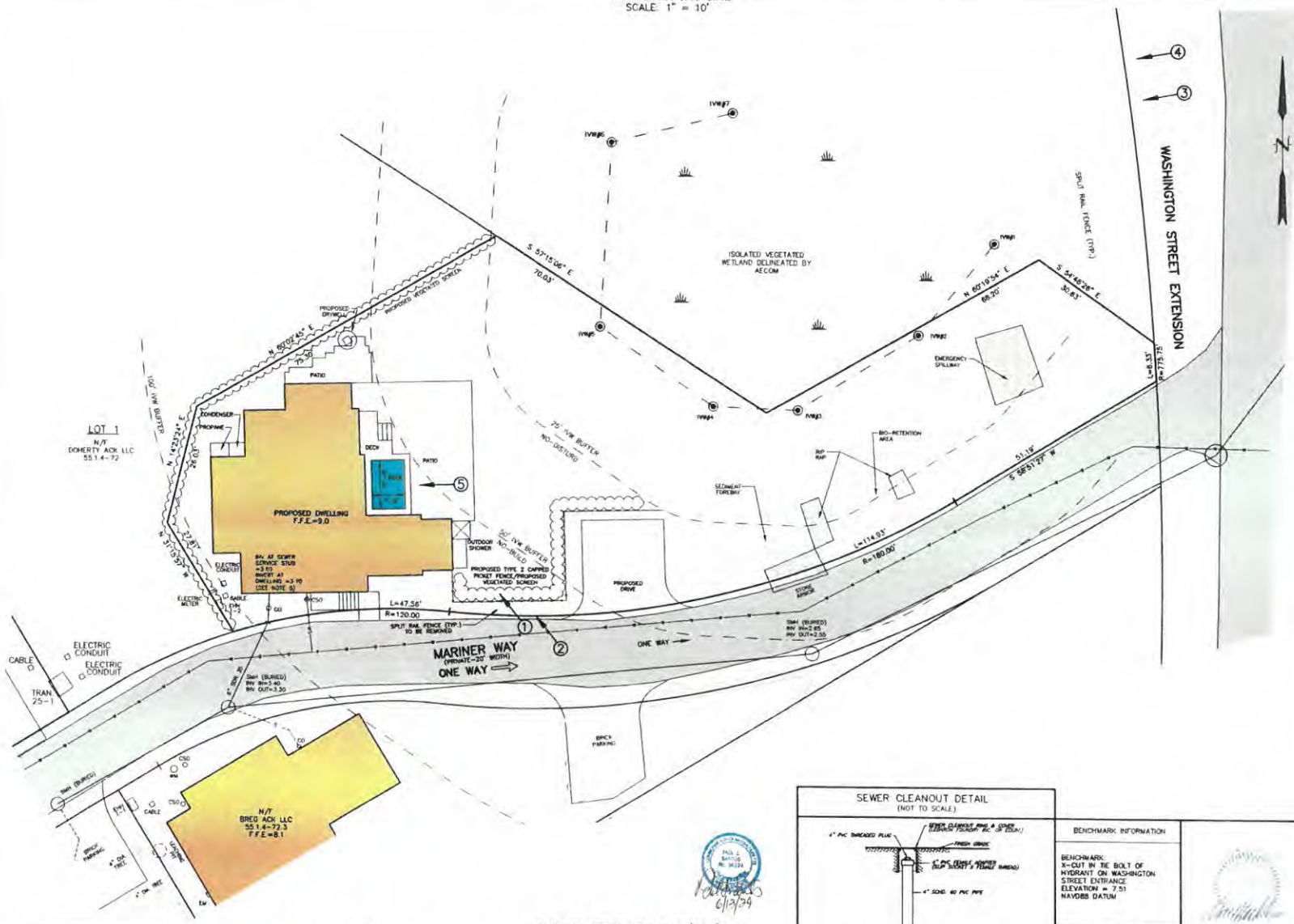
SEWER & WATER CONNECTION PLOT PLAN

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

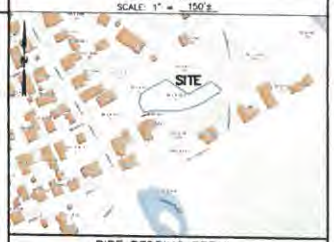
BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60
(SEE NOTE 1)	

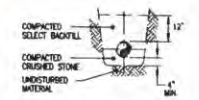
LOCUS MAP

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.
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 74 LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER & 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.
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	Signed Affidavit: see below

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

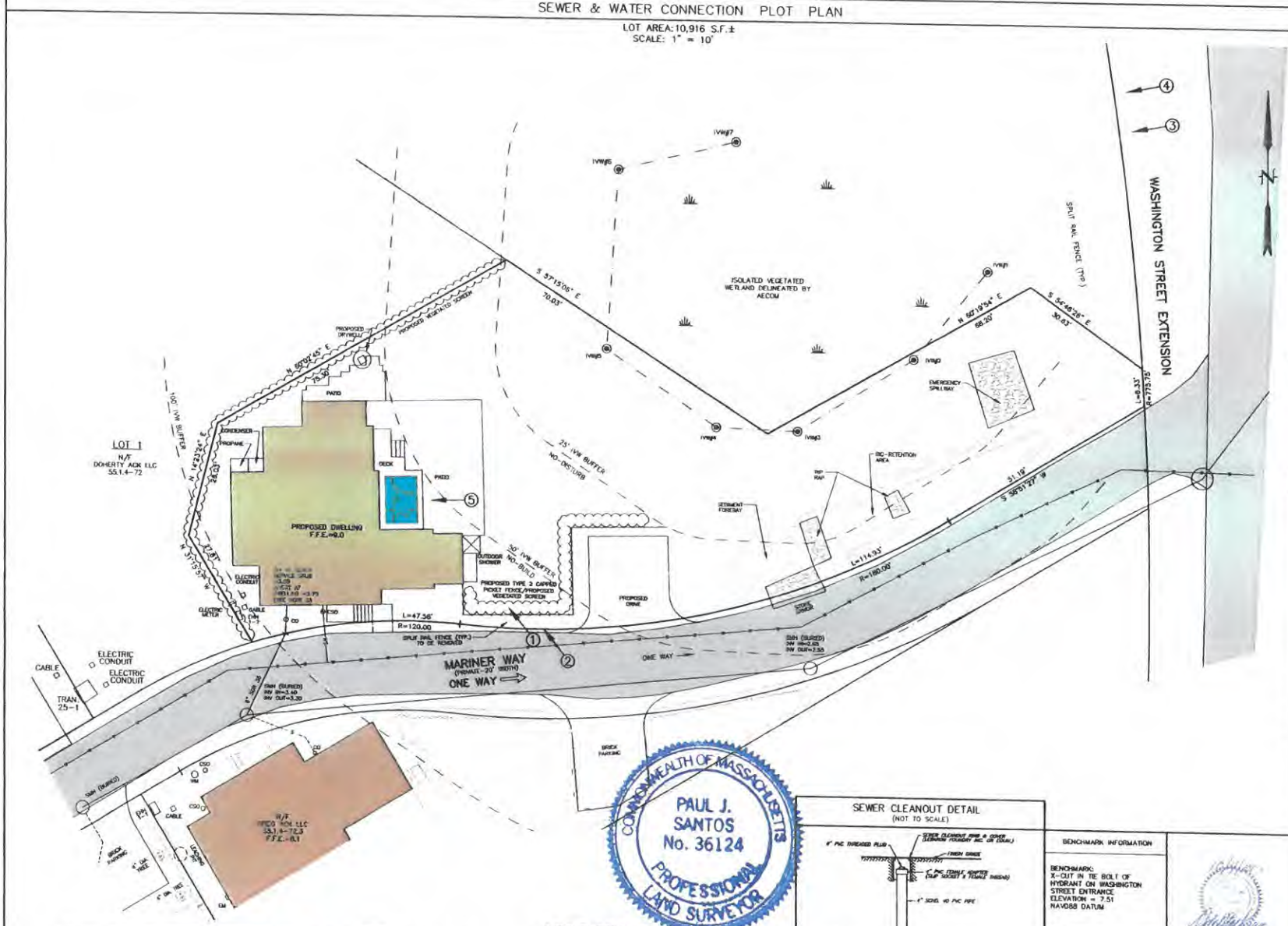
Hold for revisions, track 2, 4 & 6 together

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC

SEWER & WATER CONNECTION PLOT PLAN

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



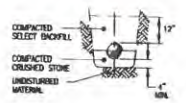
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)



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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5. PROPOSED BUILDING SEWER SHALL BE 7± LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER CLEANOUT DETAIL

(NOT TO SCALE)

BENCHMARK INFORMATION

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

PROPOSED SCHEDULE OF ELEVATIONS

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

(SEE NOTE 1)

SEWER PERMIT INFORMATION

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

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

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

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

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

SEWER & WATER CONNECTION PLAN

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

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

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

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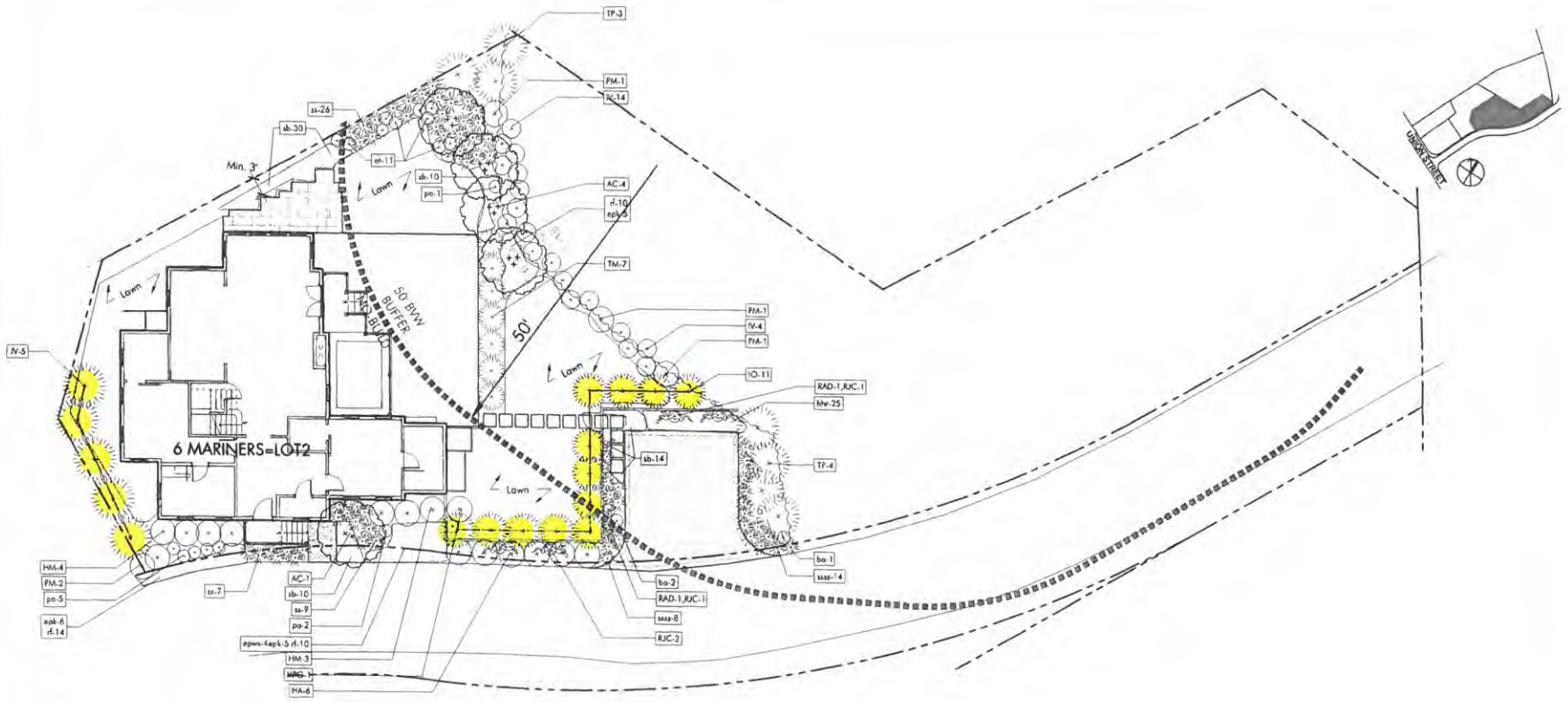
N-11451



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.

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

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

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

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

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

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

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

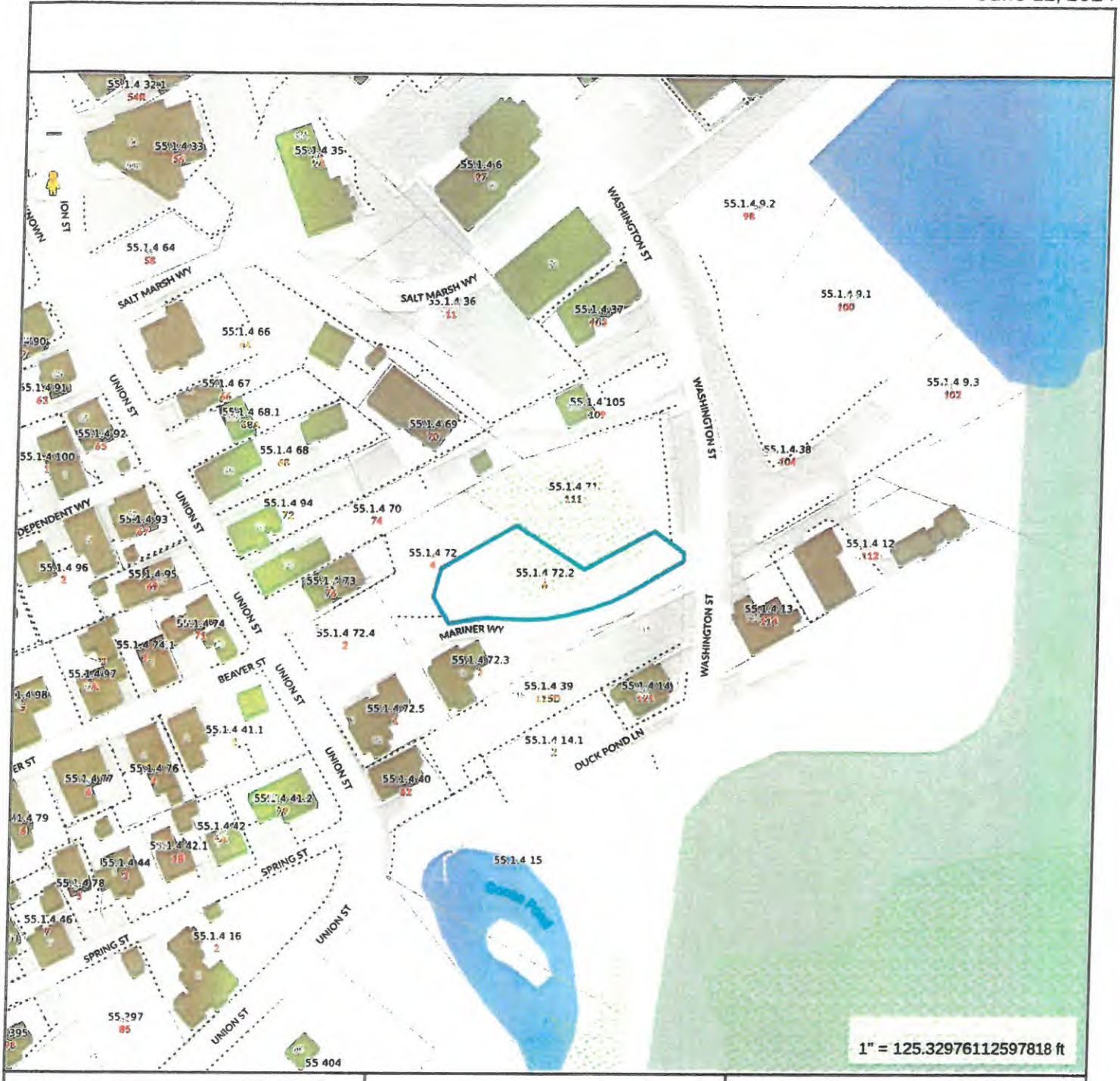
Public Comment:

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

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

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC



Property Information

Property ID	189808
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

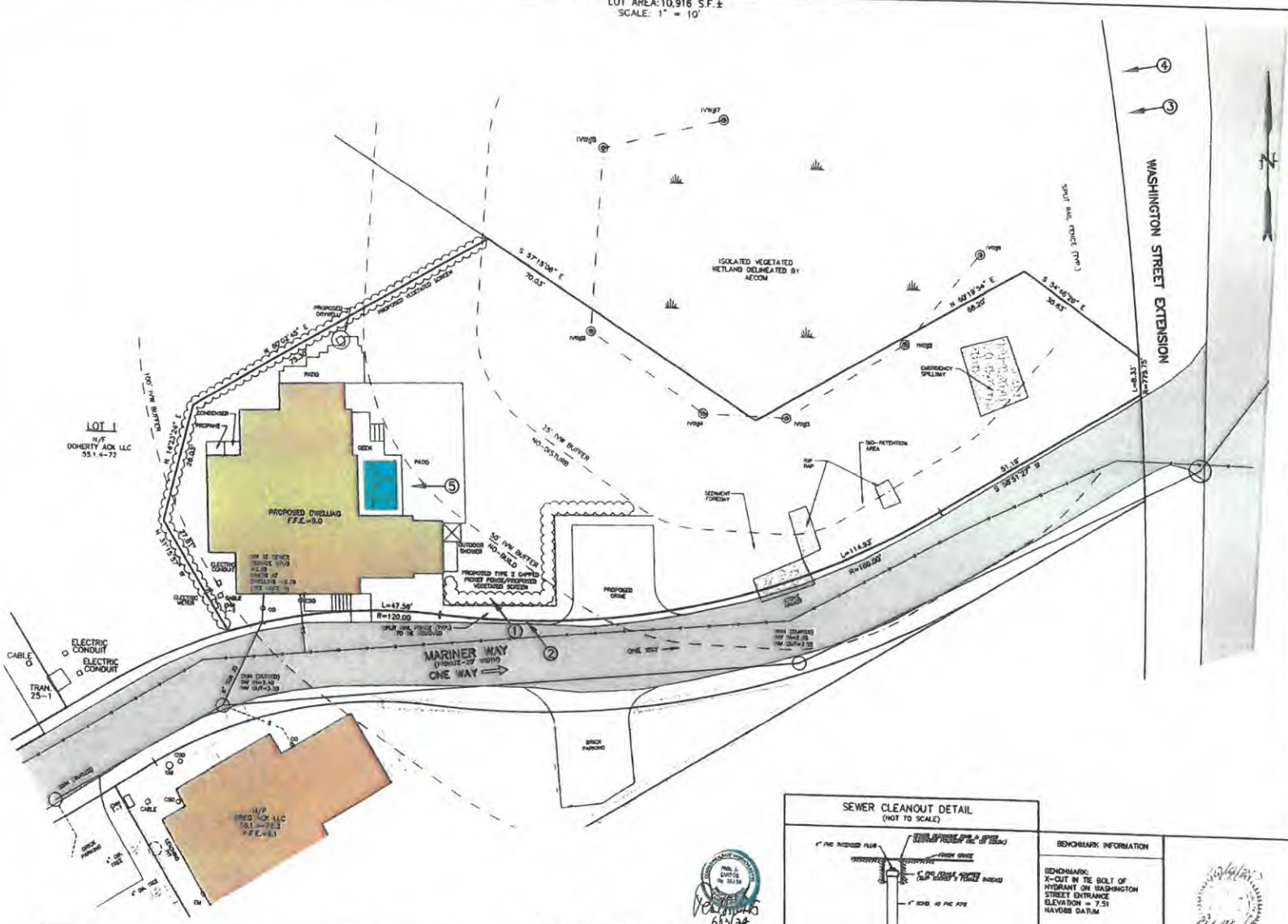
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

SEWER & WATER CONNECTION PLOT PLAN

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


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

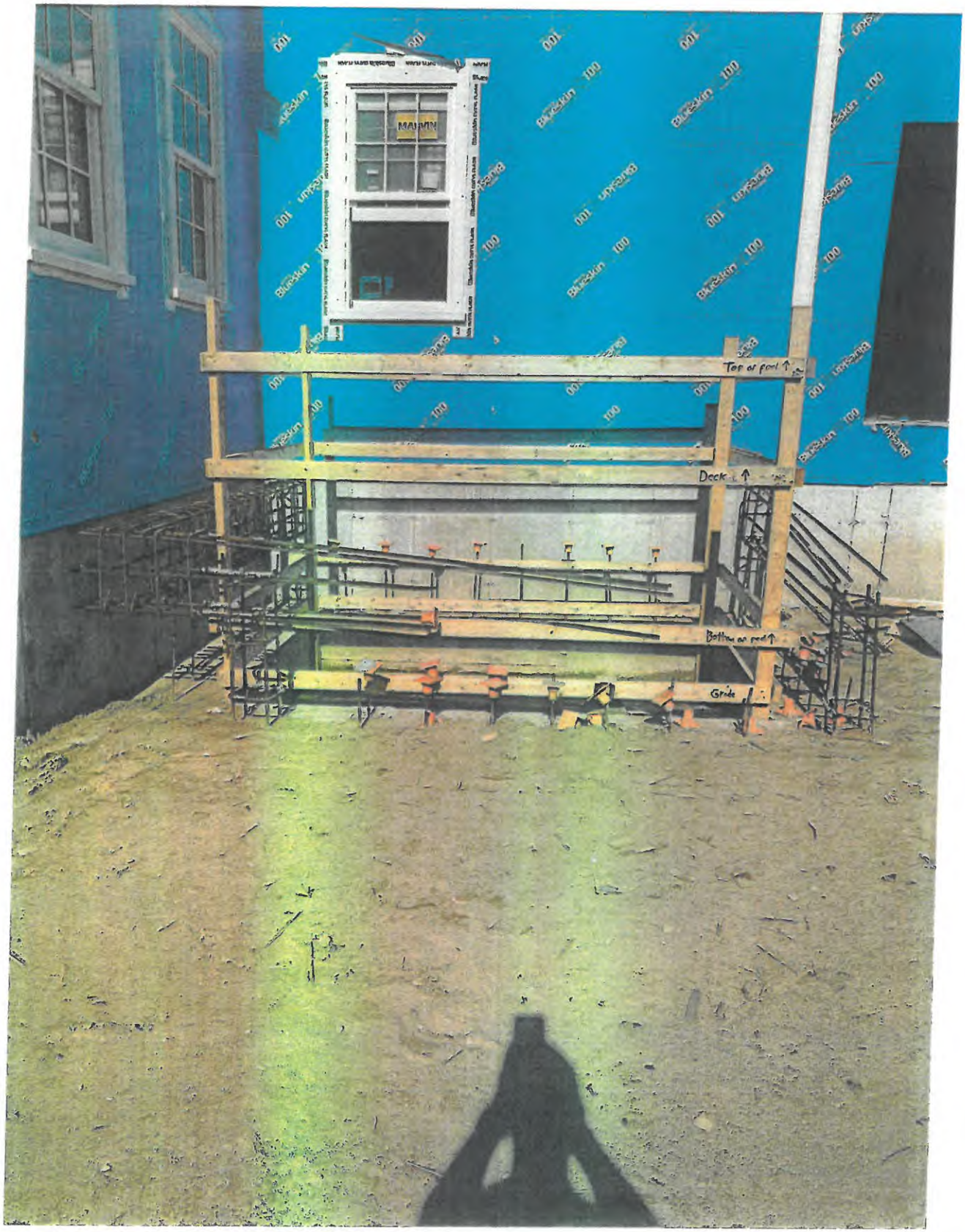


4 View of property from Washington Street Extension

5

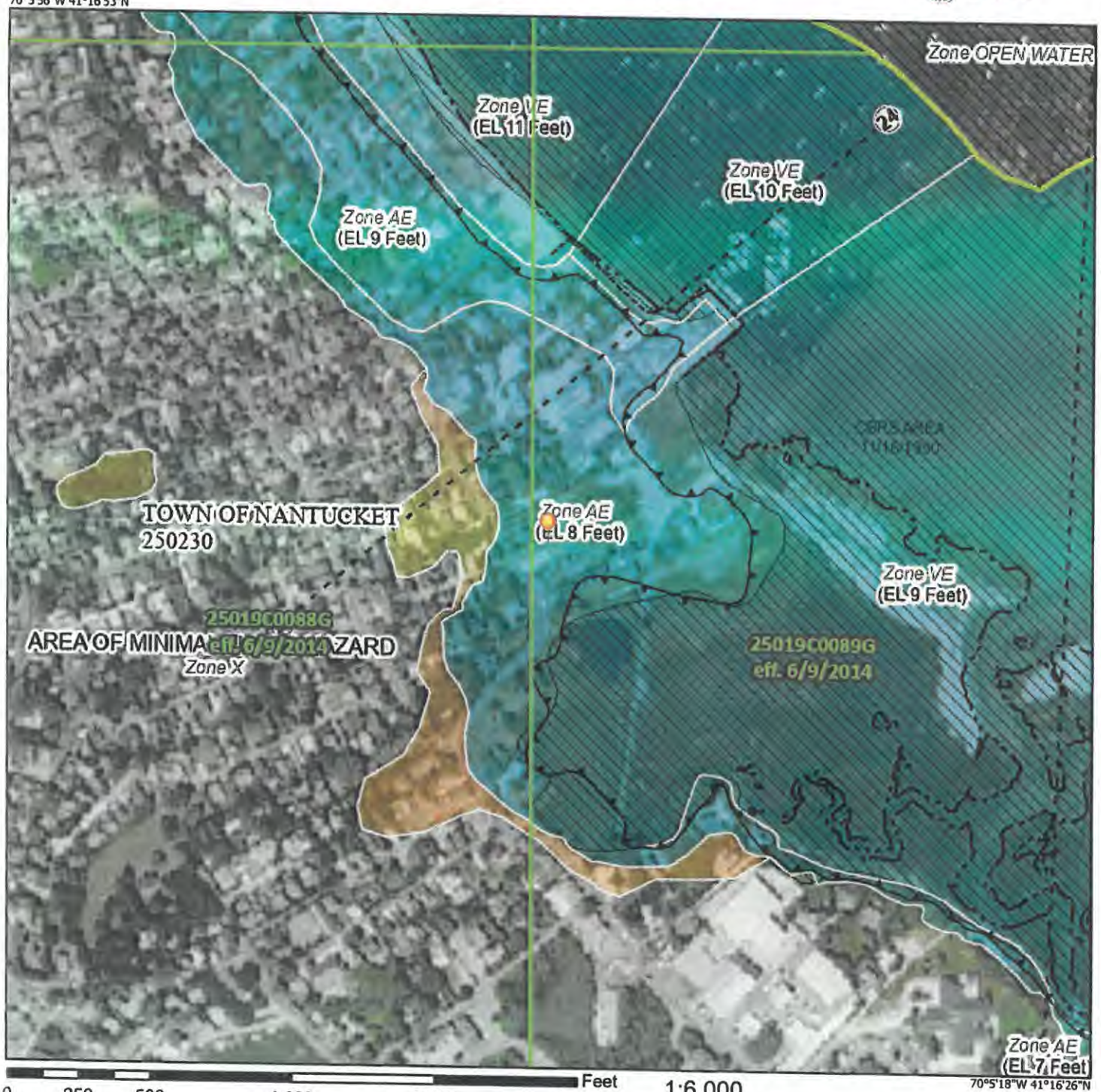
Pool Mock Up

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**

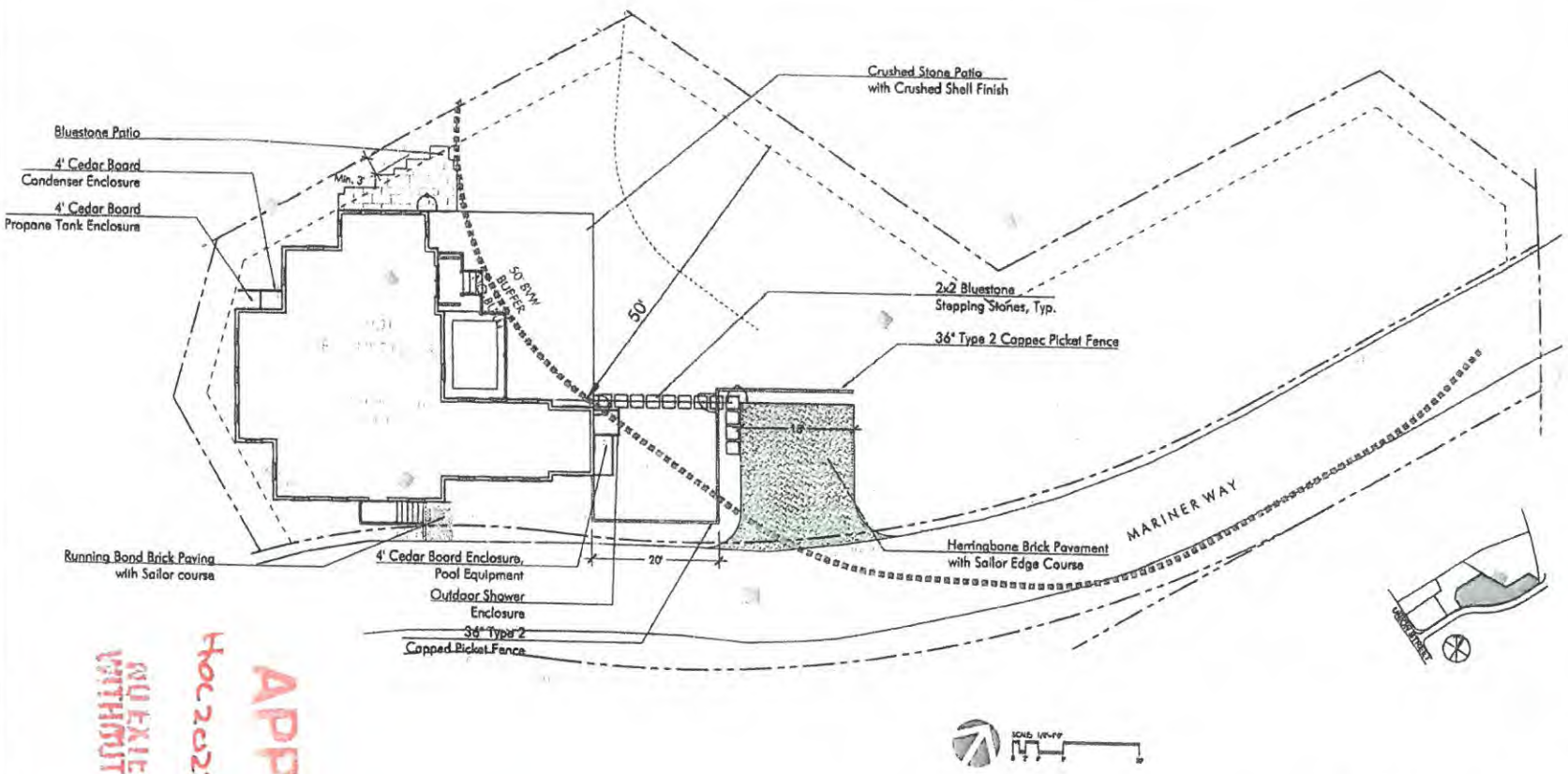
9. Brett Fodiman **10-7280** 111 Surfside Rd As built garage shingles 80/70 Slacktide

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

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VERDANT
LANDSCAPE ARCHITECTURE
617.738.1180

6 MARINER WAY
NANTUCKET, MA

LANDSCAPE SERIES

NOT FOR CONSTRUCTION

REVISIONS
MARK | SIZE | DATE

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

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE
6 MARINER
MATERIALS PLAN

DRAWING NUMBER
L1

© Verdant Landscape Architecture

V:\Mariners Lane\CAD\MARI_8_MAT.dwg

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

HDC2022-08-6930

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC,

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

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

AGENT INFORMATION (if applicable)

Name: ZINA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

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

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

Extended to: 6/30/23

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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

RESILIENT NANTUCKET - AE8

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks 29' 2 1/2" COLUMN

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

Historic Name:

Original Date:

Original Builder:

NEW SINGLE-FAMILY DWELLING + POOL - 10'X17' IN ATTACHED RAISED DECK

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer ____/12 Other 5/12 - ADDITION/PORCH

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

Fence: Height: _____ Type: _____ Length: _____

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

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

Leaders (material and size): BOXED IN ALUMINUM

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

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

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

APPROVED
HDC2022-08-6930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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Vicinity Map



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HDC 2022.08.0930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

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JUN 2 2023
By

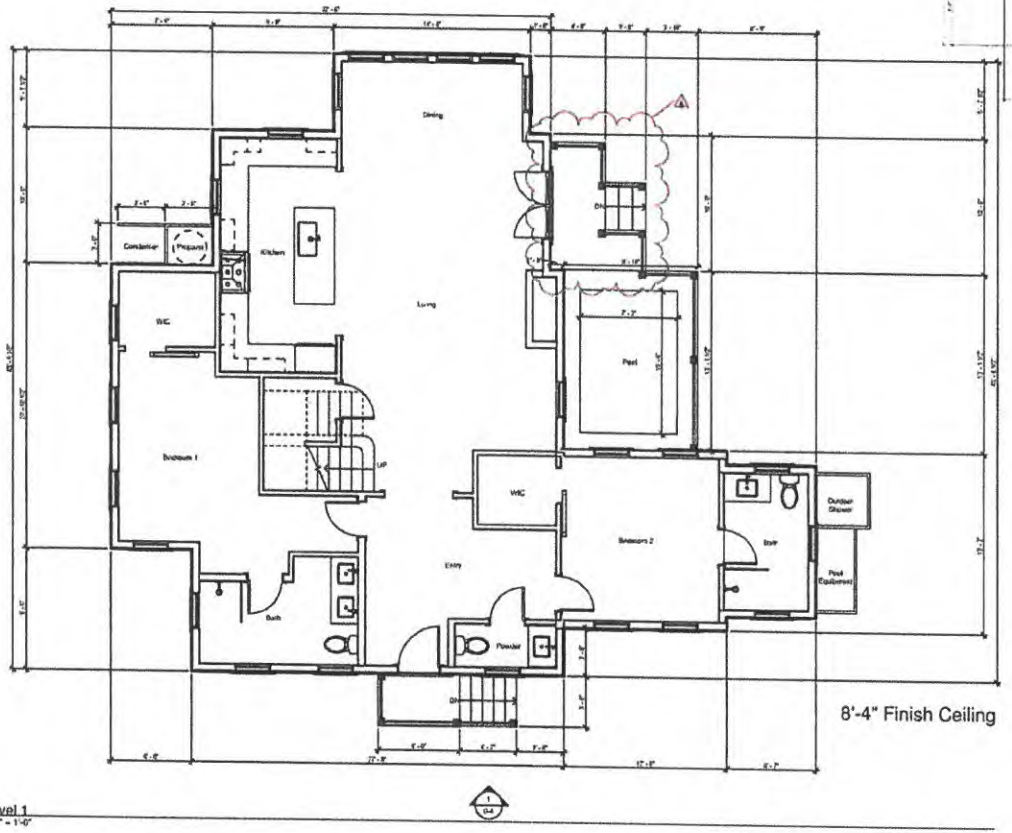
Finegold Alexander Architects

PRELIMINARY
NOT FOR
CONSTRUCTION

6 Mariner Way | Lot 2

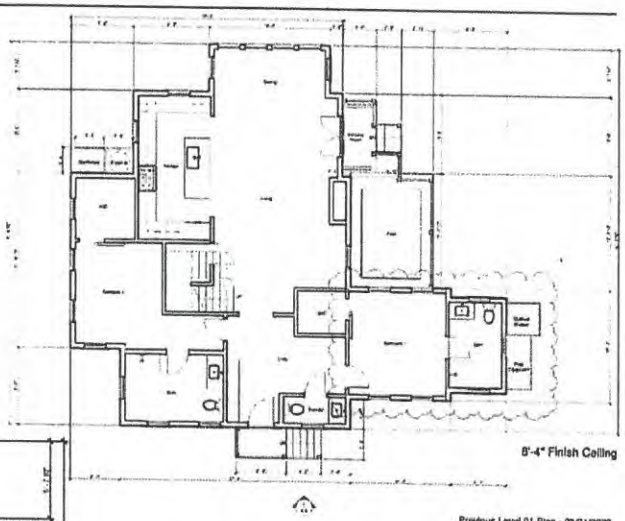
Site Plan

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)631-6633

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

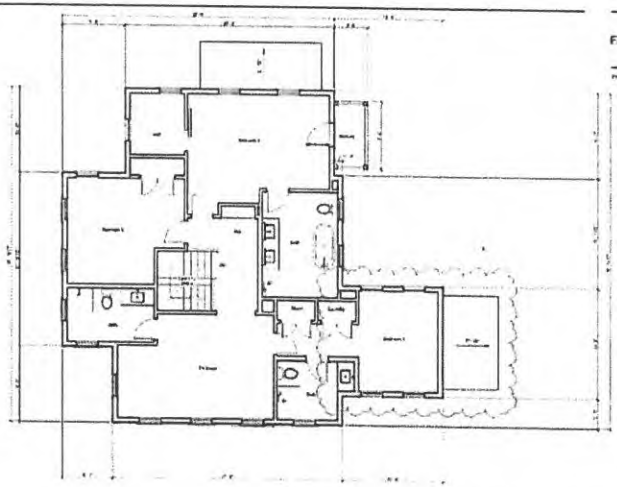
Level 1 Plan

DRAWING HISTORY

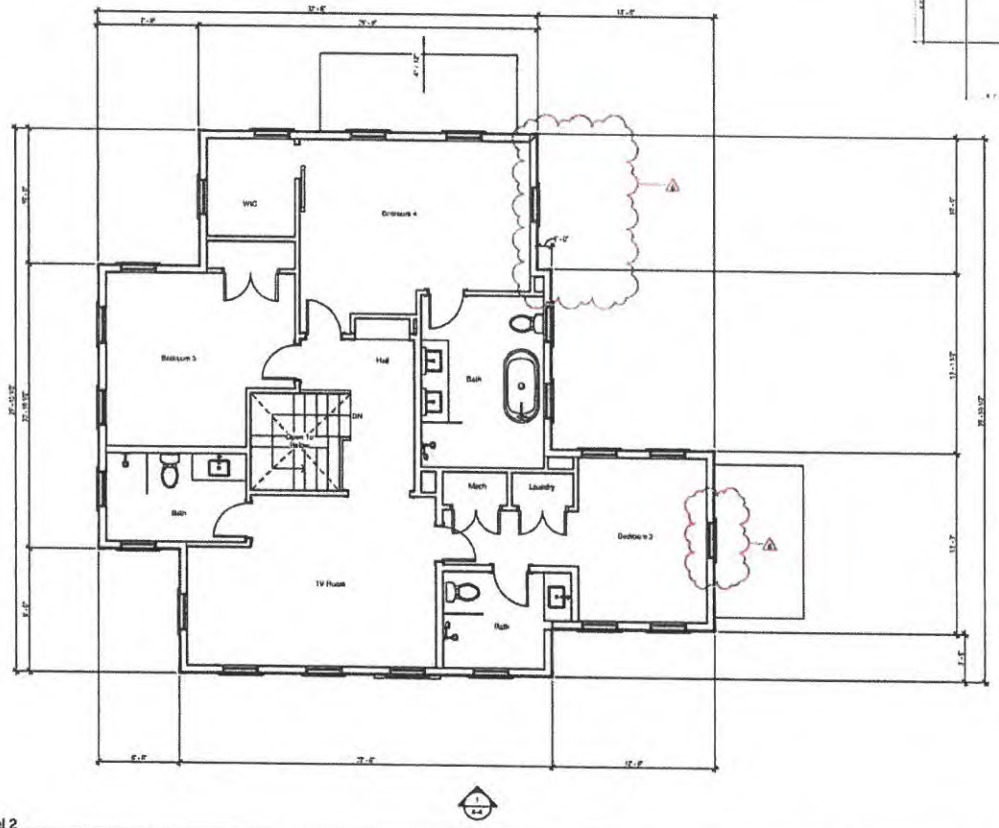
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.24	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7

SHEET #

6-2



Previous Level 02 Plan - 03/21/2023



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

MODIFICATIONS | 23.04.18

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

Finegold Alexander Architects

PROJECT TEAM

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

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

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

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

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

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

6 Mariner Way | Lot 2

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

SHEET NAME

Level 2 Plan

DRAWING HISTORY:

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

SHEET #

6-3



Previous South Elevation - 03/21/2023

Window Schedule

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

Door Schedule - Exterior

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

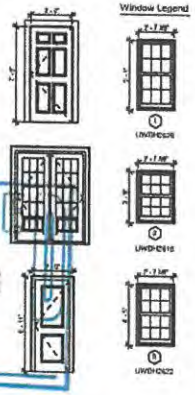
Materials Legend

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

MODIFICATIONS | 23.04.18

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

Window Legend



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HDC2022.08.6930

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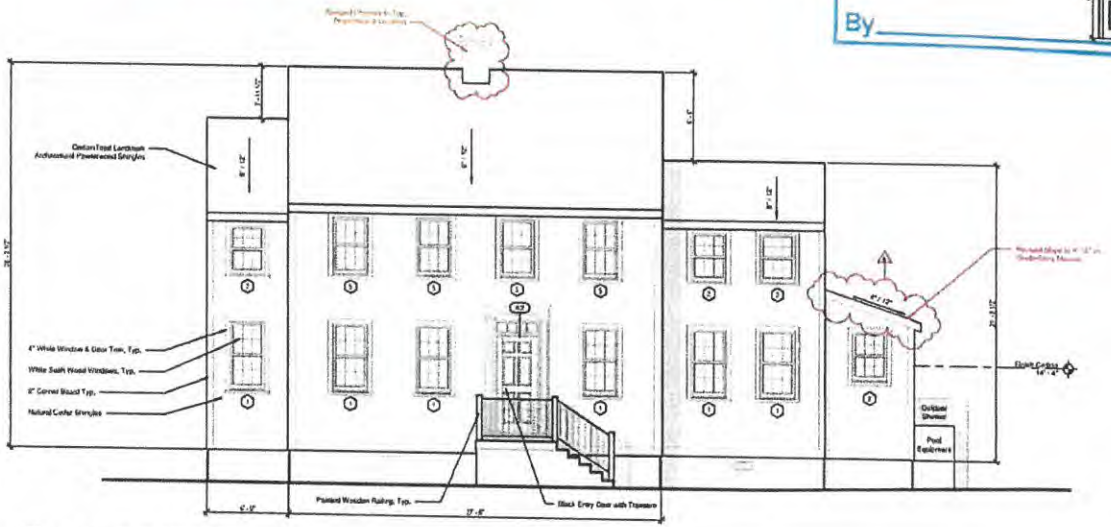

1 South Elevation - Mariner Way
1/4" = 1'-0"

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

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HDC2022.08.6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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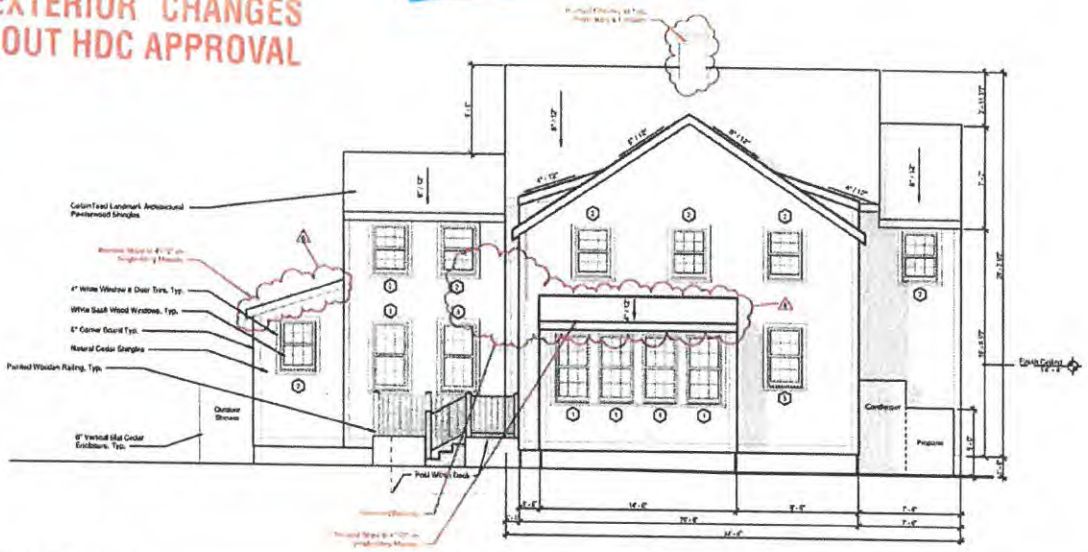
Window Legend





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

Finegold Alexander Architects

PROJECT TEAM

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

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

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

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

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

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
6 Marinor Way | Lot 2

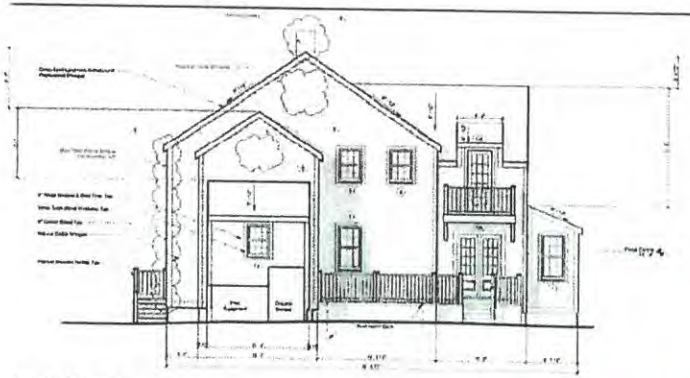
PROJECT #: PE2103.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RR

SHEET NAME
Exterior Elevations

DRAWING HISTORY

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

SHEET #
6-6



Previous East Elevation - 03/21/2023

Window Schedule

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

Door Schedule - Exterior

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

Materials Legend

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

MODIFICATIONS | 23.04.18

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

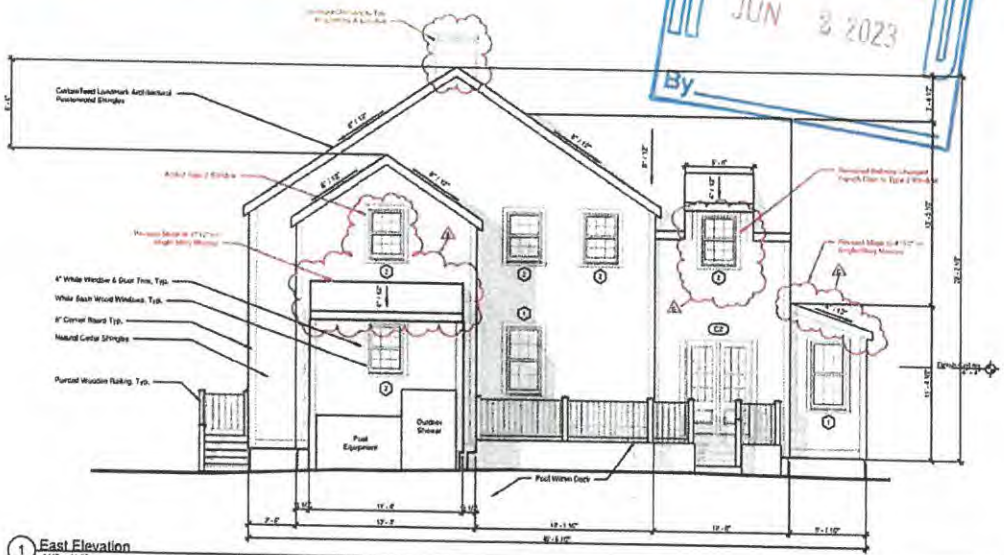
Window Legend



APPROVED
HDC2022.08.6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
JUN 8 2023
By



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

Finegold Alexander Architects

PROJECT TEAM

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

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

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

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

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

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

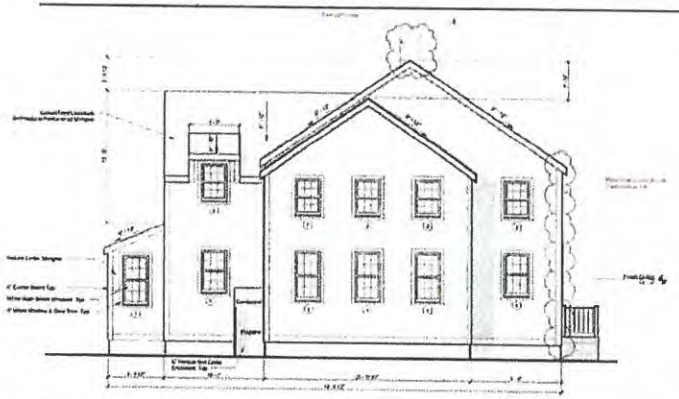
PROJECT INFORMATION:
6 Mariner Way | Lot 2

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

SHEET NAME:
Exterior Elevations

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

SHEET #:
6-7



Previous West Elevation - 03/21/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 0"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Thermo Tru Ltd	Smooth Star	S210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Thermo Tru Ltd	Smooth Star	S2050 SDL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo Tru Ltd	Smooth Star	Mark	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pharmacist	Tall Fence
Shingles			Natural Cedar	
Trim & Ant Sets Doors			White	1x5
Shutters	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

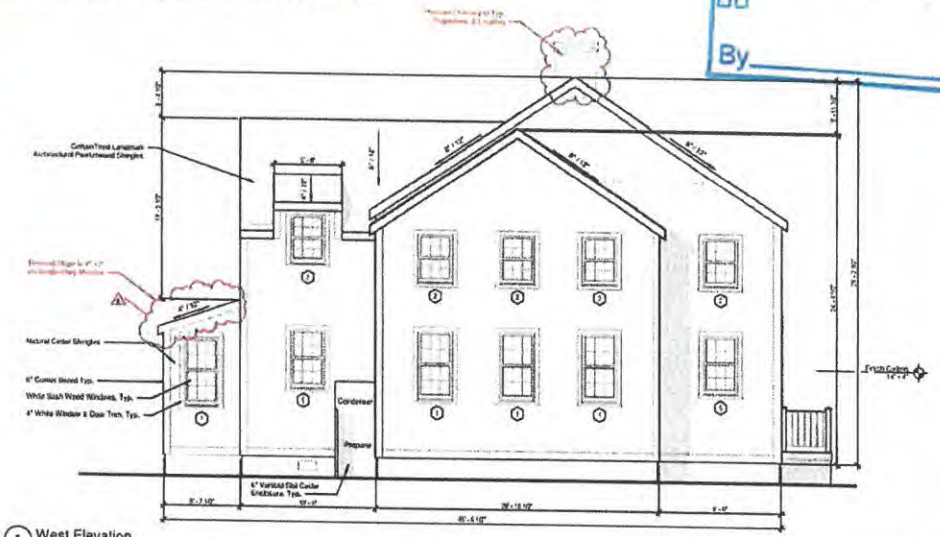
APPROVED
HDC2022-08-6930

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 Geometries 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 _____

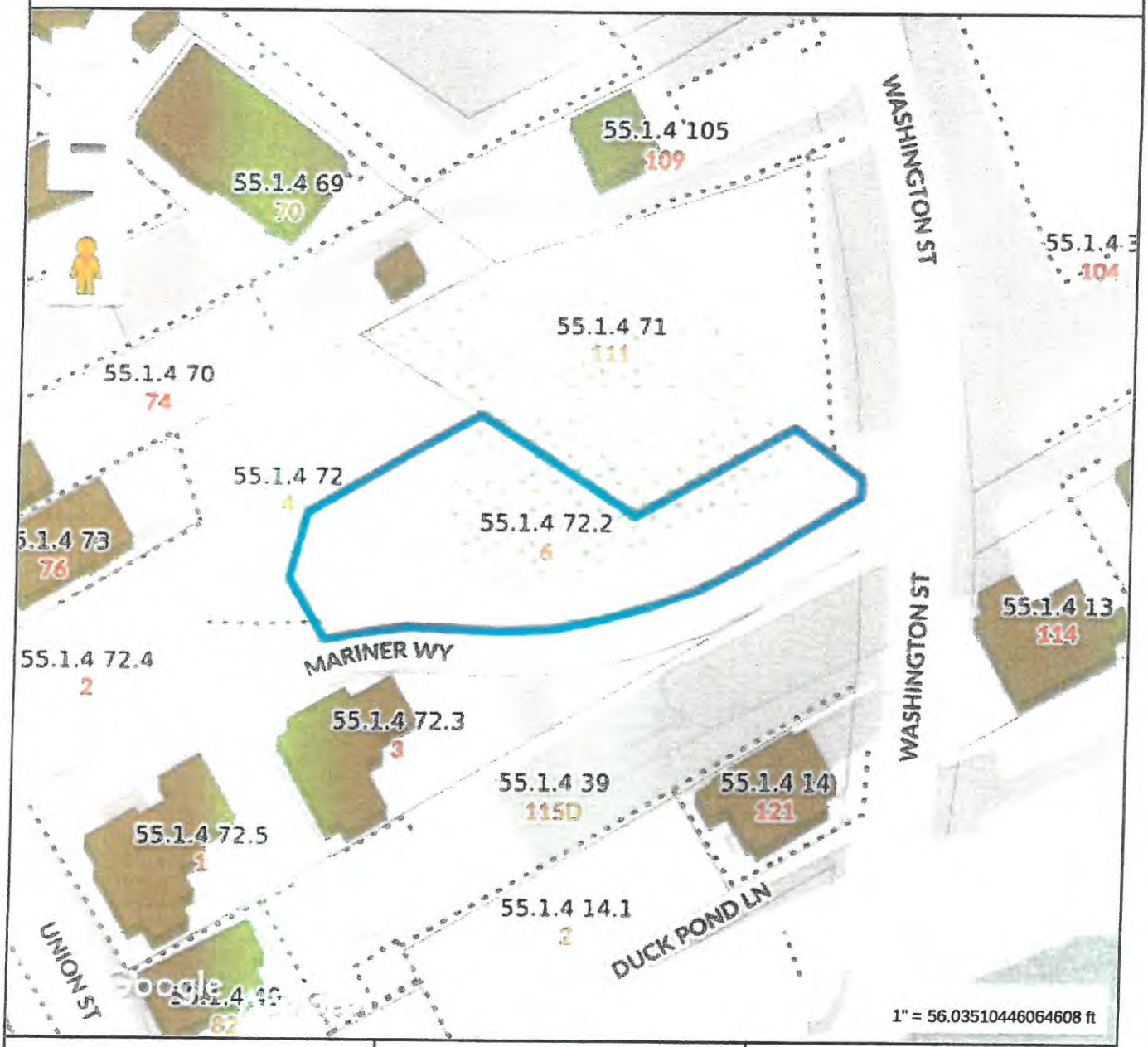
Trim _____ Sash _____ Doors _____

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

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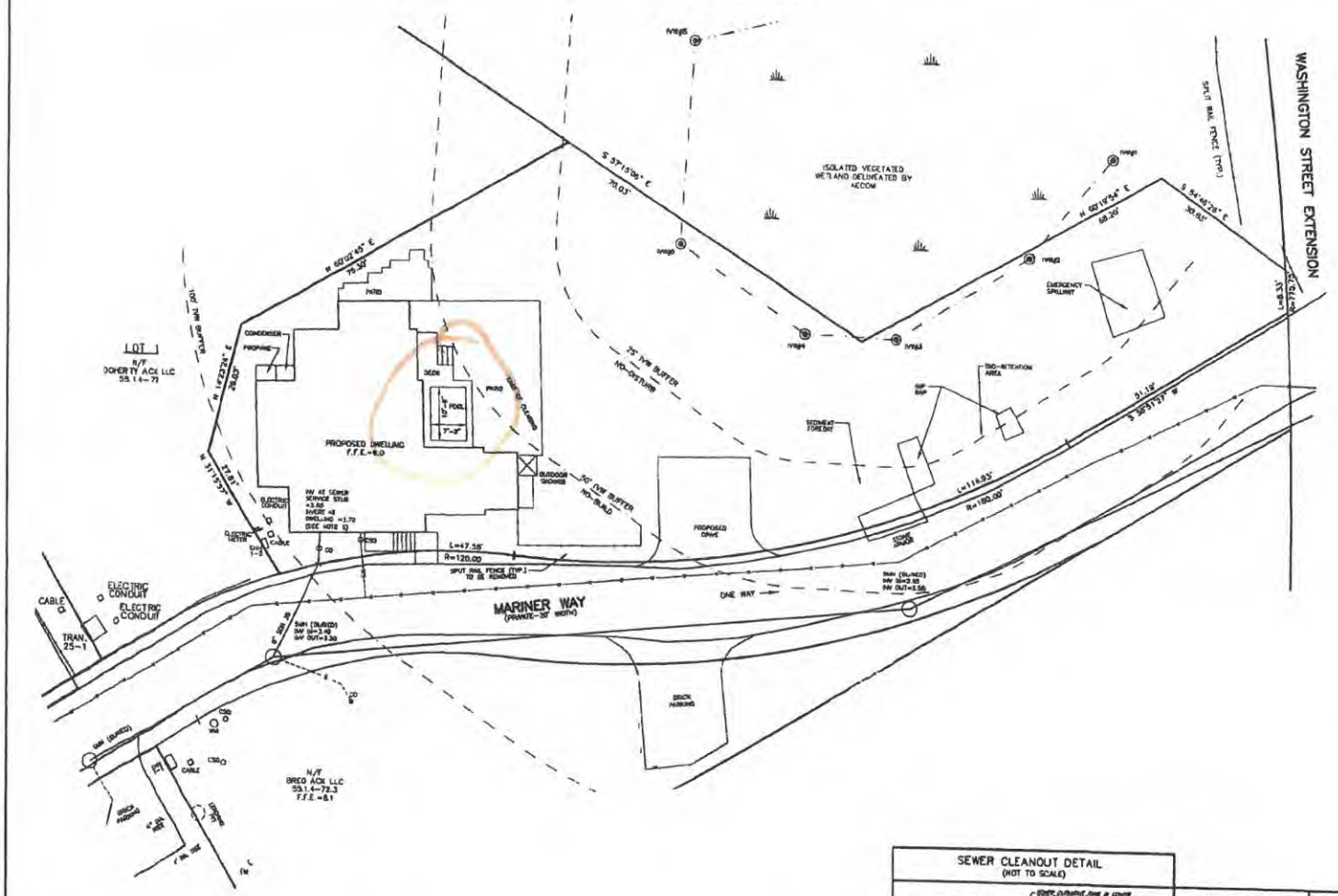
Geometry updated 10/03/2023
Data updated Jan. 2021

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

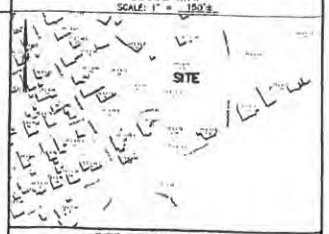
SEWER & WATER CONNECTION PLOT PLAN

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



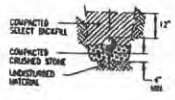
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)

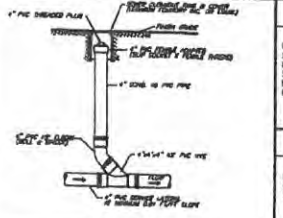


NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 72 LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT./FT. MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (NP) APPROVAL PLANNING BOARD FILE #7770, Qd. Bk. 1512, Pg. 10, (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Qd. Bk. 1886, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0006H, EFFECTIVE DATE JUNE 5, 2014
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1364 PAGE 179.

SEWER CLEANOUT DETAIL

(NOT TO SCALE)



SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 350 GALLONS PER DAY

LEGEND:
- N/F = NOW OR FORMERLY
- PVC = POLYVINYL CHLORIDE
- CO = CLEANOUT
- CB = CONCRETE BOUND
- SBF = STONE BEND PIPE
- F.F.E. = FINISH FLOOR ELEVATION
- CSO = CLASS SANITARY
- EXISTING SPOT GRADE

DESIGN BY	S/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WELL #	CHECKED BY
KLS		MAP 55.1.4 PARCEL 72.2	Qd. Bk. 1887 Pg.81	L.C.PL.#9516-K	DOHERTY ACK LLC	3	N-11451	P.S./DME

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.31
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60
(SEE NOTE 1)	

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED

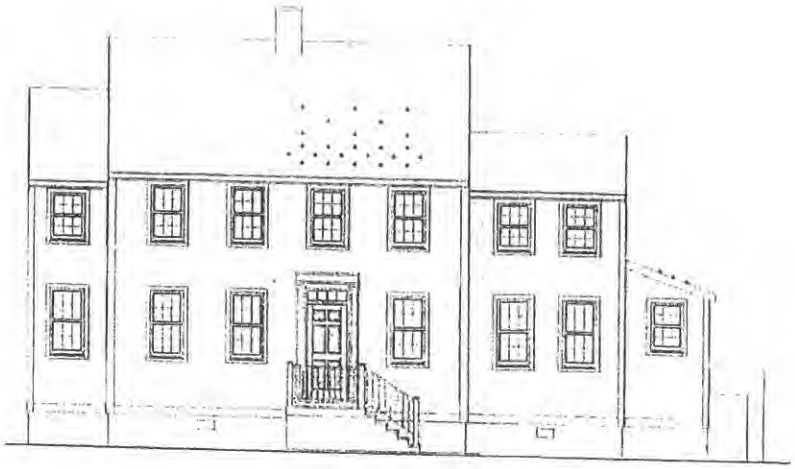
NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N-11451

6 Mariner Way | Lot 2

KEMS Corporation
200 Conifer Hill Drive, Suite 304
Danvers, MA 01923



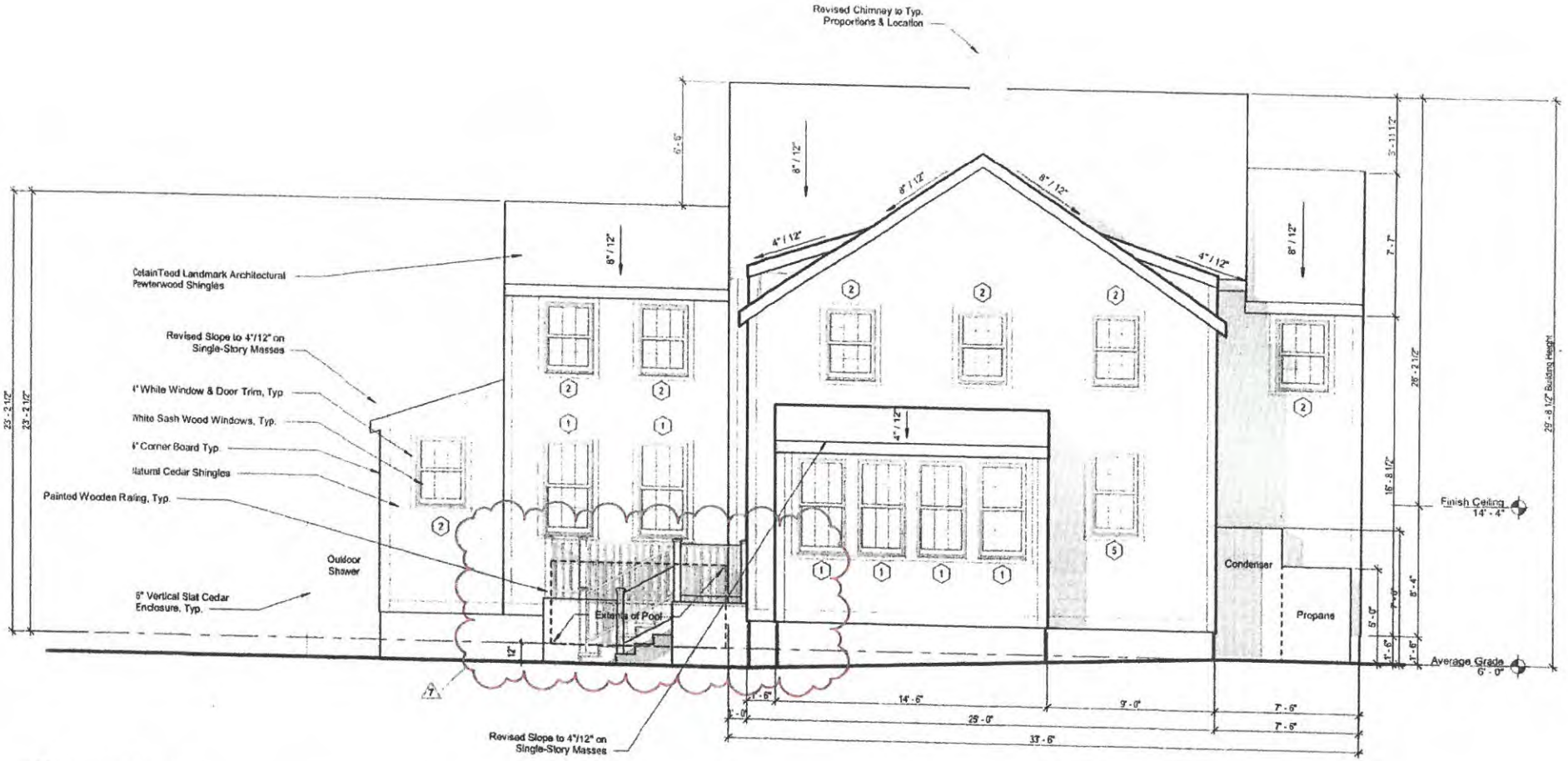
NO CHANGE - SOUTH ELEVATION

Finegold Alexander Architects
77 North Washington St
Boston, MA 02114
T 617 227 9272
F 617 227 5032
w www.faainc.com

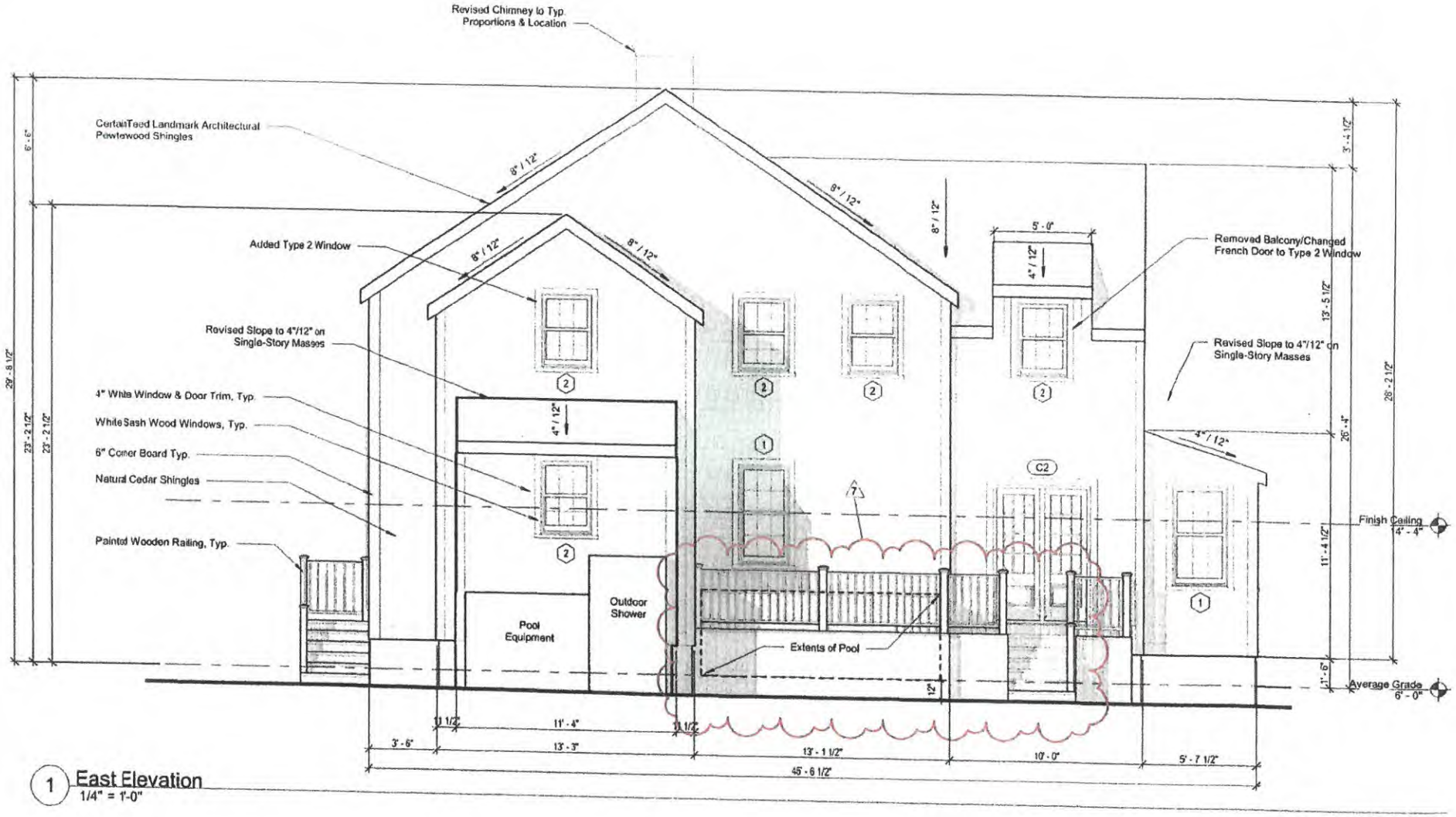
CONSULTANTS:

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"



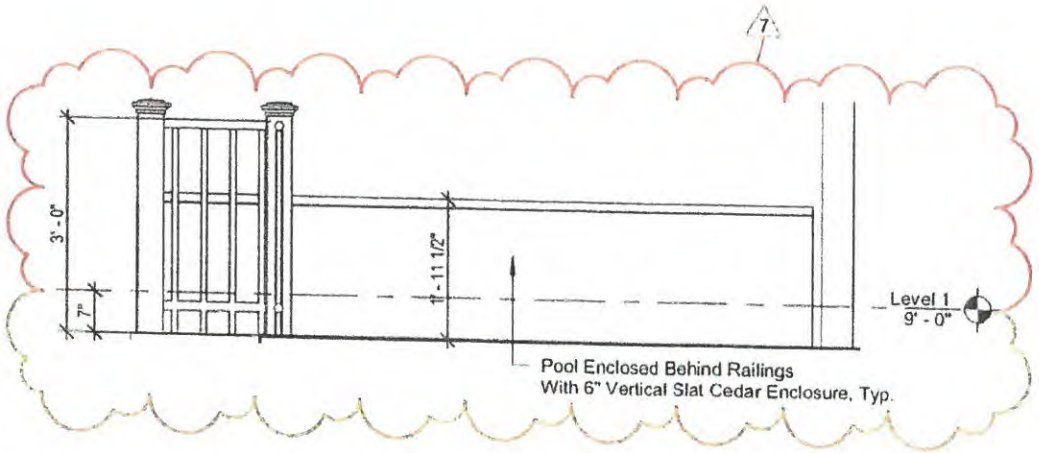
1 East Elevation
1/4" = 1'-0"

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

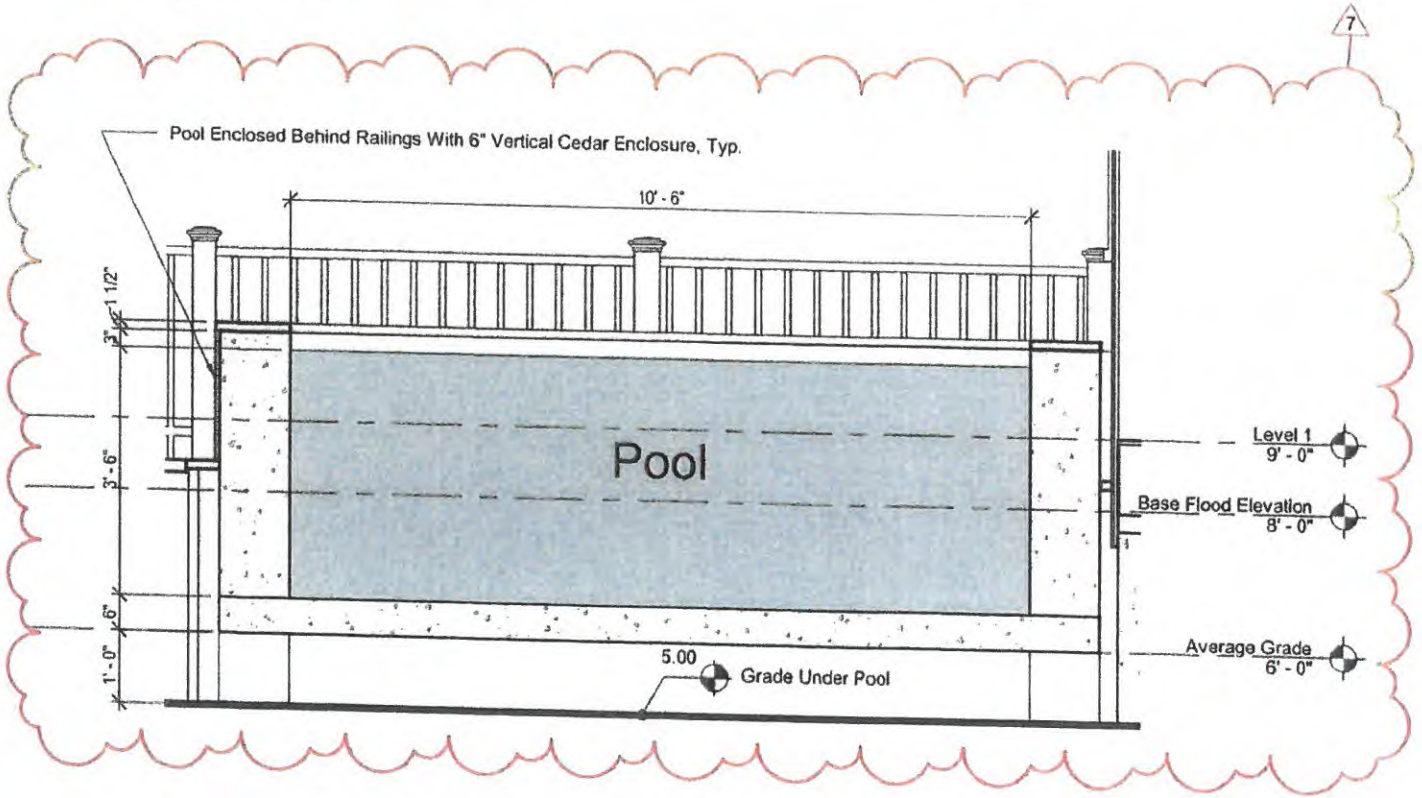


2 West Elevation
1/4" = 1'-0"

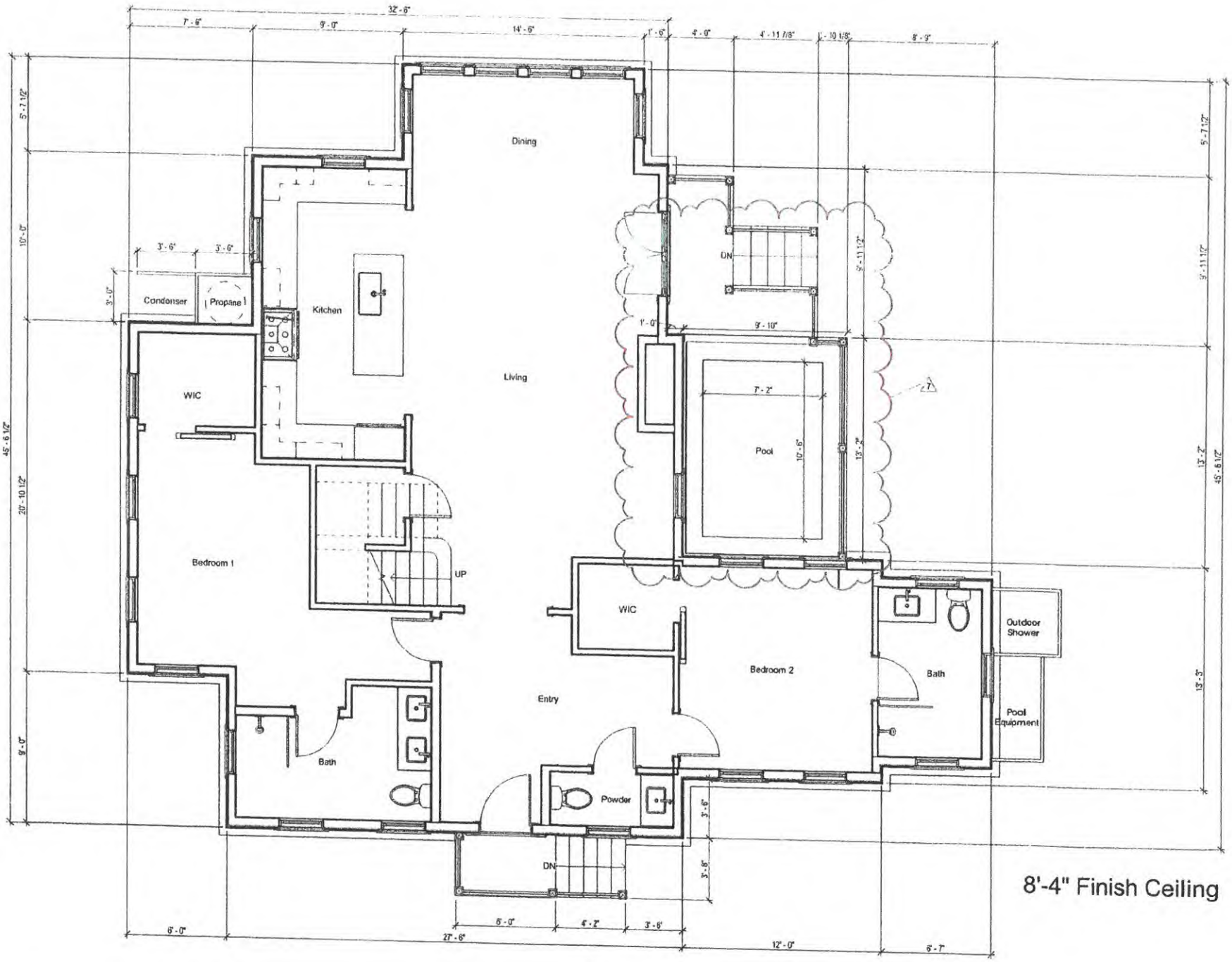
NO CHANGE



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

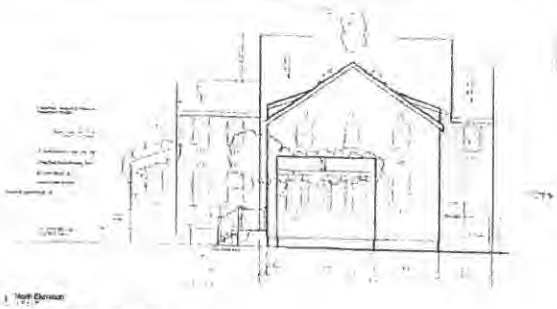


2 Section at Pool
1/2" = 1'-0"



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"	3' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2628	Wood
2	2' - 7 3/8"	3' - 9"	Fixed Pane	Fixed Pane	Marvin Windows and Doors	Ultimate	UWDH2616	Wood
3	2' - 7 3/8"	6' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

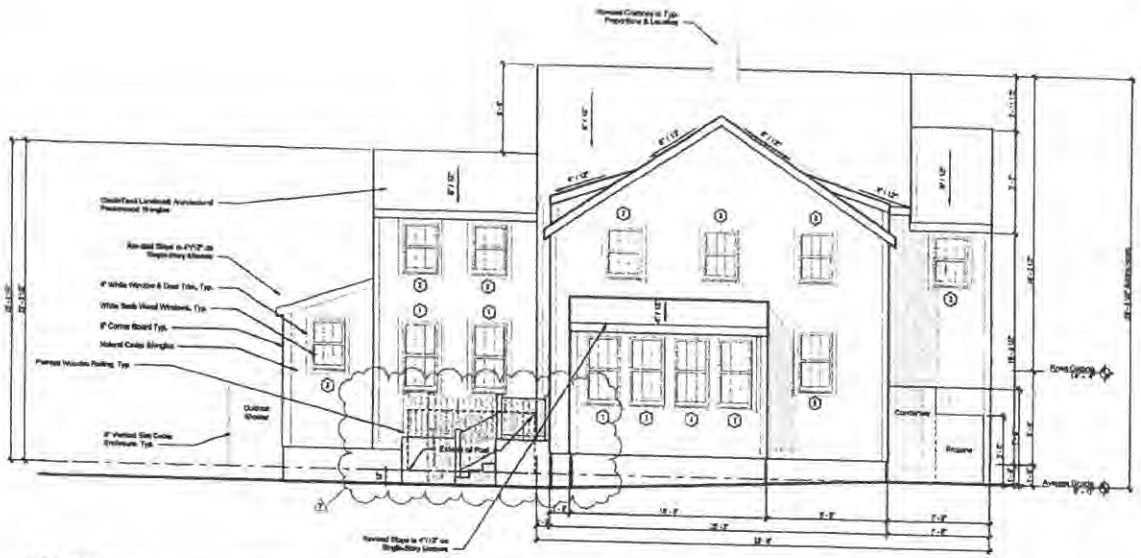
Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A3	3' - 0"	7' - 0"	0	6	Thermo-Tru Ltd.	Smooth-Star	6310	Fiberglass
C2	3' - 0"	7' - 0"	12	1	Thermo-Tru Ltd.	Smooth-Star	82260-SDL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimensions
Pure Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	8" Vertical Planks
Roof	CedarTred	Landmark Architectural	Predominant	Tall Fields
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	6x6
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



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



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

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
RBMo Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 942-2888

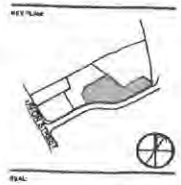
Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-4240

Structural Engineer:
Regina And Geometrica LLC
200 Trade Center, Suite 108
Woburn, MA 01801
(617) 826-1700 x 100

Landscape Architect:
Vertical Landscape Architecture
318 Harvard Street, Suite D
Brookline MA 02446
(617)735-1182

Energy Assist:
Here Energy Roman LLC
Millis, MA 02054
(508)831-0831

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

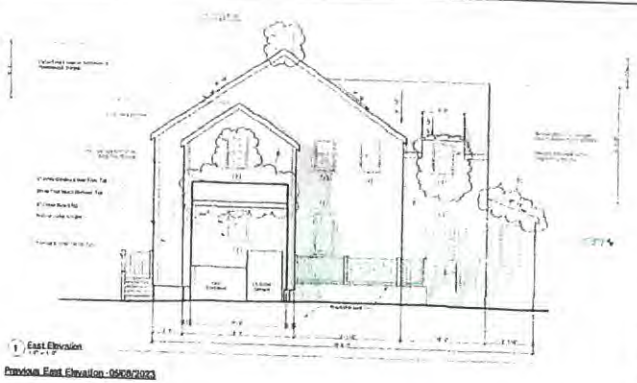
PROJECT #: P7270.3
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: DG, SB
CHECKED BY: RB

SHEET 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
4	23.03.27	HDC Revisions, RB
5	23.04.16	HDC Revisions, RB
6	23.12.26	HDC Pool Revision

SHEET #:
6-6

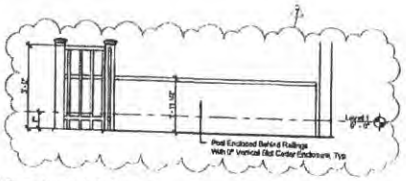


1 East Elevation
1/4" = 1'-0"

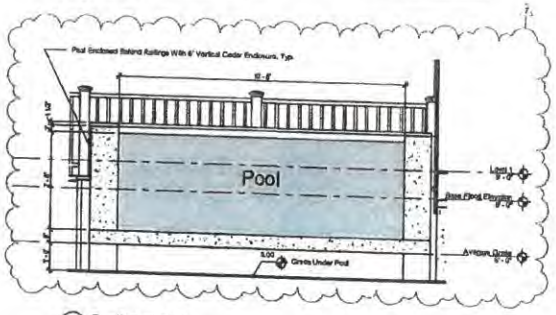
Previous East Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

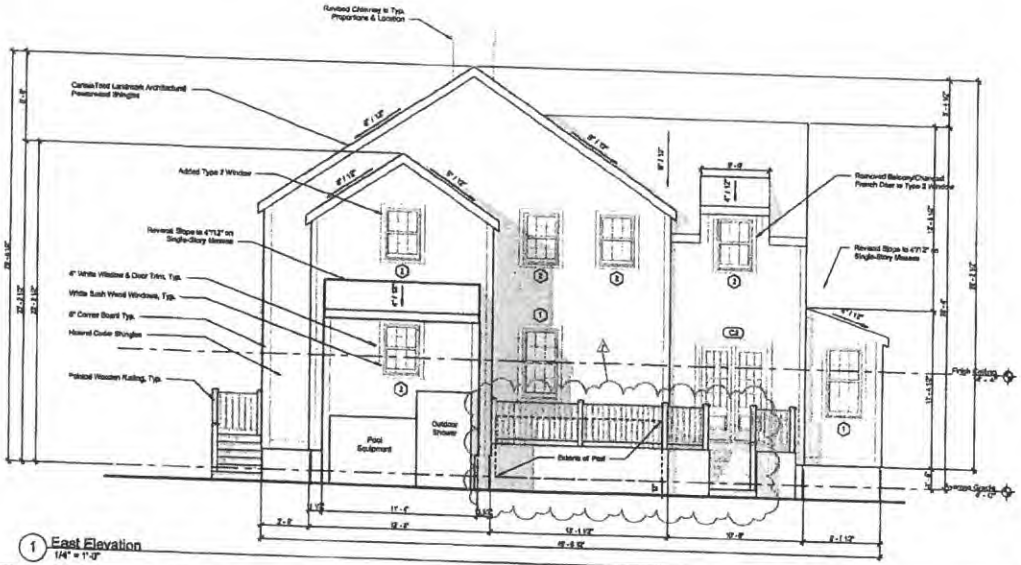
- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



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



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



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

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2'-7 3/8"	3'-9"	1 and 6	*varied*	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2'-7 3/8"	4'-5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	7'-0"	7'-0"	0	6	Thermo-Tru Ltd.	Smooth-Star	S210	Fiberglass
C2	8'-0"	7'-0"	12	1	Thermo-Tru Ltd.	Smooth-Star	S2250-SGL	Fiberglass

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	Certain Teed	Landmark Architectural	Powerwood	Tall Fiberglass
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER:
KSSIs 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:
Vordust Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)736-1180

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

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
8 Mariner Way | Lot 2

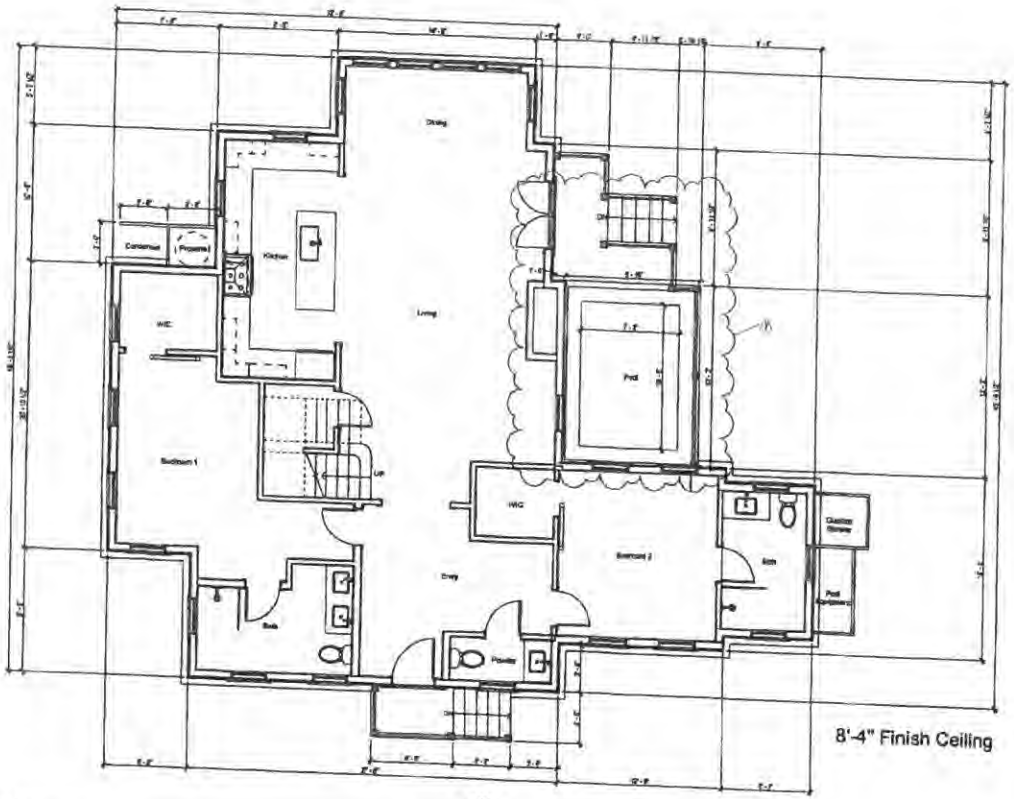
PROJECT #: PD270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, SS
CHECKED BY: RS

SHEET NAME:
Exterior Elevations

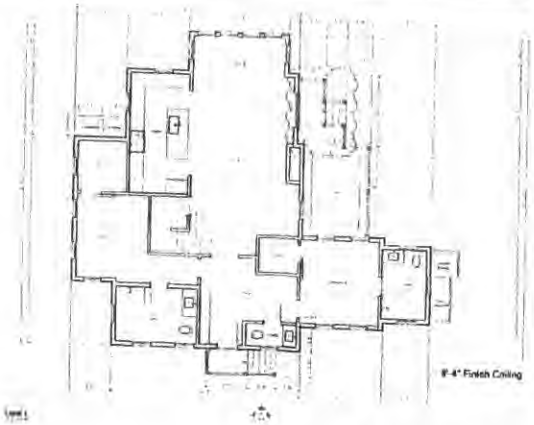
DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
3	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R0
5	23.03.21	HDC Revisions_R0
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

SHEET #:
6-7



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



Previous Level 01 Plan - 05/08/2023

MODIFICATIONS | 23.12.26

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

Finegold Alexander Architects

PROJECT TEAM

OWNER
Kittle Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 342-2996

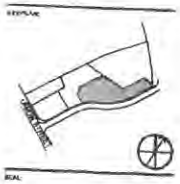
Civil Engineer
Nantucket Surveyors
8 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rosens And Guerrucino LLC
309 Trade Center, Suite 3540
Woburn, MA 01801
(617) 629-1700 x 202

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

Energy Rater
Hers Energy Raters LLC
Mills, MA 02054
(508)831-0533

KEYPLANE



SCALE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
8 Mariner Way | Lot 2

PROJECT #: P1070.2
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, EB
CHECKED BY: RB

SHEET NAME
Level 1 Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.10	HDC Revisions
4	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.04.18	HDC Revisions, RB
7	23.12.26	HDC Pool Revisions

SHEET #
6-2

MARINER WAY – SUPPORT PICTURES FOR POOLS

2/4/6 MARINER WAY



REAR – EAST ELEVATION OF 2 MARINER WAY



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



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



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





CLOSE UP





CLOSE UP



NO DISTURB LINE MARKED IN RED



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

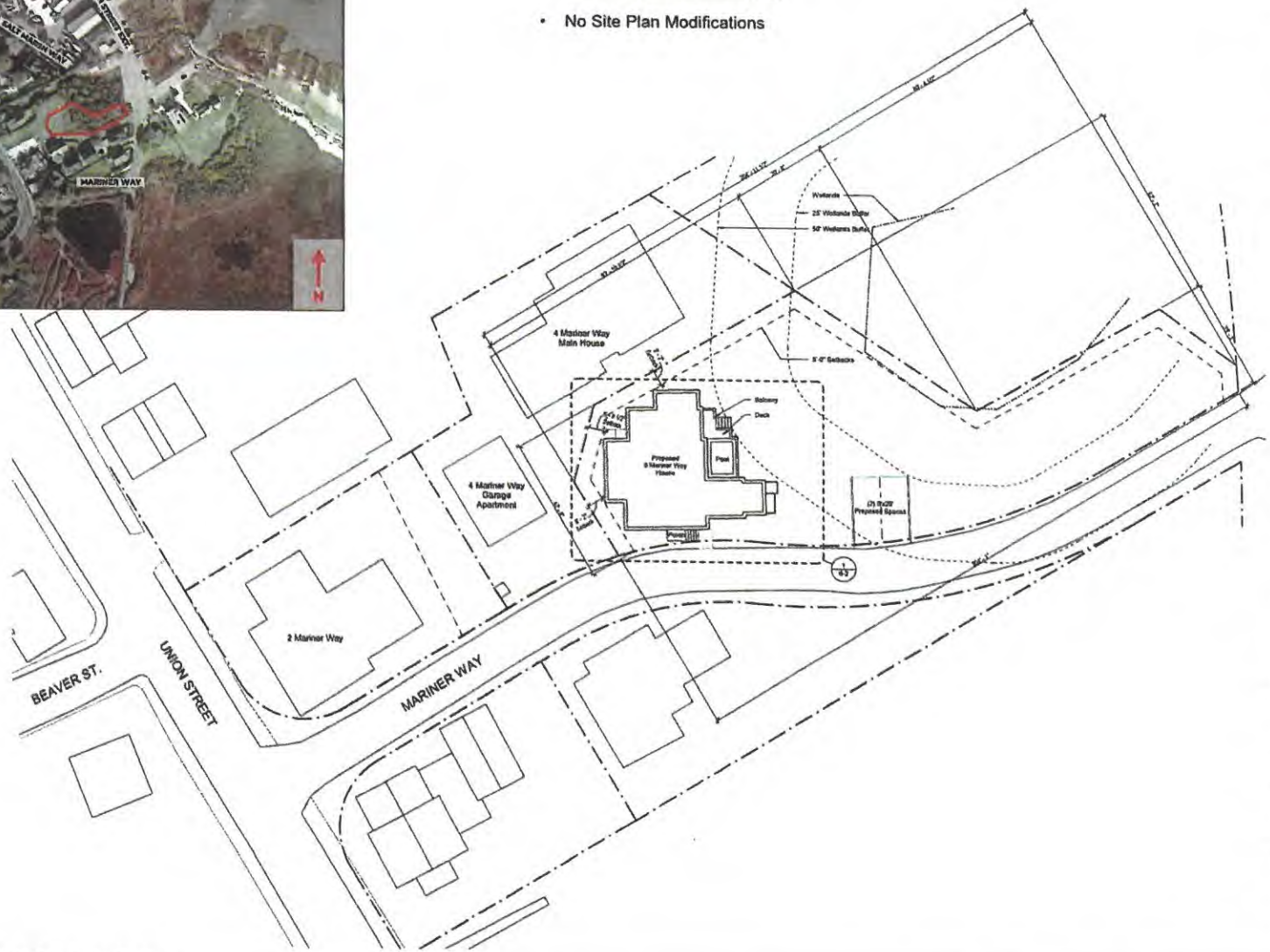
	Date submitted to 2 Fairgrounds Road: 4/1/2024
	HDC Case Number (ie HDC2020-05-0265): 2023-12-9700 Address: 6 MARINA WAY
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.14-72.2
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Vicinity Map



MODIFICATIONS | 24.03.27

- No Site Plan Modifications



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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMa Corporation
200 Broadway, Suite 0103
Lynnfield, MA 01940
(781) 942-2998

Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0246

Structural Engineer:
Rooms And Guerrocino LLC.
300 Trade Center, Suite 2540
Woburn, MA 01801
(617) 828-1700 x 202

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

Energy Rater:
Hare Energy Raters LLC.
Mills, MA 02054
(508)631-6633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME
Site Plan

DRAWING HISTORY:

NO	DATE	DESCRIPTION

SHEET #
6-1

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultrex	UWDH2626	Wood
2	2'-7 3/8"	3'-5"	<varies>	<varies>	Marvin Windows and Doors	Ultrex	UWDH2618	Wood
5	2'-7 3/8"	4'-1 5"	12	Simulated Divided	Marvin Windows and Doors	Ultrex	UWDH2622	Wood

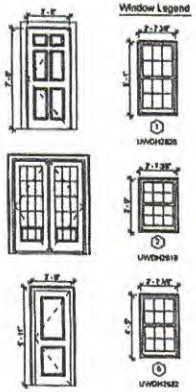
Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	0	6	Thermo-Tru Ltd.	Smooth-Star	8219	Fiberglass
C2	5'-0"	7'-0"	1/2	1	Thermo-Tru Ltd.	Smooth-Star	83230-624	Fiberglass

Materials Legend

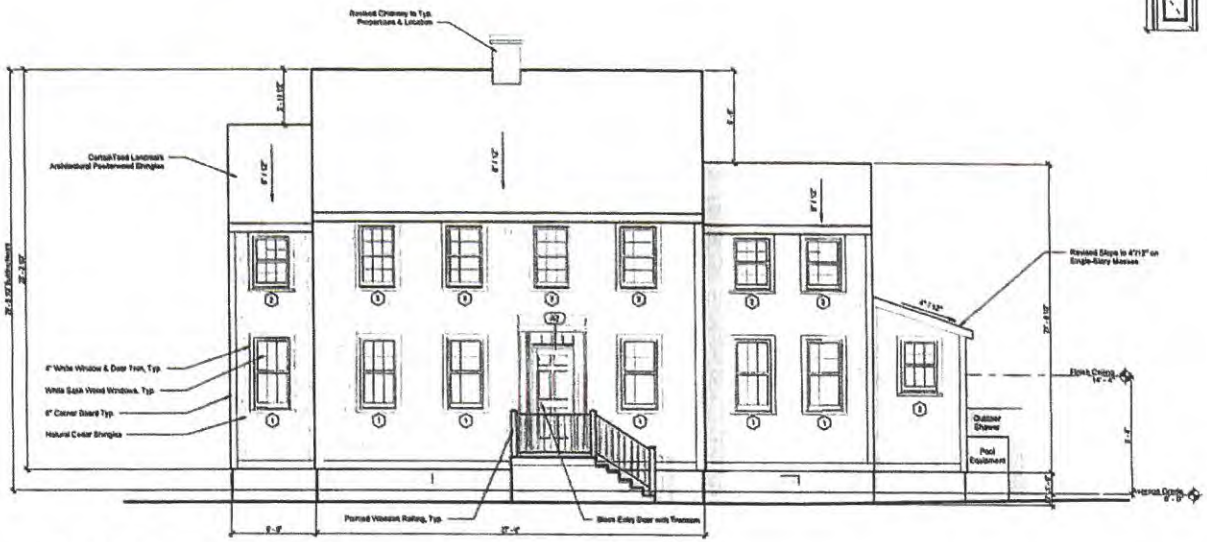
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewterwood	1x6 Resaw
Shingles			Natural Cedar	
Trim & Ancillary Items			White	Tall
Windows	Marvin	Ultrex Wood	White Sash	Refer to Window Sched.

Window Legend



MODIFICATIONS | 24.03.27

- No South Elevation Modifications



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

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
Nikita Carpentikov
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2998

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

Structural Engineer:
Rosario And Associates LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 878-1700 x 202

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

Energy Rater:
Here Energy Raters LLC.
Millis, MA 02054
(703)831-4633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

8 Mariner Way | Lot 2

PROJECT #	PH278.5
ISSUE DATE	04/10/2023
PROJECT STATUS	HDC Submission
DRAWN BY:	CD, BS
CHECKED BY:	RB

SHEET NAME:

Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
4	23.01.20	HDC Revisions, RS
5	23.03.21	HDC Revisions, RS
6	23.04.10	HDC Revisions, R7

SHEET #:

6-4

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	1' - 7"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 6"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	8210	Fiberglass
C3	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	8210-SDL	Fiberglass

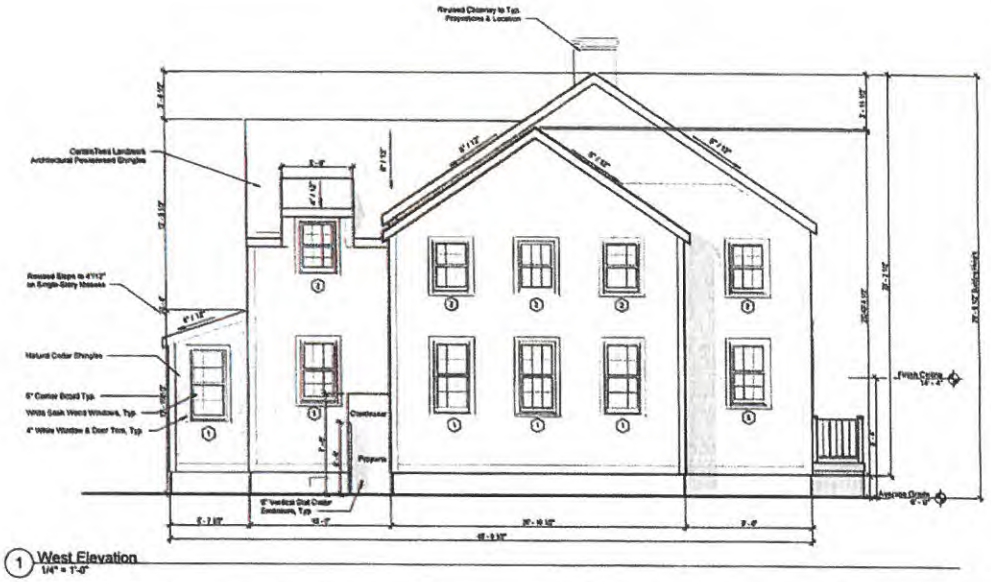
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Stain	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewtersmoke	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x8
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

Window Legend



MODIFICATIONS | 24.03.27

- No West Elevation Modifications



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

Finegold Alexander Architects

PROJECT TEAM

Owner:
Kibbie Corporation
200 Broadway, Suite 8103
Lynnfield, MA 01940
(781) 842-2998

Civil Engineer:
Nantucket Surveyors
8 Windy Way,
Nantucket, MA 02554
(508) 228-0248

Structural Engineer:
Rowan And Guarrasino LLC.
302 Trade Center, Suite 3840
Woburn, MA 01801
(617) 826-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
218 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1100

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508)631-4633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

8 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:

Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.06.19	HDC Revisions, R7

SHEET #

6-5

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 7"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD926	Wood
2	2' - 7 3/8"	3' - 9"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDHD918	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD922	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Thermo-Tru Ltd.	Smooth-Star	6210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Thermo-Tru Ltd.	Smooth-Star	6220-SDL	Fiberglass

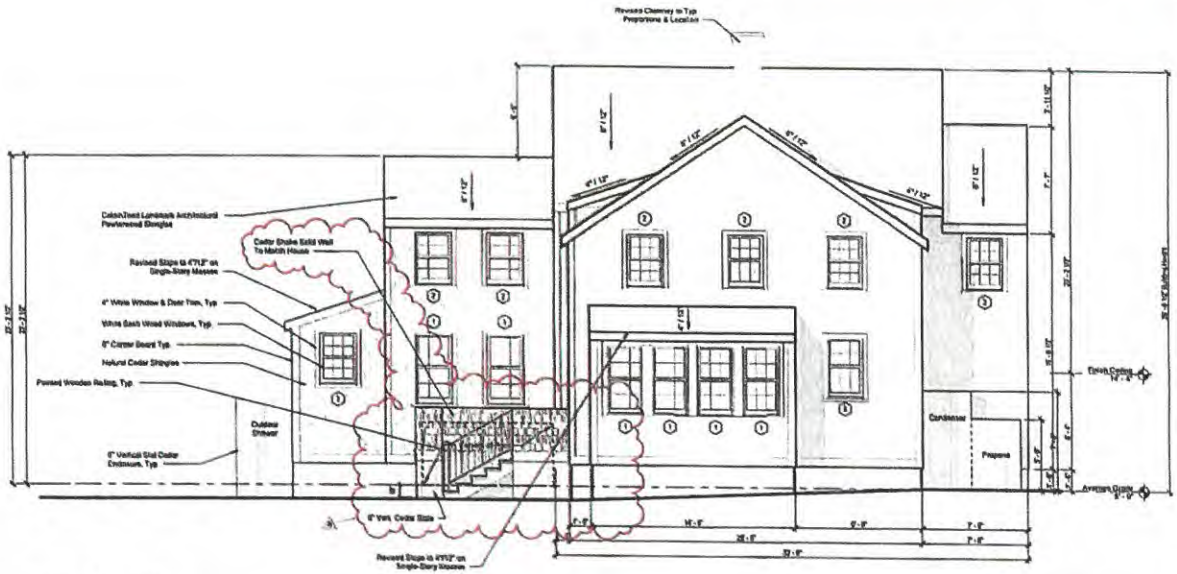
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CedarTwood	Landmark Architectural	Powderwood	1x6 Fascia
Shingles			Natural Cedar	
Trim & Anxiety Doors			White	1x6
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



MODIFICATIONS | 24.03.27

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



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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
250 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2808

Civil Engineer
Kentucket Surveyors
5 Windy Way,
Newbury, MA 02554
(508) 225-0248

Structural Engineer
Reeves And Guerreiro LLC.
308 Trade Center, Suite 3640
Woburn, MA 01801
(617) 626-1790 x 202

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

Energy Rater
Here Energy Raters LLC.
Hilton, MA 02064
(508)831-6633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

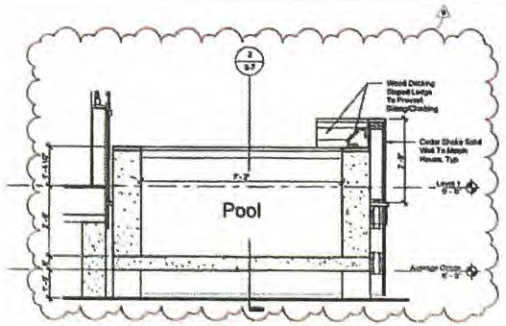
PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, RS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

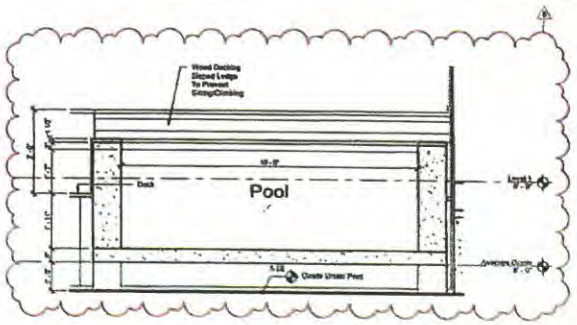
DRAWING HISTORY:

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7
7	23.12.06	HDC Pool Revision
8	24.03.27	CondComm Pool

SHEET #
6-6



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



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

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

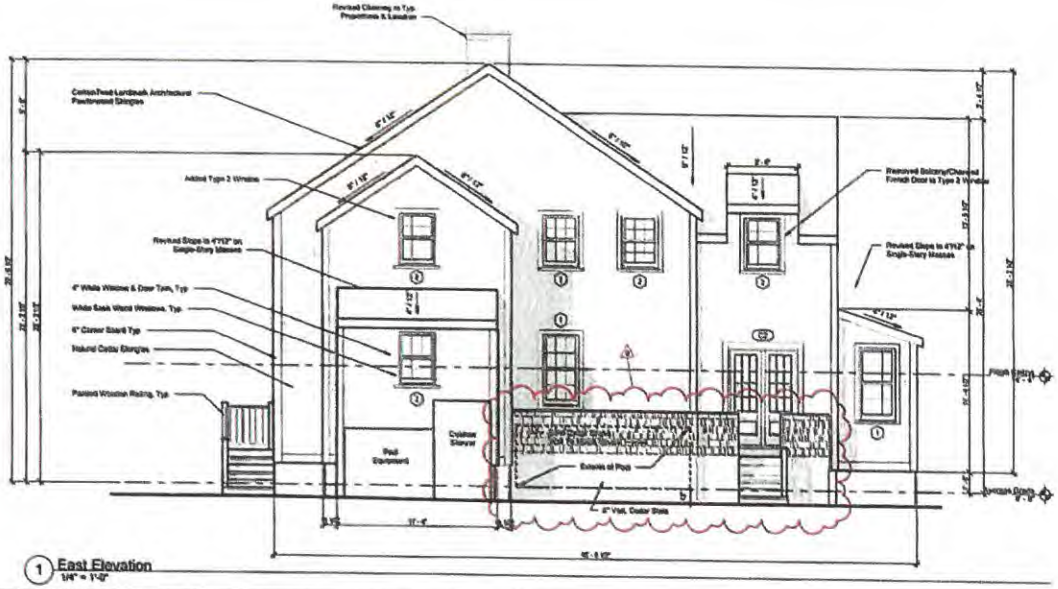
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Exterior Shakes			Natural Cedar	6" Vertical Planks
Wood	CertainTeed	Landmark Architectural	Pewterwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Accessory Boards				
Windows	Marvin	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
Lynnfield, MA 01940
(781) 640-2900

Civil Engineer:
Nantucket Surveyors
5 Windy Way,
Nantucket, MA 02554
(508) 228-0243

Structural Engineer:
Reverse Joist Geometries LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 676-1700 x 202

Landscape Architect:
Vondoni Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1100

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508)831-8833

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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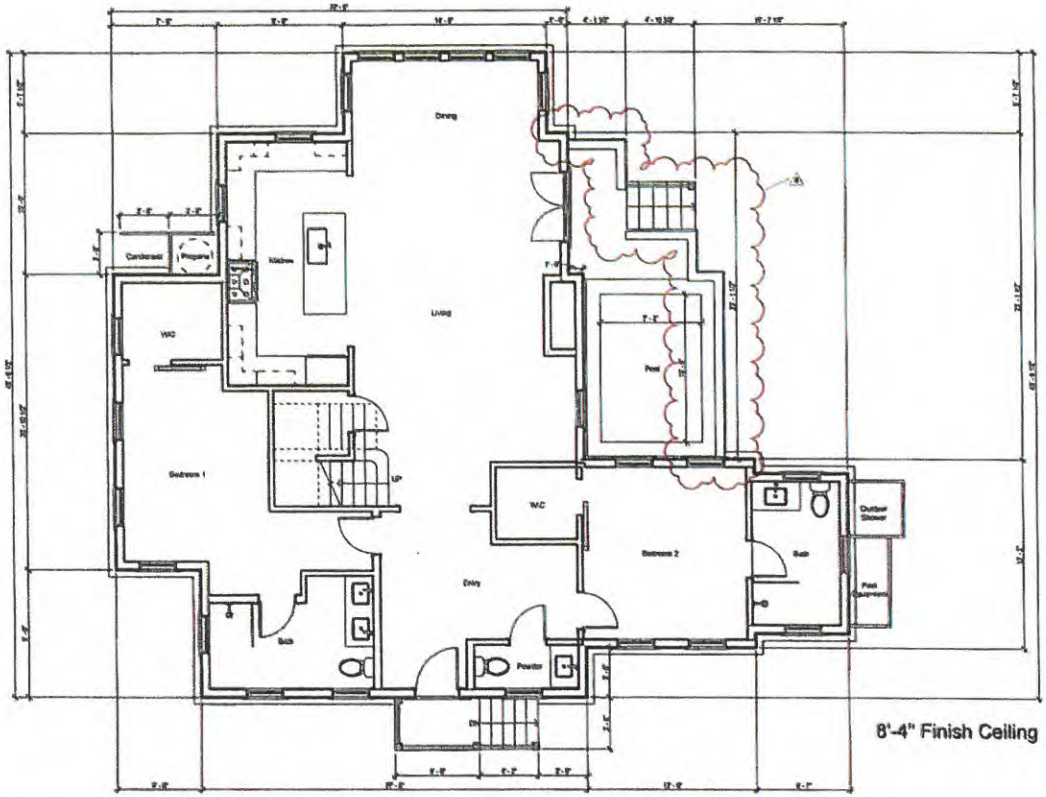


8'-4" Finish Ceiling

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
KEMa Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 642-2908

Civil Engineer
Herbuchet Surveyors
8 Windy Way,
Herbuchet, MA 02184
(508) 226-0249

Structural Engineer
Rowan And Quarracino LLC.
360 Trade Center, Suite 3549
Woburn, MA 01801
(617) 828-1702 x 202

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

Energy Rater
Hero Energy Raters LLC.
Mills, MA 02054
(508)831-4633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
8 Mariner Way | Lot 2

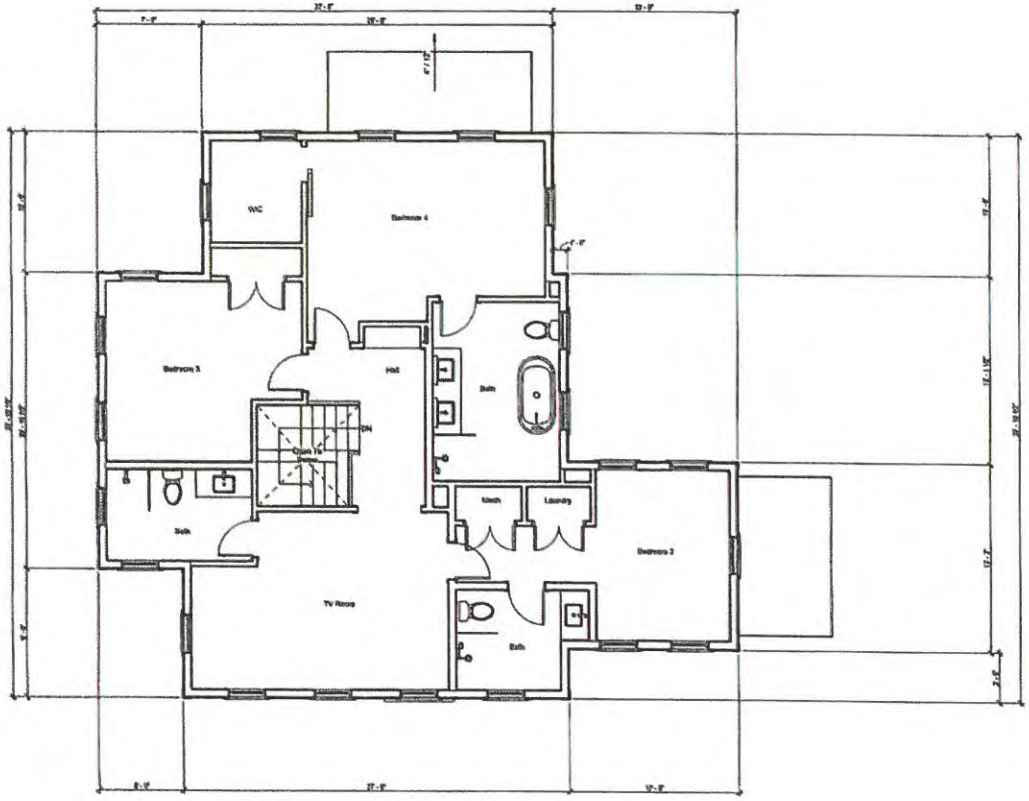
PROJECT #: P0278.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME
Level 1 Plan

DRAWING HISTORY

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.24	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.19	HDC Revisions, R7
8	24.03.27	ConCoors Pool

SHEET #
6-2



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

Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMA Corporation
209 Broadway, Suite #183
Lynnfield, MA 01940
(781) 842-2206

Civil Engineer:
Nantucket Surveyors
8 Winney Way,
Nantucket, MA 02554
(508) 328-0240

Structural Engineer:
Rooms And Gearrocino LLC.
300 Trade Center, Suite 3549
Woburn, MA 01801
(617) 828-1700 x 202

Landscape Architect
Vertical Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)738-1160

Energy Rating
Nora Energy Raters LLC.
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)

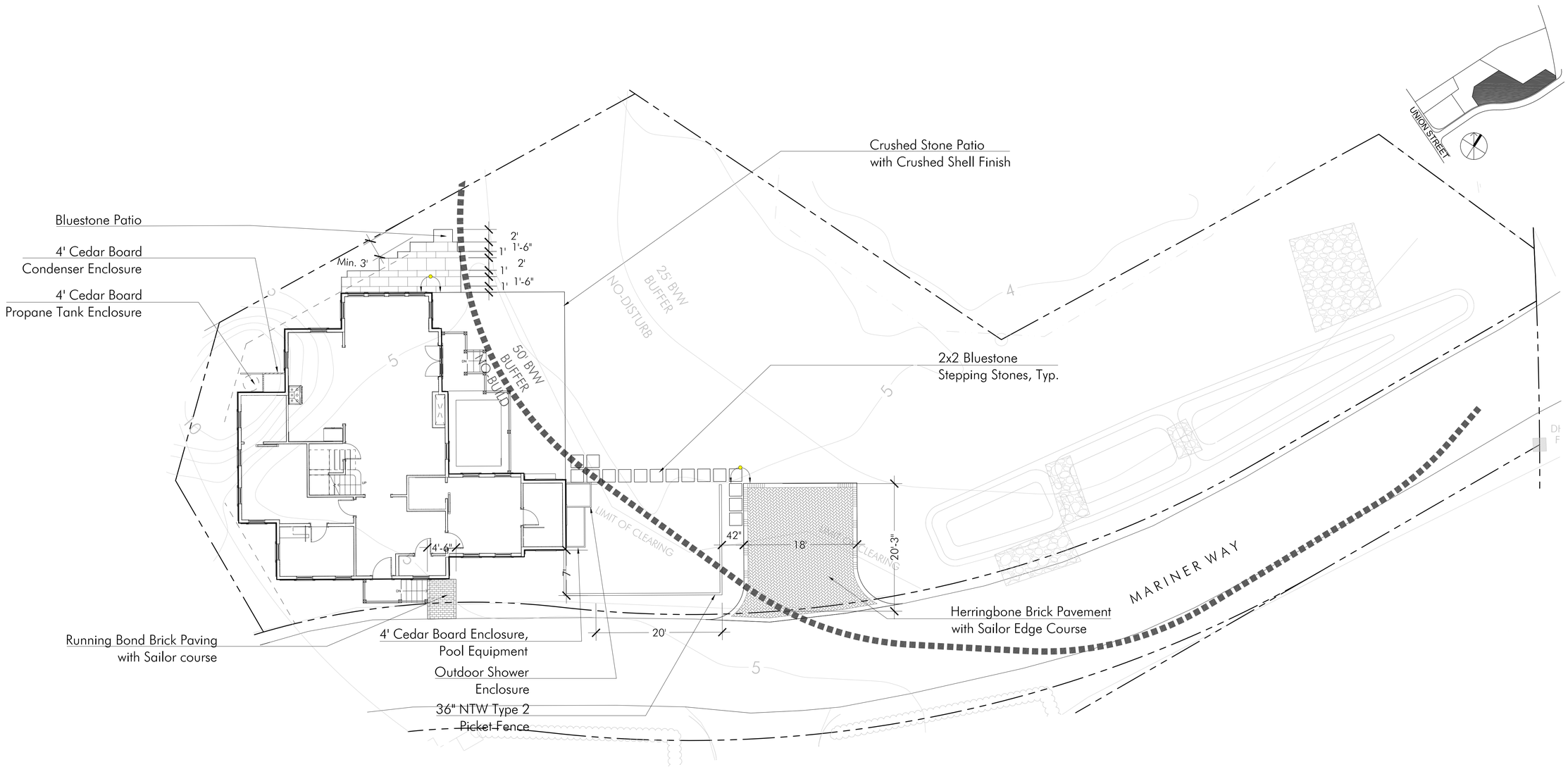
26. Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**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

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

6 MARINER WAY
NANTUCKET, MA

REVISIONS

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

© Verdant Landscape Architecture

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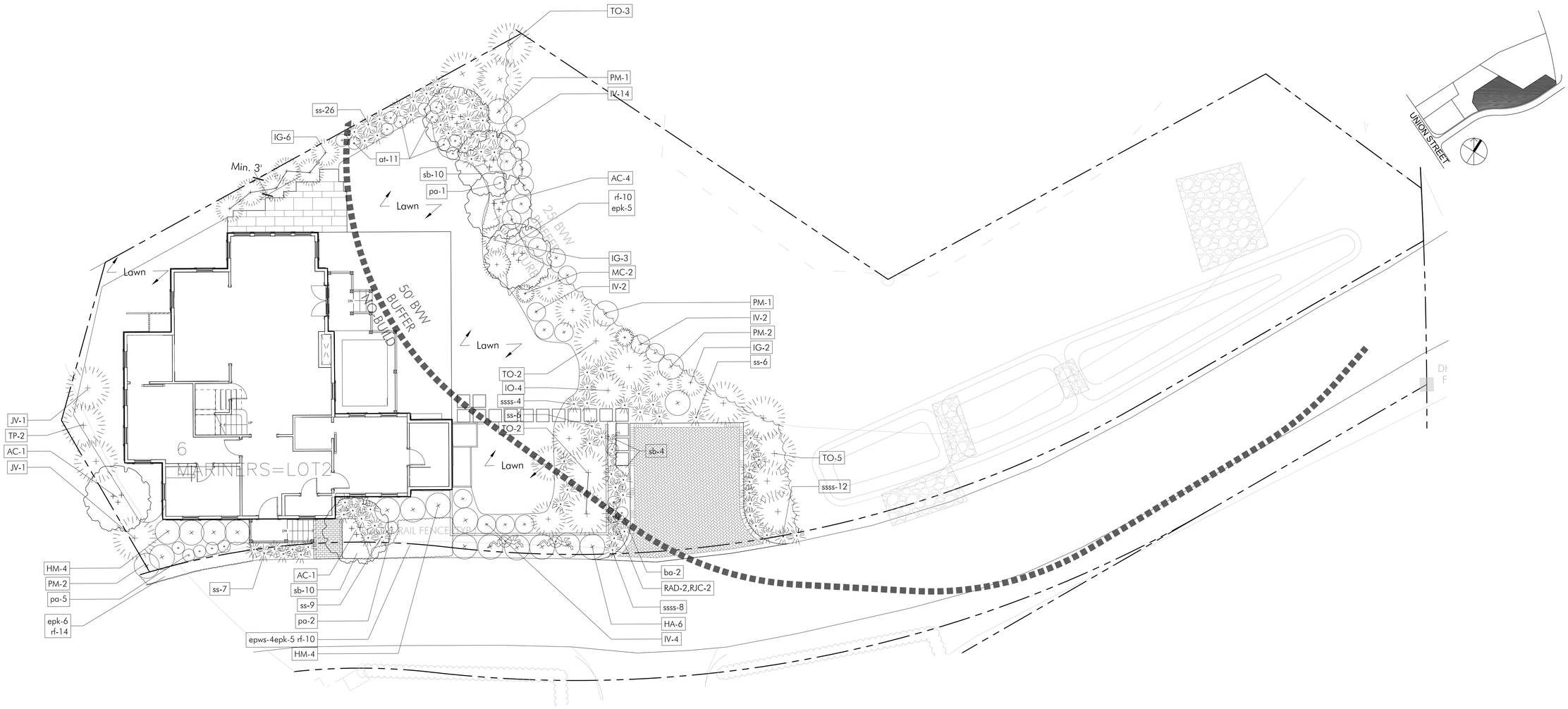


SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

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

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

6 MARINER WAY
NANTUCKET, MA

REVISIONS

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

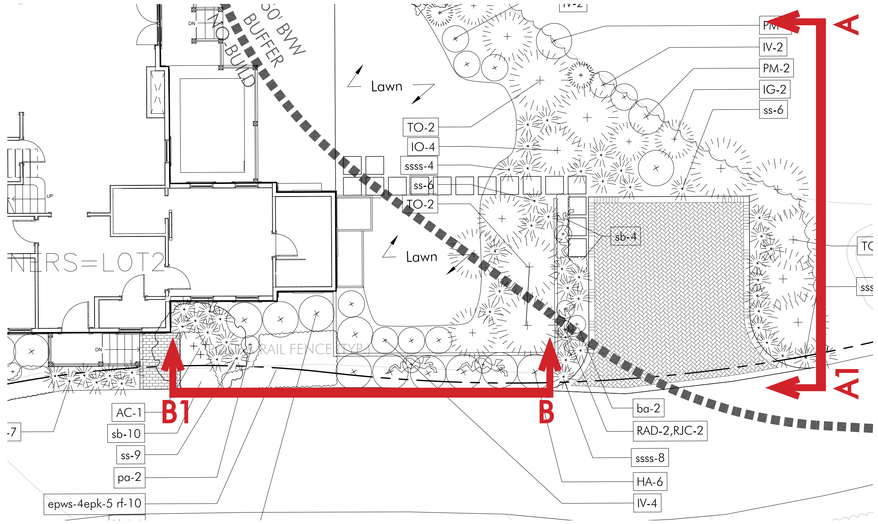
6 MARINER
PLANTING PLAN

DRAWING NUMBER

L2.3

© Verdant Landscape Architecture

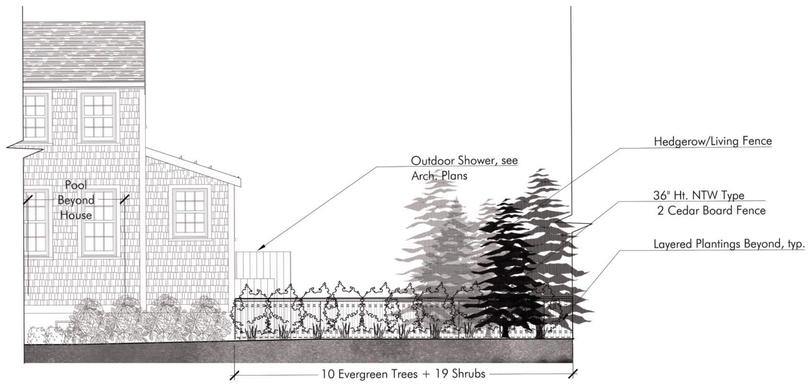
Y:\Mariners Lots\CAD\MARI_6_PL.dwg





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'

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

MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
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DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE

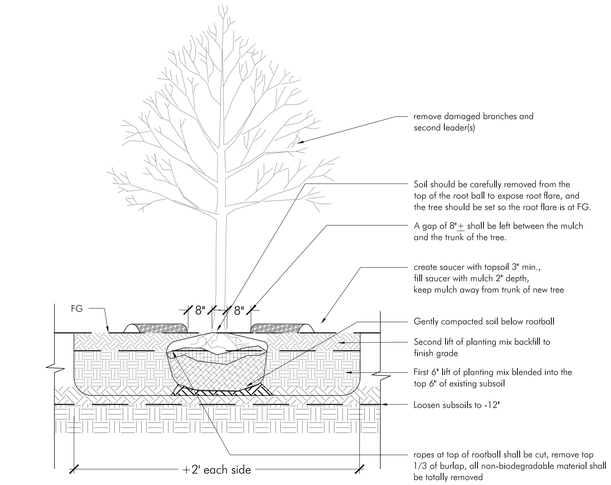
SITE SECTIONS

DRAWING NUMBER

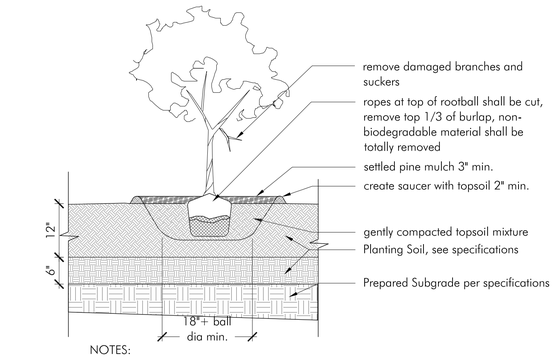
L2.4

© Verdant Landscape Architecture

Y:\Mariners Lots\CADJX-ref\XR_TB24x36.dwg

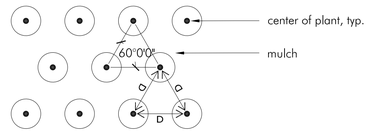


1 Tree Planting
SCALE: 1/2"=1'-0"

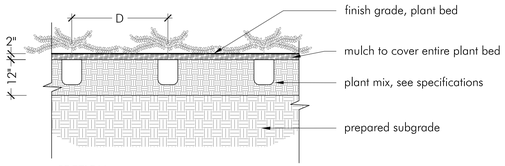


NOTES:
1. Verify a minimum of 24 inches of friable soil in planting areas

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



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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LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
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MARINER WAY
NANTUCKET, MA



REVISIONS

DATE	DESCRIPTION
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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

© Verdant Landscape Architecture

\\server\Projects\mariners lots\CAD\MARI_2_PL.dwg

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

45B Vestal St
Pool and Hardscape
2024.10.07

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

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
200, ck 0819	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:*** Owners Authorization Letter
N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Hightide Homes LLC

STREET ADDRESS 45B Vestal St

MAP/PARCEL 41/591

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.07.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature 10.07.2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 591

Street & Number of Proposed Work: 46 B VESTAL ST.

Owner of record: HIGHTIDE HOMES LLC.

Mailing Address: 6 HICKORY LN
DARIEN, CT. 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 5083673018 E-mail: _____
lindsay@atlanticlandscapingnc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District R-20) ☐ Roof ☐ Other RET WALL 30"H x 51'-0" LONG

Size of Structure or Addition: Length: 10-0 Sq. Footage 1st floor: _____ ~~Decks/Patio~~: Size: 312 SF ☐ 1st floor ☐ 2nd floor

Width: 10-0 Sq. footage 2nd floor: _____ BLUESTONE Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls PARGED W/STONE CAP

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

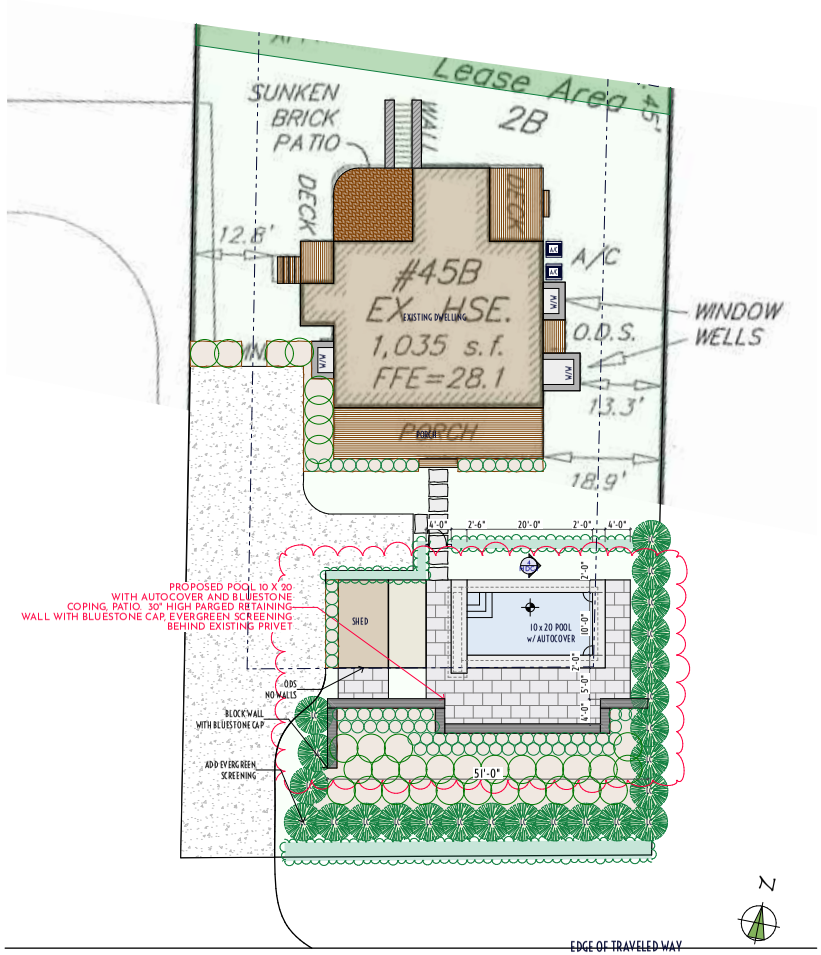
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 10/07/2024 Signature of owner of record _____ Signed under penalties of perjur



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-41 P-591

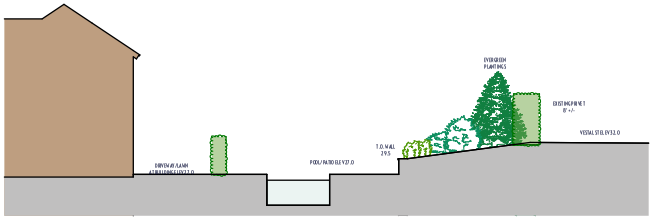
Property Information
Property ID 100330
Location 45 A&B VESTAL ST
Owner MITCHELL KEITH & H & HIDETIDE HOMES LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

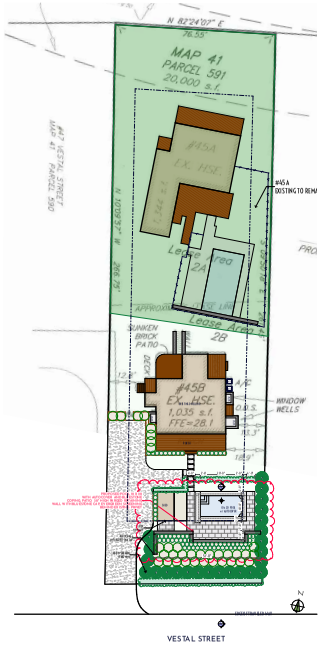
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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



4 SITE SECTION thru POOL
SCALE: 1" = 10'



3 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
45B Vestal St
Nantucket, Ma.
02554

M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/7/24
Drawing No.:

HDC-1

Surveyor	Contact
Bracken	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 LOCUS M-41 P-591

Property Information

Property ID 100330
Location 45 A&B VESTAL ST
Owner MITCHELL KEITH & H & HIDETIDE HOMES LLC

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

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atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/7/24
Drawing No.:
HDC-A

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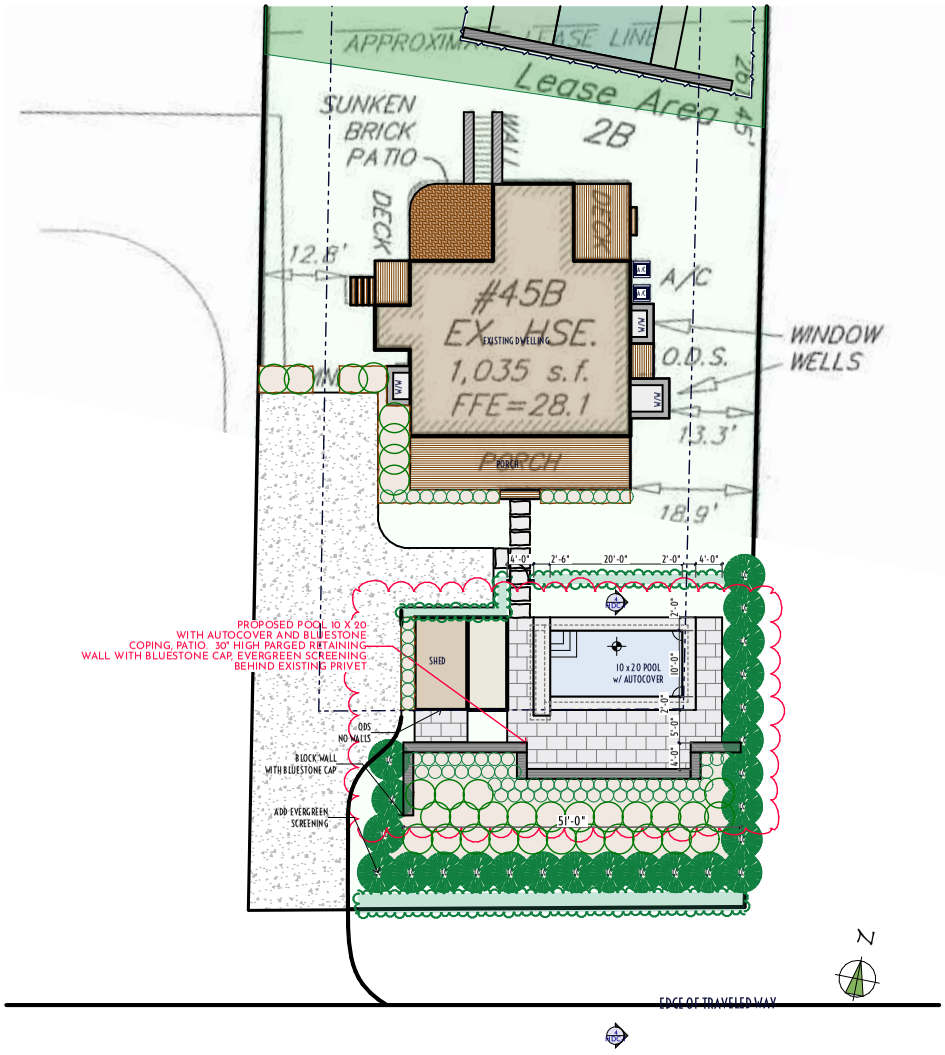

1 HDC LANDSCAPE PLAN

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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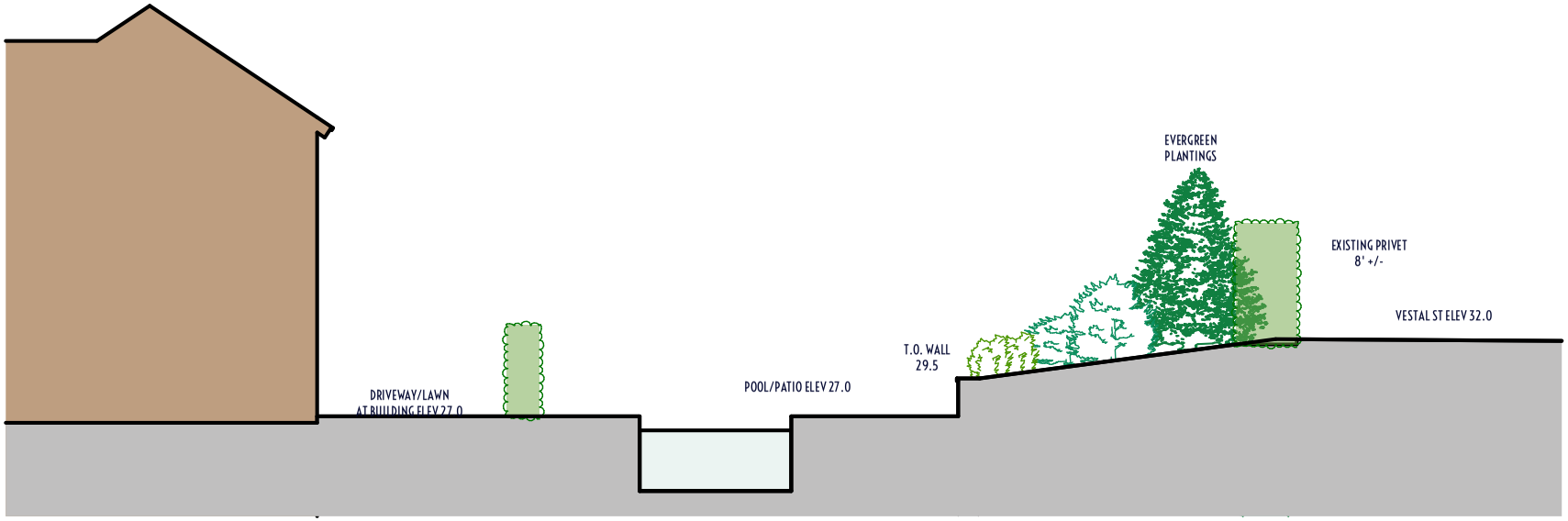

1 SITE SECTION thru POOL

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: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 _____

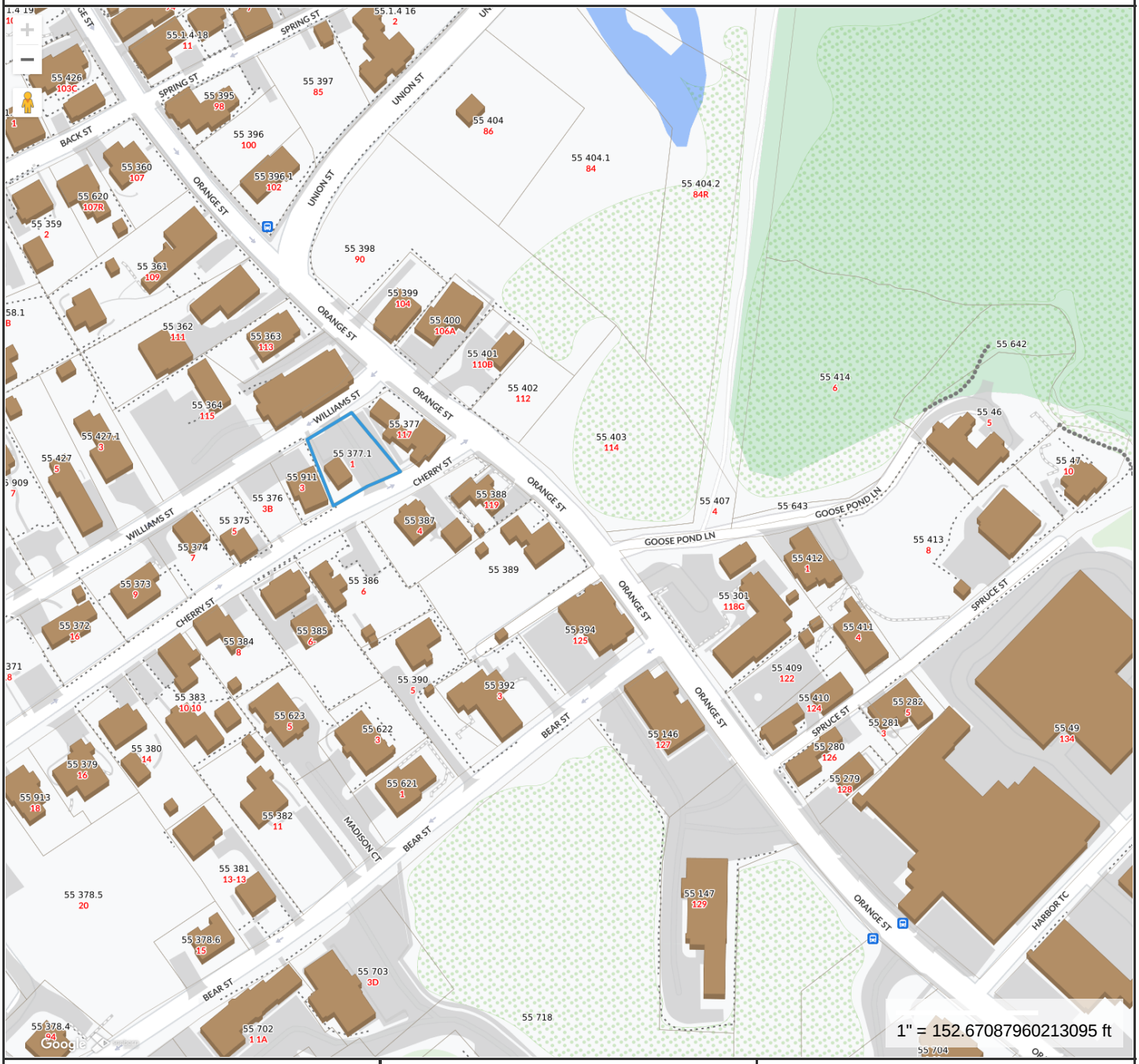
Trim _____ Sash _____ Doors WHITE (TME)

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

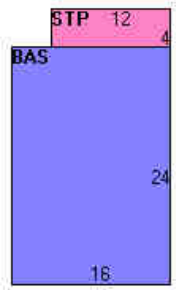
Building Attributes	
Field	**Description**
Style:	Fast Food
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior 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:

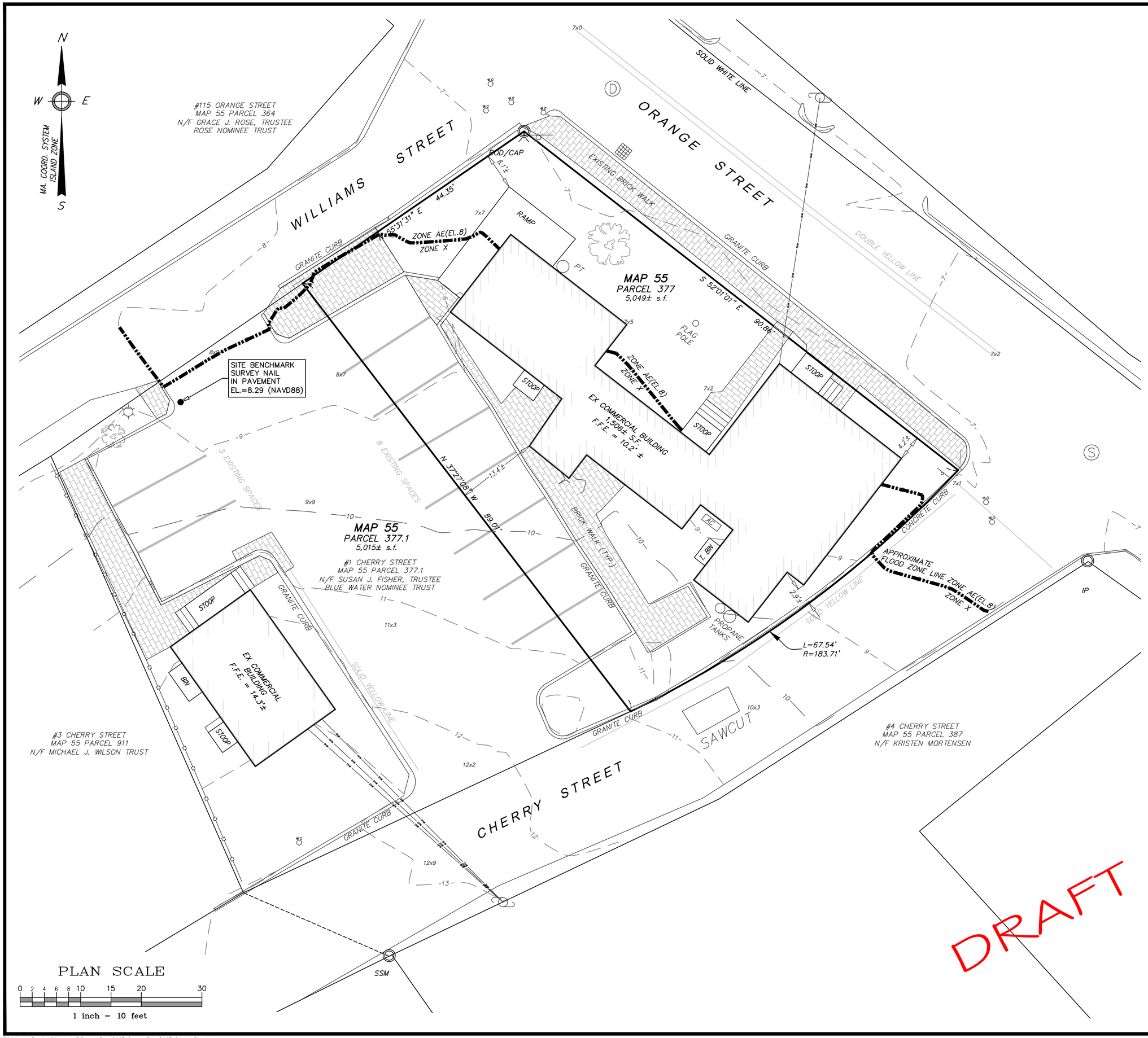
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior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

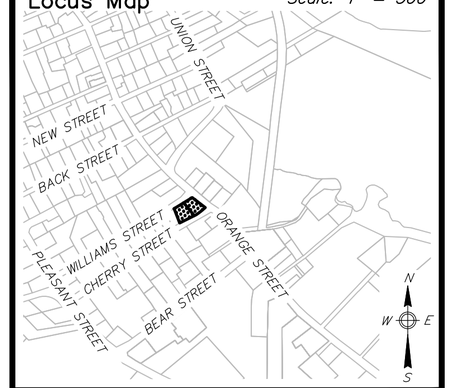

NORTH


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

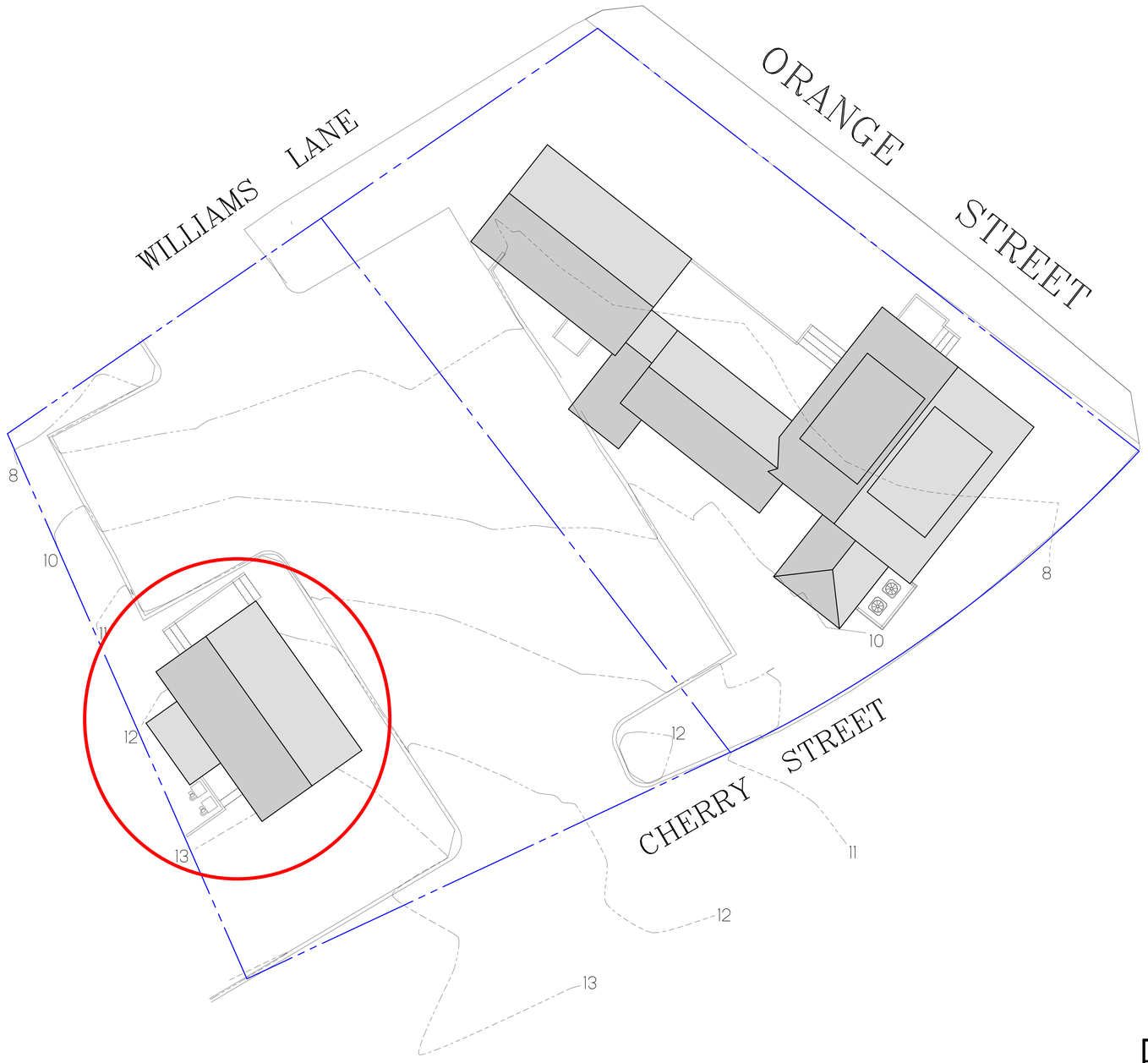
#117 ORANGE STREET

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"



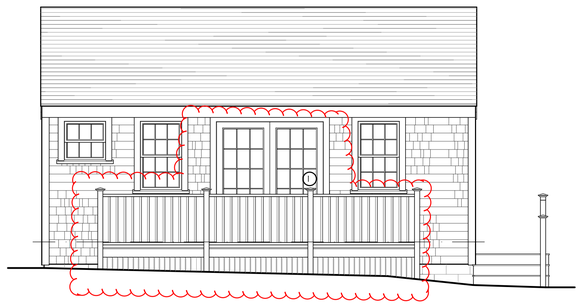
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



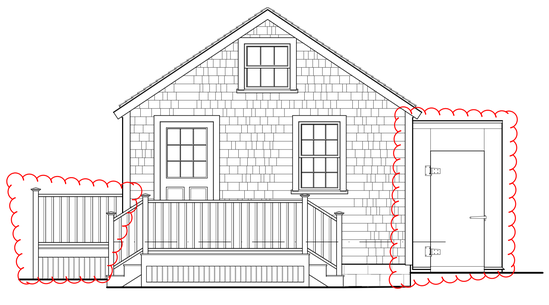
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



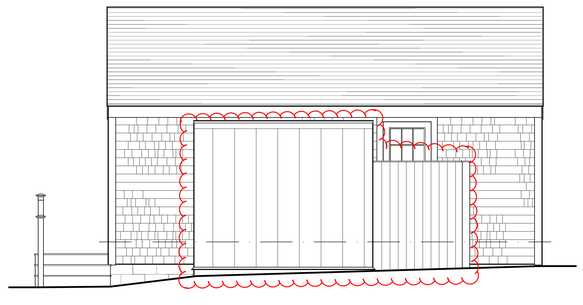
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



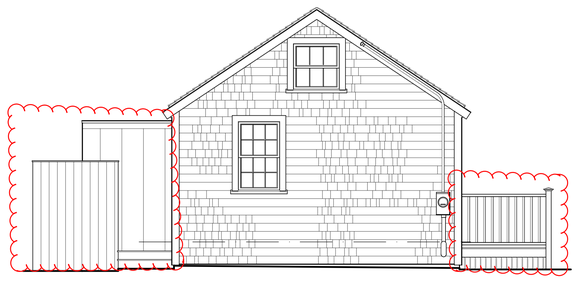
EAST ELEVATION
SCALE: 1/4"=1'-0"



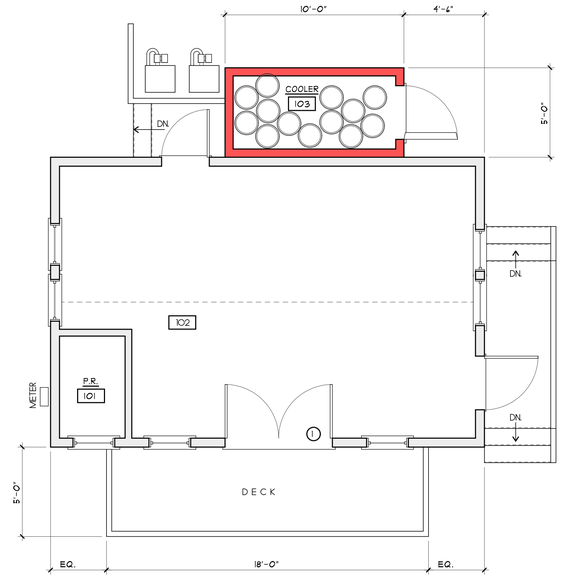
NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

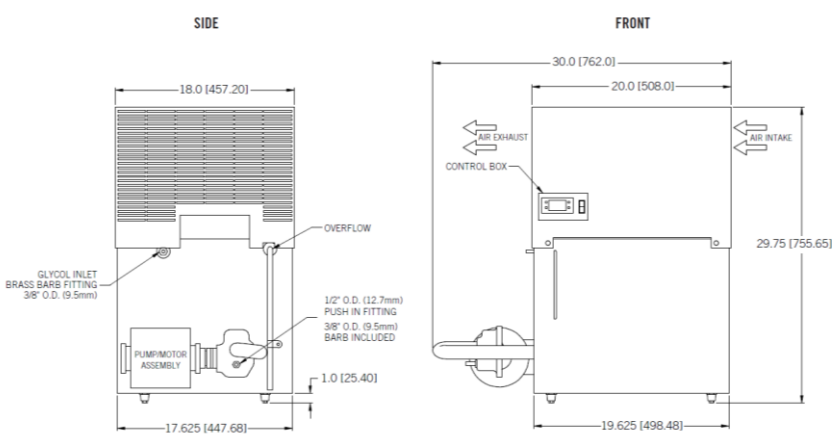
DATE: 10/08/2024

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

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.

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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)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 136

Street & Number of Proposed Work: 19 Union STREET

Owner of record: Tanya Capaldo / Tom Caracciola

Mailing Address: 19 Union STREET
Nantucket

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket

Contact Phone #: 508-325-5890 E-mail: joseph@TophamDesignACK.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. HDC2020-12-24
☐ Pool (Zoning District ____) ☐ Roof ☐ Other — AS Built —

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

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

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

Additional Remarks

Historic Name: Silvanus Ewer House

Original Date: 1803

Original Builder: Nathan Nye

REVISIONS* (describe)

1. East Elevation — RELOCATE ARBOR & ADD GATE — MOVE 13.0' WEST
2. South Elevation 〃 〃 〃 〃 〃 〃 〃
3. West Elevation
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence WHITE / #SW-151 Shutters _____

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

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

Date 10/1/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Kerry Flynn / Topham Design

AS AGENT FOR Capaldo / Caracciola

STREET ADDRESS 19 Union Street

MAP/PARCEL 42.3.2 / 136

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Kerry Flynn 10-2-24

Signature Date

TOPHAM DESIGN

17 November 2020

Cathy Flynn
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 19 Union St

Dear Cathy,

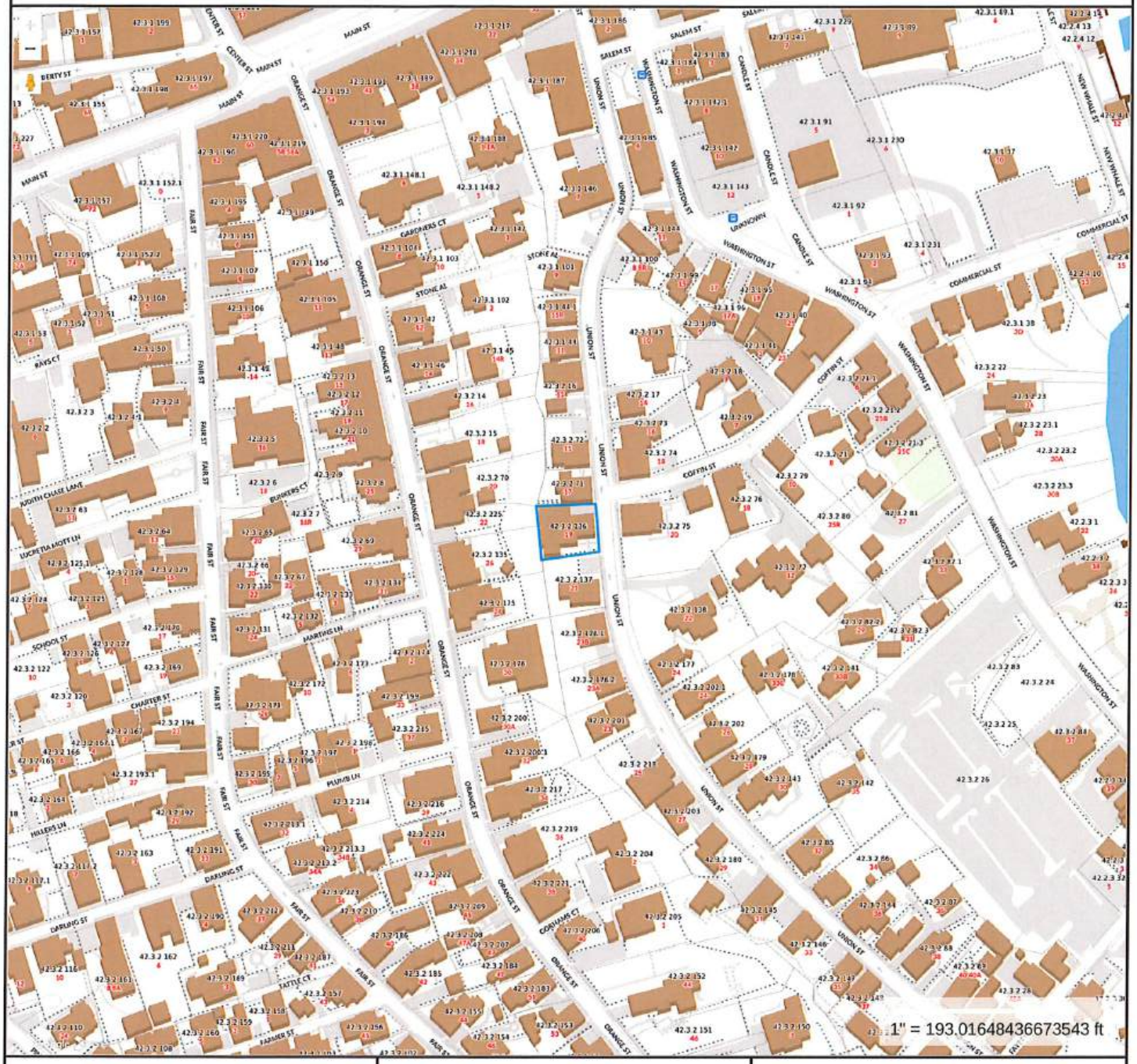
I hereby authorize Joseph Topham of Topham Design to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Tanya Capaldo / Tom Caracciolo

18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

19 Union Street



Property Information

Property ID	9857
Location	19 UNION ST
Owner	CARACCIOLO ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

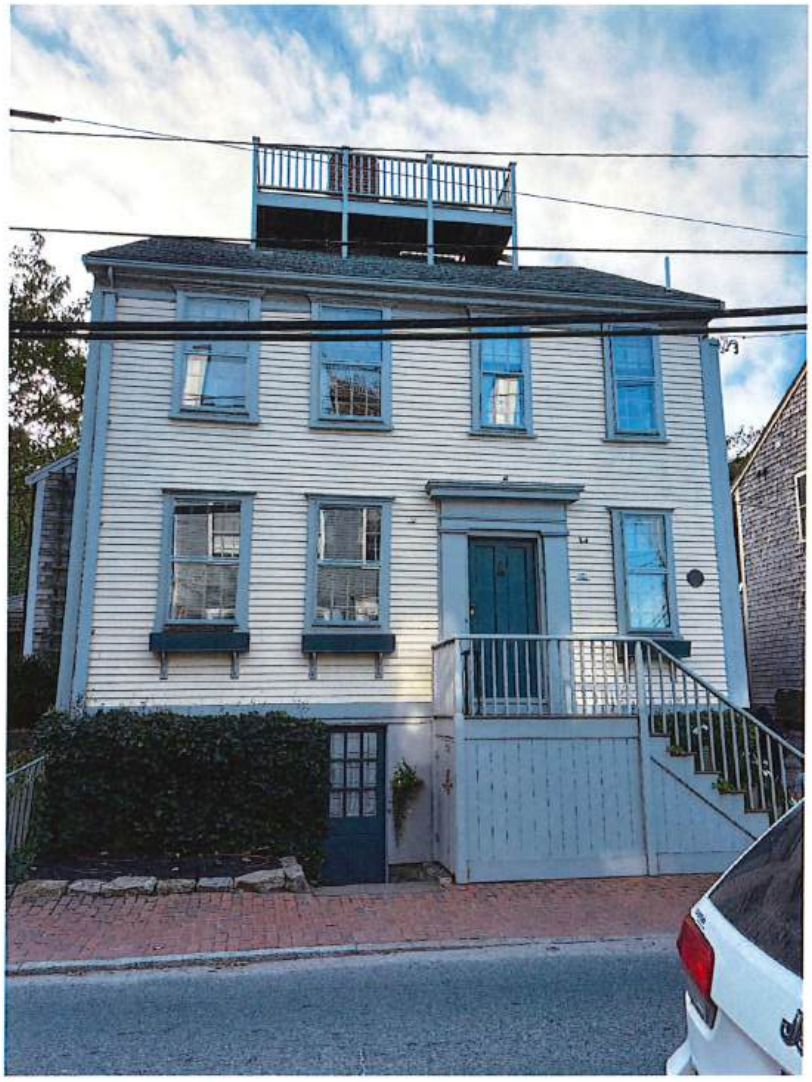
Geometry updated 06/04/2024
Data updated Jan. 2021

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

TOPHAM DESIGN

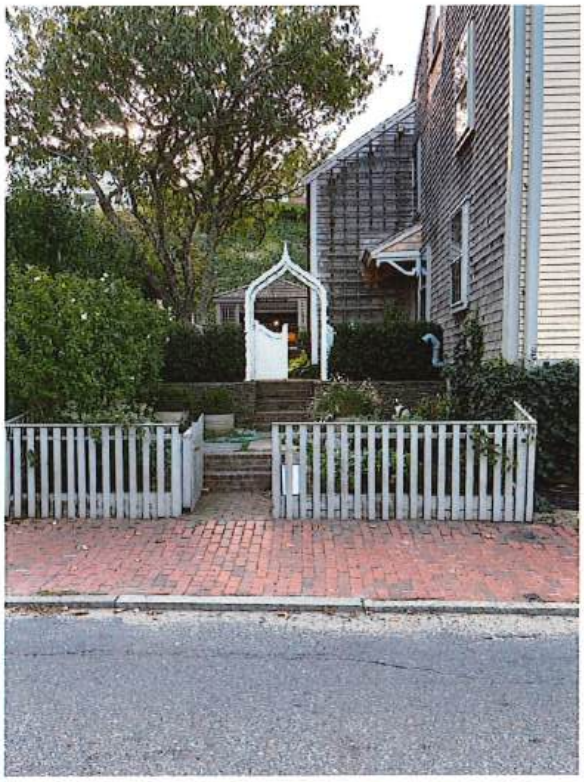
Capaldo/Caracciolo
19 Union Street

EAST ELEVATIONS



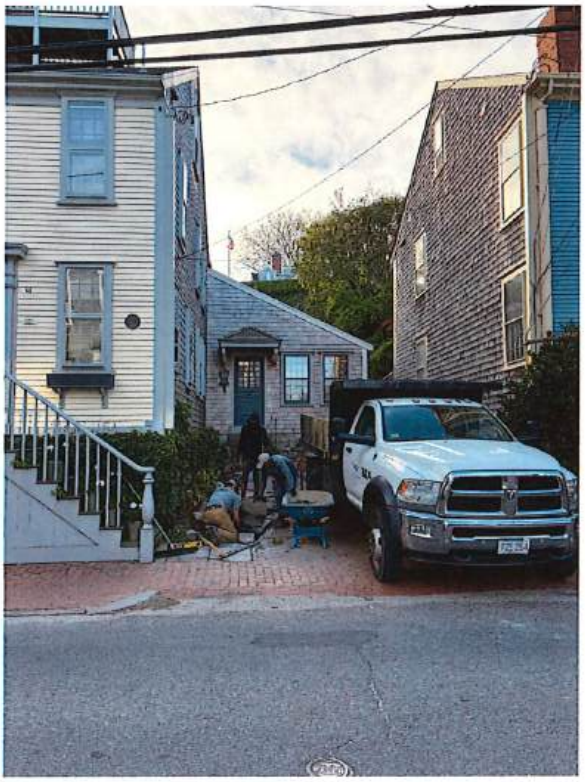
TOPHAM DESIGN

EAST ELEVATIONS

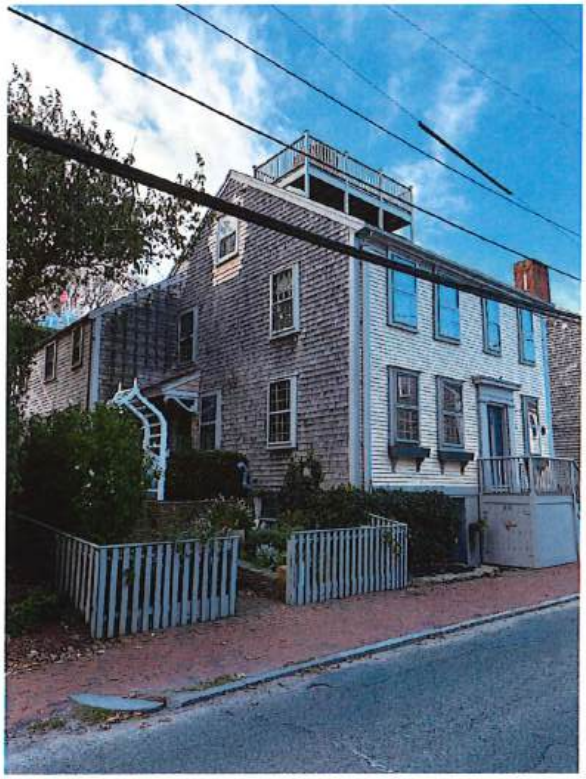




TOPHAM DESIGN



SOUTH ELEVATION



TOPHAM DESIGN

NORTH ELEVATION



TOPHAM DESIGN

ARBOR EAST ELEVATION





HISTORIC BUILDING

The house on 19 Union Street was built *ca.* 1803 by Nathan Nye, a house carpenter, and was later sold to Silvanus Ewer. It is a typical Nantucket house, being a 2 ½ story shingle on stuccoed basement with a ridge chimney, a 4 -bayed façade, 12/12 and 9/9-paned windows, later pilastered Greek Revival doorway .
(M.M. Coffin, H. A. B. S # 1014) (The Architecture of Historic Nantucket)
1880 (NHA)

18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com



1890 (NHA)

18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

TOPHAM DESIGN

(1895) NHA



18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com



18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

Orange and Union Streets Neighborhood Study
Silvanus Ewer House
19 Union Street
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-1061

HABS
MASS
10-NANT
76F-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. MASS-1061

ORANGE AND UNION STREETS NEIGHBORHOOD STUDY
SILVANUS EWER HOUSE

HABS
MASS
10-NANT
76F-

Location: 19 Union Street (on west side), Nantucket, Massachusetts

Present Owner: John F. and Theresa Maury

Present Occupants: Maury family

Present Use: Dwelling

Brief Statement of Significance: One of the several typical four-bay Nantucket houses erected here after land below Quanaty Bank was dug away to make room for houses on Union Street; part of the Orange and Union Streets Neighborhood Study (MASS-1014).

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners:

1803 -- Nathan Nye bought land from Josiah Barker and Jethro Hussey.
1805 -- Silvanus Ewer bought from Nathan Nye, house carpenter, "with dwelling thereon".
1807 -- Silvanus Ewer, ship owner, bought additional land from William Nichols for $60, -- land which Nichols had bought from Richard Mitchell in 1805.
1836 -- Peter Folger Ewer inherited from his father, Silvanus Ewer.
1855 -- Mary C. Ewer inherited from her husband, Peter F. Ewer.
1877 -- Margaret F. Coffin inherited from her mother, Mary C. Ewer.
1906 -- Mary E. Denham inherited from her mother, Margaret F. Coffin.
1909 -- Frank M. Coffin from his sister Mary E. Denham.
1926 -- Nora M. Rodriguez from Frank M. Coffin.
1951 to date -- John F. and Theresa H. Maury from Nora M. Rodriguez.
(Abstract: Deeds at Registry Deeds, Nantucket, Massachusetts.)

2. Date of erection: c. 1803 (Abstract: Deeds of 1803 and 1805 at Registry Deeds, Nantucket, Massachusetts.)

3. Architect: Unknown. Built by a carpenter.

4. Original plans, construction, etc.: By the end of the eighteenth century it had become the custom to build houses with two stories front and rear and set high on a full basement lighted by windows. There were high front steps and stoops on these buildings. This house had the plan of a Nantucket house of the period.

5. Notes on alterations and additions: An ell was later added to be used as a kitchen with a fireplace, leaving the rooms in the main house available for other purposes. In recent years the rear of the house has been enlarged to make a family room. Quite a few changes have been made to the interior, which however, still shows late eighteenth century influence. The main part of the house is structurally little changed.

B. Historical Events Connected with the Structure:

Nathan Nye, who was a house carpenter, bought the land and built this house, possibly on order from Silvanus Ewer who immediately bought it.

Nathan Nye died in 1807 and his widow Phebe within a month married Silvanus Ewer. She was Silvanus Ewer's third wife, and after her death in 1822 he took still another wife, Eunice Hussey. He died of consumption at the age of sixty-eight. Silvanus Ewer was by trade a ship-carpenter, who at the age of twenty-one moved to Nantucket from Osterville, and being of an industrious and thrifty turn of mind soon accumulated money enough to purchase a part of a whaleship. This vessel made a successful voyage, and thus he was able to extend his interests in the same direction and it was not long before he became a whaling merchant and manufacturer of oil and candles. He accumulated a large property and died wealthy in Nantucket.

Peter F. Ewer inherited this property from Silvanus Ewer, his father. Peter's mother was the second wife, Peggy Folger. Silvanus had no children by the other three wives.

Peter F. Ewer was born in 1800 and married Eunice Cartwright. Their son George Alexander Ewer went to Valparaiso, Chile, where he settled and married a Chilean named Trinidad Nairdel. The "camels" or floating drydocks were invented by Peter Ewer and for a while were successful in taking the loaded whaleships over the shallow water to the "back of the bar". But, though an ingenious and enterprising man, Peter Ewer was not very sagacious as a financier and between 1842 and 1845 he lost nearly all of the property, including the ample fortune left him by his father.

The eight milestones on the road from Nantucket to Siasconset were purchased and set out by him when he was a young man, and

one of his oddities was to leave it as a tradition in his family that his children and children's children to the final generation should keep those milestones painted white. He was a generous man, strongly attached to the island of his birth, always hopeful and at times rather visionary. (Abstract: Memorial Biographies of the New England Historic Genealogical Society, Volume II, 1853 - 1855, Boston

Peter F. Ewer's second wife was the sister of his first wife and their son was Dr. Ferdinand C. Ewer who, in 1869 published the well-known map of Nantucket, now generally known as the "Ewer Map". He was for many years Rector of St. Ignatious's Church in New York, was also a civil engineer and something of a geologist and author of several books on theology and science.

This house was owned by the Ewer family from the time it was built soon after 1803 until 1926.

C. Sources of Information:

1. Old Views: Old photograph of Union Street in 106 Views of Nantucket by Jim Robinson, 1911; 1891 photograph of east side of Union Street showing the cobblestones in Rambling Through the Streets and Lanes of Nantucket by Edouard A. Stackpole, 1969; an early view of Union Street from the east in Brief Historical Data by Joseph Ellis Coffee Farnham, 1915.

Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
August 1970

PART II. PROJECT INFORMATION

These records were prepared as part of the Orange and Union Streets Neighborhood Study (MASS-1014) made in the summer of 1970 by the Historic American Buildings Survey on Nantucket, Massachusetts. This is the fifth summer project of a continuing HABS comprehensive survey of the early architecture and urban design of Nantucket financed by a grant from the Nantucket Historical Trust.

The project was under the general supervision of James C. Massey, Chief of the Historic American Buildings Survey. Project Director was Professor F. Blair Reeves, A.I.A., of the University of Florida. Historical information was provided by Mrs. Marie M. Coffin of Nantucket, Massachusetts. Photographs are by Jack E. Boucher of Linwood, New Jersey. The material was edited for deposit in the Library of Congress by Mrs. Constance Werner Ramirez, August 1971.

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Bibliographic Information

1. August, 1970 EAST, FRONT, ELEVATION - Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA

- Digital ID: (None) hhh ma0387.photos.074806p http://hdl.loc.gov/loc.pnp/hhh.ma0387/photos.074806p
- Reproduction Number: HABS MASS,10-NANT,76F--1
- Repository: Library of Congress Prints and Photographs Division Washington, D.C. 20540 USA http://hdl.loc.gov/loc.pnp/pp.print

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Bibliographic Information

2. August, 1970 EAST ELEVATION WITH QUANATY BANK AT REAR - Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA

- Digital ID: (None) hhh ma0387.photos.074807p http://hdl.loc.gov/loc.pnp/hhh.ma0387/photos.074807p
- Reproduction Number: HABS MASS,10-NANT,76F--2
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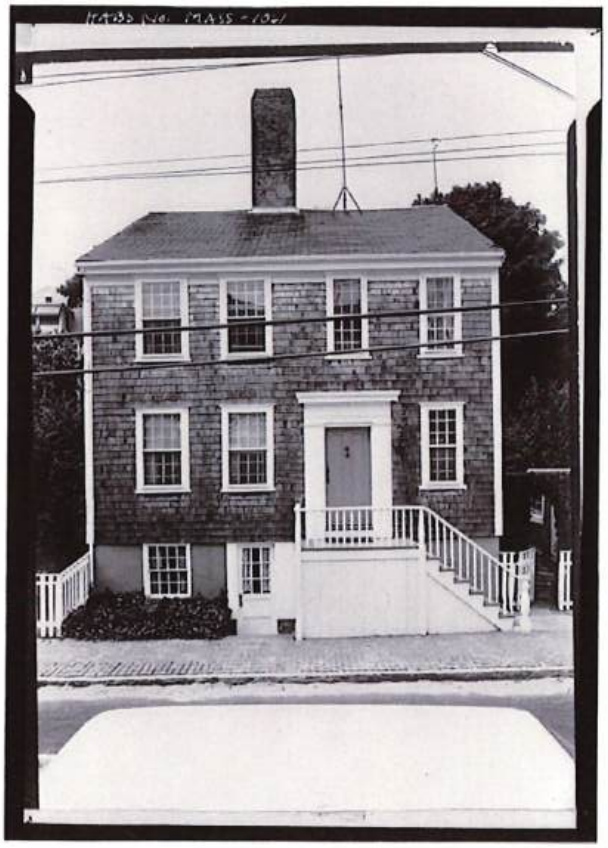

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Bibliographic Information

37. July, 1970 NORTHEAST ELEVATIONS OF 21, 19, 17, 15 UNION STREET - Orange & Union Streets Neighborhood Study, 8-31 Orange Street, 9-21 Union Street & Stone Alley, Nantucket, Nantucket County, MA

- Digital ID: (None) hhh ma0378.photos.074788p http://hdl.loc.gov/loc.pnp/hhh.ma0378/photos.074788p
- Reproduction Number: HABS MASS,10-NANT,76--37
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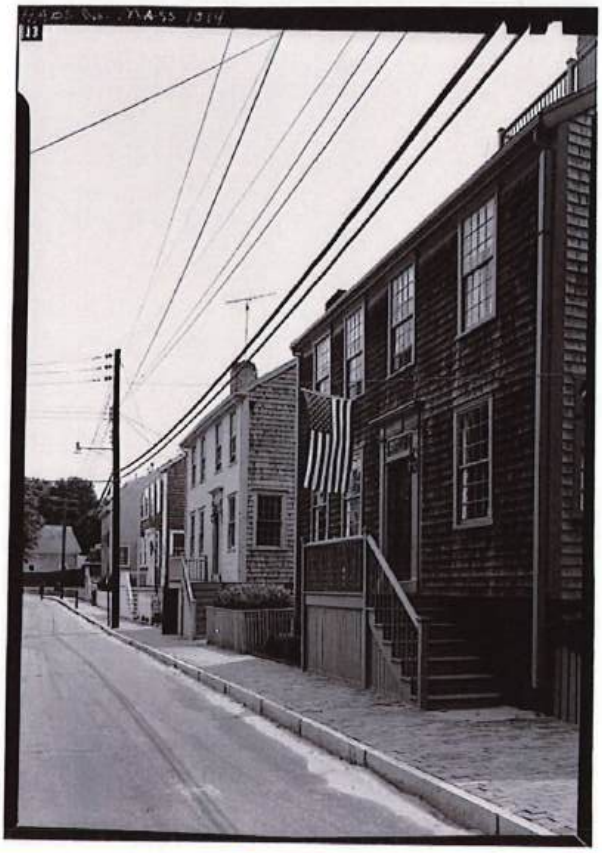

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Historic American Buildings Survey, Engineering Record, Landscapes Survey



View photos from this survey. (Some may not be online).



Related

- Browse neighboring items by call number.

Collection: Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey

Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA

Title: Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA
Creator(s): Historic American Buildings Survey, creator
Related Names:
Nye, Nathan
Date Created/Published: Documentation compiled after 1933
Medium: Photo(s): 2
Data Page(s): 4
Reproduction Number: ---
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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:
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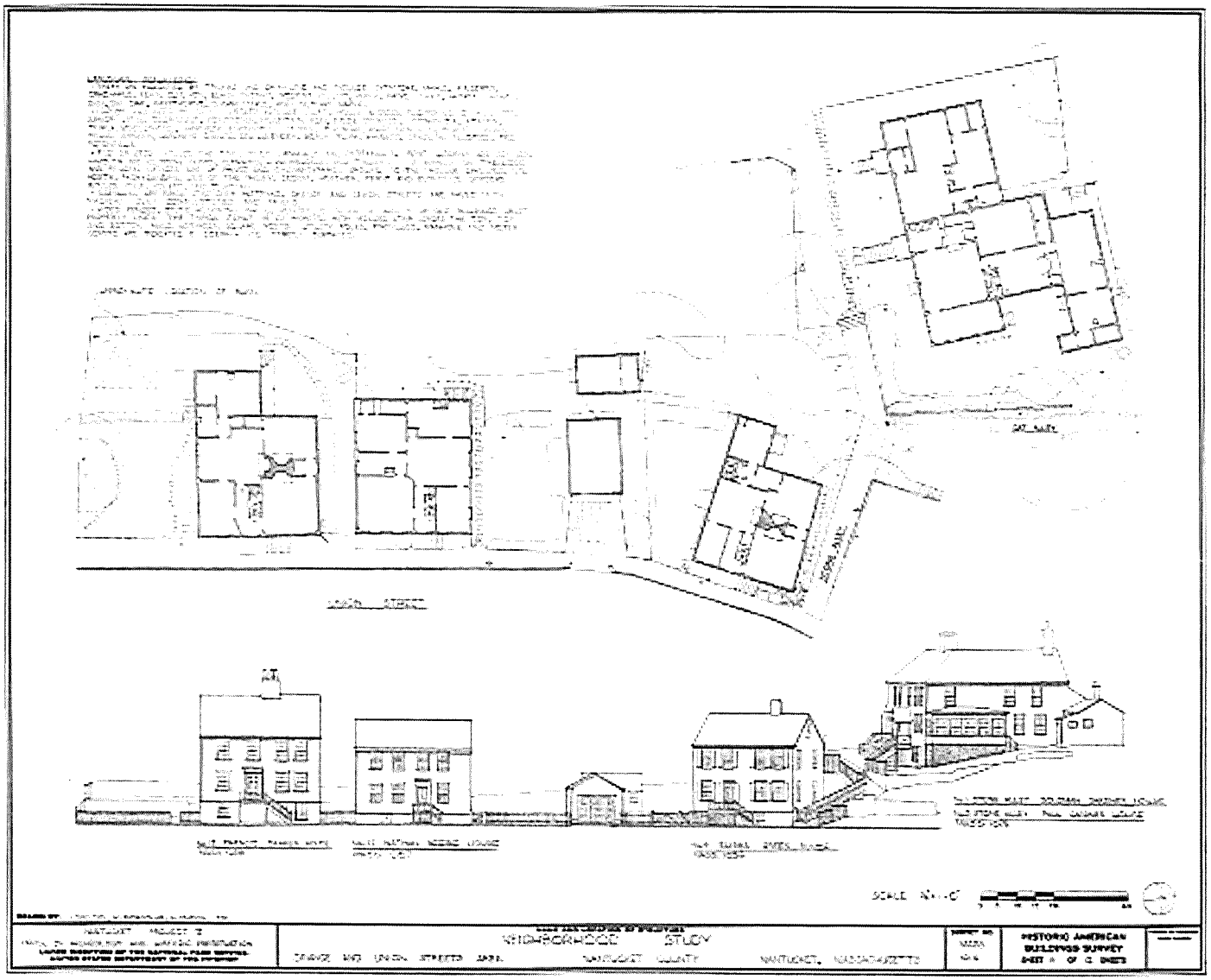
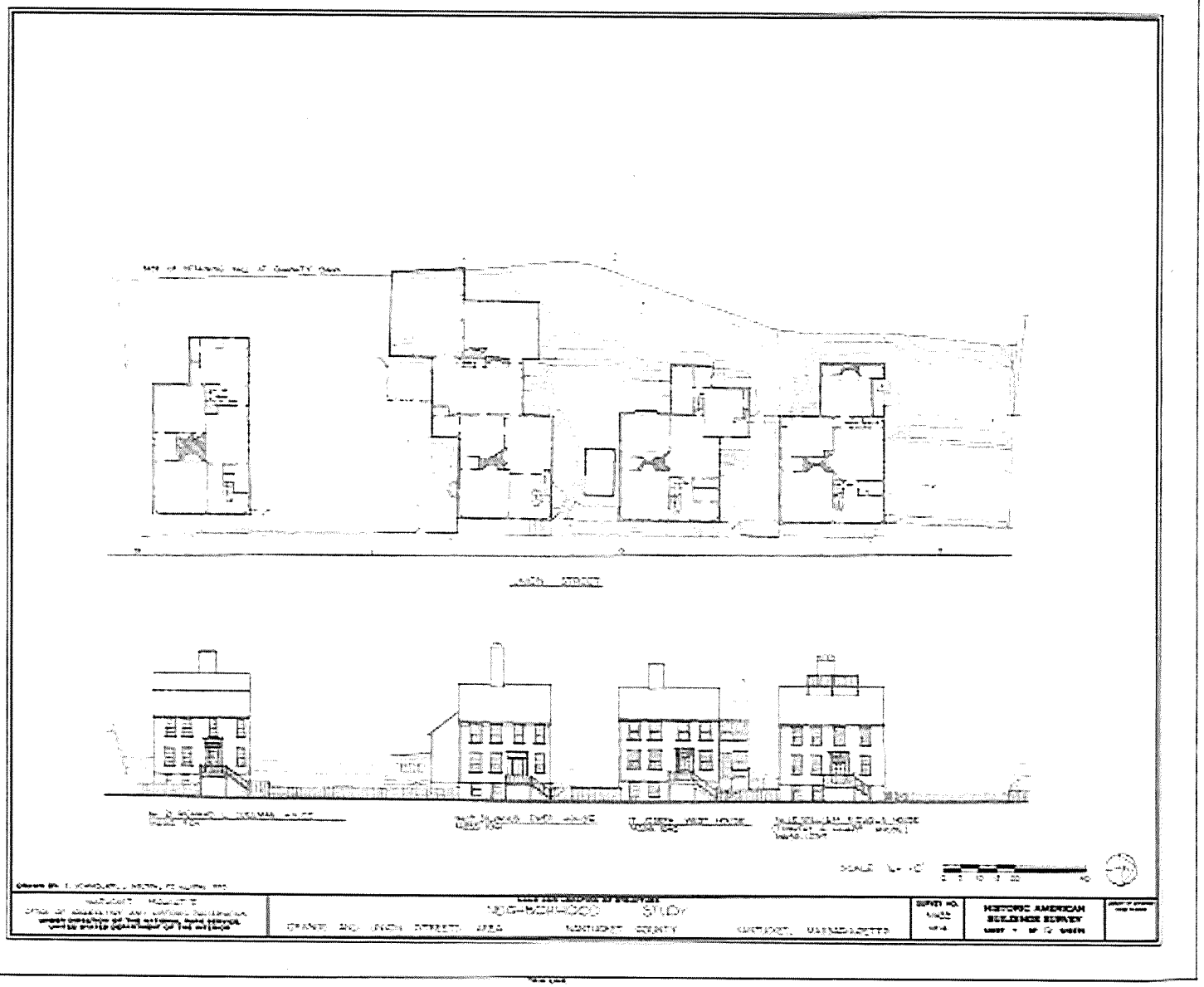
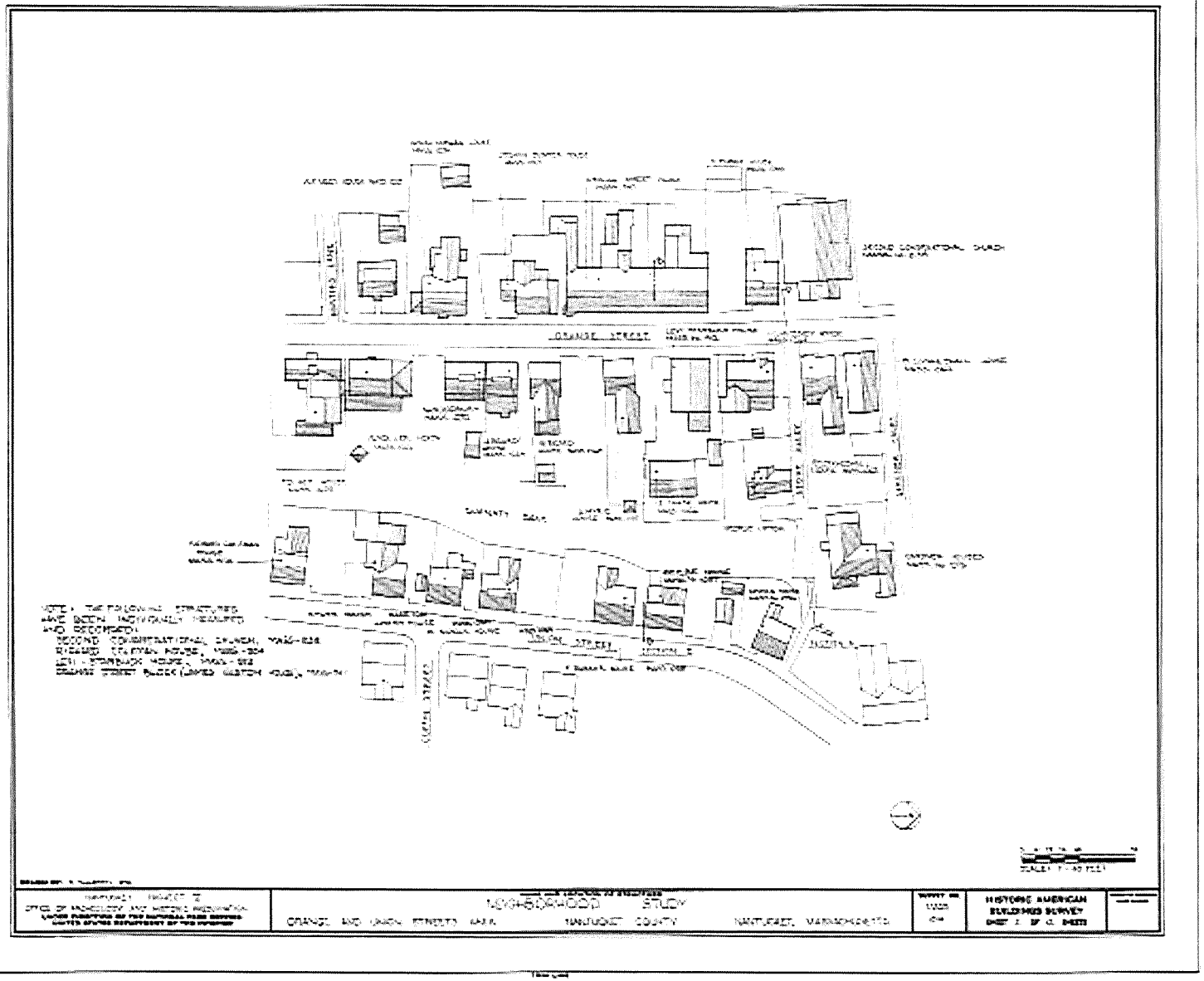

NANTUCKET PROJECT 2
NEIGHBORHOOD STUDY
DRAWN AND UNION STREETS AREA
NANTUCKET COUNTY
NANTUCKET, MASSACHUSETTS
HISTORIC AMERICAN BUILDINGS SURVEY




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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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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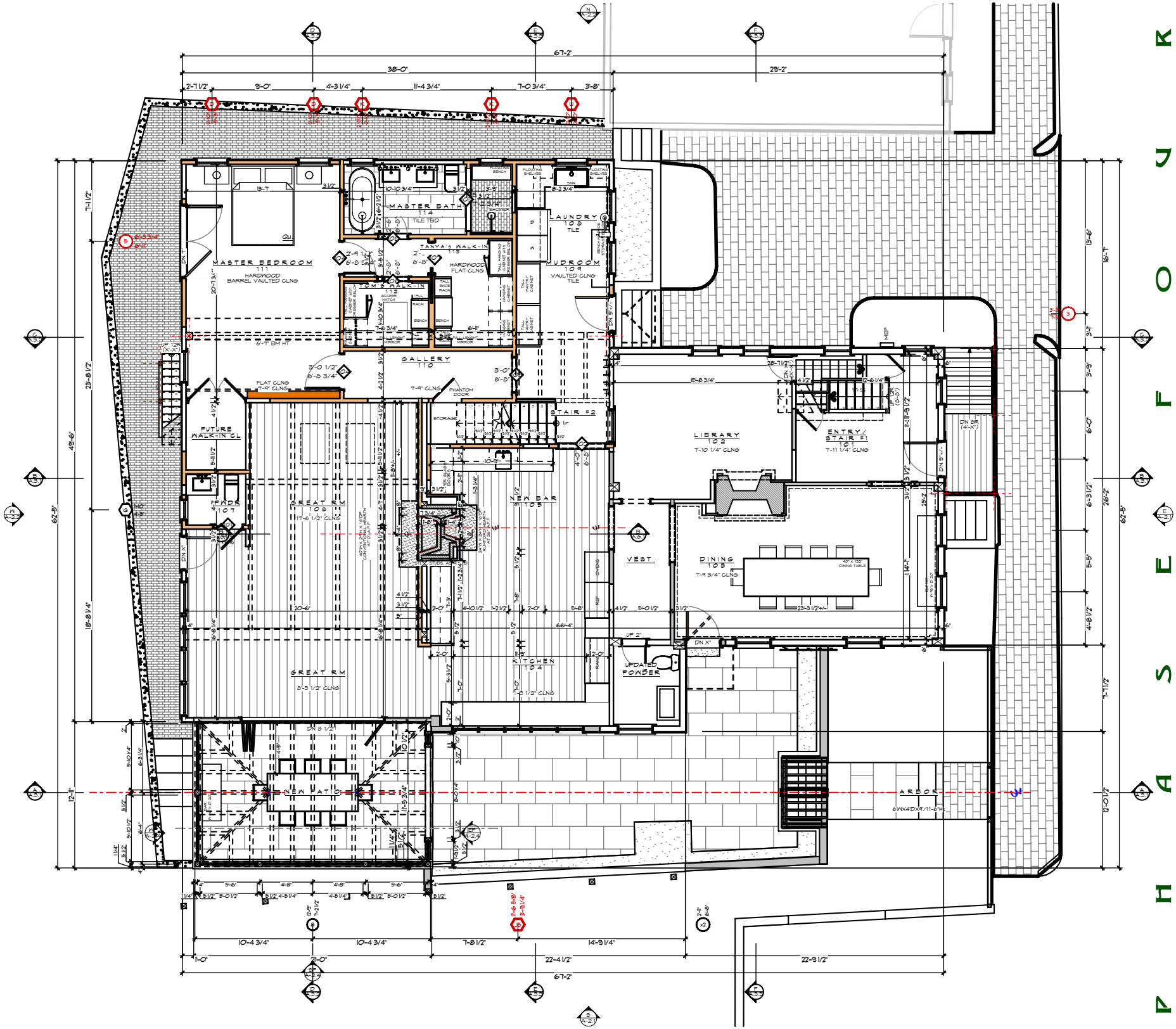
PHASE FOUR



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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN

HDC SUBMISSION: 25 MARCH 2021
HDC APPROVAL: 27 APRIL 2021
HDC CERTIFICATE NO.: HDC2021-04-3392
BUILDING PERMIT NO.: BLDR-2021-02-1442

CAPALDO + CARACCIOLO RESIDENCE

19 UNION ST
NANTUCKET, MA 02554
AS-BUILT 1895 ARBOR
RELOCATE
10/9/24

PROJECT NO.:2020-46
MAP NO.:42.3.2 MAP NO.:136
ZONING: ROHD ALLOWABLE G.C.:30.0%

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HDC 1.1

REVISIONS: 09 SEPT 2024

PHASE FOUR

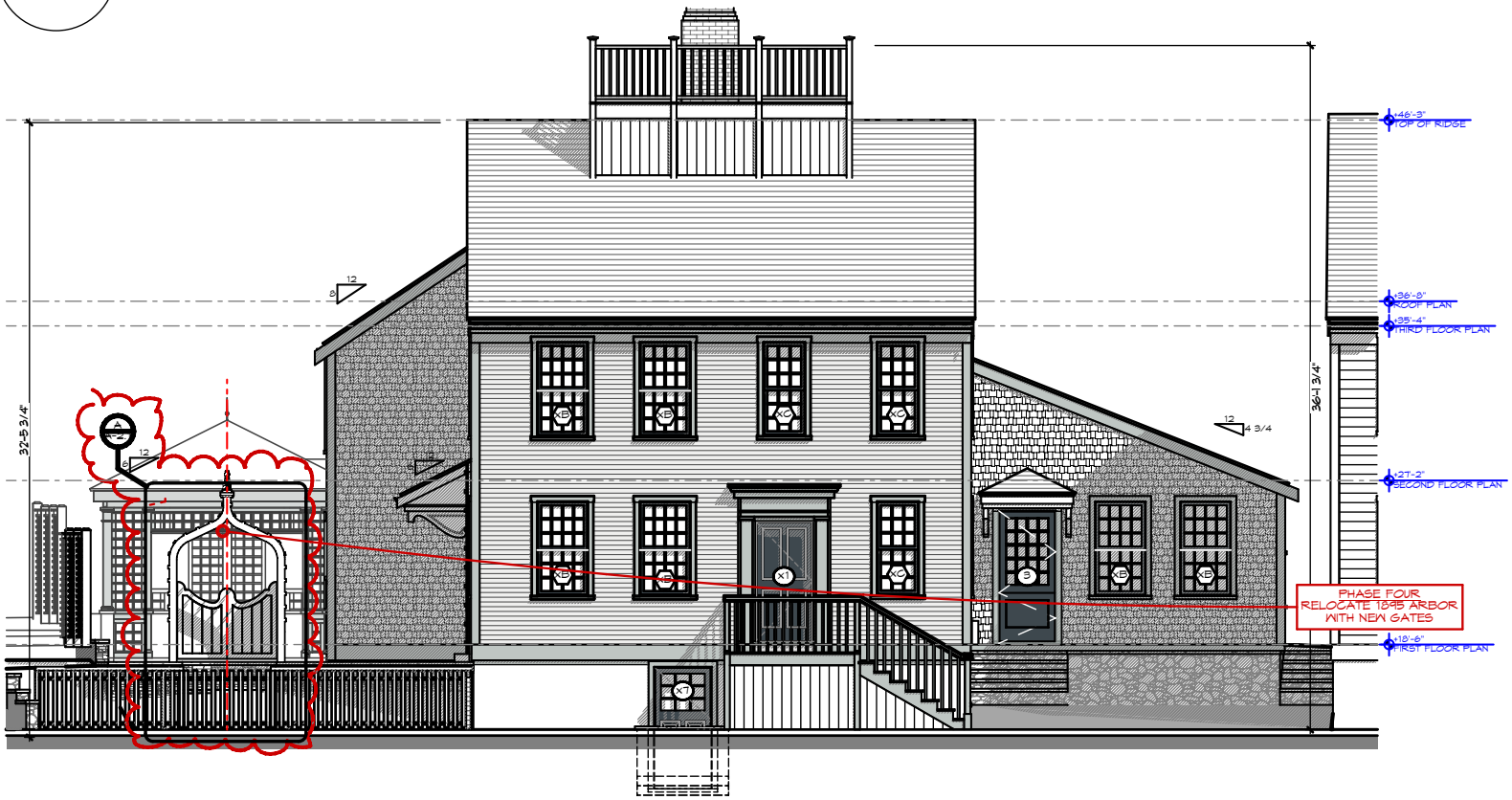
1. RELOCATE 1895 ARBOR with NEW GATES



EXISTING EAST (UNION ST) ELEVATION

xE

SCALE: 1" = 20'



AS-BUILT EAST (UNION ST) ELEVATION

E

SCALE: 1" = 10'

PHASE FOUR

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

HDC SUBMISSION: 25 MARCH 2021
HDC APPROVAL: 27 APRIL 2021 · HDC CERTIFICATE NO.: HDC2021-04-3332
BUILDING PERMIT NO.: PLDR 2021-02-1442

CAPALDO + CARACCIOLO RESIDENCE
19 UNION ST
NANTUCKET, MA 02554
AS-BUILT 1895 ARBOR - RELOCATE
10/9/24

PROJECT NO.2020-46
MAP NO.:42.3.2 MAP NO.:136
ZONING: RCHD ALLOWABLE G.C.:30.0%

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HDC 2.1

REVISIONS: 09 SEPT 2024

PHASE FOUR

1. RELOCATE 1895 ARBOR with NEW GATES



EXISTING SOUTH ELEVATION

xS

SCALE: 1" = 20'



AS-BUILT SOUTH ELEVATION

S

SCALE: 1" = 10'

PHASE FOUR

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO: PLDR 2021-02-1442

HDC SUBMISSION: 25 MARCH 2021 HDC APPROVAL: 27 APRIL 2021 HDC CERTIFICATE NO.: HDC2021-04-3392

CAPALDO + CARACCIOLO RESIDENCE

19 UNION ST
NANTUCKET, MA 02554
AS-BUILT 1895 ARBOR - RELOCATE
10/9/24

PROJECT NO.2020-46

MAP NO.:42.3.2 MAP NO.:136

ZONING: RCHD ALLOWABLE G.C.:30.0%

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HDC 2.2



19 UNION STREET 1895

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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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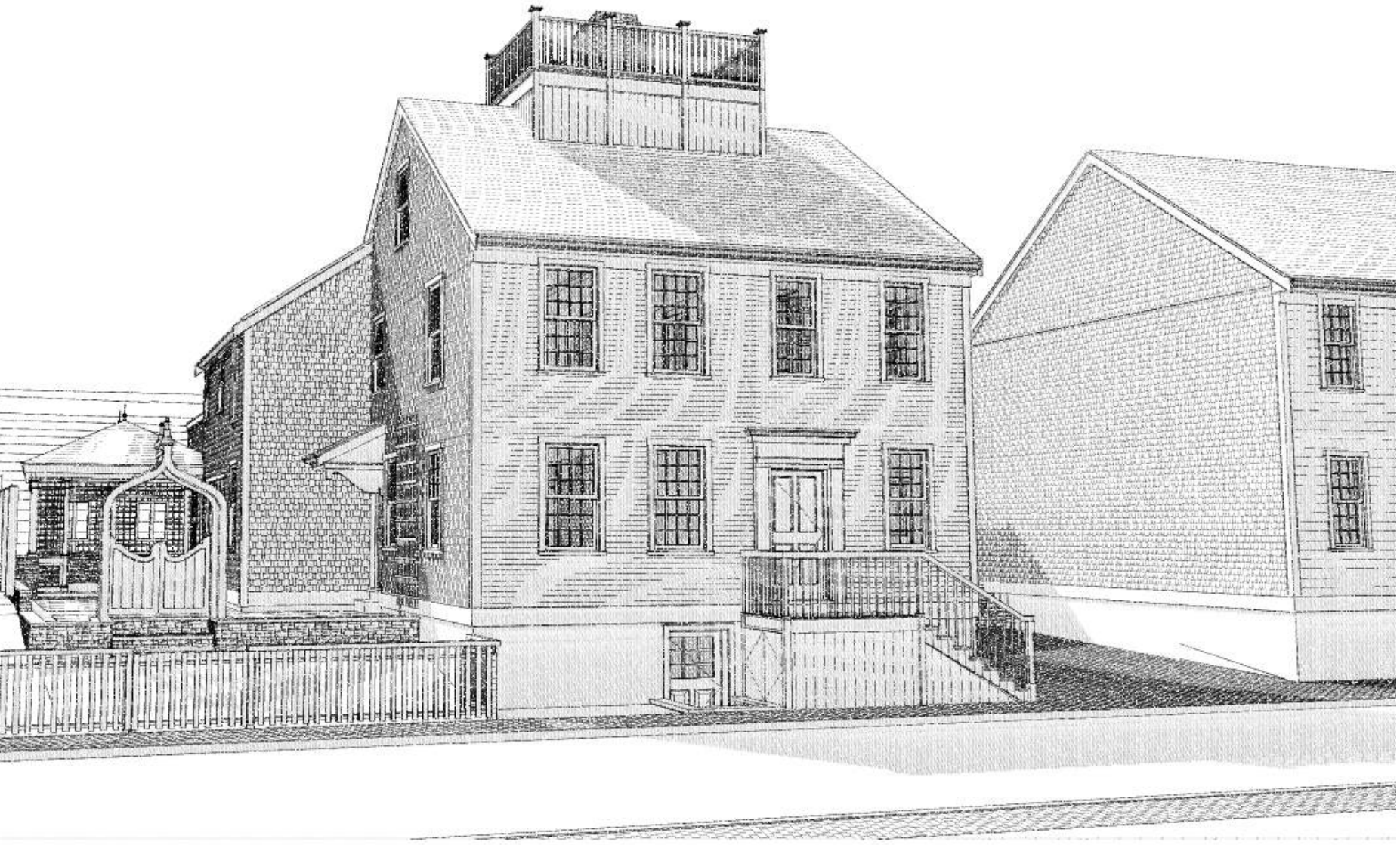

Capaldo+Caracciolo - Looking Northwest

SCALE: 1:0.77

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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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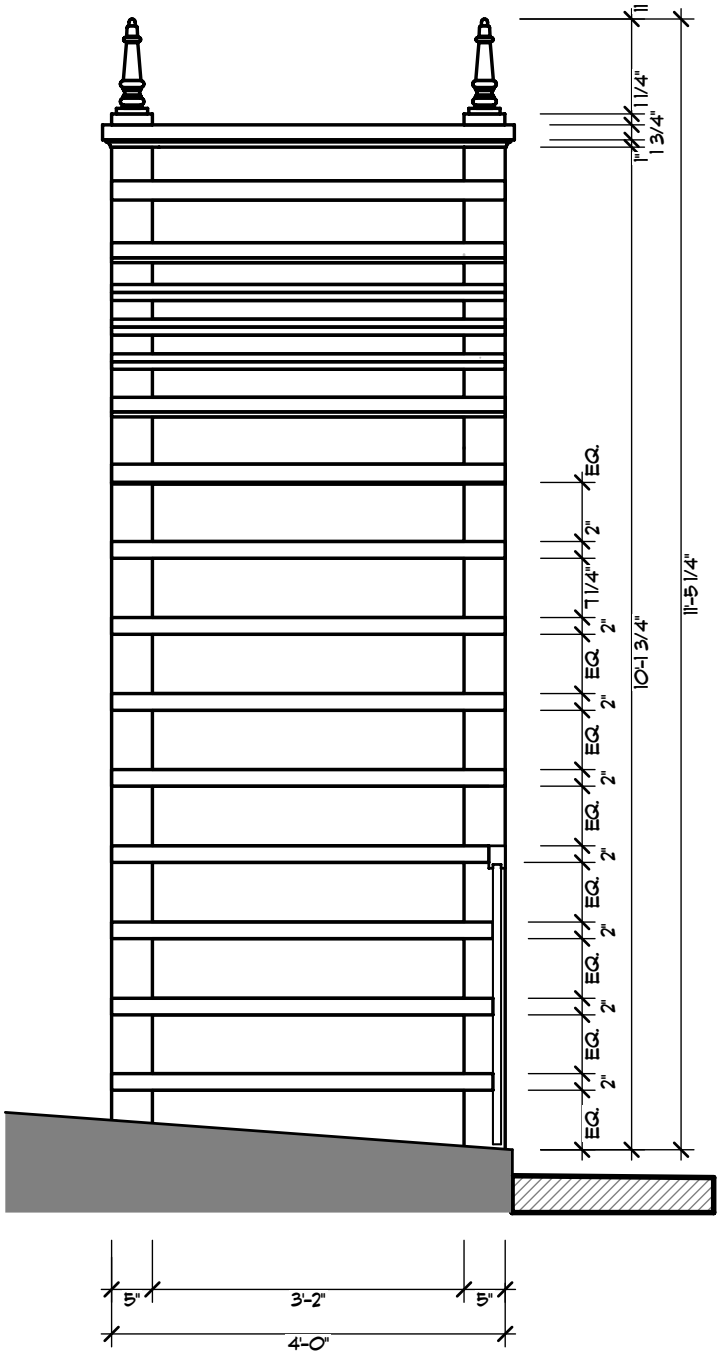
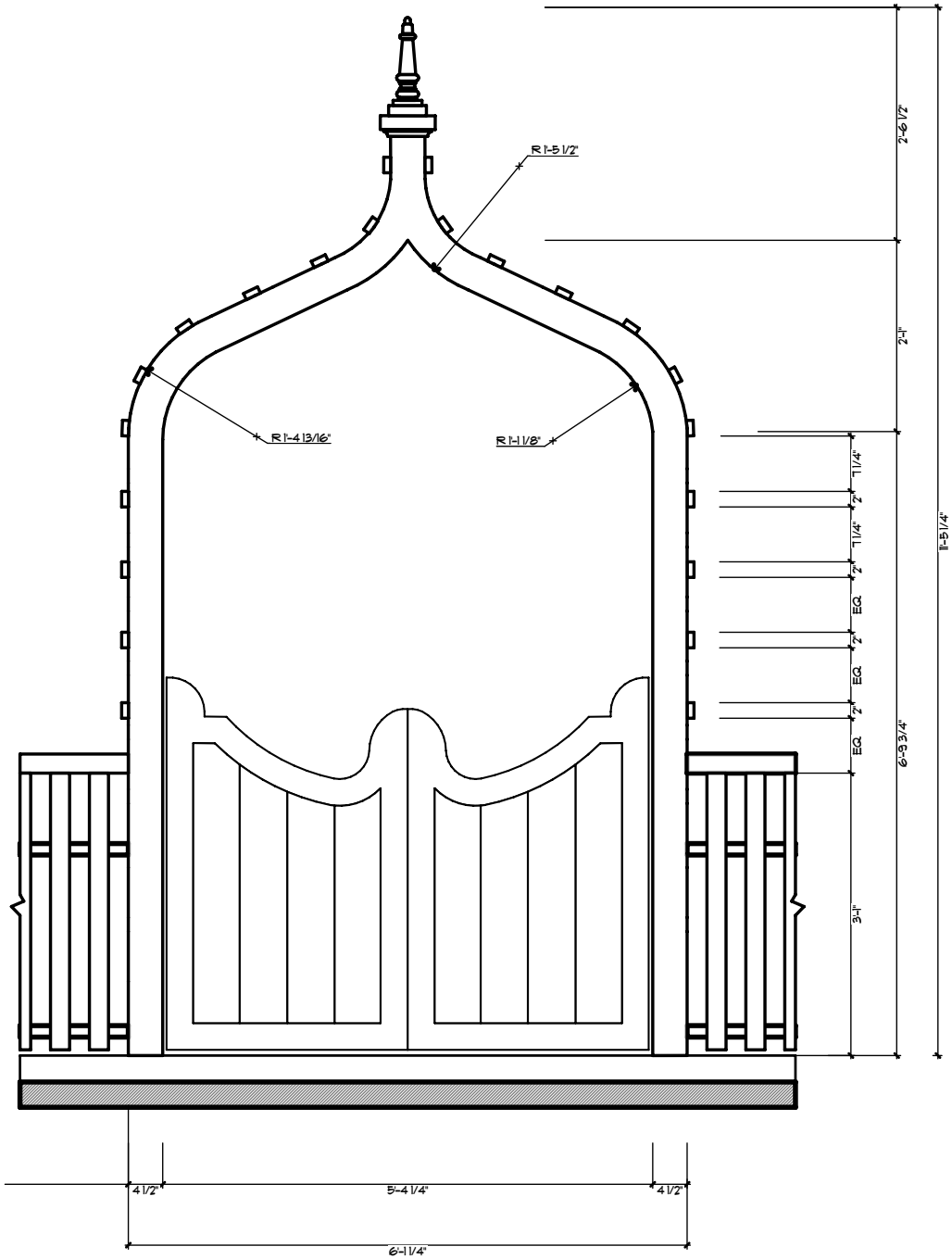
AP·1.1



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
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HDC 4.1

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

Capaldo Paint

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

4/

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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 136

Street & Number of Proposed Work: 19 Union Street

Owner of record: Tanya Capaldo / Tom Caraccíola

Mailing Address: 19 Union Street
Nantucket Ma 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket

Contact Phone #: 5083255890 E-mail: joseph@TophamDesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: Silvanus Ewer House

Original Date: 1803

Original Builder: Nathan Nye

REVISIONS* (describe)

1. East Elevation - change clapboard color from "perspective gray" #CSP5 to White. ADD SIDE GATE
2. South Elevation - No change
3. West Elevation - no change
4. North Elevation - no change

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) WHITE #OC-151 Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence GATE WHITE #OC151 Shutters _____

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

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

Date 10/1/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Kerry Flynn / Topham Design

AS AGENT FOR Capaldo/Caracciola

STREET ADDRESS 19 Union Street

MAP/PARCEL 42.3.2 /136

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Kerry Flynn — Signature

10-2-24 — Date

TOPHAM DESIGN

17 November 2020

Cathy Flynn
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 19 Union St

Dear Cathy,

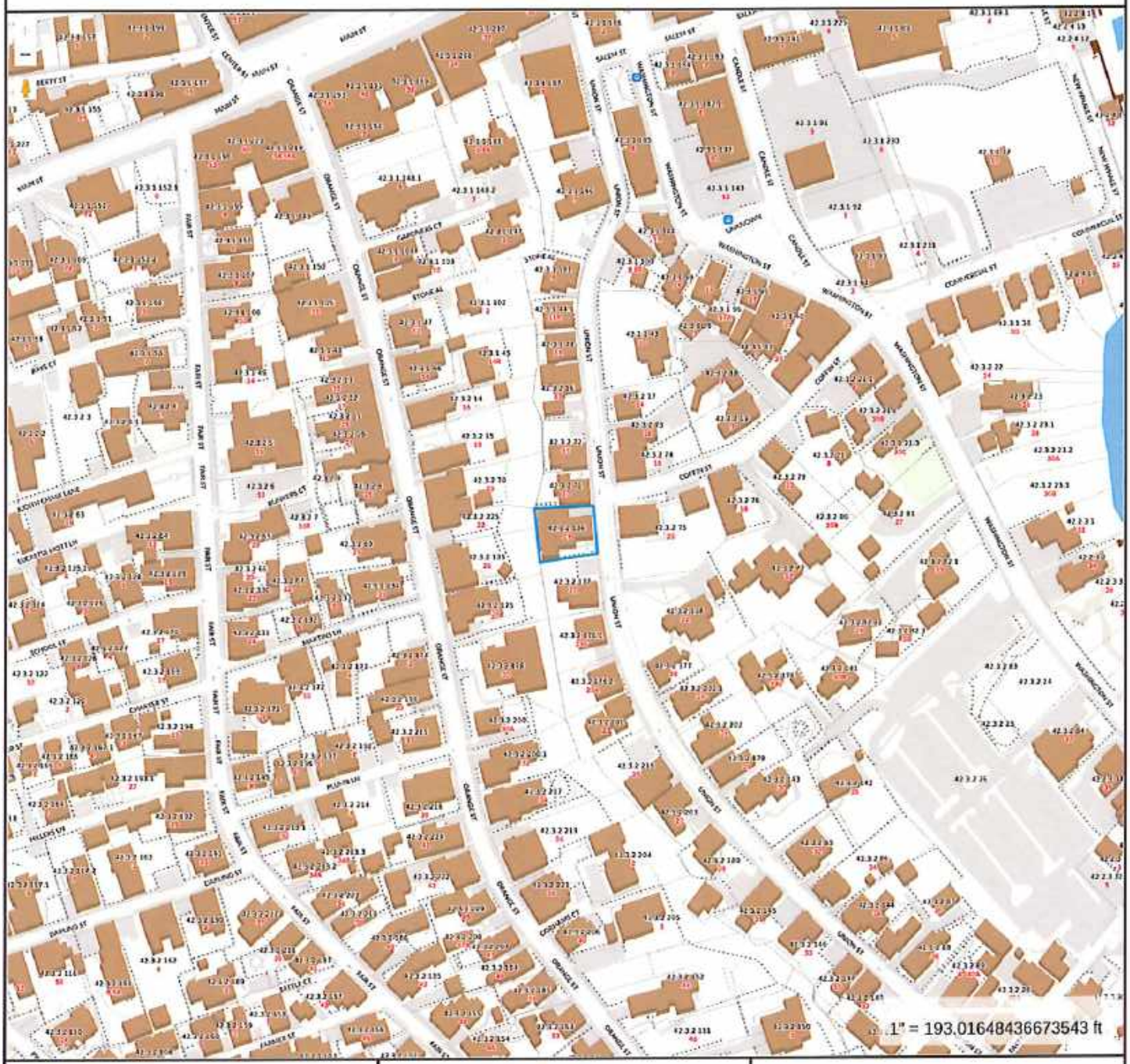
I hereby authorize Joseph Topham of Topham Design to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Tanya Capaldo / Tom Caracciolo

18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

19 Union Street



Property Information

Property ID	9857
Location	19 UNION ST
Owner	CARACCIOLO ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

TOPHAM DESIGN

Capaldo/Caracciolo
19 Union Street

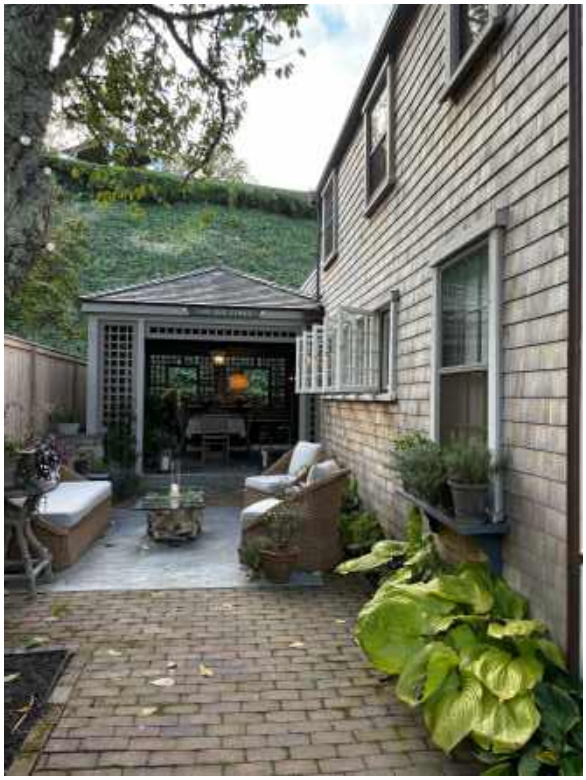
EAST ELEVATIONS



TOPHAM DESIGN

EAST ELEVATIONS





TOPHAM DESIGN



SOUTH ELEVATION



TOPHAM DESIGN

NORTH ELEVATION



HISTORIC BUILDING

The house on 19 Union Street was built *ca.* 1803 by Nathan Nye, a house carpenter, and was later sold to Silvanus Ewer. It is a typical Nantucket house, being a 2 ½ story shingle on stuccoed basement with a ridge chimney, a 4 -bayed façade, 12/12 and 9/9-paned windows, later pilastered Greek Revival doorway .
(M.M. Coffin, H. A. B. S # 1014) (The Architecture of Historic Nantucket)
1880 (NHA)

18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com



18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

Orange and Union Streets Neighborhood Study
Silvanus Ewer House
19 Union Street
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-1061

HABS
MASS
10-NANT
76F-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

3. Architect: Unknown. Built by a carpenter.

4. Original plans, construction, etc.: By the end of the eighteenth century it had become the custom to build houses with two stories front and rear and set high on a full basement lighted by windows. There were high front steps and stoops on these buildings. This house had the plan of a Nantucket house of the period.

5. Notes on alterations and additions: An ell was later added to be used as a kitchen with a fireplace, leaving the rooms in the main house available for other purposes. In recent years the rear of the house has been enlarged to make a family room. Quite a few changes have been made to the interior, which however, still shows late eighteenth century influence. The main part of the house is structurally little changed.

B. Historical Events Connected with the Structure:

Nathan Nye, who was a house carpenter, bought the land and built this house, possibly on order from Silvanus Ewer who immediately bought it.

Nathan Nye died in 1807 and his widow Phebe within a month married Silvanus Ewer. She was Silvanus Ewer's third wife, and after her death in 1822 he took still another wife, Eunice Hussey. He died of consumption at the age of sixty-eight. Silvanus Ewer was by trade a ship-carpenter, who at the age of twenty-one moved to Nantucket from Osterville, and being of an industrious and thrifty turn of mind soon accumulated money enough to purchase a part of a whaleship. This vessel made a successful voyage, and thus he was able to extend his interests in the same direction and it was not long before he became a whaling merchant and manufacturer of oil and candles. He accumulated a large property and died wealthy in Nantucket.

Peter F. Ewer inherited this property from Silvanus Ewer, his father. Peter's mother was the second wife, Peggy Folger. Silvanus had no children by the other three wives.

Peter F. Ewer was born in 1800 and married Eunice Cartwright. Their son George Alexander Ewer went to Valparaiso, Chile, where he settled and married a Chilean named Trinidad Nairdel. The "camels" or floating drydocks were invented by Peter Ewer and for a while were successful in taking the loaded whaleships over the shallow water to the "back of the bar". But, though an ingenious and enterprising man, Peter Ewer was not very sagacious as a financier and between 1842 and 1845 he lost nearly all of the property, including the ample fortune left him by his father.

The eight milestones on the road from Nantucket to Siasconset were purchased and set out by him when he was a young man, and

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Bibliographic Information

1. August, 1970 EAST, FRONT, ELEVATION - Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA

- Digital ID: (None) hhh ma0387.photos.074806p http://hdl.loc.gov/loc.pnp/hhh.ma0387/photos.074806p
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- 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
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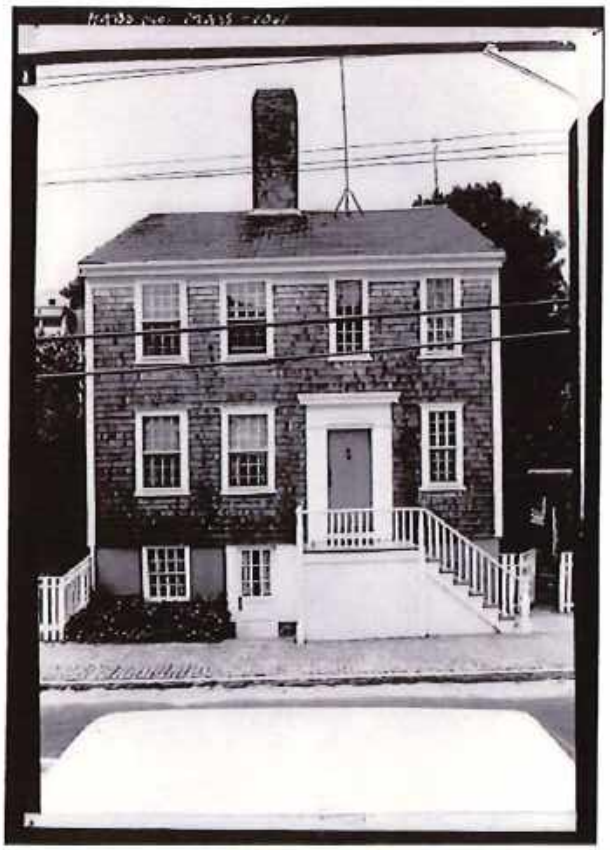

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Library of Congress > Prints & Photographs Reading Room > Prints & Photographs Online Catalog > Record

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

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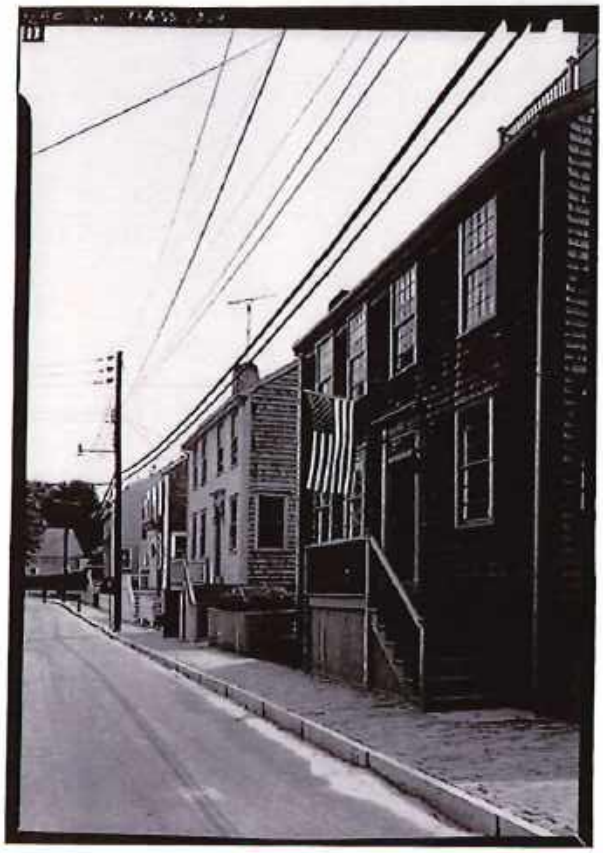

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Historic American Buildings Survey, Engineering Record, Landscapes Survey



View photos from this survey. (Some may not be online).



Related
- Browse neighboring items by call number.

Collection: Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey

Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA

Title: Silvanus Ewer House, 19 Union Street, Nantucket, Nantucket County, MA
Creator(s): Historic American Buildings Survey, creator
Related Names:
Nye, Nathan
Date Created/Published: Documentation compiled after 1933
Medium: Photo(s): 2
Data Page(s): 4
Reproduction Number: ---
Rights Advisory: No known restrictions on images made by the U.S. Government; images copied from other sources may be restricted. (http://www.loc.gov/rr/print/res/114_habs.html)
Call Number: HABS MASS,10-NANT,76F-
Repository: Library of Congress Prints and Photographs Division Washington, D.C. 20540 USA
http://hdl.loc.gov/loc.pnp/pp.print
Notes:

- Significance: One of the several typical four-bay Nantucket houses erected here after land below Quanaty Bank was dug away to make room for houses on Union Street; part of the Orange and Union Streets Neighborhood Study (MASS-1014).
- Unprocessed Field note material exists for this structure: FN-246
- Survey number: HABS MA-1061
- Building/structure dates: ca. 1803 Initial Construction

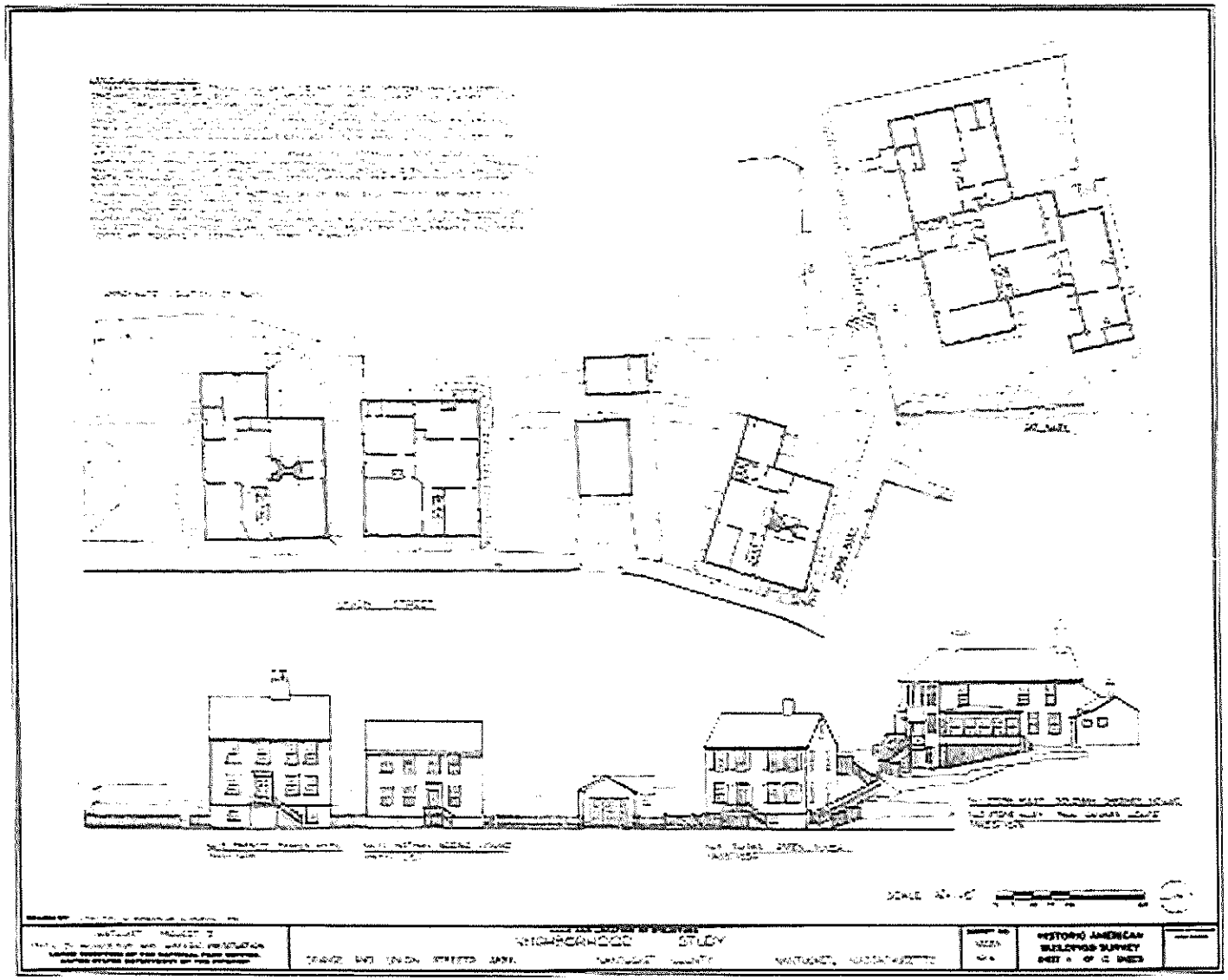
Subjects:
houses
Place:

- Massachusetts -- Nantucket County -- Nantucket

Collections:

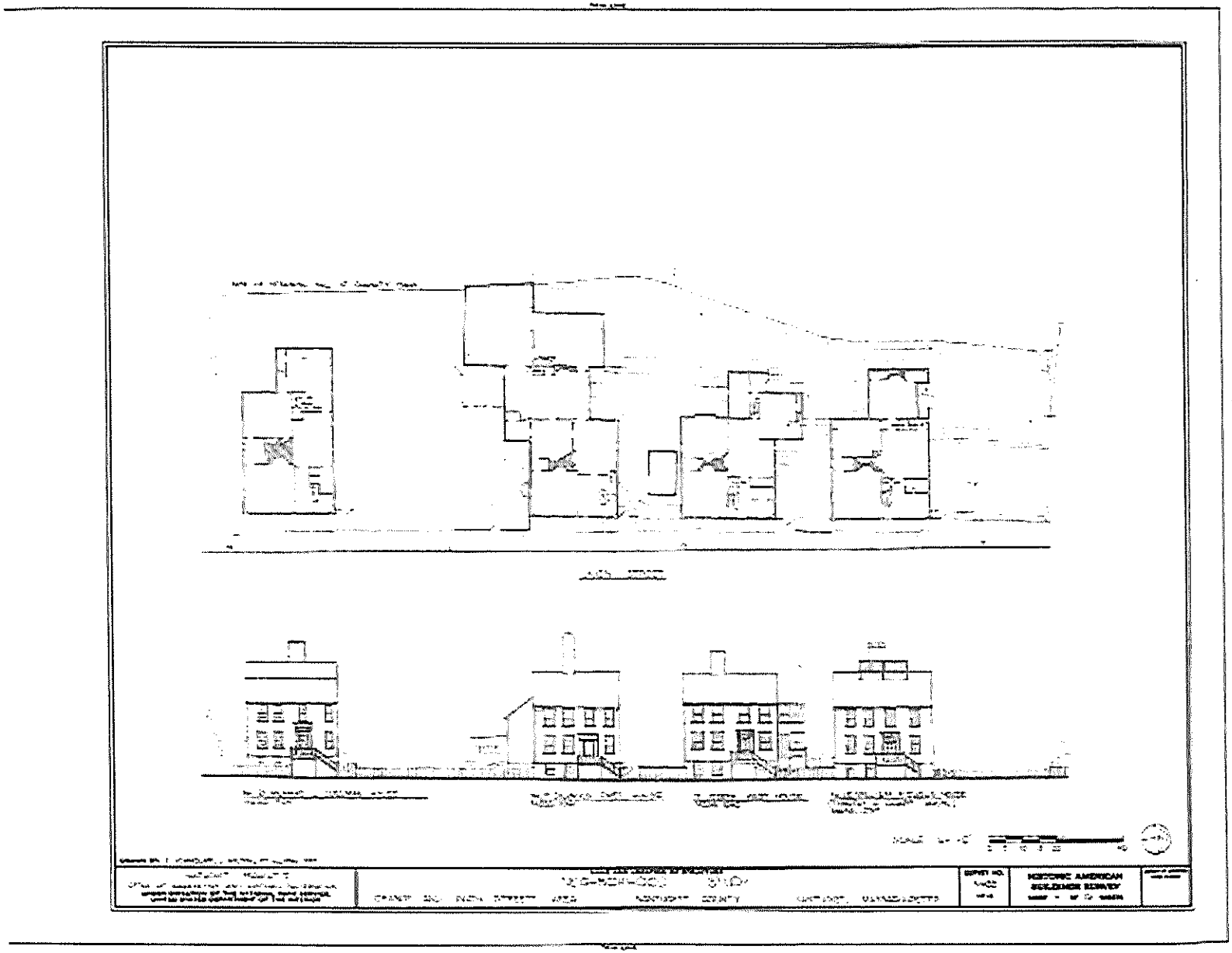
- Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey

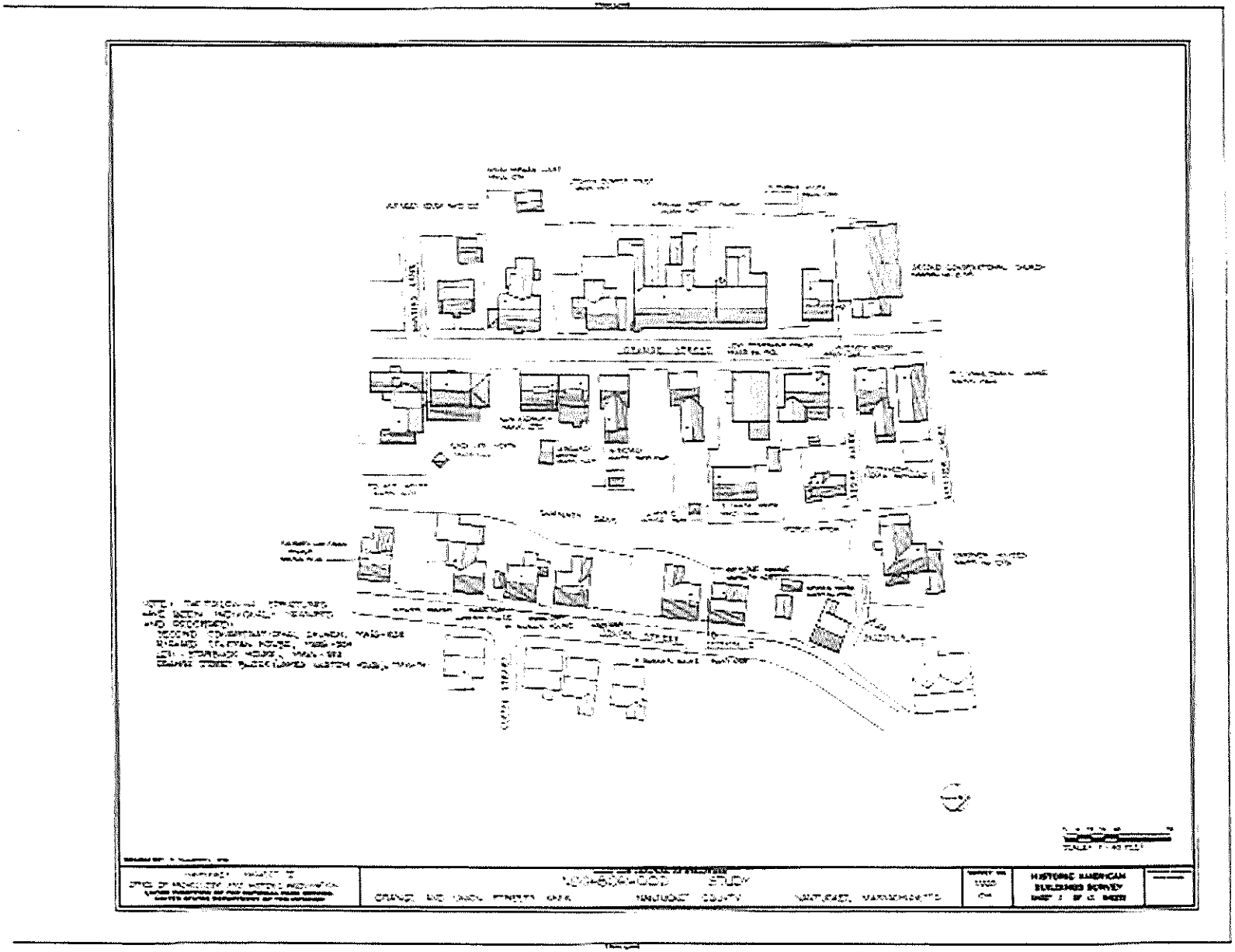
Part of: Historic American Buildings Survey (Library of Congress)
Bookmark This Record:
https://www.loc.gov/pictures/item/ma0387/



NEIGHBORHOOD STUDY

HISTORIC AMERICAN BUILDINGS SURVEY





CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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)

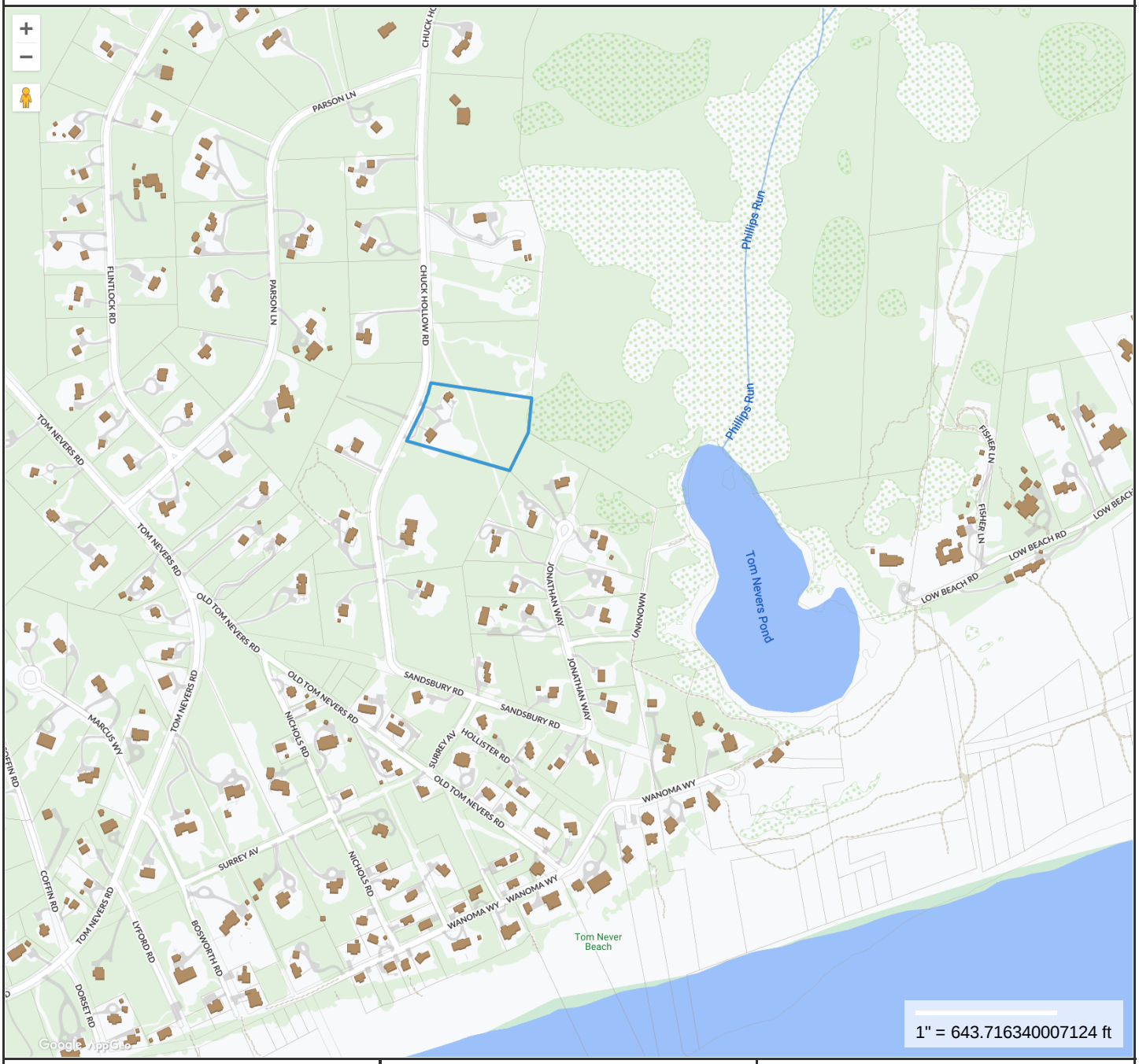
III. CONSENTS

	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



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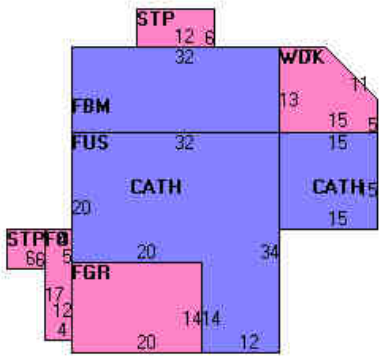
Building Layout



(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

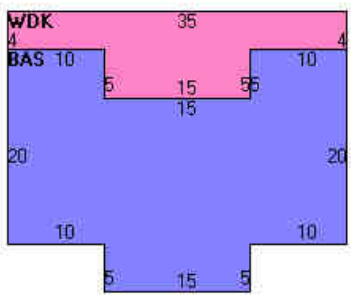
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft 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

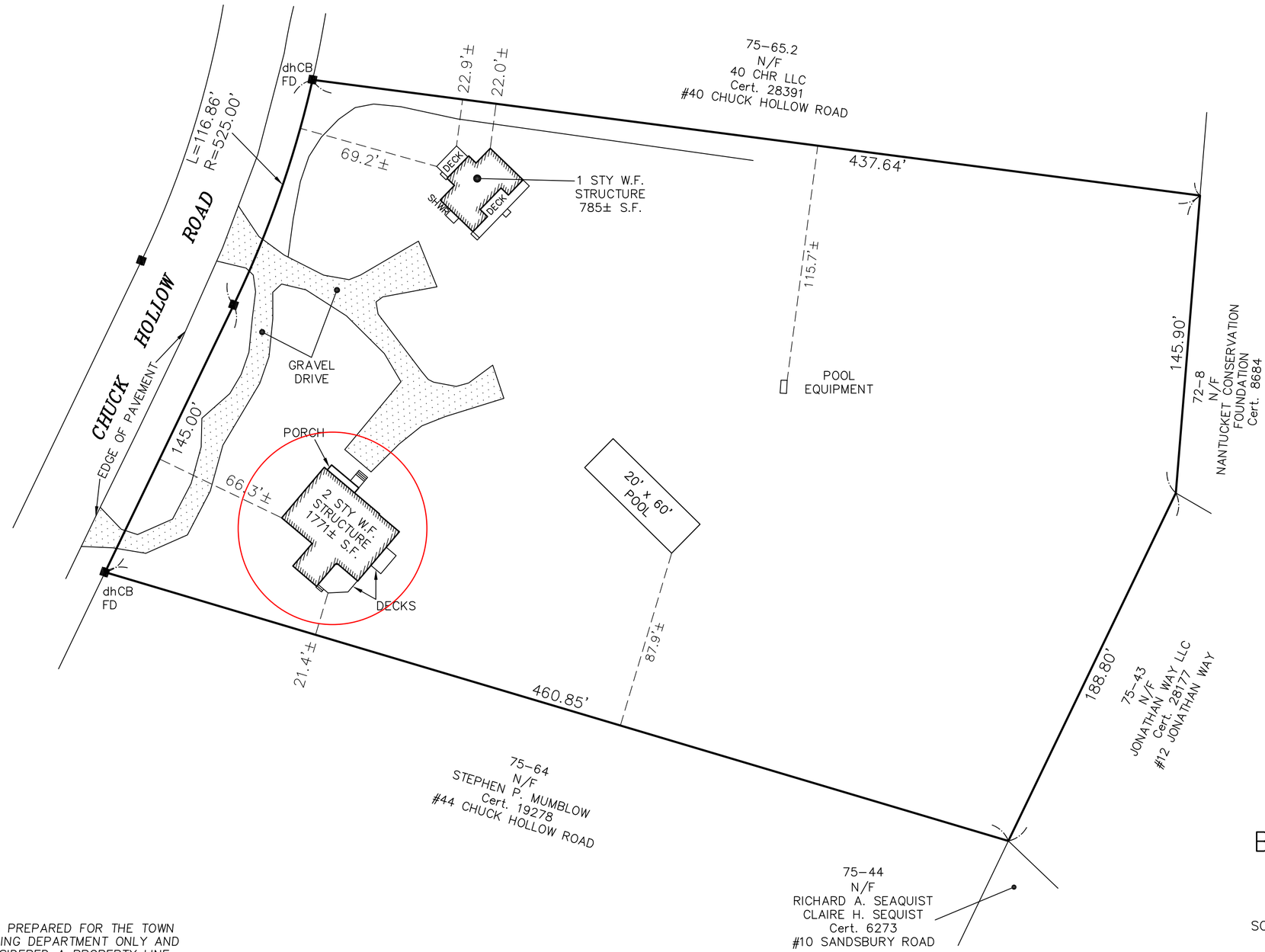
MAIN HOUSE





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

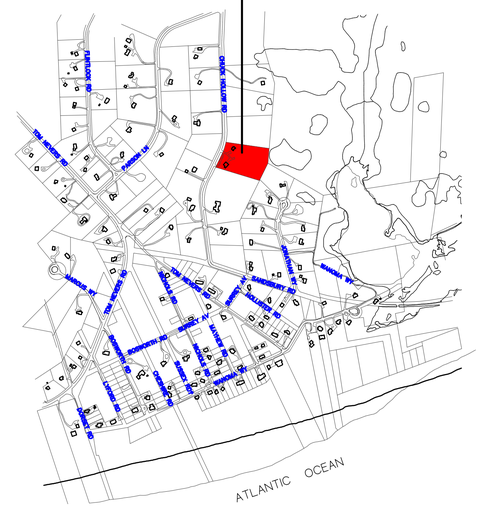
DRIVE

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.

COPYRIGHT NOTICE

These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

NEVERS HOLLOW LLC

DRAWN BY: ETHAN McMORROW

P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 75 PARCEL: 65.1

H.D.C. SITE PLAN

ADDRESS: 42 CHUCK HOLLOW ROAD NANTUCKET, MA 02554

DATE: 10/01/2024

SCALE: 1" = 20'

SHEET NO. S 1

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

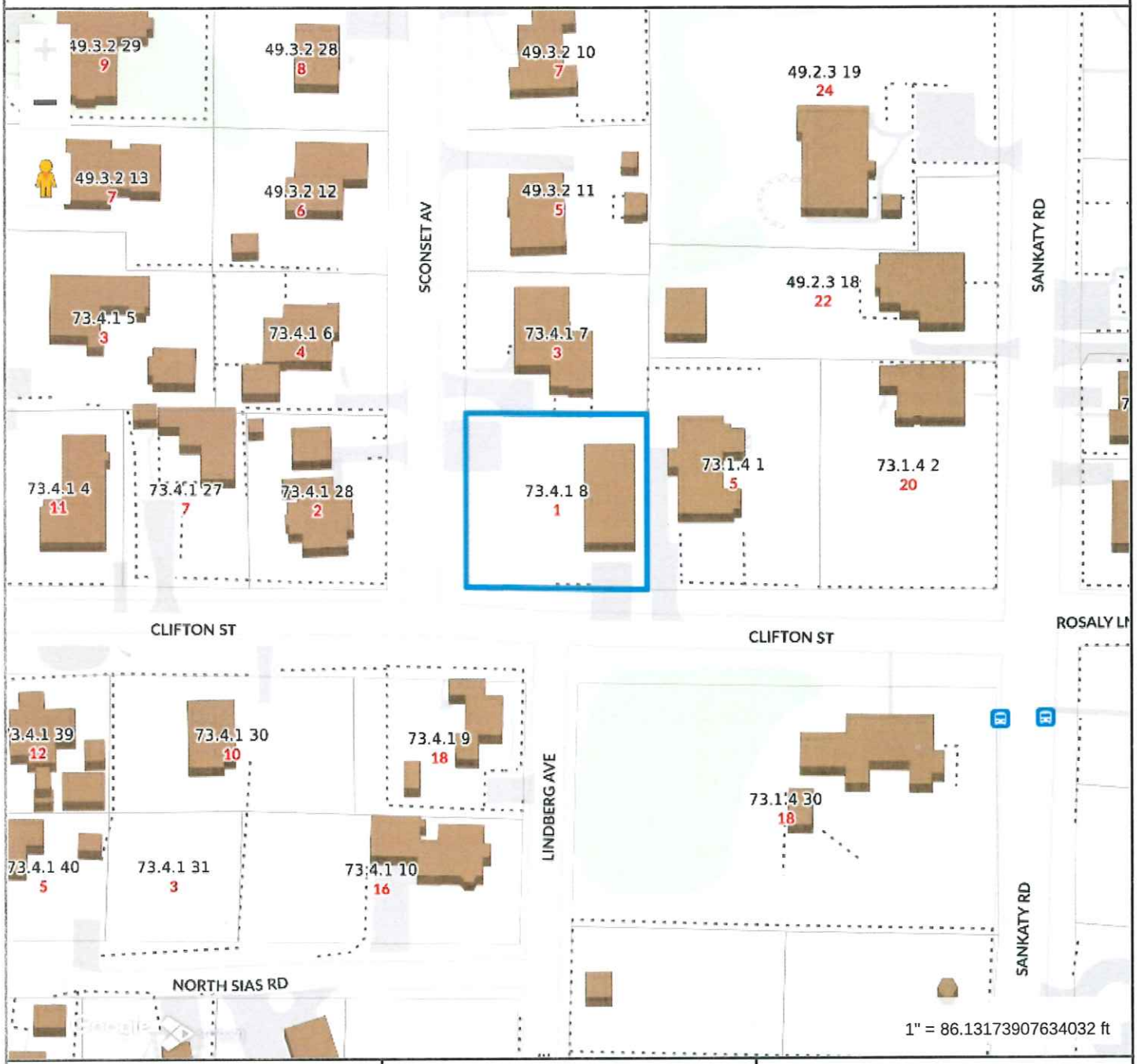
HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW CHECKLIST

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.

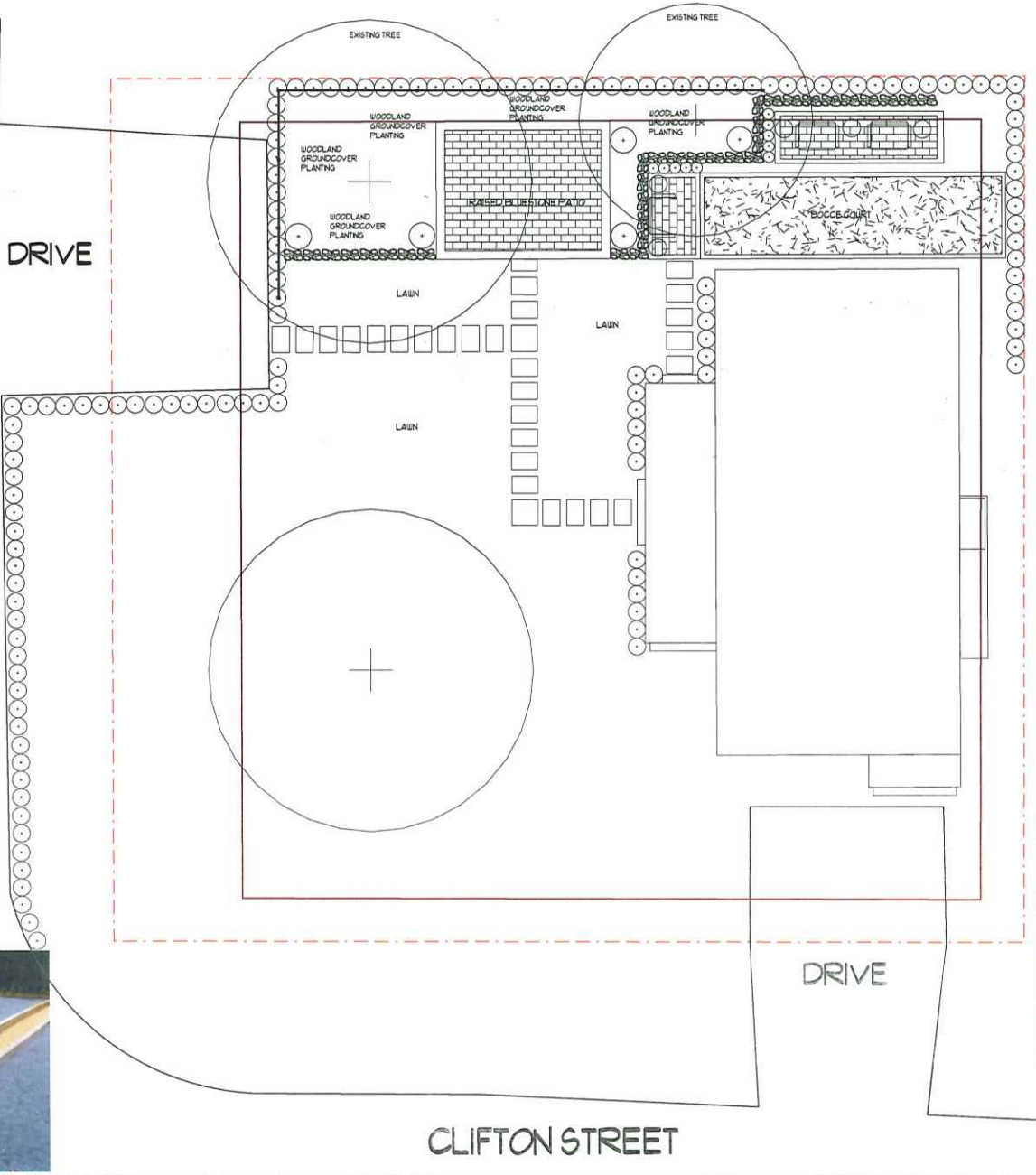
NOTES:
- 6' PRIVACY FENCE PAINTED BLACK AS BACKDROP
- 20'X16' ELEVATED 14" BLUESTONE PATIO (EXISTING STONE)
- 10'X35' BOCCE COURT
- 2 BLUESTONE LANDINGS FOR SEATING AROUND BOCCE COURT
- LANDINGS ARE 6'X10' AND 6'X20' (EXISTING STONE)
- BLUESTONE STEPPING STONES (EXISTING STONE)
- RUSTIC STONE WALL 14" 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°: 73 PARCEL N°. 4.1 3

Street & Number of Proposed Work: 25B Clifton

Owner of record: Konstantin Gilis

Mailing Address: 40 Glenayr, Rd. Toronto. ON M5P3B8

Contact Phone #: (416)362-7711 E-mail: Kgilis@onex.com

AGENT INFORMATION (if applicable)

Name: Natalie Cowger

Mailing Address: 27 Ridge Lane

Contact Phone #: (508)901-3500 E-mail: Natalie.Rose.Nantucket@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

RECEIVED OCT 11 2024 By _____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Pea Gravel, Belgvin Block Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 10/10/2024 Signature of owner of record Natalie Cowger for Konstantin Gilis Signed under penalties of perjury

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

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

RECEIVED
OCT 11 2024
By

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Natalie Cowger

AS AGENT FOR Konstantin Gilis

STREET ADDRESS 25 B Clifton

MAP/PARCEL 73 4.1 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Natalie Cowger 10/16/24

Signature Date

Gmail natalie cowger <natalierose.nantucket@gmail.com>

HDC Consent

Kosty Gilis <kgilis@onex.com> Fri, Oct 11, 2024 at 7:01 PM
To: natalie cowger <natalierose.nantucket@gmail.com>

I, Konstantin Gilis, give permission for Natalie Cowger, at Wisentaner Landscaping to apply for an HDC application for my property at 25B Clifton on Nantucket. She will apply on my behalf for a curb cut and driveway relocation.

Town and County of Nantucket, MA

October 10, 2024



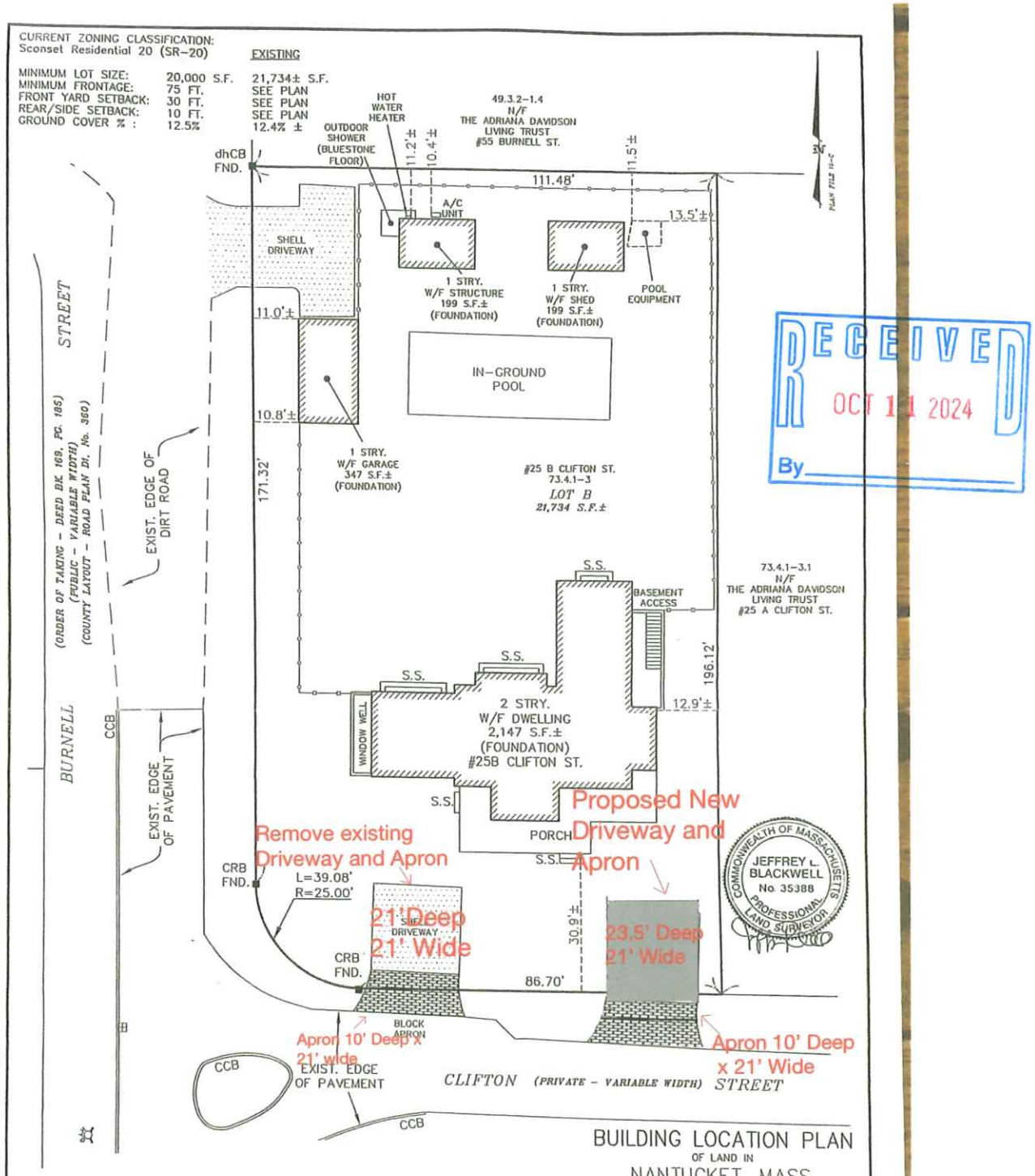
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

RECEIVED
OCT 11 2024
By



RECEIVED
OCT 11 2024
By

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

ASSESSOR MAP: 73.4.1. PARCEL: 3

LEGEND

- dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- CRB ■ DENOTES COUNTY ROAD BOUND FOUND
- CCB DENOTES EXIST. CAPE COD BERM
- S.S. DENOTES EXIST. STONE STEP
- DENOTES EXIST. VINE POOL FENCE
- DENOTES EXIST. WOOD POOL FENCE

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1"= 20' DATE: DECEMBER 31, 2019

Owner: KONSTANTIN GILIS
HALEY N. GILIS

Deed Bk./Pg.: 1567/336 Plan No.: 2015-39, LOT B

Locus: #25B CLIFTON STREET

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

B8327

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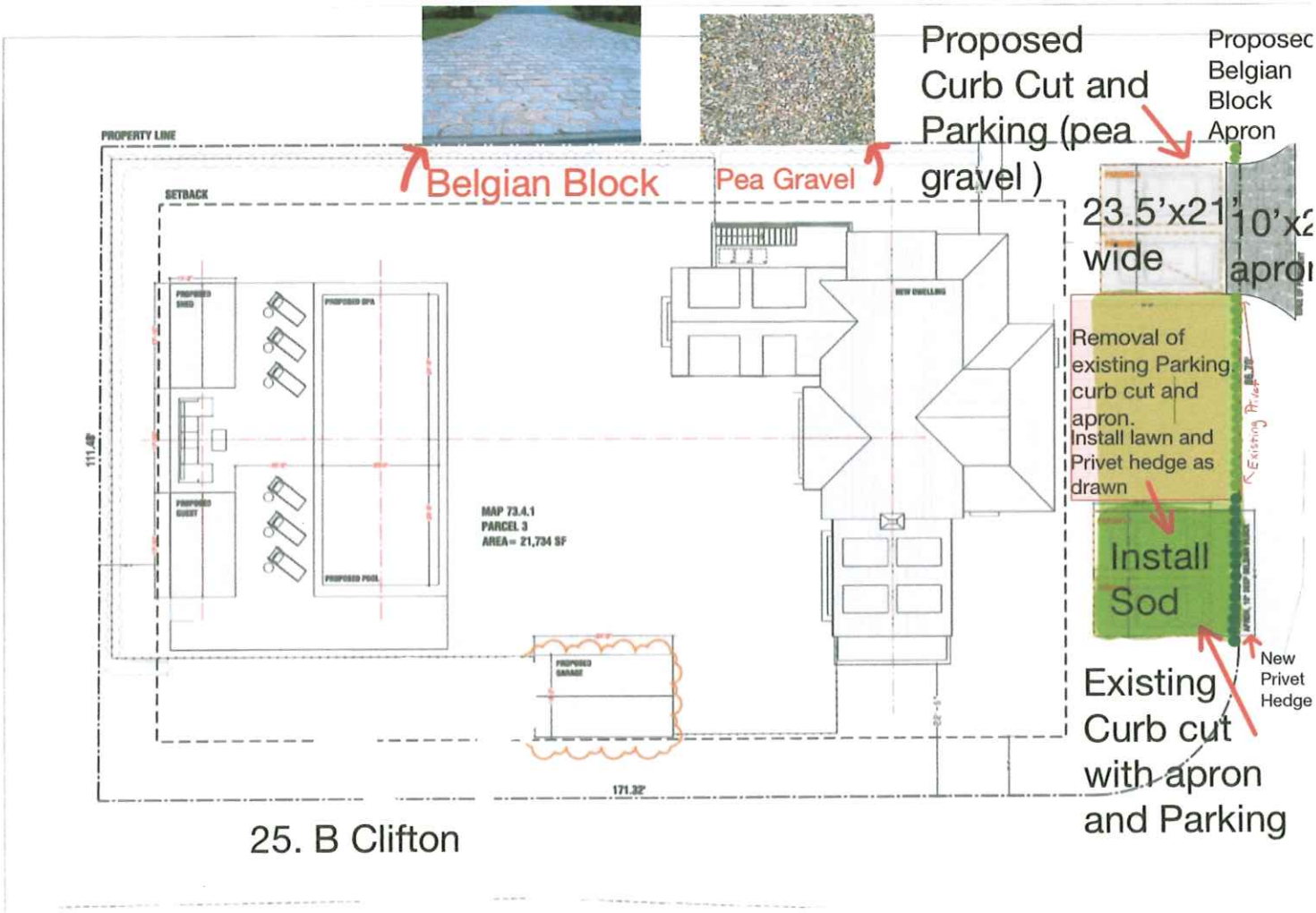
V:\DRAWFILES\B8327\BLP.dwg 12/31/2019 3:25:36 PM EST



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OCT 11 2024
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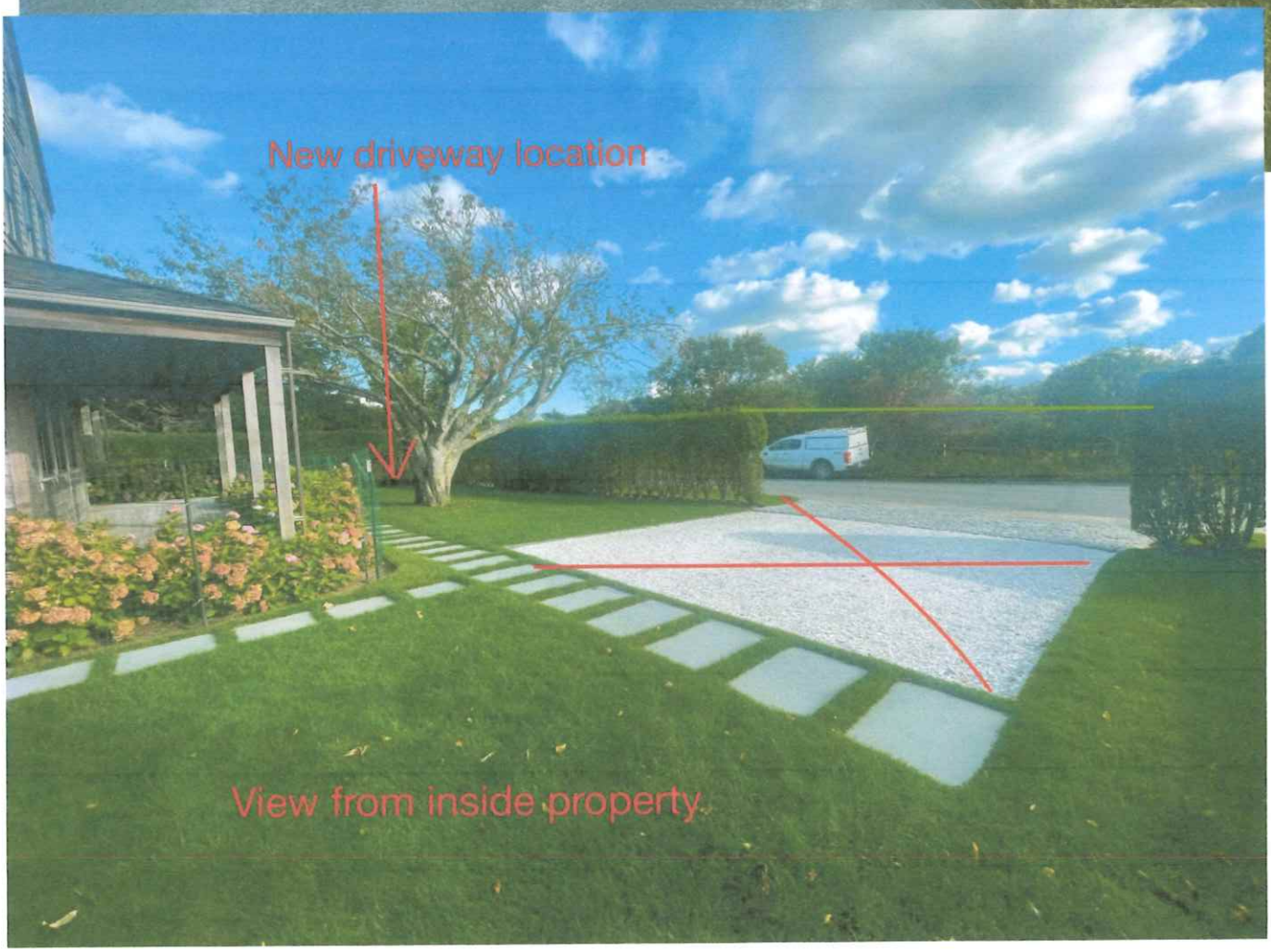
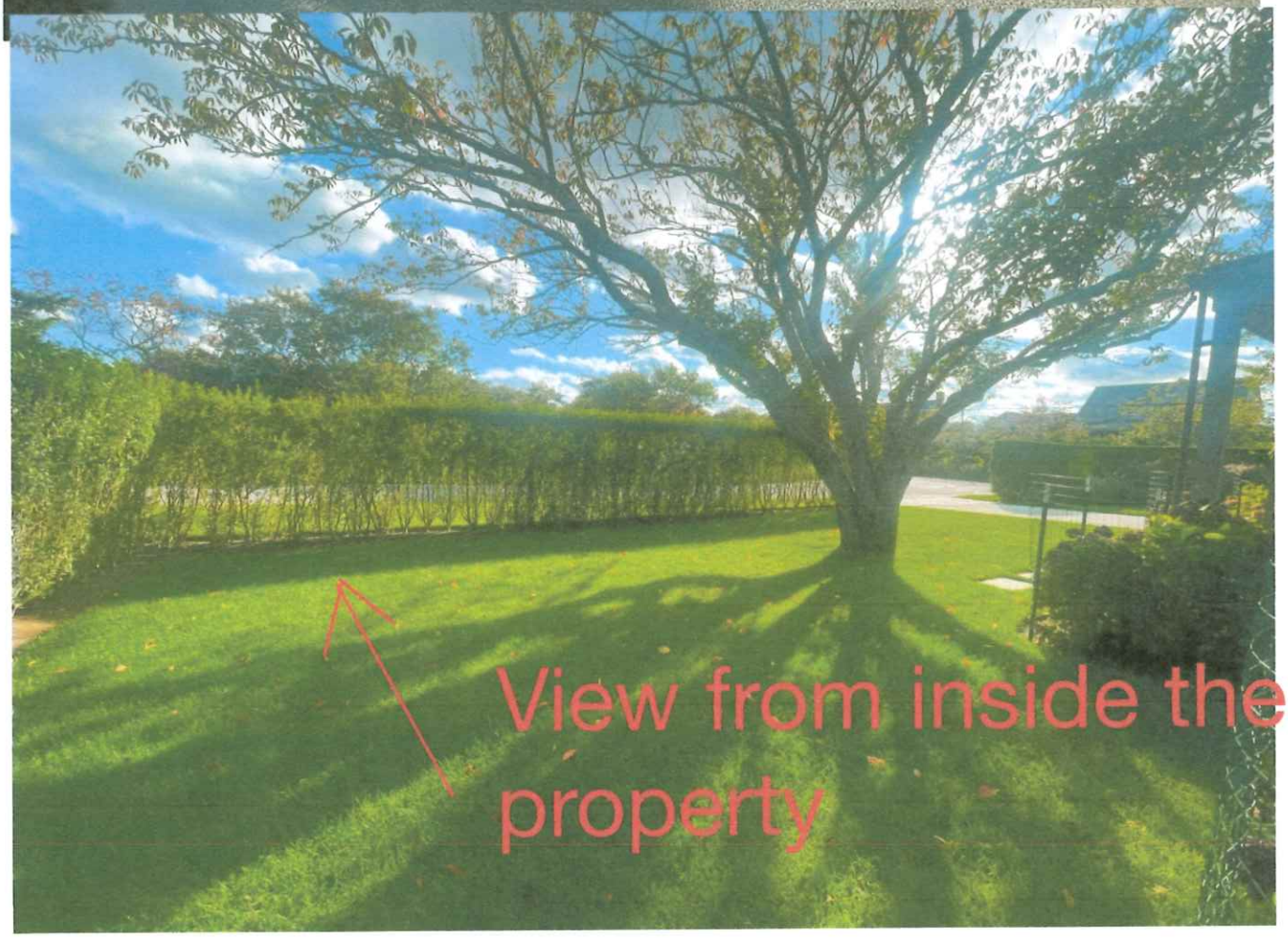
OCT 11 2024
By






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

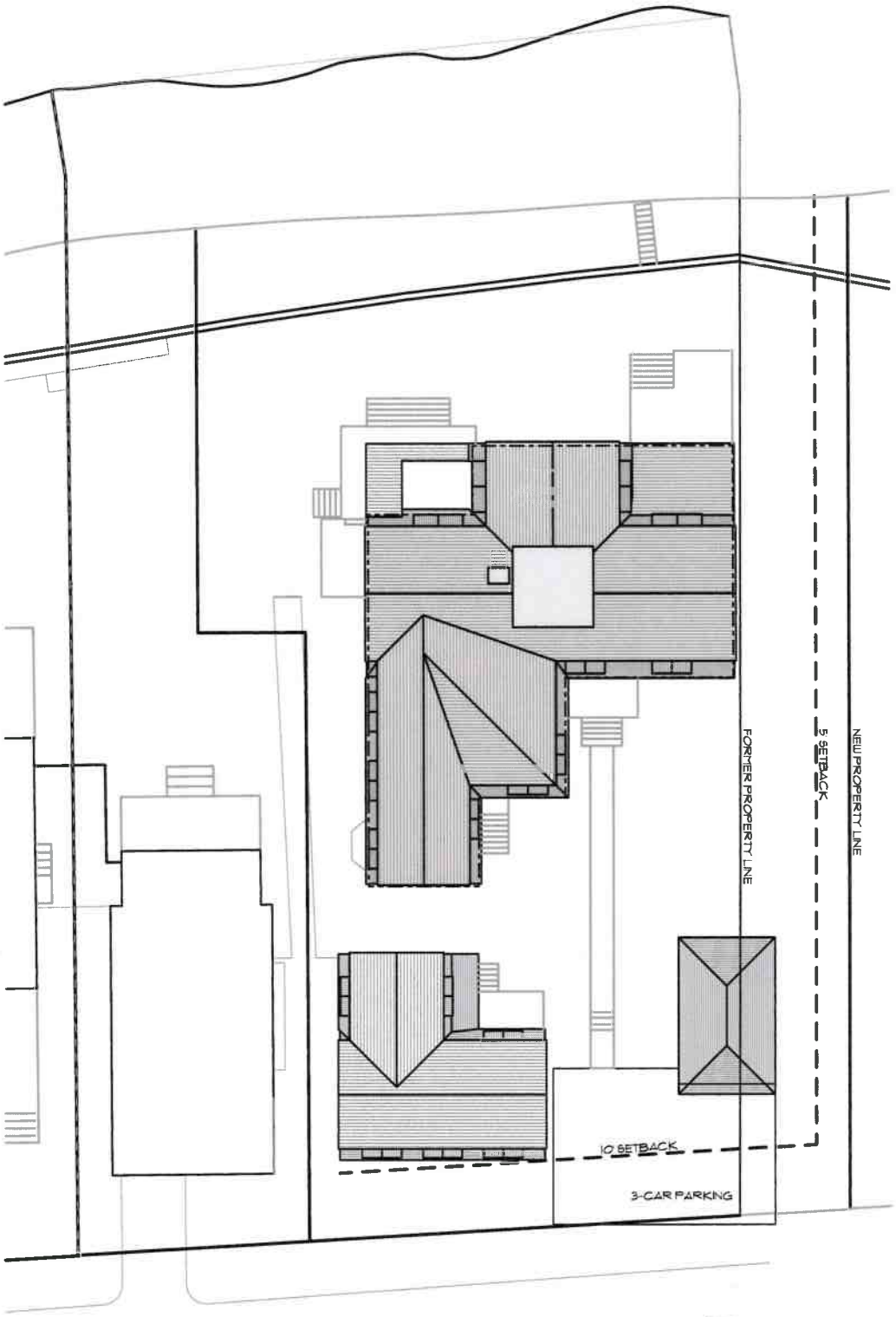
Sidewall Natural Clapboard (if applicable) _____ Roof _____
Trim White (TME) Sash White (TME) Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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.:

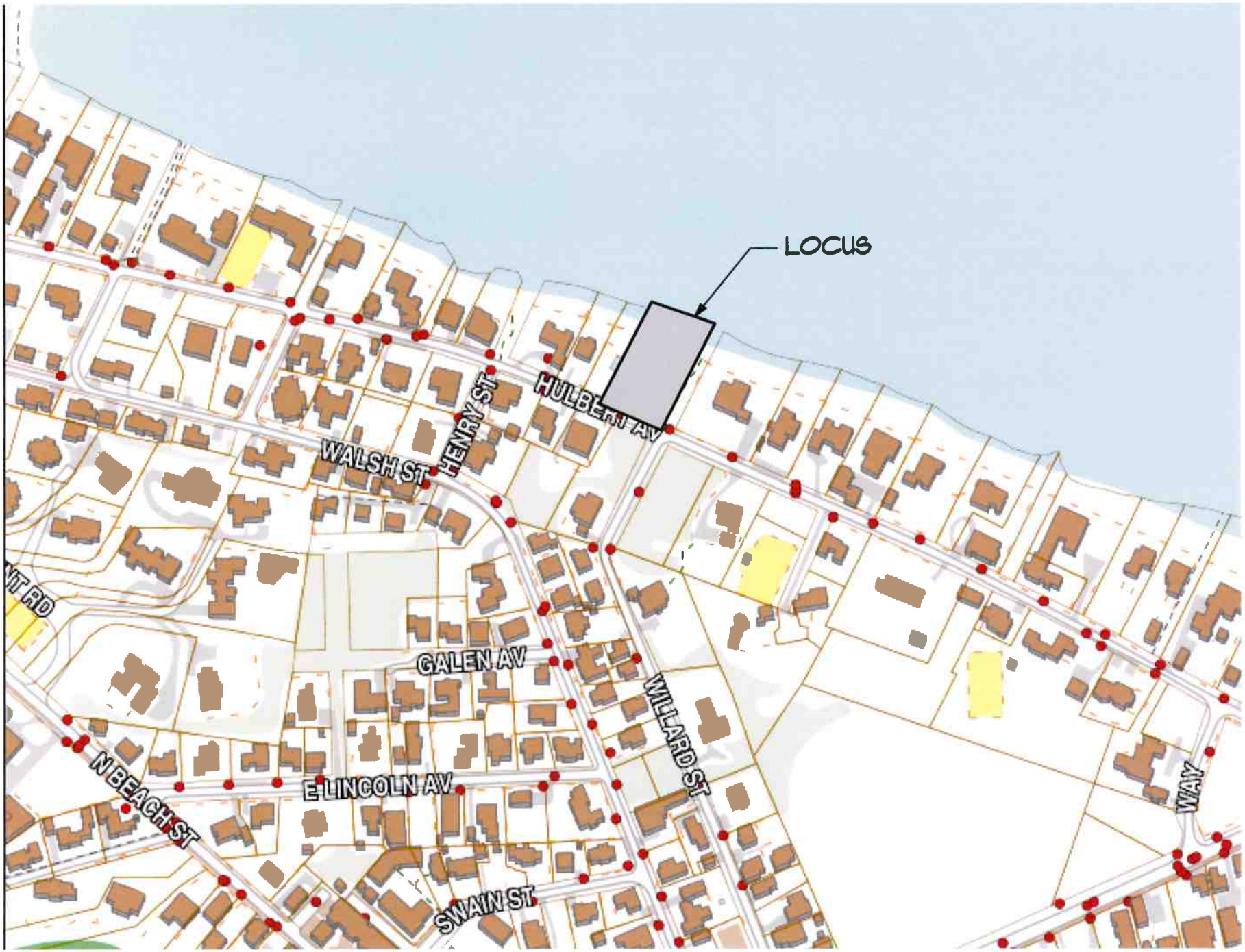
L-1.1

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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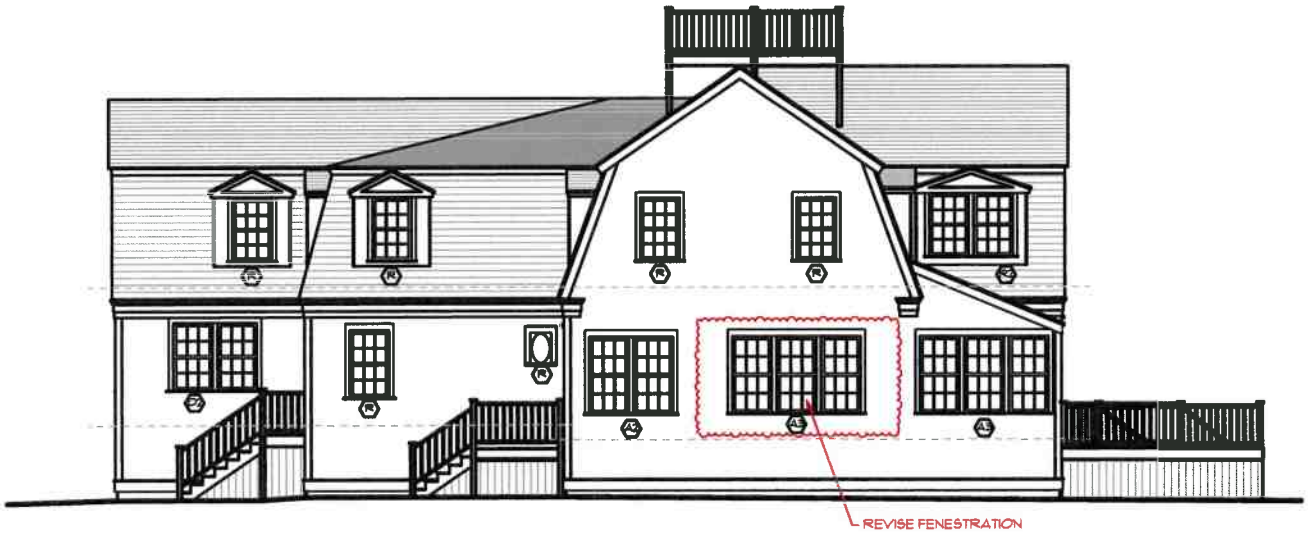

PROPOSED EAST ELEVATION



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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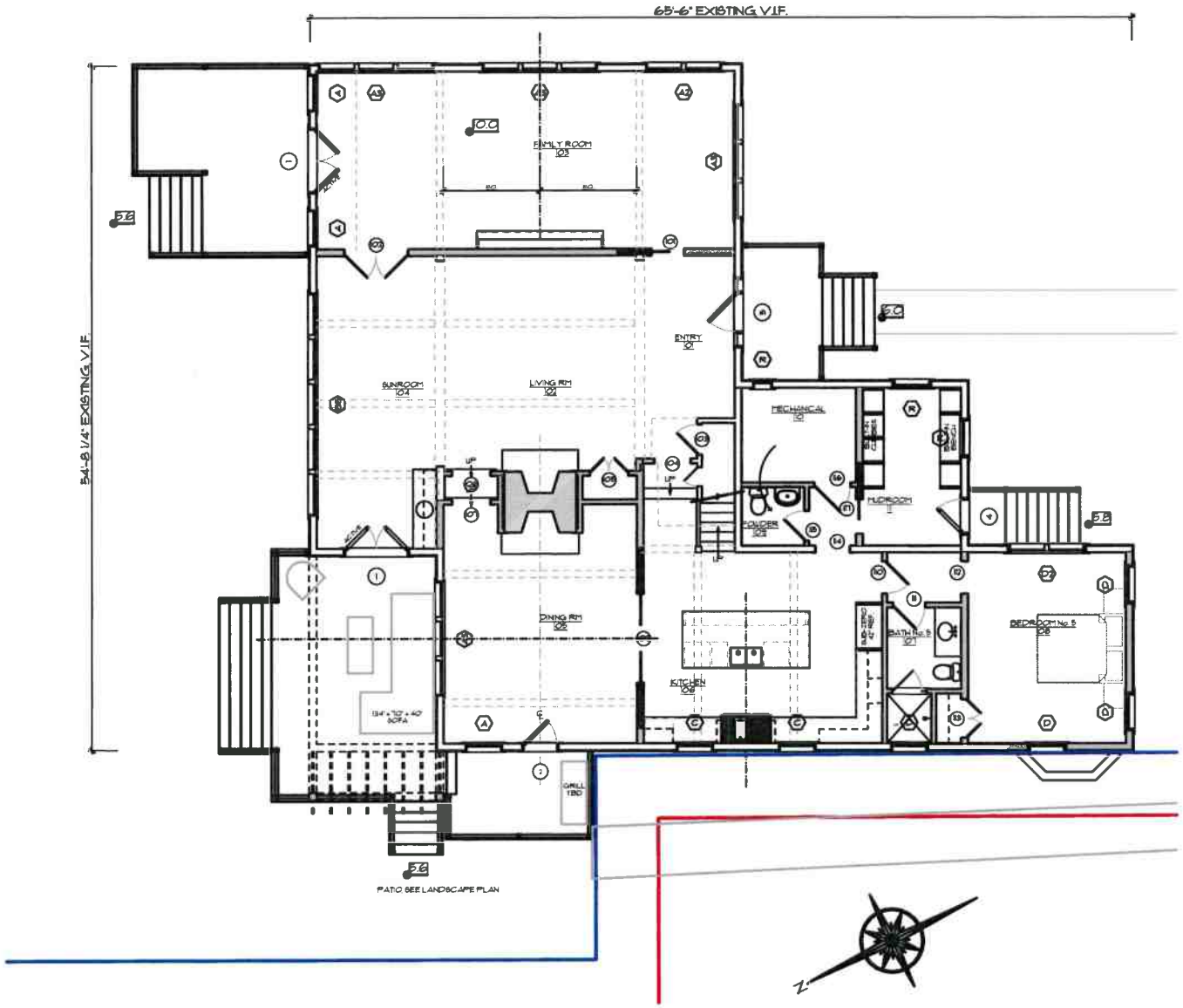

BOTTICELLI & POHL
ARCHITECTS

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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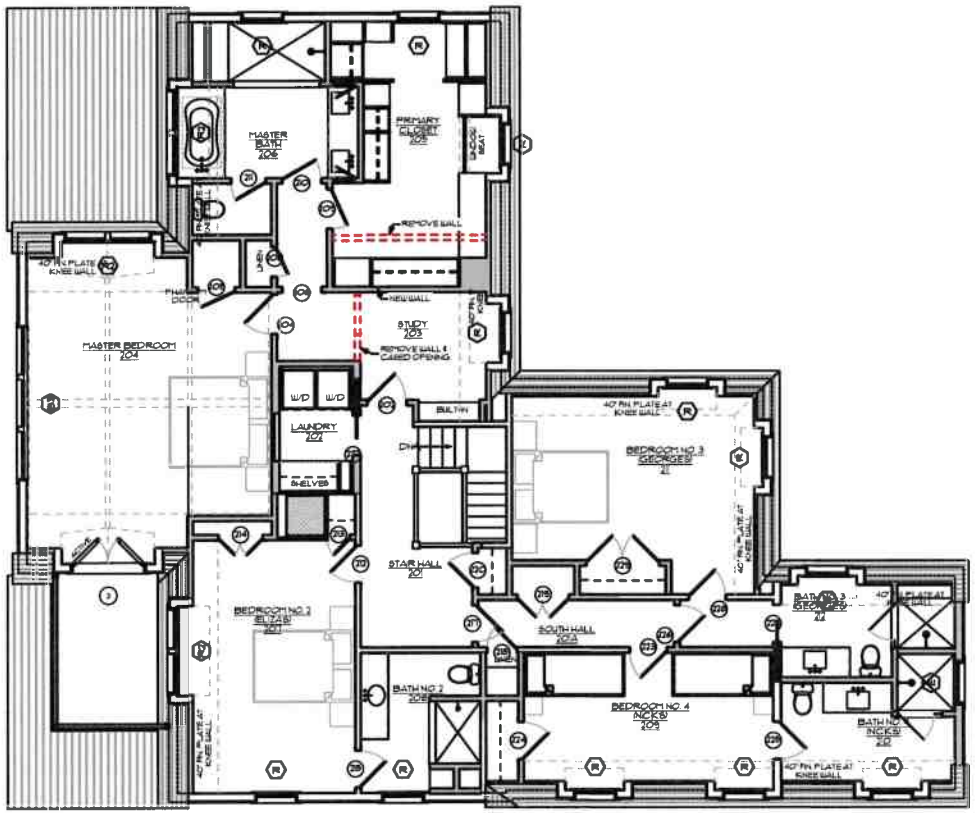



BOTTICELLI & POHL
ARCHITECTS

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

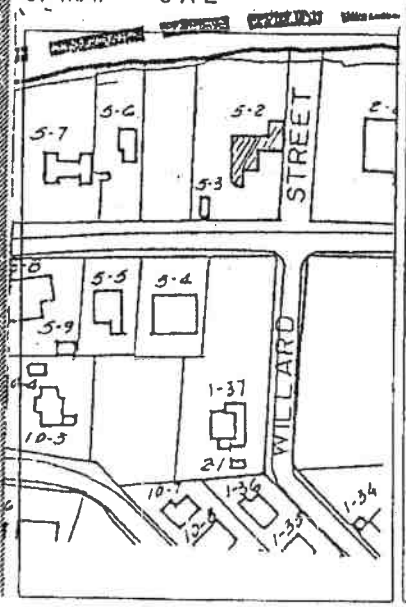
4. Present Owner: CROSS, THEODORE L. & MARY S.

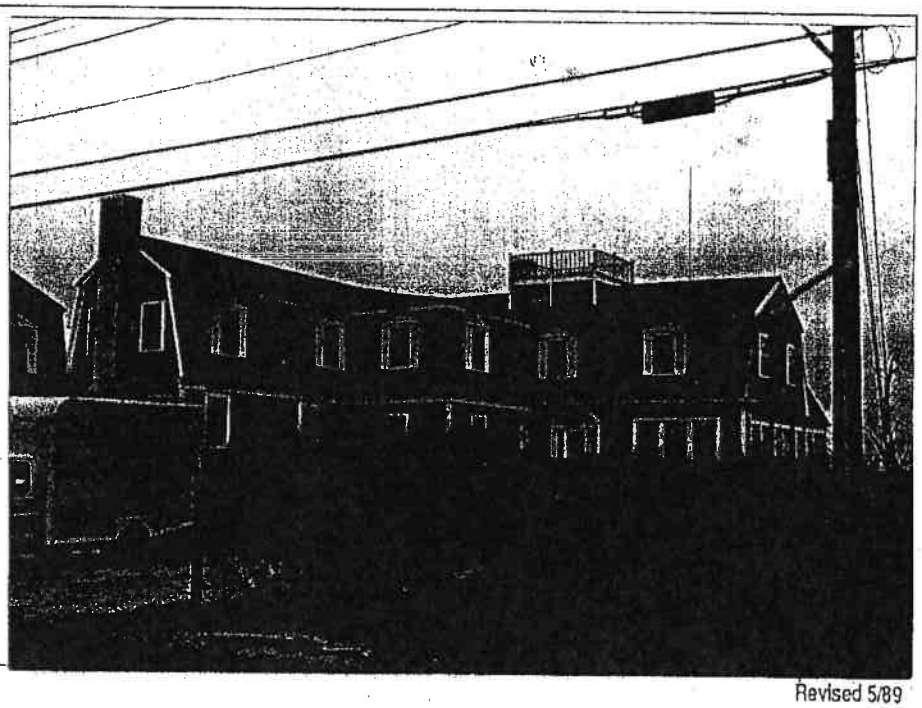
5. Ownership History:
Unknown

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: hdcsubmission@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Thirty Nine Hulbert LLC

STREET ADDRESS 39 Hulbert Avenue

MAP/PARCEL 29/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 23, 2024

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

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

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

Signature

9/18/24
Date

32 Jefferson Ave
Garg. Roof Mat Change

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 132

Street & Number of Proposed Work: 32 Jefferson Avenue

Owner of record: Eleven Lincoln Avenue Trust

Mailing Address: PO Box 274
Lafayette Hill, PA 19444

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-07-10895
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

Change Roof Material to Red Cedar to Match MH + GH
Revise Fenestration

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 8/6/24

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

HDC2024-07-1089S

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

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Street & Number of Proposed Work: 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.

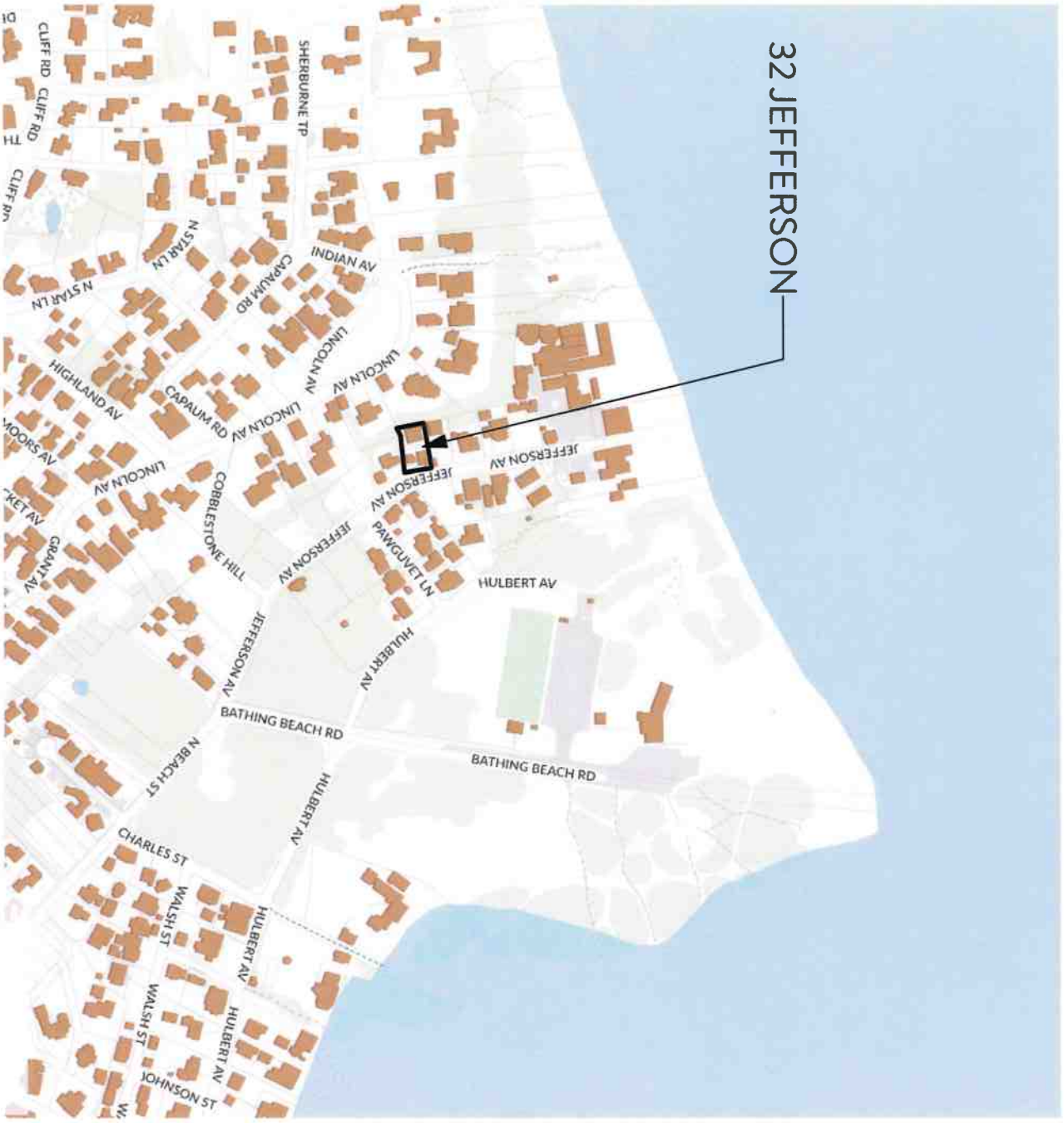
COLORS

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

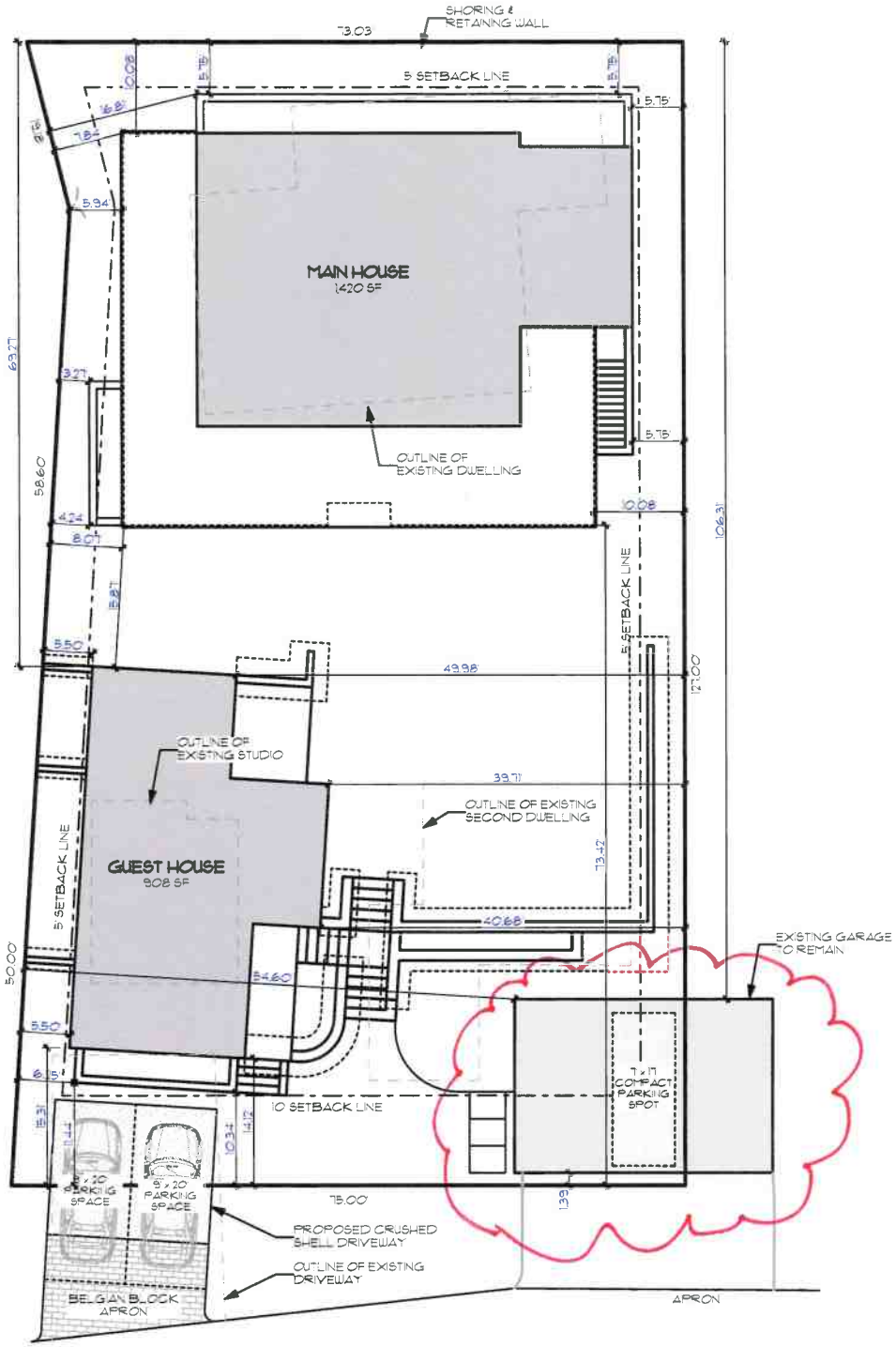
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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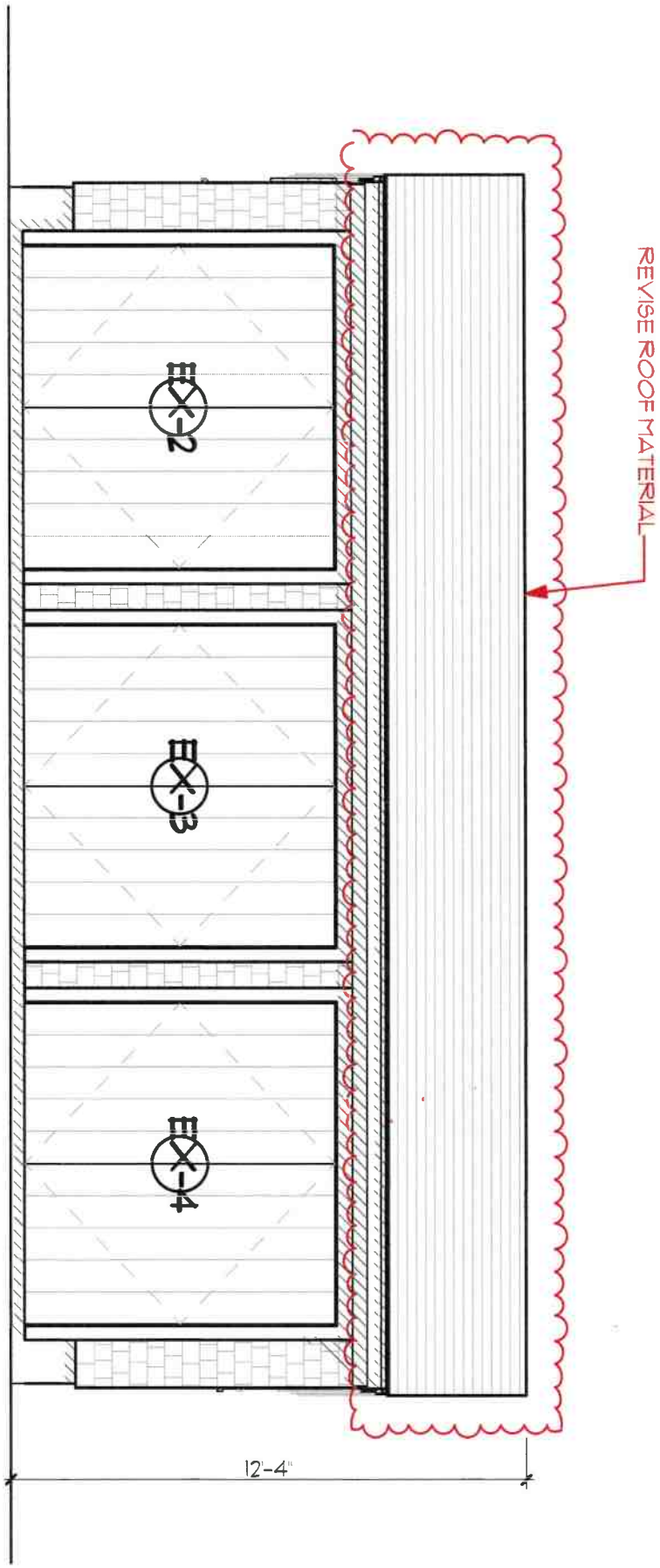
Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID #
A-2.1

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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East Elevation

BOTTICELLI & POHL

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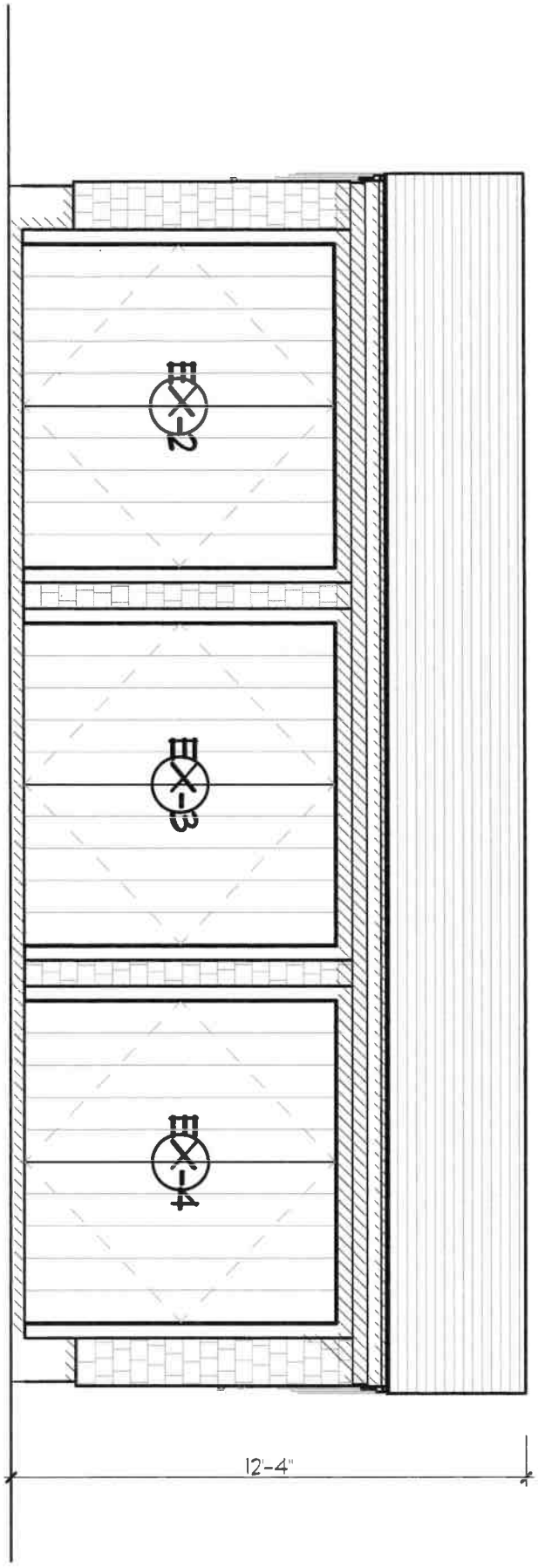

Previously Approved

A-2.1 ID#

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO.: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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East Elevation

BOTTICELLI & POHL

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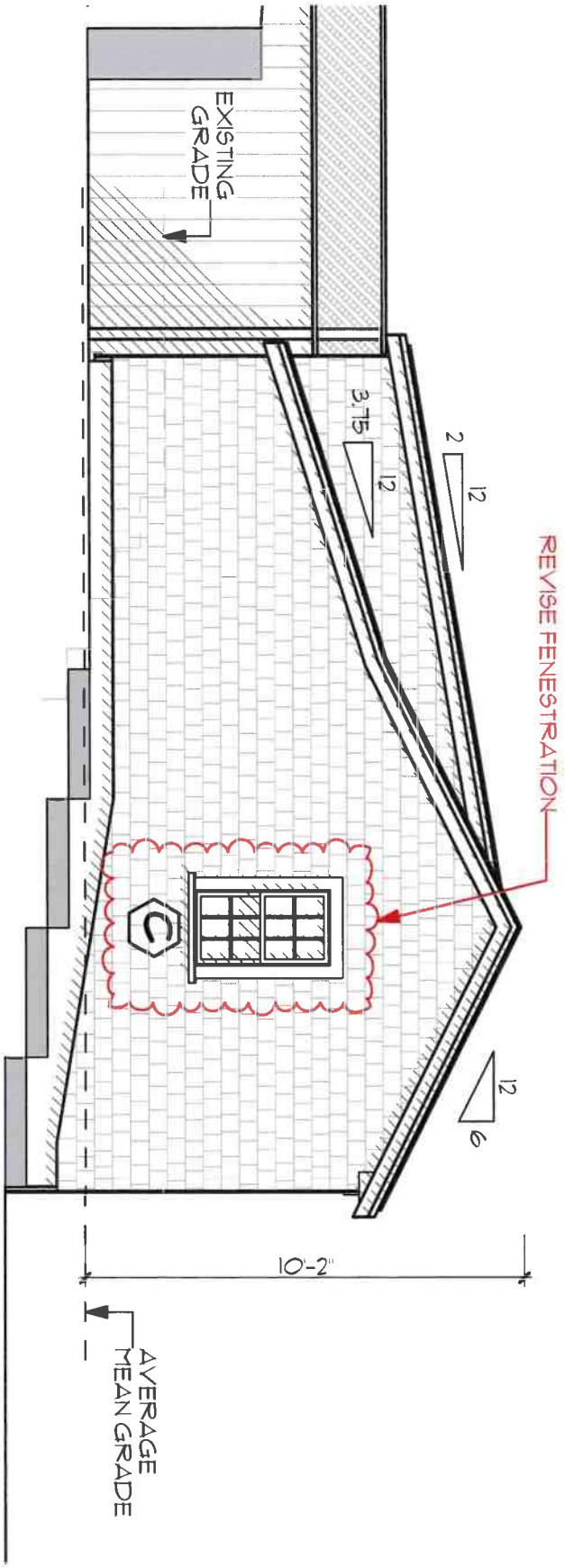
BOTTICELLIANDPOHL.COM



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:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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South Elevation

BOTTICELLI & POHL

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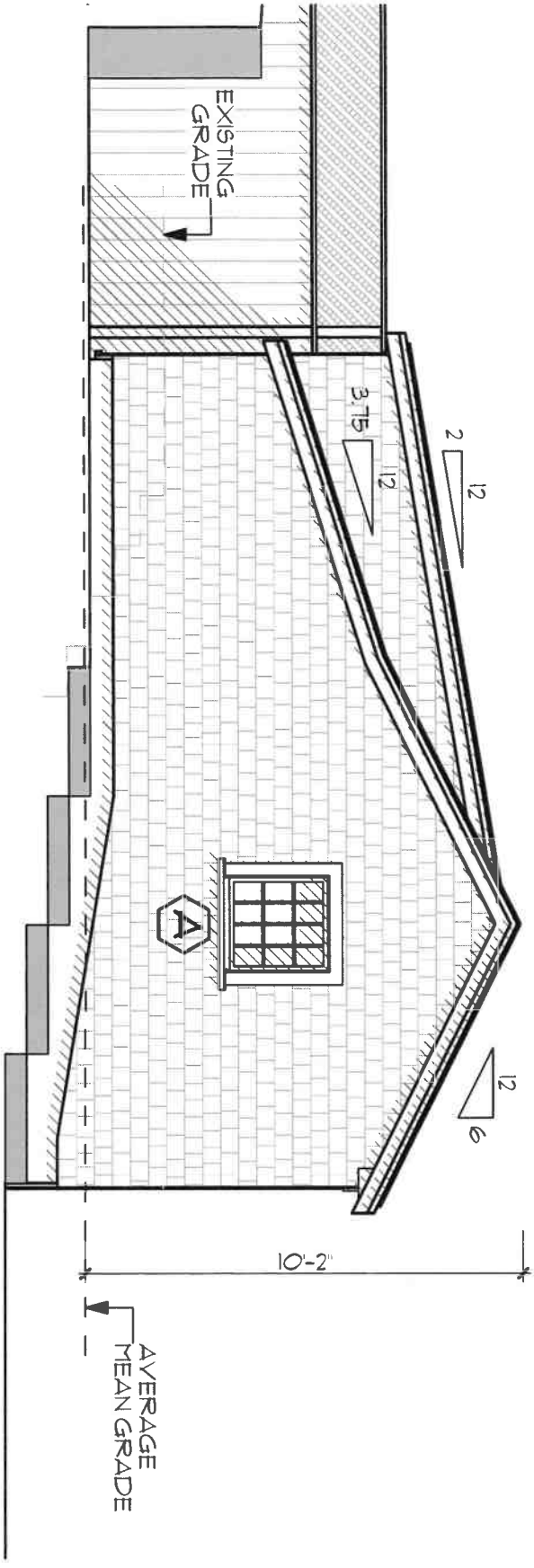
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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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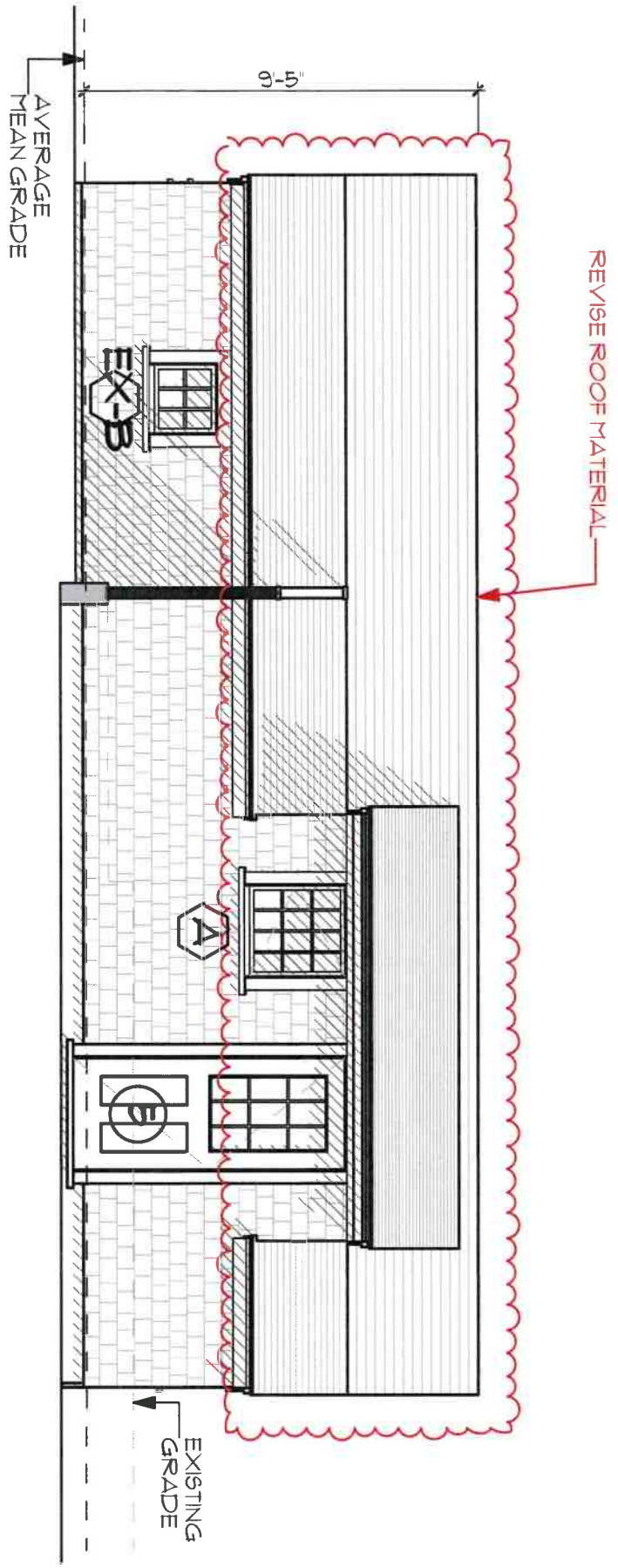
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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

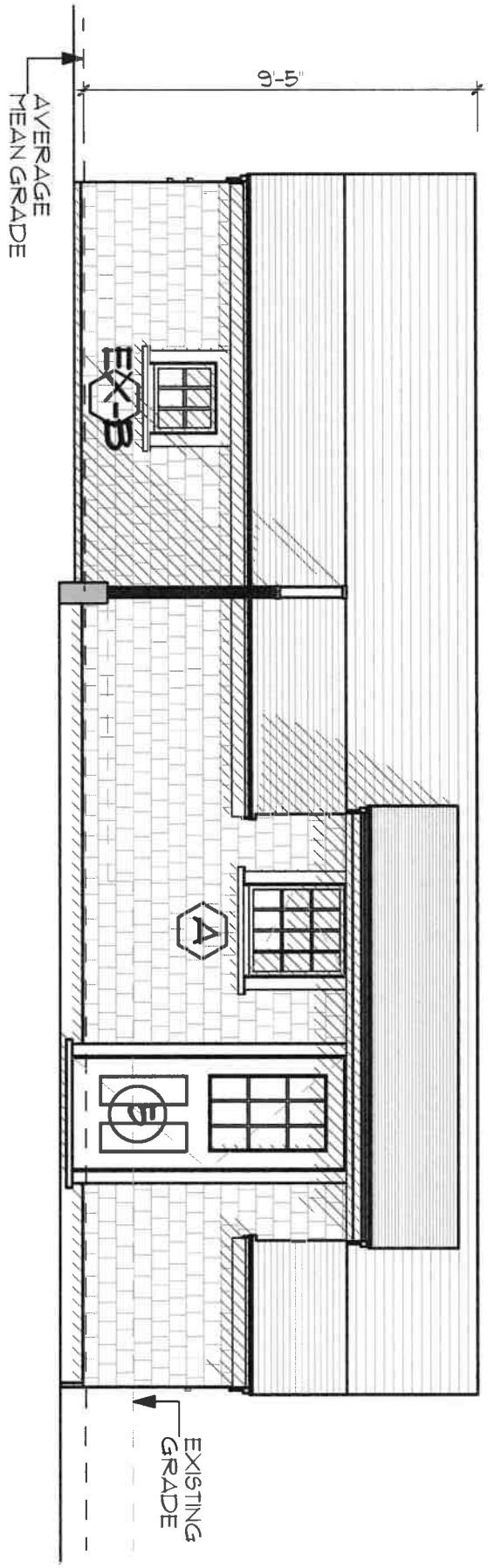
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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



Previously Approved

ID # A-2.3

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

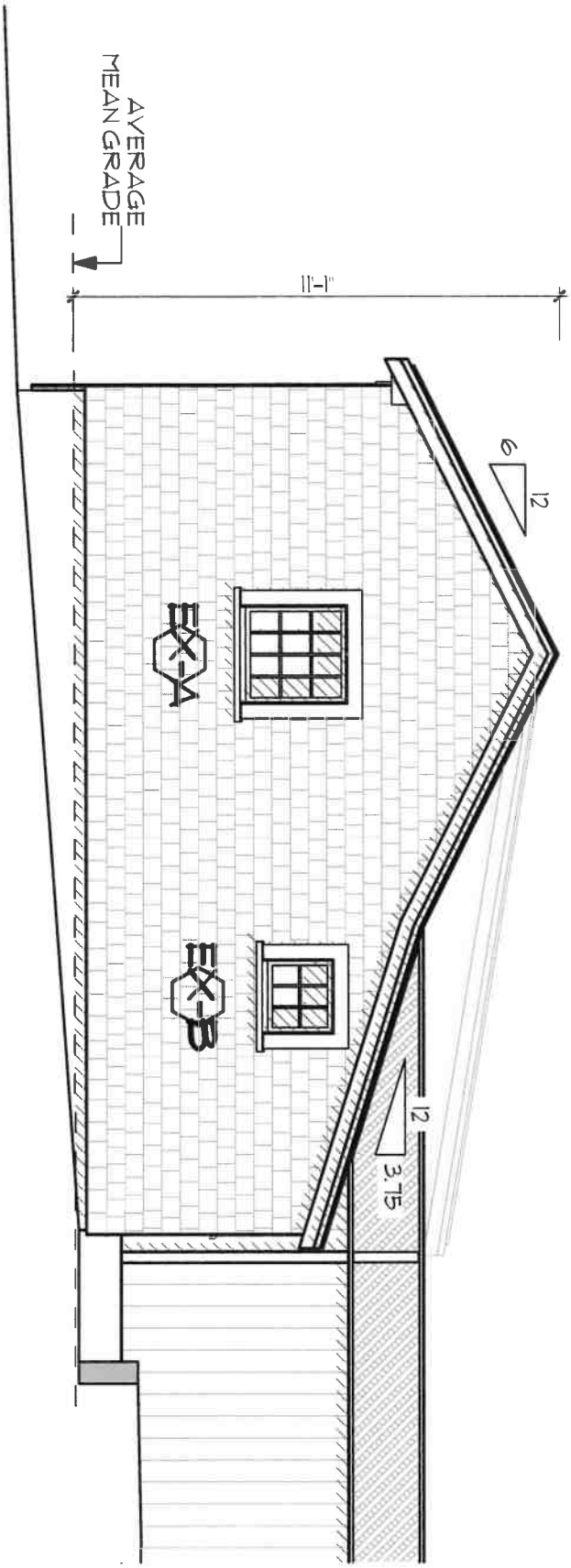
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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

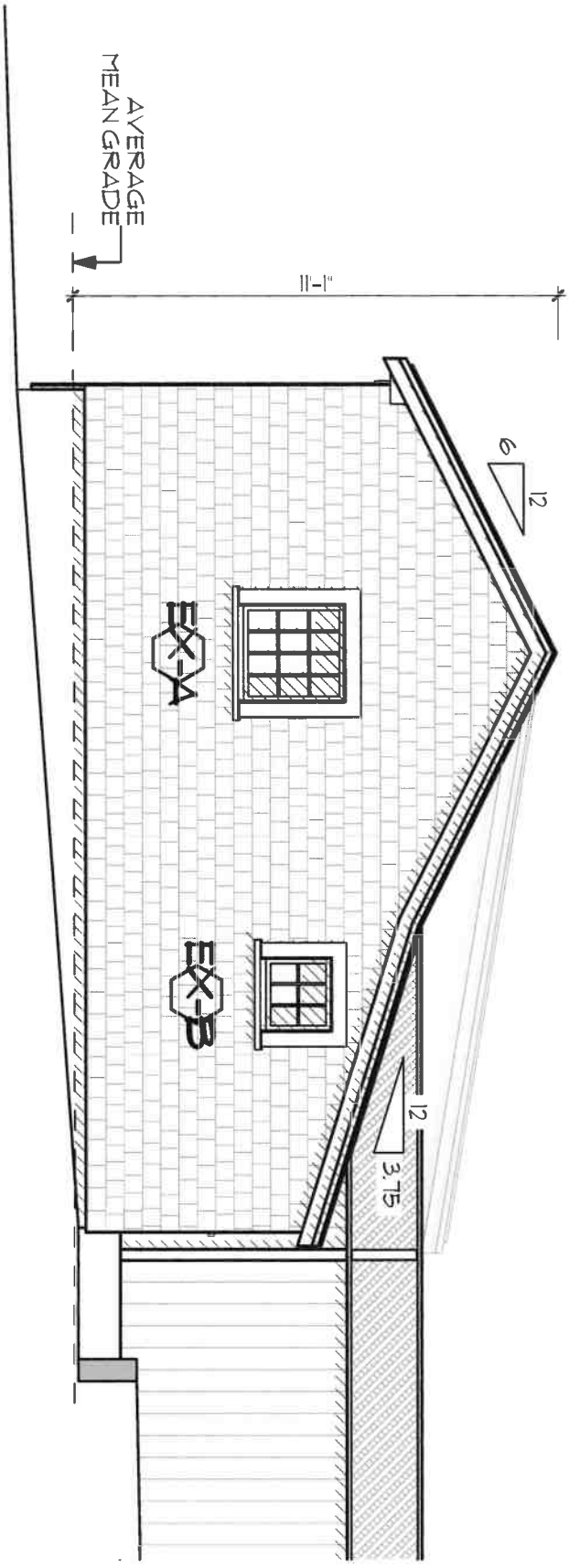
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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

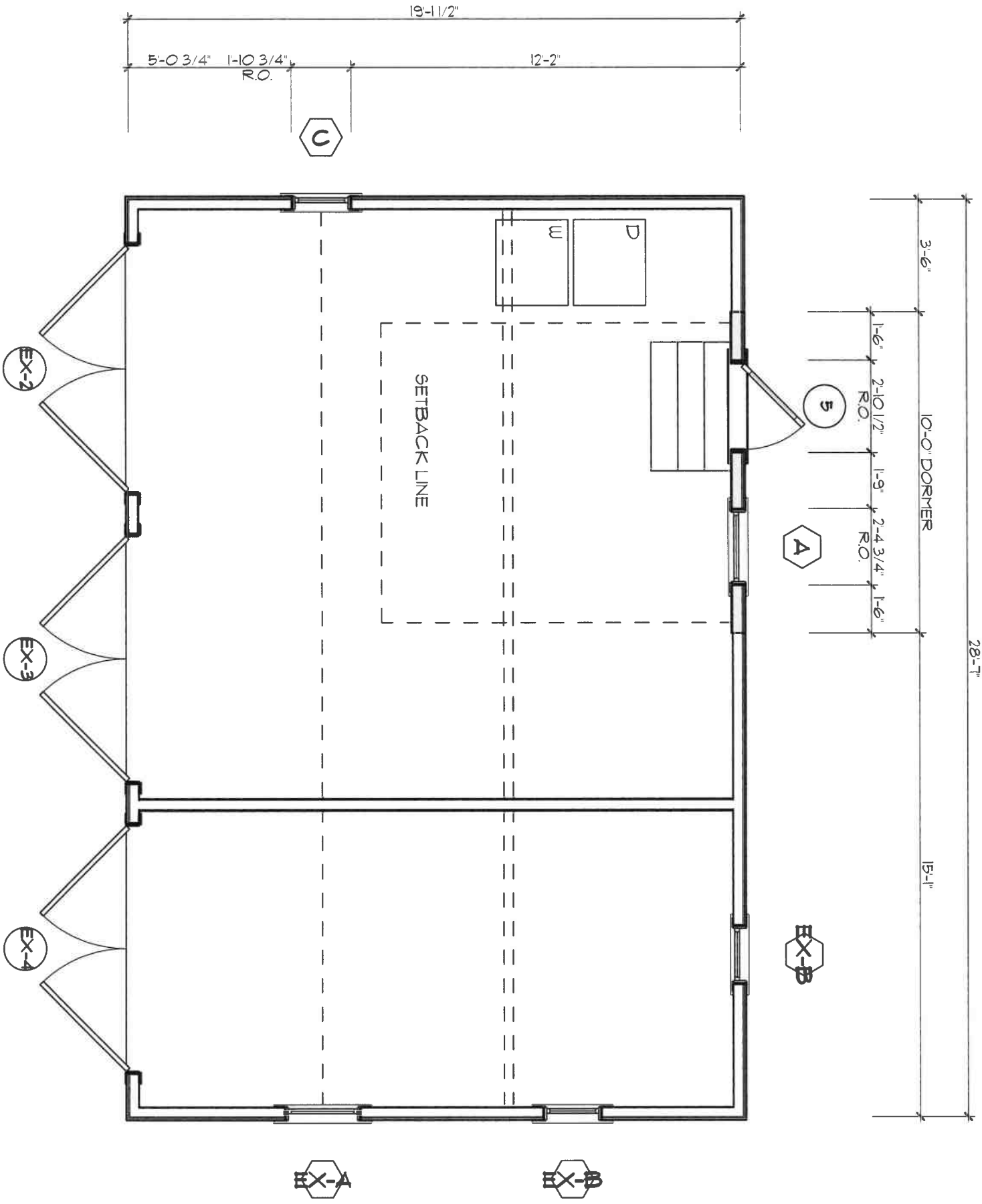
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

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



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

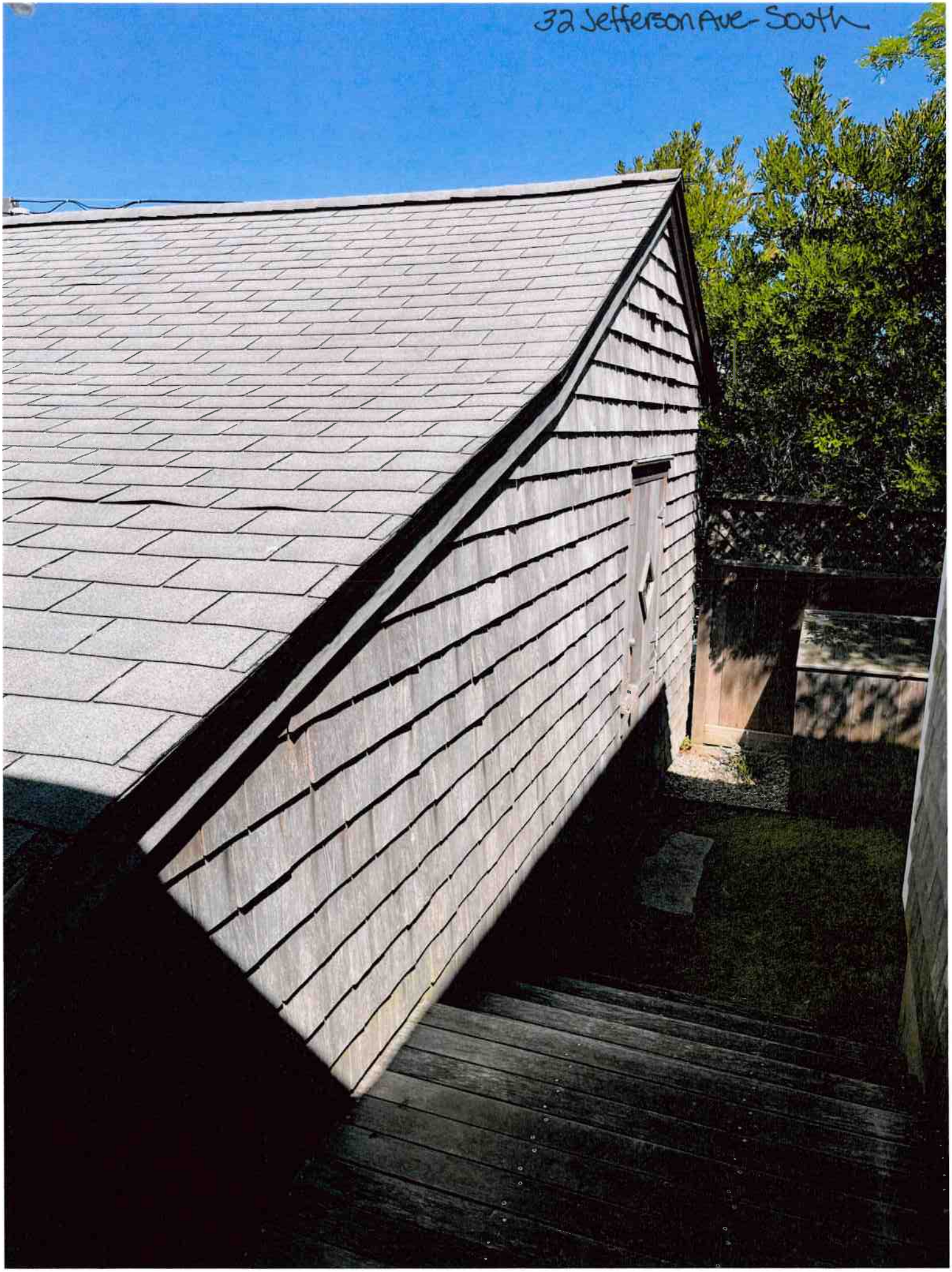
No.	Qn.	Type	Manuf.	Product Number	Glass Size	Rough Opening	Lights	Comments
EX-A	1	Hopper	Existing	N/A	6 x 8	Existing	12	
A	1	Operable Casement	Boston Sash	N/A	6 x 8	TBD	12	Match existing A window
EX-B	1	Hopper	Existing	N/A	6 x 8	Existing	6	
C	1	Double Hung	Boston Sash	N/A	6 x 8	TBD	6 over 6	Match glass size of existing A window

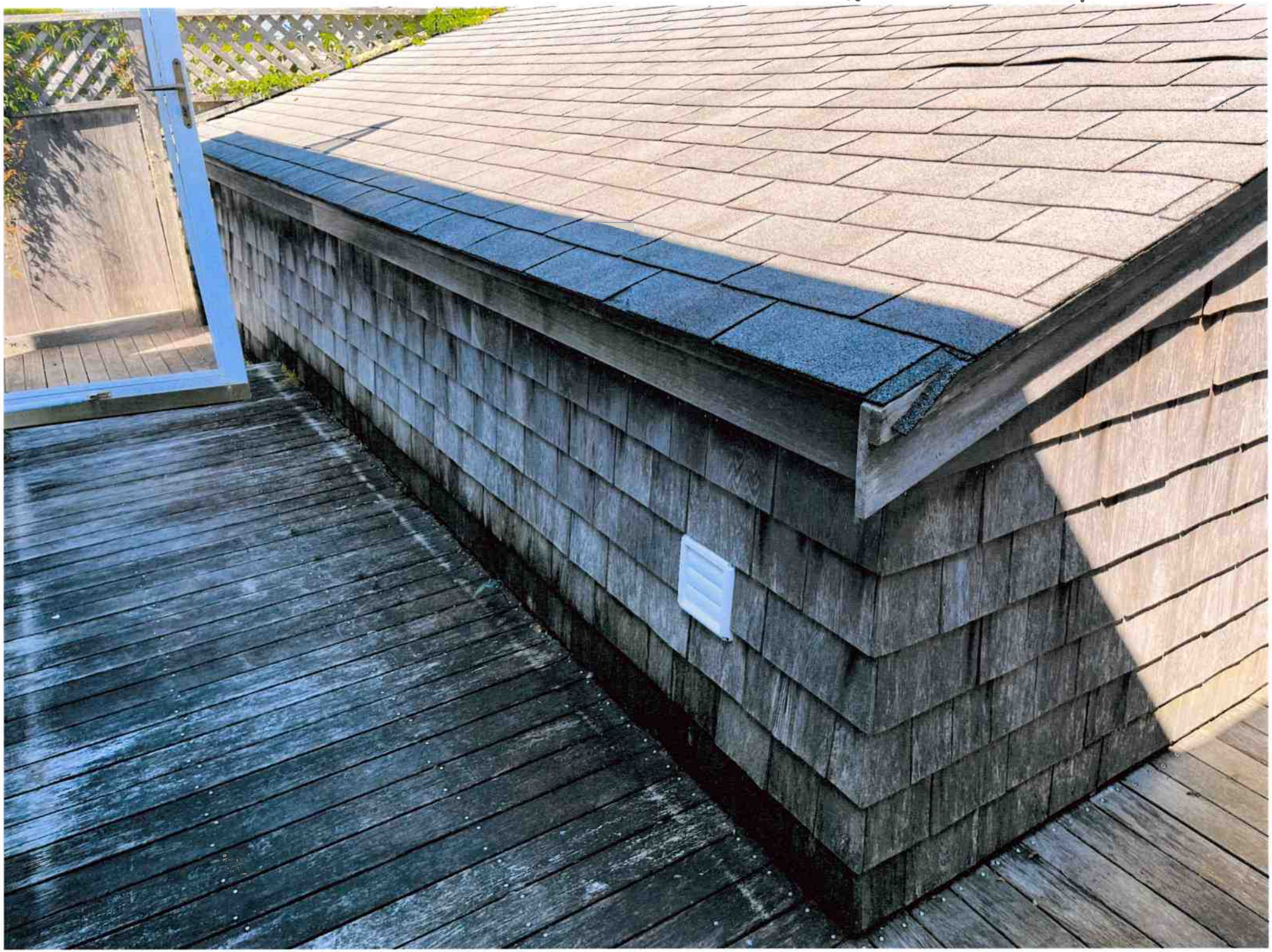
Door Schedule

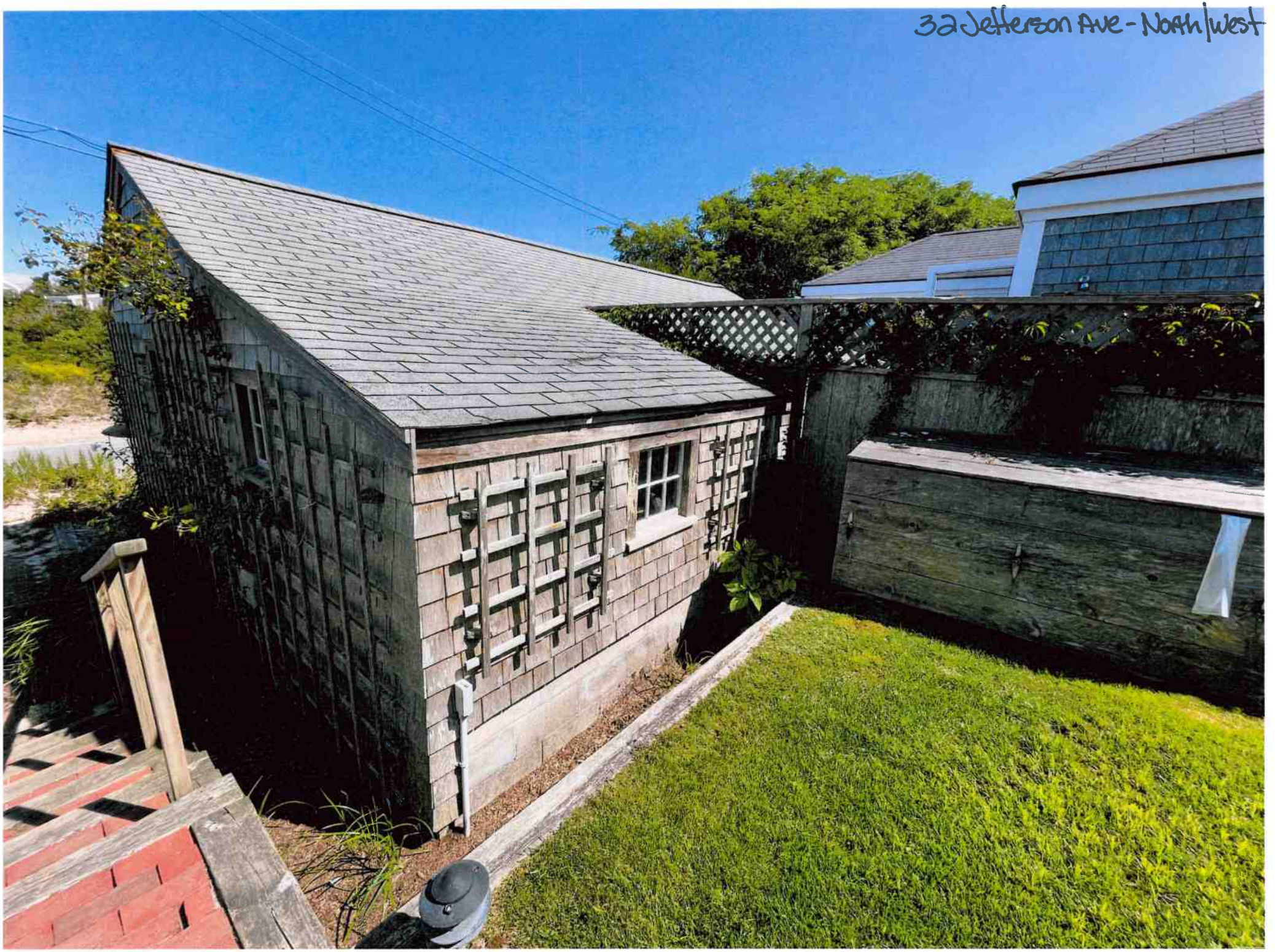
No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
EX-2	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" x 7'-5"	Existing	N/A	Vertical boards
EX-3	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" x 7'-5"	Existing	N/A	Vertical boards
EX-4	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" 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

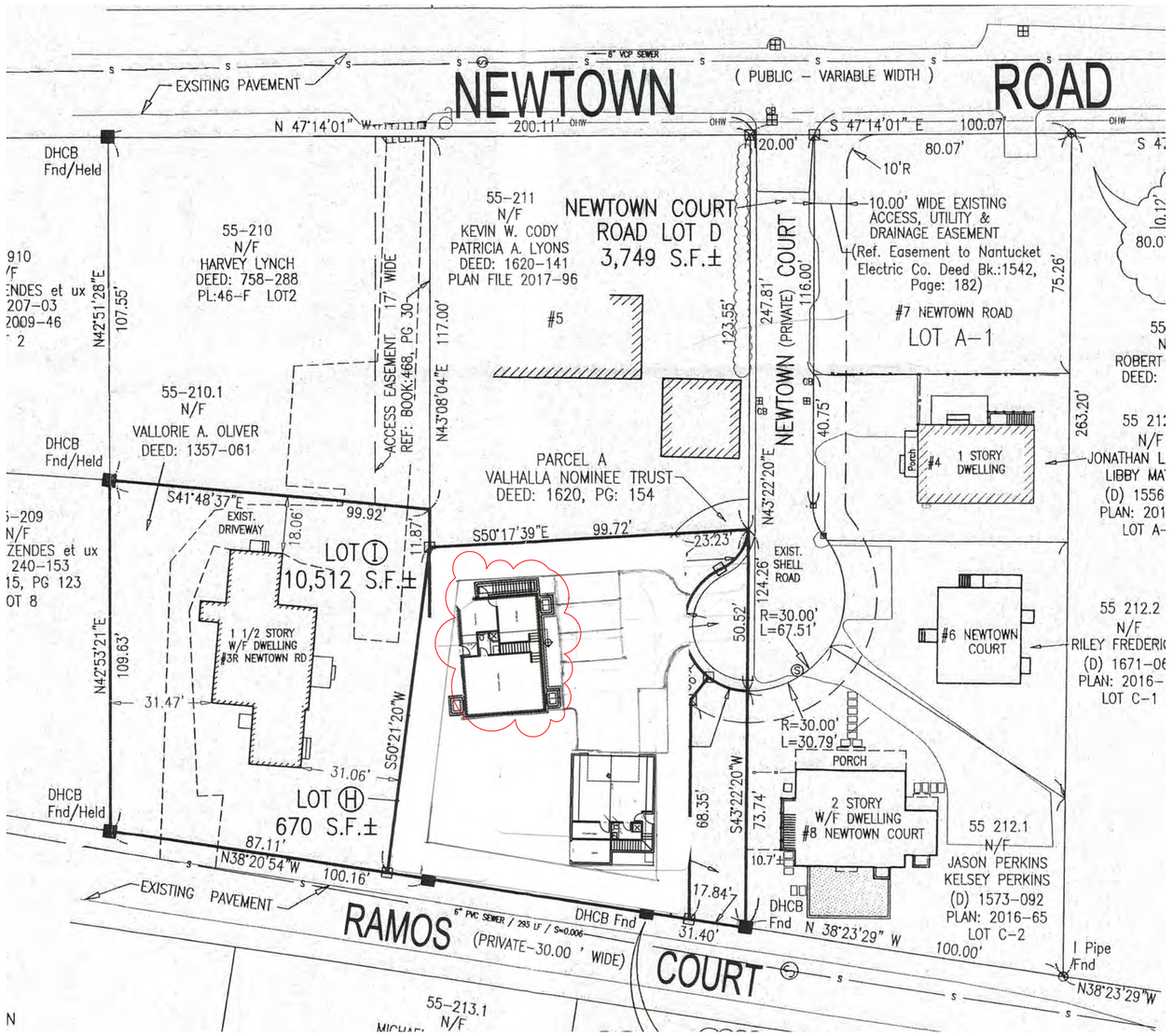


MAP 55 PARCEL 210.2









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

DRAWN BY: ALEX WOODLEY

DATE:10-16-24

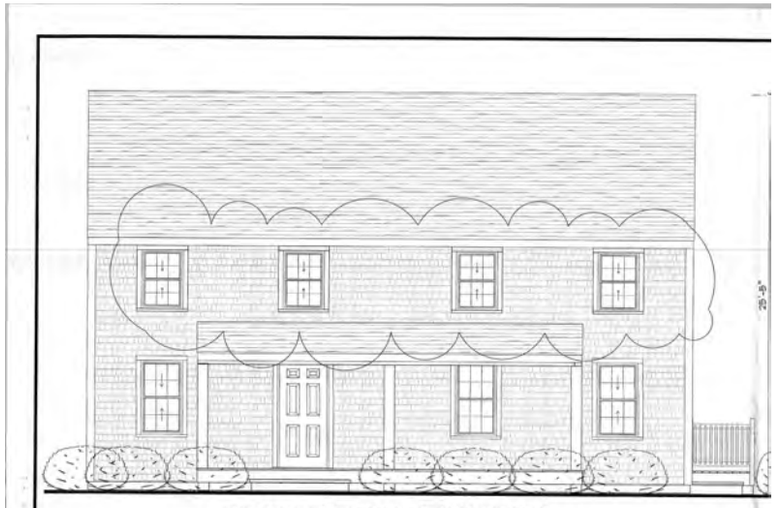
ALEXANDER WOODLEY- 3 NEWTOWN COURT (REV TO COA 2022-03-6065
ALTERATIONS TO PREVIOUSLY APPROVED DWELLING



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

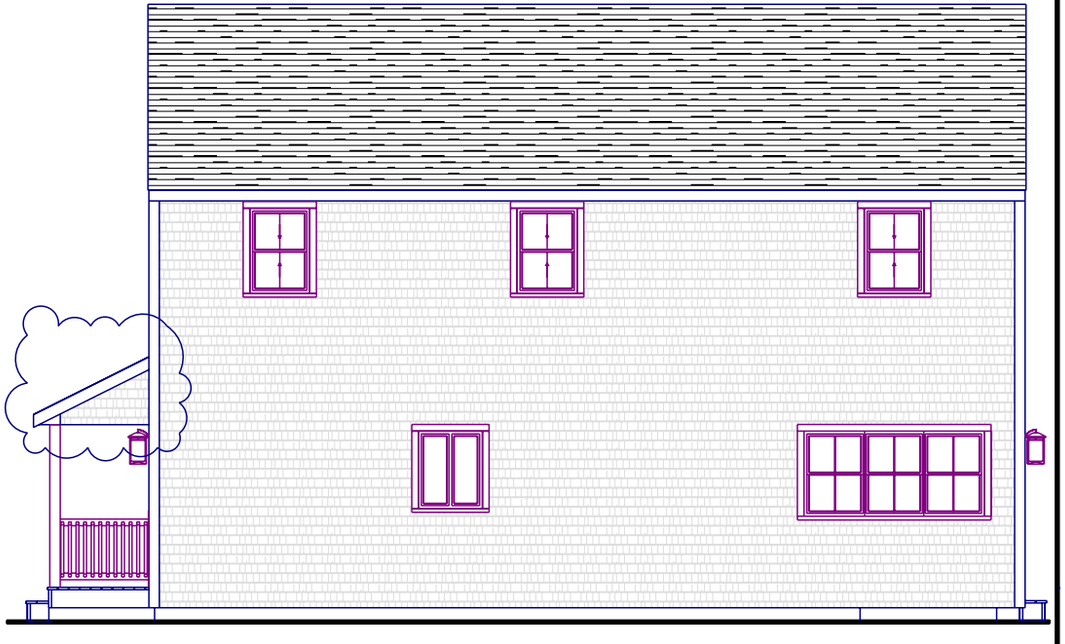
ALEXANDER WOODLEY- 3 NEWTOWN COURT
PROPOSED DWELLING REVISIONS



WINDOW GRILLES CHANGED FROM
6 OVER 6 TO 2 OVER 2



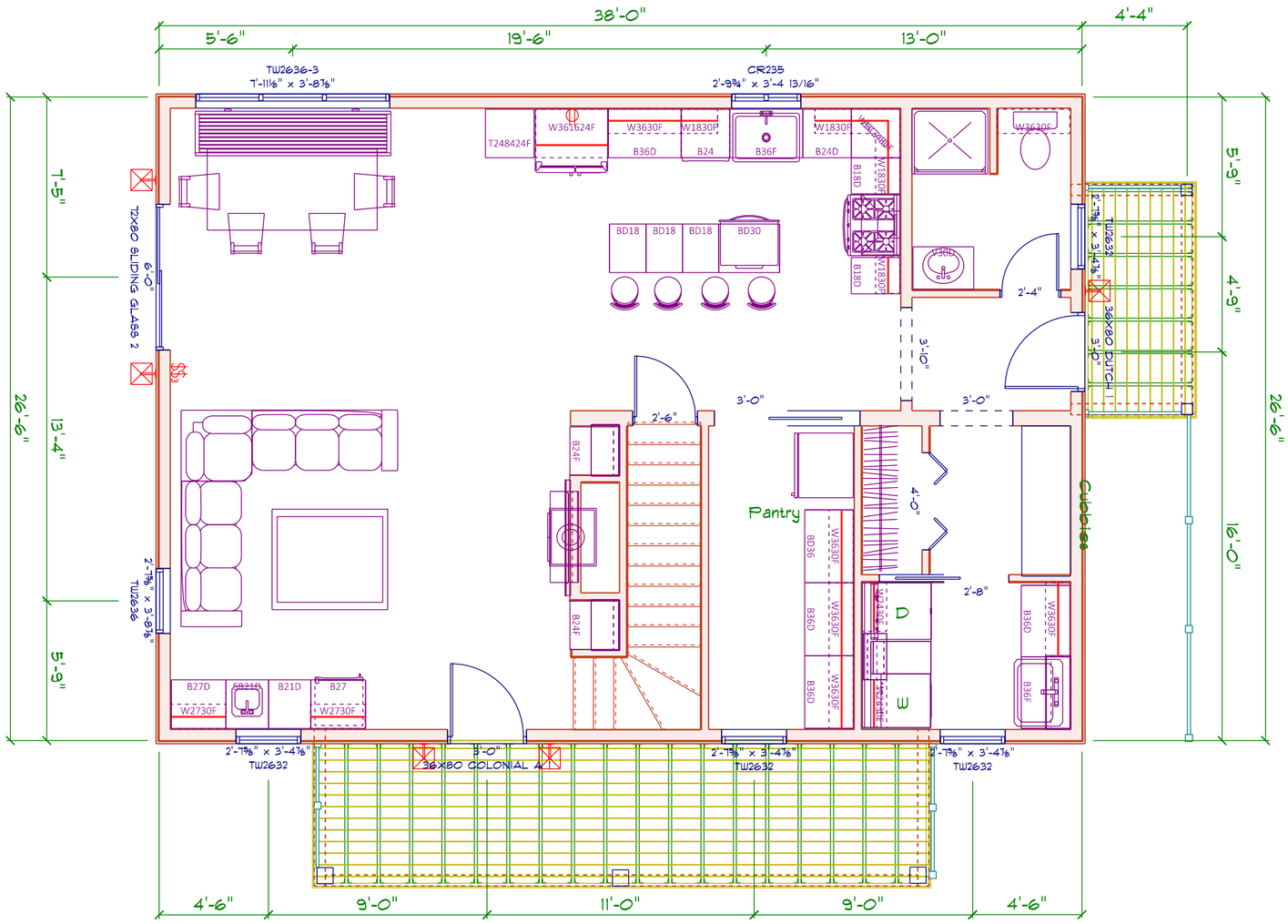
RIGHT (NORTH)



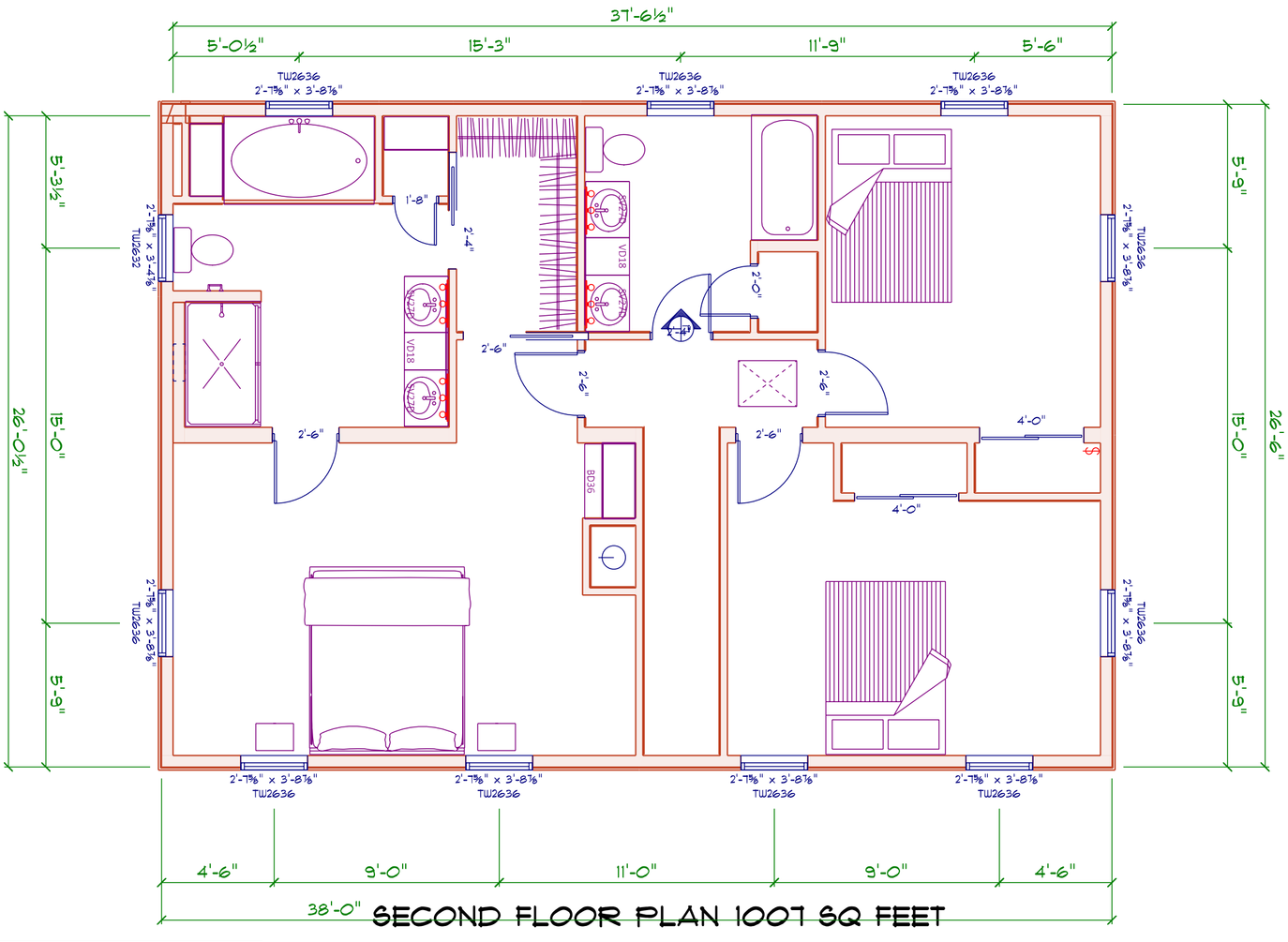
REAR (WEST) FACING VAL'S HOUSE

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 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

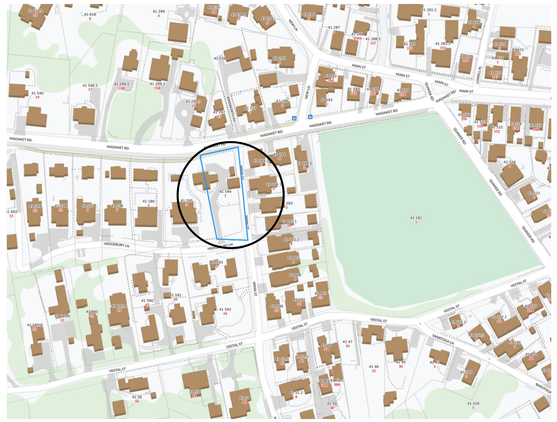
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim White Sash White Doors White
Deck — Foundation — Fence — Shutters —

* 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

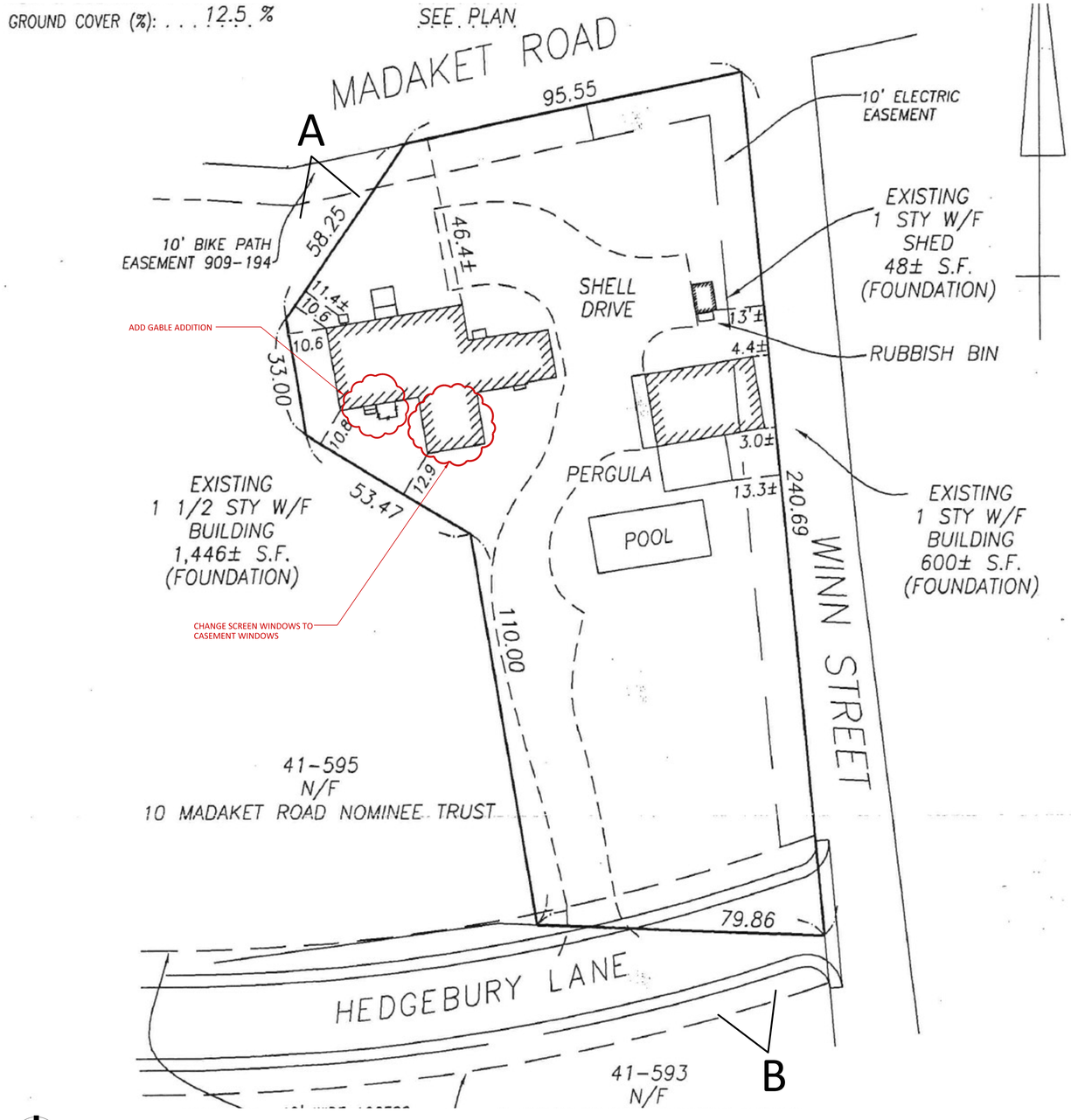


AERIAL VIEW: NTS

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

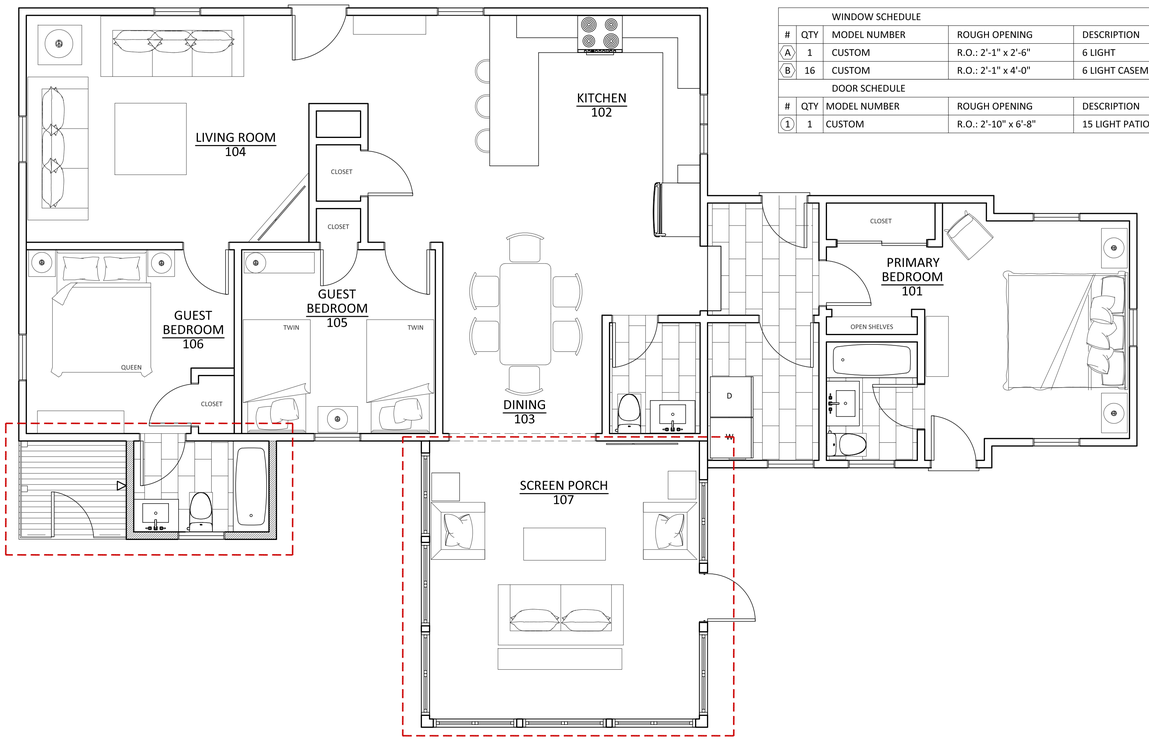
MAIN HOUSE HDC

BORDEN
1 HEDGEBURY LANE
NANTUCKET, MA 02554
MAP: 41 PARCEL: 594

COVER SHEET

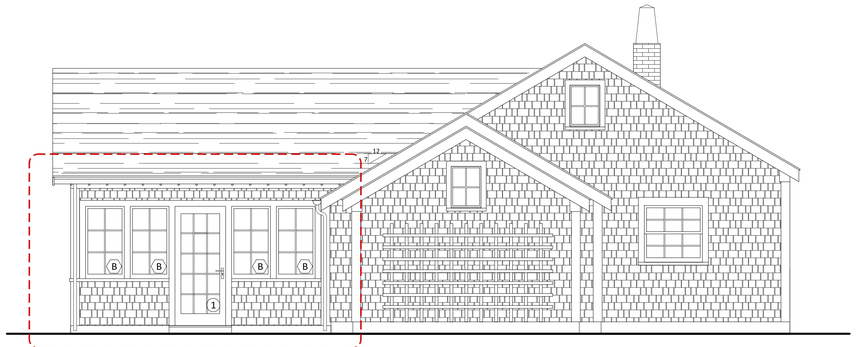
C1.1

18 OCTOBER 2024



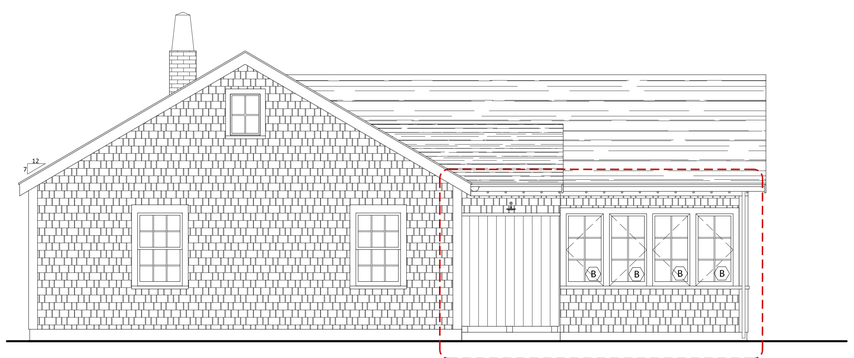
WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	1	CUSTOM	R.O.: 2'-1" x 2'-6"	6 LIGHT
B	16	CUSTOM	R.O.: 2'-1" x 4'-0"	6 LIGHT CASEMENT
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM	R.O.: 2'-10" x 6'-8"	15 LIGHT PATIO DOOR

FLOOR PLAN
1/4" = 1'-0"



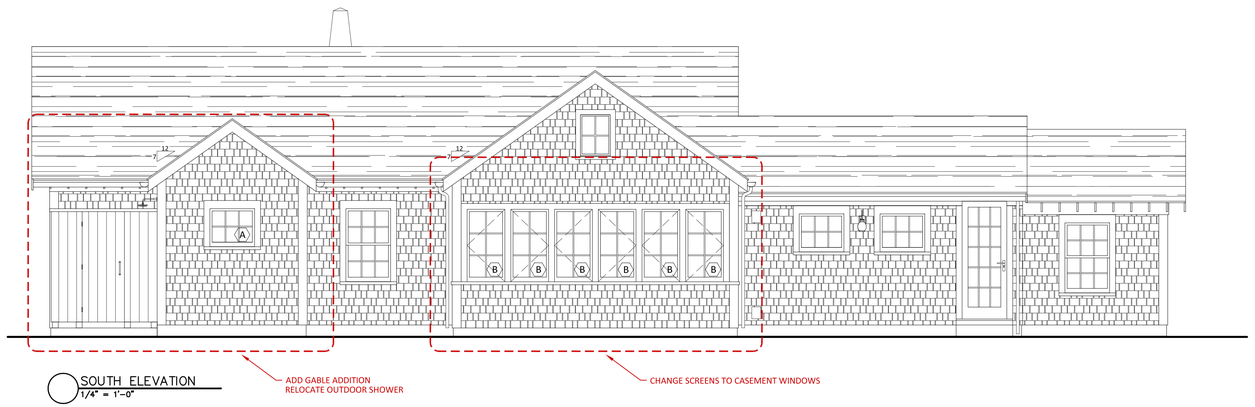
EAST ELEVATION
1/4" = 1'-0"

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 _____

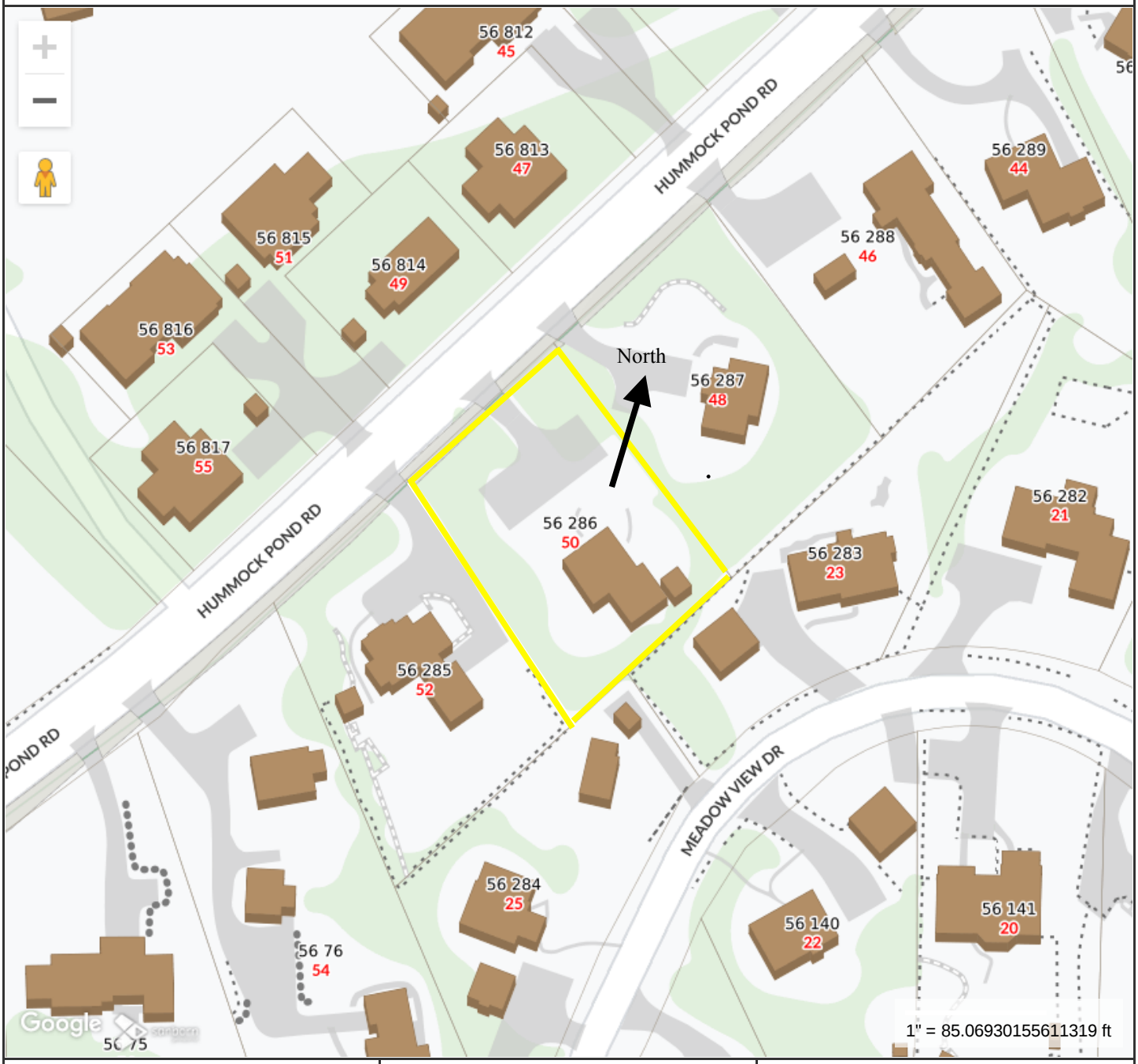
Deck _____ Foundation _____ Fence _____ Shutters _____

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

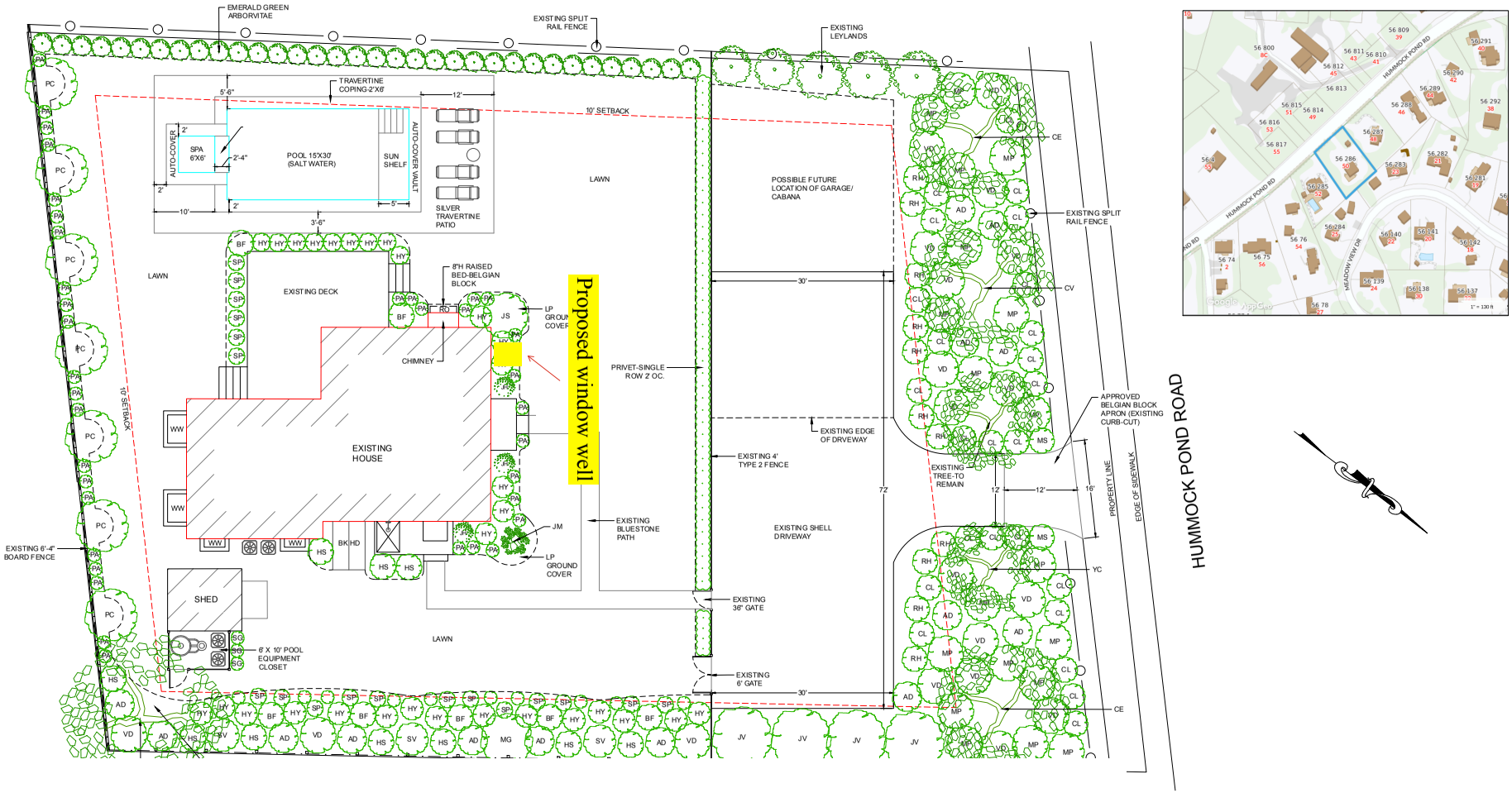


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

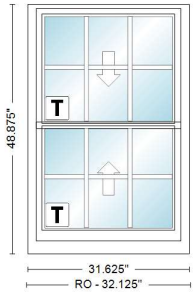
OWNER
Brian King

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.

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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°. 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 _____

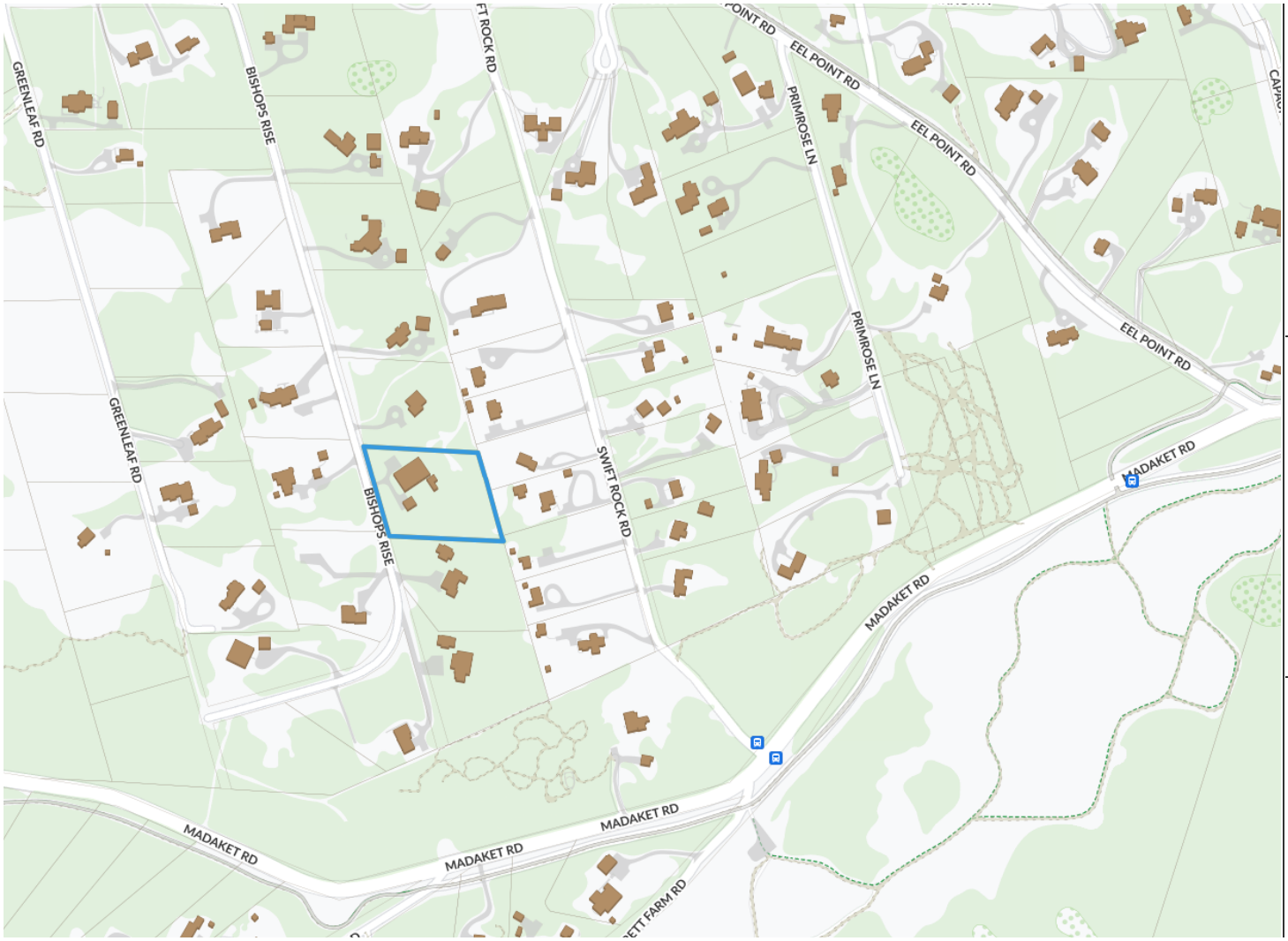
Trim _____ Sash _____ Doors _____

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

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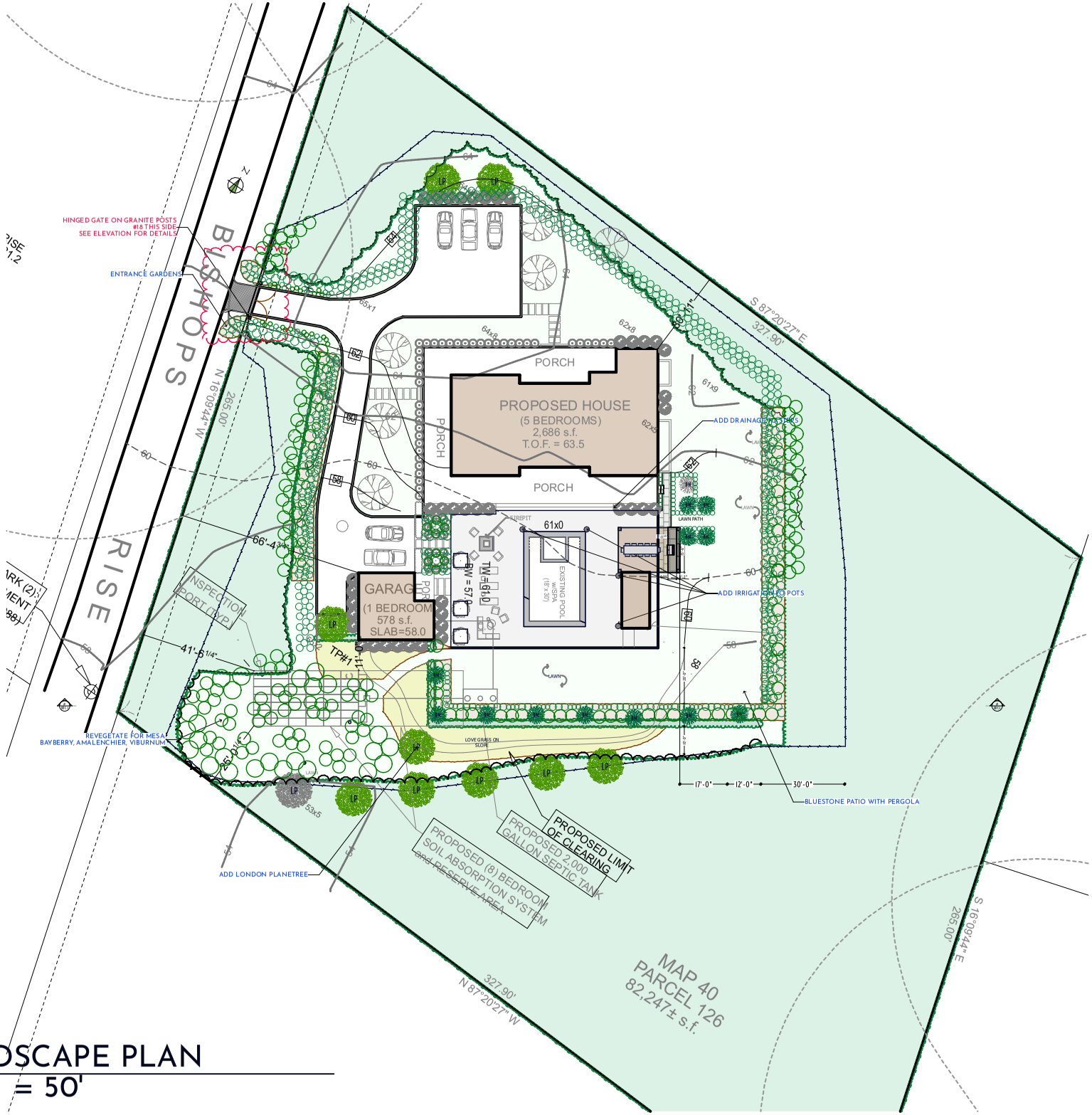

1 HDC LANDSCAPE PLAN
SCALE: 1" = 50'

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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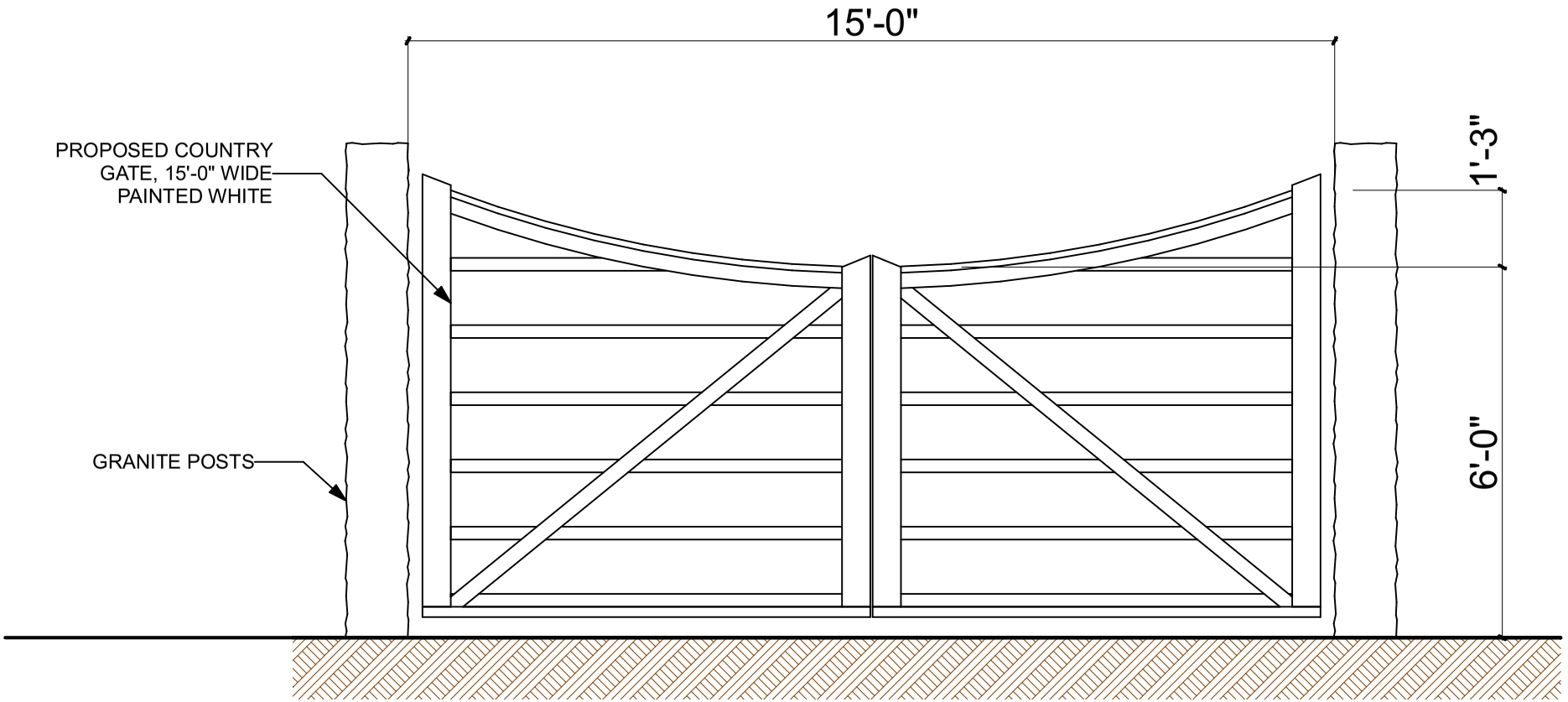


1 ELEVATION ENTRANCE GATE
SCALE: 3/8" = 1'-0"

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

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



3 18 Bishops Rise View1



1 18 Bishops Rise View 2



4 GATE PHOTO



2 18 Bishops Rise View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-E

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

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

7 Farmer St
Driveway Change
10.21.2024

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

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

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

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

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

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

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

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

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

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

X — Covid 10 Day Waiver

X

REQUIRED WHERE APPLICABLE:

Owners Authorization Letter

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

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

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

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

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

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

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

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Voulgaris, Nicholas and Kristine

STREET ADDRESS 7 Farmer St

MAP/PARCEL 42.3.2/108

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.21.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10.21.2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 108

Street & Number of Proposed Work: 7 FARMER ST.

Owner of record: VOUDARIS NICHOLAS + KRISTINE

Mailing Address: 48 SUNRISE CAY
KEY LARGO, FL. 33037

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscaping.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other REPLACE COBBLESTONE DRIVEWAY W/ BRICK

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

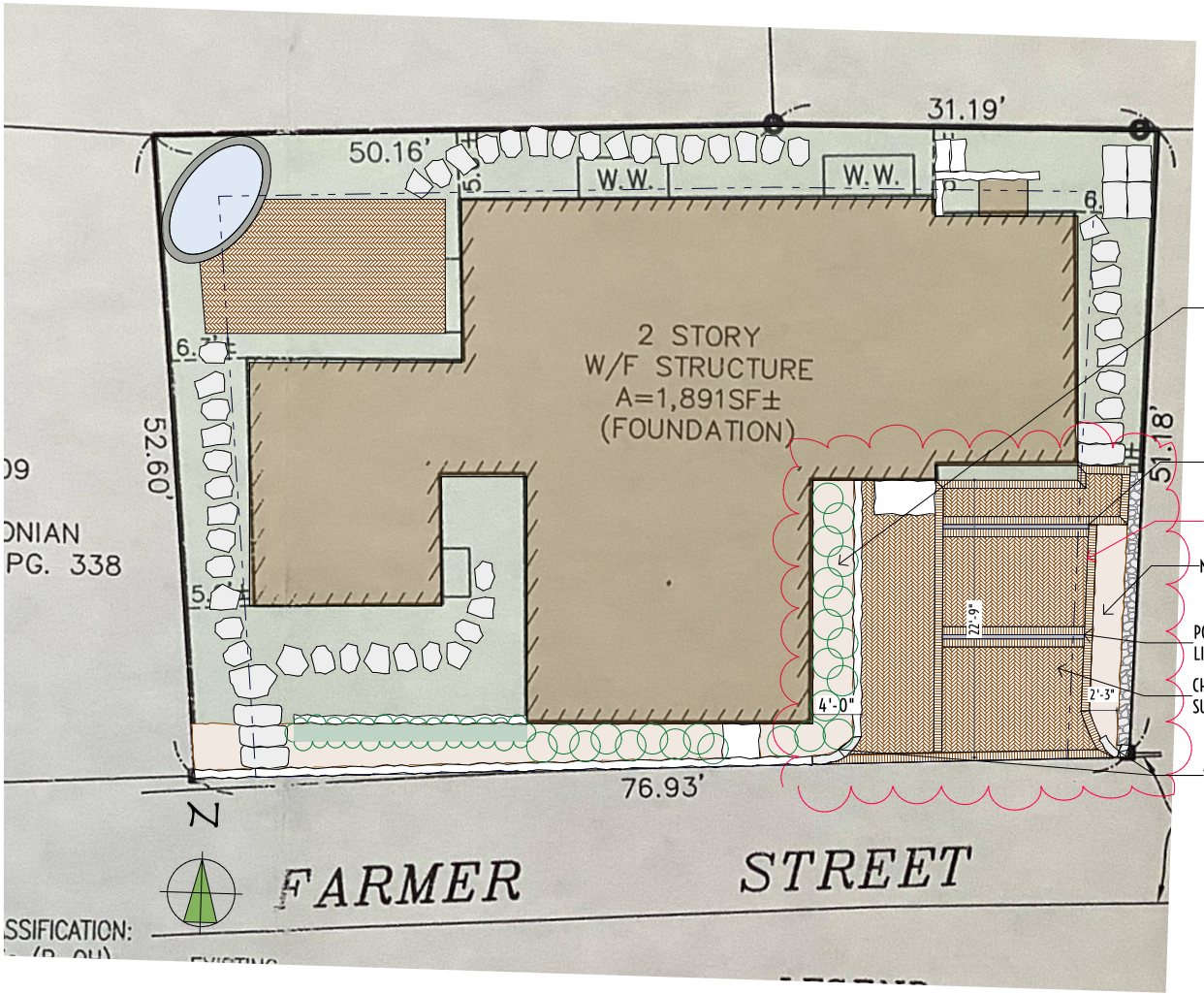
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10-11-24 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 5'



2 LOCUS M-42.3.2 P-108

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7 Farmer St
Nantucket, Ma.
02554

M: 42.3.2
P: 108
Zoning: ROH
Front Setback: 0
S&R Setback: 5
Scale: As Noted
Plotted: 10/18/24
Drawing No.:

HDC-1

Surveyor	Contact
Blackwell	Contact

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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

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
7 Farmer St
Nantucket, Ma.
02554
M: 42.3.2
P: 108
Zoning: ROH
Front Setback: 0
S&R Setback: 5
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-A

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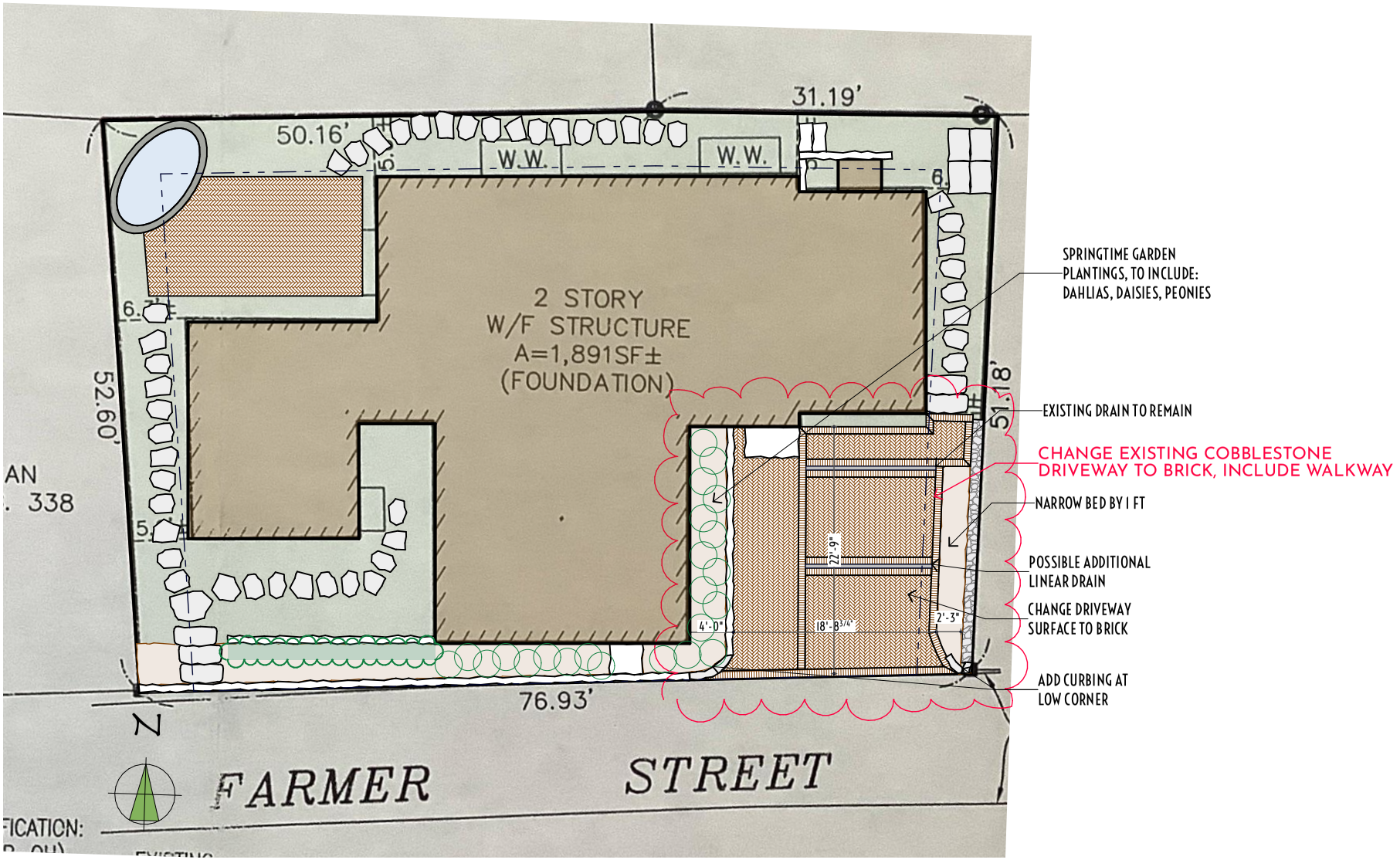


1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7 Farmer St
Nantucket, Ma.
02554
M: 42.3.2
P: 108
Zoning: ROH
Front Setback: 0
S&R Setback: 5
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 7 Farmer ST View 1



2 7 Farmer St View 2



3 7 Farmer St View 3



4 7 Farmer St View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
7 Farmer St
Nantucket, Ma.
02554
M: 42.3.2
P: 108
Zoning: ROH
Front Setback: 0
S&R Setback: 5
Scale: As Noted
Plotted: 10/18/24
Drawing No.:
HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Eming c/o Link

AS AGENT FOR Twenty N Pasture LN NT / HB Studio

STREET ADDRESS 20 N. Pasture LN

MAP/PARCEL 44 / 86

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/21/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Eming 10/21/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 86

Street & Number of Proposed Work: 20 N PASTURE LN

Owner of record: TWENTY N PASTURE LN NT

Mailing Address: 12 ST JOHN PLACE
NEW CANAAN, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB STUDIO

Mailing Address: PO BOX 3741
NANTUCKET, MA 02584

Contact Phone #: (508) 332-9654 E-mail: JURAJ@THEJBSTUDIO.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio EXTENSION ☑ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other FENESTRATION CHANGES

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: ADD 224 SF ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1988

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation RAILING, STEPS
2. South Elevation NEW DOUBLE SLIDING DOORS, NEW WINDOWS, STEPS, RAILING, VERTICAL BOARDS
3. West Elevation RAILING, STEPS,
4. North Elevation NEW DOUBLE DOORS, NEW RAILING, NEW STEPS

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake 1X6 Soffit (Overhang) _____ Corner boards 1X8 Frieze _____

Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer 6/6 ANDERSEN 400 SERIES.

Doors* (type and material): ☐ TDL ☑ SDL Front GLIDING FR. BRIGHT Rear DBL SLIDER 16LT Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash WHITE Doors WHITE

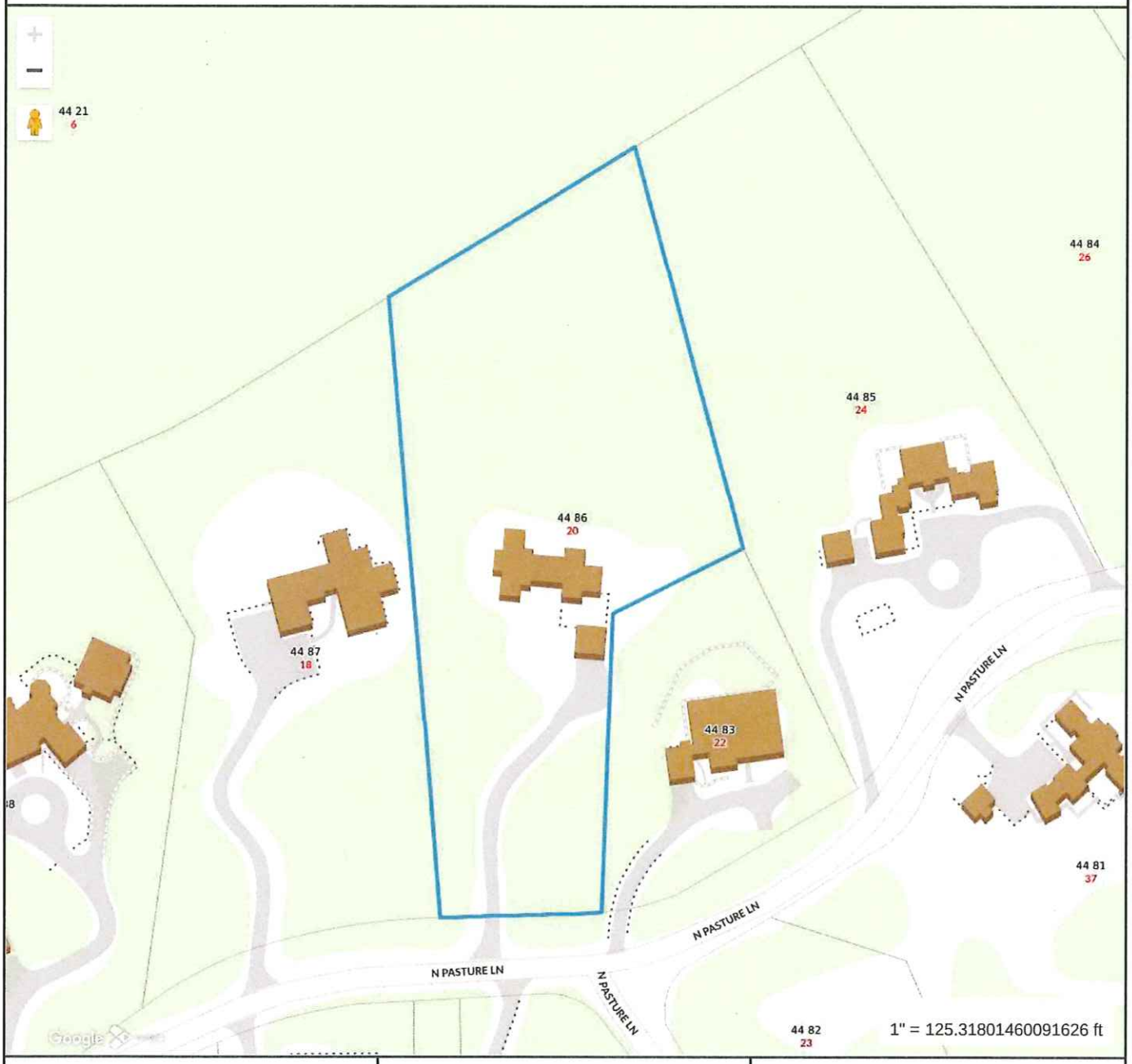
Deck MAHOGANY NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/24 Signature of owner of record

Signed under penalties of perjury



Property Information

Property ID	2625
Location	20 N PASTURE LN
Owner	POWELL JEFFREY S TRST ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

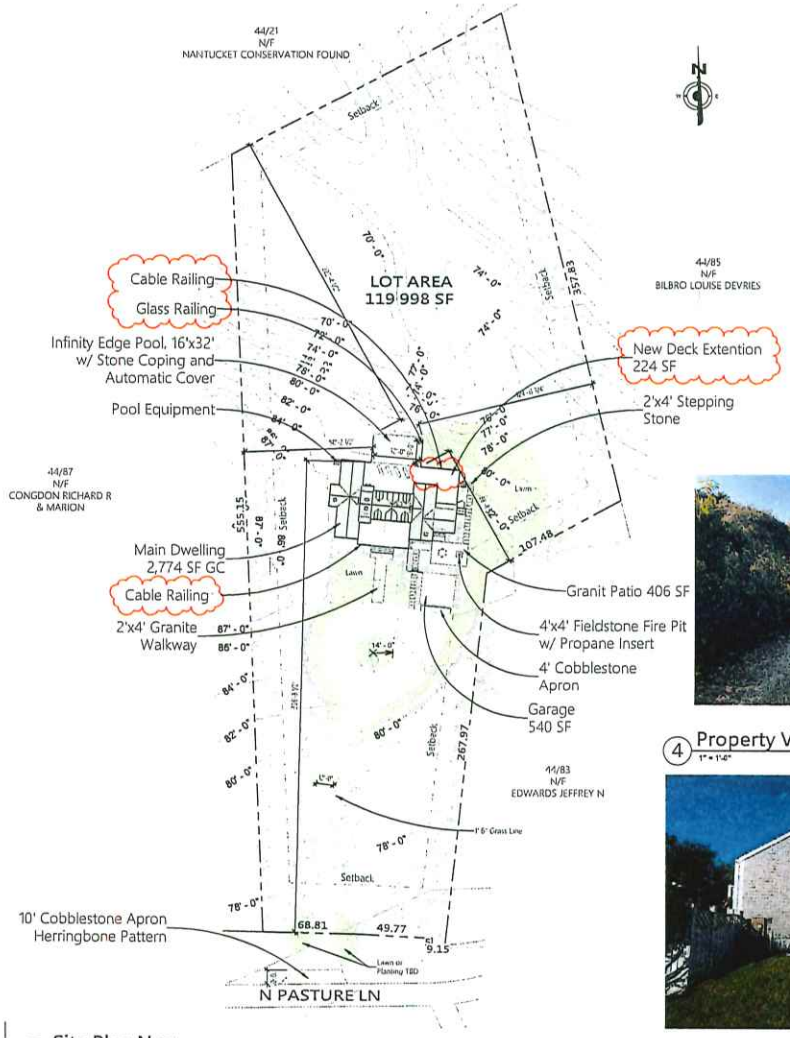
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HDC Submission Only - Not For Construction

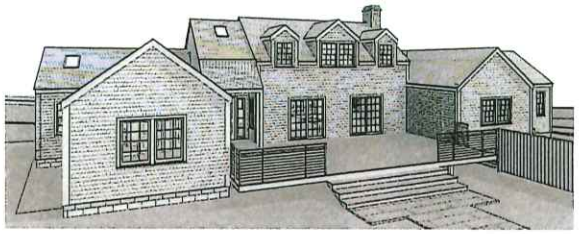
ALL FINAL DRAWINGS SHALL BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK EXECUTED INCORRECTLY DUE TO AN INCOMPLETE UNDERSTANDING OF MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE THE 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 HAVE BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.

Property Info:

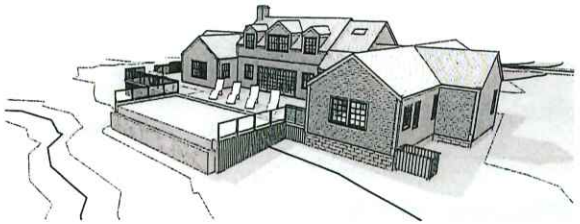
Map & Parcel	44/86	Lot Size	120,998.12 sq. ft.
District/Zoning	LUG-3	Allowable Ground Cover	3,630 sq. ft.
Minimum Lot Size	120,000 sq ft	Existing Ground Cover MH	2,774 sq. ft.
Frontage	200 ft	Existing Ground Cover Garage	540 sq. ft.
Ground Cover Ratio	3%	Proposed Ground Cover 1 SF	0
Front Setback	35 ft		
Side/Rear Setback	20 ft	Total Proposed Ground Cover	0 sq. ft.



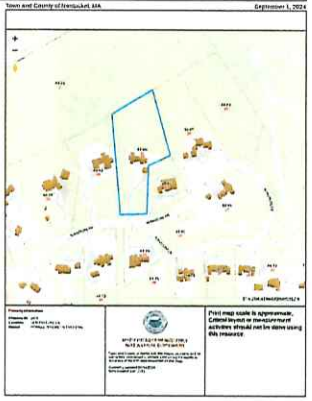
1 Site Plan New
1" = 40'-0"



2 3D View Front New



3 3D View Back New



10 Locus Map
NTS



4 Property View from N Pasture ln
1" = 1'-0"



5 Existing North Elevation
NTS



6 Existing North Elevation 2
NTS



7 Existing West Elevation
NTS



8 Existing West Elevation Pool Side
NTS



9 Existing South Elevation Pool Side
NTS

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
20 N Pasture Ln
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 1:31:55 PM

HDC Submission Only - Not For Construction

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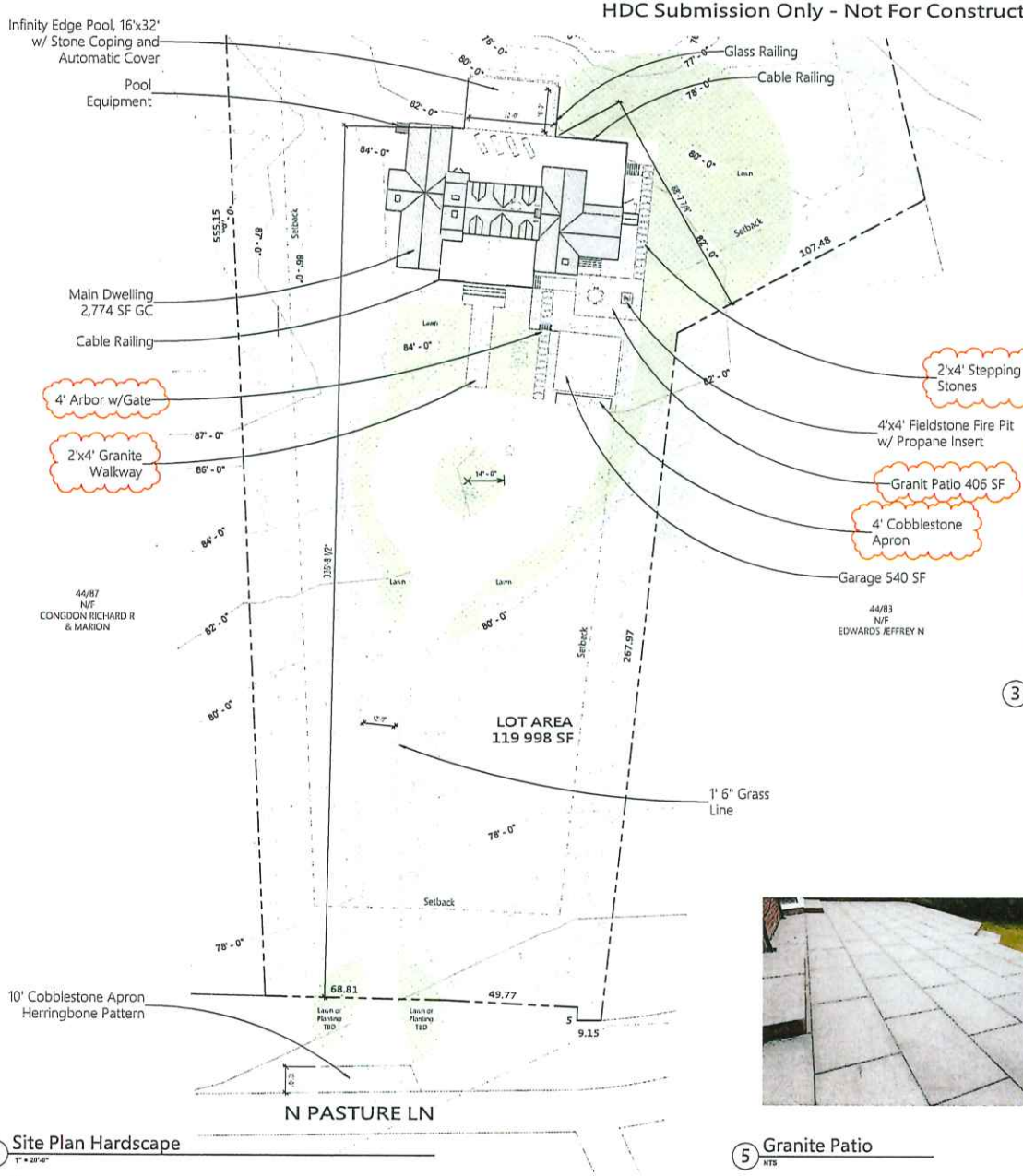

1 Site Plan Hardscape
1" = 20'-0"



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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tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

20 N Pasture Ln Hardscape

20 N Pasture Ln., Nantucket MA 02554

Sheet
Site - Hardscape

Date
10.21.2024

Revisions

C.102

Scale As indicated

10/21/2024 7:31:18 PM

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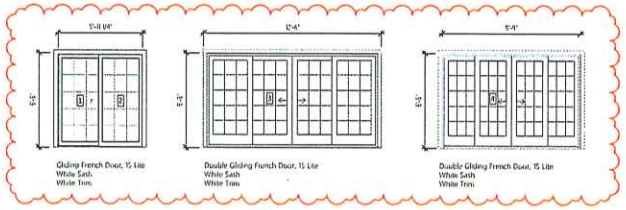
1 Existing North Elevation
1/4" = 1'-0"



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"

10/21/2024 7:31:23 PM

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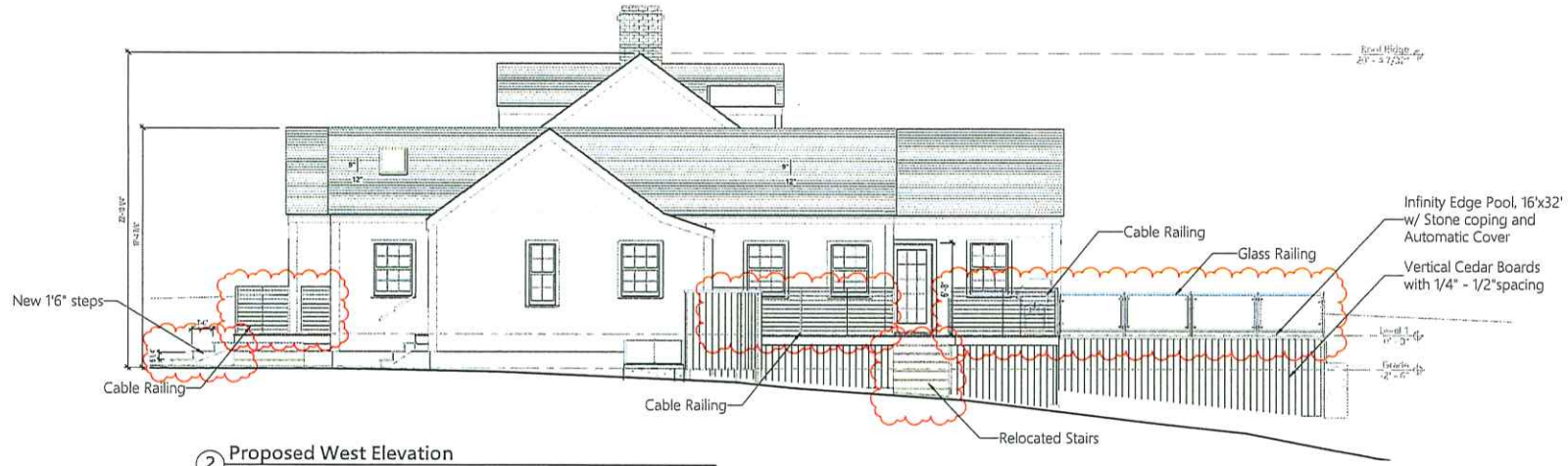
1 Existing West Elevation
1/4" = 1'-0"



2 Proposed West 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 - W

Date
10.21.2024

Revisions

A.102

Scale 1/4" = 1'-0"

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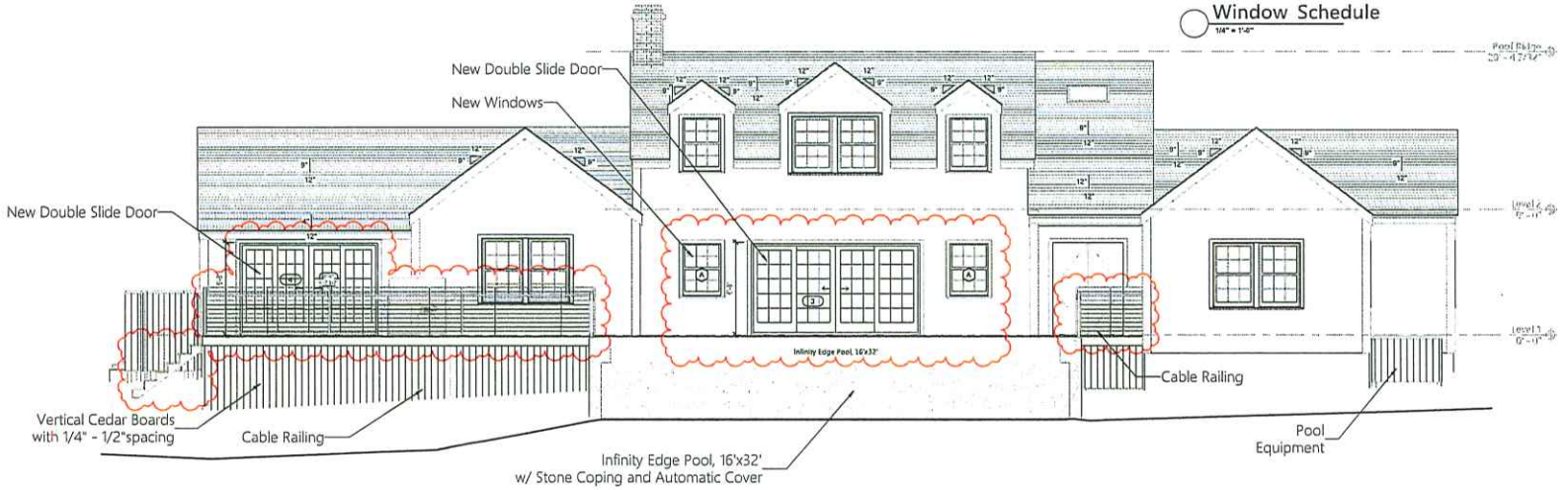
1 Existing South Elevation
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

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Project
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"

10/21/2024 1:31:45 PM

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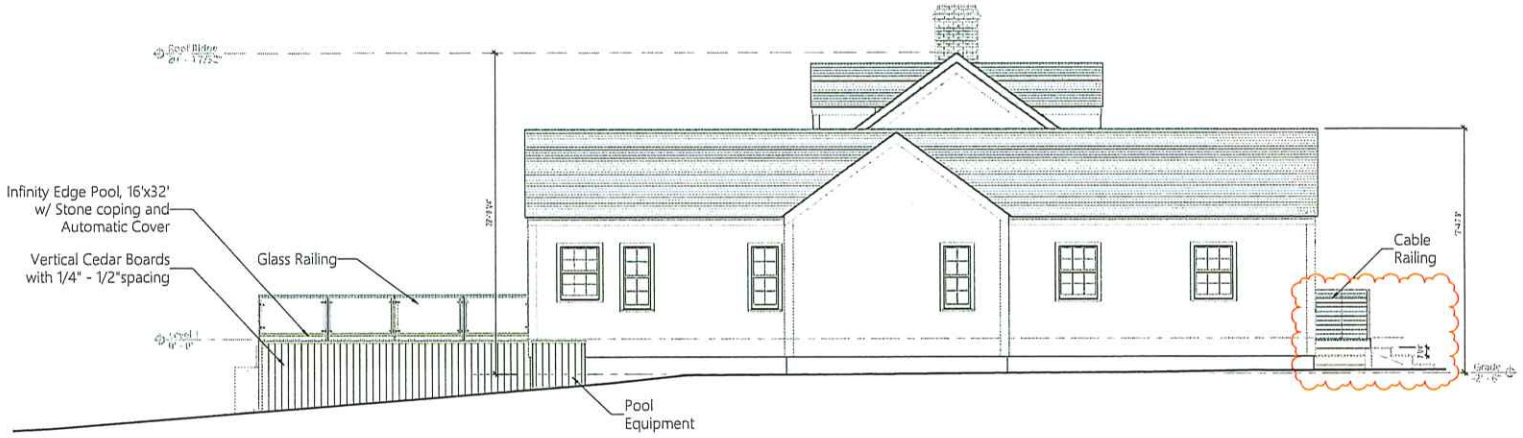
1 Existing East Elevation
1/4" = 1'-0"



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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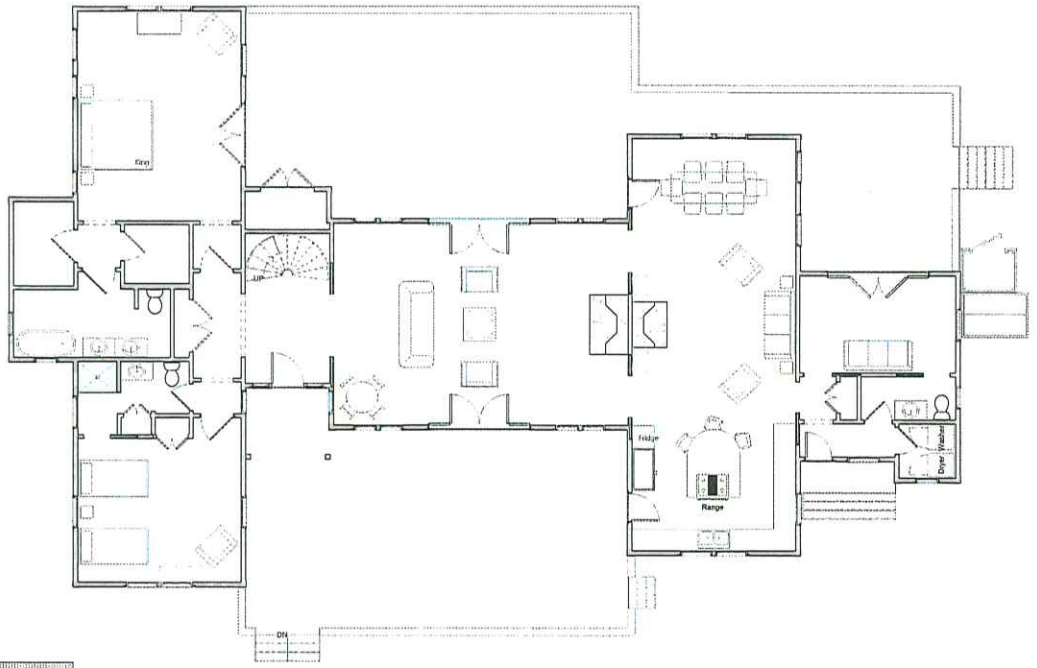
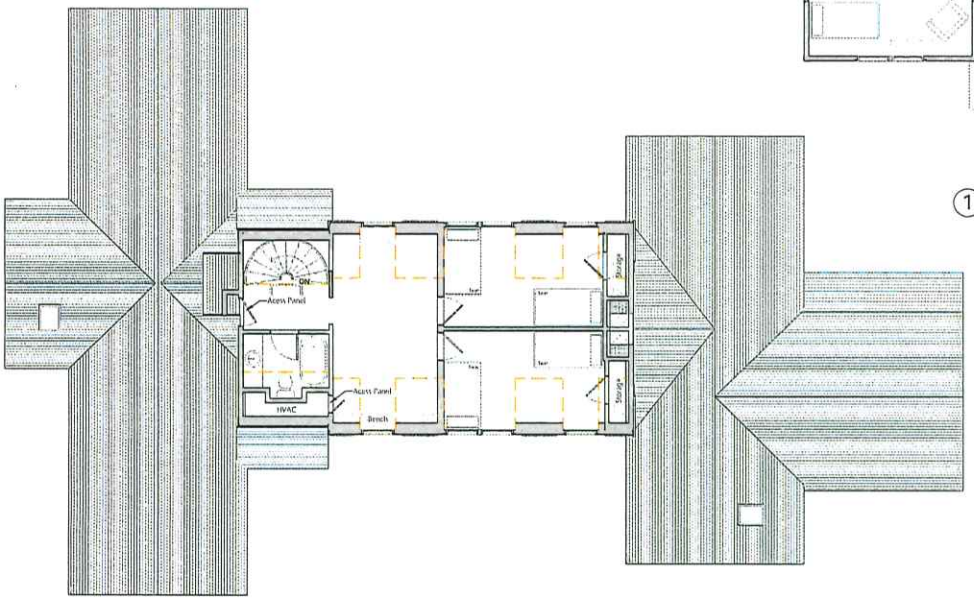


1 Lvl 1-Demo Floor Plans
3/16" = 1'-0"



2 Lvl 2-Existing/Demo
3/16" = 1'-0"

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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"

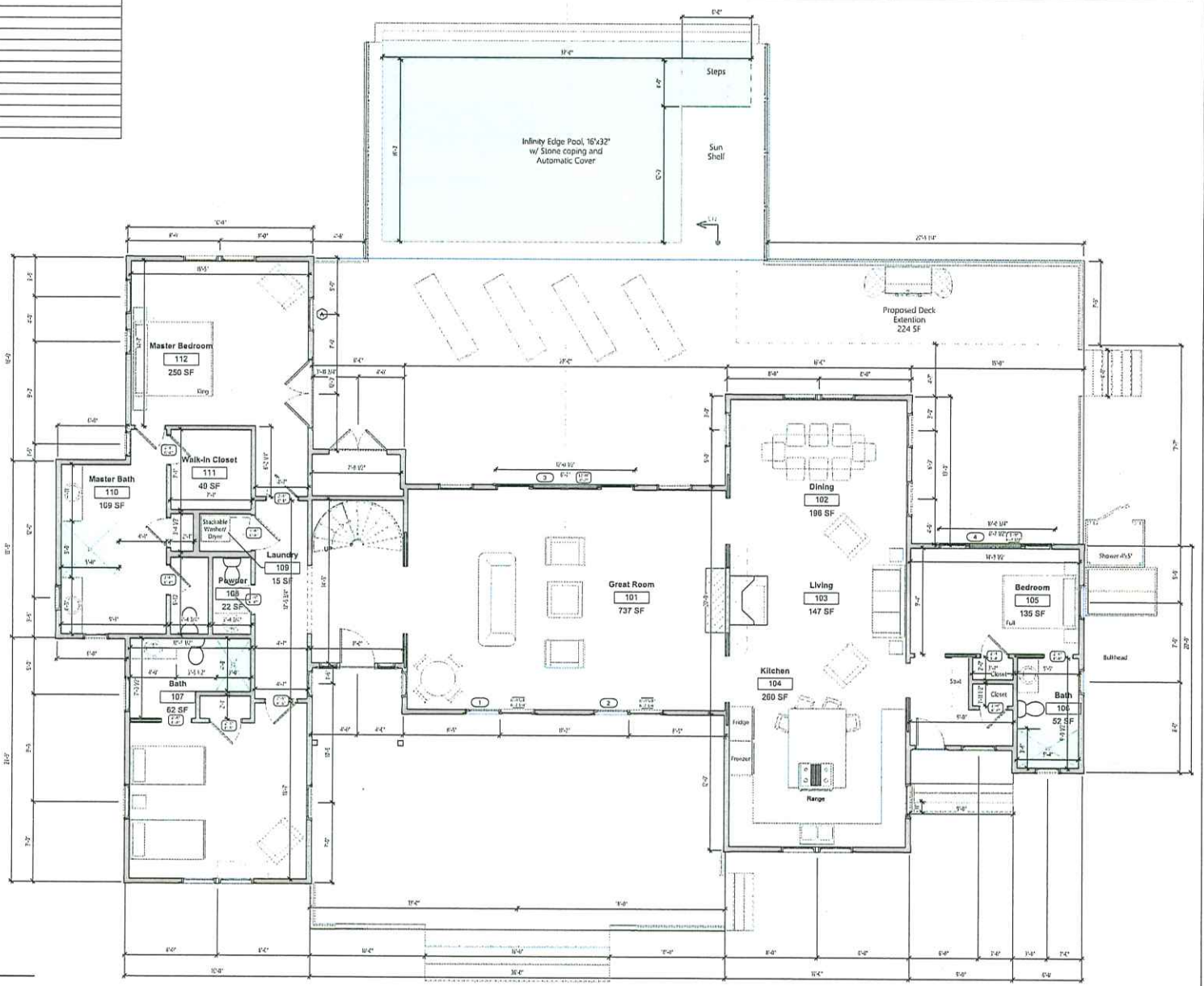
10/21/2024 7:31:39 PM

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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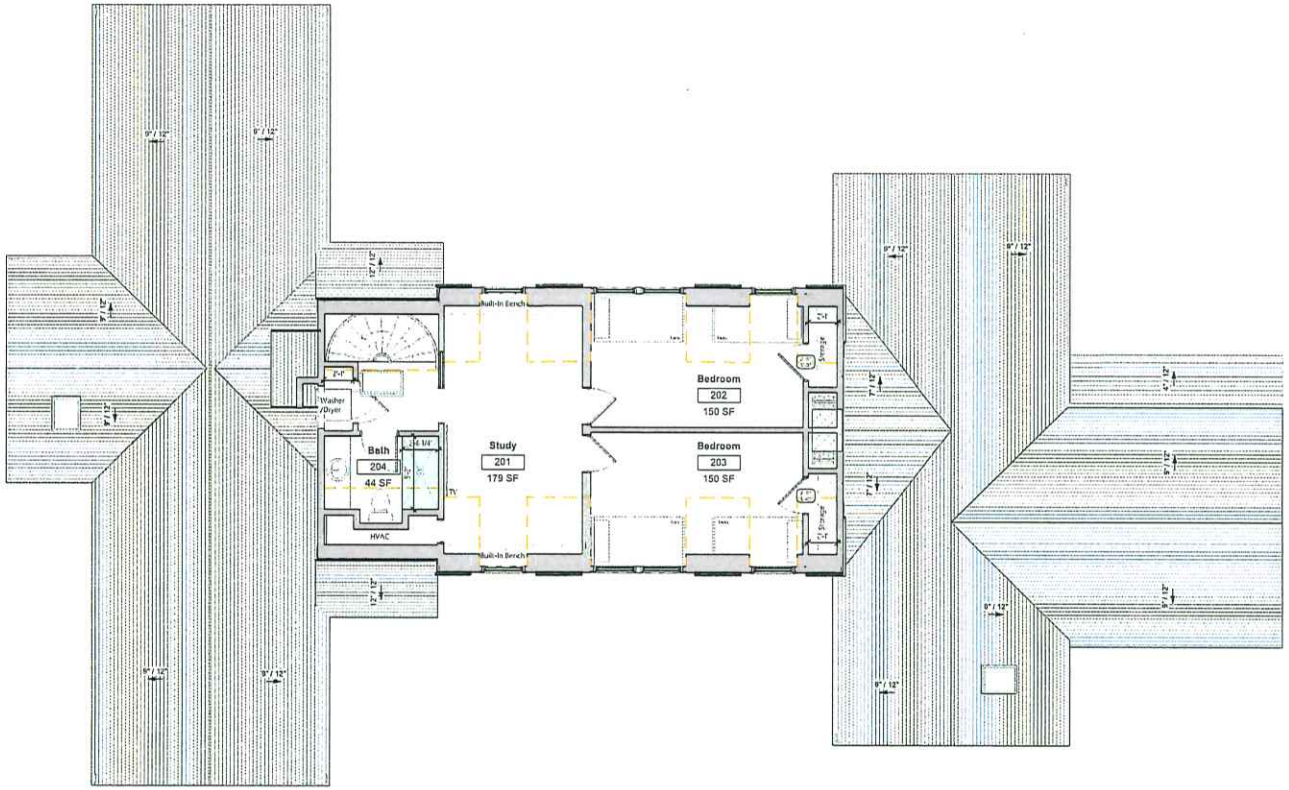
Level 2 - Room Schedule

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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

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Val Oliver

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Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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 _____

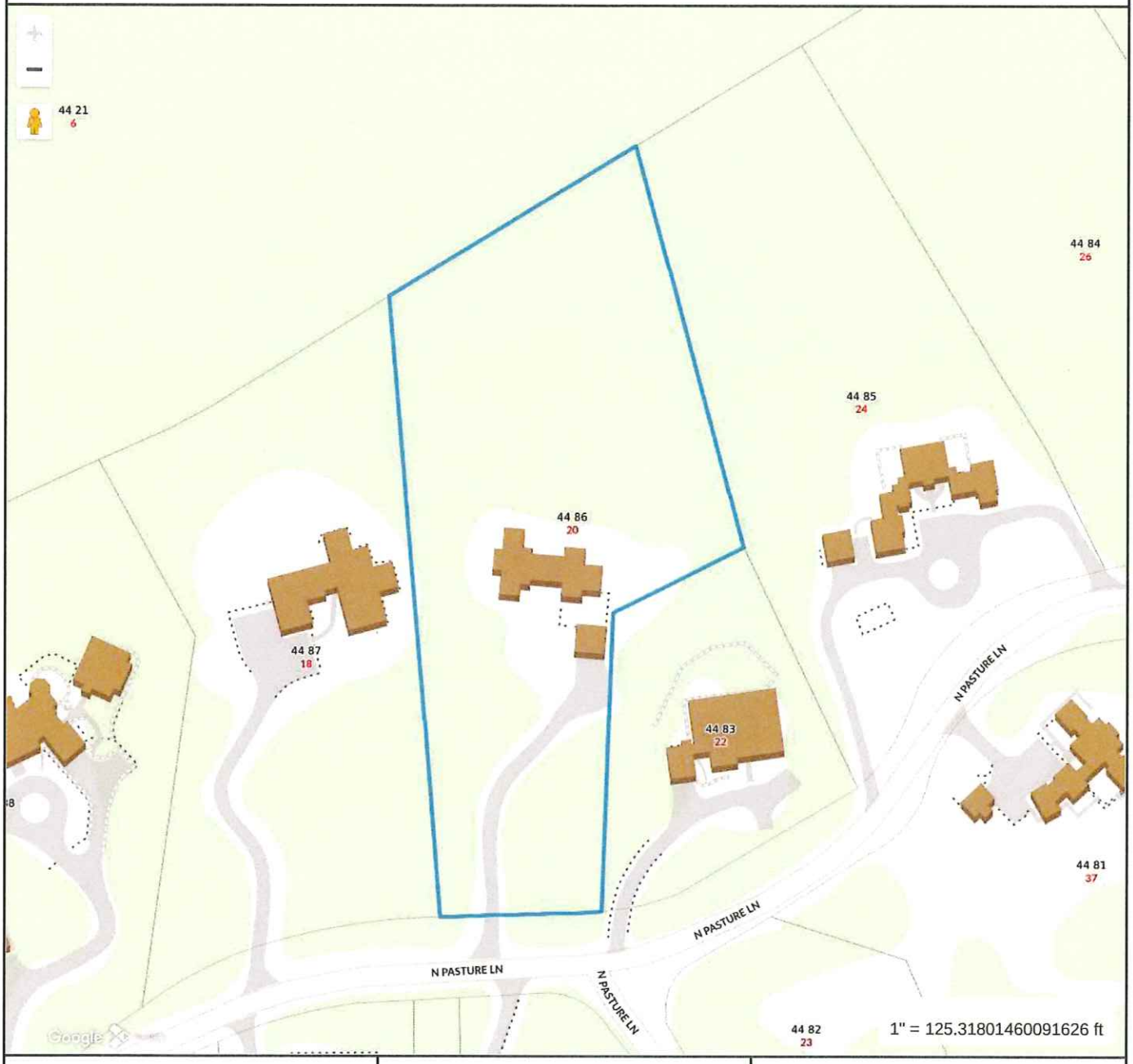
Trim _____ Sash _____ Doors _____

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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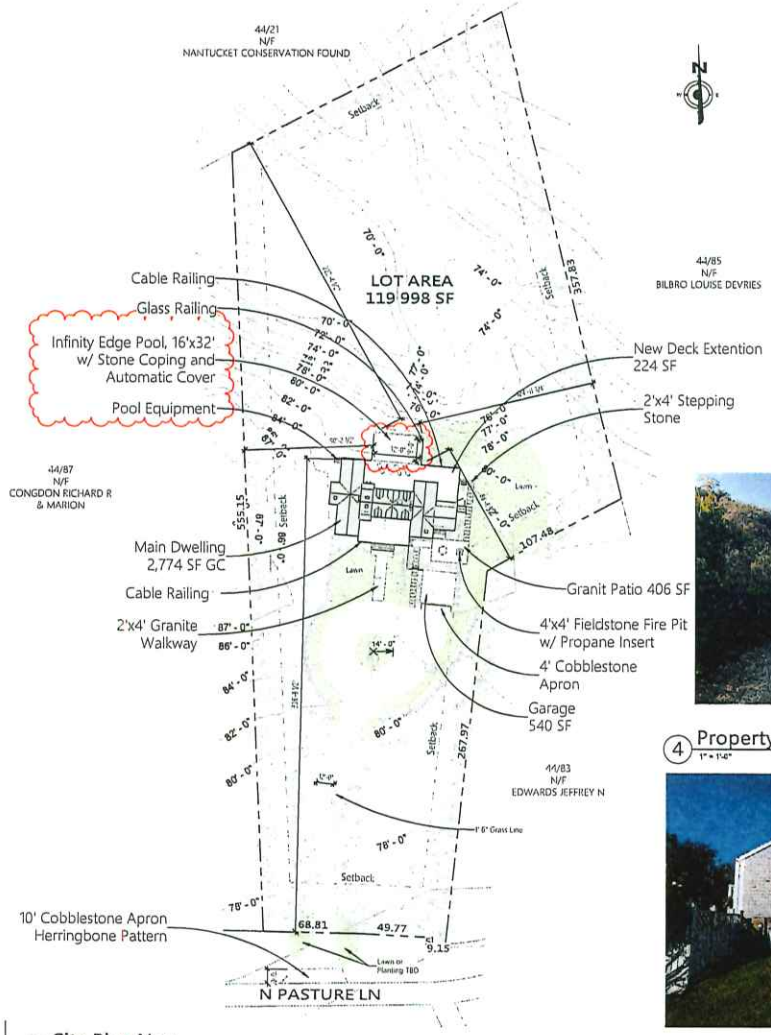
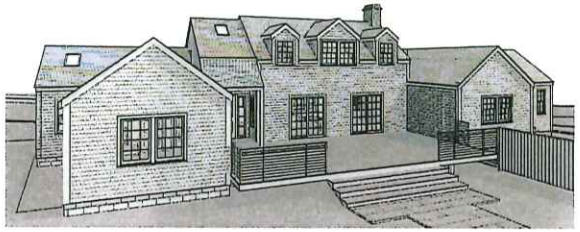
Property Info:

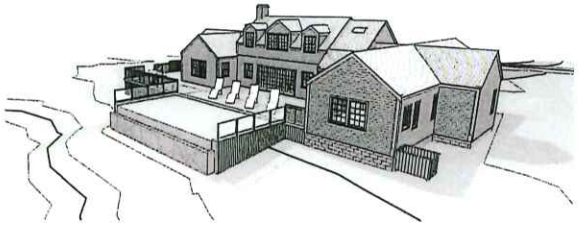
Map & Parcel	44/86	Lot Size	120,3312 sq. ft
District/Zoning	LUA-1	Allowable Ground Cover:	3,610 sq. ft
Minimum Lot Size	120,000 sq.ft	Existing Ground Cover MH :	2,774 sq. ft
Frontage:	200 ft	Existing Ground Cover Garage	540 sq. ft
Ground Cover Ratio:	3%	Proposed Ground Cover Lift:	0
Front Setback:	35 ft		
Side/Rear Setback:	20 ft	Total Proposed Ground Cover	0 sq. ft



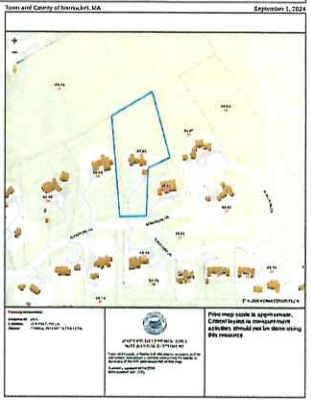
1 Site Plan New
1" = 40'-0"



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



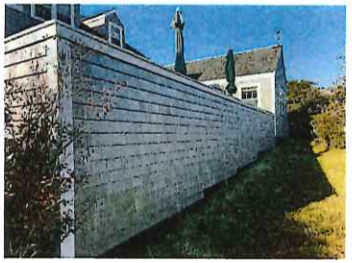
6 Existing North Elevation 2
NTS



7 Existing West Elevation
NTS



8 Existing West Elevation Pool Side
NTS



9 Existing South Elevation Pool Side
NTS

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
20 N Pasture Ln
Pool
20 N Pasture Ln., Nantucket MA
02554

Sheet
Site Plan

Date
10.21.2024

Revisions

C.101

Scale
As indicated

10/21/2024 7:39:23 PM

HDC Submission Only - Not For Construction

ALL TRIPLE UNDERSIDE SHALL BE VERIFIED IN THE FIELD AND ANY INCONSISTENCIES SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK DERIVED INCORRECTLY DUE TO LATE UNDERSTANDING OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO
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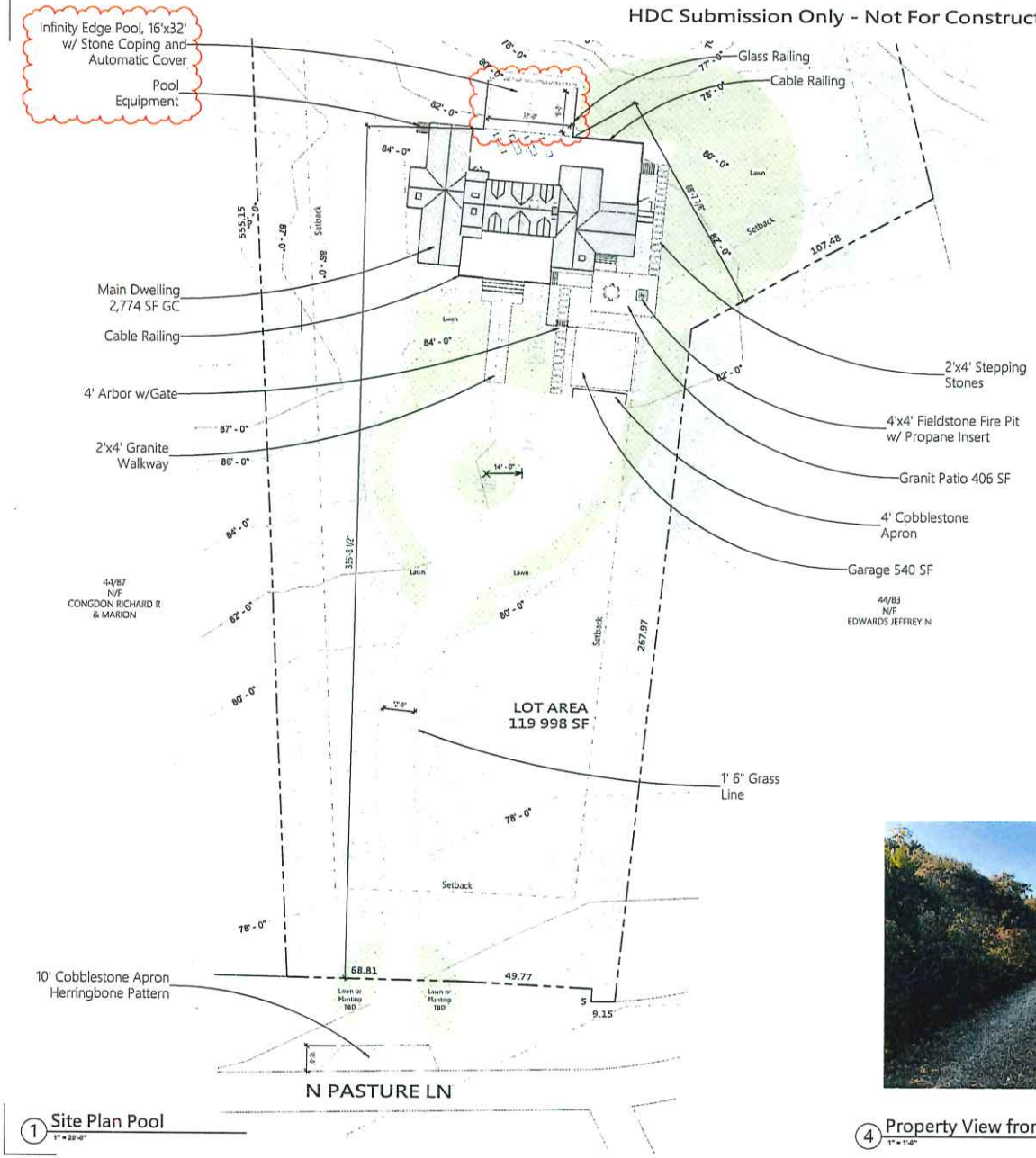

1 Site Plan Pool
1" = 20'-0"



2 18" Stone Pool Coping
NTS



3 Glass Pool Railing
NTS



4 Property View from N Pasture ln
1" = 1'-0"



5 Pool Cable Railing
NTS

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Project
20 N Pasture Ln Pool
20 N Pasture Ln., Nantucket MA 02554

Sheet
Site - Pool

Date
10.21.2024

Revisions

C.103

Scale As indicated

10/21/2024 7:28:33 PM

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" OR MARKED NOT TO BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

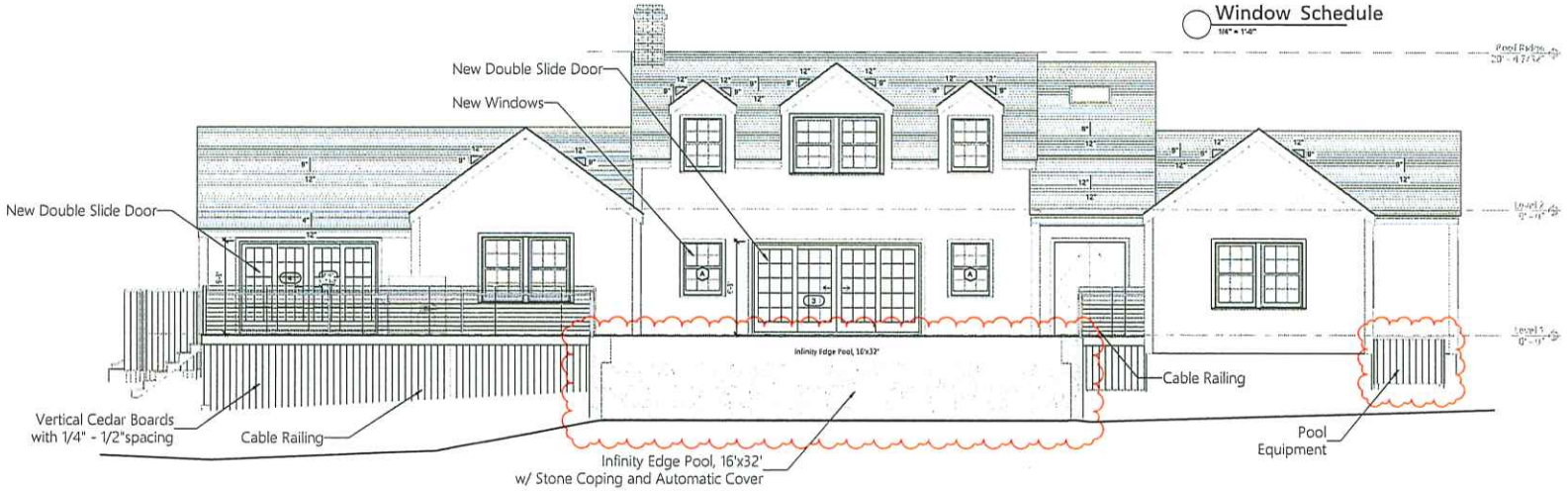


1 Existing South Elevation
1/4" = 1'-0"



Double Hung 6/6
White Sash
White Trim

Window Schedule
1/4" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

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Project
20 N Pasture Ln
Pool
20 N Pasture Ln., Nantucket MA
02554

Sheet
Exterior Elevations - S

Date
10.21.2024

Revisions

A.103

Scale 1/4" = 1'-0"

10/21/2024 7:39:47 PM

74 Madaket Road / 41 / 810 / Main Residence

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (mc) (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 810

Street & Number of Proposed Work: 74 Madaket Rd.

Owner of record: Madaket Road LLC

Mailing Address: David Buckley, ESQ
12 Main St. PO Box 128, Nantucket, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 64'-6" Sq. Footage 1st floor: 2,050
Width: 45'-0" Sq. footage 2nd floor: 1,168
Sq. footage 3rd floor: _____

Decks/Patio: Size: 1,422 SF ☑ 1st floor ☐ 2nd floor
Size: 85 SF ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North 6" +/- South 6" +/- East 6" +/- West 6" +/-

Height of ridge above final finish grade: North 29'-6" South 29'-6" East 29'-6" West 29'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 6/7 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 3 1/2" Corner boards n/a Frieze 4"

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round X Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)

_____

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Madaket Road LLC

STREET ADDRESS 74 Madaket Road

MAP/PARCEL 41 / 810

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10.21.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Michael Clancy — Signature

10.21.2024 — Date

Primary Residence

74 Madaket Road
Nantucket, MA 02554

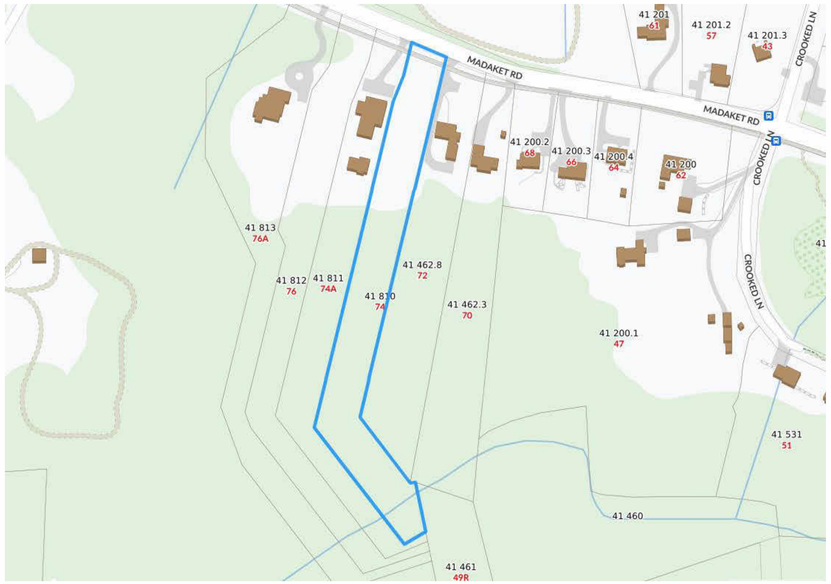
HDC New Business Submission *10.21.2024*


North Elevation

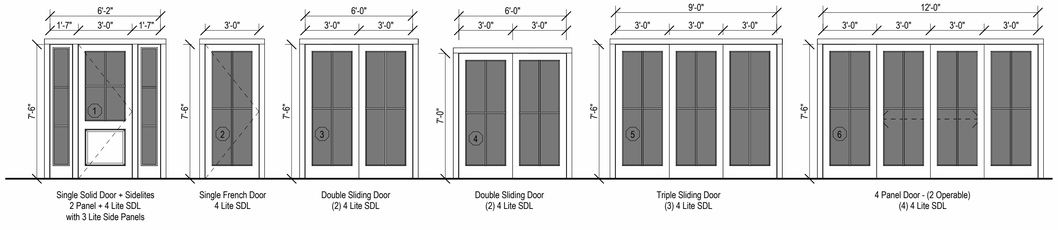

South Elevation


East Elevation

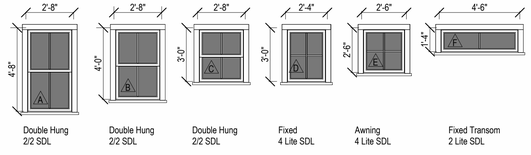

West Elevation



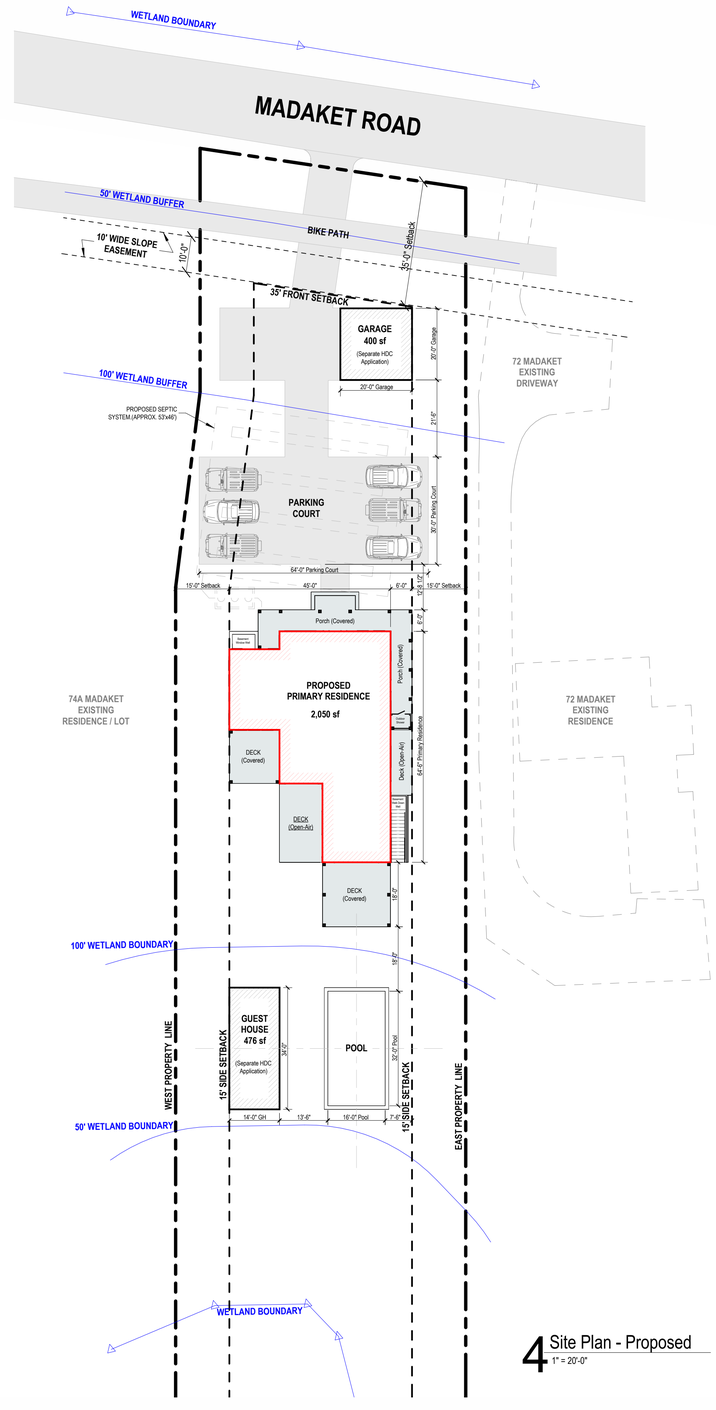
1 Locus Map
1/4" = 1'-0"



2 Exterior Door Legend
1/4" = 1'-0"



3 Window Legend
1/4" = 1'-0"



4 Site Plan - Proposed
1" = 20'-0"

2428

Primary Residence

74 Madaket Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 810
Current Zoning:	LUG-2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	80,042 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	3,202 SF (4%)
Existing G.C.:	0 SF
Proposed G.C.:	2,926 SF
Total Proposed G.C.:	2,926 SF (3.66%)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101	Cover Sheet
A.101	First Floor Plan
A.102	Second Floor Plan
A.201	Exterior Elevations - North & South
A.202	Exterior Elevations - East & West
A.301	Exterior Perspectives
A.401	Site Photographs

Revisions

Cover Sheet

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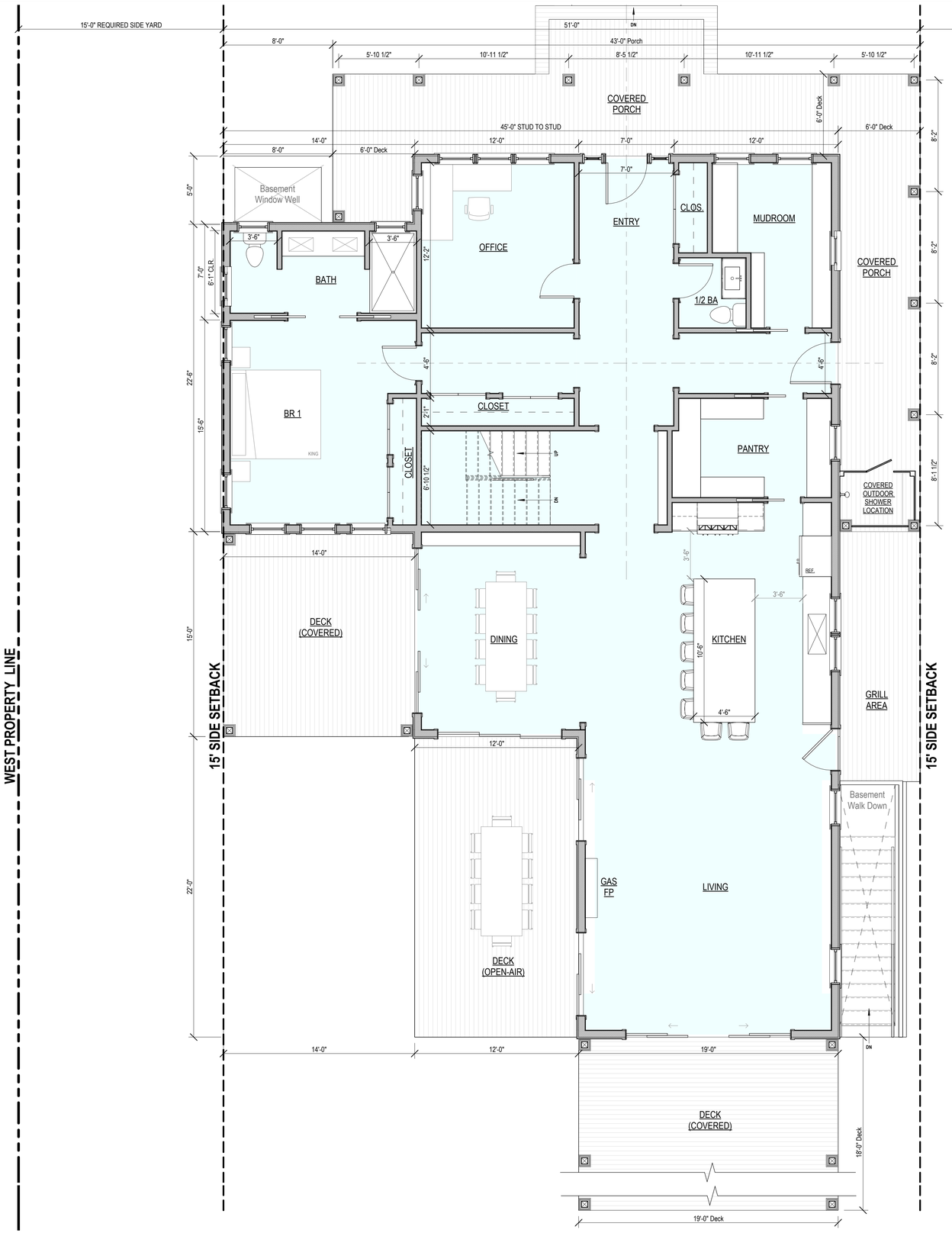
G.101
2428

HDC New Business Submission *10.21.2024*



FIRST FLOOR
2,050 GSF

1 First Floor Plan - Proposed
1/4" = 1'-0"

2428

Primary Residence

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Nantucket, MA 02554

emeritus
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508.325.4995
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A.401	Site Photographs

Revisions

First Floor Plan

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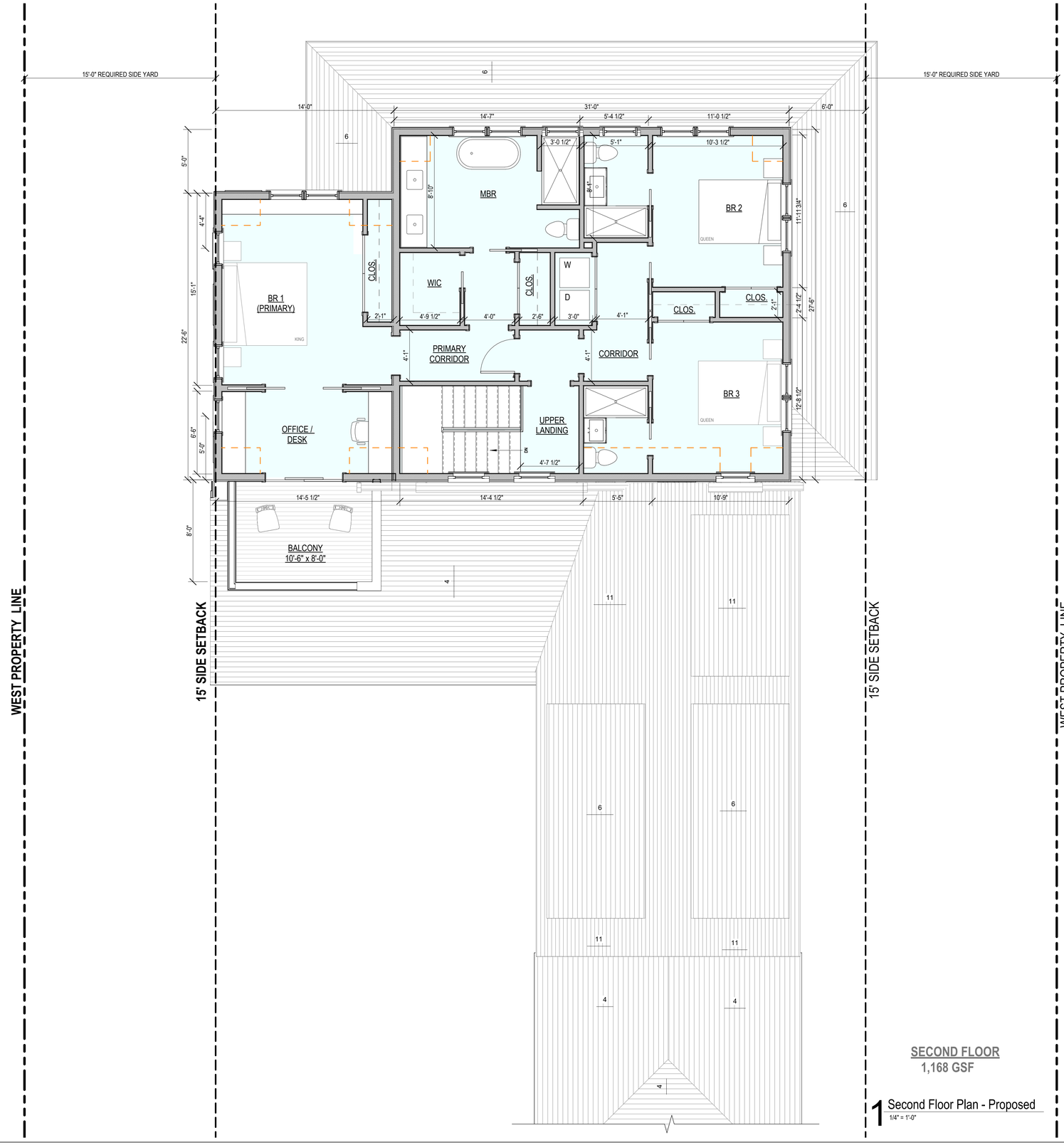
A.101
2428

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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Nantucket, MA 02554
508.325.4995
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A.202	Exterior Elevations - East & West
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A.401	Site Photographs

Revisions

Second Floor Plan

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A.102
2428

HDC New Business Submission *10.21.2024*



4 Proposed North Elevation ("Front")
1/4" = 1'-0"



2 Proposed South Elevation ("Rear")
1/4" = 1'-0"

2428

Primary Residence

74 Madaket Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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A.202	Exterior Elevations - East & West
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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

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Exterior Elevations - East & West

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A.202

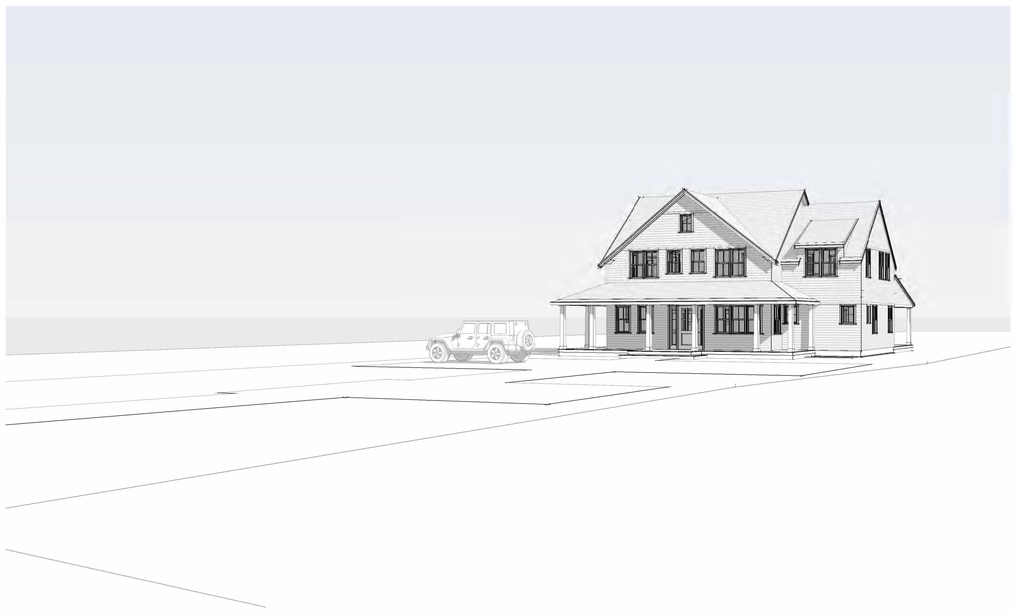
2428

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
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 810
Current Zoning:	LUG-2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	80,042 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	3,202 SF (4%)
Existing G.C.:	0 SF
Proposed G.C.:	2,926 SF
Total Proposed G.C.:	2,926 SF (3.66%)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101	Cover Sheet
A.101	First Floor Plan
A.102	Second Floor Plan
A.201	Exterior Elevations - North & South
A.202	Exterior Elevations - East & West
A.301	Exterior Perspectives
A.401	Site Photographs

Revisions

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

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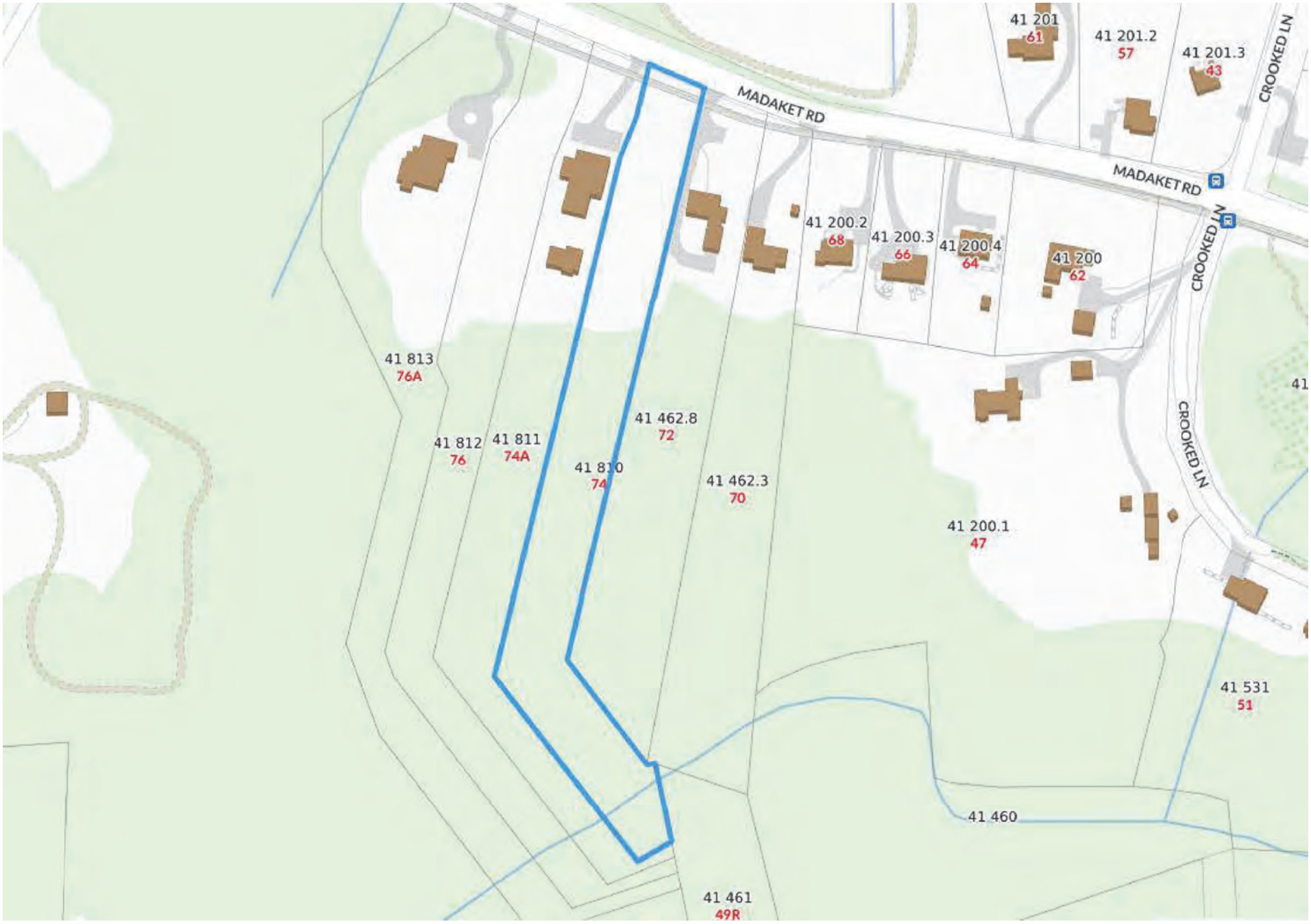
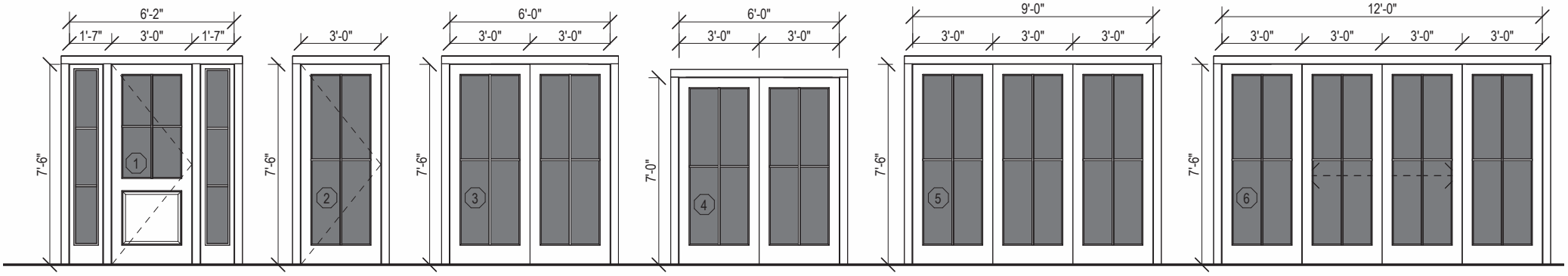
A.401
2428



1 Locus Map

1/4" = 1'-0"



Single Solid Door + Sidelites
2 Panel + 4 Lite SDL
with 3 Lite Side Panels

Single French Door
4 Lite SDL

Double Sliding Door
(2) 4 Lite SDL

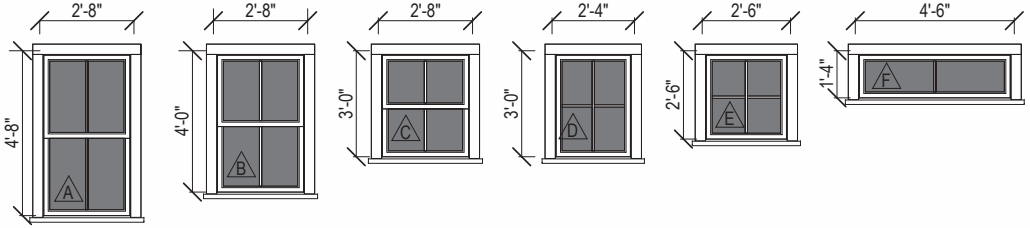
Double Sliding Door
(2) 4 Lite SDL

Triple Sliding Door
(3) 4 Lite SDL

4 Panel Door - (2 Operable)
(4) 4 Lite SDL

2 Exterior Door Legend

1/4" = 1'-0"



Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

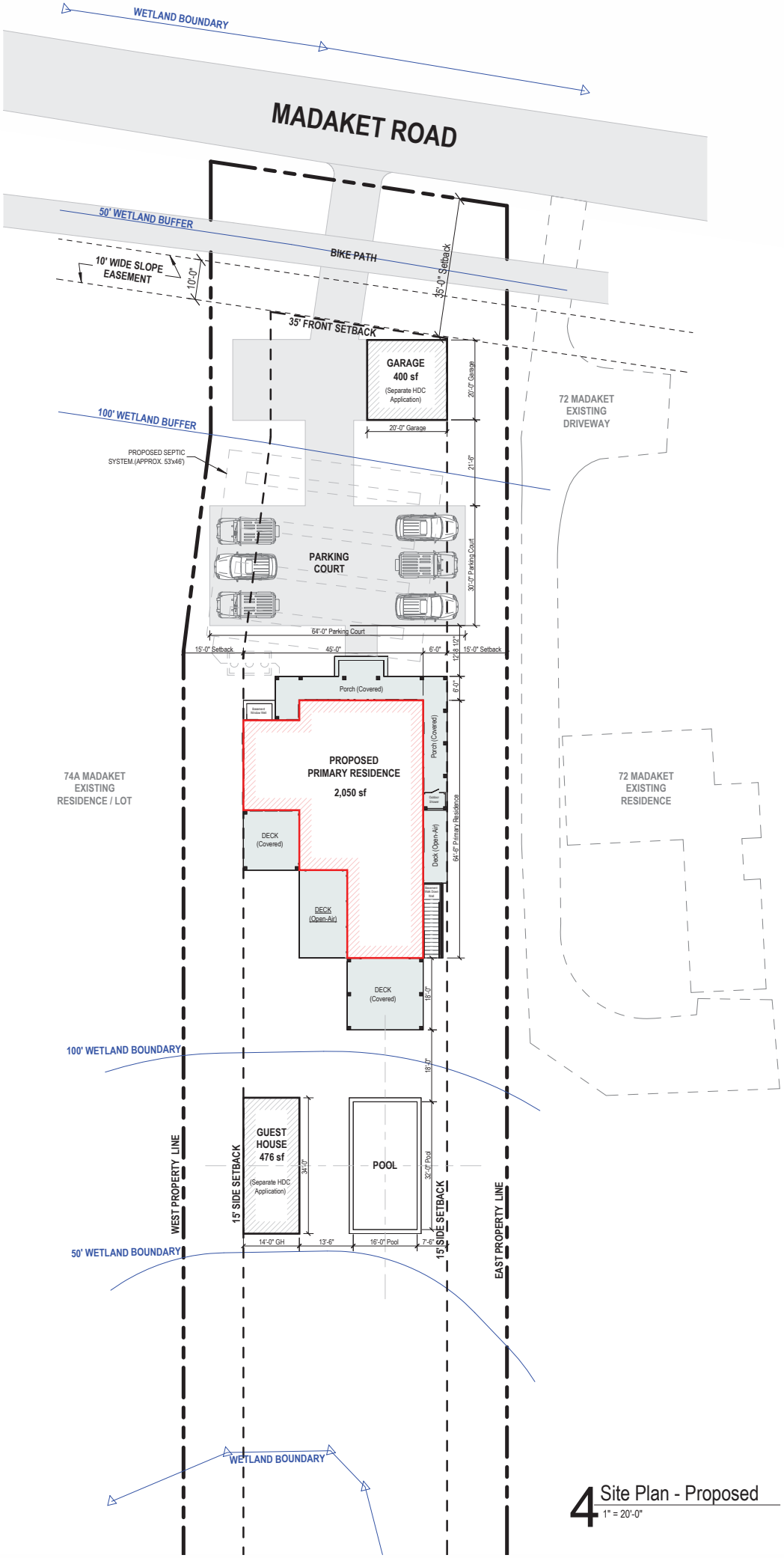
Fixed
4 Lite SDL

Awning
4 Lite SDL

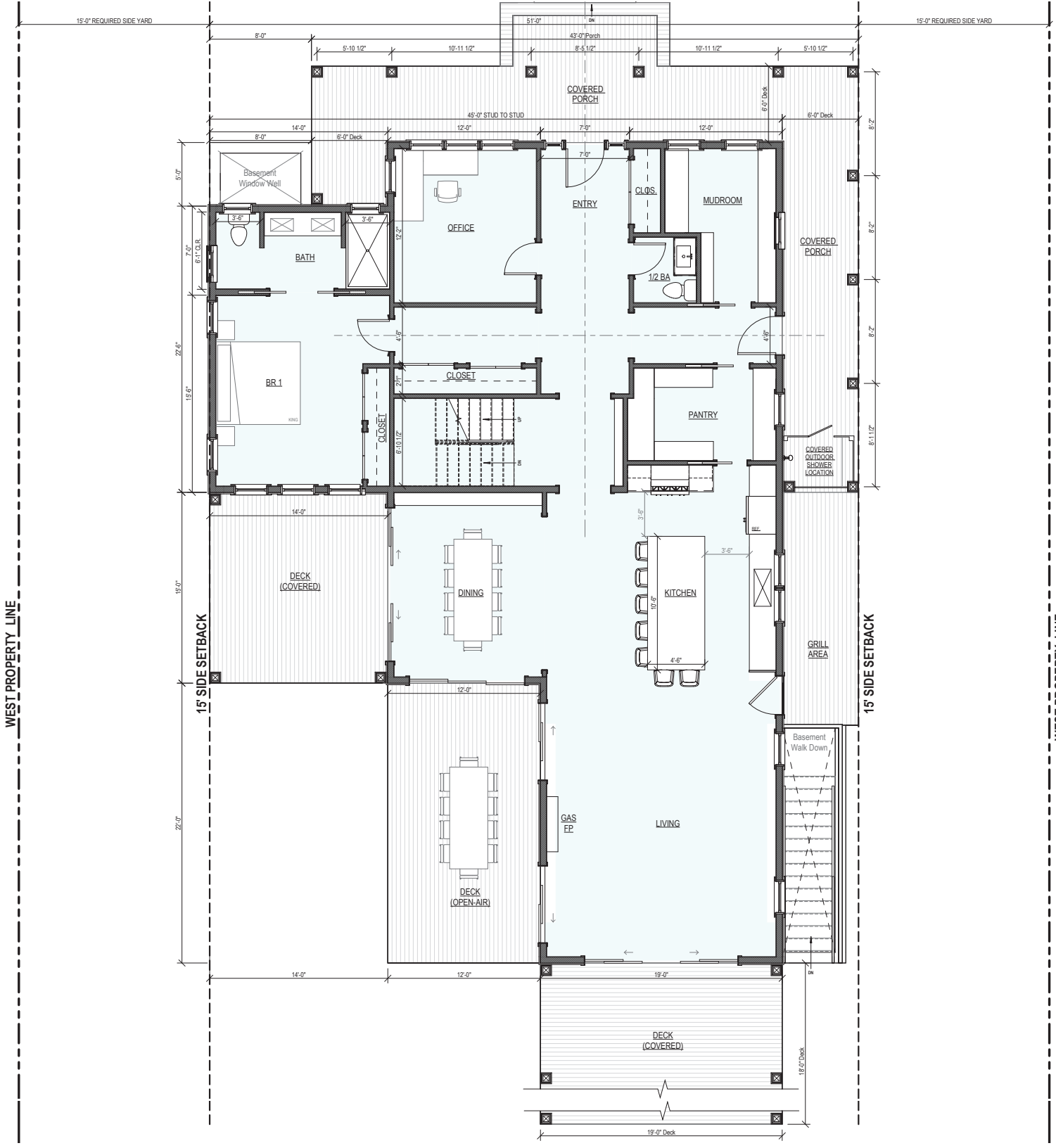
Fixed Transom
2 Lite SDL

3 Window Legend

1/4" = 1'-0"

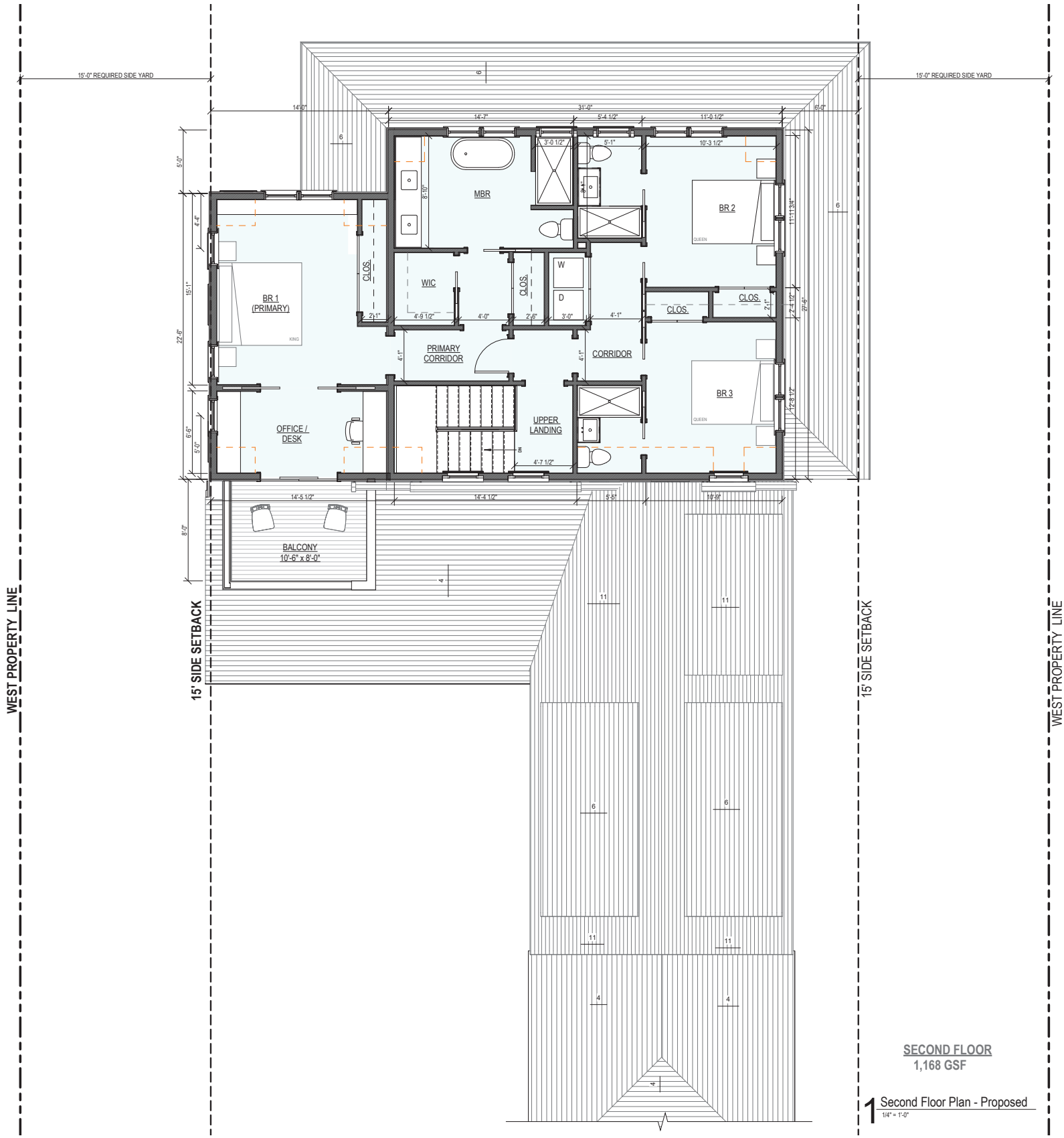


4 Site Plan - Proposed
1" = 20'-0"



FIRST FLOOR
2,050 GSF

1 First Floor Plan - Proposed
1/4" = 1'-0"



SECOND FLOOR
1,168 GSF

1 Second Floor Plan - Proposed
1/4" = 1'-0"



4 Proposed North Elevation ("Front")
1/4" = 1'-0"



2 Proposed South Elevation ("Rear")
1/4" = 1'-0"



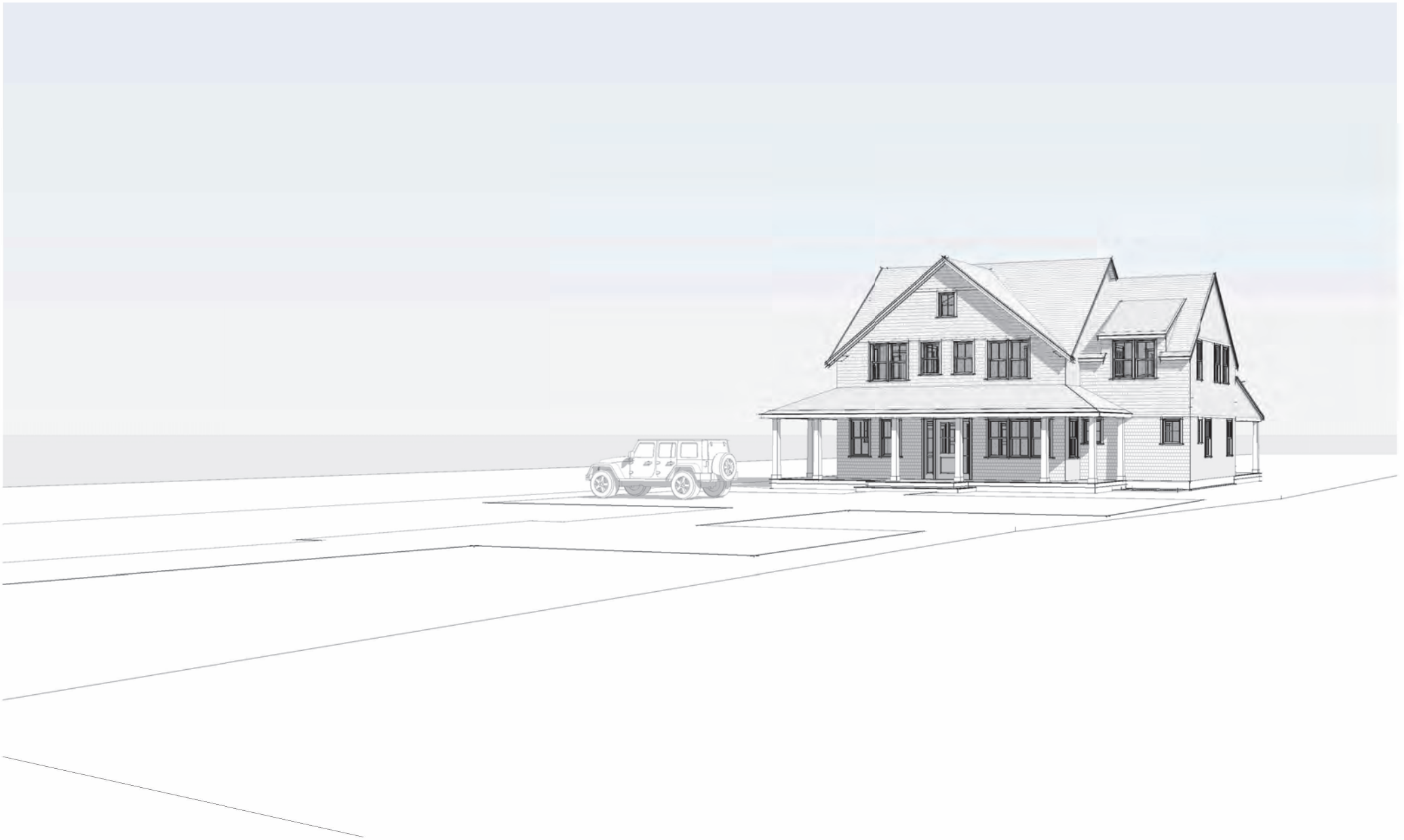
1 Proposed East Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"



1 3D View 01 Direct View from Madaket Road

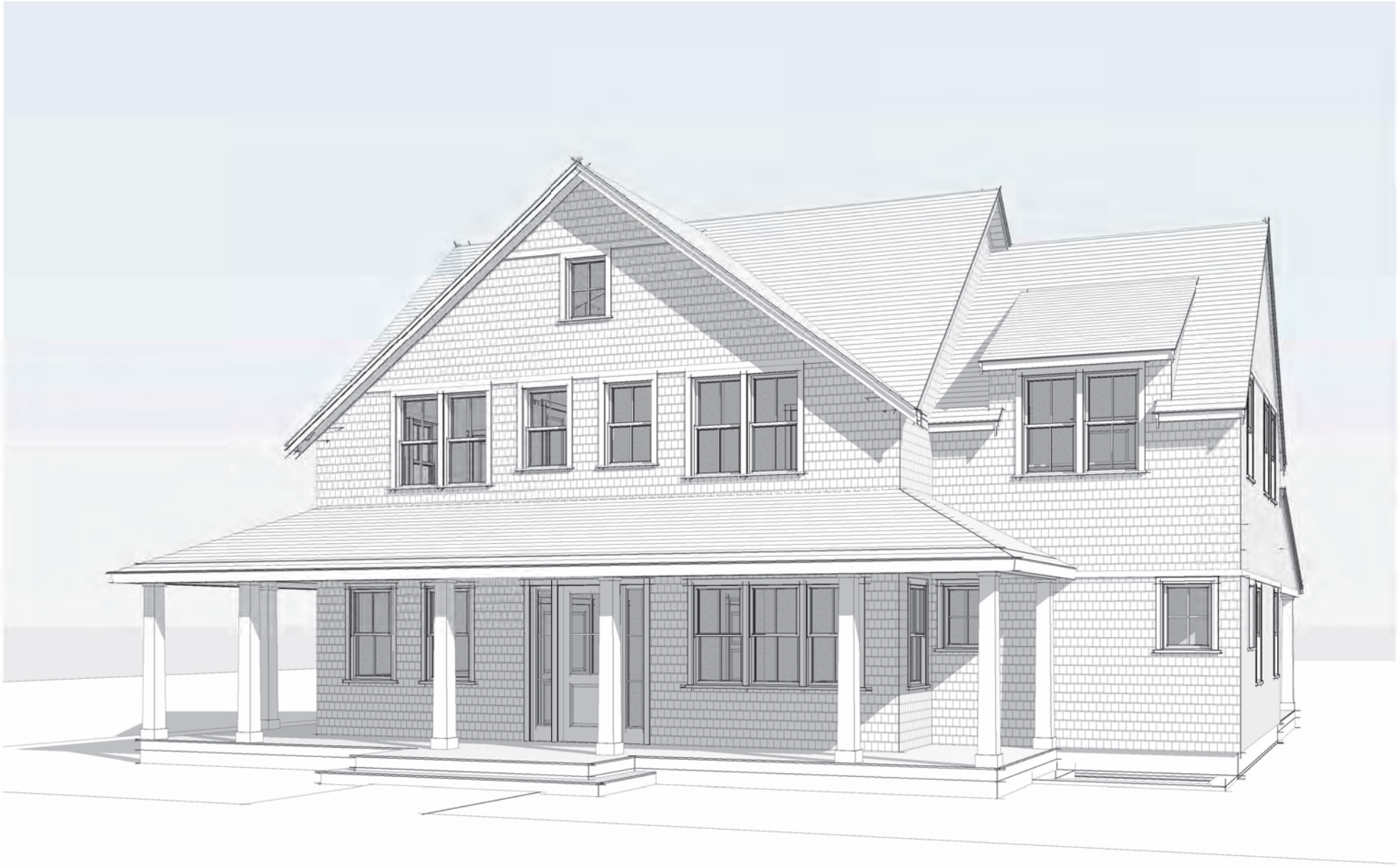


2 3D View 02 View from Madaket Road (In front of 74A Madaket)



3 3D View 03

NorthEast View



4 3D View 04 NorthWest View

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C/O CRM MANAGEMENT
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NEW YORK, NY 10013

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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

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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.

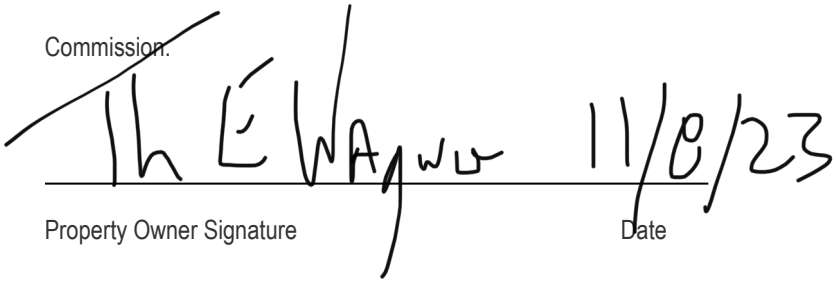
Signature 10.18.24
Date

Authorization Letter

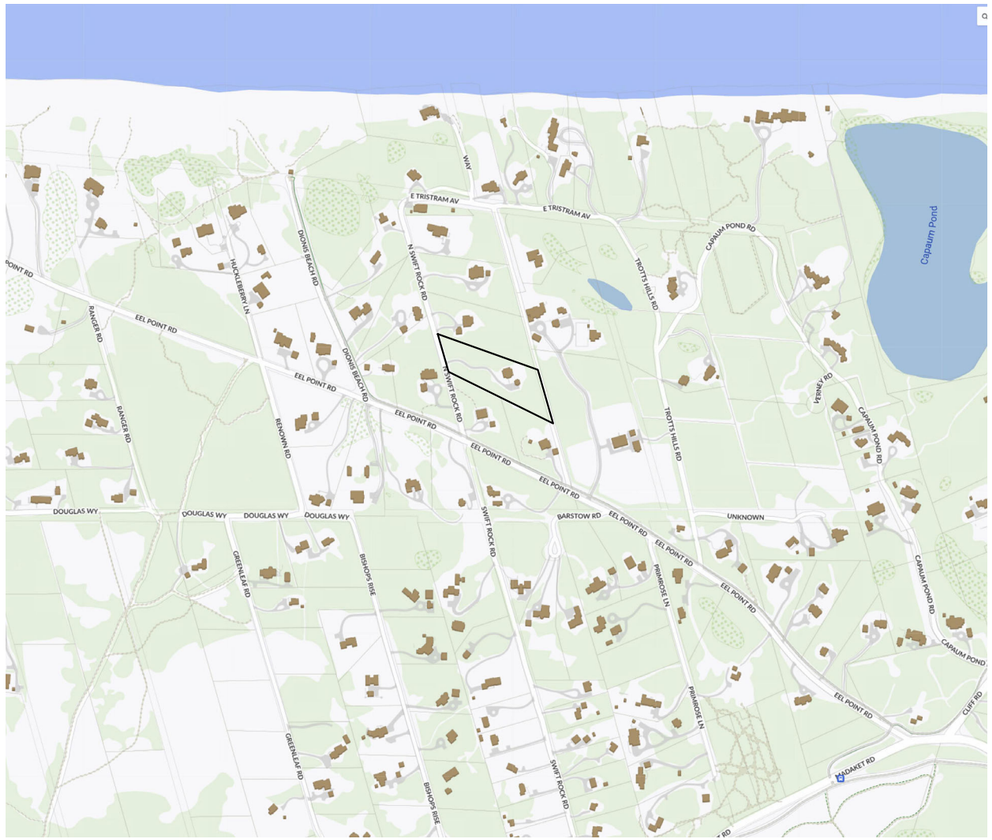
Nantucket Historic District Commission

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:

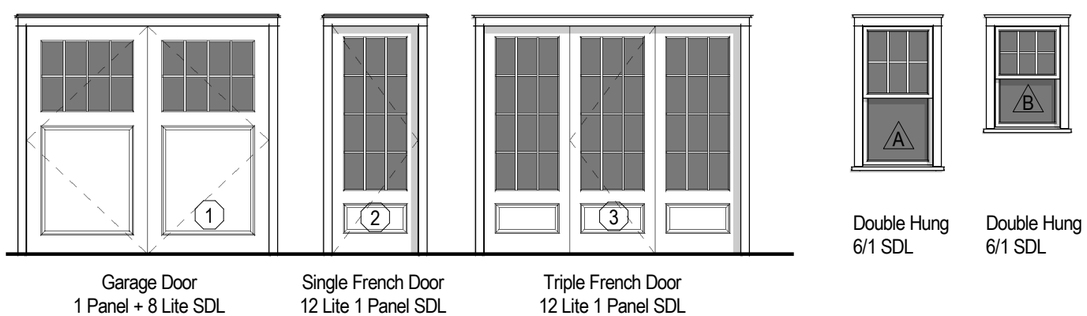
I 1 North Swift Rock Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



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

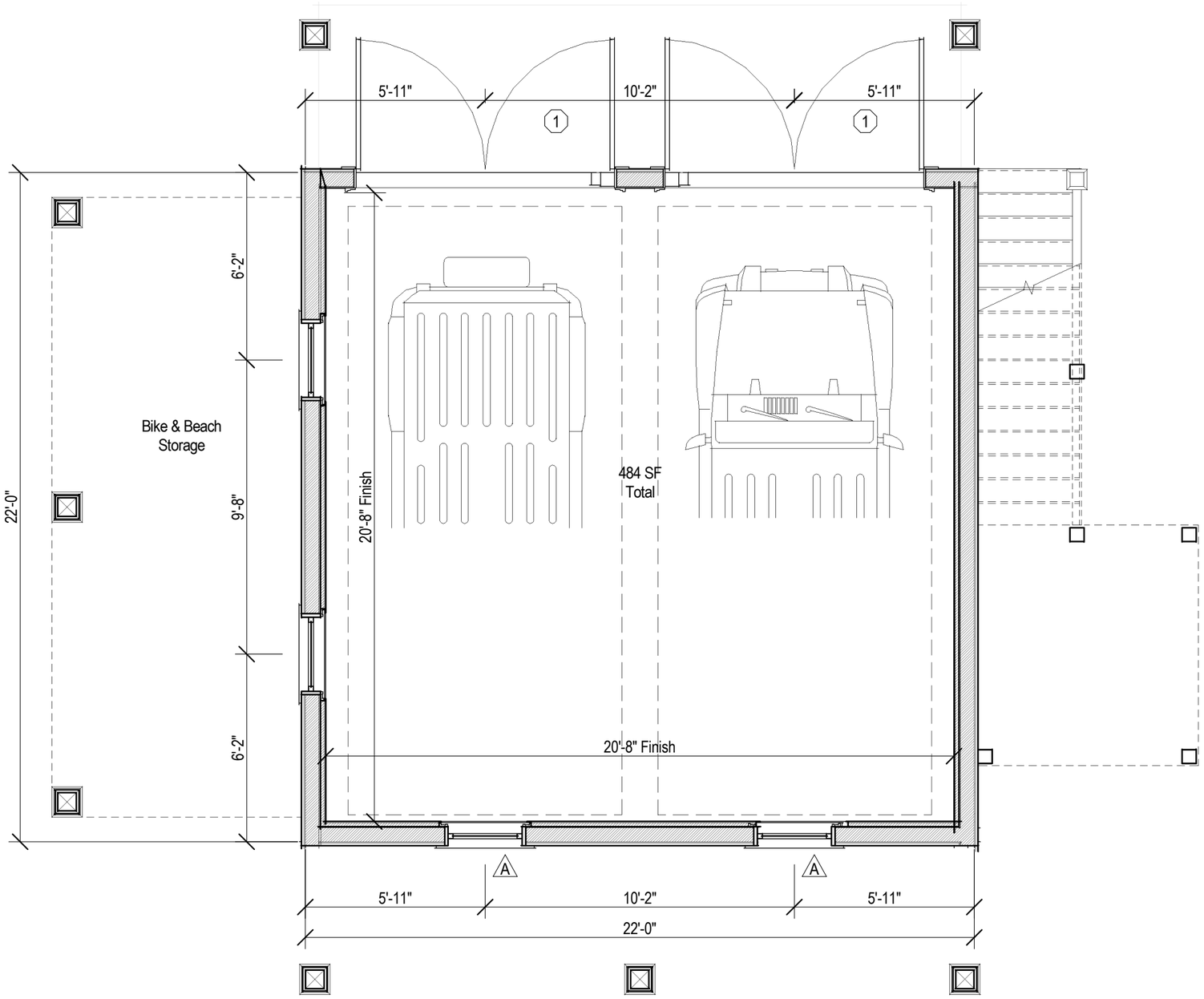
Zoning Information

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

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Nantucket, MA 02554
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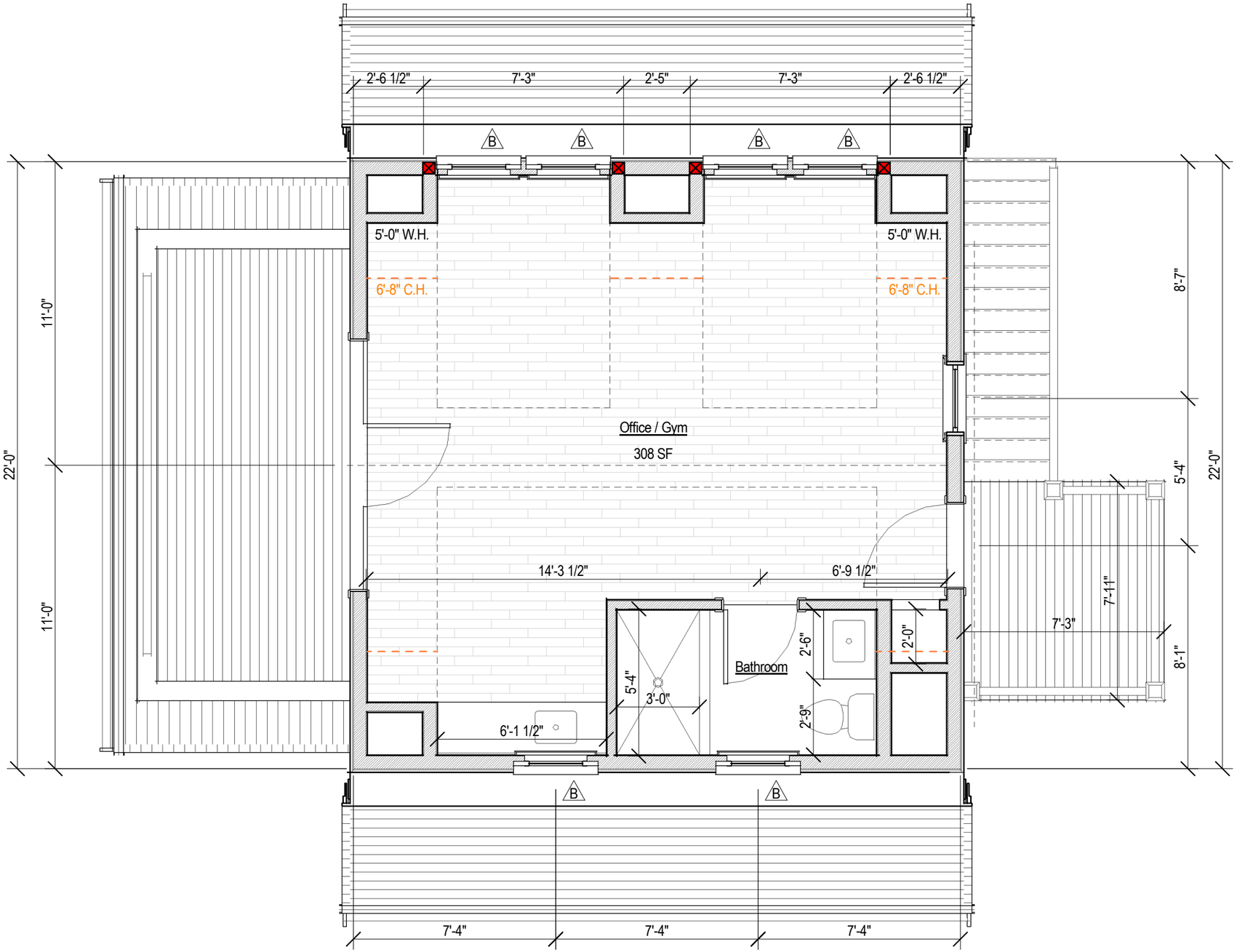

Proposed Second Floor Plan

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

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Nantucket, MA 02554
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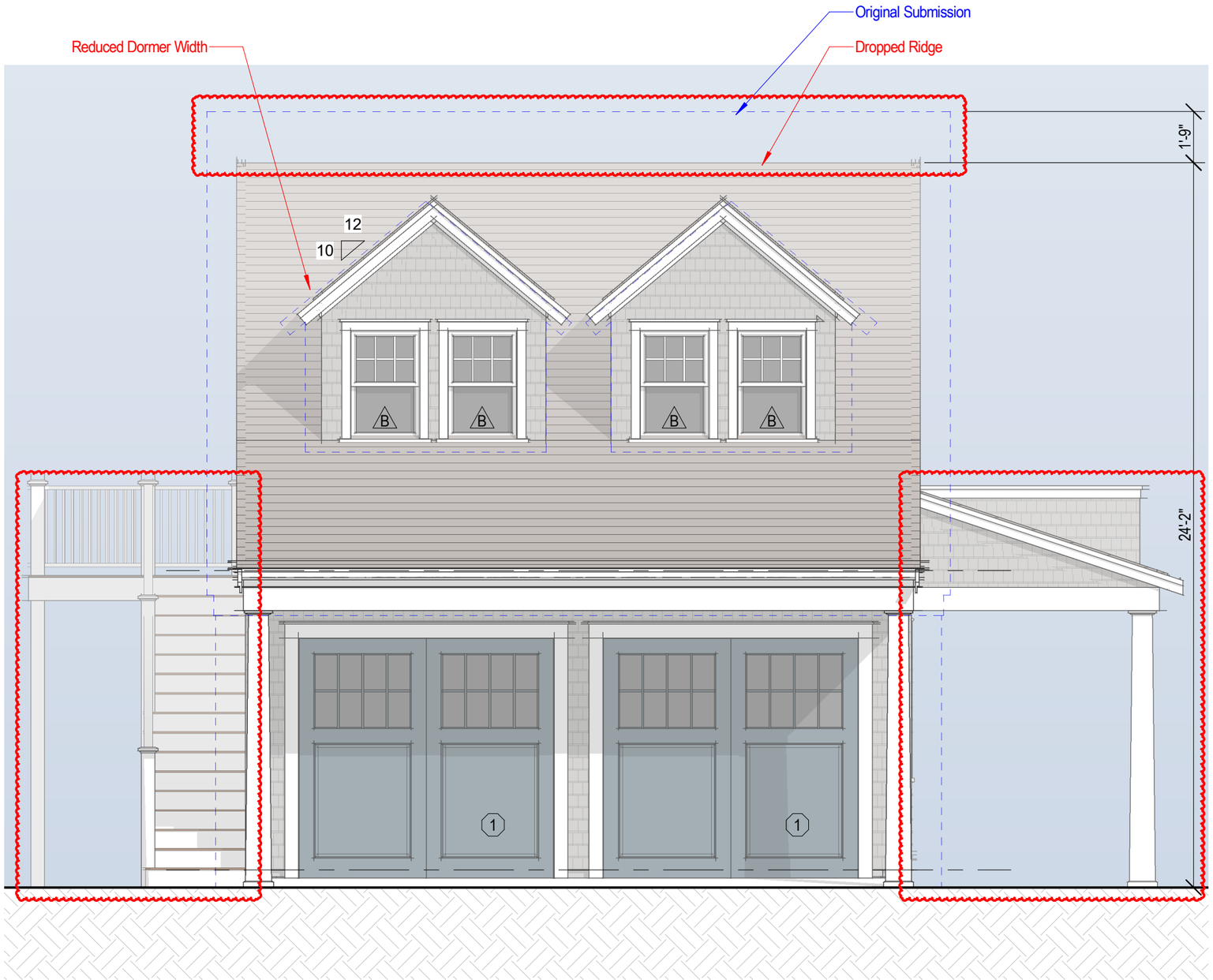

Proposed East Elevation

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

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Nantucket, MA 02554
508.325.4995
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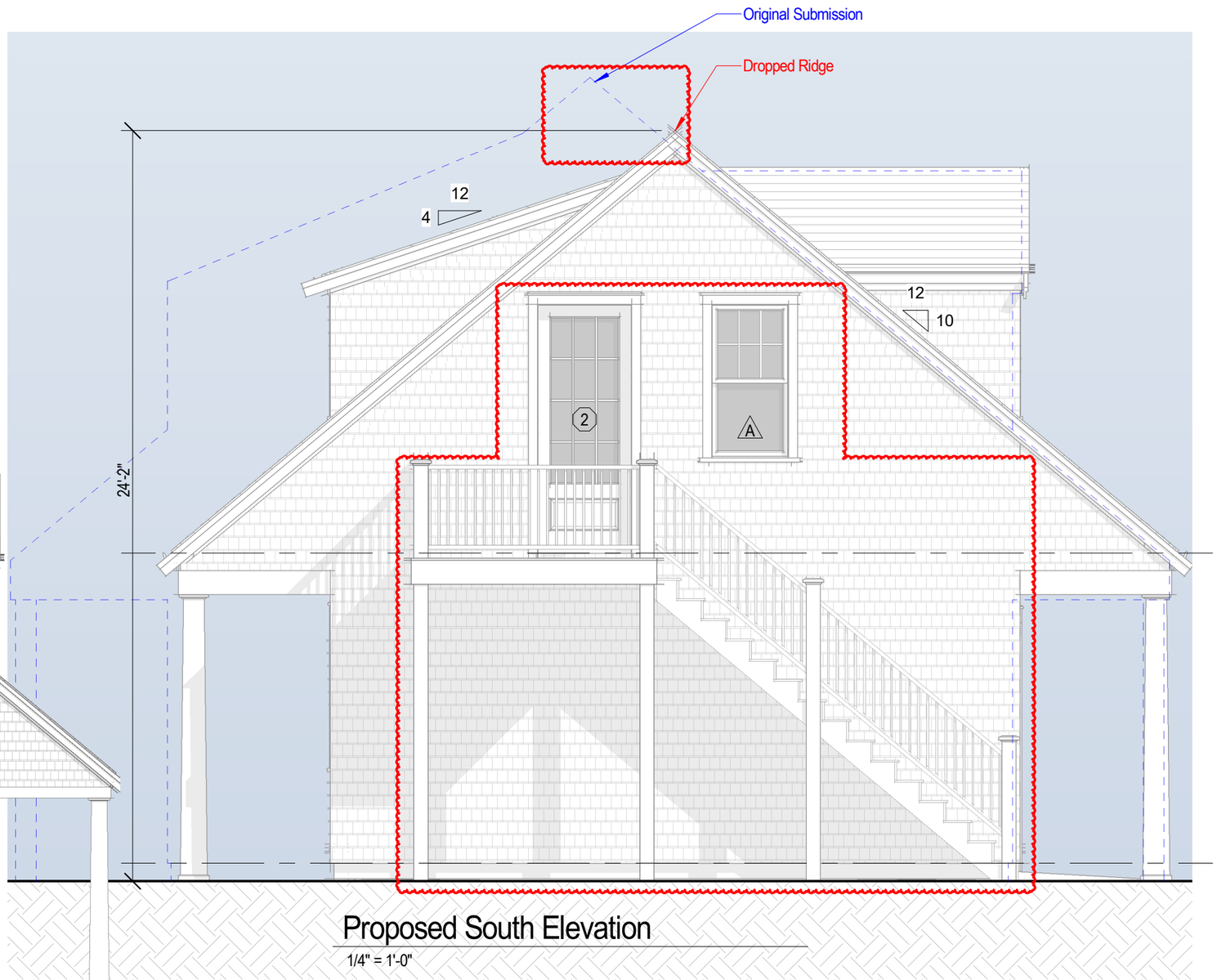
Previous East Elevation

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

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Nantucket, MA 02554
508.325.4995
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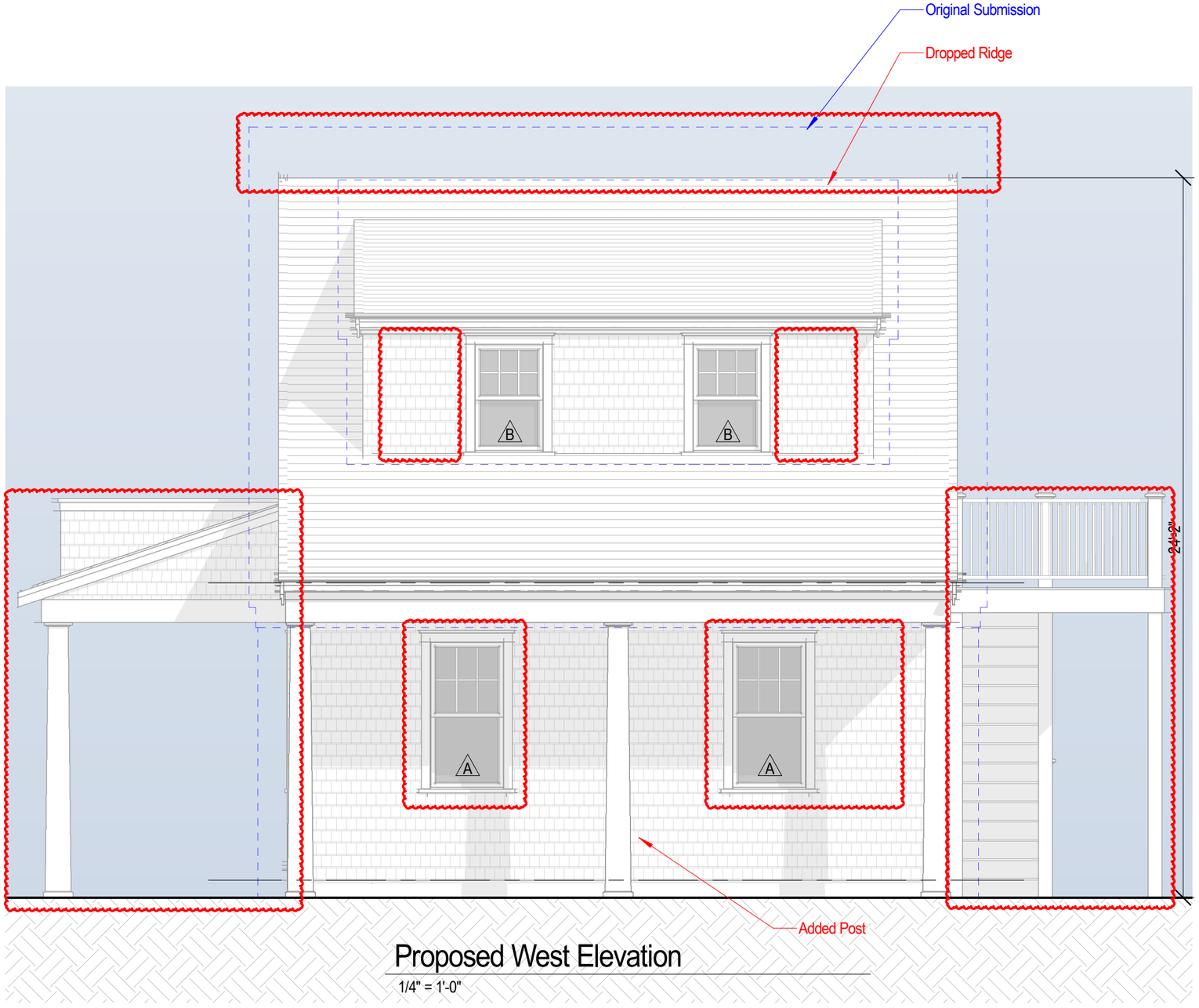

Proposed West Elevation

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

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Nantucket, MA 02554
508.325.4995
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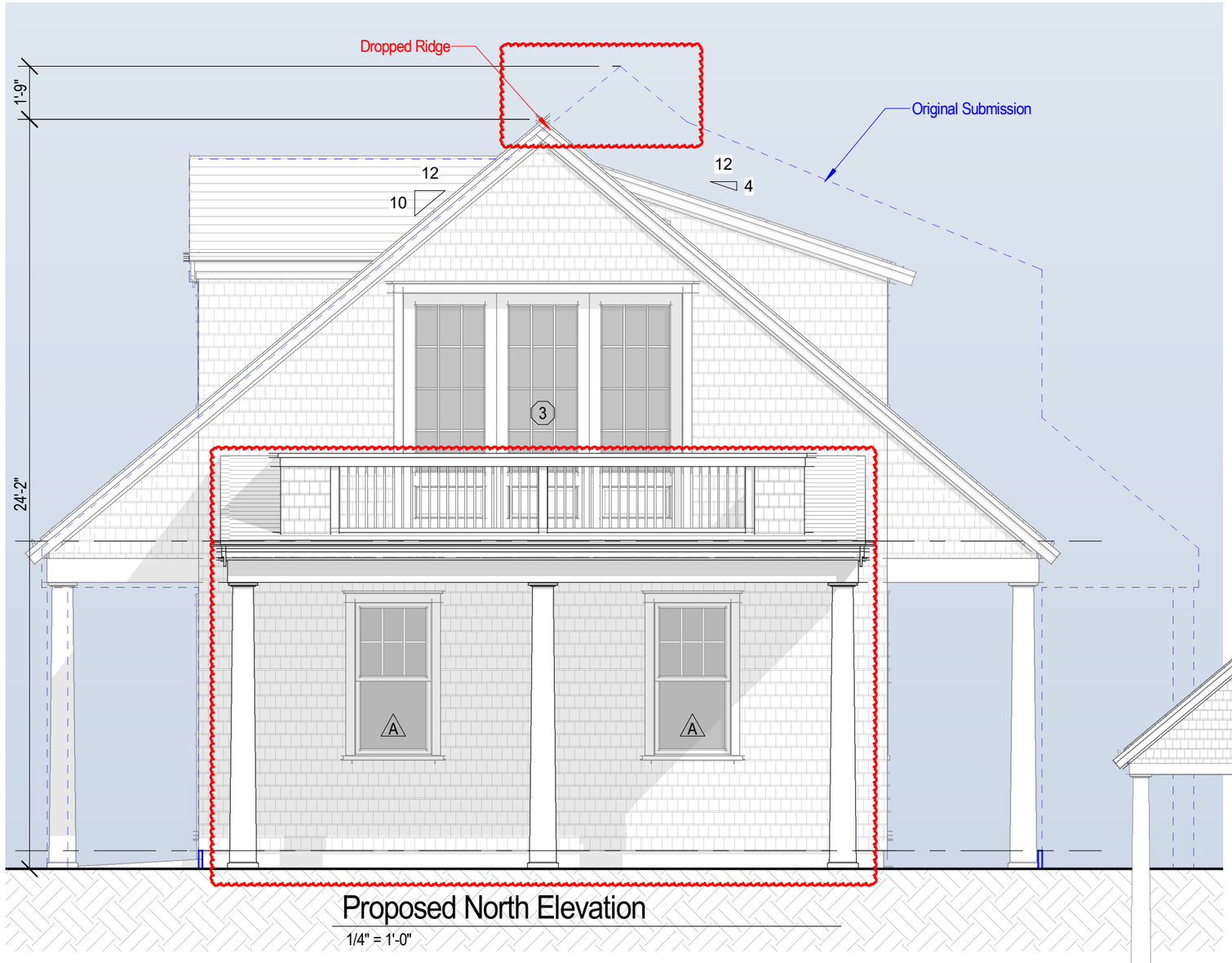

Proposed North Elevation

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

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Nantucket, MA 02554
508.325.4995
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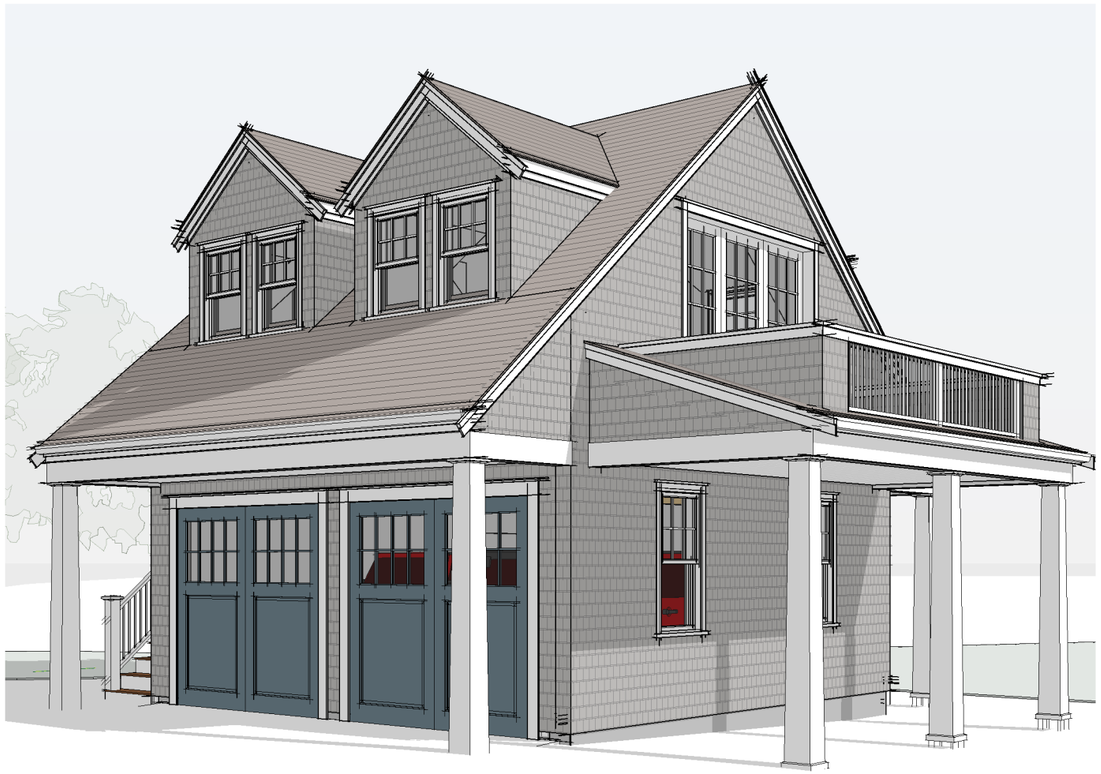

Perspective (A)



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
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Nantucket, MA 02554
508.325.4995
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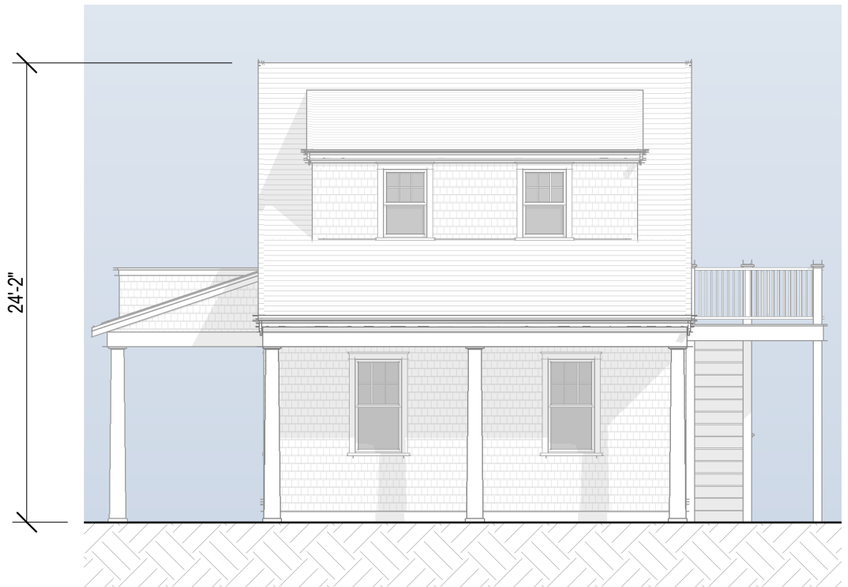
Existing Guest House



Proposed Garage

A.9

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

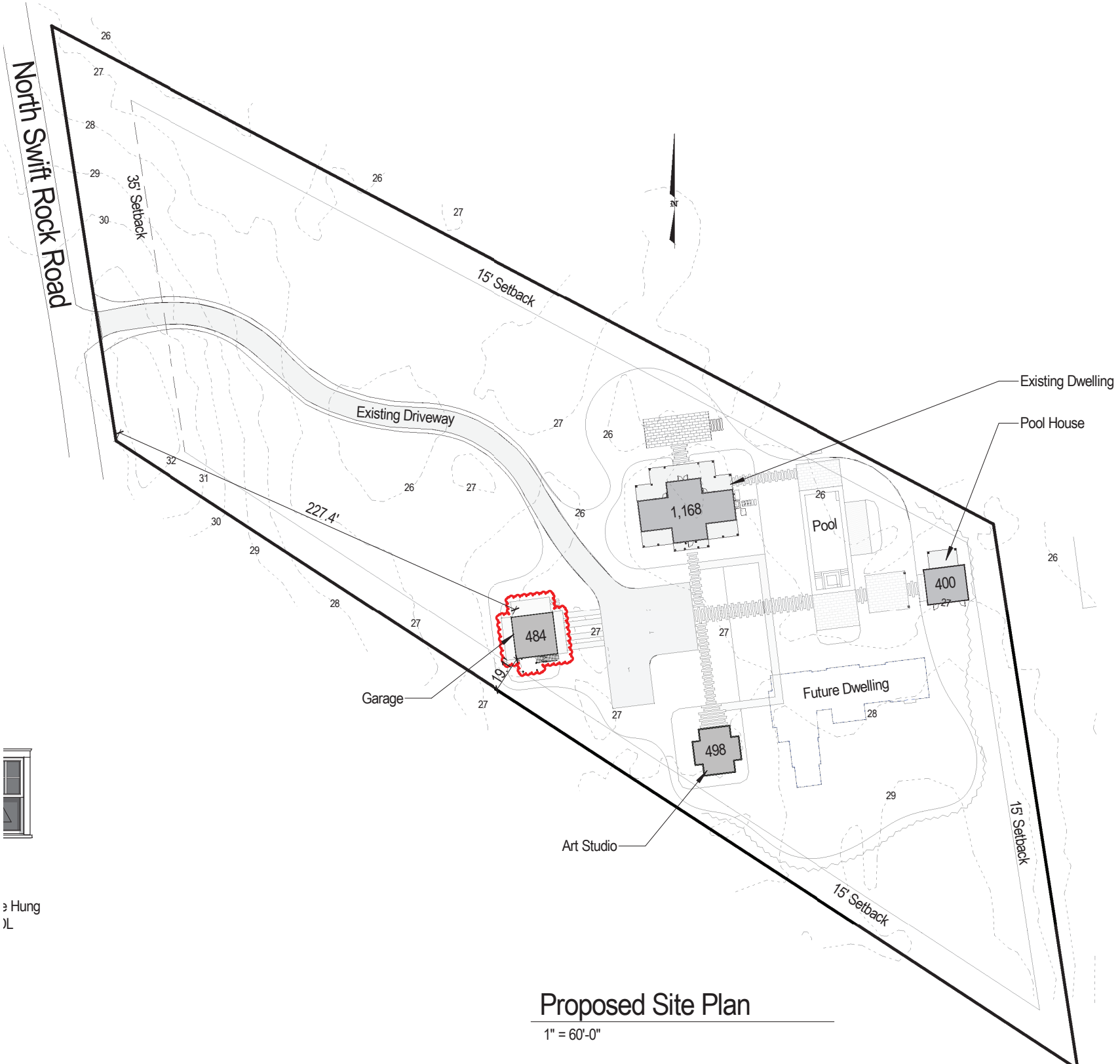
Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

GH & Garage Elevations

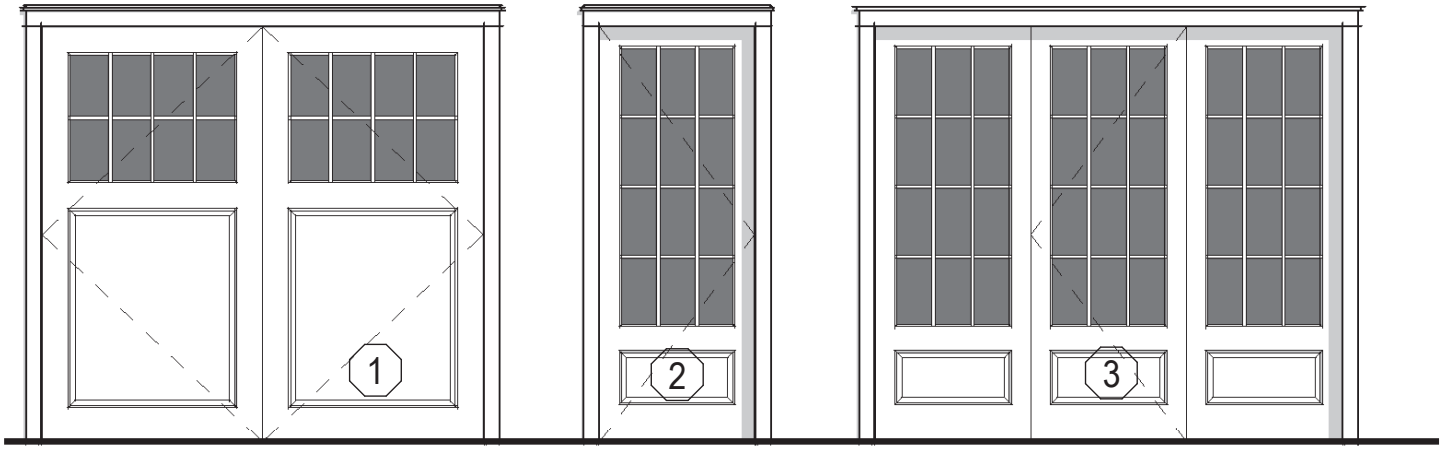
Scale: 1/8" = 1'-0"
Date: 10.18.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed Site Plan

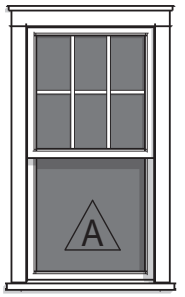
1" = 60'-0"



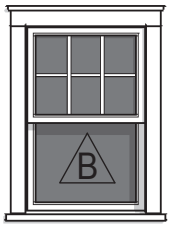
Garage Door
1 Panel + 8 Lite SDL

Single French Door
12 Lite 1 Panel SDL

Triple French Door
12 Lite 1 Panel SDL



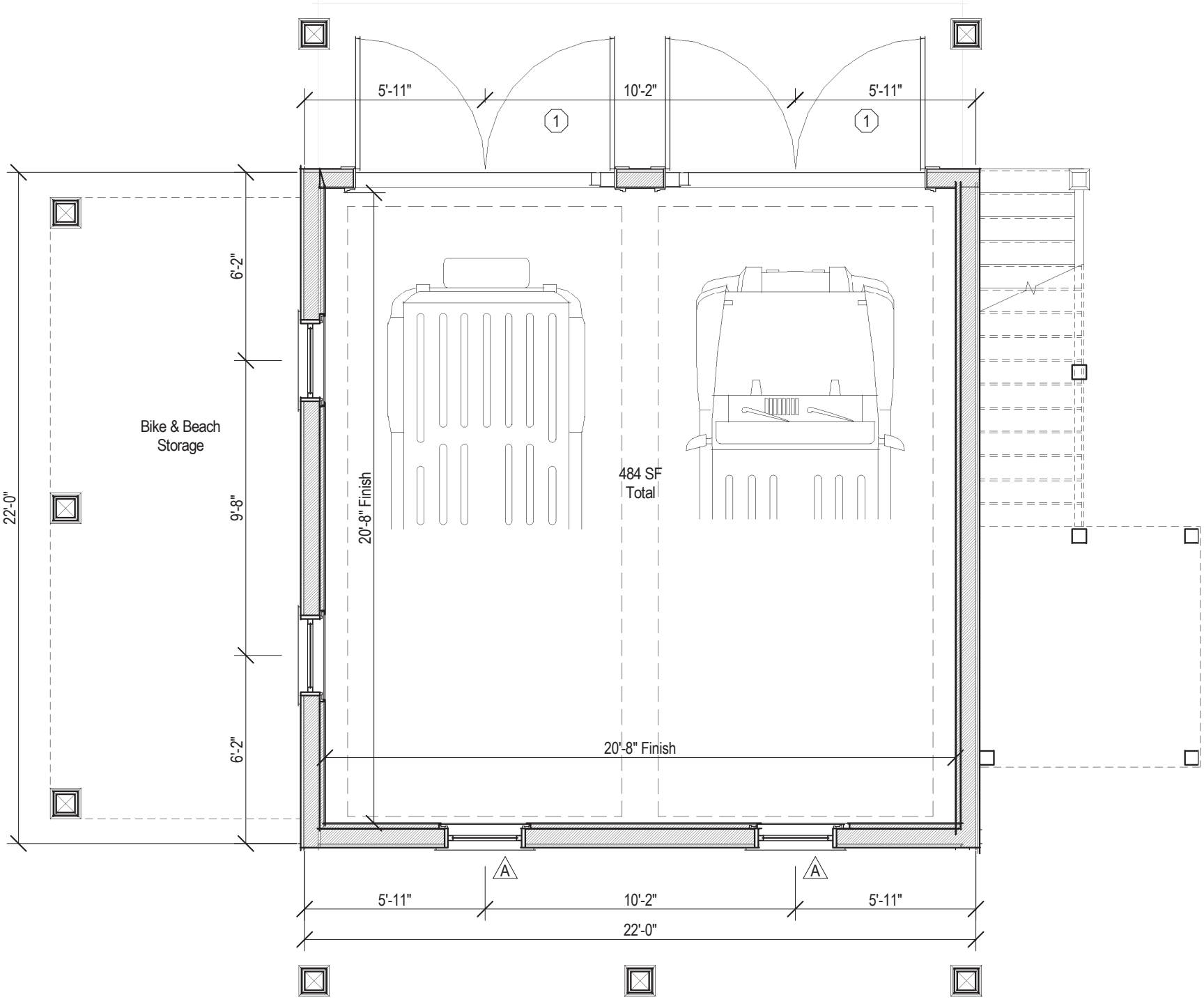
Double Hung
6/1 SDL



Double Hung
6/1 SDL

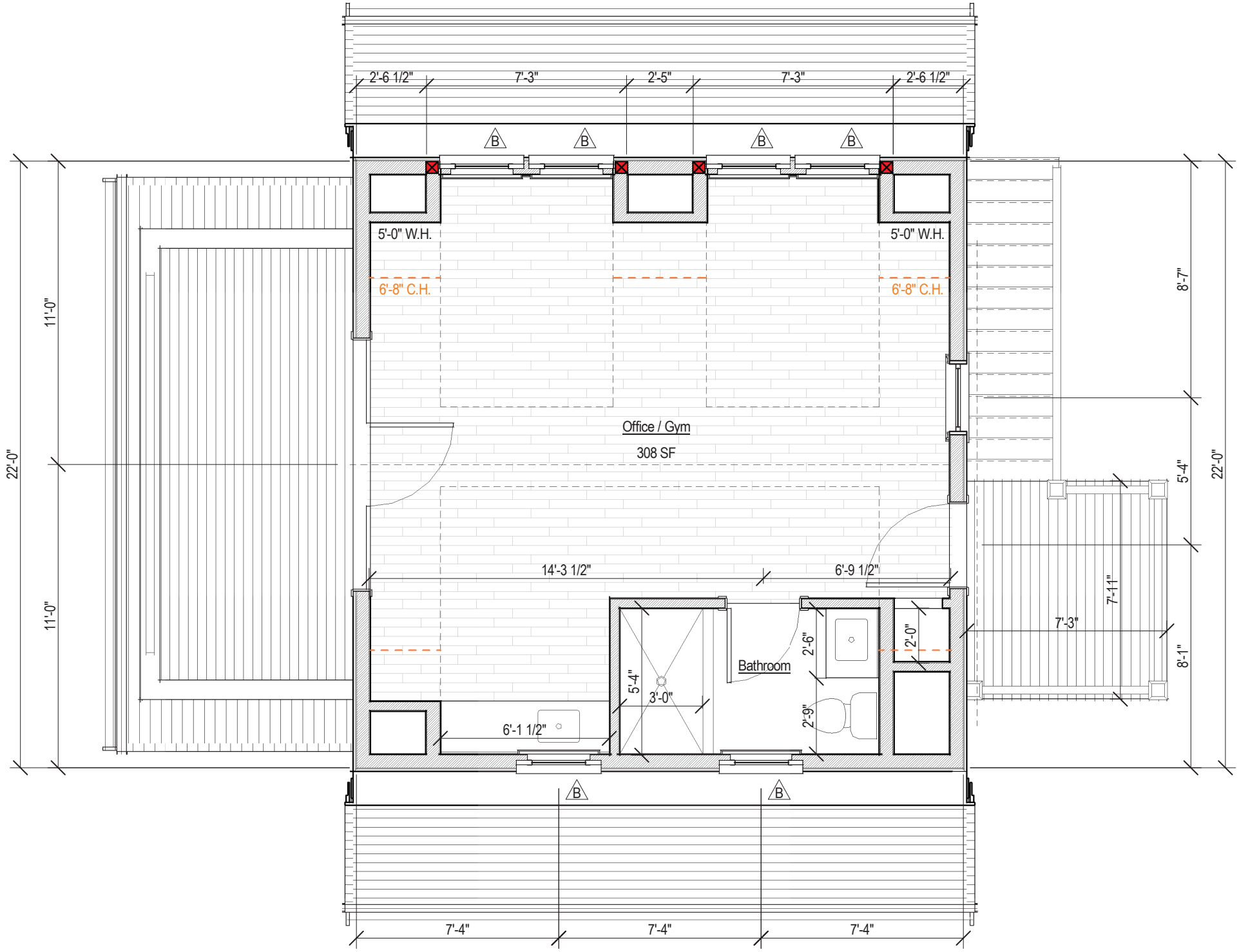
Window & Door Legend

3/16" = 1'-0"



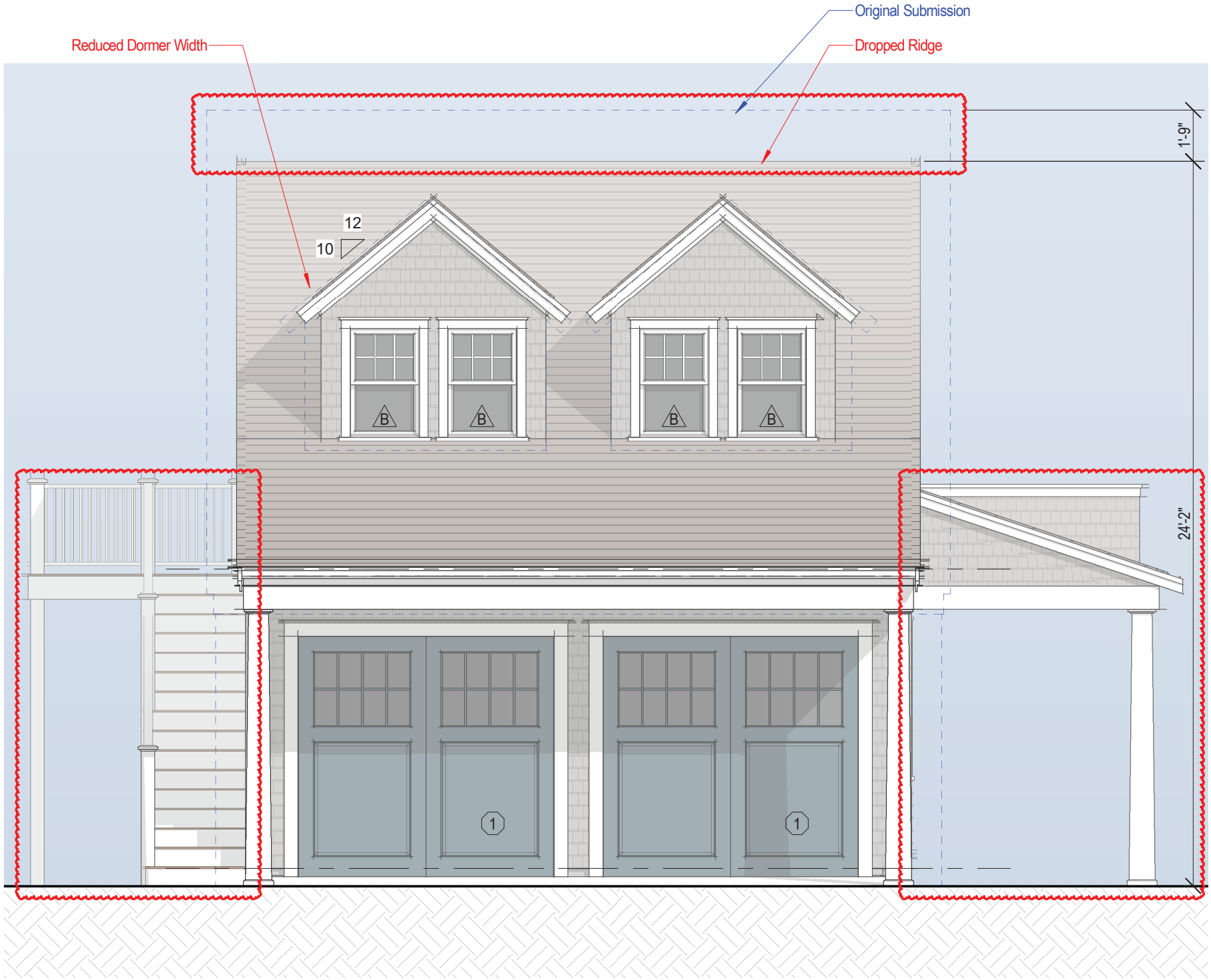
Proposed First Floor Plan

1/4" = 1'-0"



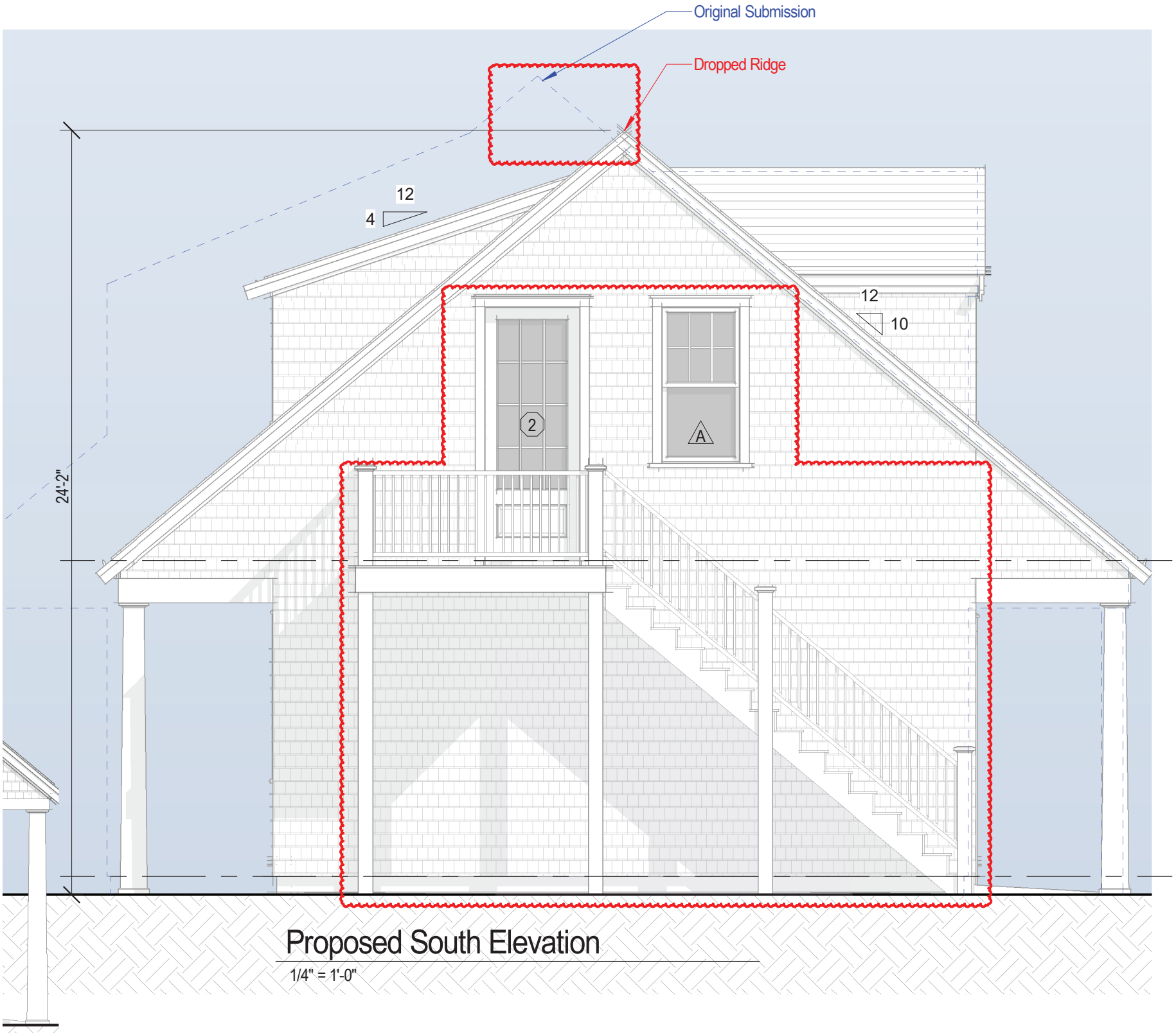
Proposed Second Floor Plan

1/4" = 1'-0"



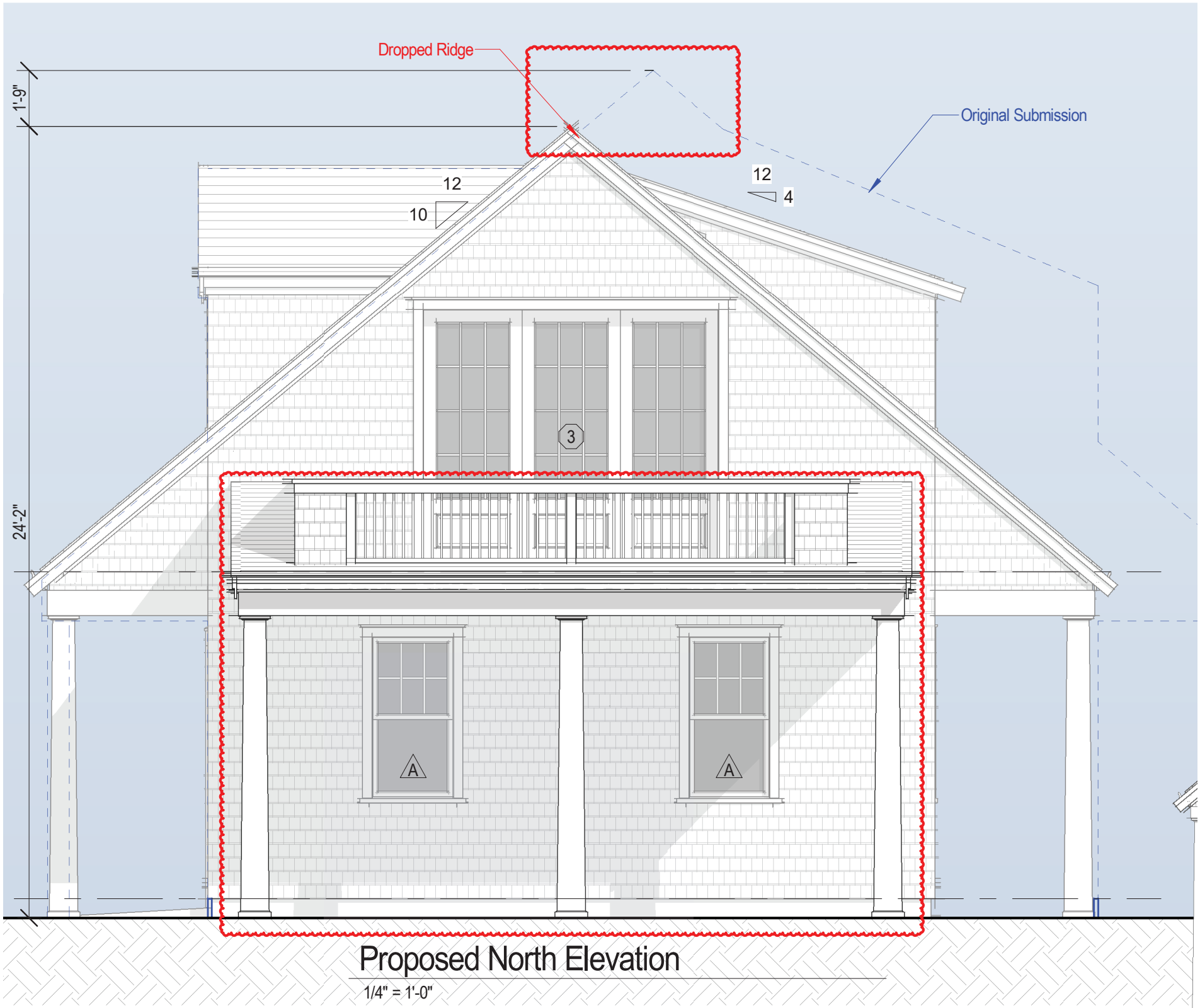
Proposed East Elevation

1/4" = 1'-0"



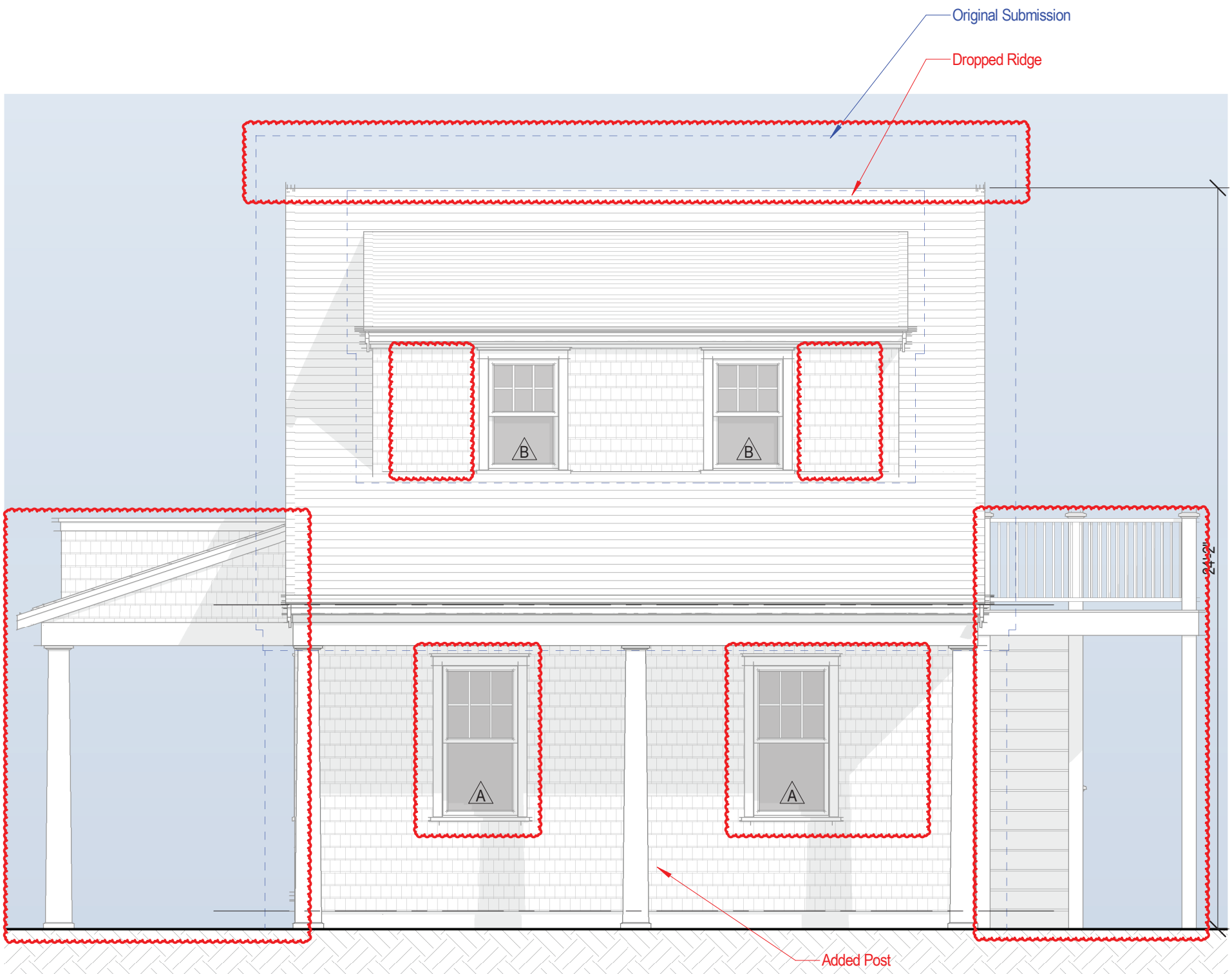
Proposed South Elevation

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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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

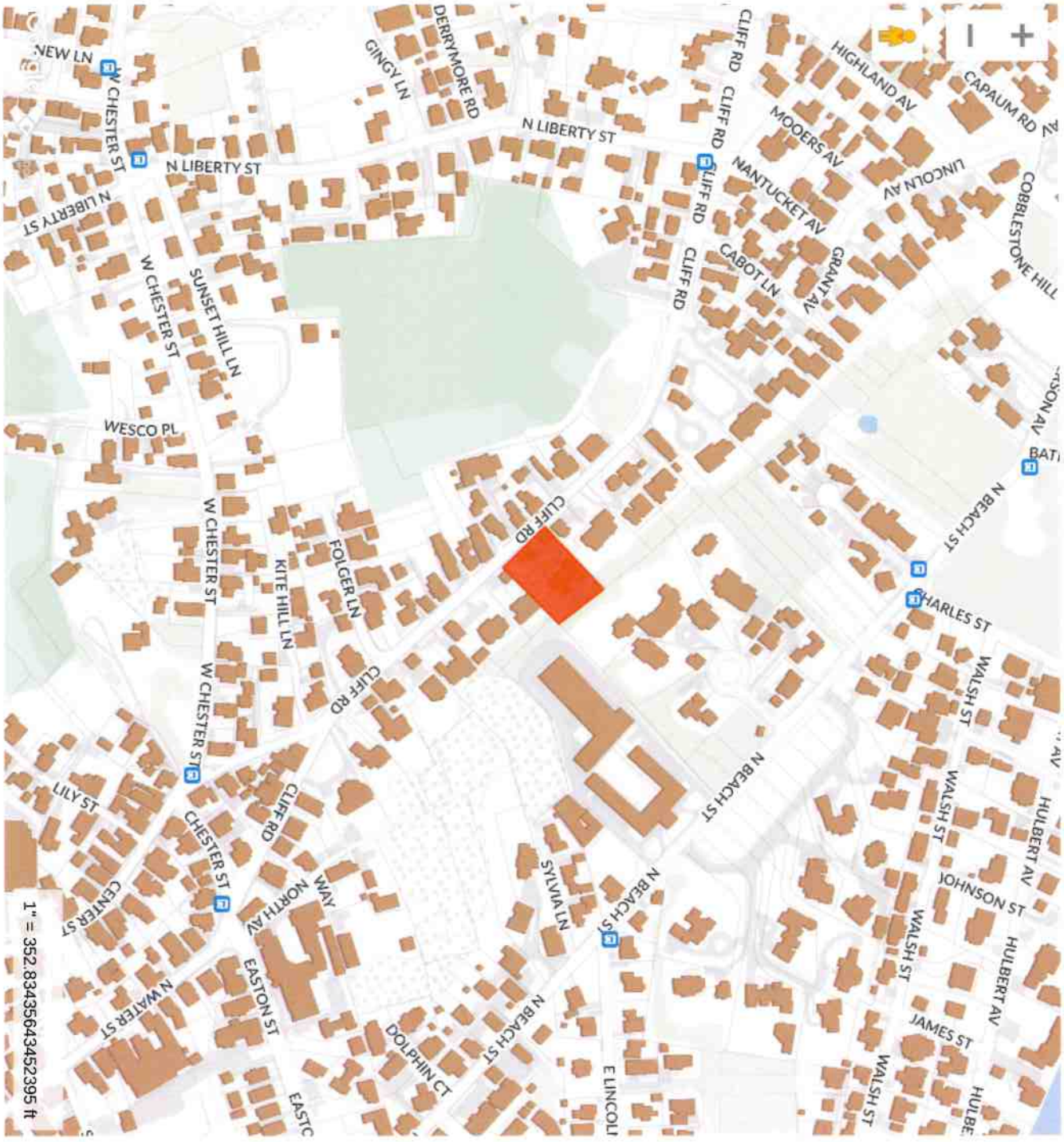
Trim White Sash White Doors White

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.

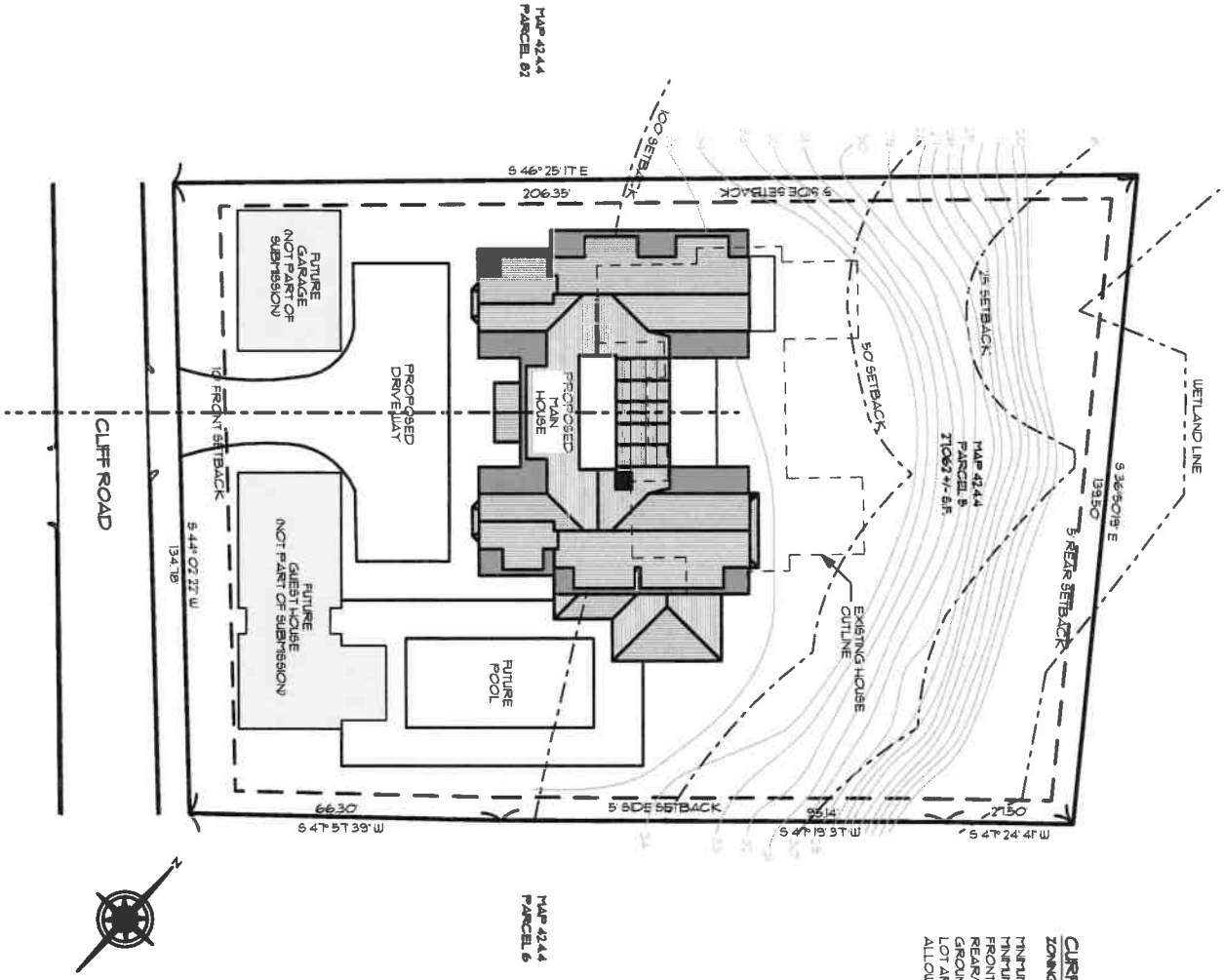
Locus Plan

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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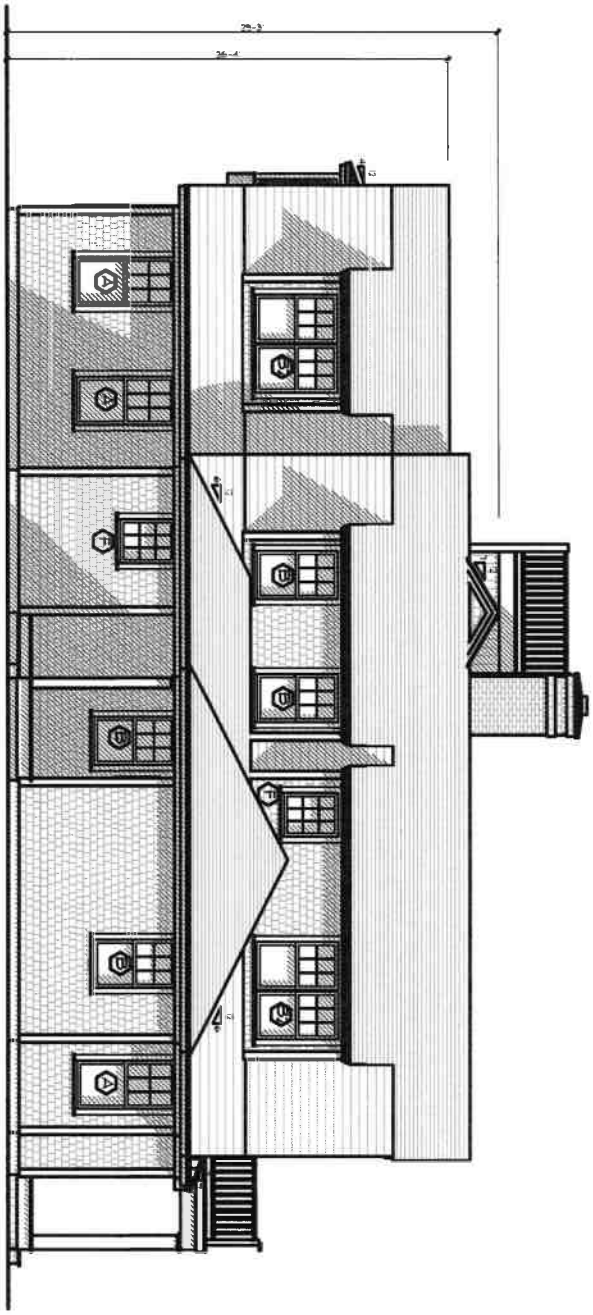
Site Plan

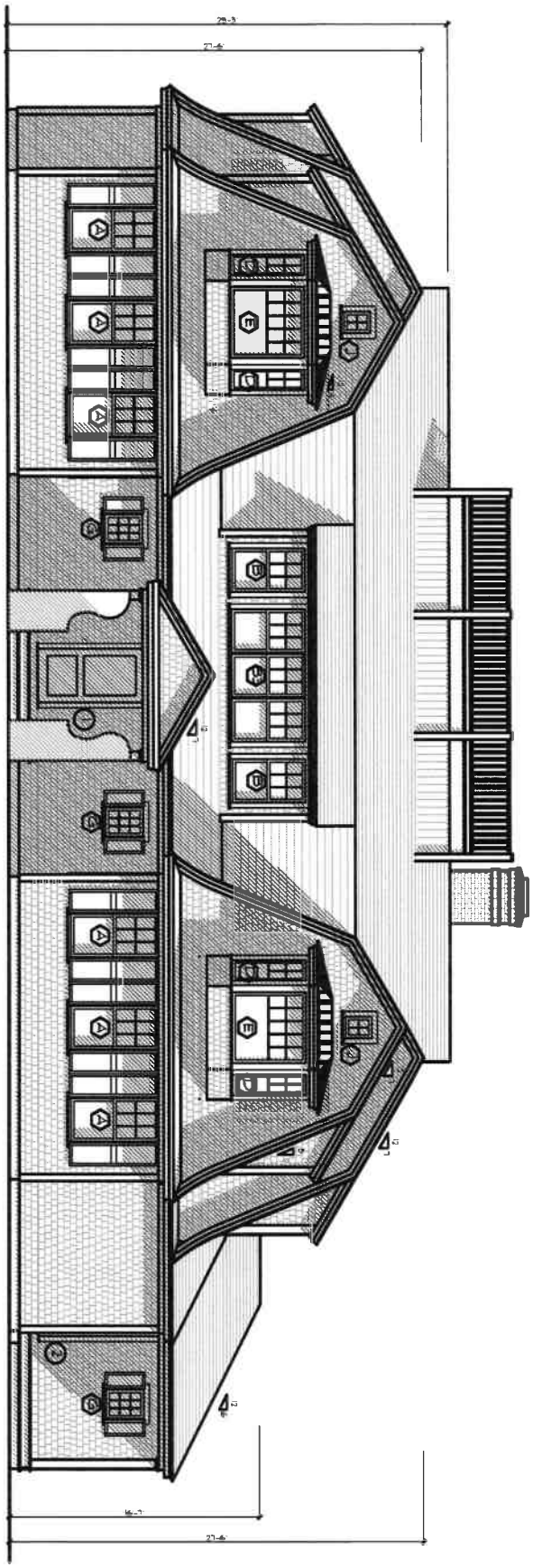
BOTTICELLI & POHL

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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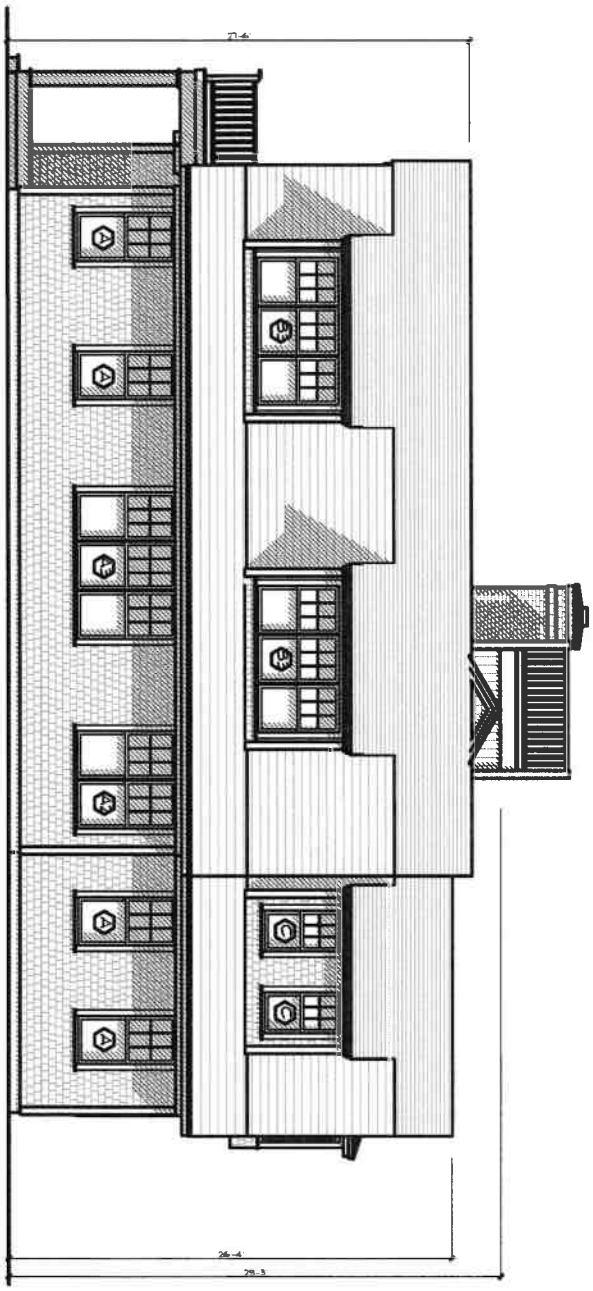
West & South Exterior Elevations

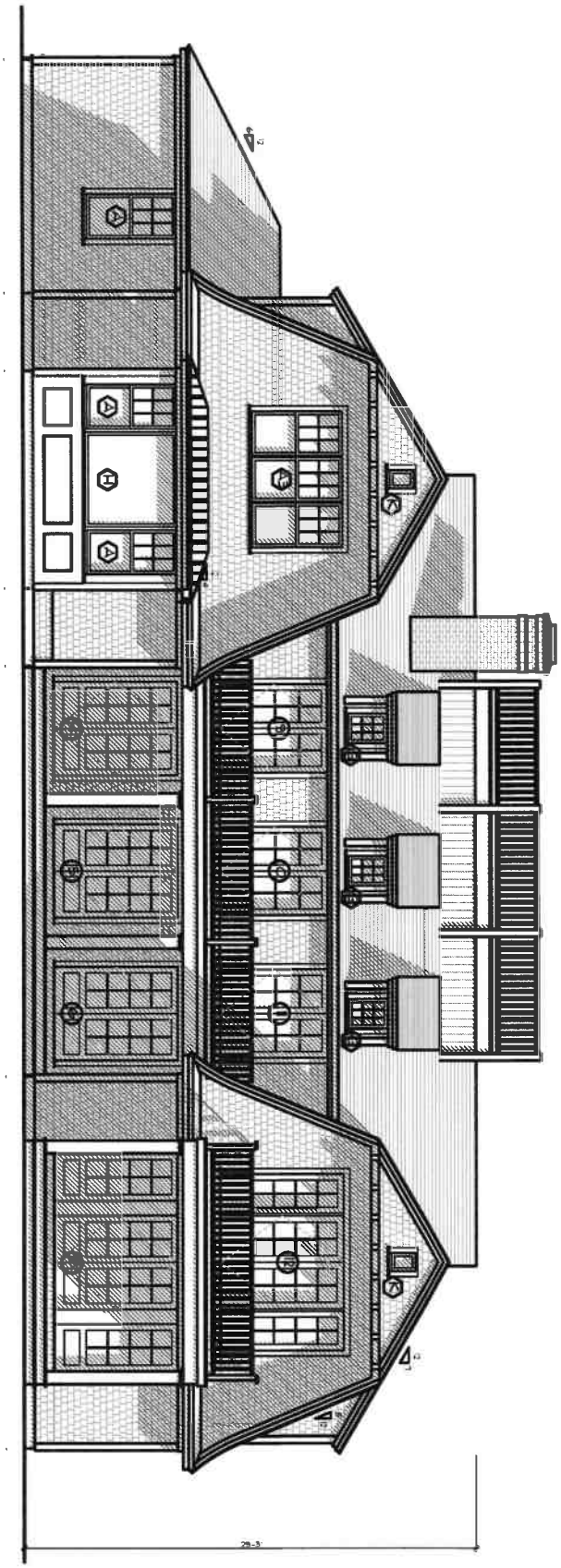
BOTTICELLI & POHL

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

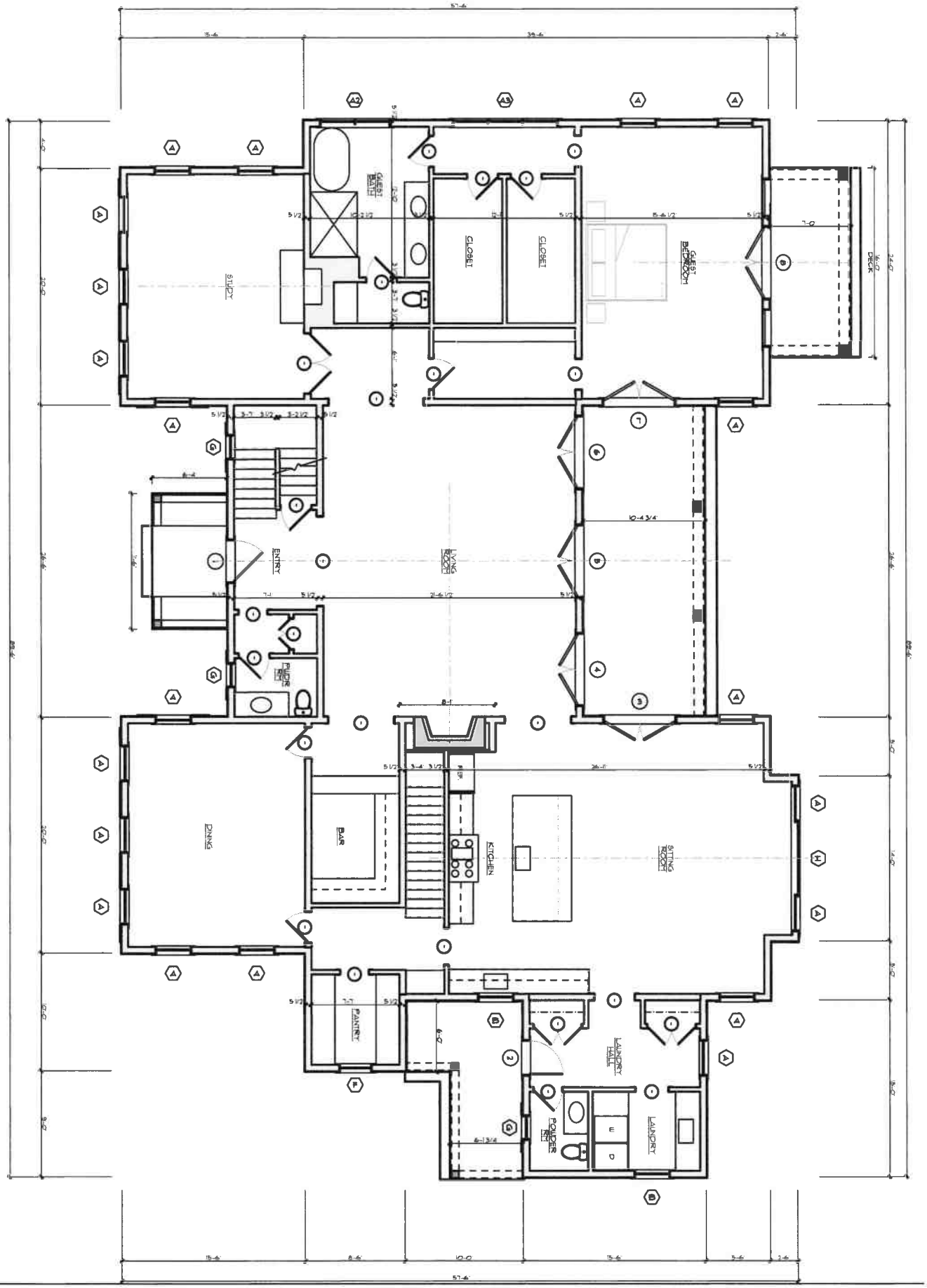
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East & 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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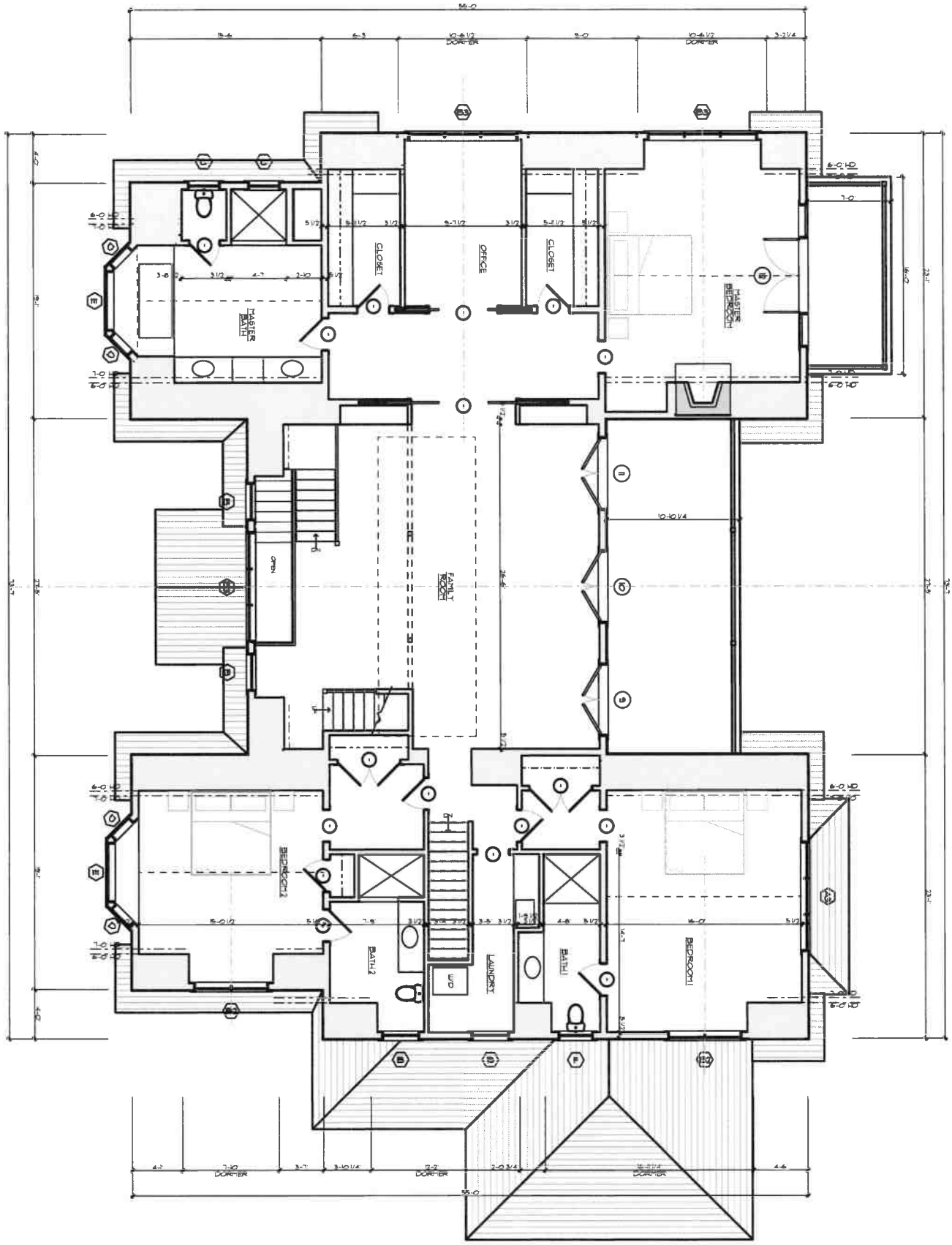
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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



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.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

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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: 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 _____

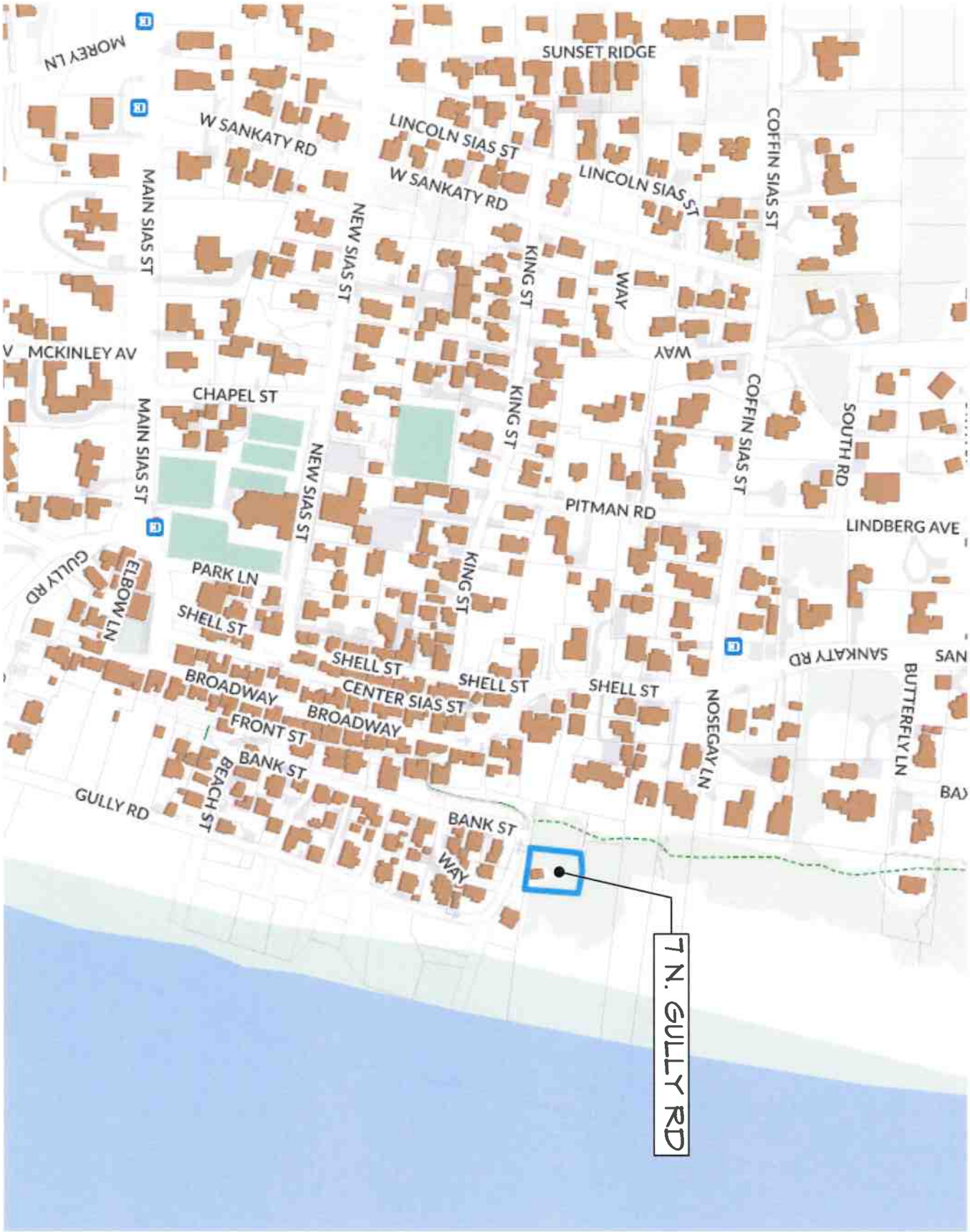
Trim ~~White~~ COBBLESTONE GRAY Sash ~~White~~ COBBLESTONE GRAY Doors Mineral Alloy

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

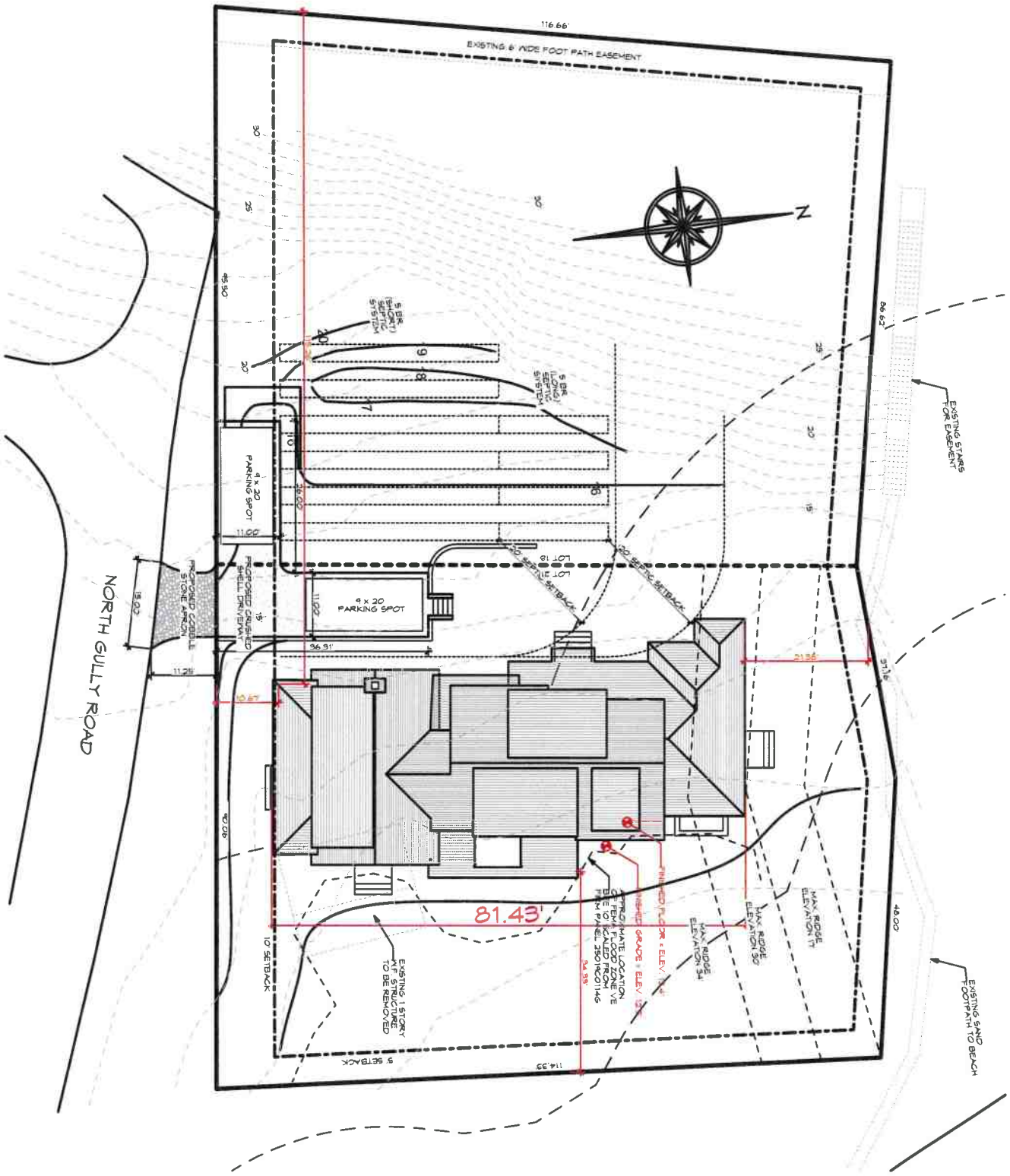
MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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

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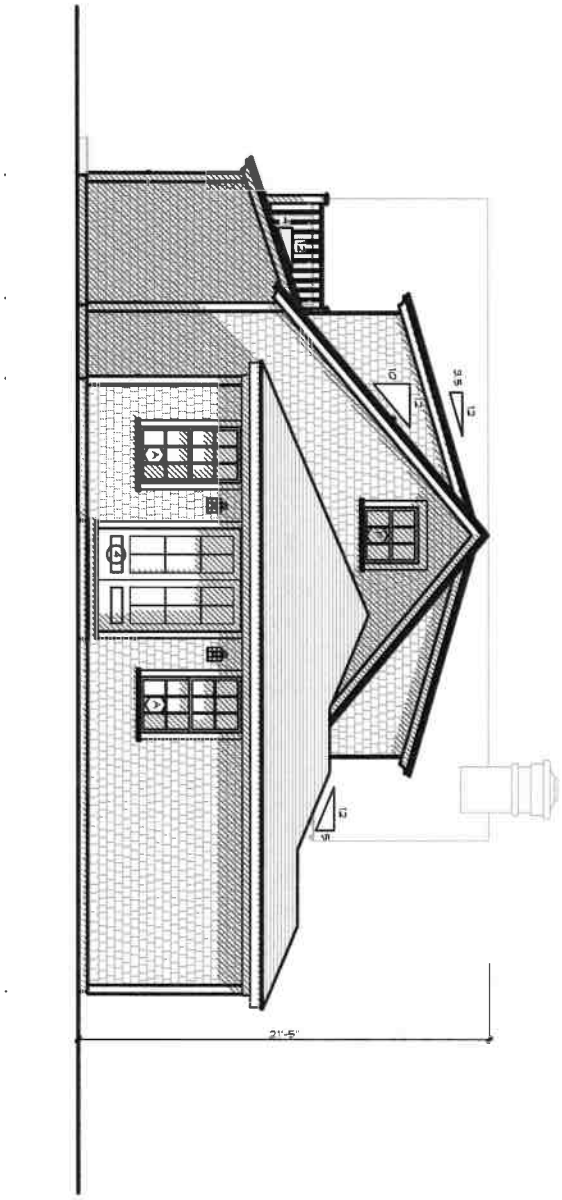

A-2.1

ID #

Residence at
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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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P 508 228 5455

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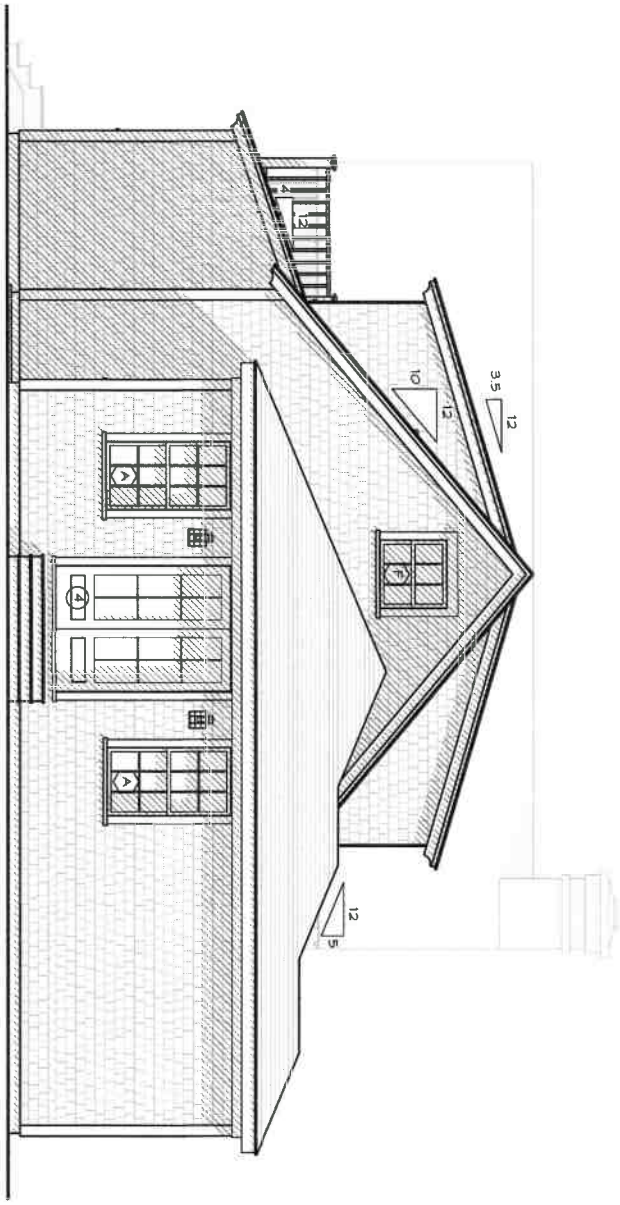

Planning Approved

ID# A-2.1

Residence at
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North Elevation

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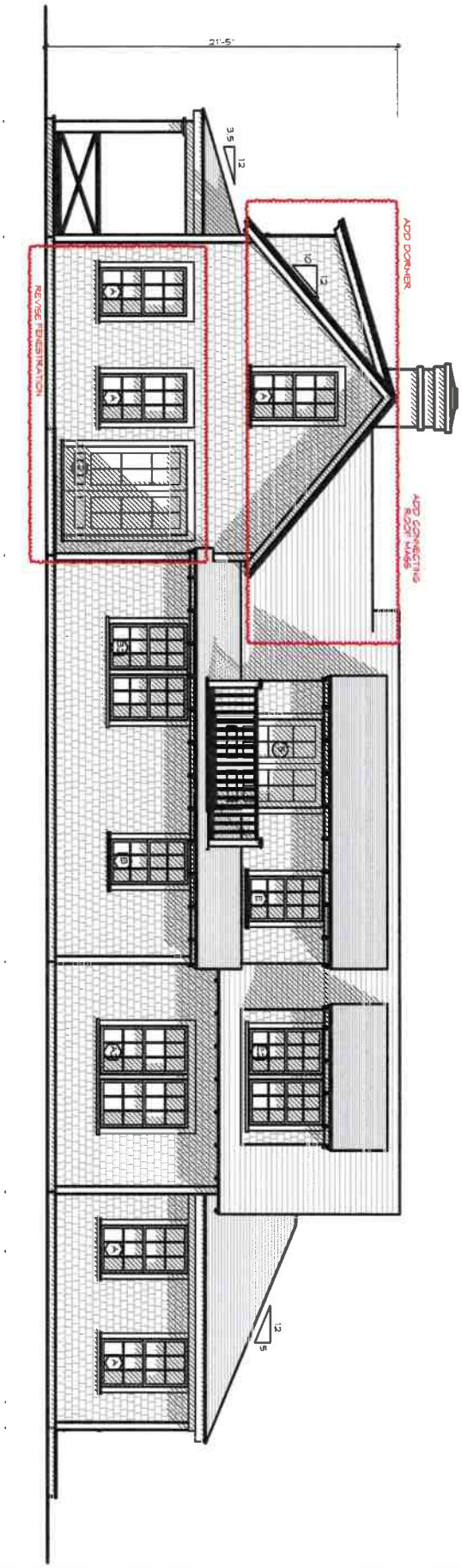

A-2.2

ID #

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East Elevation

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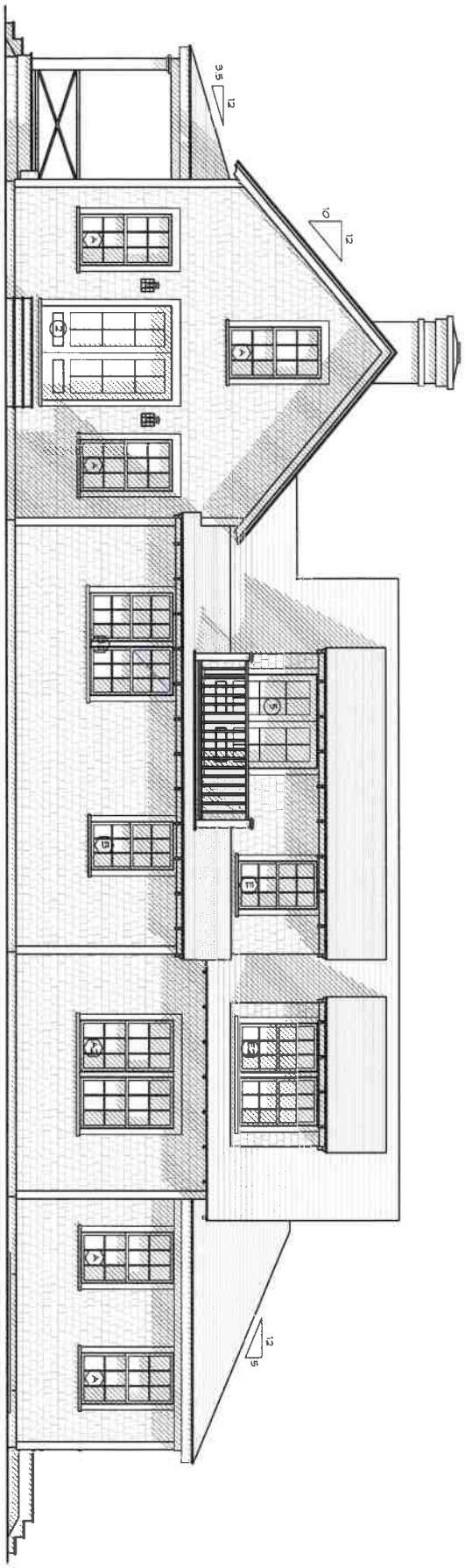

Previously Approved

ID# A-2.2

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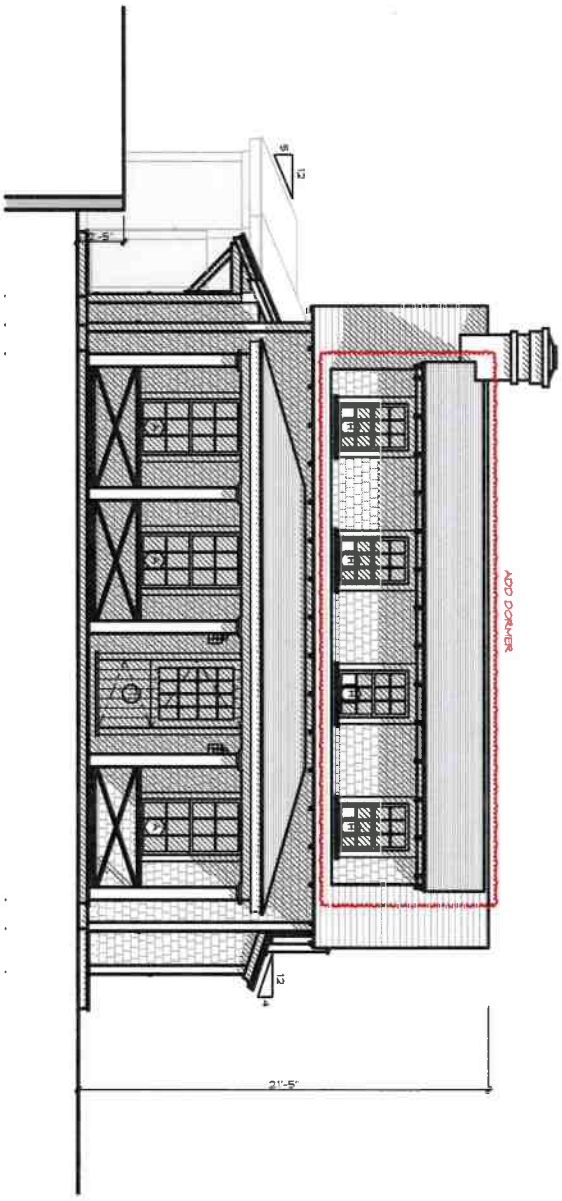

A-2.3

ID #

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PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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South Elevation

BOTTICELLI & POHL

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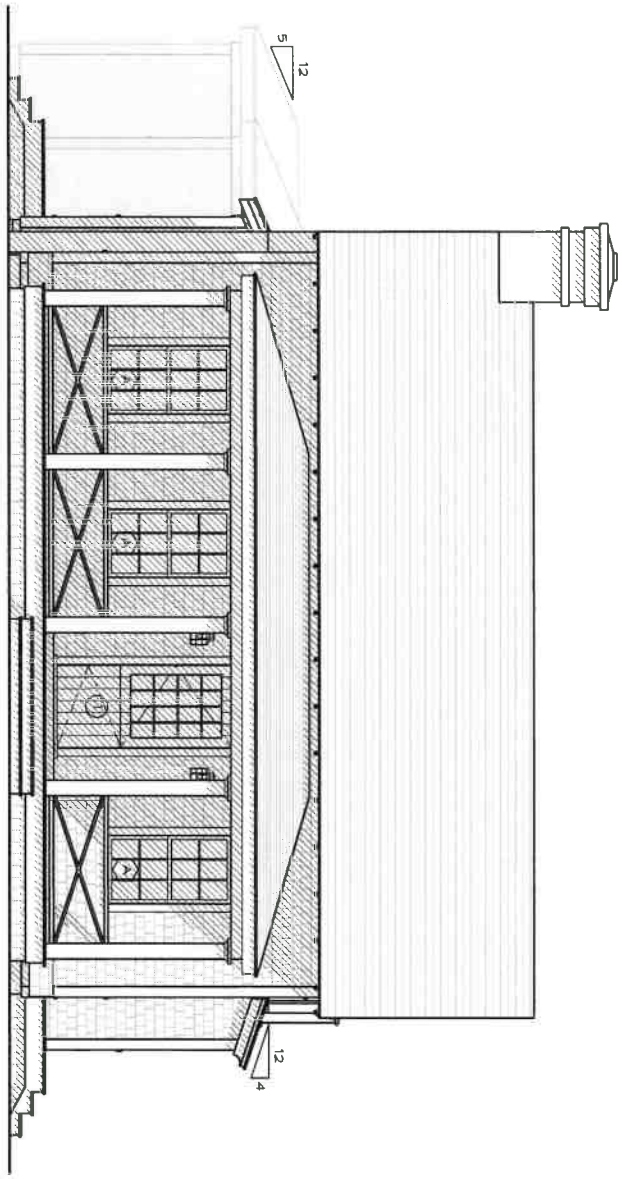
BOTTICELLIANDPOHL.COM



Previously Approved

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South Elevation

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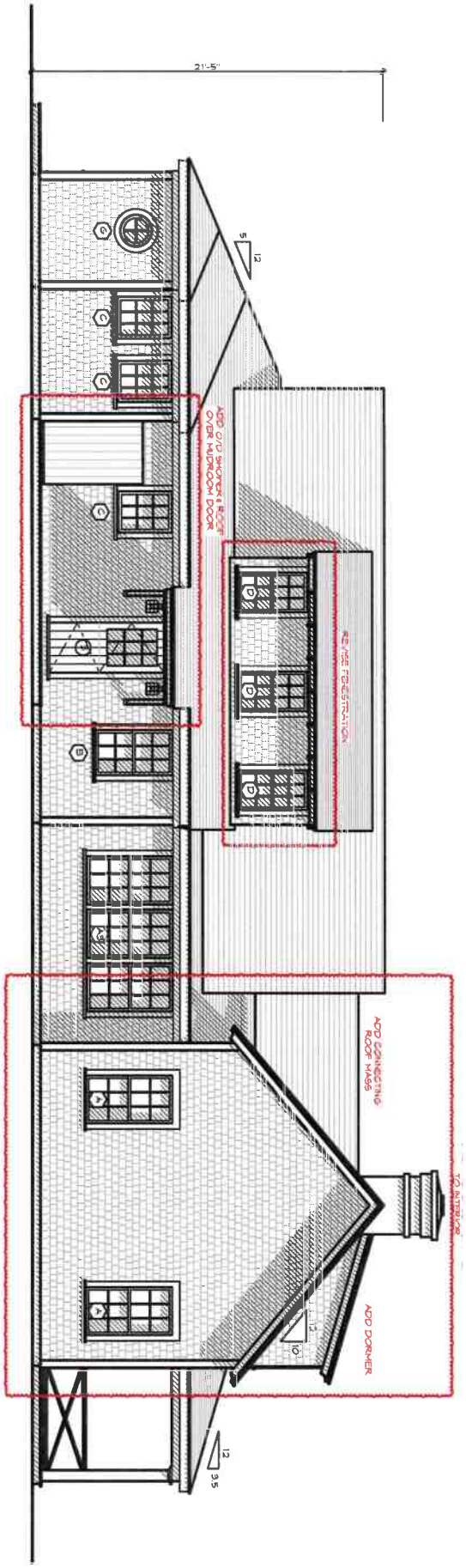

ID# A-2.4

Residence at
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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

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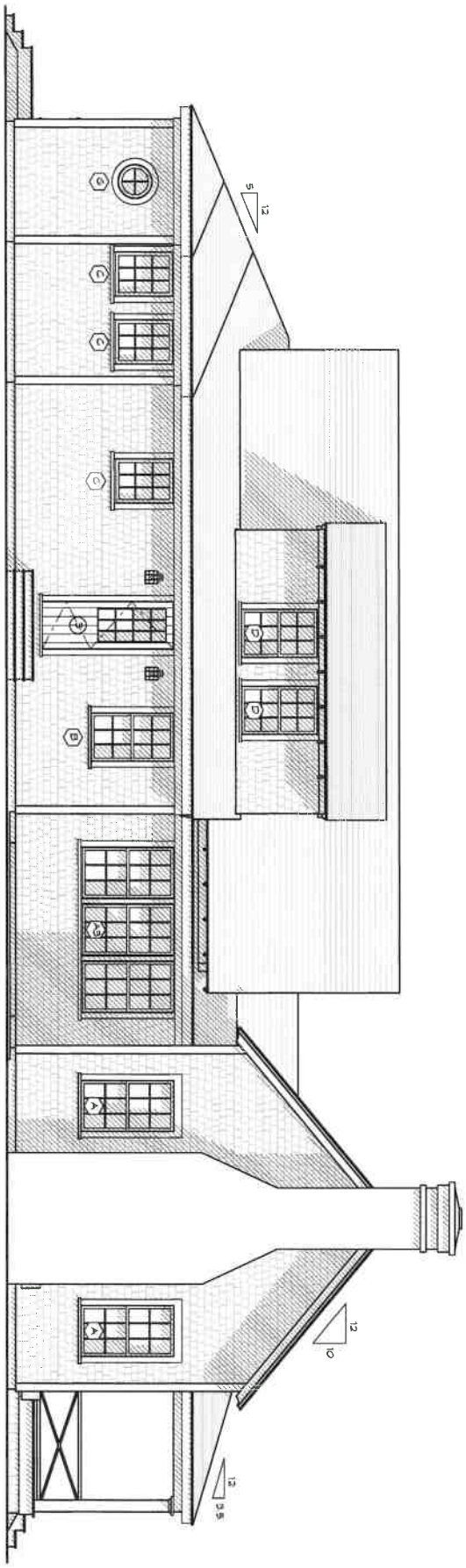
BOTTICELLIANDPOHL.COM



Previously Approved

A-2.4
ID #

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Nantucket, MA 02554

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PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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West Elevation

BOTTICELLI & POHL

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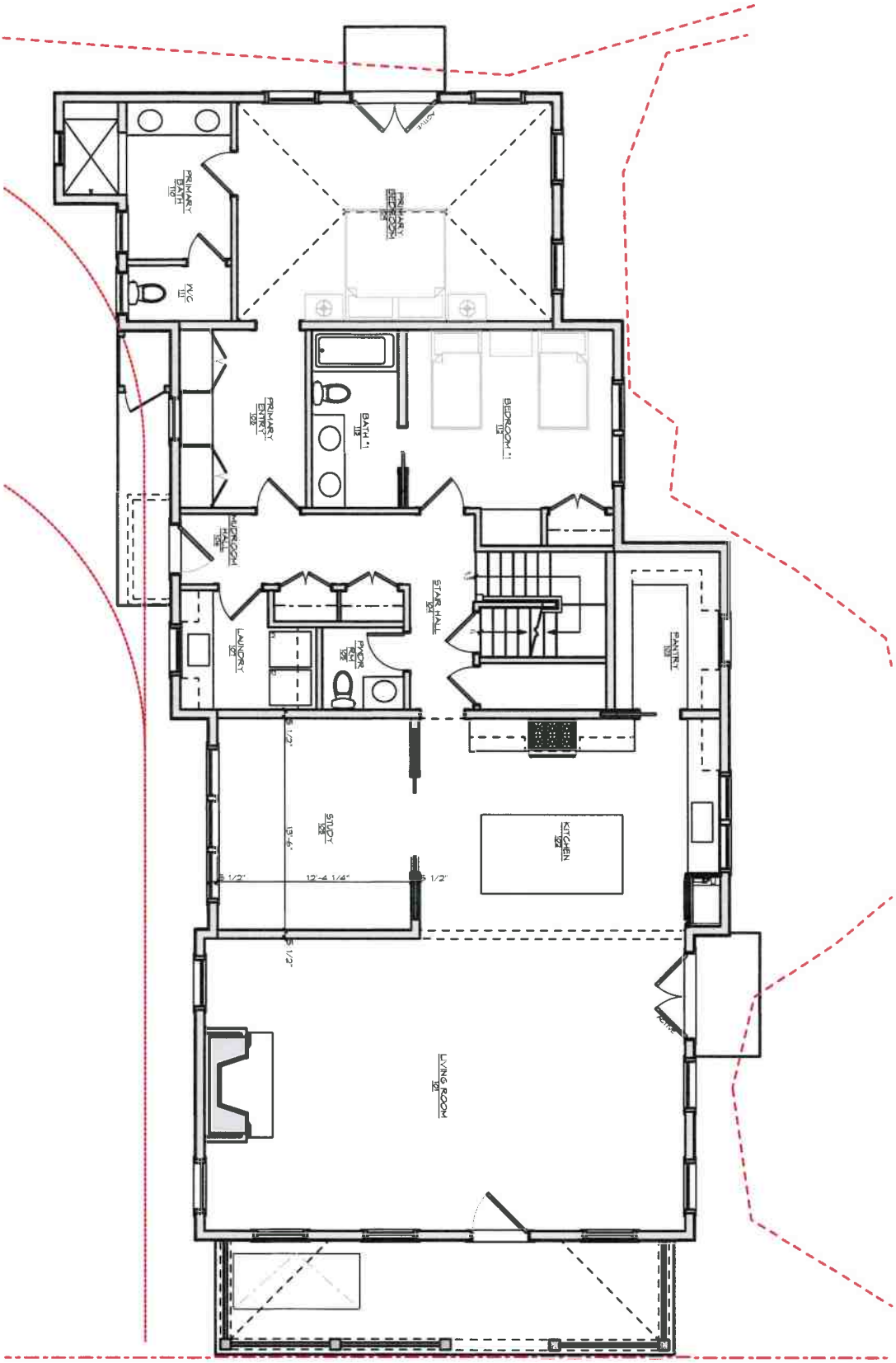

A-1.1

ID #

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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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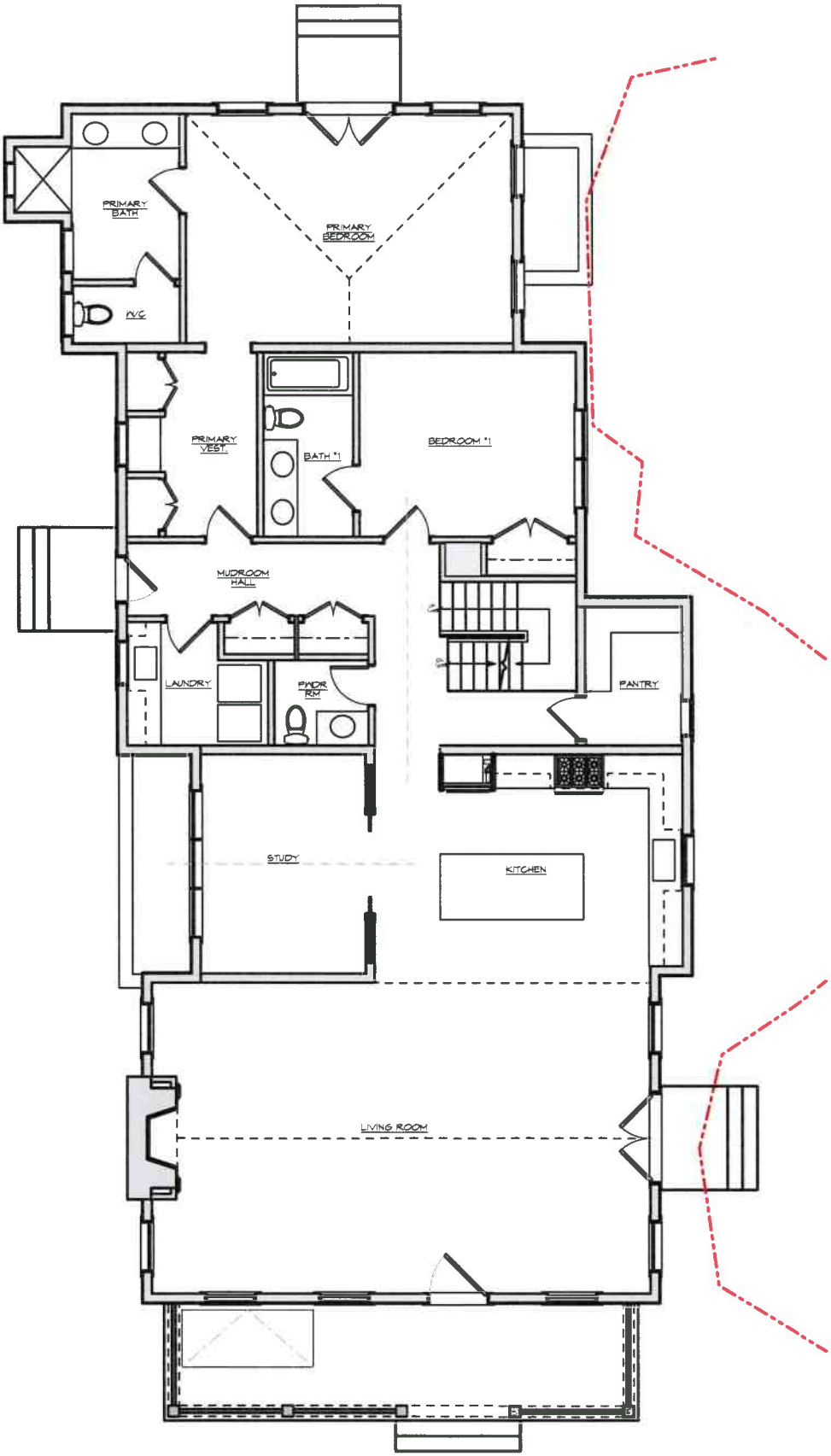
BOTTICELLIANDPOHL.COM



Previously Approved

A-1.1

ID #

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Nantucket, MA 02554

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First Floor Plan

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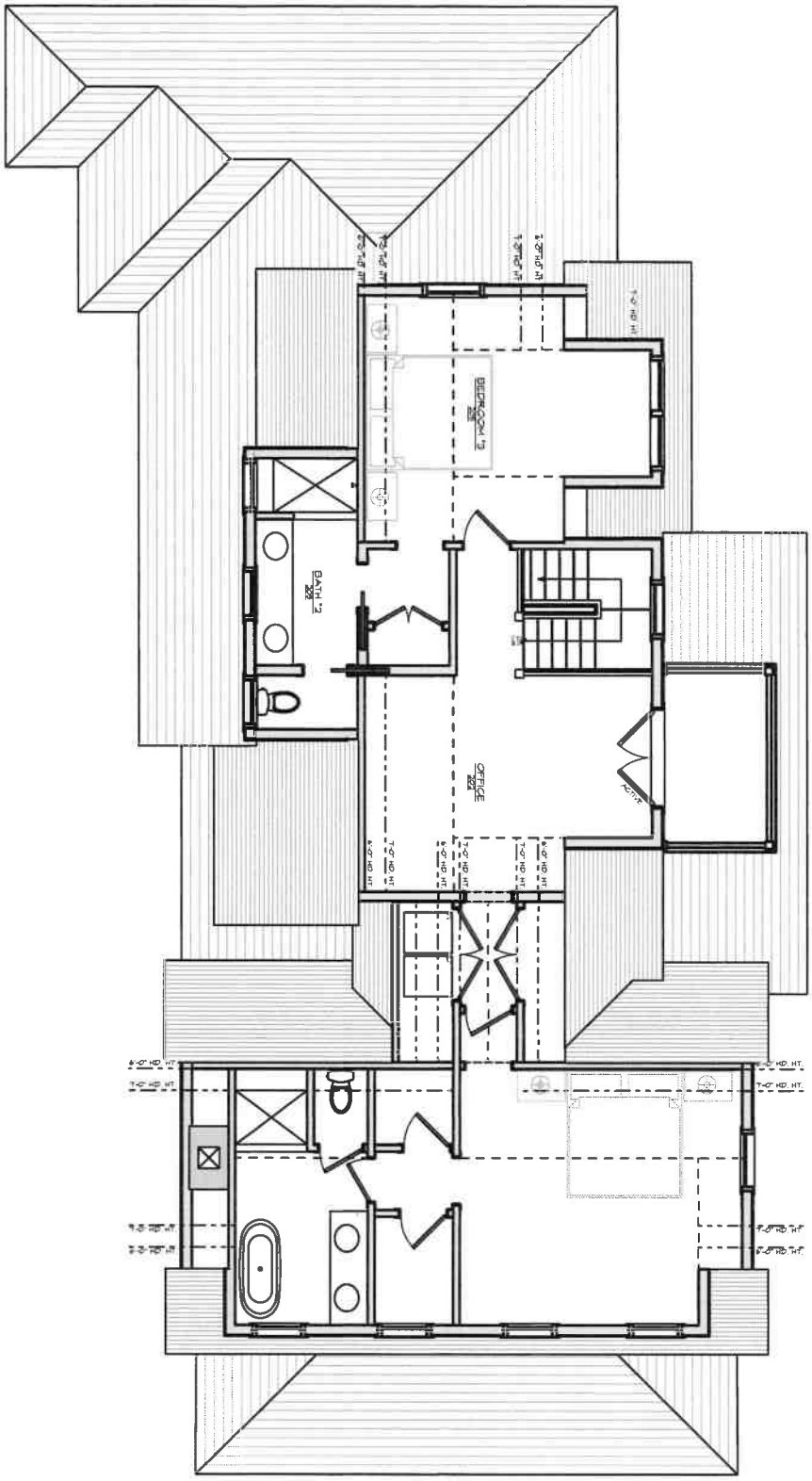

ID# A-1.2

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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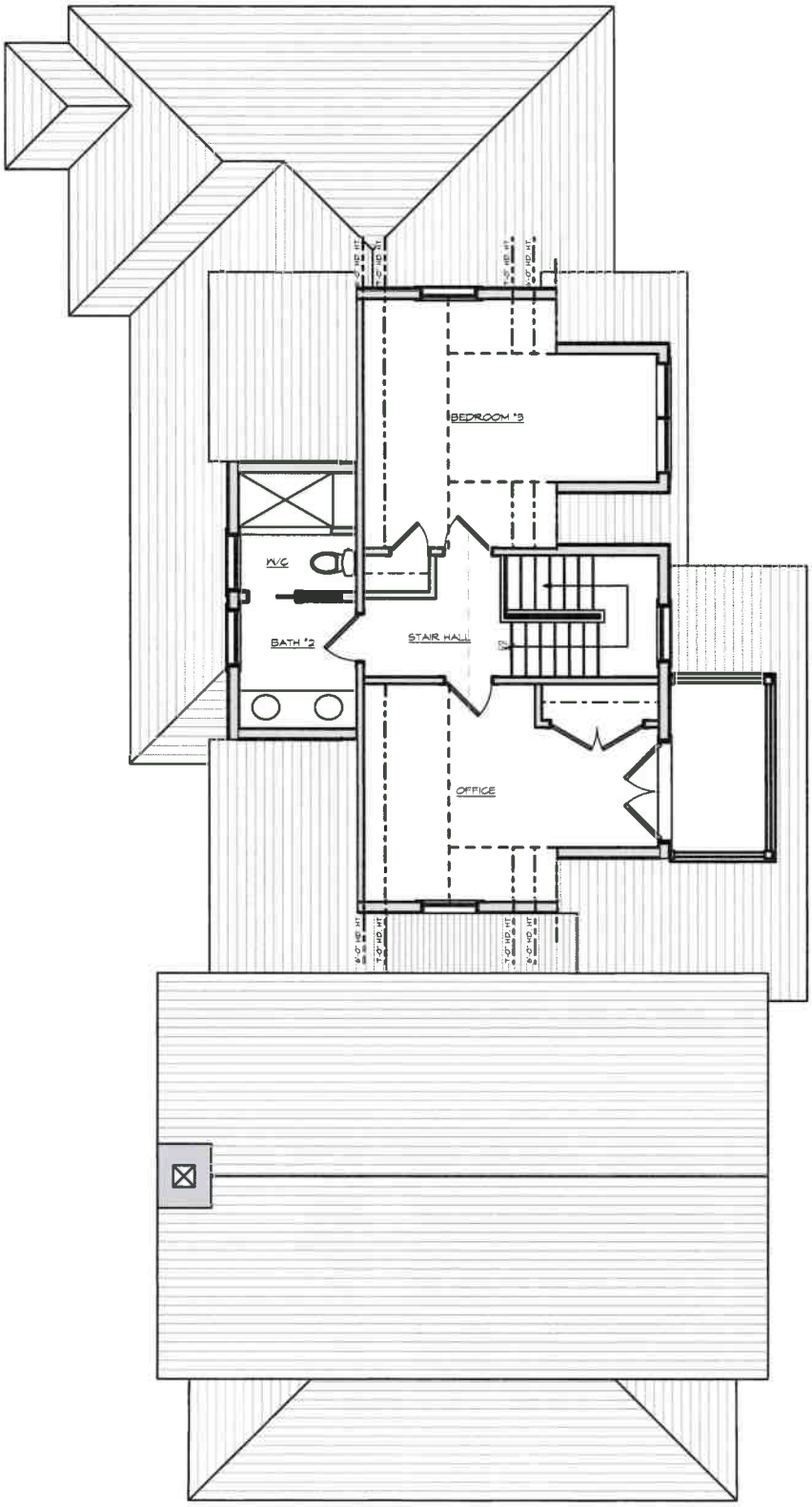
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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



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

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

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.

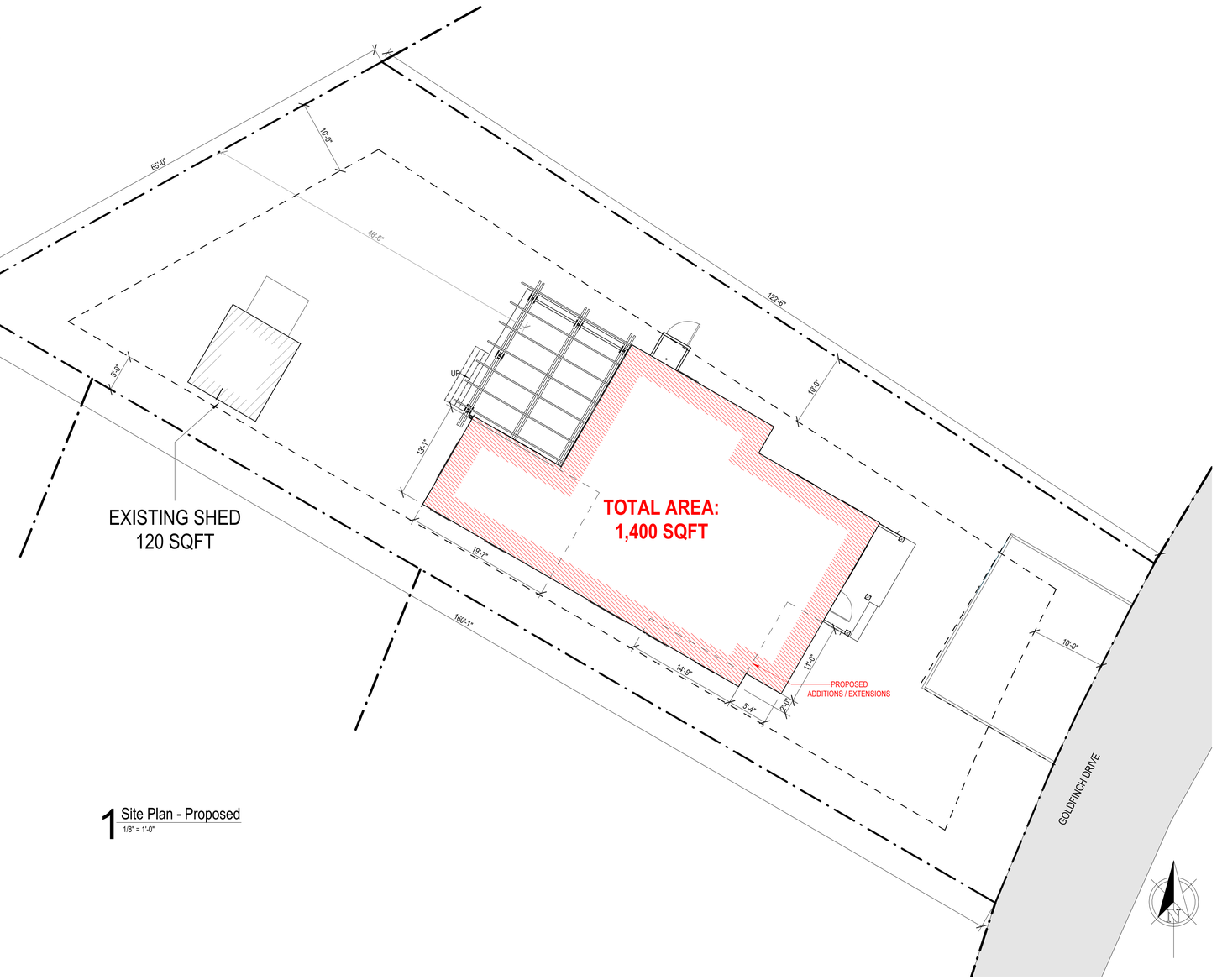
Nahomi S. Garcia
_____

Signature Date

10/21/2024

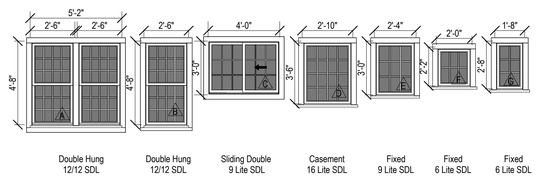


Locus Map
1/4" = 1'-0"

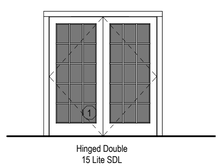


1 Site Plan - Proposed
1/8" = 1'-0"

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
Front Setback:	10 FT
Side/Rear Setback:	10FT/5FT
Lot Size:	7,484 +/- SQFT
Min. Lot Size:	5,000 SQFT
Allowable G.C.:	2,962 SQFT
Existing G.C.:	1,050 SQFT
Proposed G.C.:	350 SQFT
Total Proposed G.C.:	1,400 SQFT

Sheet Index - Architectural & Structural

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

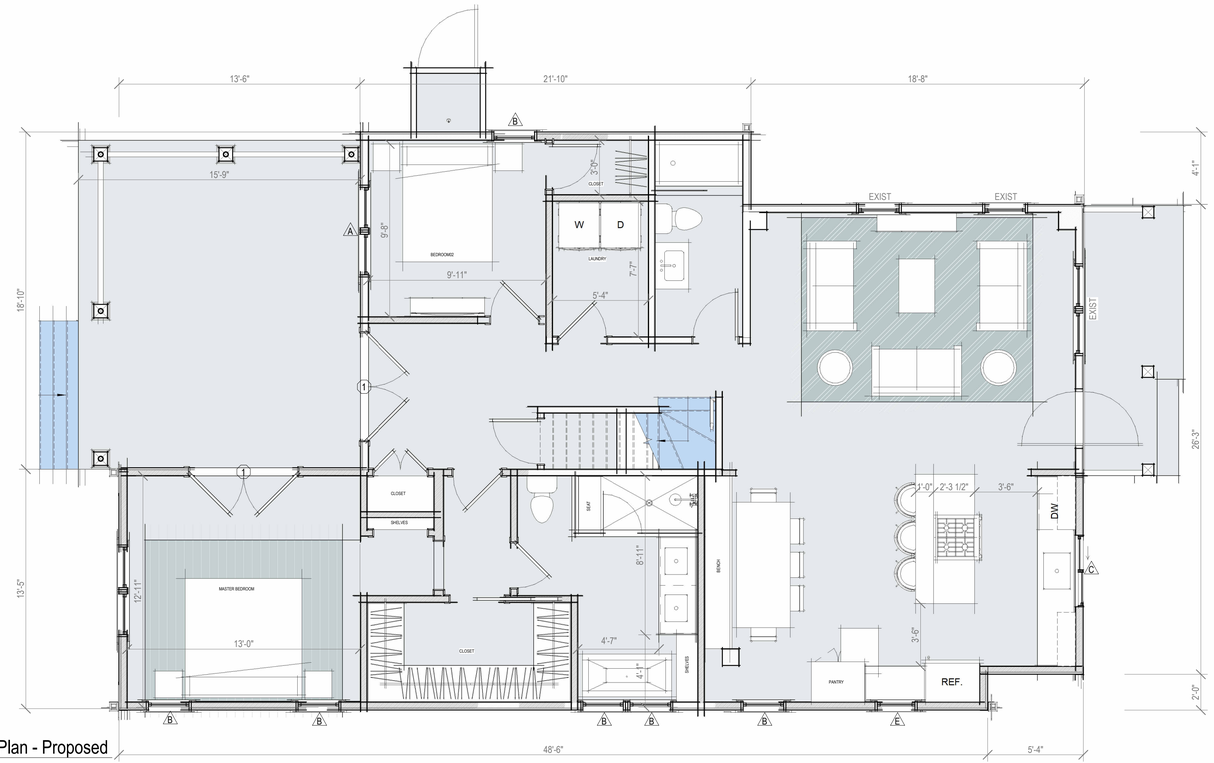
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

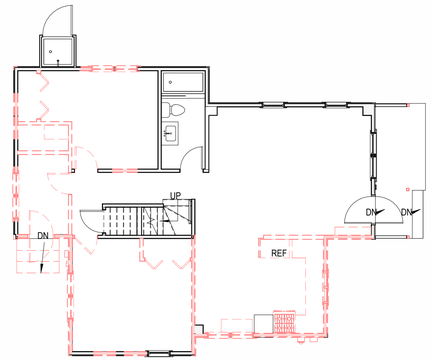
2421

10/21/2024

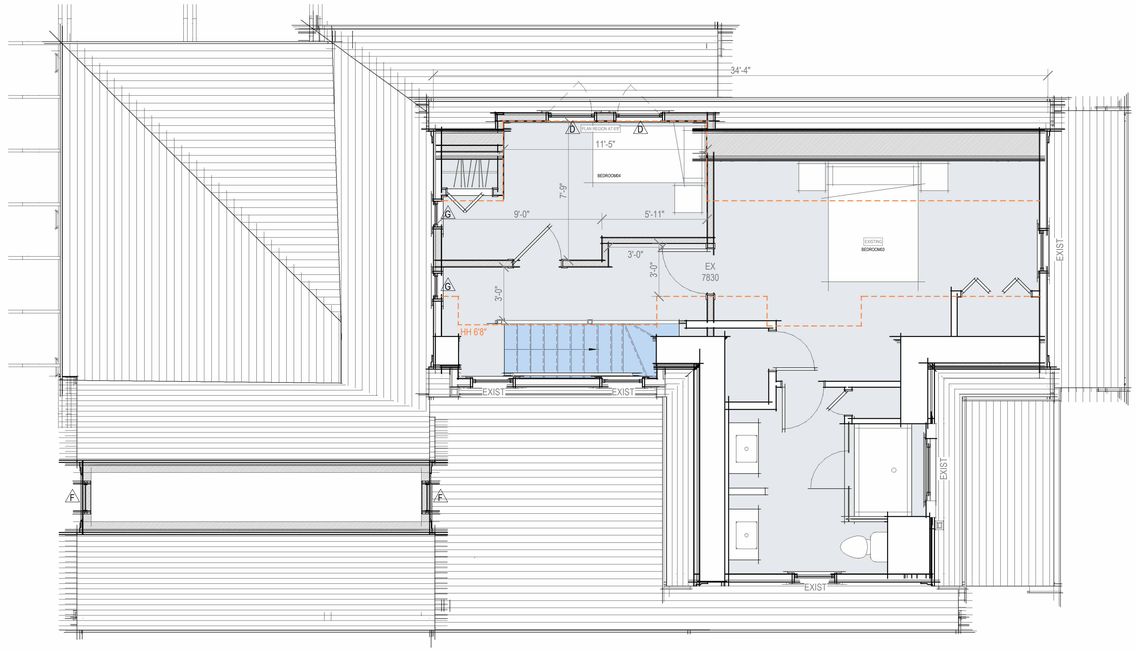
HDC Submission



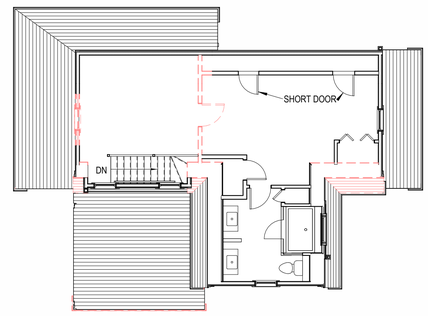
1 First Floor Plan - Proposed
1/4" = 1'-0"



First Floor - Existing / Demo
1/8" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"



Second Floor - Existing / Demo
1/8" = 1'-0"

2421

6 Goldfinch Drive

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Sheet Index - Architectural & Structural

Revisions

Floor Plans

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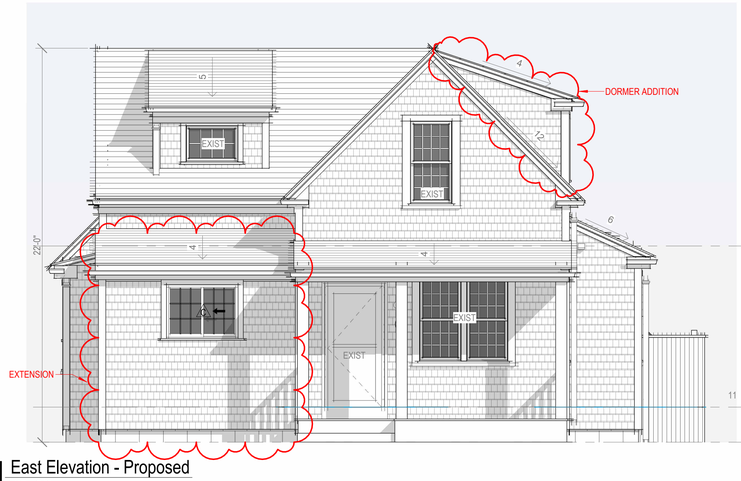
A.1.1

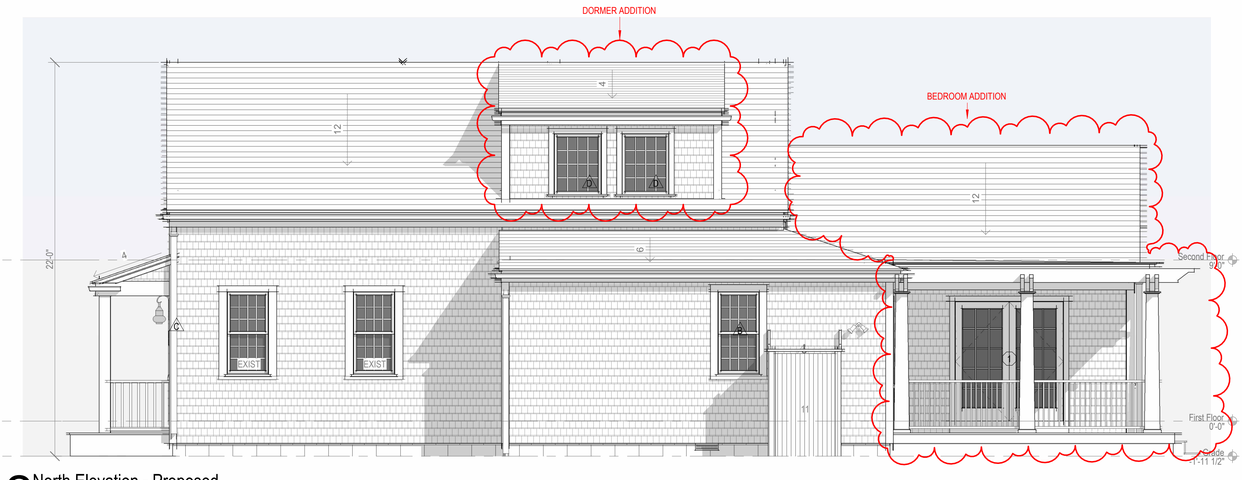
2421

10/21/2024

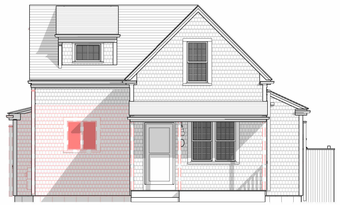
HDC Submission



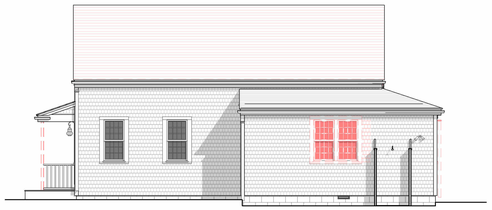
1 East Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"



1A East Elevation - Existing / Demo
1/8" = 1'-0"



2A North Elevation - Existing / Demo
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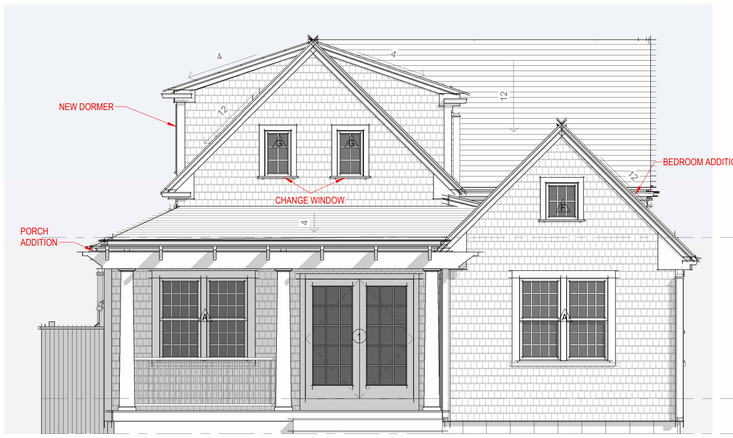


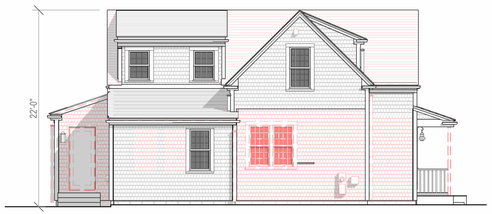
3 West Elevation - Proposed
1/4" = 1'-0"



4 South Elevation - Proposed
1/4" = 1'-0"



3A West Elevation - Existing / Demo
1/8" = 1'-0"



4A South Elevation - Existing / Demo
1/8" = 1'-0"

2421

6 Goldfinch Drive

Nantucket, MA

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8 Williams Lane
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Revisions

Revision 1 Date 1

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

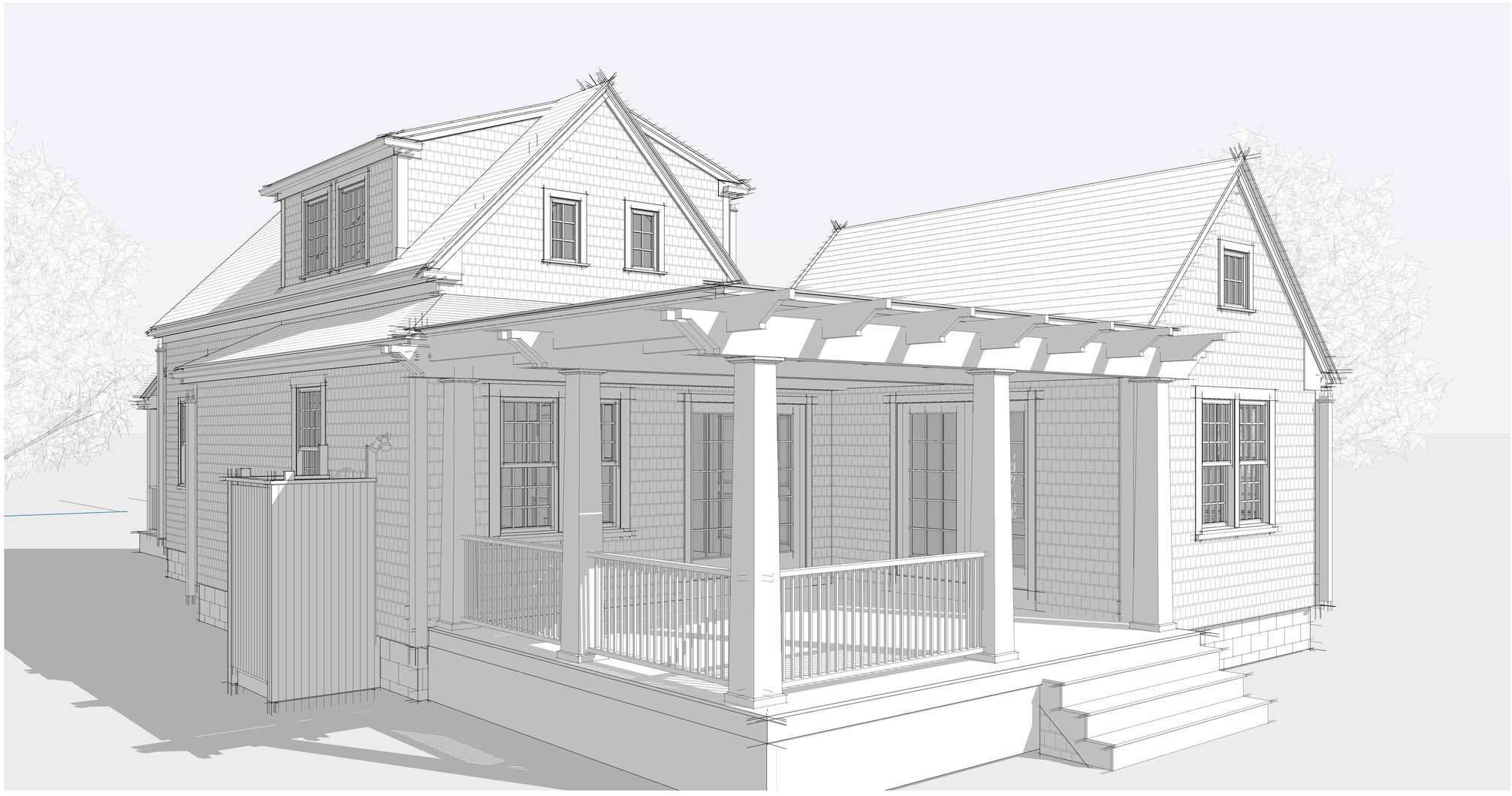
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2421

10/21/2024

HDC Submission



2421

6 Goldfinch Drive

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	68/599
Current Zoning:	R-5
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	10FT/5FT
Lot Size:	7,484 +/- SQFT
Min. Lot Size:	5,000 SQFT
Allowable G.C.:	2,962 SQFT
Existing G.C.:	1,050 SQFT
Proposed G.C.:	350 SQFT
Total Proposed G.C.:	1,400 SQFT

Sheet Index - Architectural & Structural

Revisions

Perspective

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10/21/2024

HDC Submission



EAST ELEVATION



WEST ELEVATION



WEST ELEVATION

2421

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Nantucket, MA

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Existing Photos

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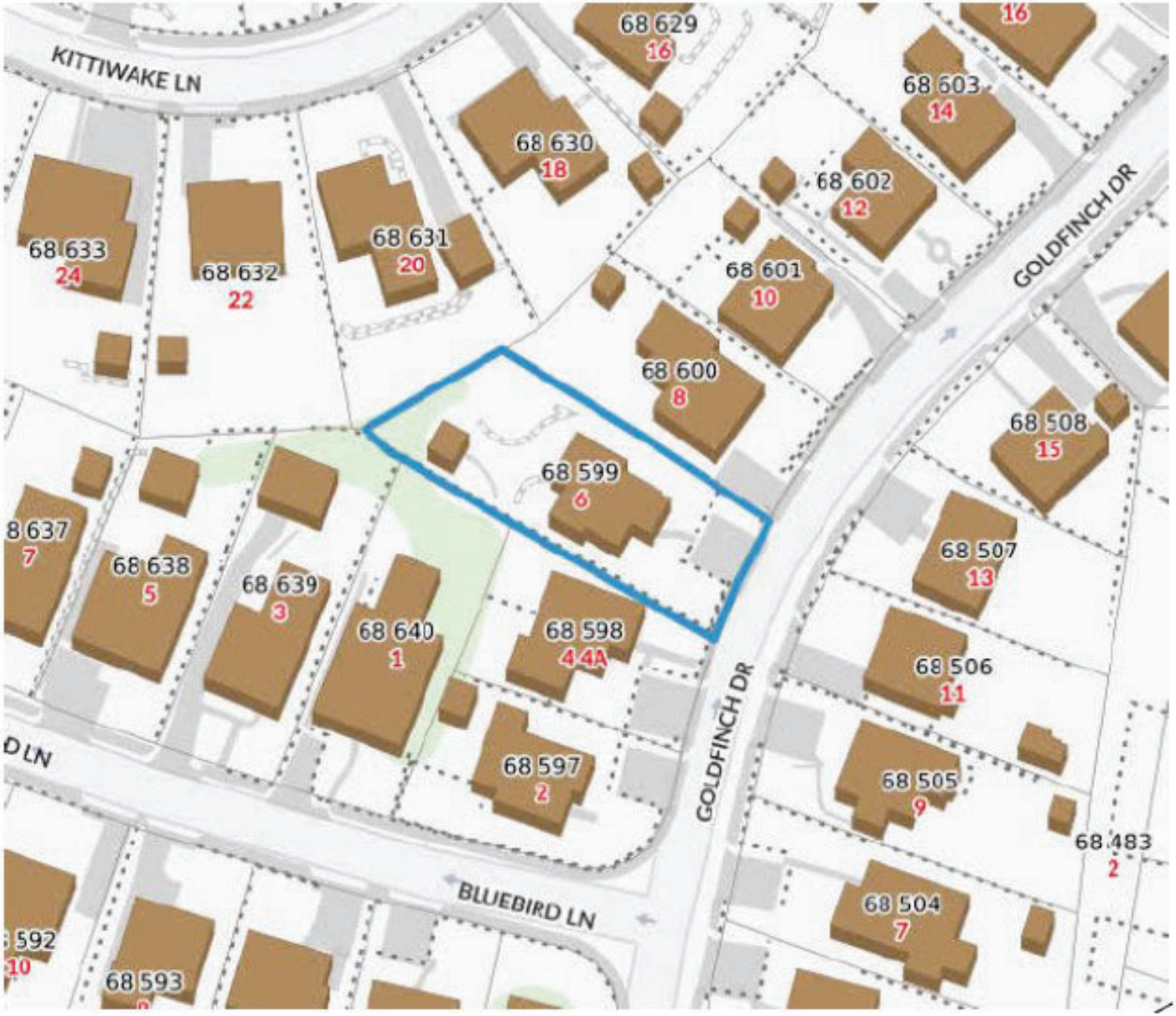
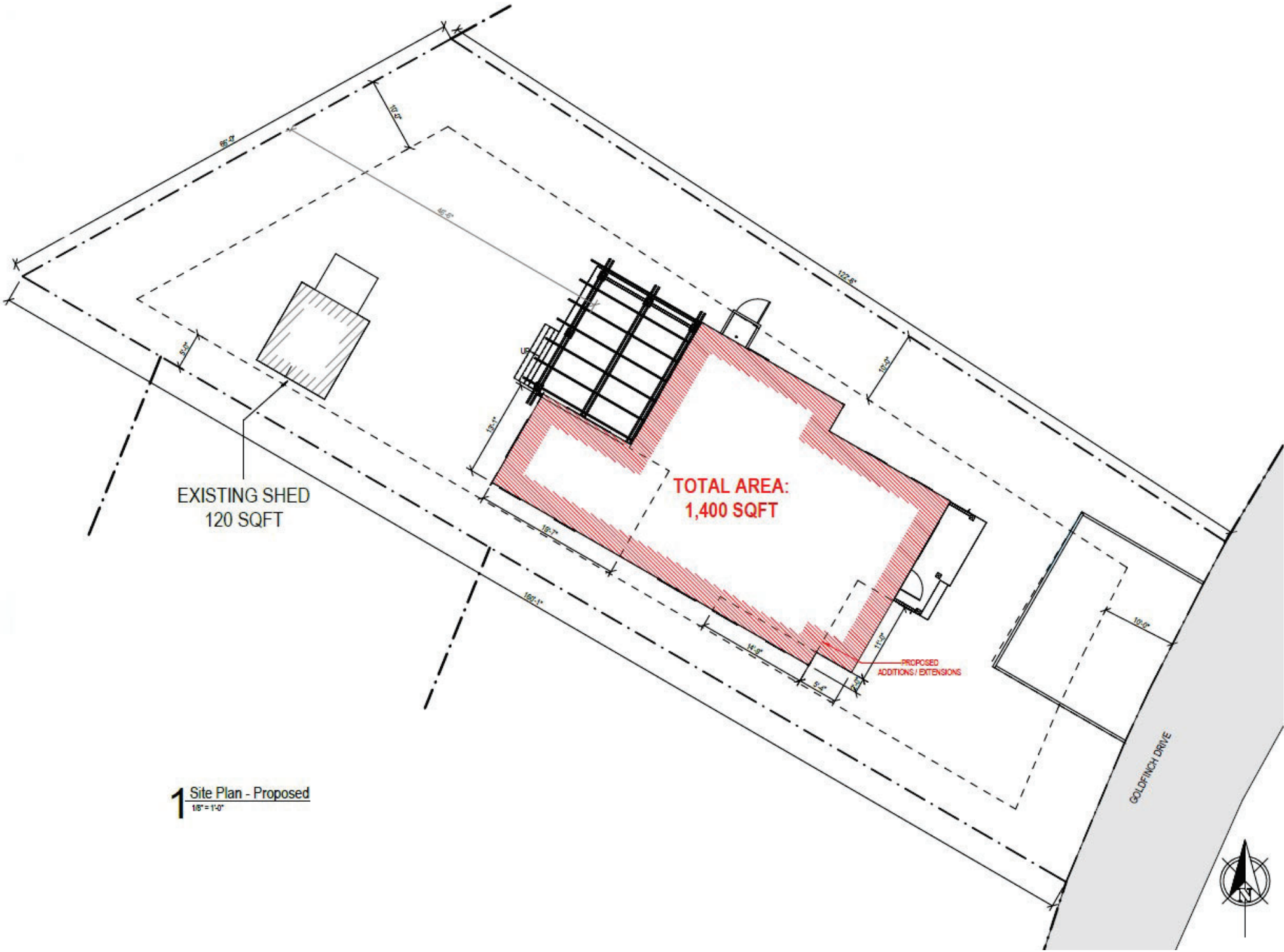
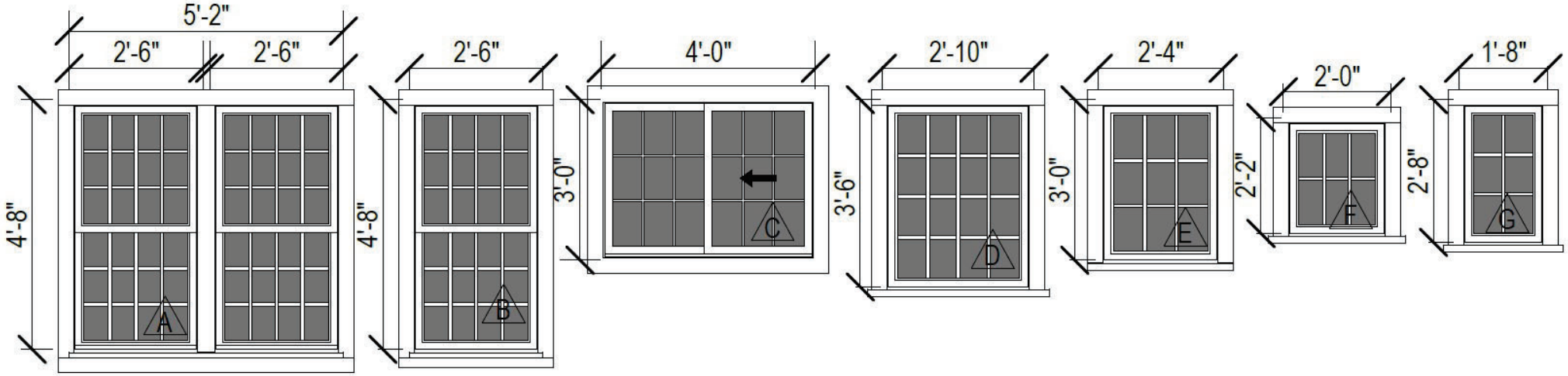


Locus Map

1/4" = 1'-0"



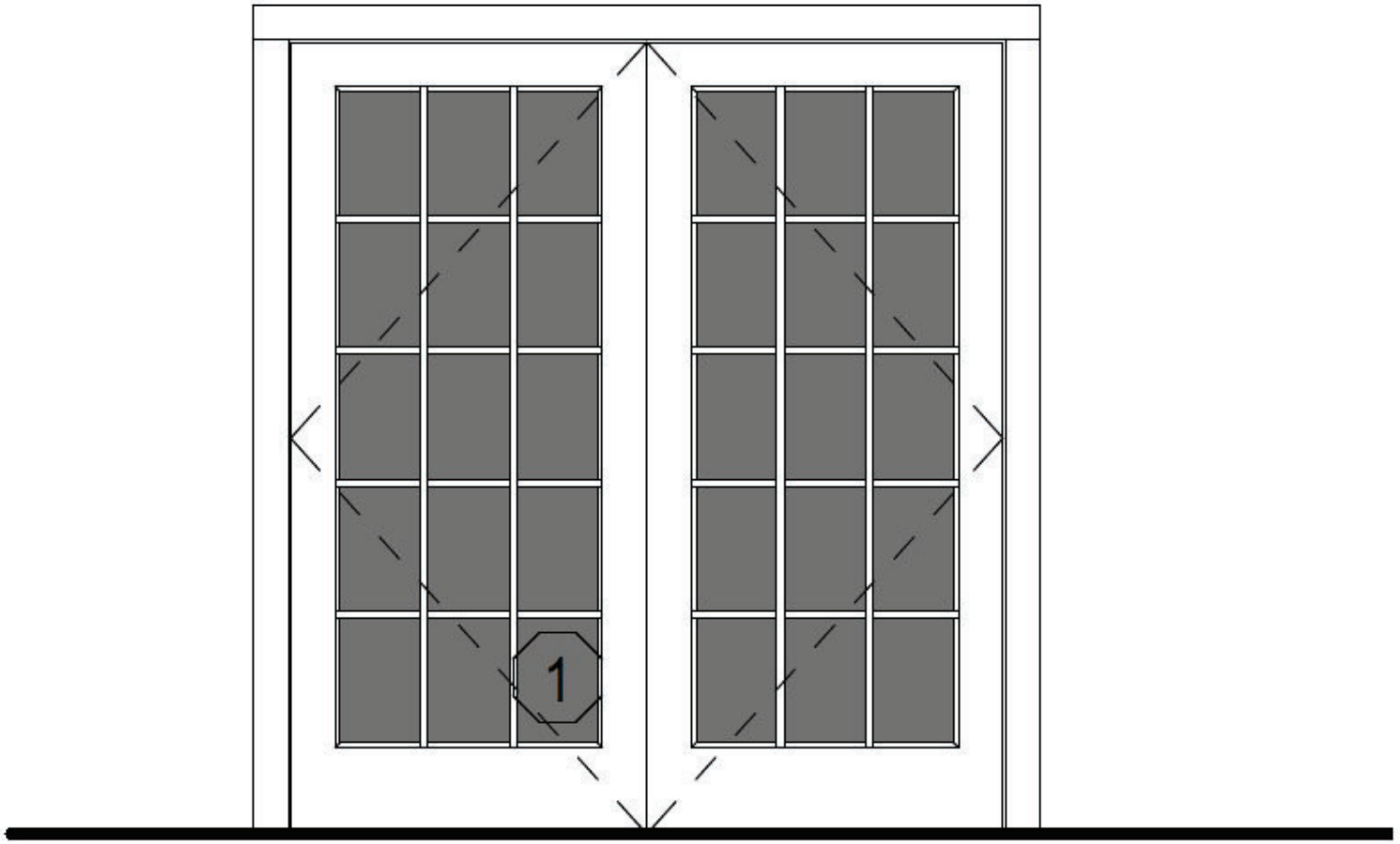
1 Site Plan - Proposed
1/8" = 1'-0"



Double Hung 12/12 SDL	Double Hung 12/12 SDL	Sliding Double 9 Lite SDL	Casement 16 Lite SDL	Fixed 9 Lite SDL	Fixed 6 Lite SDL	Fixed 6 Lite SDL

Window Legend

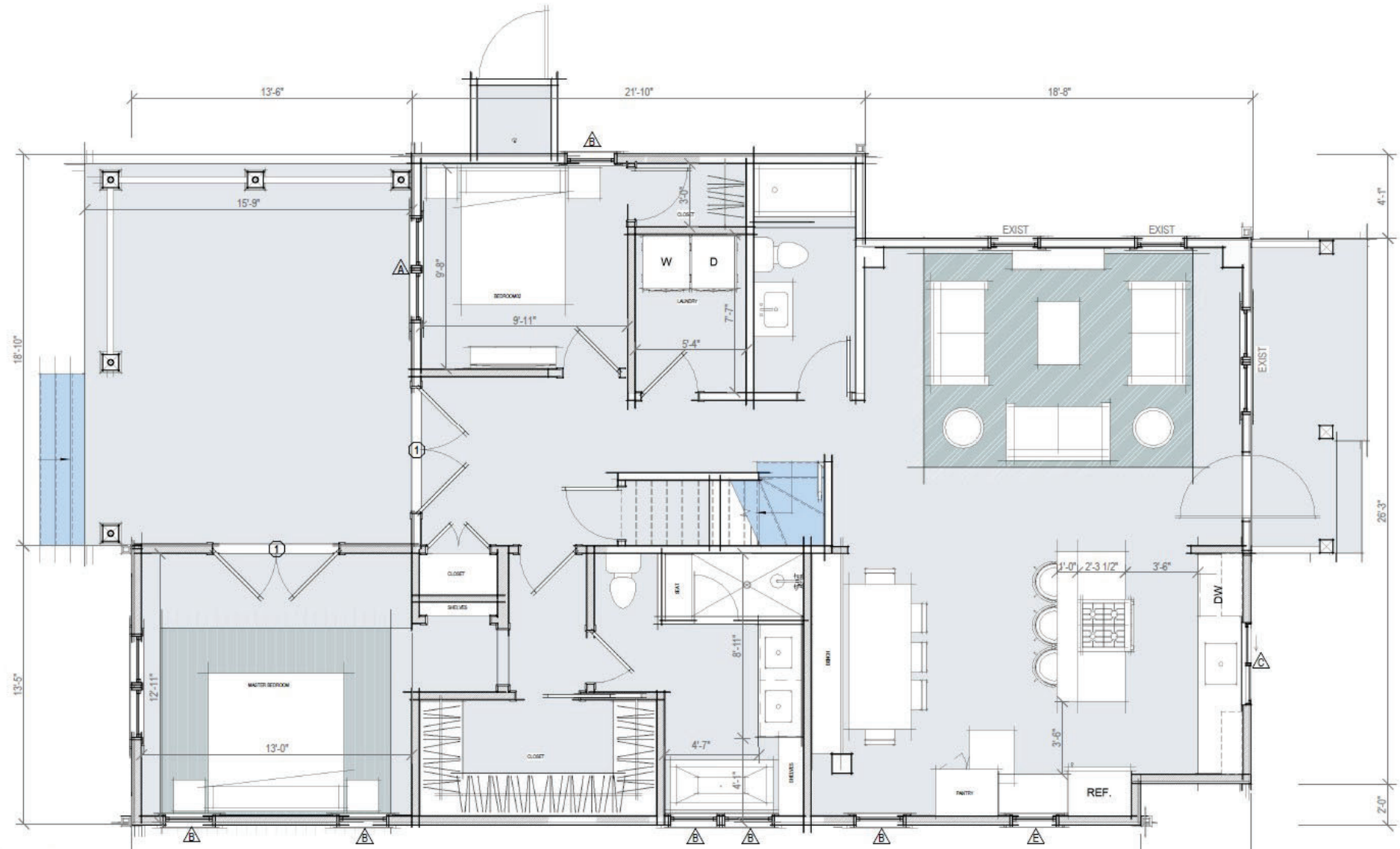
1/4" = 1'-0"



Hinged Double
15 Lite SDL

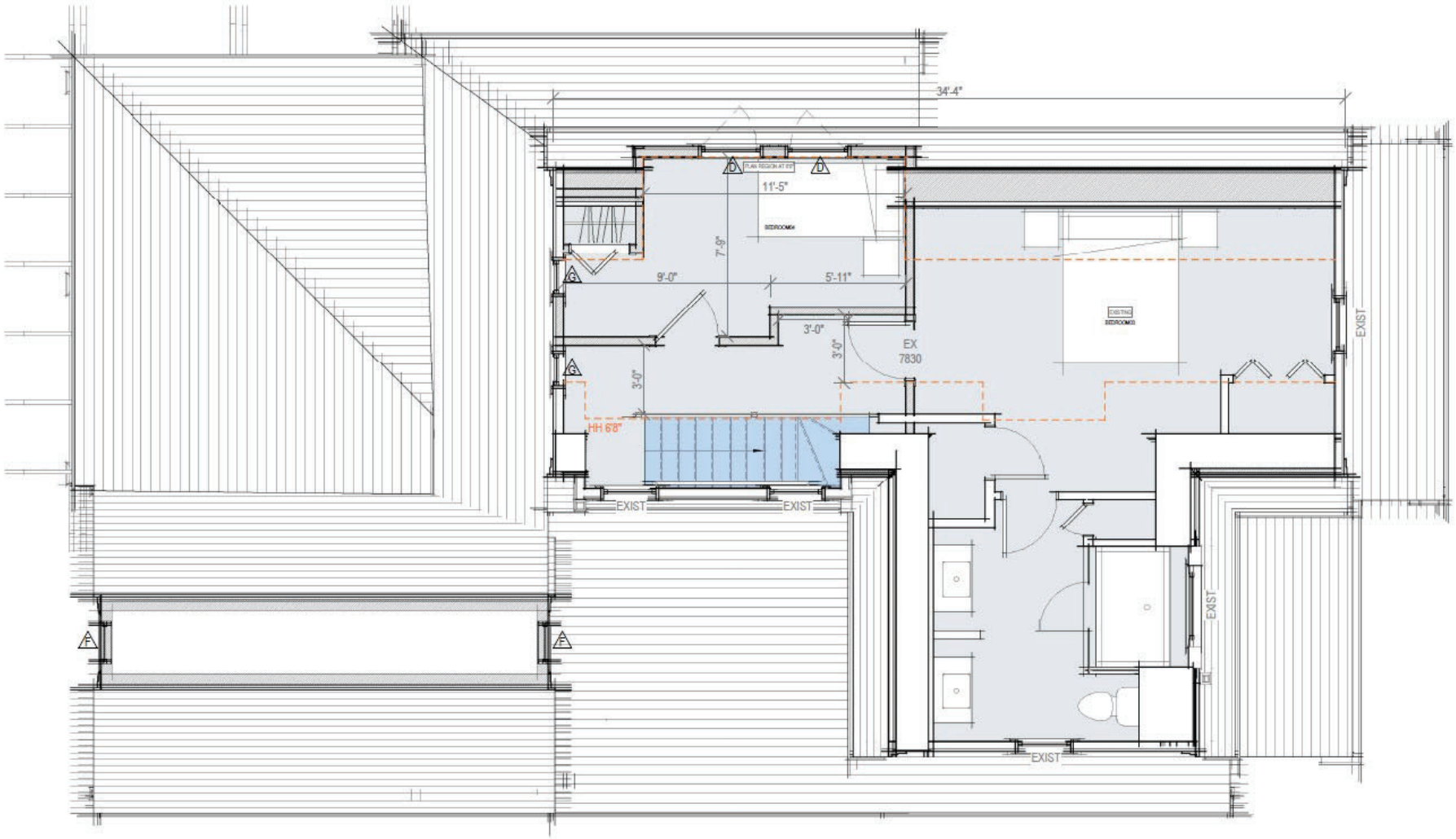
Exterior Door Legend

1/4" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"

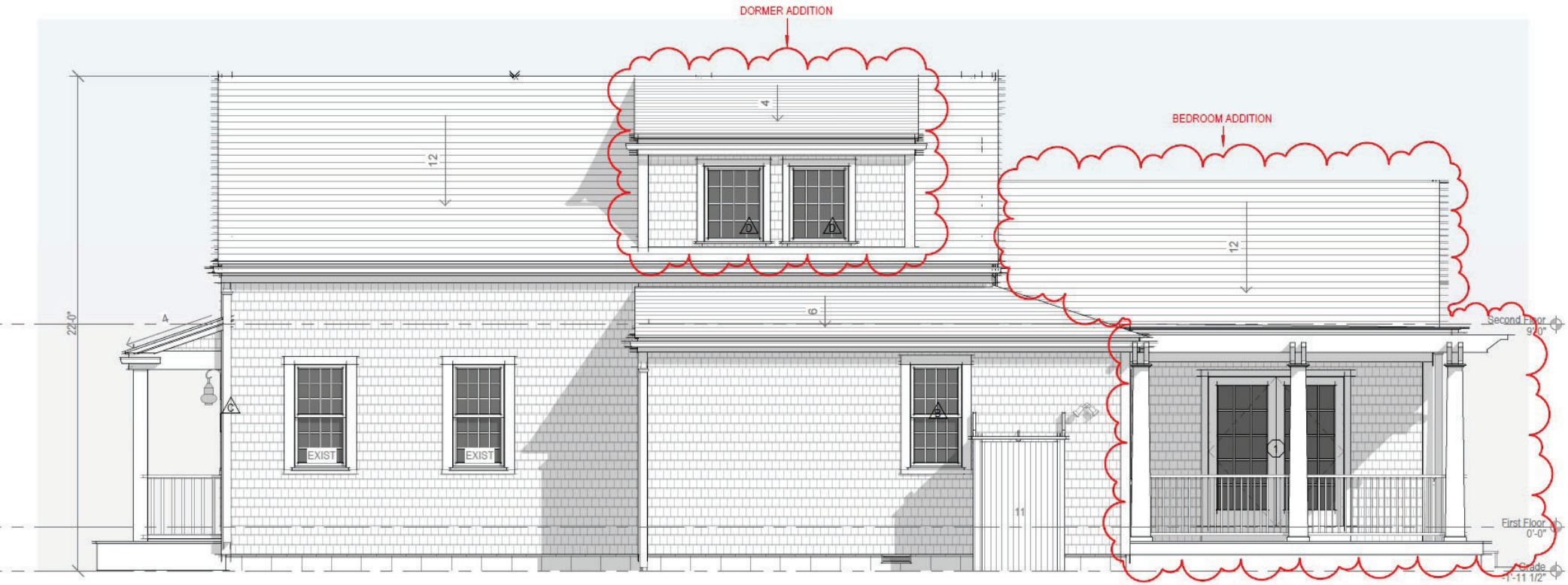


2 Second Floor Plan - Proposed
1/4" = 1'-0"



1 East Elevation - Proposed

1/4" = 1'-0"



2 North Elevation - Proposed

1/4" = 1'-0"



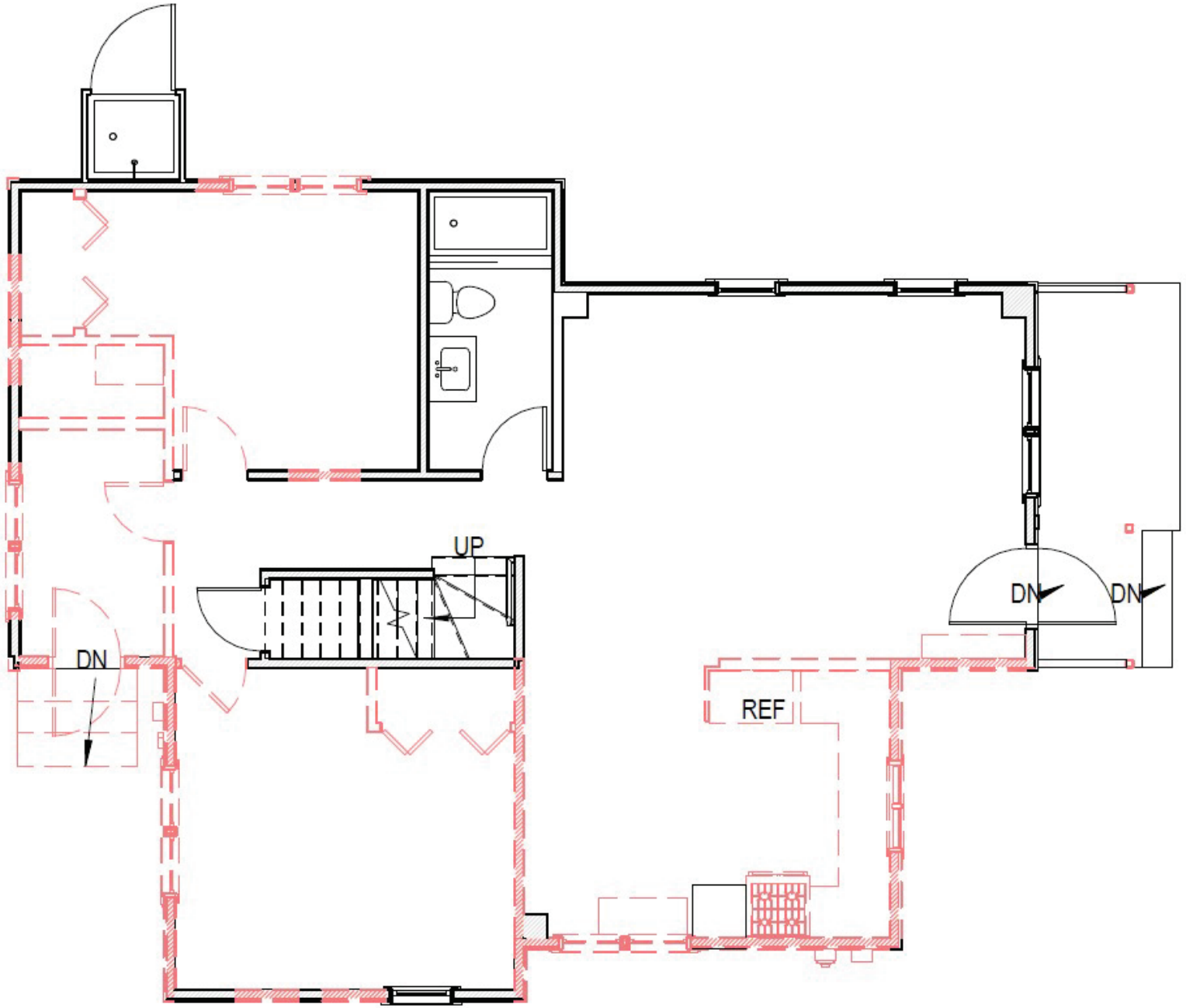
3 West Elevation - Proposed

1/4" = 1'-0"



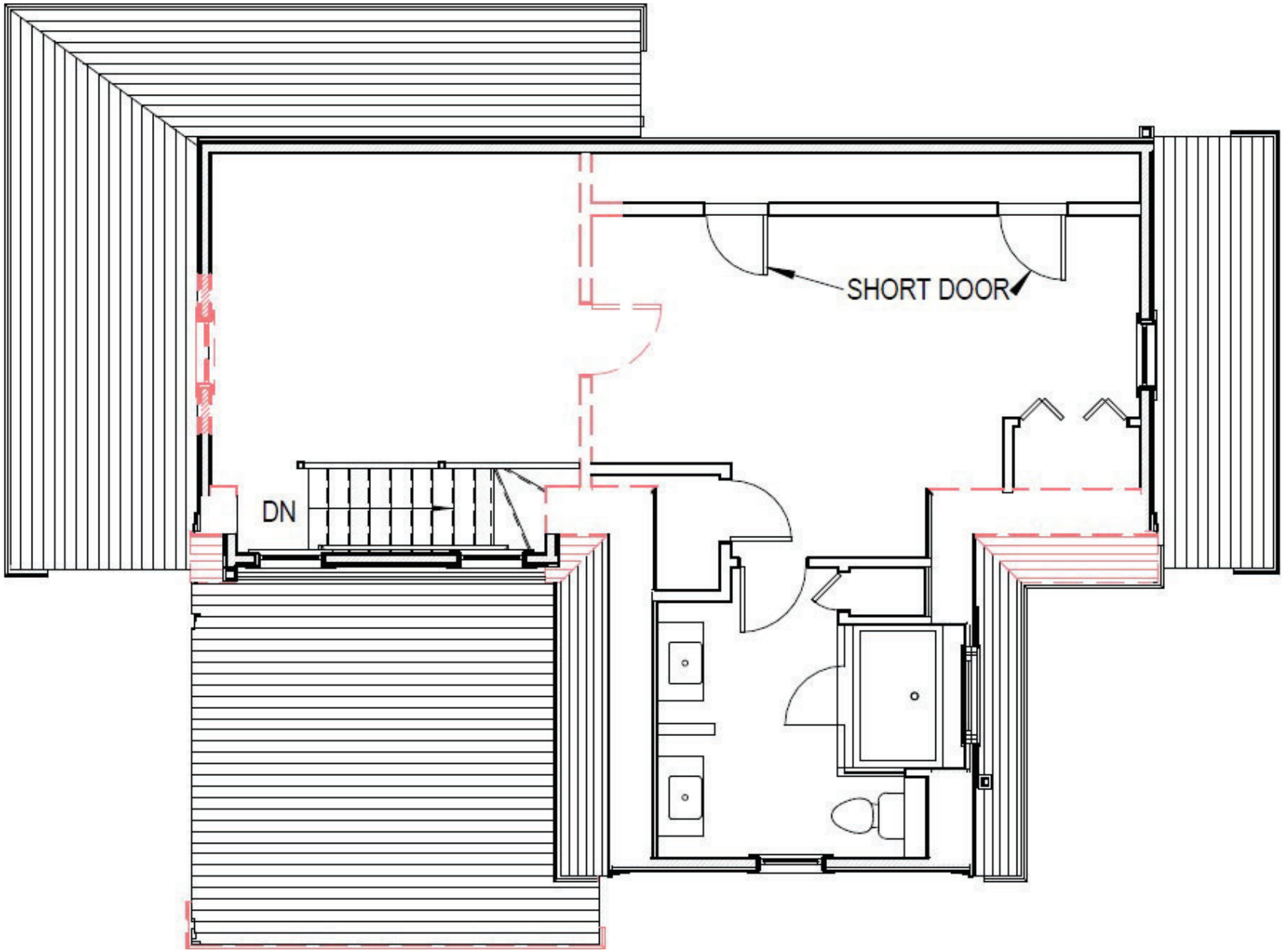
4 South Elevation - Proposed

1/4" = 1'-0"



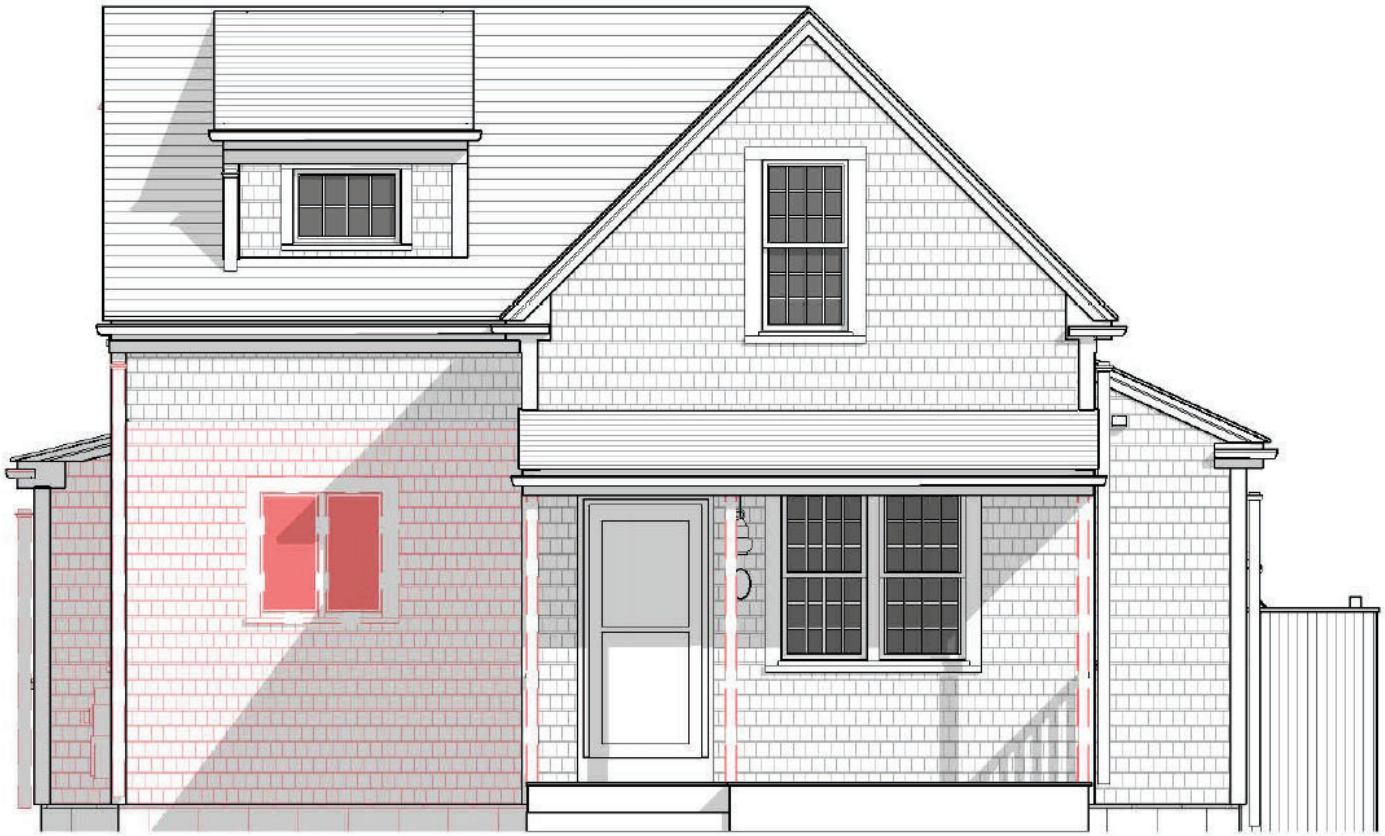
First Floor - Existing / Demo

1/8" = 1'-0"



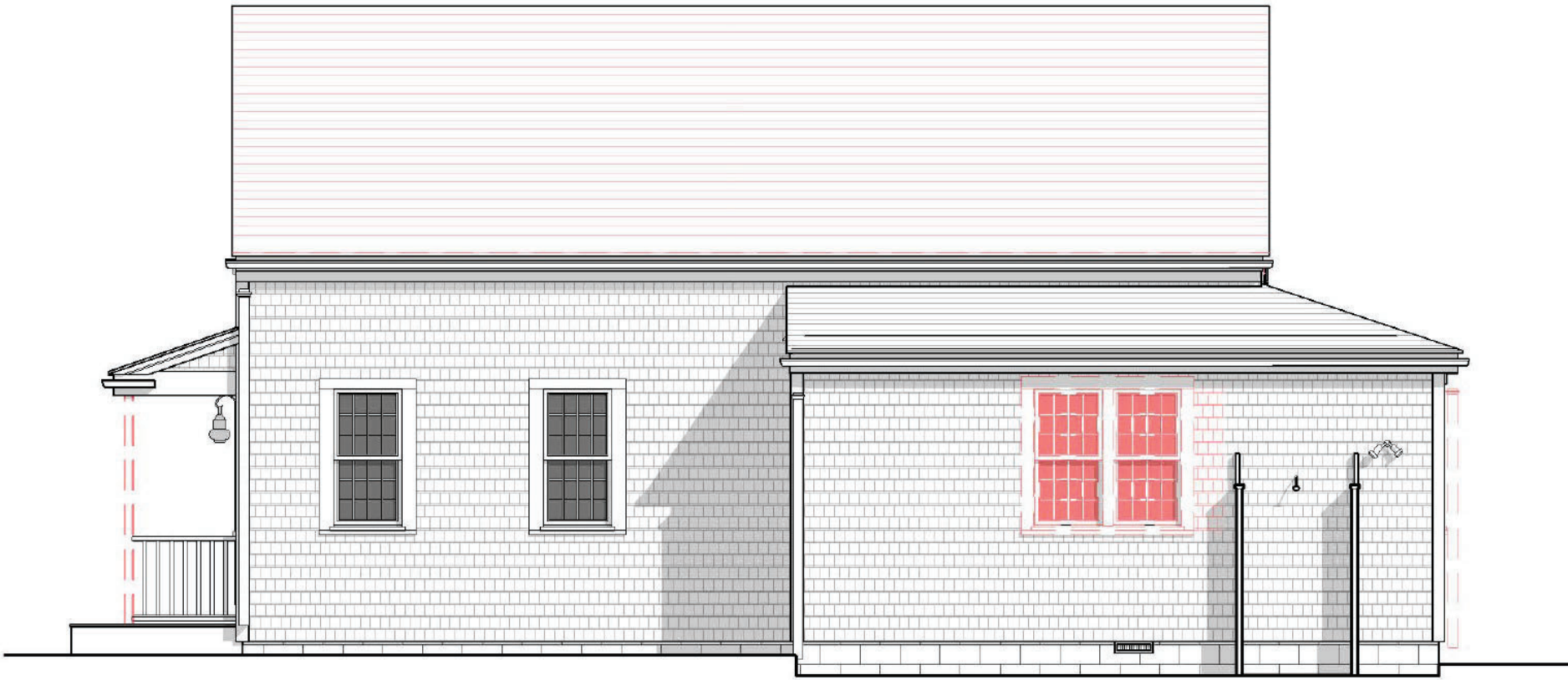
Second Floor - Existing / Demo

1/8" = 1'-0"



1A East Elevation - Existing / Demo

1/8" = 1'-0"



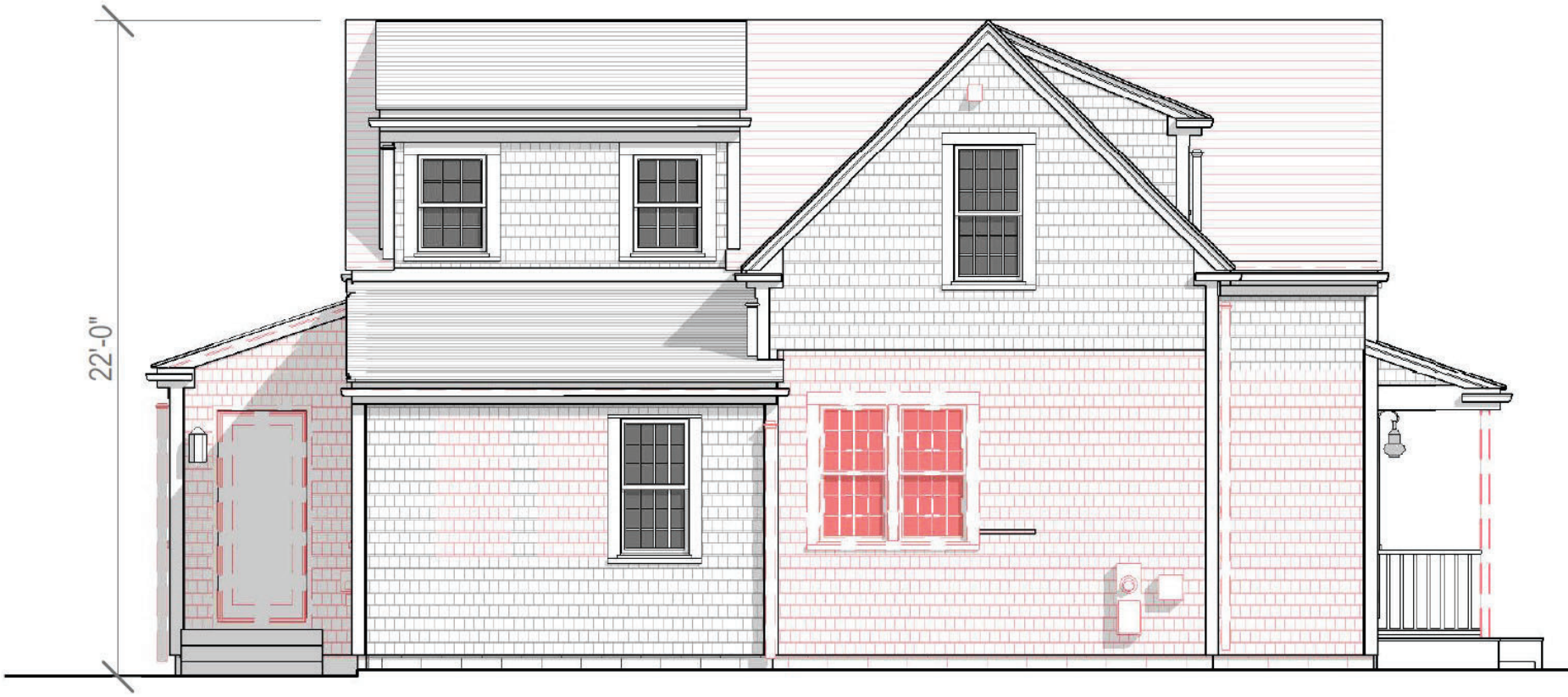
2A North Elevation - Existing / Demo

1/8" = 1'-0"



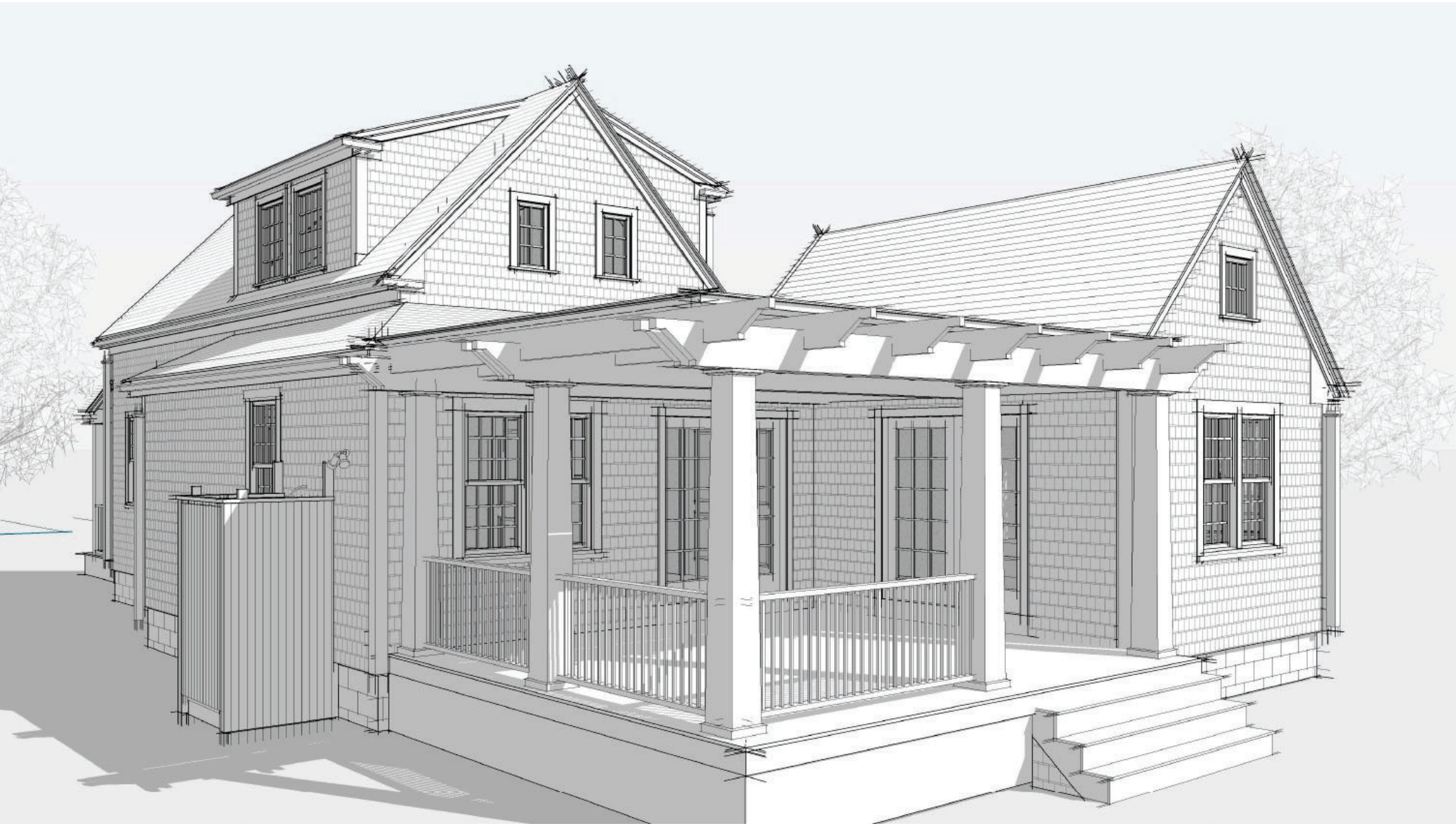
3A West Elevation - Existing / Demo

1/8" = 1'-0"



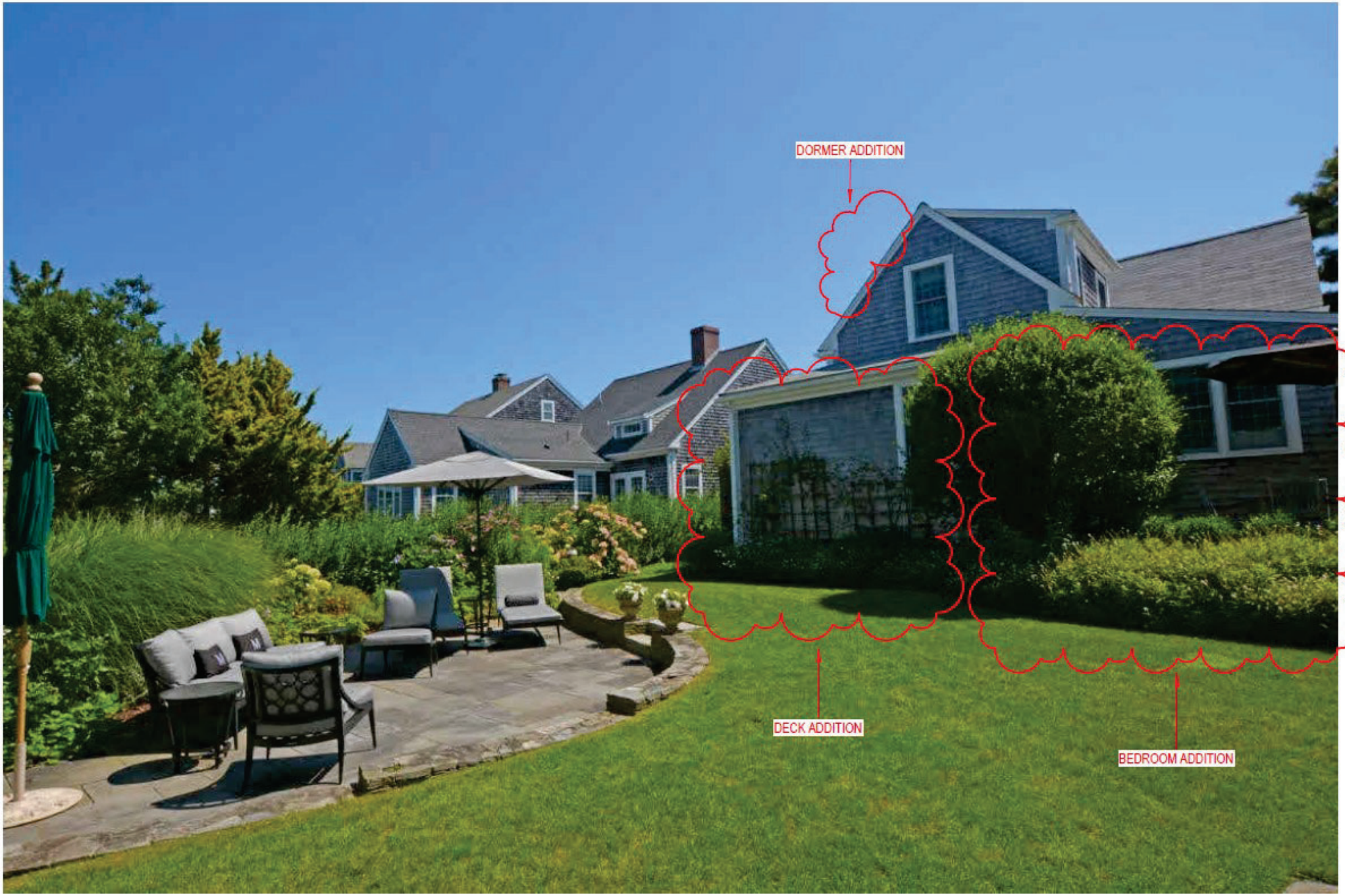
4A South Elevation - Existing / Demo

1/8" = 1'-0"





EAST ELEVATION



WEST ELEVATION



WEST ELEVATION

CERTIFICATE NO: _____ DATE ISSUED: _____

BUILDING #1

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 408.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 78 PARCEL N°. 99.1

Street & Number of Proposed Work: 33A BUNKER ROAD

Owner of record: GEOFF SMITH/NANTUCKET AIRPORT

Mailing Address: 6 MICHEME LANE
NANTUCKET, MA 02554

Contact Phone #: 508-221-8334 E-mail: NANTUCKETGEOFF @YAHOO.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☒ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34 X 60' Sq. Footage 1st floor: 2040SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 22' South 22' East 22' West 22'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW COMMERCIAL QUONSET HUT 34' X 60'

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed SLAB ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other ROUND NO PITCH

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other GALVANIZED METAL

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☒ Other GALVETAL
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front 14' X 14' ROLL DOORS Rear overhead Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

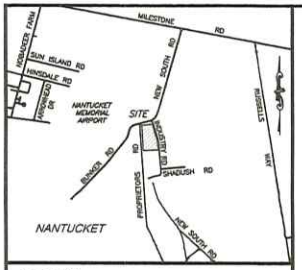
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof GEN METAL GRAY
Trim _____ Sash _____ Doors " " "
Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/2024 Signature of owner of record _____ Signed under penalties of perjury



LOCUS NOT TO SCALE

ZONING REQUIREMENTS	
ZONING DISTRICT: COMMERCIAL INDUSTRIAL (CI)	
	REQUIRED
LOT AREA	15,000 S.F.
LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	20 FT.
SIDE YARD SETBACK	0 FT.
REAR YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	50%
REGULARITY FACTOR "R"	10.55

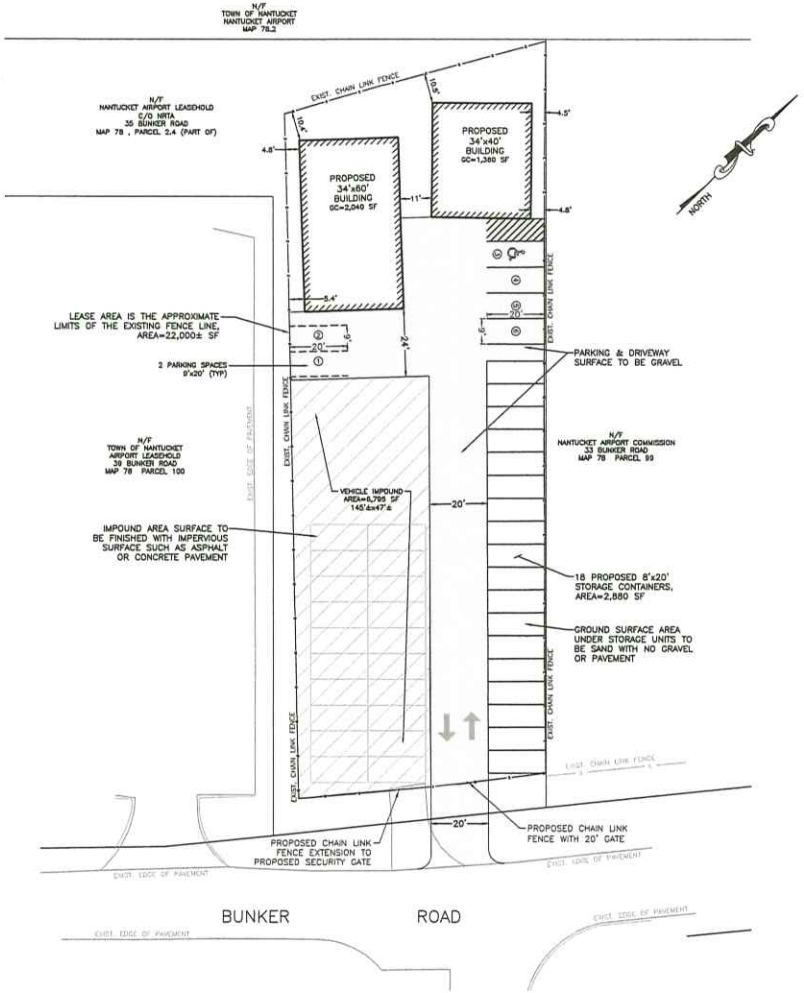
OWNER
NANTUCKET MEMORIAL AIRPORT COMMISSION 14 AIRPORT ROAD NANTUCKET, MA 02554 SITE LOCATION: BUNKER ROAD NANTUCKET, MASSACHUSETTS ASSESSORS REFERENCE: MAP 78 PARCEL 2.4 (PART OF)

APPLICANT & LEASE HOLDER
GJ SMITH INC. 98 OLD SOUTH ROAD NANTUCKET, MA 02554

NOTES

1. THE PROJECT SITE IS PART OF MAP 78, PARCEL 2.4 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
2. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0093 G (MAP EFFECTIVE DATE JUNE 9, 2014).
3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

PARKING REQUIREMENTS			
USE	REQUIREMENT	QUANTITY	PARKING SPACES
COMMERCIAL & INDUSTRIAL	1 SPACE/900 SF	3,400± SF	4
		TOTAL REQUIRED	4
		TOTAL PROVIDED	6



20 0 10 20 40
SCALE: 1 INCH = 20 FEET

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-067-0673 F: 508-067-0674
WWW.SDE-LDEC.COM

NO.	DATE	PLAN REVISIONS	APPROVED
3	8/29/24	REVISED SITE LAYOUT	DCM
2	7/1/24	REVISED FOR VEHICLE IMPOUND AREA	DCM
1		DESCRIPTION	

DATE: MAY 13, 2024

DRAWN BY:	COMPS. BY:	CHECK BY:
DCM/RT	RT	DCM

PROJECT NO. 24018

ISSUED FOR: PERMITTING

DANIEL C. MULLOY CIVIL No. 41757

MCD SITE PLAN

BUNKER ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 78, PARCEL 2.4 (PART OF)

PREPARED FOR GJ SMITH INC.

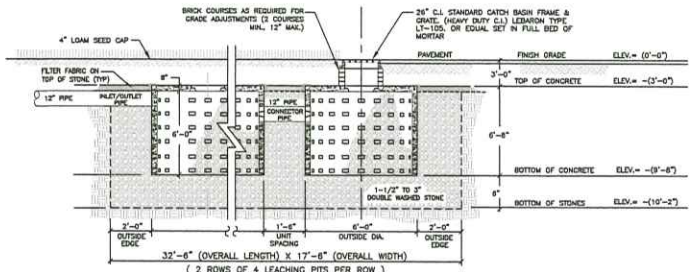
DRAWING TITLE: SITE PLAN

SCALE: 1"=20'

SHEET NO. 1 OF 2

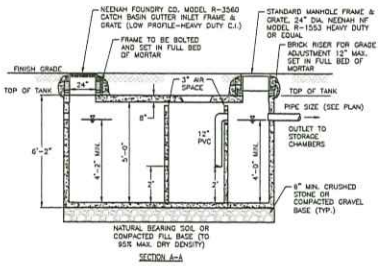
CONSTRUCTION NOTES

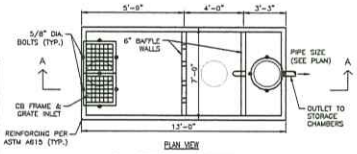
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
2. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
3. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITIONS OF THE TOWN OF NANTUCKET STANDARD SPECIFICATIONS, PLANNING BOARD RULES AND REGULATIONS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS, AND THE MDPW STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER. ALL MATERIALS AND WORK NOT MEETING THESE SPECIFICATIONS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AT THE FULL EXPENSE OF THE CONTRACTOR.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
6. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
7. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
8. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
9. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO RECORD IN NOTE FORM (PREFERABLY IN A SURVEY FIELD NOTEBOOK) THE LOCATION OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AT JOB SITE. THESE NOTES WILL BE UTILIZED FOR THE PREPARATION OF REQUIRED AS-BUILT PLANS.
11. THE CONTRACTOR SHALL NOTIFY THE PLANNING BOARD FOR REQUIRED INSPECTIONS AS PER SECTION OF THE PLANNING BOARD RULES AND REGULATIONS, LATEST EDITION.
12. THE CONTRACTOR(S) SHALL NOTIFY THE DESIGN ENGINEER AND OR SURVEYOR FOR PROPER LOCATION OF PROPOSED UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR MUST PRESERVE ALL GRADE STAKES SET BY SURVEYORS. GRADE STAKES WILL BE USED BY SURVEYORS AND TOWN OF NANTUCKET ROADWAY ENGINEERS FOR FINAL GRADE INSPECTIONS.
14. THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC COMPANY FOR CONSTRUCTION SPECIFICATIONS, STANDARDS AND RESPONSIBILITIES.
15. ALL DRAINAGE PIPES ARE TO BE 12-INCH DIAMETER WITH SMOOTH INTERIOR WALL, MODEL N-12 AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS) OR APPROVED EQUAL.



TYPICAL 6-FT. DIA. CONCRETE LEACHING PIT DETAIL
NOT TO SCALE

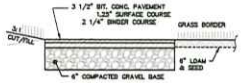
NOTES:
1. 6-FT DIAMETER H-20 PRECAST CONCRETE DRYWELL ITEM# LP102 AS MANUFACTURED BY ACME-SHOREY PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.





OIL GRIT SEPARATOR DETAIL
W/ CATCH BASIN FRAME & GRATE INLET
NOT TO SCALE

NOTES:
1. USE 2,000 GAL. H-20 OIL GRIT SEPARATOR TANK ITEM# OGST202LP AS MANUFACTURED BY ACME-SHOREY PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.



TYPICAL BITUMINOUS PAVEMENT SECTION DETAIL
NOT TO SCALE

NOTES:
1. 3 1/2" BITUMINOUS CONCRETE SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M3.11.00.
2. 6" GRAVEL BORROW TYPE C SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M1.03.00 AS LISTED BELOW:

GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

SIEVE DESIGNATION	PERCENT PASSING
1/2 IN	50-85
NO. 4	40-75
NO. 50	8-28
NO. 200	0-10

MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION

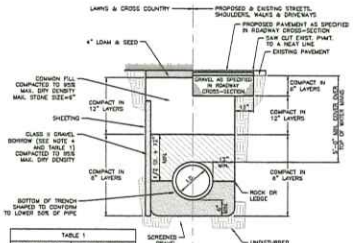
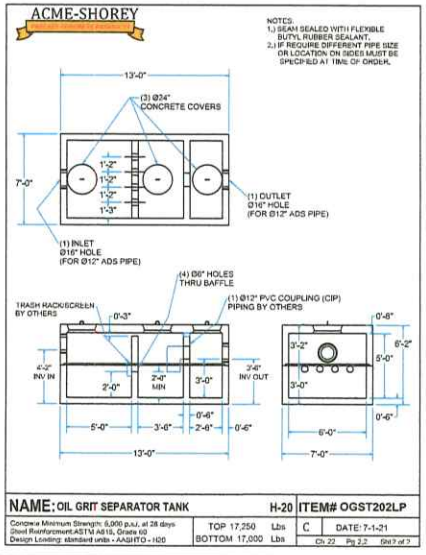


TABLE 1

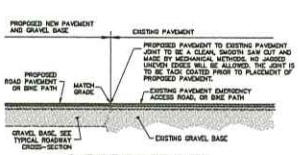
NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 18	1
18 AND LARGER	1-1/2

TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE

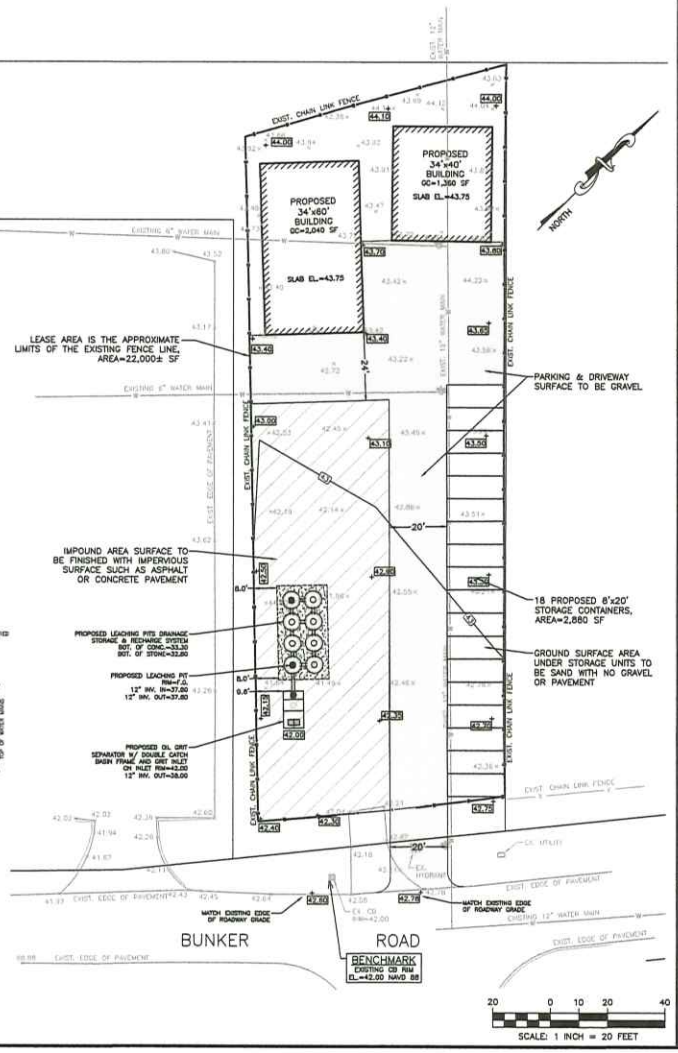
NOTES:
1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "D" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERCUT POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND 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 THEN 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



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	8/2/24	REVISED SITE LAYOUT	DCM
1	7/1/24	REVISED FOR VEHICLE EMPOUND 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

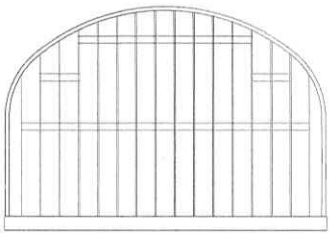
BUNKER ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 78, PARCEL 2.4 (PART OF)

PREPARED FOR: GJ SMITH INC.

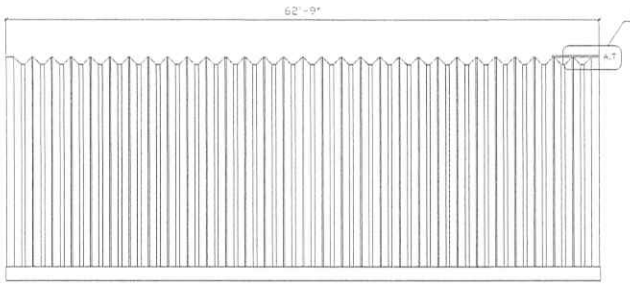
DRAWING TITLE: GRADING, DRAINAGE, & UTILITY PLAN

SCALE: 1"=20'

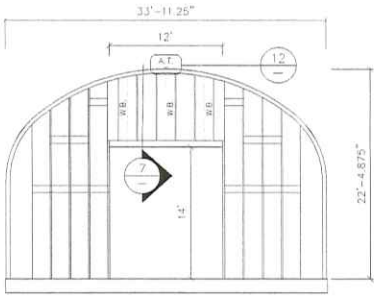
SHEET NO. 2 OF 2



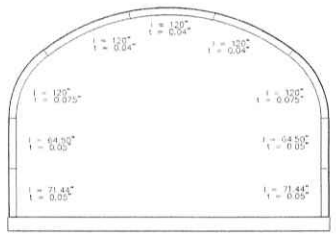
1 REAR ELEVATION



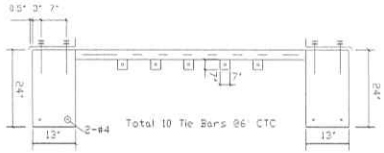
2 SIDE ELEVATION



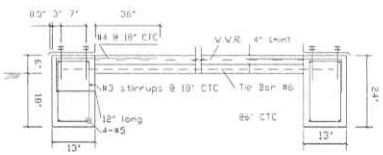
3 FRONT ELEVATION



4 ARCH PROFILE



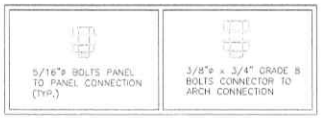
5 SECTION A–A

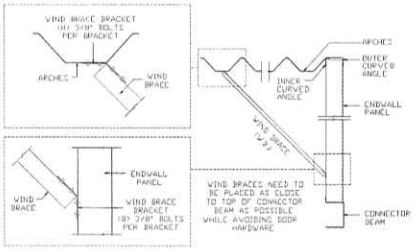


6 SECTION B–B

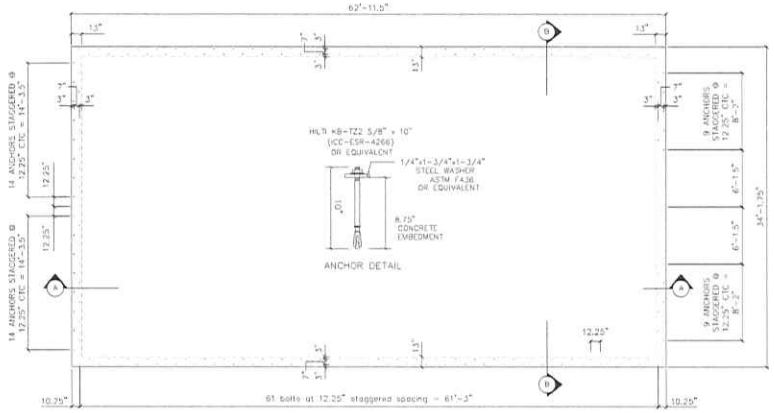
WARNING: DO NOT REMOVE OR REDUCE THE CONCRETE FLOOR OR THE REINFORCING STEEL, AND/OR RAISE THE TOPS OF THE FOOTERS ABOVE THE FLOOR OR BUILDING FAILURE MAY RESULT

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"

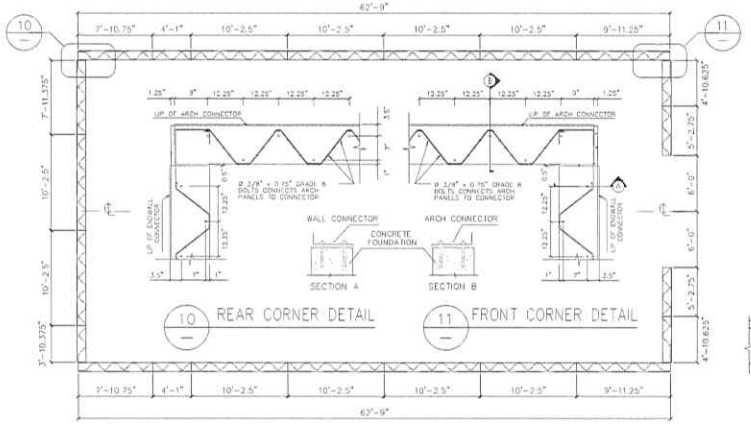




7 WIND BRACING DETAIL



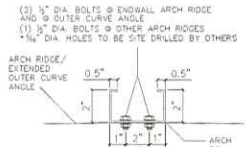
8 FOUNDATION PLAN



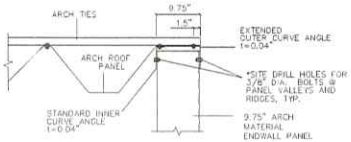
10 REAR CORNER DETAIL

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

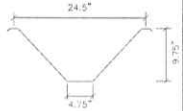
NOTE: THE FOUNDATION ON THE DRAWING SPECIFIES THE MINIMUM REQUIREMENTS. LOCAL BUILDING CODE AND SITE CONDITIONS MAY REQUIRE A STRONGER FOUNDATION, WHICH MUST BE DESIGNED BY A LOCAL ENGINEER.

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.

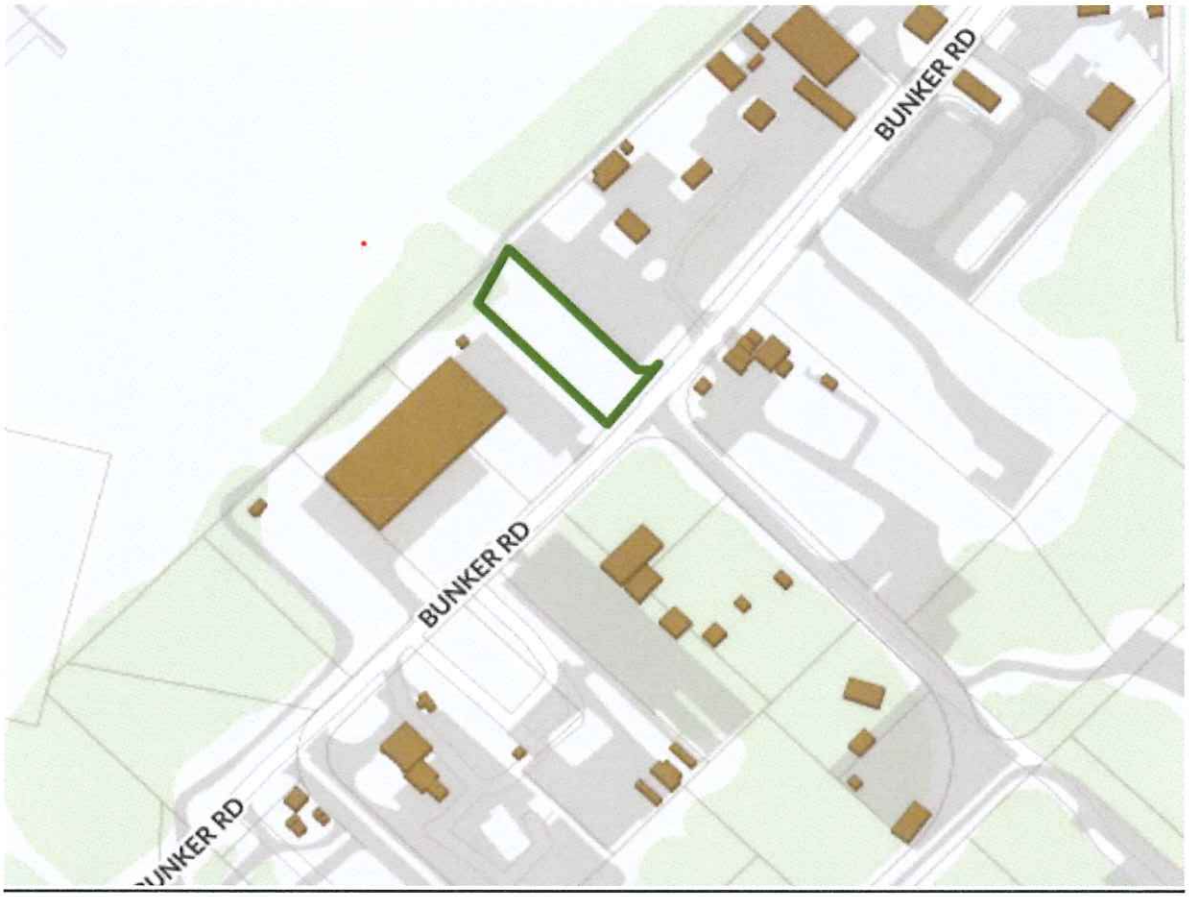
SteelMaster
220 CHRYSLER DR., BRAMPTON, ONTARIO, L6S 6B5 CANADA (905) 790-8500
E-MAIL ADDRESS – ENGINEERING@STEELMASTER.CO

SCALE: N.T.S.	APPROVED BY: P.G.	CHECKED BY: A.S.	DATE: JAN. 11 2024

PROJECT:
GEOFFREY J. SMITH
NANTUCKET, MA

MODEL: XS34-22
SHEET NO: 81-66661

33A BUNKER ROAD





BUNKER ROAD – SECURED COMMERCIAL INDUSTRIAL AREA BEHIND THE AIRPORT

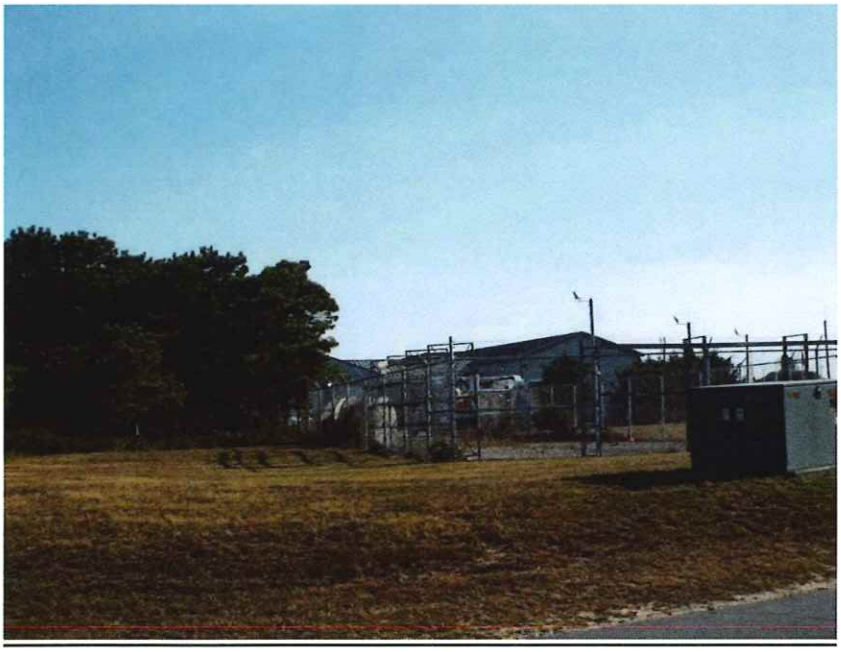
ROAD LEADING UP TO THE SECURITY FENCE – RUNWAYS ON THE RIGHT





32 BUNKER ROAD - ELECTRIC COMPANY FENCE NEW BUILDING TO THE LEFT PARTIALLY HIDDEN BY THE SCREENING









25 BUNKER ROAD – TWO 40' X 40' QUONSET HUTS

















36 BUNKER ROAD – TOSCANA

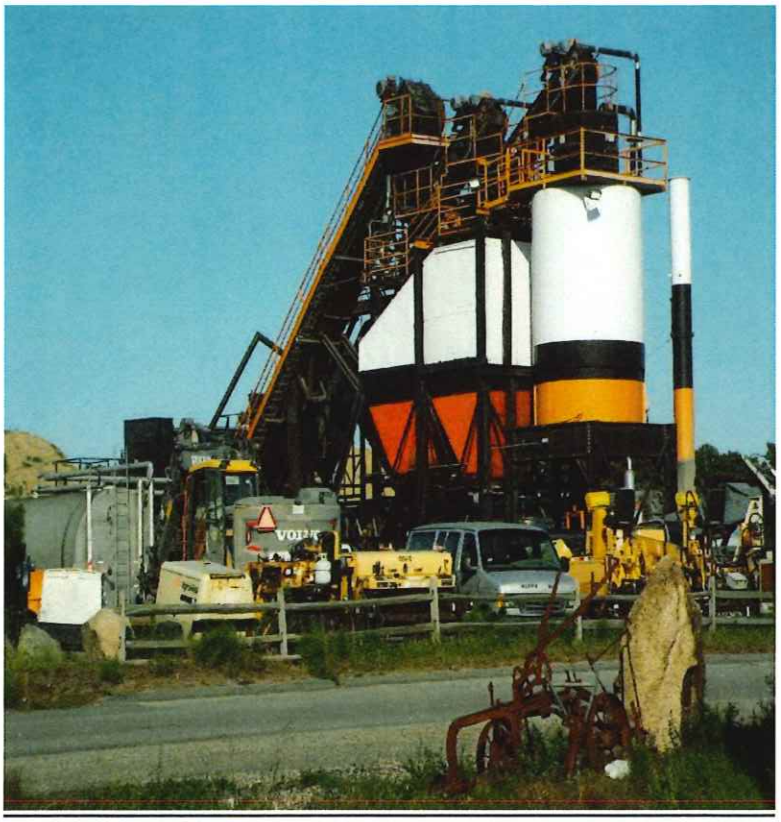


33 BUNKER ROAD



38 BUNKER ROAD - ASPHALT PLANT





35/39 BUNKER ROAD - TOWN NRTA BUILDING









80/76/74/70 BUNKER ROAD

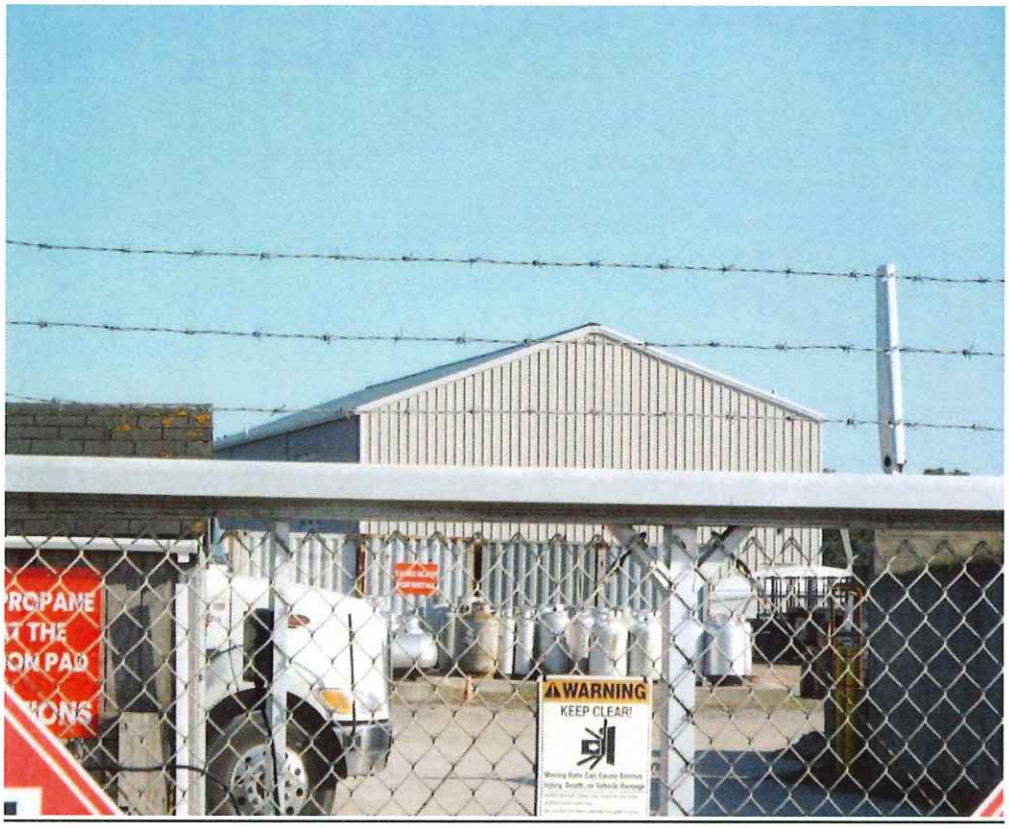


44 BUNKER ROAD - ISLAND GAS PROPANE TANK FARM




GATE 2





58 BUNKER ROAD





CERTIFICATE NO: _____ DATE ISSUED: _____

BUILDING #2

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 78 PARCEL N°. 99.1

Street & Number of Proposed Work: 33A BUNKER ROAD

Owner of record: GEOFF SMITH / NANTUCKET AIRPORT

Mailing Address: 6 MICHEMO LANE
NANTUCKET, MA 02554

Contact Phone #: 508-221-8334 E-mail: NANTUCKETGEOFF @YAHOO.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST-NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $272.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34'X40' Sq. Footage 1st floor: 1360SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ~0~ South ~0~ East ~0~ West ~0~
Height of ridge above final finish grade: North 18' South 18' East 18' West 18'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW COMMERCIAL QUONSET HUT 34X40'

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed SLAB ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other ROUND NO PITCH

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other GALVANIZED GRAY Metal

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☒ Other Metal
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front 18'X18' Roll Doors - Overhead Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

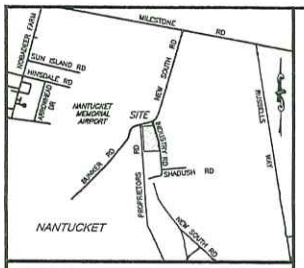
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof GALV METAL GRAY
Trim _____ Sash _____ Doors _____
Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/2024 Signature of owner of record _____ Signed under penalties of perjury

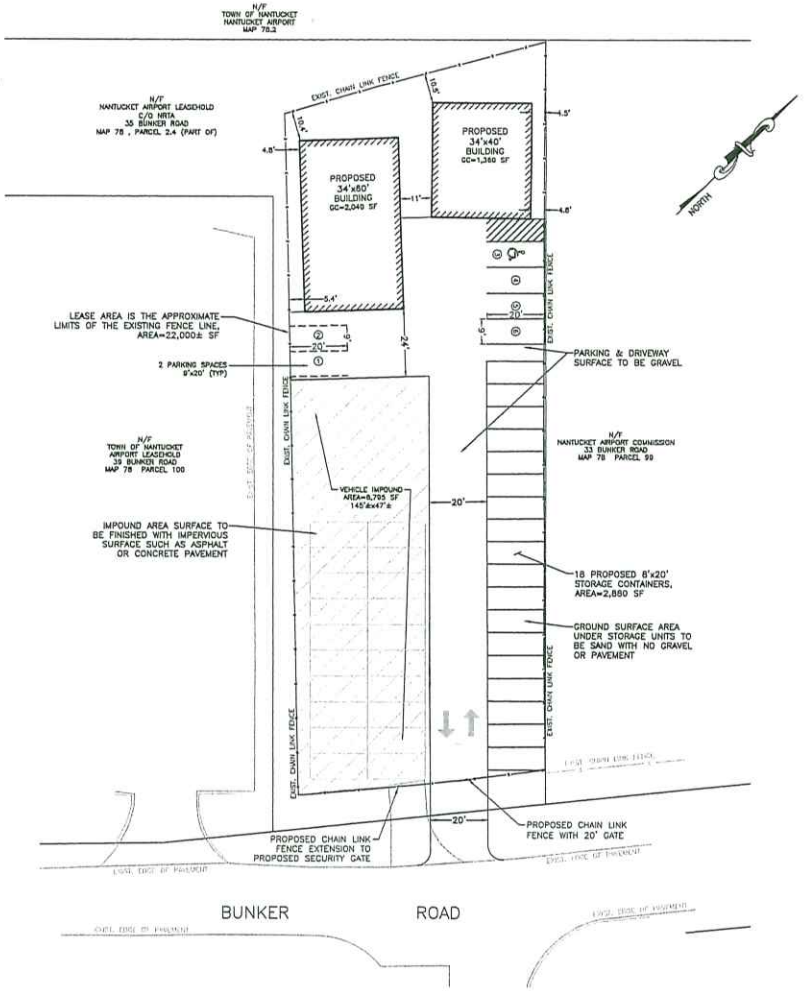


LOCUS NOT TO SCALE

ZONING REQUIREMENTS	
ZONING DISTRICT: COMMERCIAL INDUSTRIAL (CI)	
	REQUIRED
LOT AREA	15,000 S.F.
LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	20 FT.
SIDE YARD SETBACK	0 FT.
REAR YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	50%
REGULARITY FACTOR "R"	10.55

OWNER
NANTUCKET MEMORIAL AIRPORT COMMISSION 14 AIRPORT ROAD NANTUCKET, MA 02554 SITE LOCATION: BUNKER ROAD NANTUCKET, MASSACHUSETTS ASSESSORS REFFERENCE: MAP 78 PARCEL 2.4 (PART OF)

APPLICANT & LEASE HOLDER
GJ SMITH INC. 98 OLD SOUTH ROAD NANTUCKET, MA 02554



20 0 10 20 40
SCALE: 1 INCH = 20 FEET

NOTES

1. THE PROJECT SITE IS PART OF MAP 78, PARCEL 2.4 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
2. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0093 G (MAP EFFECTIVE DATE JUNE 9, 2014).
3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

PARKING REQUIREMENTS			
USE	REQUIREMENT	QUANTITY	PARKING SPACES
COMMERCIAL & INDUSTRIAL	1 SPACE/900 SF	3,400± SF	4
		TOTAL REQUIRED	4
		TOTAL PROVIDED	6

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
2	8.2024	REVISED SITE LAYOUT	DCM
1	7/1/24	REVISED FOR VEHICLE IMPOUND AREA	DCM

PLAN REVISIONS

DATE: MAY 13, 2024

DRAWN BY:	COMPS. BY:	CHECK BY:
DCM/RT	RT	DCM

PROJECT NO. 24018

ISSUED FOR: PERMITTING

COMMONWEALTH OF MASSACHUSETTS DANIEL C. MALLOY CIVIL No. 41757 REGISTERED PROFESSIONAL ENGINEER

MCD SITE PLAN

BUNKER ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 78, PARCEL 2.4 (PART OF)

PREPARED FOR GJ SMITH INC.

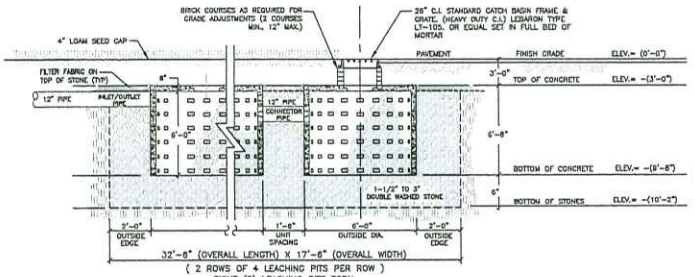
DRAWING TITLE: SITE PLAN

SCALE: 1"=20'

SHEET NO. 1 OF 2

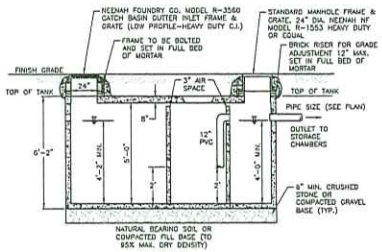
CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
2. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
3. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITIONS OF THE TOWN OF NANTUCKET STANDARD SPECIFICATIONS, PLANNING BOARD RULES AND REGULATIONS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS, AND THE MDPW STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER. ALL MATERIALS AND WORK NOT MEETING THESE SPECIFICATIONS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AT THE FULL EXPENSE OF THE CONTRACTOR.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
6. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
7. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
8. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
9. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO RECORD IN NOTE FORM (PREFERABLY IN A SURVEY FIELD NOTEBOOK) THE LOCATION OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AT JOB SITE. THESE NOTES WILL BE UTILIZED FOR THE PREPARATION OF REQUIRED AS-BUILT PLANS.
11. THE CONTRACTOR SHALL NOTIFY THE PLANNING BOARD FOR REQUIRED INSPECTIONS AS PER SECTION OF THE PLANNING BOARD RULES AND REGULATIONS, LATEST EDITION.
12. THE CONTRACTOR(S) SHALL NOTIFY THE DESIGN ENGINEER AND OR SURVEYOR FOR PROPER LOCATION OF PROPOSED UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR MUST PRESERVE ALL GRADE STAKES SET BY SURVEYORS. GRADE STAKES WILL BE USED BY SURVEYORS AND TOWN OF NANTUCKET ROADWAY ENGINEERS FOR FINAL GRADE INSPECTIONS.
14. THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC COMPANY FOR CONSTRUCTION SPECIFICATIONS, STANDARDS AND RESPONSIBILITIES.
15. ALL DRAINAGE PIPES ARE TO BE 12-INCH DIAMETER WITH SMOOTH INTERIOR WALL, MODEL N-12 AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS) OR APPROVED EQUAL.

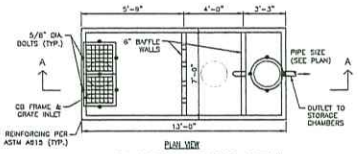


TYPICAL 6-FT. DIA. CONCRETE LEACHING PIT DETAIL
NOT TO SCALE

NOTES:
1. 6-FT DIAMETER H-20 PRECAST CONCRETE DRYWELL ITEM# LP102 AS MANUFACTURED BY ACME-SHOREY PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.



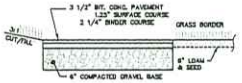
SECTION A-A



PLAN VIEW

OIL GRIT SEPARATOR DETAIL
W/ CATCH BASIN FRAME & GRATE INLET
NOT TO SCALE

NOTES:
1. USE 2,000 GAL. H-20 OIL GRIT SEPARATOR TANK ITEM# OGST202LP AS MANUFACTURED BY ACME-SHOREY PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.



TYPICAL BITUMINOUS PAVEMENT SECTION DETAIL
NOT TO SCALE

NOTES:
1. 3 1/2" BITUMINOUS CONCRETE SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M3.11.00.
2. 6" GRAVEL BORROW TYPE C SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M1.03.00 AS LISTED BELOW:

GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

SIEVE DESIGNATION	PERCENT PASSING
1/2 IN	50-85
NO. 4	40-75
NO. 50	8-28
NO. 200	0-10

MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION

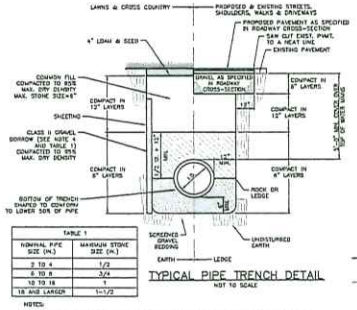
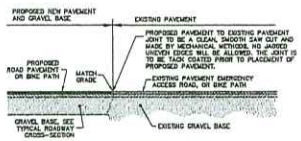


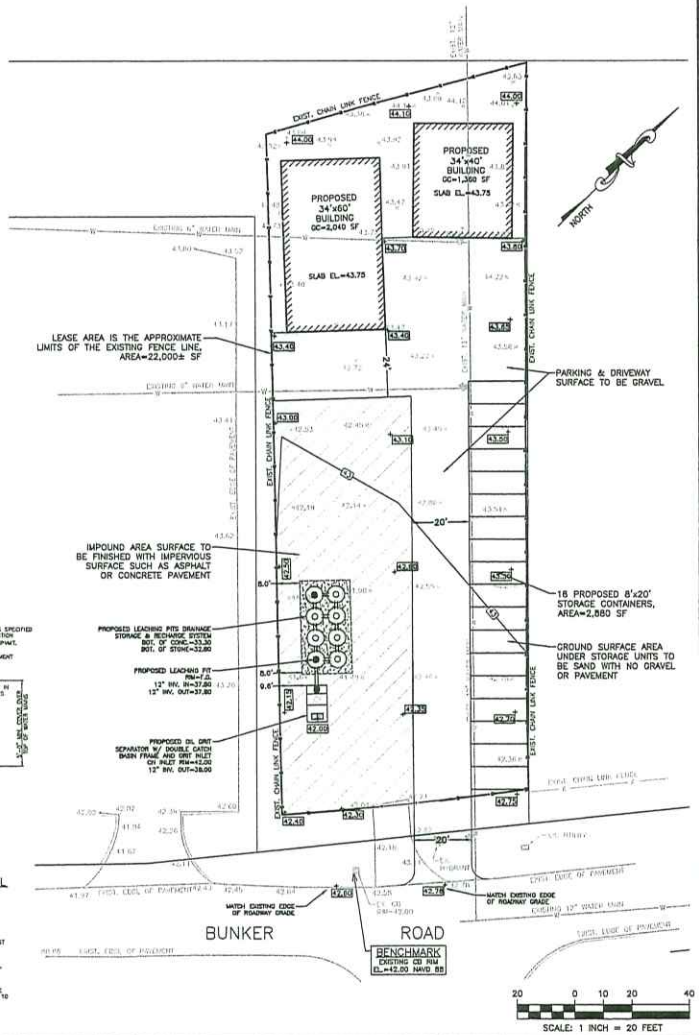
TABLE 1	
NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 16	1
18 AND LARGER	1-1/2

TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE

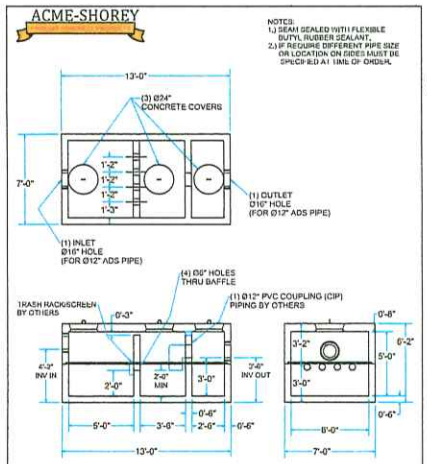
NOTES:
1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDISTURBED POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
3. SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, CRUSHED FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
4. CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



PAVEMENT SAW CUT & SEAL
NOT TO SCALE



SCALE: 1 INCH = 20 FEET



NAME: OIL GRIT SEPARATOR TANK	H-20	ITEM# OGST202LP
Concrete Minimum Strength: 5,000 p.s.i. at 28 days Steel Reinforcement: ASTM A615, Grade 60 Design Loading: standard units - AASHTO - H20	TOP 17,250 Lbs BOTTOM 17,000 Lbs	C DATE: 7-1-21 Ch. 22 Pg 2.2 Sht 9 of 9

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0973 F: 508-967-0574
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	BY	APPROVED
2	6/26/24	REVISED SITE LAYOUT	DCM	
1	7/7/24	REVISED FOR VEHICLE IMPOUND AREA	DCM	

PLAN REVISIONS

DATE: MAY 13, 2024

DRAWN BY:	COMPS. BY:	CHECK BY:
DCM/RT	RT	DCM

PROJECT NO. 24018

ISSUED FOR: PERMITTING

DANIEL C. MULLOY CIVIL No. 41737 REGISTERED PROFESSIONAL ENGINEER

MCD SITE PLAN

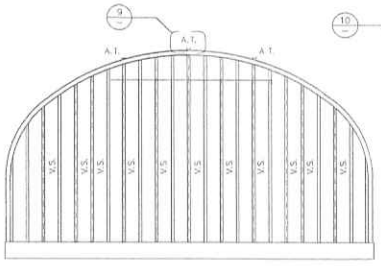
BUNKER ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 78, PARCEL 2.4 (PART OF)

PREPARED FOR GJ SMITH INC.

DRAWING TITLE:
GRADING , DRAINAGE , & UTILITY PLAN

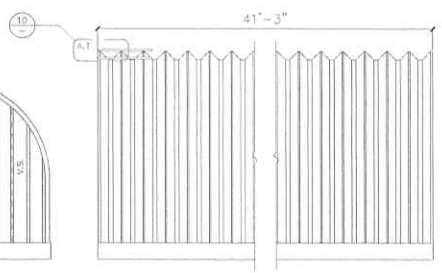
SCALE: 1"=20'

SHEET NO.
2 OF 2

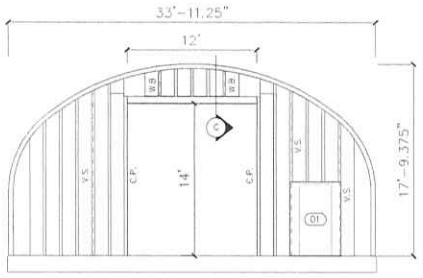


1 REAR ELEVATION

V.S. = VERTICAL STIFFENER
A.T. = ARCH TIES



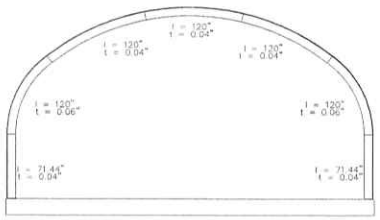
2 SIDE ELEVATION



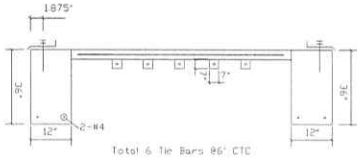
3 FRONT ELEVATION

W.B. = WIND BRACING
V.S. = VERTICAL STIFFENER
C.P. = CANISTER POST

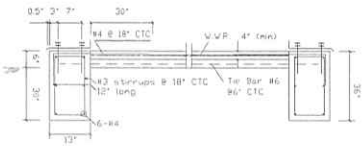
DOOR SCHEDULE	
01	38"W x 82"H
PANELS FOR DOOR ADAPTOR TO BE FIELD CUT ON SITE BY OTHERS.	



4 ARCH PROFILE



5 SECTION A-A

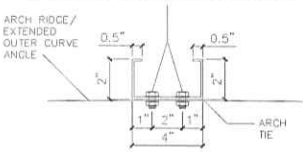


6 SECTION B-B

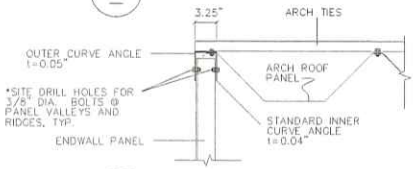
WARNING: DO NOT REMOVE OR REDUCE THE CONCRETE FLOOR OR THE REINFORCING STEEL, AND/OR RAISE THE TOPS OF THE FOOTERS ABOVE THE FLOOR OR BUILDING FAILURE MAY RESULT

Minimum Concrete Cover:
(a) Concrete Cast against earth: 3"
(b) Concrete exposed to earth or weather:
No. 6 through No. 10 bars: 1.5"
No. 5 bar and smaller: 1.5"
(c) Concrete not exposed to earth or weather: 0.75"

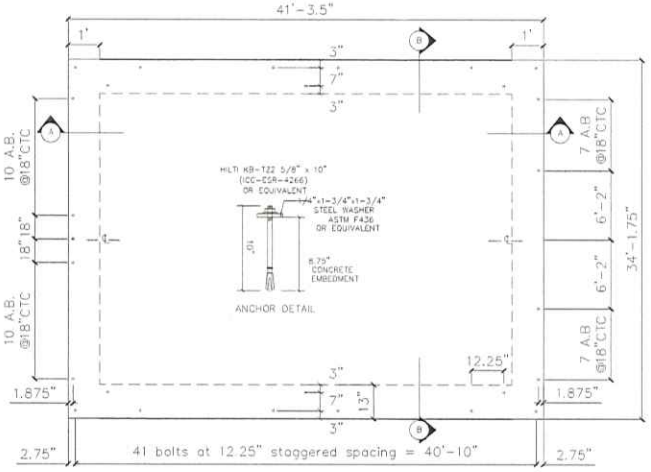
(2) ½" DIA. BOLTS @ ENDWALL ARCH RIDGE AND @ OUTER CURVE ANGLE
(1) ½" DIA. BOLTS @ OTHER ARCH RIDGES
•9/16" DIA. HOLES TO BE SITE DRILLED BY OTHERS



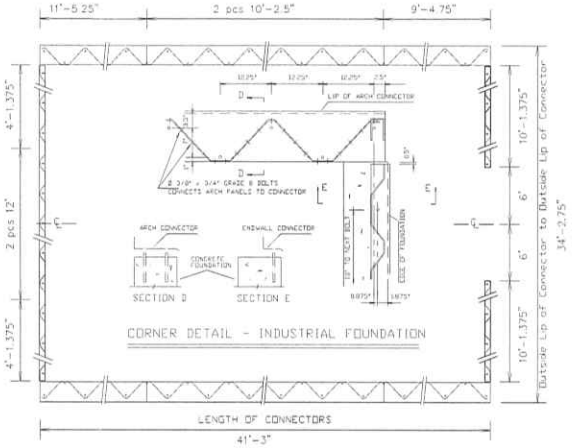
9 ARCH TIE DETAIL



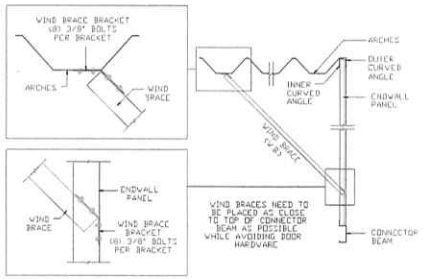
10 ARCH TIE SIDE DETAIL



7 FOUNDATION PLAN



8 BASE CONNECTOR LAYOUT



11 WIND BRACING DETAIL
SECTION C

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE IBC 2015 & MABC-17. DESIGN ACCORDING TO AISI S100-12 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, AND WITH ANSI/ASCE 7-10.
2. NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BESIDE SHALL BE IMPOSED ON THE "STRUCTURE".
3. SPECIFIC NOTES AND DETAILS SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE BUILDING MANUAL SUPPLIED.
4. THE BUILDING, INCLUDING THE FOUNDATION, MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE DRAWING AND ERECTION INSTRUCTIONS. ANY DEVIATION, UNLESS APPROVED BY US IN WRITING, SHALL NULLIFY OUR CERTIFICATE AND SEAL AND SHALL BE THE SOLE RESPONSIBILITY OF THE ERECTOR.
5. A PROFESSIONAL ENGINEER SHOULD BE RETAINED WHERE SITE INSPECTIONS ARE WARRANTED.
6. NO ARCH PANEL MAY BE CUT OR MODIFIED UNLESS IT IS TO ACCOMMODATE AN ACCESSORY PROVIDED BY THE MANUFACTURER IN ACCORDANCE WITH ITS INSTRUCTIONS AND/OR THIS DRAWING.
7. MINIMUM SEPARATION FROM THIS BUILDING TO ANY TALLER BUILDING MUST BE THE SMALLER OF 20 FEET AND 6 TIMES THE HEIGHT DIFFERENCE.
8. IF SEALED BY AN ENGINEER, THIS DRAWING IS FOR PERMIT APPLICATION. OTHERWISE IT IS A DRAFT AND NOT FOR CONSTRUCTION.

FOUNDATION NOTES

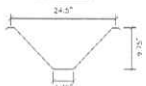
NOTE: THE FOUNDATION ON THE DRAWING SPECIFIES THE MINIMUM REQUIREMENTS. LOCAL BUILDING CODE AND SITE CONDITIONS MAY REQUIRE A STRONGER FOUNDATION, WHICH MUST BE DESIGNED BY A LOCAL ENGINEER.

1. THE FOUNDATION SHALL BE FOUNDED ON NATURAL UNDISTURBED CLASS 5 SOIL CAPABLE OF SAFELY SUSTAINING 1500 psf. THIS SHALL BE DESIGNED TO FULLY RESIST ALL ROTATION AT THE BASE OF THE ARCH.
2. SLAB ON GRADE SHALL BE PLACED ON WELL COMPACTED SOIL CAPABLE OF SUSTAINING 1500 psf WITHOUT APPRECIABLE SETTLEMENT.

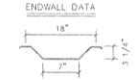
DESIGN DATA (MATERIALS)

1. CONCRETE f'c = 2500 PSI @ 28 DAYS ACI.
2. REINFORCING STEEL GRADE 40, Fy = 40 KSI, ASTM A615.
3. W.W.R. Fy = 65 KSI, ASTM A1064
4. W.W.R. 6 x 6 - W1.4 x W1.4

ARCH DATA



ENDWALL DATA



BOLTS: SAE GRADE 2 OR ASTM A307
FRONT ENDWALL STEEL THICKNESS = 0.03"
REAR ENDWALL STEEL THICKNESS = 0.03"
ARCH STEEL THICKNESS = SEE ARCH PROFILE

GALVALUME SHEET STEEL:
STRUCTURAL QUALITY ASTM SPECIFICATION A792-10
55% ALUMINUM-ZINC ALLOY (HOT DIP COATING)
ASTM A792 GRADE 50 CLASS 1
50 KSI MINIMUM YIELD
65 KSI MINIMUM TENSILE
OTHER SECTIONS SHALL CONFORM TO:
ASTM A36 (Fy=36 KSI)

ARCH DESIGN DATA IN ACCORDANCE WITH ANSI/ASCE 7-10:
Lr: ROOF LIVE LOAD (PSF) = 25
Pg: GROUND SNOW LOAD (PSF) = 36
Ce: EXPOSURE FACTOR = 1.0
Ct: THERMAL FACTOR = 1.0
I: IMPORTANCE FACTOR (SNOW) = 1.0
CATEGORY II BUILDING
Pnets: COMPONENT WIND PRESSURE (PSF) = +/- 40
V: BASIC WIND SPEED (MPH) = 140
Kh: VELOCITY PRESSURE EXPOSURE = 0.85
Kzt: PEAK GUST TOPOGRAPHIC FACTOR = 1.00
Kd: DIRECTIONALITY FACTOR = 0.80
WIND EXPOSURE CATEGORY = C
SEISMIC DESIGN CATEGORY = B

ENGINEERS SEAL

LEGAL NOTE
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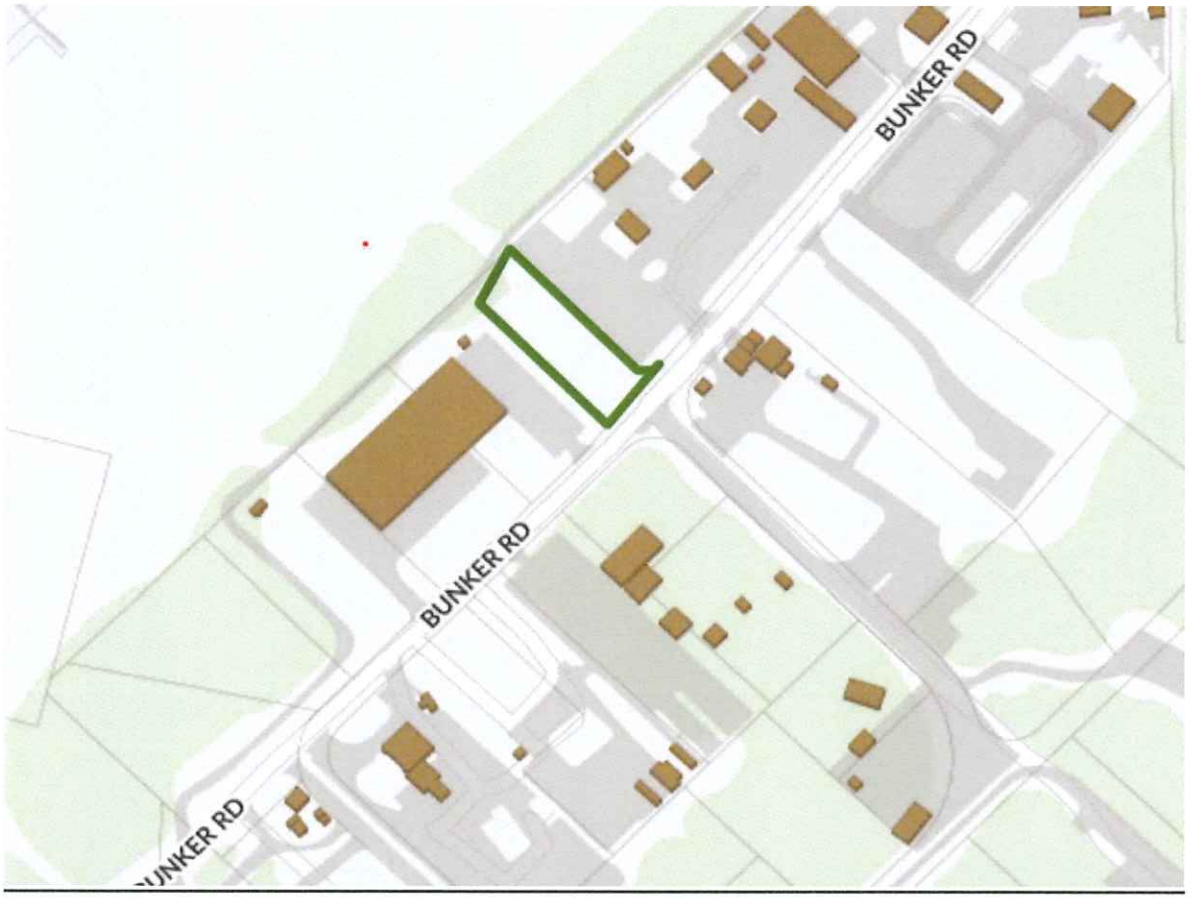
SteelMaster
220 CHRYSLER DR., BRAMPTON, ONTARIO, L6S 6B6 CANADA (905) 790-8500
E-MAIL ADDRESS - ENGINEERING@STEELMASTERUSA.INFO

SCALE: N.T.S.	APPROVED BY: P.G.	CHECKED BY: A.G.	DATE: NOV. 20 2023

PROJECT: GEOFFREY J. SMITH
NANTUCKET, MA

MODEL: XS34-18	DWG. 81-66223

33A BUNKER ROAD





BUNKER ROAD – SECURED COMMERCIAL INDUSTRIAL AREA BEHIND THE AIRPORT

ROAD LEADING UP TO THE SECURITY FENCE – RUNWAYS ON THE RIGHT





32 BUNKER ROAD - ELECTRIC COMPANY FENCE NEW BUILDING TO THE LEFT PARTIALLY HIDDEN BY THE SCREENING



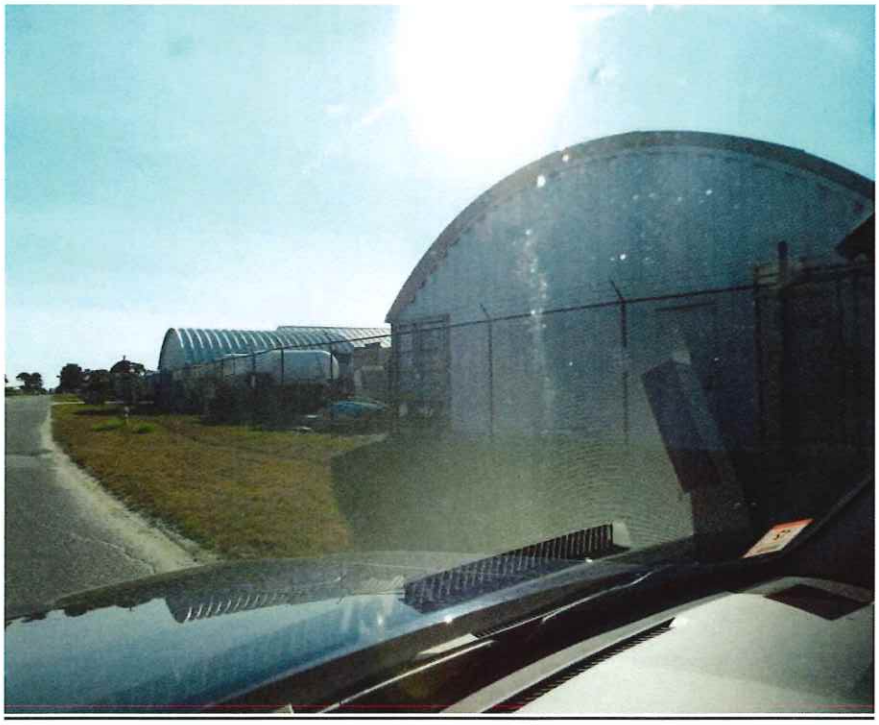






25 BUNKER ROAD – TWO 40' X 40' QUONSET HUTS

















36 BUNKER ROAD – TOSCANA

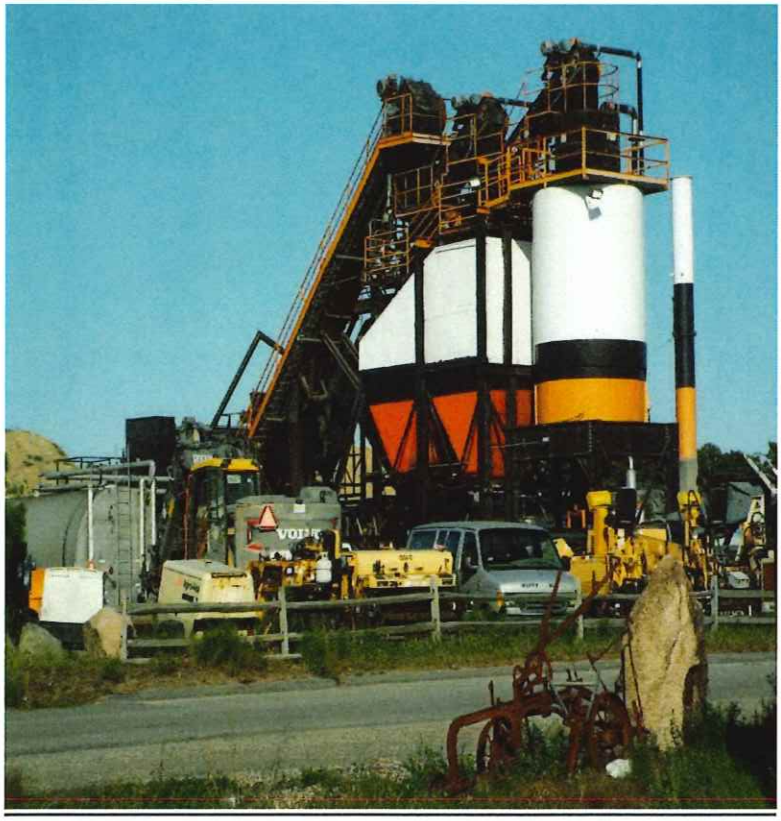


33 BUNKER ROAD



38 BUNKER ROAD - ASPHALT PLANT





35/39 BUNKER ROAD - TOWN NRTA BUILDING









80/76/74/70 BUNKER ROAD

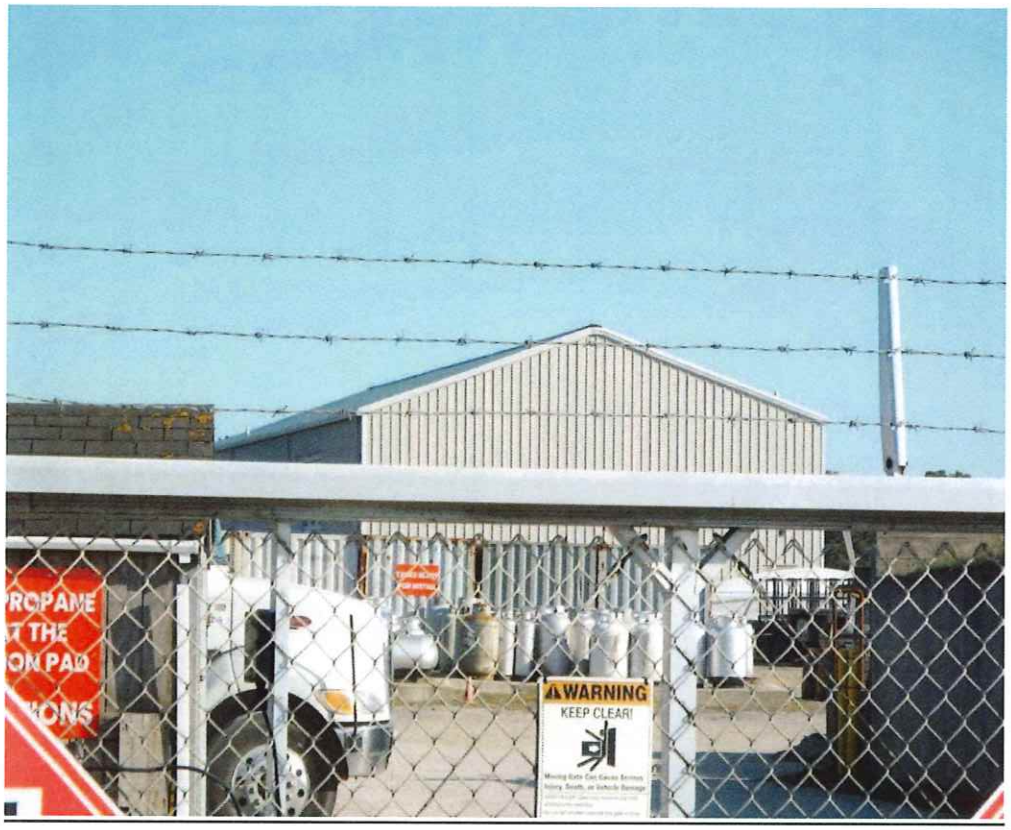


44 BUNKER ROAD - ISLAND GAS PROPANE TANK FARM




GATE 2





58 BUNKER ROAD





Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

GA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 120

Street & Number of Proposed Work: 16 Ridge Lane

Owner of record: John & Kathleen McCarthy

Mailing Address: 1 Charles st South Apt 704
Boston MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 228 2820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1600SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 1300SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1983

Original Builder: Doug Josebea

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Bumpout @ kitchen
Infill @ Rear
Addition @ Rear
New Dormer @ Rear

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 3 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☒ Clapboard (exposure: 6" inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4x8 Rake 1x8+1x3 Soffit (Overhang) 0 Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame Mutch W. Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other fixed
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen or Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

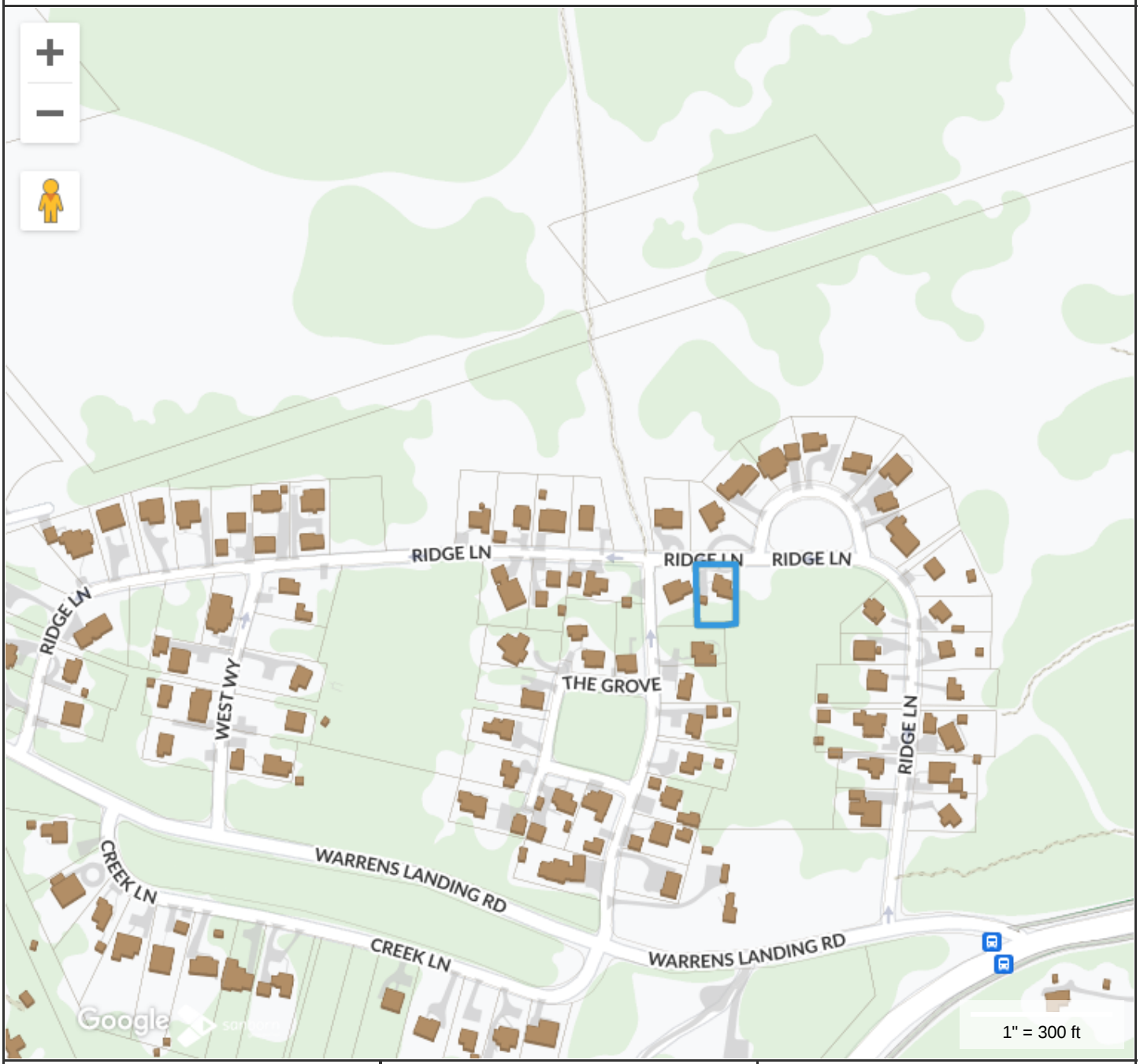
COLORS

Sidewall NTW Clapboard (if applicable) NTW Roof TME
Trim Green TME Sash Green TME Doors Green TME
Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10.21.24 Signature of owner of record _____ Signed under penalties of perjury Signed by Agent on behalf of owner



Property Information

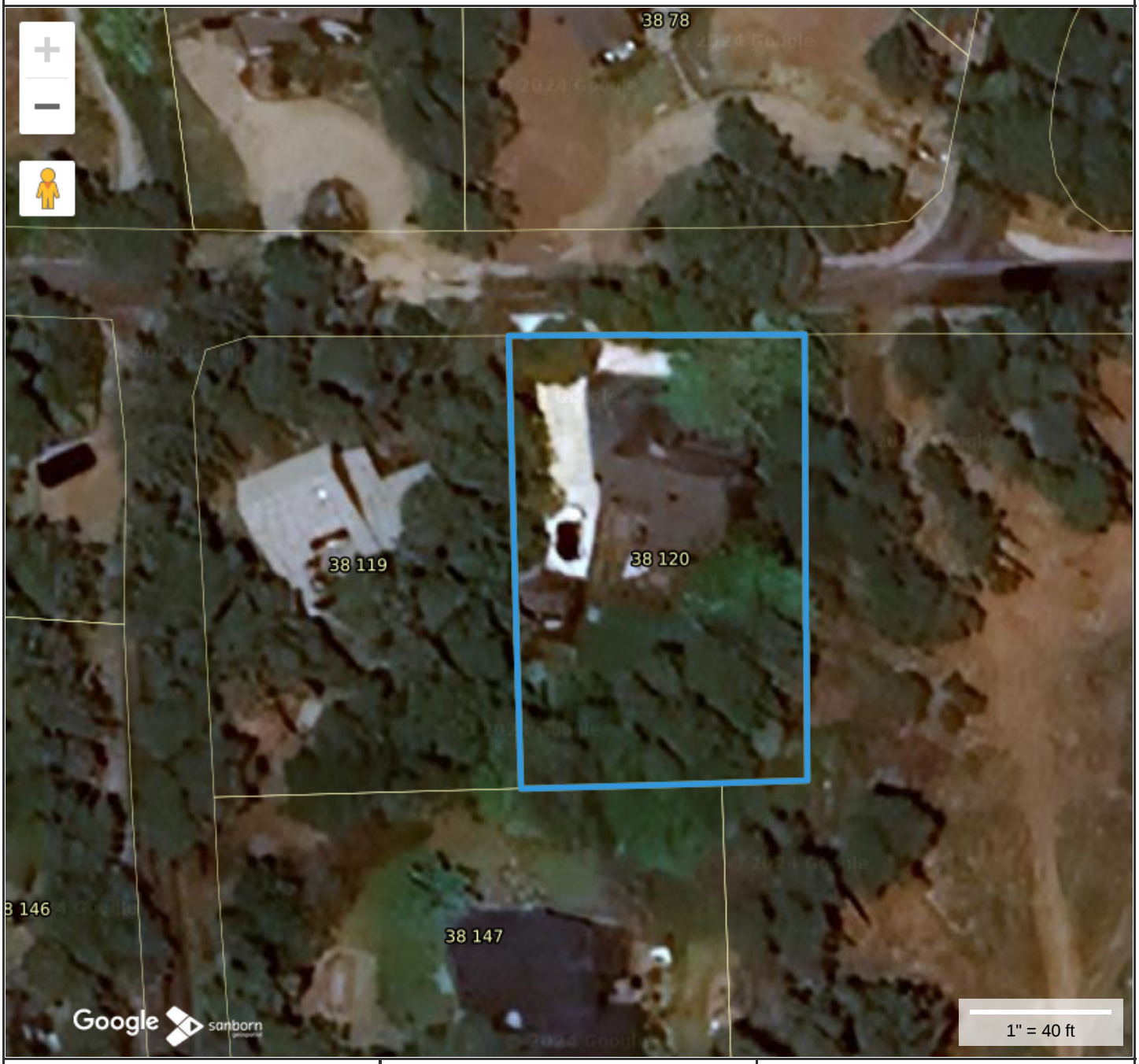
Property ID	1480
Location	16 RIDGE LN
Owner	MCCARTHY JOHN J & KATHLEEN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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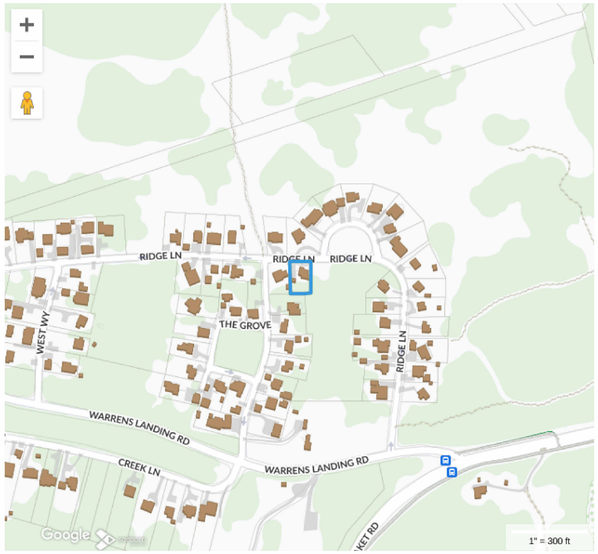
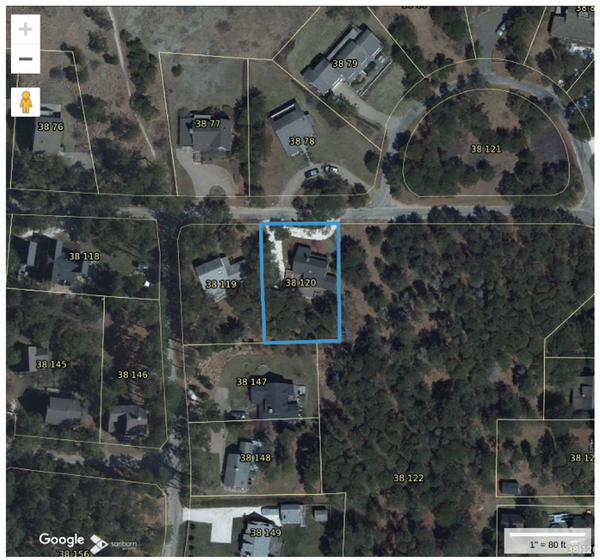
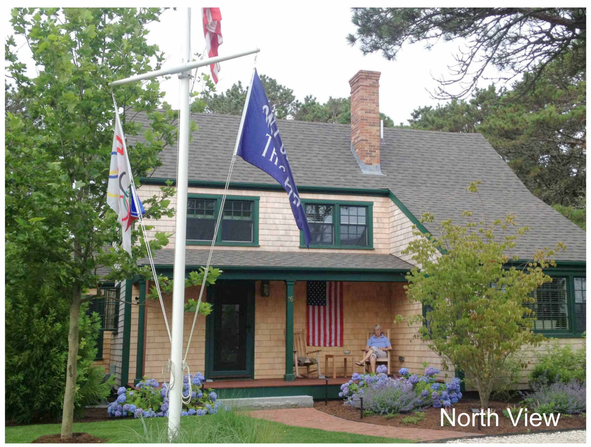
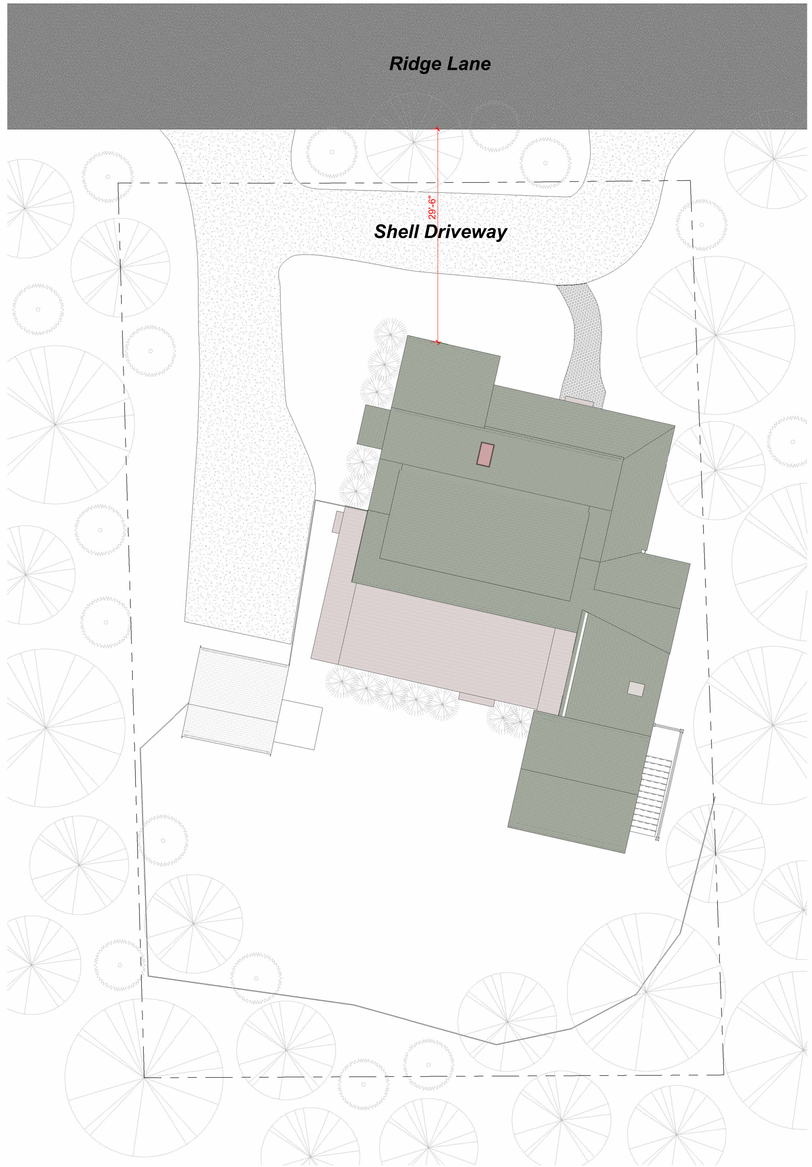





North View


West View



1 Site - HDC
1" = 10'-0"

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 10/21/2024 11:30:19 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
McCarthy

Project
Renovation / Addition

Location
16 Ridge Lane
Nantucket MA

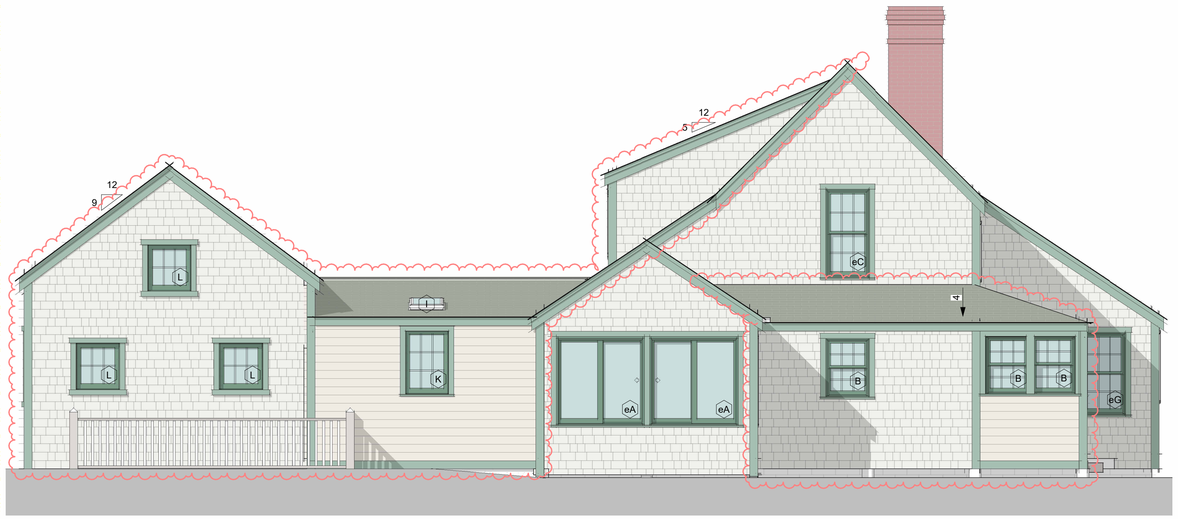
38 / 120

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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The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
McCarthy

Project
Renovation / Addition

Location
16 Ridge Lane
Nantucket MA

38 / 120

Structure
House

#	Description	Date
4	HDC Submission	2024.10.21

Elevations

HDC1.1



4 West - HDC Proposed
1/4" = 1'-0"



3 South - HDC Proposed
1/4" = 1'-0"

Proposed

Existing



2 West - Existing HDC
1/4" = 1'-0"



1 South - Existing HDC
1/4" = 1'-0"

HDC Submission

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2 Sanford Road, Suite 6
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Owner
McCarthy

Project
Renovation / Addition

Location
16 Ridge Lane
Nantucket MA

38 / 120

Structure
House

#	Description	Date
4	HDC Submission	2024.10.21

Elevations

HDC1.2

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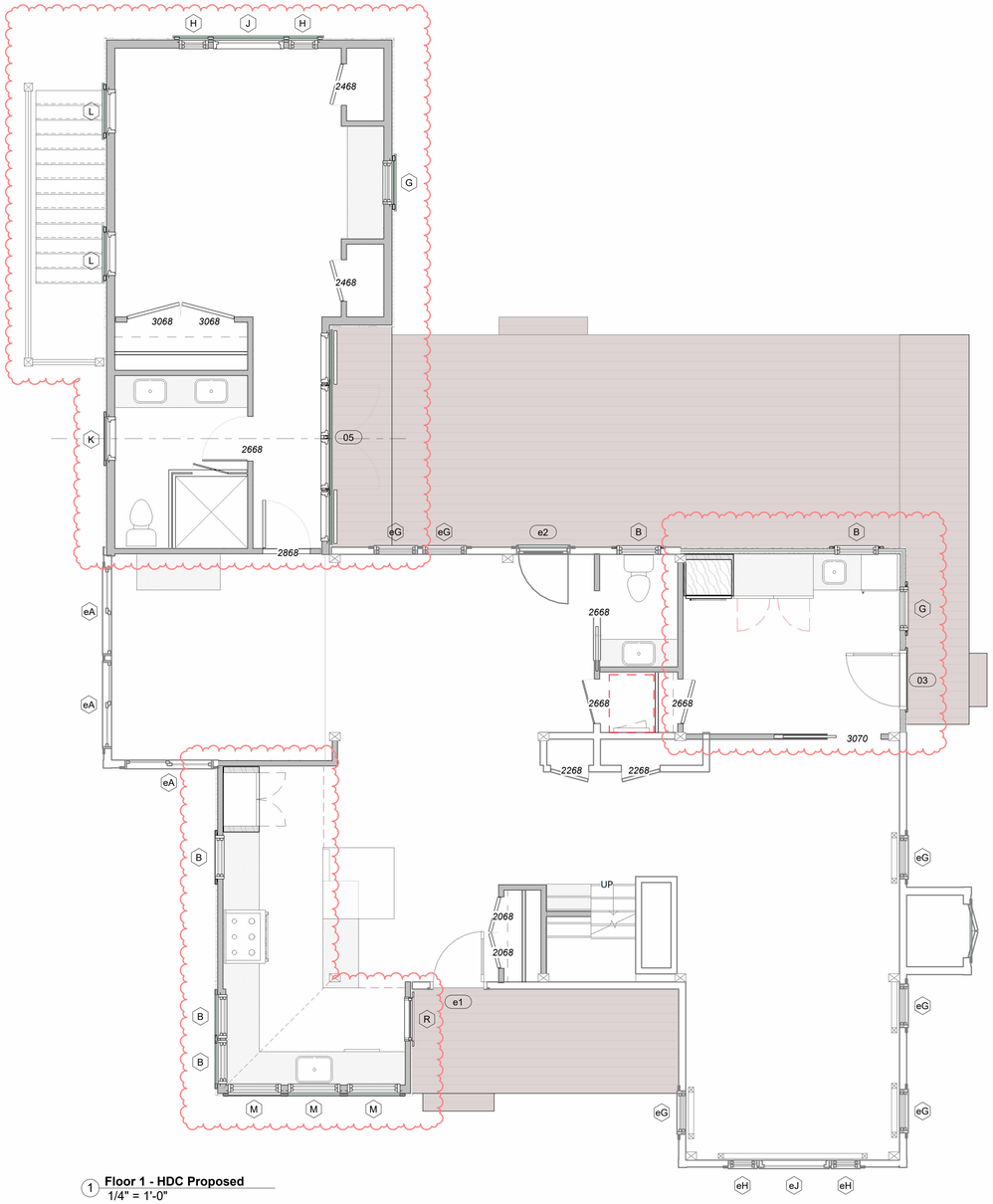
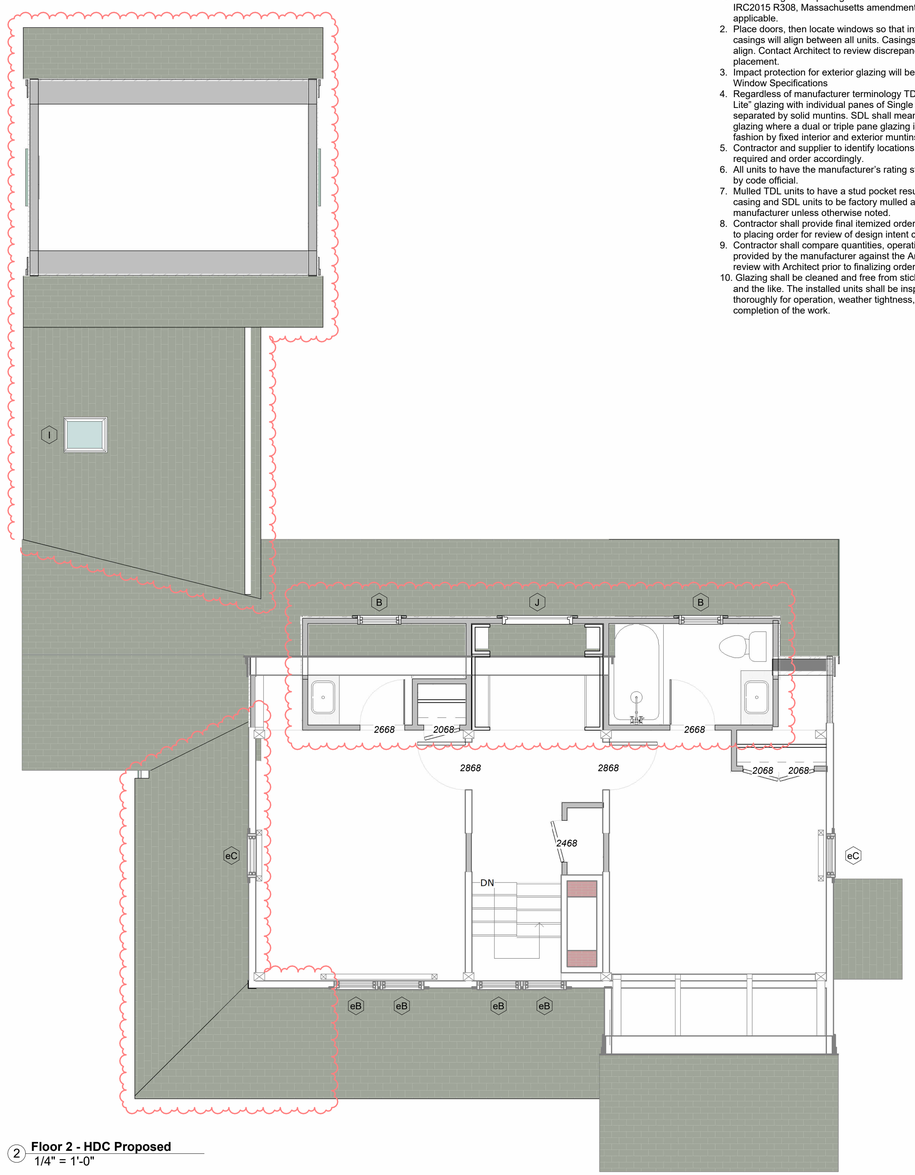


1 **Floor 1 - HDC Proposed**
1/4" = 1'-0"



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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Owner
McCarthy

Project
Renovation / Addition

Location
16 Ridge Lane
Nantucket MA

38 / 120

Structure
House

#	Description	Date
4	HDC Submission	2024.10.21

Plans
HDC1.3

HDC Submission

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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
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


1ZGM44


SILVERADO


1ZGM44
SILVERADO
W26299



Property Information

Property ID	187982
Location	8 JACKSON ST #1
Owner	RETTMAN DOLORES 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 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Zoning Classification: Sconset Old Historical (SOH)

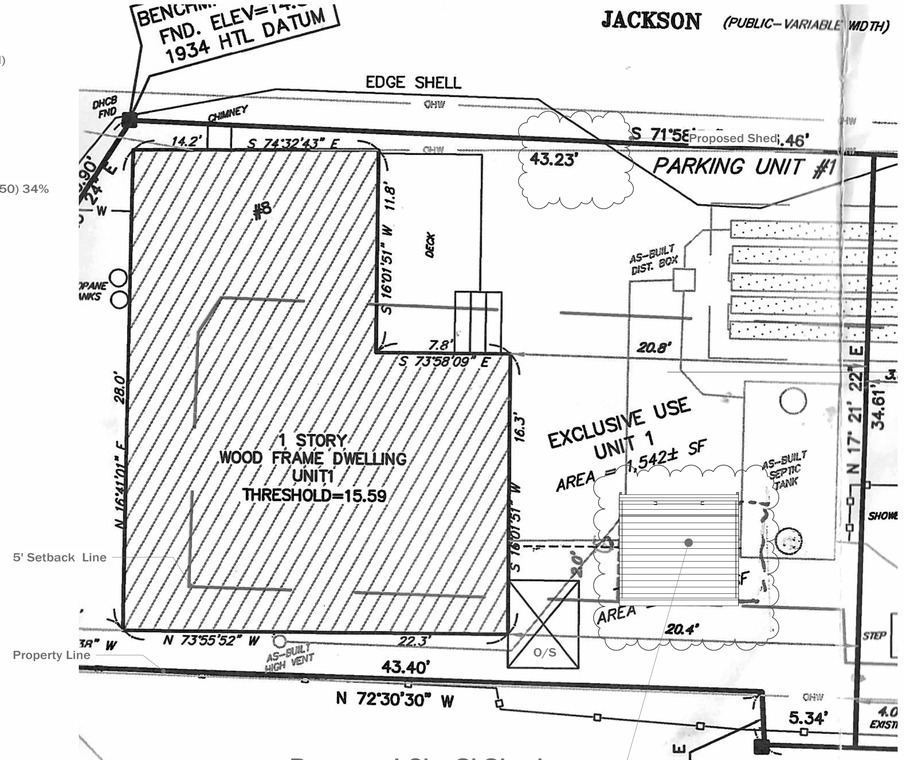
Min Area: 5,000 SF / 3,050 SF

Min Frontage: 50 FT

Front Yard Setback: 0 FT

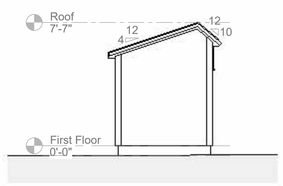
Side/Rear Setback: 5 FT

Ground Cover: 40%, 50% (520 SF + 522 SF /3,050) 34%



Locus Map

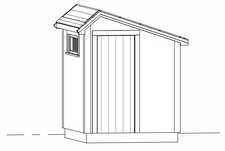
Proposed 6' x 8' Shed



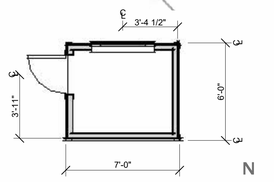
East Elevation - Proposed
1/4" = 1'-0"



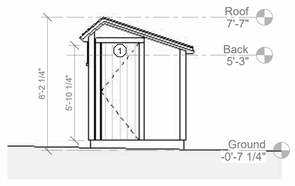
North Elevation - Proposed
1/4" = 1'-0"



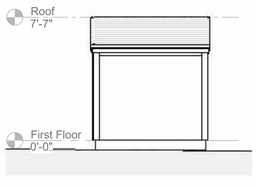
8 Jackson Street



First Floor
1/4" = 1'-0"



West Elevation - Proposed
1/4" = 1'-0"

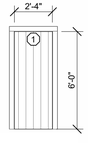


South Elevation - Proposed
1/4" = 1'-0"



6/1 Window
3 Lite TDL
QTY: 1

Window Legend
1/4" = 1'-0"



Exterior T&G Door
2'-4" x 6'-0"

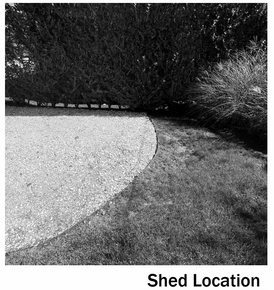
Door Legend
1/4" = 1'-0"



South



West



Shed Location

Structures Unlimited

Nantucket, MA 02024

PROJ
Rettman - 8 Jackson Street
Sconset, MA 02564

DA	10/10/24
PROJEC	2410046
T NO	
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

Plan

A.100

DRAWN BY: PQ



Property Information

Property ID	187982
Location	8 JACKSON ST #1
Owner	RETTMAN DOLORES A

MAP FOR REFERENCE ONLY
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Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Locus Map

Zoning Classification: Sconset Old Historical (SOH)

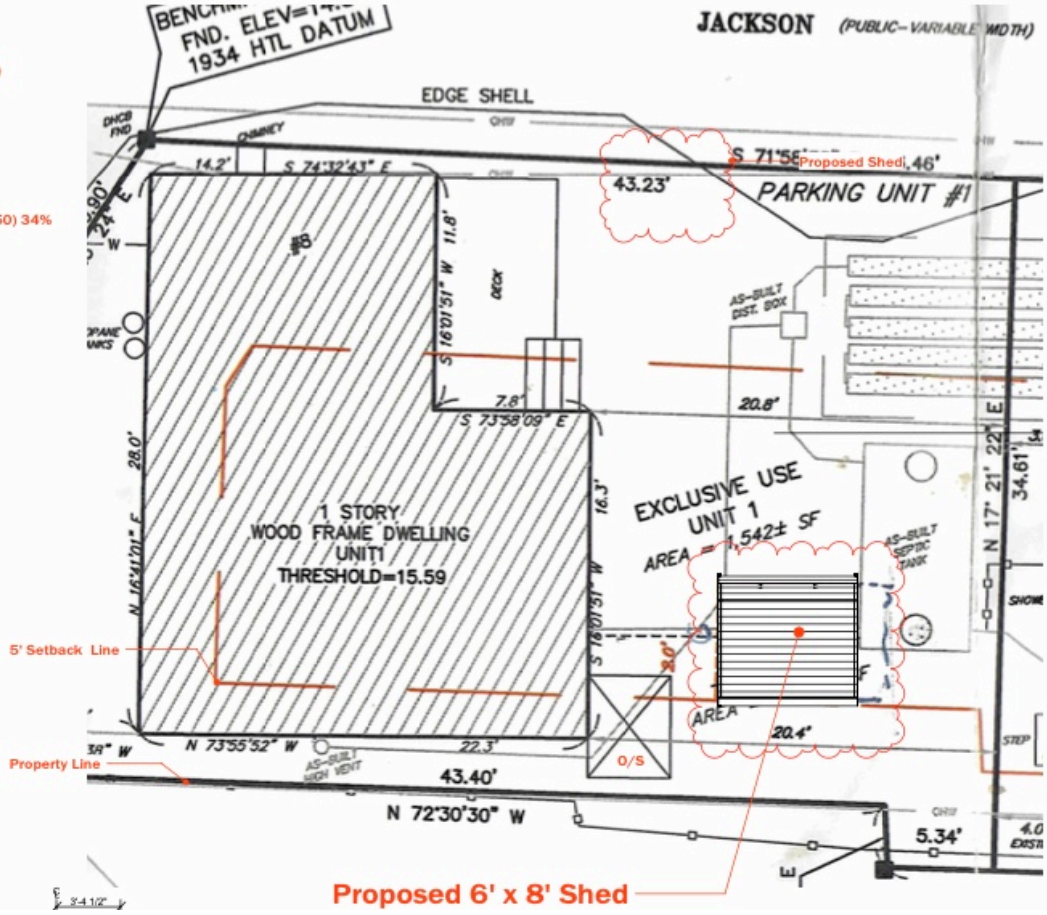
Min Area: 5,000 SF / 3,050 SF

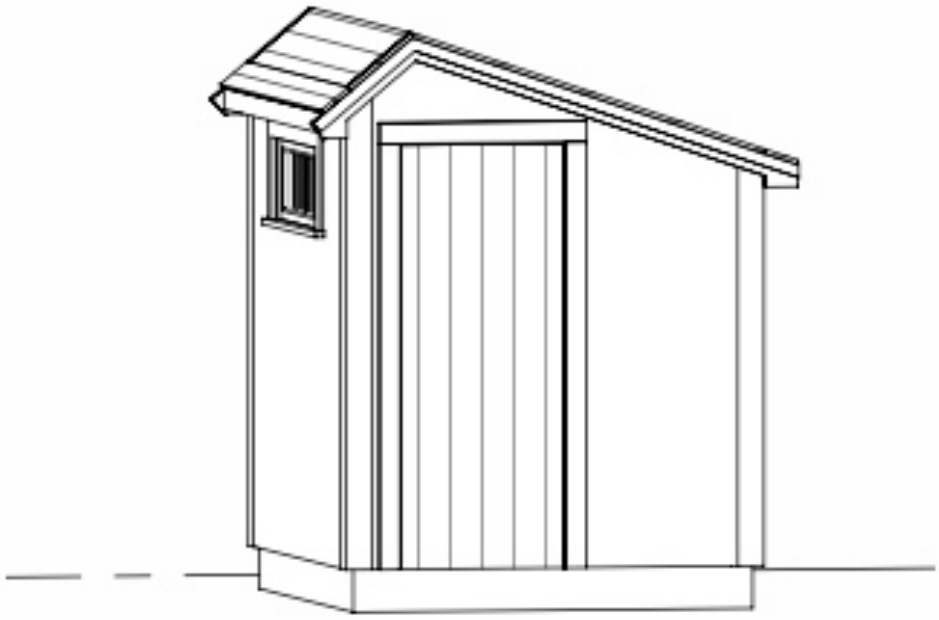
Min Frontage: 50 FT

Front Yard Setback: 0 FT

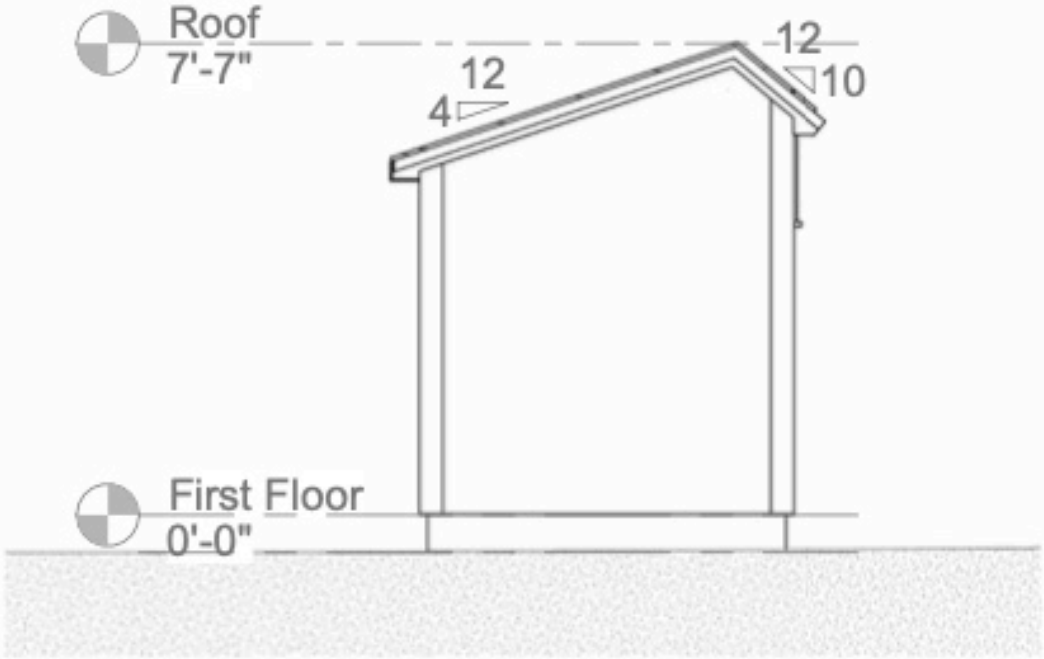
Side/Rear Setback: 5 FT

Ground Cover: 40%, 50% (520 SF + 522 SF /3,050) 34%





8 Jackson Street



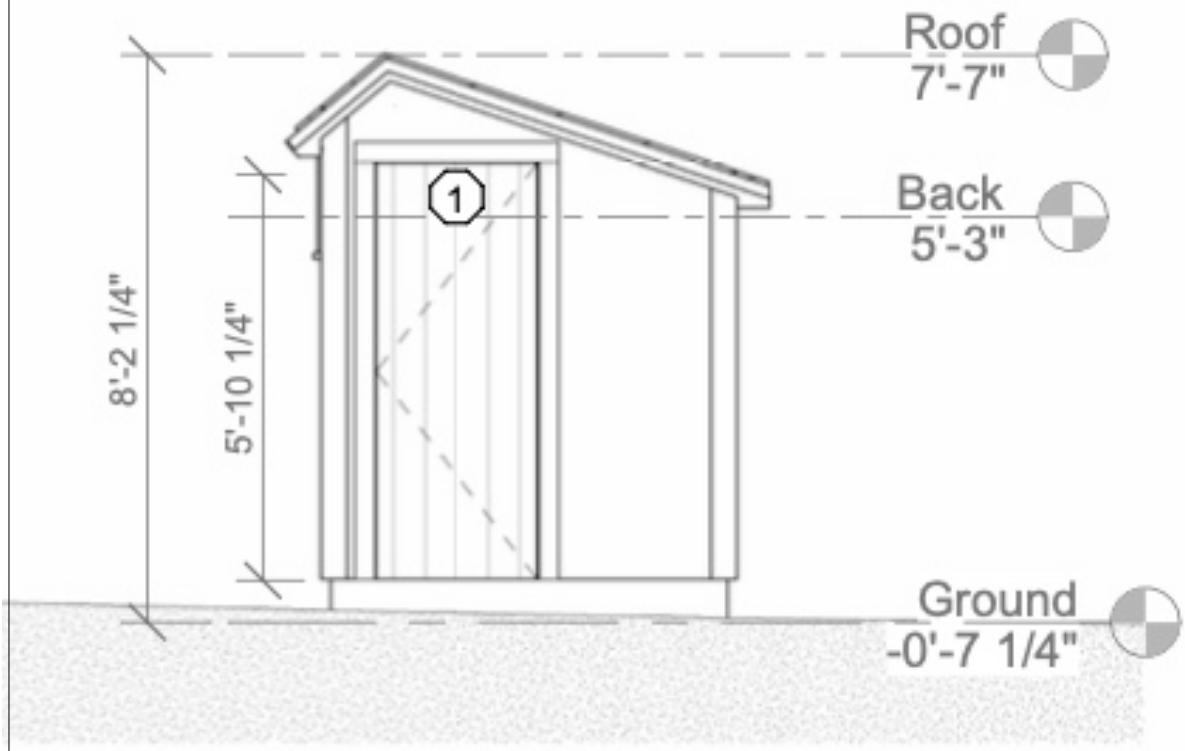
East Elevation - Proposed

1/4" = 1'-0"



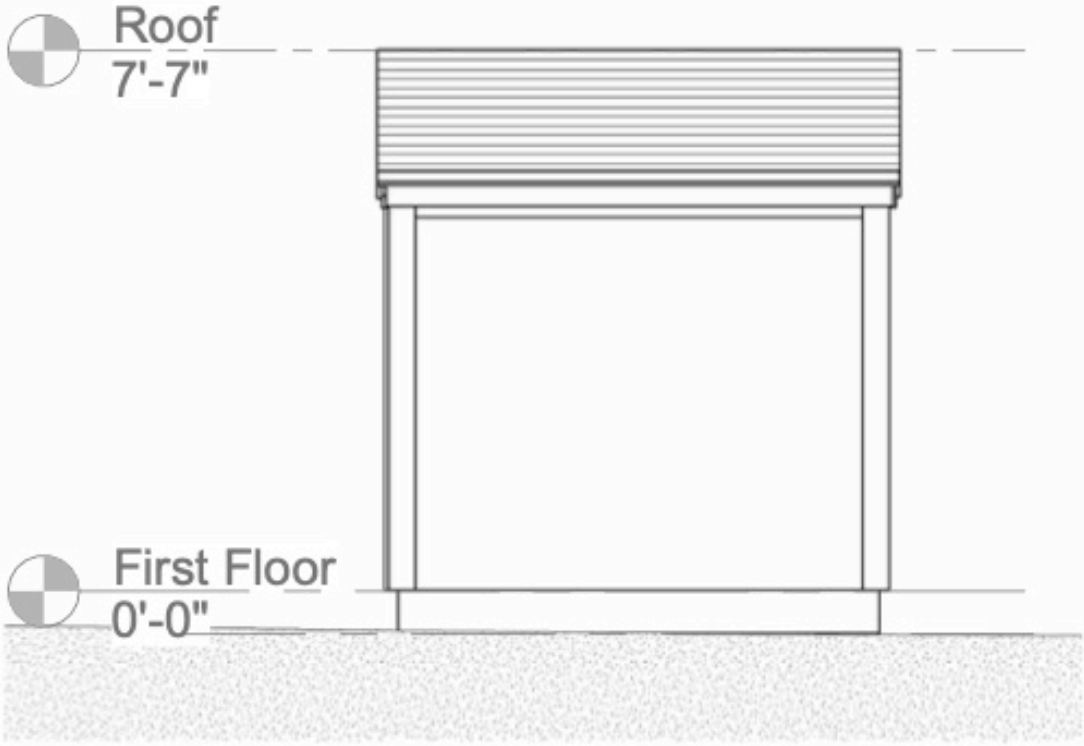
North Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



Shed Location



West



South

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
clynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Katy Mitchell-KM Landscape Designs, INC

AS AGENT FOR Bo Wilson

STREET ADDRESS 30 Ridge Lane

MAP/PARCEL 38//115

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/16/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Katharine Mitchell — 10/16/24

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°: 38 PARCEL N°. 114

Street & Number of Proposed Work: 30 Ridge Lane

Owner of record: Bo Wilson

Mailing Address: _____

Agent

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: KHLD

Mailing Address: 16B Amelia Dr.
Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ She
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-02-997
☐ 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

SEE PLANS + PHOTOS

- Add Retaining
- Extend
- Grade change
- Approved Fence

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: Board
Length: 81' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 Timber/Retaining

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

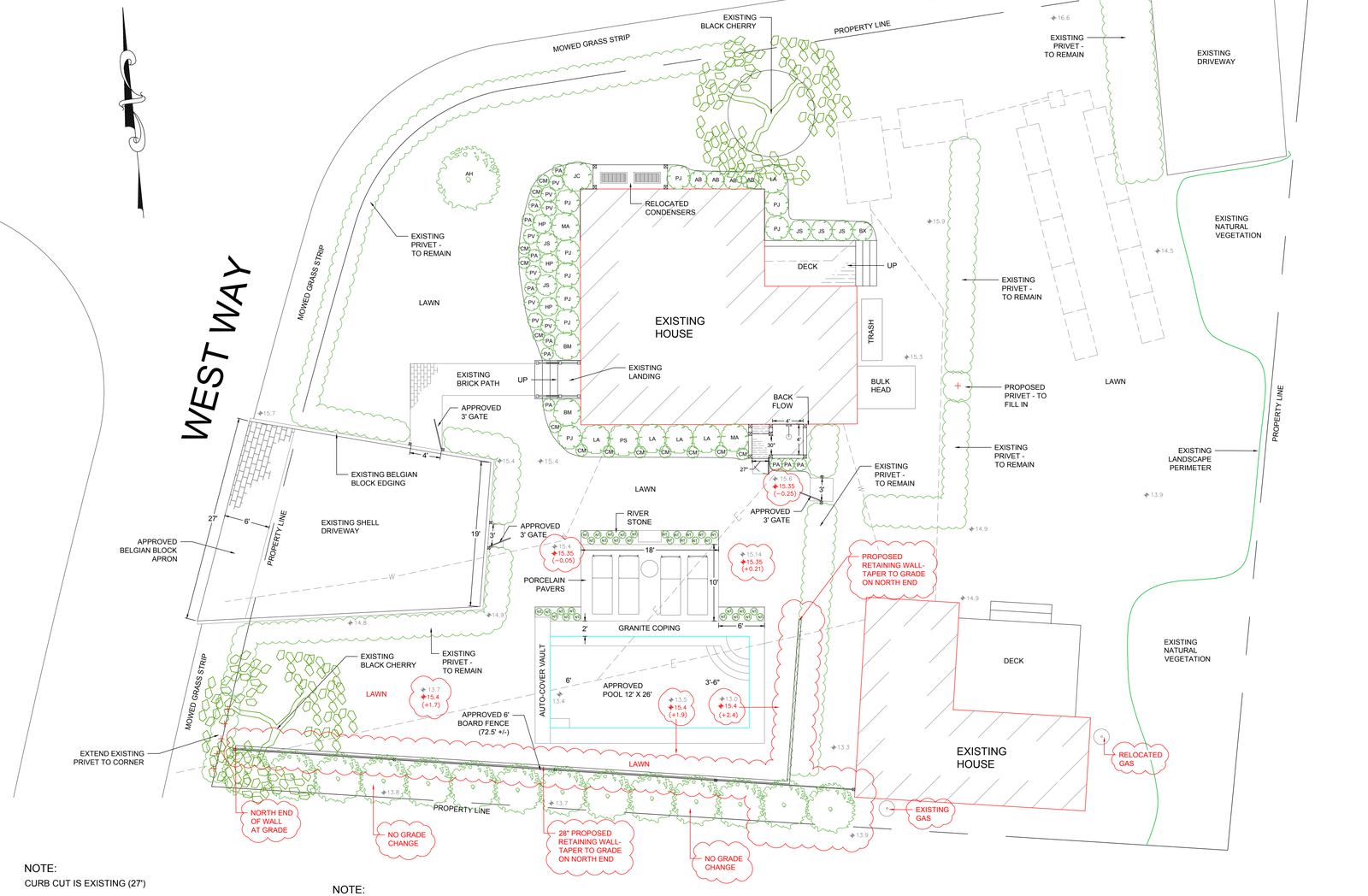
* Attach manufacturer's color samples if color is not from HDC approval list.

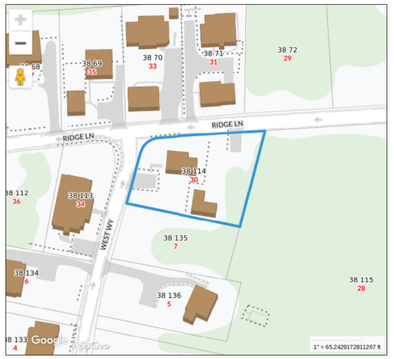
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/16/2024 Signature of owner of record _____ Signed under penalties of perjury

MAP: 38 PARCEL: 115
CURRENT ZONING: LUG-2 CLUSTER
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 35'
FRONT YARD SETBACK: NONE
SIDE & REAR SETBACKS: NONE
ALLOWABLE G.C.R.: 50%

*REVISIONS: 10/16/24
- ELIMINATED SWALE & PLANTINGS ALONG SOUTH PROPERTY LINE INSIDE BOARD FENCE.
- EXTENDED 6' BOARD FENCE TO SECONDARY DWELLING (9'), PER HOA REQUEST
- EXTENDED LEYLAND SCREENING TO SECONDARY DWELLING. PER HOA REQUEST
- ADD 28" TIMBER RETAINING WALL INSIDE APPROVED BOARD FENCE AND RAISE GRADE ACCORDINGLY. RETAINING WALL WILL TAPER TO GRADE ON WEST END.
- PROPOSED TIMBER RETAINING WALL WILL TURN 90 DEGREES TO THE NORTH ON EAST END AN TAPER TO GRADE.
- RELOCATE GAS TANK BY SECONDARY DWELLING FROM SOUTH SIDE TO EAST FOR VISIBLITY PURPOSES. PER HOA REQUEST





WEST WAY



RIDGE LANE



NOTE:
CURB CUT IS EXISTING (27')

NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
GRANITE COPING STONES TO BE 2' X 4'.

NOTE:
PROPOSED 6' BOARD FENCE TO BE NATURAL TO WEATHER.

NOTE:
PROPOSED GATES TO BE 36" TYPE 2, NATURAL TO WEATHER.

NOTE:
POOL PATIO TO BE EVERBLUE PORCELAIN PAVERS.

NOTE:
EXISTING LANDSCAPE PERIMETER TO REMAIN, UNLESS MARKED.

NOTE:
ALL EXISTING NATURAL VEGETATION/SCREENING TO REMAIN UNLESS MARKED FOR REMOVAL.

NOTE:
PROPOSED DRIVEWAY APRON TO BE 6' DEEP BELGIAN BLOCK.

EVERBLUE PORCELAIN PAVERS W/ GRANITE COPING



6' BOARD FENCE-NATURAL TO WEATHER



PLANTING SCHEDULE

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
LO	6	LIGUSTRUM OVALFOLIUM	CALIFORNIA PRIVET
AH	2	ILEX OPACA	AMERICAN HOLLY
LA	5	LEUCOTHOE AXILLARIS	FETTERBUSH
PJ	9	PIERIS JAPONICA	ANDROMEDA 'COMPACTA'
MA	2	MAHONIA AQUIFOLIUM	ORANGE GRAPE HOLLY
PS	1	PIERIS JAPONICA	ANROMEDA 'FLAMING SILVER'
AB	4	ABELIA	ABELIA 'EDWARD GOUCHER'
JS	5	ITEA JAPONICA	JAPANESE SWEETSPIRE 'BEPPU'
CM	13	CALAMINTHA NEPETA	CALAMINTHA 'WHITE CLOUD'
BX	1	BUXUS	BOXWOOD 'GREEN MOUNTAIN/COMMON'
HP	3	HYPERICUM	ST. JOHN'S WORT 'MYSTICAL BEAUTY'
NT	32	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
BM	2	BOXUS MICROPHYLLA	JAPANESE BOXWOOD
PA	11	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'
JC	1	JUNIPERUS CHINENSIS	JUNIPER 'BLUE POINT'
PV	8	PEROVSKIA	RUSSIAN SAGE 'BLUE JEAN BABY'

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NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

30 Ridge Lane
PROPOSED LANDSCAPE DESIGN

SCALE: 1/8" = 1'-0"
JOB: 30 Ridge Lane
DATE: 2/15/24
REVISIONS: 10/16/24

SHEET:
S.1

CERTIFICATE NO: _____ DATE ISSUED: 3/12/24

HDC2024-02-9970

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 114

Street & Number of Proposed Work: 30 Ridge Lane

Owner of record: Bo Wilson

Mailing Address: _____

Contact Phone #: Agent E-mail: Agent

AGENT INFORMATION (if applicable)

Name: KH Landscape Designs, INC. (KHLD)

Mailing Address: 16B Amelia Drive
Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY 1065

Date application received: 2/21/24 Fee Paid: $ 700

Must be acted on by: 5/26/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: Ray Paul

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions:

Pool not to be visible at time of inspection and in perpetuity.
No grade change from existing or as noted on the application.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District UGB CLUSTER) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: _____ Decks/Patio: Size: 180 sq ft. ☐ 1st floor ☐ 2nd floor

Width: 12' Sq. footage 2nd floor: _____ Size: 10 +/- ☐ 1st floor ☐ 2nd floor

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

See Plans + Photos

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: Board
Length: 72' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Patio - Permeable Pavers Apron Walkways Belgian Block Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

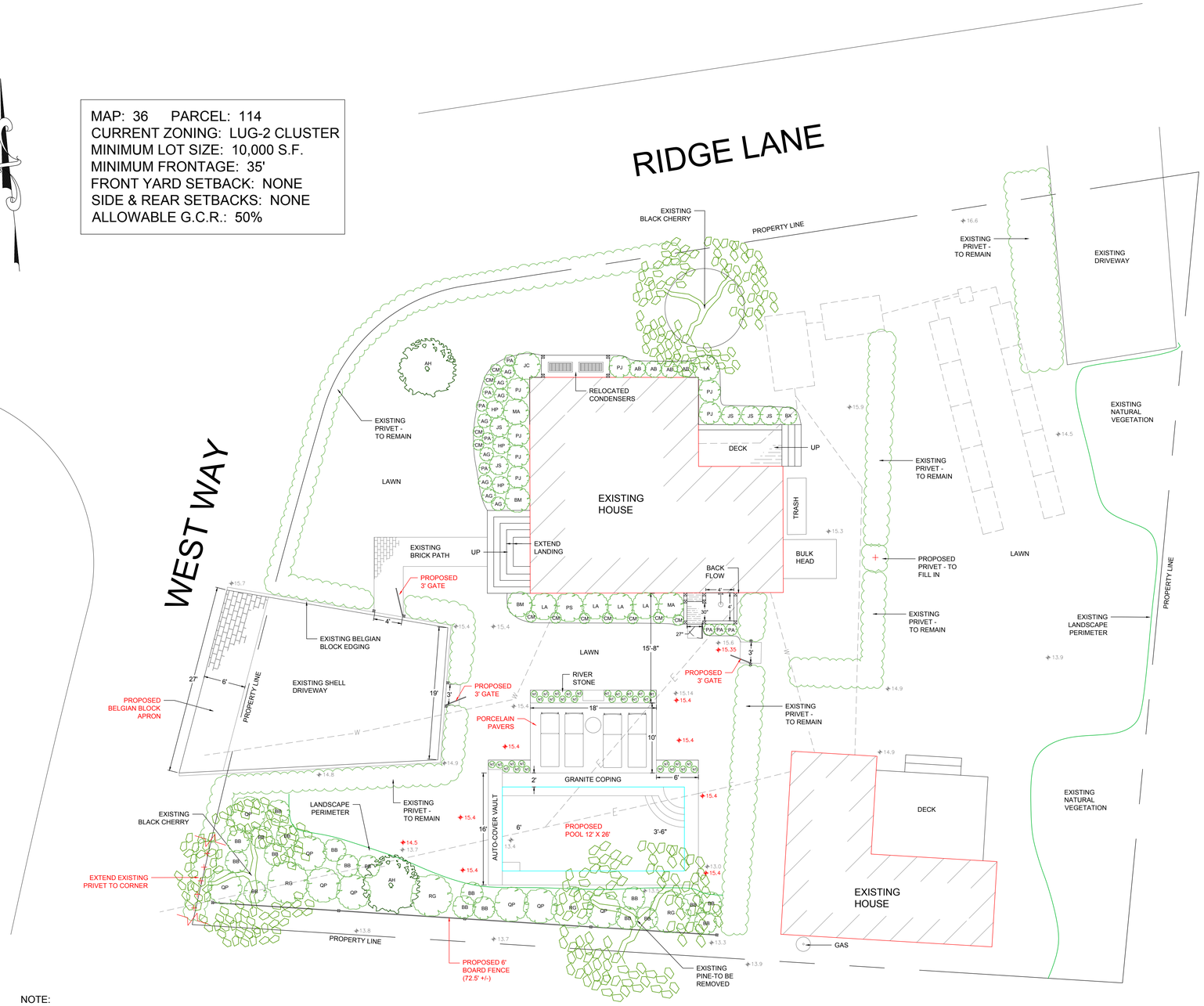
Deck _____ Foundation _____ Fence Natural to weather + gates Shutters _____

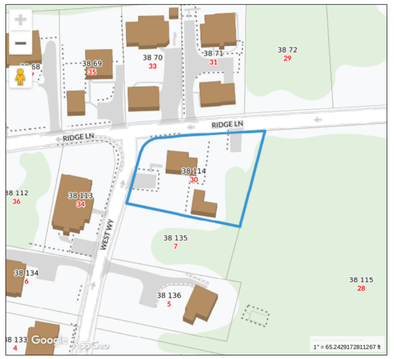
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 2/6/24 Signature of owner of record _____ Signed under penalties of perjury

MAP: 36 PARCEL: 114
CURRENT ZONING: LUG-2 CLUSTER
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 35'
FRONT YARD SETBACK: NONE
SIDE & REAR SETBACKS: NONE
ALLOWABLE G.C.R.: 50%





WEST WAY



RIDGE LANE



NOTE:
CURB CUT IS EXISING (27')

NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
GRANITE COPING STONES TO BE 2' X 4'.

NOTE:
PROPOSED 6' BOARD FENCE TO BE NATURAL TO WEATHER.

NOTE:
PROPOSED GATES TO BE 36" TYPE 2, NATURAL TO WEATHER.

NOTE:
POOL PATIO TO BE EVERBLUE PORCELAIN PAVERS.

NOTE:
EXISTING LANDSCAPE PERIMETER TO REMAIN, UNLESS MARKED.

NOTE:
ALL EXISTING NATURAL VEGETATION/SCREENING TO REMAIN UNLESS MARKED FOR REMOVAL.

NOTE:
PROPOSED DRIVEWAY APRON TO BE 6' DEEP BELGIAN BLOCK.

EVERBLUE PORCELAIN PAVERS W/ GRANITE COPING



6' BOARD FENCE-NATURAL TO WEATHER



PLANTING SCHEDULE

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
LO	6	LIGUSTRUM OVALFOLIUM	CALIFORNIA PRIVET
QP	7	QUERCUS PRINOIDES	DWARF OAK, CHINQUAPIN
BB	19	MYRICA PENSYLVANICA	NORTHERN BAYBERRY
RG	4	RHUS GLABRA	SMOOTH SUMAC
AH	2	ILEX OPACA	AMERICAN HOLLY
LA	5	LEUCOTHOE AXILLARIS	FETTERBUSH
PJ	7	PIERIS JAPONICA	ANDROMEDA 'COMPACTA'
MA	2	MAHONIA AQUIFOLIUM	ORANGE GRAPE HOLLY
PS	1	PIERIS JAPONICA	ANROMEDA 'FLAMING SILVER'
AB	4	ABELIA	ABELIA 'EDWARD GOUCHER'
JS	5	ITEA JAPONICA	JAPANESE SWEETSPIRE 'BEPPU'
CM	11	CALAMINTHA NEPETA	CALAMINTHA 'WHITE CLOUD'
BX	1	BUXUS	BOXWOOD 'GREEN MOUNTAIN/COMMON'
HP	3	HYPERICUM	ST. JOHN'S WORT 'MYSTICAL BEAUTY'
NT	32	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
BM	2	BOXUS MICROPHYLLA	JAPANESE BOXWOOD
PA	8	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'
JC	1	JUNIPERUS CHINENSIS	JUNIPER 'BLUE POINT'
AG	8	AGASTACHE	AGASTACHE 'BLUE FORTUNE'

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NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

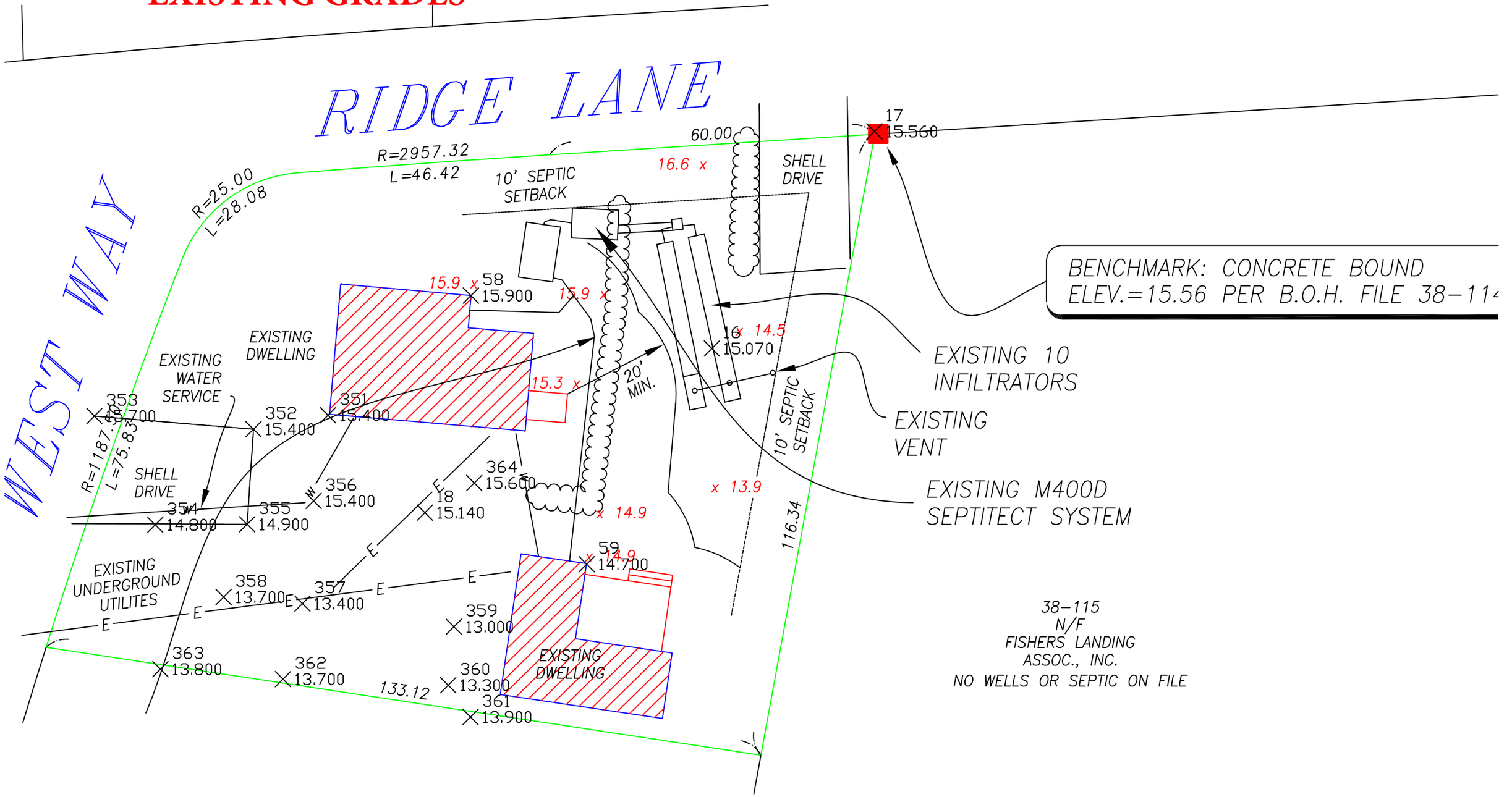
30 Ridge Lane
PROPOSED LANDSCAPE DESIGN

SCALE: 1/8" = 1'-0"
JOB: 30 Ridge Lane
DATE: 2/15/24

SHEET:

S.1

EXISTING GRADES



30 RIDGE LN

Location	30 RIDGE LN	**Mblu**	38/ / 114/ /
Acct#	00001474	**Owner**	WILSON NATHALIE BERRUET
Assessment	$948,800	**PID**	1474
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$451,400	$497,400	$948,800

Owner of Record

Owner	WILSON NATHALIE BERRUET	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	30 RIDGE LN NANTUCKET, MA 02554	**Book & Page**	C0018/0083
		Sale Date	10/22/1997
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
WILSON NATHALIE BERRUET	$0		C0018/0083	99	10/22/1997
BERRUET JOHN CHARLES & ANNE	$0		C0001/7895	99	05/16/1997
BERRUET NATHALIE	$56,000		C0001/5725	1P	04/01/1993
HOLMES WAYNE F	$130,000		C0001/3566		03/16/1988

Building Information

Building 1 : Section 1

Year Built:	1994
Living Area:	1,296

Replacement Cost: $339,871
Building Percent Good: 94
Replacement Cost Less Depreciation: $319,500

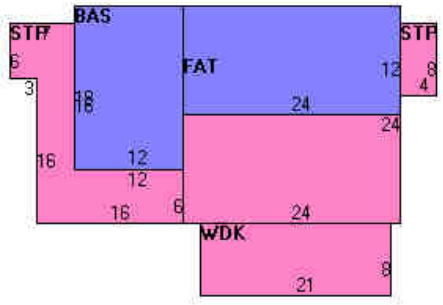
Building Attributes	
Field	**Description**
Style	Colonial
Model	Residential
Grade:	Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\03\63\11.jpg

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/1474_

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	792	792
TQS	Three Quarter Story	576	432
FAT	Attic, Finished	288	72
STP	Stoop	210	0
UBM	Basement, Unfinished	576	0
WDK	Deck, Wood	168	0
		2,610	1,296

Building 2 : Section 1

Year Built: 1996
Living Area: 528

Replacement Cost: $149,839
Building Percent Good: 88
Replacement Cost Less Depreciation: $131,900

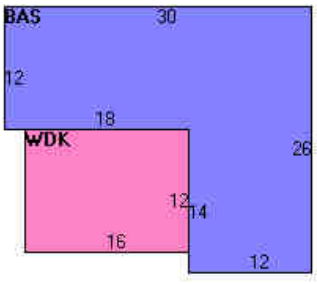
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Below Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	1 Bedroom
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	

Building Photo

Building Photo

(https://images.vgsi.com/photos/NantucketMAPhotos//default.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/1474_

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	528	528
WDK	Deck, Wood	192	0
		720	528

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG2
Neighborhood	460
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.3
Frontage	0
Depth	0
Assessed Value	$497,400

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$451,400	$497,400	$948,800
2021	$470,200	$469,200	$939,400
2020	$473,100	$563,000	$1,036,100
2018	$429,600	$563,000	$992,600
2017	$407,000	$581,800	$988,800

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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 Kim Glowacki

AS AGENT FOR TURK FAMILY LLC

STREET ADDRESS 15 MARSH HAWK LLC

MAP/PARCEL 56 / 113.6

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON Oct 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 Date Oct 21, 2024

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.
X	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
X	Completed Application
X	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	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.
X	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.
X	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.
X	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 113.6

Street & Number of Proposed Work: 15 MARSH HAWK LANE

Owner of record: TURK FAMILY LLC

Mailing Address: 15 MARSH HAWK LN
NANTUCKET, MA 02554

Contact Phone #: 617-721-4940 E-mail: _____

AGENT INFORMATION (if applicable)

Name: STRUCTURES UNLIMITED

Mailing Address: 20 GREGLEN AVE
NANTUCKET, MA 02554

Contact Phone #: 228-0689 E-mail: STRUCTURESUNLTD@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 120SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 11'-10" South 11'-10" East 11'-10" West 11'-10"

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 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x5 Rake 1x5 Soffit (Overhang) 1x5 Corner boards 1x6 Frieze 1x5
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front 9 LITE FIBERGLASS Rear _____ Side T&G UTILITY DOOR CEDAR
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

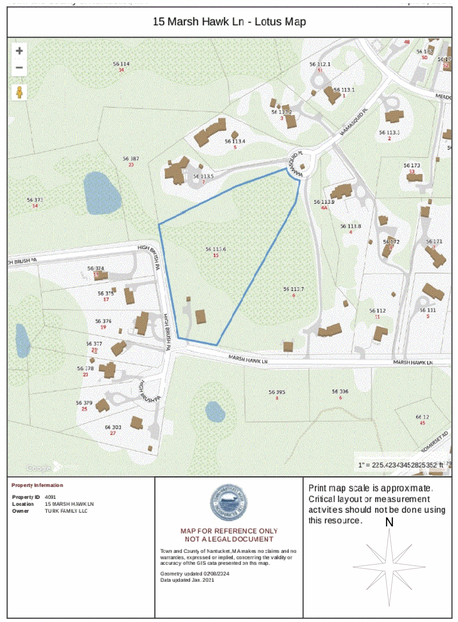
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof TME
Trim NTW Sash NTW Doors GREEN - TME
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date Oct 21, 24 Signature of owner of record _____ Signed under penalties of perjury



Locus Map

Zoning Classification: R-20

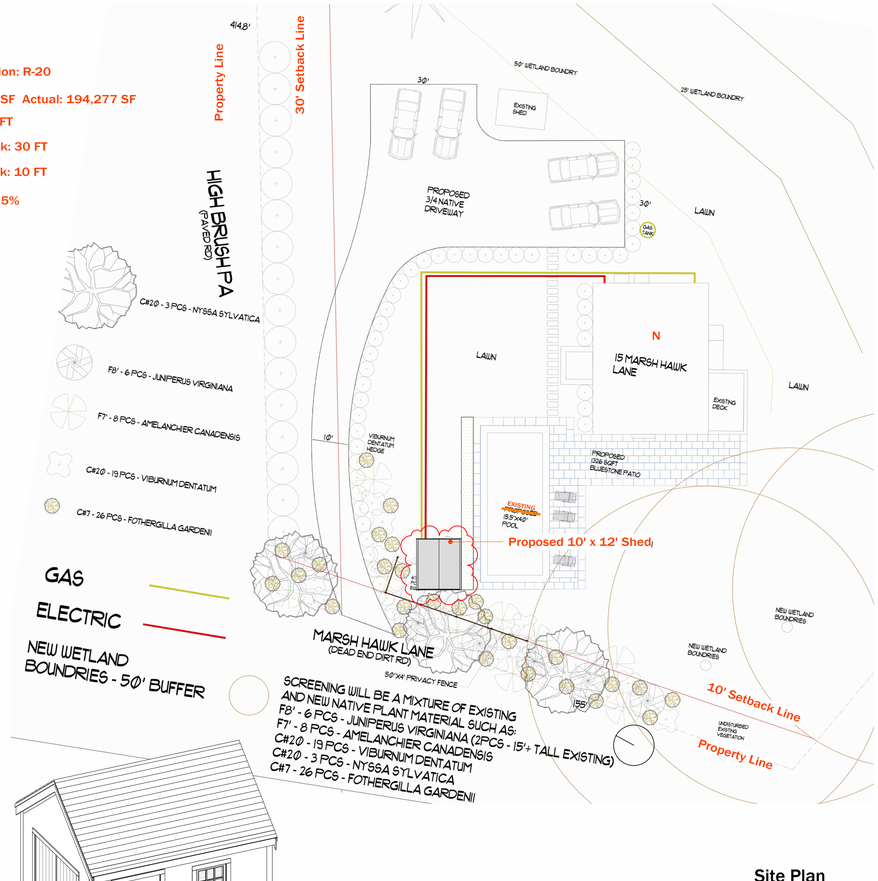
Min Area: 20,000 SF Actual: 194,277 SF

Min Frontage: 75 FT

Front Yard Setback: 30 FT

Side/Rear Setback: 10 FT

Ground Cover: 12.5%



Site Plan



Pool looking North



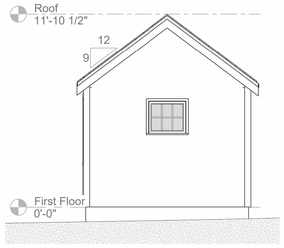
Pool looking West

11 Hawk Marsh Lane



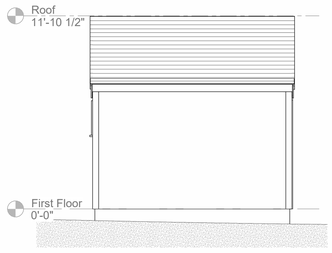
East Elevation - Proposed

1/4" = 1'-0"



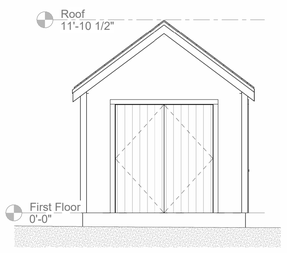
North Elevation - Proposed

1/4" = 1'-0"



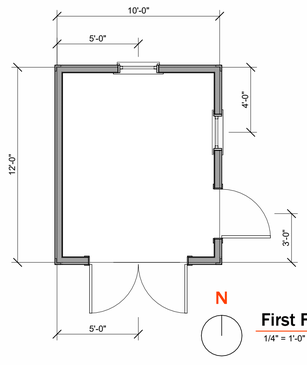
West Elevation - Proposed

1/4" = 1'-0"



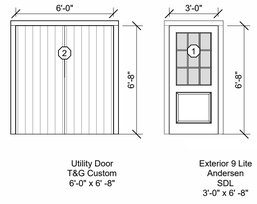
South Elevation - Proposed

1/4" = 1'-0"



First Floor

1/4" = 1'-0"

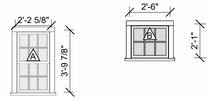


Utility Door
T&G Custom
6'-0" x 6' -8"

Exterior 9 Lite
Andersen
SDL
3'-0" x 6' -8"

Door Legend

1/4" = 1'-0"

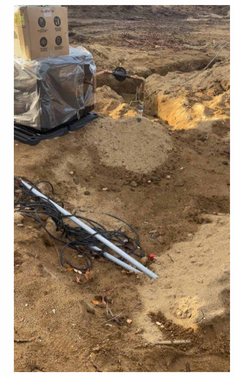


6/6 Window
Andersen SDL
QTY: 1

6 Lite Window
Andersen SDL
QTY: 1

Window Legend

1/4" = 1'-0"



Shed Location - 15 Marsh Hawk Lane

Structures Unlimited

Nantucket, MA ©2023

PROJ
Turk
15 Marsh Hawk Ln

Nantucket, MA 02554

DA	10/17/24
PEOJEC T NO	2410047
REVISION	DATE
1	Date 1

NOTES:

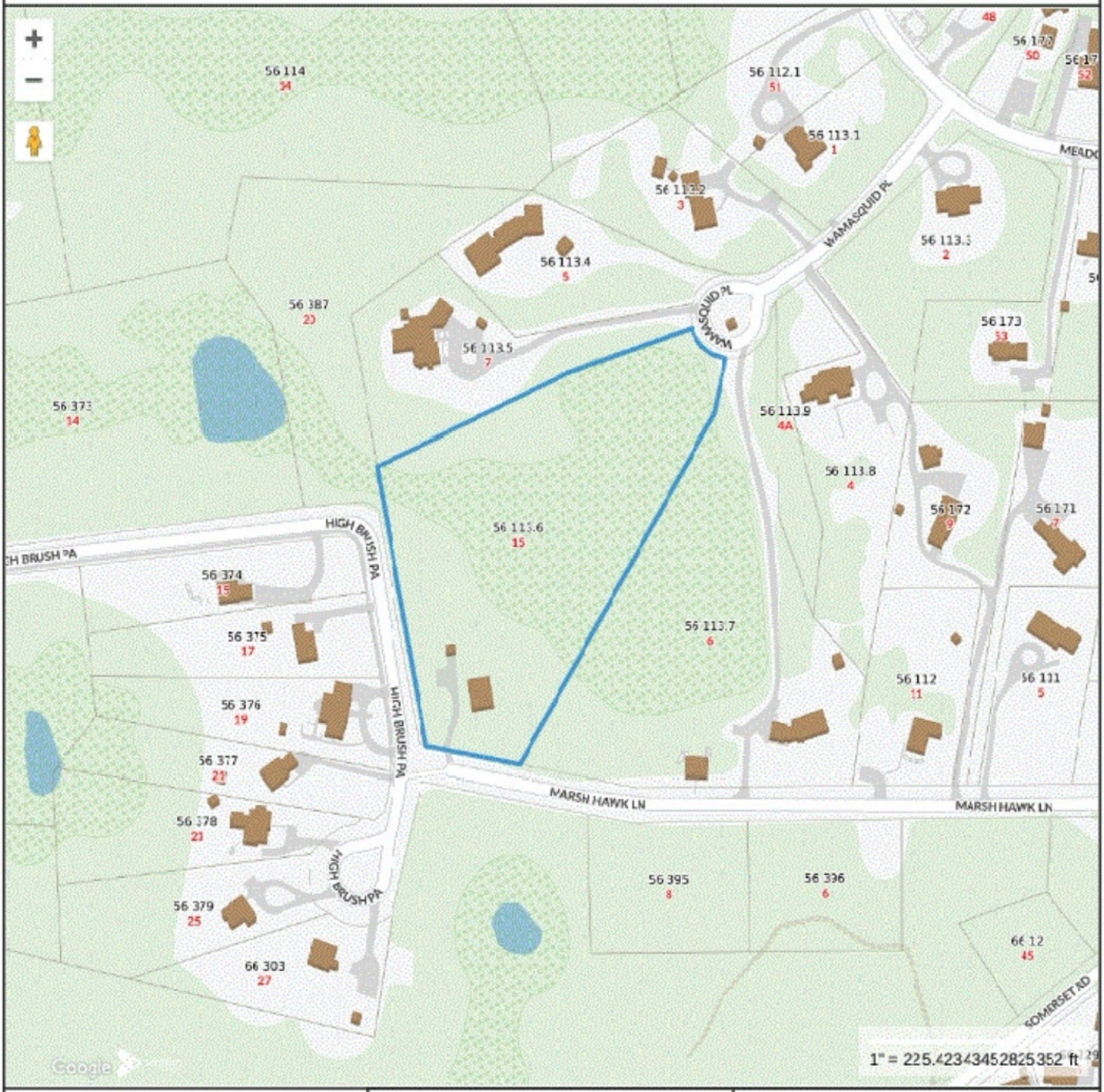
HDC Submission

Plan

A.100

DRAWN BY: KG

15 Marsh Hawk Ln - Lotus Map



Property Information

Property ID	4091
Location	15 MARSH HAWK LN
Owner	TURK FAMILY LLC

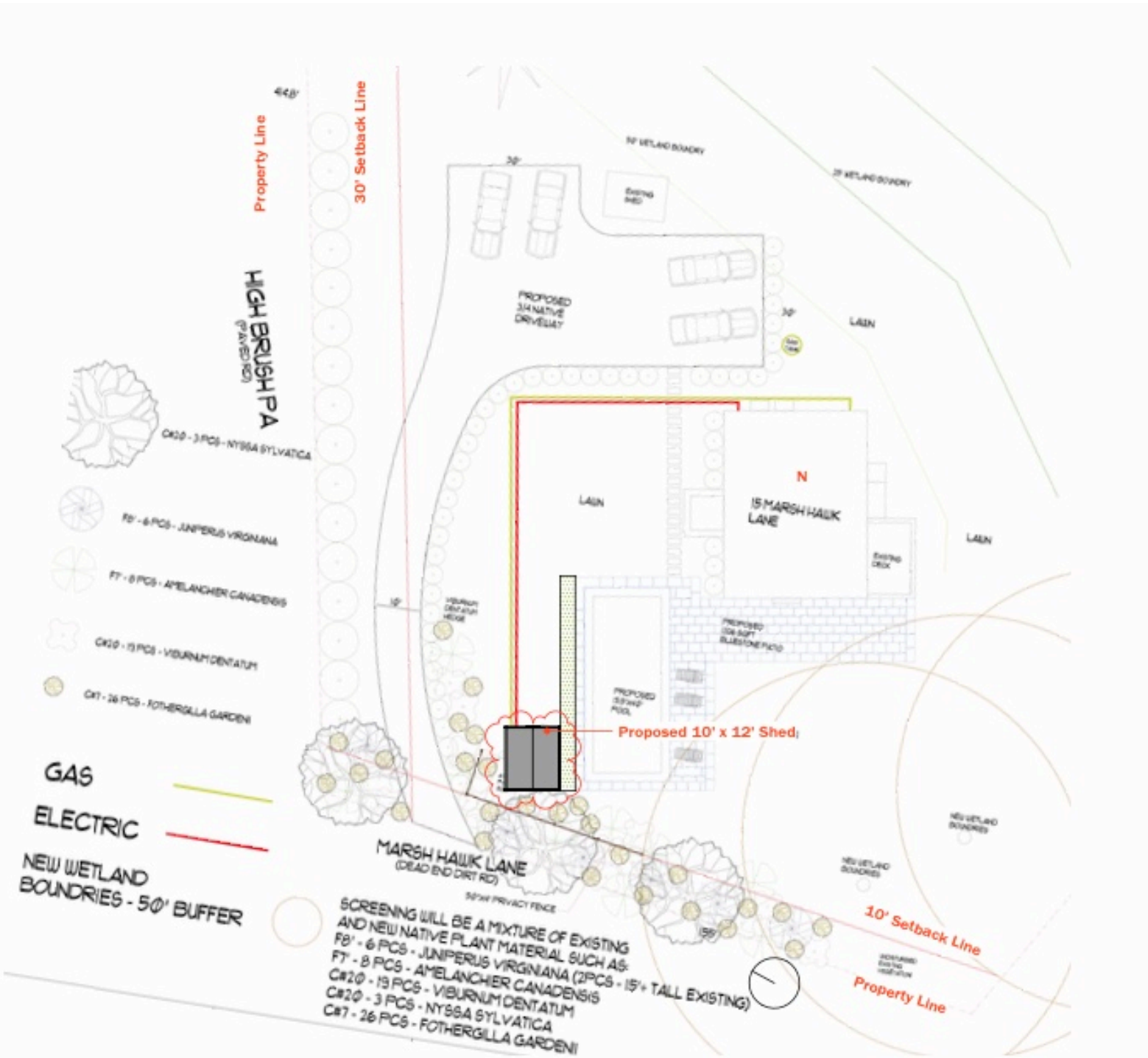
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

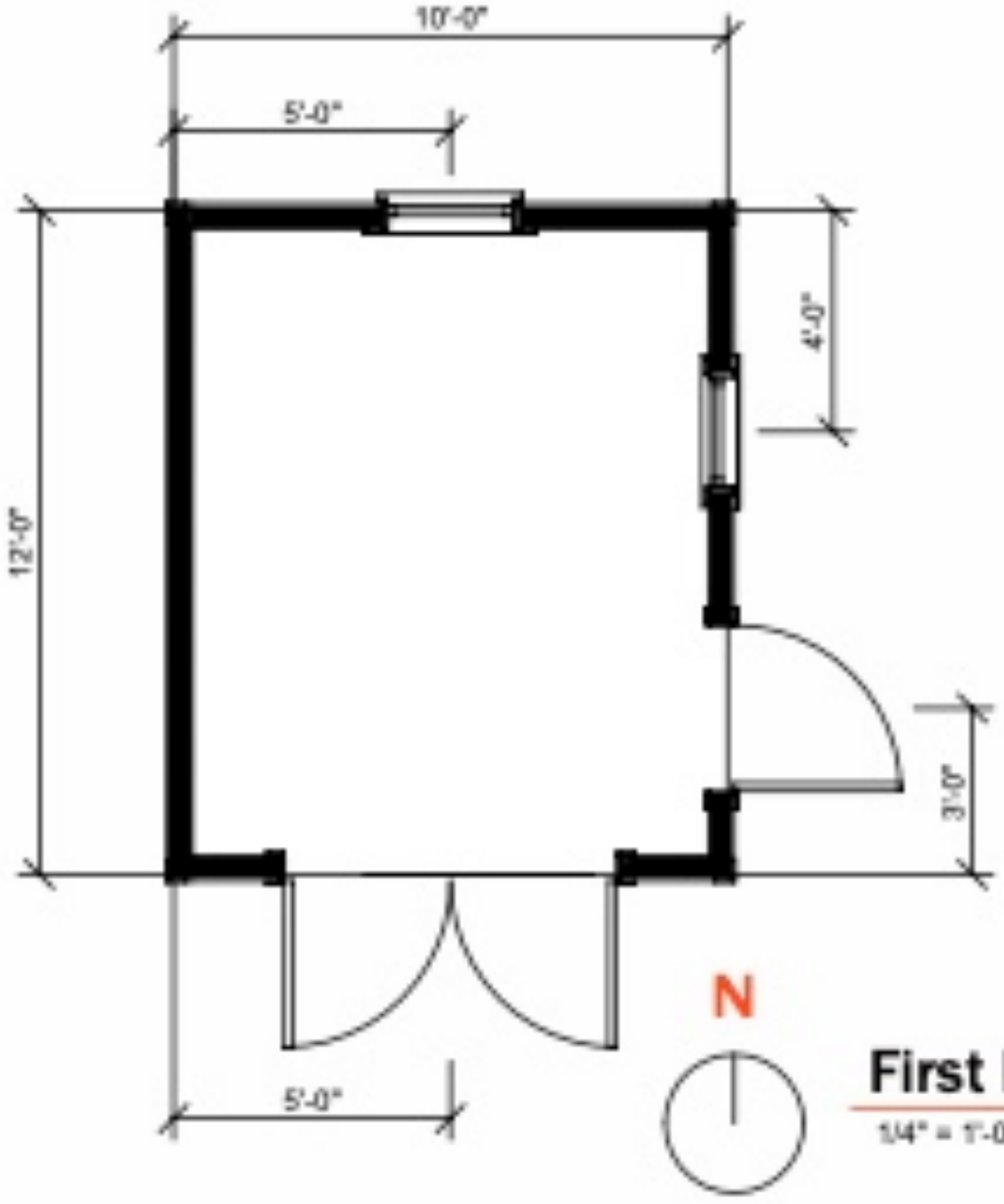
Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

N


Property Line
30' Setback Line
HIGH BRUSH PA
C#10 - 3 PCS - NYSSA SYLVATICA
F8' - 6 PCS - JUNIPERUS VIRGINIANA
FT - 8 PCS - AMELANCHIER CANADENSIS
C#10 - 19 PCS - VIBURNUM DENTATUM
C#7 - 26 PCS - FOTHERGILLA GARDENI
GAS
ELECTRIC
NEW WETLAND BOUNDRIES - 50' BUFFER
PROPOSED 334 NATIVE DRIVEWAY
LAWN
15 MARSH HAWK LANE
N
Proposed 10' x 12' Shed
MARSH HAWK LANE
(DEAD END DIRT RD)
SCREENING WILL BE A MIXTURE OF EXISTING AND NEW NATIVE PLANT MATERIAL SUCH AS:
F8' - 6 PCS - JUNIPERUS VIRGINIANA (2PCS - 15'+ TALL EXISTING)
FT - 8 PCS - AMELANCHIER CANADENSIS
C#10 - 19 PCS - VIBURNUM DENTATUM
C#10 - 3 PCS - NYSSA SYLVATICA
C#7 - 26 PCS - FOTHERGILLA GARDENI
10' Setback Line
Property Line

Site Plan

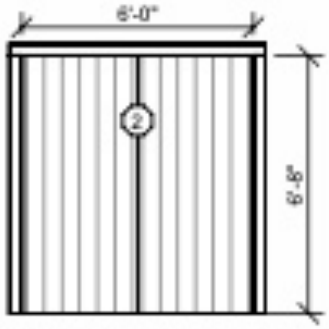


First Floor

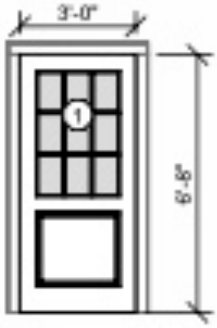
1/4" = 1'-0"



11 Hawk Marsh Lane



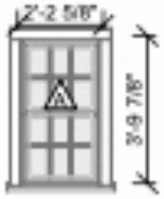
Utility Door
T&G Custom
6'-0" x 6' -8"



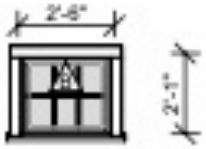
Exterior 9 Lite
Andersen
SDL
3'-0" x 6' -8"

Door Legend

1/4" = 1'-0"



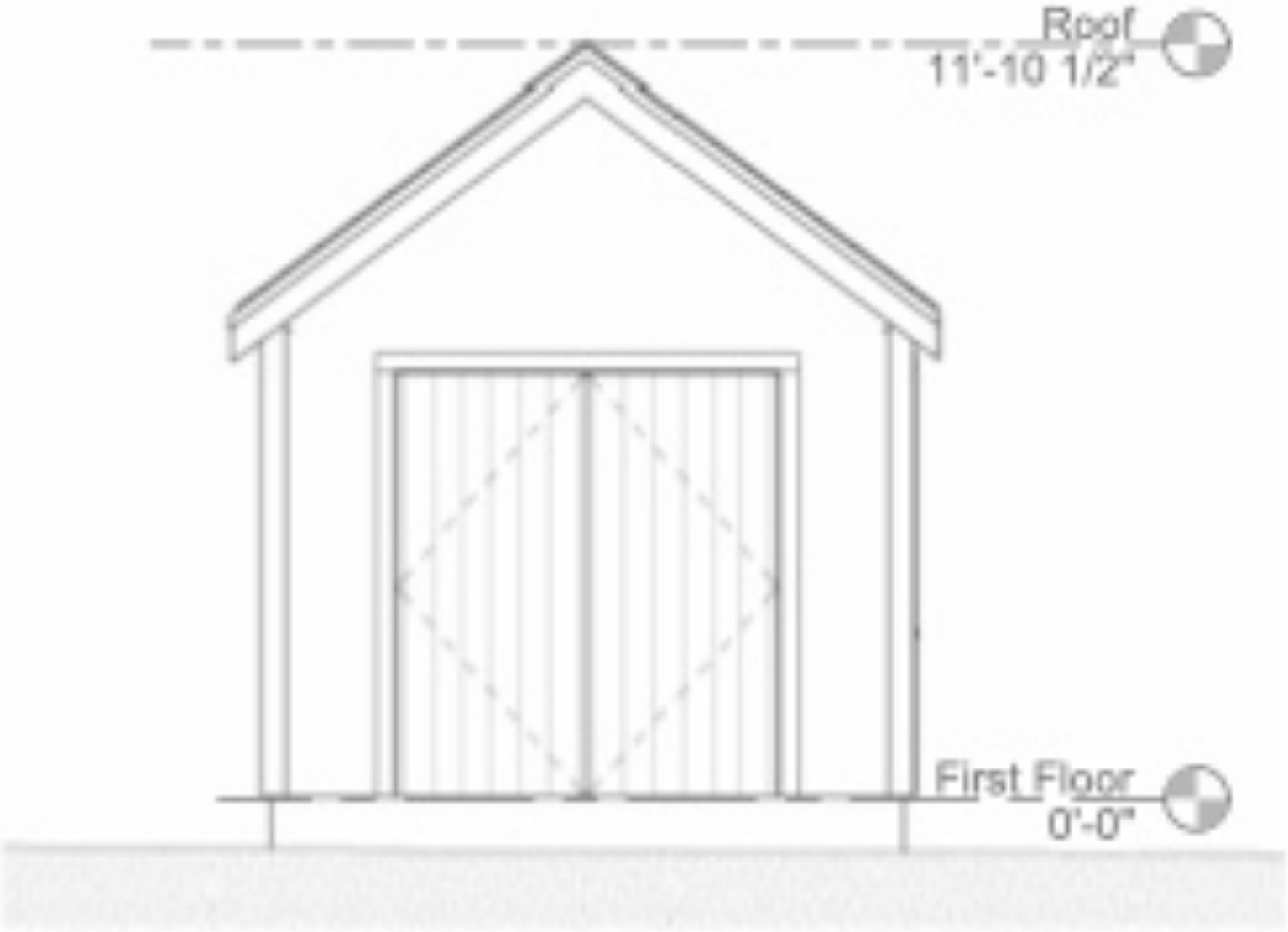
6/6 Window
Andersen SDL
QTY: 1



6 Lite Window
Andersen SDL
QTY: 1

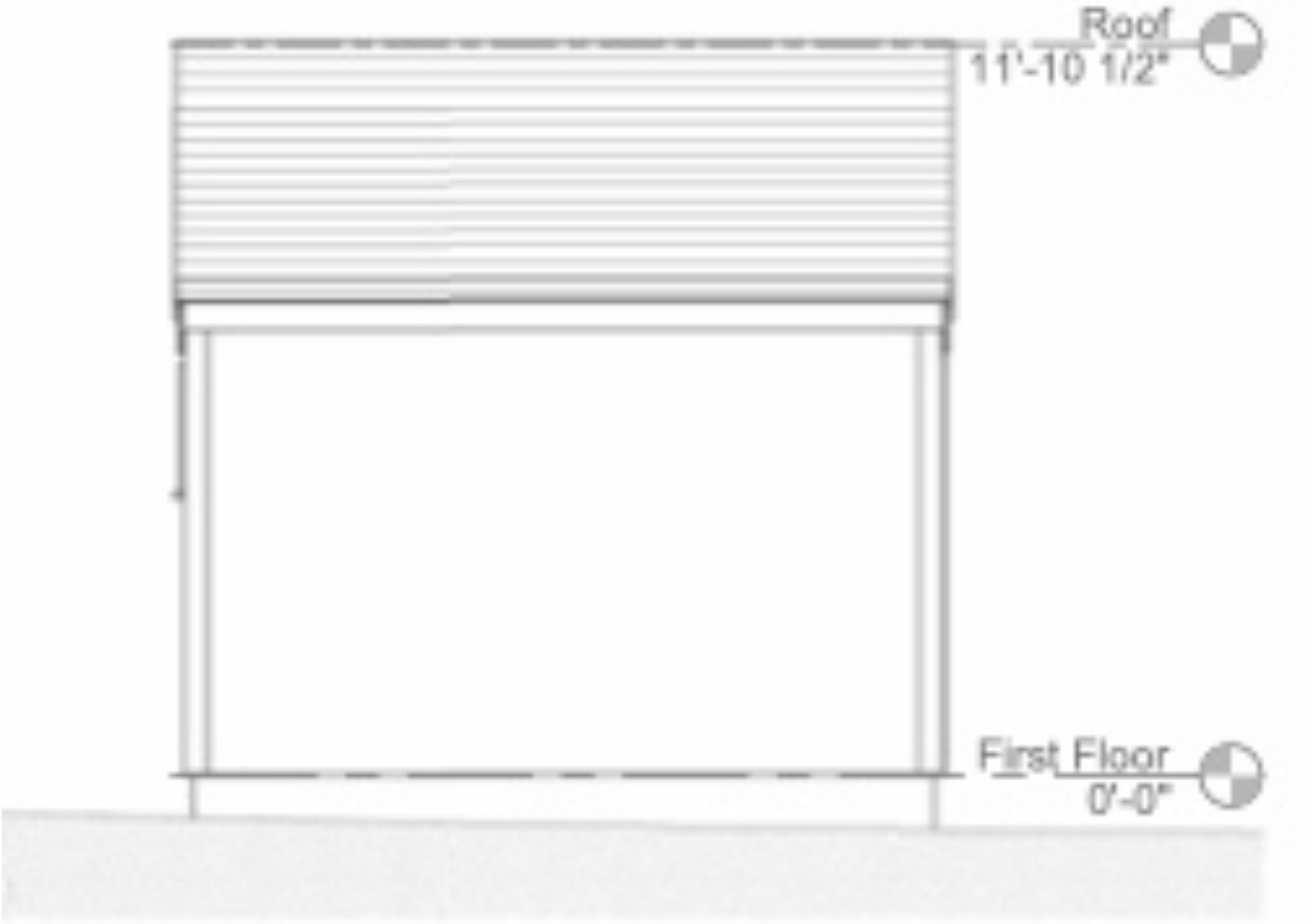
Window Legend

1/4" = 1'-0"



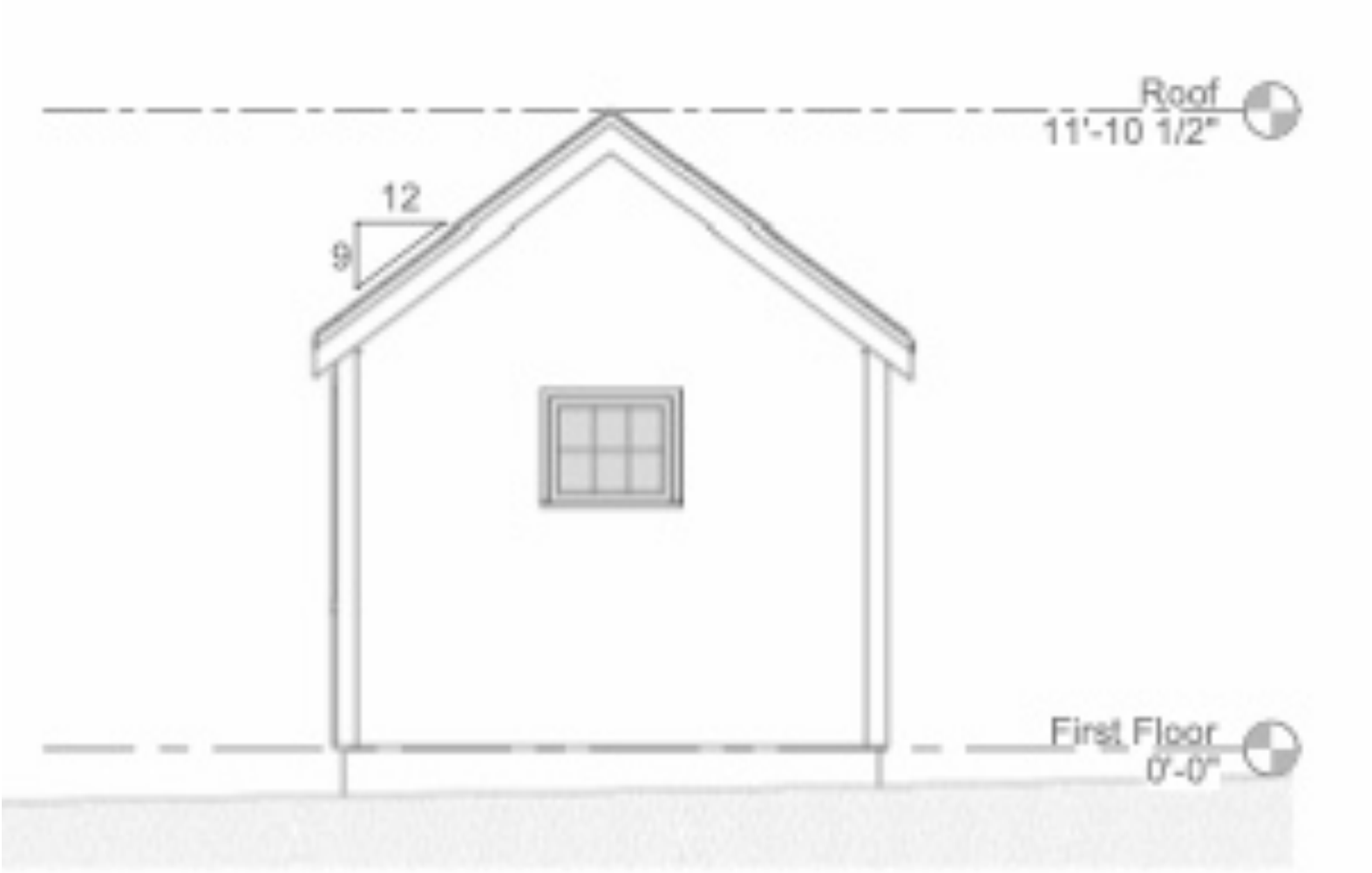
South Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



Pool looking West



Pool looking North



Shed Location - 15 Marsh Hawk Lane

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 142

Street & Number of Proposed Work: 10 YOAK ST

Owner of record: 4 GENACK, LLC - ELLA PRICHARD

Mailing Address: 10 YORK ST
NANTUCKET MA, 02554

Contact Phone #: (361) 813-3939 E-mail: ellaprichard@mac.com

AGENT INFORMATION (if applicable)

Name: GARDEN GROUP, INC.

Mailing Address: P.O. BOX 3774
Nantucket, MA 02584

Contact Phone #: (508) 292-7996 E-mail: office@gardengroupnantucket.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation proposed 3' white picket fence with a cap board totalling 58 linear feet.
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

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DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 10/22/24 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 Greyson Keller

AS AGENT FOR Ella Prichard

STREET ADDRESS 10 York Street

MAP/PARCEL 59.4.1 / 142

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/22/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 10/22/24

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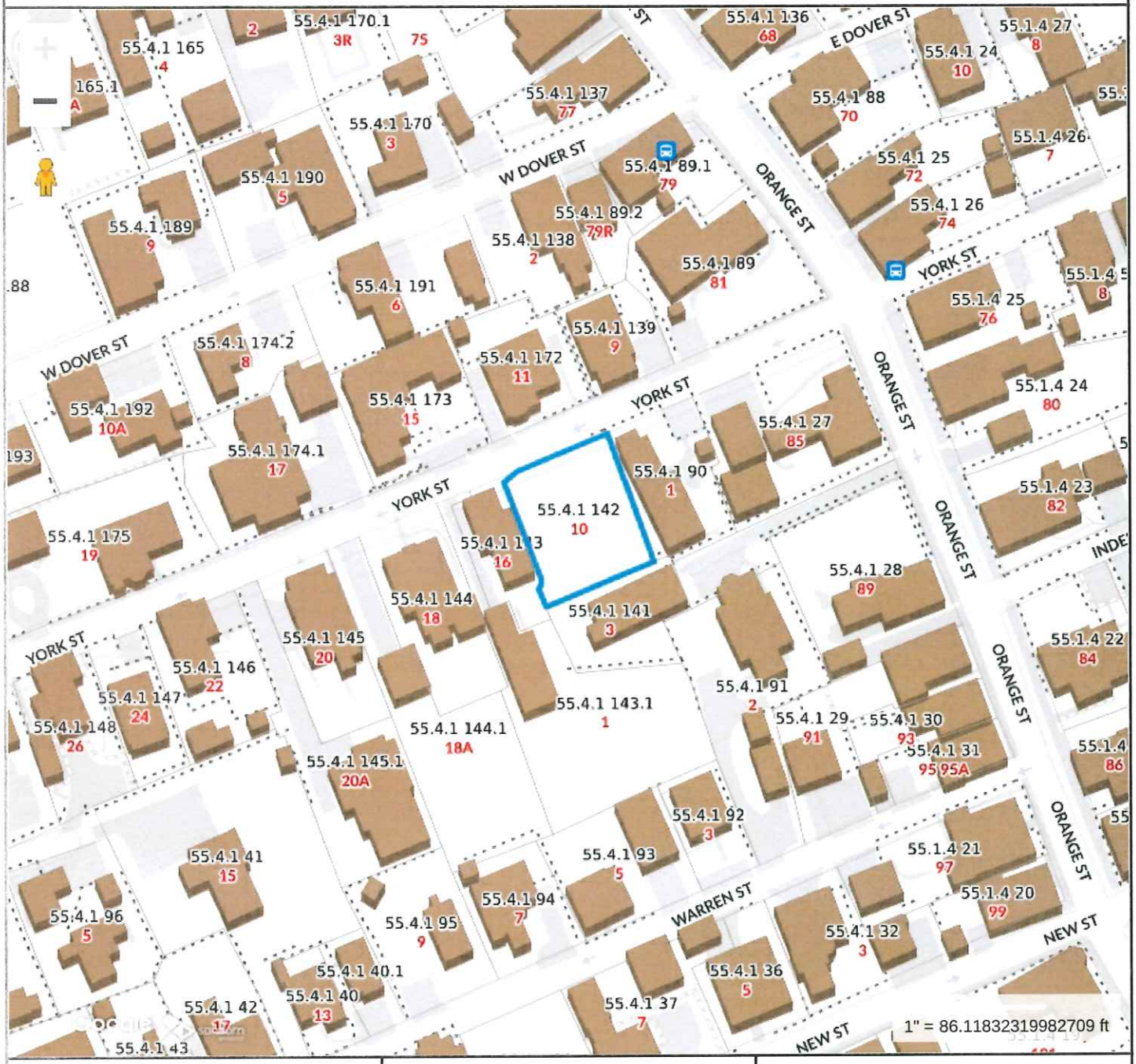
OCT 22 2024
By _____

Prichard - 10 York St



Property Information

Property ID	11036
Location	10 YORK ST
Owner	YORK 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.

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By

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.

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OCT 22 2024
By

Gmail

GG Front Desk <office@gardengroupnantucket.com>

HDC approval authorization

1 message

ELLA PRICHARD <ellaprichard@mac.com> Wed, Oct 9, 2024 at 8:44 PM
To: GG Front Desk <office@gardengroupnantucket.com>

To whom it may concern,

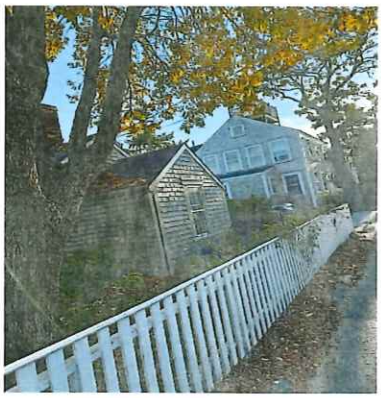
I, Ella Prichard, Manager of 4GEN ACK, LLC, owner of 10 York Street, give permission to Greyson Keller of The Garden Group, Inc. to act as our agent in the HDC approval process.

Ella Wall Prichard
Cell 361.813.3939





1 COTTAGE CT
(NEXT DOOR NEIGHBOR)



PROPOSED 3' WHITE PICKET FENCE WITH A CAP BOARD TOTALLING 58 LINEAR FT.

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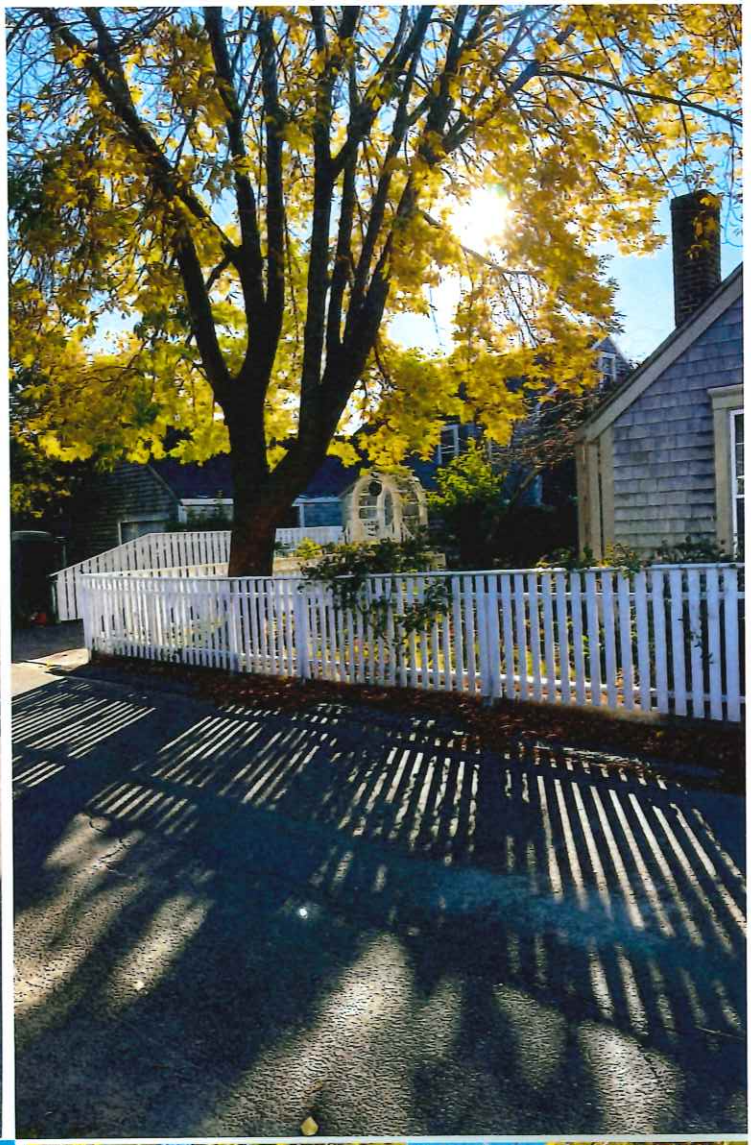
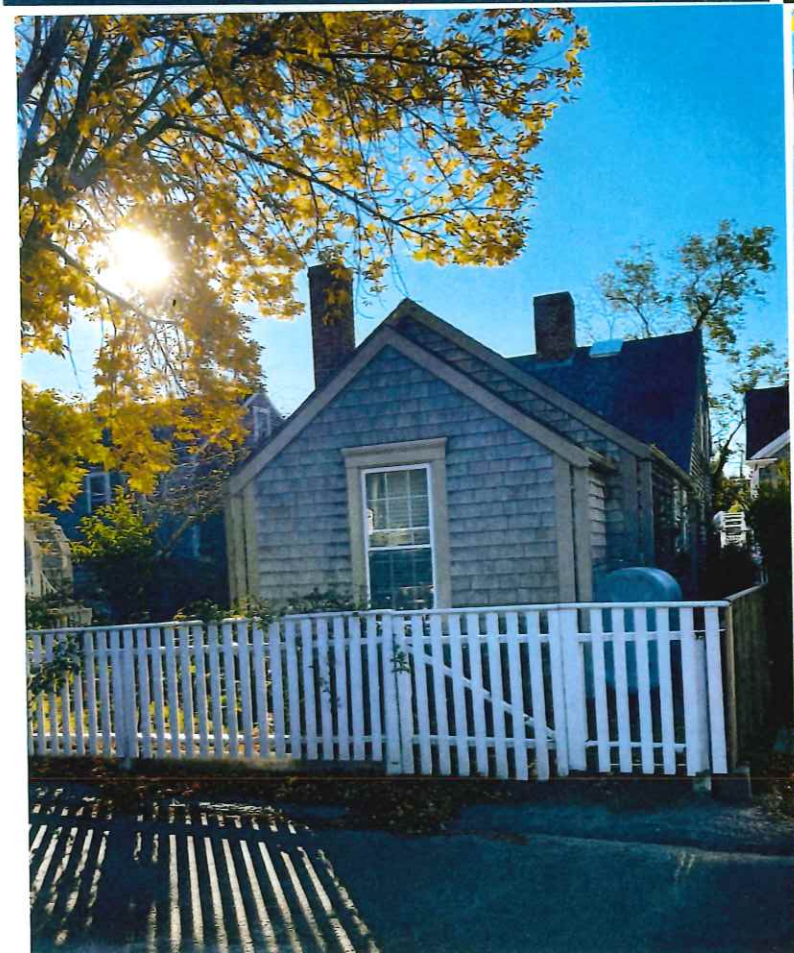
OCT 22 2024
By

Revision #: 1	Scale:	Landscape Plan: L1	Landscape Design by: G. Keller
Date: 10/21/2024	1/16" = 1'	Prichard - HDC Fence	Studio Viburnum








10

Bell - cottage

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

____ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

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°: 75 PARCEL N°. 67

Street & Number of Proposed Work: 34 Chuch Hollow Road

Owner of record: Leanne Bell Trust

Mailing Address: PO Box 712
Siasconset, Ma 02564

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket, Ma 02554

Contact Phone #: 508-325-5890 E-mail: joseph@
TophamDesignACK.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 3'x12' Sq. Footage 1st floor: 36sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 5'x15' Sq. footage 2nd floor: 75sf Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South No change East No change West No change
Height of ridge above final finish grade: North No change South No change East No change West No change

Additional Remarks

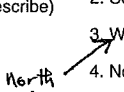
Historic Name:

Original Date: 2017

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)
1. East Elevation – rear addition – Bath addition and relocate window to rear
2. South Elevation – No change
3. West Elevation – Rear addition
4. North Elevation – Rear addition, bath addition, relocate window



*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" +/- ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) To match existing

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) To match existing

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 5" +/- Corner boards No Frieze 1x6
Window Casing 5/4x4 Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear Fire Rated wd 6 panel Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural to weather Clapboard (if applicable) _____ Roof Natural to Weather
Trim Natural to weather Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/22/24 Signature of owner of record _____ Signed under penalties of perjury

TOPHAM DESIGN

December 21, 2023

Esmeralda Martinez
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 34 Chuck Hollow RD. Map 75 Parcel 67

Dear Esmeralda,

I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Loeanne M Bell TR
PO Box 712
Siasconset, MA 02564

TOPHAM DESIGN

Bell Residence
34 Chuck Hollow Road

COTTAGE





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

TOPHAM DESIGN



MAIN HOUSE



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

TOPHAM DESIGN





18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

GARAGE



18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 email: joseph@TophamDesignAck.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 Kerry Flynn for Topham Design

AS AGENT FOR Leanne Bell

STREET ADDRESS 34 Chuck Hollow Road

MAP/PARCEL 75/67

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.

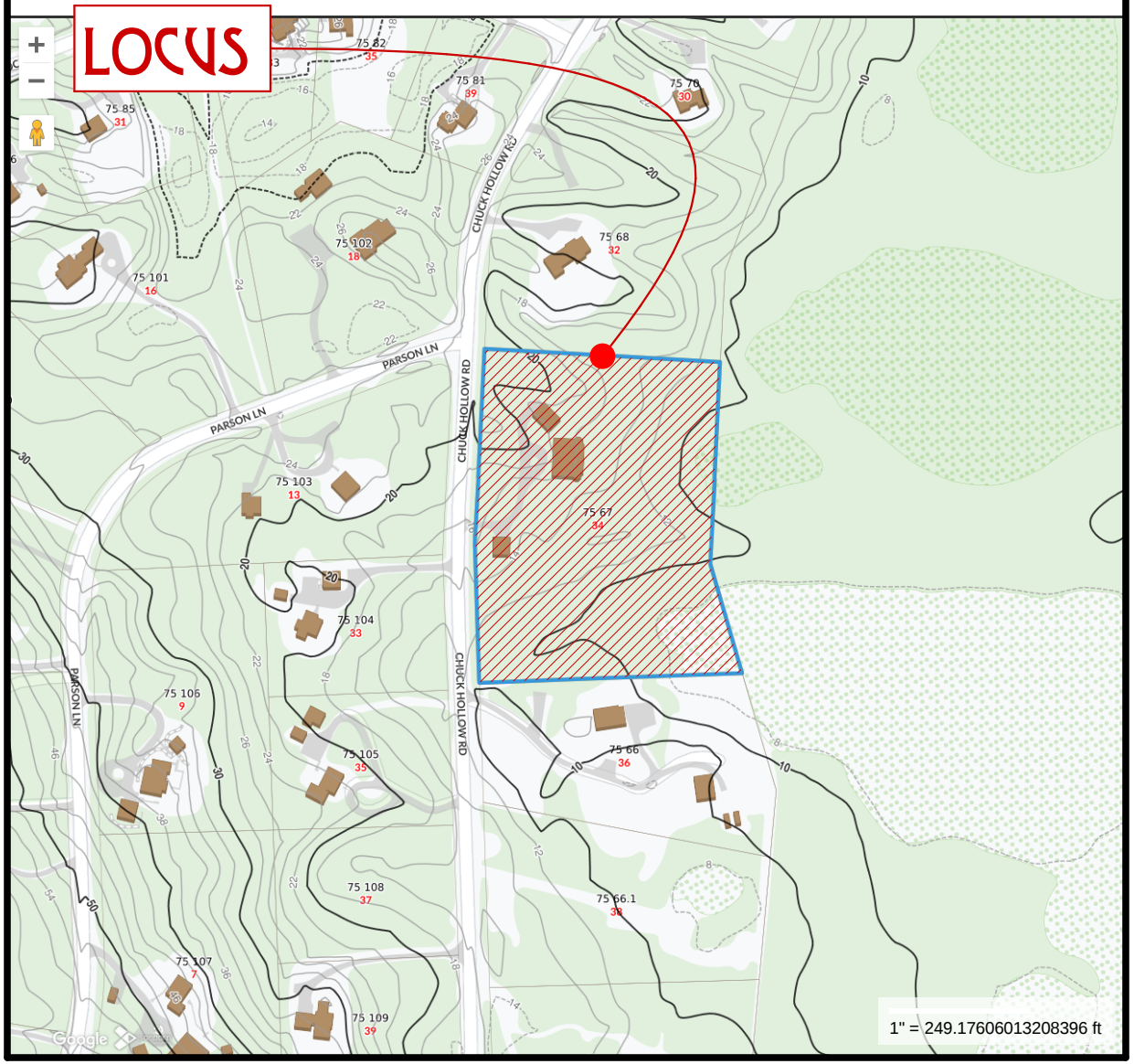
Kerry Flynn 10/10/24

Signature Date

BELL RESIDENCE

34 CHUCK HOLLOW RD, NANTUCKET, MA, 02554

34 CHUCK HOLLOW RD LOCUS MAP



L

34 CHUCK HOLLOW RD LOCUS MAP

SCALE: 1:112.94

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

34 CHUCK HOLLOW RD LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION 07 OCTOBER 2024

HDC APPROVAL PLACE SEE DETS CERTIFICATE NO.:

BELL RESIDENCE

34 CHUCK HOLLOW RD
NANTUCKET, MA 02554

HDC SUBMISSION
10/22/2024

PROJECT NO:2024-13 TBD

MAP NO.:75	MAP NO.: 67
ZONING : LVG-3	ALLOWABLE G.C. :<3%

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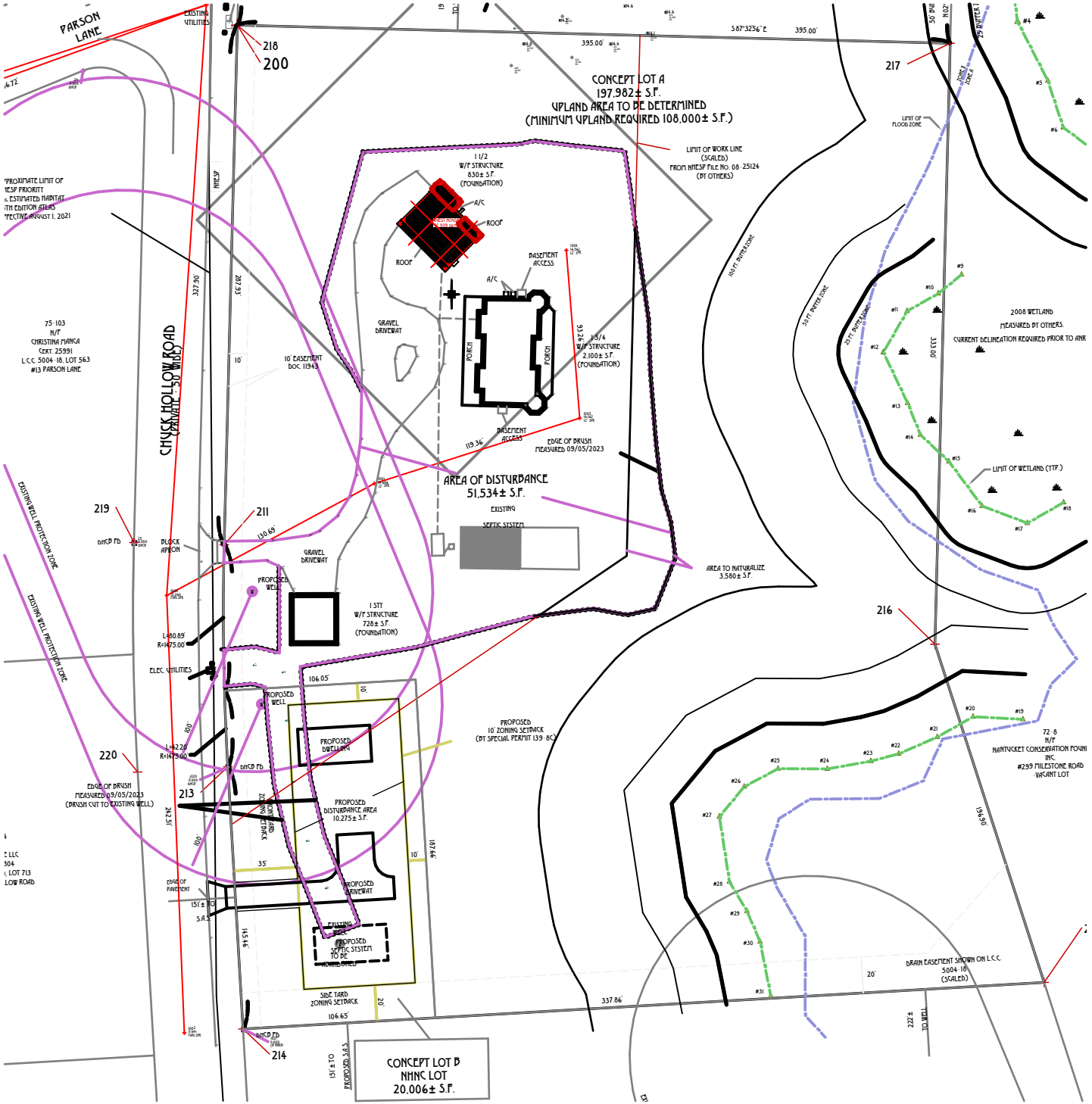
HDC 0.1



PROPOSED SITE PLAN

SCALE: 1:960

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

34 CHUCK HOLLOW RD SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION 07 OCTOBER 2024

HDC APPROVAL PLACE OR DATE CERTIFICATE NO.

BELL RESIDENCE

34 CHUCK HOLLOW RD
NANTUCKET, MA 02554

HDC SUBMISSION
10/22/2024

PROJECT NO:2024-13 TBD

MAP NO.:75	MAP NO.: 67
ZONING : LVG-3	ALLOWABLE O.C. :<3%

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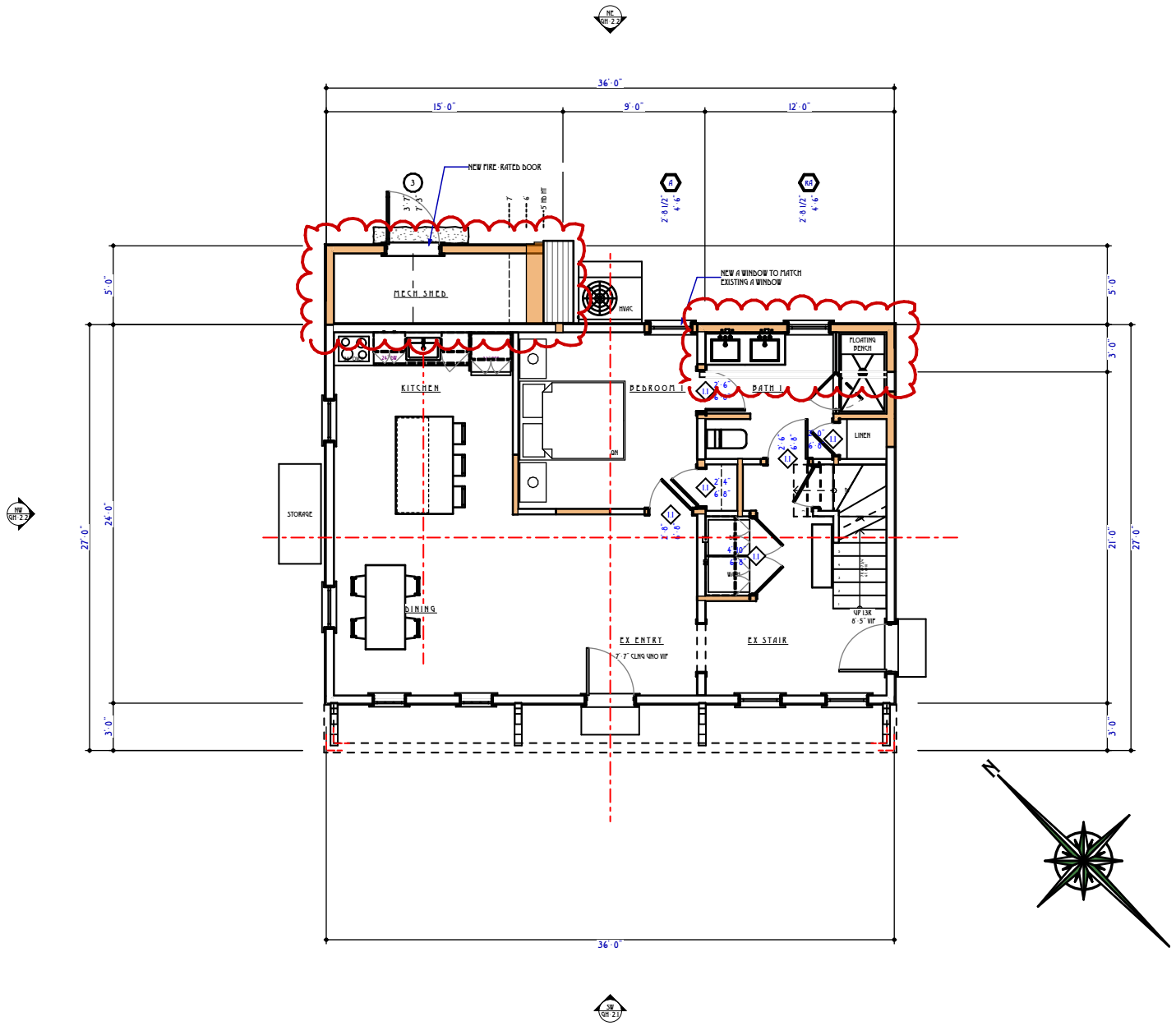
HDC 0.2



1 PROPOSED FIRST FLOOR PLAN ~ 939 +/- SF

SCALE: 1" = 10'

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 ~ 939 +/- SF

BUILDING PERMIT NO.:

HDC SUBMISSION: 07 OCTOBER 2024

HDC APPROVAL: PLACE VR DETS CERTIFICATE NO.:

BELL RESIDENCE

34 CHUCK HOLLOW RD
NANTUCKET, MA 02554

HDC SUBMISSION
10/22/2024

PROJECT NO:2024-13 TBD

MAP NO.:75 MAP NO.: 67

ZONING : LUG-3 ALLOWABLE G.C.:<3%

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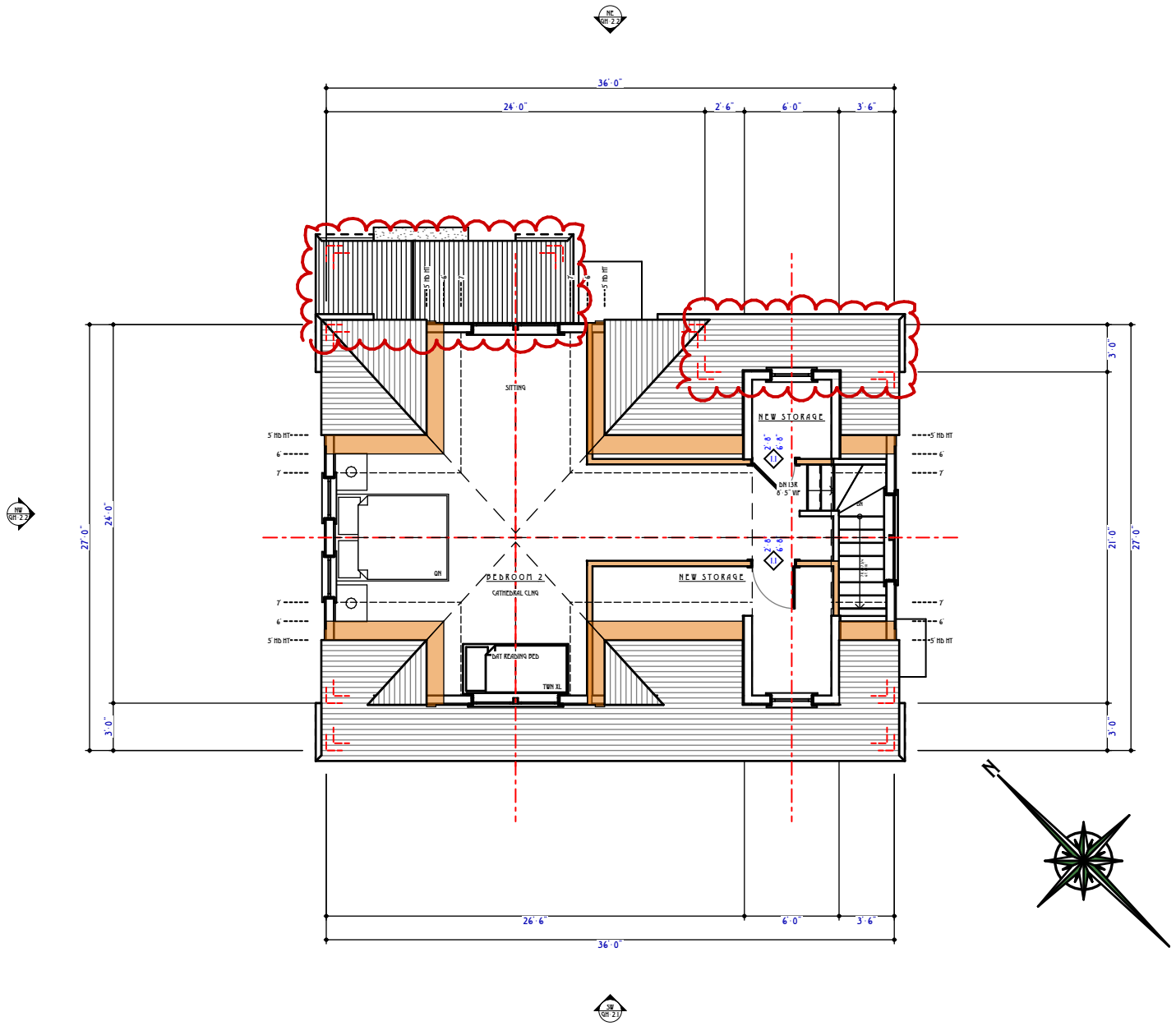
HDC 1.1



2 PROPOSED SECOND FLOOR PLAN ~ 665.5 +/- EX SF

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SECOND FLOOR PLAN ~ 665.5+/- SF

BUILDING PERMIT NO.:

HDC SUBMISSION 07 OCTOBER 2024

HDC APPROVAL PLACE WE DATE CERTIFICATE NO.:

BELL RESIDENCE

34 CHUCK HOLLOW RD
NANTUCKET, MA 02554

HDC SUBMISSION
10/22/2024

PROJECT NO:2024-13 TBD

MAP NO.:75	MAP NO.: 67
ZONING : LVG-3	ALLOWABLE G.C.:<3%

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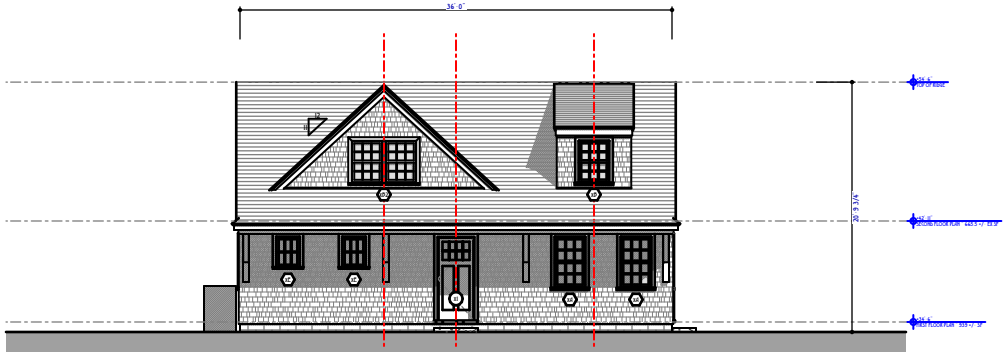
HDC 1.2

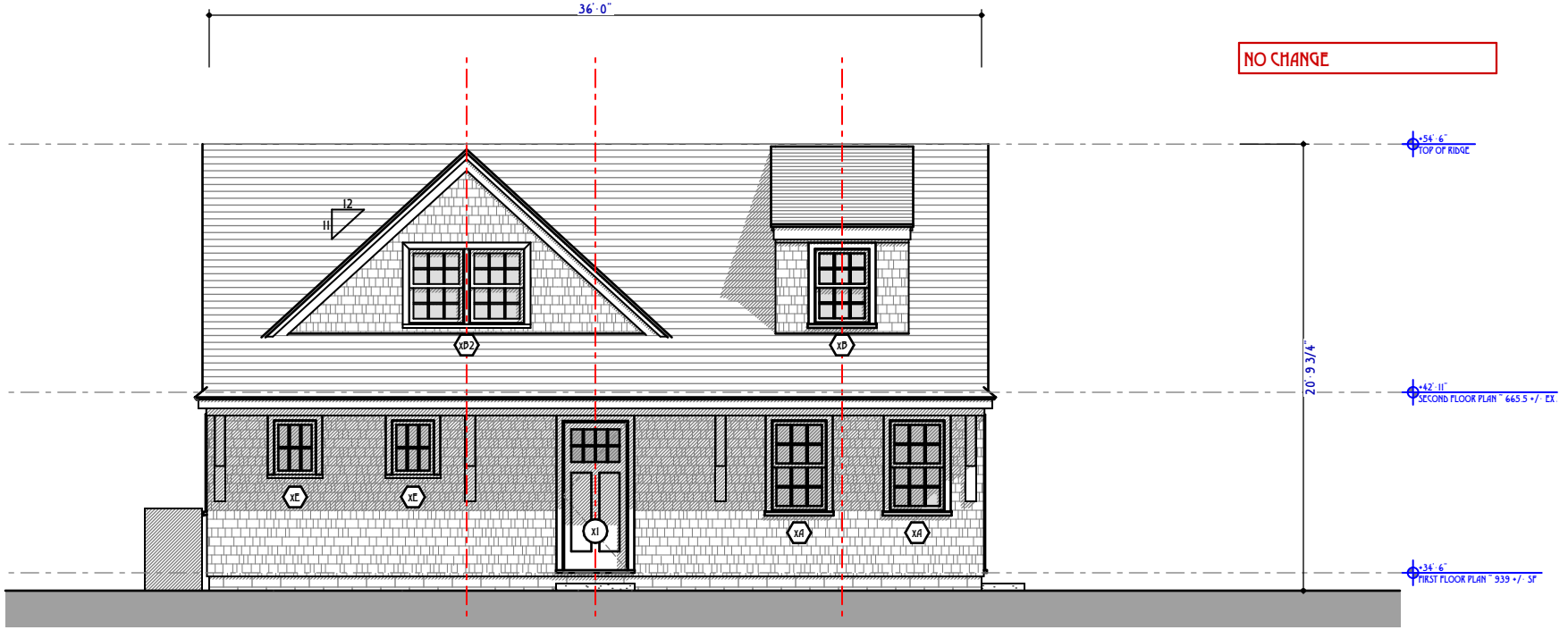
REVISIONS: 22 OCTOBER 2024
NO CHANGE



XSW EXISTING GH SOUTHWEST ELEVATION (FRONT)

SCALE: 1/16" = 1'-0"

NO CHANGE



SW PROPOSED GH SOUTHWEST ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED GH SOUTHWEST ELEVATION (FRONT)

BUILDING PERMIT NO.:

HDC SUBMISSION 07 OCTOBER 2024

HDC APPROVAL PLACE WE DATE CERTIFICATE NO.

BELL RESIDENCE

34 CHUCK HOLLOW RD
NANTUCKET, MA 02554

HDC SUBMISSION
10/22/2024

PROJECT NO:2024-13 TBD

MAP NO.:75 MAP NO.: 67

ZONING: LVG-3 ALLOWABLE G.C.: <3%

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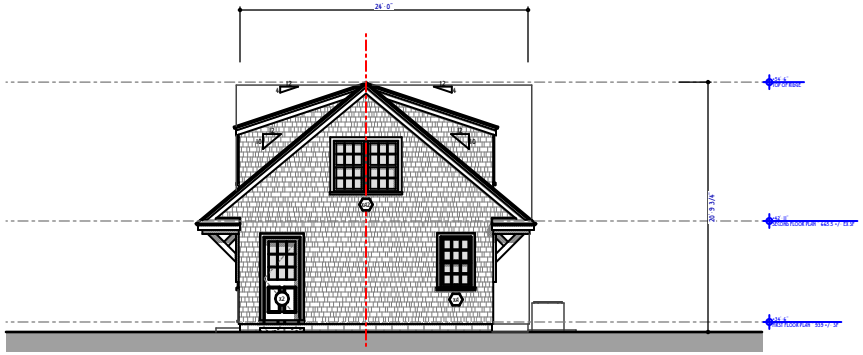
HDC 2.1

REVISIONS: 22 OCTOBER 2024

1. REAR ADDITION

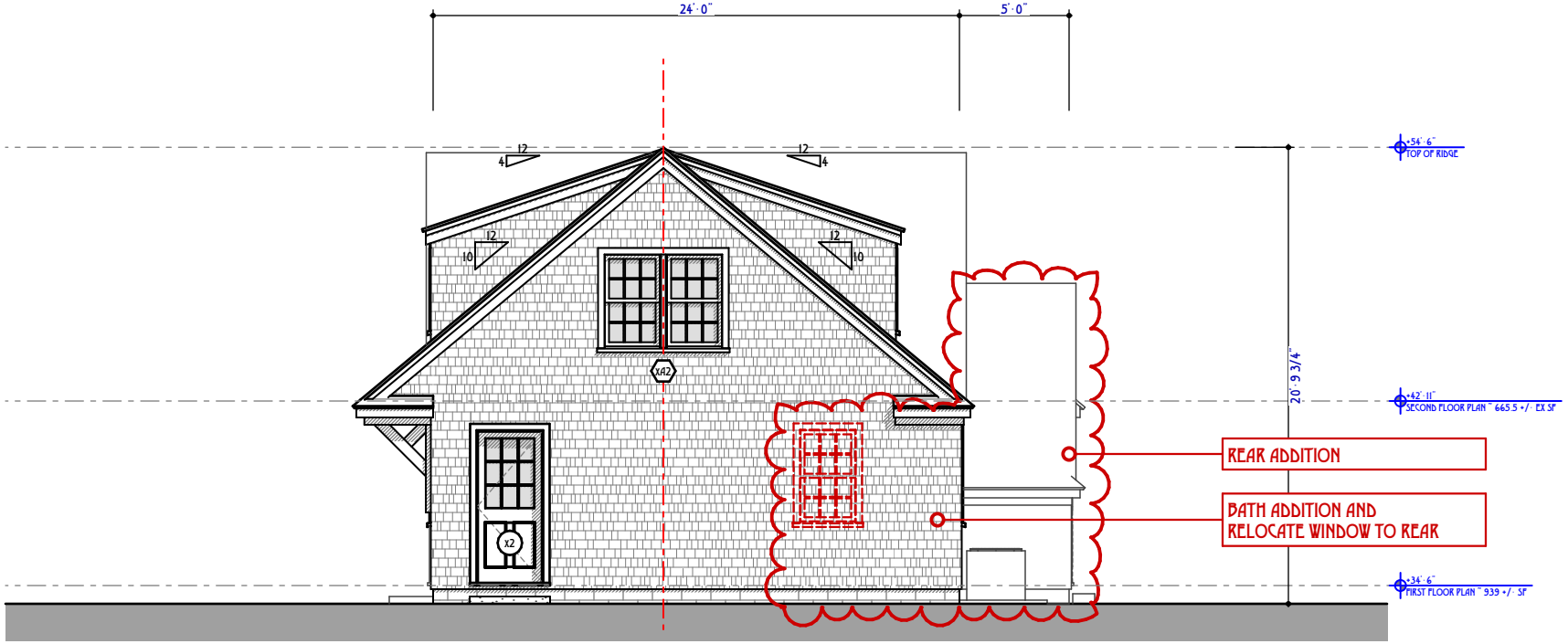
2. BATH ADDITION AND RELOCATE WINDOW TO REAR



XSE

EXISTING GH SOUTHEAST ELEVATION

SCALE: 1/16" = 1'-0"



SE

PROPOSED GH SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC

18 HUMMOCK POND RD NANTUCKET MA 02554

TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED GH SOUTHEAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION 07 OCTOBER 2024

HDC APPROVAL PLACE SIR DATE CERTIFICATE NO.

BELL RESIDENCE

34 CHUCK HOLLOW RD
NANTUCKET, MA 02554

HDC SUBMISSION
10/22/2024

PROJECT NO:2024-13 TBD

MAP NO.:75	MAP NO.: 67
ZONING - LVG-3	ALLOWABLE G.C.: <3%

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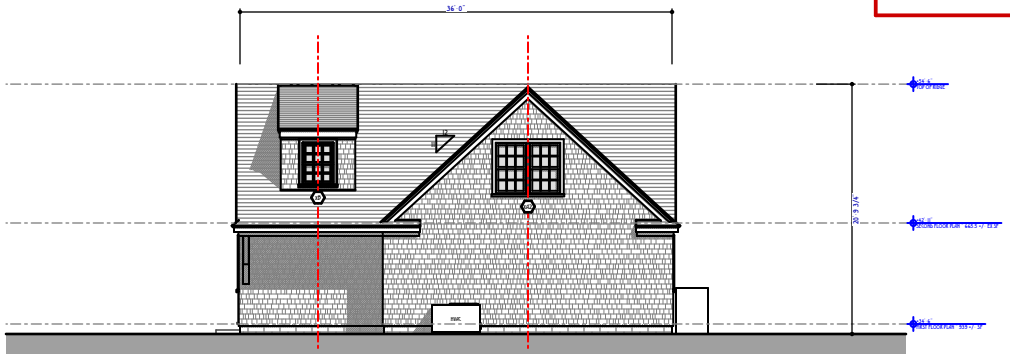
HDC 2.2

REVISIONS: 22 OCTOBER 2024

1. REAR ADDITION

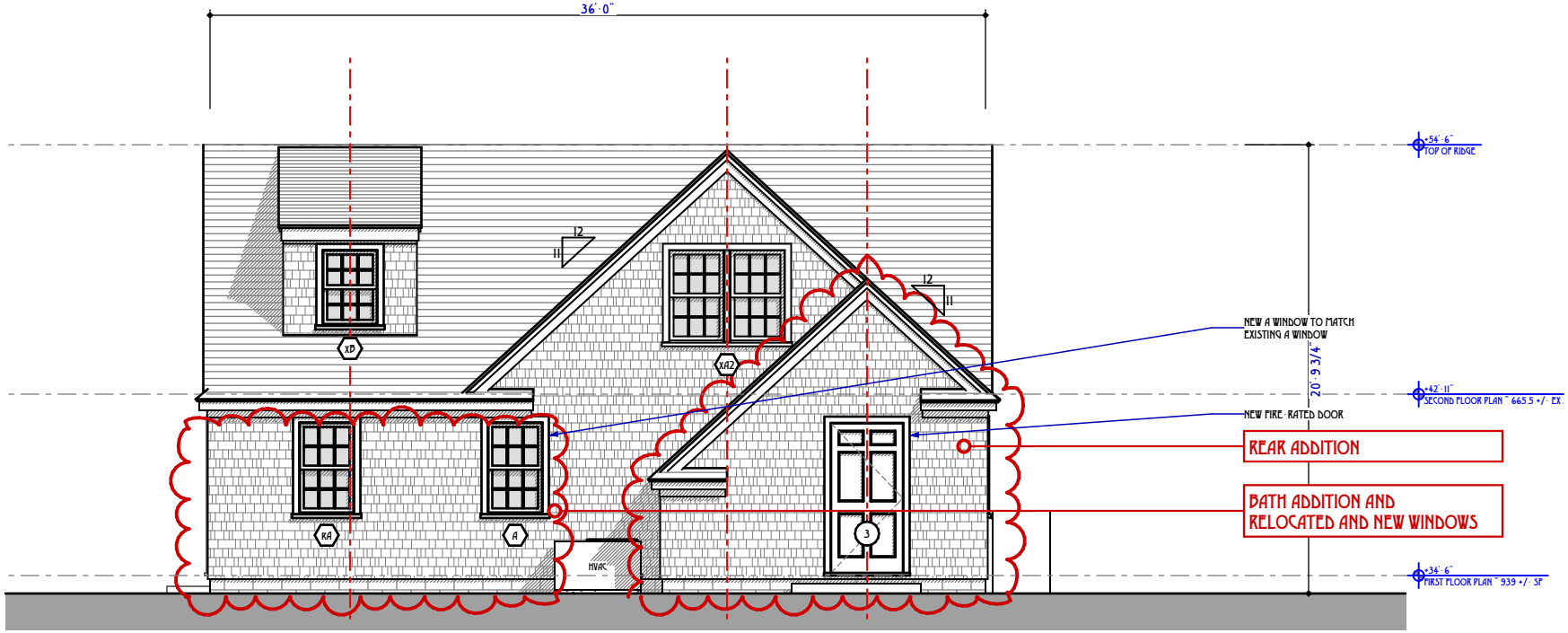
2. BATH ADDITION AND RELOCATED AND NEW WINDOWS



XNE

EXISTING GH NORTHEAST ELEVATION (REAR)

SCALE: 1/16" = 1'-0"



NE

PROPOSED GH NORTHEAST ELEVATION (REAR)

SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC

18 HUMMOCK POND RD NANTUCKET MA 02554

TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED GH NORTHEAST ELEVATION (REAR)

BUILDING PERMIT NO.:

HDC SUBMISSION 07 OCTOBER 2024

HDC APPROVAL PLACE WE DATE CERTIFICATE NO.

BELL RESIDENCE

34 CHUCK HOLLOW RD
NANTUCKET, MA 02554

HDC SUBMISSION
10/22/2024

PROJECT NO:2024-13 TBD

MAP NO.:75	MAP NO.: 67
ZONING: LVG-3	ALLOWABLE G.C.: <35%

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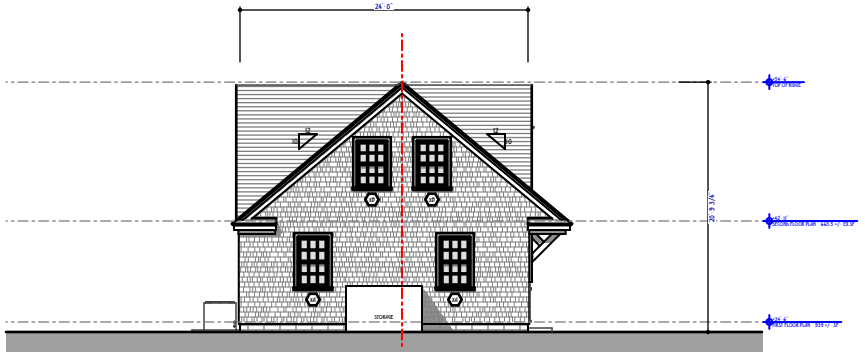
HDC 2.3

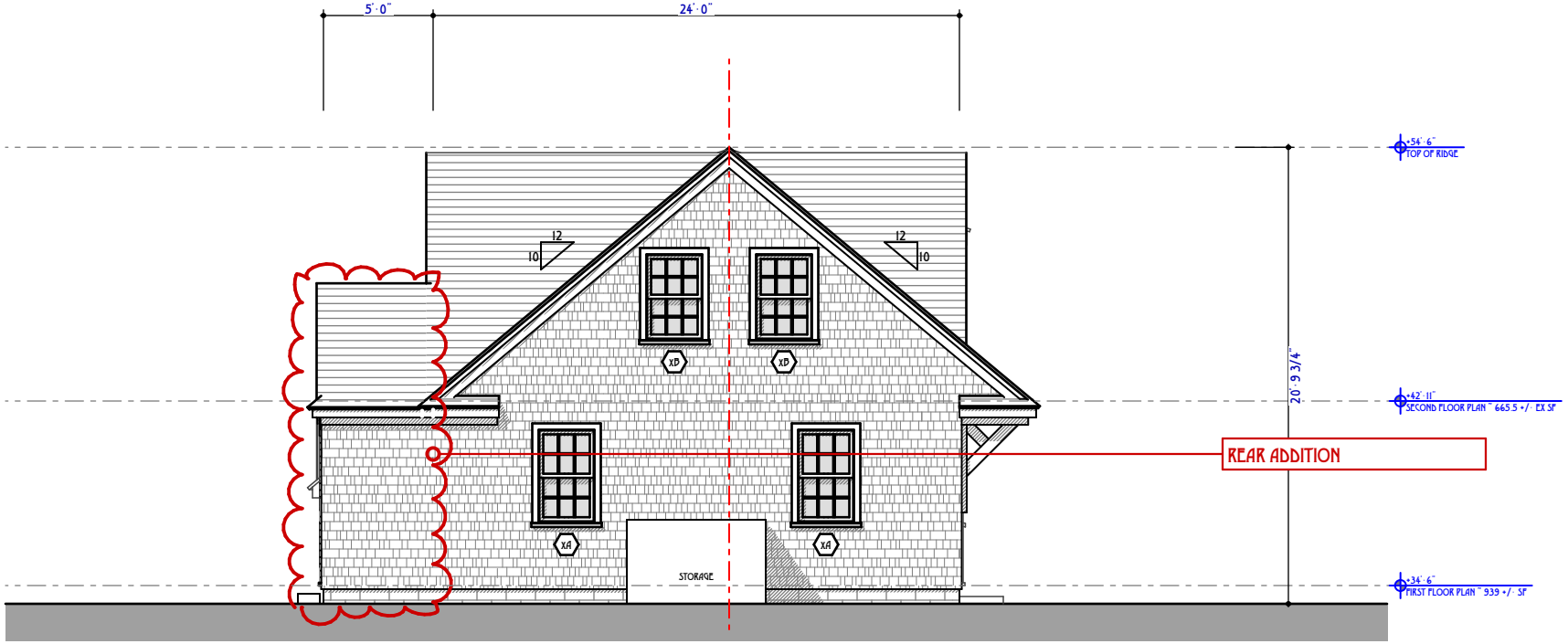
REVISIONS: 22 OCTOBER 2024
1. REAR ADDITION



XNW

EXISTING GH NORTHWEST ELEVATION

SCALE: 1/16" = 1'-0"



NW

PROPOSED GH NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED GH NORTHWEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION 07 OCTOBER 2024

HDC APPROVAL PLACE SEE DETS CERTIFICATE NO.:

BELL RESIDENCE

34 CHUCK HOLLOW RD
NANTUCKET, MA 02554

HDC SUBMISSION
10/22/2024

PROJECT NO:2024-13 TBD

MAP NO.:75	MAP NO.: 67
ZONING - LVG-3	ALLOWABLE G.C.:<3%

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HDC 2.4

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 522

Street & Number of Proposed Work: 10 Curlew CT

Owner of record: Mary + Donald Charbonneau

Mailing Address: 52 Crestwood Rd
Bethany CT 06524

Contact Phone #: 203-627-8784 E-mail: marycharbonneau@comcast.net

AGENT INFORMATION (if applicable)

Name: Robert Pyke

Mailing Address: Po Box 3702
Nantucket Mt. 02584

Contact Phone #: 1802 393 7669 E-mail: robert.t.pyke@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 Window replacement and needed siding

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: 1994

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ 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 10/23/2023 Signature of Owner Mary Charbonneau

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 Mary Charbonneau

AS AGENT FOR Robert Pyke

STREET ADDRESS 10 Cullen Ct

MAP/PARCEL 68 522

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.

Mary Charbonneau 10/23/2024

Signature Date

RECEIVED
OCT 23 2024
By

Window Survey

Date: _____
Sheet _____ of _____
Project: 10 Curlew Ct

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
West #1-9	Double Hung	12 over 12							Double Hung	6 over 6	Anderson Series 400 Woodwright
North #10-13	"	12 over 12							"	"	"
North #14-15	"	9 over 9							"	"	"
North #16-17	"	6 over 6							"	"	"
East #18-19	"	12 over 12							"	"	"
East #20-21	"	9 over 9							"	"	"

ANDERSEN WINDOWS & DOORS

MARINE Home Center

SOLD BY:

Marine Home Center
134 Orange St.
Nantucket, MA 02554
508-228-0900 - X-1141
Jim Gilrein

SOLD TO:

CREATED DATE
10/20/2023

LATEST UPDATE
10/24/2023

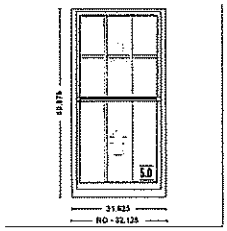
OWNER
Jim Gilrein

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
10 CURLEW CT.	CHARBONNEAU -BOB PYKE	4853888		

ORDER NOTES:

DELIVERY NOTES:



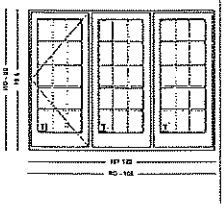
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	16	AA	None Assigned	$1,072.73	$17,163.68

RO Size = 32 1/8" x 60 7/8" **Unit Size = 31 5/8" x 60 7/8"**

TW26410, 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 Standard Argon Fill Simulated Divided Light (SDL) 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
Wrapping: Pine / White - Painted Stool

Insect Screen 1: 400 Series Double-Hung, TW26410 Full Screen Aluminum White PN:1610175
Stool Option: TW26410 4 9/16" Wall Thickness Pine White - Painted PN:1617758

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.28	NO	A1	27.8750	25.7500	5.00000



Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1	Left-Stationary-Stationary	None Assigned	$6,757.89	$6,757.89

RO Size = 108" x 80" **Unit Size = 107 1/8" x 79 1/2"**

FWH9068, Unit, 400 Series Patio Doors 3 Panel-FWH, White Exterior Frame, White Exterior Sash/Panel, Pine w/White Interior Frame, Pine w/White Interior Sash/Panel, Left-Stationary-Stationary, Dual Pane Low-E4 Tempered Series Argon Fill Simulated Divided Light (SDL) Standard Grille Alignment, 3 Wide, 5 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Newbury, Oil Rubbed Bronze, Oil Rubbed Bronze, Oil Rubbed Bronze Panel Stop, Exterior Keyed Lock

Trim Set 1: FWH LH Newbury Oil Rubbed Bronze PN:2579742
Panel Stop 1: FWH Oil Rubbed Bronze PN:2579939
Exterior Keyed Lock 1: FWH LH Newbury Oil Rubbed Bronze PN:2579752

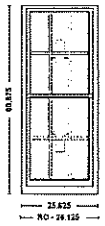
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.21	NO

SUB-TOTAL:	$32,723.42
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$2,045.21
TOTAL:	$34,768.63

CUSTOMER SIGNATURE_____ DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



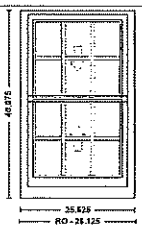
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	6	AA	None Assigned	$1,026.31	$6,157.86

RO Size = 26 1/8" x 60 7/8" **Unit Size = 25 5/8" x 60 7/8"**

TW20410, 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 Standard Argon Fill Simulated Divided Light (SDL) 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
Wrapping: Pine / White - Painted Stool

Insect Screen 1: 400 Series Double-Hung, TW20410 Full Screen Aluminum White PN:1610164
Stool Option: TW20410 4 9/16" Wall Thickness Pine White - Painted PN:1617761

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.28	NO	A1	21.8750	25.7500	3.93000



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	3	AA	None Assigned	$881.33	$2,643.99

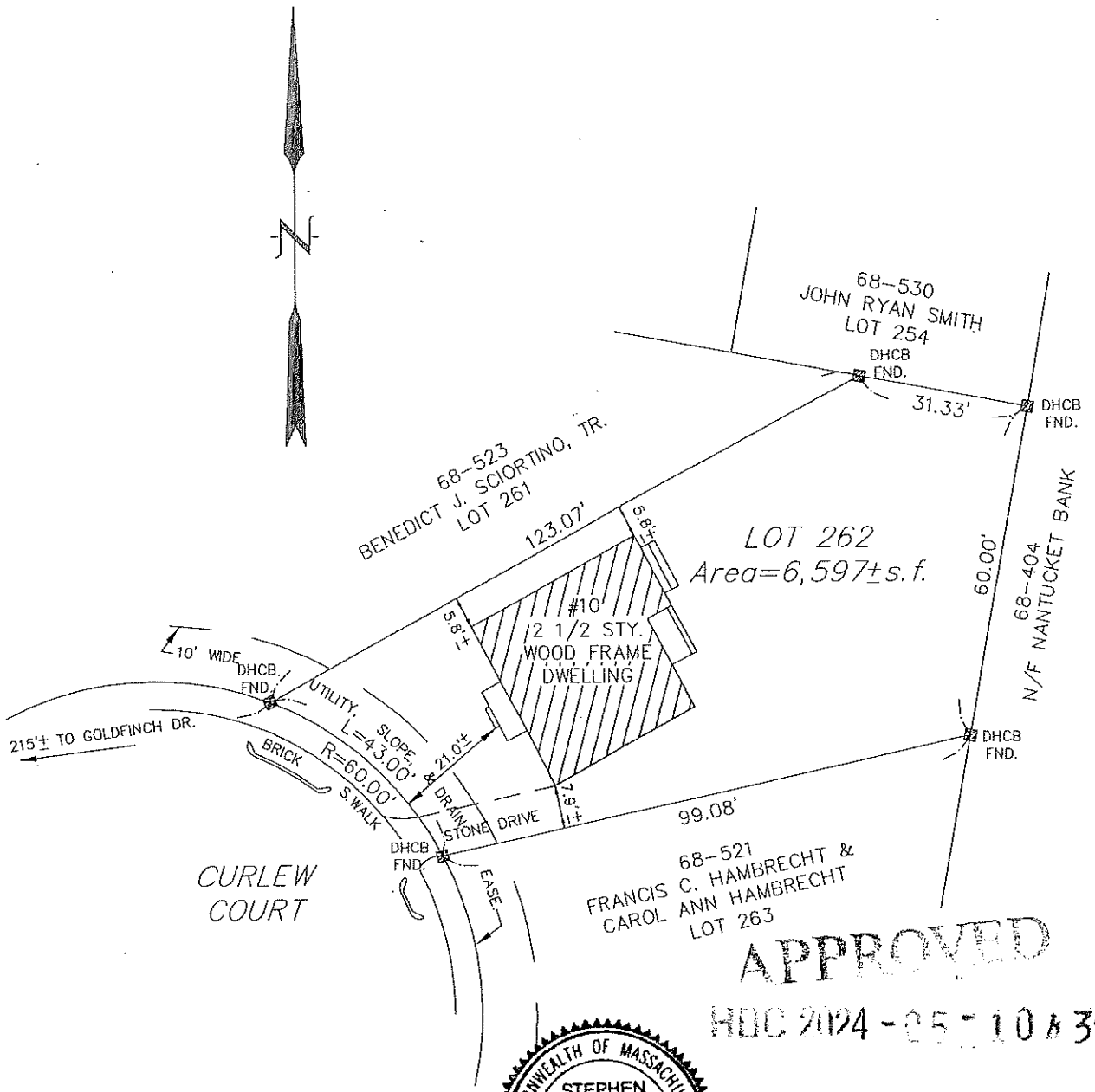
RO Size = 26 1/8" x 40 7/8" **Unit Size = 25 5/8" x 40 7/8"**

TW2032, 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 Standard Argon Fill Simulated Divided Light (SDL) 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
Wrapping: Pine / White - Painted Stool

Insect Screen 1: 400 Series Double-Hung, TW2032 Full Screen Aluminum White PN:1610112
Stool Option: TW2032 4 9/16" Wall Thickness Pine White - Painted PN:1617761

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.28	NO	A1	21.8750	15.7500	2.40000

C:\JOBS\SJS\N3977\522ABP



APPROVED

HDC 2024-05-10 @ 39

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. SULLIVAN
No. 37060
REGISTERED PROFESSIONAL LAND SURVEYOR

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE:SEPT. 22, 1994

CURRENT ZONING:	RC-2
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONTYARD SETBACK:	20 FT.
SIDE AND REAR SETBACK:	5 FT.
ALLOWABLE G.C.R.:	50%
EXISTING G.C.R.:	15.4% ±

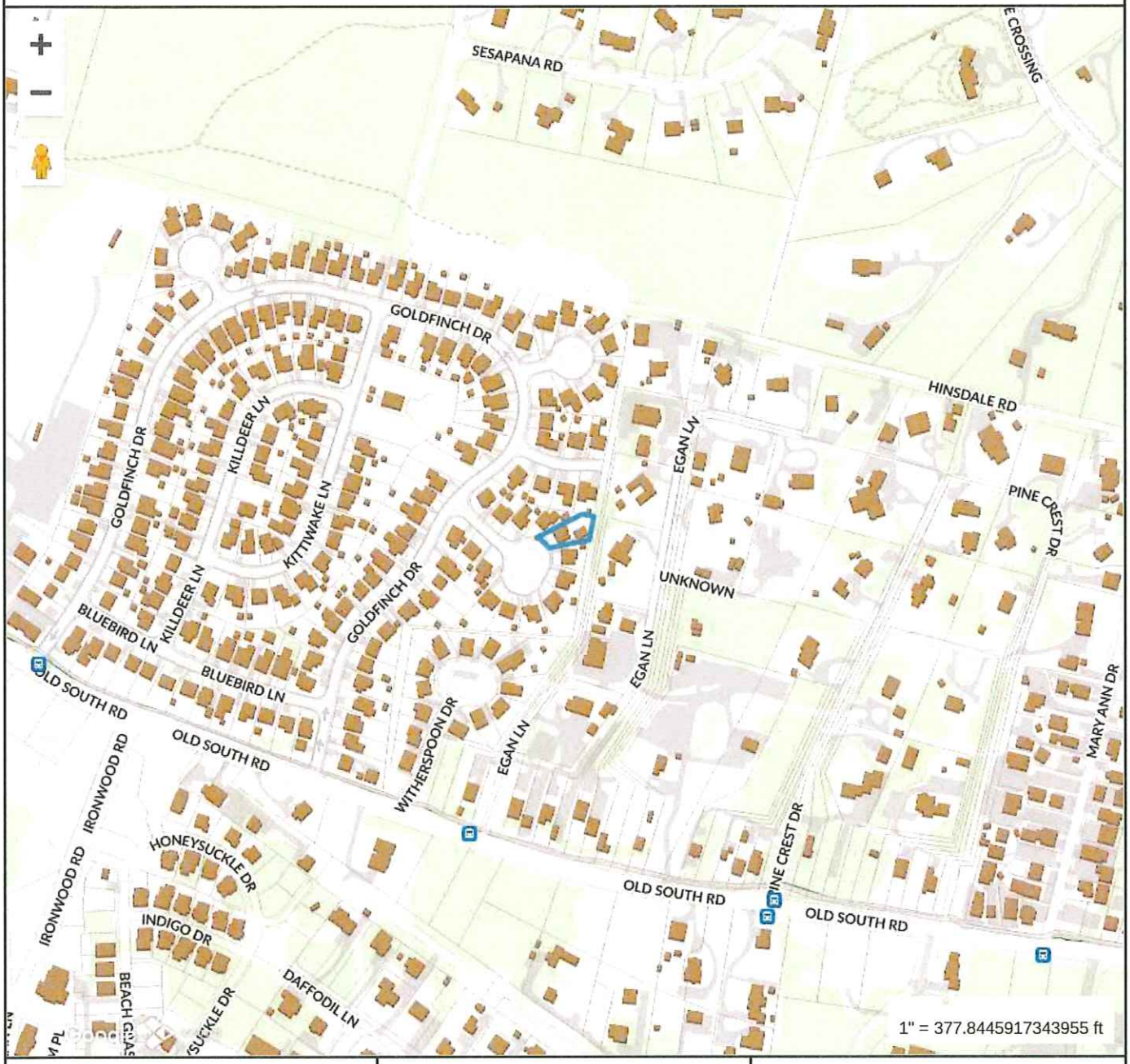
DEED REFERENCE: CERT.#16,184
PLAN REFERENCE: L.C.PL.#16514-12
ASSESSOR'S REFERENCE:
MAP: 68 PARCEL: 522
PREPARED FOR:
DONALD CHARBONNEAU &
MARY F. CHARBONNEAU

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N.B. 160-67

N-3977.522



Property Information

Property ID	6311
Location	10 CURLEW CT
Owner	CHARBONNEAU DONALD TR 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.

1-9
west
1
2
3
4
5
6

NORTH

12 - 13 - 16 - 17



NORTH



18-20

EAST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

8½x11

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 82.2

Street & Number of Proposed Work: 6 SWAIN ST

Owner of record: MR. MICHAEL KOUFAKIS

Mailing Address: 6 SWAIN STREET
NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEPHEN THERRIAULT NAG

Mailing Address: PO BOX 1814
NANTUCKET MA

Contact Phone #: 228 5763142 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: 26' Sq. Footage 1st floor: 219

Width: 8'-5½" Sq. footage 2nd floor: 219 (438 SF)

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 27-5 South 27-5 East _____ West 27-5

Additional Remarks

Historic Name:

Original Date: 1984

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 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): BOXED THE

Sidewall: ☑ White cedar 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) THE Corner boards 1X6 Frieze _____

Window Casing 5/4X4 Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE Clapboard (if applicable) _____ Roof GREY THE

Trim WHITE THE Sash ~~WHITE~~ WHITE Doors N/A

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 10/13/21 Signature of owner of record _____ Signed under penalties of perjury

NAG NANTUCKET ARCHITECTURE GROUP

October 22 2024

6 Swain Street
Nantucket, Ma 02554

Map: 42.4.1 Parcel 82.2

AUTHORIZATION LETTER

I Michael Koufakis the undersigned, hereby authorize Mr. Stephen Theroux, Nantucket Architecture Group LTD to sign the Nantucket Historic District Commission Application Fand provide representation at the meetings.

Signature 10/22/2024 Date:

PO Box 1814
Nantucket MA 02554
ph 508 228-5631
fax 508 325-4284
nag@nantucket.net
www.nantucketarchitecture.com

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 Dhenin N.A.G.

AS AGENT FOR MR MICHAEL KOUFAKIS

STREET ADDRESS 6 SWAIN STREET

MAP/PARCEL 42.4.1 / 82.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

10/23/2024
Date



Property Information

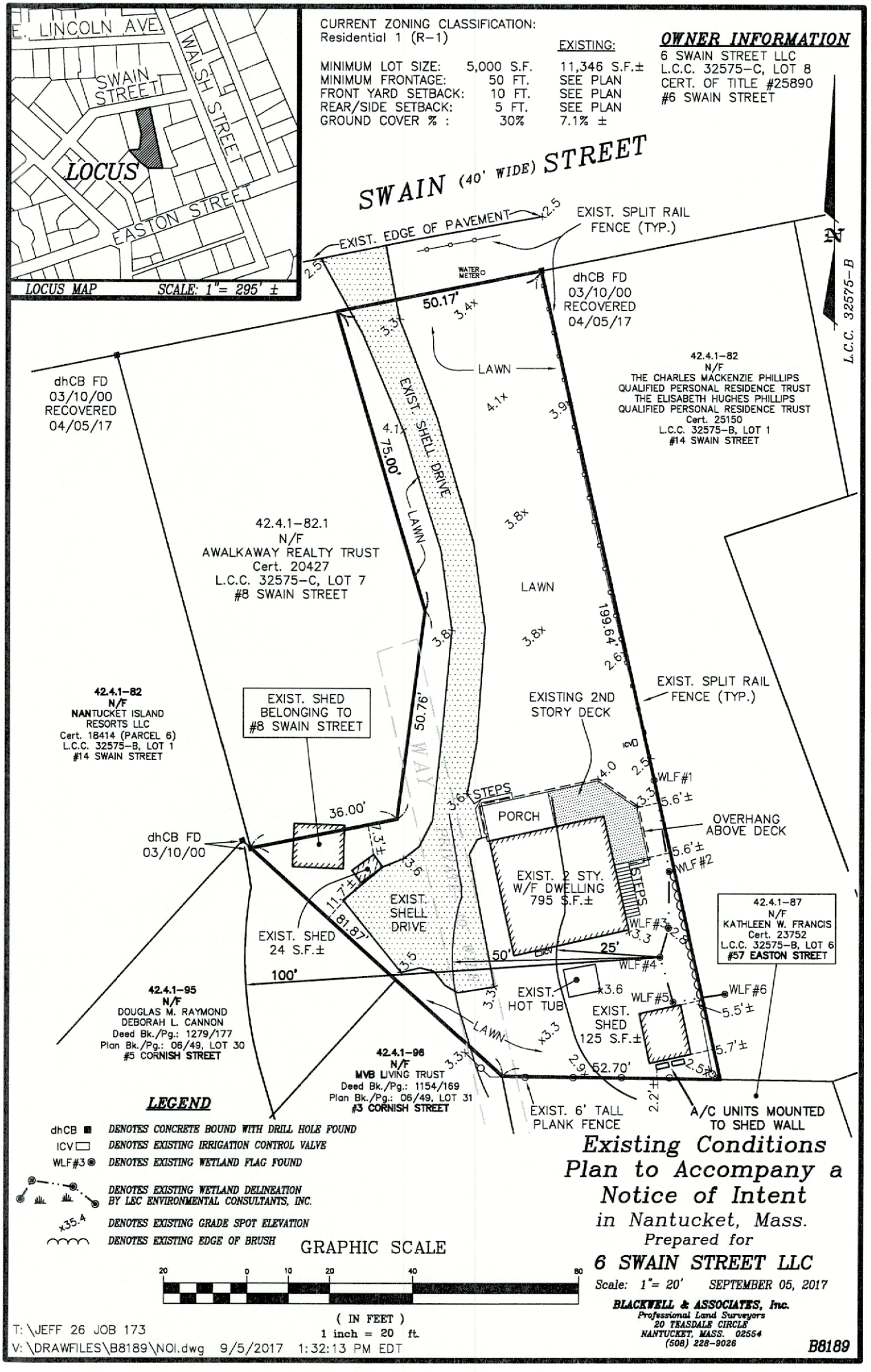
Property ID	10361
Location	6 SWAIN ST
Owner	6 SWAIN STREET LLC

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 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


E. LINCOLN AVE.
WALSH STREET
SWAIN STREET
LOCUS
EASTON STREET
LOCUS MAP SCALE: 1" = 295' ±
CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)
EXISTING:
MINIMUM LOT SIZE: 5,000 S.F. 11,346 S.F.±
MINIMUM FRONTAGE: 50 FT. SEE PLAN
FRONT YARD SETBACK: 10 FT. SEE PLAN
REAR/SIDE SETBACK: 5 FT. SEE PLAN
GROUND COVER % : 30% 7.1% ±
OWNER INFORMATION
6 SWAIN STREET LLC
L.C.C. 32575-C, LOT 8
CERT. OF TITLE #25890
#6 SWAIN STREET
SWAIN (40' WIDE) STREET
EXIST. EDGE OF PAVEMENT
EXIST. SPLIT RAIL FENCE (TYP.)
WATER METER
dhCB FD 03/10/00 RECOVERED 04/05/17
50.17'
LAWN
L.C.C. 32575-B
42.4.1-82
N/F
THE CHARLES MACKENZIE PHILLIPS
QUALIFIED PERSONAL RESIDENCE TRUST
THE ELISABETH HUGHES PHILLIPS
QUALIFIED PERSONAL RESIDENCE TRUST
Cert. 25150
L.C.C. 32575-B, LOT 1
#14 SWAIN STREET
dhCB FD 03/10/00 RECOVERED 04/05/17
EXIST. SHELL DRIVE
75.00'
42.4.1-82.1
N/F
AWALKAWAY REALTY TRUST
Cert. 20427
L.C.C. 32575-C, LOT 7
#8 SWAIN STREET
LAWN
199.64'
42.4.1-82
N/F
NANTUCKET ISLAND RESORTS LLC
Cert. 18414 (PARCEL 6)
L.C.C. 32575-B, LOT 1
#14 SWAIN STREET
EXIST. SHED BELONGING TO #8 SWAIN STREET
50.76'
EXISTING 2ND STORY DECK
EXIST. SPLIT RAIL FENCE (TYP.)
ICV
STEPS
WLF#1
PORCH
OVERHANG ABOVE DECK
WLF#2
36.00'
dhCB FD 03/10/00
EXIST. 2 STY. W/F DWELLING 795 S.F.±
EXIST. SHELL DRIVE
EXIST. SHED 24 S.F.±
81.87'
11.7'±
42.4.1-87
N/F
KATHLEEN W. FRANCIS
Cert. 23752
L.C.C. 32575-B, LOT 6
#57 EASTON STREET
50'
25'
100'
WLF#3
WLF#4
EXIST. HOT TUB
WLF#5
WLF#6
EXIST. SHED 125 S.F.±
LAWN
42.4.1-95
N/F
DOUGLAS M. RAYMOND
DEBORAH L. CANNON
Deed Bk./Pg.: 1279/177
Plan Bk./Pg.: 06/49, LOT 30
#5 CORNISH STREET
42.4.1-96
N/F
MVB LIVING TRUST
Deed Bk./Pg.: 1154/169
Plan Bk./Pg.: 06/49, LOT 31
#3 CORNISH STREET
52.70'
EXIST. 6' TALL PLANK FENCE
A/C UNITS MOUNTED TO SHED WALL
LEGEND
dhCB DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
ICV DENOTES EXISTING IRRIGATION CONTROL VALVE
WLF#3 DENOTES EXISTING WETLAND FLAG FOUND
DENOTES EXISTING WETLAND DELINEATION BY LEC ENVIRONMENTAL CONSULTANTS, INC.
x35.4 DENOTES EXISTING GRADE SPOT ELEVATION
DENOTES EXISTING EDGE OF BRUSH
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
Existing Conditions Plan to Accompany a Notice of Intent
in Nantucket, Mass.
Prepared for
6 SWAIN STREET LLC
Scale: 1"= 20' SEPTEMBER 05, 2017
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
B8189
T:\JEFF 26 JOB 173
V:\DRAWFILES\B8189\NOI.dwg 9/5/2017 1:32:13 PM EDT

6 SWAIN ST

Location	6 SWAIN ST	**Mblu**	4241/ / 82/2 /
Acct#	00010361	**Owner**	6 SWAIN STREET LLC
Assessment	$3,288,300	**PID**	10361
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,029,100	$2,259,200	$3,288,300

Owner of Record

Owner	6 SWAIN STREET LLC	**Sale Price**	$1,950,000
Co-Owner		**Certificate**	
Address	290 ELDERFIELDS ROAD MANHASSET, NY 11030	**Book & Page**	C25890/0
		Sale Date	12/03/2015
		Instrument	1U

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
6 SWAIN STREET LLC	$1,950,000		C25890/0	1U	12/03/2015
SCHATZ KATHLEEN A	$940,000		C20428/0	00	08/30/2002
FORSTER ALAN M & NANCY ANNE C	$300,000		C15429/0	00	08/26/1992
FORTUNE BANK A SAVINGS BANK	$298,000		C15380/0	1L	07/20/1992
MCLEAN DONALD E	$0		C14025/0	99	05/03/1989

Building Information

Building 1 : Section 1

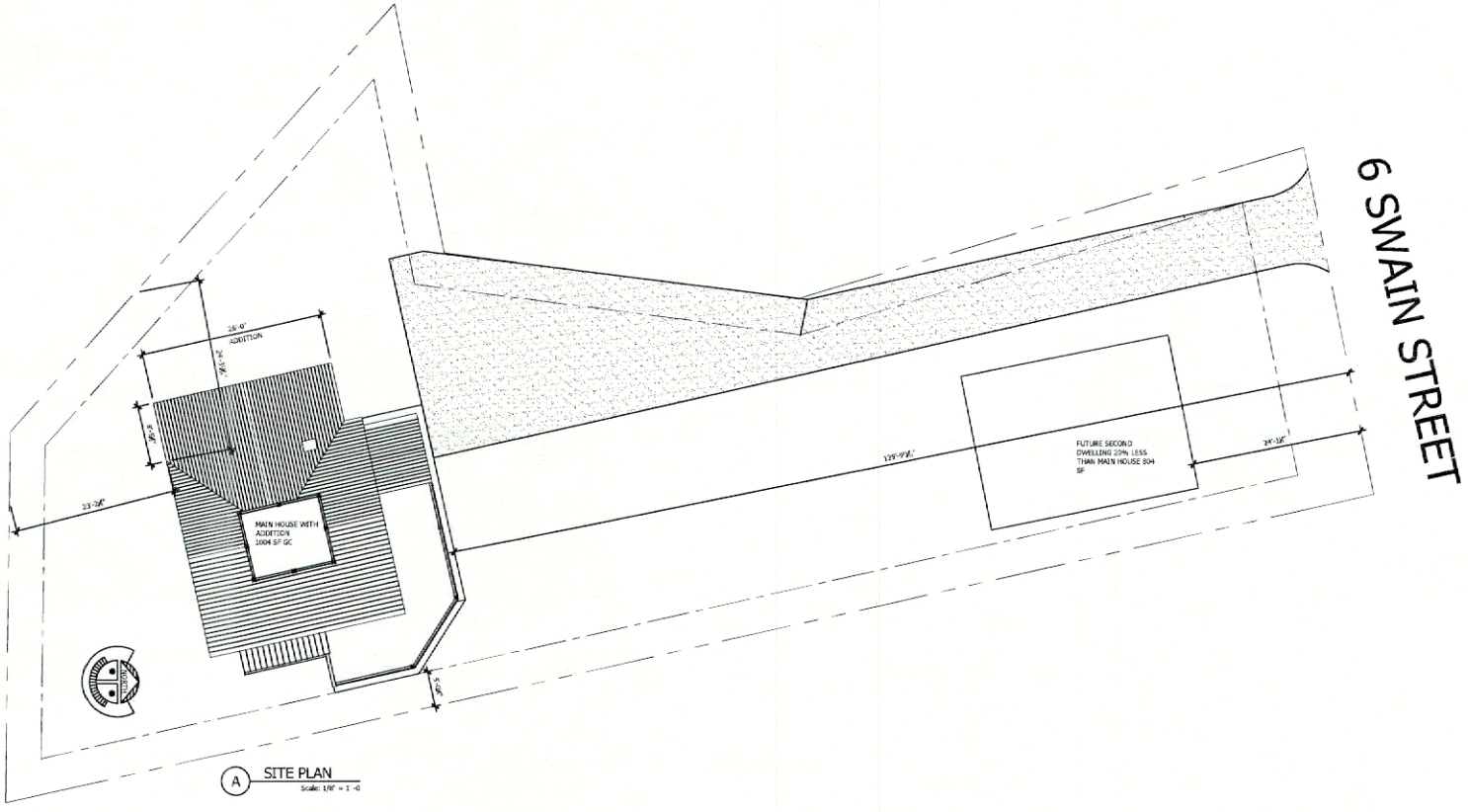
Year Built: 1984
Living Area: 1,648
Replacement Cost: $1,155,455
Building Percent Good: 88
Replacement Cost Less Depreciation: $1,016,800

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1

Building Photo

Building Photo
(https://images.vgsi.com/photos/NantucketMAPhotos//\0032\6%20swair

NOTE: DRAWINGS ARE FOR HDC FILING ONLY
AND NOT FOR CONSTRUCTION.
10/22/2024



A SITE PLAN
Scale: 1/8" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITIONS/RENOVATIONS FOR:
THE KOUFAKIS FAMILY:
6 SWAIN STREET
NANTUCKET, MASSASSUCETTS, 02554
MAP: 42.4.1 PARCEL: 82.2

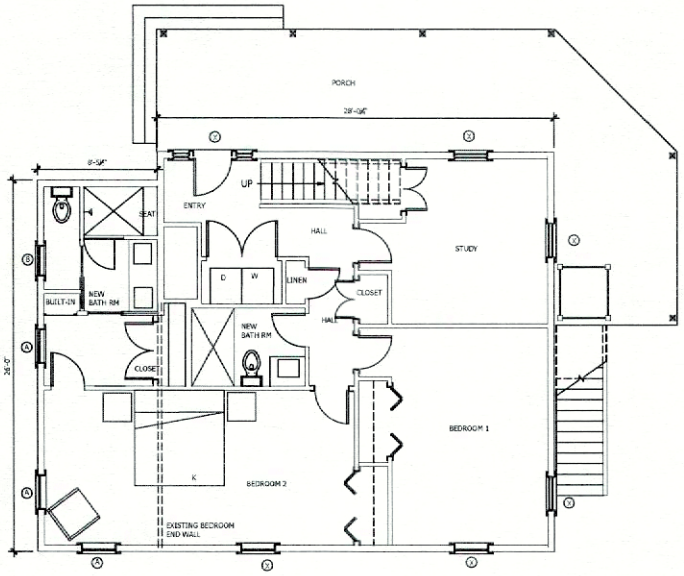
SITE PLAN
SCALE: 1/8" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2419.10
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

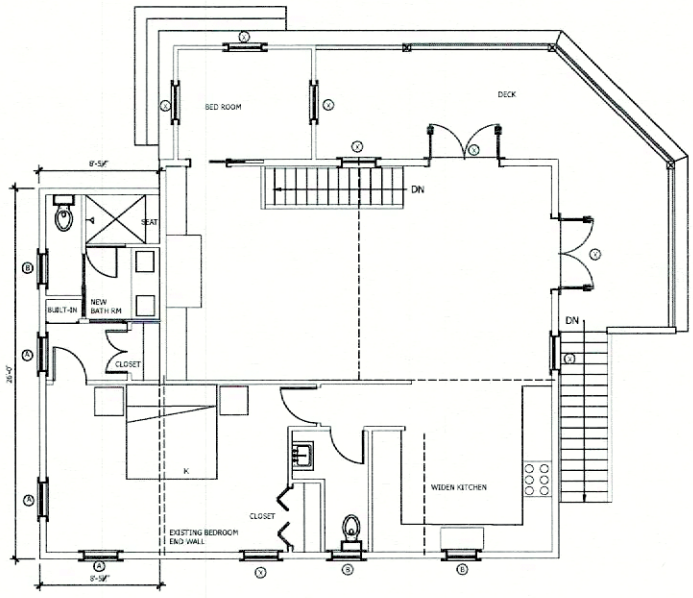
client number

A1

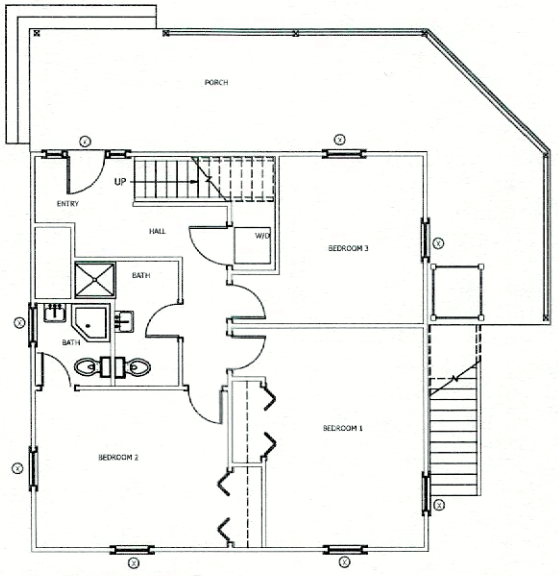
NOTE: DRAWINGS ARE FOR HDC FILING ONLY
AND NOT FOR CONSTRUCTION.
10/22/2024



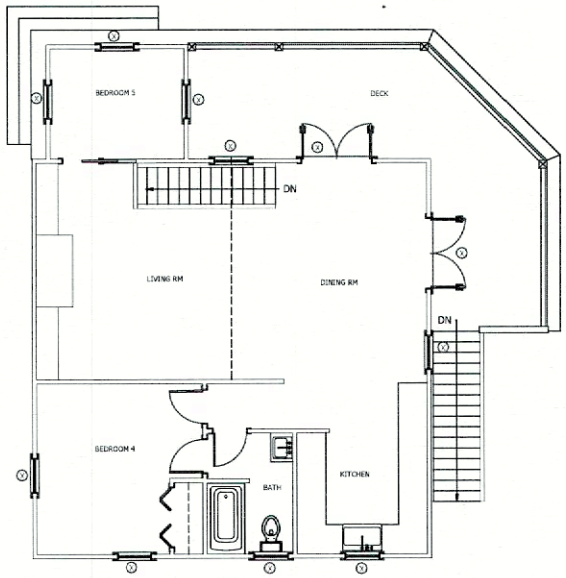
C PROPOSED FIRST FLOOR PLAN ADDITION
Scale: 1/4" = 1'-0



E PROPOSED SECOND FLOOR PLAN ADDITION
Scale: 1/4" = 1'-0



B EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0



D EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS. 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITIONS/RENOVATIONS FOR:
THE KOUFAKIS FAMILY:
6 SWAIN STREET
NANTUCKET, MASSASUCETTS. 02554
MAP: 42.4.1 PARCEL: 82.2

EXISTING FLOOR PLANS
SCALE: ¼" = 1'-0

HDC:	XX/XX/XX
BIDDING	
BLDG. DEPT:	
REVISIONS:	2410.10
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B	

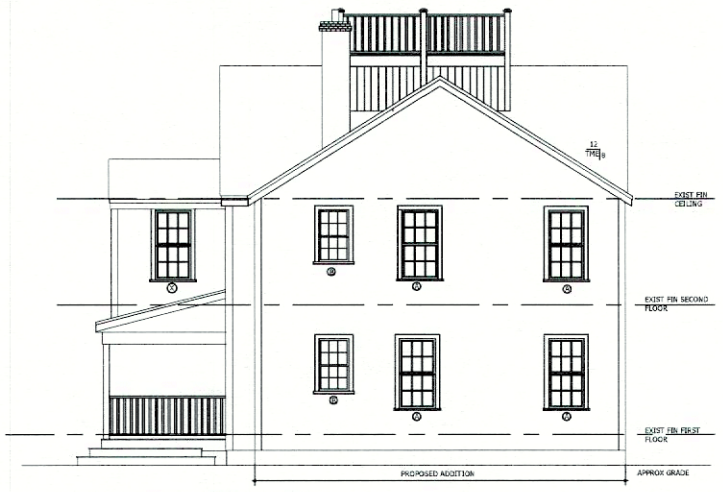
client number

A2

NOTE: DRAWINGS ARE FOR HDC FILING ONLY
AND NOT FOR CONSTRUCTION.
10/22/2024



G PROPOSED NORTH ELEVATION
Scale: 1/4" - 1' -0



J PROPOSED WEST ELEVATION
Scale: 1/4" - 1' -0



F EXISTING NORTH ELEVATION
Scale: 1/4" - 1' -0



H EXISTING WEST ELEVATION
Scale: 1/4" - 1' -0

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ADDITIONS/RENOVATIONS FOR:
THE KOUFAKIS FAMILY:
6 SWAIN STREET
NANTUCKET, MASSASSUCETTS, 02554
MAP: 42.4.1 PARCEL: 82.2

EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0

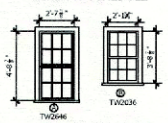
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2410.10
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

client number

A3

NOTE: DRAWINGS ARE FOR HDC FILING ONLY
AND NOT FOR CONSTRUCTION.
10/22/2024

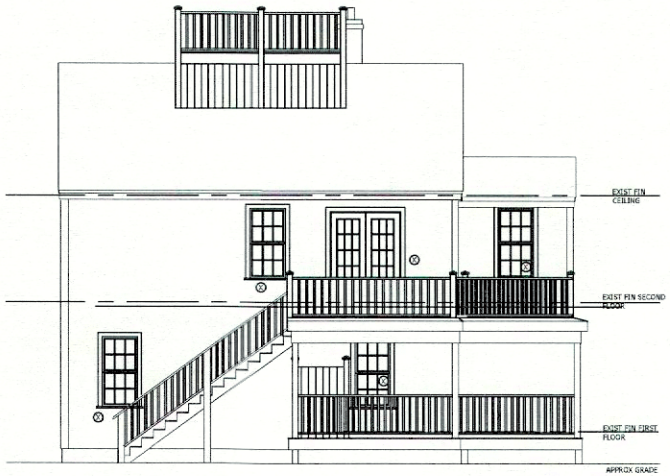
WINDOW SCHEDULE



ANDERSEN 400 SERIES TILT WASH
UNITS TO MATCH EXISTING



M PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0



K EAST ELEVATION - NO CHANGE
Scale: 1/4" = 1'-0



L EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0

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NANTUCKET, MASSACHUSETTS. 02554
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ADDITIONS/RENOVATIONS FOR:
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MAP: 42.4.1 PARCEL: 82.2

EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2410.10
REVISIONS:	
REVISIONS:	
REVISIONS:	
DVB:	

client number

A4


VIEW C STREET
8


VIEW C STREET 2
6


NORTH
6


WEST ELEVATION


SOUTH/WEST

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°. 61/62

Street & Number of Proposed Work: 10/12 Daukin (Storage Unit)

Owner of record: DXD SS Fund 11 Nantucket Propco LLC

Mailing Address: PO Box 92137

Albuquerque NM, 87199

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 @

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-10-9289

☐ 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 Window Sash Color change
2. South Elevation Window sash Color change
3. West Elevation Window sash color change
4. North Elevation Window Sash color 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

NO CHANGE

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 BLACK Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

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.

Anne Coderre
_____

Signature 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 10-12 Davkim Lane on the following statement:

I Scott Hughes, 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)

Scott Hughes October 23, 2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

DXD SS Fund II Nantucket Propco, LLC

10-12 Davkim Lane
Nantucket, MA 02554



Locus Map

11.04.24

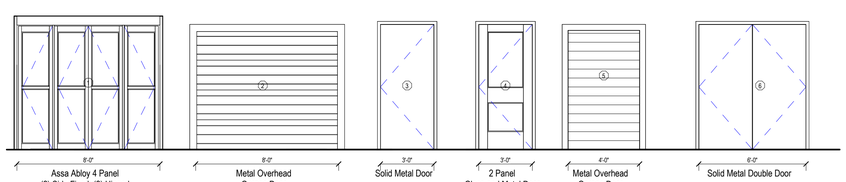
HDC Submission



Fixed 2/2 SDL | Fixed 2/2 SDL | Fixed 4 Lite SDL | Fixed - Cupola 5 Lite SDL

Window Legend

1/4" = 1'-0"



Assa Abloy 4 Panel (2) Side Fixed, (2) Hinged | Metal Overhead Garage Door | Solid Metal Door | 2 Panel Glass and Metal Door | Metal Overhead Garage Door | Solid Metal Double Door

Door Legend

1/4" = 1'-0"

WINDOW & DOOR NOTES

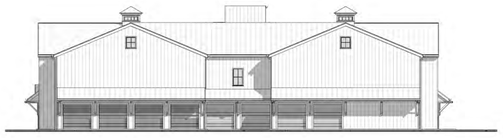
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing



North Elevation



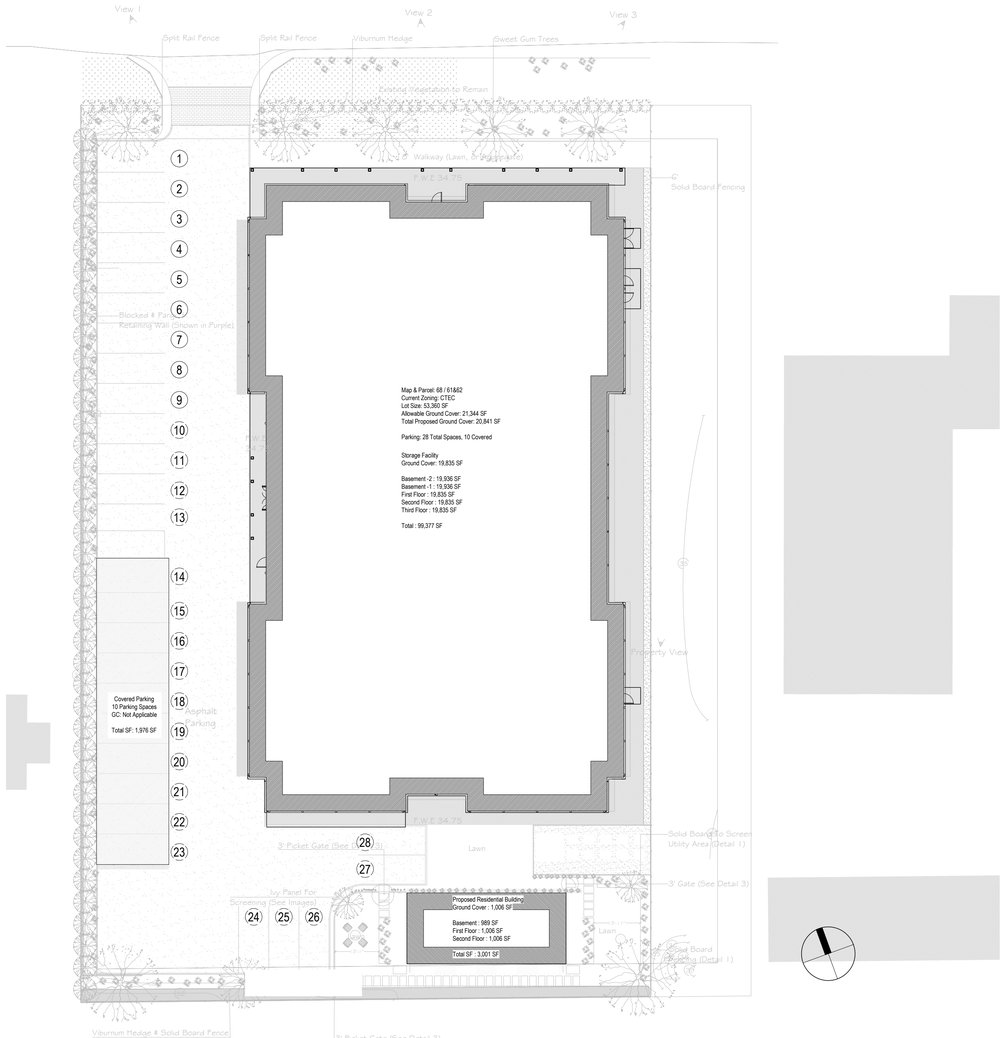
East Elevation



South Elevation



West Elevation



Site Plan

3/64" = 1'-0"

2224

DXD SS Fund II
Nantucket Propco, LLC
10-12 Davkim Lane Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	53,360 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	21,344 SF
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	20, 297 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

A.1.0 Basement Level 2 Plan
A.1.1 Basement Level 1 Plan
A.1.2 First Floor Plan
A.1.3 Second Floor Plan
A.1.4 Third Floor Plan
A.2.0 Exterior Elevations

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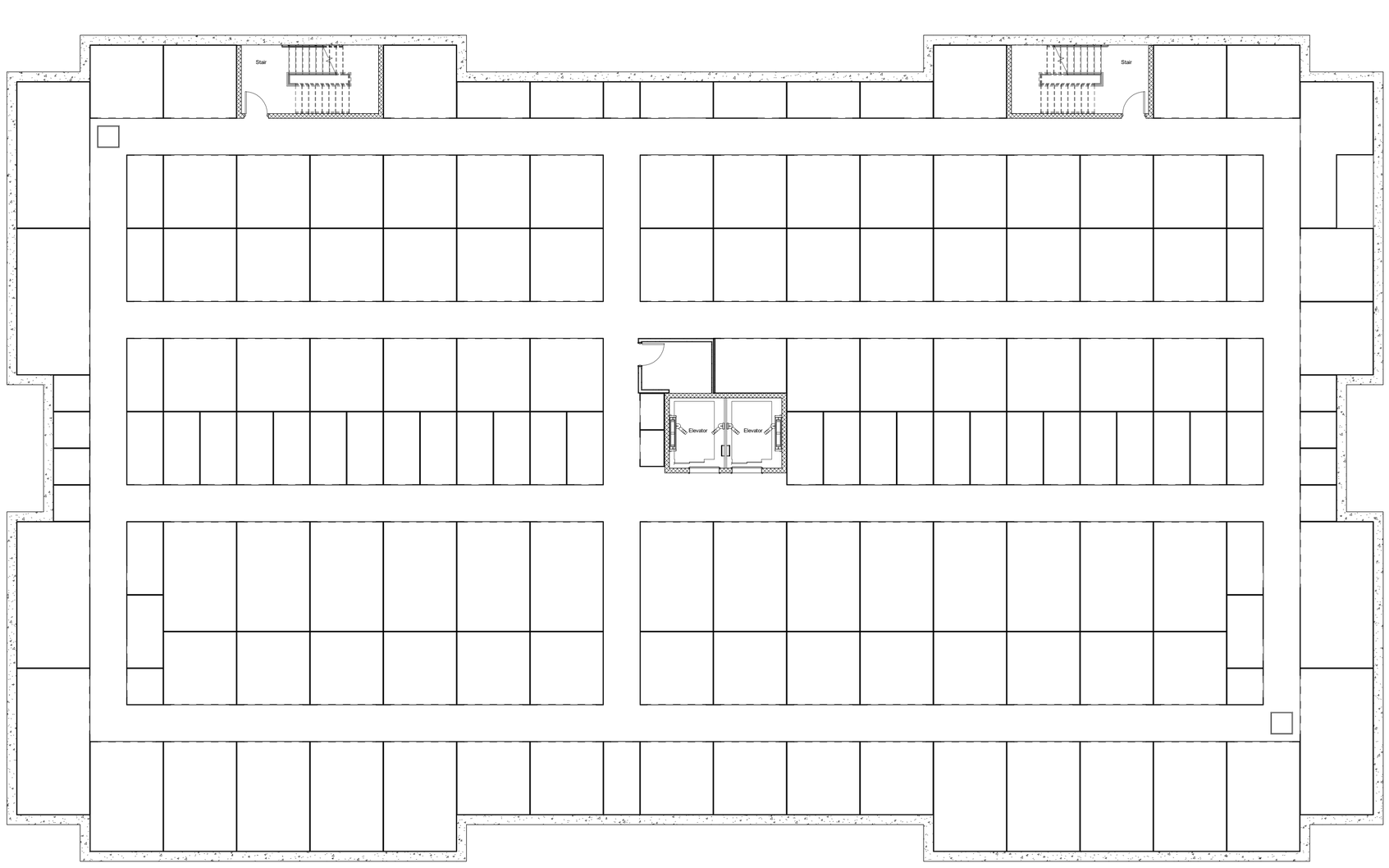
G.1.1
2224

11.04.24

HDC Submission



Basement Level 2 Floor Plan

1/8" = 1'-0"

2224

DXD SS Fund II

Nantucket Propco, LLC

10-12 Davkim Lane Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Basement Level 2 Plan

Site Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
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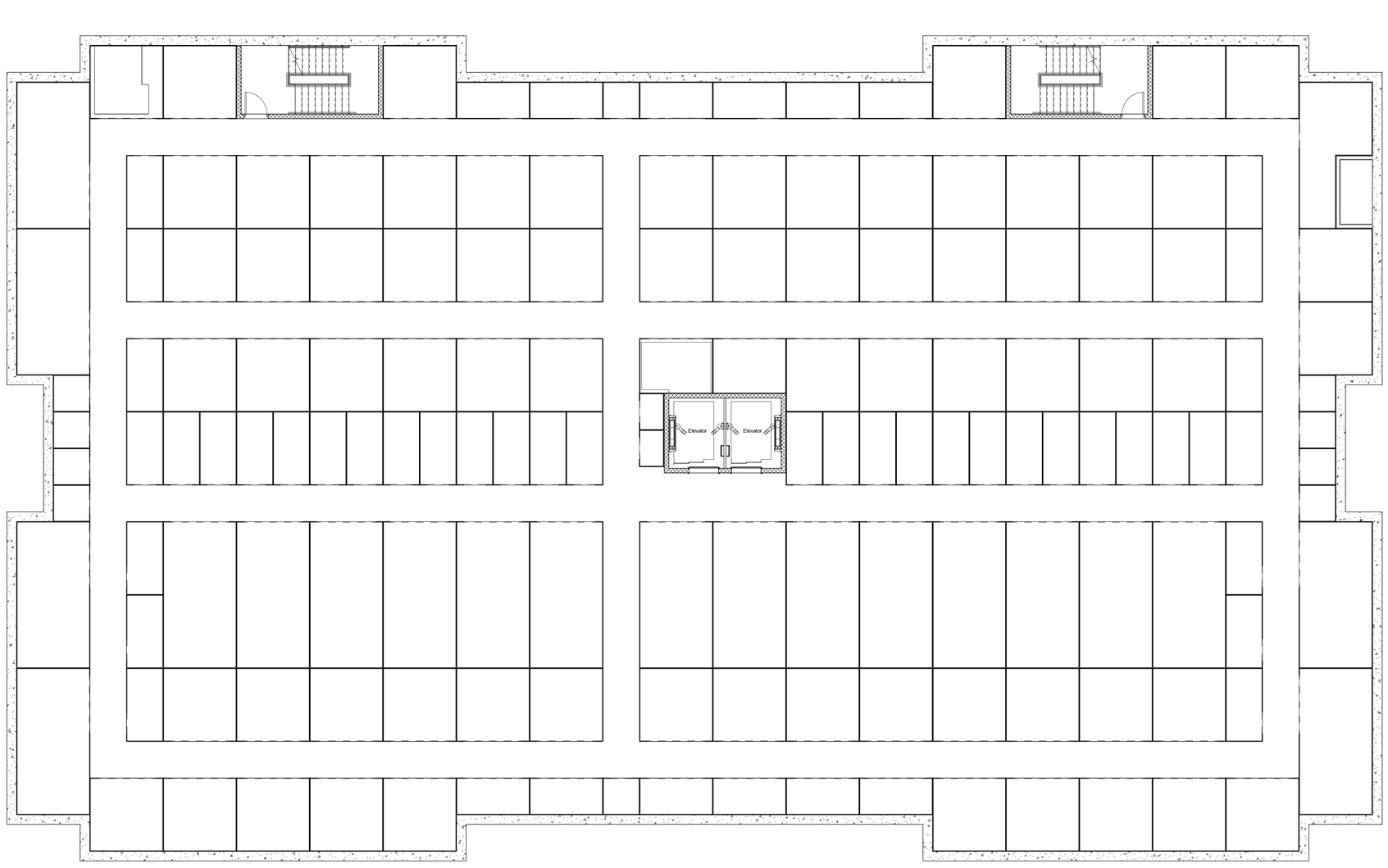
11.04.24

HDC Submission



Basement Level 1 Floor Plan

1/8" = 1'-0"

2224

DXD SS Fund II

Nantucket Propco, LLC

10-12 Davkim Lane Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Basement Level 1 Plan

Site Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	53,360 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	21,344 SF
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	20, 297 SF

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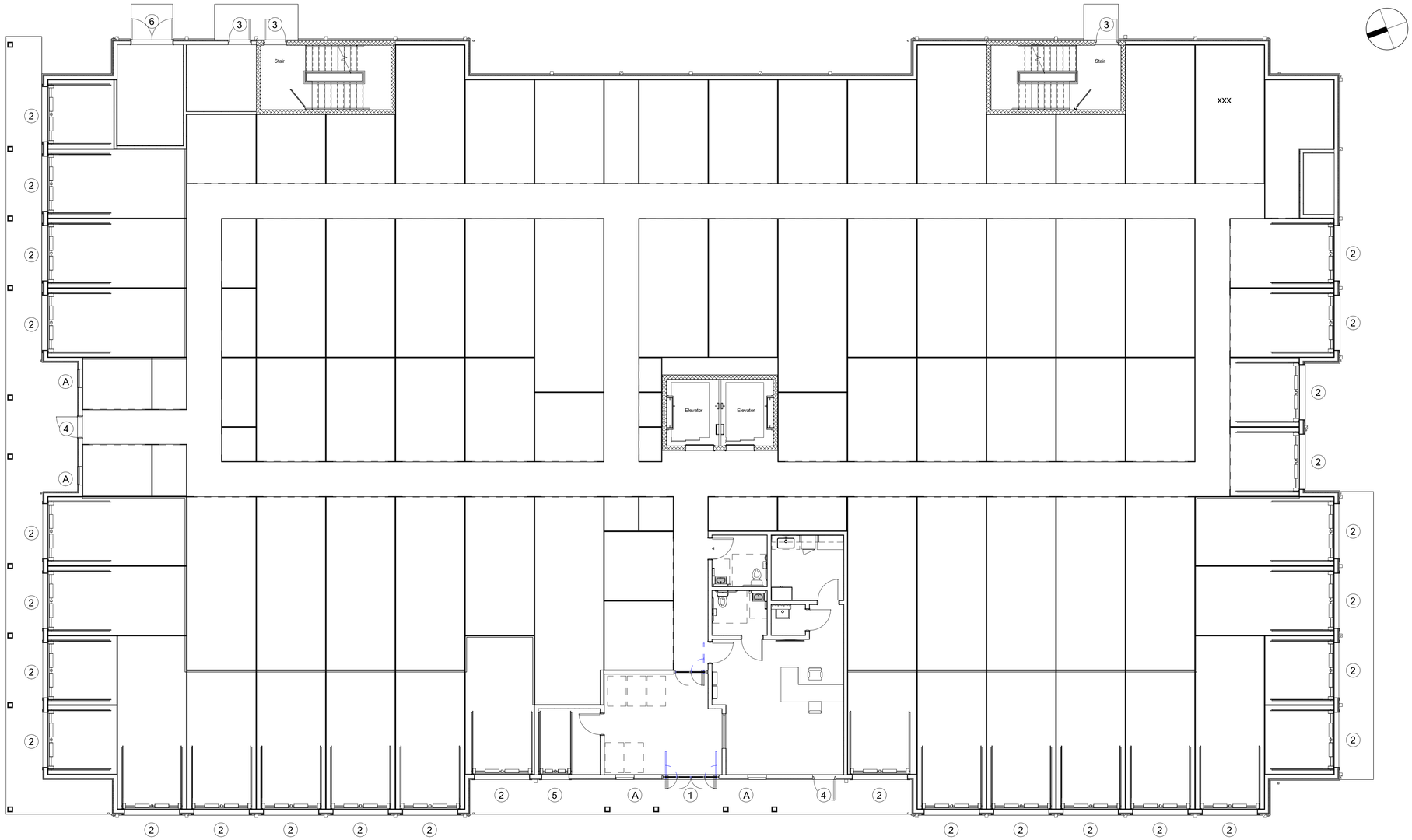
A.1.1

2224

HDC Submission

11.04.24



First Floor Plan

1/8" = 1'-0"

2224

DXD SS Fund II

Nantucket Propco, LLC.

10-12 Davkim Lane Nantucket, MA 02554

emeritus

8 Williams Lane
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First Floor Plan

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Current Zoning:	CTEC
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A.1.4 Third Floor Plan
A.2.0 Exterior Elevations

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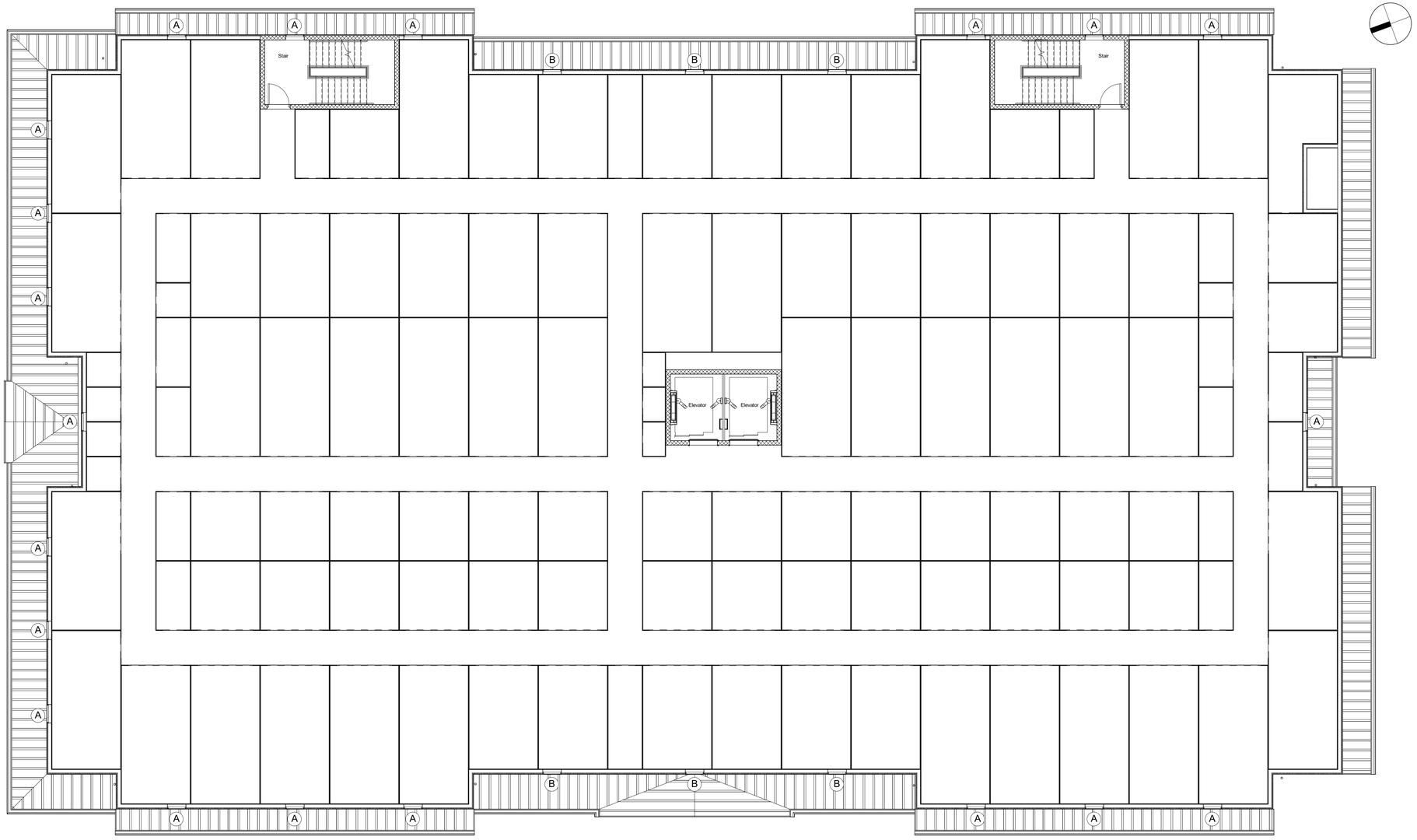
A.1.2

2224

11.04.24

HDC Submission



Second Floor Plan

1/8" = 1'-0"

2224

DXD SS Fund II

Nantucket Propco, LLC

10-12 Davkim Lane Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Second Floor Plan

Site Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	53,360 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	21,344 SF
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	20, 297 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.1.0 Basement Level 2 Plan
A.1.1 Basement Level 1 Plan
A.1.2 First Floor Plan
A.1.3 Second Floor Plan
A.1.4 Third Floor Plan
A.2.0 Exterior Elevations

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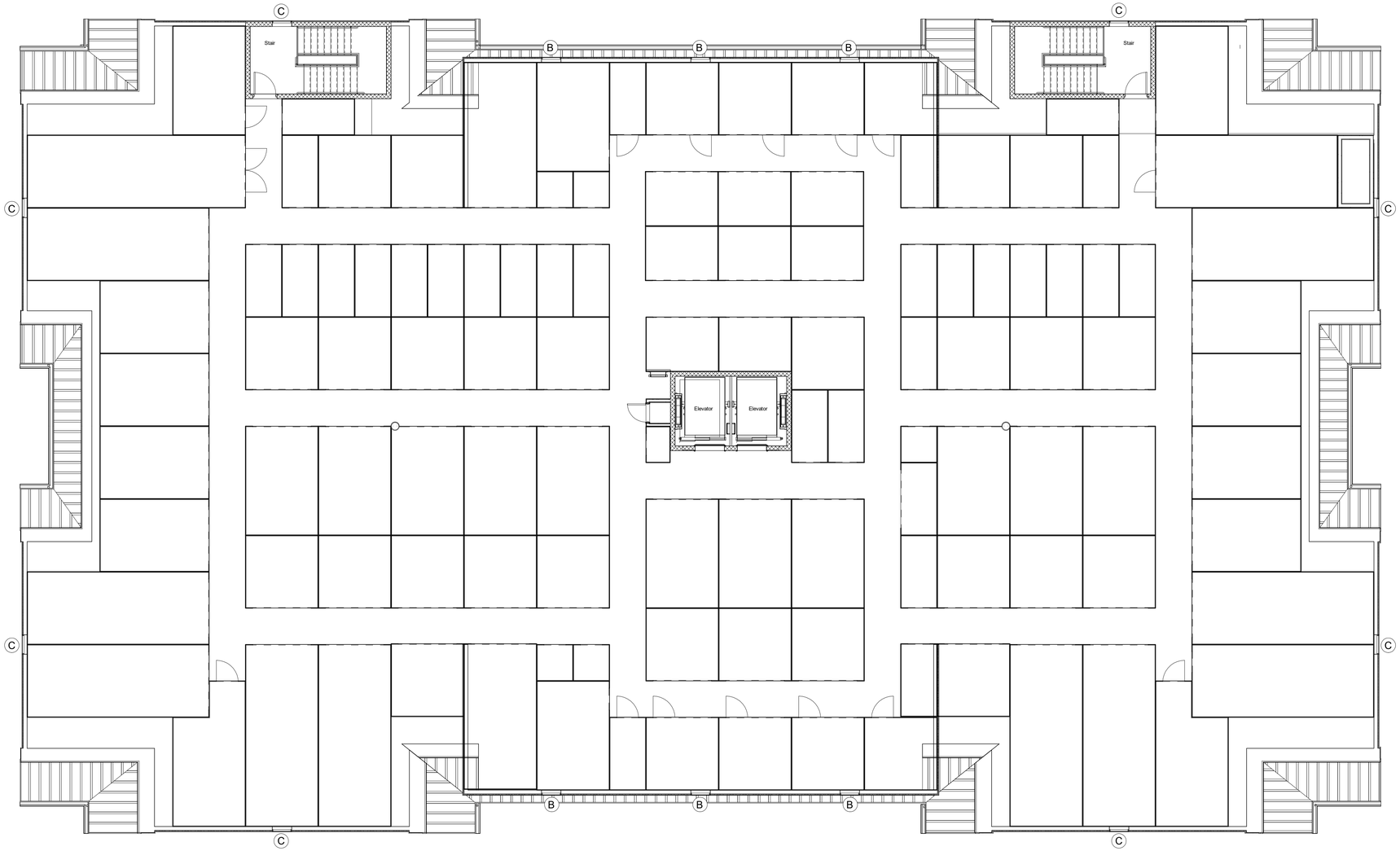
A.1.3

2224

HDC Submission

11.04.24



Third Floor Plan

1/8" = 1'-0"

2224

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emeritus

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Third Floor Plan

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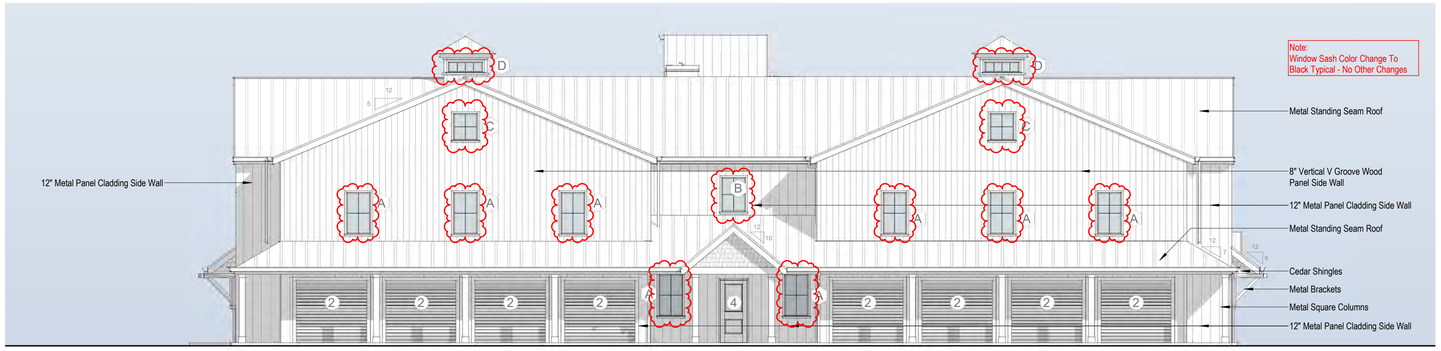
A.1.4

2224

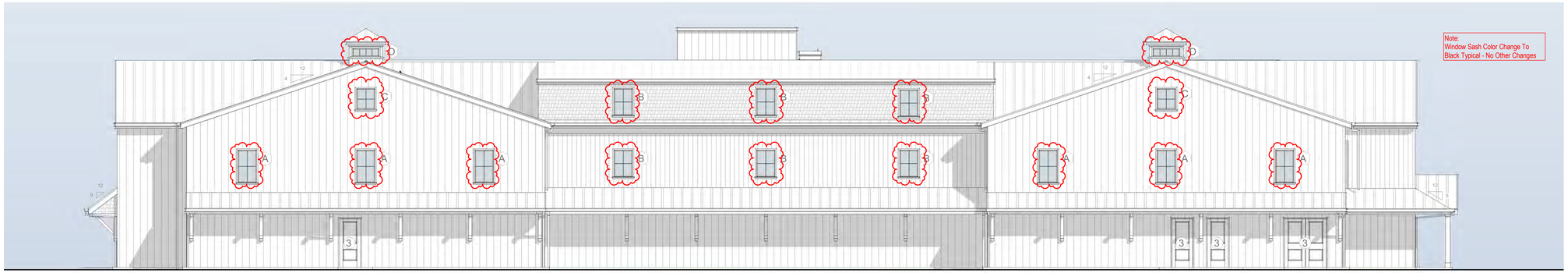
11.04.24

HDC Submission



North Elevation - Previously Approved

1/8" = 1'-0"



East Elevation - Previously Approved

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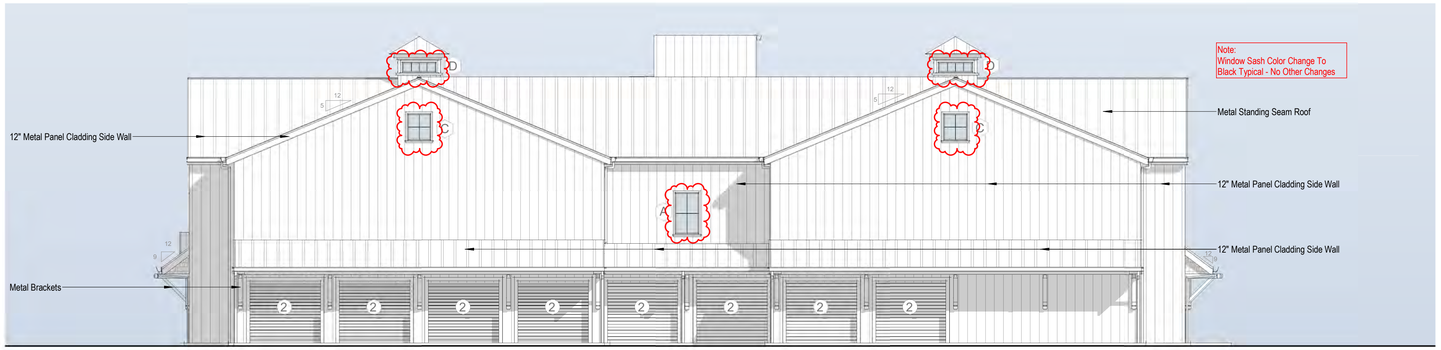

South Elevation - Previously Approved

1/8" = 1'-0"



West Elevation - Previously Approved

1/8" = 1'-0"

2224

DXD SS Fund II

Nantucket Propco, LLC

10-12 Davkim Lane Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
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Exterior Elevations

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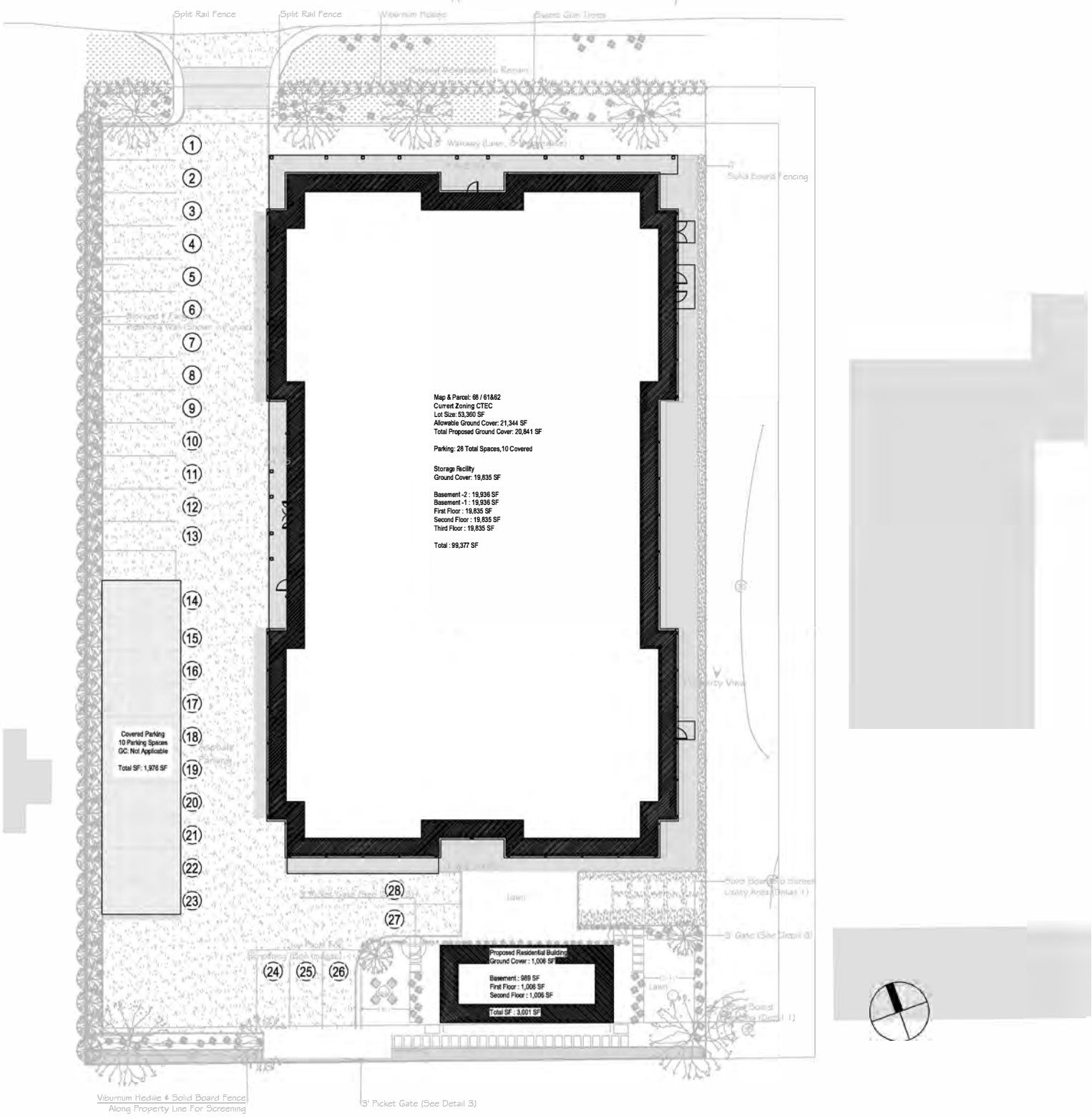
A.2.0

2224

DXD SS Fund II Nantucket Propco, LLC.

10-12 Davkim Lane
Nantucket, MA 02554





Site Plan

3/64" = 1'-0"



North Elevation



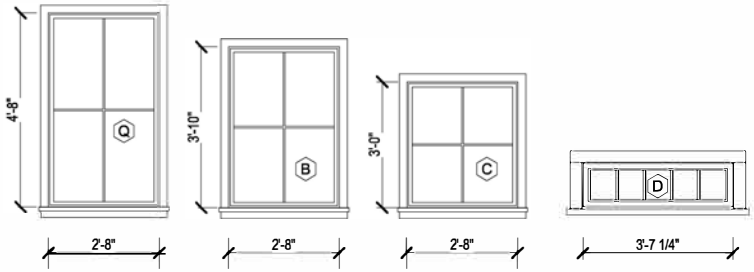
East Elevation



South Elevation



West Elevation



Fixed
2/2 SDL

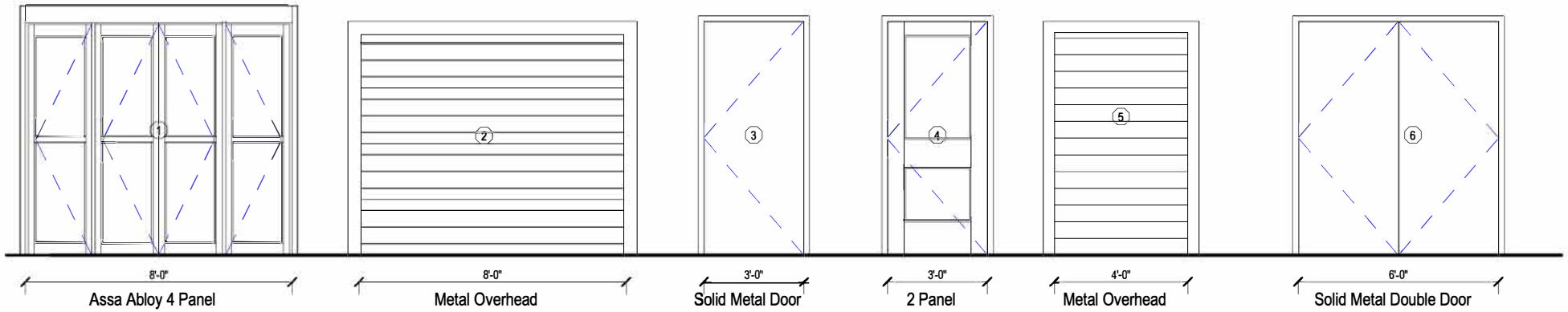
Fixed
2/2 SDL

Fixed
4 Lite SDL

Fixed - Cupola
5 Lite SDL

Window Legend

1/4" = 1'-0"



Assa Abloy 4 Panel
(2) Side Fixed, (2) Hinged

Metal Overhead
Garage Door

Solid Metal Door

2 Panel
Glass and Metal Door

Metal Overhead
Garage Door

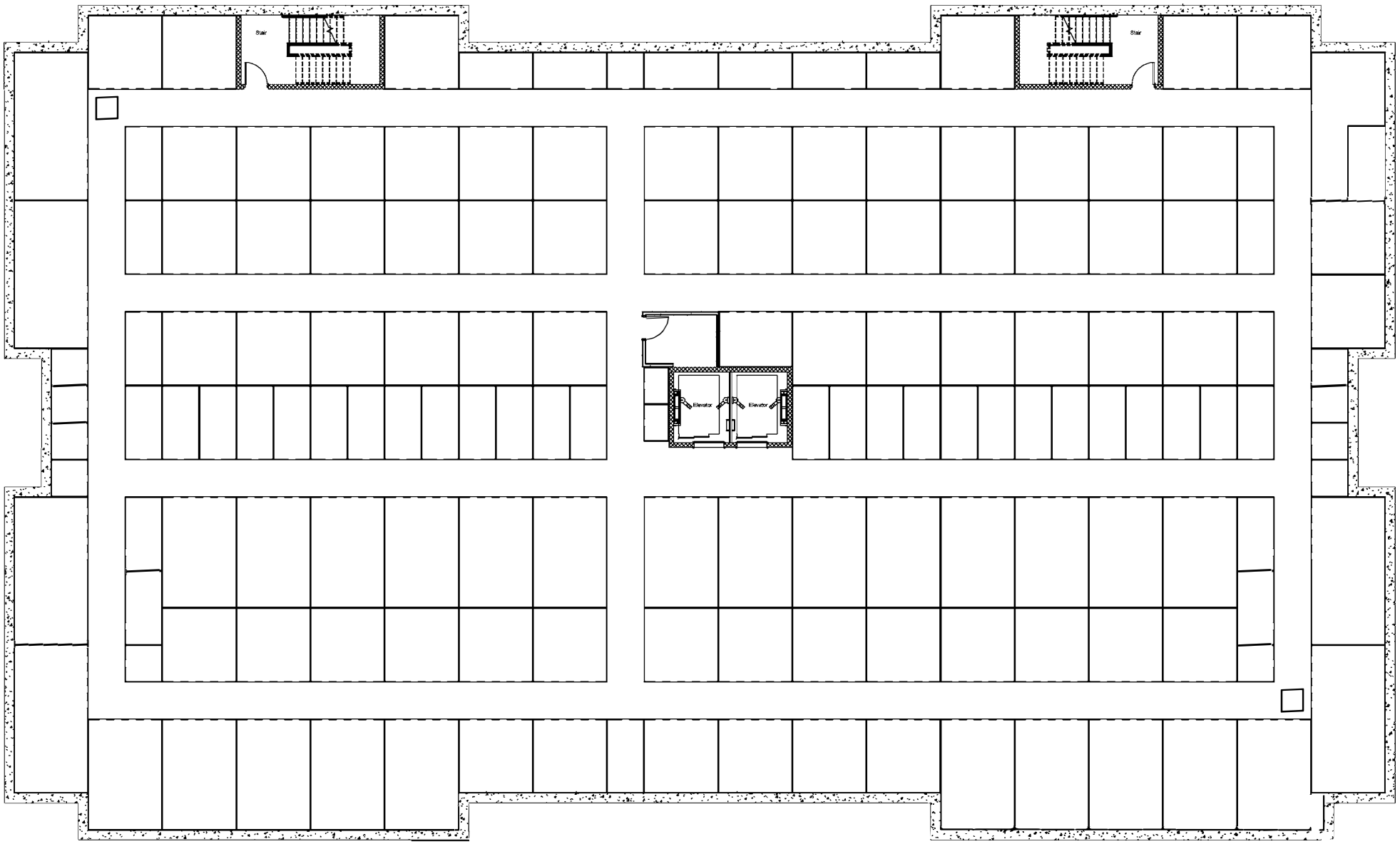
Solid Metal Double Door

Door Legend

1/4" = 1'-0"

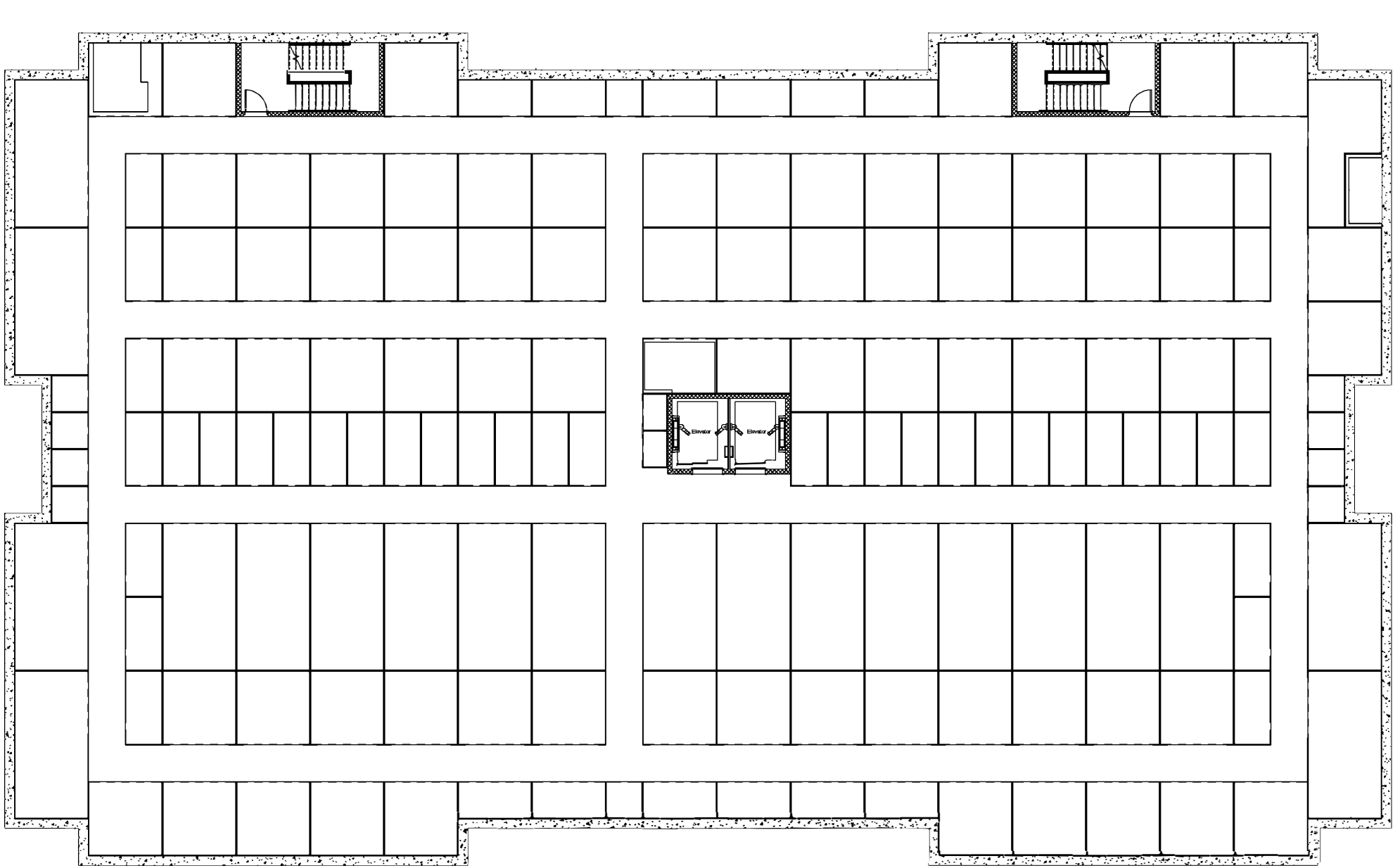
WINDOW & DOOR NOTES

1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing



Basement Level 2 Floor Plan

1/8" = 1'-0"



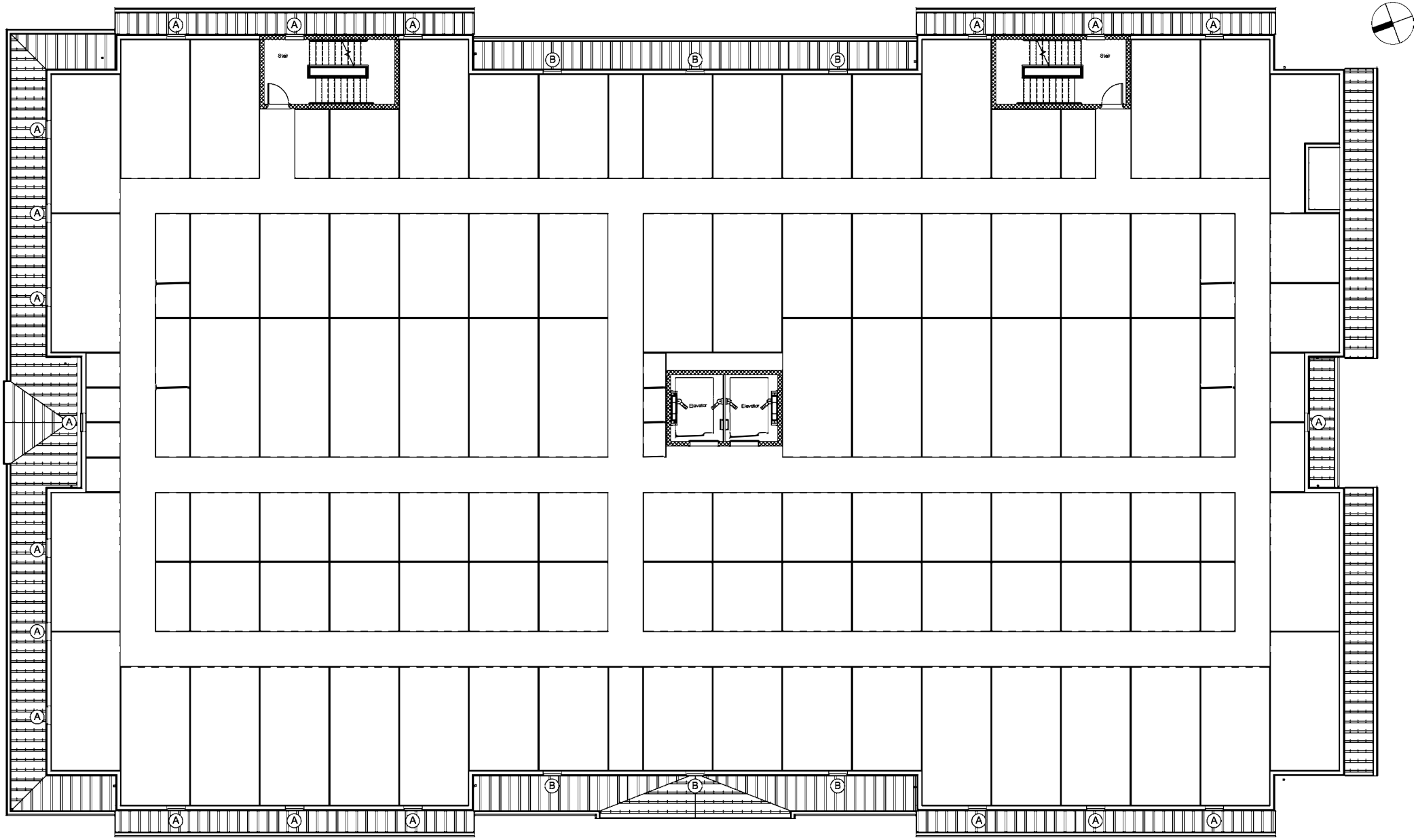
Basement Level 1 Floor Plan

1/8" = 1'-0"



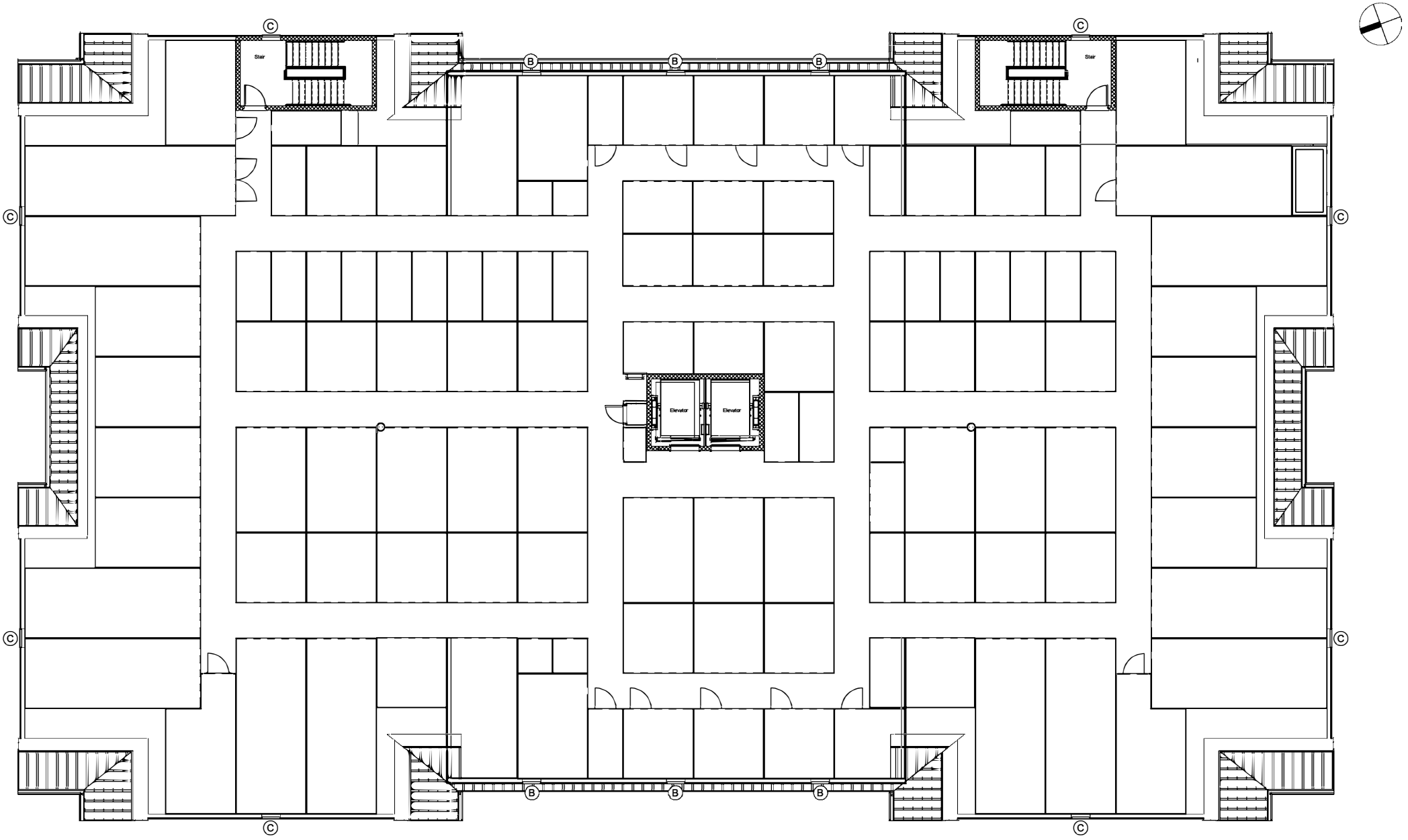
First Floor Plan

1/8" = 1'-0"



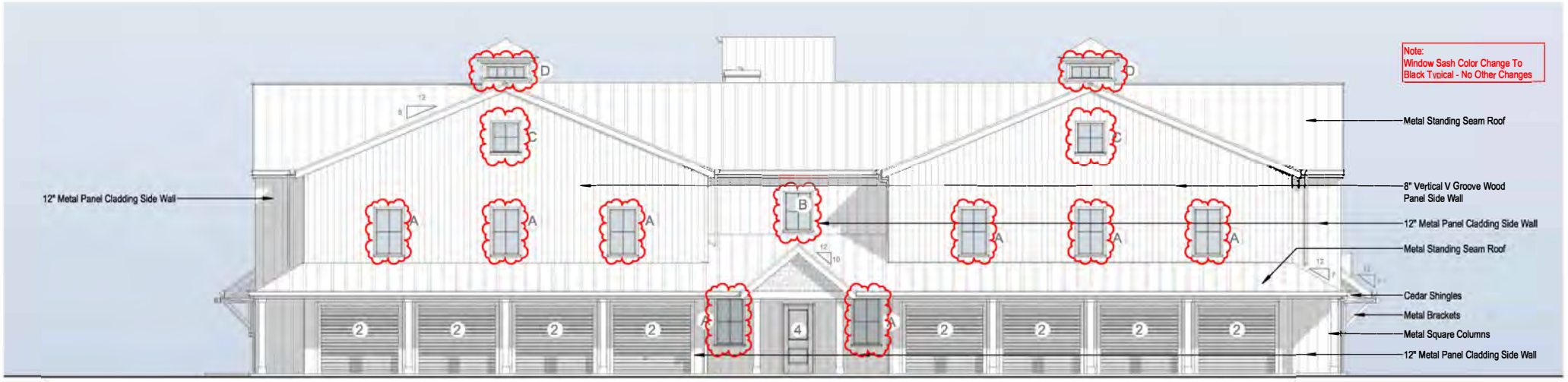
Second Floor Plan

1/8" = 1'-0"



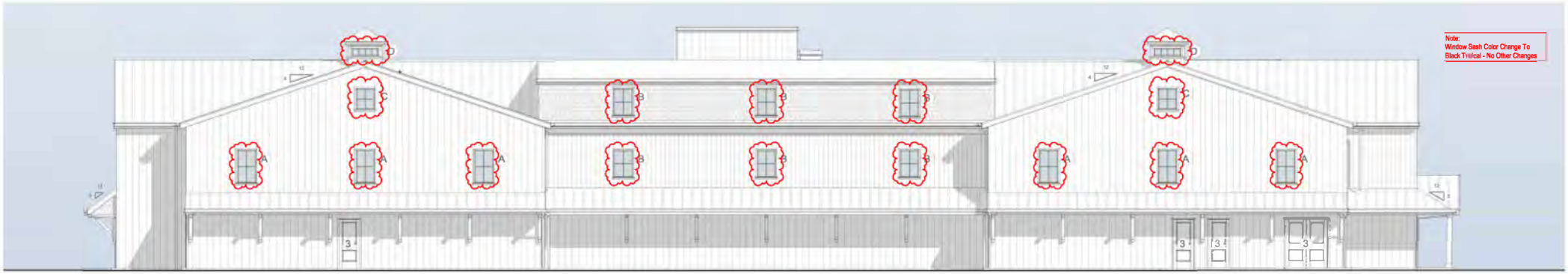
Third Floor Plan

1/8" = 1'-0"



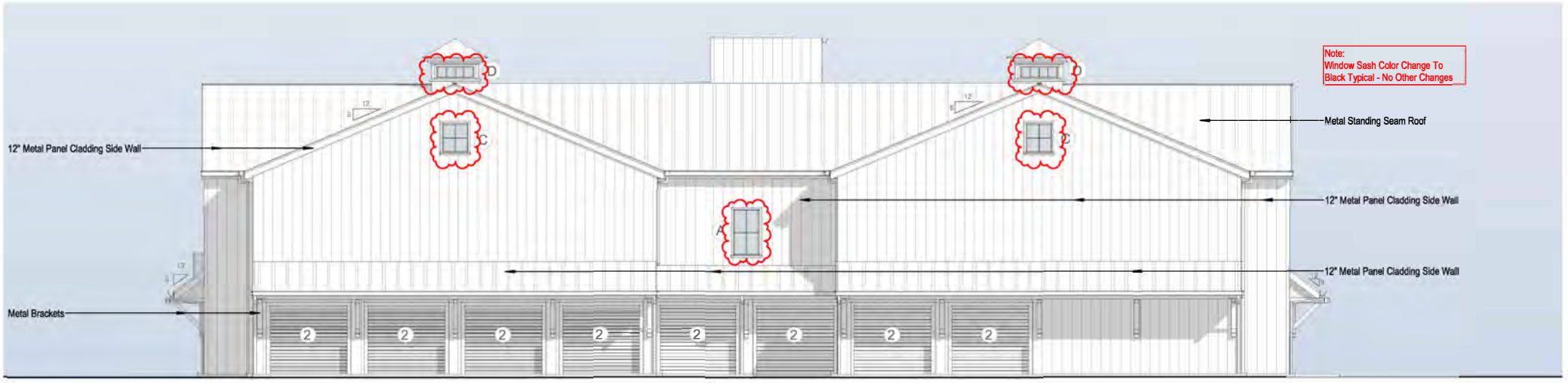
North Elevation - Previously Approved

1/8" = 1'-0"



East Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



West Elevation - Previously Approved

1/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 10/17/23

HDC7023-10-9289

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 61/62

Street & Number of Proposed Work: 10-12 Darkin Lane

Owner of record: Darkin Smiley LLC; c/o Core Investments

Mailing Address: 800 Boylston St. 30th floor

Boston, MA 02199

Contact Phone #: 978-697-6441 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln

Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY 00162

Date application received: 10/17/23 Fee Paid: $ 50

Must be acted on by: 11/24/23

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: Caroline St

Notes - Comments - Restrictions - Conditions

SHAKEN PITCH ROOF; SOME MATERIALS ROOF & SIDING INSTEAD OF "PAINT FOR WALK"

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-05-8432

☐ 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 Revised Fenestration, Dormer Pitch, Penthouse screening
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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

NO CHANGES

Sidewall Metal, wood natural Clapboard (if applicable) _____ Roof Metal

Trim Gray Sash Gray Doors Gray

Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10-6-23 Signature of owner of record _____ Signed under penalties of perjury

Davkim Smiley, LLC c/o Core Invesments, Inc.

10-12 Davkim Lane
Nantucket, MA 02554

11.16.23

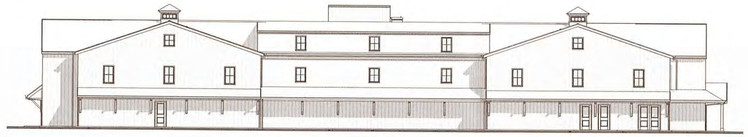
HDC Approval Through Staff



Locus Map



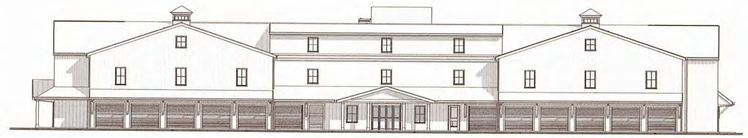
North Elevation



East Elevation

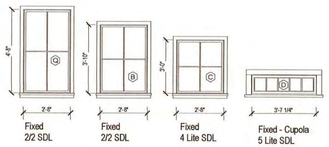


South Elevation



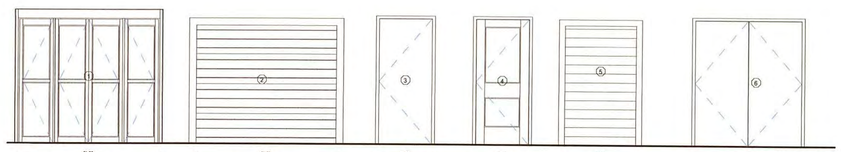
West Elevation

CODE SUMMARY
Occupancy: Use Group S-1 (Self-storage) & Accessory Use Group B (Rental Office)
Construction Type: Type IIB (noncombustible, no structural fire resistance ratings)
Height & Area: 3 St. (75') Allowed; 3 St. (30') Actual / 53,360 sf Allowed; 21,297 sf Actual
(780 CMR Tables 504.3, 504.4, & 506.2)
Fire Resistance Ratings: Stair Shafts, Elevator Shaft, EMR: 2 Hour Fire Barriers (780 CMR 1023.2, 713.4, & 3005.4).
Supporting construction must have the same rating (780 CMR 704.1).
Exterior Walls: Since the building has a fire separation distance of at least 10' on all sides,
the exterior walls do not require a fire resistance rating and can have unlimited openings (780 CMR Table 602 & Section 705.8.1 Exc. 2).
Finishes: Walls / Ceilings - Class C (780 CMR Table 803.11); Floors - Traditional Resilient (780 CMR 804.1 Exc.)
Underground Building: Since the lowest floor is not more than 30' below grade, the building is not subject to 780 CMR 405.
Means of Egress: See floor plans for calculations, travel distances, etc.
Fire Protection Systems: Automatic Sprinkler System w/ fire pump (780 CMR Table 903.2);
Fire Alarm System (780 CMR 903.4.2); Emergency Responder Radio Coverage (780 CMR 916)
Energy Code Provisions: The building must comply with the 2018 IECC if permitted before July 1, 2023 or the new stretch energy code (225 CMR Chapter 23) if permitted after.
Plumbing Fixtures: Since the building will contain fewer than 40 employees whose normal area of work is on the 1st Floor, a single toilet room per sex is sufficient (248 CMR 10.10(18) Table 1).
Note that 248 CMR does not require fixtures for the public utilizing the self storage facility.
Accessibility: The building including all public entrances must comply with 521 CMR.



Fixed 2/2 SDL | Fixed 2/2 SDL | Fixed 4 Lite SDL | Fixed - Cupola 5 Lite SDL

Window Legend
1/4" = 1'-0"



Assa Abloy 4 Panel (2) Side Fixed, (2) Hinged | Metal Overhead Garage Door | Solid Metal Door | 2 Panel Glass and Metal Door | Metal Overhead Garage Door | Solid Metal Double Door

Door Legend
1/4" = 1'-0"

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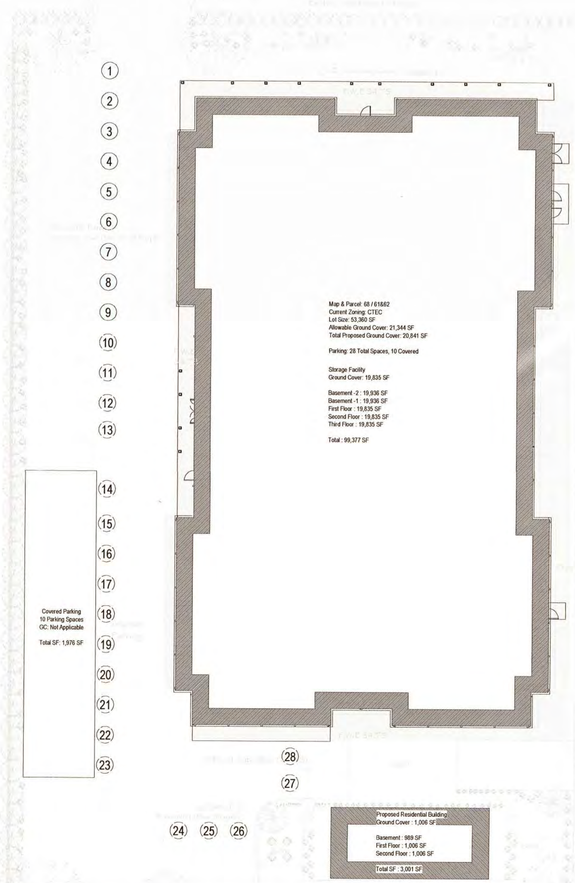

Site Plan
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2224

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Cover Sheet

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A.2.0 Exterior Elevations
A.2.1 Exterior Elevations

RECEIVED
NOV 16 2023
By

APPROVED
HDC 2023-10-9289
With [illegible]rova

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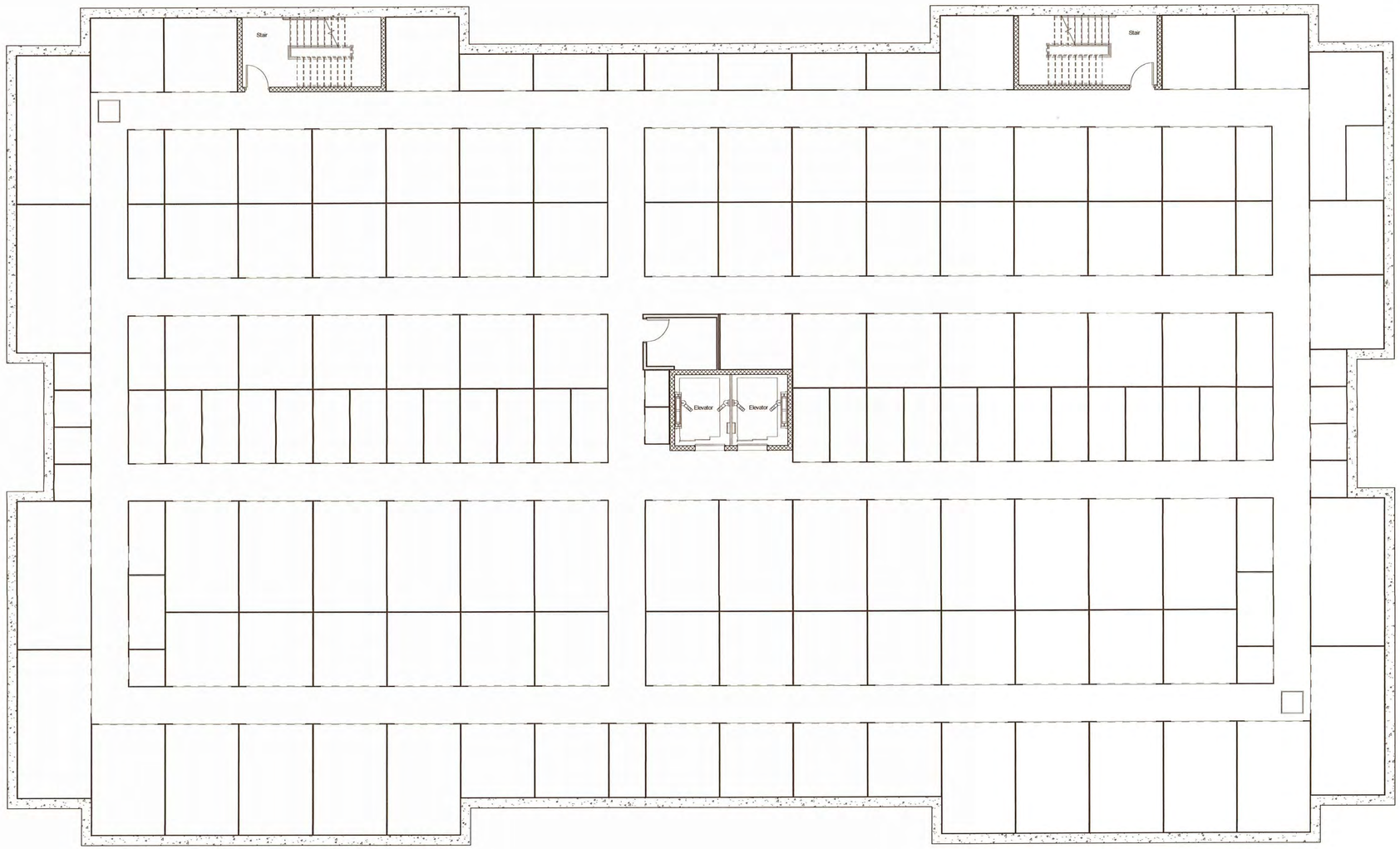
G.1.1
2224

HDC Approval Through Staff 11.16.23



Basement Level 2 Floor Plan

1/8" = 1'-0"

2224

Davkim Smiley, LLC c/o Core Invesments, Inc.

10-12 Davkim Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Basement Level 2 Plan

Site Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	53,360 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	21,344 SF
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	20, 297 SF

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SHEET INDEX

A.1.0 Basement Level 2 Plan
A.1.1 Basement Level 1 Plan
A.1.2 First Floor Plan
A.1.3 Second Floor Plan
A.1.4 Third Floor Plan
A.1.5 Roof Plan
A.2.0 Exterior Elevations
A.2.1 Exterior Elevations

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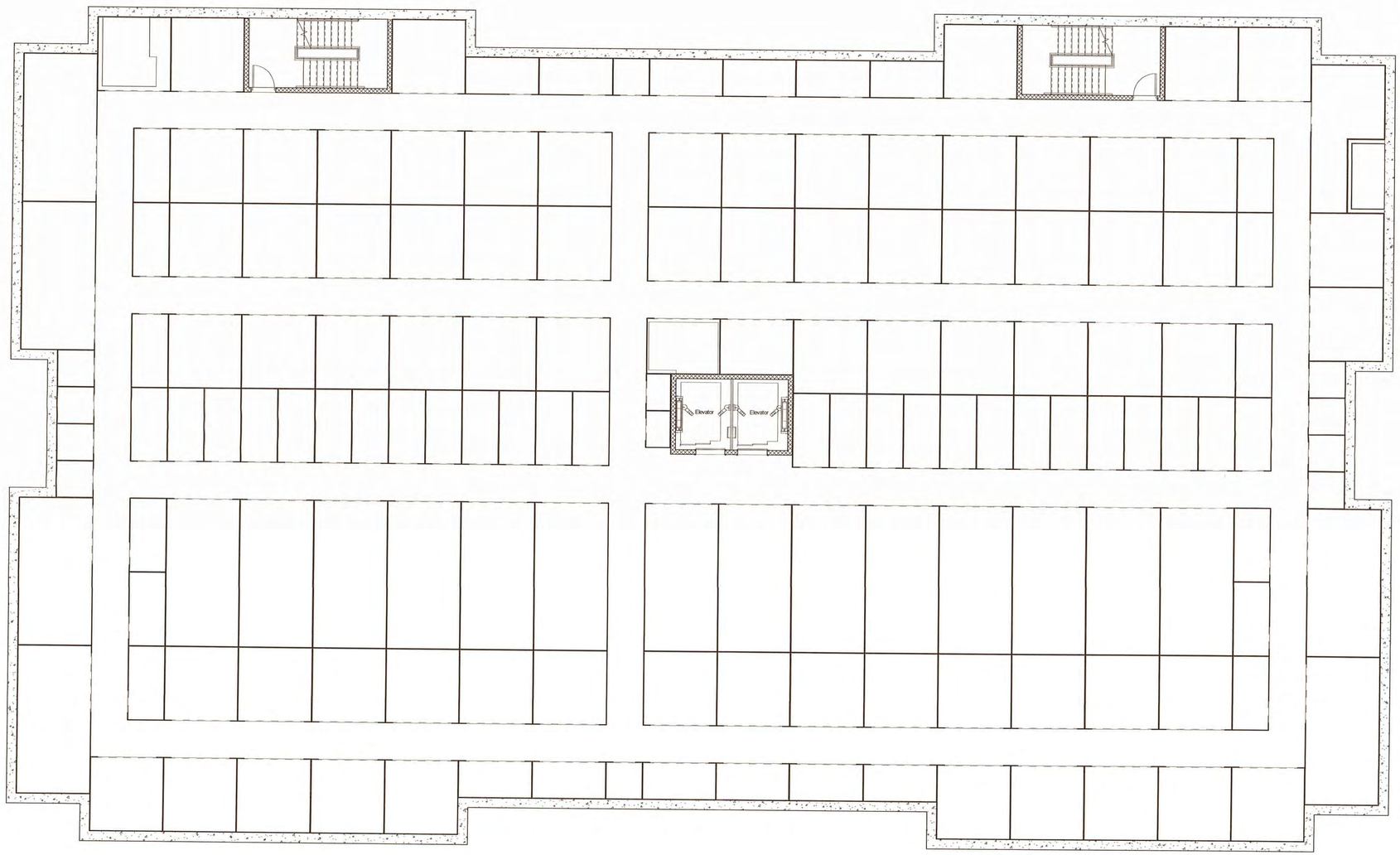

Basement Level 1 Floor Plan

1/8" = 1'-0"

2224

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Nantucket, MA 02554

emeritus
8 Williams Lane
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508.325.4905
www.emeritusltd.com

Basement Level 1 Plan

Site Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
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A.1.1
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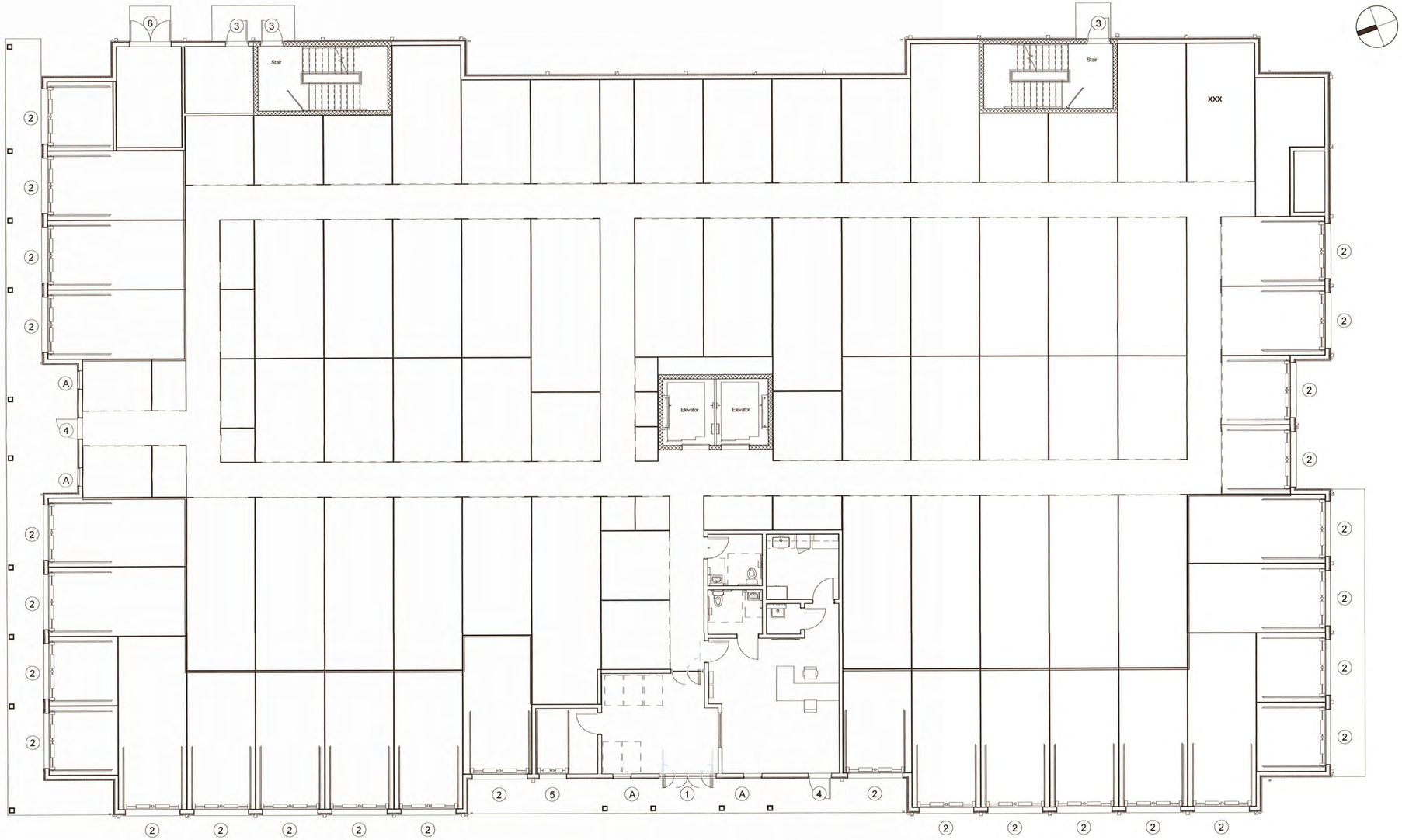

First Floor Plan

1/8" = 1'-0"

2224

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First Floor Plan

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A.1.0 Basement Level 2 Plan
A.1.1 Basement Level 1 Plan
A.1.2 First Floor Plan
A.1.3 Second Floor Plan
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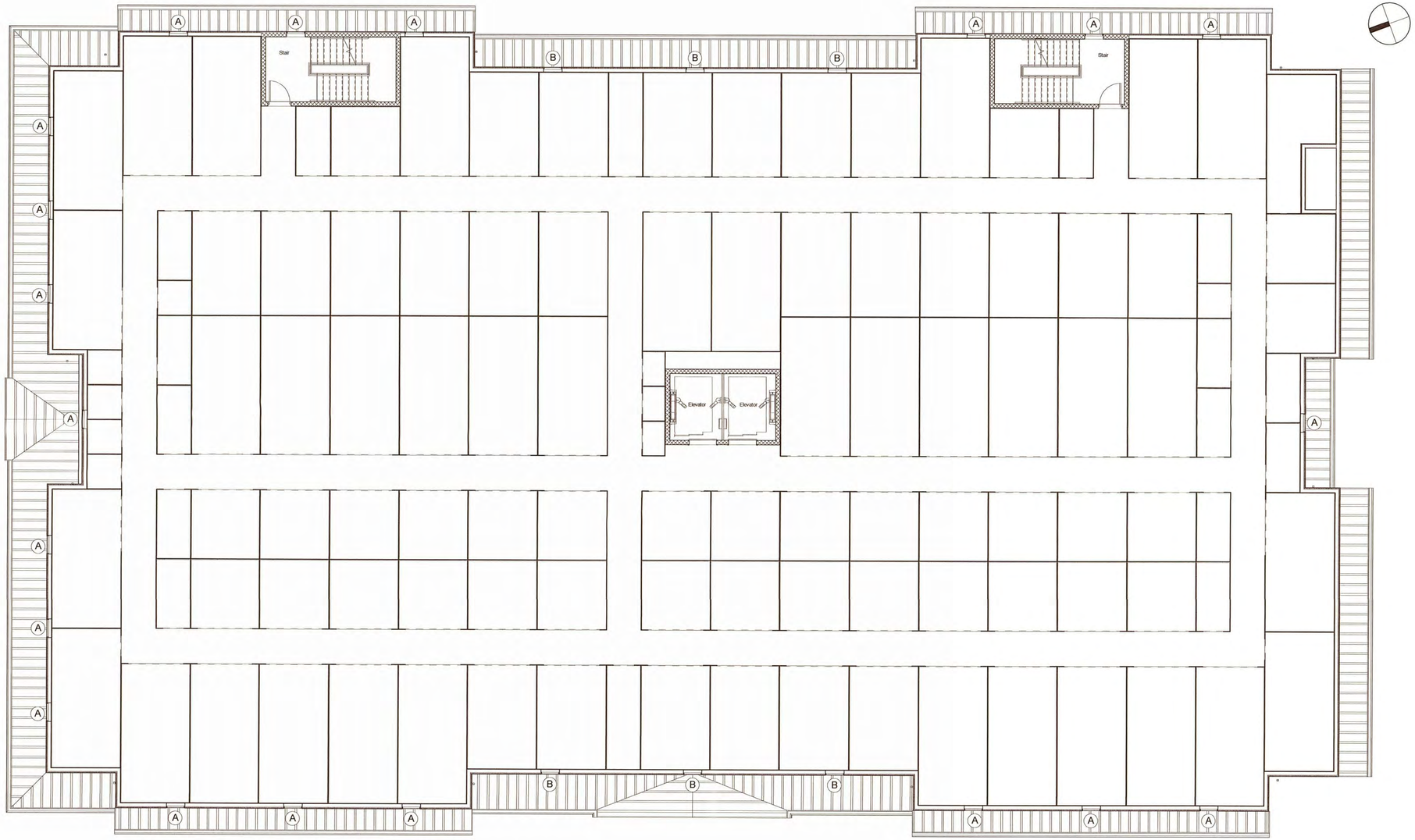

Second Floor Plan
1/8" = 1'-0"

2224

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Second Floor Plan

Site Information

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A.1.3 Second Floor Plan
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A.1.3
2224

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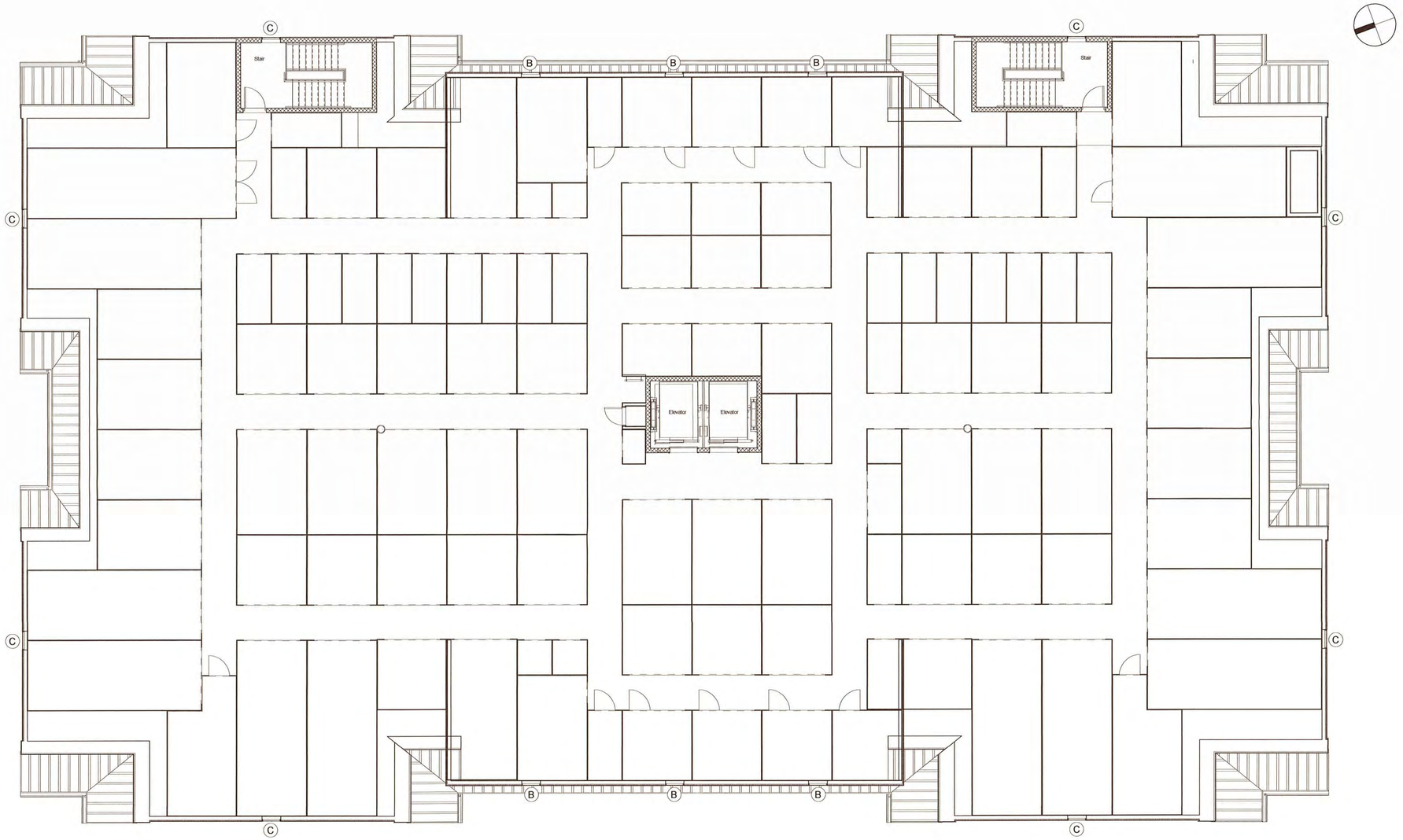

Third Floor Plan

1/8" = 1'-0"

2224

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Third Floor Plan

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A.1.4

2224

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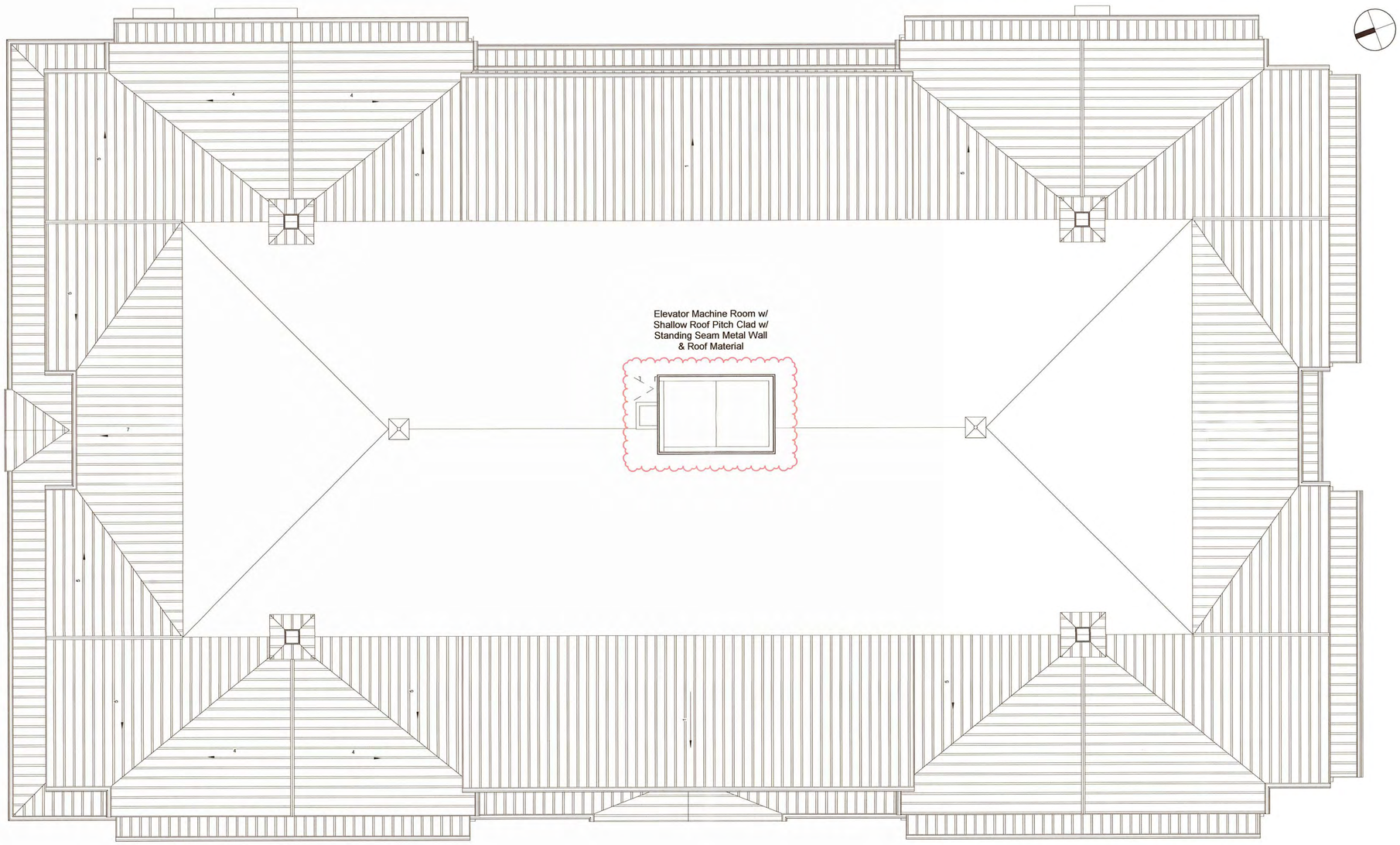

Roof Plan
1/8" = 1'-0"

2224

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Roof Plan

Site Information

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A.1.2 First Floor Plan
A.1.3 Second Floor Plan
A.1.4 Third Floor Plan
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A.1.5
2224

HDC Approval Through Staff 11.16.23



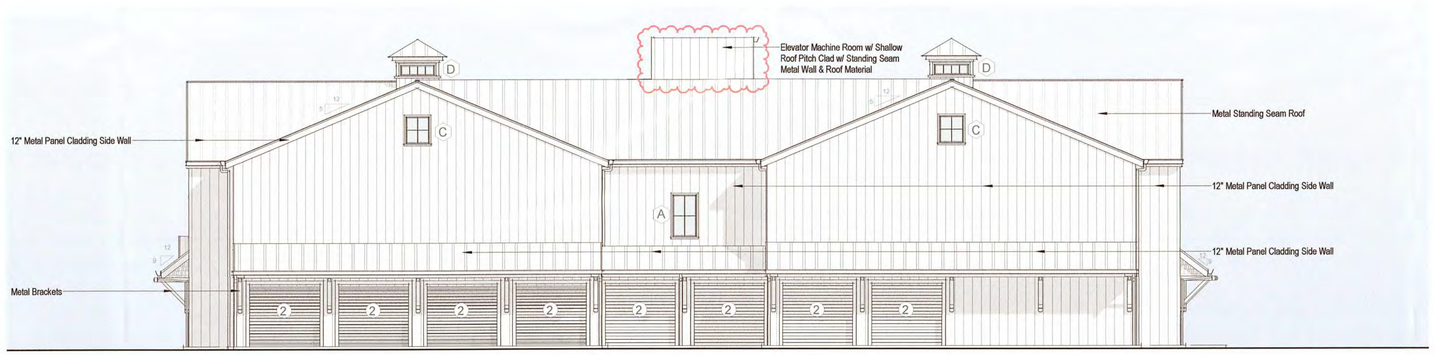
North Elevation - Proposed

1/8" = 1'-0"



North Elevation - Previously Submitted

1 1/2" = 1'-0"



South Elevation - Proposed

1/8" = 1'-0"



South Elevation - Previously Submitted

1 1/2" = 1'-0"

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HDC 2023-10-9289
Without ... roval

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NOV 16 2023

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emeritus
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Nantucket, MA 02554
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www.emeritusltd.com

Exterior Elevations

Site Information

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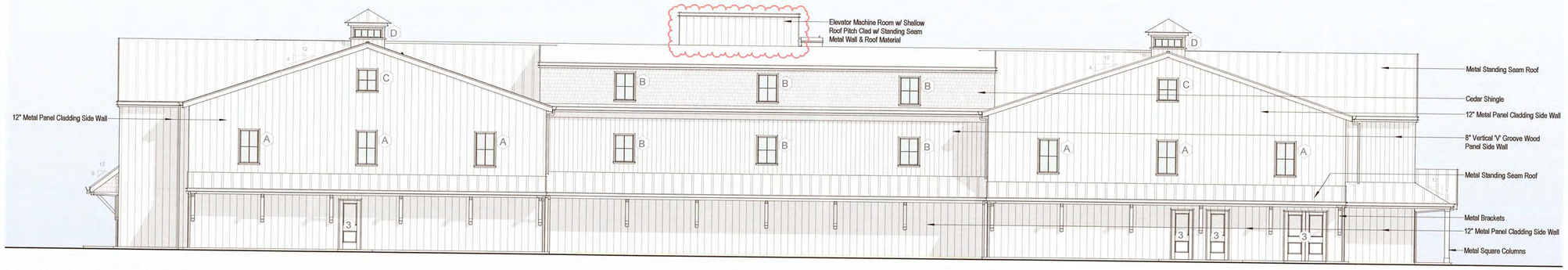
A.2.0

2224

HDC Approval Through Staff 11.16.23



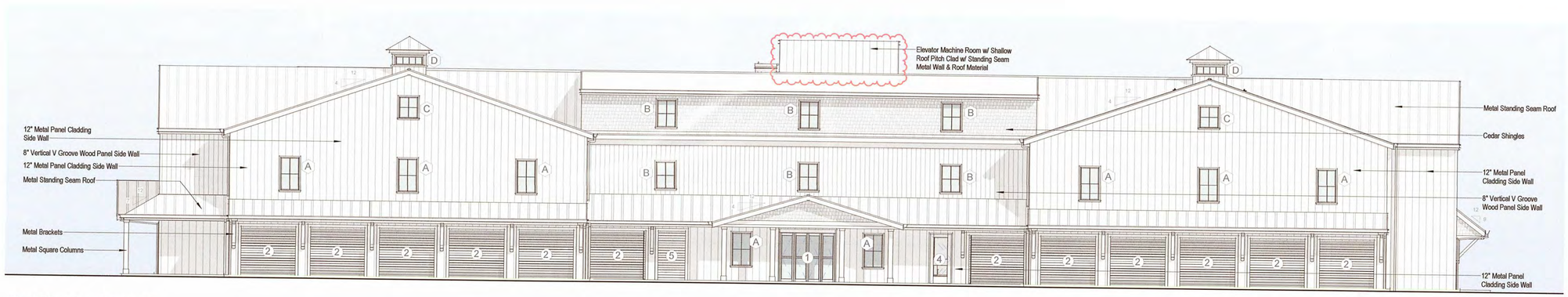
East Elevation - Proposed

1/8" = 1'-0"



East Elevation - Previously Submitted

3" = 1'-0"



West Elevation - Proposed

1/8" = 1'-0"



West Elevation - Previously Submitted

1 1/2" = 1'-0"

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10-12 Davkim Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
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Exterior Elevations

Site Information

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A.2.1
2224

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°. 61/62

Street & Number of Proposed Work: 10/12 Daukim (Duplex)

Owner of record: DXD SS Fund II Nantucket Propco LLC

Mailing Address: PO Box 92137

Albuquerque, NM, 87199

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. 2023-05-857

☐ 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 Window Sash color change & Roof Material Change
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 Asphalt

Trim _____ Sash BLACK Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/21/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

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.

Anne Coderre _____

Signature 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 10-12 Davkim Lane on the following statement:

I Scott Hughes, 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)

Scott Hughes October 23, 2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

DXD SS Fund II Nantucket Propco, LLC.

10-12 Davkim Lane
Nantucket, MA 02554



Locus Map

11.04.24

HDC Submission



North Elevation



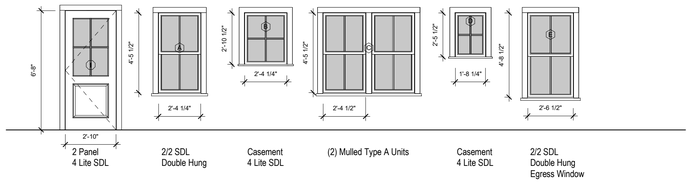
East Elevation



South Elevation



West Elevation



Door and Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE

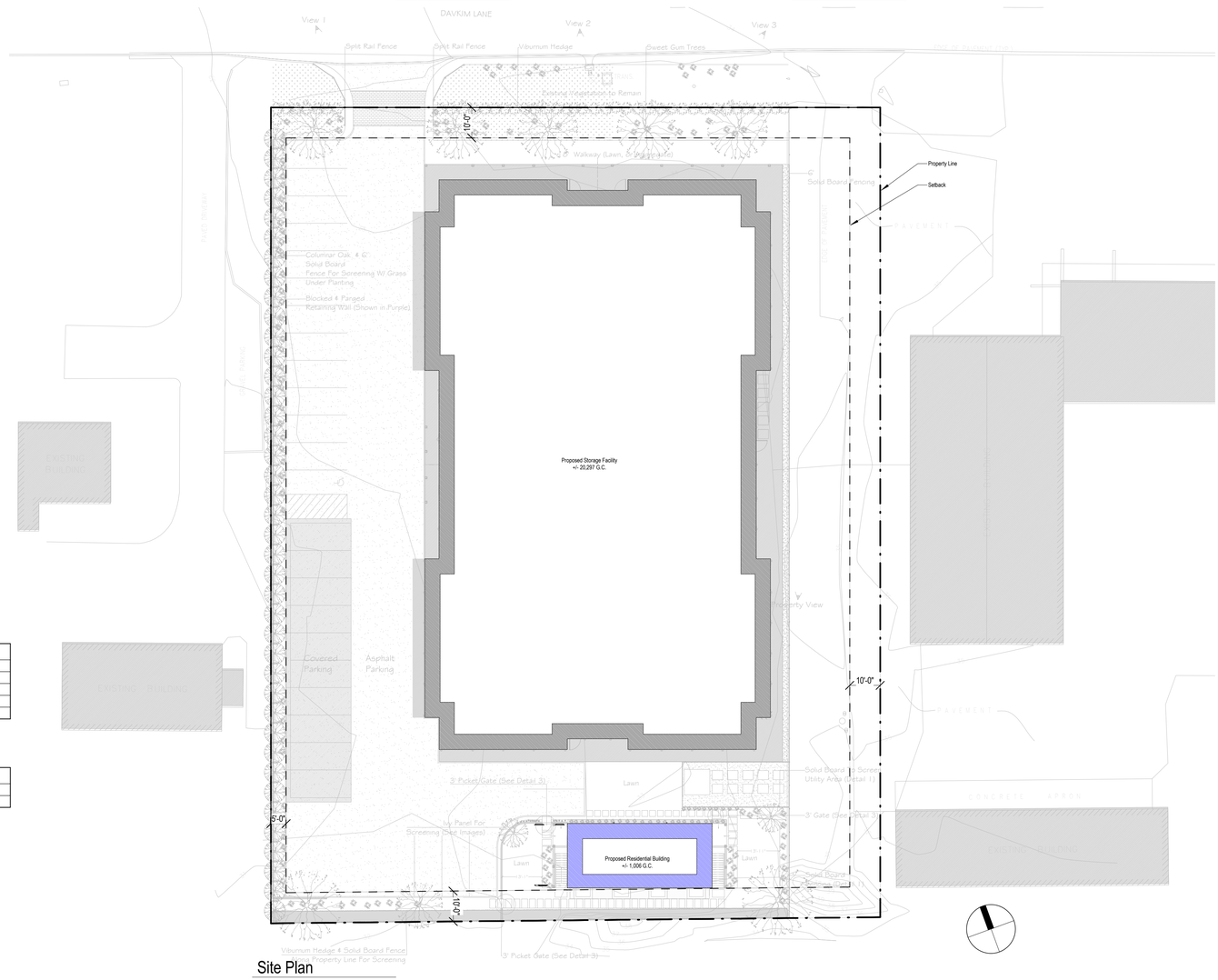
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	30	2'-7"	4'-7"				≥ 30
B	2	2'-7"	3'-0"				≥ 30
D	3	1'-11"	2'-7"				≥ 30
E	4	2'-9 1/4"	4'-10"				≥ 30

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	6	2'-10"	6'-8"				

WINDOW & DOOR NOTES

1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. ~~General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation~~
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing



Site Plan

3/64" = 1'-0"

2224

DXD SS Fund II
Nantucket Propco, LLC
10-12 Davkim Lane Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	53,360 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	21,344 SF
Existing G.C.:	+/- 20,297 SF
Proposed G.C.:	+/- 1,006 SF
Total Proposed G.C.:	+/- 21,303 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Lower Level Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.2 Exterior Elevations

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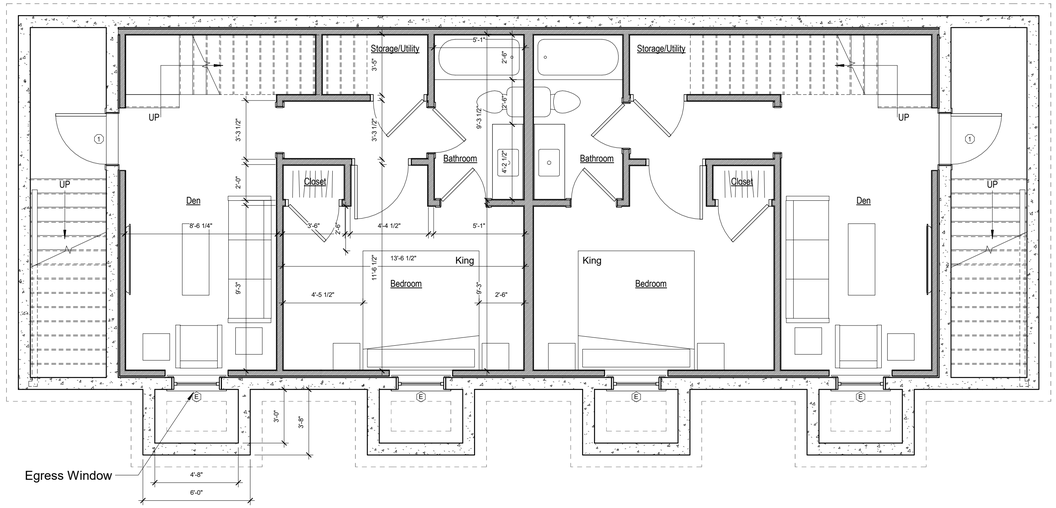
G.1.1

2224

HDC Submission 11.04.24



Lower Level Floor Plan

1/4" = 1'-0"

2224

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10-12 Davkim Lane Nantucket, MA 02554

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Lower Level Plan

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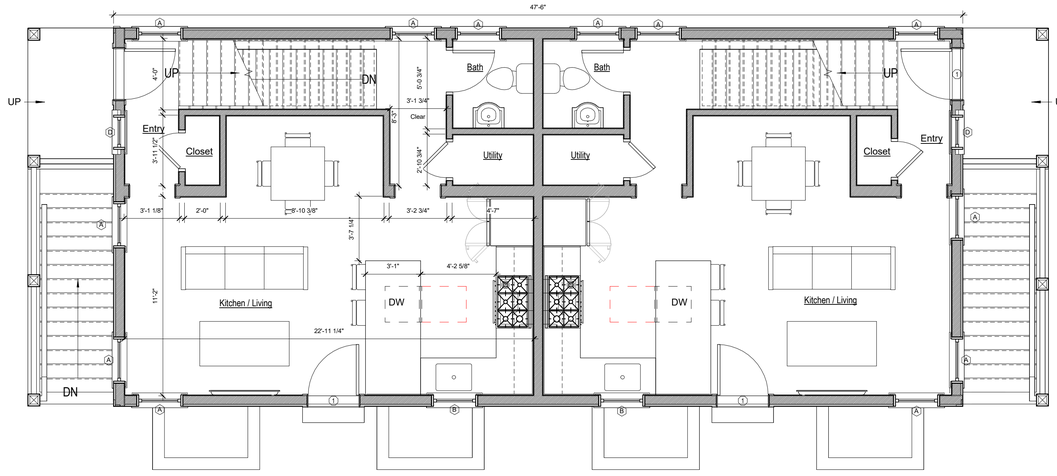
A.1.0

2224

11.04.24

HDC Submission



First Floor Level Plan

1/4" = 1'-0"

2224

DXD SS Fund II

Nantucket Propco, LLC

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emeritus

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First Floor Plan

Site Information

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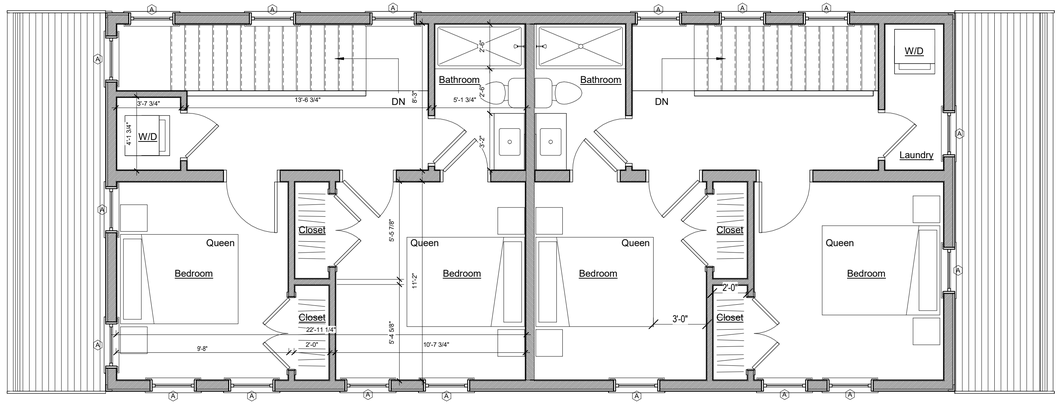
A.1.1

2224

11.04.24

HDC Submission



Second Floor Level Plan

1/4" = 1'-0"

2224

DXD SS Fund II

Nantucket Propco, LLC

10-12 Davkim Lane Nantucket, MA 02554

emeritus

8 Williams Lane
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Second Floor Plan

Site Information

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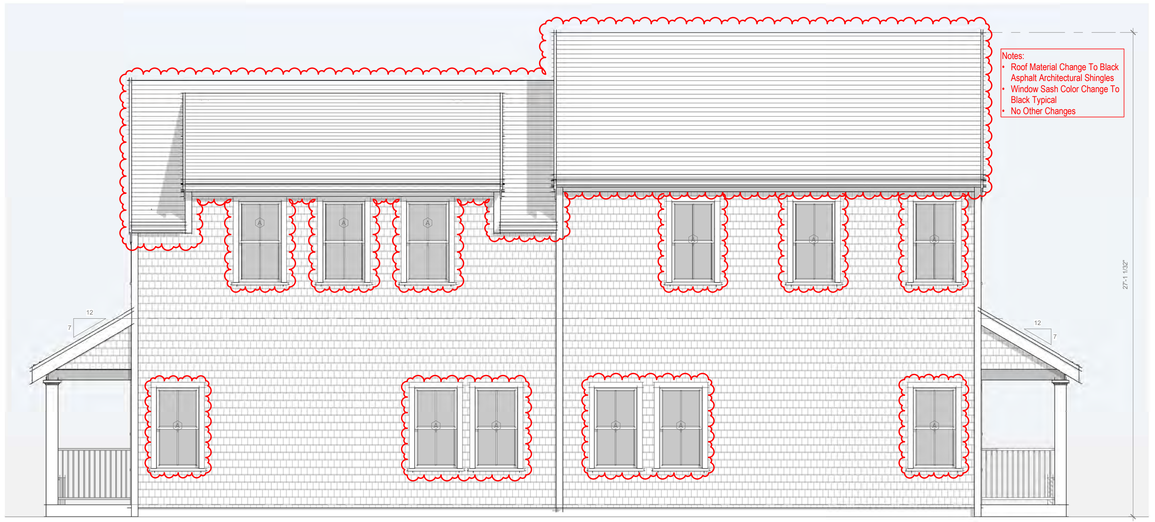
A.1.2

2224

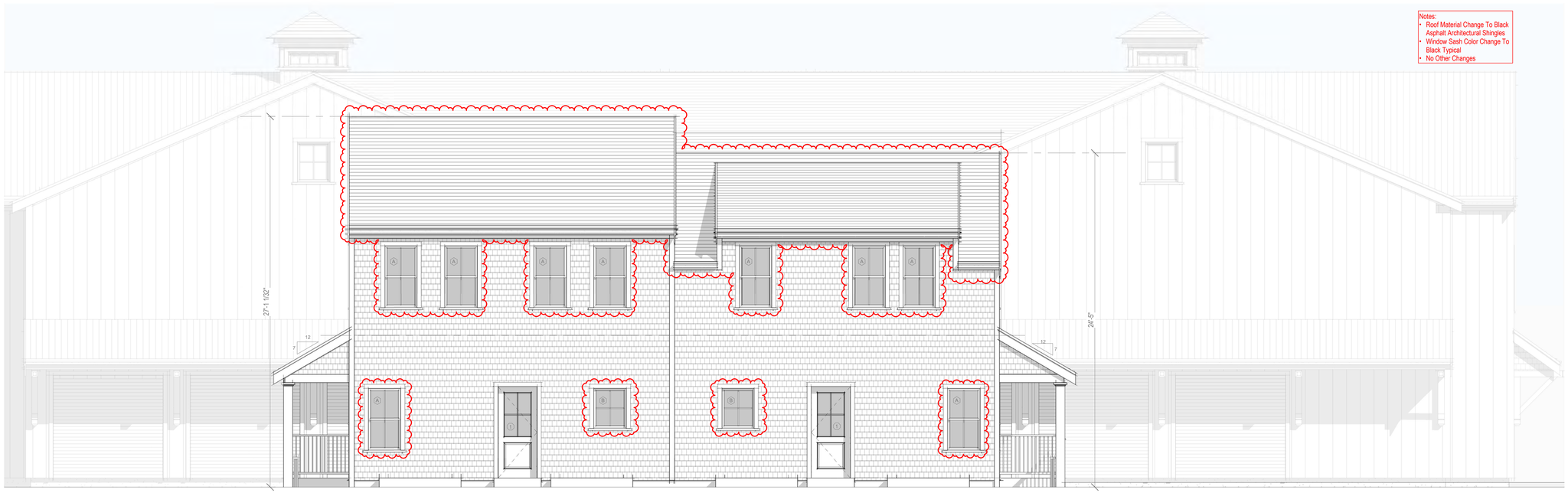
11.04.24

HDC Submission 1



North Elevation - Previously Approved

1/4" = 1'-0"



South Elevation

1/4" = 1'-0"

2224

DXD SS Fund II

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emeritus

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Exterior Elevations

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A.2.1

2224

11.04.24

HDC Submission



East Elevation - Previously Approved

1/4" = 1'-0"



West Elevation - Previously Approved

1/4" = 1'-0"

2224

DXD SS Fund II

Nantucket Propco, LLC

10-12 Davkim Lane Nantucket, MA 02554

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Exterior Elevations

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A.2.2

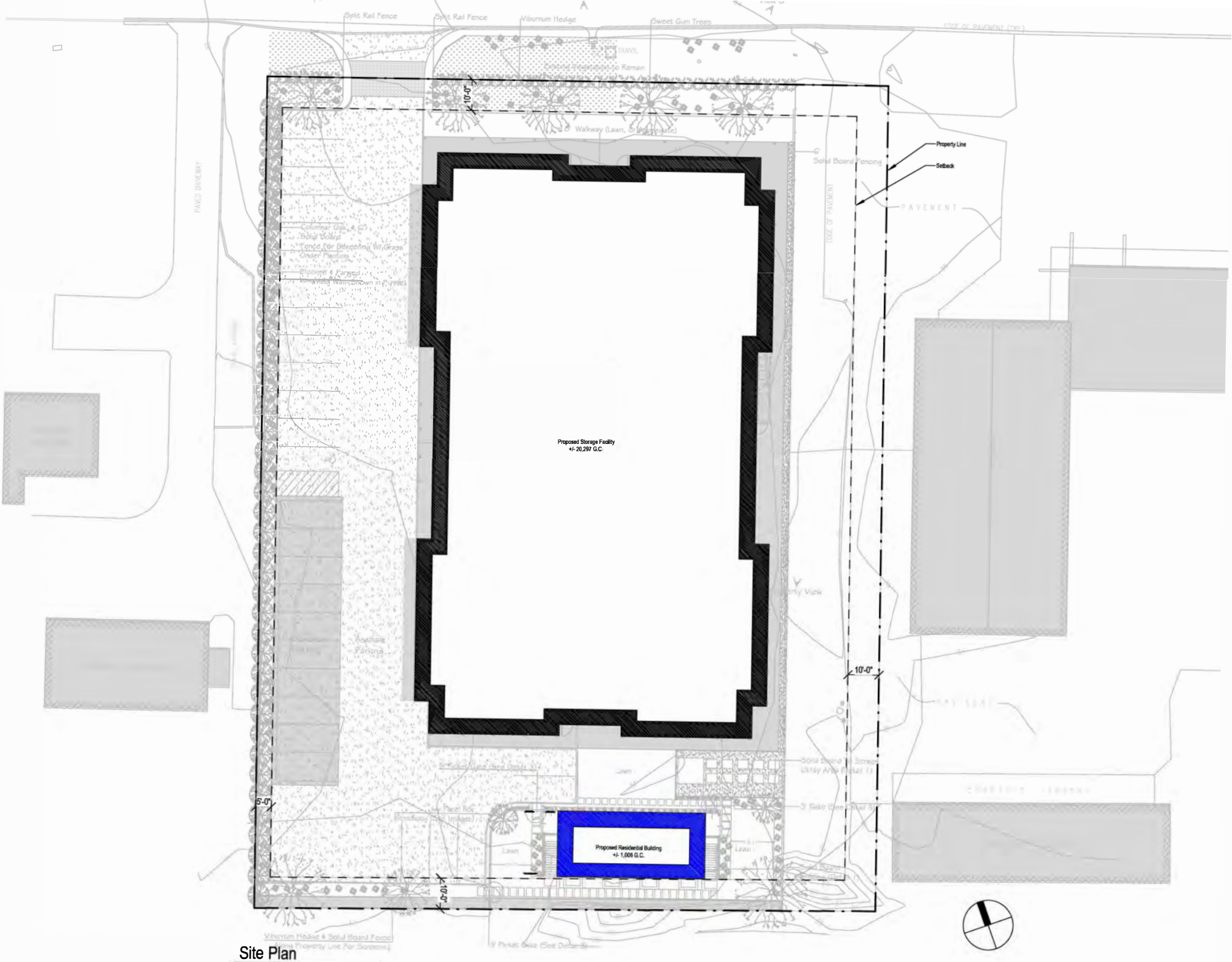
2224

DXD SS Fund II Nantucket Propco, LLC.

10-12 Davkim Lane
Nantucket, MA 02554



Locus Map



Site Plan

3/64" = 1'-0"



North Elevation



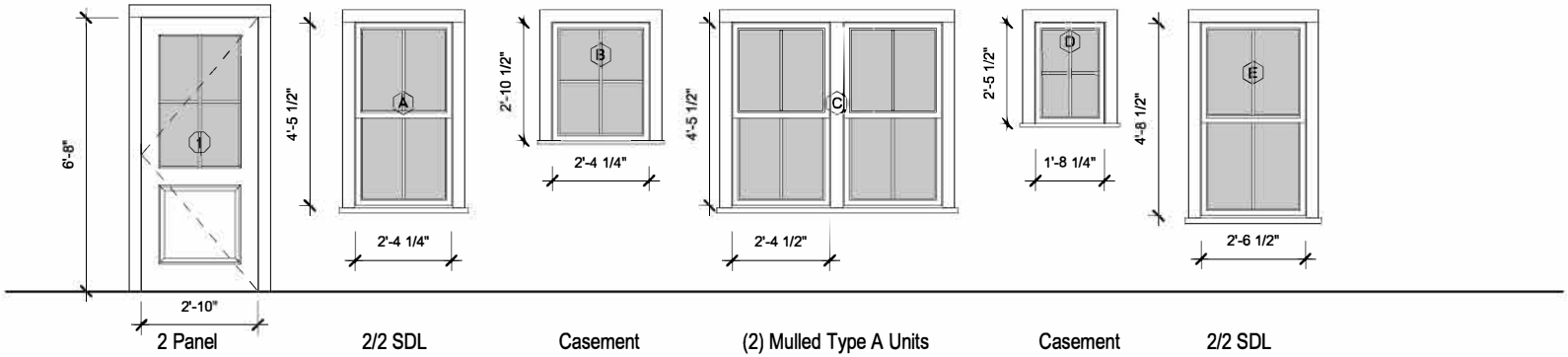
East Elevation



South Elevation



West Elevation



2 Panel
4 Lite SDL

2/2 SDL
Double Hung

Casement
4 Lite SDL

(2) Mulled Type A Units

Casement
4 Lite SDL

2/2 SDL
Double Hung
Egress Window

Door and Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE							
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	30	2'-7"	4'-7"				≥ 30
B	2	2'-7"	3'-0"				≥ 30
D	3	1'-11"	2'-7"				≥ 30
E	4	2'-9 1/4"	4'-10"				≥ 30

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	6	2'-10"	6'-8"				

WINDOW & DOOR NOTES

1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
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7. ~~General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation~~
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
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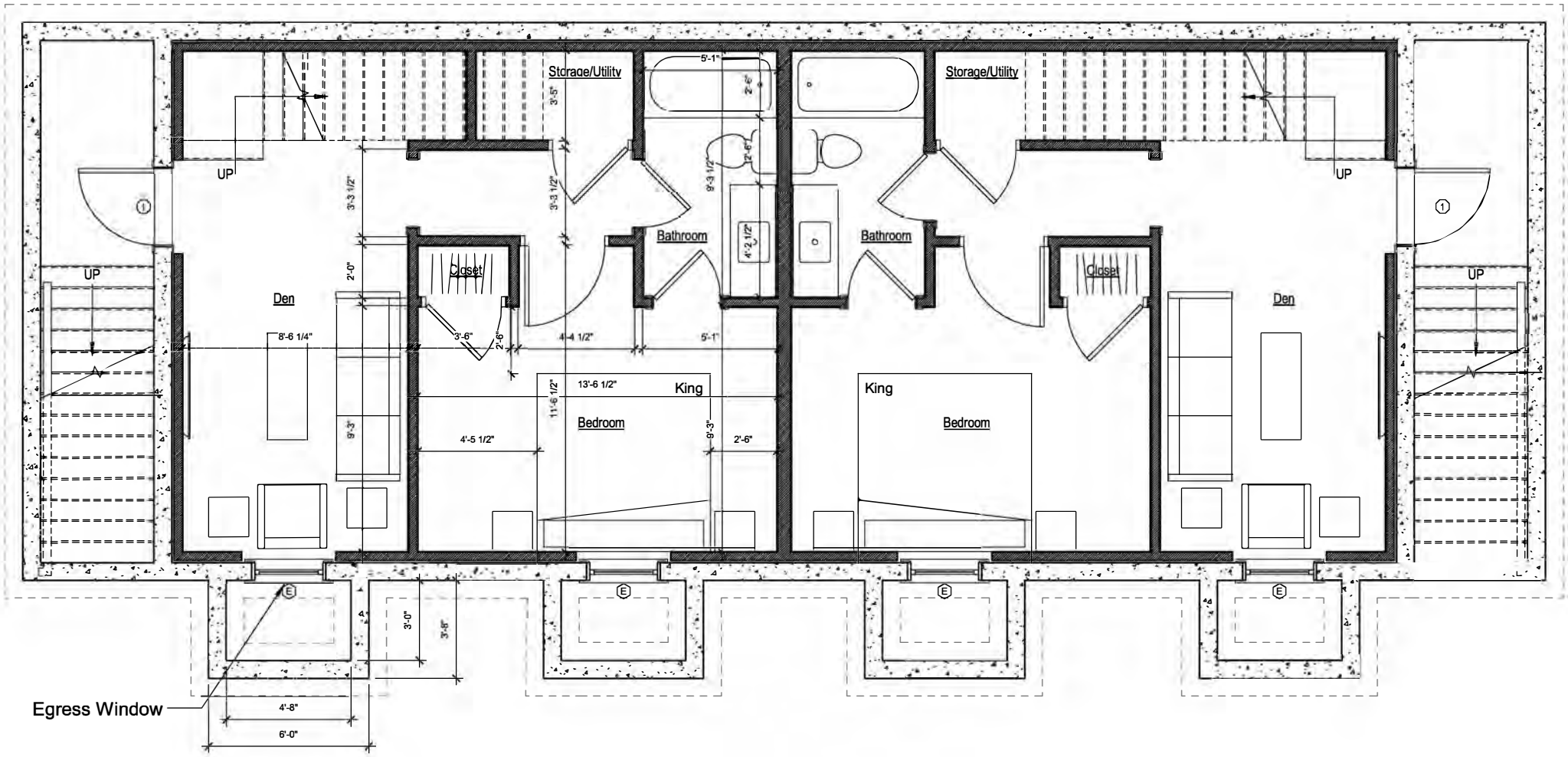
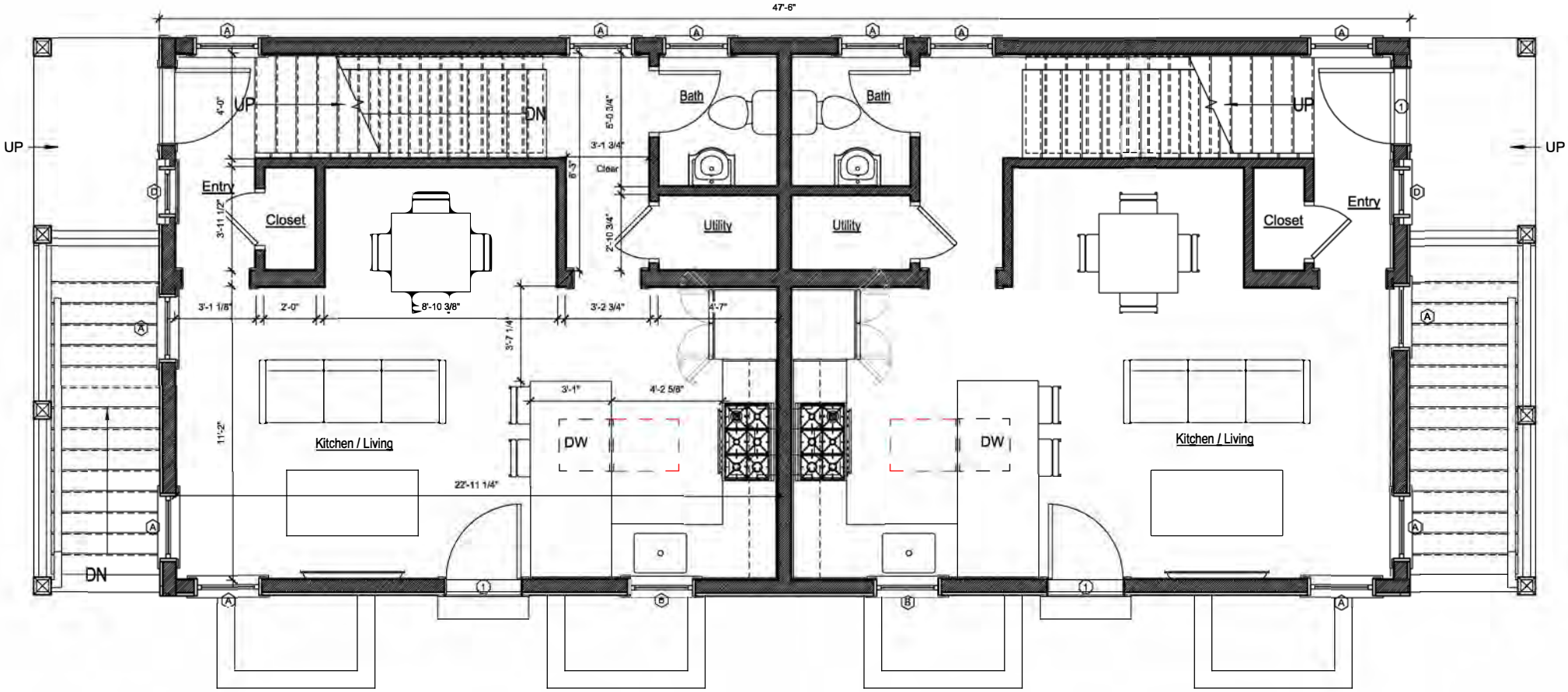
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing



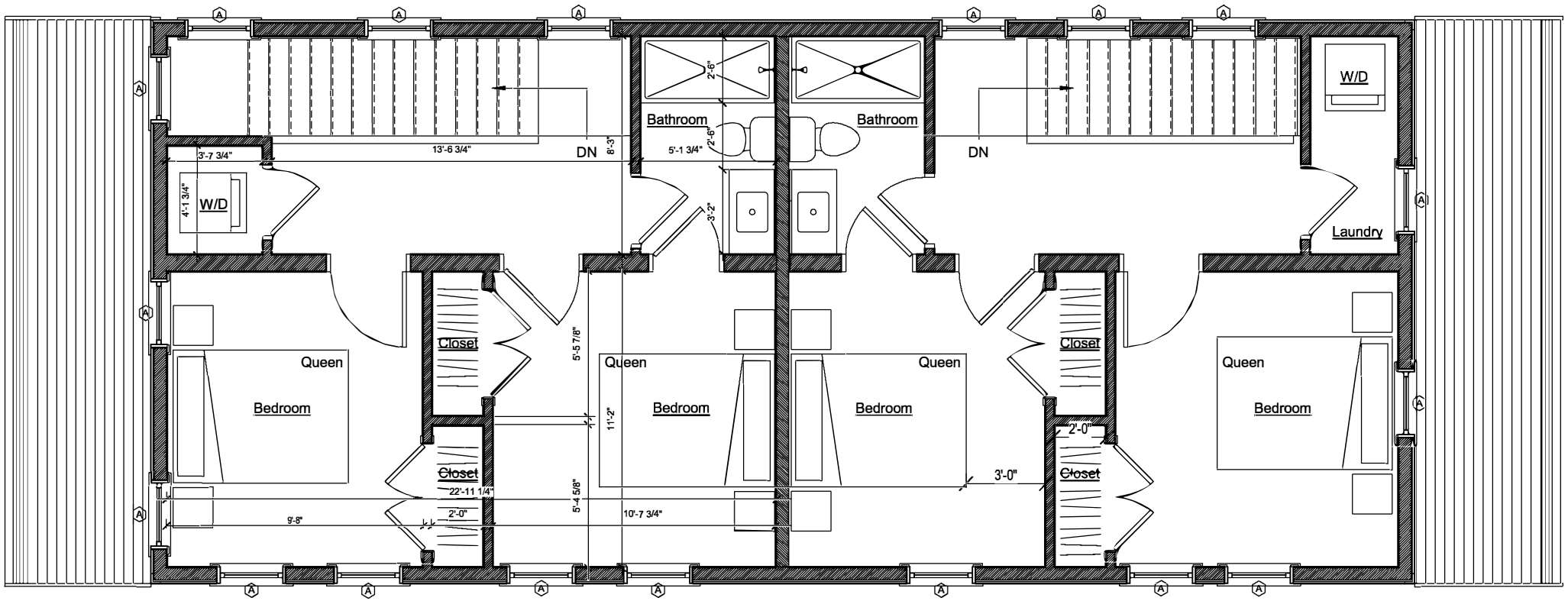
Lower Level Floor Plan

1/4" = 1'-0"



First Floor Level Plan

1/4" = 1'-0"



Second Floor Level Plan

1/4" = 1'-0"



North Elevation - Previously Approved

1/4" = 1'-0"

Notes:
- Roof Material Change To Black Asphalt Architectural Shingles
- Window Sash Color Change To Black Typical
- No Other Changes



South Elevation

1/4" = 1'-0"



East Elevation - Previously Approved

1/4" = 1'-0"

Notes:
- Roof Material Change To Black Asphalt Architectural Shingles
- Window Sash Color Change To Black Typical
- No Other Changes



West Elevation - Previously Approved

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 6-8-2023

HDC2023-05-878

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 61/62

Street & Number of Proposed Work: 10-12 Darkin Ln

Owner of record: Darkin Smiley LLC c/o Core Investments Inc

Mailing Address: 800 Boylston St
31st Floor Boston, MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY 001063 $402.40

Date application received: 5/31/23 Fee Paid: $ _____

Must be acted on by: 7/16/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ATS w/ 2ND FL GANGED WINDOWS TO BE SPREAD APART ON S ELEVATION

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 47'-6" +/- Sq. Footage 1st floor: 1006

Width: 20'-11" +/- Sq. footage 2nd floor: 1006

Sq. footage 3rd floor: _____

Decks/Patio: Size: 76 ☑ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 27'-11" +/- South " " East " " West " "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*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 9 /12 Secondary Mass 9 /12 Dormer _____/12 6 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 7 1/4" Soffit (Overhang) 5 1/2" Corner boards _____ Frieze 3 1/2"

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 _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim Natural Sash Grey Doors Grey

Deck N/A Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

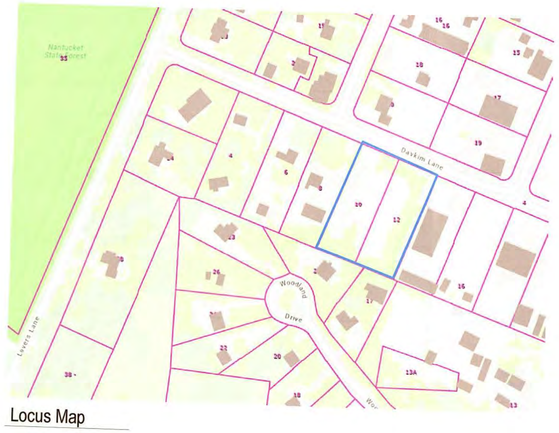
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/26/23 Signature of owner of record _____ Signed under penalties of perjury

Davkim Smiley, LLC c/o Core Invesments, Inc.

10-12 Davkim Lane
Nantucket, MA 02554

06.20.23



Locus Map



North Elevation



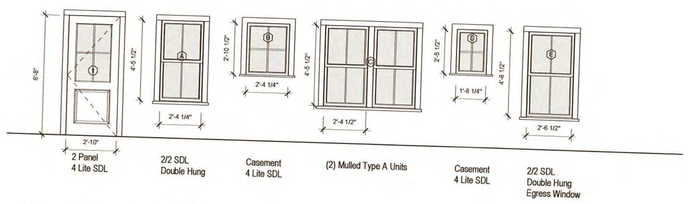
East Elevation



South Elevation



West Elevation



Door and Window Legend

1/4" = 1'-0"

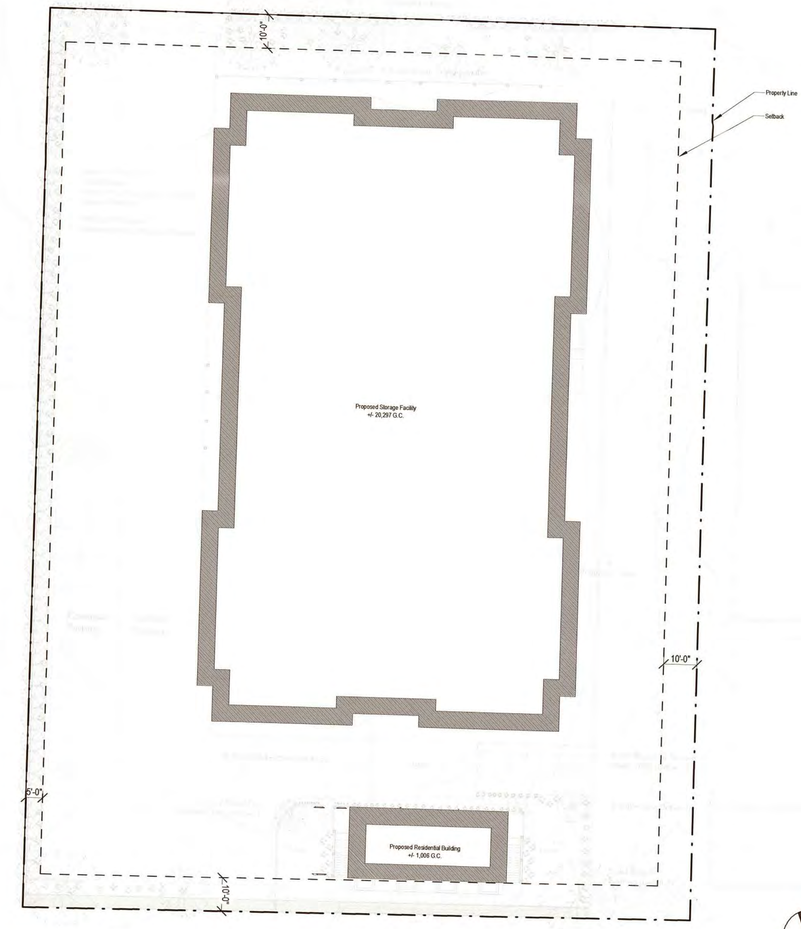
WINDOW SCHEDULE							
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	30	2'-7"	4'-7"				≥ 30
B	2	2'-7"	3'-0"				≥ 30
D	3	1'-11"	2'-7"				≥ 30
E	4	2'-9 1/4"	4'-10"				≥ 30

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	6	2'-10"	6'-8"				

WINDOW & DOOR NOTES

1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. ~~General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation~~
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

HDC Submission - ATS



Site Plan

3/64" = 1'-0"

APPROVED
HDC2023-05-8578
No Exterior Changes
Without HDC Approval

2224

Davkim Smiley, LLC c/o Core Invesments, Inc.

10-12 Davkim Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4595
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	53,360 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	21,344 SF
Existing G.C.:	+/- 20,297 SF
Proposed G.C.:	+/- 1,008 SF
Total Proposed G.C.:	+/- 21,303 SF

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A.1.0 Lower Level Plan
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A.2.3 Exterior Perspectives

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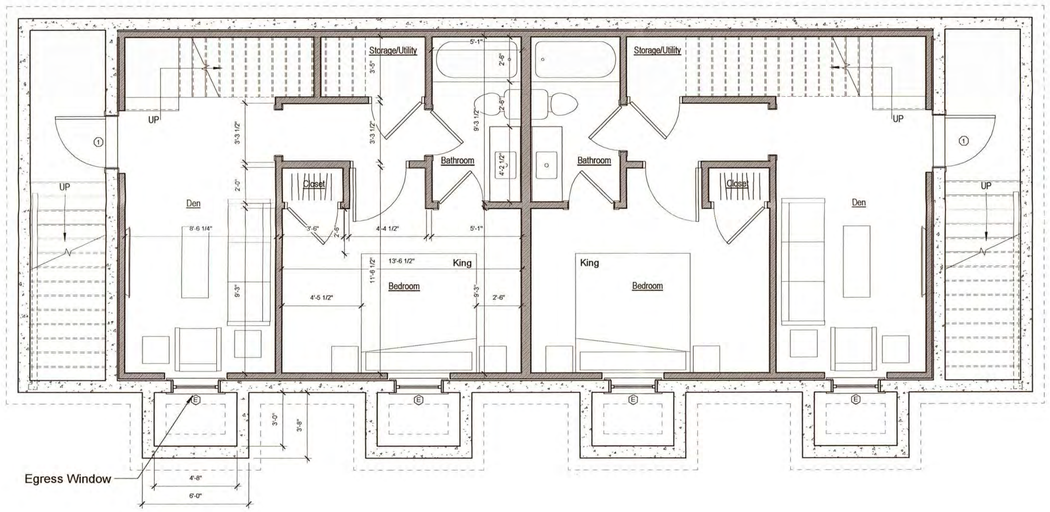
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR

G.1.1
2224

06.20.23



Lower Level Plan

1/4" = 1'-0"

HDC Submission - ATS

2224

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emeritus

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Lower Level Plan

Site Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
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A.1.0

2224

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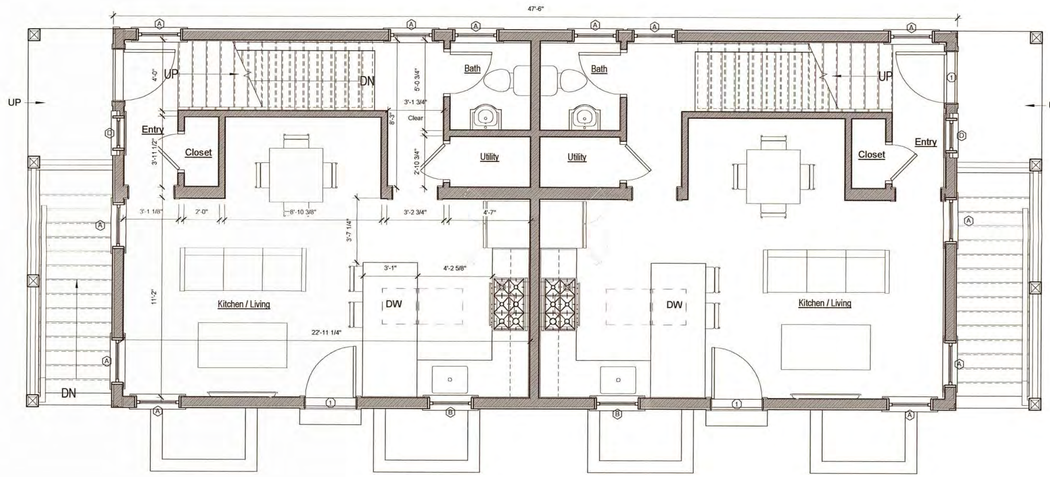

First Floor Plan

1/4" = 1'-0"

HDC Submission - ATS

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First Floor Plan

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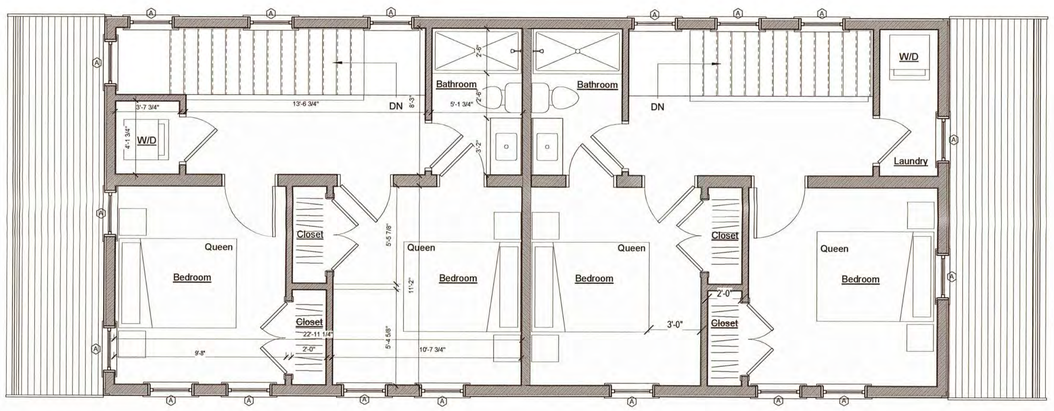

Second Floor Plan

1/4" = 1'-0"

HDC Submission - ATS

2224

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Second Floor Plan

Site Information

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A.1.2

2224

06.20.23



Roof Plan
1/4" = 1'-0"

HDC Submission - ATS

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Roof Plan

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A.1.3

2224

06.20.23

HDC Submission - ATS



North Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"

APPROVED
HDC2023-05-8578
No Exterior Changes
Without HDC Approval

2224

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Exterior Elevations

Site Information

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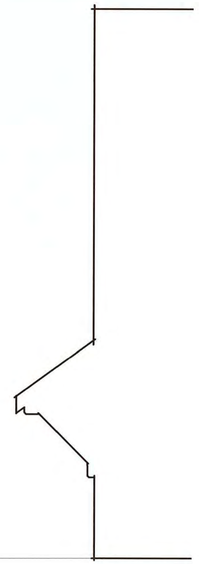
A.2.1
2224

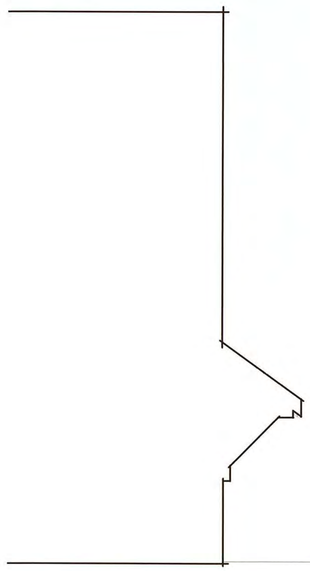
06.20.23



East Elevation

1/4" = 1'-0"







West Elevation

1/4" = 1'-0"

HDC Submission - ATS

2224

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Exterior Elevations

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APPROVED
HDC2023-05-6578
No Exterior Changes
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A.2.2

2224

06.20.23



Exterior Perspective



Exterior Perspective



Exterior Perspective





Exterior Perspective

HDC Submission - ATS

2224

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Exterior Perspectives

Site Information

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A.2.3

2224

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 273

Street & Number of Proposed Work: 9 GROVE LANE

Owner of record: Lynne Pickard

Mailing Address: 3818 44th Street NW
Washington, DC 20007

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornemill Design, LLC

Mailing Address: 48 Dukes Rd
Nantucket MA

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other SHED/ADDITION

Size of Structure or Addition: Length: 11 x 9 Sq. Footage 1st floor: 99 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 12' 6" South 12' 10" East 12' 6" West 12' 6"

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 _____ ☐ 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 _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer Velux Rough Opening 20"x30" Size _____ Location North Roof

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x4 Rake 1x6 Soffit (Overhang) 10 Corner boards 1x6 Frieze 1x6

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front 4 Lite/Wood Rear Vert V. groove 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 Dark Grey to match existing.

Trim White Sash White Doors _____

Deck Natural Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/22/24 Signature of owner of record Luke Thornemill for Lynne Pickard Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Chair

Stephen Welch
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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 Luke Thornewill

AS AGENT FOR Lynne Pickard

STREET ADDRESS 9 Grove lane

MAP/PARCEL 41 / 273

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/22/24

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.

Luke Thornewill — 10/22/24

Signature — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(Initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

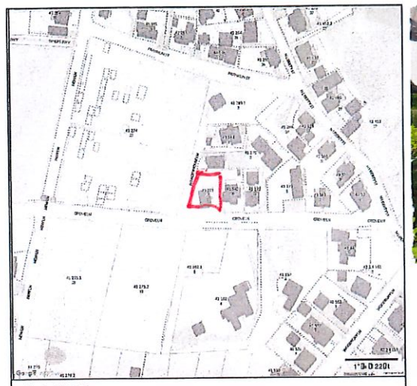
N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



EXISTING SHED



REAR GARDEN - MAIN HOUSE



LOCUS

N.T.S.



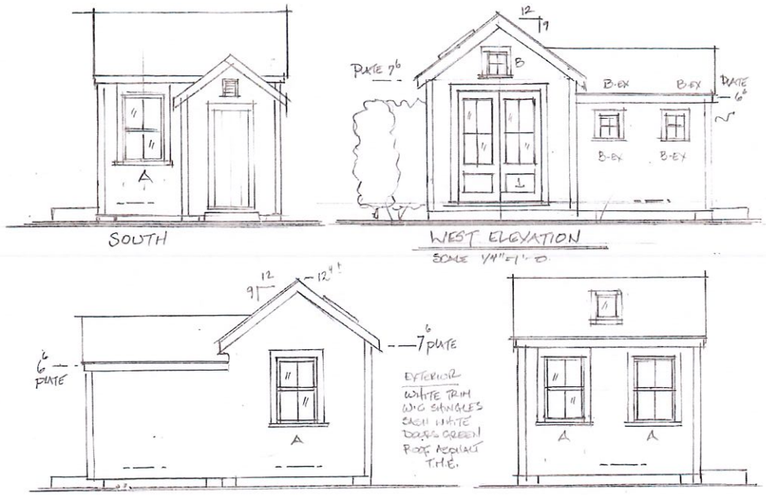
MAIN HOUSE - FRONT GROVE LANE

A New SHED for

Lee & Lynne Pickard

9 Grove Lane
Nantucket , Massachusetts



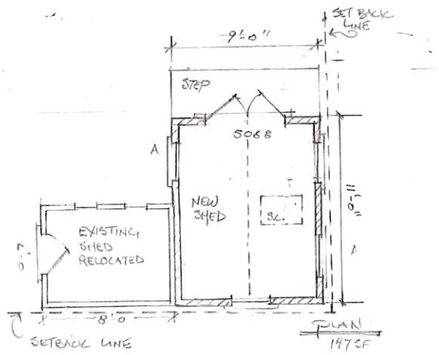


NOTE:
INTERIOR OF POTTING SHED WITH PTD BDS ON WALLS & CEILING - FLOOR PTD

WINDOWS
(A) BOSTON SASH ADL DBH 2/2
2639 ± SASH SIZE (4 UNITS)
(B) BOSTON SASH 4 LITE FIXED
1'6"x2'0 ±

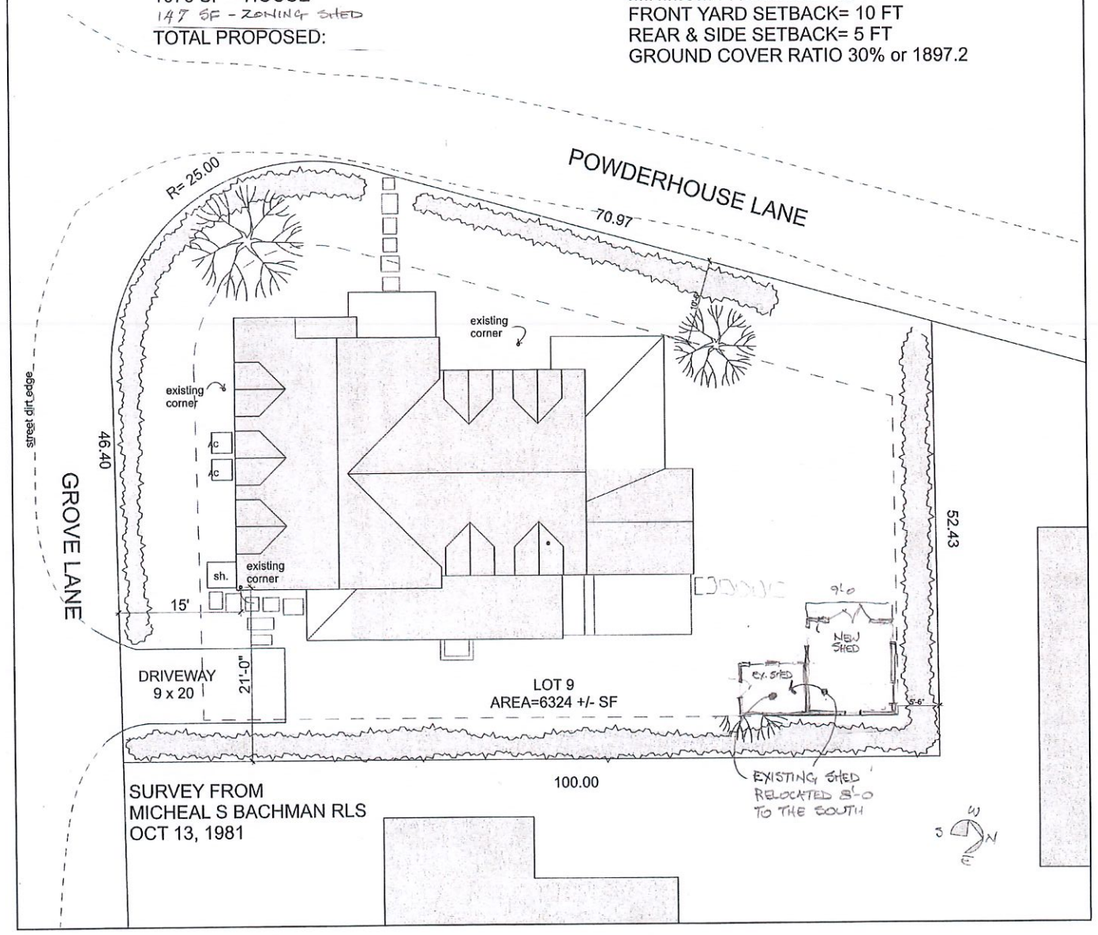
DOORS
(1) MAHOGANY
5068 4 LIGHT W/BTM PANEL
PTD GREEN TO MATCH EXISTING

SKYLIGHT:
VELUX 20"x30"



GROUND COVER
1894 SF = TOTAL ALLOWABLE
1676 SF - HOUSE
147 SF - ZONING SHED
TOTAL PROPOSED:

ZONING R-1
MINIMUM LOT SIZE+ 5000 SF
MINIMUM FRONTAGE= 50 FT
FRONT YARD SETBACK= 10 FT
REAR & SIDE SETBACK= 5 FT
GROUND COVER RATIO 30% or 1897.2



Site Plan- Proposed

SCALE: 1/8" = 1'-0"

ISSUES/REVISION DATE	
As Builts	2/3/17
HDC 1	7/13/17
Client Review	9/18/17
Const Docs	9/26/17
Review Set	1/18/18
Staff Approval	4/9/18
HDC Rev	12/18/18
Staff Approval	1/9/19
REVIEW	8/29/24

A New SHED FOR
Lee & Lynne Pickard
9 Grove Lane
Nantucket, Massachusetts

USE OF DRAWING
This drawing is the sole property of the Designer and is to be used for the identified project and site. The contents of this drawing are not to be sold, altered, transferred, copied, or reproduced without the expressed written permission of the Designer. This drawing is to be returned to the Designer upon request.
© Thornewill Design LLC 2016

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: RH
Checked by: LT

Sheet No:
A0.0

Contents:
Cover- Proposed Houses

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Katherine Hemingway

STREET ADDRESS 6 Field Ave

MAP/PARCEL 80 / 170

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 25, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook Meerbergen — Signature

10.24.2024 — Date

Windows; deck;
doors; addn;
mods

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 170

Street & Number of Proposed Work: 6 FIELD AVE

Owner of record: KATHERINE HEMINGWAY

Mailing Address: PO BOX 1214
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8.1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other ADDITION; WINDOW/DOOR Δ's; DECK REPLACE

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 160

Width: 10' Sq. footage 2nd floor: Ø

Sq. footage 3rd floor: _____

$100

Decks/Patio: Size: 8x17 ☒ 1st floor ☒ 2nd floor

Size: 6x6; 6x26 ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North 13'-0" South 13'-0" East Ø West 13'-0"

Additional Remarks

Historic Name:

REVISIONS* (describe)

1. East Elevation NEW DOORS/WINDOWS; REBUILD DECKS; STOOPS; RAIL
2. South Elevation " " " "

(describe)

Original Date:

Original Builder:

3. West Elevation NEW PORCH ENTRY; ADDITION; WINDOWS/DOORS

4. North Elevation " " " " " "; NEW SIDE PORCH

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed VARIES ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 4/12 MATCH EXISTING

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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/x10 Rake 1x8 Soffit (Overhang) 10" Corner boards 5/4x6 Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 6LT/2 PNL Rear 8LT FR Side 8LT FR

Garage Door(s): Type 4LT/PANEL Material WOOD/PAINTED

Hardscape materials: Driveways EXISTING 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 (MAHOGANY) Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10.24.2024 Signature of owner of record Brook J Reed FOR HEMINGWAY Signed under penalties of perjury

6 Field permit permission

DD

Dane DeCarlo

To: You

Reply | Reply all | Forward

Thu 10/24/2024 11:00 AM

Hi Brook. This email is permission to sign all HDC and permit applications on my behalf. Thank you

DSDC Inc.
Dane DeCarlo
PO Box 1214
Nantucket, MA 02554
ddcarlo68@gmail.com
508-246-7049

6 FIELD AVENUE



FRONT ELEV - WEST



RIGHT ELEV - SOUTH

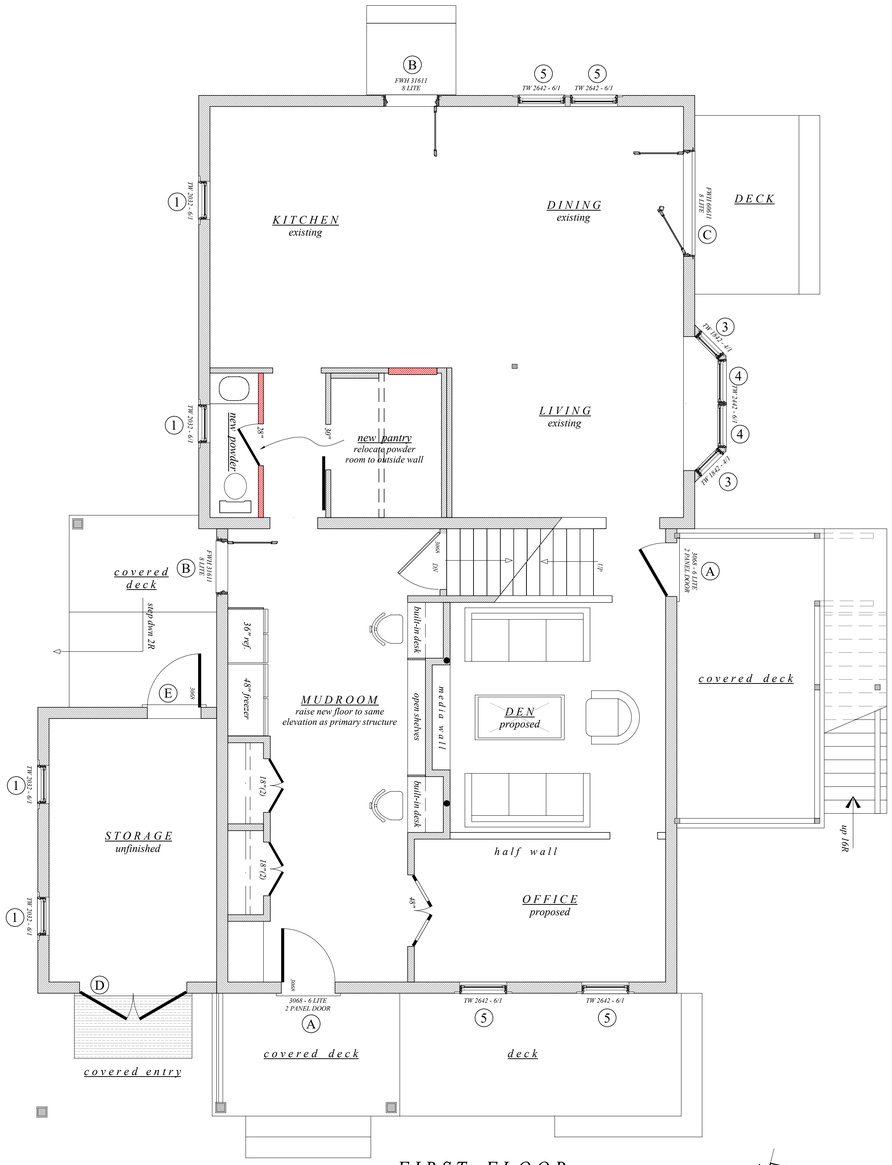
6 FIELD AVENUE



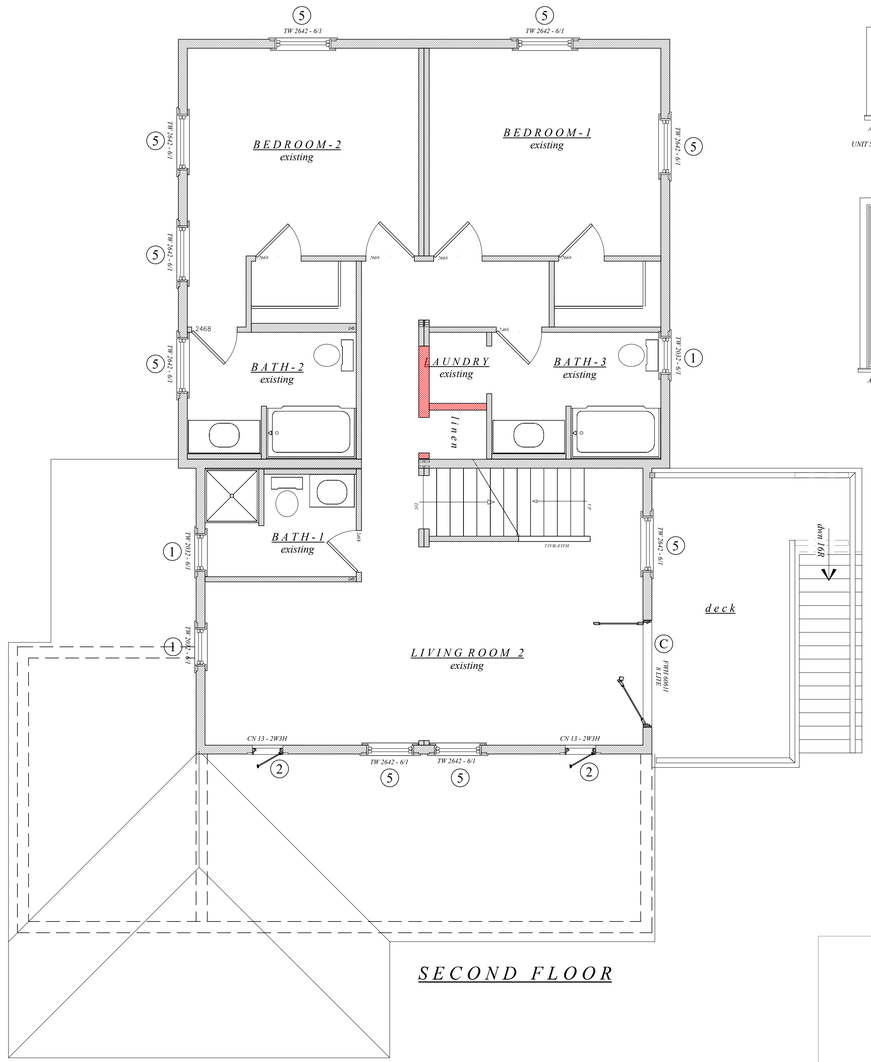
REAR ELEV - EAST



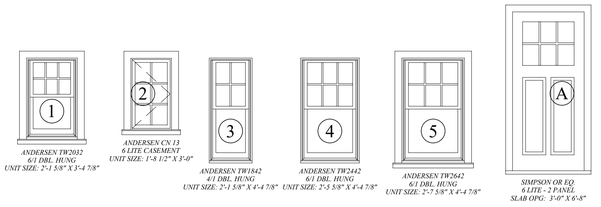
LEFT ELEV - NORTH

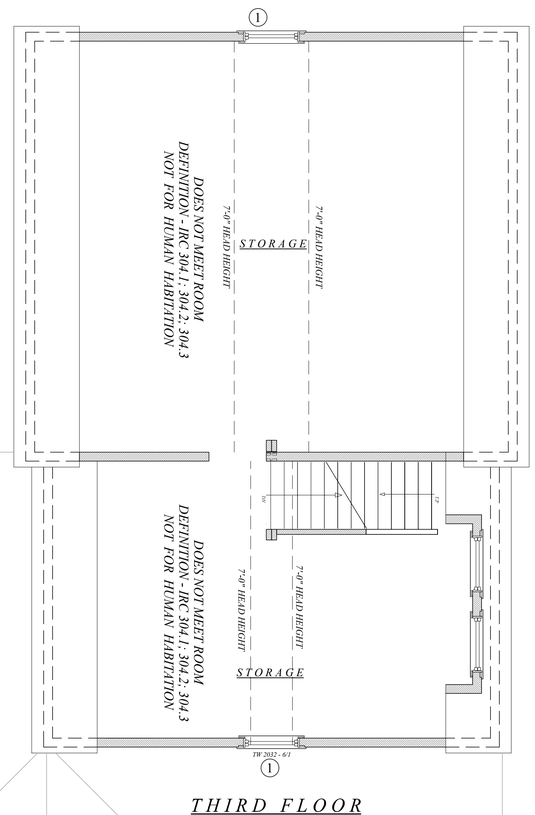


FIRST FLOOR

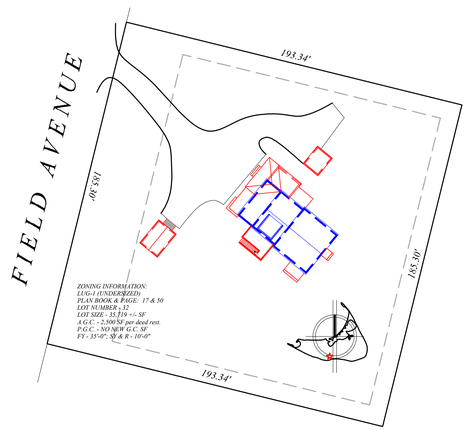


SECOND FLOOR





THIRD FLOOR





LOCUS MAP - NOT TO SCALE
6 FIELD AVE - MAP 80; PCL 170

H.D.C. SUBMISSION

1

MAP - 80
PCL - 170

HEMINGWAY DECARLO - ADDITION & MODS
6 FIELD AVE
NANTUCKET, MA

2024
PRINT DATE

PLANS, SITE LOCUS
SCALE: 1/4" = 1'-0", 1" = 40'-0"
DATE: 10.24.24

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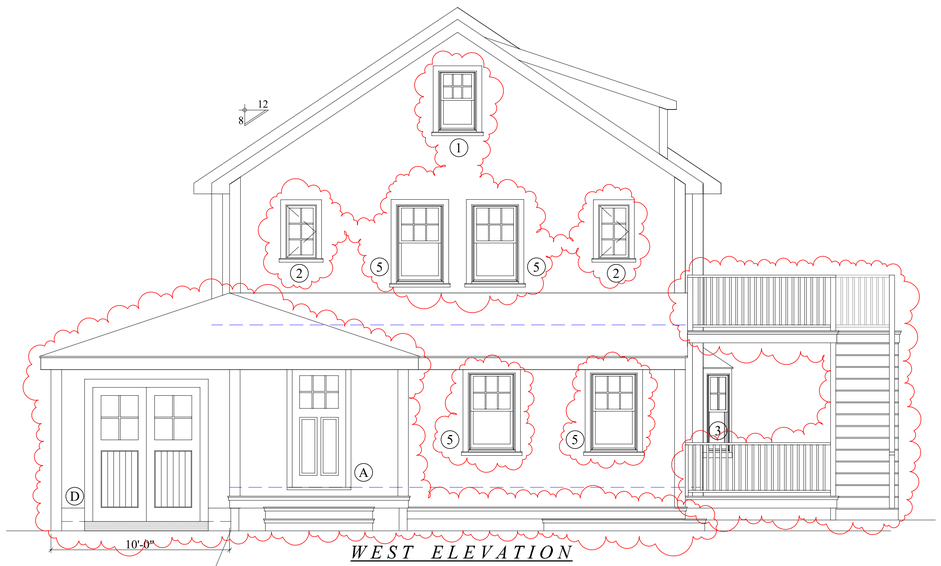
REVISIONS

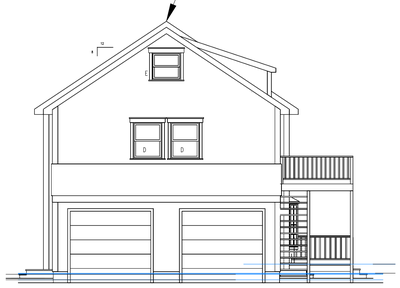
MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



WEST ELEVATION



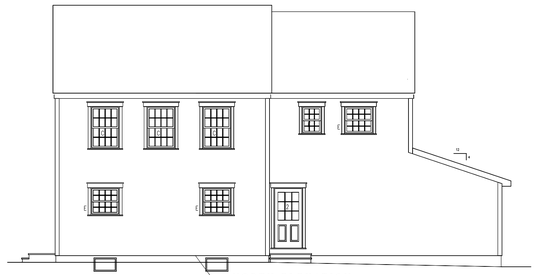
SOUTH ELEVATION



WEST ELEVATION



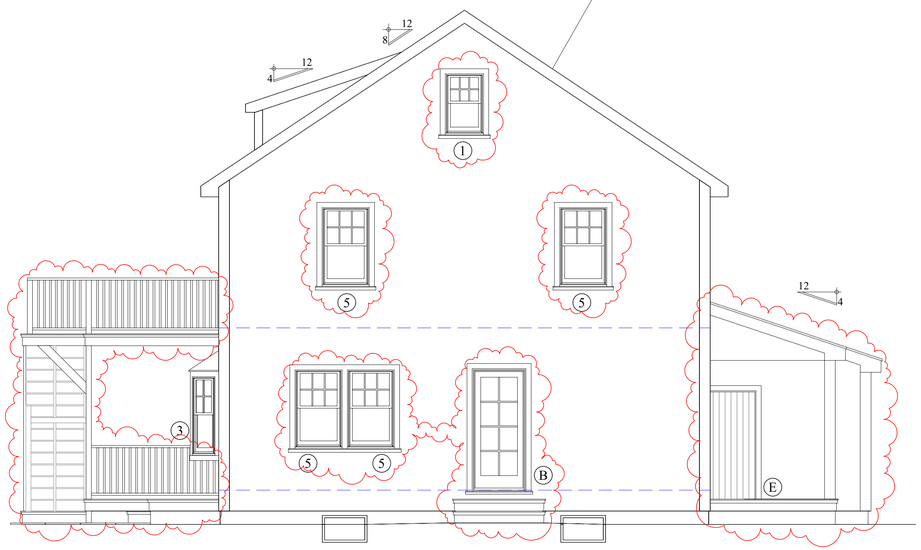
EAST ELEVATION



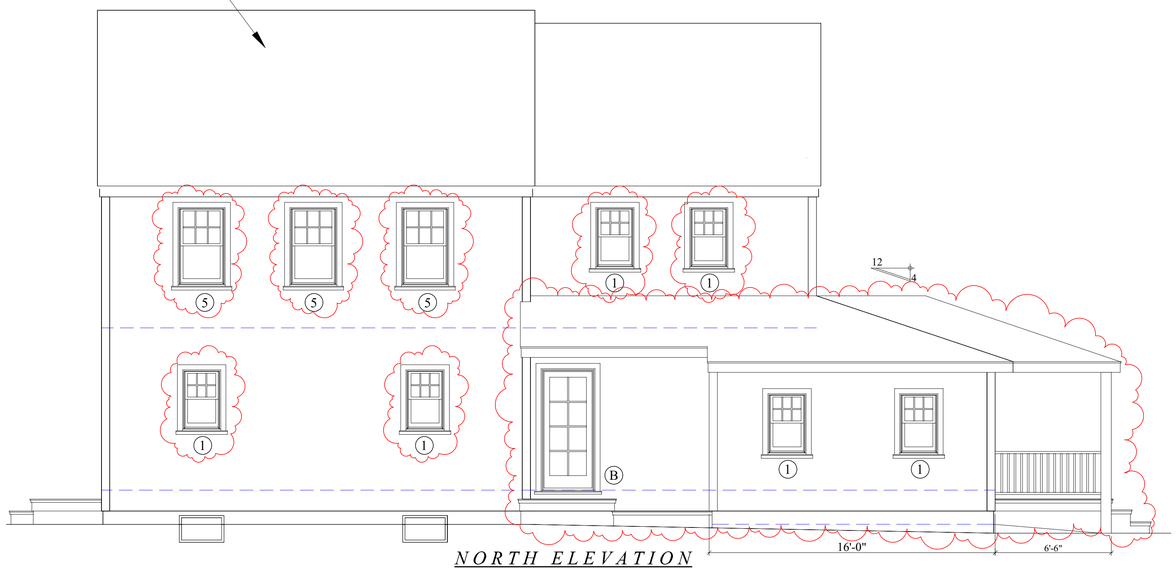
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

H.D.C. SUBMISSION

2

MAP - 80
PCL - 170

HEMINGWAY DECARLO - ADDITION & MODS
6 FIELD AVE
NANTUCKET, MA

2024
PRINT DATE

ELEVATIONS AS BUILT
SCALE: 1/4"=1'-0", 1/8"=1'-0"
DATE 10-24-24

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REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Katherine Hemingway

STREET ADDRESS 6 Field Ave

MAP/PARCEL 80 / 170

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 25, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook Meerbergen — Signature

10.24.2024 — Date

zoning shed;
as built

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 170

Street & Number of Proposed Work: 6 FIELD AVE

Owner of record: KATHERINE HEMINGWAY

Mailing Address: PO BOX 1214
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
NANTUCKET, MA 02554

Contact Phone #: 8.1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other ZONING SHED (AS BUILT)

Size of Structure or Addition: Length: 16 Sq. Footage 1st floor: 196 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 12 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

#50

Difference between existing grade and proposed finish grade: North 100 Δ's ~~South~~ _____ East _____ ~~West~~ _____

Height of ridge above final finish grade: North 13'-0" ~~South~~ _____ ~~East~~ _____ ~~West~~ _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South 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 8 /12 _____ Secondary Mass _____/12 _____ Dormer _____/12 _____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) Ø Corner boards 1x6 Frieze Ø
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front BOARD Rear _____ Side 15LT FR

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 GRAY NOT VIS.
Trim NTW Sash RED (ISH) Doors TAUPE/NTW
Deck Ø Foundation Ø Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10.24.2024 Signature of owner of record Brook P. Merrill FOR HEMINGWAY Signed under penalties of perjury

6 Field permit permission

DD

Dane DeCarlo

To: You

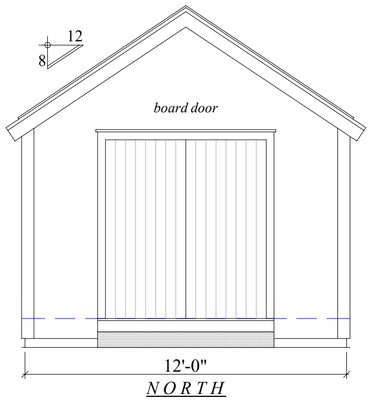
Reply | Reply all | Forward

Thu 10/24/2024 11:00 AM

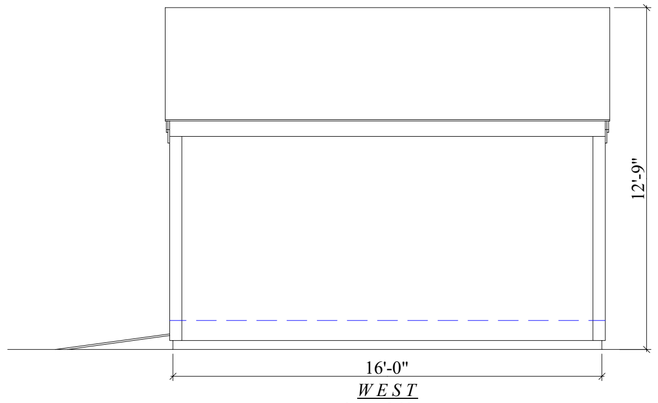
Hi Brook. This email is permission to sign all HDC and permit applications on my behalf. Thank you

DSDC Inc.
Dane DeCarlo
PO Box 1214
Nantucket, MA 02554
ddcarlo68@gmail.com
508-246-7049

H.D.C. SUBMISSION



N O R T H
facing house

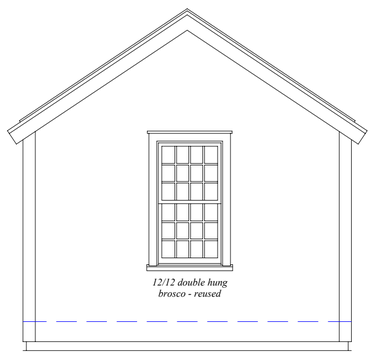


W E S T
facing field ave



LOCUS MAP - NOT TO SCALE
6 FIELD AVE - MAP 80; PCL 170

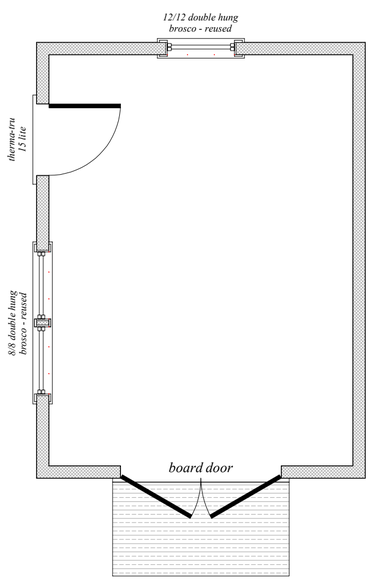
STRUCTURE IS "AS-BUILT"



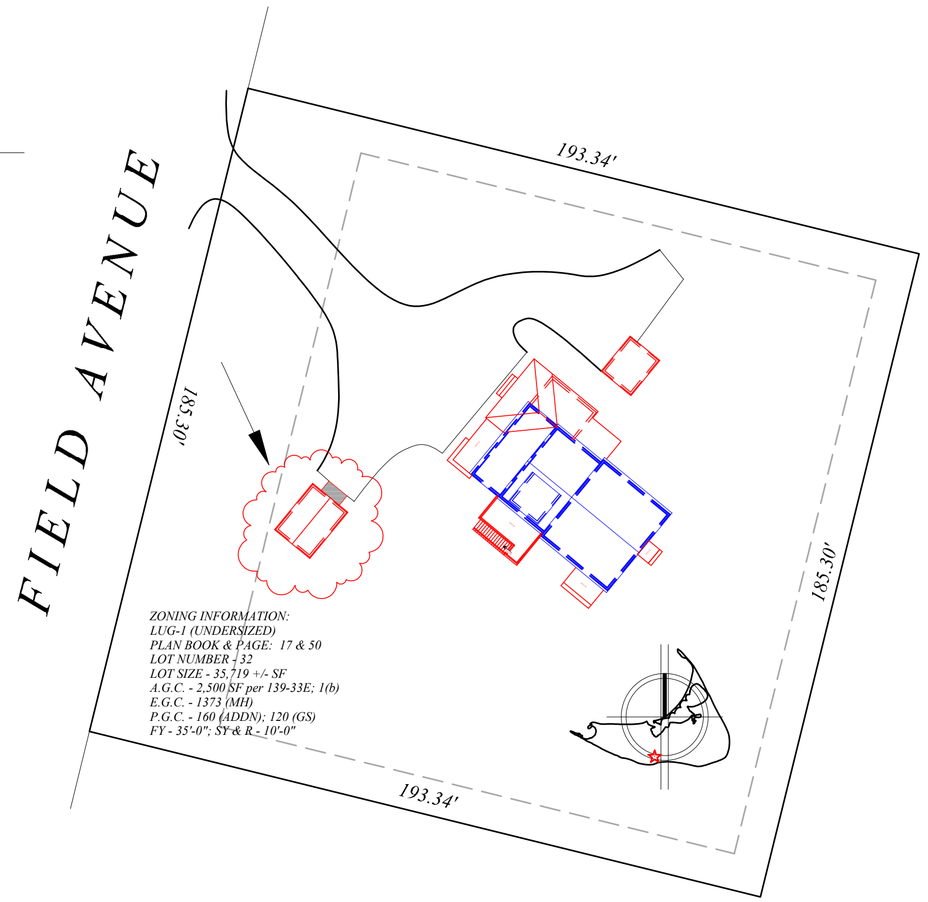
S O U T H
facing 8 field ave



E A S T
facing rear



P L A N



ZONING INFORMATION:
LUG-1 (UNDERSIZED)
PLAN BOOK & PAGE: 17 & 50
LOT NUMBER - 32
LOT SIZE - 35,719 +/- SF
A.G.C. - 2,500 SF per 139-33E; 1(b)
E.G.C. - 1373 (MH)
P.G.C. - 160 (ADDN); 120 (GS)
FY - 35'-0"; SY & R - 10'-0"

1

MAP - 80
PCL - 170

HEMINGWAY DECARLO - ZONING SHED
6 FIELD AVE
NANTUCKET, MA

2024
PRINT DATE

ELEVATIONS; PLAN; AS BUILT; SITE; LOCUS
SCALE: 1/4" = 1'-0"; 1" = 30'-0"
DATE: 10-24-24

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REVISIONS:

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

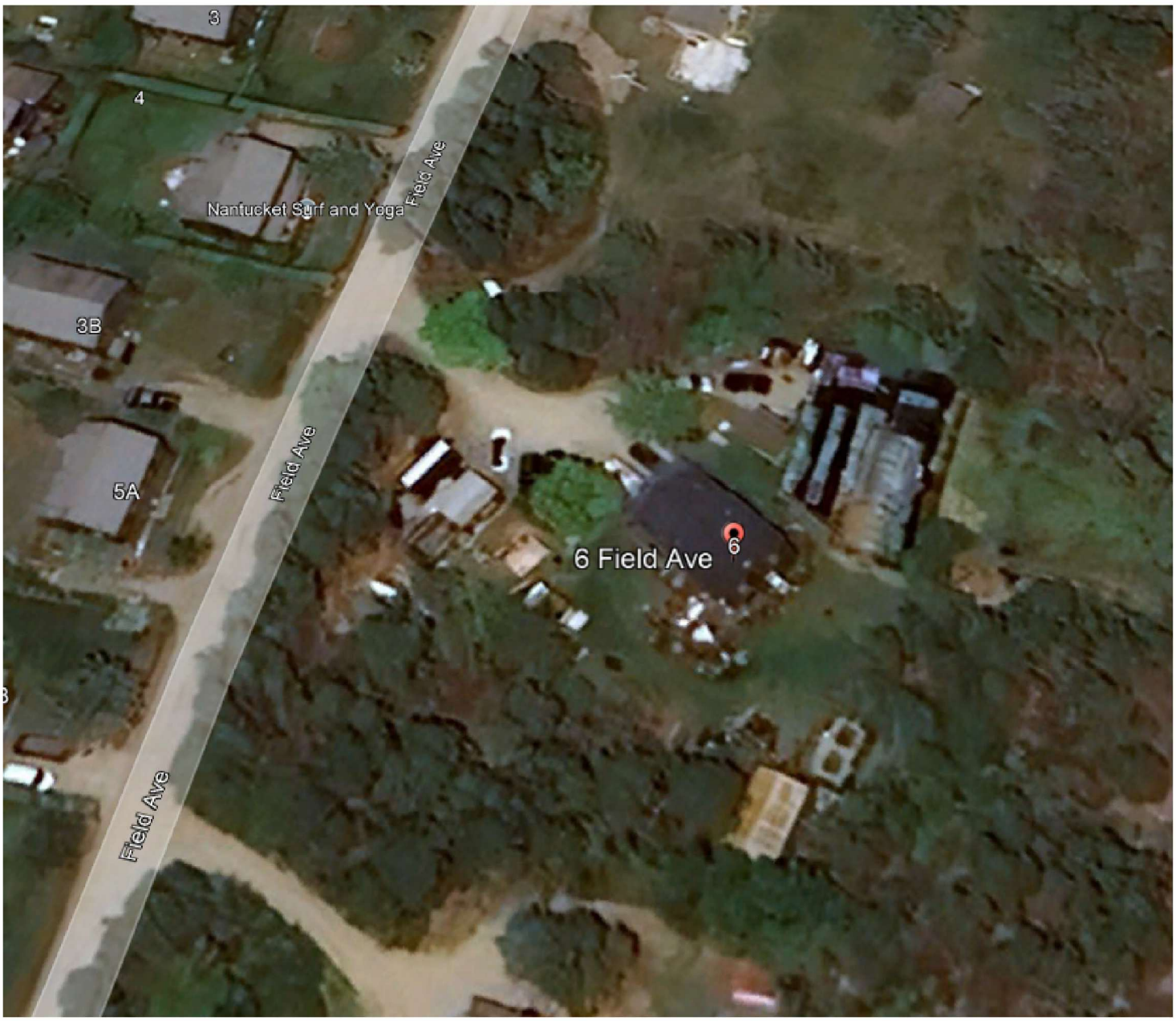








ZONING SHED - 6 FIELD AVE
AS BUILT APPLICATION



6 FIELD AVENUE - EXISTING VEGETATION/SHRUB SCREENING

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Katherine Hemingway

STREET ADDRESS 6 Field Ave

MAP/PARCEL 80 / 170

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 25, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook Meerbergen — Signature

10.24.2024 — Date

garden shed;
as built

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 170

Street & Number of Proposed Work: 66 FIELD AVE

Owner of record: KATHERINE HEMINGWAY

Mailing Address: PO BOX 1214
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8.1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other GARDEN SHED

Size of Structure or Addition: Length: 12 Sq. Footage 1st floor: 120 ft

Width: 10 Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

$50

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North 10'-6" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name:

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 0" ☐ 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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) Ø Corner boards 1X6 Frieze _____

Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type ROLLING BOARD Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof BLACK

Trim NTW Sash BLACK Doors NTW

Deck _____ Foundation Ø Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10.24.2024 Signature of owner of record Brook Merrill FOR HEMINGWAY Signed under penalties of perjury

6 Field permit permission

DD

Dane DeCarlo

To: You

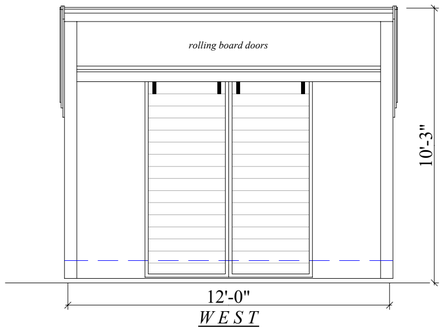
Reply | Reply all | Forward

Thu 10/24/2024 11:00 AM

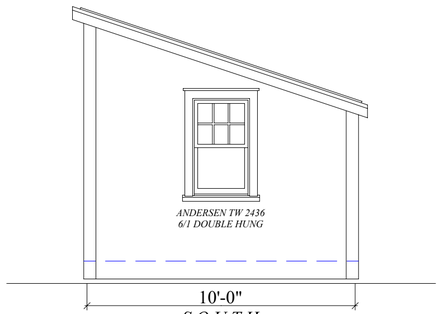
Hi Brook. This email is permission to sign all HDC and permit applications on my behalf. Thank you

DSDC Inc.
Dane DeCarlo
PO Box 1214
Nantucket, MA 02554
ddcarlo68@gmail.com
508-246-7049

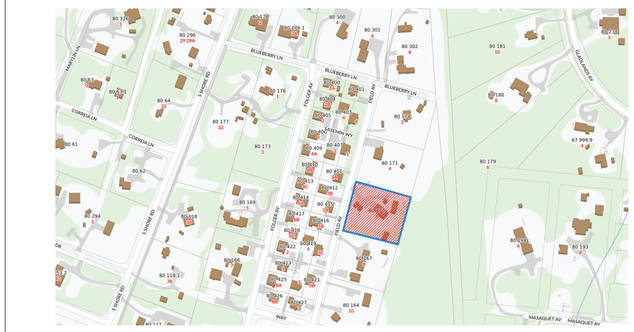
H.D.C. SUBMISSION



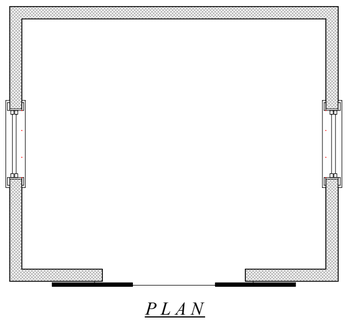
W E S T
facing field ave



S O U T H
facing house

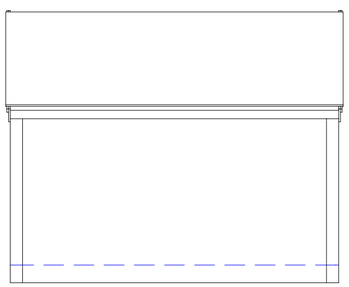


LOCUS MAP - NOT TO SCALE
6 FIELD AVE - MAP 80; PCL 170

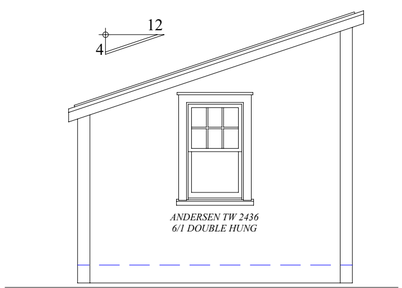


P L A N

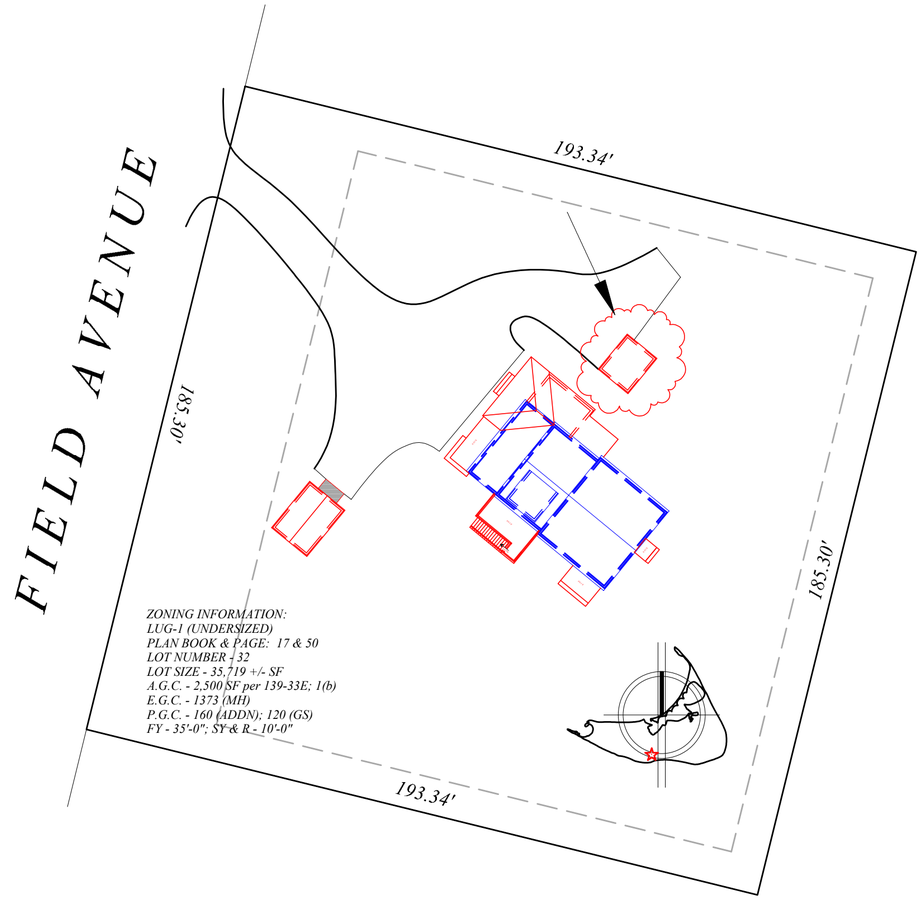
STRUCTURE IS "AS-BUILT"



E A S T
facing rear



N O R T H
facing 4 field ave



1

MAP - 80
PCL - 170

HEMINGWAY DECARLO - GARDEN SHED
6 FIELD AVE
NANTUCKET, MA

2024
PRINT DATE

ELEVATIONS; PLAN; AS BUILT; SITE; LOCUS
SCALE: 1/4" = 1'-0"; 1" = 30'-0"
DATE: 10-24-24

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REVISIONS:

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388







GARDEN SHED - 6 FIELD AVE
AS BUILT APPLICATION

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

Full Size	8.5x11	Digital File	
✔	✔	✔	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
✔	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
✔	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
✔	✔	✔	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✔	✔	✔	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	✔		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	✔	✔	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		✔	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
✔	✔	✔	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
✔	✔	✔	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	✔	✔	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	✔	✔	This Checklist + Waiver of HDC 10 Day Hearing Requirement

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR Longfin, LLC

STREET ADDRESS 1 Barnard Valley Road

MAP/PARCEL 53/25

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/25/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/24/2024 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°: 53 PARCEL N°. 25

Street & Number of Proposed Work: 1 Barnard Valley Rd

Owner of record: Longfin LLC

Mailing Address: PO Box 650

Norfolk, MA 02056

Contact Phone #: 508 509 4051 E-mail: ROUR@ROBERTBOUR.com

AGENT INFORMATION (if applicable)

Name: Kristopher Megna

Mailing Address: 2A Blueberry Ln.

Nantucket MA

Contact Phone #: 508 525 5500 E-mail: KrisMegna@Dreamlinemodels.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 617.60

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 57' Sq. Footage 1st floor: 1544 Decks/Patio: Size: 5'x33' ☑ 1st floor ☐ 2nd floor

Width: 27'6" Sq. footage 2nd floor: 1544 Size: Landing 3x6 ☑ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 28'2" South 28'2" East 28'2" West 28'2"

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 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles ALL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 6" Corner boards 6" Frieze 8"

Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 8"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer And 400

Doors* (type and material): ☐ TDL ☑ SDL Front Milliken Millwork Rear Milliken Millwork Side Milleken Millwork

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways March Existing Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NW White Cedar Shingles Clapboard (if applicable) — Roof Charcoal Blade

Trim NW Cedar Sash Forest Green Doors Essex Green

Deck Mahogany Foundation gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/04/2024 Signature of owner of record _____ Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER LONGFIN LLC

MAILING ADDRESS PO BOX 650 NORFOLK, MA 02056

PROPERTY LOCATION 1 BARNARD VALLEY RD

ASSESSORS MAP/PARCEL 53/25

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

October 24, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.24 09:29:02 -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
53	2	8	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	MILESTONE RD
53	60		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	2 TETAWKIMMO DR
Count:	**2**								



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 BARNARD VALLEY RD

Tax Map Number: 53 Parcel Number: 25

Owner of Record: LONGFIN LLC

Description of Proposal:

Construct new employee housing modular dwelling

Anticipated HDC Submission Date: 10/28/2024

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.

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL 3 (LUG-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%

PROPOSED RESIDENTIAL STRUCTURE 1,545± SF

53–60
N/F
NANTUCKET
ISLANDS LAND
BANK

844.18'

2 STY
STEEL STRUCTURE
6,250± SF

PROPOSED PARKING

23'±

23'±

SCALE

1 STY
W/F
STRUCTURE
656± SF

M.C.S. ISLAND ZONE

53–60
N/F
NANTUCKET
ISLANDS LAND
BANK

THIS PLOT PLAN WAS PREPARED FOR PLANNING 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.

LOT AREA= 549,644 SF±
12.6 AC±

ALLOWABLE GC = 16,489± SF

PROPOSED GC = 8,451± SF

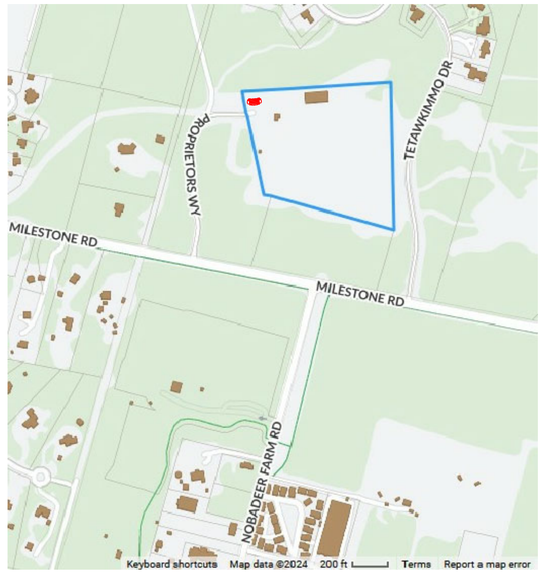
900'± TO MILESTONE ROAD

579.77'

RADIO TOWER

840.23'

LOCUS MAP



PLAN OF LAND
IN
NANTUCKET, MA
PREPARED FOR:
LONGFIN, LLC
1 BARNARD VALLEY RD
MAP 53, PARCEL 25
OCTOBER 23, 2024
SCALE: 1"=40'

53–60
N/F
NANTUCKET
ISLANDS LAND
BANK

717'± (calc)

765.00'

715' (PLFL 32–C)

53–62.8
N/F
NANTUCKET ISLANDS LAND BANK

DRIVE

TETAWKIMMO

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

OWNER: LONGFIN, LLC
ADDRESS: 1 BARNARD VALLEY RD
ASSESSOR MAP 53, PARCEL 25
BOOK: 1,029, PAGE: 63
PLAN FILE: 32–B, LOT 8

FRONT ELEVATION SOUTH



REAR ELEVATION NORTH



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

1 BARNARD VALLEY RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

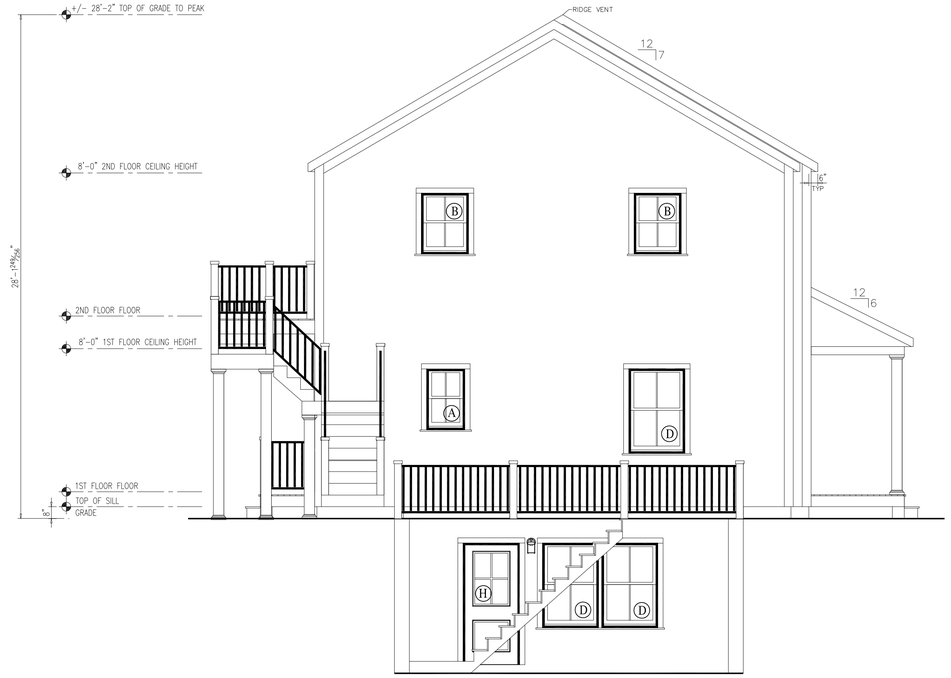
PROJECT:
45320
2-STORY
SIX-PLEX

TITLE:
ELEVATIONS

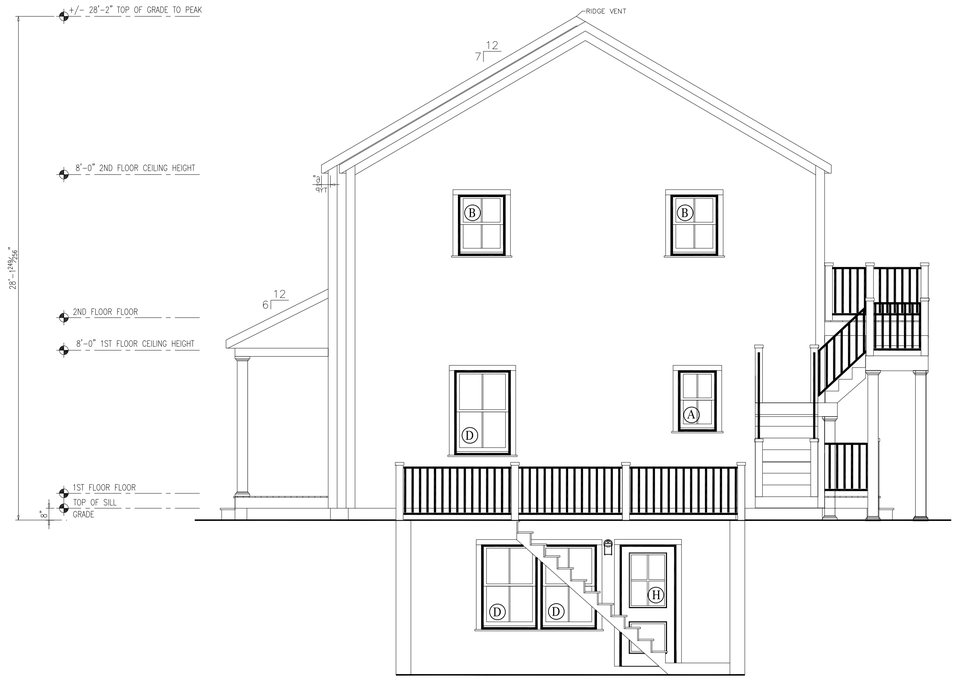
DRAWN BY: DLN
DATE: 8/26/24
SCALE: 1/4"=1'-0"
FILENAME: 45320 PD

SHEET:
ELEV-

WEST LEFT ELEVATION



EAST RIGHT ELEVATION



NOTES:

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1 BARNARD VALLEY RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

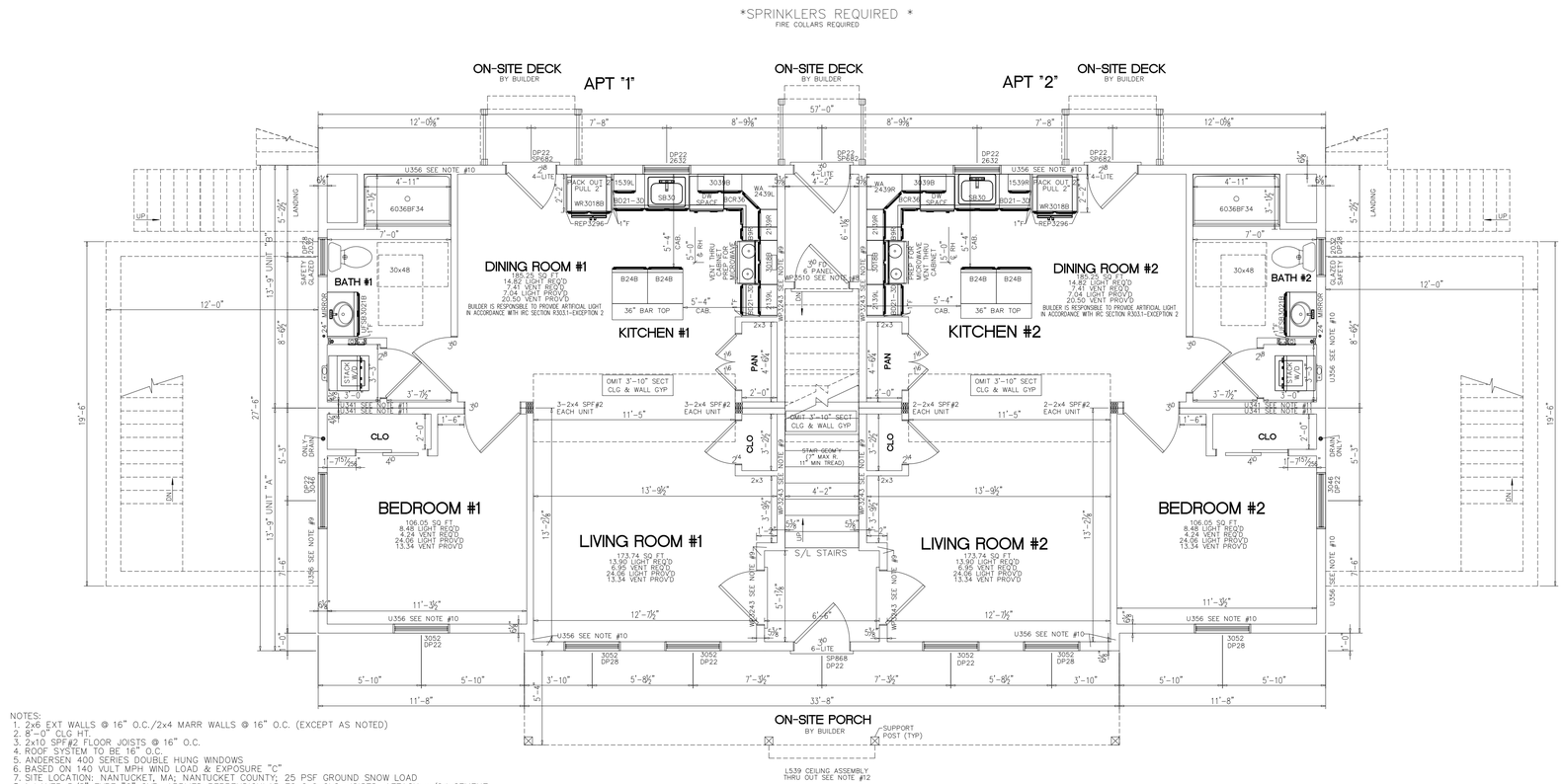
PROJECT:
45320
2-STORY
SIX-PLEX

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 8/26/24
SCALE: 1/4"=1'-0"
FILENAME: 45320 PD

SHEET:
ELEV- (2)

FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD
8. 1 LAYER 5/8" TYPE "C" GYP. APPLIED PERPENDICULAR TO 2x6 CLG. JOISTS, ATTACH w/6d CEMENT COATED NAILS (1 7/8"L., 0.0915"D. SHANK, 1/4"D. HEAD) @ 7" O.C., INST BLOCKING @ 7'-0" (#L539)
9. 1 LAYER 5/8" TYPE "X" GYP APPLIED HORIZONTALLY OVER 2X4 OR 2X6 STUDS AT 16" O.C. AND ADHERED TO ALL FRAMING MEMBERS WITH A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE AND FASTENED TO ALL FRAMING MEMBERS WITH 1 7/8" LONG X .0915" DIAMETER ANNULAR RINGED NAILS SPACED AT 7" O.C. RESILIENT CHANNELS ATTACHED HORIZONTALLY TO WOOD STUDS AT 24" O.C. WITH 1 1/4" TYPE S DRYWALL SCREWS. 5/8" TYPE "X" GYPSUM WALLBOARD BEARING THE UL CLASSIFICATION MARKING AS TO FIRE RESISTANCE. WALLBOARD APPLIED VERTICALLY TO CHANNELS WITH 1" TYPE S DRYWALL SCREWS AT 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. (WP#3243)
10. 1 LAYER 5/8" TYPE "X" GYP. APPLIED VERTICALLY ON ONE SIDE OVER 2x4 STUDS @ 16" O.C. ATTACH w/6d CEMENT COATED NAILS (1-7/8" LONG w/1/4" DIA. HEAD) @ 7" O.C. (#U356)
11. 1 LAYER 5/8" TYPE "X" GYP. ONE SIDE @ MARR. WALL OVER 2x4 STUDS @ 16" O.C., (CROSS BRACED AT MID HEIGHT). ATTACH w/6d CEMENT COATED NAILS @ 7" O.C. (U341)
12. 1 LAYER 5/8" TYPE "C" GYP. APPLIED PERPENDICULAR TO 2x6 CLG. JOISTS, ATTACH w/6d CEMENT COATED NAILS (1 7/8"L., 0.0915"D. SHANK, 1/4"D. HEAD) @ 7" O.C., INST BLOCKING @ 7'-0" (#L539)
13. CLG GIRDER OVER LIVING RM/KITCHEN TO BE: 2-1 1/2"x11 1/4"x14'-8" M.L. (PER MODULE)

BUILDER:

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

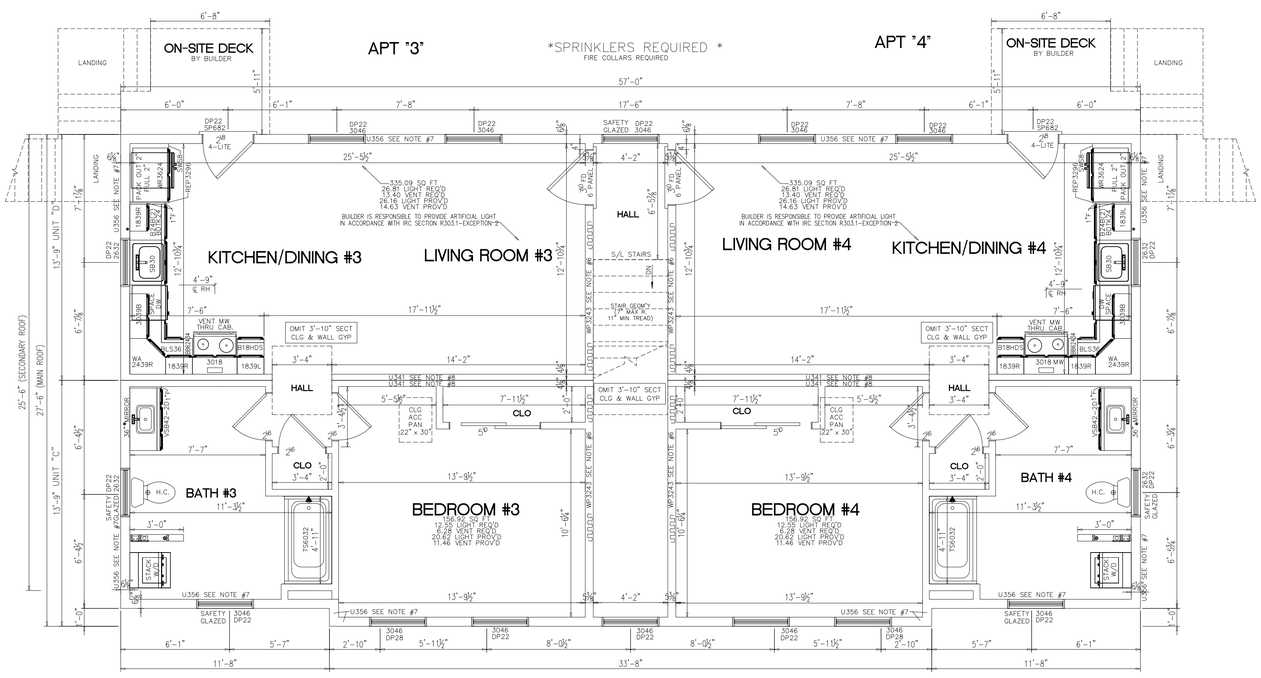
PROJECT:
45320
2-STORY
SIX-PLEX

TITLE:
FLOOR PLANS

DRAWN BY: DLN
DATE: 8/26/24
SCALE: 1/4"=1'-0"
FILENAME: 45320 PD

SHEET:
PLAN -

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. 1 LAYER 5/8" TYPE "X" GYP. APPLIED HORIZONTALLY OVER 2X4 OR 2X6 STUDS AT 16" O.C. AND ADHERED TO ALL FRAMING MEMBERS WITH A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE AND FASTENED TO ALL FRAMING MEMBERS WITH 1 7/8" LONG X .0915" DIAMETER ANNULAR RINGED NAILS SPACED AT 7" O.C. RESILIENT CHANNELS ATTACHED HORIZONTALLY TO WOOD STUDS AT 24" O.C. WITH 1 1/4" TYPE S DRYWALL SCREWS. 5/8" TYPE "X" GYPSUM WALLBOARD BEARING THE UL CLASSIFICATION MARKING AS TO FIRE RESISTANCE. WALLBOARD APPLIED VERTICALLY TO CHANNELS WITH 1" TYPE S DRYWALL SCREWS AT 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. (WP#3243)
7. 1 LAYER 5/8" TYPE "X" GYP. APPLIED VERTICALLY ON ONE SIDE OVER 2x4 STUDS @ 16" O.C. ATTACH w/6d CEMENT COATED NAILS (1-7/8" LONG w/1/4" DIA. HEAD) @ 7" O.C. (#U356)
8. 1 LAYER 5/8" TYPE "X" GYP. ONE SIDE @ MARR. WALL OVER 2x4 STUDS @ 16" O.C., (CROSS BRACED AT MID HEIGHT). ATTACH w/6d CEMENT COATED NAILS @ 7" O.C. (U341)
9. BASE LAYER 5/8" TYPE "X" GYP APPLIED AT RIGHT ANGLES TO CLG JOISTS. ATTACH w/1 1/4" TYPE "S" DW SCREWS AT 24" O.C. FACE LAYER 5/8" TYPE "X" GYP APPLIED AT RIGHT ANGLES TO CLG JOISTS. ATTACH w/ 1 7/8" TYPE "S" DW SCREWS AT 12" O.C. SET BACK SCREWS 2" AT END JOINTS AND STAGGER JOINTS 2'-0" EACH LAYER. 7/16" OSB OVER JOISTS PERPEN. w/8d NAILS (RC2602)
10. 1 LAYER 5/8" TYPE "C" GYP. APPLIED PERPENDICULAR TO 2x6 CLG. JOISTS, ATTACH w/6d CEMENT COATED NAILS (1 7/8"L., 0.0915"D. SHANK, 1/4"D. HEAD) @ 7" O.C., INST BLOCKING @ 7'-0" (#L539)
11. FLR GIRDER UNDER LIVING RM/BDRM #5/#6 TO BE: 2-1 1/2"x9 1/4"x?" M.L. (PER MODULE)

RC2602 CEILING ASSEMBLY
THRU OUT SEE NOTE #9

L539 FLOOR ASSEMBLY
THRU OUT SEE NOTE #10

BUILDER:

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45320
2-STORY
SIX-PLEX

TITLE:
FLOOR PLANS

DRAWN BY: DLN

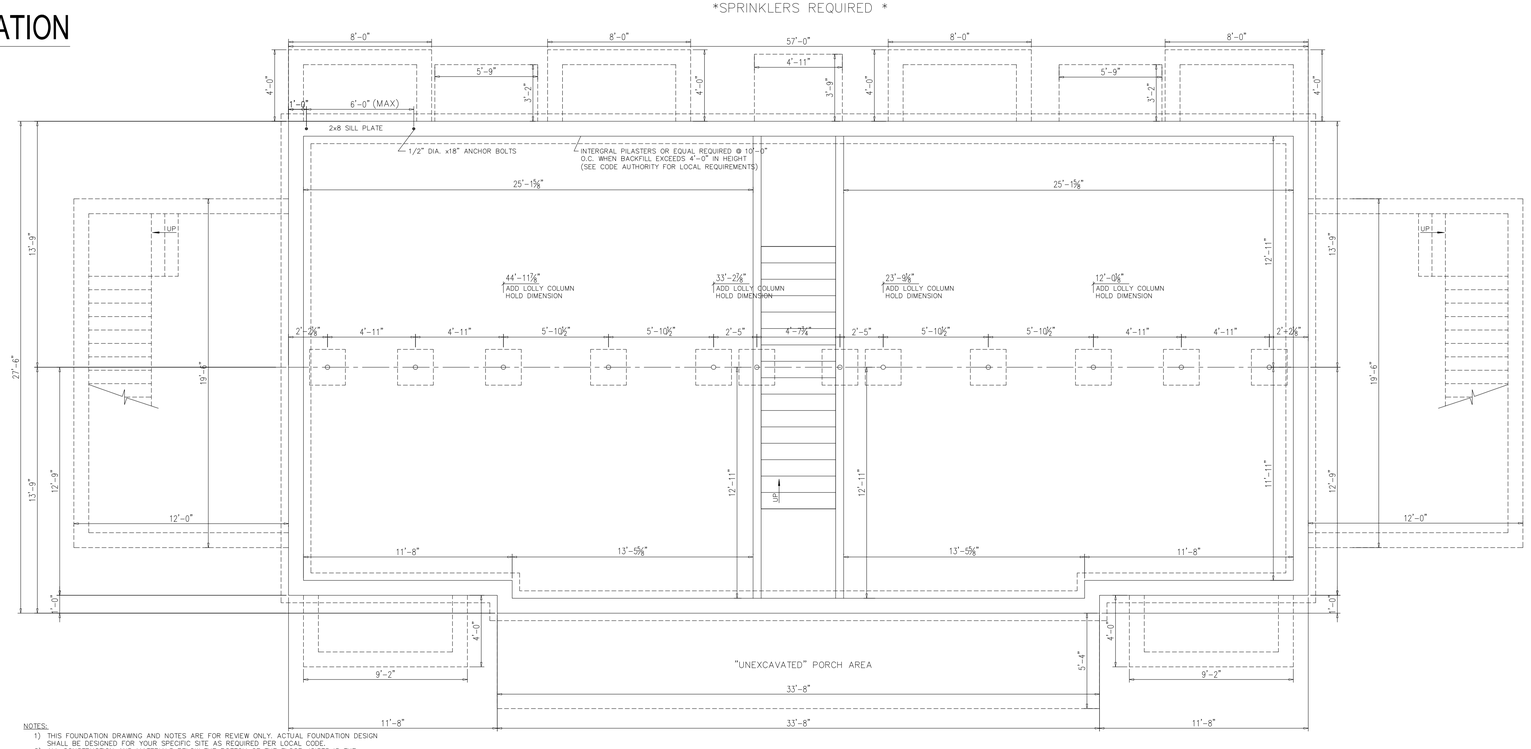
DATE: 8/26/24

SCALE: 1/4"=1'-0"

FILENAME: 45320 PD

SHEET:
PLAN - (2)

FOUNDATION



NOTES:

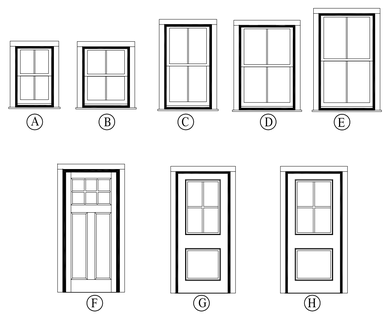
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATRIALS BFLOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x1/2" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED. FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2032	A	26 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	7.27	4.21	2.45
2632	B	32 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	8.97	5.54	3.17
2646	C	32 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	12.49	8.31	4.71
3046	D	38 1/2" X 57 1/4"	ANDERSEN 400	DH WINDOW	.28	15.3	10.31	5.73
3052	E	38 1/8" X 64 7/8"	ANDERSEN 400	DH WINDOW	.28	17.4	12.03	6.67
DOORS								
SP868 3/0	F	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
SP682 2/8	G	34 3/4"x82 3/4"	MILLIKEN MILLWORK	32" CRAFTSMAN DOOR	.16	20.1	6.09	17.33
SP682 3/0	H	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	6.54	19.26



SQUARE FOOTAGE:

FIRST FLOOR:	695	SQ. FT. PER UNIT
SECOND FLOOR:	702	SQ. FT. PER UNIT
BONUS ROOM:	NA	SQ. FT.
GARAGE:	NA	SQ. FT.
TOTAL 1ST FLOOR:	1,544	SQ. FT.
TOTAL 2ND FLOOR:	1,544	SQ. FT.
TOTAL OVERALL:	3,088	SQ. FT.
OVERALL SIZE		27'-6"x57'-0"
MODEL:		2-STORY 6-PLEX

BUILDER:

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45320
2-STORY
SIX-PLEX

TITLE:
FOUNDATION
DOOR/WINDOW
SCHEDULE

DRAWN BY: DLN

DATE: 8/26/24

SCALE: 1/4"=1'-0"

FILENAME: 45320 PD

SHEET:
PLAN - (3)


Tawpawshaw Rd
David Champoux Landscaping
Holdgate Partners
Tetawkimmo Dr
Proprietors Way
Milestone Road
Milestone Road
Milestone Road
Barnard Valley Rd
Deer Farm Rd

VIEW FROM MILESTONE ROAD. STRUCTURE ROUGHLY 1,000' OFF OF ROAD

VIEW GOING INTO HOLDGATE YARD.



Christy White 6:38 PM

to me

I, Christy White, of 2 Ipswich St. Nantucket authorize Jacob Martinson to represent me in front of the HDC of Nantucket.
Sent from my iPhone

On Sep 23, 2024, at 5:53 PM, Jacob Martinson <nantucketrenovation@gmail.com> wrote:

...

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 Thomewill

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 Jacob Mathison

AS AGENT FOR Christy White

STREET ADDRESS 2 Ipswich St.

MAP/PARCEL 71.3.2 / 293

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

10/21/24

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° 71.3.2 PARCEL N° 293

Street & Number of Proposed Work: 2 Ipswich St.

Owner of record: Christy White

Mailing Address: PO Box 513, Siasconset, MA 02564

Contact Phone #: 617-257-4196 E-mail: Christywhite251@gmail.com

AGENT INFORMATION (if applicable)

Name: Jacob Mathiesen

Mailing Address: 16 W York Ln Nantucket, MA 02554

Contact Phone #: 508 332 2690 E-mail: Nantucketrenovation@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 Re-frame second floor deck, add stairs

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 179 ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 197 ☐ 1st floor ☑ 2nd floor

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 12" Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(mullins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

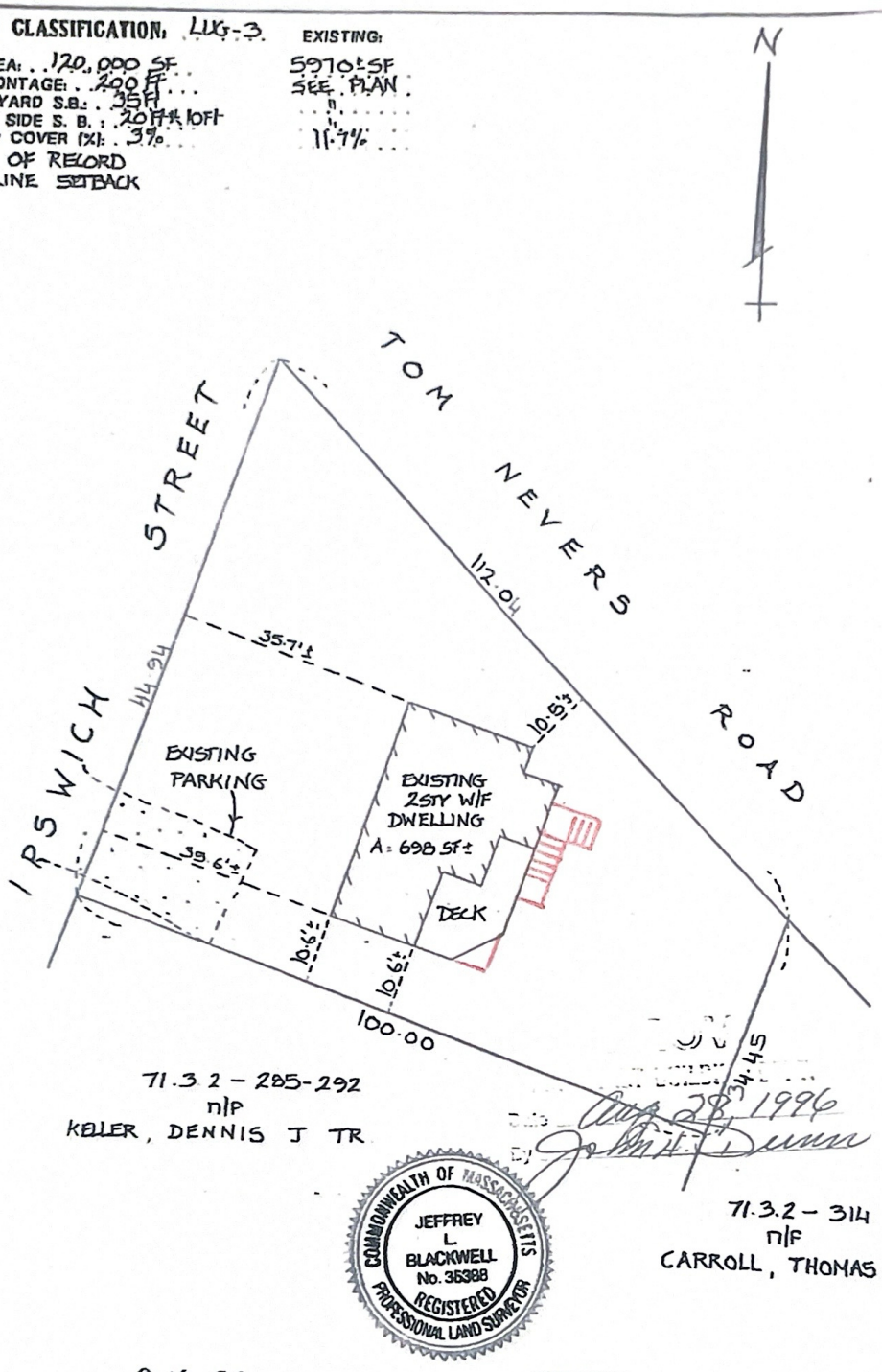
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

ZONING CLASSIFICATION: LUG-3

		EXISTING:
MIN. AREA:	120,000 SF	5970± SF
MIN. FRONTAGE:	200 FT	SEE PLAN
FRONT YARD S.B.:	35FT	"
REAR & SIDE S. B.:	20FT & 10FT	"
GROUND COVER (%):	3%	11.7%

* LOT OF RECORD
SIDELINE SETBACK



Date: Aug 28 1996
By: John H. Dunn

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY, AS OF: 8-16-96, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Jeffrey L Blackwell
PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.

ASSESSOR MAP: 71.3.2, PARCEL: 285

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

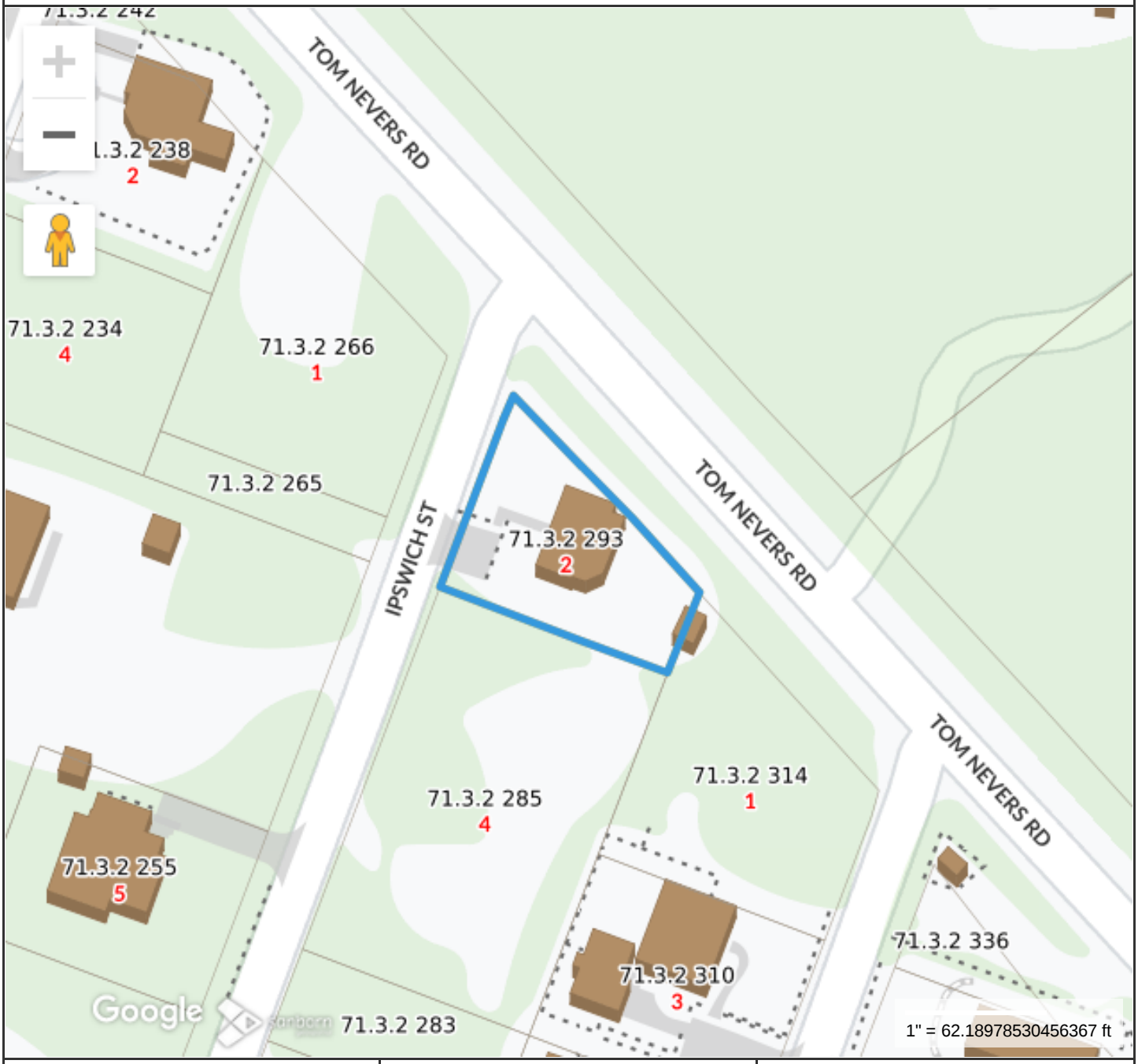
SCALE: 1"=20' DATE: AUG 16, 1996

Owner: THAYER CORPORATION
Deed: C. 17,240 Plan: L.C. 5004T LOTS 478 & 479
Locus: #2 IPSWICH STREET

BLACKWELL & ASSOCIATES, Inc.
6 YOUNGS WAY
NANTUCKET, MASS. 02554
(508) 228-9026

B-4529

O:\JOBS\HIS\SLP



Property Information

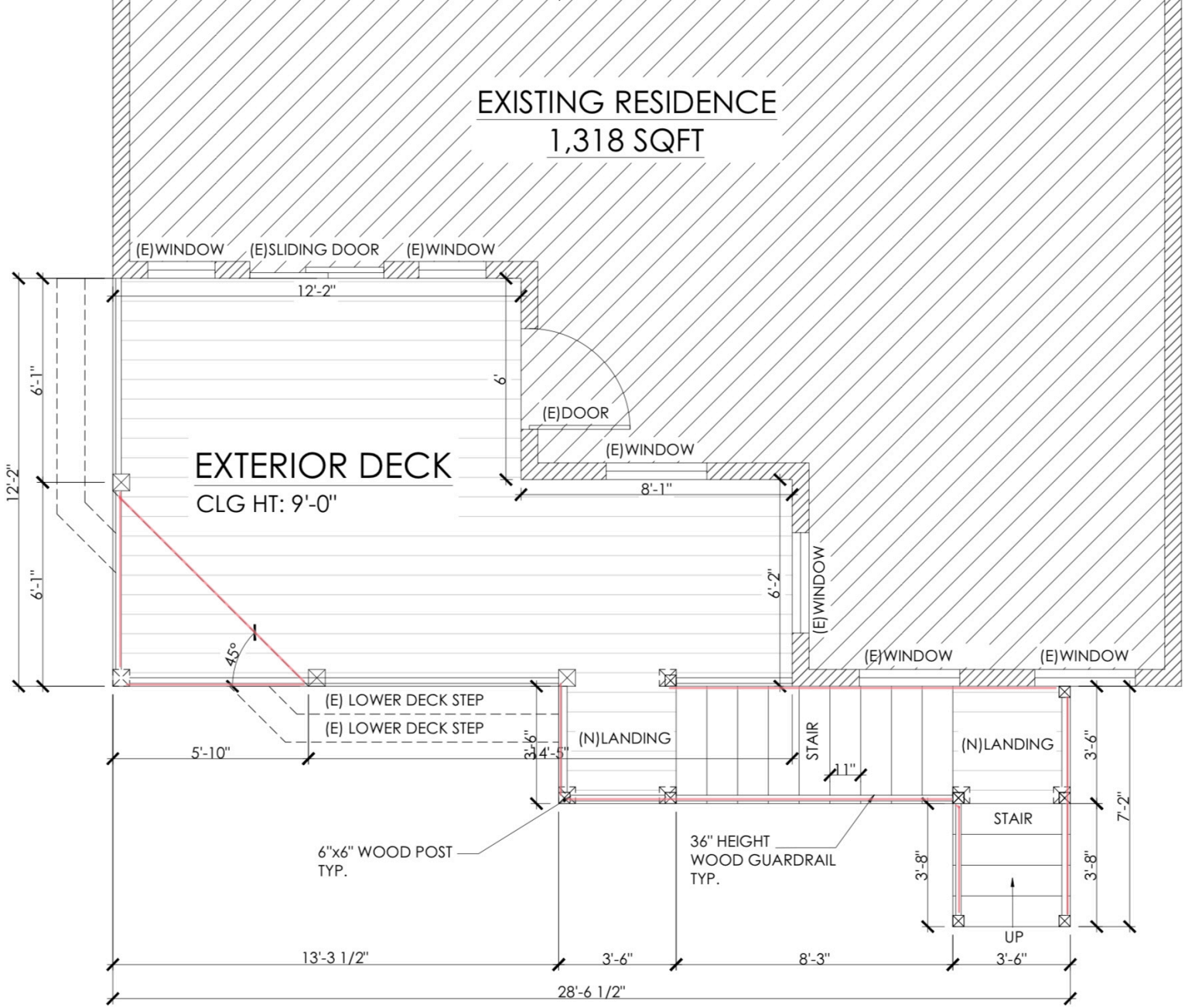
Property ID	11769
Location	2 IPSWICH ST
Owner	CORP PHILIP J

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.



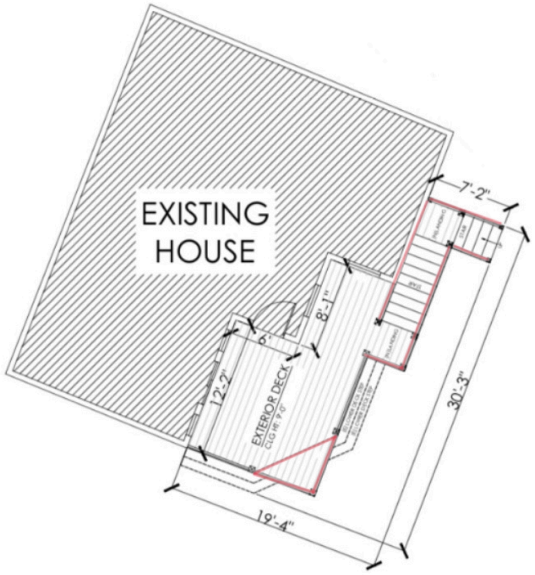
PROPOSED (WOODEN DECK)

FLOOR PLAN

SCALE :1/2" = 1'-0"

Ipswich St.

Tom Nevers Rd.



SITE PLAN
SCALE :1/8" = 1'-0"

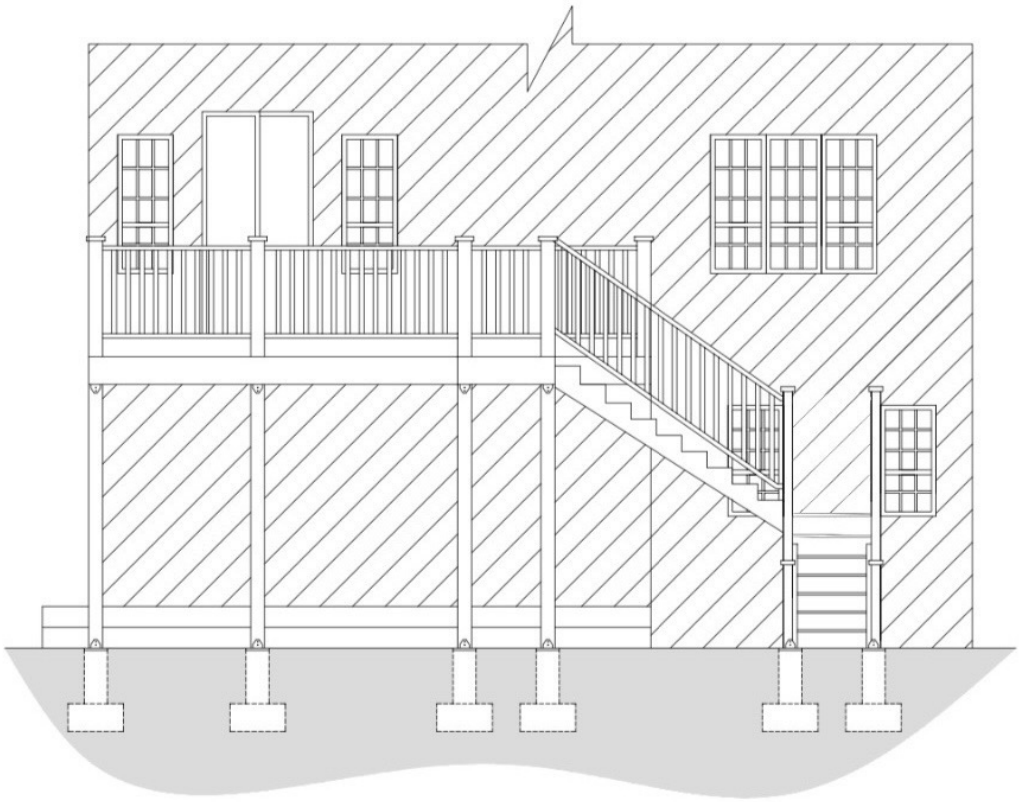
2 Ipswich St.

PROJECT DESCRIPTION

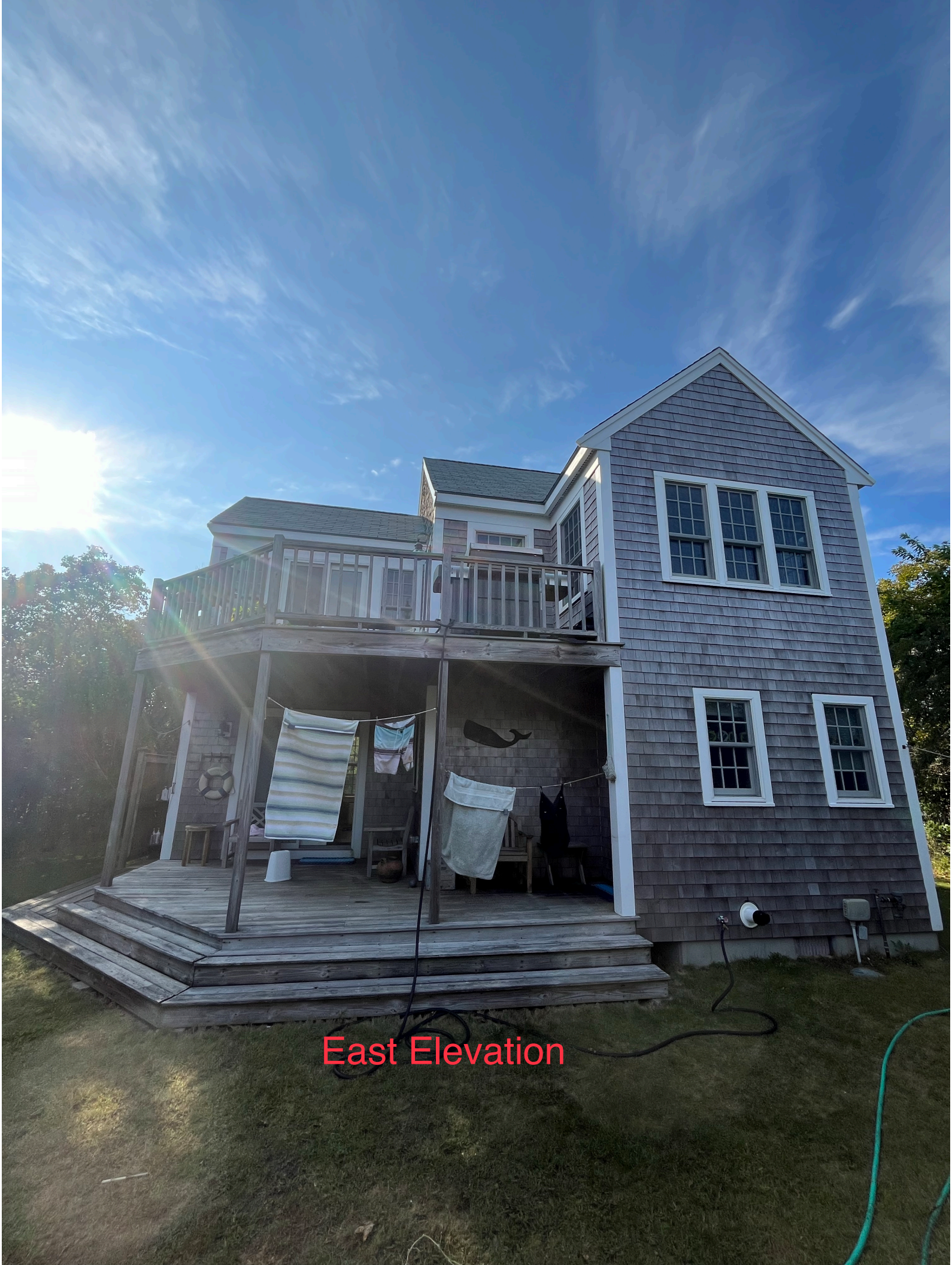
Replace decking and handrails, add stairs

BUILDING STATISTICS

DWELLING SQFT:	
EXISTING HOUSE AREA:	1,318 SQFT
EXISTING STORIES:	TWO
CONSTRUCTION TYPE:	Single Family Residential
LAND AREA:	6,098 SQ. FT.
MUNICIPALITY:	NANTUCKET



East Elevation


East Elevation



South Elevation


View from Tom Nevers Rd


View from Ipswich St

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 72

Street & Number of Proposed Work: 8 BAY PARK LN.

Owner of record: JOSHUA MORSE

Mailing Address: 18 MARY ANN DRIVE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OVEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4719 E-mail: acvalleregnal.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 200.00

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 R-20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 35' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ 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

WITH AUTO COVER
BULKHEAD AROUND POOL
PERGOLA - SOUTH END OVER PATIO (NTW)

Is there an HDC survey form for 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: N/A
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 _____

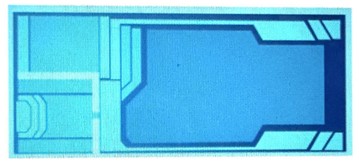
* Attach manufacturer's color samples if color is not from HDC approval list.

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 10/24/24 Signature of owner of record X _____ Signed under penalties of perjury







CASTAWAY

- Length: 35' - 30'
- Width: 15'8" - 15'8"
- Shallow: 4'4 - 4'3"
- Deep: 6'4" - 5'9½"

MAP 67
PARCEL 72

MAP 67 PARCEL 72



SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 10-23-24

JOSH MORASH- 8 BAYBERRY
PROPOSED POOL AND HARDSCAPE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 811

Street & Number of Proposed Work: 74 A MADAKET

Owner of record: TARAC, LAWRENCE REVOCABLE

Mailing Address: 115 OLD CHURCH RD.

GREENWICH, CT. 06830

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC.

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: (508) 326-4279 E-mail: acvaliver@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 72.00

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: 20' Sq. Footage 1st floor: 360 SF Decks/Patio: Size: EXIST. ☐ 1st floor ☐ 2nd floor

Width: 18' Sq. footage 2nd floor: Ø Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: Ø

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 12'-6" ± South 12'-6" ± East N/C West 12'-6" ±

Additional Remarks

Historic Name:

Original Date: 2014

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 or ☒ 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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____

Window Casing N/A Door Frame 1X6 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer NONE

Doors* (type and material): ☐ TDL ☐ SDL Front FOLDING DOORS Rear FOLDING DOORS Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST. Walkways EXIST Walls EXIST

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof WOOD

Trim GRAY TO MATCH EXIST Sash PAINT N/A Doors PAINT

Deck NTW Foundation GRAY Fence — Shutters —

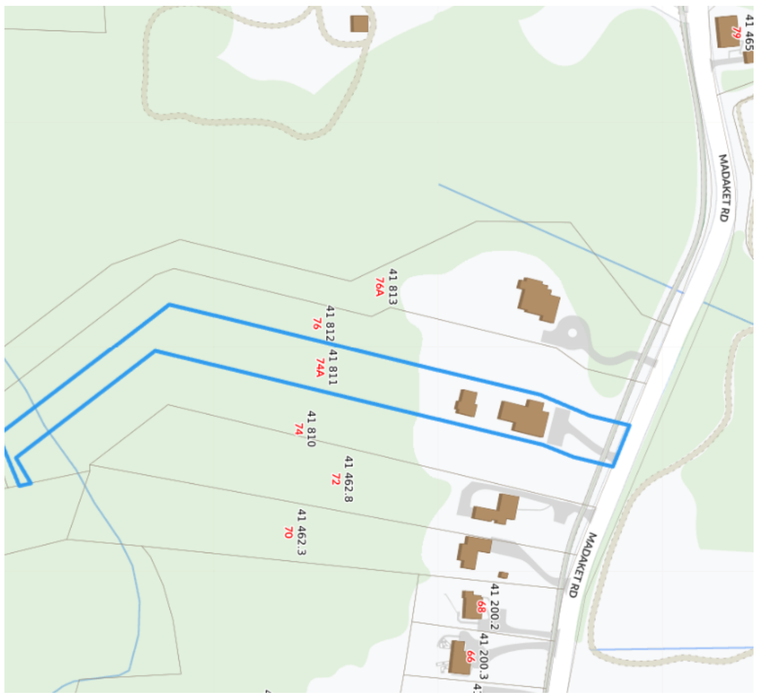
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/28/24 Signature of owner of record _____ Signed under penalties of perjury

MAP 41 PARCEL 811



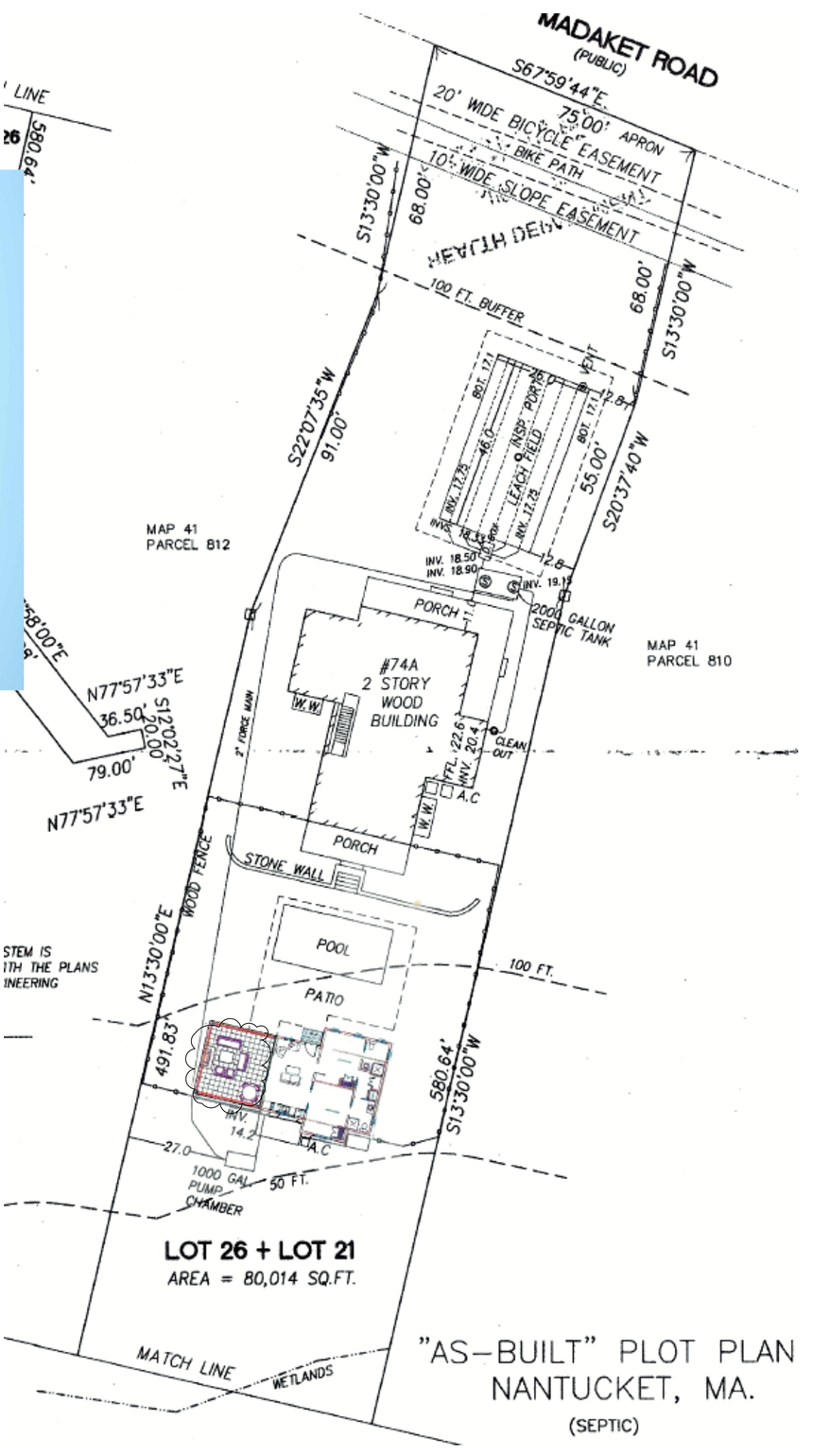










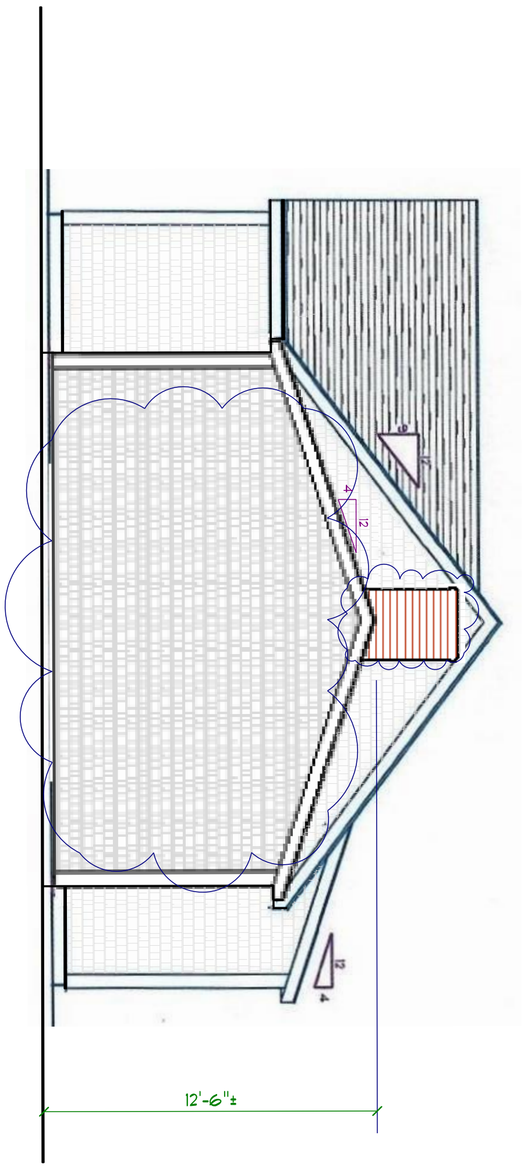


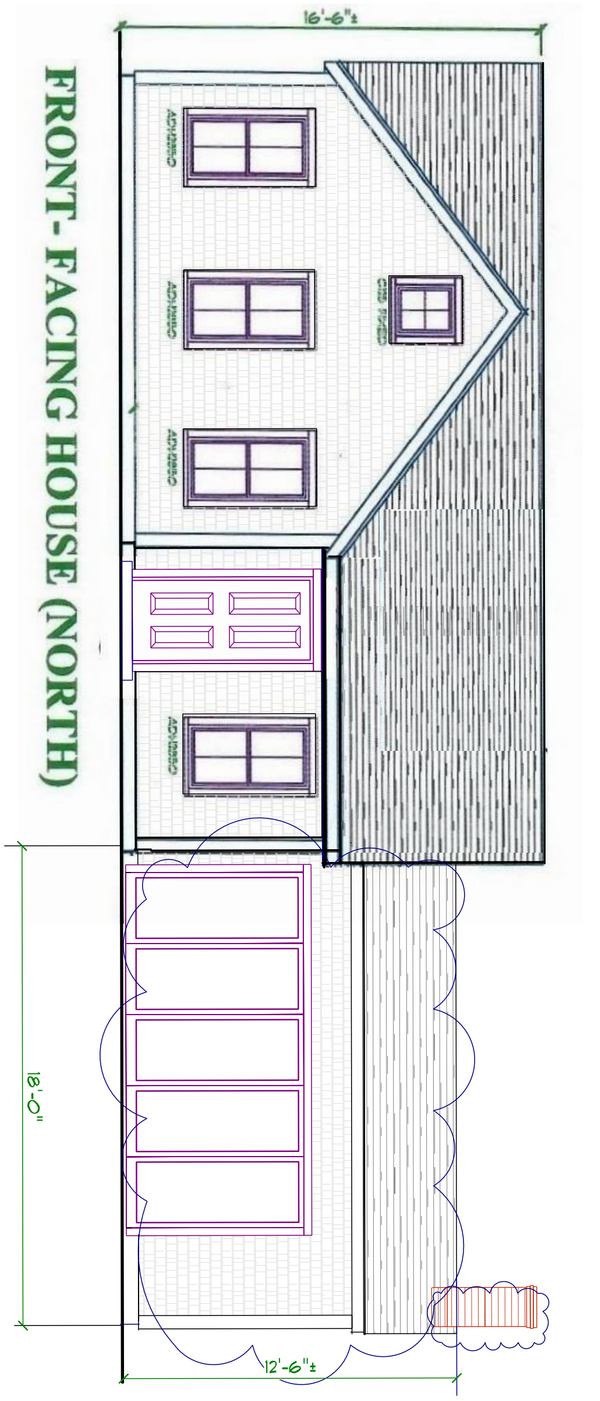
VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

RESTIERI- PROPOSED OUTDOOR ROOM
74A MADAKET RD

SCALE: 1/4"=1'
DRAWN BY: VO
DATE:: 10-24-24









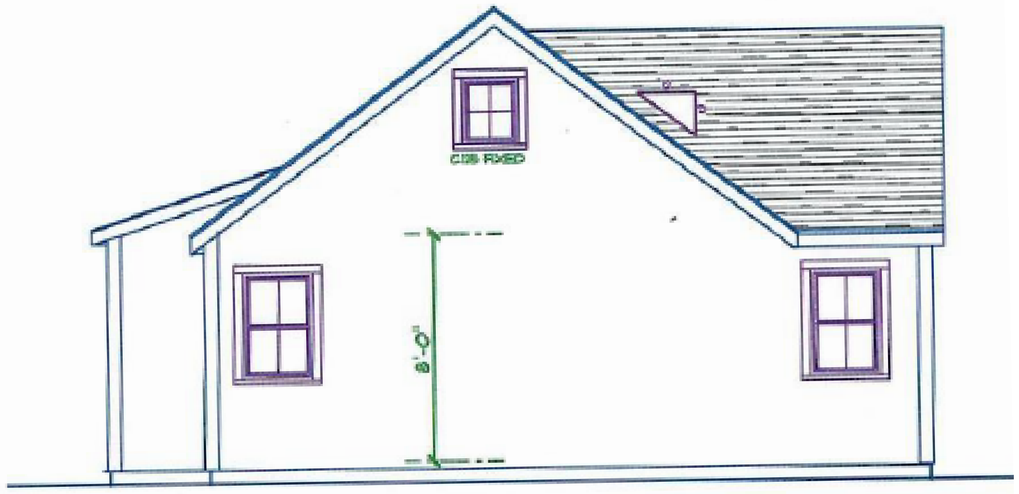
VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

74A MADAKET RD
PROPOSED OUTDOOR ROOM

SCALE: 1/4"=1'

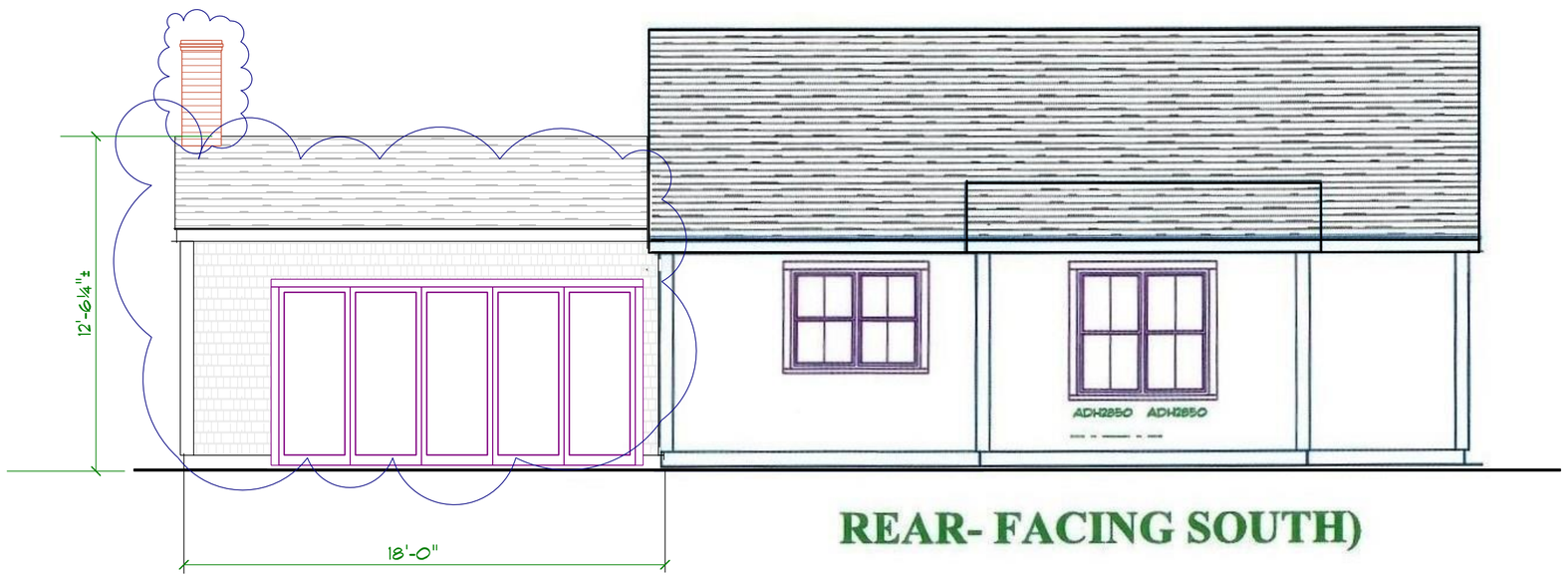
DRAWN BY: VO

DATE: 10/21/24



LEFT- FACING (EAST) **NO CHANGES**



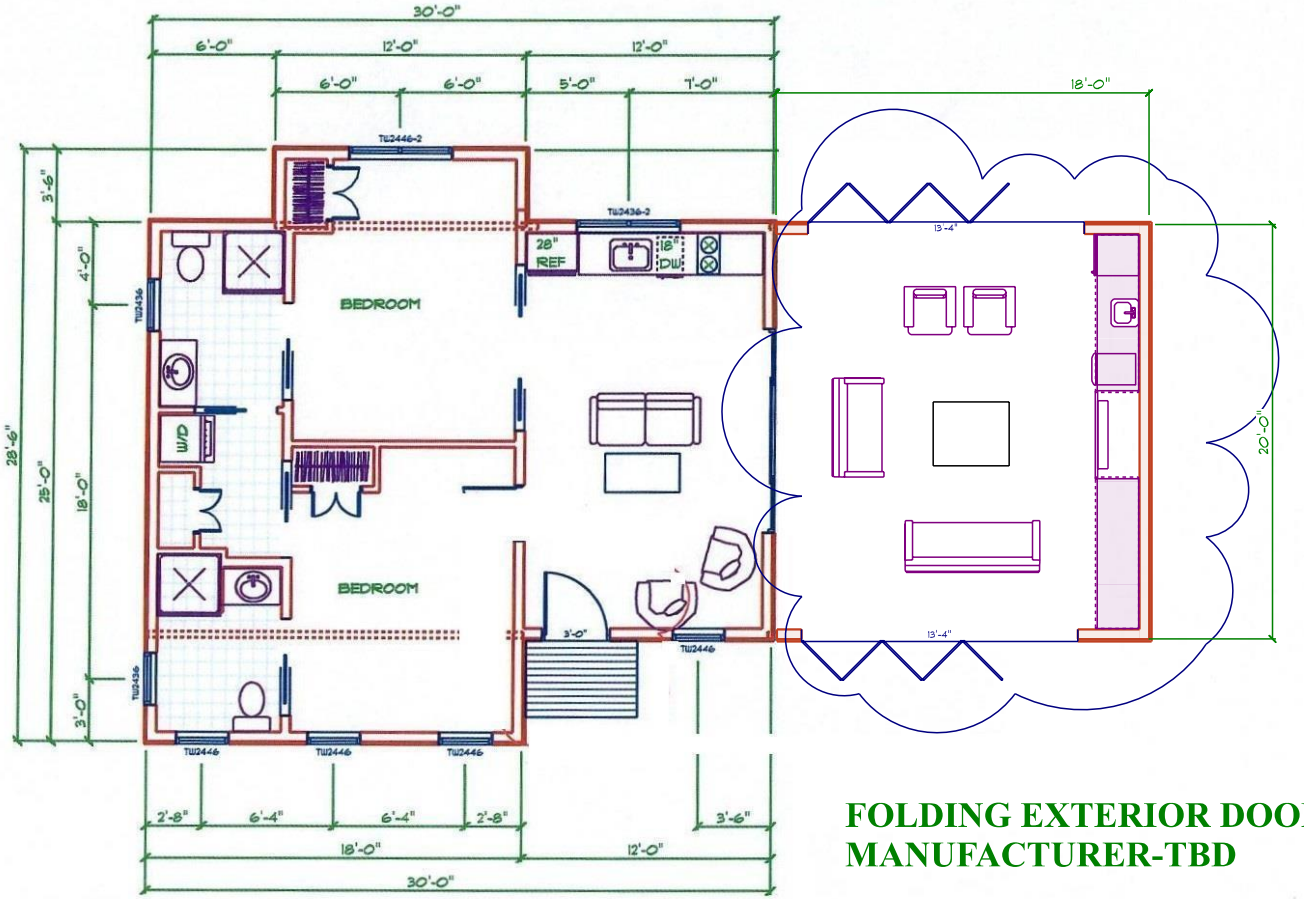


REAR- FACING SOUTH)

74A MADAKET RD
PROPOSED OUTDOOR ROOM

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 10/21/24

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584



FOLDING EXTERIOR DOORS 160"X80"
MANUFACTURER-TBD



SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 3/21/24

74A MADAKET RD
PROPOSED OUTDOOR ROOM

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

CERTIFICATE NO: _____ DATE ISSUED: _____

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for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 513.2

Street & Number of Proposed Work: 15 Nanina Dr.

Owner of record: Mary Bergman

Mailing Address: 15 Nanina Dr.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 8'0" Sq. Footage 1st floor: 96 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North None South _____ East _____ West _____

Height of ridge above final finish grade: North 11'6" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New shed

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ 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 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Salvaged

Doors* (type and material): ☑ TDL ☐ SDL Front 9 light 2 panel 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 To match main house
Trim Cobblestone Sash Cobblestone Doors Cobblestone
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

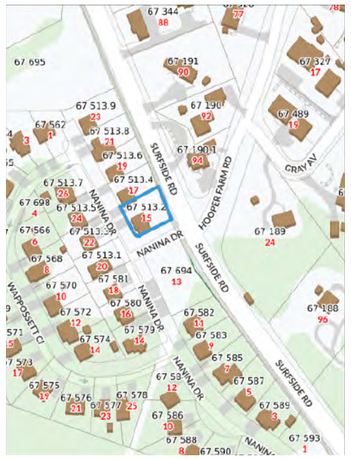
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

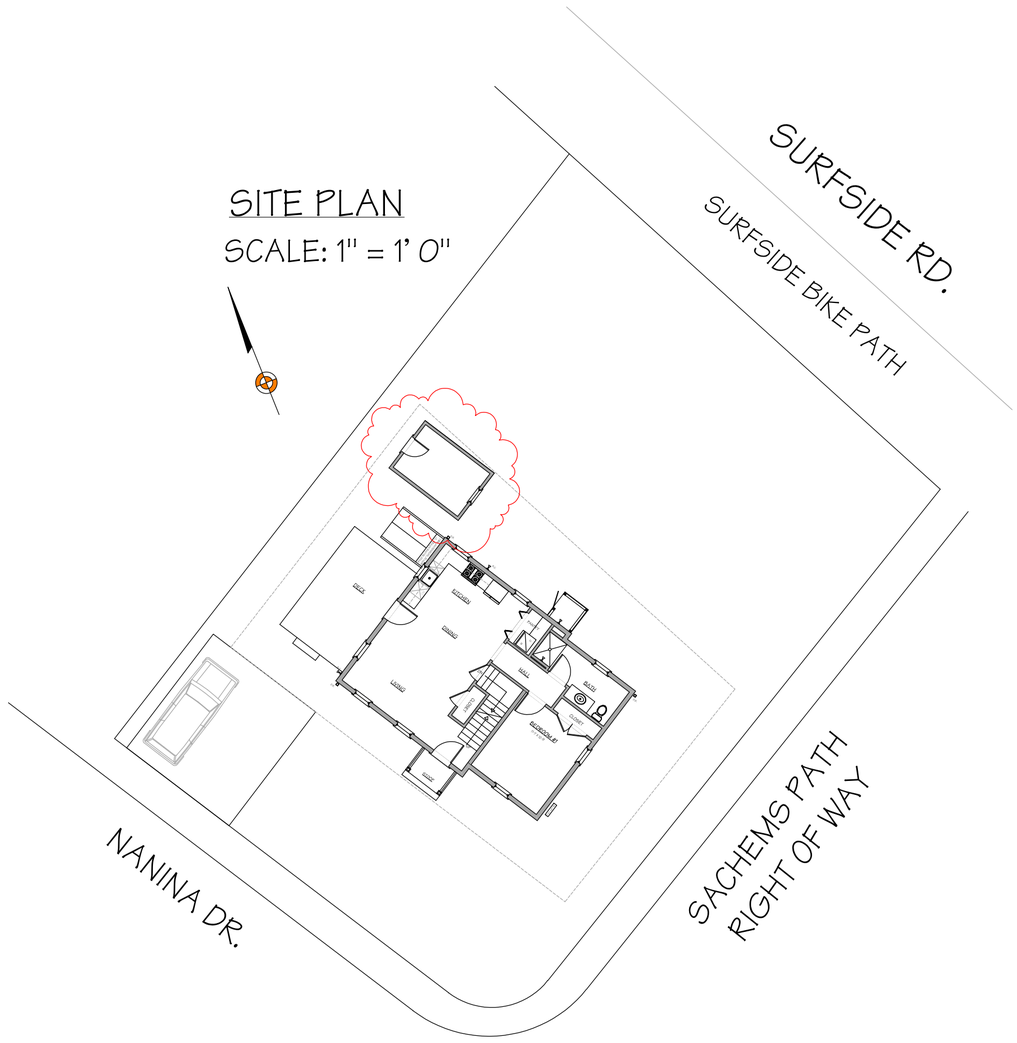
Date 10.29.24 Signature of owner of record MB Signed under penalties of perjury

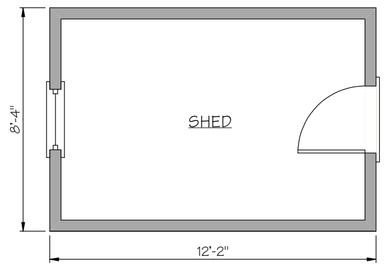




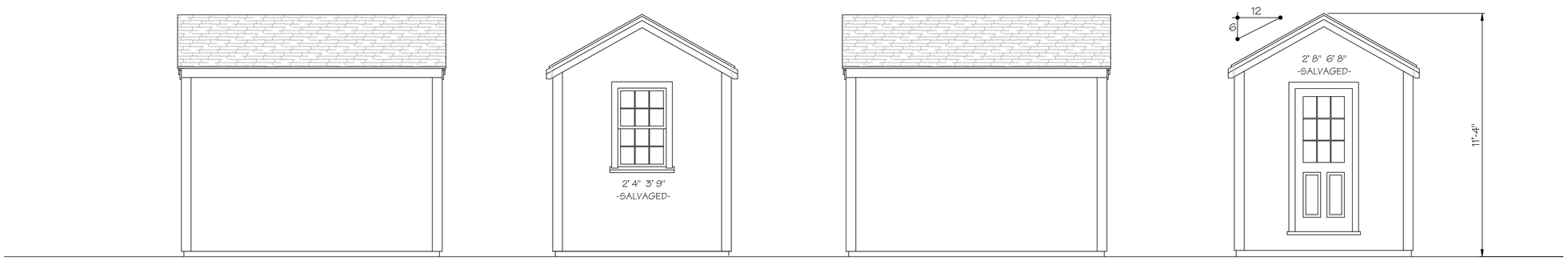
THE BERGMAN RESIDENCE
15 NANINA DR.
NANTUCKET, MA 02554







FLOOR PLAN



WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
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(508) 228-2044 NORMANDRESIDENTIAL.COM

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COVER SHEET
DATE: 10/24/2024
SCALE: AS NOTED

M/P: 67 / 513.2

THE BERGMAN RESIDENCE
15 NANINA DR.
NANTUCKET, MA

A

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

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.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Mary Bergman

STREET ADDRESS 15 Marina Dr.

MAP/PARCEL 67 / 513.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/24/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/24/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 36

Street & Number of Proposed Work: 11 Roberts Ln.

Owner of record: Gregory & Angela Furtow

Mailing Address: 473 Lantern Lane

Berwyn PA 19312

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 778.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. HDC 2024 03-10193

☐ 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 • Roof material change
3. West Elevation • Window grill pattern change
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 _____

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 10/24/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 4/9/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2024-03-10193

CERTIFICATE OF APPROPRIATENESS

for structural work. 2nd Dwelling

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 36

Street & Number of Proposed Work: 11 Roberts Lane

Owner of record: Gregory & Angela Furtaw

Mailing Address: 473 Lantern Lane
Berwyn, PA 19312

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 508-228-2044 E-mail: _____

FOR OFFICE USE ONLY 1500

Date application received: 3/28/24 Fee Paid: $ _____

Must be acted on by: 5/24/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' 6" Sq. Footage 1st floor: 519 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 17' 0" Sq. footage 2nd floor: 519 s.f. Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No Change South _____ East _____ West _____

Height of ridge above final finish grade: North 21' 7" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation New second dwelling
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 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 Natural ☐ 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) 6" Corner boards 5/4x6 Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other awning

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front 9 light 2 panel 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 Dual Gray

Trim White Sash White Doors White

Deck _____ Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

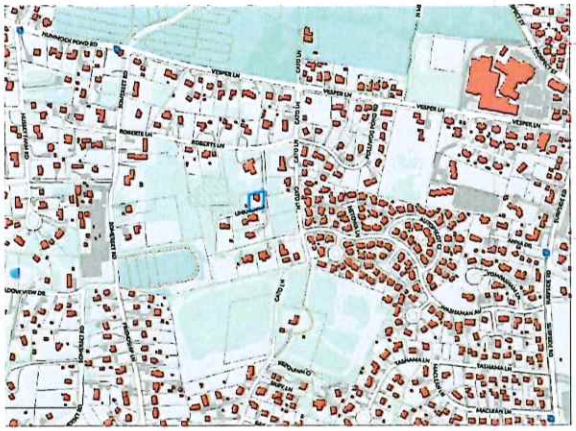
Date 3/20/2024 Signature of owner of record _____ Signed under penalties of perjury

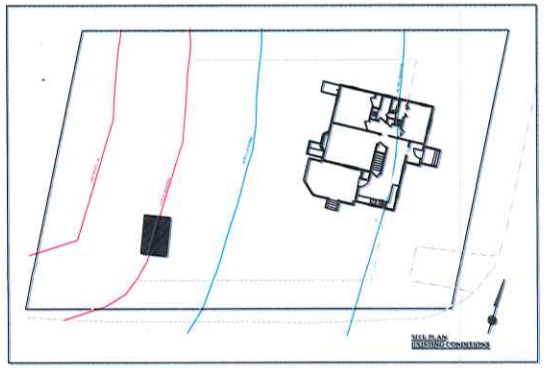
THE FURTAW RESIDE
11 ROBERTS LANE
NANTUCKET, MA 025

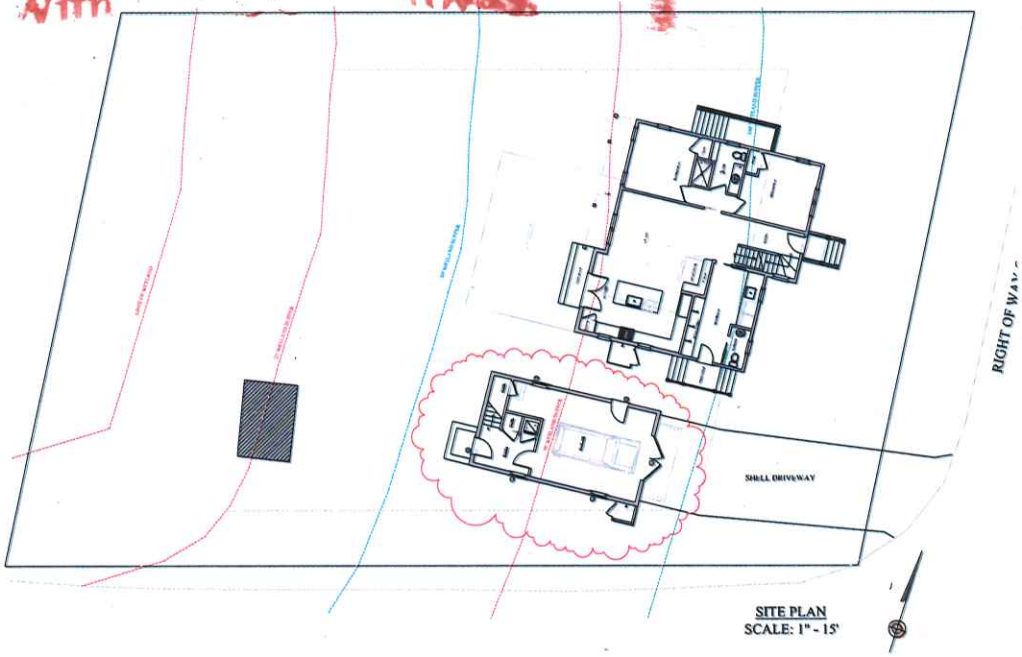
HDC 2024 - 03 - 10193

RECEIVED
MAR 21 2024
By

With







SITE PLAN
SCALE: 1" - 15'

MAP & PARCEL: 56 X 36/37
ZONE: R-20
FRONT / REAR SETBACKS: 30'/10'
MINIMUM LOT SIZE: 20,000
LOT AREA: 14,667 S.F.
GROUND COVER RATIO: 12.5%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,066 S.F.
PROPOSED NEW GROUND COVER:
- MAIN HOUSE ADDITION: 177 S.F.
- GARAGE: 519 s.f.
TOTAL GROUND COVER: 1762 s.f.
ALLOWABLE GROUND COVER: 1,833 S.F.

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 - NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

COVER SHEET
DATE: 03/20/2024
SCALE: AS NOTED

M/P: 56 / 36 & 37

THE FURTAW RESIDENCE
11 ROBERTS
NANTUCKET, MA

A

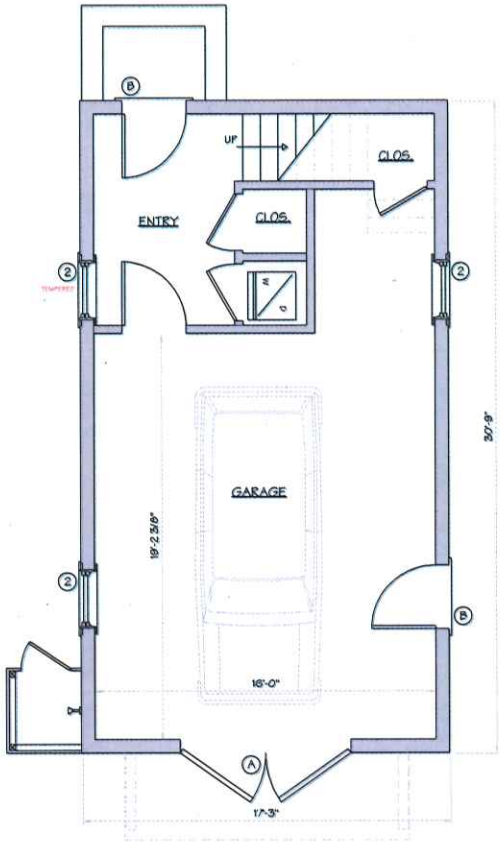
Furtaw 2nd Dwelling 3/20/2024

Number	Sash/Unit. Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 7 5/8" x 4' 4 7/8"	2' 8 1/8" x 4' 4 7/8"	Andersen	6/6 Double hung	Single	TW2642	3
2	2' 0 5/8" x 4' 8 7/8"	2' 10 1/8" x 4' 8 7/8"	Andersen	6/6 Double hung	Single	TW2846	5
3	2' 7 1/2" x 2' 0 1/8"	2' 8" x 2' 0 5/8"	Andersen	3 light awning	Single	A281	2
A	(2) 4' 0" x 6' 0"	TBD	Custom	Sea elevation	Double	Garage doors	1
B	3' 0" x 6' 8"	TBD	TBD	9 light 2 panel	Single		2

Window Notes (unless otherwise noted)

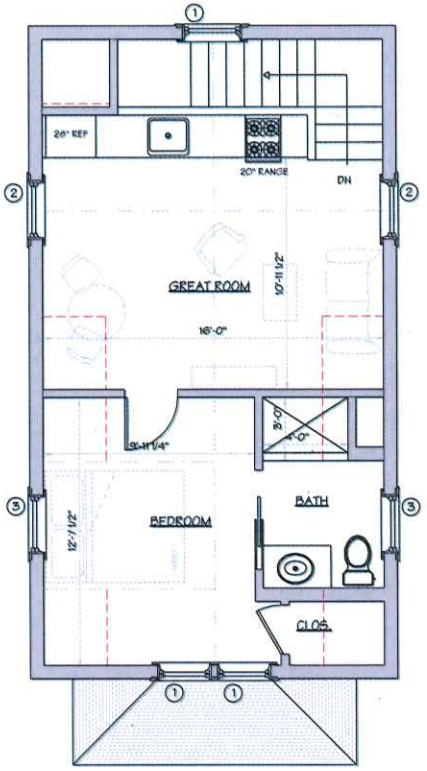
1. Jamb width to be determined on site before ordering windows
2. All window casing details to match elevations
3. All windows and doors must be D.P. rated in accordance to Building Code 780 CMR 5301.2
4. All gauged windows to have double shed pocket unless otherwise noted.

Note:
Contractor is responsible for coordinating window and door sizes and for verifying and updating any inconsistencies



FIRST FLOOR PLAN

519 S.F. - GROUND COVER



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

FLOOR PLANS
DATE: 03/20/2024
SCALE: 1/4" = 1' 0"

M/P: 56 / 36 & 37

THE FURTAW RESIDENCE
11 ROBERTS
NANTUCKET, MA

1



EAST ELEVATION



SOUTH ELEVATION

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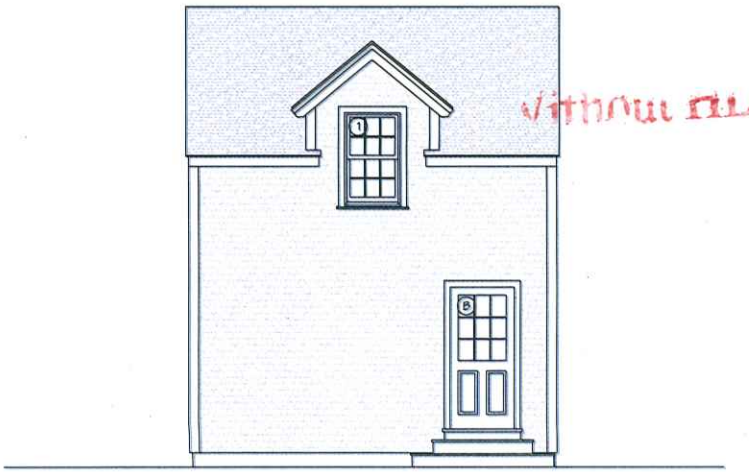
By

HDC 2024-03-10193

Without HDC Approval



SOUTH ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

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NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

SECOND FLOOR PLAN
DATE: 03/20/2024
SCALE: 1/4" = 1' 0"

M/P: 56 / 36 & 37

THE FURTAW RESIDENCE
11 ROBERTS
NANTUCKET, MA

NOT FOR CONSTRUCTION

HDC 2024-03-10193

RECEIVED
MAR 21 2024
BY

3

THE FURTAW RESIDENCE
11 ROBERTS
NANTUCKET, MA

MAPS 56/38 & 37

STREETSCAPE
DATE: 03/20/2024
SCALE: AS NOTED

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NORMAND RESIDENTIAL
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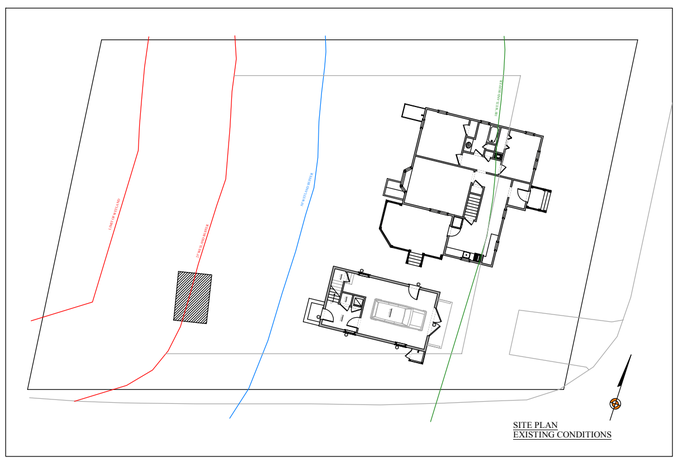
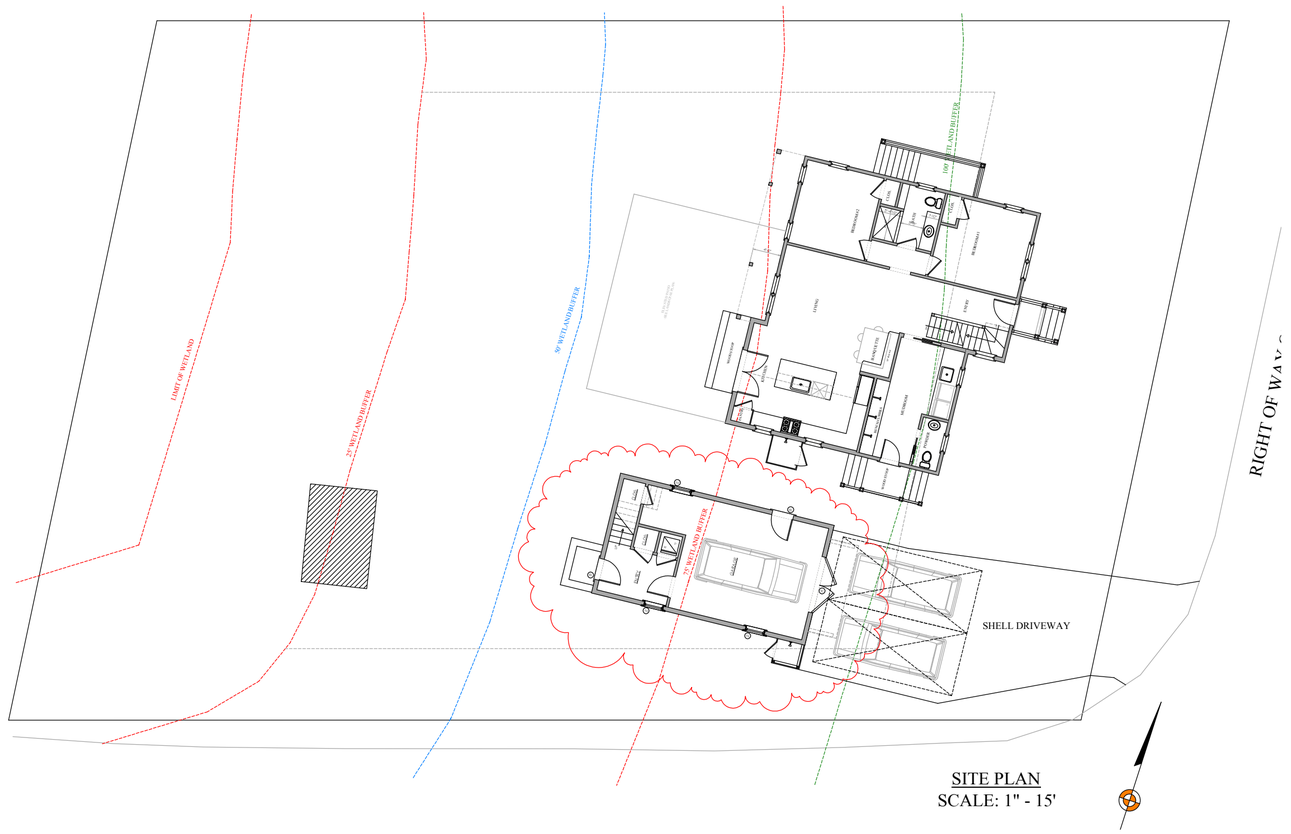
THE FURTAW RESIDENCE
11 ROBERTS LANE
NANTUCKET, MA 02554







SITE PLAN
SCALE: 1" - 15'

MAP & PARCEL: 56 X 36/37
ZONE: R-20
FRONT / REAR SETBACKS: 30'/10'
MINIMUM LOT SIZE: 20,000
LOT AREA: 14,667 S.F.
GROUND COVER RATIO: 12.5%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,066 S.F.
PROPOSED NEW GROUND COVER:
- MAIN HOUSE ADDITION: 177 S.F.
- GARAGE: 519 s.f.
TOTAL GROUND COVER: 1762 s.f.
ALLOWABLE GROUND COVER: 1,833 S.F.

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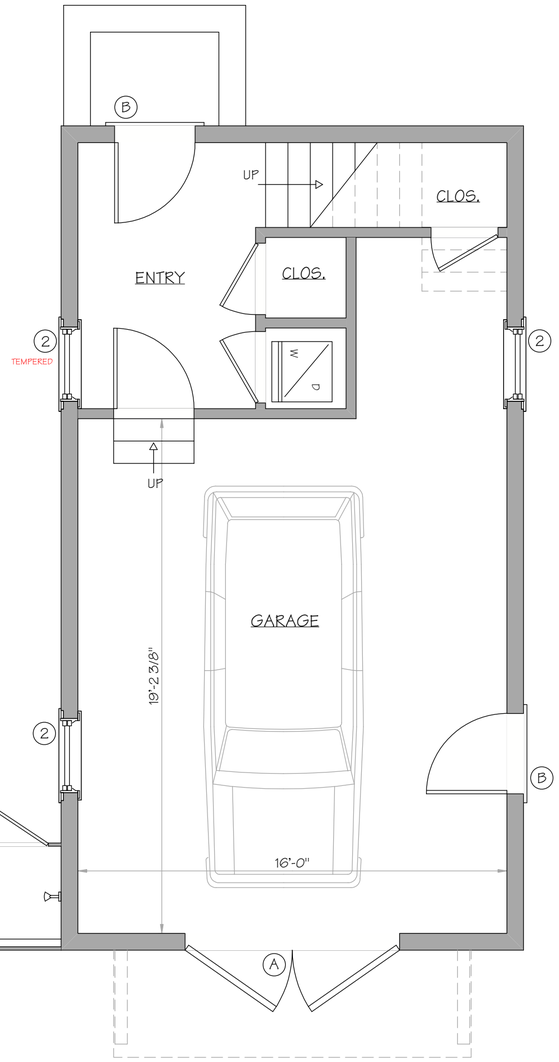
COVER SHEET
DATE: 10/24/2024
SCALE: AS NOTED

M/P: 56 / 36 & 37

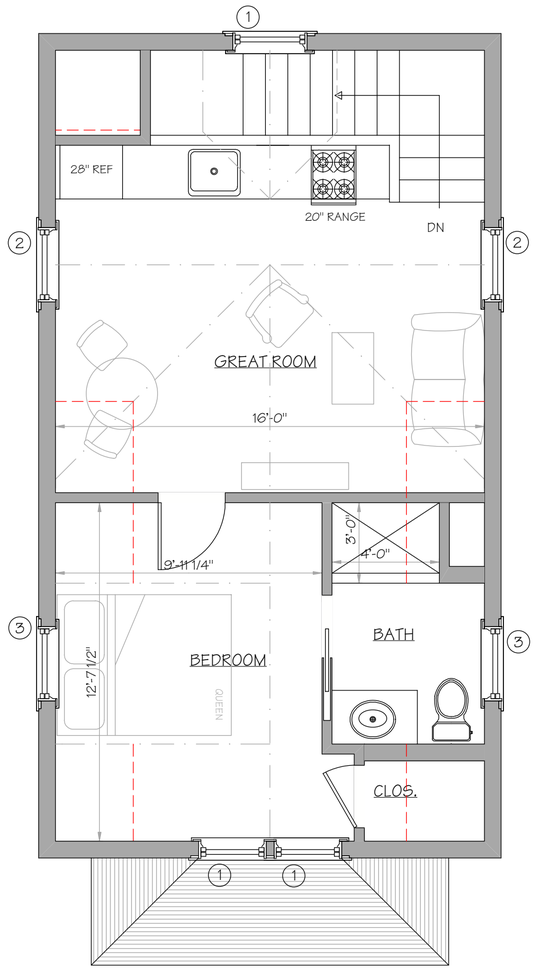
THE FURTAW RESIDENCE
11 ROBERTS
NANTUCKET, MA

A



FIRST FLOOR PLAN

519 S.F. - GROUND COVER



SECOND FLOOR PLAN

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without its express authorization. All applicable copyright laws are and will be enforced.

FLOOR PLANS
DATE: 10/24/2024
SCALE: 1/4" = 1'0"

M/P: 56 / 36 & 37

THE FURTAW RESIDENCE
11 ROBERTS
NANTUCKET, MA

1



EAST ELEVATION

PREVIOUS APPROVAL

HDC REVISIONS
- CEDAR ROOF
- CHANGE TO 6/1 DBL. HUNG WINDOWS



EAST ELEVATION



SOUTH ELEVATION

PREVIOUS APPROVAL

HDC REVISIONS
- CEDAR ROOF
- CHANGE TO 6/1 DBL. HUNG WINDOWS



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SECOND FLOOR PLAN
DATE: 10/24/2024
SCALE: 1/4" = 1'0"

M/P: 56 / 36 & 37

THE FURTAW RESIDENCE
11 ROBERTS
NANTUCKET, MA

2



SOUTH ELEVATION

PREVIOUS APPROVAL

HDC REVISIONS
- CEDAR ROOF
- CHANGE TO 6/1 DBL. HUNG WINDOWS



SOUTH ELEVATION



NORTH ELEVATION

PREVIOUS APPROVAL

HDC REVISIONS
- CEDAR ROOF
- CHANGE TO 6/1 DBL. HUNG WINDOWS



NORTH ELEVATION

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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STREETSCAPE
DATE: 10/24/2024
SCALE: AS NOTED

M/P: 56 / 36 & 37

THE FURTAW RESIDENCE
11 ROBERTS
NANTUCKET, MA

3

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
✓	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
$50.00	3.	**Application Fee:** See back of application for fee schedule or call the office.
✓	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✓	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
✓	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
NA	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.
_____ (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
NA	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
✓	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Gregory & Angela Furtaw

STREET ADDRESS N Roberts Lane

MAP/PARCEL 56/36

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/24/24
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°: 73.4.2 PARCEL N°. 15

Street & Number of Proposed Work: 5 New St.

Owner of record: Seldom Inn LLC

Mailing Address: 1602 Gaston Ave.
Austin TX 78703

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 14 x 26 ☐ 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: Seldom Inn

Original Date: Pre 1835

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Remove existing brick patio: 150 s.f.
New brick patio: 350 s.f.

Is there an HDC survey form for 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~~ Patio: Running bond Brick Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/24/24 Signature of owner of record _____ Signed under penalties of perjury

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC10-25
MAP/PARCEL#: 7342-15

Recorded by: AH Date: 09/25/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 5 NEW STREET

2. Building Name: SELDOM INN

3. Ownership: Private

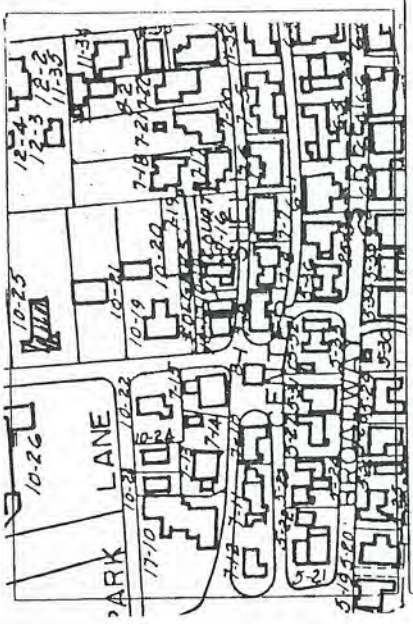
4. Present Owner: SHEPHARD, JAMES & CAROLINE

5. Ownership History:
The house, originally on the bank, was owned in 1835 by Ichabod Aldrich.Capt. George W Coffin listed owner in both 1858 and 1888.By 1912 owner was Mrs. Reuben C. Small. The house was moved no New Street at the time of the 1841 gale. (UEC, RBH, WM)

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"





Survey/Film Roll #: SC10-25

ERAL SETTING AND ORIENTATION OF BUILDING

Lot Size:N/A
Approximate Frontage (ft.): N/A
Setback from Street (ft.): 10 feet or less
Orientation to Street Address: Ridge Parallel
Surroundings: Densely Built,Residential,
Old Historic District
Related Outbuildings and Property: Fence
Other Notable Features:
N/A

ESCRIPTION

Foundation: Piers
Structural System: Woodframe
Exterior Wall Material, Front Facade: Shingles-Weathered
Exterior Wall Material, Side Elevations: Shingles-Weathered
Number of Stories: 1 3/4
Roof Shape: Lean To
Roofing Material: Composition Shingle
Roof Features: Dormers/Rear Elevation
Dormer Roof(s): Shed
Chimney Material: Brick-unpainted
Chimney Position: Off Center
Number of Chimneys: 1
Chimney Features: Corbelling
Front/Primary Door Location: Center
Front/Primary Door Frame Features: Pilasters
Number of Bays: 3
Window Frame Type: Flush Frame
Window Sash Type(s) - Front Facade: 6/6

Porch: Side
Signage: N/A
Details: Trellis,Corner boards-plain
Condition: Good
Integrity: Moved 1841
Alterations:
N/A

NIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: By 1835
Source: H.C.Foreman 'Early Nantucket and Its Whaling Houses' p. 41-42
Architect: Unknown Builder: Unknown
44. Building Type: Box,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

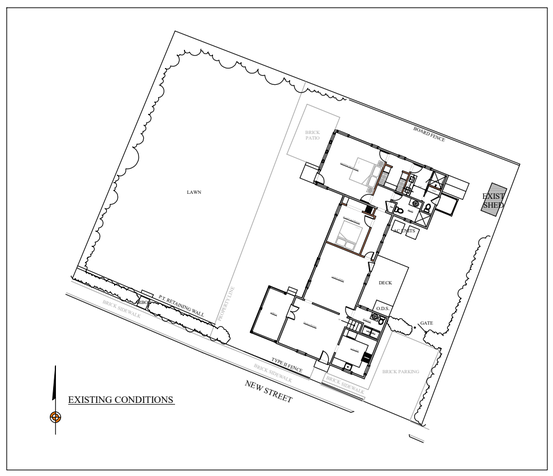
47. Sources: H.C. Foreman(editor) Underhill's 'The Old Houses on Sconset's Bank',
P32,
RPH,
P36,
1858 Walling Map,
H.C.Foreman 'Early Nantucket and Its Whaling Houses',
Interview with,
ELDR.IDGE













SITE PLAN
SCALE: 1" =10'

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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SITE PLAN
DATE: 10/23/2024
SCALE: AS NOTED

M/P: 73.4.2 / 15

THE WILSON RESIDENCE
5 NEW SIAS. ST.
SIASCONSET, MA

6

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Seldom Inn LLC

STREET ADDRESS 5 New St.

MAP/PARCEL 73.4.2/15

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/24/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/24/24

Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50.00 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

NA 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

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.

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°: 55.4.4 PARCEL N°. 3

Street & Number of Proposed Work: 2 PROSPECT STREET

Owner of record: WOMBAT POINT LLC

Mailing Address: PO BOX 786

NANTUCKET MA 02554

Contact Phone #: _____ 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. HDC 2023.12.9703

☐ 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: 1840

Original Builder:

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation ADD EXTERIOR BASEMENT STAIR
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 TME ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 BASEMENT (TME)

Garage Door(s): Type _____ Material _____ 8 LITE ANDERSEN 3'x6'-9"

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 TO MATCH EXISTING Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	55.4.4 3
Location	2 PROSPECT ST
Owner	ACOSTA KRISTY R & CARLISLE AMIS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

2 PROSPECT ST

Location 2 PROSPECT ST
Mblu 5544/ / 3/ /
Acct# 00011100
Owner WOMBAT POINT LLC
Assessment $2,343,400
PID 11100
Building Count 2

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,331,500	$1,011,900	$2,343,400

Owner of Record

Owner WOMBAT POINT LLC
Co-Owner
Address C/O PO BOX 786
NANTUCKET, MA 02554

Sale Price $2,200,000
Certificate
Book & Page 1956/320
Sale Date 11/01/2023
Instrument 00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
WOMBAT POINT LLC	$2,200,000		1956/320	00	11/01/2023
ACOSTA KRISTY R & CARLISLE AMIS	$0		1550/103	99	08/11/2016
ACOSTA KRISTY R	$1,525,000		1549/139	00	08/03/2016
WEBSTER PETER & VICTORIA	$985,000		0865/140	00	12/15/2003
NOVISSIMO ALFRED H & MARY P	$407,500		0518/252	02	10/29/1996

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
WOMBAT POINT LLC	$2,200,000		1956/320	00	11/01/2023

Building Information

Building 1 : Section 1

Year Built: 1840
Living Area: 2,046
Replacement Cost: $1,310,627
Building Percent Good: 82
Replacement Cost Less Depreciation: $1,074,700

Building Attributes	
Field	**Description**
Style:	Antique

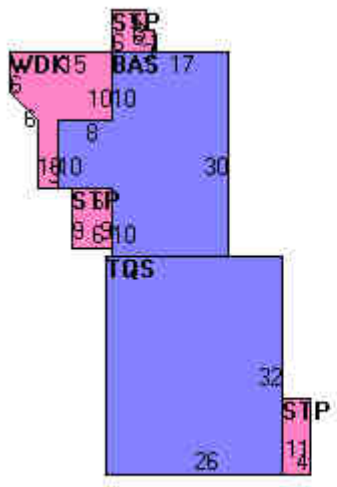
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\78\72.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11100_12795.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,422	1,422
TQS	Three Quarter Story	832	624
STP	Stoop	131	0
WDK	Deck, Wood	172	0
		2,557	2,046

Building 2 : Section 1

Year Built: 1985
Living Area: 464
Replacement Cost: $281,621
Building Percent Good: 87
Replacement Cost Less Depreciation: $245,000

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Cottage
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp

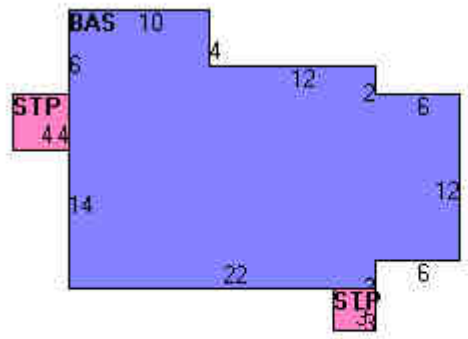
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\78\73.jpg)

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:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	2
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11100_12796.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	464	464
STP	Stoop	25	0
		489	464

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$10,000	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	ROH
Neighborhood	650
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.14
Frontage	0
Depth	0
Assessed Value	$1,011,900

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			66.00 S.F.	$1,800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,331,500	$1,011,900	$2,343,400
2023	$884,200	$886,700	$1,770,900
2022	$746,700	$675,200	$1,421,900
2021	$821,300	$643,000	$1,464,300
2020	$939,900	$643,000	$1,582,900


NORTH


WEST


EAST



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.

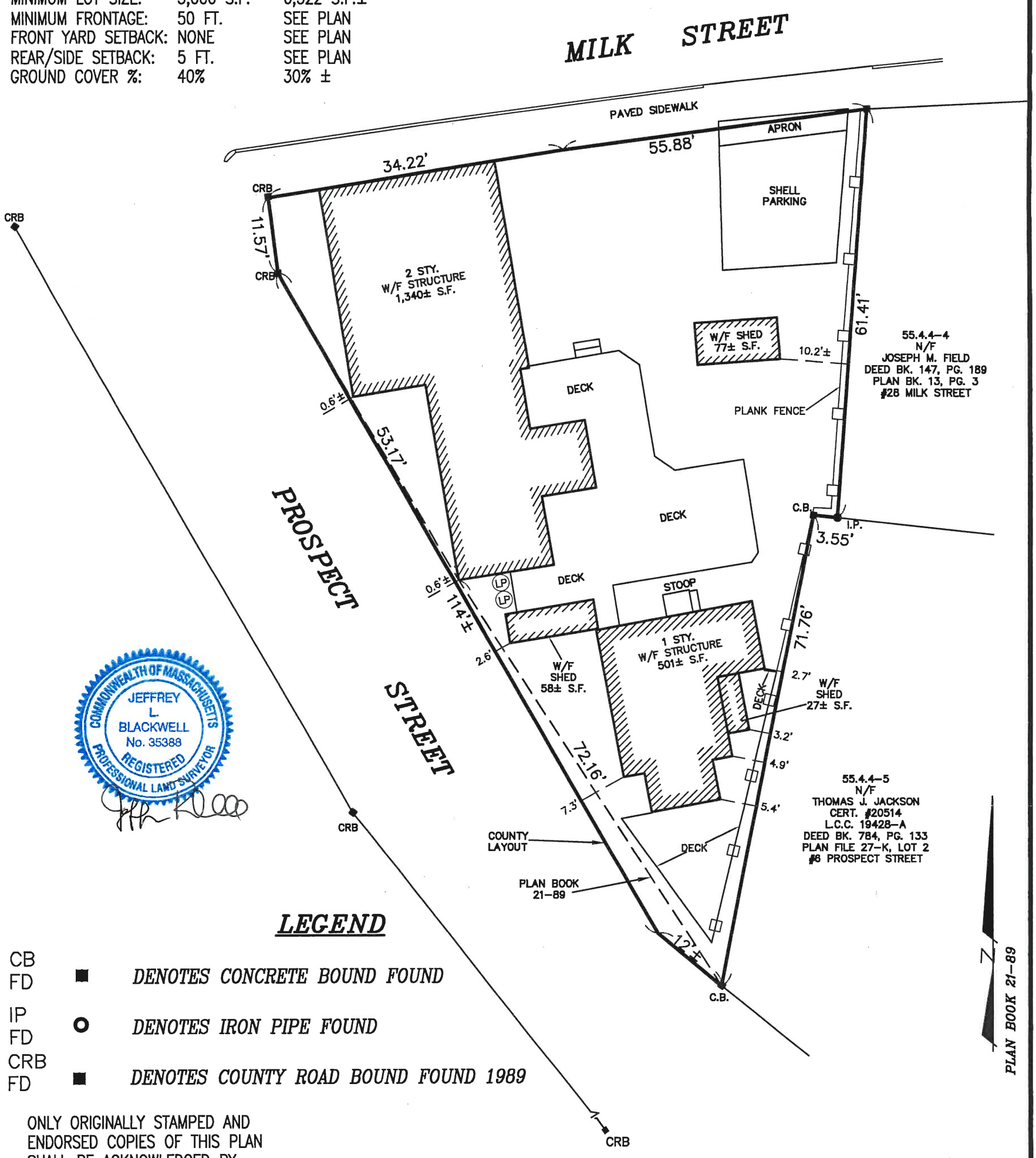
REQUIRED WHERE APPLICABLE:

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

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		EXISTING
MINIMUM LOT SIZE:	5,000 S.F.	6,322 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	NONE	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER %:	40%	30% ±



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

CB FD	■	*DENOTES CONCRETE BOUND FOUND*
IP FD	O	*DENOTES IRON PIPE FOUND*
CRB FD	■	*DENOTES COUNTY ROAD BOUND FOUND 1989*

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

MORTGAGE INSPECTION PLAN in Nantucket, MA

SCALE: 1"=20' DATE: AUGUST 2, 2023

Owner: ***AMIS CARLISLE KRISTY R. ACOSTA***

Deed Book/Pg: 1550/103 Plan Book/Pg: 21/89

Tax Map: 55.4.4-003 Locus: 2 PROSPECT ST

TO: . . . ***BRIAN SCHULMAN*** . . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: . . . X . . , DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C-0088 G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

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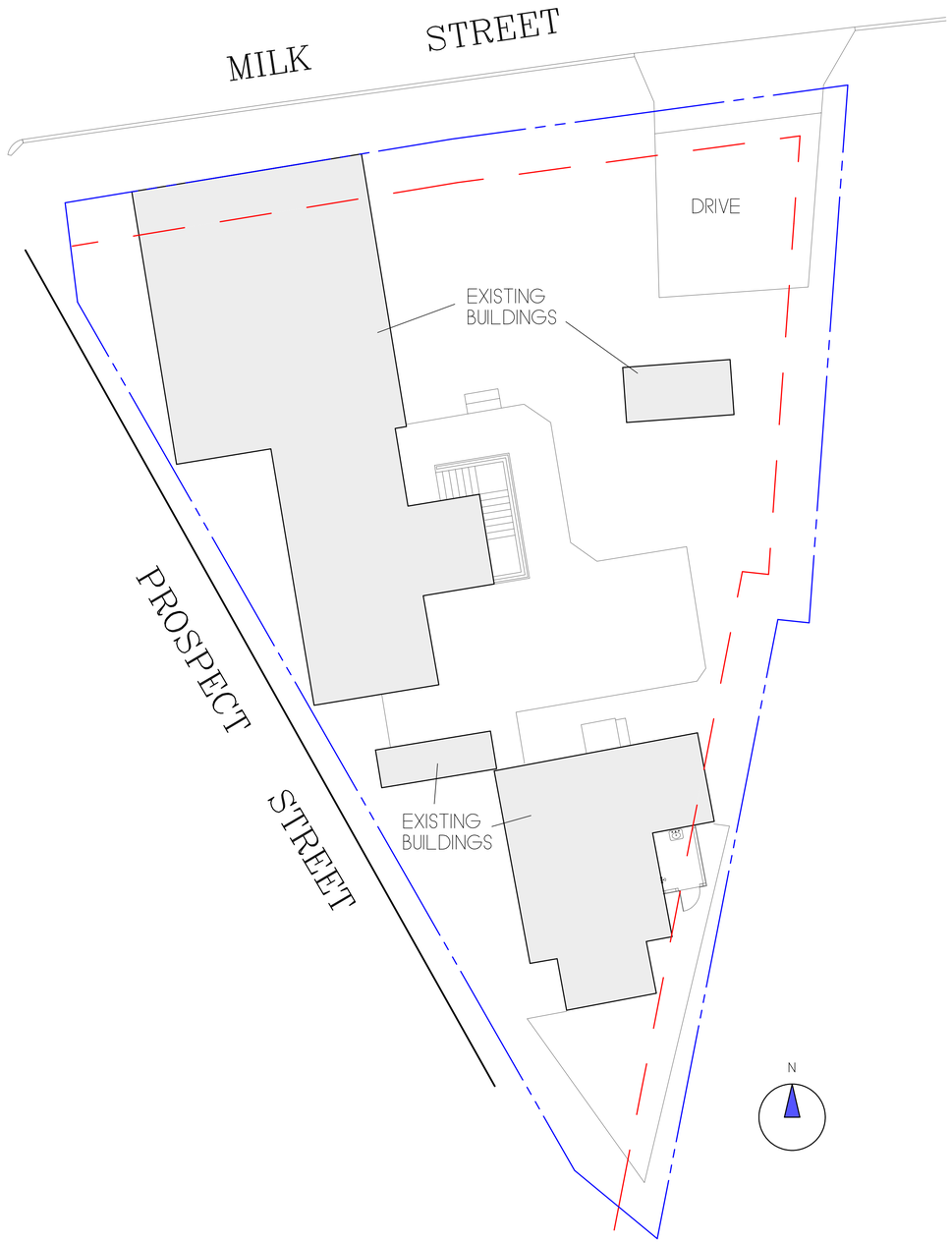
NOT TO BE RECORDED

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228-9026

B9181

T:\PAJE JOB 91

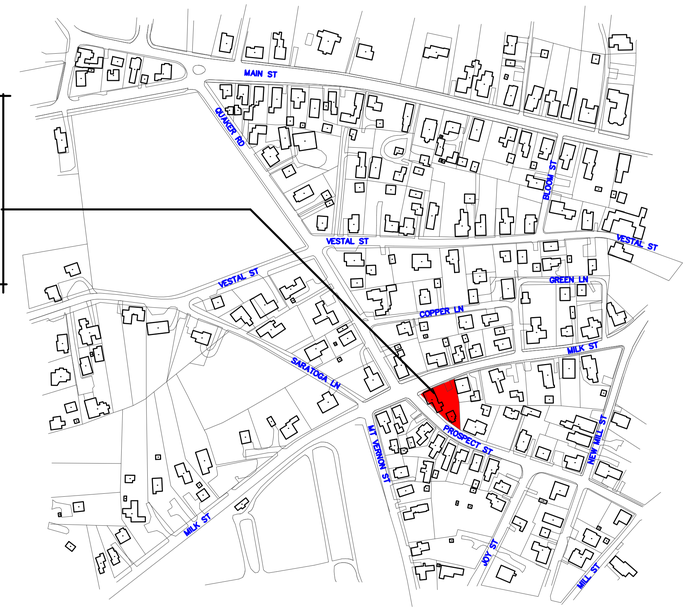
V:\DRAWFILES\B9181\MPP.dwg MPP 8/7/2023 06:38:59 1:1



ZONING CLASSIFICATION: R.O.H.
MAP: 55.4.4 PARCEL: 3

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%

N



REVISIONS:

10/16/2023:	AS-BUILT MEASURING
10/31/2023:	PROGRESS PRINT
12/16/2023:	AS-BUILT PLANS
3/4/2024:	PROGRESS PRINT
3/7/2024:	HDC PRINT
4/11/2024:	PROGRESS PRINT
10/7/2024:	PROGRESS PRINT
10/11/2024:	PROGRESS PRINT
10/25/2024:	HDC REVISION

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 DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

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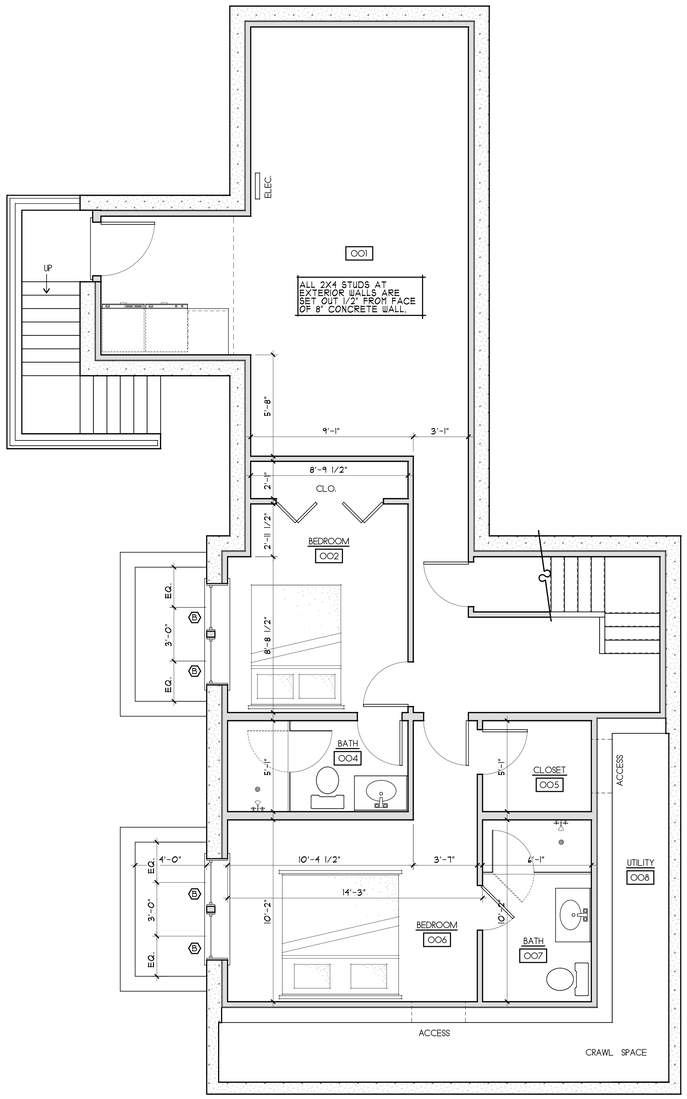
WOMBAT POINT LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55.4.4 PARCEL: 3
H.D.C. SITE PLAN
ADDRESS: 2 PROSPECT STREET NANTUCKET, MA 02554
DATE: 10/25/2024
SCALE: 1/8" = 1'-0"
SHEET NO. S 1

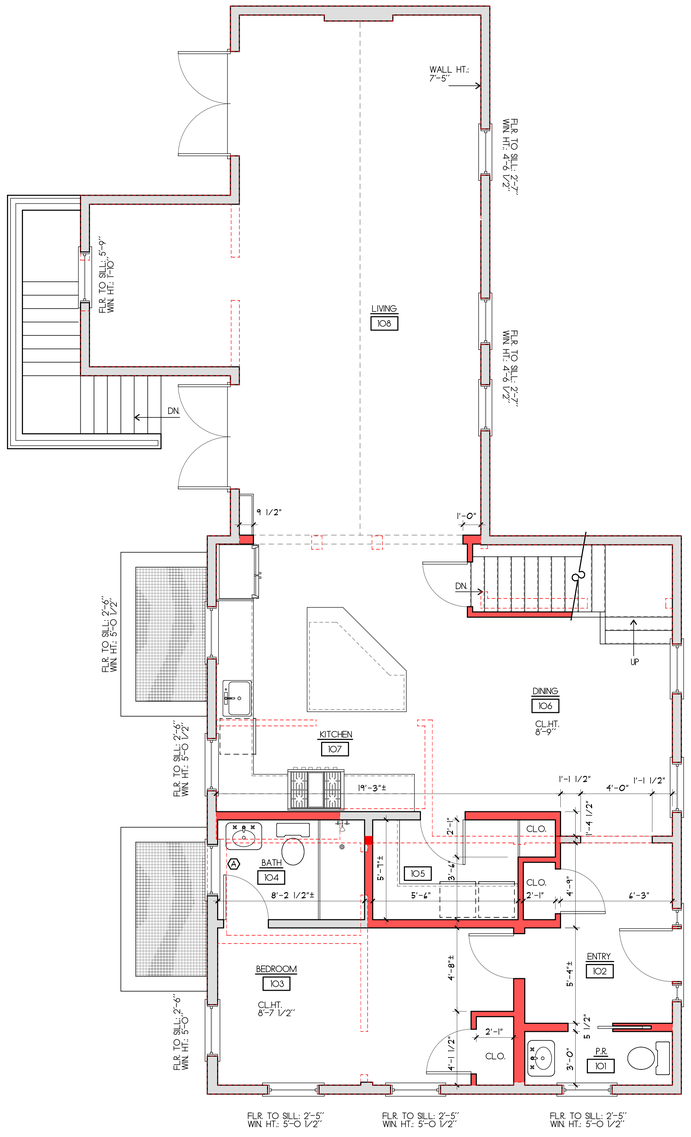


NOTE:

ALL INTERIOR DEMINSEIONS ARE ± 1/2" TO THE INTERIOR FINISHED CONDITIONS.

BASEMENT PLAN

SCALE: 1/4"=1'-0" 1,341 S.F.



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" 1,341 S.F.

N

KEY:

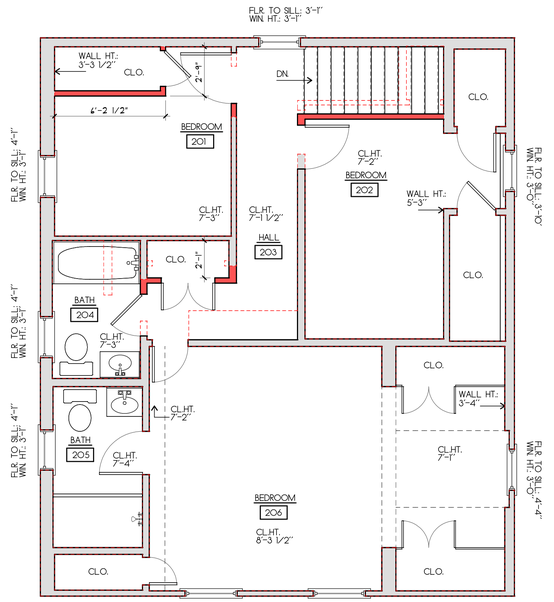
NEW WALLS:

EXISTING WALLS:

DEMO. WALLS

NOTE:

ALL INTERIOR DEMINSEIONS ARE ± 1/2" TO THE INTERIOR FINISHED CONDITIONS.



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" 768 S.F.

REVISIONS:

10/16/2023: AS-BUILT MEASURING
10/31/2023: PROGRESS PRINT
12/16/2023: AS-BUILT PLANS
3/4/2024: PROGRESS PRINT
3/7/2024: HDC PRINT
4/11/2024: PROGRESS PRINT
10/7/2024: PROGRESS PRINT
10/11/2024: PROGRESS PRINT
10/25/2024: HDC REVISION

NOTE:

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WOMBAT POINT LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55.4.4 PARCEL: 3

FLOOR PLANS

ADDRESS: 2 PROSPECT STREET NANTUCKET, MA 02554

DATE: 10/25/2024

SCALE: AS NOTED

SHEET NO. a 1



NORTH ELEVATION
SCALE 1/4"=1'-0"



EXISTING WEST ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
10/16/2023: AS-BUILT MEASURING
10/31/2023: PROGRESS PRINT
12/16/2023: AS-BUILT PLANS
3/4/2024: PROGRESS PRINT
3/7/2024: HDC PRINT
10/7/2024: PROGRESS PRINT

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PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55.4.4 PARCEL: 3

ELEVATIONS

ADDRESS:
2 PROSPECT STREET
NANTUCKET, MA 02554

DATE:
10/07/2024

SCALE:
1/4" = 1'-0"

SHEET NO.
a 2



APPROVED SOUTH ELEVATION (MINUTES: JULY 30, 2024)
SCALE: 1/4"=1'-0"



APPROVED EAST ELEVATION (MINUTES: JULY 30, 2024)
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE				
SYM	MANUFACTURER	SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-10" X 5'-0"	1	6/6 D.H. (T.M.E.)
B	BOSTON SASH	2'-8" X 4'-8"	2	2/2 D.H. EGRESS
1	ANDERSEN	3'-0" X 6'-8"	1	12 LT. EXTERIOR DOOR (T.M.E.)

REVISIONS:
10/16/2023: AS-BUILT MEASURING
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P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan679@comcast.net

MAP: 55.4.4 PARCEL: 3

ELEVATIONS

ADDRESS: 2 PROSPECT STREET NANTUCKET, MA 02554

DATE: 10/07/2024

SCALE: 1/4" = 1'-0"

SHEET NO. a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 19

Street & Number of Proposed Work: 29 Long Pond Dr.

Owner of record: Bernard James L & Effie H

Mailing Address: 5 Avon Rd.
Larchmont, NY

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JDStudio

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. 2024-09-11192
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Fenestration - change to 4/4

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 Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim No change Sash No change Doors No change
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 10/25/24 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: 29 Long Pond Dr.

✓ 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 (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

— 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Vice-Chair

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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Bernard James L & Ethic H

STREET ADDRESS 29 Long Pond Dr.

MAP/PARCEL 59.4/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/25/24

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 10/25/24

CERTIFICATE NO: _____ DATE ISSUED: 10/1/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC 2024-09-11192

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 594 PARCEL N°. 19

Street & Number of Proposed Work: 29 Long Pond Dr.

Owner of record: Bernard James L & Ettie H

Mailing Address: 5 Avon Rd
Larchmont, NY

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 3329654 E-mail: jmraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: 9/24/24 Fee Paid: $ 50

Must be acted on by: 11/22/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: [signature]

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

All date of construction to the COA: NHL Date: 1989

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Fenestration change, color change

Size of Structure or Addition: Length: ____ Sq. Footage 1st floor: ____ Decks/Patio: Size: ____ ☐ 1st floor ☐ 2nd floor

Width: ____ Sq. footage 2nd floor: ____ Size: ____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: ____

Difference between existing grade and proposed finish grade: North ____ South ____ East ____ West ____

Height of ridge above final finish grade: North ____ South ____ East ____ West ____

Additional Remarks

Historic Name:

Original Date: 1989

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 Andersen

Doors* (type and material): ☐ TDL ☒ SDL Front No change 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 - No change

Trim White Sash White Doors White

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 9/23/24 Signature of owner of record [signature] Signed under penalties of perjury

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 BY ANY OTHER PARTY OR FOR WORK INITIATED BY THOSE WHO ARE UNLICENSED. 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



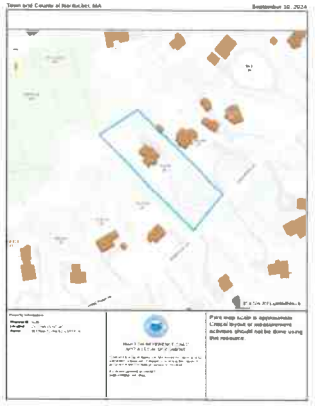
4 Long Pond Dr View



5 Entry Side



6 Side View



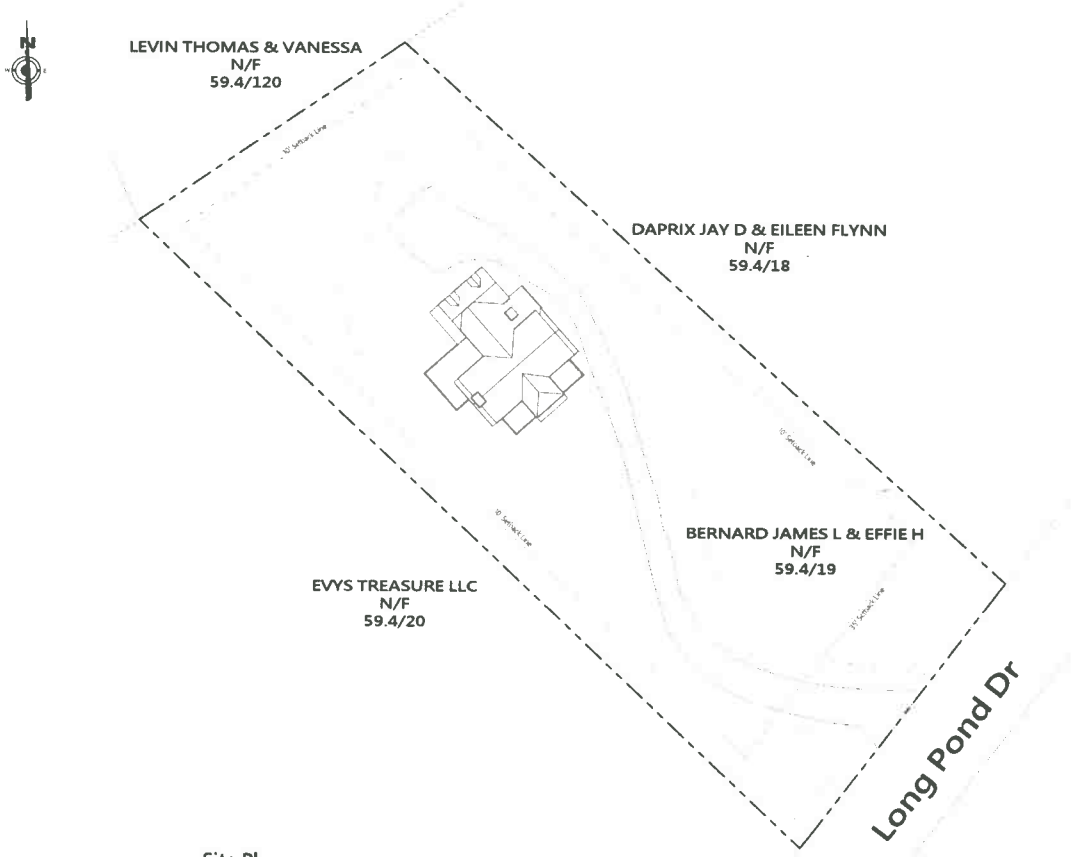
1 Locus Map



3 Front View



7 Back Yard View



2 Site Plan
1" = 20'-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

29 Long Pond Dr
Nantucket, MA 02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.102 Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 4

Date
10.18.2024

Revisions

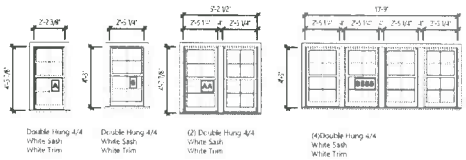
C.101

Scale As indicated

10/23/2024 12:30:00 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCIES FROM WHAT IS SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF JB STUDIO. NOTICE IS GIVEN THAT JB STUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INSTALLED INCORRECTLY DUE TO MISLEADING OR INCOMPLETE INFORMATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JB STUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JB STUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN AUTHORIZATION OF JB STUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELLED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



Window Schedule
1/4" = 1'-0"



3 South Elevation - Previously Approved
3/16" = 1'-0"



1 South Elevation - Proposed
1/4" = 1'-0"



4 West Elevation - Previously Approved
3/16" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
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PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

29 Long Pond Dr.
Nantucket, MA 02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.102 Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 4

Date
10.18.2024

Revisions

A.201

Scale As Indicated

10/23/2024 12:30:11 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN HERE, IS PRESENT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED UNDERSTANDING OR MISUNDERSTANDING OF HIGHTEMPO THEIR IN THESE ARE NOT DEFINITIVE. PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



1 East Elevation - Previously Approved
3/16" = 1'-0"



3 East Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Previously Approved
3/16" = 1'-0"



4 North Elevation - Proposed
1/4" = 1'-0"

JBSTUDIO
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Project

29 Long Pond Dr
Nantucket, MA 02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.102 Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 4

Date
10.18.2024

Revisions

A.202

Scale As indicated

10/23/2024 12:30:18 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

10/25

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 205

Street & Number of Proposed Work: 4 Henderson's Dr

Owner of record: Bruce + Jeanne Miller

Mailing Address: 4 Henderson's Dr
NANTUCKET

Contact Phone #: 508 274 1318 E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWIL DESIGN LLC

Mailing Address: 48 DUKES Rd
NANTUCKET

Contact Phone #: 228-9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 17'-6" Sq. Footage 1st floor: 218 ± SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-1" 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 12'-6" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe)

Original Date: 2004

Original Builder:

2. South Elevation

3. West Elevation

4. North Elevation → 3 SEASON ROOM ADDITION GABLE 12/4 ROOF - GLIDING WINDOWS

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other ADDITION - 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other GLIDING ANDERSEN
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 15 LIGHT FR. Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS MATCH EXISTING

Sidewall NAT CEDAR Clapboard (if applicable) _____ Roof DRIFTWOOD (?) VERIFY IN FIELD
Trim NTW Sash GREEN - MATCH Doors GREEN
Deck _____ Foundation PIERS Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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

MILLER 4 HENDERSON'S DR

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(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
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR Bruce + Jeanne Miller

STREET ADDRESS 4 Henderson's Dr.

MAP/PARCEL 66 | 205

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

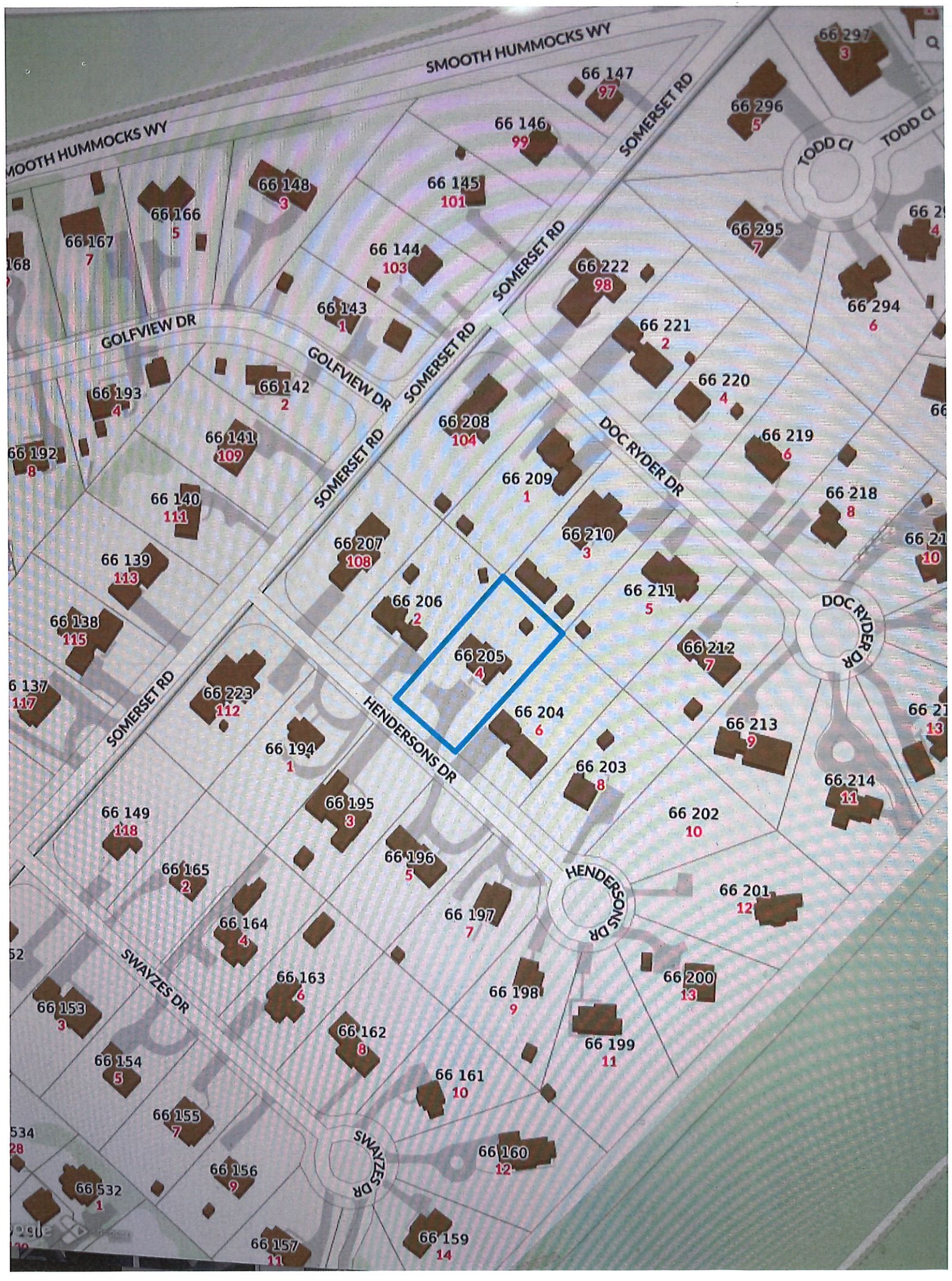
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

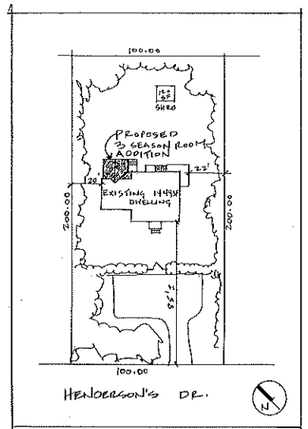
Caroline Shell 10/25/24

Signature Date


SMOOTH HUMMOCKS WY
SOMERSET RD
TODD CI
GOLFVIEW DR
DOC RYDER DR
HENDERSONS DR
SWAYZES DR
66 297 3
66 147 97
66 146 99
66 296 5
66 148 3
66 145 101
66 166 5
66 167 7
66 144 103
66 295 7
66 222 98
66 143 1
66 294 6
66 221 2
66 142 2
66 193 4
66 220 4
66 208 104
66 219 6
66 141 109
66 192 8
66 209 1
66 218 8
66 140 111
66 210 3
66 207 108
66 139 113
66 211 5
66 206 2
66 138 115
66 212 7
66 205 4
66 137 117
66 223 112
66 204 6
66 213 9
66 194 1
66 203 8
66 214 11
66 149 118
66 195 3
66 202 10
66 196 5
66 165 2
66 201 12
66 197 7
66 164 4
66 163 6
66 200 13
66 198 9
66 153 3
66 162 8
66 199 11
66 154 5
66 161 10
66 155 7
66 160 12
66 156 9
66 532 1
66 157 11
66 159 14

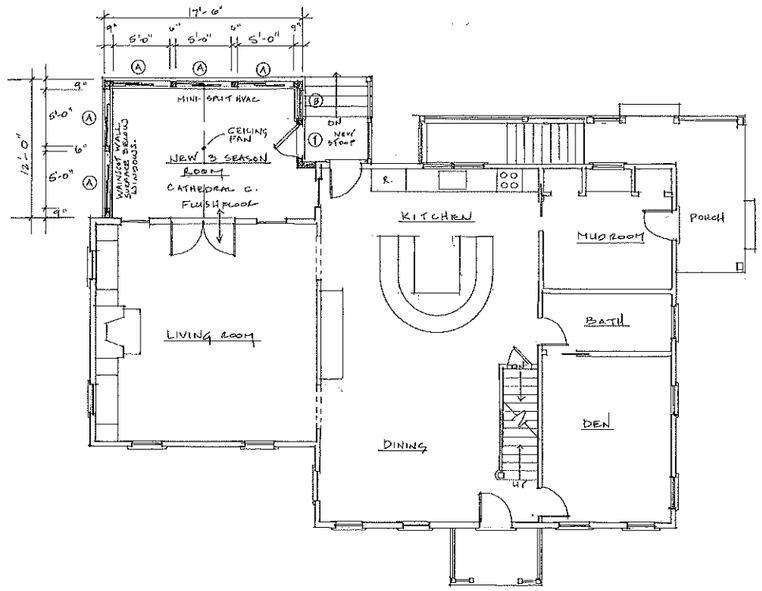

3LHE 12
CR-V
4 HENDERSON'S DR
STREET VIEW


REAR ELEVATION
LOCATION OF ADDITION



SITE PLAN 1"=30'-0"

ZONE R-10
10,000 SF MIN LOT SIZE EXIST. LOT 20,000 SF
20' FRONTSETBACK 10' SIDE & REAR
25% ALLOWABLE G.C 5,000 ALLOWABLE
EXISTING G.C 1449 SF±
PROPOSED ADDITION G.C 218 ± SF



FLOOR PLAN 1/4"=1'-0"

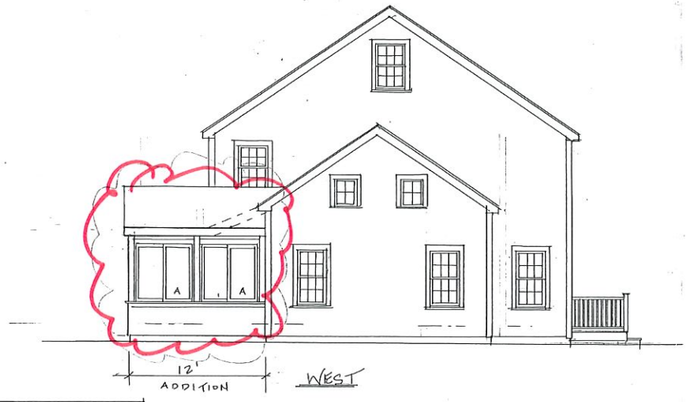
HDC
10.25.24

A NEW 3 SEASON ROOM
FOR BRUCE & JEANNE MILLER
4 HENDERSON'S DRIVE
NANTUCKET
MAP 66 PARCEL 205

A1

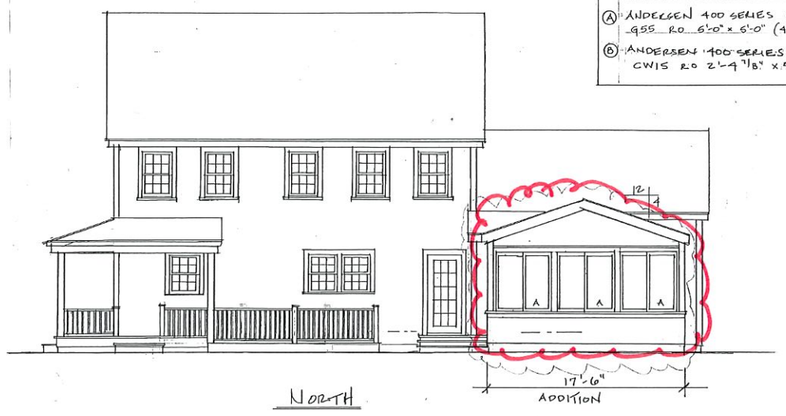


NO CHANGE @ SOUTH FRONT

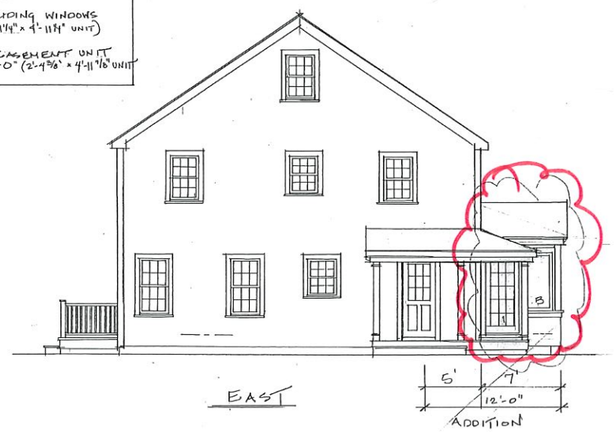


WEST

DOOR + WINDOWS — MATCH EXIST. COLORS
① ANDERSEN 1S LIGHT SWINGING PATIO DOOR RO 3'-0" x 6'-11" SDL
Ⓐ ANDERSEN 400 SERIES GLIDING WINDOWS 9SS RO 5'-0" x 5'-0" (4'-11¾" x 4'-11¾" UNIT)
Ⓑ ANDERSEN 400 SERIES CASEMENT UNIT CW1S RO 2'-9 7/8" x 5'-0" (2'-9⅜" x 4'-11⅞" UNIT



NORTH



EAST

HDC
10.25.24

A NEW 3 SEASON ROOM
FOR BRUCE & JEANNE MILLER
4 HENDERSON'S DRIVE
NANTUCKET
MAP 66 PARCEL 205

A2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 26

Street & Number of Proposed Work: 50 Cliff Rd

Owner of record: Something Inc c/o Matthew Fee

Mailing Address: 50 Cliff Rd

Nantucket MA 02554

Contact Phone #: 410 688 8032 E-mail: Luci@ackislandharvest.com

AGENT INFORMATION (if applicable)

Name: Luci Imbach

Mailing Address: 5 Skyline Dr

Nantucket MA 02554

Contact Phone #: 410 699 9032 E-mail: luci@ackislandharvest.com

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: 38' Sq. Footage 1st floor: 1140 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' 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 n/a East n/a West n/a

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 (describe)

2. South Elevation

3. West Elevation

4. North Elevation old garden removed, new fence, gate, raised beds to be constructed in place of old garden

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed n/a ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other n/a

Roof Pitch: Main Mass n/a /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) n/a

Fence: Height: 7'
Type: Custom wood / monofilament
Length: 136' total

Skylights (flat only): Manufacturer n/a Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) n/a

Leaders (material and size): n/a

Sidewall: ☐ White cedar shingles n/a ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other n/a

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other n/a

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front n/a Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall n/a Clapboard (if applicable) n/a Roof n/a

Trim n/a Sash n/a Doors n/a

Deck n/a Foundation n/a Fence natural wood / black monofilament Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/25/24 Signature of owner of record MFee 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

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HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luci Imbach

AS AGENT FOR Something Inc

STREET ADDRESS 50 Cliff Rd Nantucket Ma 02554

MAP/PARCEL 41 28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/25/24

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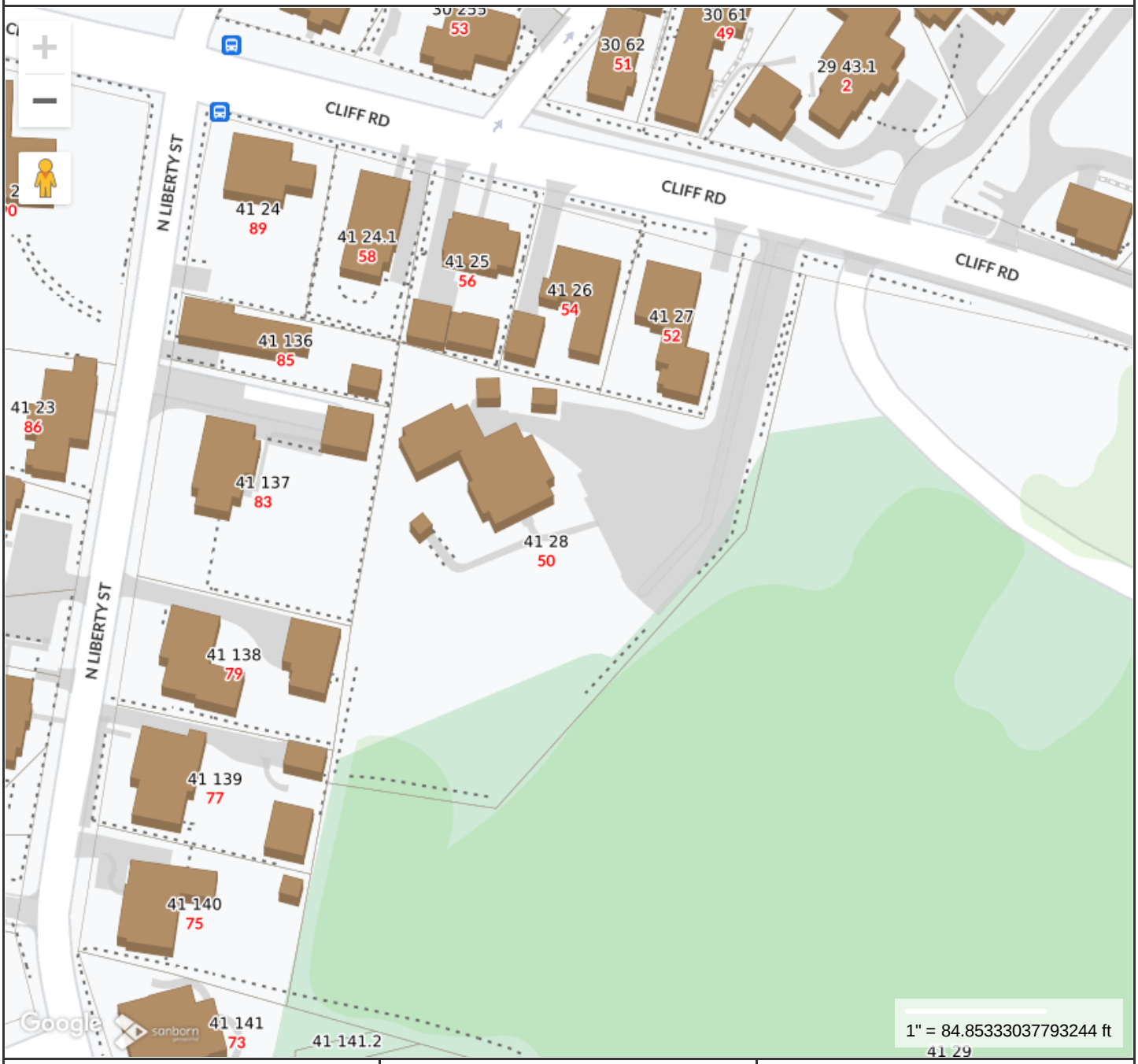
Signature — Date 10/25/24



MAP FOR REFERENCE ONLY
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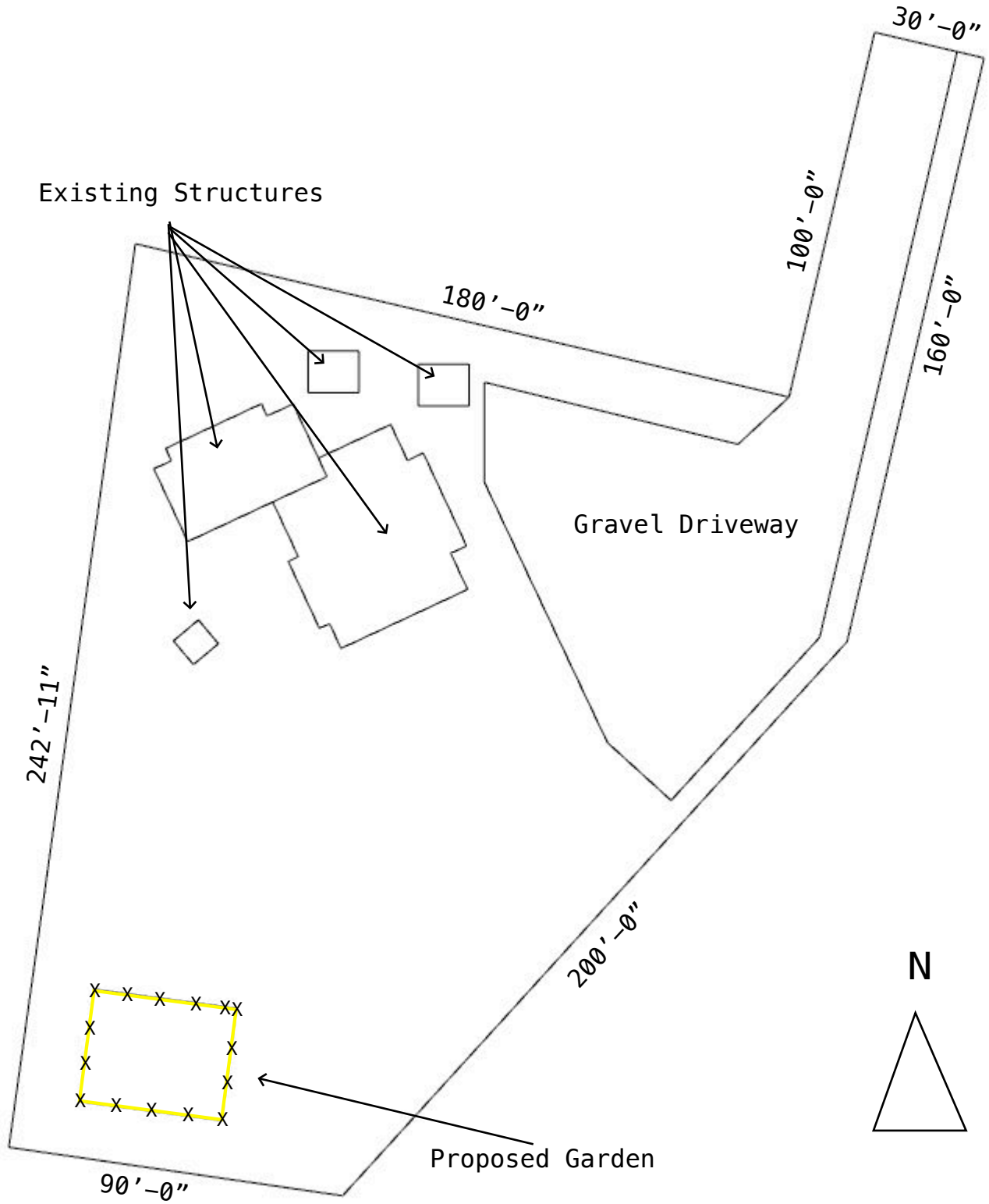
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



ISLAND HARVEST
NANTUCKET, MA
ESTD. 2020
VEGETABLE GARDENS

Island Harvest Vegetable Gardens

5 Skyline Dr, Nantucket MA
410-688-8032
luci@ackislandharvest.com

S. Natural Plot Plan

A | 001

scale: 1"=40'

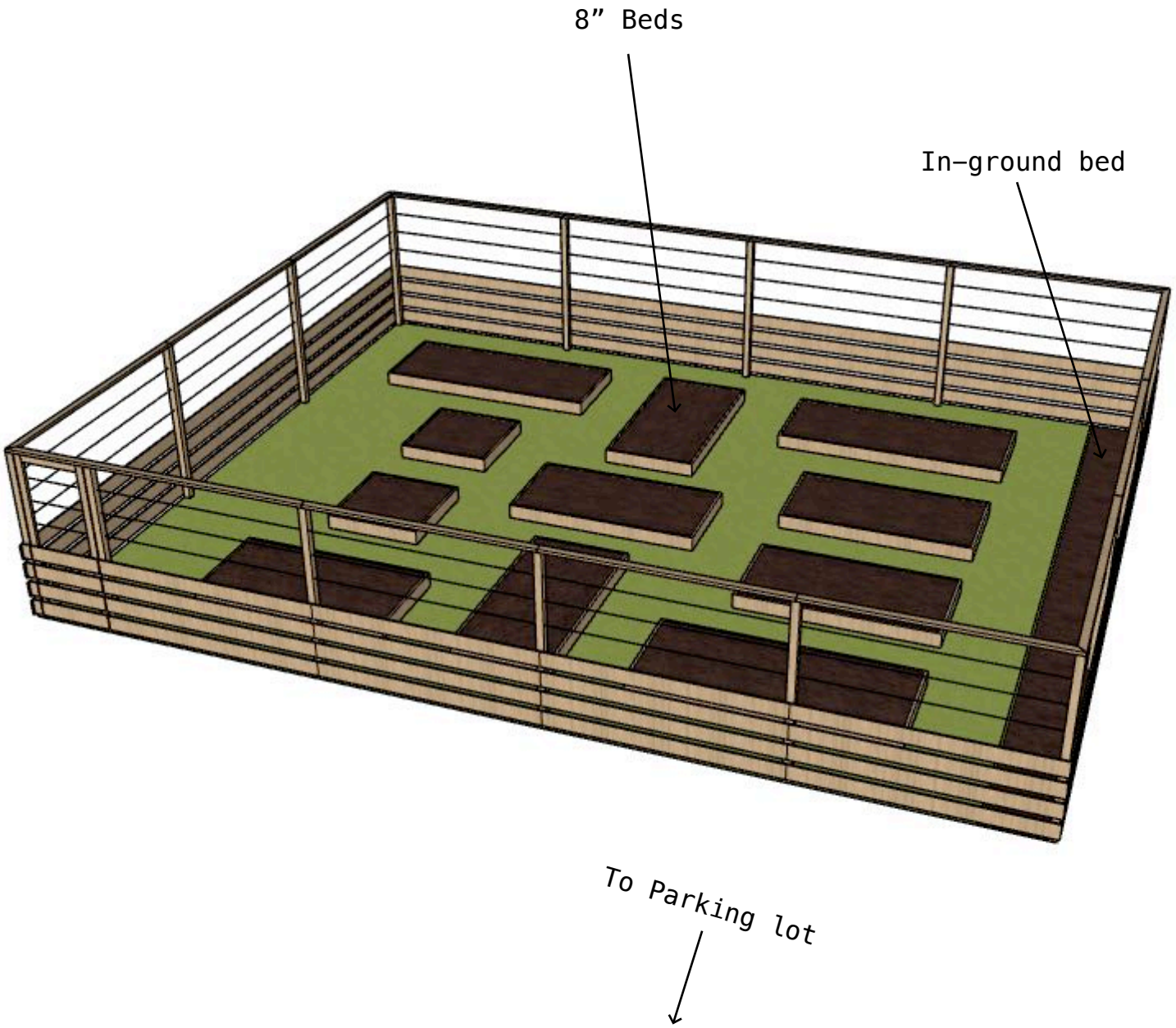
50 Cliff Rd.

10/25/24




PARKING





ISLAND HARVEST
NANTUCKET, MA
ESTD. 2020
VEGETABLE GARDENS

Island Harvest Vegetable Gardens

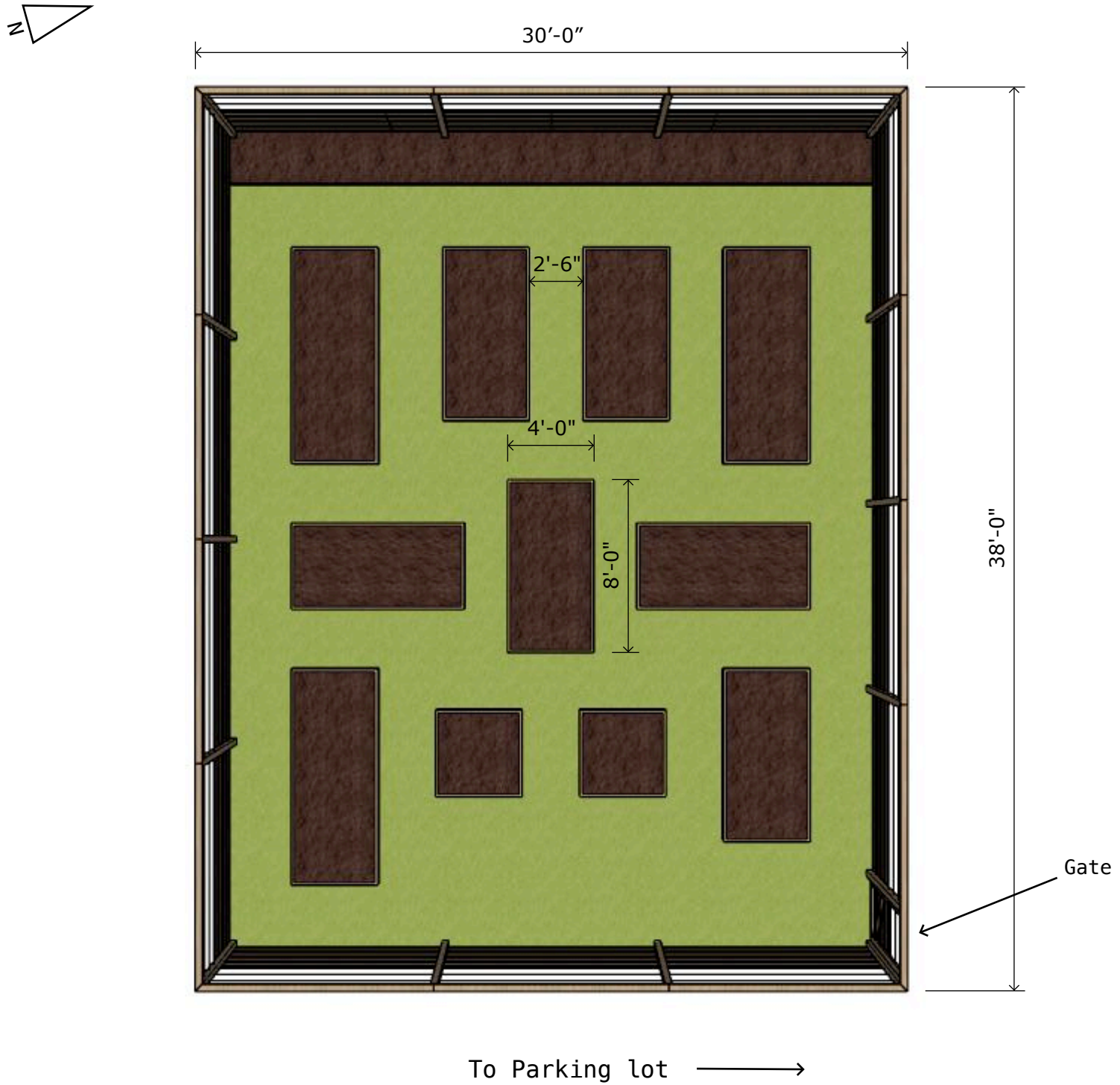
5 Skyline Dr, Nantucket MA
410-688-8032
luci@ackislandharvest.com

Something Natural Garden

A | 001

50 Cliff Rd.

10/16/24



ISLAND HARVEST
NANTUCKET, MA
ESTD. 2020
VEGETABLE GARDENS

Island Harvest Vegetable Gardens

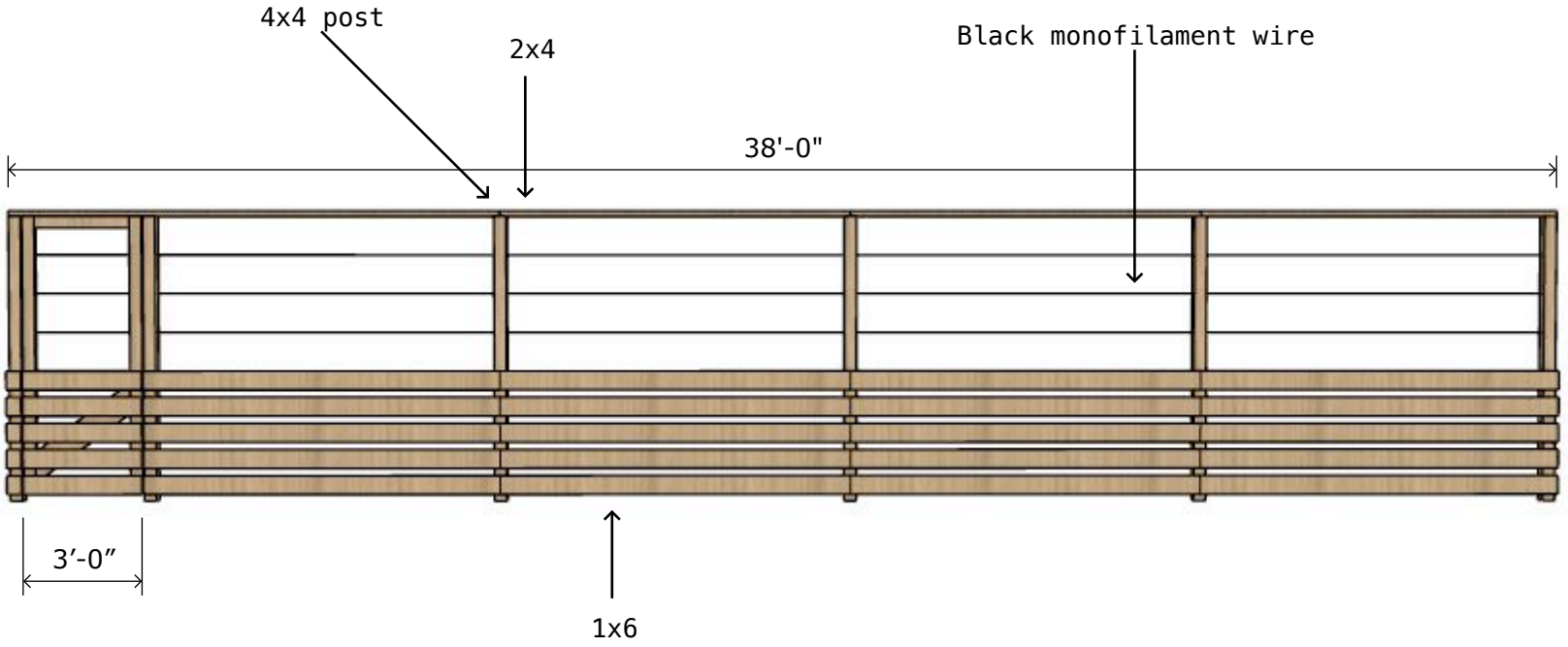
5 Skyline Dr, Nantucket MA
410-688-8032
luci@ackislandharvest.com

Something Natural Garden

A | 002

50 Cliff Rd.

10/16/24



Material Types:
Black Monofilament Wire
Back steel gate hinges
Cedar or preassure treated lumber

ISLAND HARVEST
NANTUCKET, MA
ESTD. 2020
VEGETABLE GARDENS

Island Harvest Vegetable Gardens
5 Skyline Dr, Nantucket MA
410-688-8032
luci@ackislandharvest.com

Something Natural Garden
A 003

50 Cliff Rd.

10/16/24

Historic District Commission

FENCE - GATE - ARBOR 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: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 3 copies scaled at between 1"= 20' to 1"= 60' ; Site Plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X-------X------X----- --------X----X----------
✓	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
✓	Fence/Gate/Arbor Type: 3 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application c. height and length.
✓	All documents MUST be legible. All sets MUST be collated and stapled.

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

✓	Electronic Submission: Each of the foregoing documents(including this check list) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see below.

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 10|25|24

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

GREENSTEIN
6 CROWS NEST
LD/D RESTRICTIONS

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

12/22.2

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. 50-

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

KCW 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.**

r.c.newman@comcast.net

From: Amy Orenstein <amyorenstein@gmail.com>
Sent: Monday, June 17, 2024 11:18 AM
To: r.c.newman@comcast.net
Cc: Ted Orenstein
Subject: Re: Crows Nest

Rob,
You can sign as our agent. Thank you.
Sent from my iPhone

> On Jun 17, 2024, at 11:11 AM, r.c.newman@comcast.net wrote:
>
> Please send me a quick note allowing me to sign pool application for HDC s your agent.
> Thank you, R

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

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LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Robert Newman

AS AGENT FOR Amy & Ted Orenstein

STREET ADDRESS 5 Crows Nest Lane

MAP/PARCEL 12 / 22.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10.25.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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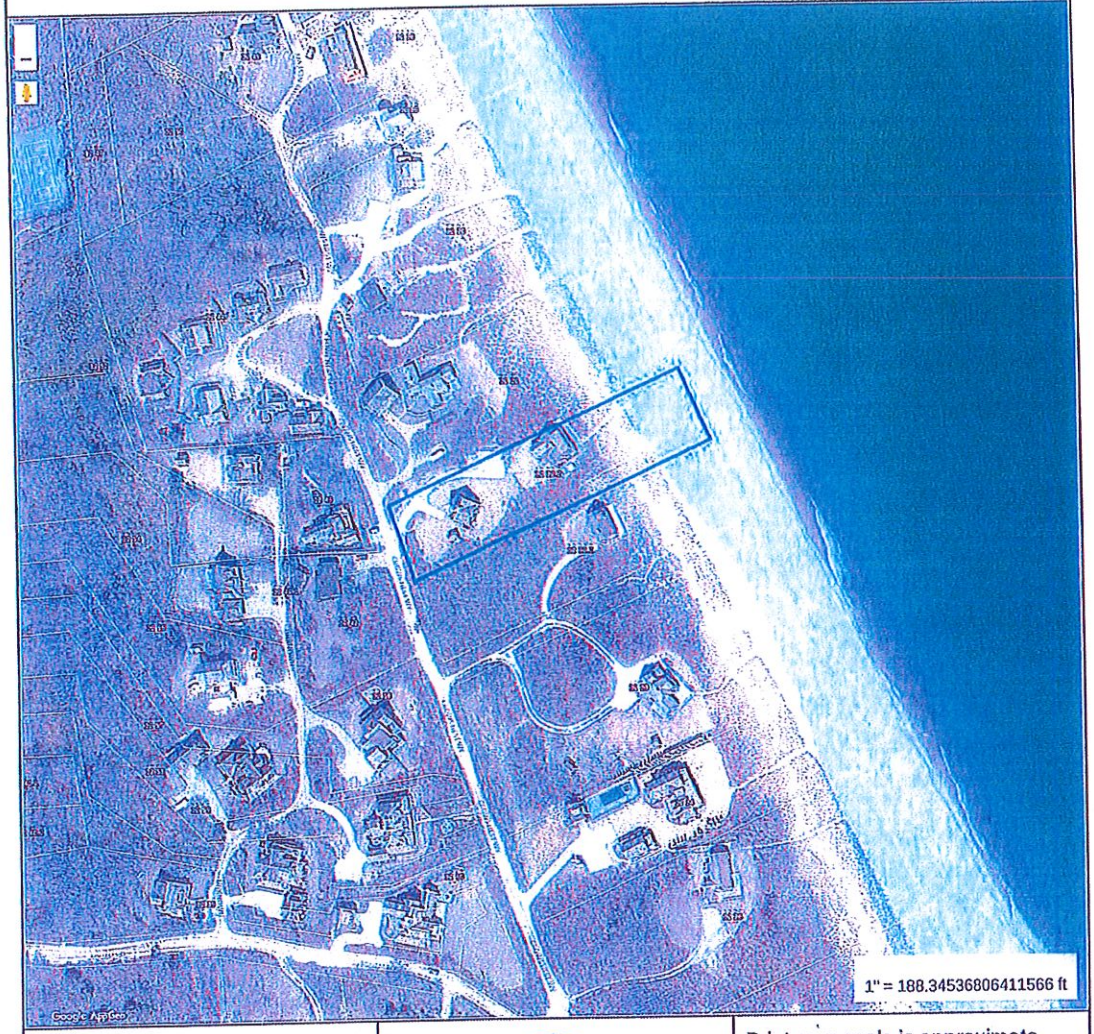
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

Date 10.24.24

Town and County of Nantucket, MA

February 17, 2023



Property Information

Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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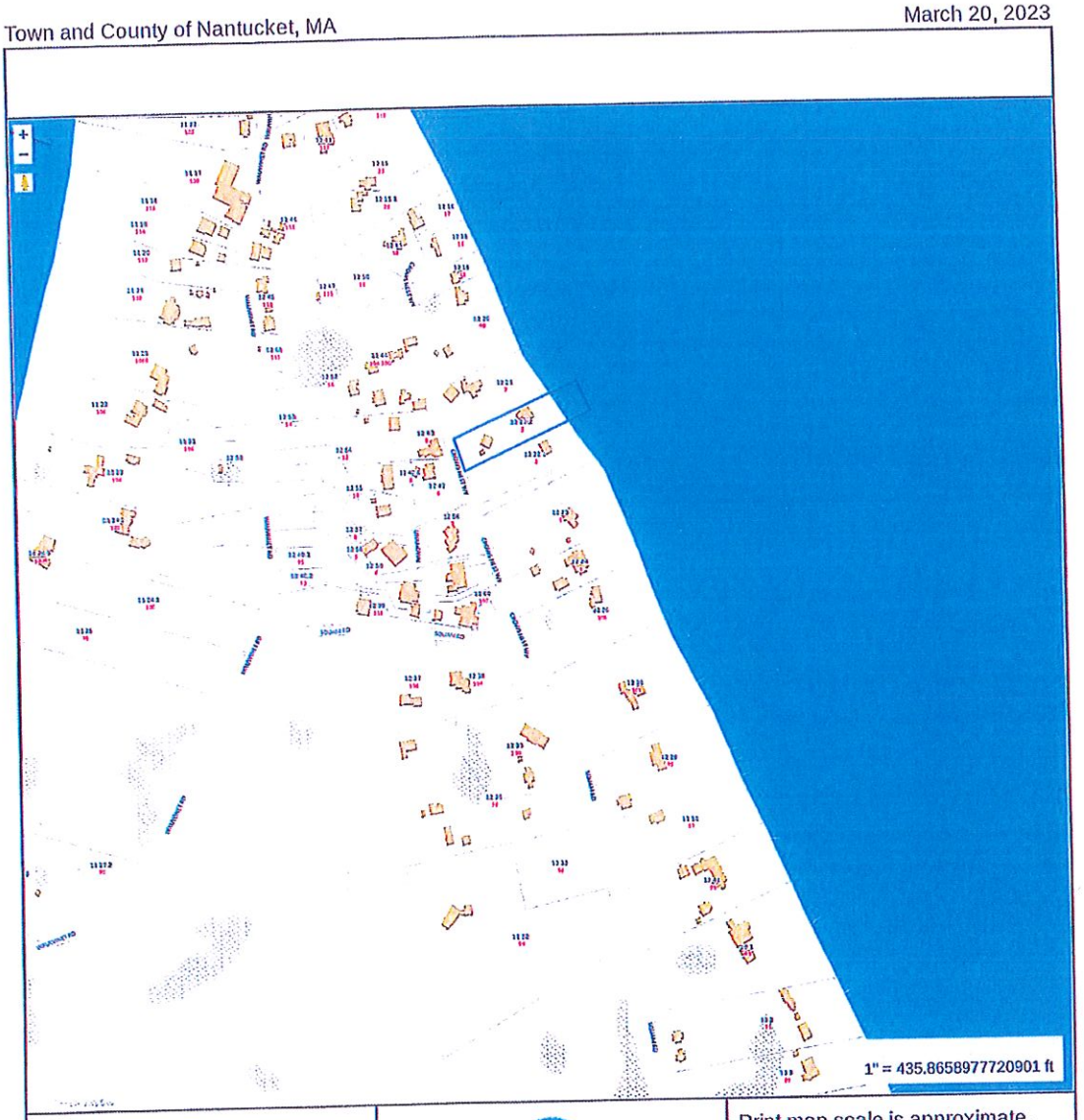
Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Town and County of Nantucket, MA

March 20, 2023



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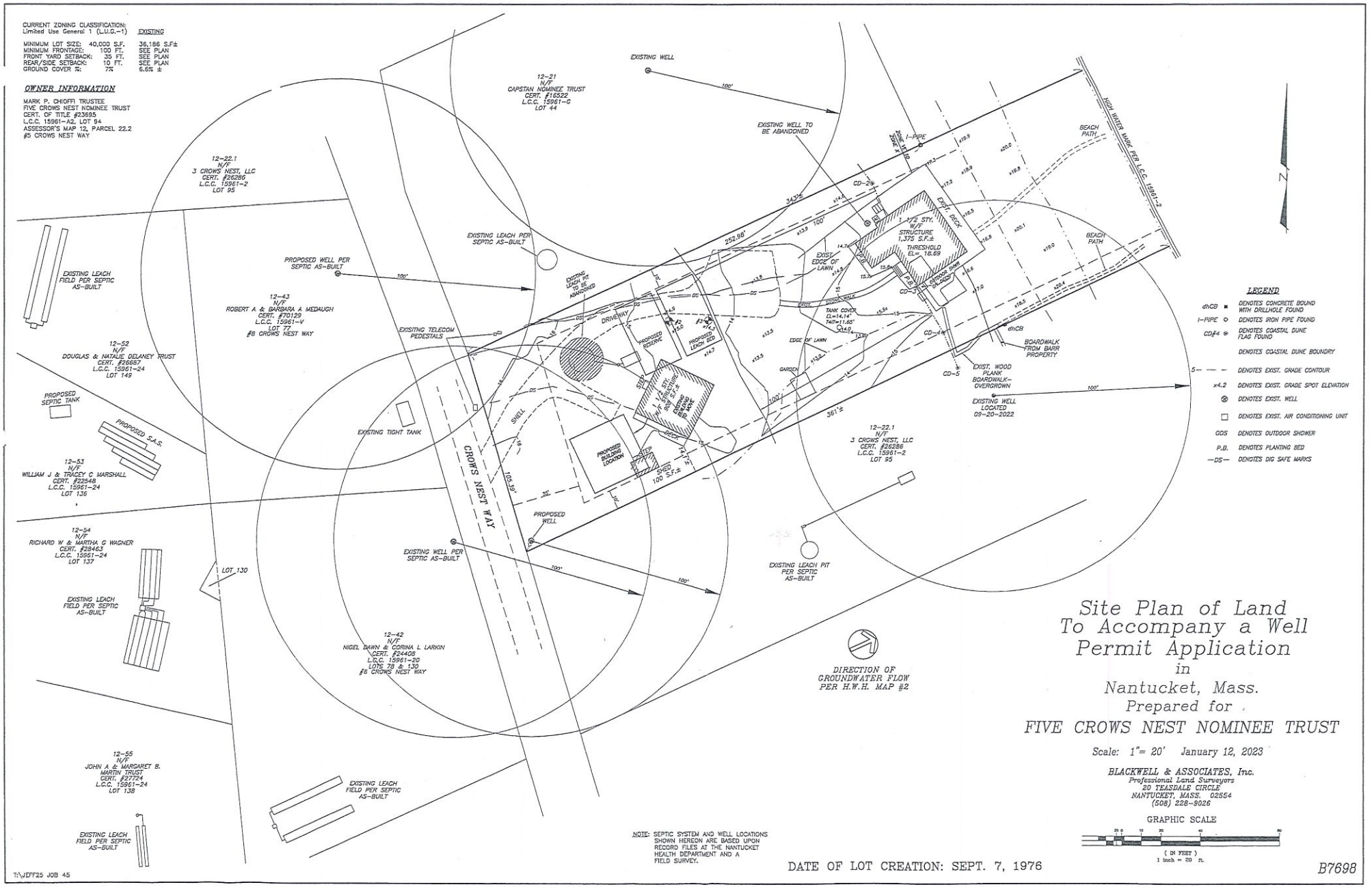


Site Plan of Land To Accompany a Well Permit Application in Nantucket, Mass.

Prepared for

FIVE CROWS NEST NOMINEE TRUST

Scale: 1"= 20' January 12, 2023

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

NOTE: SEPTIC SYSTEM AND WELL LOCATIONS SHOWN HEREON ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT AND A FIELD SURVEY.

DATE OF LOT CREATION: SEPT. 7, 1976

T:\JEFF25 JOB 45

B7698

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 22.2

Street & Number of Proposed Work: 5 CROAK'S NEST LANE

Owner of record: AMY & TED ORENSTEIN

Mailing Address: 20 BEACHSIDE COMMON
KEYPORT, CT 06886

Contact Phone #: 203-216-2568 E-mail: _____

AGENT INFORMATION (if applicable)

Name: SAMUCHSELE R. NEWMAN

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023 04-0326
☐ Pool (Zoning District ____) ☐ Roof ☐ Other DOOR & WINDOW REVISIONS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: N/A

Original Date: 1976 (PRIMARY)

Original Builder: UNKNOWN

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)
1. East Elevation 2ND LEVEL - DOOR REVISIONS
2. South Elevation NO CHANGE
3. West Elevation NO CHANGE
4. North Elevation NO CHANGE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed APPROVED ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles APPROVED ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other APPROVED
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways APPROVED Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall W.W.C NTW Clapboard (if applicable) — Roof W. R. CEDAR NTW
Trim WHITE Sash W Doors QUAKER GRAY
Deck PAINTED NTW Foundation C NTW Fence C NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

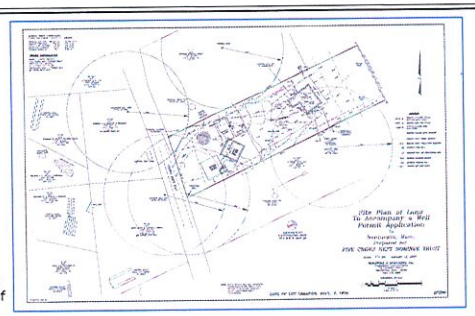
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/25/25 Signature of owner of record _____ FOR A.O. Signed under penalties of perjury

DRAWING INDEX
1 SITE PLANS: EXISTING & APPROVED ZONING INFO.
2 EAST ELEVATION: APPROVED & PROPOSED D.&W. SCHEDULES
3 SITE PHOTOS

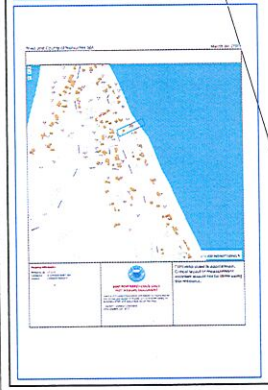
LOCUS MAP
5 CROW'S NEST WAY

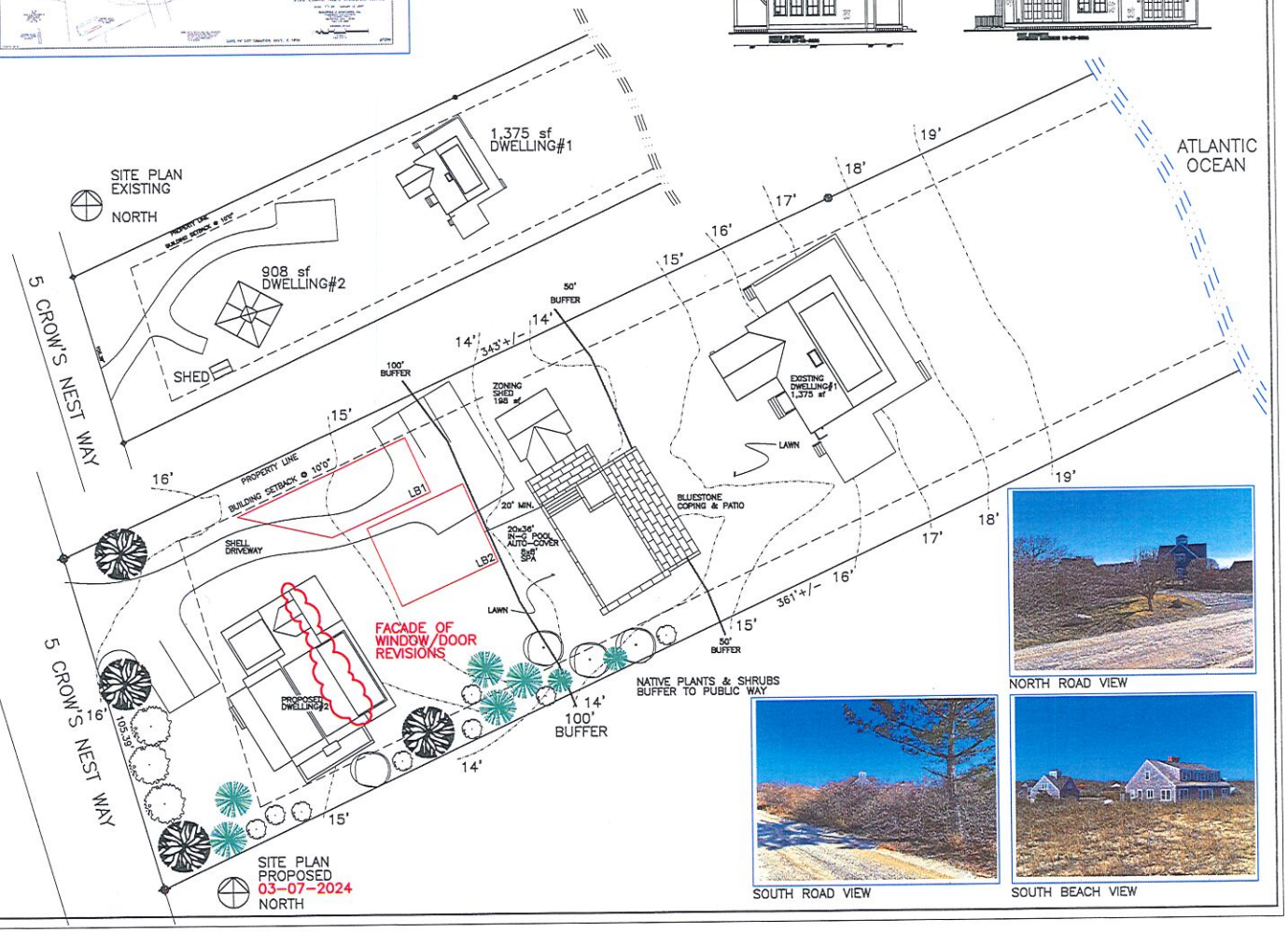
MAP NO.	12
PARCEL NO.	22.2
ZONING CLASSIFICATION	LUG-1
LOT AREA	36,186 sf
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	10'
G.C.R.	
ALLOWED G.C. 7%	2,533 sf
EXISTING G.C.	6.6%
DWELLING 1: EXIST.	1,375 sf
DWELLING 2: PROP.	1,125 sf
TOTAL G.C. PROPOSED G.C.	2,500 sf











NORTH ROAD VIEW

SOUTH ROAD VIEW

SOUTH BEACH VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA
DWELLING #2
WINDOW/DOOR REVISIONS

NOTES
HDC 04-30-2024
CERT. 2023-04-8326
REV. 08-21-2024
APP. 10-08-2024
REV.

SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
10-28-2024

SCALE
1/16"=1'0"

1

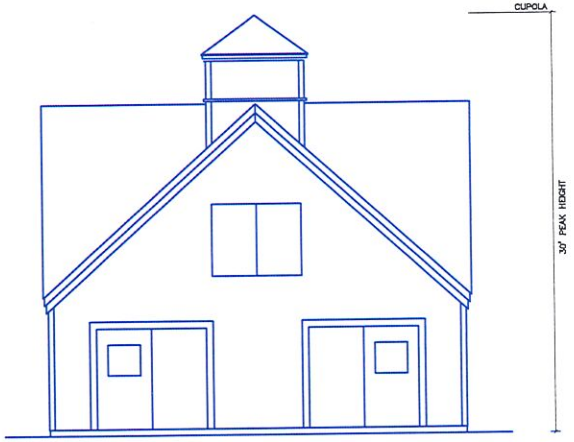


EAST ELEVATION
APPROVED 10-08-2024



EAST ELEVATION
PROPOSED 10-28-2024

2nd LEVEL:
CHANGE SINGLE DOOR WITH FLANKING DH WINDOWS
TO GLIDING 4 UNIT DOORS AS INDICATED



EXISTING GARAGE DWELLING
EAST ELEVATION

COLOR SCHEDULE:
EXTERIOR ONLY
TRIM: WHITE
SASH: WHITE
DOORS: QUAKER GRAY
ROOF: W. RED CEDAR
FENCE: N.T.W.

5 CROW'S NEST WAY

DOOR SCHEDULE

	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	SIMPSON	2 PANEL/4 LIGHT, SIDE LIGHTS	CONFIRM	3'0"x6'8"		
②	ANDERSEN	GLIDDING, 6 LIGHT	CONFIRM	6'8"x9'9"		
③	SIMPSON	2 PANEL/4 LIGHT, SIDE LIGHTS	CONFIRM	3'0"x6'8"		

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

WINDOW SCHEDULE

	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	SASH SIZE	QTY.
Ⓐ	ANDERSEN	1/1,TW/DH	400	TW2646	2'6"x4'9"	
Ⓑ	ANDERSEN	1/1,TW/DH	400	TW2642	2'6"x4'5"	
Ⓒ	ANDERSEN	1/1,TW/DH	400	TW2632	2'6"x3'5"	

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED
CONFIRM EGRESS & TEMPERED GLASS REQUIREMENTS

1' 0" 5' 10' 20'

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA

DWELLING #2
WINDOW/DOOR REVISIONS.

NOTES
HDC 04-30-24
CERT. 2023-04-8326
REV. 08-21-2024
REV.

SCI COPYRIGHT 2024

TITLE
ELEVATION
REVISIONS:
EAST
APPROVED & PROP.
EXIST. GARAGE

DATE
10-28-2024

SCALE
1/4"=1'0"

2

EAST ELEVATION

EAST ELEVATION

EAST ELEVATION

EAST ELEVATION

EAST ELEVATION

EAST ELEVATION

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA

DWELLING #2
WINDOW/DOOR REVISIONS

NOTES
HDC 04-30-24
CERT. 2023-04-8326
REV. 08-21-2024
REV.

SCI COPYRIGHT 2024

TITLE
BEACH VIEW
PHOTOS:
FROM PUBLIC WAY

DATE
10-28-2024

SCALE
1/4"=1'0"

3



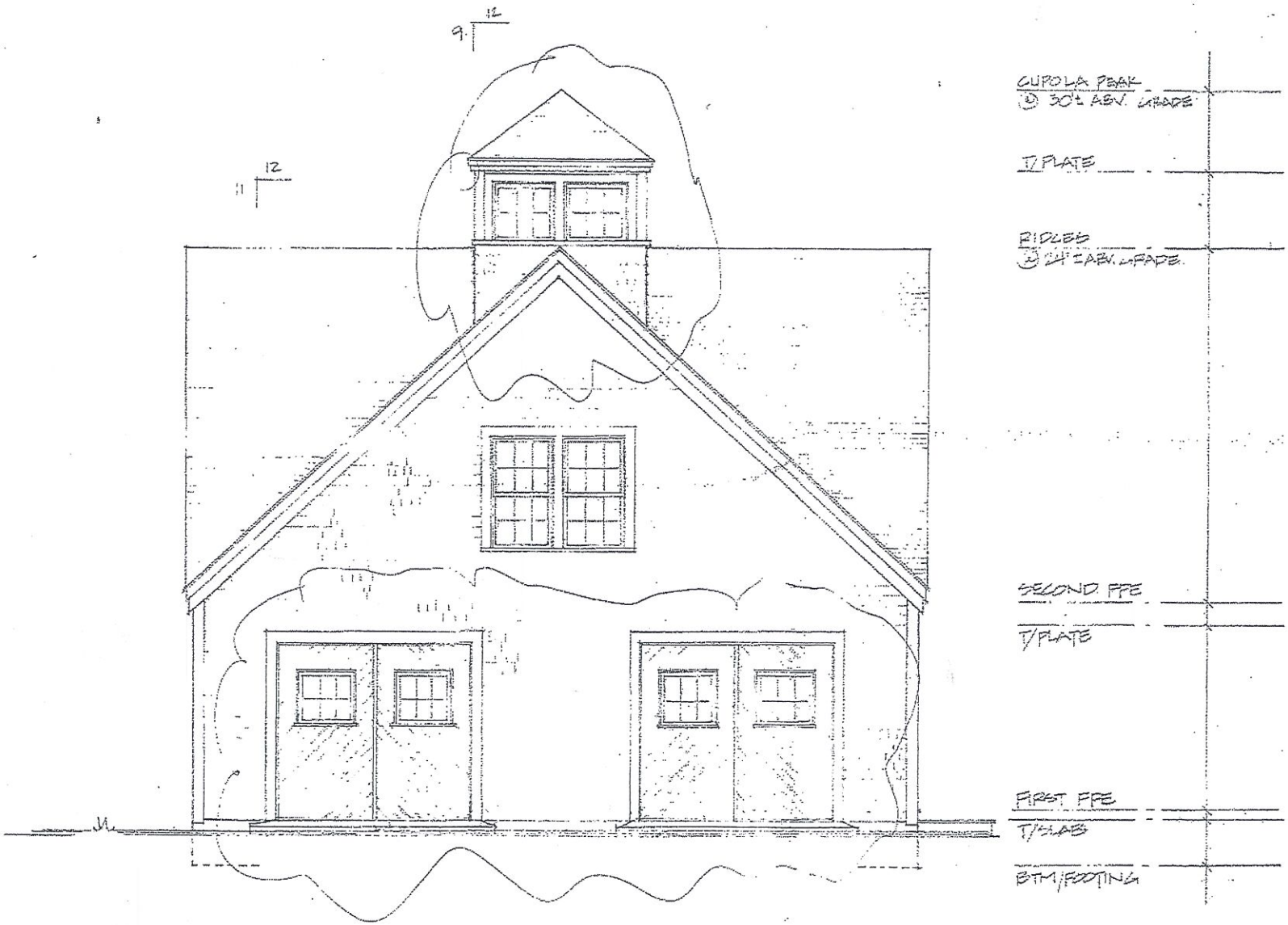












NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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

CASSATA
B & K REVISIONS
6 KLEITMAN FARM

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office. $50-

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

NA 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

KCM 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEWMAN

AS AGENT FOR CHRIS CASSAZA

STREET ADDRESS 6 OLD WESTMOORE FARM RD

MAP/PARCEL 41/821

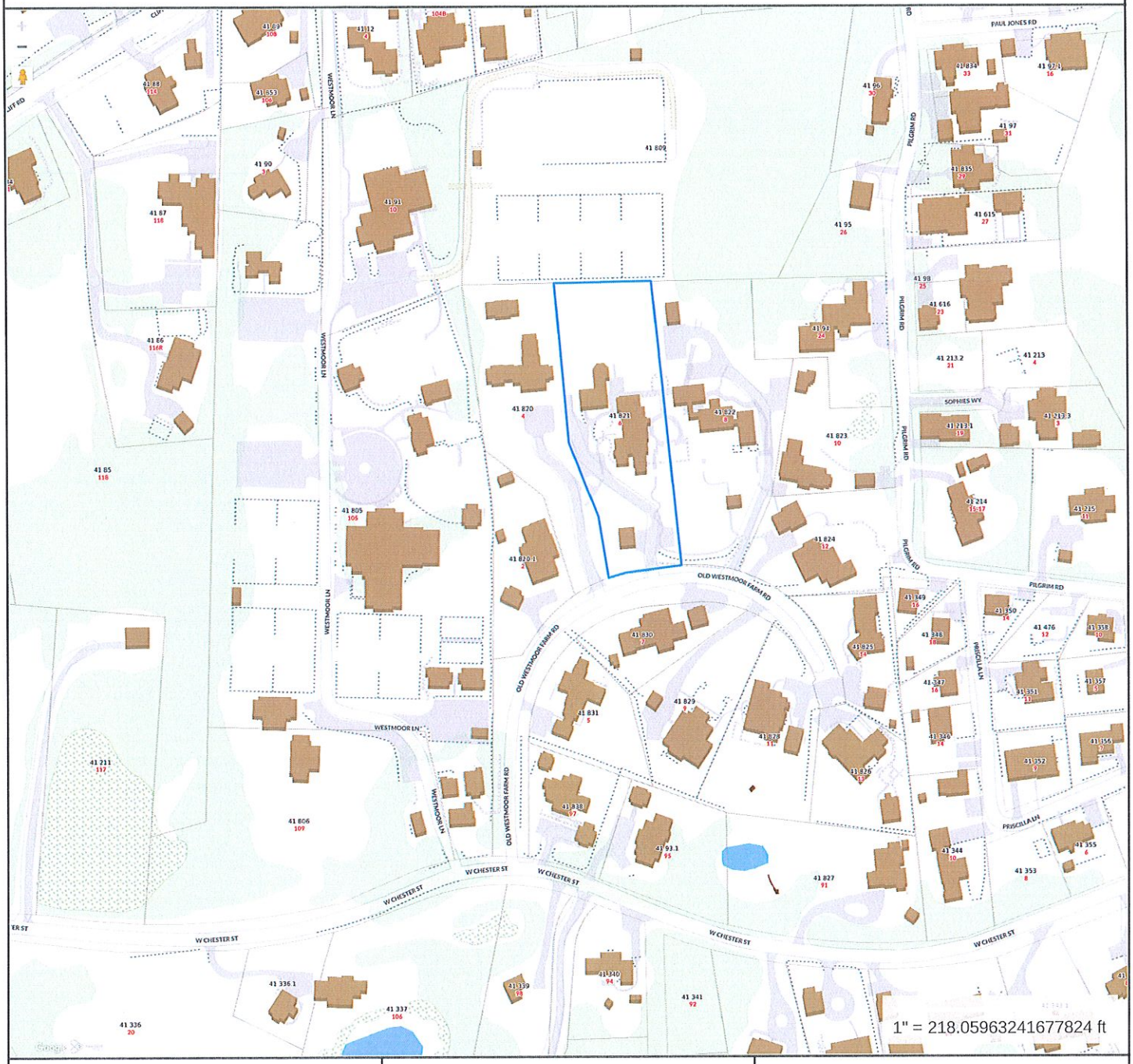
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/28/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 10/24/2024



Property Information

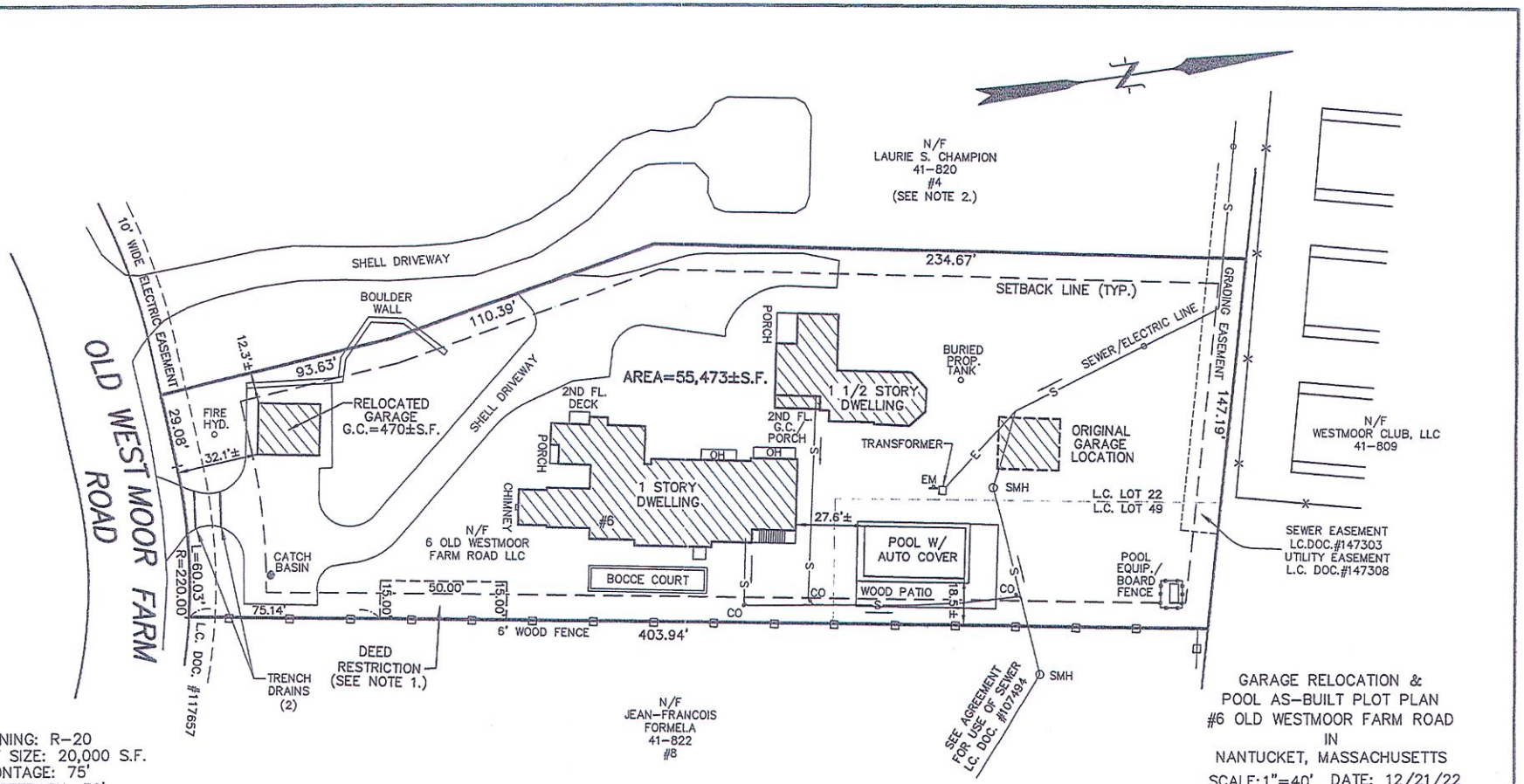
Property ID	185836
Location	6 OLD WESTMOOR FARM RD
Owner	6 OWFR LLC

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 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 30'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 12.5%

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0086G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 460/146

NOTES:
1. SEE DEED RESTRICTION (VIEW/HEIGHT), LC DOC. #165969.

2. SEE EASEMENT AGREEMENTS LC DOC. #147308 AS AMENDED LC DOC. #154056. SEE MUTUAL RELEASE OF EASEMENTS LC DOC. #174529.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

12/21/22

GARAGE RELOCATION &
POOL AS-BUILT PLOT PLAN
#6 OLD WESTMOOR FARM ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=40' DATE: 12/21/22

DEED REFERENCE: L.C.C. #27986
L.C.C. #29066
PLAN REFERENCE: L.C. PL. 13328-M
L.C. PL. 13328-T

ASSESSOR'S REFERENCE:
MAP: 41 PARCEL: 821

PREPARED FOR:
6 OLD WESTMOOR FARM ROAD LLC

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

N-11297

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 821

Street & Number of Proposed Work: 6 OLD WESTMOOR FARM RD

Owner of record: CHRIS CASAZZA

Mailing Address: 6 OLD WESTMOOR FARM RD
NANTUCKET, MA 02554

Contact Phone #: 646-942-6300 E-mail: CHRISTOPHER.CASAZZA@TAKE-2.COM

AGENT INFORMATION (if applicable)

Name: SANDCASTLE R NEWMAN

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@CUMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other DOOR/WINDOW MODIFICATIONS, REMOVE REAR ROOF

Size of Structure or Addition: Length: NC Sq. Footage 1st floor: NC Decks/Patio: Size: NC ☐ 1st floor ☐ 2nd floor
Width: / Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North EXIST South – East – West –

Additional Remarks

Historic Name:

Original Date: 1993

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 EX ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) EX ☐ Other _____

Roof Pitch: Main Mass EX /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural EX
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer / Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): /

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia EX Rake _____ Soffit (Overhang) _____ Corner boards _____ 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 EX Rear EX Side 1 PANEL 6 LIGHT FRENCH
Garage Door(s): Type / Material _____

Hardscape materials: Driveways SISEL/STONE Walkways GRANITE Walls GRANITE

* Note: Complete door and window schedules are required.

COLORS

Sidewall W. CEDAR Clapboard (if applicable) – Roof EX
Trim WHITE Sash WHITE Doors WHITE
Deck – Foundation EX. Fence – Shutters –

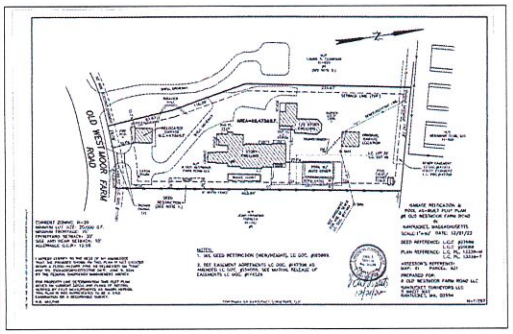
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

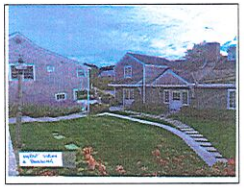
Date 10/24/24 Signature of owner of record _____ Signed under penalties of perjury

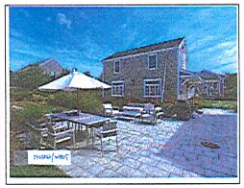
DRAWING INDEX

1 SITE PLAN, ZONING INFO.
2 NORTH & WEST ELEVATIIONS: EXISTING & PROPOSED
D.&W. SCHEDULES





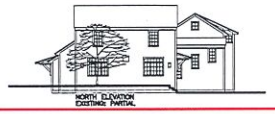











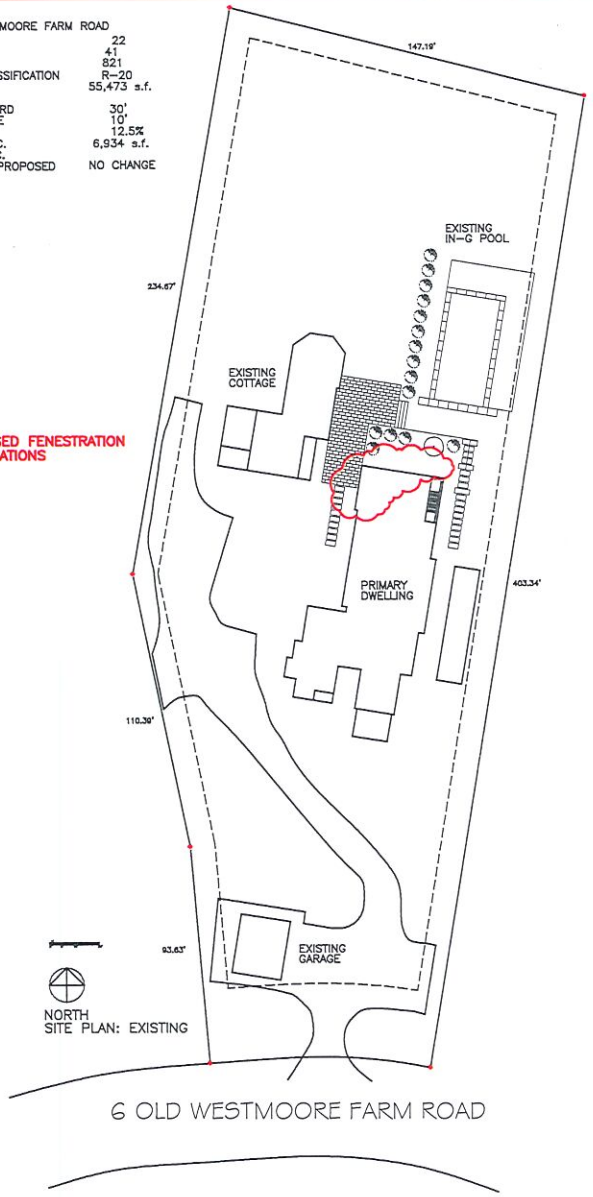




LOCUS MAP
6 OLD WESTMOORE FARM ROAD

LOT NO.S	22
MAP NO.	41
PARCEL NO.	821
ZONING CLASSIFICATION	R-20
LOT AREA	55,473 s.f.
SETBACKS:	
FRONT YARD	30'
REAR/SIDE	10'
G.C.R.	12.5%
ALLOWED G.C.	6,934 s.f.
EXISTING G.C.	
TOTAL G.C. PROPOSED	NO CHANGE

PROPOSED FENESTRATION MODIFICATIONS



6 OLD WESTMOORE FARM ROAD

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508 228 8050

PROJECT
CASAZZA RESIDENCE
WESTMORE FARM ROAD
NANTUCKET, MA
FENESTRATION MODIFICATIONS
PRIMARY DWELLING
JOB NO

NOTES
HDC
CERT. NO.

COPYWRITE SCI 2024

TITLE
SITE PLAN
ZONING INFO.
SITE PHOTOS

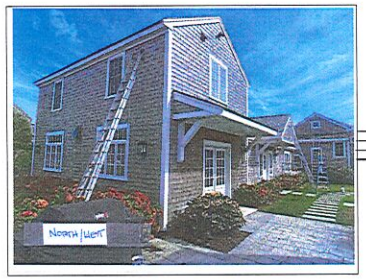
DATE
10-24-2024

SCALE
1/16"=1'0"

1



WEST ELEVATION
EXISTING: PARTIAL





WEST ELEVATION
PROPOSED: PARTIAL

MODIFY FENESTRATION AS INDICATED
REMOVE EXISTING PENT ROOF @ WEST ELEVATION

DOOR SCHEDULE						
	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	SIMPSON	6 LIGHT, KICK PANEL, FRENCH		6'0"x8'0""		
CONFIRM ALL TO CONSTRUCTION						

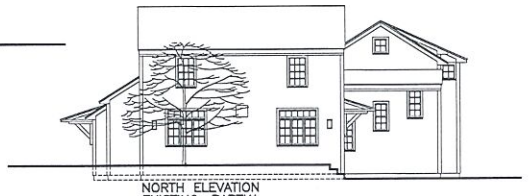
WINDOW SCHEDULE						
	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
Ⓐ	ANDERSEN	4/4,TW/DH	400	CONFIRM		
CONFIRM ALL SIZES PRIOR TO CONSTRUCTION						



NORTH ELEVATION
PROPOSED: PARTIAL

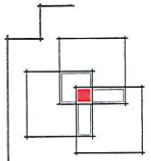
MODIFY FENESTRATION AS INDICATED
REMOVE EXISTING PENT ROOF @ WEST ELEVATION





NORTH ELEVATION
EXISTING: PARTIAL

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
CASAZZA RESIDENCE
WESTMORE FARM ROAD
NANTUCKET, MA

JOB NO
WINDOW & DOOR REVISIONS
PATIO: HARDSCAPE PLAN

NOTES
HDC
CERT. NO.

COPYWRITE©CL2024

TITLE
ELEVATIONS:
NORTH & WEST
EXIST.& PROP.
D.&W. SCHEDULES

DATE
09-06-2024

SCALE
1/4"=1'0"

2


WEST VIEW
& PARKING


NORTH/WEST


NORTH/WEST


NORTH / EAST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

CASSAYA HARDSCAPE 6 KLEGTMAN FARM

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office. $56.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

NA 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

REM (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEWMAN

AS AGENT FOR CHRIS CASSATA

STREET ADDRESS 6 OLD IDLEMOORE FARM RD

MAP/PARCEL 41/821

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/28/2024

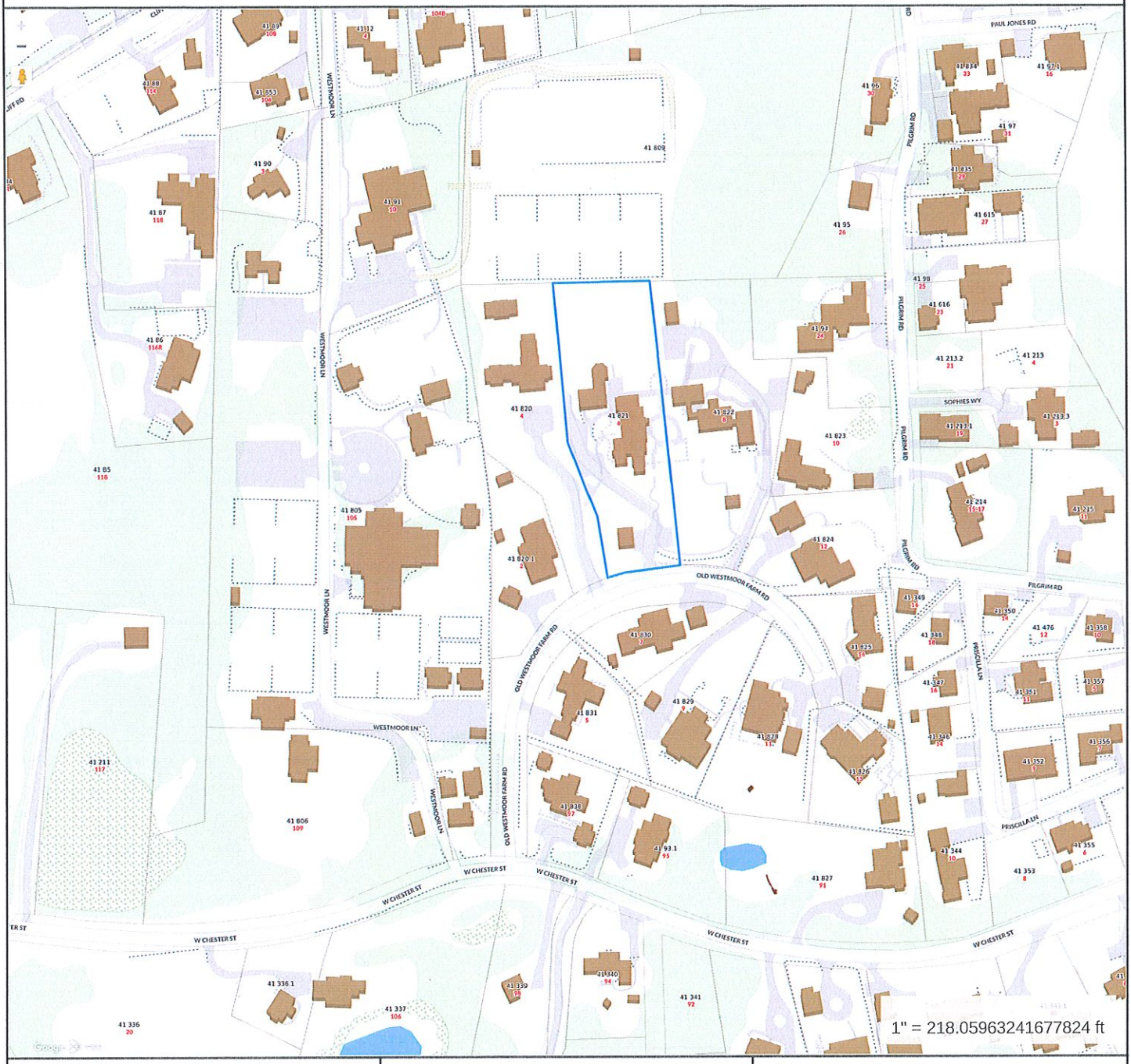
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

10/24/2024
Date



Property Information

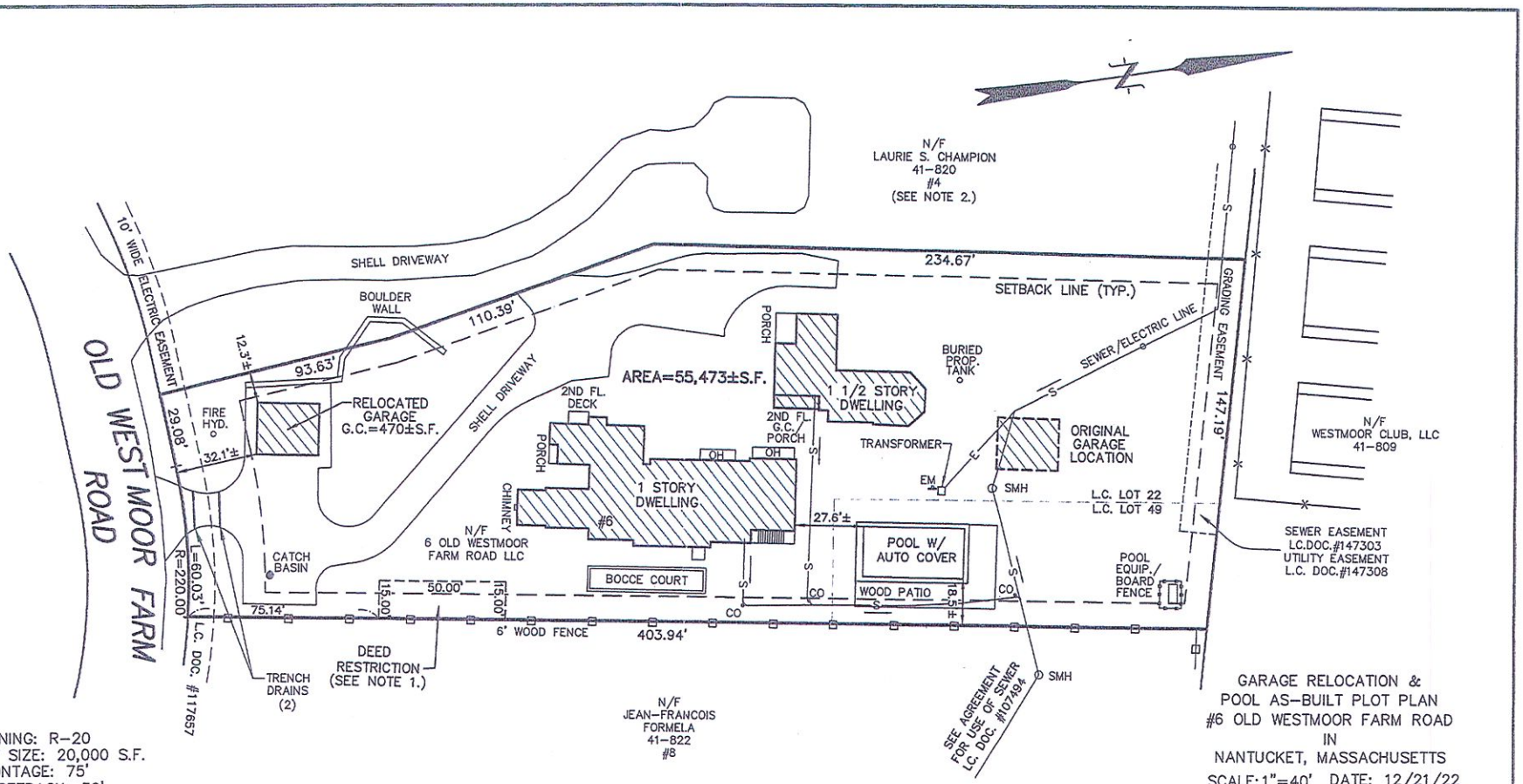
Property ID	185836
Location	6 OLD WESTMOOR FARM RD
Owner	6 OWFR LLC

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 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 30'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 12.5%

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0086G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 460/146

NOTES:

1. SEE DEED RESTRICTION (VIEW/HEIGHT), LC DOC. #165969.

2. SEE EASEMENT AGREEMENTS LC DOC. #147308 AS AMENDED LC DOC. #154056. SEE MUTUAL RELEASE OF EASEMENTS LC DOC. #174529.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

12/21/22

GARAGE RELOCATION &
POOL AS-BUILT PLOT PLAN
#6 OLD WESTMOOR FARM ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=40' DATE: 12/21/22

DEED REFERENCE: L.C.C. #27986
L.C.C. #29066
PLAN REFERENCE: L.C. PL. 13328-M
L.C. PL. 13328-T

ASSESSOR'S REFERENCE:
MAP: 41 PARCEL: 821

PREPARED FOR:
6 OLD WESTMOOR FARM ROAD LLC

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

N-11297

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 821

Street & Number of Proposed Work: 6 OLD WESTMOOR FARM RD

Owner of record: CHRIS CASSAZA

Mailing Address: 6 OLD WESTMOOR FARM RD
NANTUCKET, MA 02554

Contact Phone #: 646-942-6306 E-mail: CHRISTOPHER.CASSAZA@TAKE2GAMES.COM

AGENT INFORMATION (if applicable)

Name: SANDCASTLE R NEWMAN

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 800 Decks/Patio: Size: 800 ☒ 1st floor ☐ 2nd floor
Width: 40' 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: FIELD OF DREAMS

Original Date: 1993

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: 24" GRANITE CURB
Type: _____
Length: _____

Skylights (flat only): Manufacturer / Rough Opening _____ Size _____ Location _____
Manufacturer / Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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/STONE Walkways GRANITE Walls GRANITE 24" H.

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim / Sash / Doors /
Deck _____ Foundation _____ Fence / Shutters _____

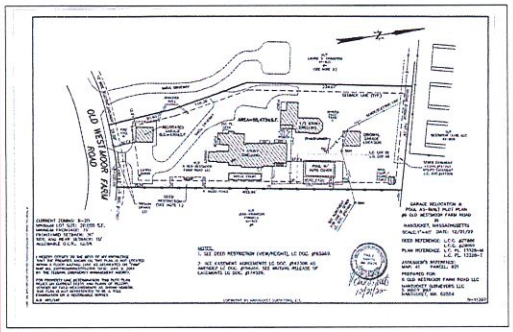
* Attach manufacturer's color samples if color is not from HDC approval list.

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 10/25/2014 Signature of owner of record _____ Signed under penalties of perjury

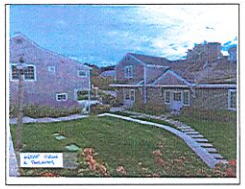
DRAWING INDEX

1L SITE PLAN, ZONING INFO.
2L HARDSCAPE PATIO PLAN





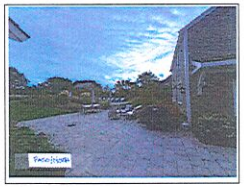


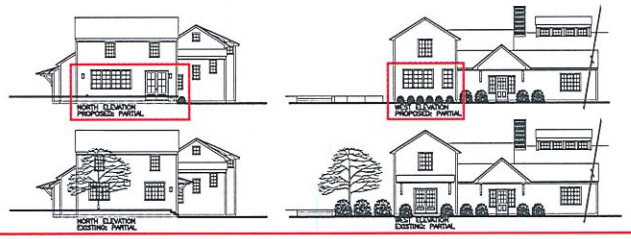






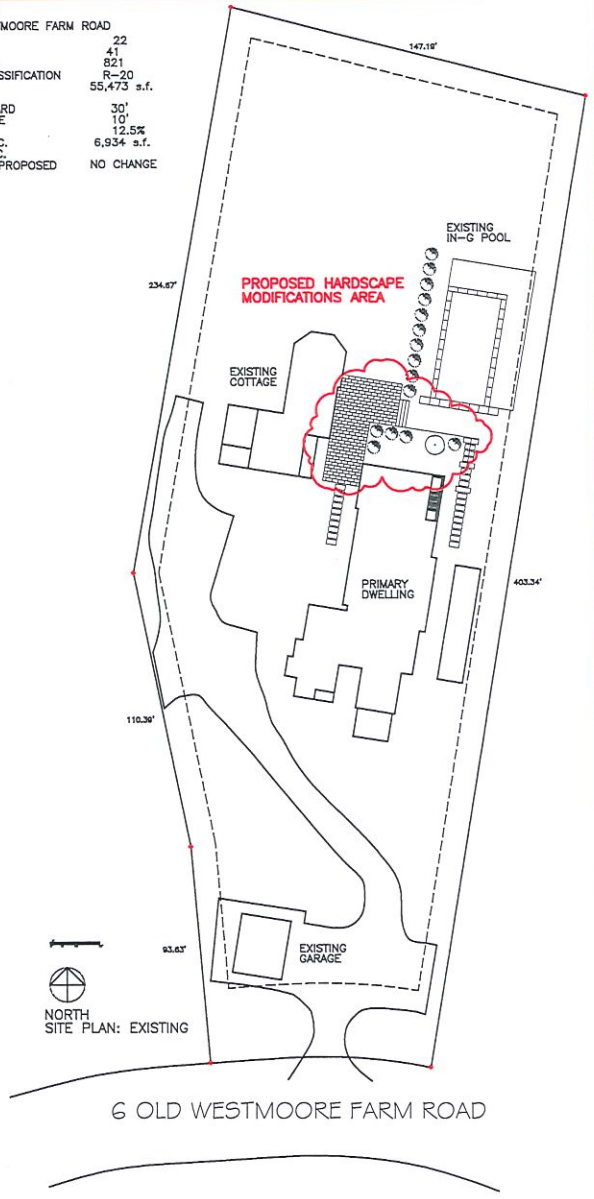






LOCUS MAP
6 OLD WESTMOORE FARM ROAD

LOT NO.S	22
MAP NO.	41
PARCEL NO.	821
ZONING CLASSIFICATION	R-20
LOT AREA	55,473 s.f.
SETBACKS:	
FRONT YARD	30'
REAR/SIDE	10'
G.C.R.	12.5%
ALLOWED G.C.	6,934 s.f.
EXISTING G.C.	
TOTAL G.C. PROPOSED	NO CHANGE



6 OLD WESTMOORE FARM ROAD

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
CASAZZA RESIDENCE
WESTMORE FARM ROAD
NANTUCKET, MA

FENESTRATION MODIFICATIONS
PRIMARY DWELLING

JOB NO

NOTES
HDC
CERT. NO.

COPYRIGHT SCI 2024

TITLE
SITE PLAN
ZONING INFO.
SITE PHOTOS

DATE
10-24-2024

SCALE
1/16"=1'0"

1L

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050
PROJECT
CASAZZA RESIDENCE
WESTMOOR FARM ROAD
NANTUCKET, MA
JOB NO
PRIMARY DWELLING
PATIO: HARDSCAPE PLAN
NOTES
HDC
CERT. NO.
TITLE
PATIO:
HARDSCAPE PLAN
DATE
10-24-2024
SCALE
1/4"=1'0"
2L
NORTH
NORTHEAST
EAST
403.34'
EXISTING
IN-GROUND
SWIMMING POOL
FIRE-PIT AS INDICATED
GRANITE PATIO AS INDICATED
OR APPROVED
8" GRANITE RETAINING WALL @ 24" HEIGHT
Lynx
Sedona
48x108"
6' FENCE
42x108"
INSIDE
48"D
SCHEMATIC KITCHEN
PRIMARY
DWELLING
EXISTING
COTTAGE
NORTH
SITE PLAN: PROPOSED
1'
6"
5'
10'
20'


WEST VIEW
& PARKING


WEST


NORTH


EAST

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 5

Street & Number of Proposed Work: 79 Pocomo Road

Owner of record: Theodorakos Vaios Trust

Mailing Address: 100 Concord St 3rd Floor

Framingham, MA 01702

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture

Mailing Address: 11 S Shore Road

Nantucket, MA 02554

Contact Phone #: 508-228-3600 E-mail: amy@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other 46'x84' Sport Court

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:

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

No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 12'
Type: Black steel poles with wire mesh
Length: 260'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 Black Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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 Amy Ledoux Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

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.

_____ 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.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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.**



PRIME PLAY™



50 Years in the Industry

Custom engineered design that outplays any modular surface in the game—from a company with 50 years of experience building game courts.

Superior Traction

Featuring a patented WetTrax technology allowing play without having to wait hours for the court to dry on a dewy morning or after rain*

Durable

Specialty grid design reducing water retention on top of the surface and superior UV resistant formula to guarantee your court for 15+ years without the need to resurface.

Ball Response

PrimePlay delivers the same dribbling response as a hardwood floor unmatched by the industry.

Safe

With 14% shock absorption and Lateral Forgiveness™ technology, PrimePlay surfaces lessen impact and risk of injuries compared to any other traditional outdoor surface.



Sport Court® is proud to be an official court surface of the most demanding athletes in the world.

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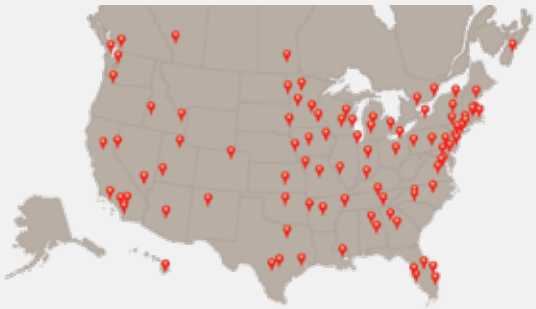
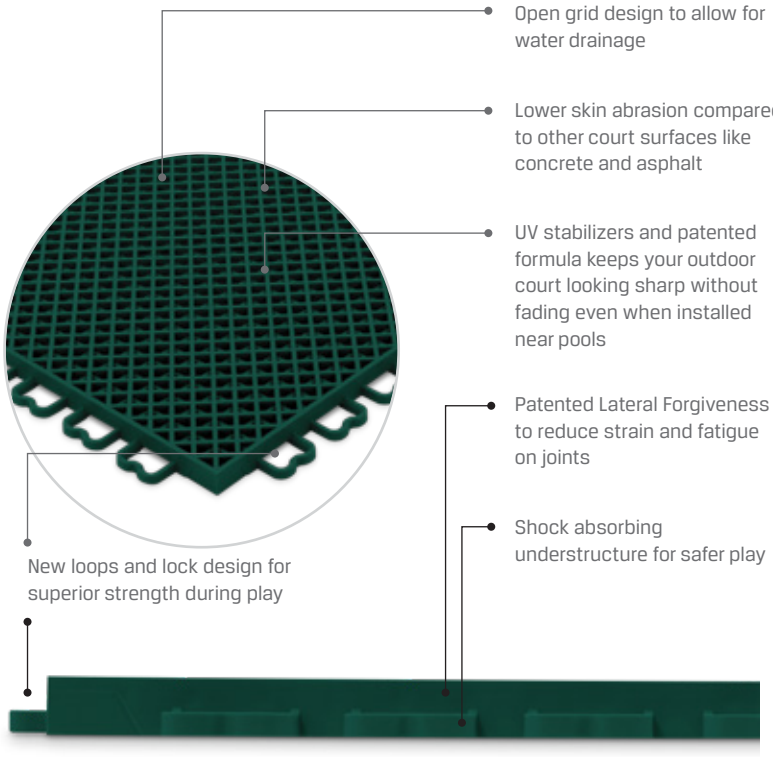
SPORT COURT

World's Largest Courtbuilder™

Rely on the World's Largest & Most Experienced Courtbuilder™ Network

- Sports surfaces are not typical everyday purchases, so trusting your Courtbuilder™ is important
- Rely on 50 years of experience in construction, service and maintenance of sports surfaces
- Ongoing service and support is provided by local Courtbuilders who live and work in your community





Available Colors



Steel Blue and Gray Court

Size	12"x12"x1/2"
Weight	.75 lbs.
Head Impact ASTM 1292	21.4" impact protection height
Dry / Wet Traction	103/91 BPN
Ball Rebound DIN 18032	99% ball bounce
Shock Absorption EN 14808	14%
Lateral Forgiveness	+0.065"/0" (1.65 mm/0 mm)
Material	High Impact Polypropylene Copolymer
Quality	ISO 9001 / ISO 14001
Recycling	100% recyclable
Country	USA made
Warranty	15-year limited

SPORT COURT

SPORTCOURT.COM

Item #83140 October 2024

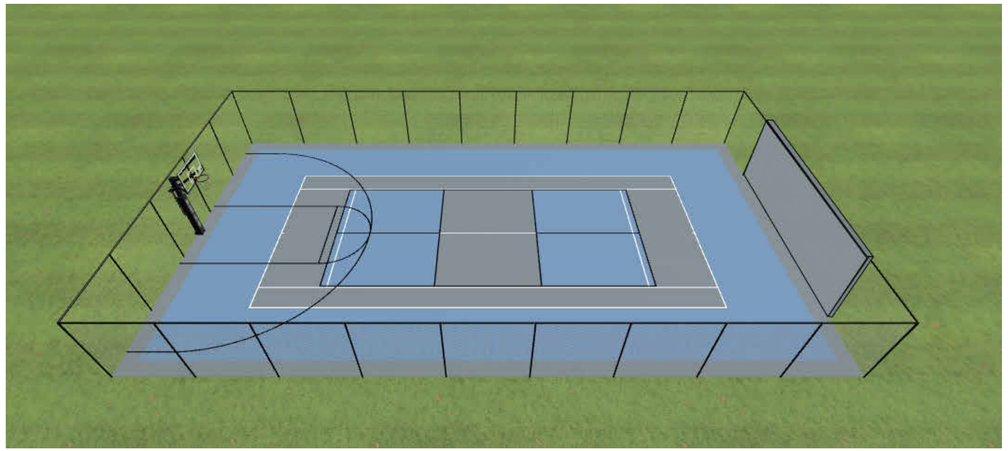
**Use athletic shoes. Do not use barefoot. Make an effort to clear court of excess dew and water.*

A company of Gerflor

Theodorakos

Sport Court - New Business

79 Pocomo Road, Nantucket, MA







1 Site Plan
3/64" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

CD - Not For Construction

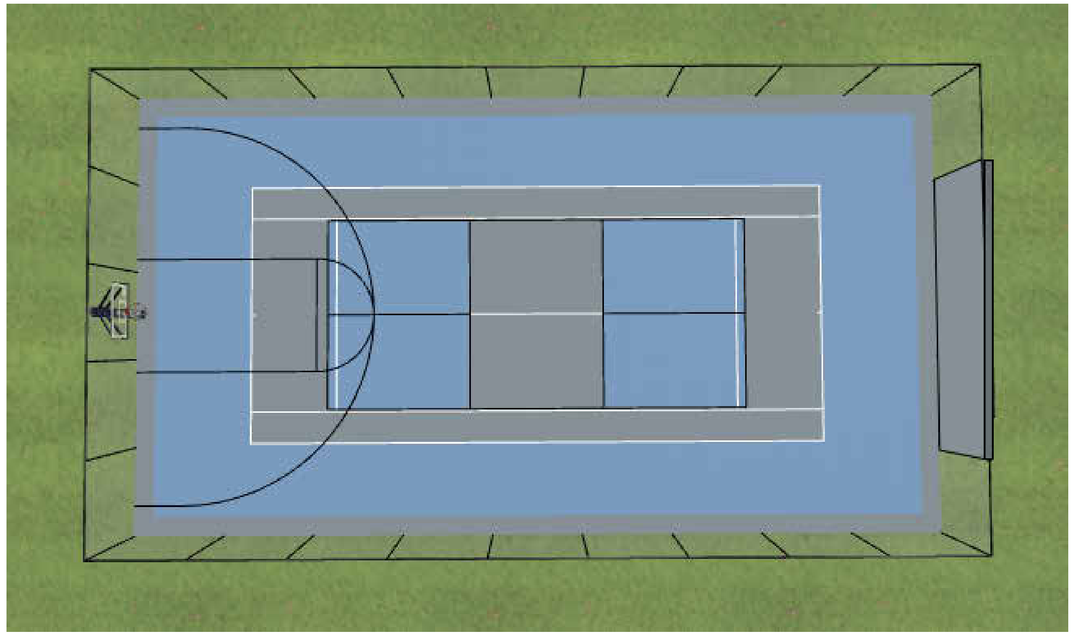
Theodorakos
79 Pocomo Road, Nantucket, MA
Site
HDC1 Site Plan

#	Date	Note
21	2024.09.30	Sports Court
22	2024.10.17	HDC Submission

HDC1

10/17/2024 4:35:38 PM

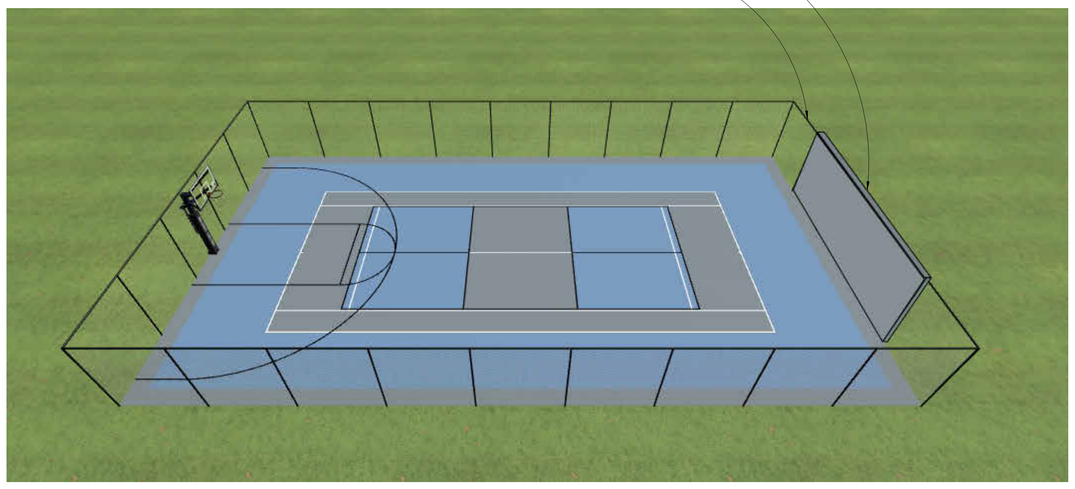
THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

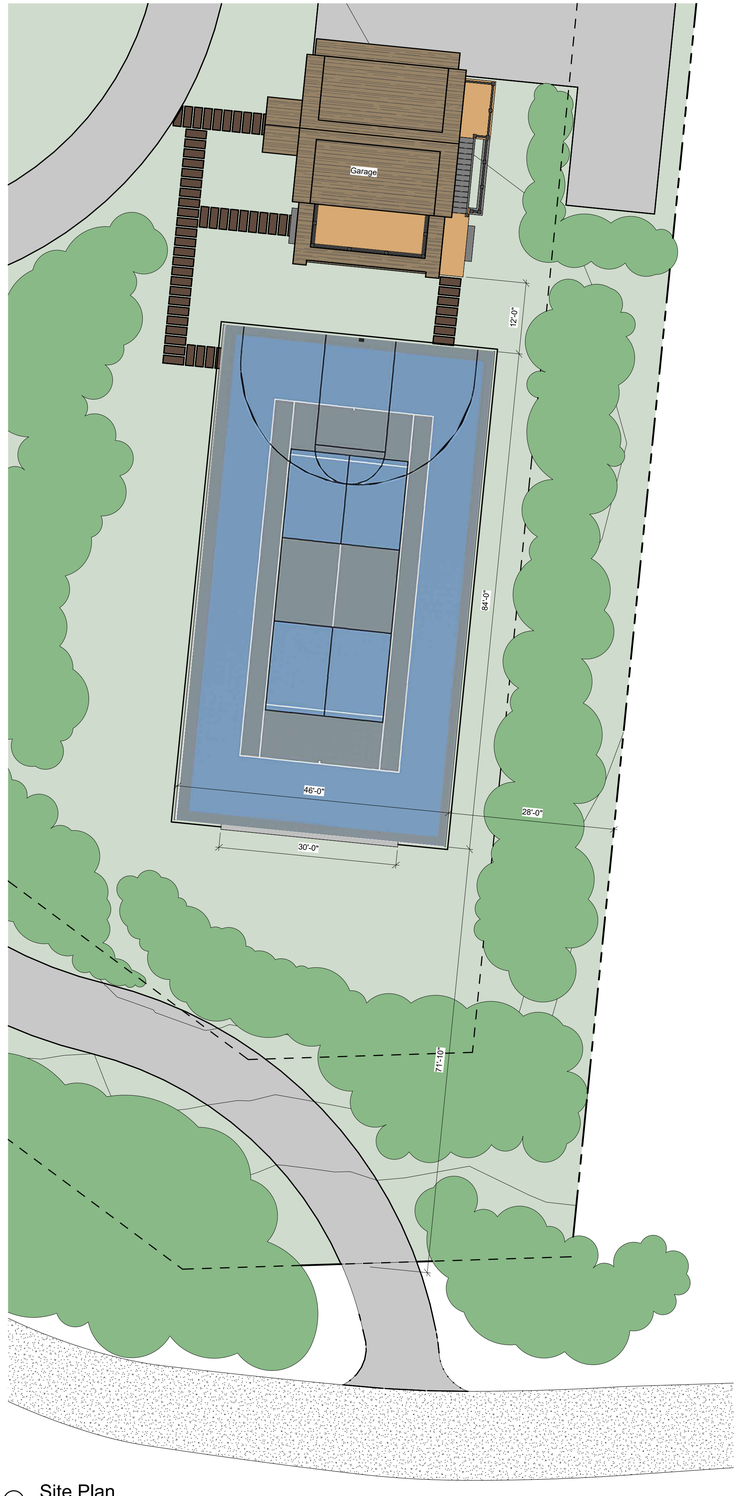


46'X84' SPORT COURT WITH TENNIS, PICKLEBALL, BASKETBALL, AND WALL BALL

12' HIGH SOLID WALL FOR WALL BALL

12' HIGH BLACK FENCE





1 Site Plan
1 : 145

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

CD - Not For Construction

Theodorakos
79 Pocomo Road, Nantucket, MA
Site
HDC2 Sport Court

#	Date	Note
21	2024.09.30	Sports Court
22	2024.10.17	HDC Submission

HDC2

10/17/2024 4:35:40 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 177

Street & Number of Proposed Work: 24 POPES RD.

Owner of record: DON ALLEN TRU.

Mailing Address: 24 POPES RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLMER DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4219 E-mail: actualcore@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. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other ADD ROOF OVERHANG - WEST (OVER DOORS)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof WOOD OR ASPHALT

Trim NTW 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.

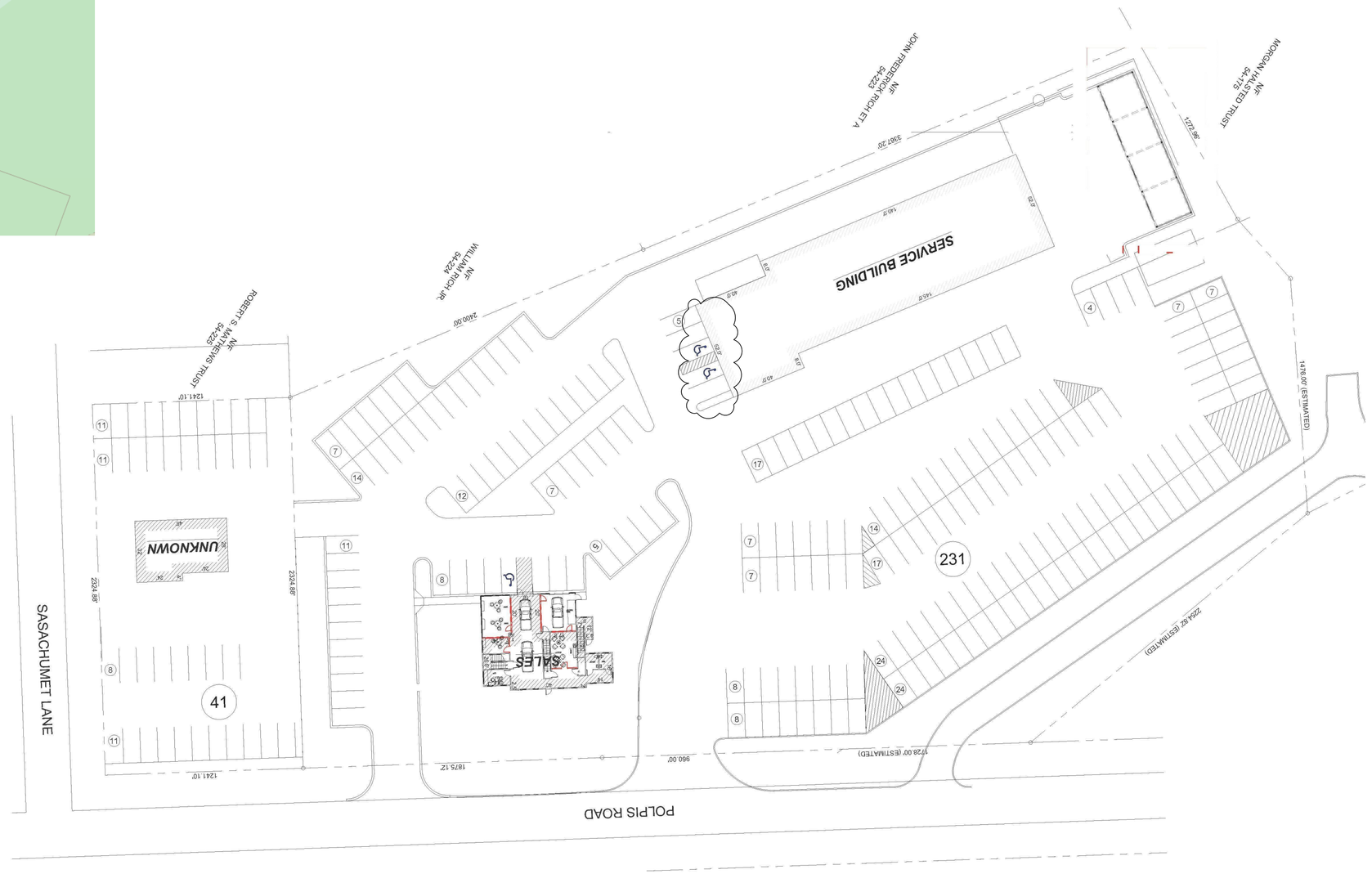
Date 10/20/24 Signature of owner of record _____ Signed under penalties of perjury



MAP 54 PARCEL 177







PENSKE Automotive

FORD

SITE PLAN

0' 30'

DRAWING SCALE: 1"= 30'-0"

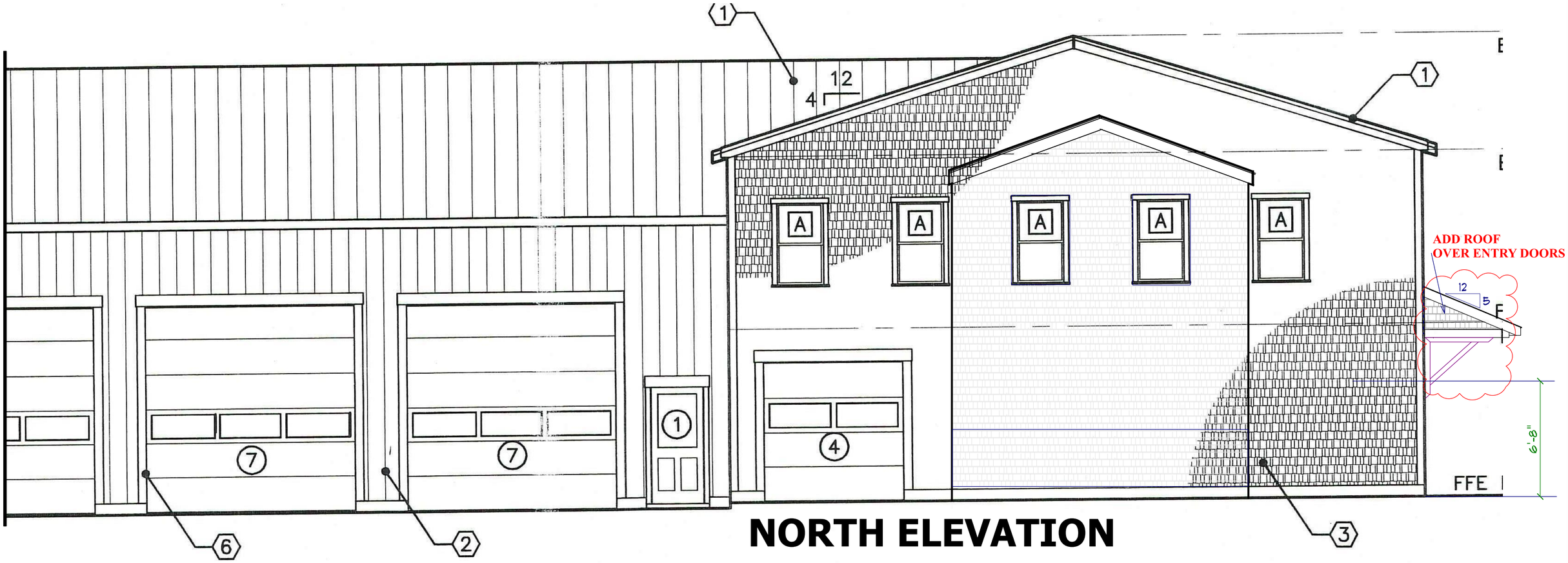
24 POLPIS RD
NANTUCKET, MA

3/18/2024 8:36 AM

LAST SAVED: 3/18/2024 8:36 AM

C:\Users\013nelliyal\Penske Automotive Group, Inc\Corporate Construction - Documents\PROJECTS\Ford Nantucket\Design Documents\2024-0315\Site plan with Shed.dwg

DON ALLEN FORD-24 POLPIS RD
OVERHANG ON WEST OVER ENTRY DOORS

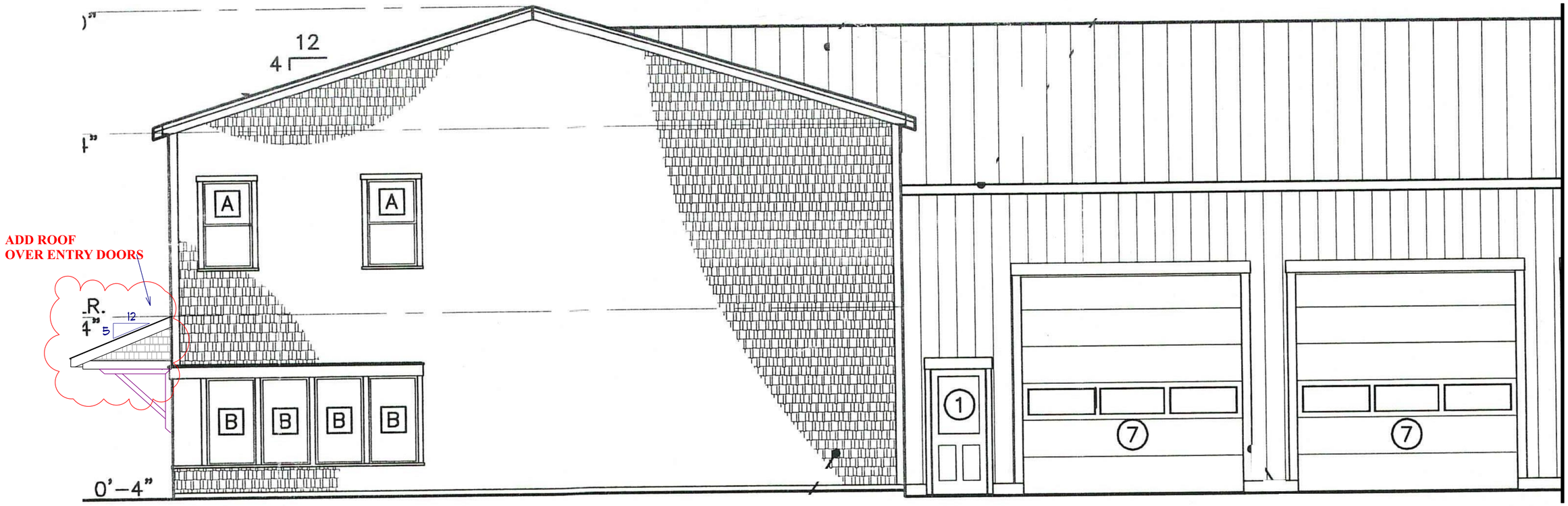


NORTH ELEVATION



WEST ELEVATION

CUSTOMER SIDE-OVERHANG
SERVICE BUILDING
10-20-24



SOUTH ELEVATION



EAST ELEVATION

CUSTOMER SIDE (SOUTH)-OVERHANG
SERVICE BUILDING
10-20-24

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°: 55.4.1 PARCEL N°. 69

Street & Number of Proposed Work: 38 Pine St.

Owner of record: Hart Pine Hom. Trust

Mailing Address: PO Box 493

Siasconset MA 02564

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 50 s.f. Decks/Patio: Size: 56 s.f. ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 375 s.f. Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: Pre-1887 / 1820 per GIS

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Addition to existing dwelling

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" ☑ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Hopper

☑ 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 Grey-TME

Trim Grey-TME Sash White-TME Doors Grey-existing

Deck Natural 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 10/28/2024 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-31-28
MAP/PARCEL#: 554-069

Recorded By: AEG Date: 12/1 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 38 Pine St. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ⊙ b. private 4. PRESENT OWNER: Pomerantz, James L. + Dian M. Etal

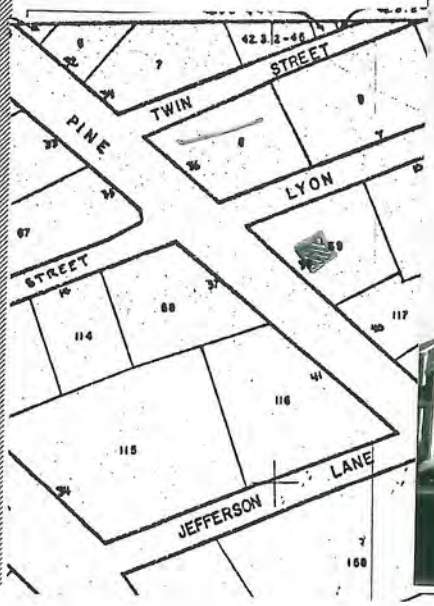
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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"





Revised 5/89

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 roof

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. ~~gable~~ ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ✓ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ✓ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ✓ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ✓ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ⊘ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: plaster

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: thin cap

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 – hal-photo
- ⊘ 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: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

○ a. individually significant ⊘ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ⊘ b. additive
- ○ c. gable front
- ○ d. gable ell
- ⊘ e. side-gabled
- ○ f. other: _____

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: Cape Style

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: deep house w/ low pitched roof. -Lancaster

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 3,150 SF ○ 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: high basement
(Building or site including interior features if known)



Scale of Feet.
Oct. 1887
NANTUCKET
MASS.
UNION
ORANGE
FAIR
PINE
PLEASANT
CHESTER
CENTRE
N WATER
EASTON
NORTH
NORTH AVE.
SEE SHEET No. 3.
SEE SHEET No. 6.
SEE SHEET No. 7.
PUBLIC SCHOOL.
BAY VIEW HO.
STEEP BANK.
SPRINGFIELD HO.
VERANDAH HO.


DO NOT
ENTER
NO
PARKING
NO
PARKING


SEAHORSE
40





RECEIVED
2012 OCT 2 PM 2 29
NANTUCKET TOWN CLERK

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554
APPLICATION

Fee: $300.00 **File No.** 060-12

Owner's name(s): Dian M. Pomeranz and James L. Pomeranz

Mailing address: c/o Reade, Gullicksen, Hanley and Gifford, LLP

Phone Number: 508-228-3128 E-Mail: SLC@readelaw.com

Applicant's name(s): same

Mailing Address: (6 Youngs Way) Post Office Box 2669, Nantucket, MA. 02584

Phone Number: 508-228-3128 E-Mail: SLC@readelaw.com

Locus Address: 38 Pine Street Assessor's Map/Parcel: 55.4.1 – 69

Deed: Book 1240 Page 331 Plan.: Book 21, Page 48 Zoning District: ROH

Uses on Lot- Commercial: None

Residential: Number of dwellings 1 Duplex 0 Apartments 0

Date of Structure(s): all pre-date 7/72 Yes or _____

Building Permit Numbers: 317-02 (sill, foundation, brick repair) and 8577-92 (shingle)

Previous Zoning Board Application Numbers: None

2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

Copied from Town of Nantucket Public Records

Special permits or variance relief applying for:

Locus is 2,996 +/- SF in the Residential Old Historic (ROH) zoning district, where 5,000 SF is the minimum required. The existing 1.5 story structure is a single family dwelling with 1,208+/- SF of ground cover, for a ground cover ratio of about 40.3% where 50% is allowed. At its closest points to the lot lines, the dwelling is sited as close as 1.4 +/- feet from the northern side lot line, as close as 2.5+/- feet from the eastern rear lot line, and as close as 1.2+/- feet from the western front lot line Additionally, there is a 44+/- SF shed that at its closest point is as close as 1.0+/- feet at the eastern rear lot and the 1.8+/- feet from the southern side lot line. In the ROH district, the minimum side/rear yard setback is 5 feet and the front yard setback is 0 feet. These nonconformities pre-date the 1972 adoption of the Nantucket Zoning By-law. The locus and structures thereon are conforming in all other dimensional respects.

Applicants propose to alter and expand the dwelling by adding a half-story addition above a single story portion of the current rear section, consistent with the current height of the structure, and also a single story addition of about 56+/- SF, to the south, which would create a proposed new ground cover of about 43%, where up to 50% is allowed. The ground cover of the new construction would be substantially outside the setbacks (only about 3.6 SF +/- would be inside), and none of it would be closer to the lot line than the pre-existing encroachment. Applicants also propose a new air conditioning unit next to the deck that would be in the rear setback, but not closer than the pre-existing encroachment. Other exterior work is planned outside the setback, including, pending HDC approval.

Accordingly, Applicant request relief by Special Permit under Nantucket Zoning Bylaw Sections 139-33.A(4) and 33.E(2)(a) for the alteration of a pre-existing nonconforming structure and for expansion of ground cover that is not substantially more detrimental to the neighborhood than the existing nonconformities.

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE: Dian M. Pomeranz and James L. Pomeranz, By:

SIGNATURE: Steven Cohen AS Attorney

Steven L. Cohen, as duly authorized attorney

OFFICE USE ONLY

Application received on:__/__/__ By:_____ Complete:_____ Need Copies:_____
Filed with Town Clerk:_/_/_ Planning Board:_/_/_ Building Dept.:_/_/_ By:___
Fee deposited with Town Treasurer:_/_/_ By:___ Waiver requested:_____
Granted:__/__/__ Hearing notice posted with Town Clerk:_/_/__ Mailed:__/__/__
I&M__/__/__ &__/__/__ Hearing(s) held on:__/__/__ Opened on :__/__/__
Continued to:__/__/__ Withdrawn:__/__/__ Decision Due By:__/__/__
Made:__/__/__ Filed w/Town Clerk:__/__/__ Mailed:__/__/__

Copied from Town of Nantucket Public Records

508-228-7215 telephone 508-228-7298 facsimile

Copied from Town of Nantucket Public Records



Property Information

Property ID	5541 69
Location	38 PINE ST
Owner	POMERANZ DIAN M & JAMES L

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2011



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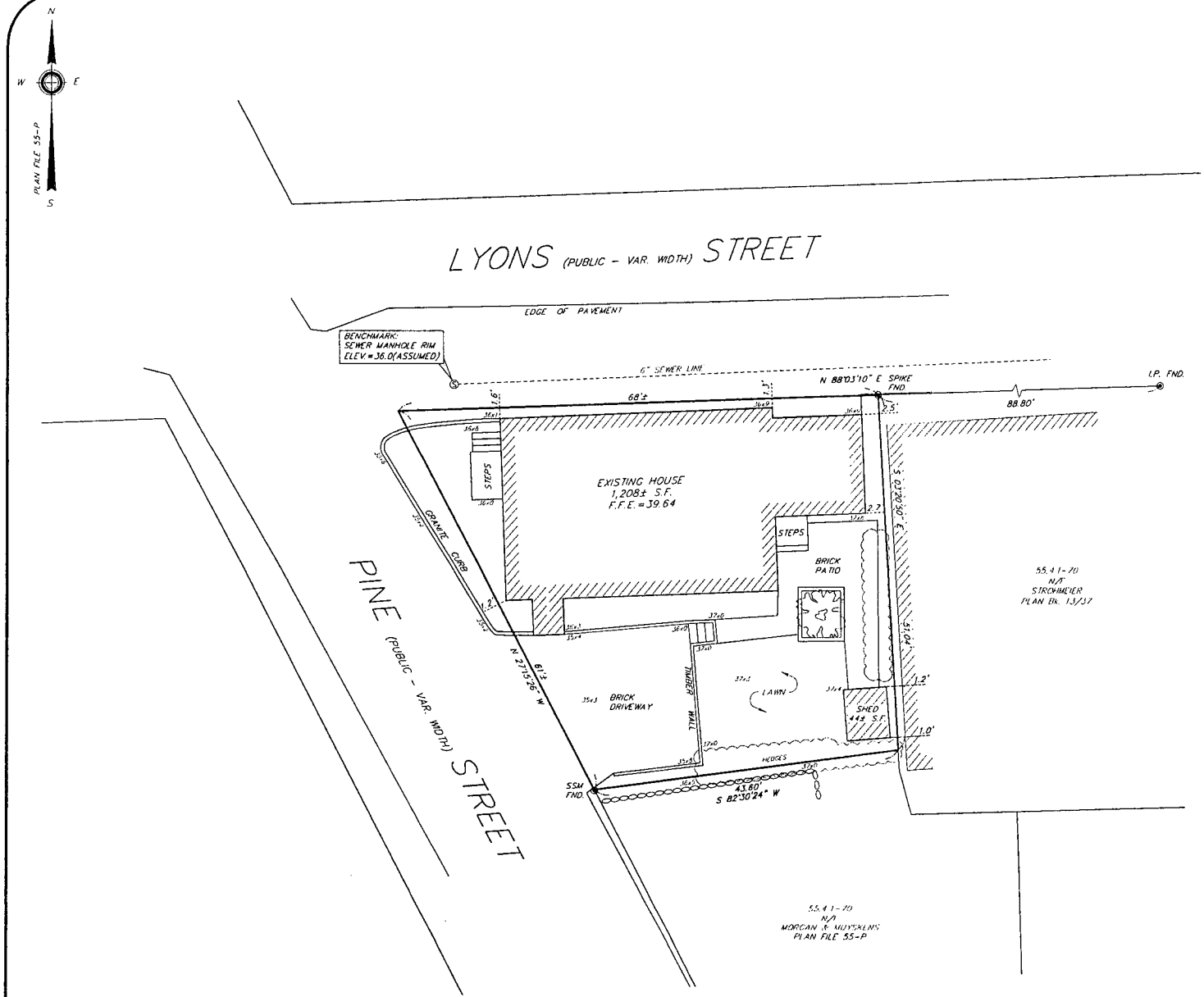

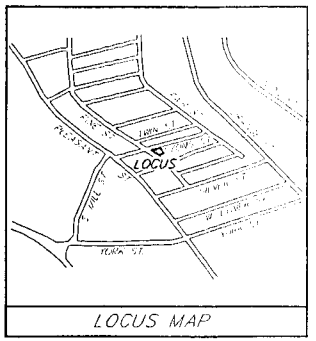

ZONING REQUIREMENTS: ROH

	REQUIRED	EXISTING
MINIMUM LOT SIZE	5,000 S.F.	2,996± S.F.
MINIMUM FRONTAGE	50'	SEE PLAN
FRONT SETBACK	0'	SEE PLAN
SIDE/REAR SETBACK	5'	1.0'
GROUND COVER RATIO	50%	40.3% (1,208± S.F.)

NOTE: LOT SUBJECT TO PROTECTION UNDER ZONING BYLAW 139-33

NOTES

1. OWNERS: JAMES L. POMERANZ & DIAN M. POMERANTZ
2. DEED REFERENCE: DEED Bk. 1240/331
3. PLAN REFERENCES: PLAN Bk. 13/37
   PLAN FILE 55-P
   PLAN Bk 15/58
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 250230 0011 D.

GRAPHIC SCALE

10 0 5 10 20 40

1 inch = 10 ft.

Prepared By:

BRACKEN ENGINEERING, INC. Engineering - Surveying Environmental Permitting

19 Old South Road, P.O. Box 3525
Nantucket, MA 02584
Phone: 508-325-0044 Fax: 508-833-2282

EXISTING CONDITIONS PLAN IN NANTUCKET, MA

Prepared For:

JAMES L. & DIAN M. POMERANZ

#38 PINE STREET
MAP 55.4.1 PARCEL 69

Date: NOVEMBER 30, 2010 | Job No. 641-01
Drawn By: RMM | Checked By: JRF | Scale: 1" = 10'
Drawing Name: 38 Pine St.dwg

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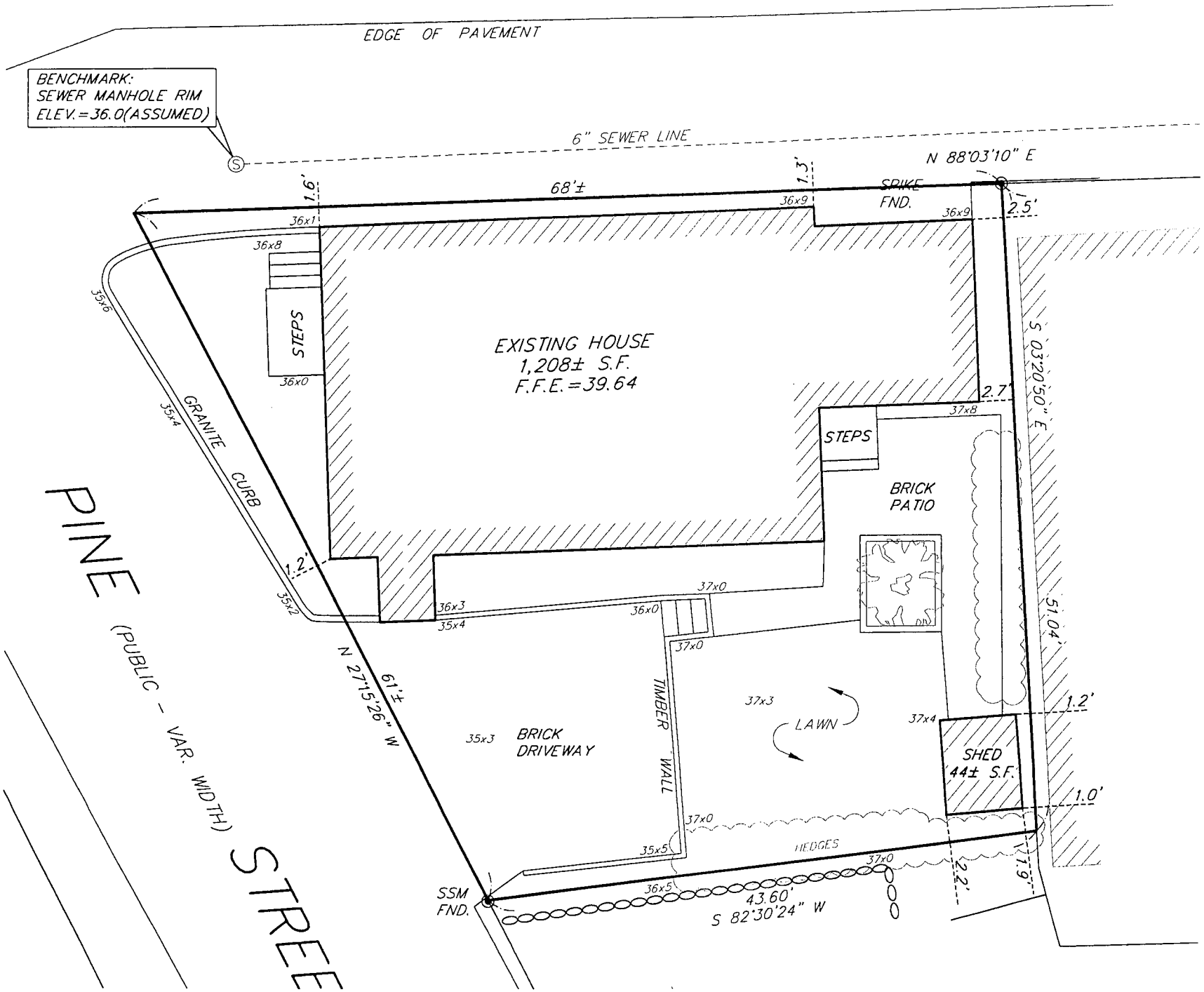

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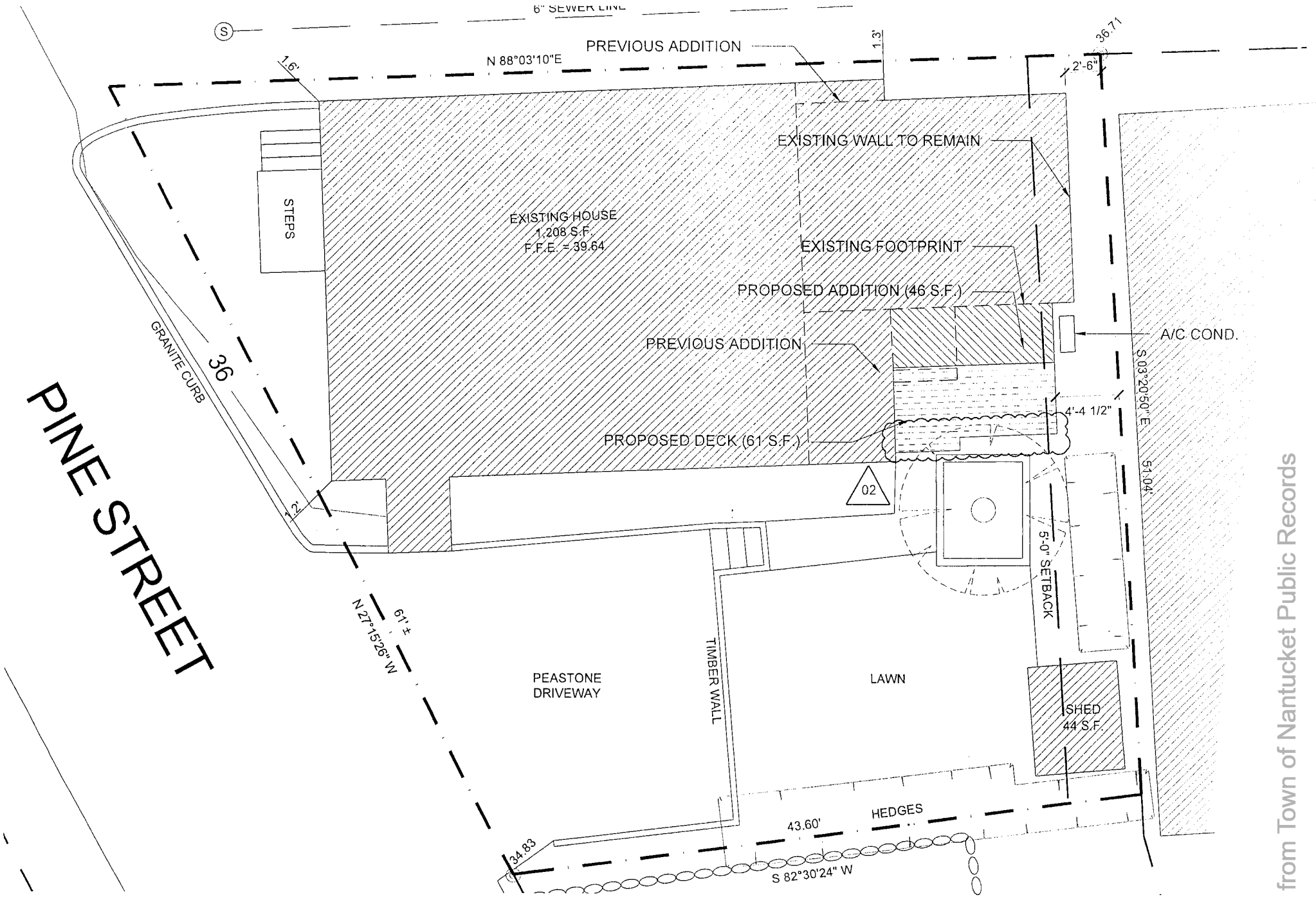

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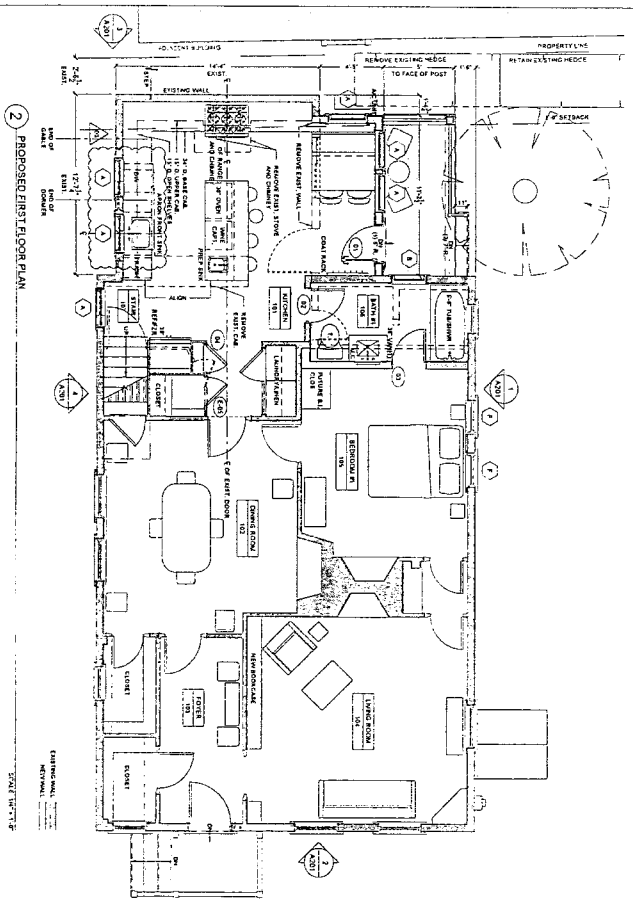
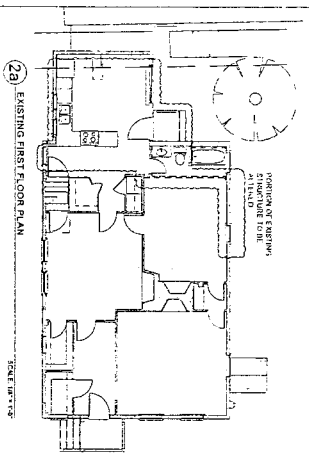
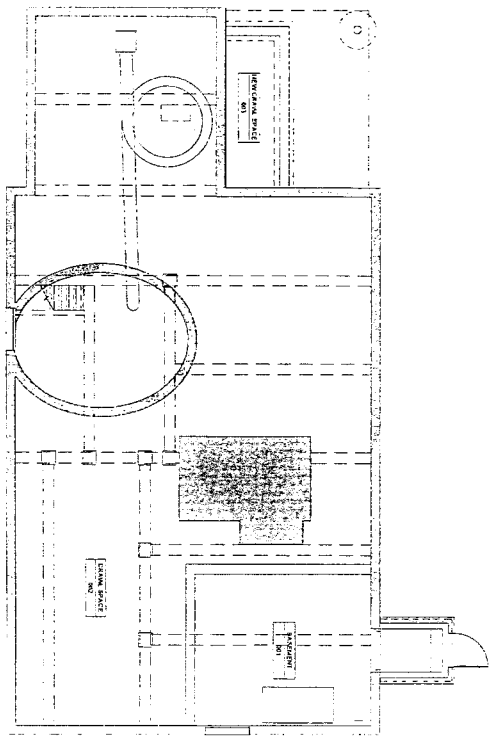


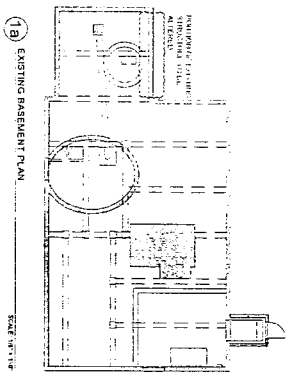
(2) PROPOSED FIRST FLOOR PLAN



(2a) EXISTING FIRST FLOOR PLAN



(1) PROPOSED BASEMENT PLAN



(1a) EXISTING BASEMENT PLAN

A101

PROPOSED FLOOR PLANS

NOT FOR CONSTRUCTION

POMERANZ RESIDENCE

38 PINE STREET
NANTUCKET, MA

hutker

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A102

PROPOSED FLOOR PLANS

NOT FOR CONSTRUCTION

POMERANZ RESIDENCE

32 PINE STREET
NANTUCKET, MA

hutker

DATE	DESCRIPTION	DATE	DESCRIPTION
03.20.2013	PROGRESS PRINT		
04.03.2013	HDC APPLICATION		
04.22.2013	REVISIONS		
04.30.2013	REVISIONS		
05.17.2013	REVISIONS		

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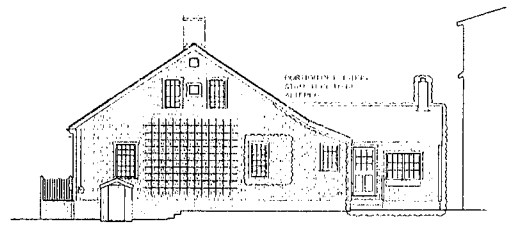
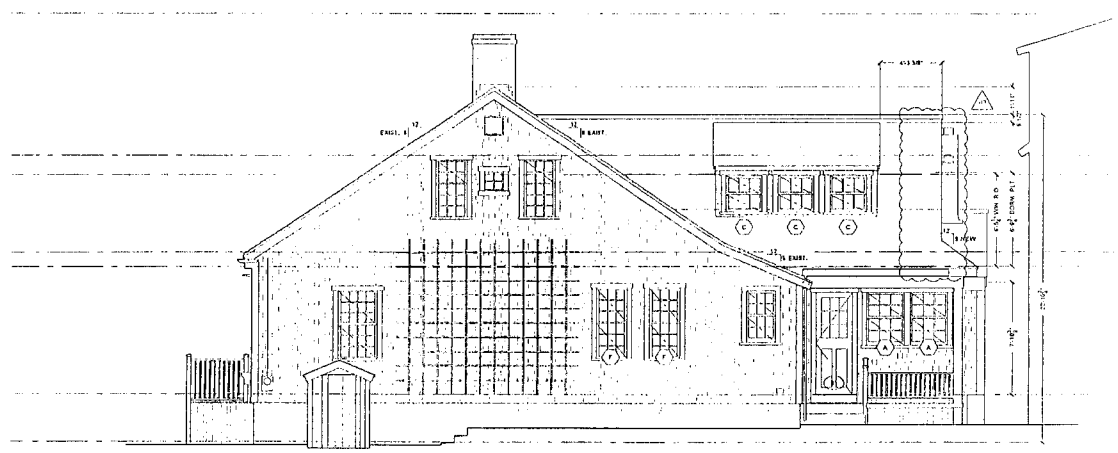


1a EXISTING SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION

hutker

POVERANZ RESIDENCE

NOT FOR CONSTRUCTION

PROPOSED ELEVATIONS

A201

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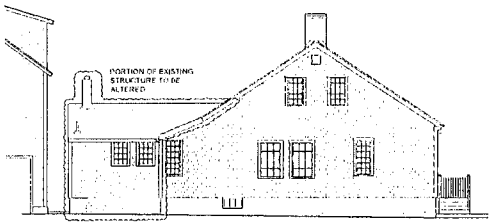
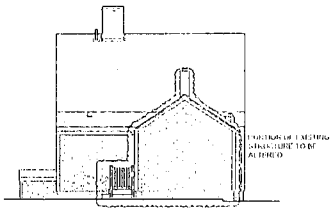


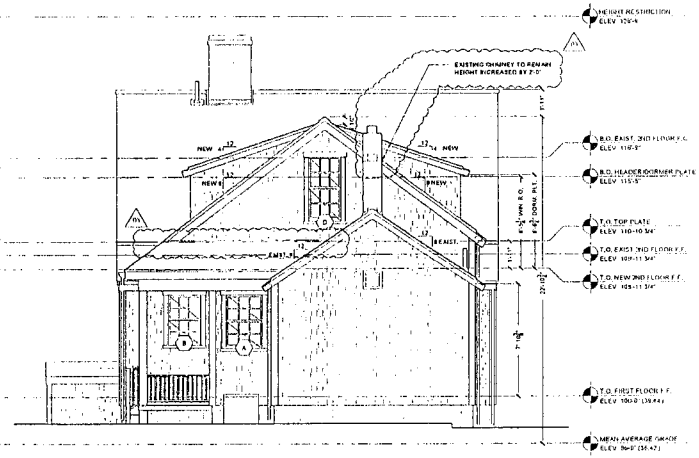
2a EXISTING NORTH ELEVATION



1a EXISTING EAST ELEVATION



2 PROPOSED NORTH ELEVATION



1 PROPOSED EAST ELEVATION

hutker

POMERANZ RESIDENCE

38 PINE STREET
NANTUCKET, MA

NOT FOR CONSTRUCTION

PROPOSED ELEVATIONS

A202

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RESEARCH LIBRARY & ARCHIVES

Historic Image Database Search Results Expanded

Record no. 1 of 4



Image Number
GPN2268

Location
Glass-plate negatives

Process
Negative

Format or Mount
Glass

Date
1890s (circa)

Notes
An unknown woman and girl standing in front of **38 Pine Street** at the corner of Lyon Street. Partial view of the south side of Lyon Street.

New Historic Images Search
Purchase an 8 1/2" x 11" print
Purchase an 11" x 14" print
Become a member
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NANTUCKET HISTORICAL ASSOCIATION
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Historic Image Database Search Results Expanded

Record no. 2 of 4

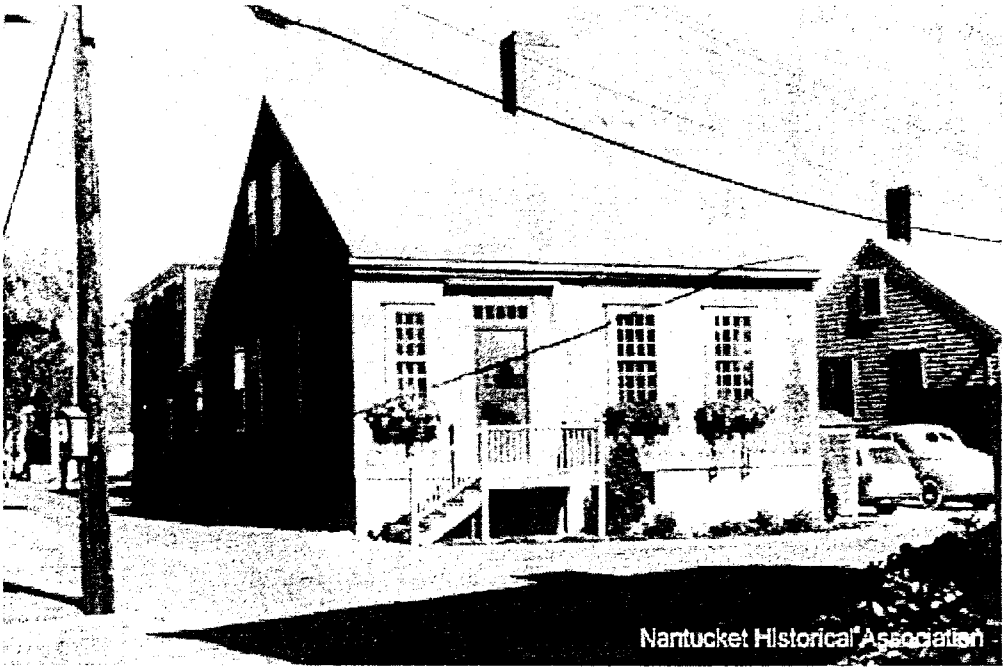

Image Number
P10436

Location
Regular sized P-prints

Process
Color photographic print

Format or Mount
Paper

Date
1979 October
1970s (circa)

Notes
The house at **38 Pine Street** with flowers blooming in the window boxes. Partial view of 10 Lyon Street behind it.

New Historic Images Search
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Historic Image Database Search Results Expanded

Record no. 4 of 4

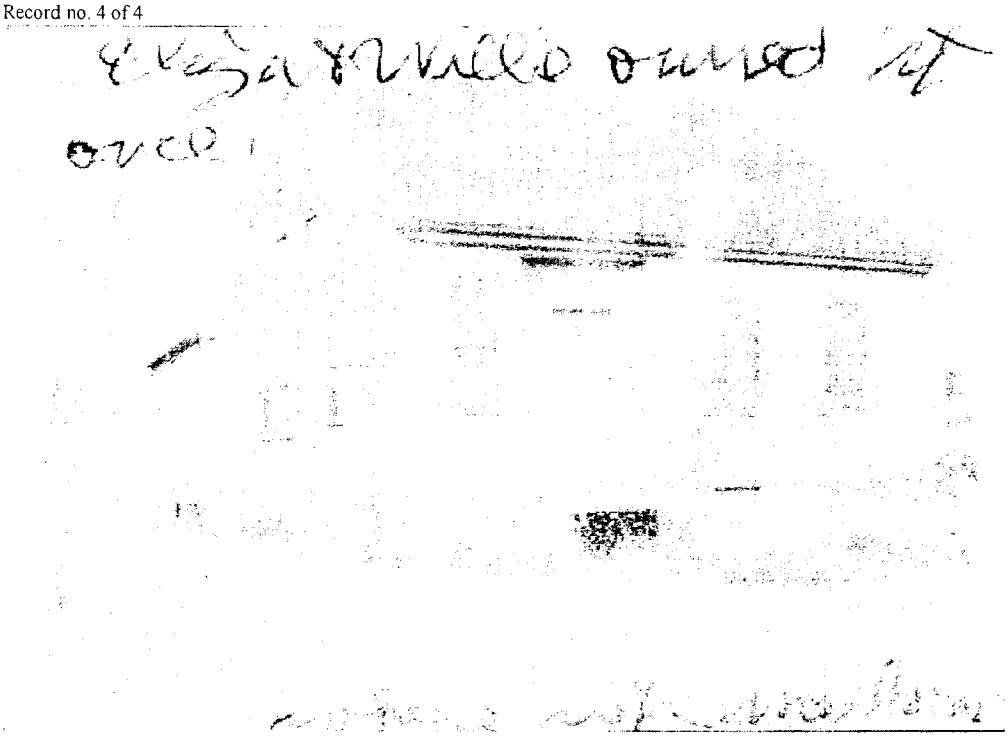

Image Number
PH50-Book1-3

Photo Collection
50 - McCleave Family Photographs

Location
Photocollections

Process
Sepia toned print

Format or Mount
Paper

Size
2 1/2" x 3 1/2"

New Historic Images Search
Purchase an 8 1/2" x 11" print
Purchase an 11" x 14" print
Become a member
Report broken link to image
Permission to use

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Photographer or Artist
Unknown

this image in a publication

Date
1910s (circa)

Notes
38 Pine Street. Handwritten on photo: "Eliza and Willis owned it once; where wife [Florence Sherman McCleave] was born."

Subjects
Houses
Pine Street

Credit Line
Courtesy of the Nantucket Historical Association.

Written to CD
421

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NHA Home | NHA Research Library Home

Previous Record Next Record < <<

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8/31/12

$ 15.00

Town of Nantucket

Zoning Board of Appeals

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Dian M. & James L. Pomeranz

MAILING ADDRESS..c/o Reade, Gullicksen, Hanley & Gifford, LLP 6 Young's Way, Nantucket, MA 02554

PROPERTY LOCATION..... 38 Pine Street

ASSESSOR MAP/PARCEL..... 35-41-069

SUBMITTED BY..Reade, Gullicksen, Hanley & Gifford

SEE ATTACHED PAGES

I certify that the foregoing is a list of all persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 and Zoning Code Chapter 40A, Section 139-29B (2).

Sept. 4, 2012
DATE

Patricia A. Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST Zip	Parcel Location
5541		70		STROHMEIER JULIE & MARK TRS		10 LYON ST	NANTUCKET	MA 02554	10 LYON ST
5541		71		HARTMANN JAMES J		346 HOBART AVENUE	SHORT HILLS	NJ 07078	8B LYON ST
5541		72		CASSADY LINDA A ETAL		4562 BENONI POINT ROAD	ROYAL OAK	MD 21662	8 LYON ST
5541		73		WELTON CHARLES E TRST	WELTON FAMILY NOM TRUST	6 LYON ST	NANTUCKET	MA 02554	6 LYON ST
5541		74		FAIRWAY NOMINEE LLC	C/O KEARNEY PIERCE	121 WYCKEHAM RD	WASHINGTON	CT 06793	55 FAIR ST
5541		75		ROSENBERG JAY B		12 EAST 12TH STREET	NEW YORK	NY 10012	1 EAGLE LN
5541		76		CAMERON BEVERLY & JEFFERY		1230 GALLEON DRIVE	NAPLES	FL 34102	57 FAIR ST
5541		107		CARPENTER FRANCIS K	C/O MCPHERSON M	23287 BLUE WATER CI #106	BOCA RATON	FL 33433	33 PLEASANT ST
5541		108	1	GLEEMAN ALLEN I ETAL	C/O GLEEMAN ANDREW	630 SHRUB OAK LANE	FAIRFIELD	CT 06824	31A PLEASANT ST
5541		108	2	GOODHEW GREGG P		P O BOX 22667	ROCHESTER	NY 14692	31B PLEASANT ST
5541		109		SENECAL PAUL RAYMOND TRST	PLEASANT ST NOM TRUST	PO BOX 834	NANTUCKET	MA 02554	29 PLEASANT ST
5541		110		HADDY ALAN		2549 ESCEDA CT	NAPLES	FL 34109	2 S MILL ST
5541		111		WEHMUELLER ROBERT E & PAMELA D		27 COUNTY SQUIRE LN	ST LOUIS	MO 63146	25 PLEASANT ST
5541		112		FEINBERG CATHERINE C		30 PLEASANT ST	NANTUCKET	MA 02554	30 PLEASANT ST
5541		113		CAMALIER LISA A		6500 ROCK SPRING DR	BETHESDA	MD 20817	32 PLEASANT ST
5541		114		HALSTED BARBARA		14 LYON STREET	NANTUCKET	MA 02554	14 LYON ST
5541		115		HANLON FRANCIS P		34 PLEASANT ST	NANTUCKET	MA 02554	34 PLEASANT ST
5541		116		SOPHONWATTANA CHAI		41 PINE ST	NANTUCKET	MA 02554	41 PINE ST
5541		117		MORGAN CARA M TRST ETAL		461 MAIN STREET	ACTON	MA 01720	40 PINE ST
5541		119	1	HARVEY VICTORIA		5 1/2 JEFFERSON LN	NANTUCKET	MA 02554	5B JEFFERSON LN
5541		119	2	DONATO MARK TRUSTEE		PO BOX 19	SIASCONSET	MA 02564	5C JEFFERSON LN
5541		119	3	CASEY PATRICIA		60 GORDON AVE	LAWRENCEVILLE	NJ 08648	5A JEFFERSON LN
5541		121		LE SELECT PROPERTIES LLC	C/O MILLER CANDICE & BERNARD EDWARD	2 WINDY WY #205	NANTUCKET	MA 02554	42 PINE ST
5541		123		GORY PAMELA B		6 ROUND HILL RD	NEWTOWN	PA 18940	3 EAGLE LN
5541		124		BLUMENFELD PHILIP & JANET		PO BOX 422	IRON MOUNTAIN	MI 49801	6 EAGLE LN
5541		125		FEUERBACH FLORENCE C		59 GLENN RD	LARCHMONT	NY 10538	4 EAGLE LN
5541		155		HOWARD KIRK A & BARBARA ANN		1019 WINDLEA RUN	WILMINGTON	NC 28409	37 PLEASANT ST
5541		156		QUIRK ANN		60 ELIOT ST	WATERTOWN	MA 02472	35 PLEASANT ST
5541		157		HARBERT NANCY E		10 LAUREL HOLLOW RD	BOXFORD	MA 01921	38 PLEASANT ST
5541		157	1	HOOPER ARTHUR W JR TRST	36 PLEASANT ST TRUST	51 OLD FARM RD	DARIEN	CT 06820	36 PLEASANT ST
5541		158		GRAY CAT LLC	C/O ELZAY MICHAEL P	5 HILLDALE LANE	SANDS POINT	NY 11050	43 PINE ST
5541		158	1	UHRAN GEORGE M & ALBERTA L		ANTHONY WAYNE RD	MORRISTOWN	NJ 07960	14 JEFFERSON LN
5541		159		SLOVENSKY APRIL B & JOSEPH A		5900 MERCEDES AVE	DALLAS	TX 75206	9 EAGLE LN
5541		160		DEY ANDREW & ANNETTE		130 PRATT RD	ALSTEAD	NH 03602	7 EAGLE LN
5541		160	1	DEWEZ ANNE FINCH M TRUSTEE	DEWMAX REALTY TRUST	4 RUE BOSIO	MC 98000	MONACO.	7- EAGLE LN #1
5541		160	2	CAUCHON INVESTMENTS II LLC	C/O CAUCHON MARK P	1 WHITFIELD RD	BALTIMORE	MD 21210	7 EAGLE LN #2
5541		161		ROSSKAM DAVID D		4206 37TH ST NW	WASHINGTON	DC 20008	5 EAGLE LN
5541		162		HOURIHAN LOUISE E		PO BOX 602	NANTUCKET	MA 02554	8 EAGLE LN
5541		181		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA 02554	40 PLEASANT ST
5541		182		BLASI MARIE C & PASQUIN	VINCENT A & ADRIANO JEAN M	14 SILVER ST	NANTUCKET	MA 02554	14 SILVER ST
5541		183		WHITLOCK HILARY		191 NORTH STREET	BELCHERTOWN	MA 01007	49 PINE ST
5541		184		PENN JOHN P & WENDY A		377 RYDER ROAD	MANHASSET	NY 11030	45 PINE ST
5541		185		ISLAND REALTY ASSOCIATES LP		39 STATE STREET	NEWBURYPORT	Ma 01950	44 PINE ST
5541		186		SLATER ROBERT J TRST	RJS LIVING TRUST	7 SILVER STREET	NANTUCKET	MA 02554	7 SILVER ST
5541		187		DOBER RICHARD P TR	ANGELS ROOST NOMINEE TRUST	8 BUENA VISTA PARK	CAMBRIDGE	MA 02140	8 SILVER ST
5541		200		DIGRAVIO VICKER V TRST ETAL		89 PURITAN DRIVE	QUINCY	MA 02169	8 JEFFERSON LN

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ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST	Zip	Parcel Location
4232		40		ARANI RAMIN		52 FARM ST	DOVER	MA	02030	51 FAIR ST
4232		41		WALTERS A CHARLES JR & MARTHA		50 ORANGE STREET	NANTUCKET	MA	02554	1 LYON ST
4232		43		GREEN SUSAN ZISES		31 EAST 79TH STREET	NEW YORK	NY	10021	1 TWIN ST
4232		45		ALLDERIGE WARREN & KATHIE BARNA	MOUNTAIN LODGE 1A	44 MOUNT KELLETT RD	THE PEAK HONG K			7 TWIN ST
4232		46		LEFEVRE SHARON A TRST	30 PINE ST NOM TRUST	310 DELACEY STREET	PHILADELPHIA	PA	19106	30 PINE ST
4232		47		WETZEL GLENDA L		4931 EAST LAKE ROAD	CAZENOVIA	NY	13035	28 PINE ST
4232		48	1	RICH REGINA M		231 BEDFORD RD	GREENWICH	CT	06831	25C PINE ST
4232		99		MORTON JOHN III & MARION H		P O BOX 9265	ARNOLD	MD	21012	50 FAIR ST
4232		100		TROUTMAN ANNE W TRST ETAL		5544 S KENWOOD AVE	CHICAGO	IL	60637	48 FAIR ST
4232		101		MUHLHAUSER ANN B		94 LIBRARY PLACE	PRINCETON	NJ	08540	49 FAIR ST
4232		102		DECICCIO JOHN M TRST	DECICCIO REALTY TRUST	37 MOUNT VERNON ST	BOSTON	MA	02108	47 FAIR ST
4232		103		GREEN SUSAN Z		31 EAST 79TH ST	NEW YORK	NY	10021	2 FARMER ST
4232		104		BADIE HELEN JOAN TRST		3310 SUESUNLAND DR	CHANDLER	AZ	85248	4 FARMER ST
4232		105		BELASH JUDITH G		6 FARMER ST	NANTUCKET	MA	02554	6 FARMER ST
4232		106		HAYDEN DIANA R TRST	EIGHT FARMER STREET TRUST	3120 CASSEEKEY ISLAND RD	JUPITER	FL	33477	8 FARMER ST
4232		108		HOUGHTON JAMES R & ALIX C	C/O SEVEN FARMER LLC	287 ISLAND CREEK DRIVE	VERO BEACH	FL	32963	7 FARMER ST
4232		109		SIMONIAN EDWARD		26 PINE ST	NANTUCKET	MA	02554	26 PINE ST
4232		154		MERSON JOHN C & BUNEVICH CAROL S		PO BOX 445	SIASCONSET	MA	02564	46 FAIR ST
4232		155		KING JANE F TR		236 BEACON ST	BOSTON	MA	02116	44 FAIR ST
4232		156		CALLAHAN PETER & JOSEPHINE SASSO		328 GRAYS LANE	HAVERFORD	PA	19041	45 FAIR ST
4232		157		NOPPER RICHARD E		PO BOX 27	CHESTER SPRINGS	PA	19425	43 FAIR ST
4232		158		BLUMENTHAL STEPHANIE A		120 KELLOGG RD	SHEFFIELD	MA	01247	1 FARMER ST
4232		159		DOWSETT ROBERT J & HALLEY SUSAN E		4 LANGLEY PARK	FARMINGTON	CT	06032	3 FARMER ST
4232		160		GAMBA MARY A TRST		1 FRANKLIN PKY BLG 920 4TH	SAN MATEO	CA	94403	5 FARMER ST
4232		161	1	GRISWOLD BENJAMIN H IV & WENDY		2838 BUTLER RD	GLYNDON	MD	21071	8B DARLING ST
4232		161	2	GRISWOLD BENJAMIN H IV & WENDY		2838 BUTLER RD	GLYNDON	MD	21071	8A DARLING ST
4232		162		DARLING STREET LLC		6 DARLING STREET	NANTUCKET	MA	02554	6 DARLING ST
4232		185		WALLER WILLIAM A TRUSTEE	WALLER FAIR STREET NOM TRUST	42 FAIR ST	NANTUCKET	MA	02554	42 FAIR ST
4232		189		STATZER LOUIS & TRACEY HOPPE		2328 MASSACHUSETTS AVE NW	WASHINGTON	DC	20008	3 TATTLE CT
5541		3		SMITH JANET S		398 INDIES DRIVE	VERO BEACH	FL	32963	26 PLEASANT ST
5541		4		CRAWFORD DAVID M & CYNTHIA B		7948 CAROTH COURT	DALLAS	TX	75225	27 PINE ST
5541		5		THIBERT JOSEPH M & AMANDA H		49 NORMAN STREET	MARBLEHEAD	MA	01945	31 PINE ST
5541		6		SMITH IRWIN J TRST	IRWIN J SMITH REV TRUST	32 PINE ST	NANTUCKET	MA	02554	32 PINE ST
5541		7		NELSON MARY ELIZABETH	C/O MANVILLE CAROL	5 PARKER LN	NANTUCKET	MA	02554	34 PINE ST
5541		8		MACAIRE MARY ADAIR		36 PINE ST	NANTUCKET	MA	02554	36 PINE ST
5541		9		TUCK JEROME M & RICHARD L TRST		68 HARVARD STREET	BROOKLINE	MA	02146	7 LYON ST
5541		10		SILLIMAN GEORGIA H TRUSTEE		107 ARGYLE AVENUE	WEST HARTFORD	CT	06107	5 LYON ST
5541		11		HEDAA MARYANN G	THE DUNHILL	401 EAST 84TH ST APT 16B	NEW YORK	NY	10028	3 LYON ST
5541		12		CALLAWAY JAMES G JR & MARY C		404 RIVERSIDE DRIVE	NEW YORK	NY	10025	4 LYON ST
5541		13	1	BRISKMAN SUSAN L		20 CHAPEL ST APT C909	BROOKLINE	MA	02446	53 FAIR ST
5541		13	2	HOWARD ROBERT M &	CALLAWAY MARY CHILTON	404 RIVERSIDE DRIVE	NEW YORK	NY	10025-1861	4 LYON ST
5541		63		BARTLETT BERNARD A & HELENE M		23 PLEASANT ST	NANTUCKET	MA	02554	23 PLEASANT ST
5541		65		MCCASLAND THOMAS III & MONICA TRST		2513 WILDWOOD PLACE	DUNCAN	OK	73533	28A PLEASANT ST
5541		66		TAYLOR PERRY ROOT TRST ETAL		P O BOX 6083	MCLEAN	VA	22106	33 PINE ST
5541		67		ALLEN BROCK N & MARTHA S	LIFE ESTATE	35 PINE ST	NANTUCKET	MA	02554	35 PINE ST
5541		68		DANJOU N N 37 PINE ST LLC		C/O 155 FEDERAL ST STE	BOSTON	MA	02110	37 PINE ST

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RECEIVED
2012 NOV 9 PM 2 39
NANTUCKET TOWN CLERK

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MASSACHUSETTS 02554

Date: November 9, 2012

To: Parties in Interest and Others concerned with the Decision of The BOARD OF APPEALS in the Application of the following:

Application No: 060-12

Owner/Applicant: DIAN M. POWERANZ AND JAMES L. POMERANZ

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed with the office of the Nantucket Town Clerk.

An Appeal from this Decision may be taken pursuant to Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by filing a complaint in Land Court within TWENTY (20) days after this day's date. Notice of the action with a copy of the complaint and certified copy of the Decision must be given to the Town Clerk so as to be received within such TWENTY (20) days.

Edward S. Toole (CSBS)

Edward S. Toolé, Chairman

cc: Town Clerk
Planning Board
Building Commissioner/Zoning Enforcement Officer

PLEASE NOTE: MOST SPECIAL PERMITS AND VARIANCES HAVE A TIME LIMIT AND WILL EXPIRE IF NOT ACTED UPON ACCORDING TO NANTUCKET ZONING BY-LAW SECTION 139-30 (SPECIAL PERMITS); SECTION 139-32 (VARIANCES). ANY QUESTIONS, PLEASE CALL THE NANTUCKET ZONING BOARD OF APPEALS OFFICE AT 508-228-7215.

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NANTUCKET ZONING BOARD OF APPEALS
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Assessor's Map-Parcel: 55.4.1-69 Deeds: Book 1240 Page 331
38 Pine Street
Residential Old Historic

DECISION:

1. At a public hearing of the Nantucket Zoning Board of Appeals, on Thursday, October 11, 2012, at 1:00 P.M., 4 Fairgrounds Road, Nantucket, Massachusetts, the Board made the following decision on the application of **Dian M. Pomeranz and James L. Pomeranz**, and William F. O'Brien, Jr. c/o Reade, Gullicksen, Hanley and Gifford, LLLP, 6 Youngs Way, Nantucket, Massachusetts 02554, File No. 060-12:

2. The Locus at 38 Pine Street is 2,996 +/- SF in the Residential Old Historic (ROH) zoning district, where 5,000 SF is the minimum required. The existing 1.5 story structure is a single family dwelling with 1,208+/- SF of ground cover, for a ground cover ratio of about 40.3% where 50% is allowed. At its closest points to the lot lines, the dwelling is sited as close as 1.4 +/- feet from the northern side lot line, as close as 2.5+/- feet from the eastern rear lot line, and as close as 1.2+/- feet from the western front lot line Additionally, there is a 44+/- SF shed that at its closest point is as close as 1.0+/- feet at the eastern rear lot and the 1.8+/- feet from the southern side lot line. In the ROH district, the minimum side/rear yard setback is 5 feet and the front yard setback is 0 feet. These nonconformities pre-date the 1972 adoption of the Nantucket Zoning By-law. The locus and structures thereon are conforming in all other dimensional respects.

3. Applicant is requesting Special Permit relief pursuant to Nantucket Zoning Bylaw Sections 139-33.A.(4) (alteration of preexisting nonconforming structures) and 139-33.E.(2)(a) (ground cover ratio) in order to alter the preexisting nonconforming structure such that the alterations will 1) not increase the nonconforming nature of the structure and 2) the ground cover ratio will be increased to 43+/-%. Applicant proposed to alter and expand the dwelling by adding a half-story addition above a single story portion of the current rear section, consistent with the current height of the structure, and also a single story addition of about 56+/- SF, to the south, which would create a proposed new ground cover of about 43%, where up to 50% is allowed by Special Permit. The ground cover of the new construction would be substantially outside the setbacks, and none of it would be closer to the lot line than the pre-existing encroachment. Applicant also proposed a new air conditioning unit next to the deck that would be in the rear setback, but not closer than the pre-existing encroachment. Other exterior work was disclosed as planned outside the setback, including, pending approval by the Historic District Commission.

4. Our decision is based upon the application and accompanying materials, representations, and testimony received at our public hearing. There was no Planning Board

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recommendation on the basis that no matters of planning concern were presented. There was one letter in favor of the application on file.

5. Attorney Steven Cohen represented the Applicant at the hearing. Attorney Cohen explained to the Board that the Applicant is requesting Special Permit relief pursuant to Nantucket Zoning Bylaw Sections 139-33.A.(4) (alteration of preexisting nonconforming structures) and 139-33.E.(2)(a) (ground cover ratio) in order to alter the preexisting nonconforming structure. Attorney Cohen explained to the Board that the Applicant proposes to alter and expand the preexisting nonconforming dwelling, as above, such that the alterations will not increase the nonconforming nature of the structure and the ground cover ratio will be increased to 43+/-% where a 50% ground cover ratio is allowed by Special Permit.

5. Therefore, after a discussion with the agent for the Applicant, the Board finds that such a Special Permit for relief sought by the Applicant pursuant to Nantucket Zoning Bylaw Sections 139-33.A.(4) and 139-33.E.(2) in order to alter the structure and add ground cover, as proposed, would not be substantially more detrimental to the neighborhood because said additions and alterations will be no closer to the lot lines than the existing structure and would be in harmony with the general purpose and intent of the Zoning Bylaw.

6. Accordingly, by a UNANIMOUS vote of the sitting Board, the Board of Appeals grants a Special Permit for the relief sought by the Applicant pursuant to Nantucket Zoning Bylaw Sections 139-33.A.(4) and 139-33.E.(2) in order to alter and extend the preexisting nonconforming single-family dwelling without increasing the nonconforming nature of the structure with the following conditions:

a. That the structure shall not be constructed any closer to the lot lines than it its current closest points, as provide above.

b. That the ground cover ratio shall not exceed 43%.

c. That there shall be no exterior construction for the proposed work, including the exterior use of power tools for interior work or for hardscaping, between Memorial Day and Labor Day of any year.

d. That any new air conditioning units be located outside the 5' side and rear yard zoning setbacks.

e. That, prior to the issuance of a Building Permit for the proposed work, the Applicant shall present to the Building Commissioner a satisfactory proposal for protecting abutting lands during and excavation within the setbacks or for work in the setbacks.

SIGNATURE PAGE TO FOLLOW

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Dated: November 9, 2012

Edward Toole

Kerim Koseatac

Michael O'Mara

Michael Angelastro

Geoffrey Thayer

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. November 9, 2012

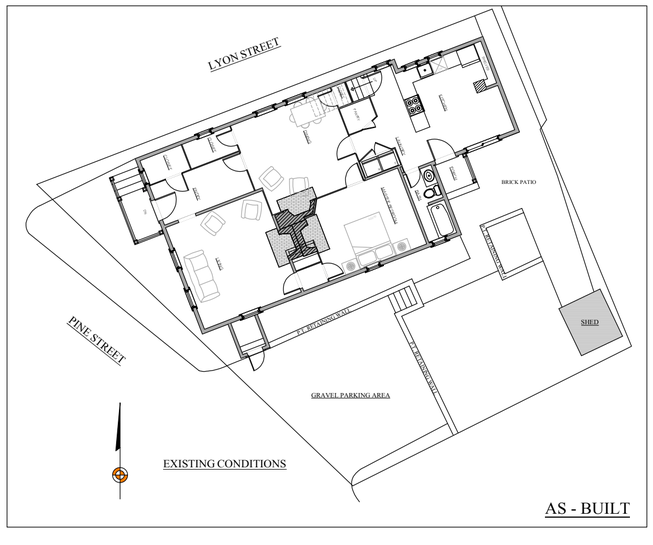
On this 9 day of November, 2012, before me, the undersigned Notary Public, personally appeared Edward Toole, who is personally known to me, and who is the person whose name is signed on the preceding or attached document, and who acknowledged to me that he/she signed it voluntarily for its stated purpose.

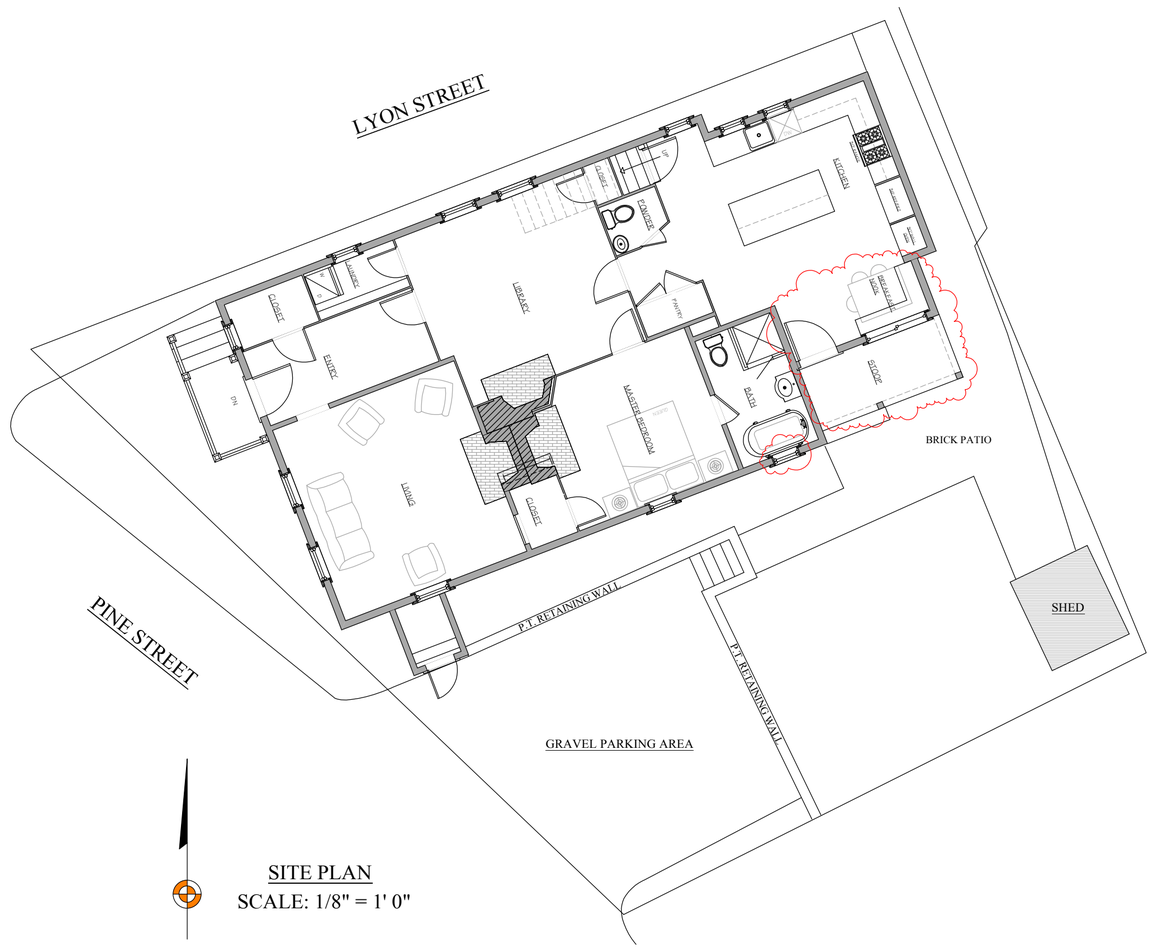
Notary Public: John B Breslin
My commission expires: 9/19/2014

Copied from Town of Nantucket Public Records

THE DAY RESIDENCE
38 PINE STREET
NANTUCKET, MA 02554







MAP & PARCEL: 55.4.1 x 69
ZONE: ROH
FRONT / REAR SETBACKS: 0' x 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 2,996 s.f.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,181 S.F.
- SHED 43 S.F. (EXEMPT)
PROPOSED NEW GROUND COVER: 50 S.F.
TOTAL GROUND COVER: 1,231 S.F.

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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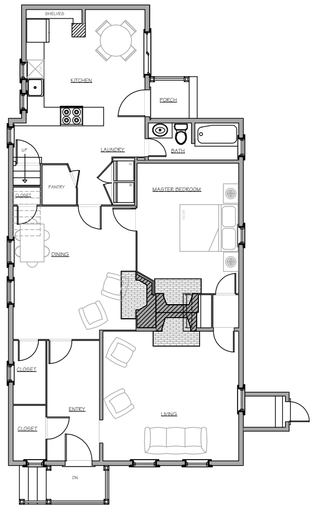
COVER SHEET
DATE: 10/28/2024
SCALE: AS NOTED

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENC
38 PINE ST.
NANTUCKET, MA

A

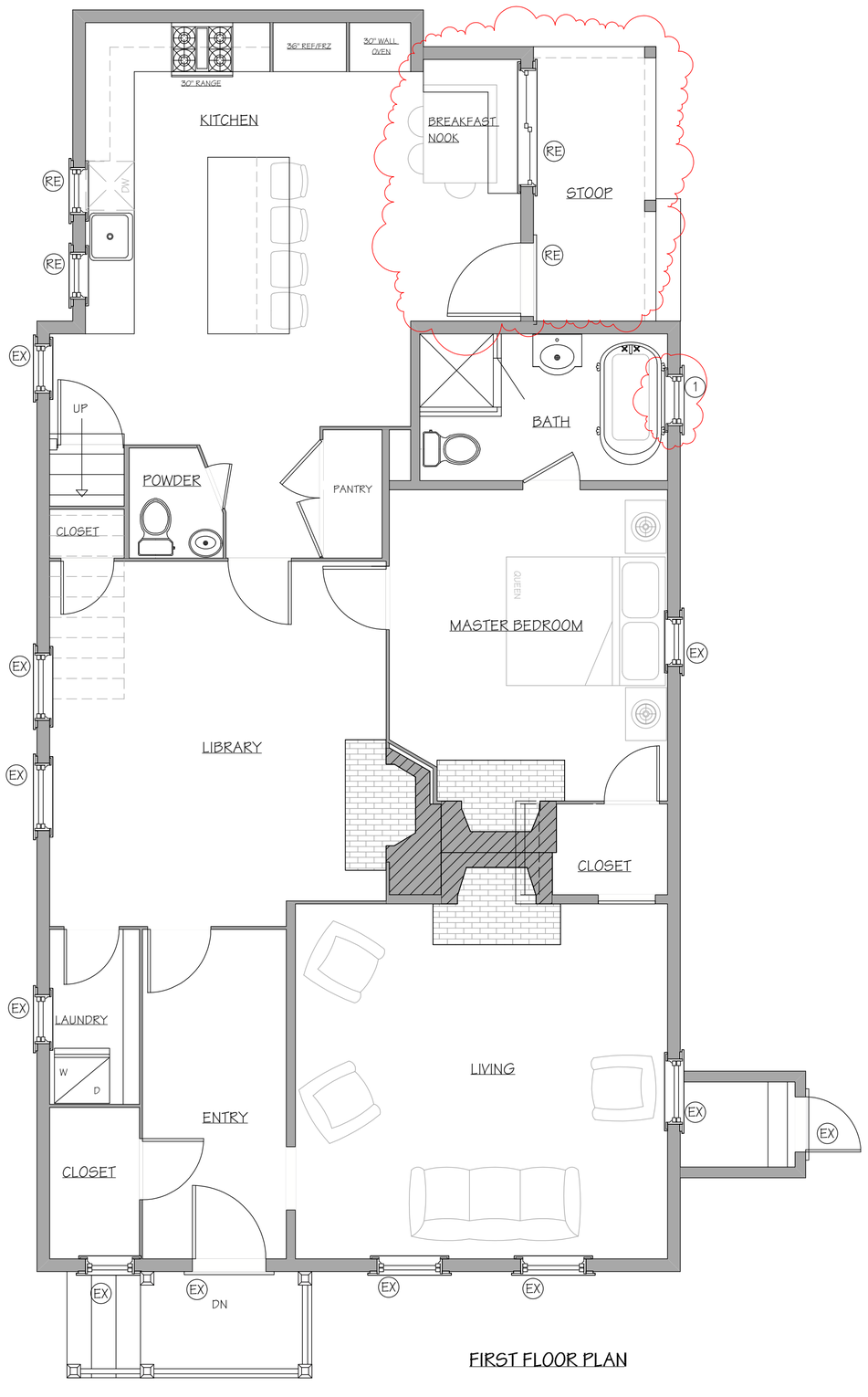
AS - BUILT



FIRST FLOOR PLAN

WINDOW SCHEDULE

- (EX) - EXISTING WINDOW/DOOR
- (RE) - REUSE EXISTING WINDOW/DOOR
- (1) - 2' 0" X 1' 8" HOPPER WINDOW - TDL
- (2) - 2' 8" X 4' 8" DBL HNG WINDOW - TDL



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

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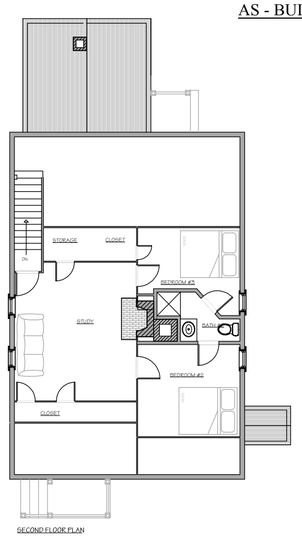
FIRST FLOOR PLAN
DATE: 10/28/2024
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENCE
38 PINE ST.
NANTUCKET, MA

1

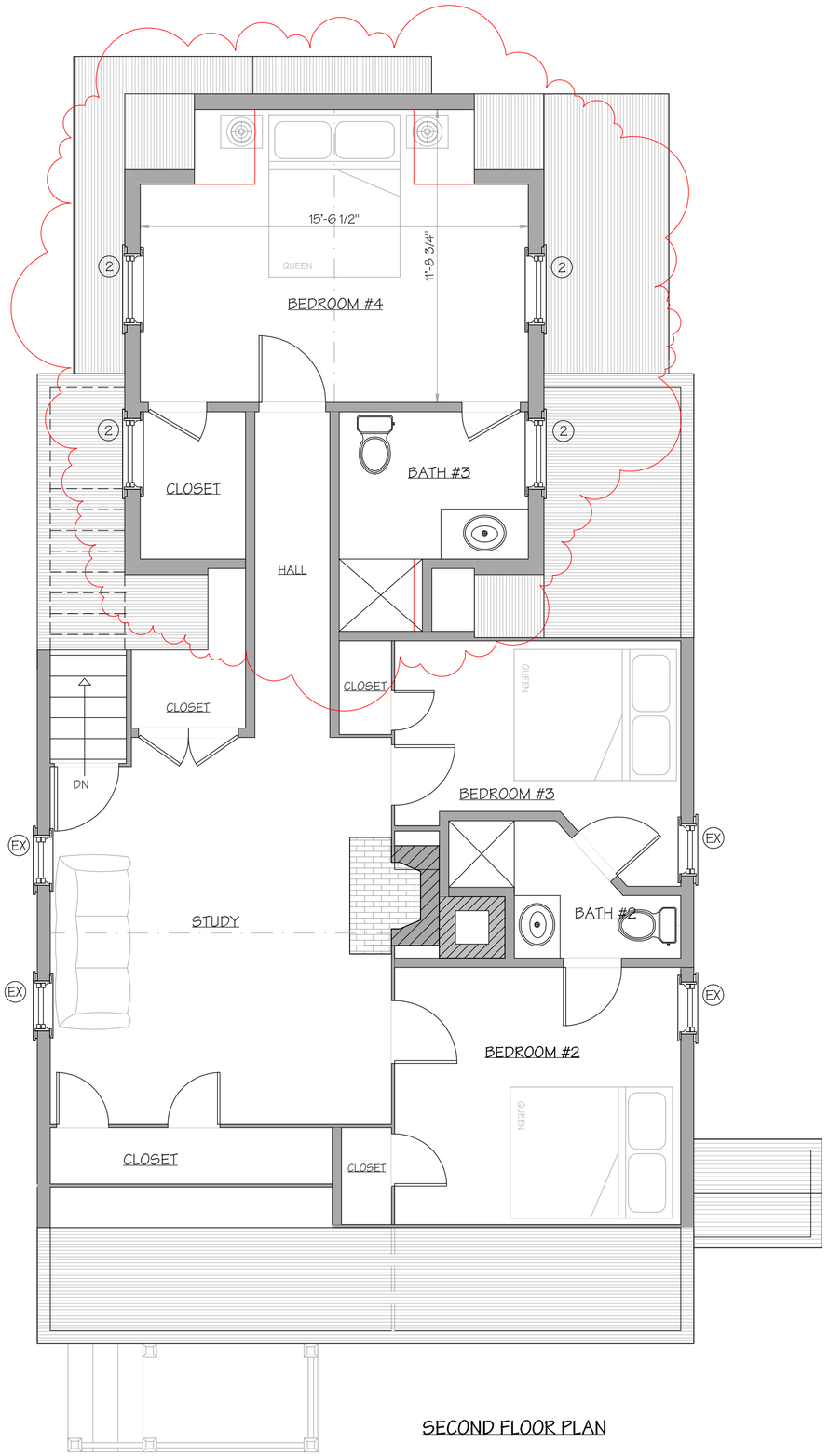
AS - BUILT



SECOND FLOOR PLAN

WINDOW SCHEDULE

EX	- EXISTING WINDOW/DOOR
RE	- REUSE EXISTING WINDOW/DOOR
1	- 2' 0" X 1' 8" HOPPER WINDOW - TDL
2	- 2' 8" X 4' 8" DBL HNG WINDOW - TDL



SECOND FLOOR PLAN

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SECOND FLOOR PLAN
DATE: 10/28/2024
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENCE
38 PINE ST.
NANTUCKET, MA

2



WEST ELEVATION

AS - BUILT



WEST ELEVATION

AS - BUILT



SOUTH ELEVATION



SOUTH ELEVATION

WINDOW SCHEDULE

EX	- EXISTING WINDOW/DOOR
RE	- REUSE EXISTING WINDOW/DOOR
1	- 2' 0" X 1' 8" HOPPER WINDOW - TDL
2	- 2' 8" X 4' 8" DBL HNG WINDOW - TDL

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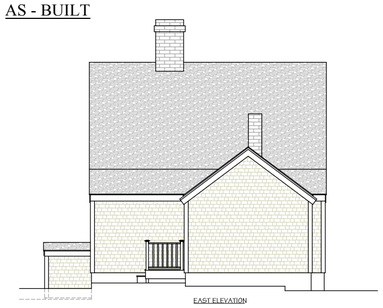
ELEVATIONS
DATE: 10/28/2024
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENCE
38 PINE ST.
NANTUCKET, MA

3

AS - BUILT

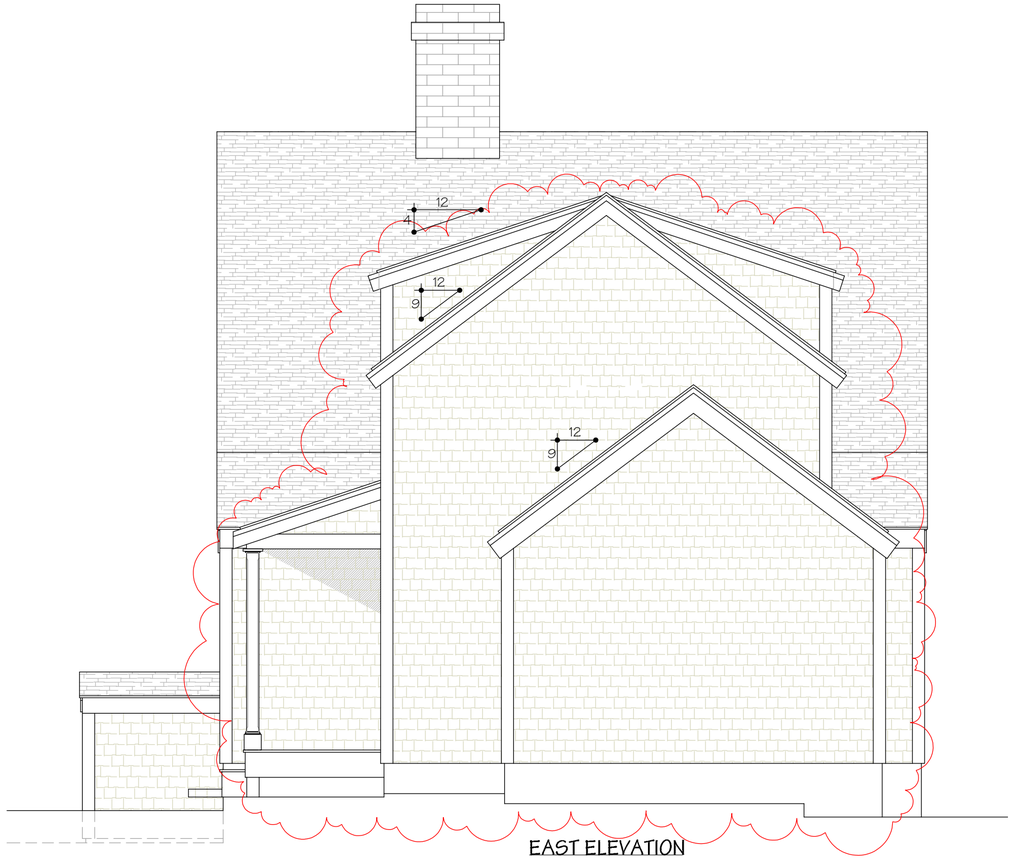


EAST ELEVATION

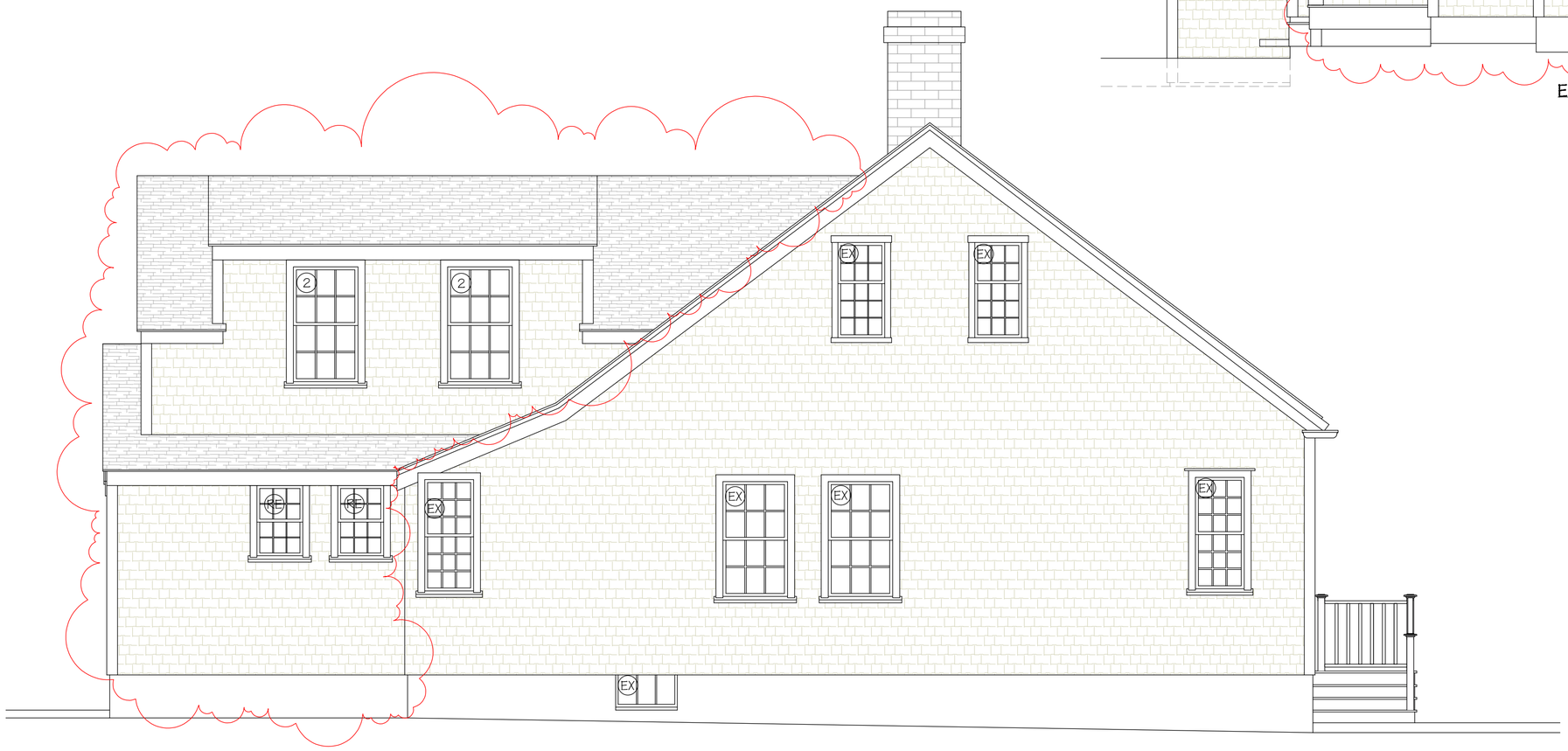
AS - BUILT



NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

WINDOW SCHEDULE

EX	- EXISTING WINDOW/DOOR
RE	- REUSE EXISTING WINDOW/DOOR
1	- 2' 0" X 1' 8" HOPPER WINDOW - TDL
2	- 2' 8" X 4' 8" DBL HNG WINDOW - TDL

NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 10/28/2024
SCALE: 1/4" = 1' 0"

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENCE
38 PINE ST.
NANTUCKET, MA

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Dian & James Pomeranz .....

MAILING ADDRESS..... 265 Farms Village Rd. W. Hartford CT 06107 .....

PROPERTY LOCATION..... 38 Pine St. .....

ASSESSORS MAP/PARCEL..... 55.4.1 x 69 .....

SUBMITTED BY:..... Normand Residential .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.28 09:09:47 -04'00'

October 28, 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: 38 Pine St.

Tax Map Number: 55.4.1 Parcel Number: 69

Owner of Record: Michael Day & Jessica Gage

Description of Proposal: Addition to main house

1st floor: 50 s.f.

2nd floor: 375 s.f.

Anticipated HDC Submission Date: 11/1/2024

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.

TUCK JEROME M & RICHARD L TRST
68 HARVARD STREET
BROOKLINE, MA 02146

FOUR TUCK LLC
7292 MILL SPRING DR
AMBLER, PA 19002

HALSTED PATRICIA A TR
HART PINE NOMINEE TR
PO BOX 493
SIASCONSET, MA O2564

SEA LYON LLC
10 LYON ST
NANTUCKET, MA O2554

HANLON FRANCIS P TR
34 PLEASANT ST
NANTUCKET, MA 02554

WHELDEN ELIZABETH M
PO BOX 454
NANTUCKET, MA 02554

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Postage	$0.73
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Total Postage and Fees	
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City, State, ZIP+4®: Ambler, PA 19002

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10/28/2024

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Street and Apt. No., or PO Box No.: 68 Harvard Street
City, State, ZIP+4®: Brookline MA 02446

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City, State, ZIP+4®: Nantucket MA 02554

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Hart Pine Nom. Trust

STREET ADDRESS 38 Pine St.

MAP/PARCEL 55.4.1/69

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/29/2024

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

10/29/2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$65.00 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 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.**

11 Jonathan Way

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:

V 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

V 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.

V 3. **Application Fee:** See back of application for fee schedule or call the office.

V 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

V 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.*.

V 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.

V 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

V 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (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.

V 3. ~~X~~ **As-Built Plans (1copy):** of existing elevations

V 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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V 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand) V

V 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.**

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..ANG, BARRY AND SETTERBERG, NICHOLAS....

MAILING ADDRESS..878 VIA MENDOZA # B, LAGUNA WOODS, CA 92637

PROPERTY LOCATION...11 JONATHAN WAY.....

ASSESSORS MAP/PARCEL...75/42.....

SUBMITTED BY:..KAI HODGE.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.25 11:09:14 -04'00'

October 25, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
72	8		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	299 MILESTONE RD
75	34		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	TOM NEVERS
75	41		HANDMAN LAURA R & ICKES H		1406 34TH ST NW	WASHINGTON	DC	20007	9 JONATHAN WY
75	43		ANG BARRY & SETTERBERG NICHOLAS		12 JONATHAN WY	NANTUCKET	MA	O2554	12 JONATHAN WY
75	44		SEAQUIST CLAIRE H TR	SEAQUIST RICHARD A TR	10 JONATHAN WY	NANTUCKET	MA	02584	10 JONATHAN WY
Count:	**5**								

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

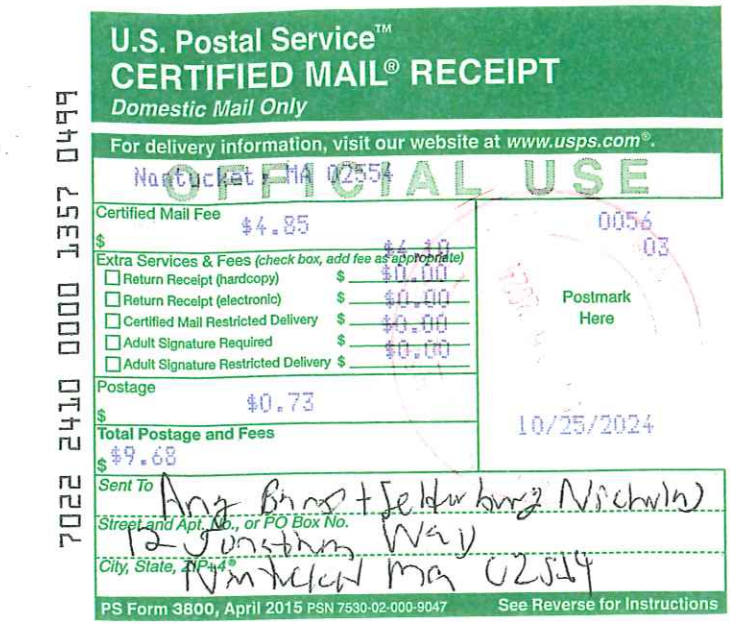
NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

HANDMAN LAURA R & ICKES H
1406 34TH ST NW
WASHINGTON, DC 20007

ANG BARRY & SETTERBERG NICHOLAS
12 JONATHAN WY
NANTUCKET, MA O2554

SEAQUIST CLAIRE H TR
SEAQUIST RICHARD A TR
10 JONATHAN WY
NANTUCKET, MA 02584

7022 2410 0000 1357 0499



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City, State, ZIP+4®: Nantucket MA 02554

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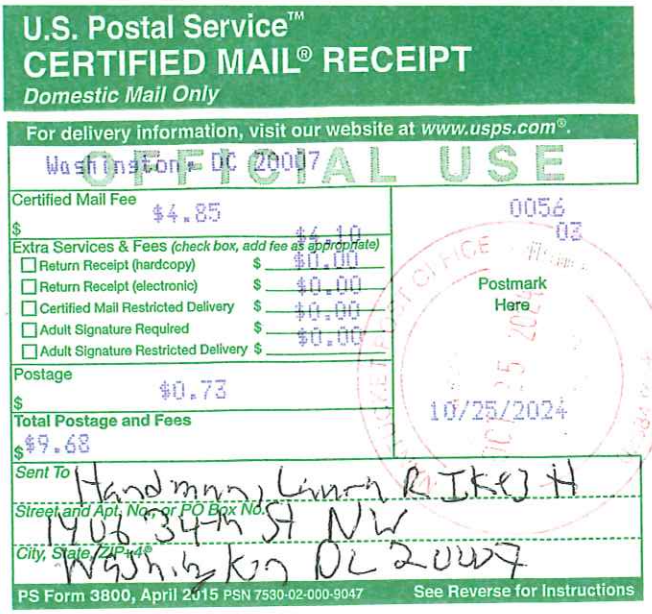

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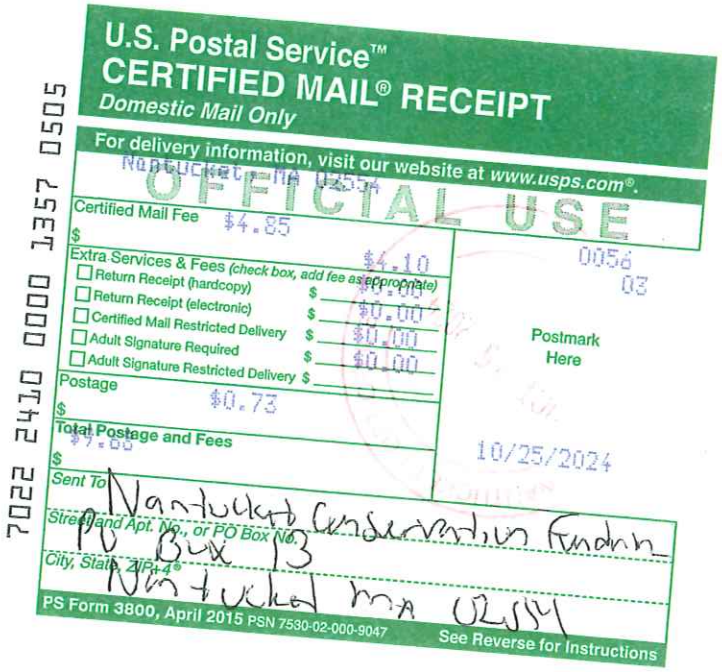

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Total Postage and Fees	$ $9.68

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City, State, ZIP+4®: Nantucket MA 02554

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Postage	$ $0.73
Total Postage and Fees	$ $9.68

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City, State, ZIP+4®: Nantucket MA 02554

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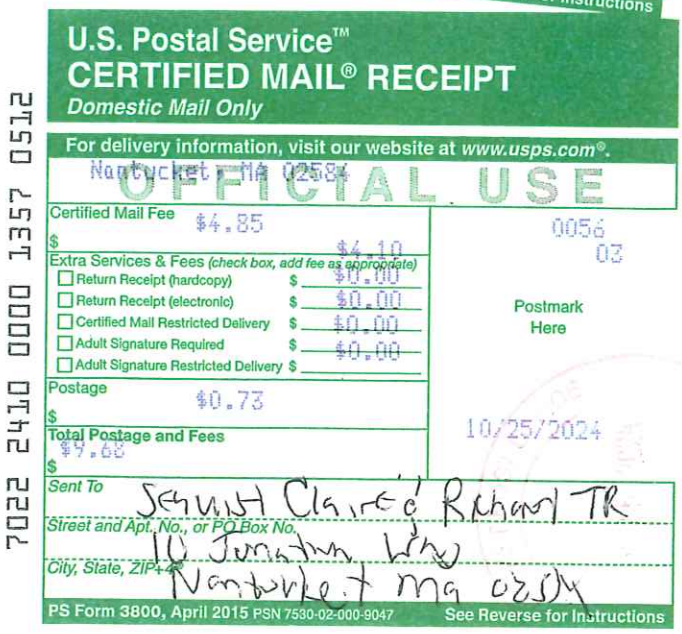

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☐ Adult Signature Restricted Delivery	$
Postage	$ $0.73
Total Postage and Fees	$ $9.68

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10/25/2024

Sent To: Seavist Claire & Richard TR
Street and Apt. No., or PO Box No.: 10 Jonathan Way
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 75 PARCEL N°. 42

Street & Number of Proposed Work: 11 Jonathan Way

Owner of record: Barry Ang Robert Ang

Mailing Address: 12 Jonathan Way
Nantucket MA 02554

Contact Phone #: 917-386-5251 E-mail: barry.j.ang@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 42'-0" Sq. Footage 1st floor: 1260 Decks/Patio: Size: 10'x4' ☑ 1st floor ☑ 2nd floor
Width: 30'-0" Sq. footage 2nd floor: 1260 Size: 11'x6' ☑ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: [redacted] 140

Difference between existing grade and proposed finish grade: North [redacted] 2'-3" South [redacted] Exist'g East [redacted] 2'-0" West [redacted] Exist'g

Height of ridge above final finish grade: North [redacted] 26'-6" South 28'-0" East 27'-0" West [redacted] 27'-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 6"-24" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Glen Gary Salmon ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 10 /12 Dormer 10 /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) 3" Diameter

Leaders (material and size): Copper

Sidewall: ☑ White cedar shingles "Perfections" ☐ 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) 1x Corner boards 5/4 x 6 Frieze 5/4 x 4
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 6x6 Cedar

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fibrex
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front Wood/Fibrex Rear Fibrex Side Fibrex
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Grvl Walkways Sod Walls 6" Wide Blnstone

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar to Weather Clapboard (if applicable) _____ Roof ~~Charcoal Grey Asphalt~~ To Weather
Trim White Sash White Doors Quaker Gray
Deck To Weather Foundation Long to Weather Fence _____ Shutters Black

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Begin forwarded message:

From: Barry Ang <barry.j.ang@gmail.com>

Date: October 22, 2024 at 11:38:09 AM EDT

To: Nathan Barber <natebarber508@gmail.com>

Subject: HDC Authorization Signature

Hi Nate,

This email serves as my authorization for you to sign the HDC documentation for 11 Jonathan Way on my behalf.

Thank you.

Barry

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 Nathan Barber

AS AGENT FOR Barry Ang

STREET ADDRESS 12 Jonathan

MAP/PARCEL 75/42

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 10/22/24



Property Information

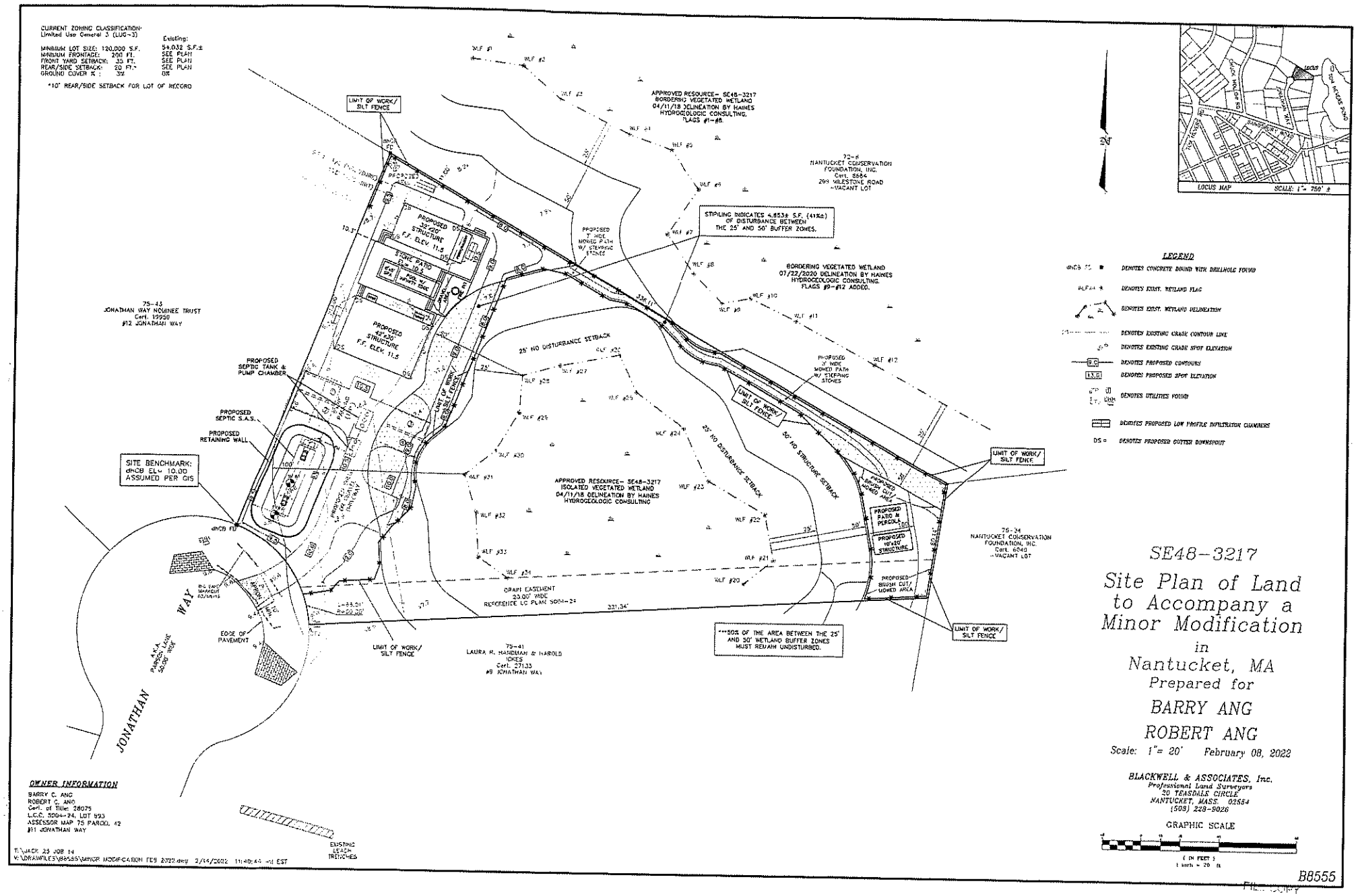
Property ID	7054
Location	12 JONATHAN WY
Owner	12 JONATHAN WAY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

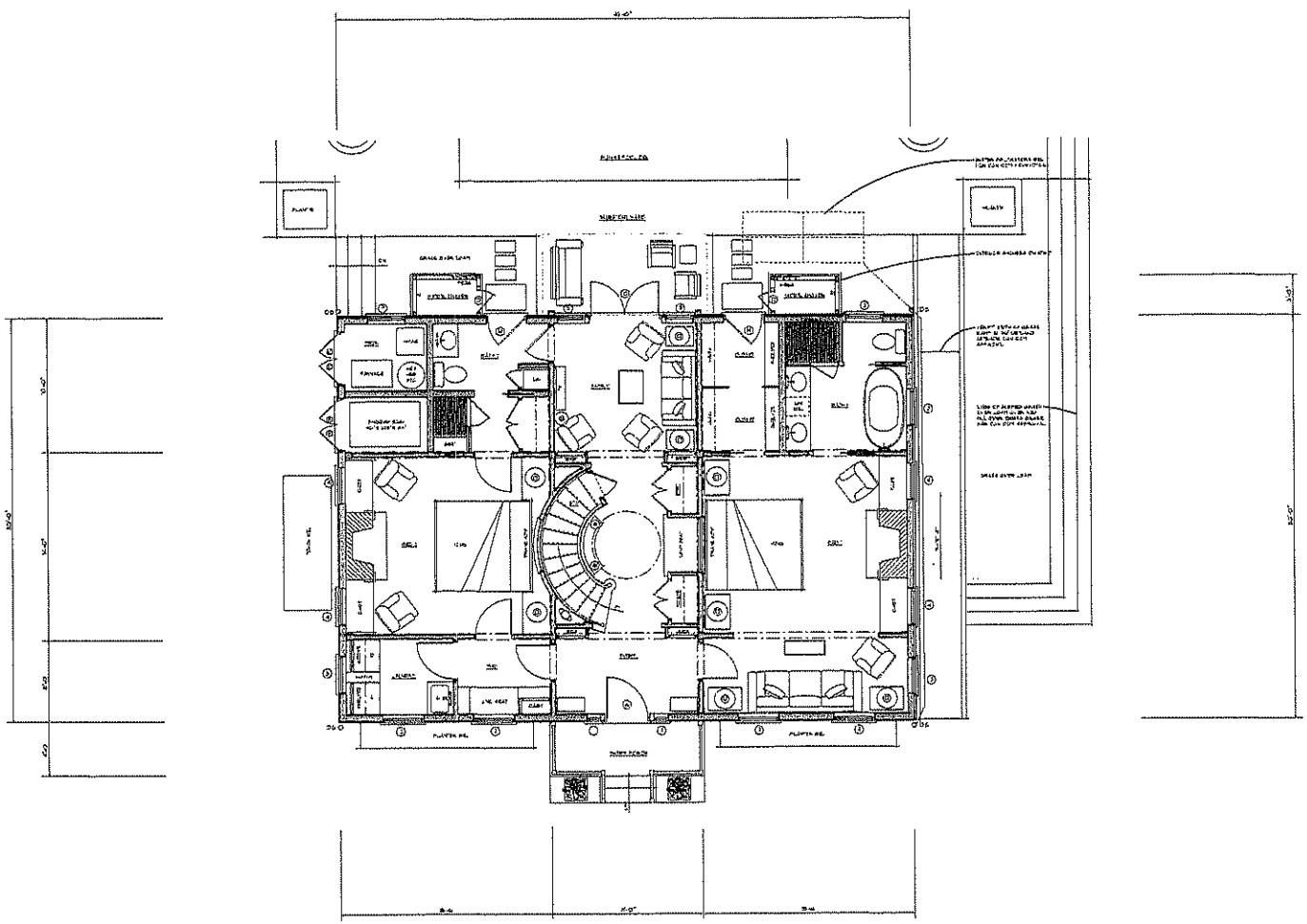
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



3X Big
1X Reduced



1 / A-4 FIRST FLOOR PLAN 1,260 SF

1/4" = 1' - 0"

McMullen
& Associates
~ NANTUCKET ~
Assoc. AIA
508-228-5984

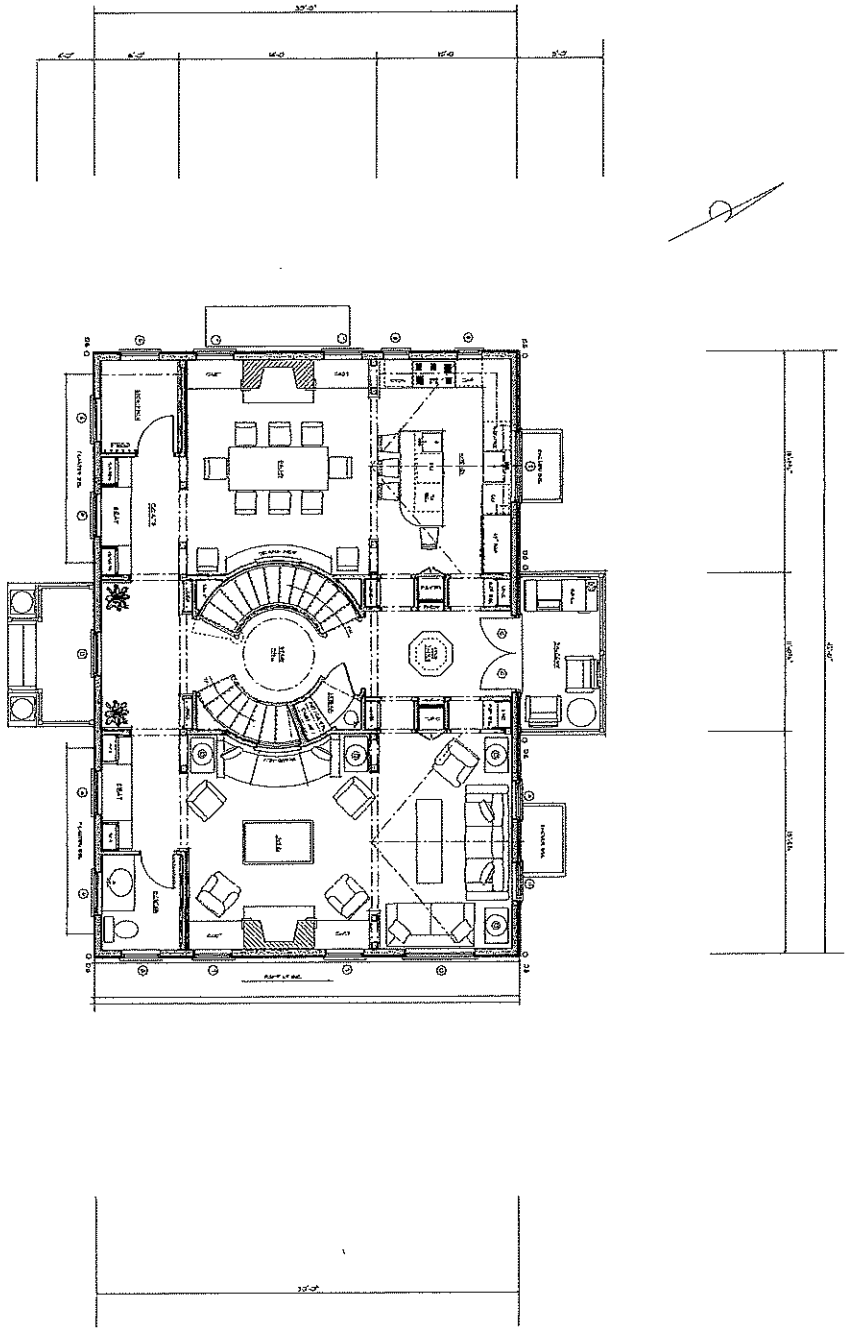
11 JONATHAN WAY
TOM NEVERS
NANTUCKET, MA

ISSUES & REVISIONS

1	5-14-21	PLANNING BOARD

DWELLING
FIRST FLOOR PLAN

A-4



1 A-6 SECOND FLOOR PLAN
1/4" = 1'-0"
1240 SF

A-6	DWELLING SECOND FLOOR PLAN

ISSUES & REVISIONS

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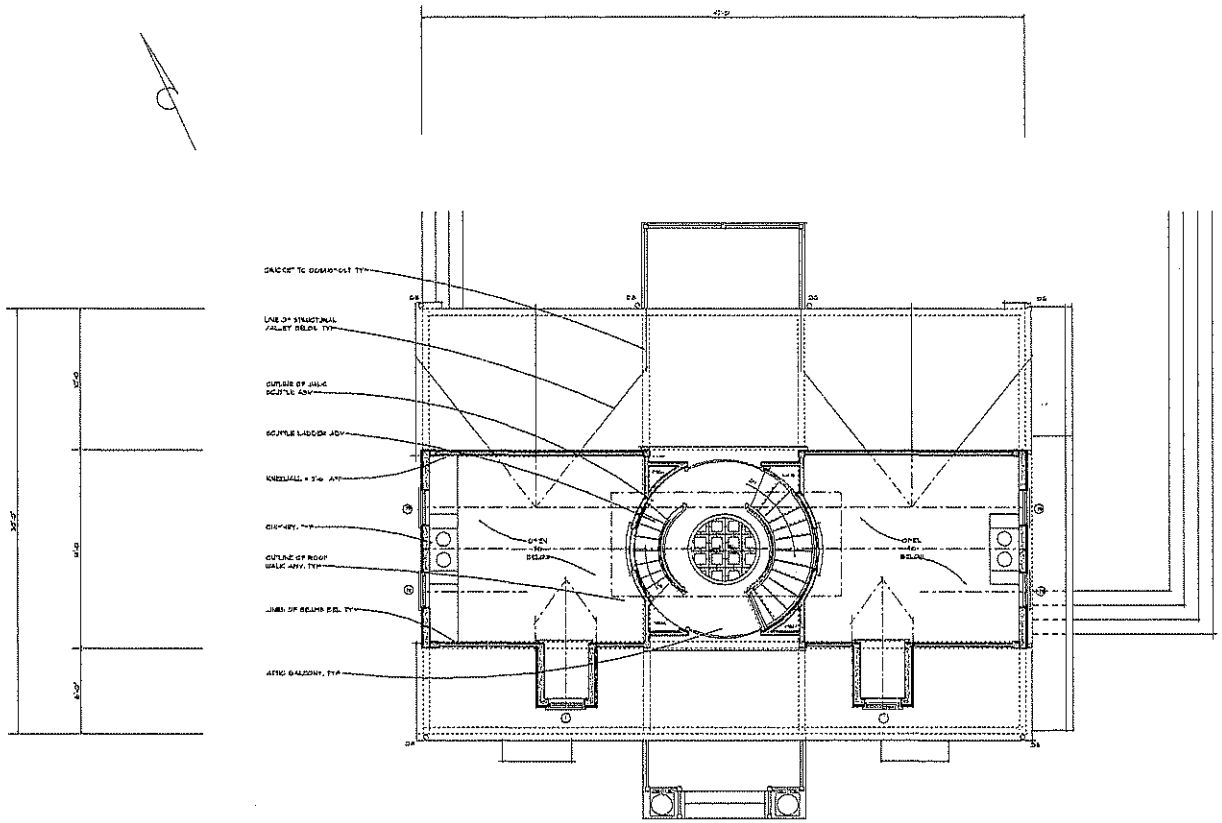
508-228-5984



1 / A-8 ATTIC FLOOR PLAN 364 SF

1/4" = 1' - 0"

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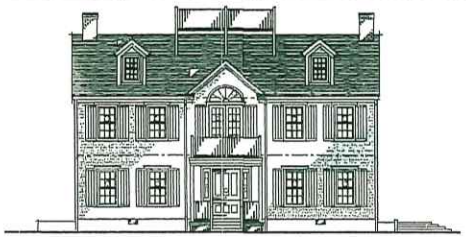
TOM NEVERS
NANTUCKET, MA

ISSUES & REVISIONS

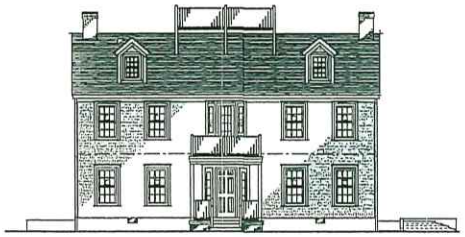
1	[illegible]	[illegible]

DWELLING
ATTIC FLOOR PLAN

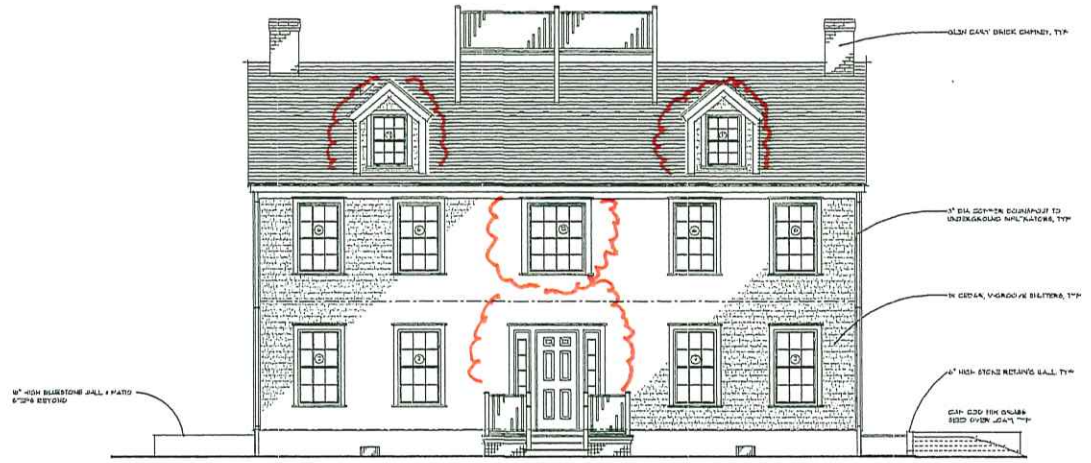
A-8



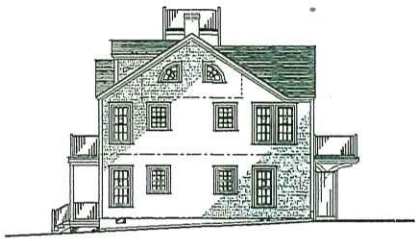
1 / A-10 ORIGINAL SUBMISSION SOUTH ELEVATION
1/8" = 1' - 0"



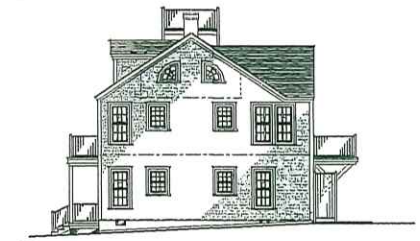
1 / A-10 SECOND SUBMISSION SOUTH ELEVATION
1/8" = 1' - 0"



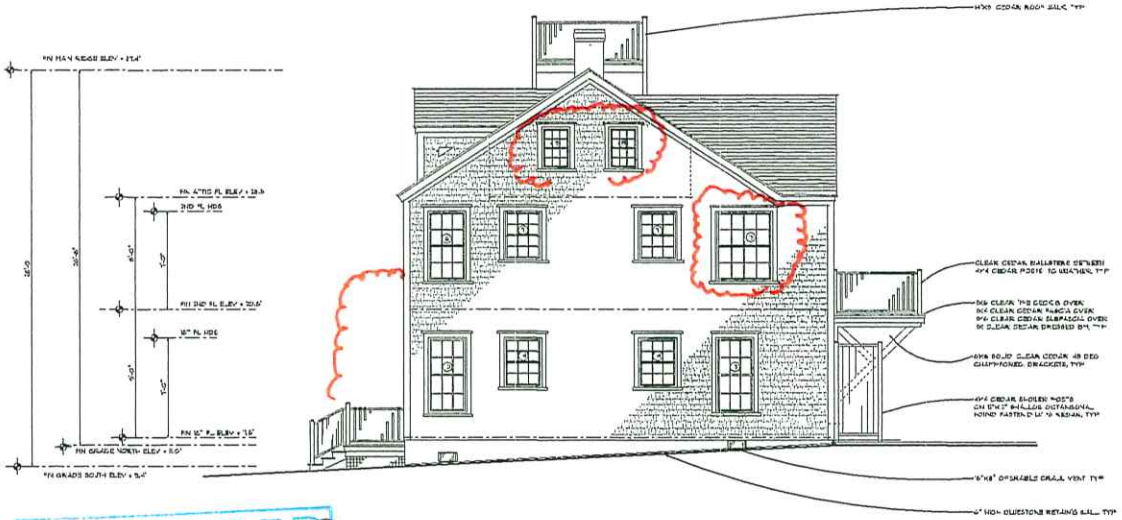
1 / A-10 PROPOSED DWELLING SOUTH ELEVATION
1/4" = 1' - 0"



2 / A-10 ORIGINAL SUBMISSION EAST ELEV
1/8" = 1' - 0"



2 / A-10 SECOND SUBMISSION EAST ELEV
1/8" = 1' - 0"



2 / A-10 PROPOSED DWELLING EAST ELEVATION
1/4" = 1' - 0"

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TOM NEVERS
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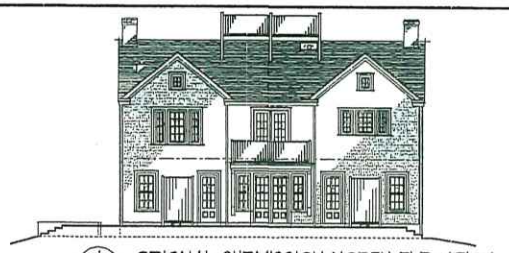
ISSUES & REVISIONS

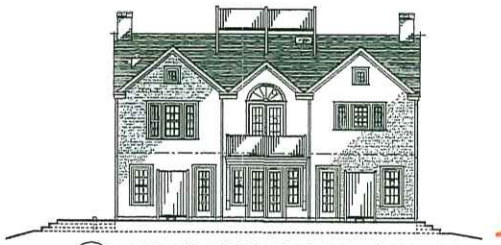
1	8-6-21	SUBMIT TO HDC

DWELLING
SOUTH & EAST ELEVATIONS

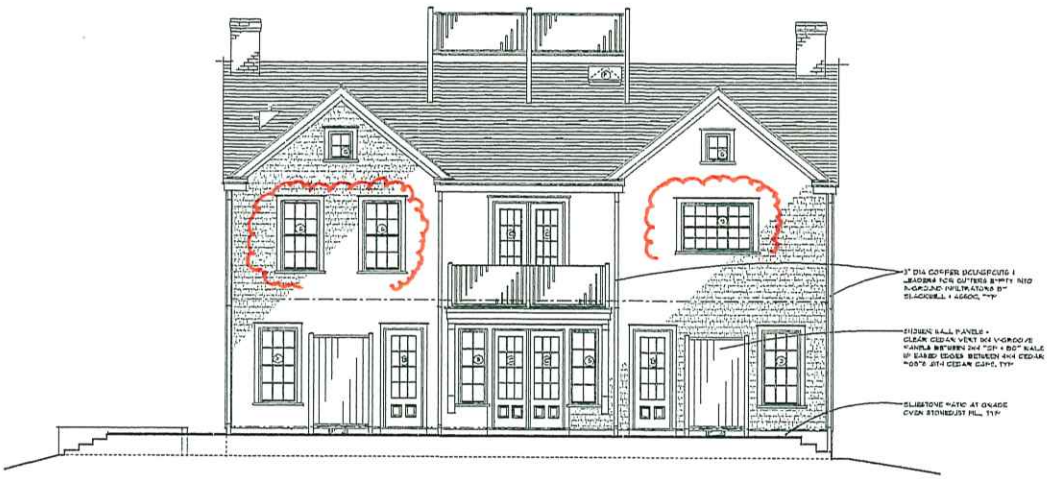
A-10



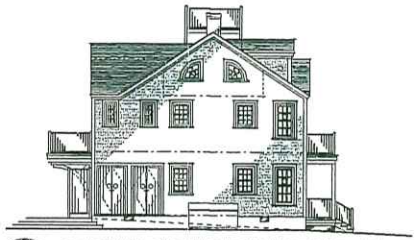
1 / A-11 ORIGNAL SUBMISSION NORTH ELEVATION
1/8" = 1' - 0"



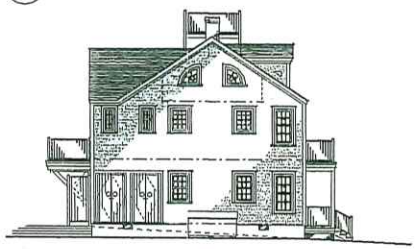
1 / A-11 SECOND SUBMISSION NORTH ELEVATION
1/8" = 1' - 0"



1 / A-11 PROPOSED DWELLING NORTH ELEVATION
1/4" = 1' - 0"



2 / A-11 ORIGINAL SUBMISSION WEST ELEVATION
1/8" = 1' - 0"



2 / A-11 SECOND SUBMISSION WEST ELEVATION
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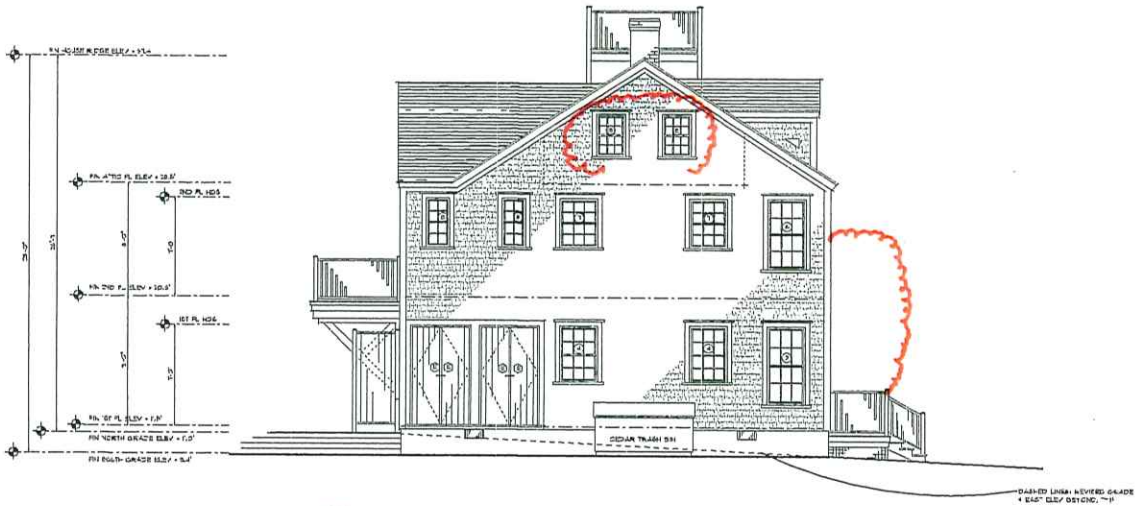

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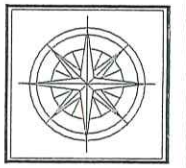

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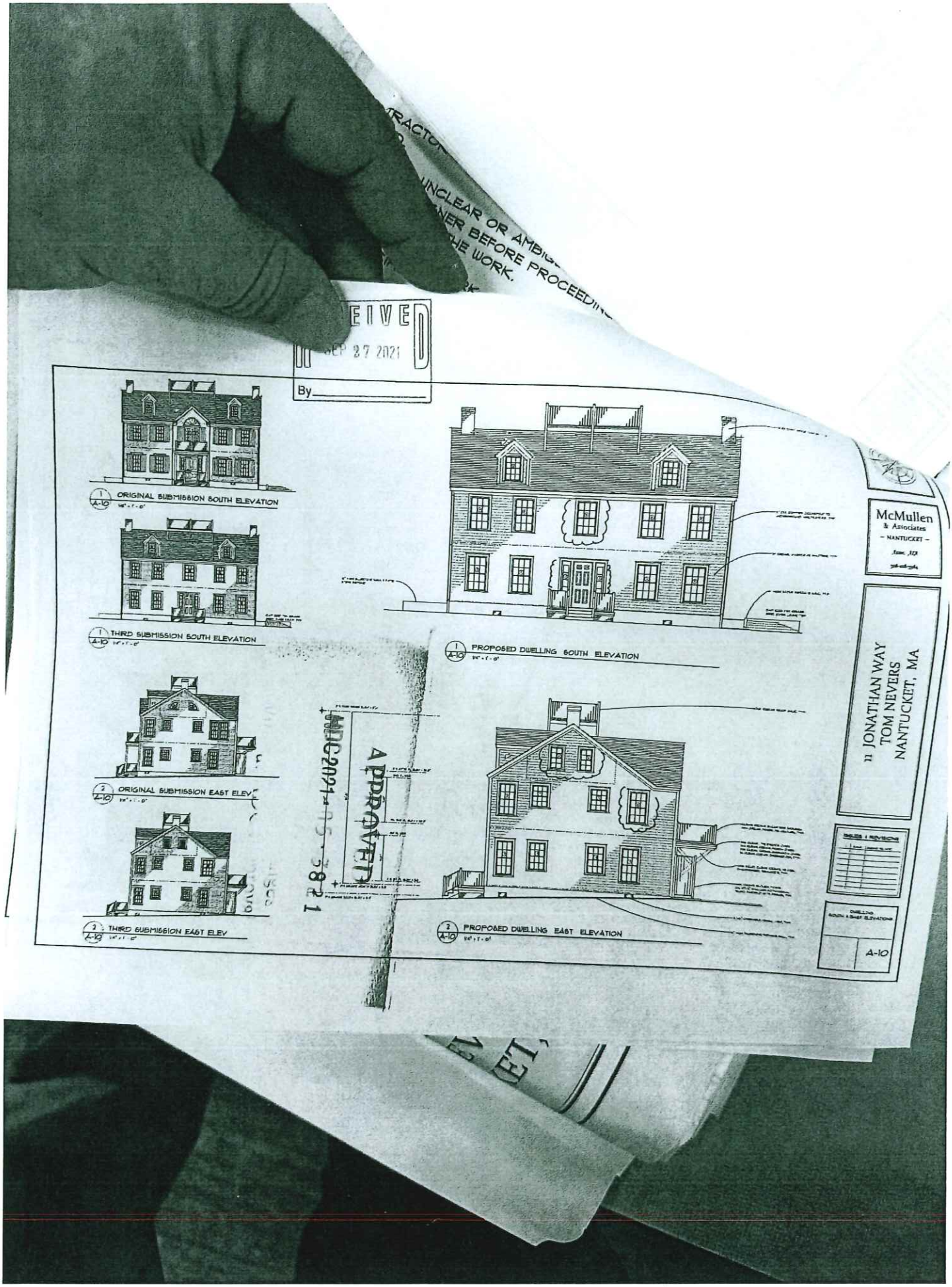
ISSUES & REVISIONS

DWELLING
NORTH & WEST ELEVATIONS

A-11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1 A-10 ORIGINAL SUBMISSION SOUTH ELEVATION
1 A-10 THIRD SUBMISSION SOUTH ELEVATION
1 A-10 PROPOSED DWELLING SOUTH ELEVATION
2 A-10 ORIGINAL SUBMISSION EAST ELEV
2 A-10 THIRD SUBMISSION EAST ELEV
2 A-10 PROPOSED DWELLING EAST ELEVATION
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APPROVED
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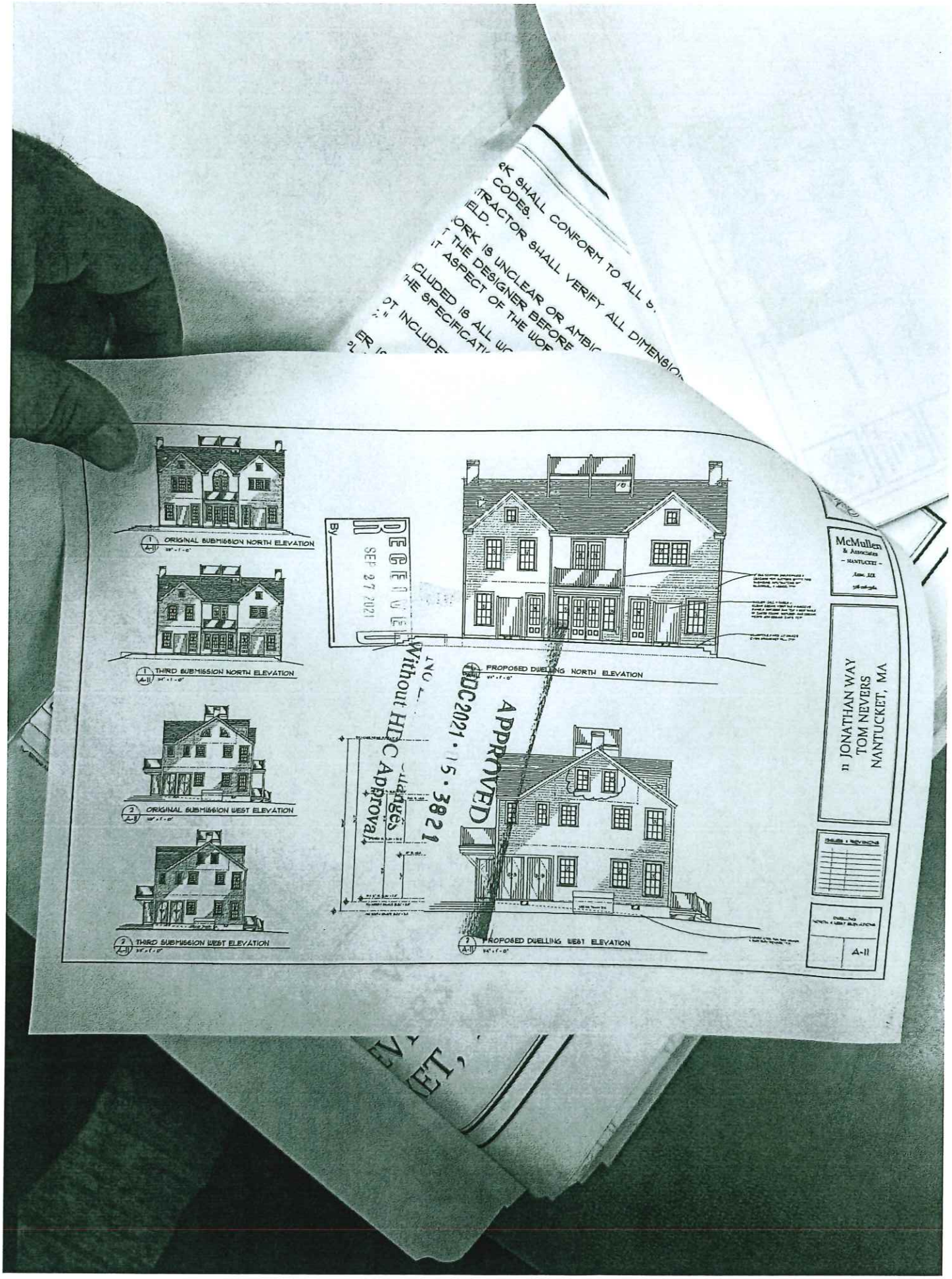
11 JONATHAN WAY
TOM NEVERS
NANTUCKET, MA
A-10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THIRD SUBMISSION NORTH ELEVATION
ORIGINAL SUBMISSION WEST ELEVATION
THIRD SUBMISSION WEST ELEVATION
PROPOSED DWELLING NORTH ELEVATION
PROPOSED DWELLING WEST ELEVATION
RECEIVED
SEP 27 2021
APPROVED
HDC2021.15.3821
Without HDC Approval
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& Associates
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11 JONATHAN WAY
TOM NEVERS
NANTUCKET, MA
A-11

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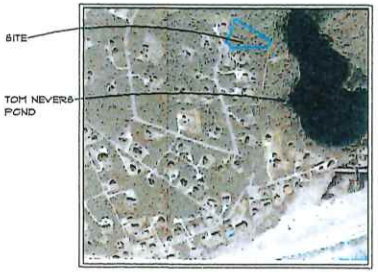
By

MAIN DWELLING:
SHEET A-1 • LOCUS/SITE PLAN, ZONING, SCHEDULES
SHEET A-2 • FOUNDATION PLAN
SHEET A-3 • FIRST FLOOR FRAMING PLAN
SHEET A-4 • FIRST FLOOR PLAN
SHEET A-5 • SECOND FLOOR FRAMING PLAN
SHEET A-6 • SECOND FLOOR PLAN
SHEET A-7 • ATTIC FLOOR FRAMING PLAN
SHEET A-8 • ATTIC FLOOR PLAN
SHEET A-9 • ROOF FRAMING PLAN
SHEET A-10 • SOUTH & EAST ELEVATIONS
SHEET A-11 • NORTH & WEST ELEVATIONS

2ND DWELLING COTTAGE:
SHEET A-1 • LOCUS/SITE PLAN, ZONING, SCHEDULES
SHEET A-2 • FOUNDATION PLAN
SHEET A-3 • FIRST FLOOR FRAMING PLAN
SHEET A-4 • FIRST FLOOR PLAN
SHEET A-5 • SECOND FLOOR FRAMING PLAN
SHEET A-6 • SECOND FLOOR PLAN
SHEET A-7 • ROOF FRAMING PLAN
SHEET A-8 • SOUTH & EAST ELEVATIONS
SHEET A-9 • NORTH & WEST ELEVATIONS

1 A-1 LIST OF DRAWINGS



2 A-1 LOCUS PLAN

ZONING: LUG-3			
	Req'd./Allowed	Existing	Proposed
MIN LOT SIZE	120,000 SF	54,032 SF	54,032 SF
MIN FRONTAGE	200 FT	SEE PLAN	SEE PLAN
FRONT YD SETBACK	35 FT	0 FT	90 FT
SIDE/REAR SETBACKS	10 FT*	0 FT	12 FT
GROUND COVER RATIO	3%	0%	3.5 %
1ST FLOOR AREA	1,620 SF	0 SF	1,900 SF
2ND FLOOR AREA	1,620 SF	0 SF	1,900 SF
HEIGHT ABOVE GRADE	30 FT	0 FT	28 FT
OFF-STREET PARKING	2 SPACES	4 SPACES	4 SPACES
* FOR LOT OF RECORD			

4 A-1 ZONING ANALYSIS

PER BLACKWELL & ASSOC. 8-28-20

ASSESSORS MAP 75, PARCEL 42
CERTIFICATE OF TITLE 6705
PLAN REFERENCE: L.C. PL. 9004-24, LOT 593
ADDRESS: 11 JONATHAN WAY

GROUND COVER:
MAIN DWELLING + 1260 SF
+ 2ND DWELLING COTTAGE + 640 SF
+ SHED (100 SF) + 0 SF
= TOTAL = 1900 SF

Note: All Windows Are "Andersen", A-Series, Full Divided Lights (FDL), With 3/4" Fibrex Muntins, Impact Resistant, Rated DP-50, Tilt-Wash, With Full Screens Of "High Transparency", Stainless Steel, Exteriors Finished With Manufacturer's White, Interior Finish Of Natural Pine With Finished Paint. Spacer bars. All Hardware Is Per Written Specs. Note: Head heights of windows vary. See Elevations & Building Sections. Verify All Exact Heights, Both Floors, With Owner In Field. Any Window within 18" of floor or seat receives tempered glass. Note: Verify all M.O. & R.O. Dimensions for all windows & doors w/ MFG before rough framing.

1. ALL WORK SHALL CONFORM TO ALL STATE & LOCAL CODES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
3. IF ANY WORK IS UNCLEAR OR AMBIGUOUS, CONTACT THE DESIGNER BEFORE PROCEEDING WITH THAT ASPECT OF THE WORK.
4. WORK INCLUDED IS ALL WORK ON THE DRAWINGS AND IN THE SPECIFICATIONS.
5. WORK NOT INCLUDED IN NOTED "NOT IN CONTRACT" OR "N.I.C."
6. THE OWNER IS RESPONSIBLE FOR OBTAINING HDC, Z.B.A., PLANNING BOARD, CON. COM & APPROVALS.
7. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL ADD'L. PERMITS & APPROVALS REQUIRED FOR CONSTRUCTION.
8. ALL NEW DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE.
9. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE WORK OF OTHER SUB-CONTRACTORS.
10. DO NOT SCALE DRAWINGS.
11. NOTE: THE CONTRACTOR SHALL HAVE A REGISTERED SURVEYOR LAYOUT FOUNDATIONS FOR ALL BUILDINGS TO VERIFY THAT THE OVERALL ALLOWABLE GROUND COVER IS NOT EXCEEDED & ALL IMPROVEMENTS MEET THE CON COM LATEST AMENDED ORDER OF CONDITIONS.

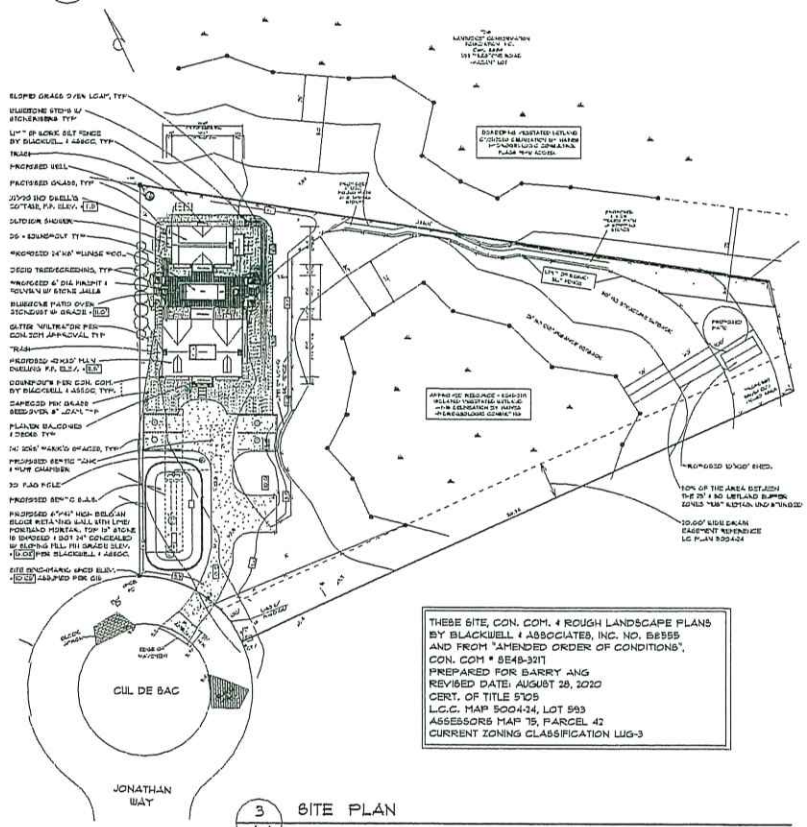
7 A-1 GENERAL NOTES

No.	MFG.	SERIES	MODEL #	TYPE	SASH DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
1	ANDERSEN	A-SERIES	SIDELIGHT	FIXED	1'-0-1/4"X6'-10-1/4"	1'-1"x 6'-11"	6 LT	VIF	FIBREX	
2	ANDERSEN	A-SERIES	ADH3054	D. HUNG	2'-11-1/4"X5'-3-1/4"	3'-0"x 5'-4"	6/6	VIF	FIBREX	
3	ANDERSEN	A-SERIES	ADH2654	D. HUNG	2'-7-1/4"X5'-3-1/4"	2'-8"x 5'-4"	6/6	VIF	FIBREX	
4	ANDERSEN	A-SERIES	ADH2840	D. HUNG	2'-7-1/4"X3'-11-1/4"	2'-8"x 4'-0"	6/6	VIF	FIBREX	
5	ANDERSEN	A-SERIES	ADH3054	D. HUNG	1'-11-1/4"X5'-3-1/4"	2'-0"x 5'-4"	4/4	VIF	FIBREX	
6	ANDERSEN	A-SERIES	ADH2850	D. HUNG	2'-7-1/4"X4'-11-1/4"	2'-8"x 5'-0"	6/6	VIF	FIBREX	
7	ANDERSEN	A-SERIES	ADH3838	D. HUNG	2'-7-1/4"X3'-7-1/4"	2'-8"x 3'-8"	6/6	VIF	FIBREX	
8	ANDERSEN	A-SERIES	ADH1838	D. HUNG	1'-7-1/4"X3'-7-1/4"	1'-8"x 3'-8"	6/6	VIF	FIBREX	
9	ANDERSEN	A-SERIES	CUSTOM	D. HUNG	4'-11-1/4"X3'-7-1/4"	5'-0"x 3'-8"	12/12	VIF	FIBREX	
10	ANDERSEN	A-SERIES	ADH3484	D. HUNG	3'-3-1/4"X5'-3-1/4"	3'-4"x 5'-4"	6/6	VIF	FIBREX	
11	ANDERSEN	A-SERIES	ADH2638	D. HUNG	2'-5-1/4"X3'-7-1/4"	2'-6"x 3'-8"	6/6	VIF	FIBREX	
12	ANDERSEN	A-SERIES	ATF2018	D. HUNG	1'-7-1/4"X1'-11-1/4"	1'-8"x 2'-0"	4	VIF	FIBREX	
13	ANDERSEN	A-SERIES	ADH4050	D. HUNG	3'-11-1/4"X4'-11-1/4"	4'-0 x 5'-0"	8/8	VIF	FIBREX	
14	ANDERSEN	A-SERIES	ADH3434	D. HUNG	3'-3-1/4"X3'-3-1/4"	3'-4"x 3'-4"	6/6	VIF	FIBREX	
15	ANDERSEN	A-SERIES	ADH2848	D. HUNG	2'-7-1/4"X4'-7-1/4"	2'-8"x 4'-8"	6/6	VIF	FIBREX	
16	ANDERSEN	A-SERIES	ADH1848	D. HUNG	1'-7-1/4"X4'-7-1/4"	1'-8"x 4'-8"	4/4	VIF	FIBREX	
17	ANDERSEN	A-SERIES	ADH3048	D. HUNG	2'-11-1/4"X4'-7-1/4"	3'-0"x 4'-8"	8/8	VIF	FIBREX	
18	ANDERSEN	A-SERIES	ADH2830	D. HUNG	2'-7-1/4"X2'-11-1/4"	2'-8"x 3'-0"	3/3	VIF	FIBREX	
19	ANDERSEN	A-SERIES	ADH2030	D. HUNG	1'-11-1/4"X2'-11-1/4"	2'-0"x 3'-0"	6/6	VIF	FIBREX	
20	ANDERSEN	A-SERIES	ADH3648	D. HUNG	3'-3-1/4"X5'-3-1/4"	3'-4"x 3'-4"	6/6	VIF	FIBREX	

5 A-1 WINDOW SCHEDULE

No.	MFG.	SERIES	MODEL #	TYPE	DOOR DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
A	CUSTOM	-	-	BATTEN	4'-0" x 7'-0"	AS REQ'D.	-	VIF	MAHOG	NOTE: CUSTOM MAHOG ENTRY DOOR
B	ANDERSEN	A-SERIES	FWHID2761I	COTTAGE	2'-7-1/8"X6'-10-3/8"	2'-7"X6'-11"	12	VIF	FIBREX	COTTAGE FRENCH DOORS WITH SCREEN
C	ANDERSEN	A-SERIES	FWHID5061I	COTTAGE	4'-11-1/4"X6'-10-3/8"	5'-0"X6'-11"	12	VIF	FIBREX	CUSTOM DOUB. HINGED INSW FRENCH DOORS
D	CUSTOM	-	-	BATTEN	2'-4" x 6'-8"	AS REQ'D.	-	VIF	CEDAR	NOTE: CUSTOM CEDAR BATTEN DOOR
E	CUSTOM	-	-	BATTEN	2'-0" x 7'-0"	AS REQ'D.	-	VIF	CEDAR	NOTE: CUSTOM CEDAR BATTEN DOOR
F	CUSTOM	-	-	SCUTTLE	3'-0" x 4'-0"	AS REQ'D.	-	VIF	MAHOG	NOTE: CUSTOM COPPER CLAD ROOF SCUTTLE
G	ANDERSEN	A-SERIES	FWHID4061I	FRENCH	3'-11-1/4"X6'-10-3/8"	4'-0"X6'-11"	15 EA	VIF	FIBREX	FRENCH PATIO DOORS
H	ANDERSEN	A-SERIES	FWHID2761I	COTTAGE	2'-7-1/8"X6'-10-3/8"	2'-7"X6'-11"	8	VIF	FIBREX	COTTAGE FRENCH DOORS AS SHOWN
I	ANDERSEN	A-SERIES	FWHID3966	COTTAGE	2'-7-1/8"X6'-7-3/8"	2'-8"X6'-8"	8	VIF	FIBREX	COTTAGE FRENCH DOORS WITH SCREEN
J	CUSTOM	-	-	BATTEN	2'-8" x 7'-0"	AS REQ'D.	-	VIF	CEDAR	NOTE: CUSTOM CEDAR BATTEN DOOR
K	ANDERSEN	A-SERIES	FWHID4068	FRENCH	3'-11-1/4"X6'-7-3/8"	4'-0"X6'-8"	8 EA	VIF	FIBREX	FRENCH PATIO DOORS

6 A-1 DOOR SCHEDULE



THESE SITE, CON. COM. & ROUGH LANDSCAPE PLANS BY BLACKWELL & ASSOCIATES, INC. NO. 88555 AND FROM "AMENDED ORDER OF CONDITIONS", CON. COM # SE48-3217
PREPARED FOR BARRY ANG
REVISED DATE: AUGUST 28, 2020
CERT. OF TITLE 5705
L.C.C. MAP 9004-24, LOT 593
ASSESSORS MAP 75, PARCEL 42
CURRENT ZONING CLASSIFICATION LUG-3

3 A-1 SITE PLAN
SCALE: 1" = 20'-0", V.F.
DATE: 7-8-21

McMullen & Associates
~ NANTUCKET ~
Assoc. AIA
508-228-5984

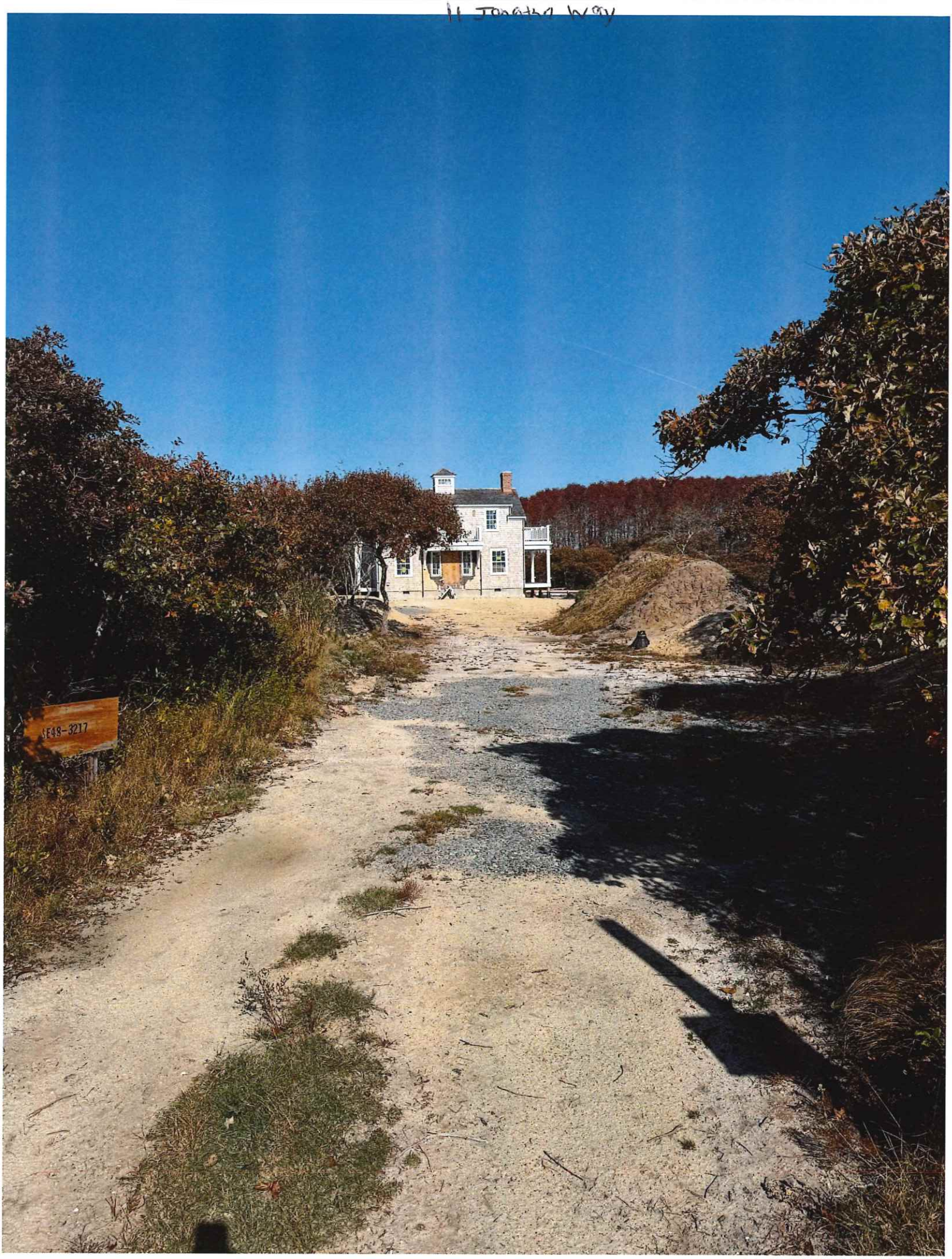
11 JONATHAN WAY
TOM NEVERS
NANTUCKET, MA

ISSUES & REVISIONS

1	8-11-21	SUBMIT TO HDC

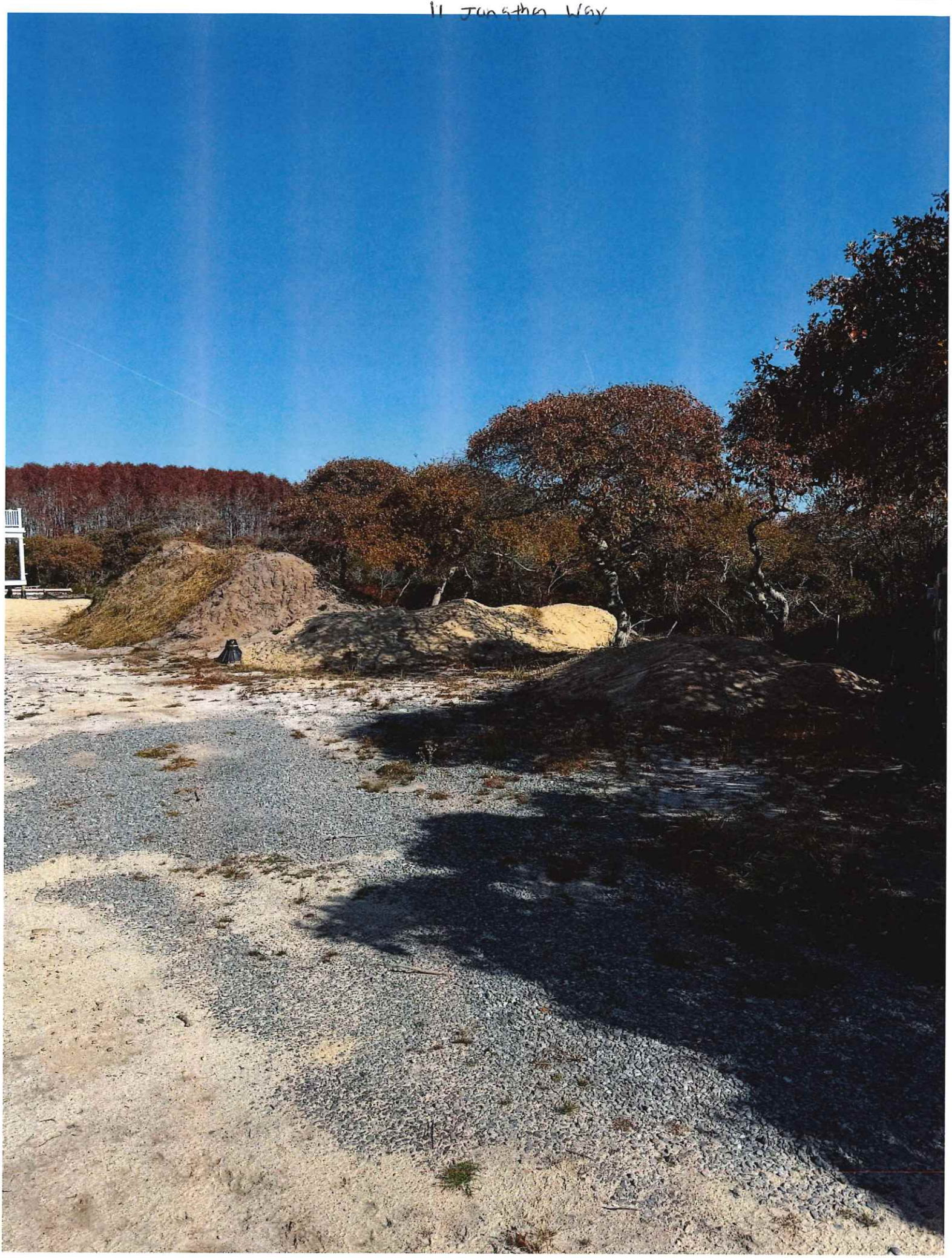
LOCUS & SITE PLAN
ZONING ANALYSIS
SCHEDULES
GENERAL NOTES

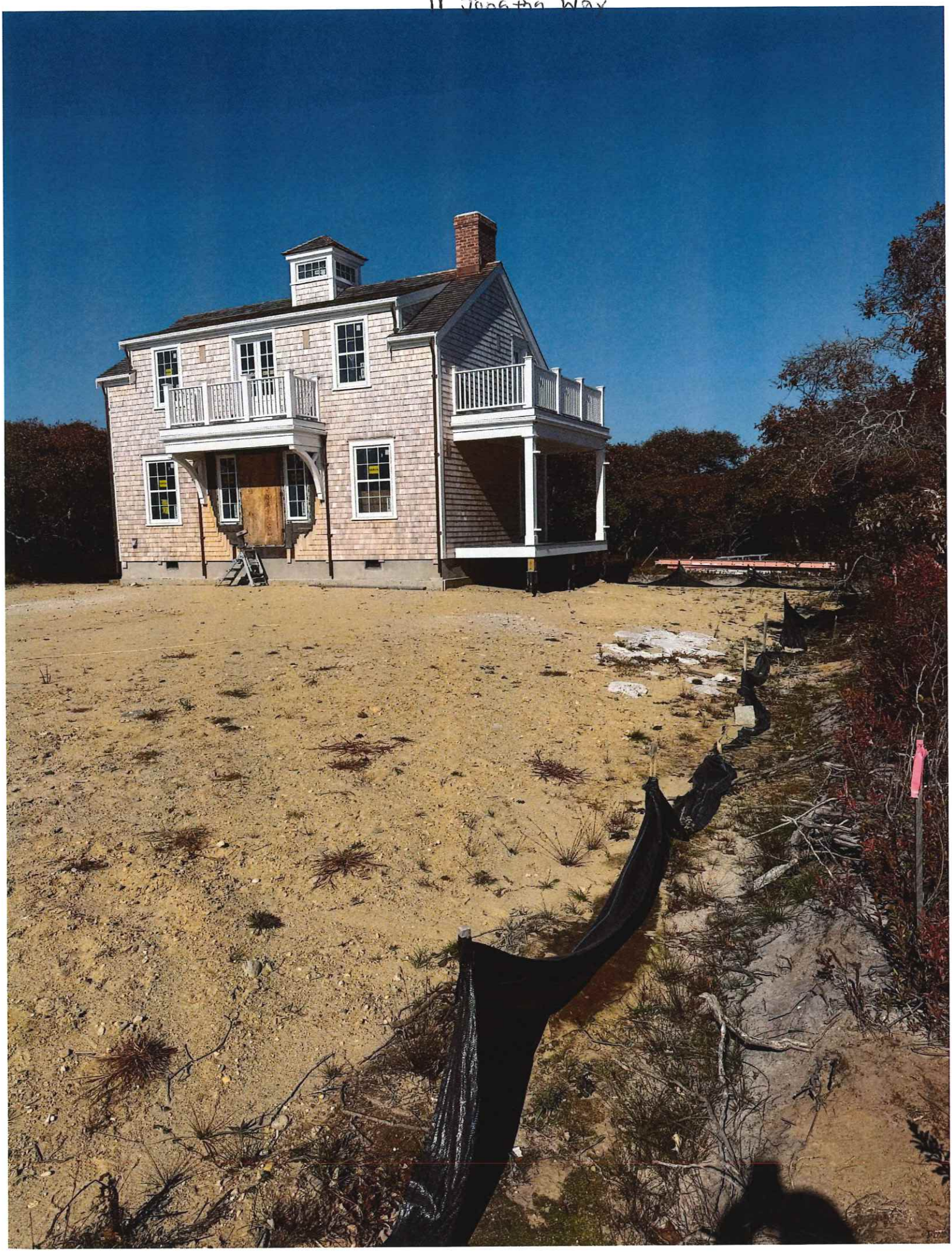
A-1


E48-3217

11 Jonathan Way

11 Jonathan Way





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°: 30 PARCEL N°. 68.1

Street & Number of Proposed Work: 7 Paul Jones Rd.

Owner of record: Ianetta Lara & Fisher Dong

Mailing Address: 7 Paul Jones
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. 2024-07-10909
☐ 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: 1998

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation Add pergola over porch
2. South Elevation " "
3. West Elevation no change
4. North Elevation "

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Change

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Change

Sidewall _____ 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 10/28/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Anne Coderre
_____

Signature Date



South Elevation



East Elevation



West Elevation



North Elevation

Fisher Residence

7 Paul Jones Rd
Nantucket, MA 02554

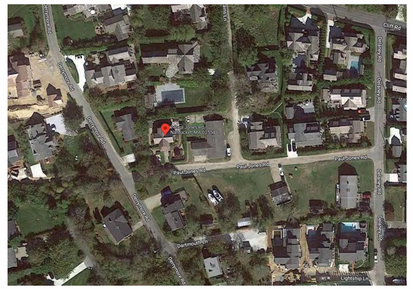
HDC Pergola Revision Submission 10.23.2024



East | North | South | West



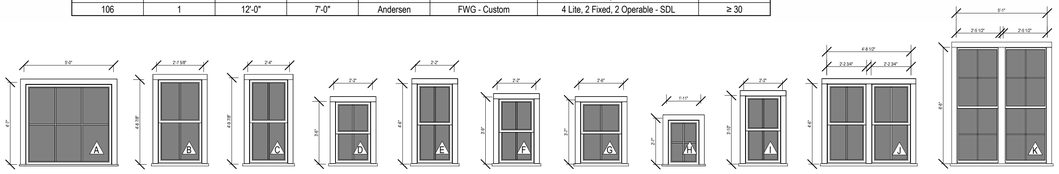
Locus Map



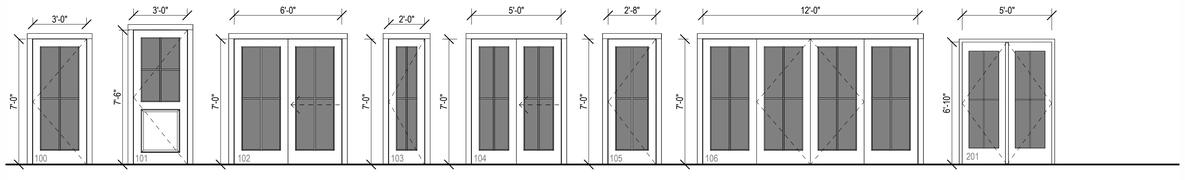
Satellite View

WINDOW SCHEDULE						
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	DESCRIPTION	DP RATING
Existing Basement						
G	6	3'-7"	2'-7"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
First Floor						
A	1	4'-8"	5'-1"	Andersen	6 Lite Fixed	≥ 30
B	10	4'-9 7/8"	2'-8 5/8"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
C	3	4'-9 7/8"	2'-5"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
D	3	3'-7"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
E	3	4'-7"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
F	3	3'-9"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
H	1	2'-8"	2'-0"	Andersen	4 Lite Awning Window	≥ 30
Second Floor						
E	4	4'-7"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
F	3	3'-9"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
H	2	2'-8"	2'-0"	Andersen	4 Lite Awning Window	≥ 30
I	2	3'-11"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
IA	1	3'-11"	2'-3"	Andersen	Fake 2/2 Panel w/ Wall Behind	≥ 30
J	1	4'-7"	2'-5 3/8"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
K	1	6'-7"	5'-2"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30

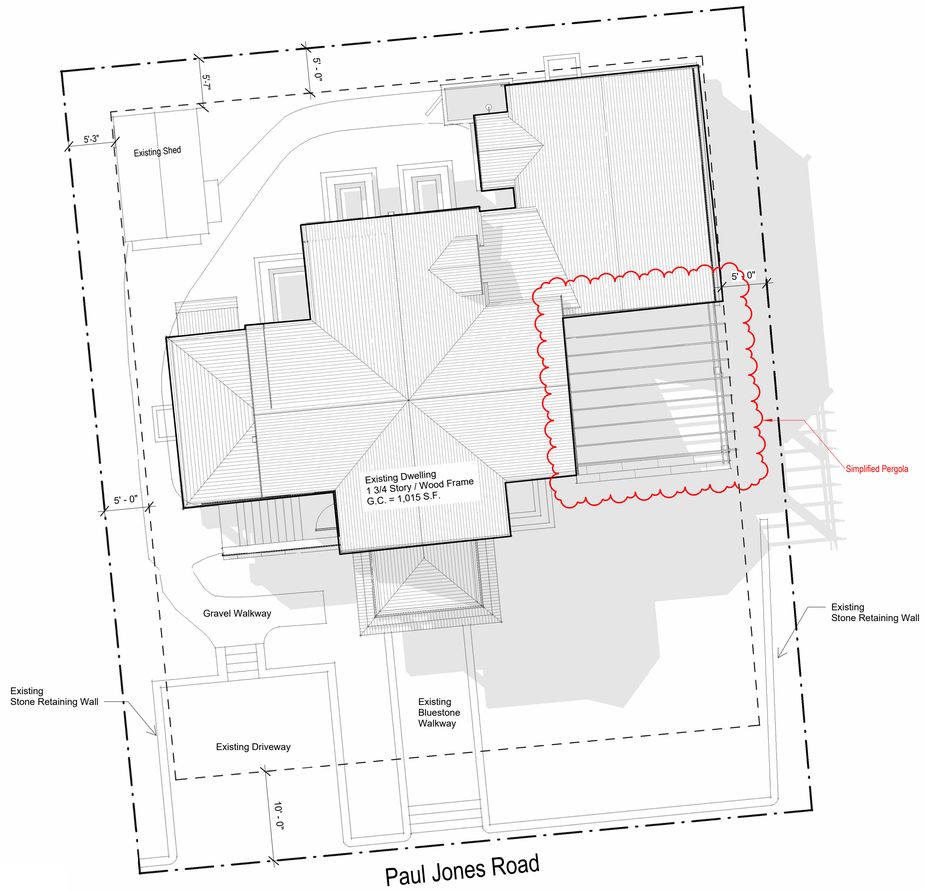
EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
101	1	3'-0"	7'-6"	Andersen	FWH - Custom	4 Lite, 1 Panel - SDL	≥ 30
102	1	6'-0"	7'-0"	Andersen	FWG - Custom	Pair, 4 Lite - SDL	≥ 30
103	1	2'-0"	7'-0"	Andersen	FWH - Custom	4 Lite, LH - SDL	≥ 30
104	1	5'-0"	7'-0"	Andersen	FWG - Custom	Pair, 4 Lite - SDL	≥ 30
105	1	2'-8"	7'-0"	Andersen	FWH - Custom	4 Lite, LH - SDL	≥ 30
106	1	12'-0"	7'-0"	Andersen	FWG - Custom	4 Lite, 2 Fixed, 2 Operable - SDL	≥ 30



Window Schedule



Exterior Door Schedule



Site Plan
1/8" = 1'-0"

2118

Fisher Residence

7 Paul Jones Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	30 / 68.1
Current Zoning:	R-1
Minimum Frontage:	50 ft.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft.
Lot Size:	6,830 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	30% or 2,049 sq. ft.
Existing G.C.:	1,015 sq. ft.
Proposed G.C.:	730 sq. ft.
Total Proposed G.C.:	1,745 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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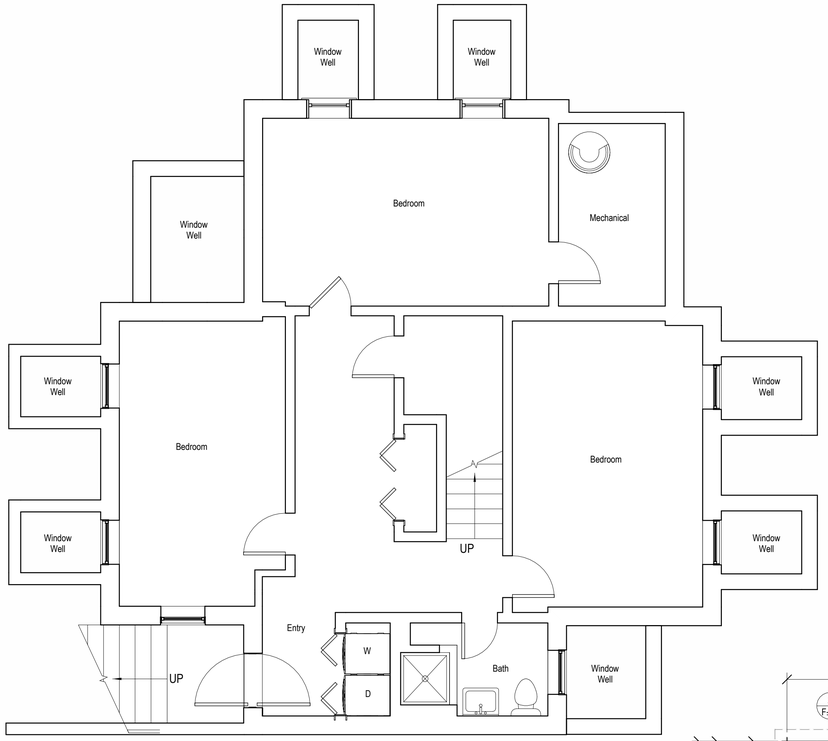
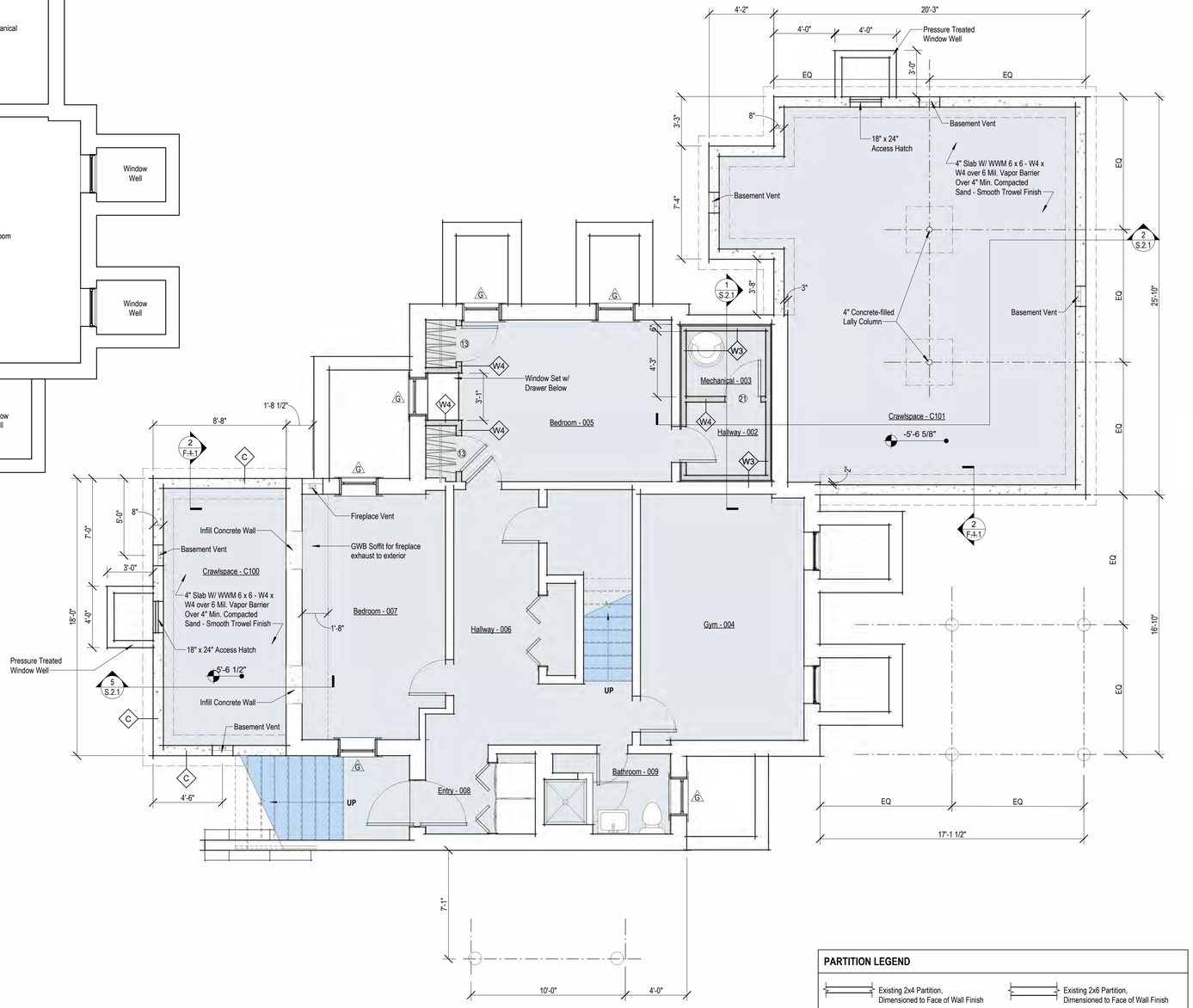
G.1.1

2118

HDC Pergola Revision Submission 10.23.2024



1 Basement - Existing
1/4" = 1'-0"



2 Basement Plan - Proposed
1/4" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

• Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.

• Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

2118

Fisher Residence

7 Paul Jones Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Basement Plan

Site Information

Map & Parcel:	30 / 68.1
Current Zoning:	R-1
Minimum Frontage:	50 ft.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft.
Lot Size:	6,830 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	30% or 2,049 sq. ft.
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Proposed G.C.:	730 sq. ft.
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SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
D.1.2 Perspectives

Revisions

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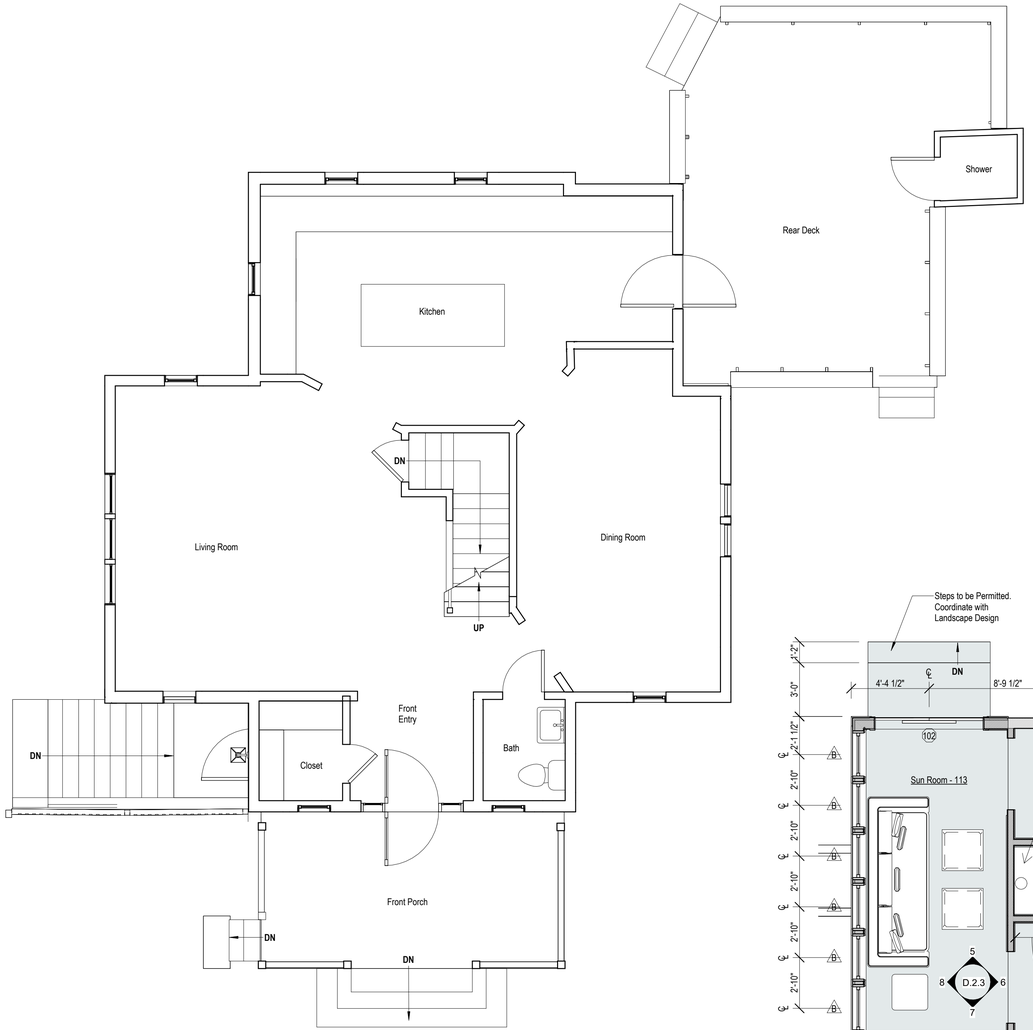
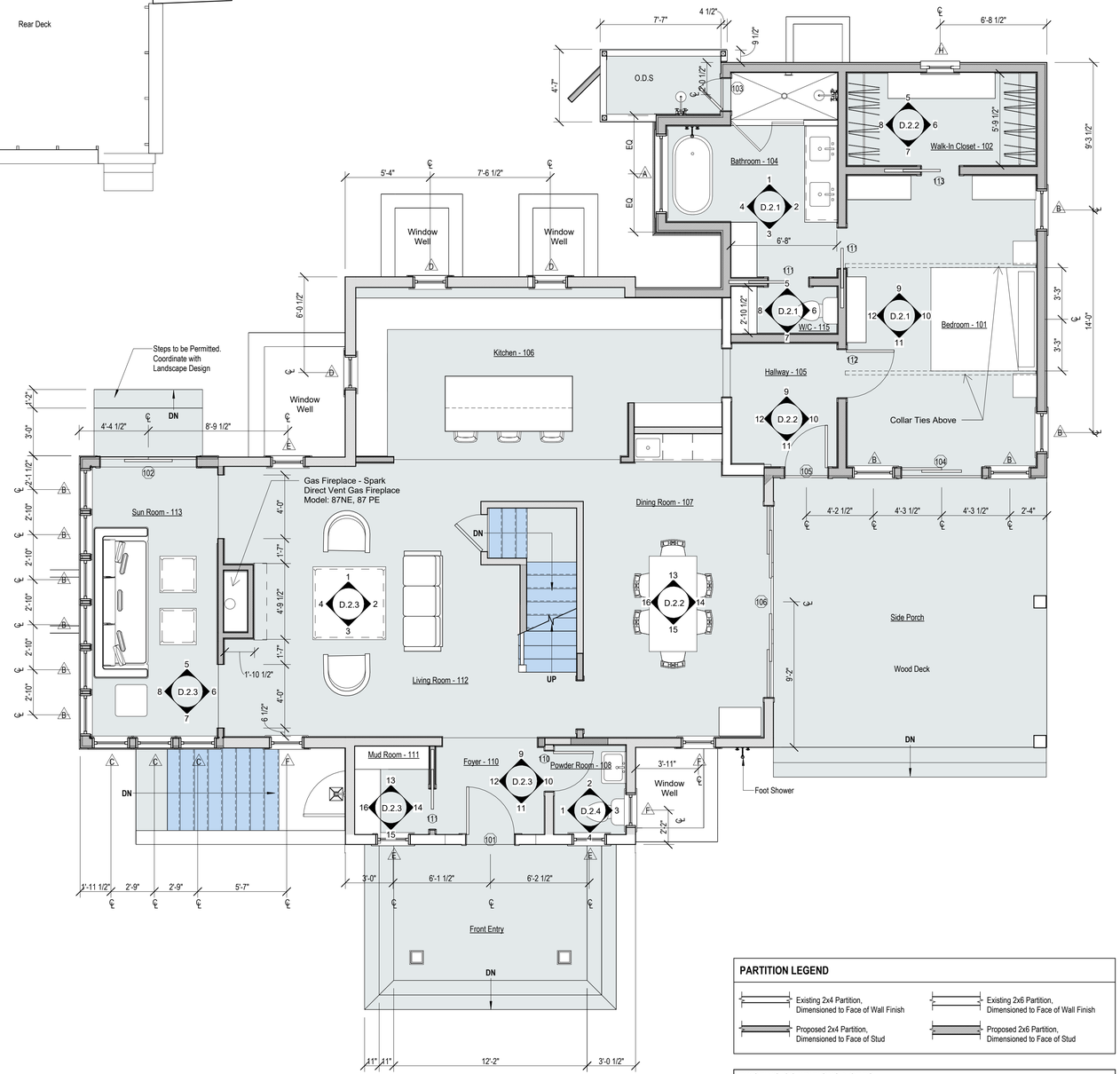
A.1.0

2118

HDC Pergola Revision Submission 10.23.2024



1 First Floor - Existing
1/4" = 1'-0"



2 First Floor Plan - Proposed
1/4" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

2118

Fisher Residence

7 Paul Jones Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

First Floor Plan

Site Information

Map & Parcel:	30 / 68.1
Current Zoning:	R-1
Minimum Frontage:	50 ft.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft.
Lot Size:	6,830 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	30% or 2,049 sq. ft.
Existing G.C.:	1,015 sq. ft
Proposed G.C.:	730 sq. ft.
Total Proposed G.C.:	1,745 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
D.1.2 Perspectives

Revisions

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A.1.1
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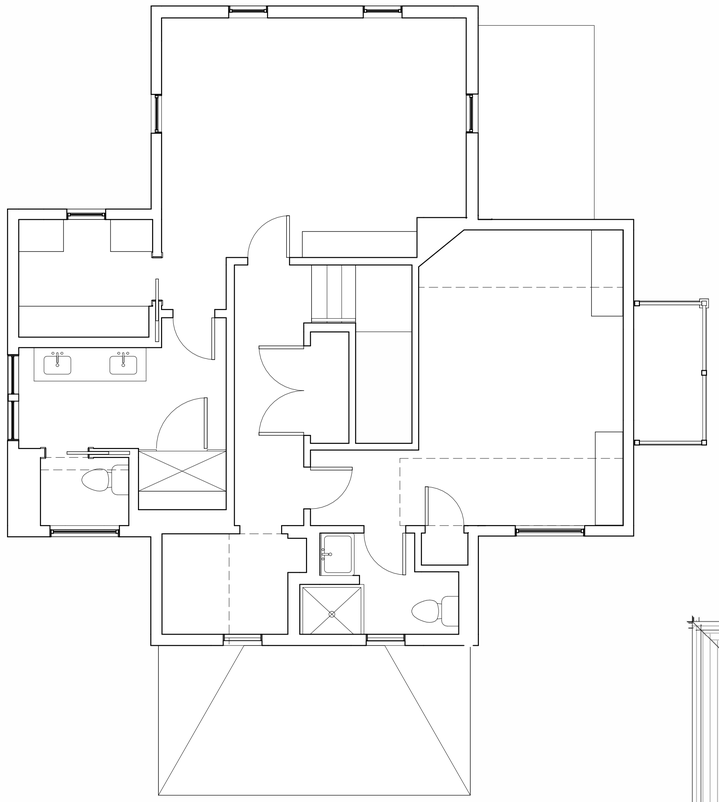
HDC Pergola Revision Submission 10.23.2024



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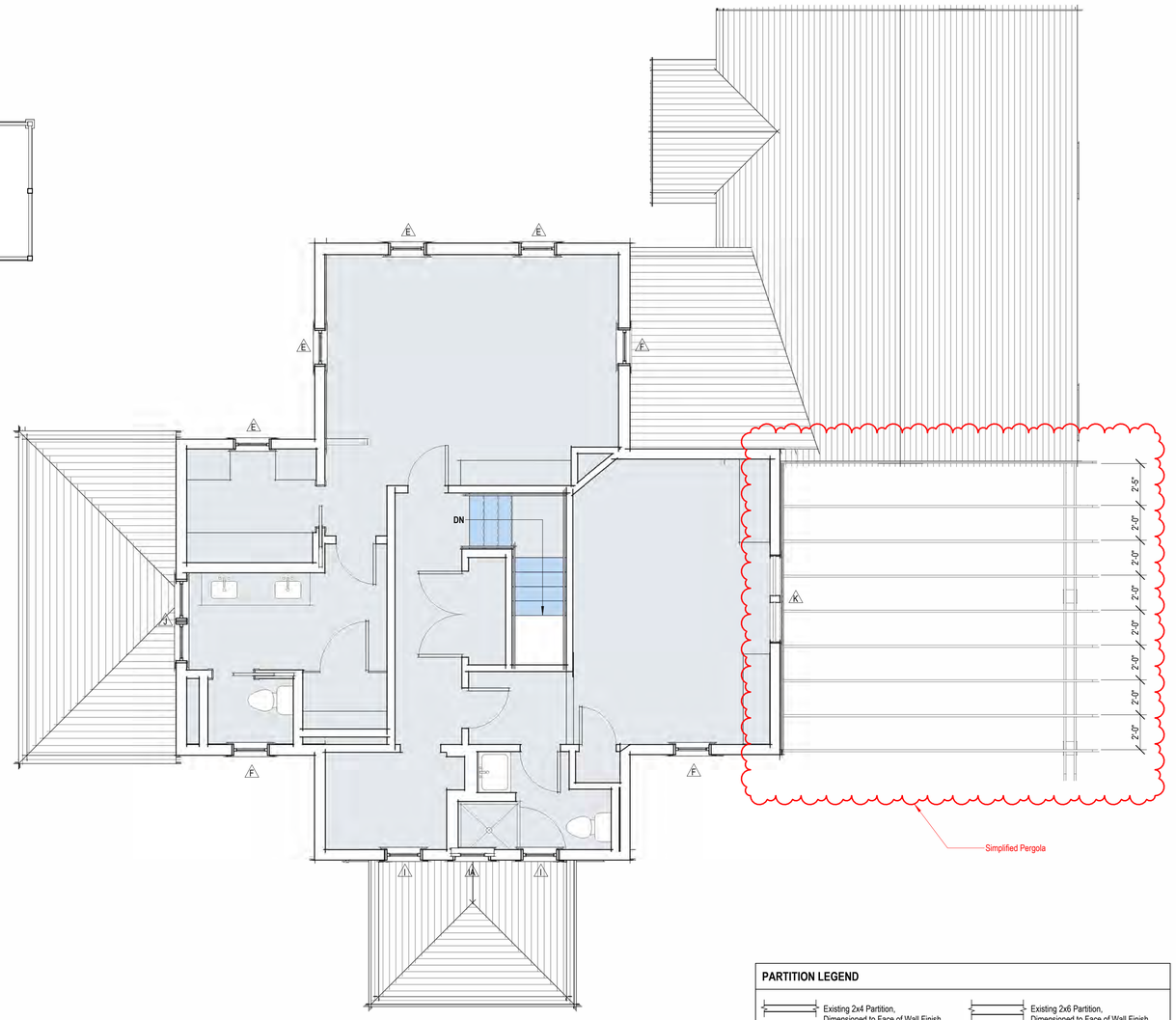
1/4" = 1'-0"



2 Second Floor Plan - Previously Submitted - No Change
1/4" = 1'-0"

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Second Floor Plan

Site Information

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Revisions

Revision 1	Date 1

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A.1.2

2118

HDC Pergola Revision Submission 10.23.2024



1 South - Proposed
1/4" = 1'-0"



3 Previously Approved South Elevation
1/8" = 1'-0"



2 West - Proposed
1/4" = 1'-0"



4 Previously Approved West Elevation
1/8" = 1'-0"

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Exterior Elevations

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A.2.1
2118

HDC Pergola Revision Submission 10.23.2024



1 East - Proposed -
1/4" = 1'-0"



3 Previously Approved East Elevation
1/8" = 1'-0"



2 North - Proposed
1/4" = 1'-0"



4 Previously Approved North Elevation
1/8" = 1'-0"

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Exterior Elevations

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A.2.2
2118

HDC Pergola Revision Submission 10.23.2024



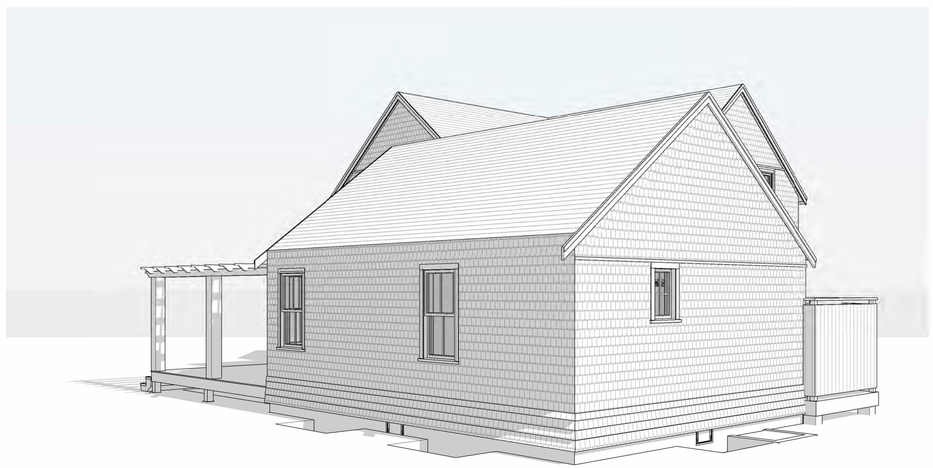
3D - Northwest



3D - Southwest



3D - Southeast



3D Northeast

2118

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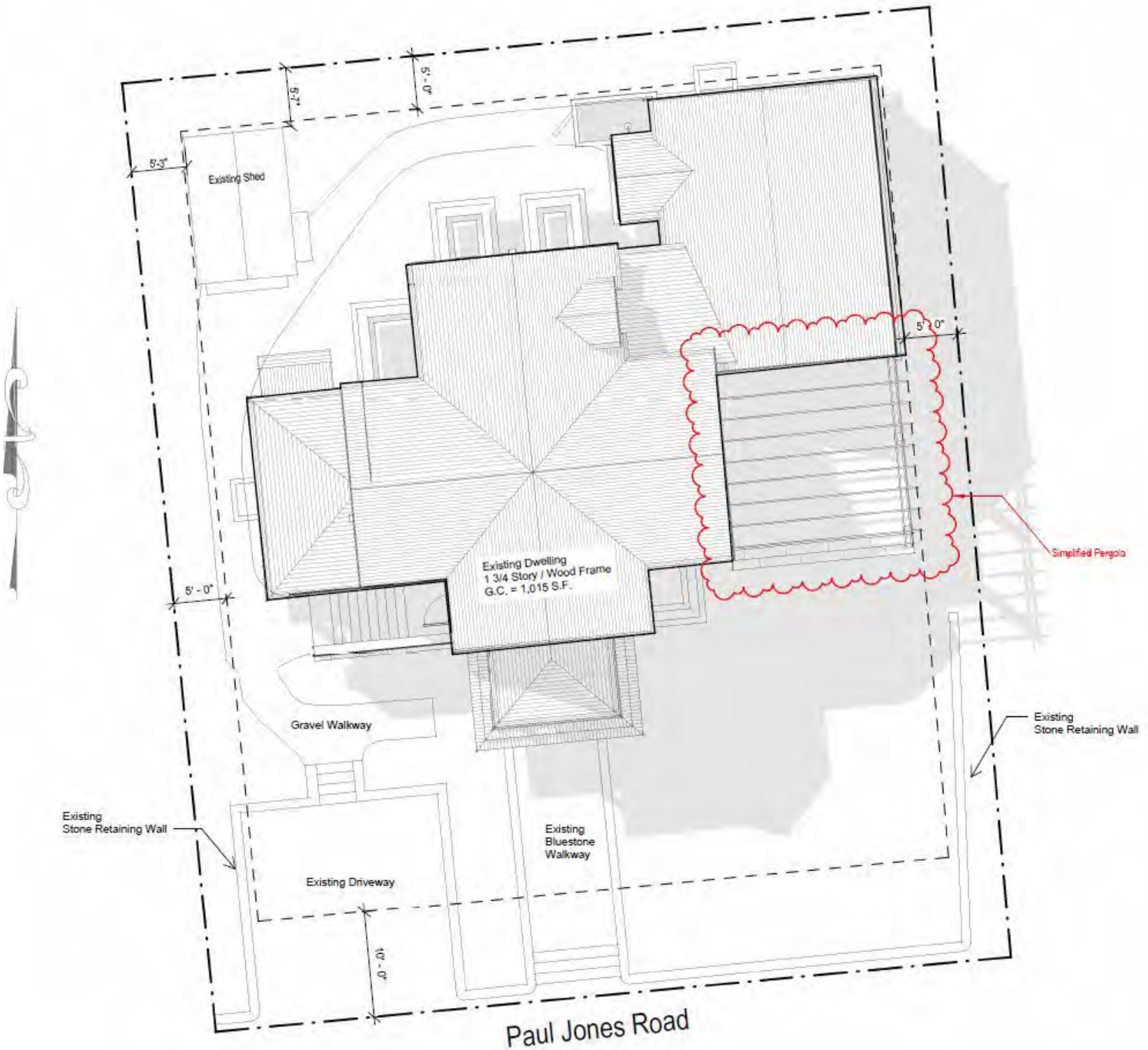
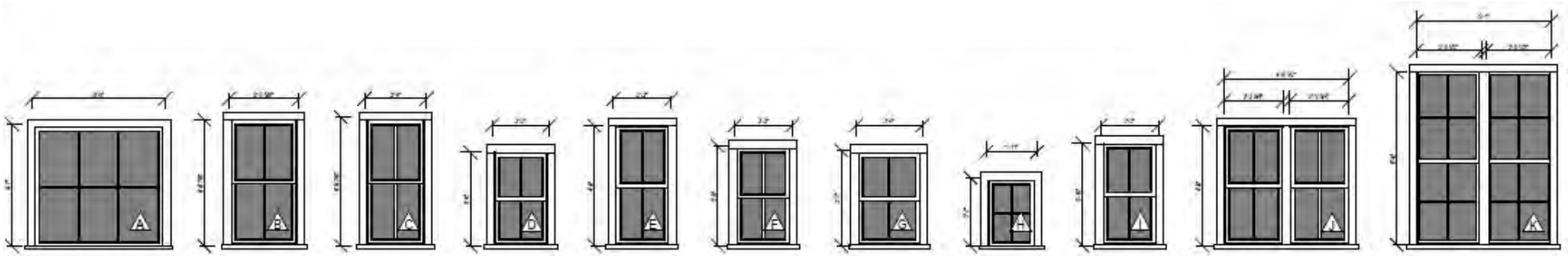
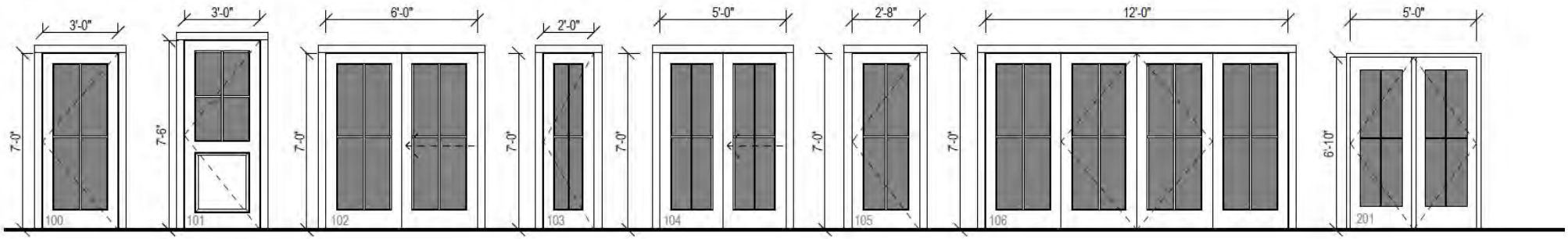
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
SHERBURNE TP
SHERBURNE TP
DERBYMORE RD
DERBYMORE RD
DERBYMORE RD
THE CAPTAINS LN
DELANEY RD
DELANEY RD
PAUL JONES RD
PAUL JONES RD
PAUL JONES RD
PAUL JONES RD
PAUL JONES RD
LIGHTSHIP LN
30 275
30 273
30 271
30 159
30 157
30 71
30 67
30 630
30 617
30 617.1
41 18
41 119
41 839
41 119.4
41 119.2
41 101
41 118
41 120
41 120.2
41 120.2

Locus Map

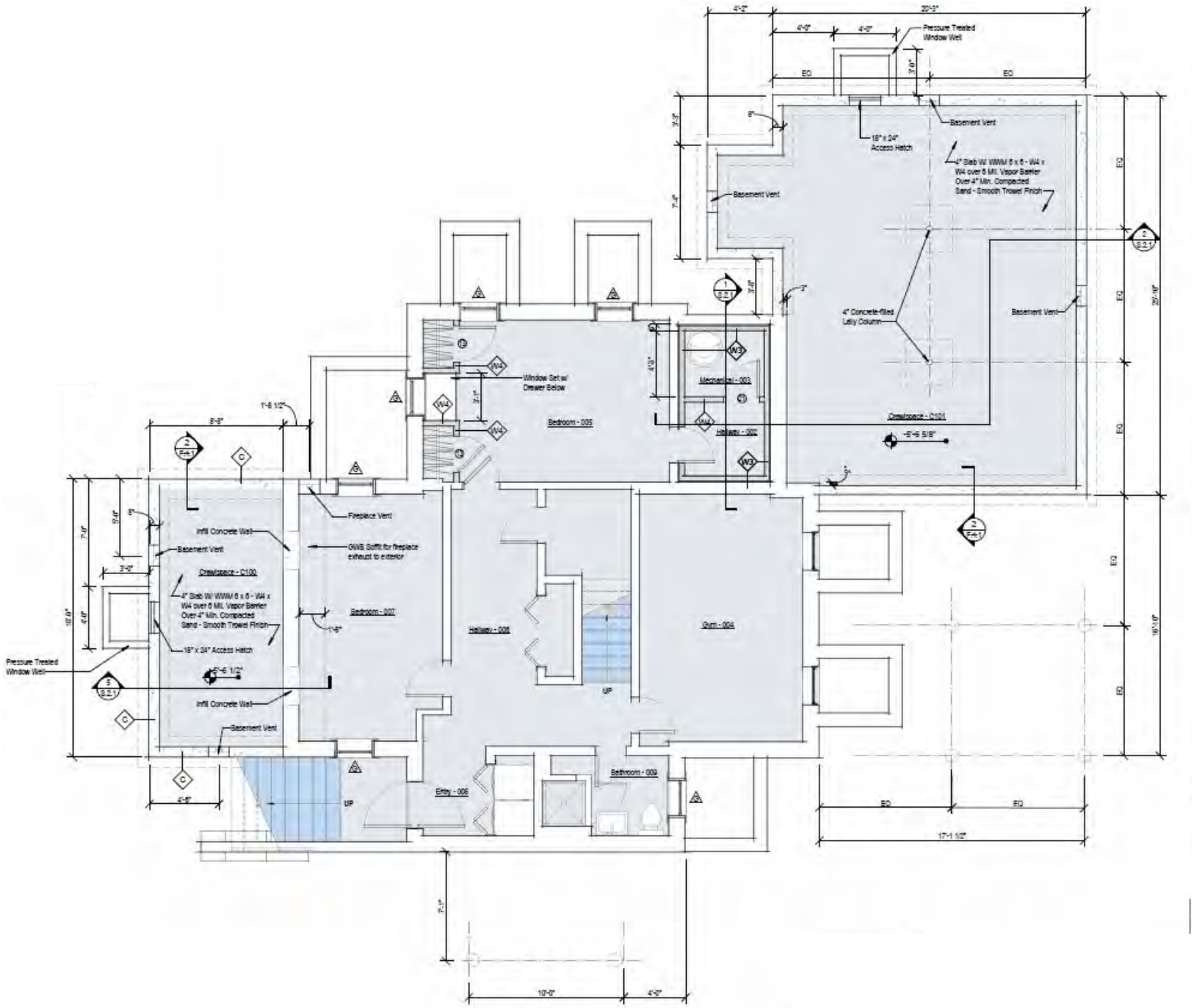

5'-7"
5' - 0"
5'-3"
Existing Shed
5' - 0"
Existing Dwelling
1 3/4 Story / Wood Frame
G.C. = 1,015 S.F.
Simplified Pergola
5' - 0"
Gravel Walkway
Existing
Stone Retaining Wall
Existing
Stone Retaining Wall
Existing
Bluestone
Walkway
Existing Driveway
10' - 0"
Paul Jones Road



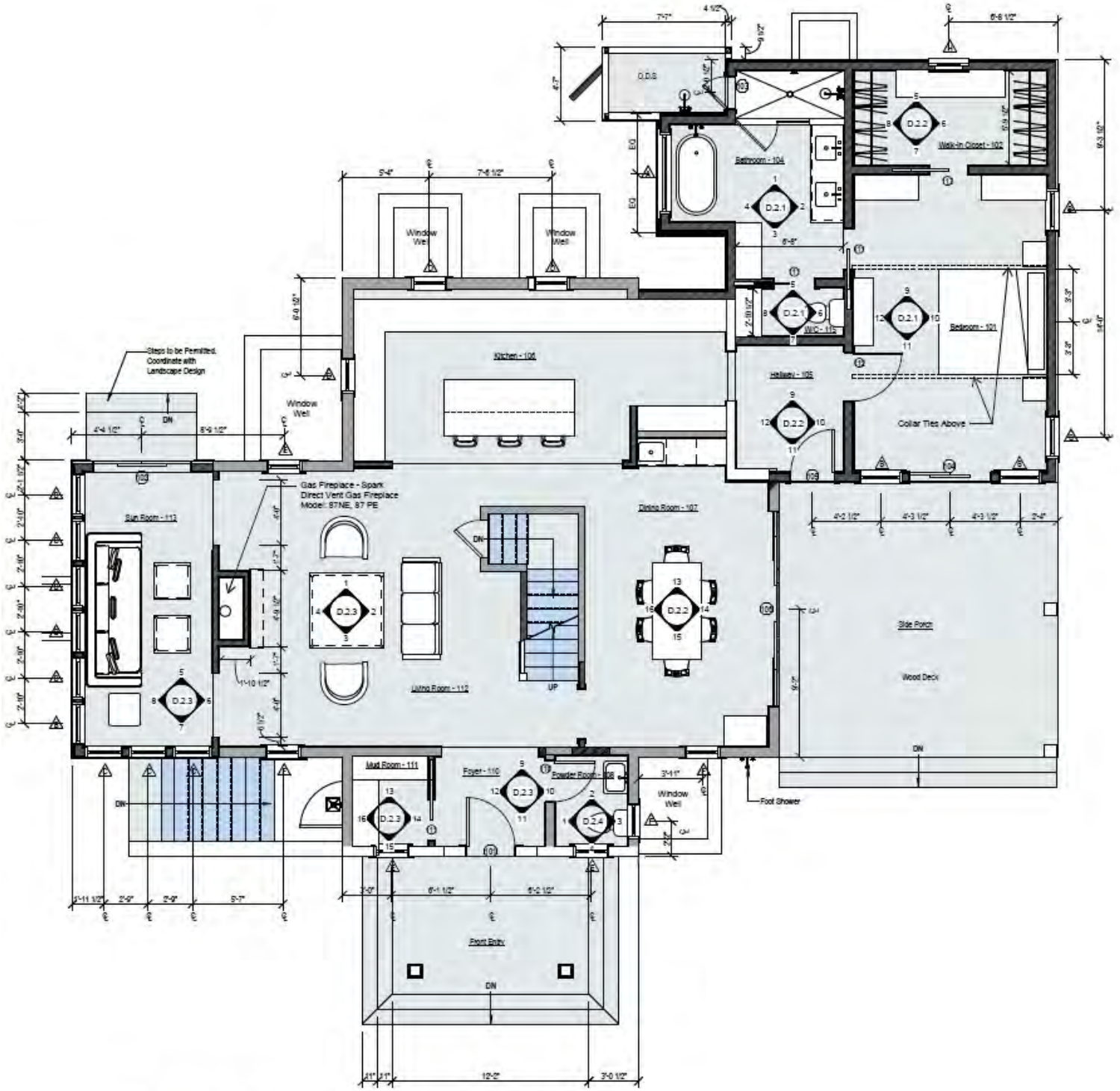
Window Schedule



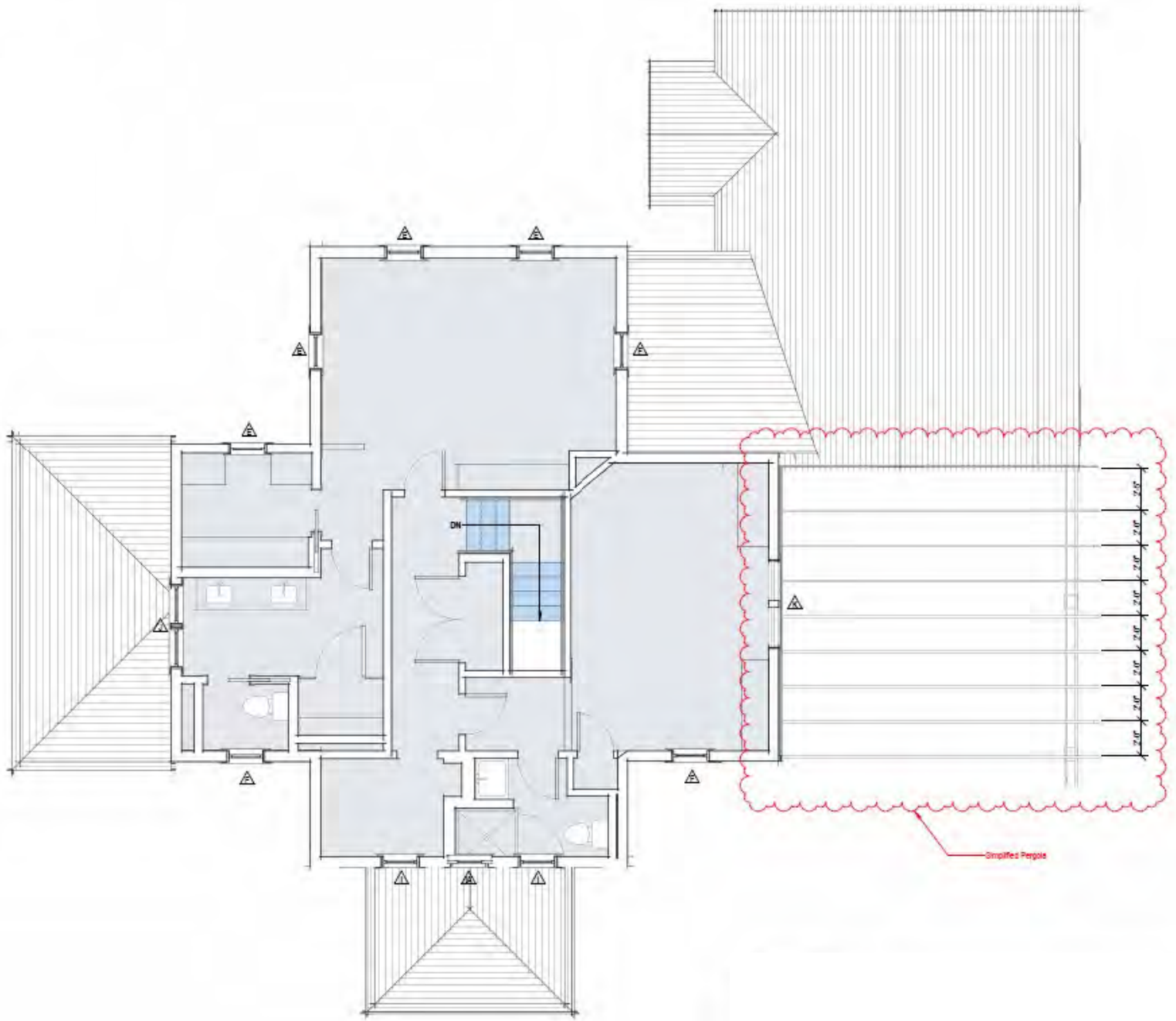
Exterior Door Schedule



2 Basement Plan - Proposed
1/4" = 1'-0"



2 First Floor Plan - Proposed
1/4" = 1'-0"



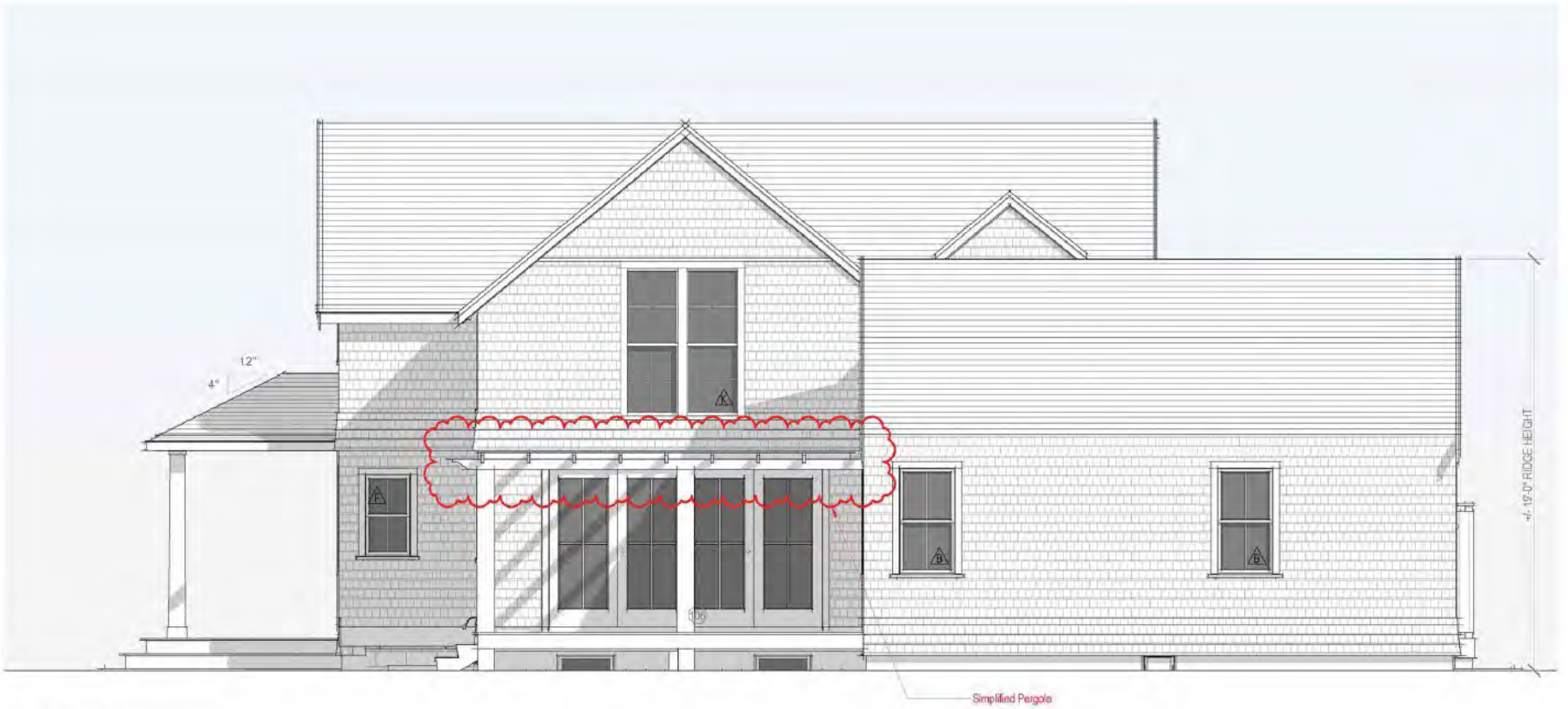
2 Second Floor Plan - Previously Submitted - No Change
1/4" = 1'-0"



1 South - Proposed
1/4" = 1'-0"



2 West - Proposed
1/4" = 1'-0"



1 East - Proposed -
1/4" = 1'-0"



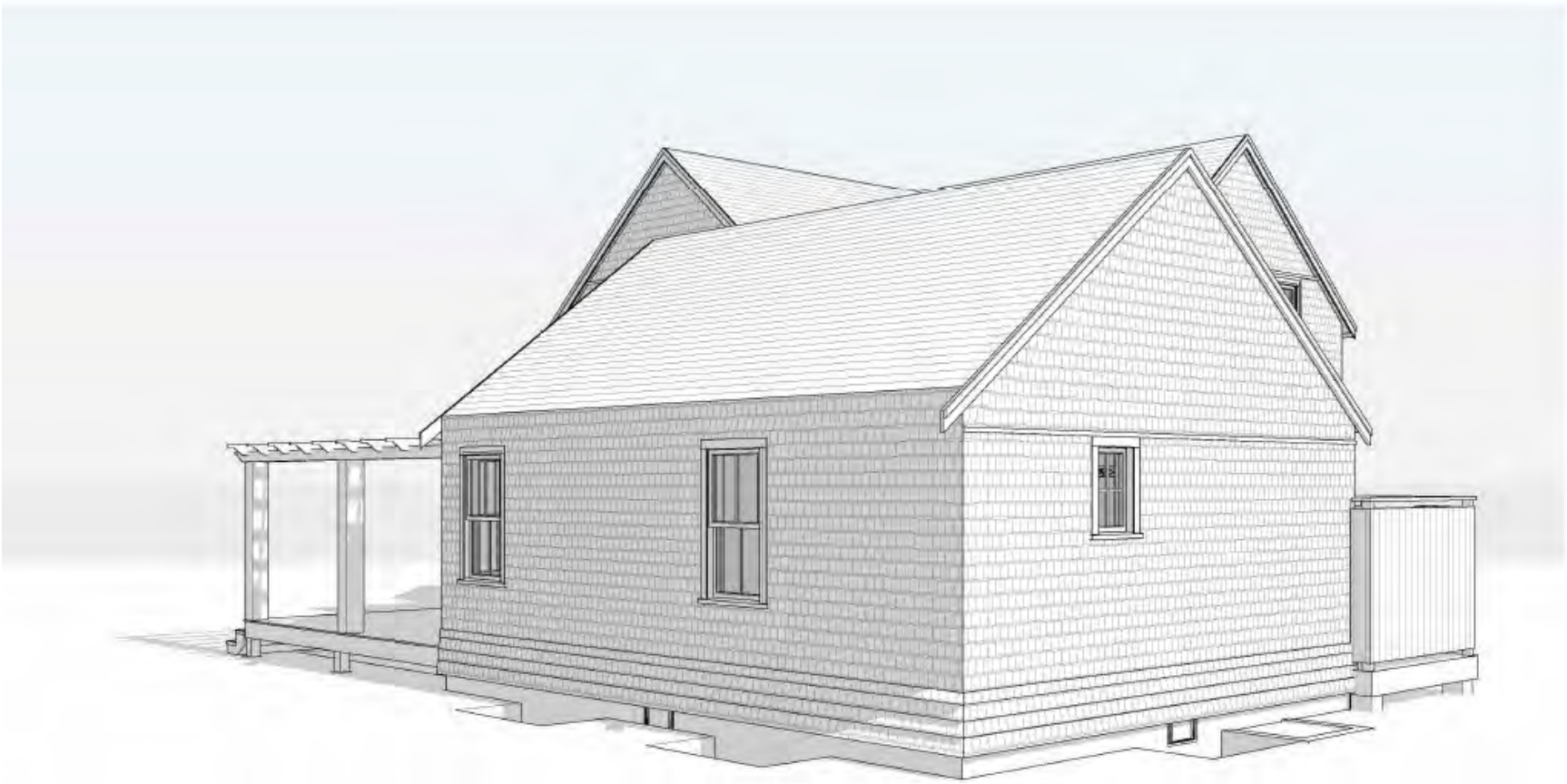
3D - Northwest



3D - Southwest



3D - Southeast



3D Northeast

CERTIFICATE NO: _____ DATE ISSUED: 8/6/24

HDC1024-01-10909

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 68.1

Street & Number of Proposed Work: 7 Paul Jones Rd

Owner of record: Iannotta Laura Fisher Douglas B Tr.

Mailing Address: 7 Paul Jones Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: 7/31/24 Fee Paid: $ 10/31/24 50

Must be acted on by: 9/27/24

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. 2023-04-830
☐ 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 no change" South _____" East _____" West _____"

Height of ridge above final finish grade: North no change" 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 Eliminate pergola, modify eaves + rakes
2. South Elevation Eliminate entry addition and roof, modify fenestration
3. West Elevation Eliminate chimney, modify eaves + rakes
4. North Elevation Modify fenestration, modify eaves + rakes

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Fisher Residence

7 Paul Jones Rd
Nantucket, MA 02554

07.26.24

HDC Draft Submission



East Elevation



North Elevation



South Elevation



West Elevation

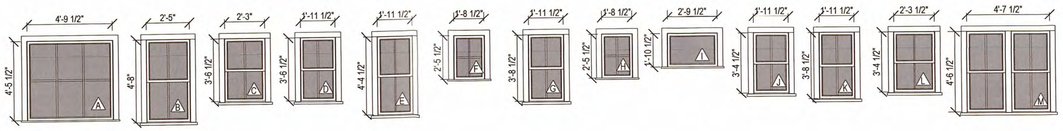


Locus Map



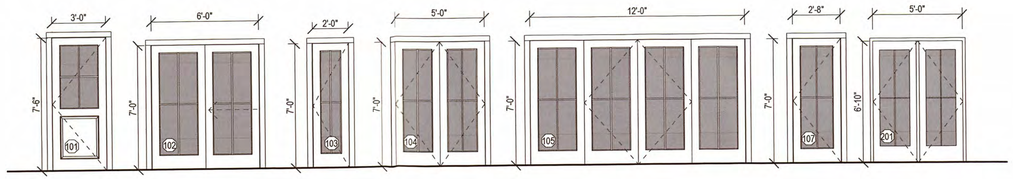
Satellite View

WINDOW SCHEDULE						
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	DESCRIPTION	DP RATING
Existing Basement						
C	2	3'-8 7/8"	2'-6 5/8"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
L	3	3'-7"	2'-7"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
First Floor						
A	1	4'-8"	5'-1"	Andersen	6 Lite Fixed	≥ 30
B	10	4'-9 7/8"	2'-8 5/8"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
C	4	<varies>	<varies>	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
D	2	3'-9"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
E	3	4'-7"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
H	1	2'-8"	2'-0"	Andersen	4 Lite Awning Window	≥ 30
J	3	3'-7"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
Second Floor						
D	2	3'-9"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
E	4	4'-7"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
F	2	2'-8"	2'-0"	Andersen	Fake 4 Lite Fixed Window	≥ 30
G	1	3'-11"	2'-3"	Andersen	Fake 2/2 Panel w/ Wall Behind	≥ 30
J	1	3'-7"	2'-3"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30
K	2	3'-11"	2'-3"	Andersen	Fake 2/2 Panel w/ Wall Behind	≥ 30
M	2	4'-8 3/4"	2'-5 3/8"	Andersen	2/2 Double Hung - Simulated Divided Lite	≥ 30



Window Schedule

1/4" = 1'-0"



Door Schedule

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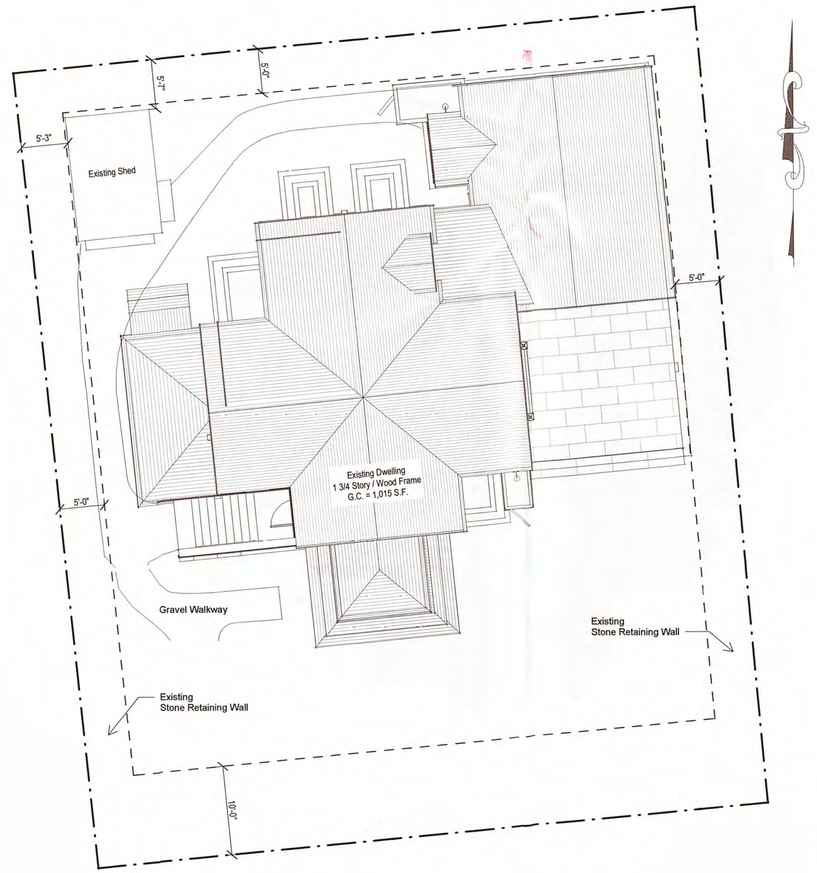

Site Plan

1/8" = 1'-0"

2118

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JUL 29 2024

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Allowable G.C.:	30% or 2,049 sq. ft.
Existing G.C.:	1,015 sq. ft
Proposed G.C.:	730 sq. ft.
Total Proposed G.C.:	1,745 sq. ft.

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APPROVED
HDC 2024 - 07 - 1090
No Exterior Changes
Without HDC Approval

Revisions

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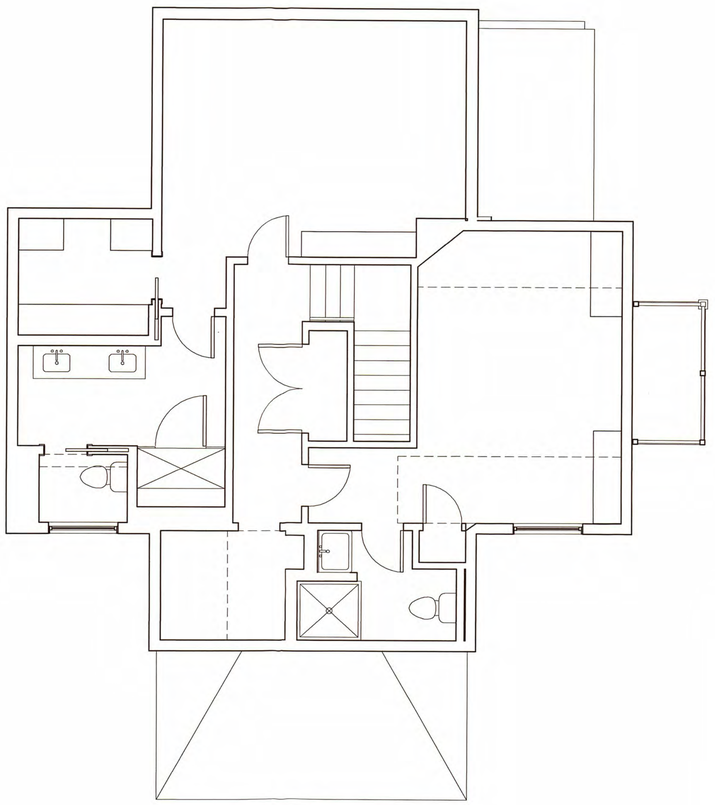
G.1.1

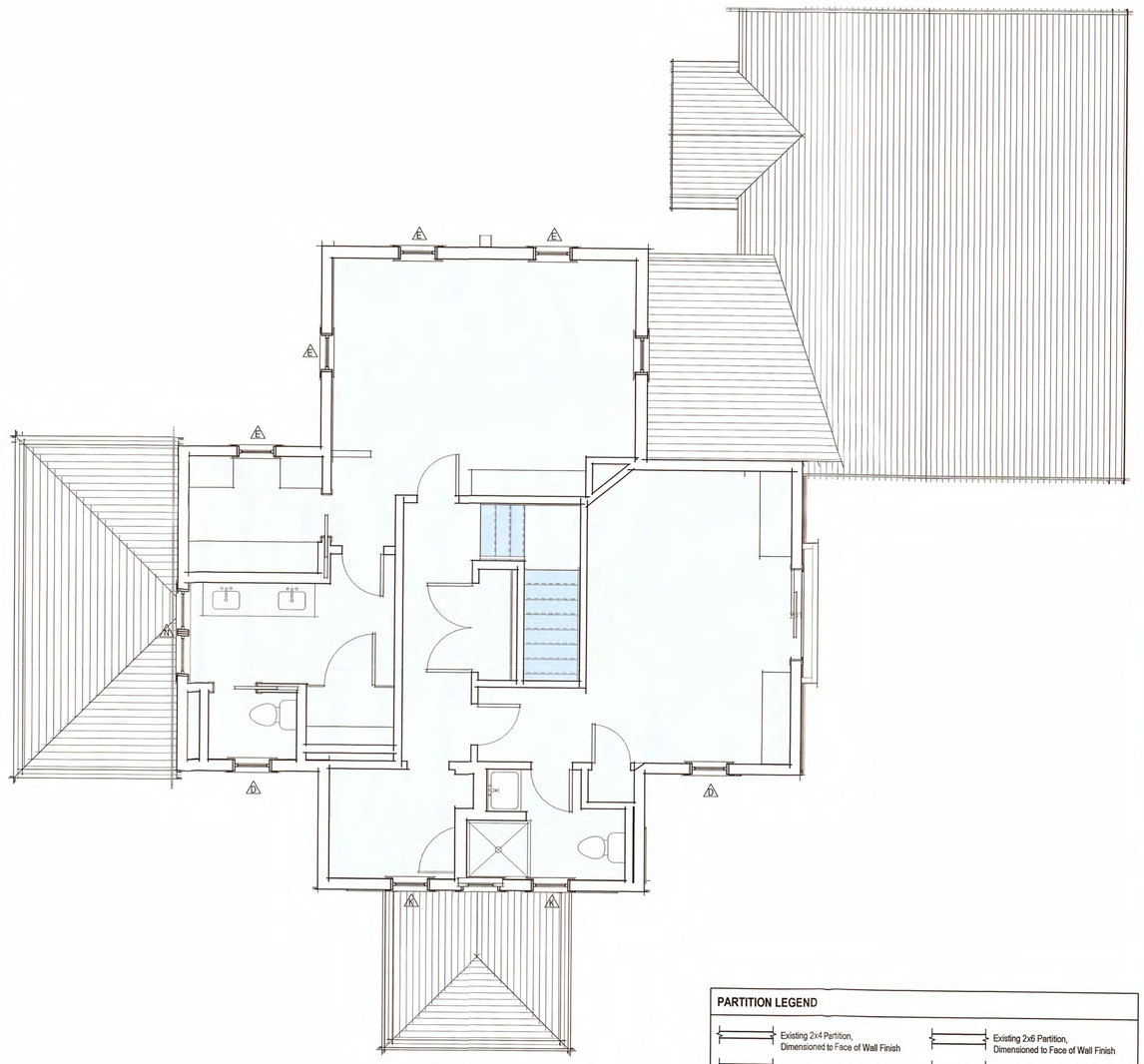
2118

7.29.2024

HDC Submission



1 Second Floor - Existing
1/4" = 1'-0"



2 Second Floor Plan - Previously Submitted - No Change
1/4" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
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- Proposed 2x6 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

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2118

Fisher Residence

7 Paul Jones Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Second Floor Plan

Site Information

Map & Parcel:	30 / 68.1
Current Zoning:	R-1
Minimum Frontage:	50 ft.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft.
Lot Size:	6,830 sq. ft.
Min. Lot Size:	5,000 sq. ft.
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E.2	First Floor Electrical Plan

Revisions

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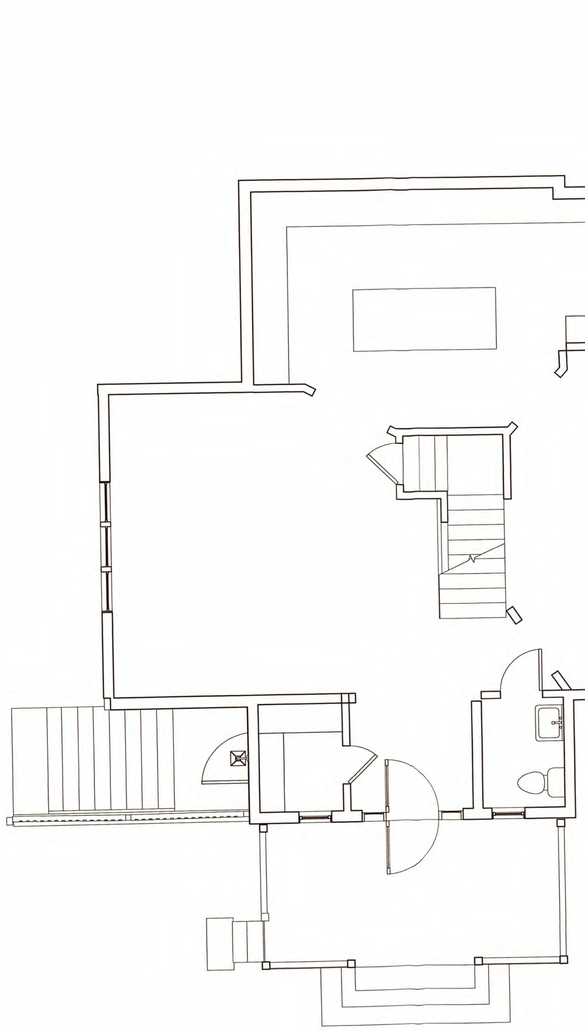
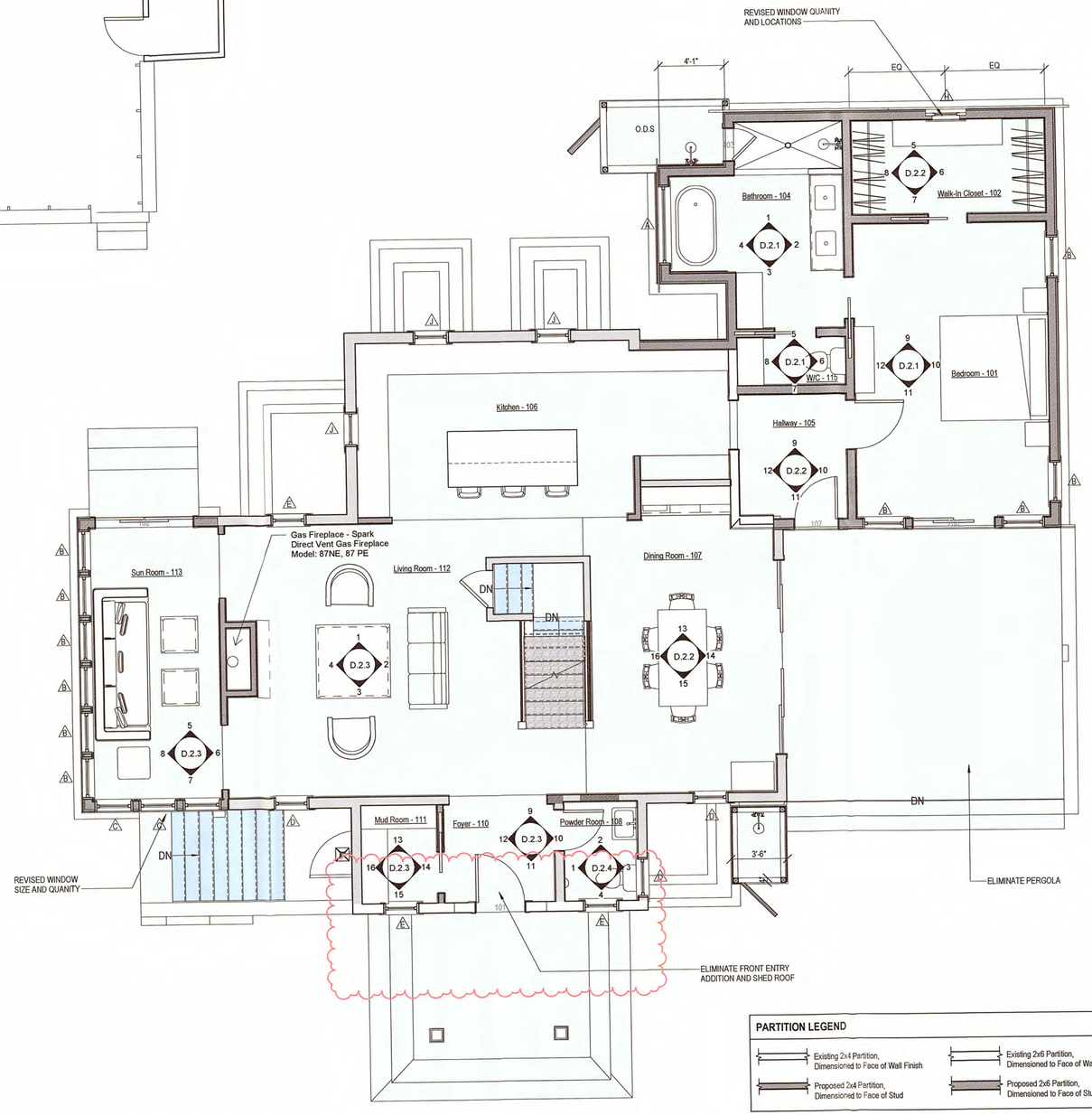
A.1.2
2118

7.29.2024

HDC Submission



1 First Floor - Existing
1/4" = 1'-0"



2 First Floor Plan - Proposed
1/4" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

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First Floor Plan

Site Information

Map & Parcel:	30 / 68.1
Current Zoning:	R-1
Minimum Frontage:	50 ft.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft.
Lot Size:	6,830 sq. ft.
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Revisions

Revision 1	Date 1

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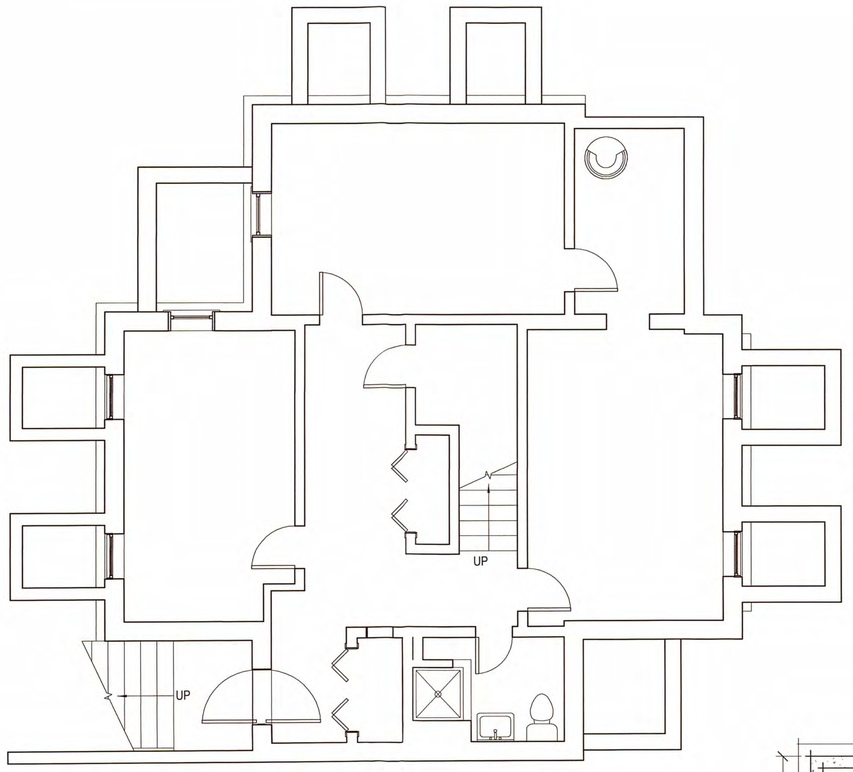
A.1.1

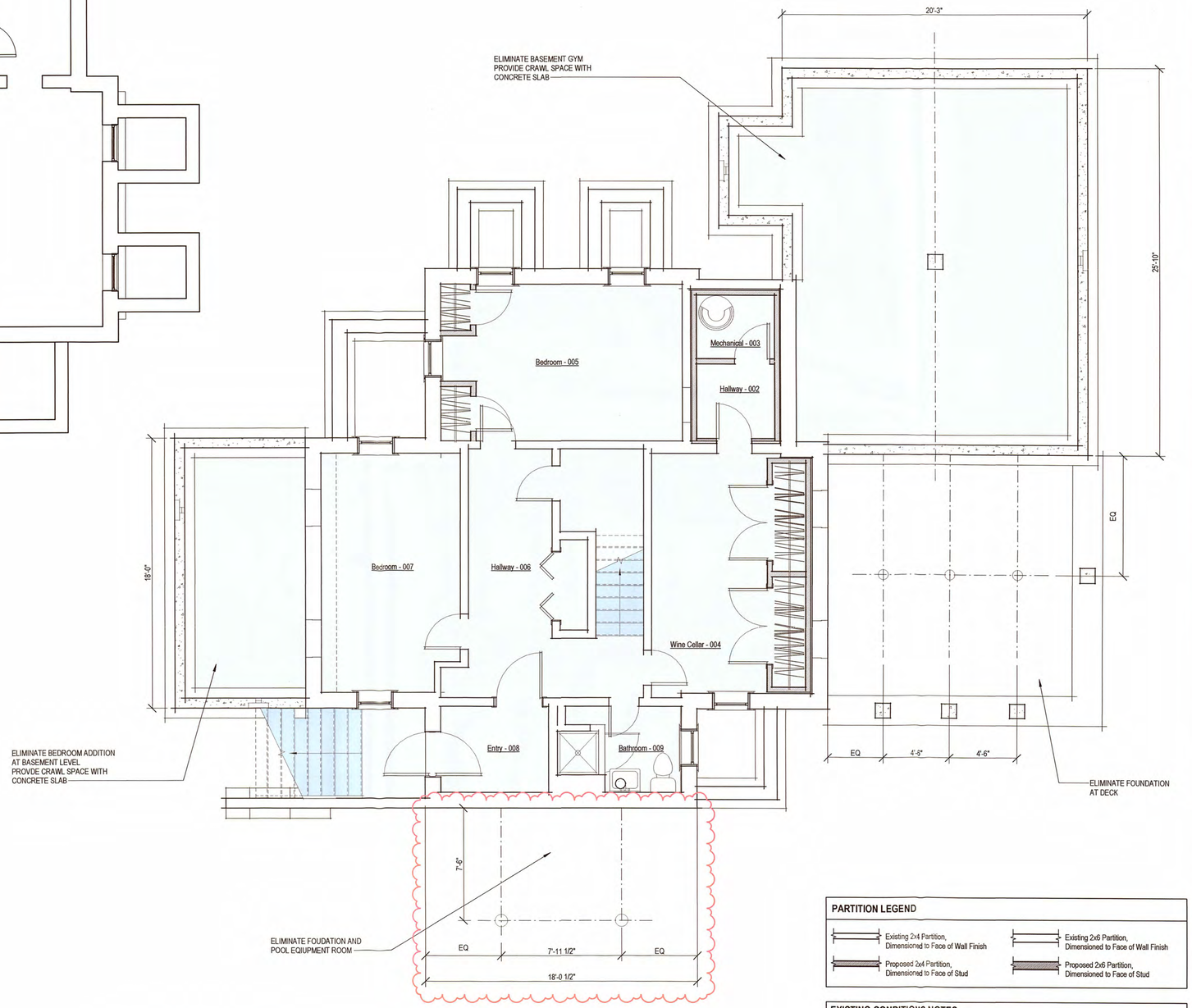
2118

7.29.2024

HDC Submission



1 Basement - Existing
1/4" = 1'-0"



2 Basement Plan - Proposed
1/4" = 1'-0"

PARTITION LEGEND

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Basement Plan

Site Information

Map & Parcel:	30 / 68.1
Current Zoning:	R-1
Minimum Frontage:	50 ft.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft.
Lot Size:	6,830 sq. ft.
Min. Lot Size:	5,000 sq. ft.
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Revisions

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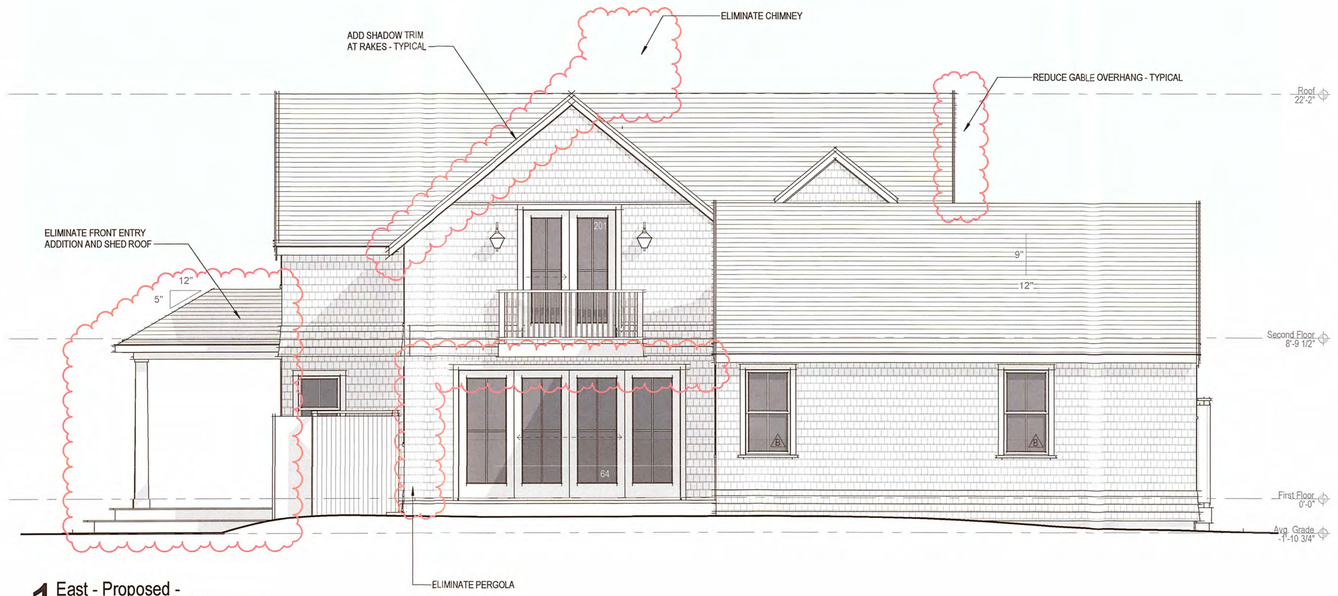
7.29.2024

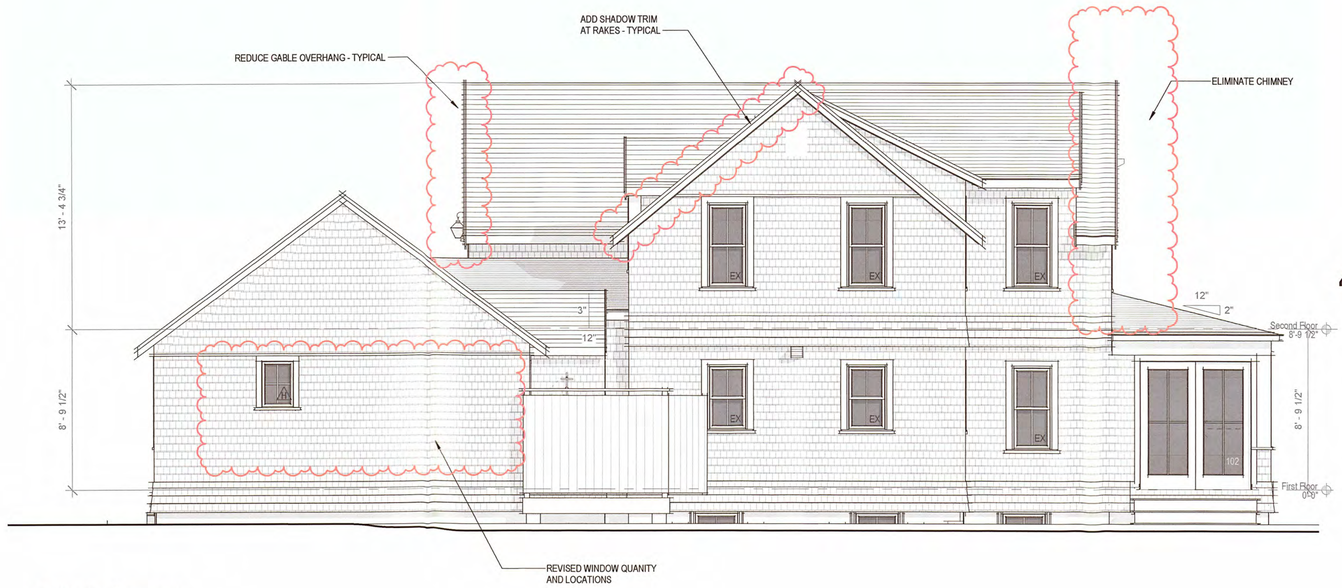
HDC Submission



1 East - Proposed -
1/4" = 1'-0"



3 East - Previously Approved
1/8" = 1'-0"



2 North - Proposed
1/4" = 1'-0"



4 North - Previously Approved
1/8" = 1'-0"

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Exterior Elevations

Site Information

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E.2 First Floor Electrical Plan

APPROVED
HDC 2024-07-10909
No Exterior Changes
Without HDC Approval

Revisions

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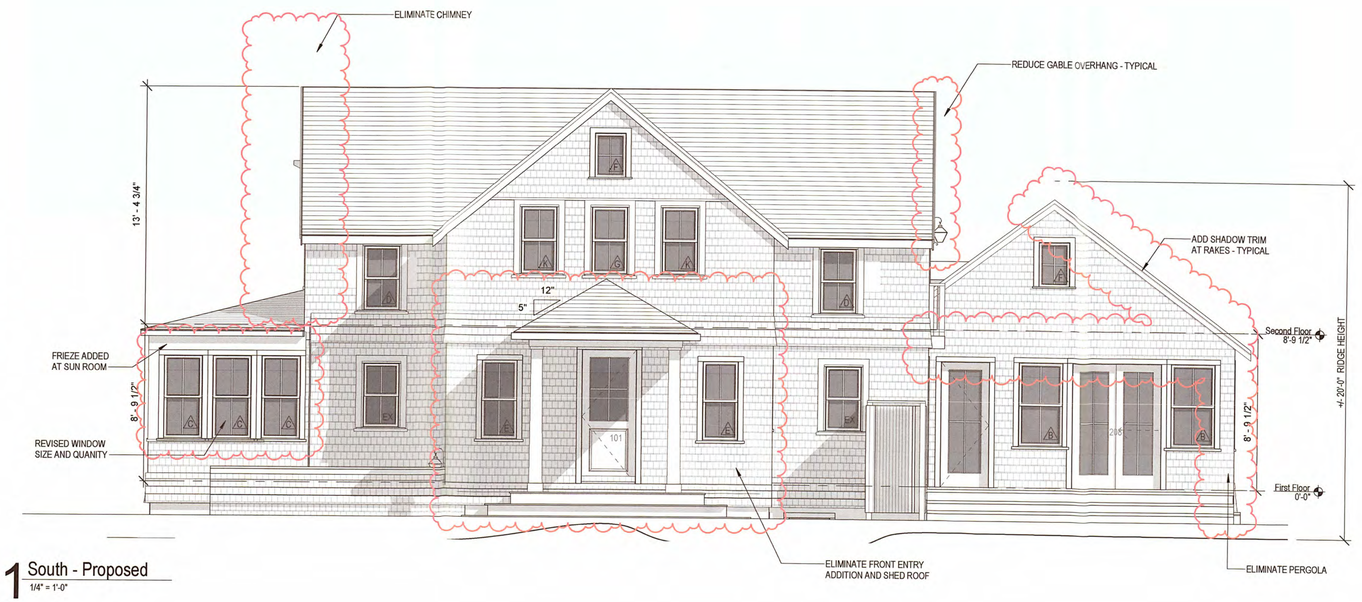
A.2.2

2118

7.29.2024

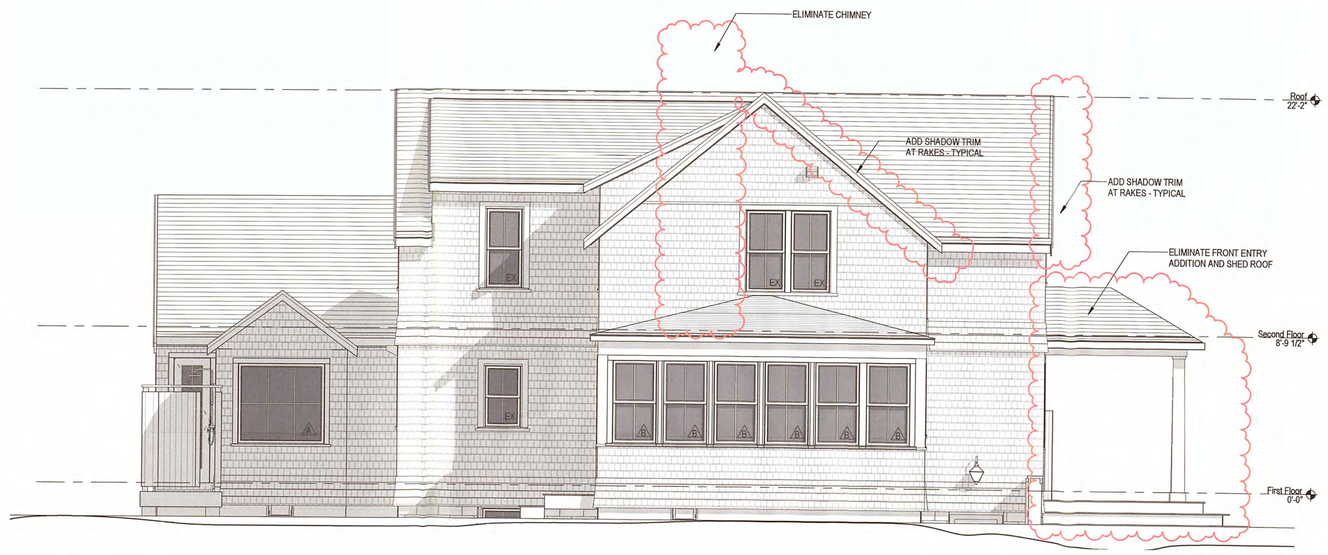
HDC Submission



1 South - Proposed
1/4" = 1'-0"



3 South - Previously Approved
1/8" = 1'-0"



2 West - Proposed
1/4" = 1'-0"



4 West - Previously Approved
1/8" = 1'-0"

2118

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Exterior Elevations

Site Information

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APPROVED
HDC 2024-07-10909
No Further Changes Without Prior Approval

Revisions

Revision 1 — Date 1

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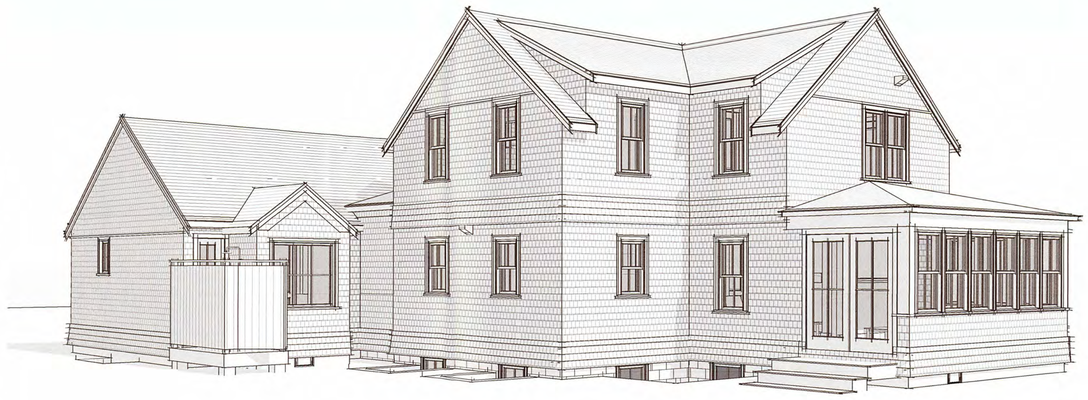
A.2.1
2118

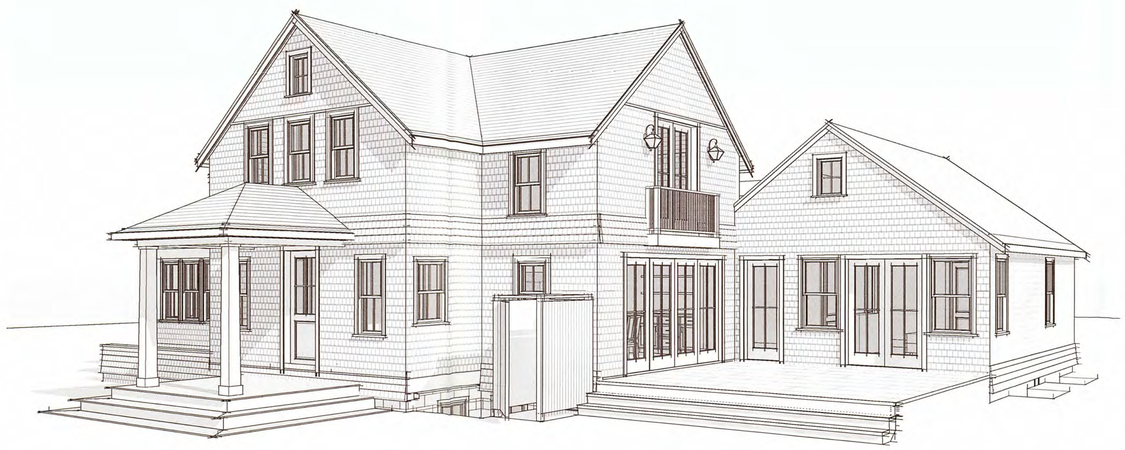
7.29.2024



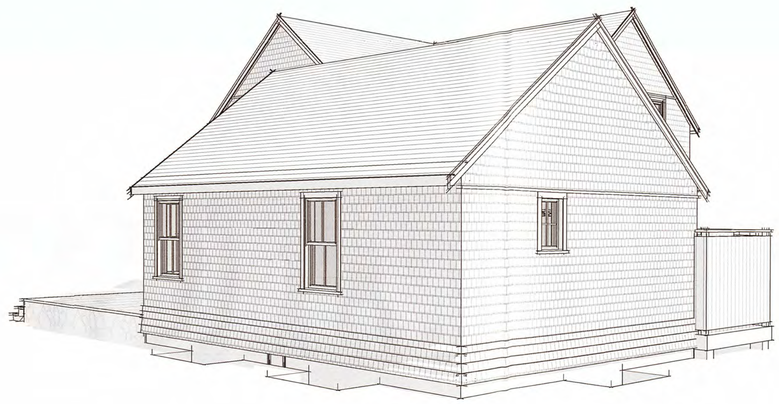
3D - Northwest



3D - Southwest



3D - Southeast



3D Northeast

HDC Submission

2118

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7 Paul Jones Rd
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emeritus

Perspectives

Site Information

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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°: 72 PARCEL N°. 46

Street & Number of Proposed Work: 8 Heath Lane

Owner of record: Andrew + Anna Dean

Mailing Address: PO Box 2793
Nantucket, MA 02584

Contact Phone #: 508-367-7224 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Liza Hatton

Mailing Address: 21 Main Street
Nantucket, MA 02554

Contact Phone #: 617-645-9551 E-mail: liza@fishernantucket.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 18 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

Due to the existing driveway encroaching on land bank property, the landbank is requiring the driveway be relocated. The intention is for the driveway to look exactly the same as it does now, but on the property of 8 Heath Lane.

Is there an HDC survey form for 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: 40"
Type: Split rail
Length: 30'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Belgian Block Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence natural Shutters _____
Gate natural cedar

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/15/2024 Signature of owner of record Anna Dean Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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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 Liza Hatton

AS AGENT FOR Andrew + Anna Dean

STREET ADDRESS 8 Heath Lane, Nantucket, MA

MAP/PARCEL 72, 46

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

October 18, 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.

Liza Hatton — Signature

10/18/24 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

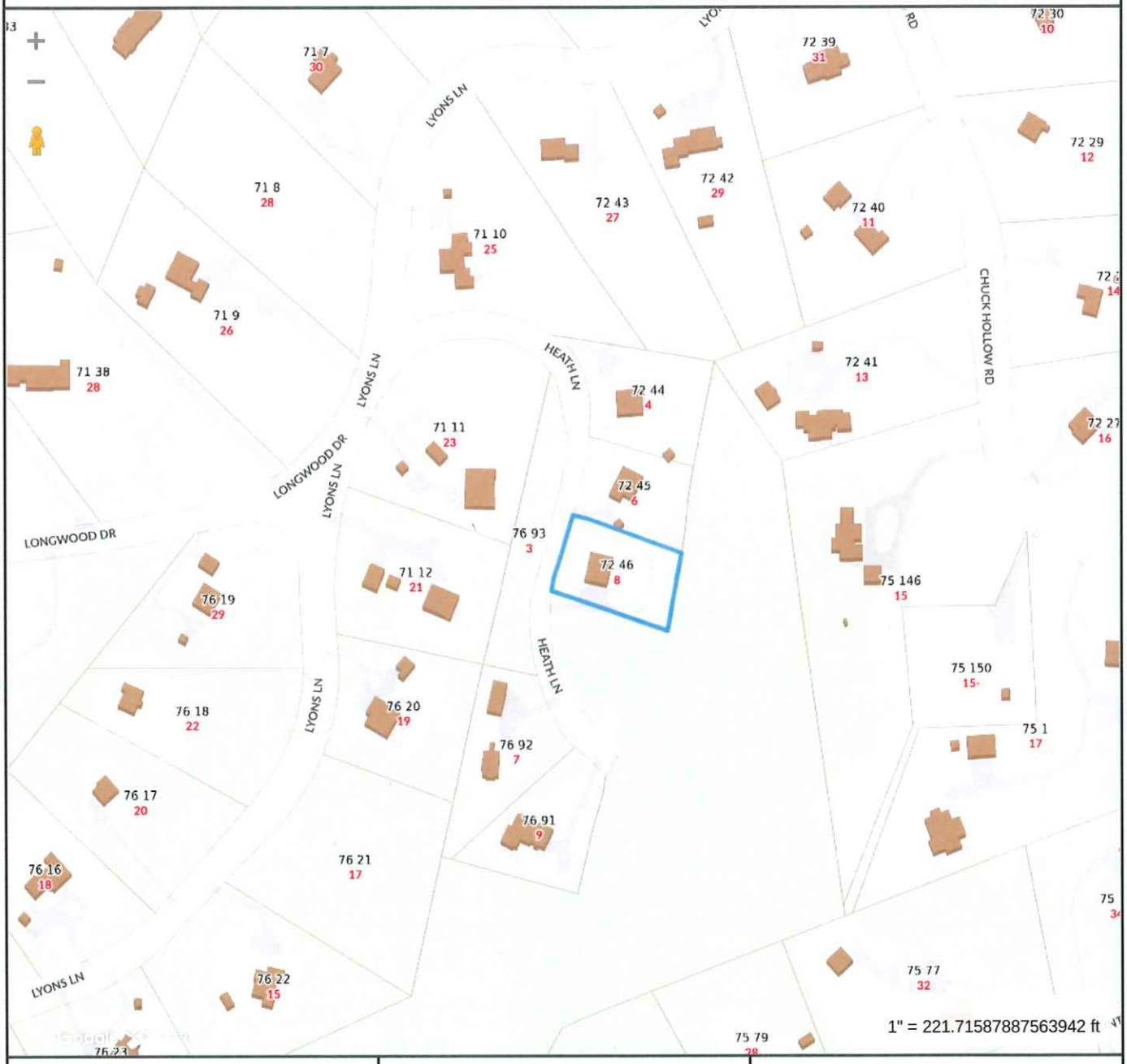
REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

8 Heath Lane Locus Map



Property Information

Property ID	6825
Location	8 HEATH LN
Owner	DEAN ANDREW M & ANNA

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 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

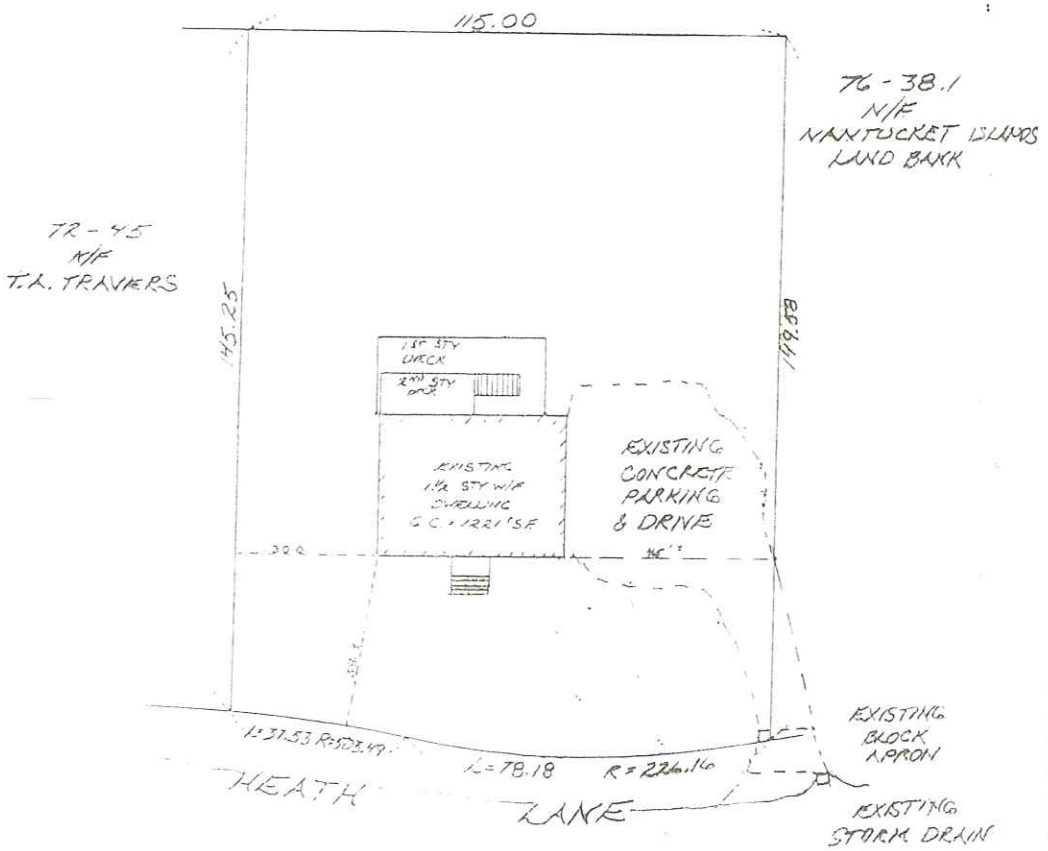
RECEIVED
OCT 18 2024
By

8 Heath Lane - Existing As-Built

ZONING CLASSIFICATION: LUG-3

		EXISTING:
MIN. AREA:	120,000 S.F.	17,316.± S.F.
MIN. FRONTAGE:	200 FT.	SEE PLAN
FRONT YARD S.B.:	35 FT.	"
REAR & SIDE S.B.:	20 FT.	"
GROUND COVER (%):	3 %	"

N



COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 43652
PROFESSIONAL LAND SURVEYOR

RECEIVED
OCT 18 2024
By

TO: CAPE COD FIVE CENTS SAVINGS BANK
. . . . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: "X", DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0070 G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR'S RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

MORTGAGE PLOT PLAN
OF LAND IN
NANTUCKET, MA.

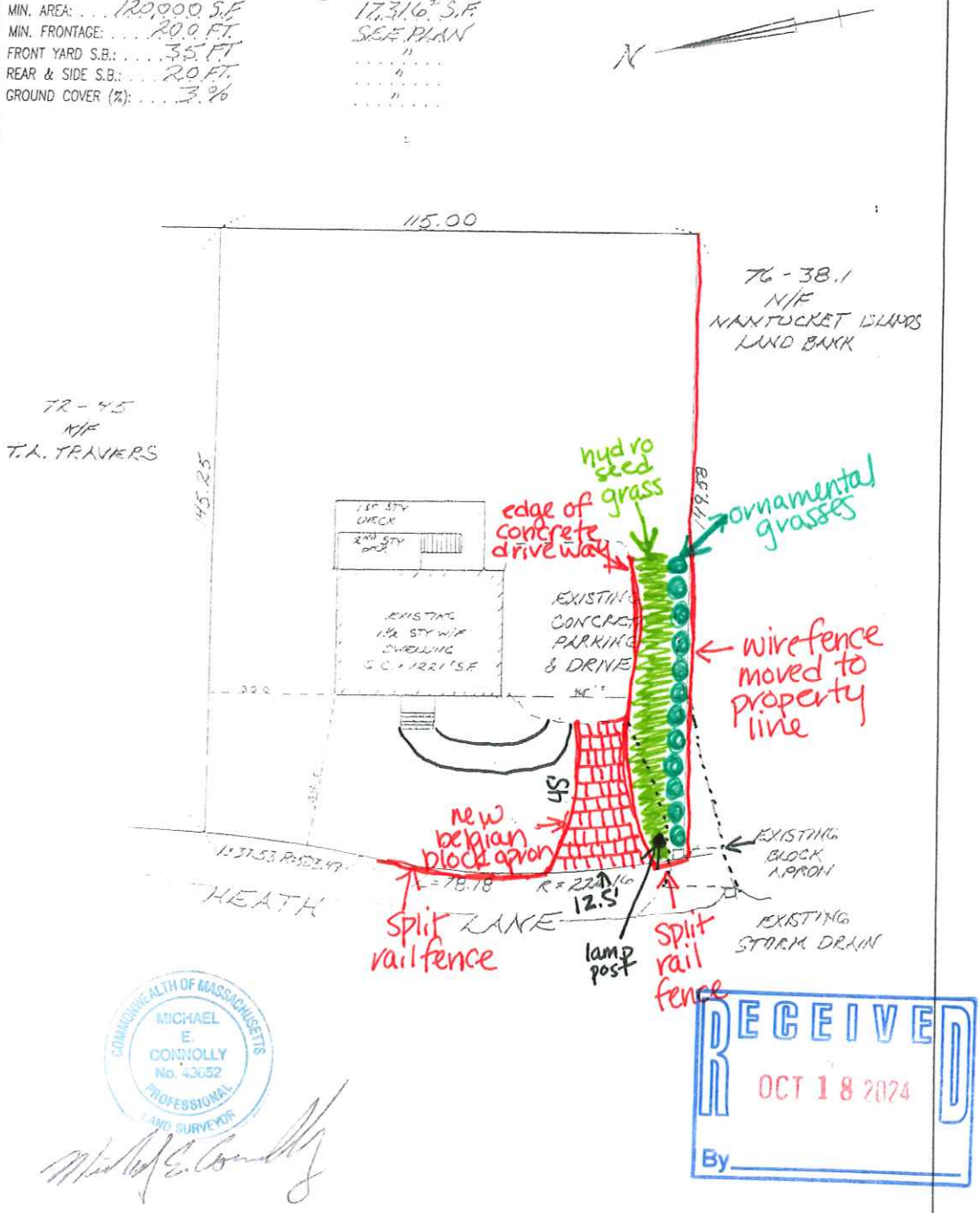
SCALE: 1" = 30' DATE: JUNE 1, 2022
Owner: DENNIS W. & JUNE G. SKIDMORE . .
Deed/Cert.: 18,333 . Plan: LC 5004; 70, LOT 939
Tax Map: TR.-46 Locus: 8 HEATH LANE . .

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508-228-8910 C-7996

8 Heath Lane - Proposed Changes

ZONING CLASSIFICATION: LUG-3

		EXISTING:
MIN. AREA:	120,000 S.F.	17,316± S.F.
MIN. FRONTAGE:	20.0 FT.	SEE PLAN
FRONT YARD S.B.:	35 FT.	"
REAR & SIDE S.B.:	20 FT.	"
GROUND COVER (%):	3 %	"



COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 43652
PROFESSIONAL LAND SURVEYOR

RECEIVED
OCT 18 2024
By

TO: CAPE COD FIVE CENTS SAVINGS BANK
. . . . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: "X", DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0010 G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR'S RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

MORTGAGE PLOT PLAN
OF LAND IN
NANTUCKET, MA.

SCALE: 1" = 10' DATE: JUNE 1, 2022
Owner: DENNIS W. & JUNE G. SKIDMORE . .
Deed/Cert.: 18,335 . Plan: LC 5004-70, LOT 939
Tax Map: TR.-46 Locus: 8 HEATH LANE . .

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508-228-8910 C-7996

Photo1



Existing Conditions - 8 Heath Lane

RECEIVED
OCT 18 2024
By

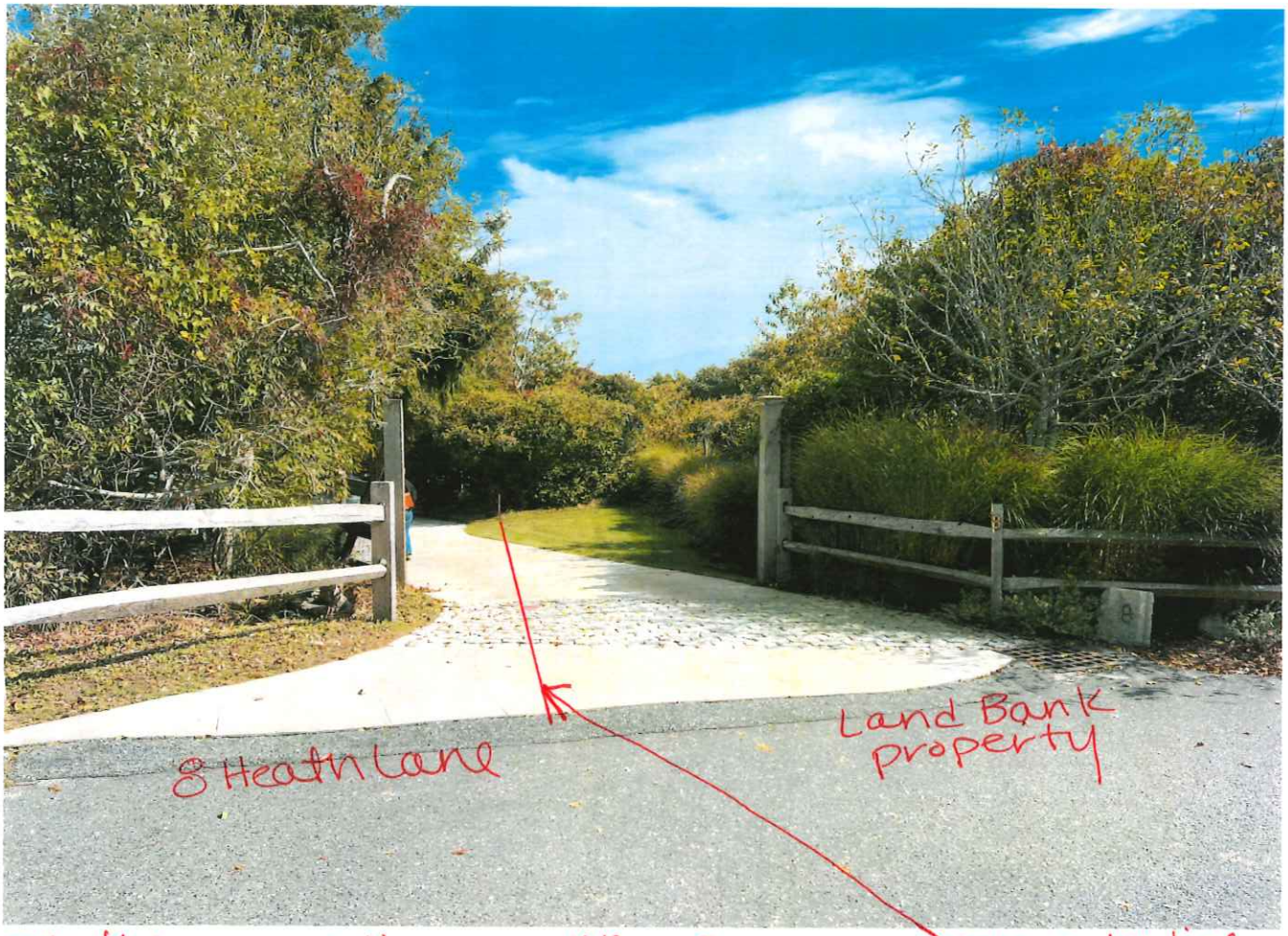
photo 2



Existing conditions - 8 Heath Lane

RECEIVED
OCT 18 2024
By

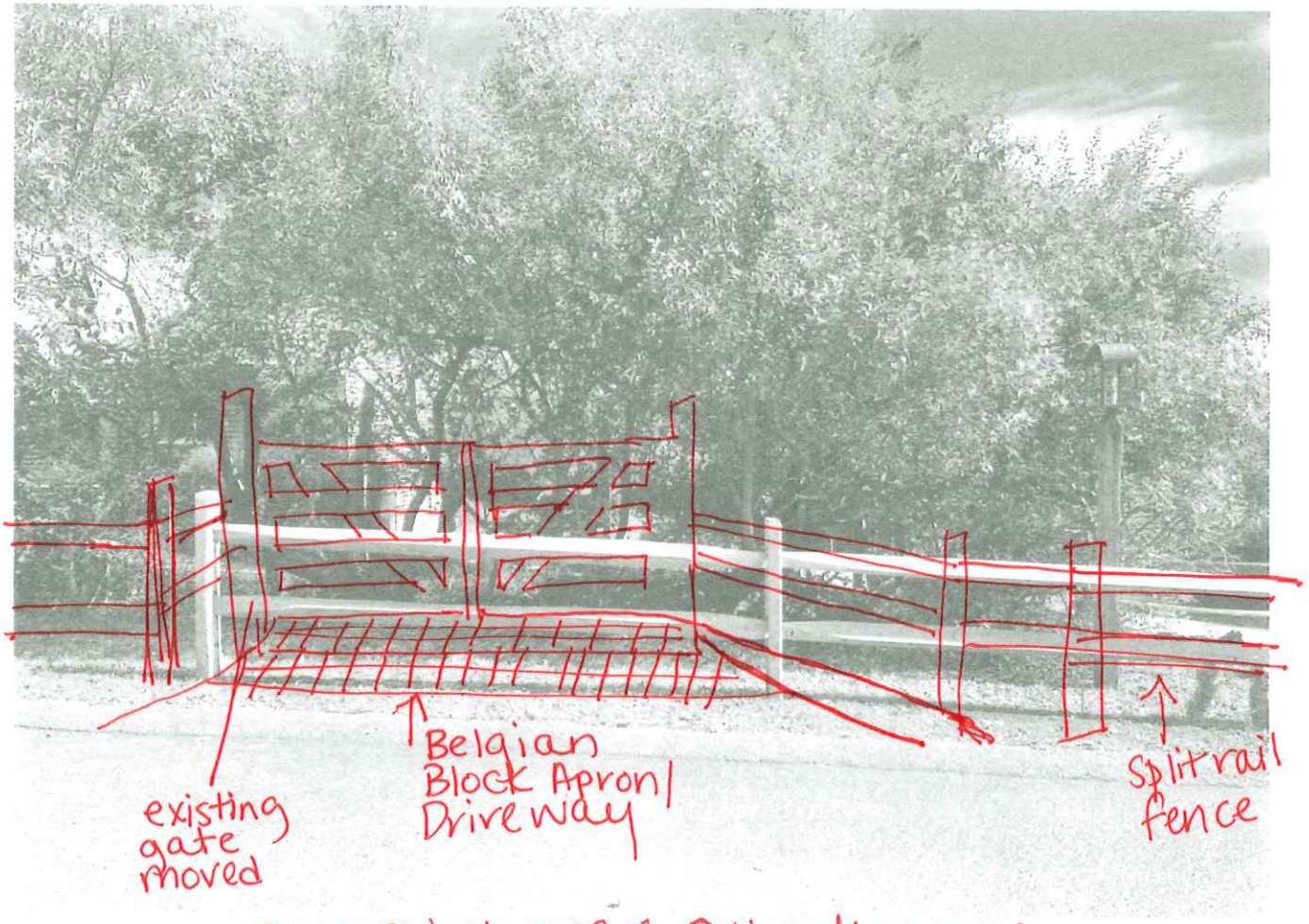
Photo 3



8 Heath Lane Existing conditions west elevation

RECEIVED
OCT 18

photo 4



Proposed changes - 8 Heath Lane

RECEIVED
OCT 18 2024
By

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Sandy Paws Salty Kisses LLC

STREET ADDRESS 4 Weweeder

MAP/PARCEL 80 / 102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 28, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook Meerbergen — Signature

10·28·2024 — Date

Retaining &
topo

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 102

Street & Number of Proposed Work: 4 WENWEEDER

Owner of record: SANDY PAWS & SALTY KISSES LLC

Mailing Address: 19 CENTER ST
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other RETAINING; GRADE WORK

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 SEE SITE South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

REVISIONS* 1. East Elevation RETAINING; TOPO TAPER

(describe) 2. South Elevation TOPO TO 13.40' EVEN W/ EXISTING TOPO @ SITE

Historic Name: (describe)

2. South Elevation TOPO TO 13.40 (EVEN W/ EXISTING TOPO @ SITE MIDPOINT +/-

Original Date:

3. West Elevation RETAINING; TOPO TAPER

Original Builder:

4. North Elevation RETAINING; TOPO TAPER

Is there an HDC survey form for 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 WHITESHELL/B.BLOCK APRON Walkways _____ Walls FLAT STONE/DRYSTACK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

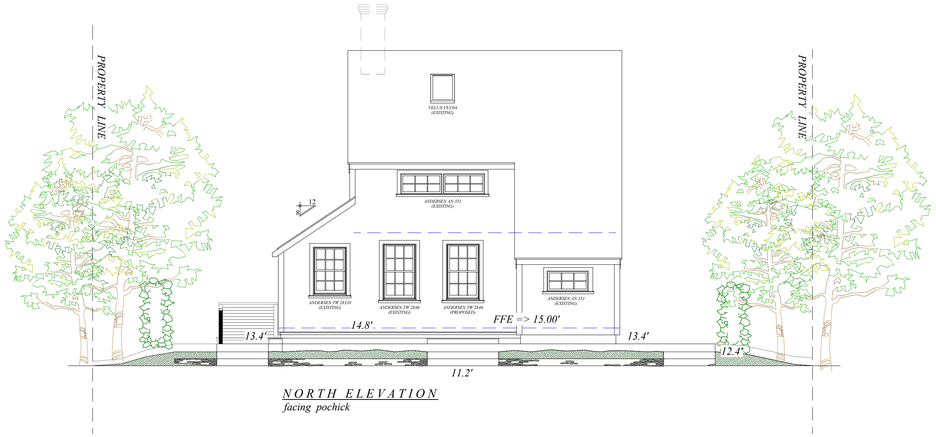
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

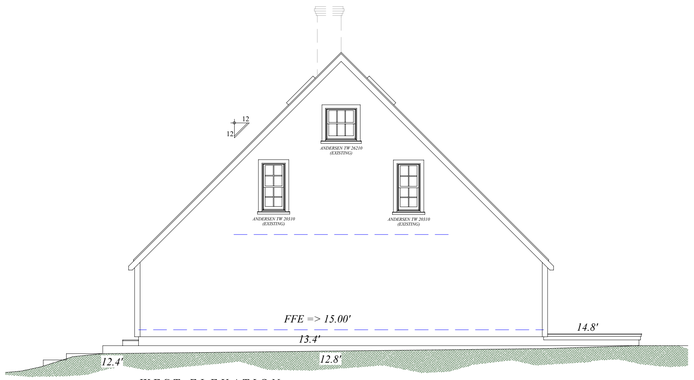
* Attach manufacturer's color samples if color is not from HDC approval list.

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 10.28.2024 Signature of owner of record [signature] Signed under penalties of perjury



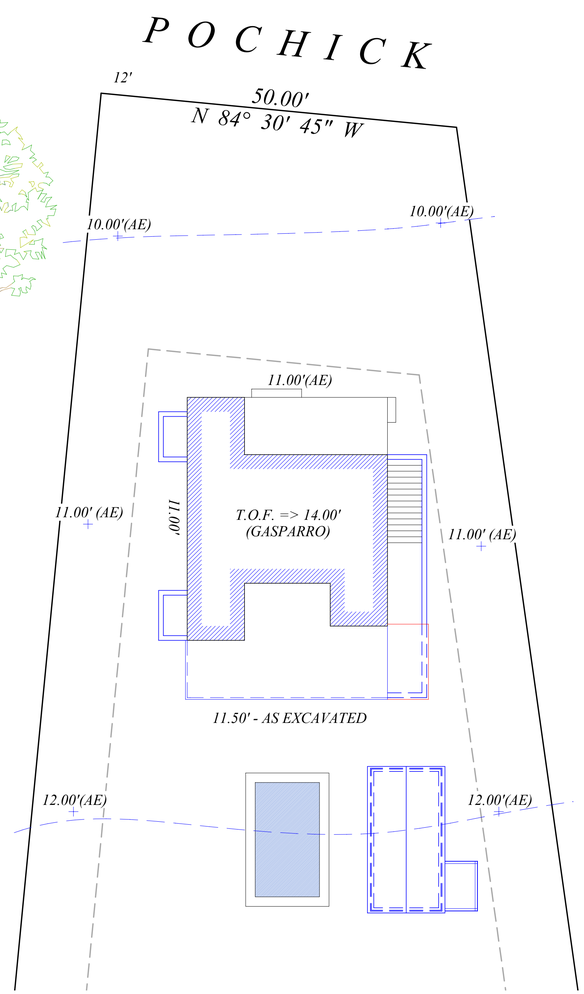
NORTH ELEVATION
facing pochick



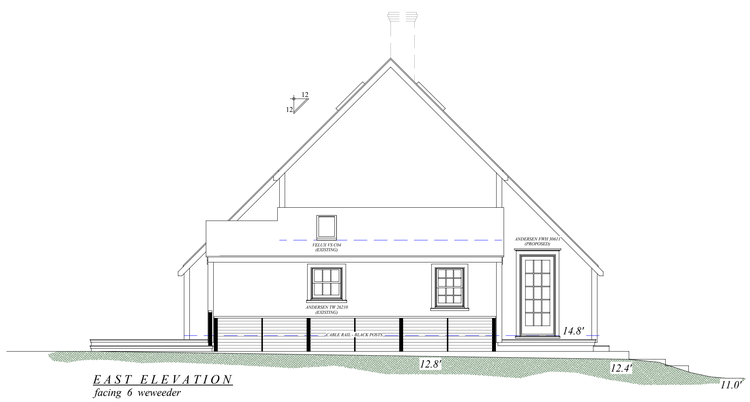
WEST ELEVATION
facing 2 weweeder



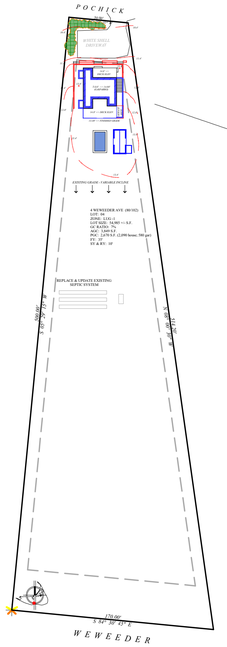
SOUTH ELEVATION
facing pool and main house

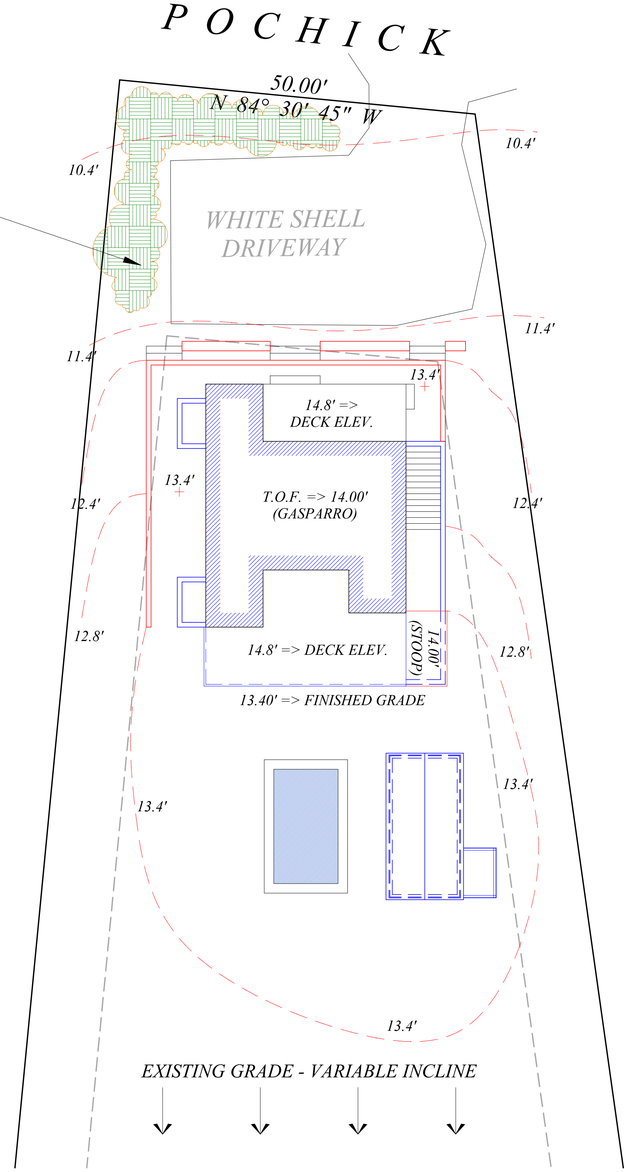


EXISTING GRADING - POST EXCAVATION



EAST ELEVATION
facing 6 weweeder





PROPOSED GRADING & RETAINING

1

MAP - 80
PCL - 102

SANDY PAWS & SALTY KISSES LLC - SITE & RETAINING
4 WEWEEDER
NANTUCKET, MA

2024
PRINT DATE

ELEVATIONS
SCALE: 1/4" = 1'-0", 1/8" = 1'-0"
DATE: 10-28-24

these designs are the property of brook meerbergen designs and may not be used without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388







SAMPLE ELEVATIONS
FOR FLAT STONE "DRY"
STACKED STONE
RETAINING WALL AT 4
WEWEEDER

4 Weweeder

AG

Arthur Gasbarro <art@nantucketengineer.com>

Reply | Reply all | Forward

To: You

Tue 10/29/2024 10:22 AM

We staked elevation 14.0

Arthur D. Gasbarro, PE, PLS
Nantucket Engineering & Survey, P.C.
20 Mary Ann Drive
Nantucket, MA 02554
508-825-5053
art@NantucketEngineer.com
www.NantucketEngineer.com

...





FRONT RIGHT CORNER
(11.00' AE) - NORTH - 4
WEWEEDER





FRONT & REAR LEFT CORNER
(11.00' & 11.50' AE) - NORTH &
SOUTH - 4 WEWEEDER



REAR ELEVATION
(11.50' AE) - SOUTH - 4
WEWEEDER
PHOTO FROM DIRT PILE





FRONT (NORTH) ELEVATION -
4 WEWEEDER





RIGHT & REAR (WEST & SOUTH) ELEVATION - 4 WEWEEDER





REAR & LEFT (SOUTH & EAST) ELEVATION - 4 WEWEEDER

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Sandy Paws Salty Kisses LLC

STREET ADDRESS 4 Weweeder

MAP/PARCEL 80 / 102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 28, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook Meerbergen — Signature

10·28·2024 — Date

Retaining &
topo

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 102

Street & Number of Proposed Work: 4 WENWEEDER

Owner of record: SANDY PAWS & SALTY KISSES LLC

Mailing Address: 19 CENTER ST
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other RETAINING; GRADE WORK

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 SEE SITE South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

REVISIONS* 1. East Elevation RETAINING; TOPO TAPER

(describe) 2. South Elevation TOPO TO 13.40' EVEN W/ EXISTING TOPO @ SITE

Historic Name: (describe)

2. South Elevation TOPO TO 13.40 (EVEN W/ EXISTING TOPO @ SITE MIDPOINT +/-

Original Date:

3. West Elevation RETAINING; TOPO TAPER

Original Builder:

4. North Elevation RETAINING; TOPO TAPER

Is there an HDC survey form for 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 WHITESHELL/B.BLOCK APRON Walkways _____ Walls FLAT STONE/DRYSTACK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

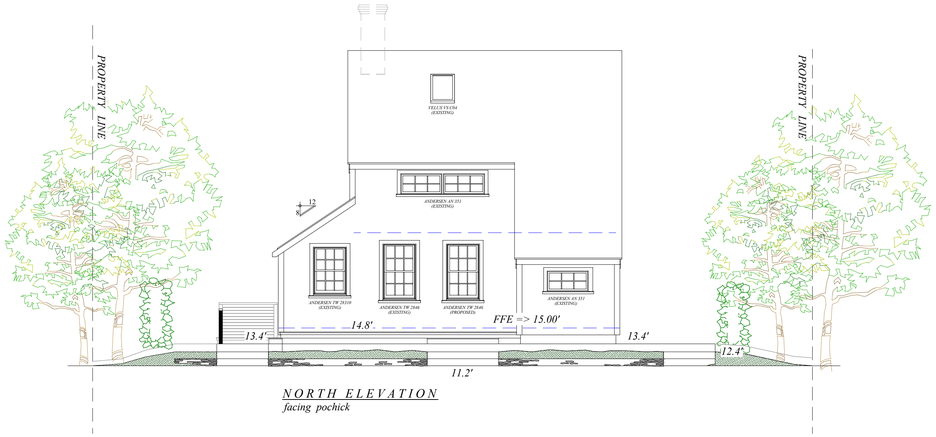
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

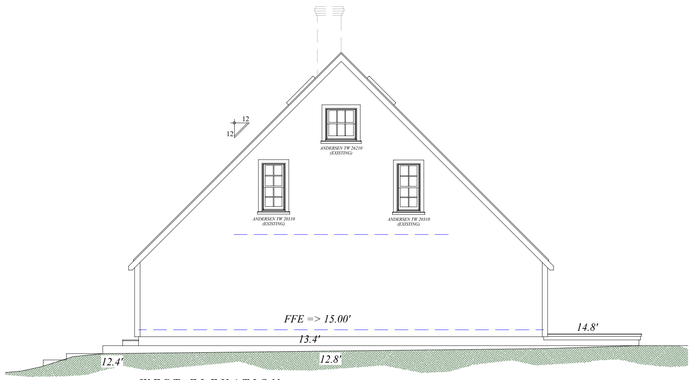
* Attach manufacturer's color samples if color is not from HDC approval list.

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 10.28.2024 Signature of owner of record [signature] Signed under penalties of perjury



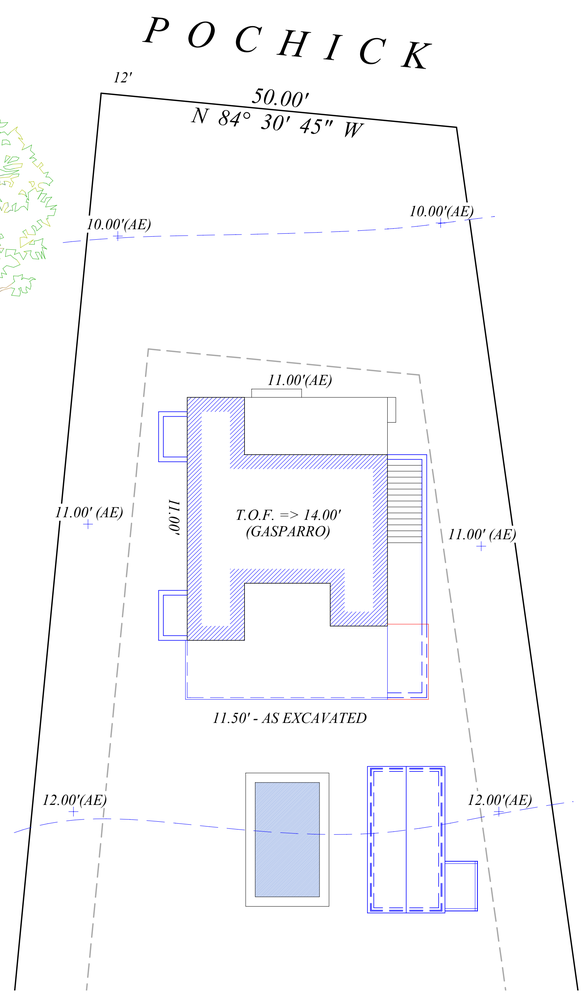
NORTH ELEVATION
facing pochick



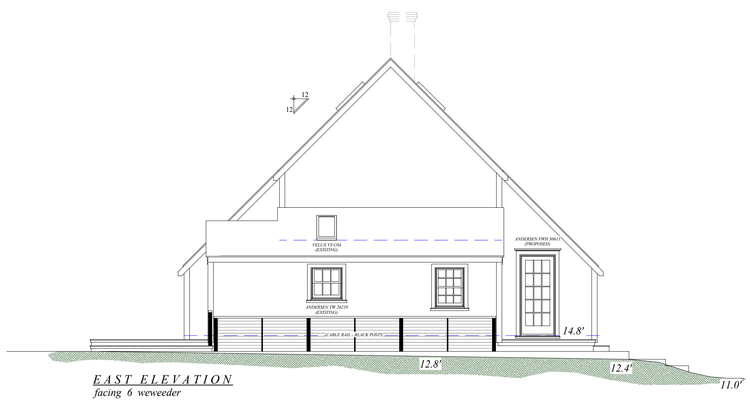
WEST ELEVATION
facing 2 weweeder



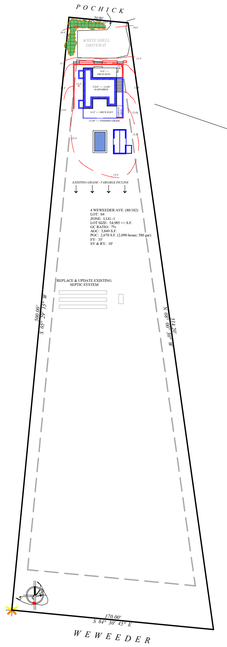
SOUTH ELEVATION
facing pool and main house

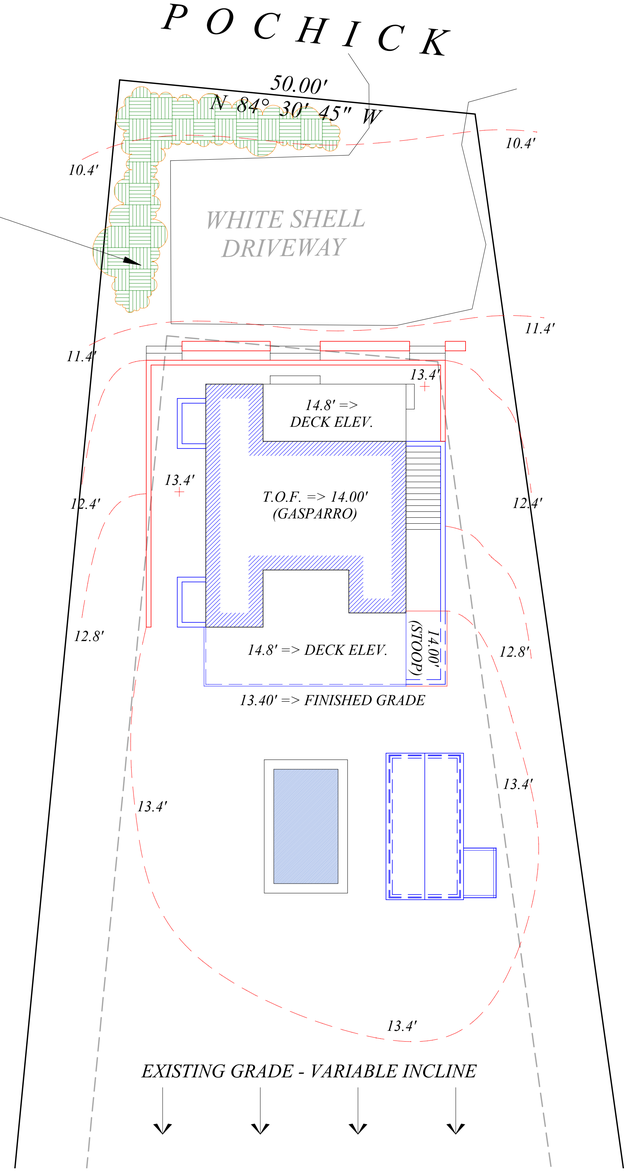


EXISTING GRADING - POST EXCAVATION



EAST ELEVATION
facing 6 weweeder





PROPOSED GRADING & RETAINING

1

MAP - 80
PCL - 102

SANDY PAWS & SALTY KISSES LLC - SITE & RETAINING
4 WEWEEDER
NANTUCKET, MA

2024
PRINT DATE

ELEVATIONS
SCALE: 1/4" = 1'-0", 1/8" = 1'-0"
DATE: 10-28-24

these designs are the property of brook meerbergen designs and may not be used without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388







SAMPLE ELEVATIONS
FOR FLAT STONE "DRY"
STACKED STONE
RETAINING WALL AT 4
WEWEEDER

4 Weweeder

AG

Arthur Gasbarro <art@nantucketengineer.com>

Reply | Reply all | Forward

To: You

Tue 10/29/2024 10:22 AM

We staked elevation 14.0

Arthur D. Gasbarro, PE, PLS
Nantucket Engineering & Survey, P.C.
20 Mary Ann Drive
Nantucket, MA 02554
508-825-5053
art@NantucketEngineer.com
www.NantucketEngineer.com

...





FRONT RIGHT CORNER
(11.00' AE) - NORTH - 4
WEWEEDER





FRONT & REAR LEFT CORNER
(11.00' & 11.50' AE) - NORTH &
SOUTH - 4 WEWEEDER



REAR ELEVATION
(11.50' AE) - SOUTH - 4
WEWEEDER
PHOTO FROM DIRT PILE





FRONT (NORTH) ELEVATION -
4 WEWEEDER





RIGHT & REAR (WEST & SOUTH) ELEVATION - 4 WEWEEDER





REAR & LEFT (SOUTH & EAST) ELEVATION - 4 WEWEEDER

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 46 PARCEL N°. 51

Street & Number of Proposed Work: 50 APPLETON RD.

Owner of record: KAREN BAIRD

Mailing Address: PO BOX 2796
NANTUCKET MA. 02584

Contact Phone #: 508-364-1321 E-mail: KWBAIRD@COMCAST.NET

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 DISMANTLE HOOP TENT. REMOVE C.O.A. 60496

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 816 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date OCT 30, 2024 Signature of owner of record Karen Baird Signed under penalties of perjury

CERTIFICATE NO: 60496 DATE ISSUED: 10/22/2013

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 51

Street & Number of Proposed Work: 50 Appleton Road

Owner of record: Karen Baird

Mailing Address: PO 2096

Nantucket MA. 02584

Contact Phone #: 508-364-1321 E-mail: KWNDP@Comcast.NET

AGENT INFORMATION (if applicable)

Name:

Mailing Address:

Contact Phone #: E-mail:

FOR OFFICE USE ONLY CK# 2170

Date application received: 10/16/13 Fee Paid: $ 25

Must be acted on by: 12/3/13

Extended to:

Approved: ✓ Disapproved:

Chairman:

Member:

Member: (actng)

Member:

Member:

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.
☐ Pool (Zoning District ____) ☐ Roof ☐ Other DISMANTLE Hoop tent

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

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height:
Type:
Length:

Skylights (flat only): Manufacturer Rough Opening Size Location
Manufacturer Rough Opening Size Location

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material)

Leaders (material and size):

Sidewall: ☐ White cedar shingles ☐ Clapboard (exposure: inches) Front ☐ Side ☐
☐ Other

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other
C. Dimensions: Fascia Rake Soffit (Overhang) Corner boards Frieze
Window Casing Door Frame Columns/Posts: Round Square

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other
☐ True Divided Lights(muntins), single 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 Oct 15 2013 Signature of owner of record Karen Baird Signed under penalties of perjury

DIC

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 Dan Ryan

AS AGENT FOR ~~50 Apple Pie Road~~ Home Owners

STREET ADDRESS 50 Apple Pie Road

MAP/PARCEL 66 / 51

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Oct 30 / 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

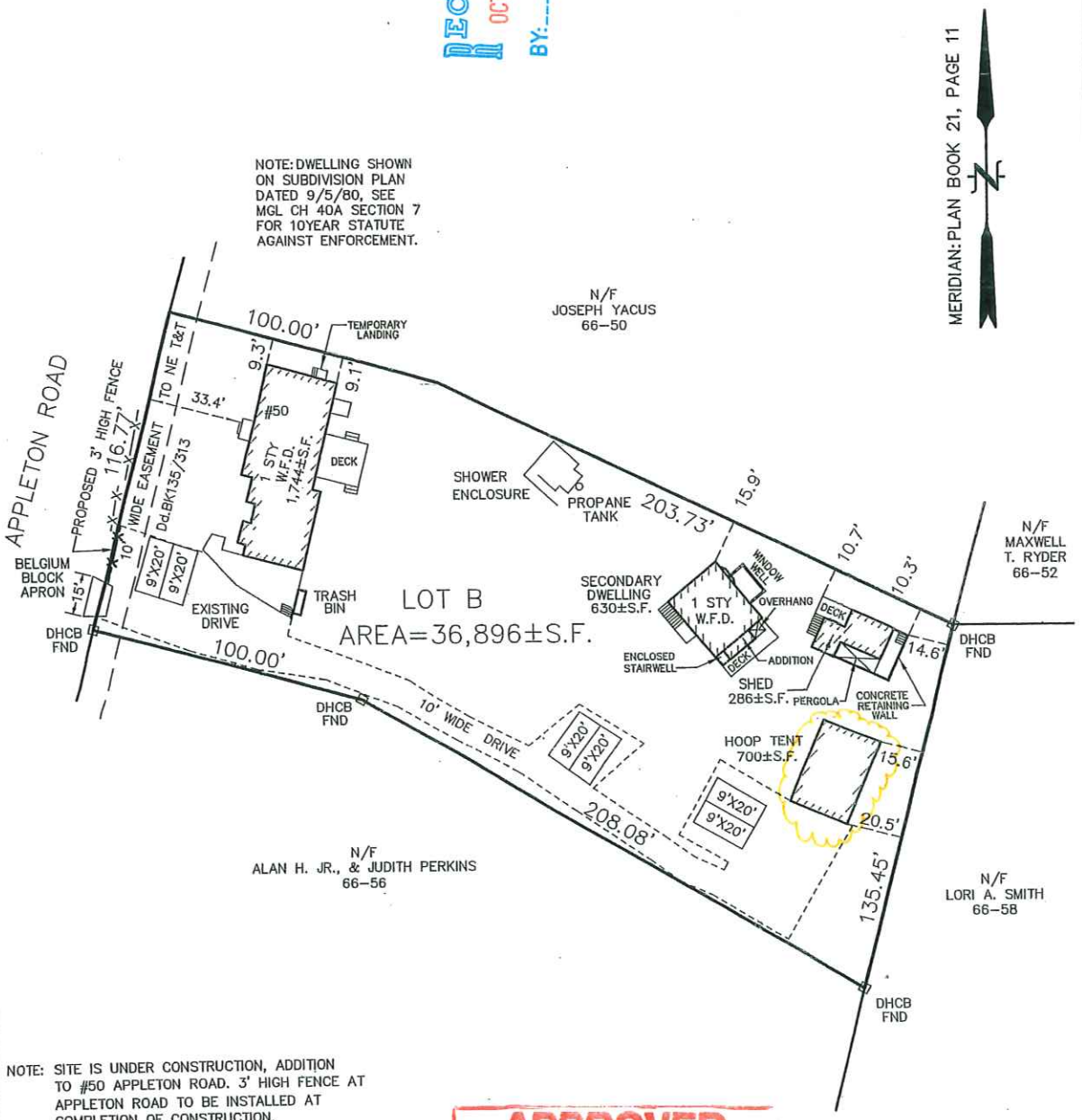
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Dan Ryan — Oct 30 / 2024

Signature — Date

RECEIVED
OCT 16 2013
BY:



NOTE: SITE IS UNDER CONSTRUCTION, ADDITION TO #50 APPLETON ROAD. 3' HIGH FENCE AT APPLETON ROAD TO BE INSTALLED AT COMPLETION OF CONSTRUCTION.

LOT IS SUBJECT TO RESTRICTIONS IN DEED BK. 179 PG. 163

APPROVED
OCT 23 2013 60496
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 30 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 9.1%

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR
9/23/11

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B.214-24, 259-62, 259-108, 365-39 & 95, 368-87

AS-BUILT PLOT PLAN
#50 APPLETON ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=40' DATE: 9-21-11

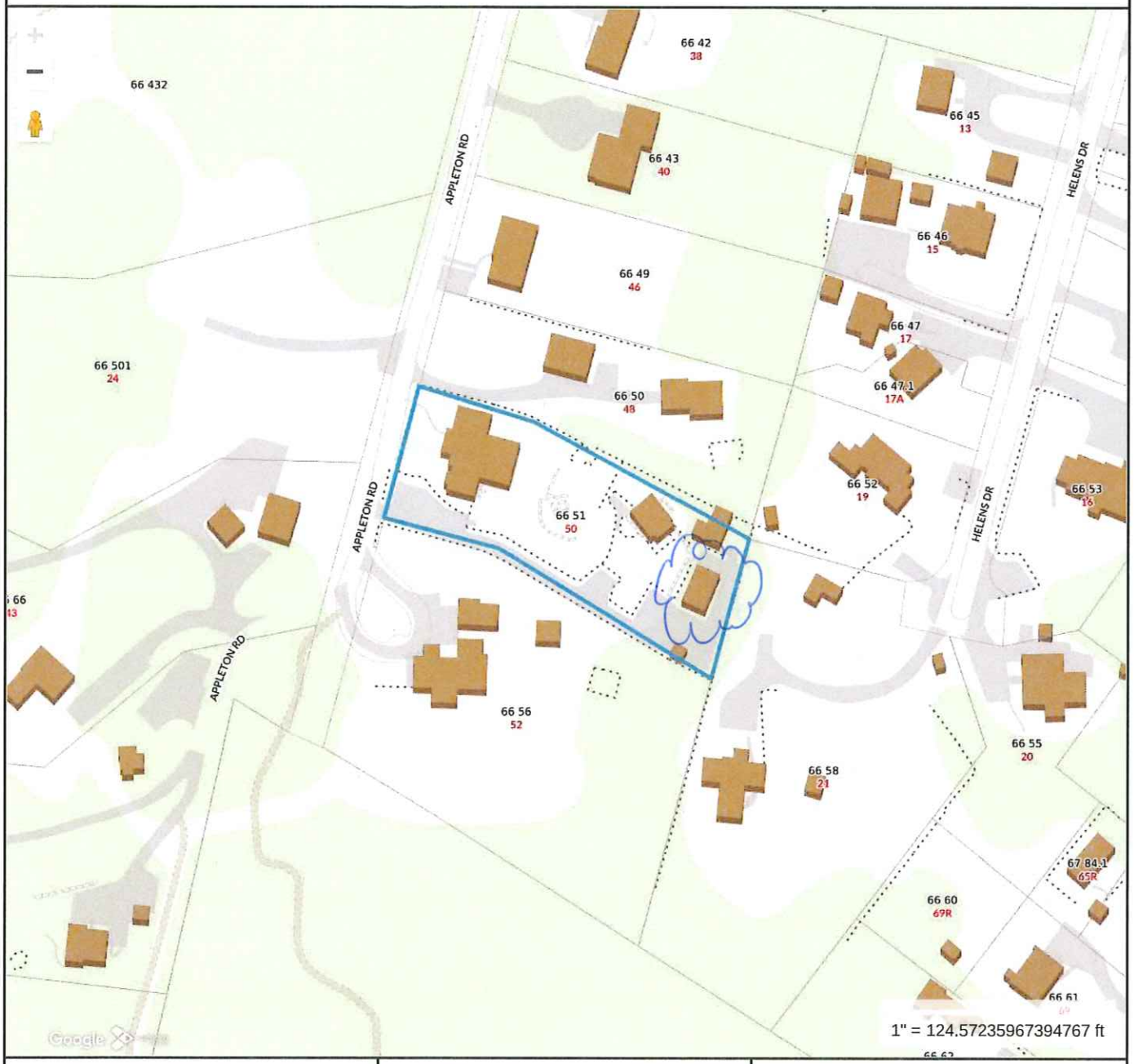
DEED REFERENCE: Dd.BK.594 PG.167
PLAN REFERENCE: PL.BK.21 PG. 11

ASSESSOR'S REFERENCE:
MAP: 66 PARCEL: 51

PREPARED FOR:
KAREN D. WARD

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-9969



Property Information

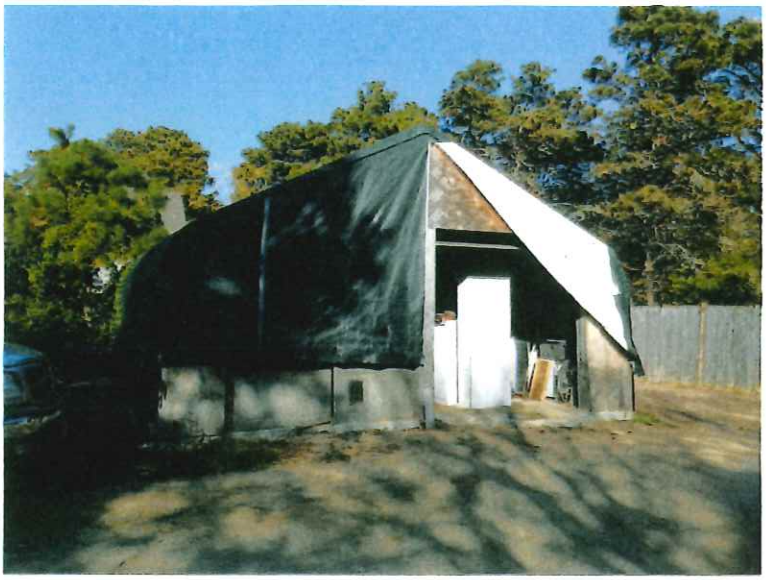
Property ID	4860
Location	50 APPLETON RD
Owner	WARD KAREN D

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.



IMG_1595



IMG_1596



IMG_1597



IMG_1602

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 (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

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 Kevin and Julie Hayes

STREET ADDRESS 36R Cliff Road

MAP/PARCEL 42.4.4 / 38

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

30 October 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 30 October 2024

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 38

Street & Number of Proposed Work: 36 R Cliff Rd.

Owner of record: Kevin and Julie Hayes

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

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: 11'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 19'-6" Sq. footage 2nd floor: 174 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 26'-0" 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 Remove door
2. South Elevation Remove (5) windows - Add 1 window
3. West Elevation Remove (2) windows (1) door and replace with (1) new window
4. North Elevation Add gable 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 9 /12 Secondary Mass 9 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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 _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Incorrect 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

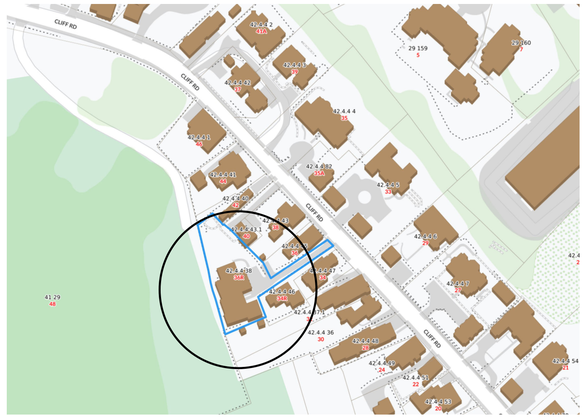
Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim White Sash White Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 10/30/24 Signature of owner of record _____ Signed under penalties of perjury

36R CLIFF ROAD



LOCUS PLAN: NTS

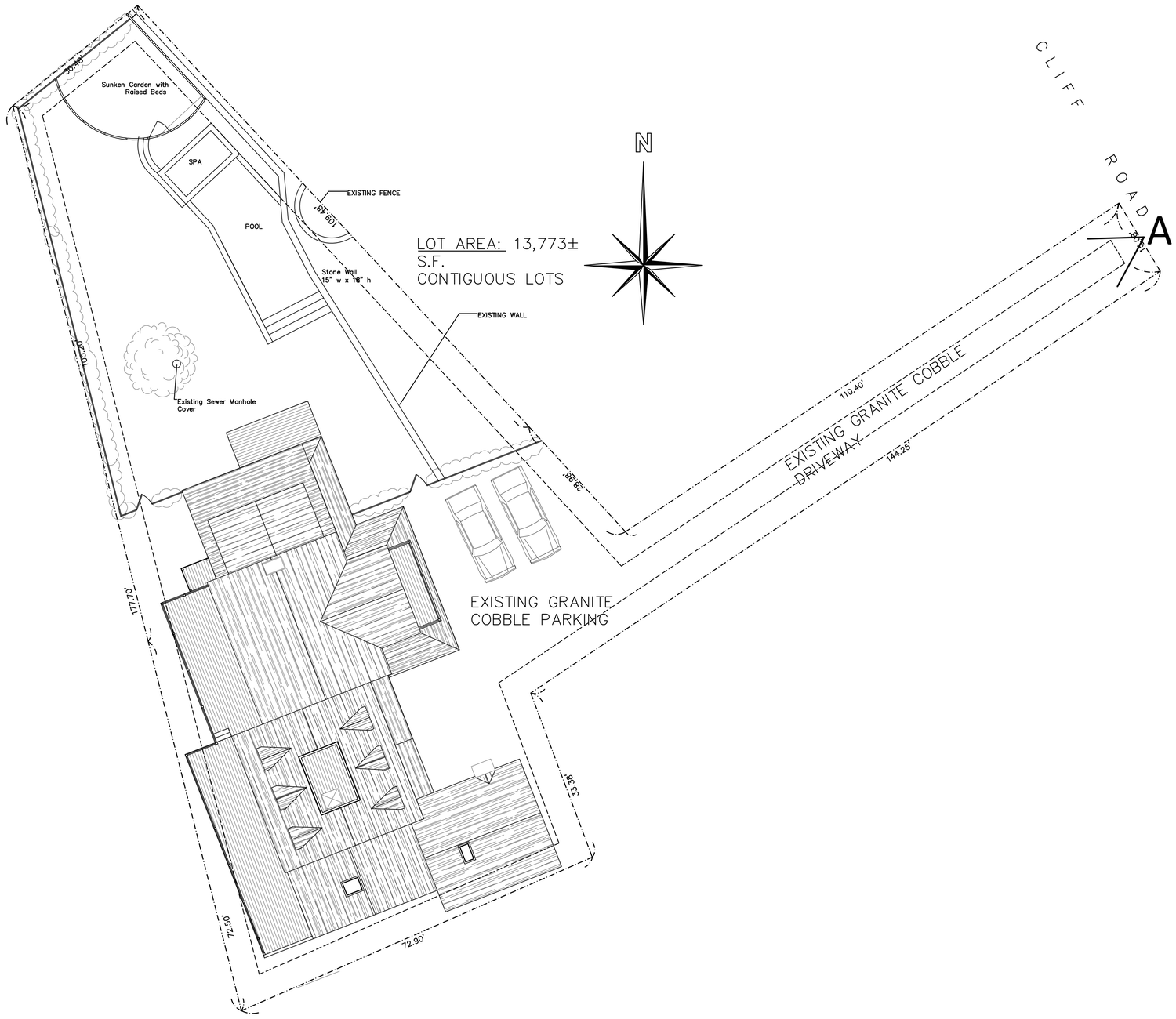


AERIAL VIEW: NTS

DRAWING LIST:

C1.2 COVER SHEET

A1.3 FIRST FLOOR PLAN
A1.4 SECOND FLOOR PLAN
A1.5 EAST ELEVATION
A1.6 NORTH AND SOUTH ELEVATION
A1.7 WEST ELEVATION



SITE PLAN

VISIBILITY FROM ROAD



PHOTO A

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ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

MAIN HOUSE
HDC

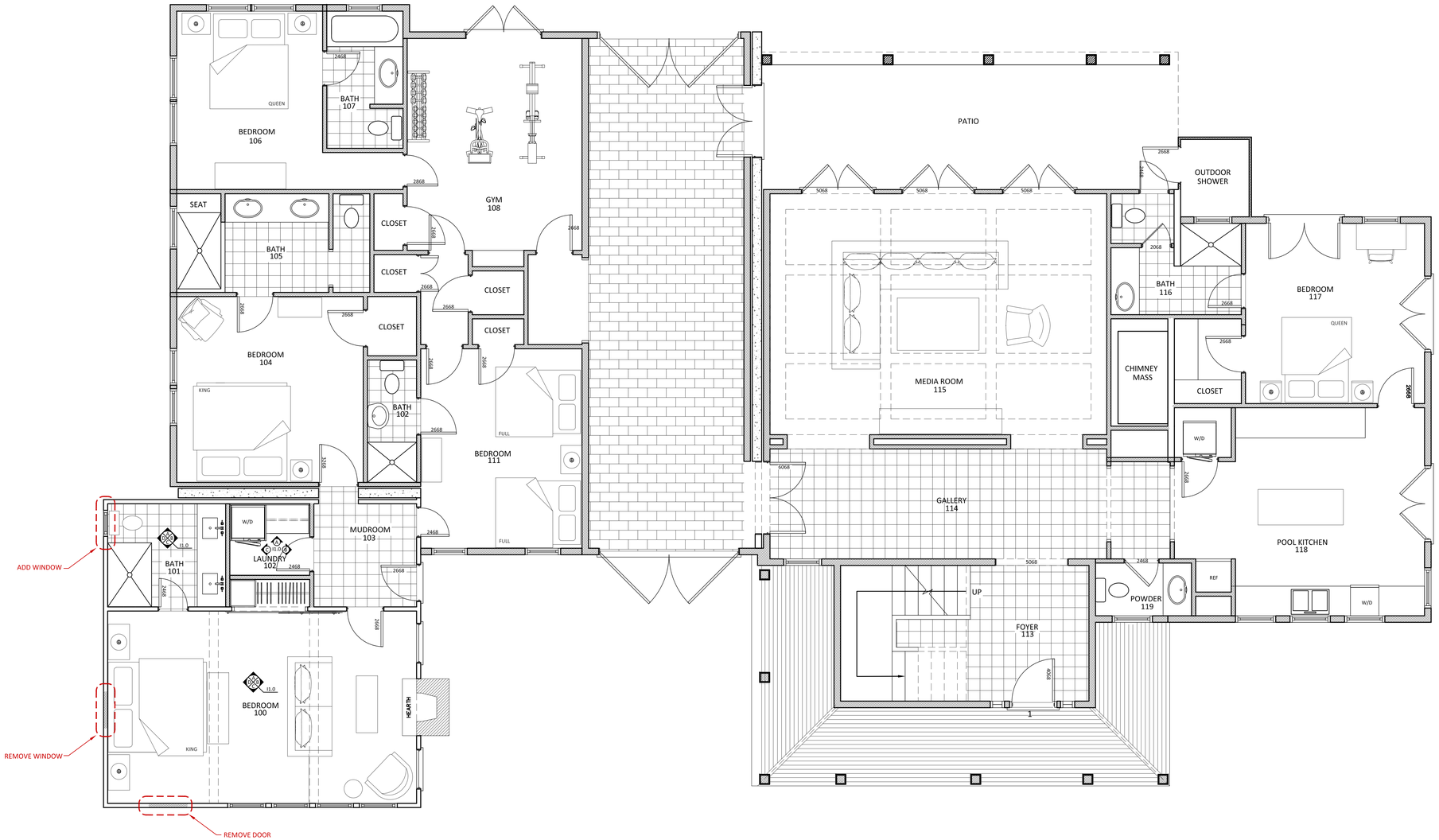
HAYES
36R CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 38

COVER SHEET

C1.2

30 OCTOBER 2019

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	3	BOSTON SASH	R.O.: 22"-x 2'-1"	4 LIGHT CASEMENT
B	2	BOSTON SASH	R.O.: 7'-10" x 3'-0"	27 LIGHT CASEMENT
C	1	BOSTON SASH	R.O.: 2'-5" x 2'-1"	6 LIGHT CASEMENT
D	1	BOSTON SASH	R.O.: 2'-4" x 4'-0"	12 LIGHT DOUBLE HUNG



FIRST FLOOR PLAN - 3335 SF
SCALE: 1/4" = 1'-0"

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HDC

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NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 38

FIRST FLOOR PLAN

A1.3

30 OCTOBER 2019

WINDOW SCHEDULE				
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A	3	BOSTON SASH	R.O.: 22"-x 2'-1"	4 LIGHT CASEMENT
B	2	BOSTON SASH	R.O.: 7'-10" x 3'-0"	27 LIGHT CASEMENT
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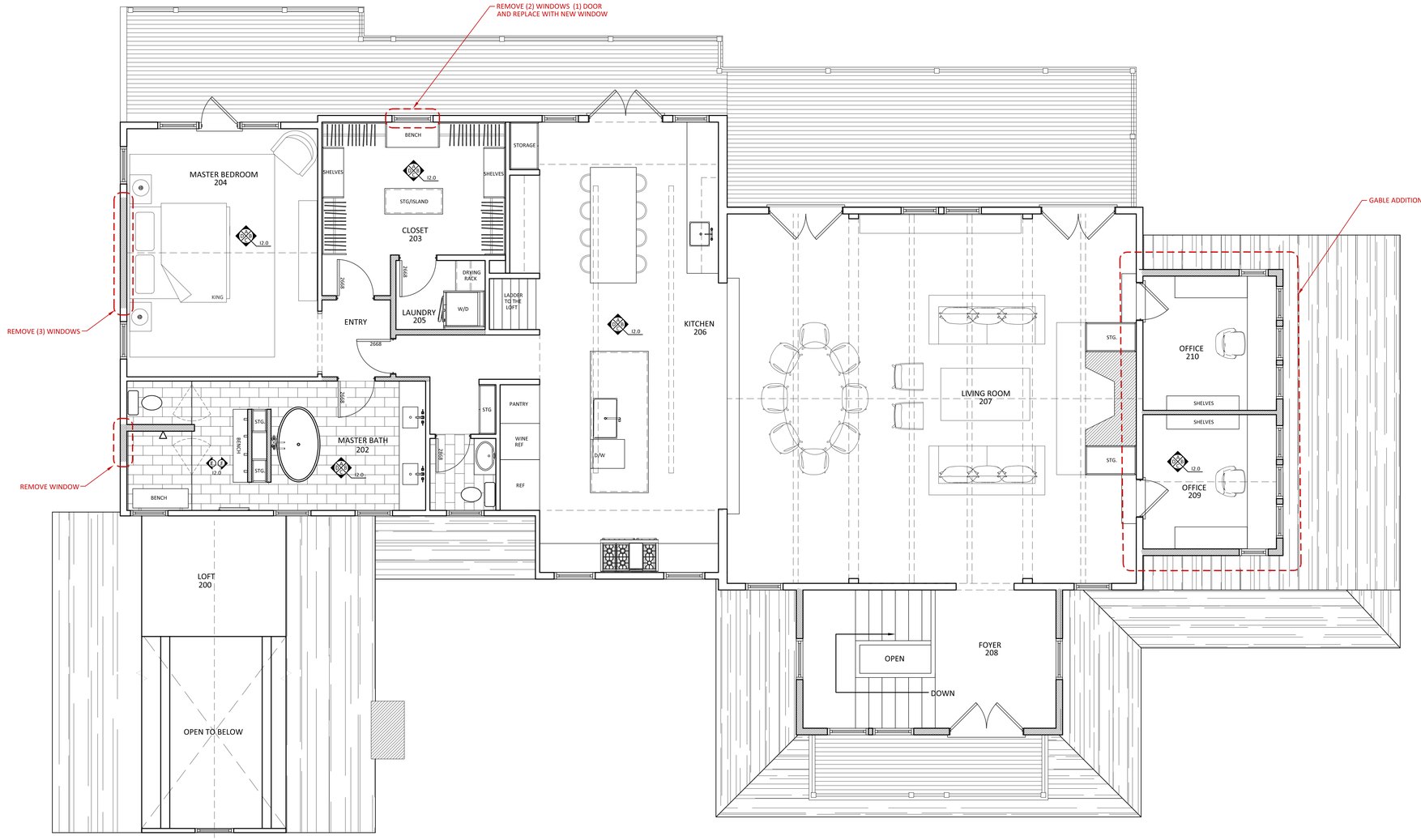

SECOND FLOOR PLAN - 2040 SF

SCALE: 1/4" = 1'-0"

TIO

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HDC

HAYES
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SECOND FLOOR PLAN

A1.4

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EXISTING ELEVATION



EAST ELEVATION
SCALE: 1/4" = 1'-0"









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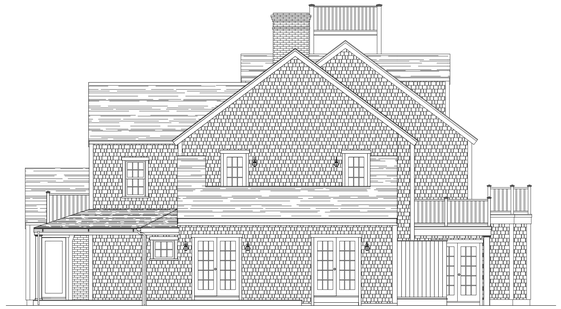
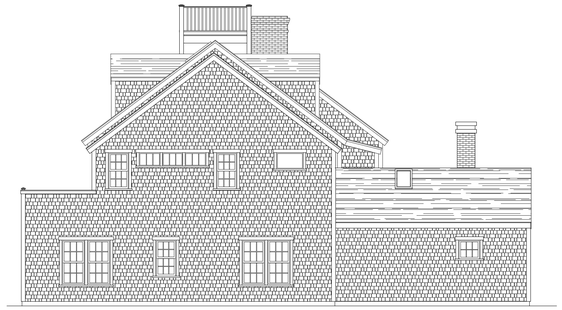
EAST ELEVATION

A1.5

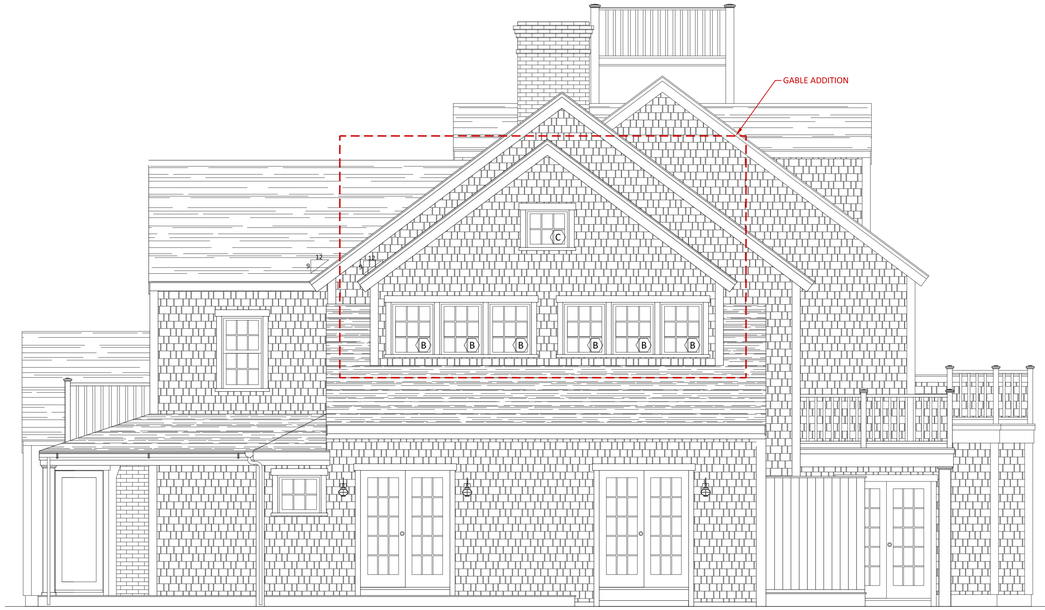
30 OCTOBER 2019



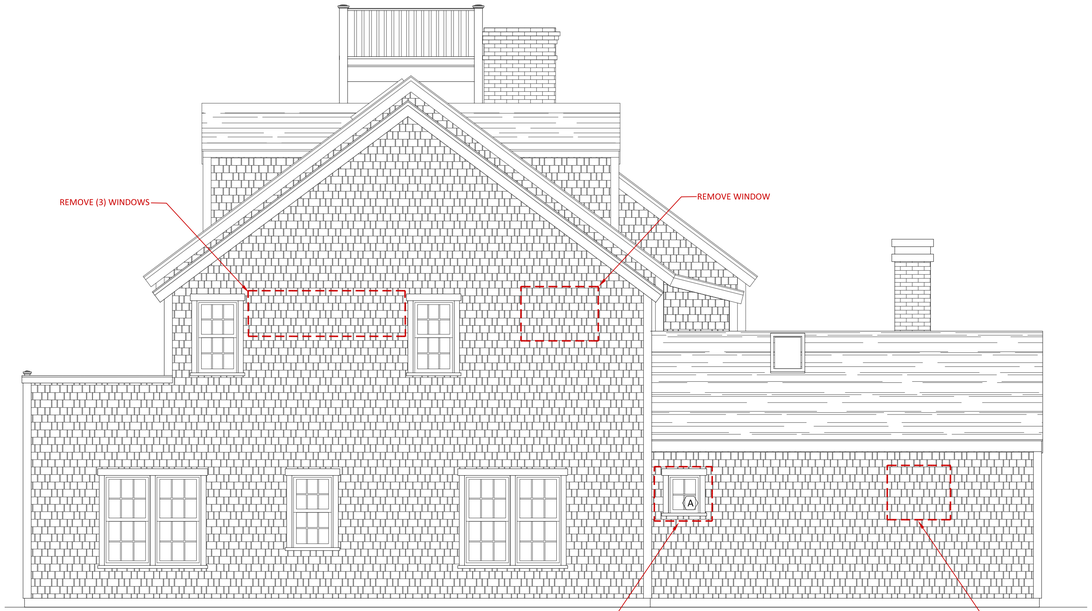
EXISTING ELEVATION



EXISTING ELEVATION



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"









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MAIN HOUSE
HDC

HAYES
36R CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 38

NORTH AND
SOUTH ELEVATION

A1.6

30 OCTOBER 2019



EXISTING ELEVATION



WEST ELEVATION
SCALE: 1/4" = 1'-0"









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HDC

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MAP: 42.4.4 PARCEL: 38

WEST ELEVATION

A1.7

30 OCTOBER 2019

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
X	Completed Application
	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	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.
X	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.
X	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
X	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
X	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

X	All documents MUST be legible. All sets MUST be collated and stapled.
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
X	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: Oct 24, 2024

CERTIFICATE NO

NO VISABILITY

DATE ISSUED

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass. 1971 for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N 77 PARCEL N 76

Street & Number of Proposed Work 31 WIGWAM RD.

Owner of record

Mailing Address 31 WIGWAM RD
NANTUCKET, MA 02554

Contact Phone # E-mail

AGENT INFORMATION (if applicable)

Name STRUCTURES UNLIMITED

Mailing Address 206 REGLEN AVE
NANTUCKET, MA 02554

Contact Phone # 228-0689 E-mail STRUCTURESUNLTD@GMAIL.COM

FOR OFFICE USE ONLY

Date application received Fee Paid $

Must be acted on by

Extended to

Approved Disapproved

Chairman

Member

Member

Member

Member

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No
☐ Pool (Zoning District ____) ☐ Roof ☐ Other

Size of Structure or Addition Length 20 FT Sq. Footage 1st floor 200SF Decks/Patio Size ☐ 1st floor ☐ 2nd floor
Width 10 FT Sq. footage 2nd floor Size ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor

Difference between existing grade and proposed finish grade North Ø South Ø East Ø West Ø

Height of ridge above final finish grade North 10'-10½" South 11'-10½" East 11'-10½" West 11'-10½"

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 9 /12 Secondary Mass /12 Dormer /12 Other

Roofing material ☐ Asphalt ☐ 3-Tab ☐ Architectural
☒ Wood (Type Red Cedar, White Cedar, Shakes, etc.)

Fence Height
Type
Length

Skylights (flat only) Manufacturer Rough Opening Size Location
Manufacturer Rough Opening Size Location

Gutters ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material)

Leaders (material and size)

Sidewall ☒ White cedar shingles NTW ☐ Clapboard (exposure inches) Front ☐ Side
☐ Other

Trim A Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other
B Treatment ☐ Paint ☐ Natural to weather ☐ Other
C Dimensions Fascia 1x5 Rake 1x5 Soffit (Overhang) 1x5 Corner boards 1x6 Frieze 1x5
Window Casing 1x4 Door Frame 1x4 Columns/Posts Round Square

Windows* ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material) ☐ TDL ☐ SDL Front Rear Side BROCCO/ANDERSEN 9 LITE FIBERGLASS
Garage Door(s) Type UTILITY-CUSTOM Material PINE-PAINTED

Hardscape materials Driveways Walkways Walls

* Note: Complete door and window schedules are required

COLORS

Sidewall NTW
Trim NTW
Deck
Clapboard (if applicable)
Sash NTW
Foundation GRAY
Roof NTW
Doors BLUE BERRY
Fence Shutters

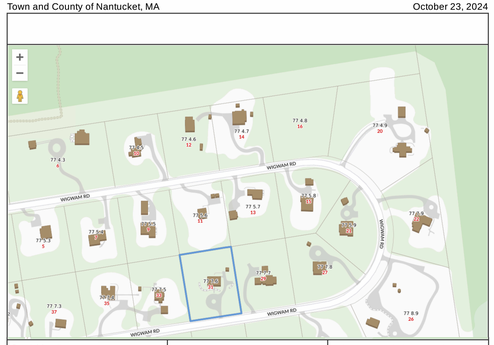
* Attach manufacturer's color samples if color is not from HDC approval list

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date OCT 24, 2024 Signature of owner of record

Signed under penalties of perjury

Town and County of Nantucket, MA — October 23, 2024



Property Information

Property ID	7242
Location	31 WIGWAM RD
Owner	BIEMER EDWARD & WENDI

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Locus Map

MAP: 77 PARCEL: 7.6

Zoning Classification: LUG-3

Min Area: 120,000 SF / Actual: 50,530 SF (**)

Min Frontage: 200 FT / Actual: 200 FT

Front Yard Setback: 35 FT

Side/Rear Setback: 20 FT (**10 FT)

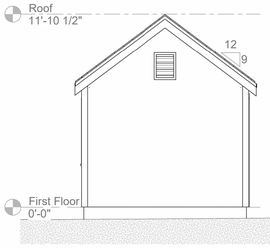
Ground Cover: 3% (**2000 SF MAX)



Site Plan

1/32" = 1'-0"





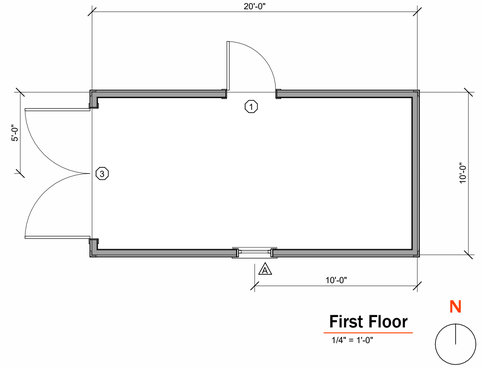
East Elevation - Proposed

1/4" = 1'-0"



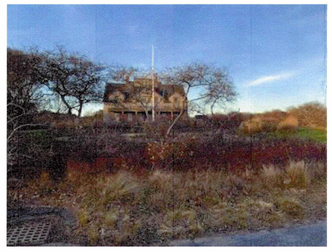
North Elevation - Proposed

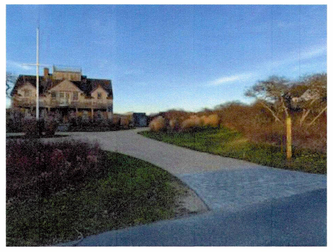
1/4" = 1'-0"



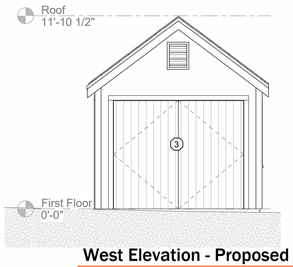
First Floor

1/4" = 1'-0"





31 Wigwam Road



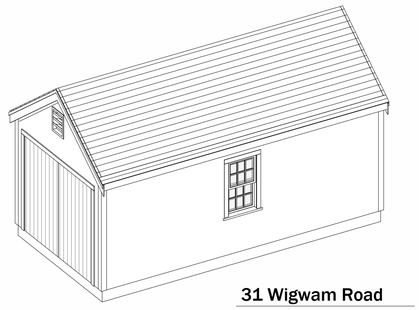
West Elevation - Proposed

1/4" = 1'-0"

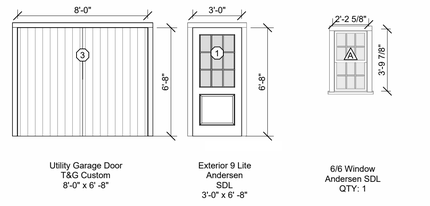


South Elevation - Proposed

1/4" = 1'-0"



31 Wigwam Road



Door Legend

1/4" = 1'-0"

Window Legend

1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
Biemer 31 Wigwam Road

Nantucket, MA 02554

DA	10/30/24
PROJEC	2410048
T NO	
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

Plan

A.100

DRAWN BY: PQ



Property Information

Property ID	7242
Location	31 WIGWAM RD
Owner	BIEMER EDWARD & WENDI

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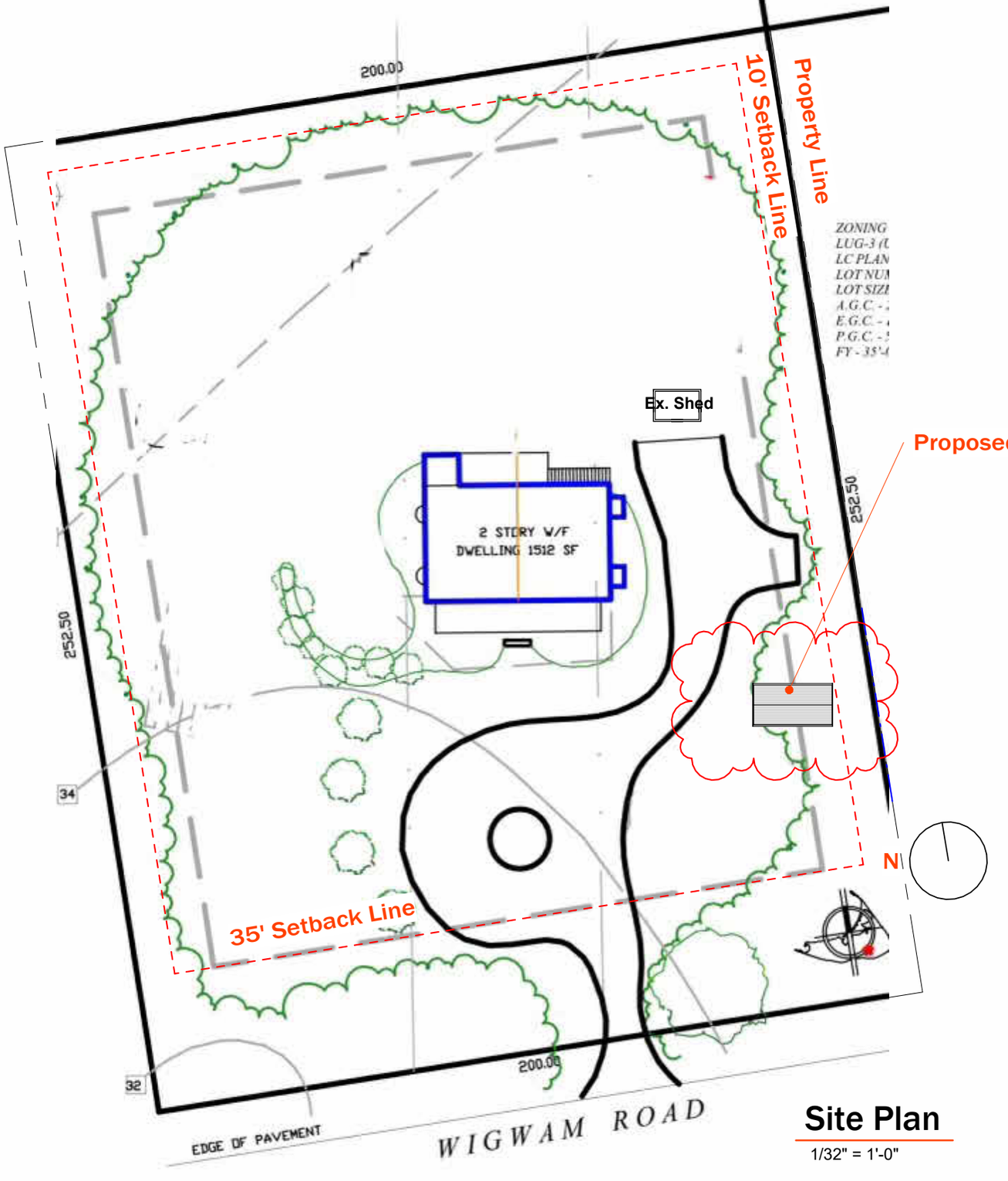
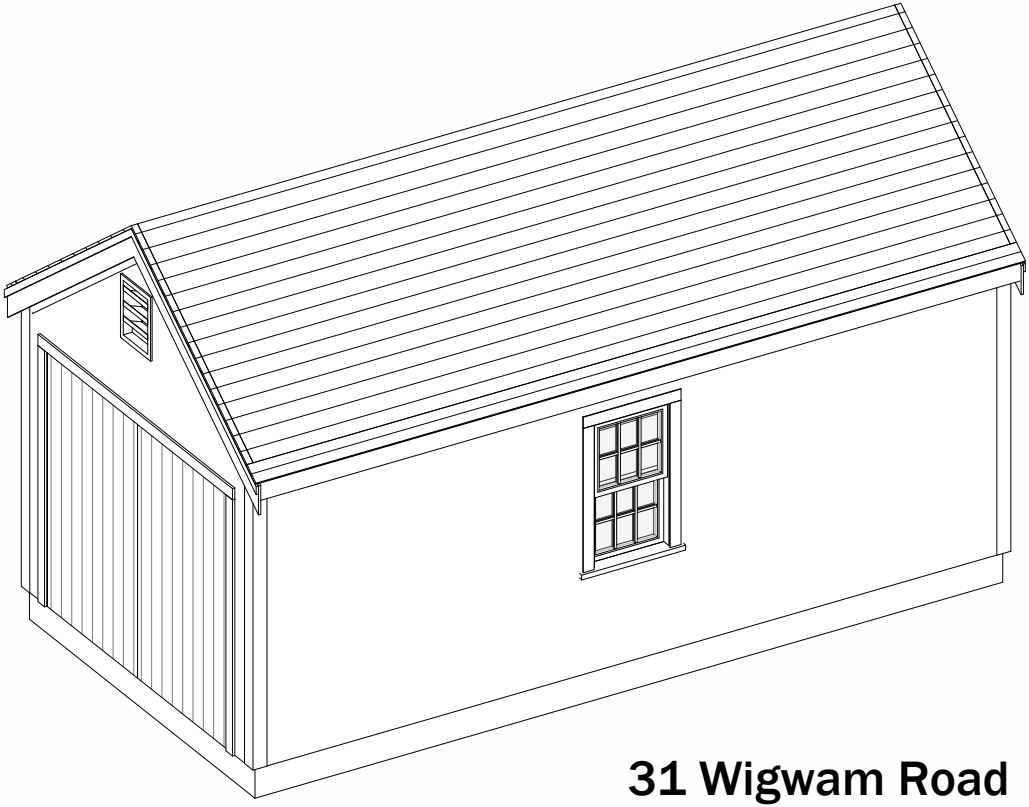
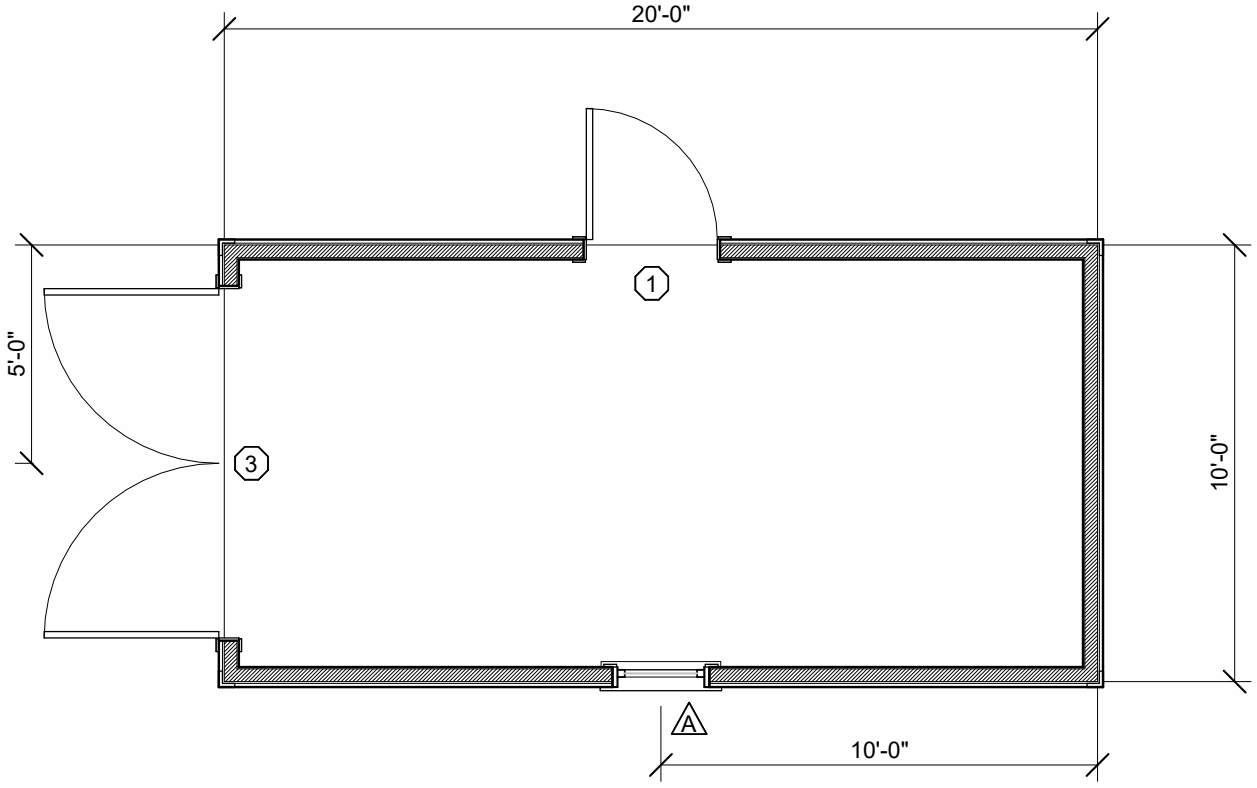


Site Plan

1/32" = 1'-0"



31 Wigwam Road



First Floor

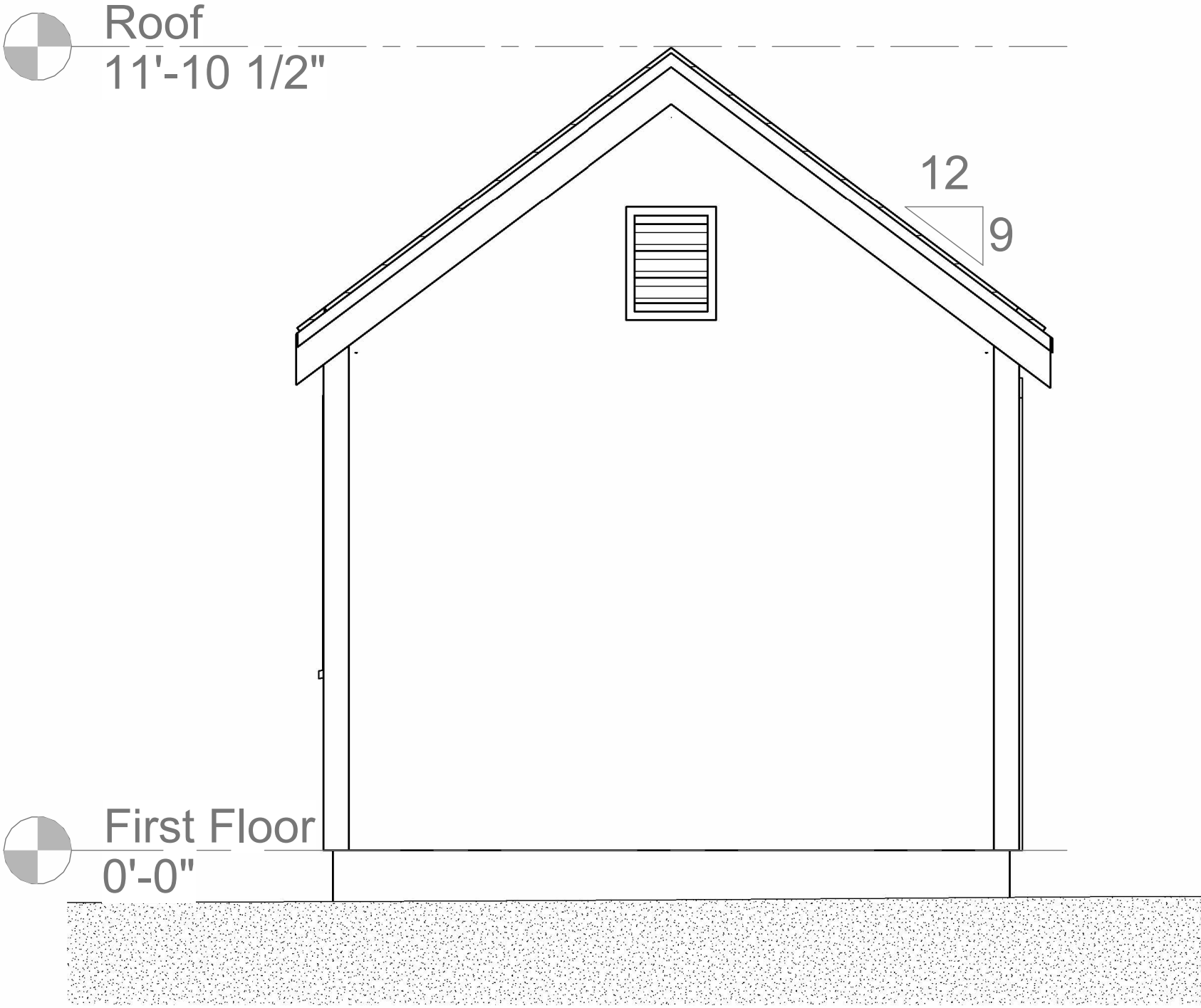
1/4" = 1'-0"

N



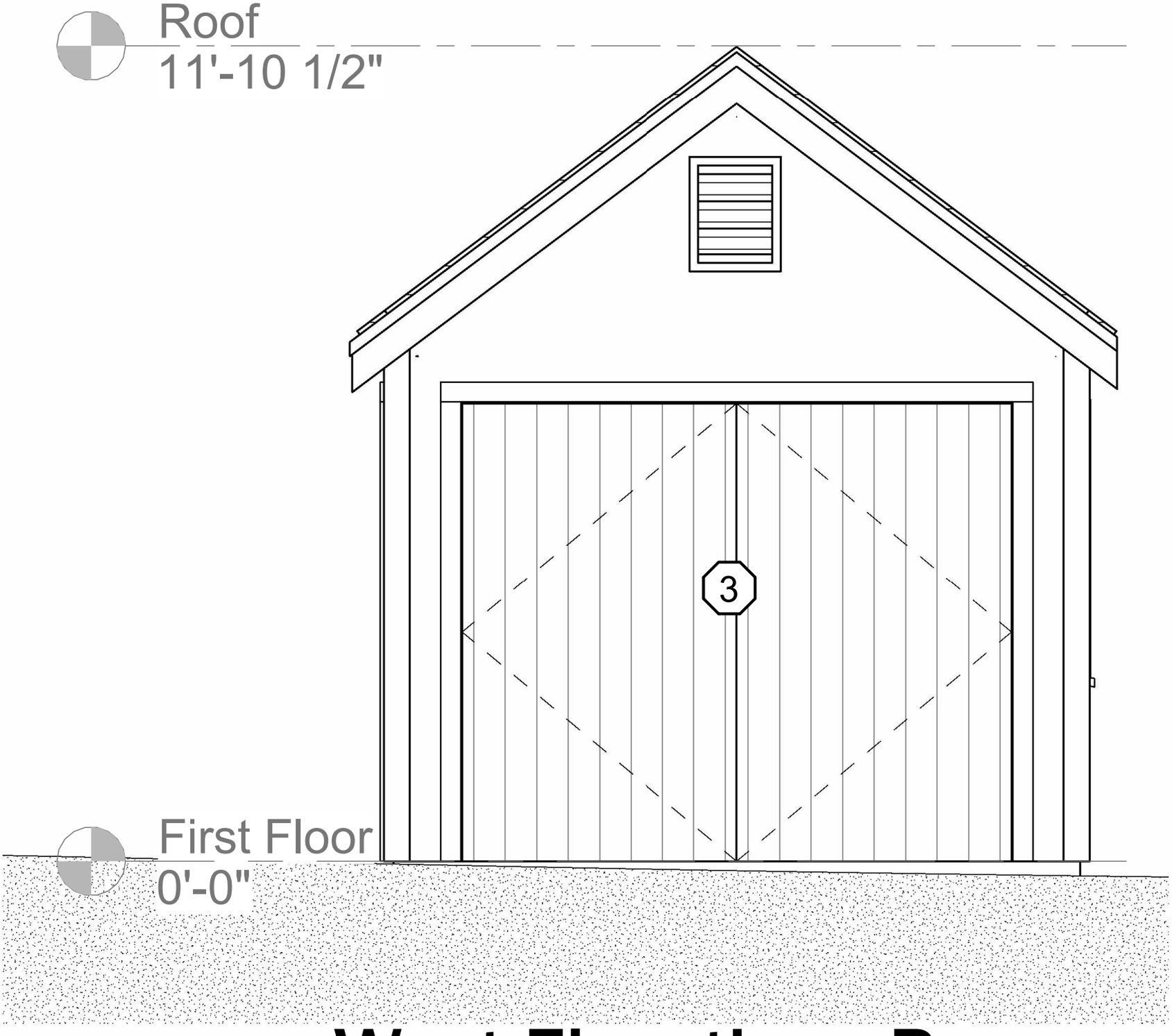
North Elevation - Proposed

1/4" = 1'-0"



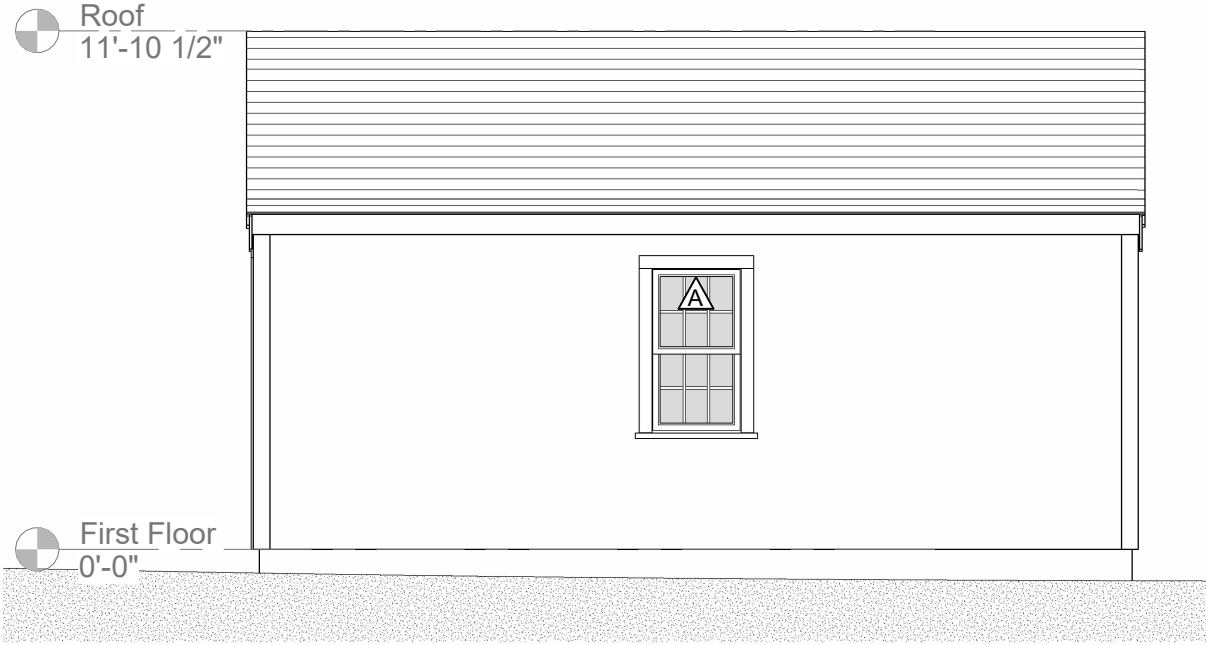
East Elevation - Proposed

1/4" = 1'-0"



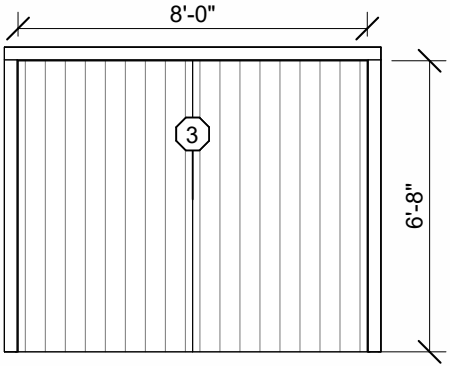
West Elevation - Proposed

1/4" = 1'-0"

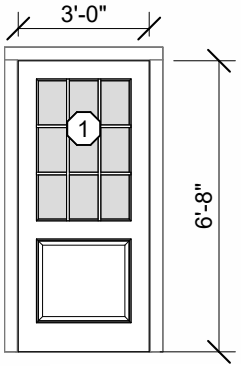


South Elevation - Proposed

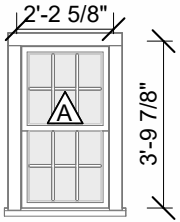
1/4" = 1'-0"



Utility Garage Door
T&G Custom
8'-0" x 6' -8"



Exterior 9 Lite
Andersen
SDL
3'-0" x 6' -8"



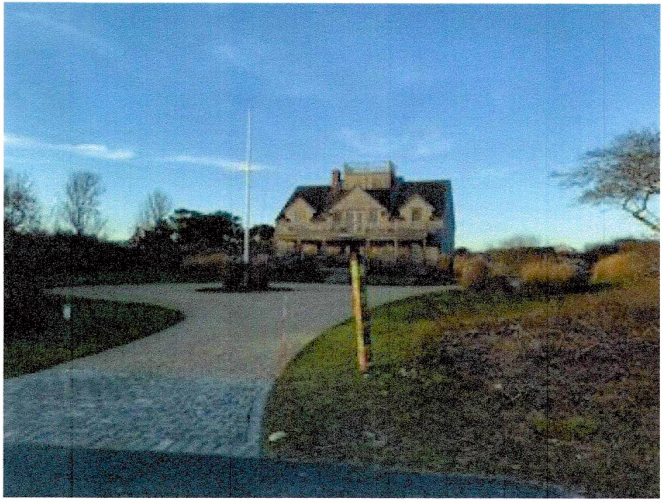
6/6 Window
Andersen SDL
QTY: 1

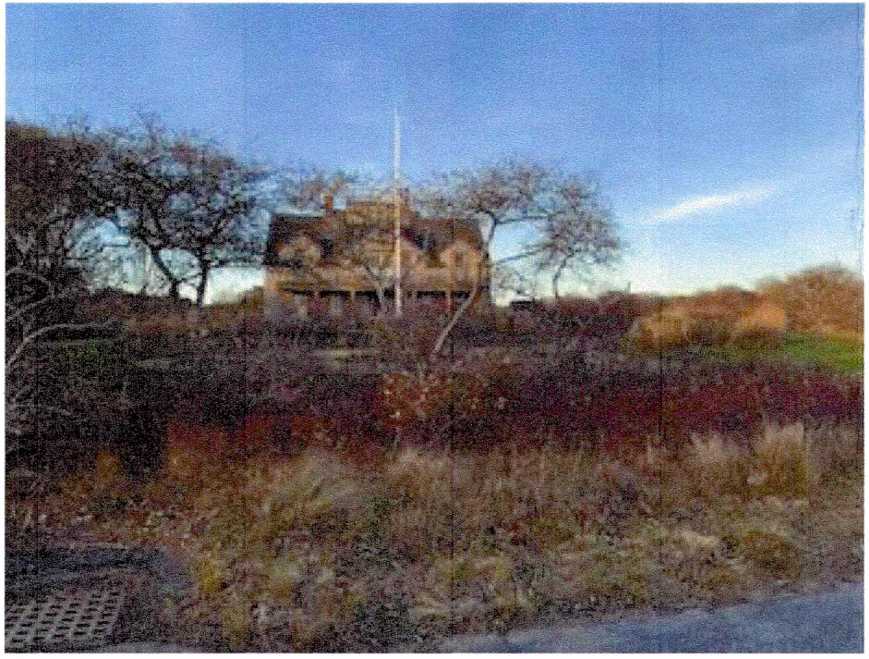
Door Legend

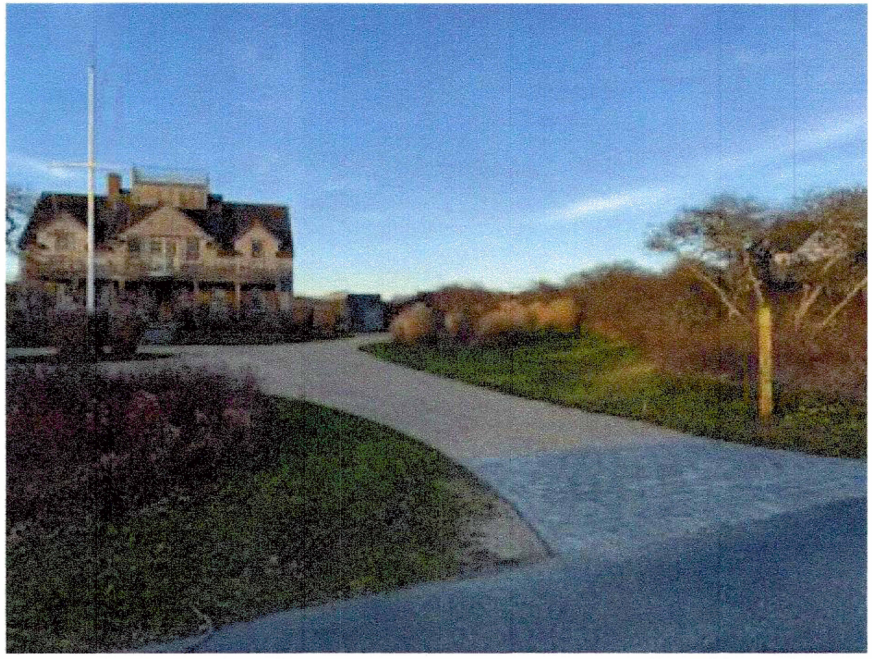
1/4" = 1'-0"

Window Legend

1/4" = 1'-0"







31 Wigwam Road

1 N Swift Rock Road : 40 / 2 Pool House

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
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: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Pool House

Size of Structure or Addition: Length: 23' Sq. Footage 1st floor: 449 SF Decks/Patio: Size: 4'x19'-6" ☑ 1st floor ☐ 2nd floor
Width: 19'-6" Sq. footage 2nd floor: 449 SF Size: 8'x16'-8" ☐ 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'-10" +/- South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* 1. East Elevation
(describe) 2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 _____ Secondary Mass _____/12 _____ Dormer 7 /12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 4" 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 _____ 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 10/30/24 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 11.04.24

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.

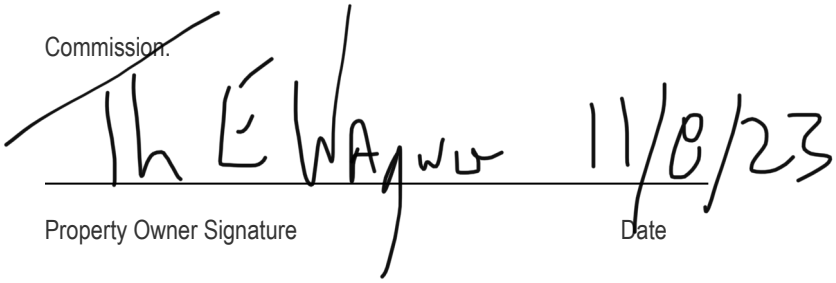
Signature 10.29.24
Date

Authorization Letter

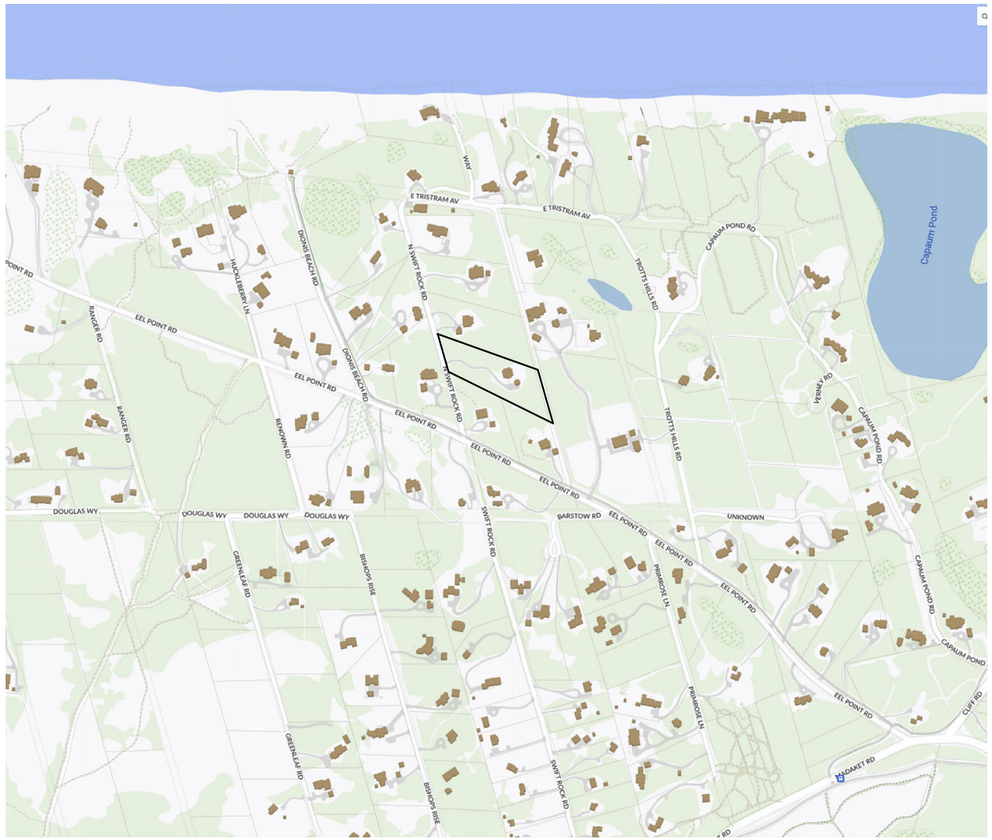
Nantucket Historic District Commission

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:

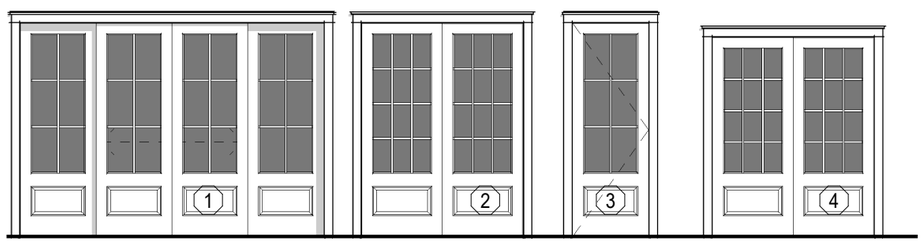
I 1 North Swift Rock Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



Property Owner Signature Date



Locus

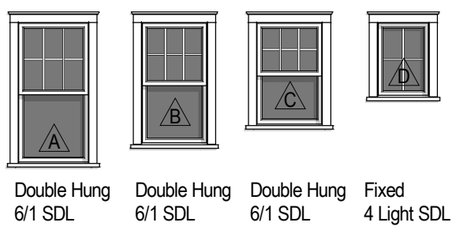


Quad Slider
6 Light 1 Panel

Double Slider
12 Light 1 Panel

Single Hinged Door
6 Light 1 Panel

Double Slider
12 Light 1 Panel



Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Fixed
4 Light SDL

Window & Door Legend

3/16" = 1'-0"

Proposed Site Plan

1" = 60'-0"

A.0

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

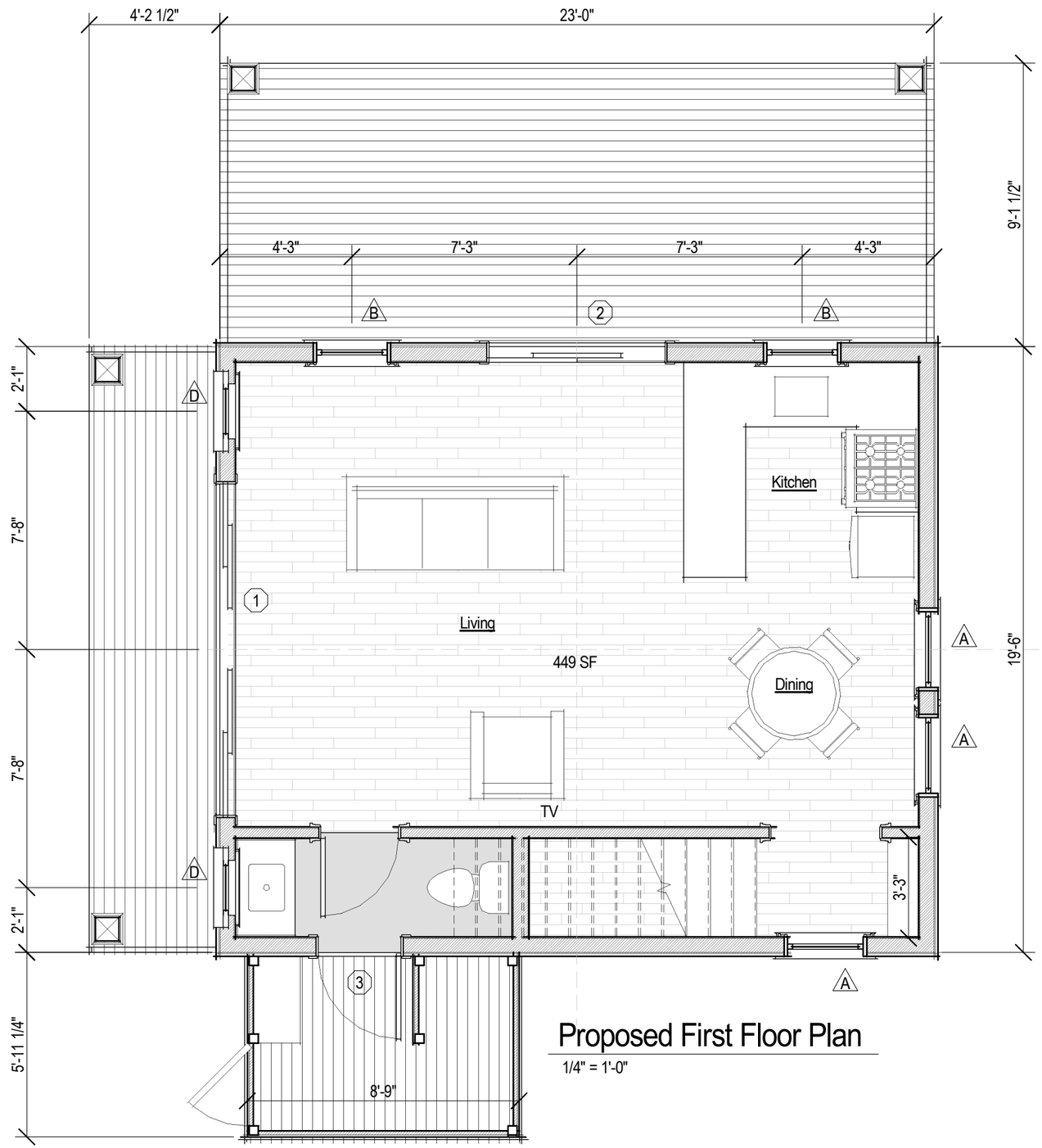
Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Cover Page

Scale: As indicated
Date: 10.30.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed First Floor Plan

1/4" = 1'-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'

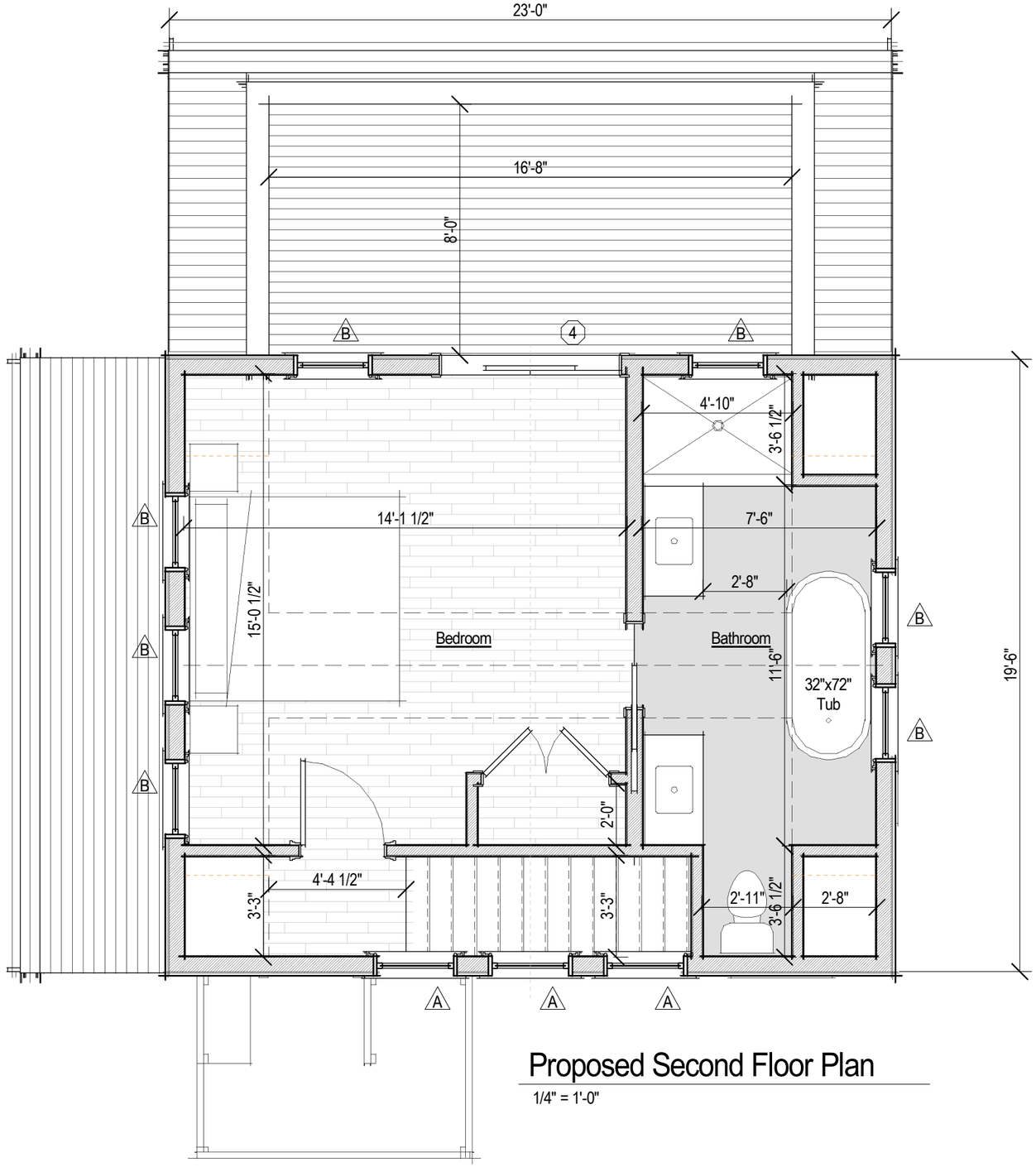
Floor Plan

Scale: 1/4" = 1'-0"

Date: 10.30.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed Second 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'

Floor Plan

Scale: 1/4" = 1'-0"
Date: 10.30.24

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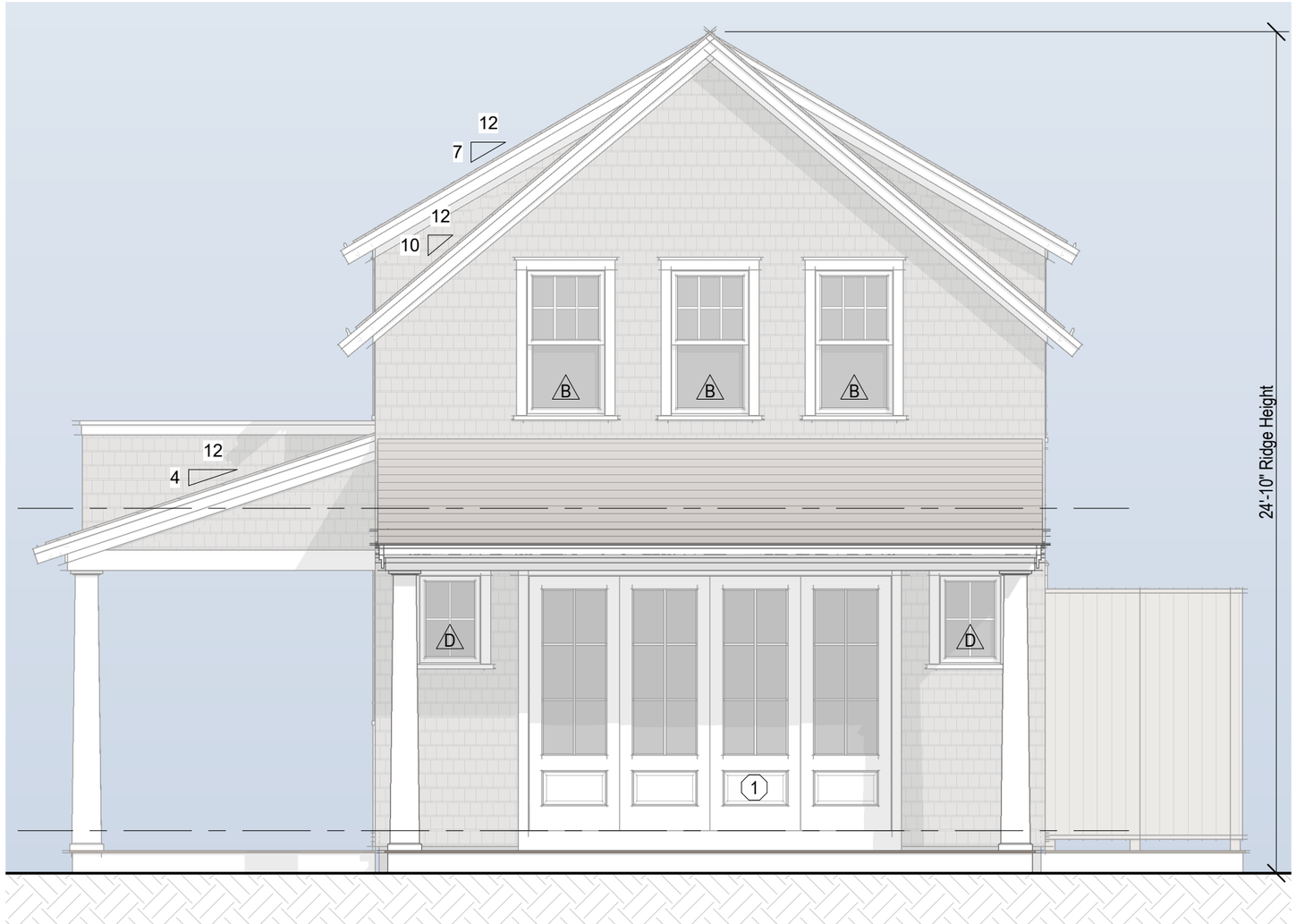
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed West Elevation

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'

Elevations

Scale: 1/4" = 1'-0"

Date: 10.30.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed North Elevation

1/4" = 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'

Elevations

Scale: 1/4" = 1'-0"
Date: 10.30.24

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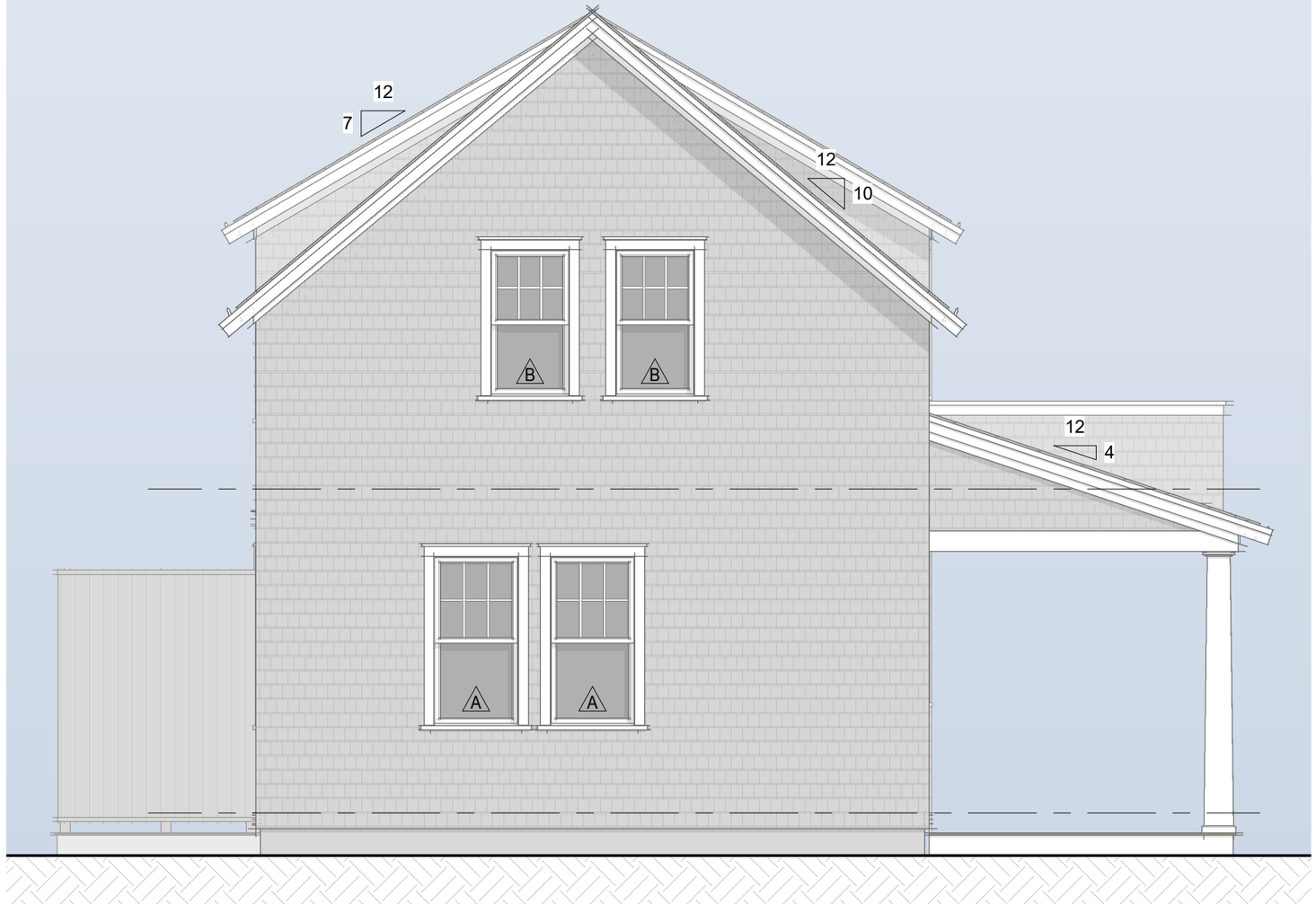
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed East Elevation

1/4" = 1'-0"

A.5

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

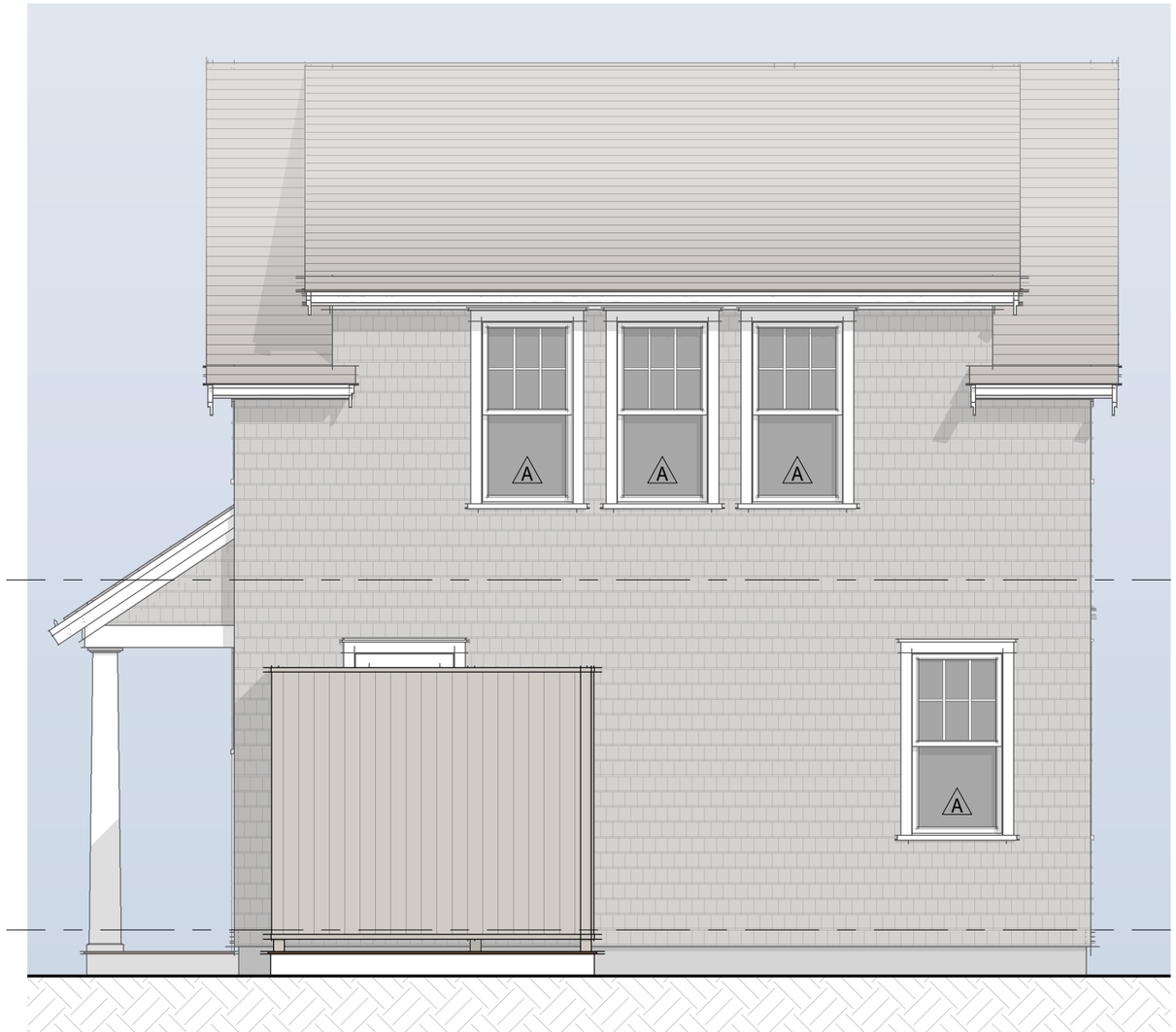
Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Elevations

Scale: 1/4" = 1'-0"
Date: 10.30.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed South Elevation

1/4" = 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'

Elevations

Scale: 1/4" = 1'-0"

Date: 10.30.24

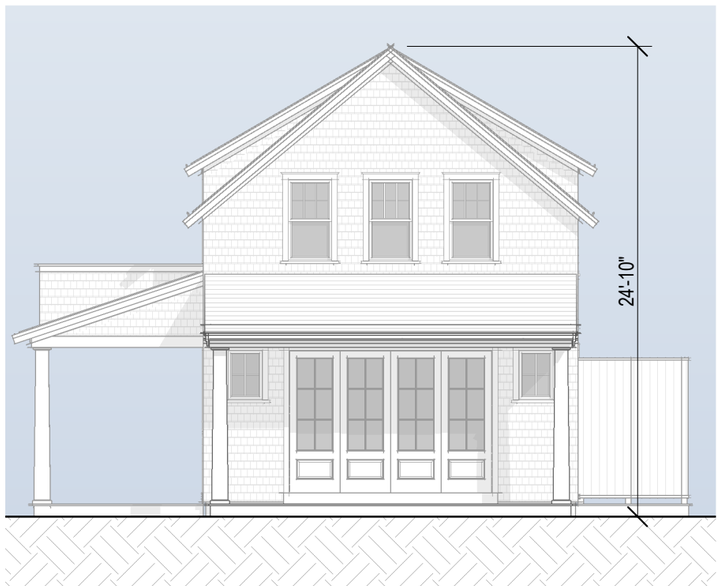
emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



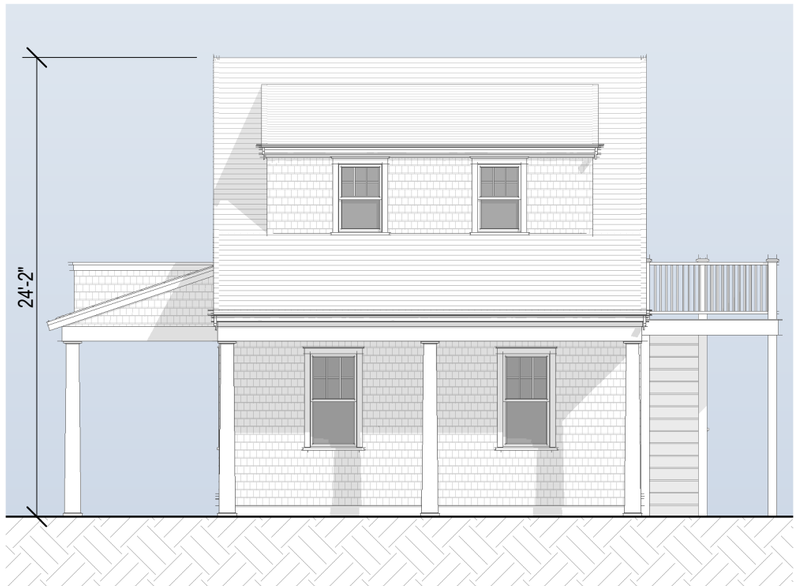
Dwelling West Elevation

1/8" = 1'-0"



Pool House West Elevation

1/8" = 1'-0"



Garage West Elevation

1/8" = 1'-0"

A.11

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'

Elevations

Scale: 1/8" = 1'-0"

Date: 10.30.24

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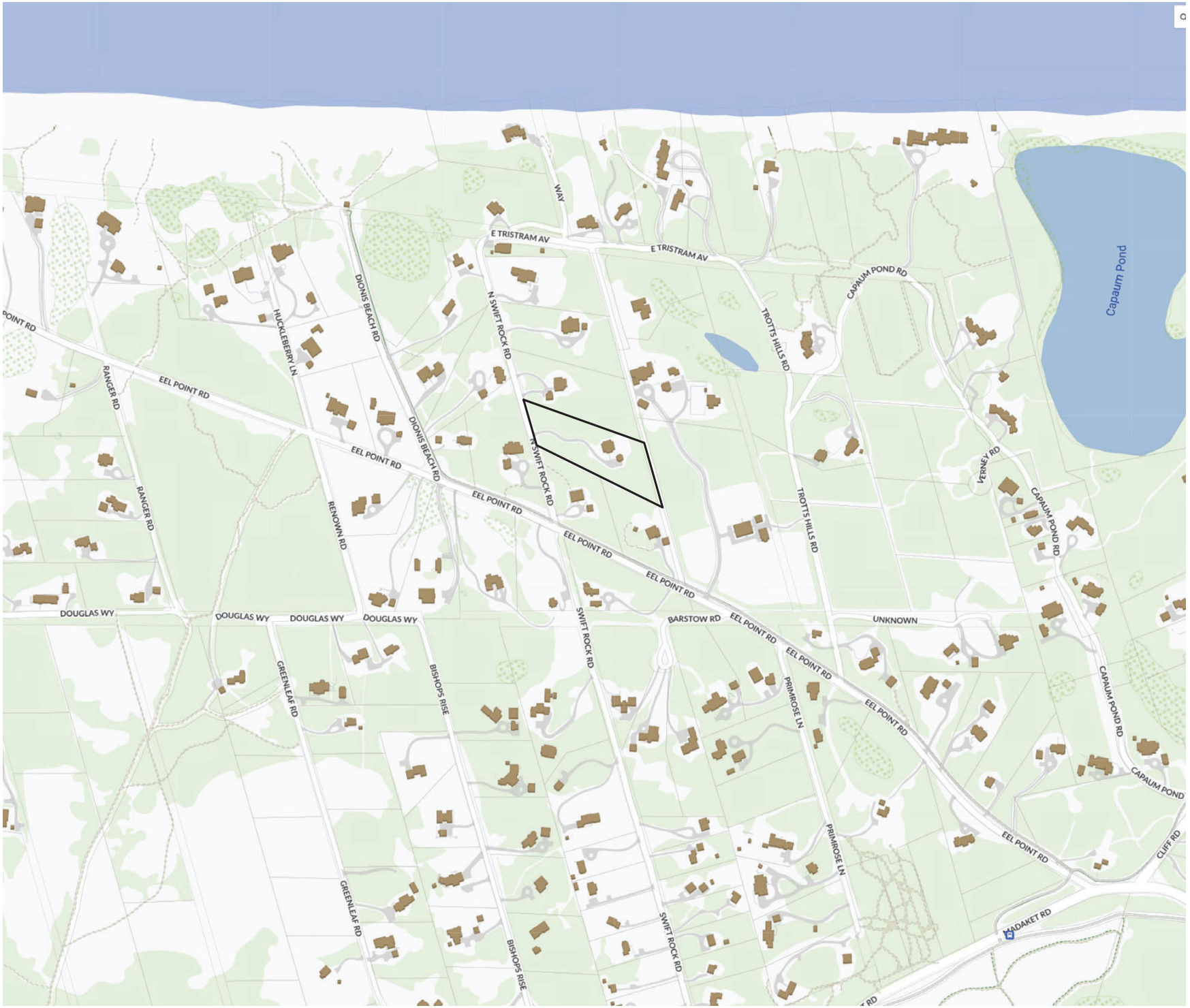
1
ONE




E TRISTRAM AV
E TRISTRAM AV
CAPAUM POND RD
Capaum Pond
TROTTS HILLS RD
N SWIFT ROCK RD
DIONIS BEACH RD
HUCKLEBERRY LN
RANGER RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
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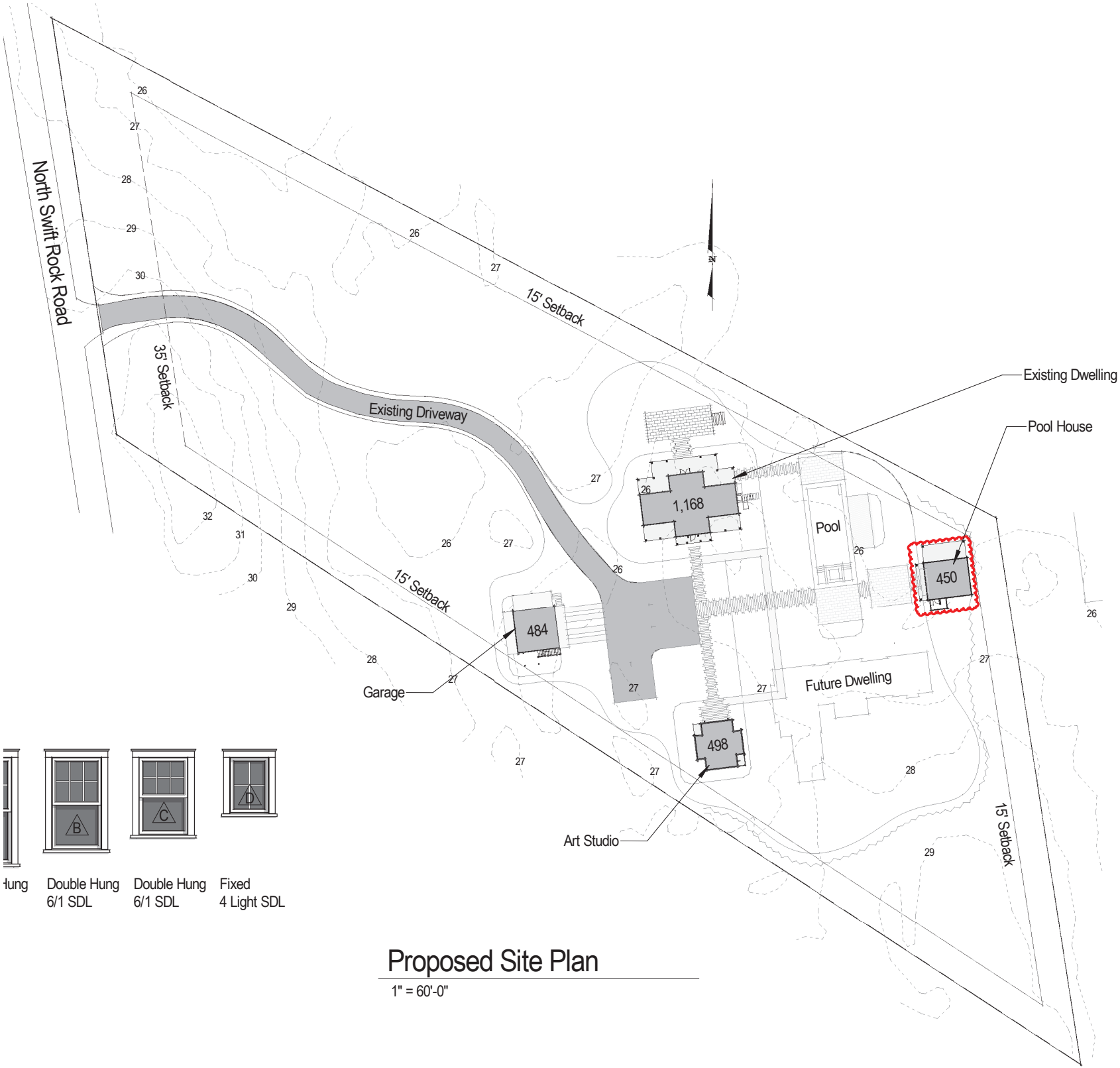
SWIFT ROCK RD
BARSTOW RD
UNKNOWN
PRIMROSE LN
PRIMROSE LN
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
GREENLEAF RD
GREENLEAF RD
BISHOPS RISE
BISHOPS RISE
CLIFF RD
MADAKET RD

Locus



Proposed Site Plan

1" = 60'-0"

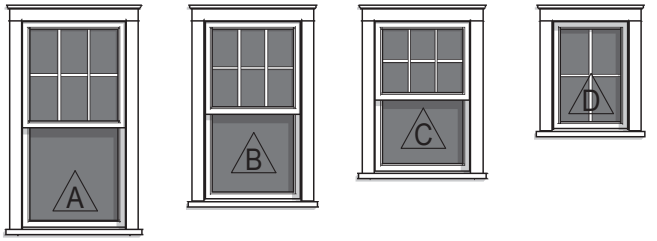


Quad Slider
6 Light 1 Panel

Double Slider
12 Light 1 Panel

Single Hinged Door
6 Light 1 Panel

Double Slider
12 Light 1 Panel



Double Hung
6/1 SDL

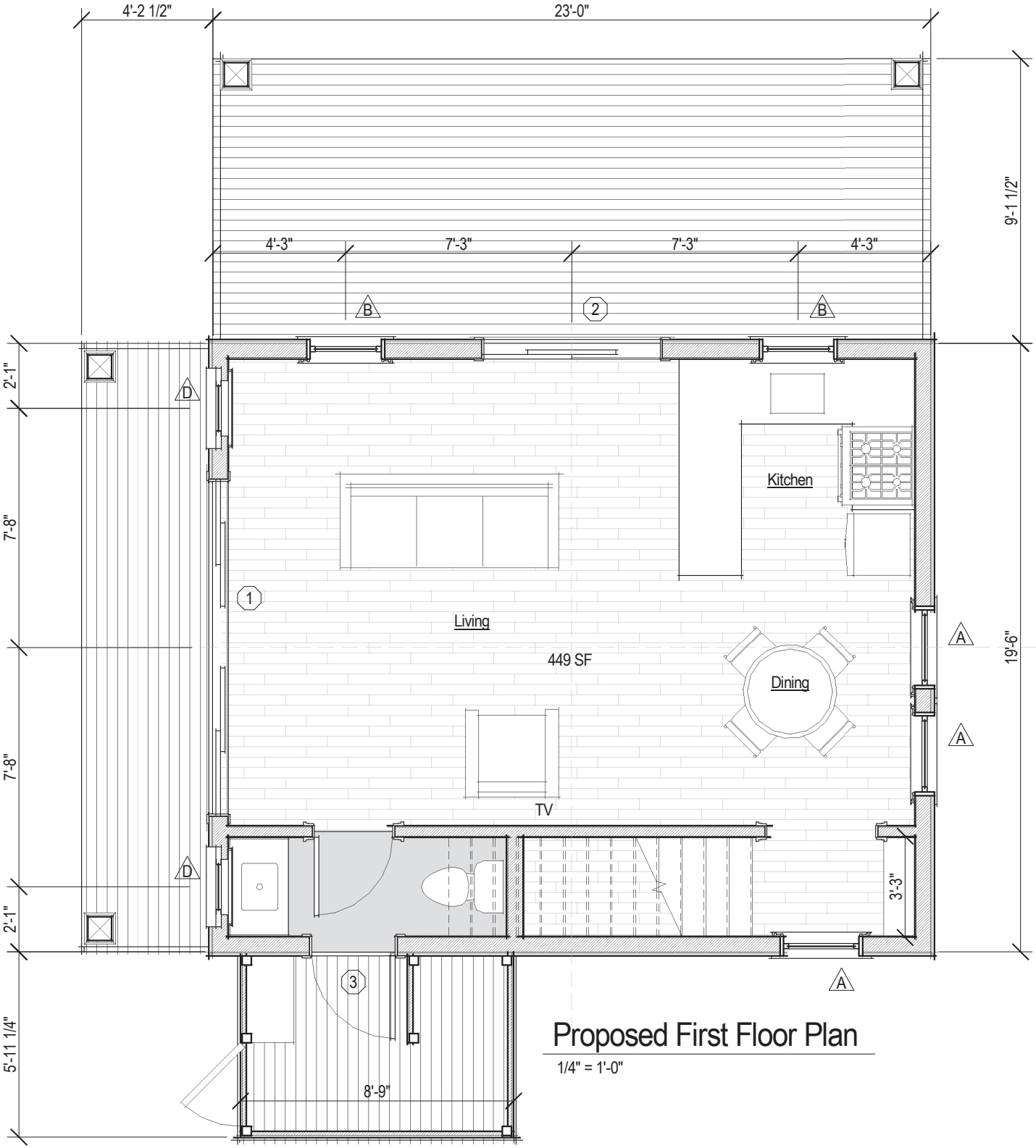
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Fixed
4 Light SDL

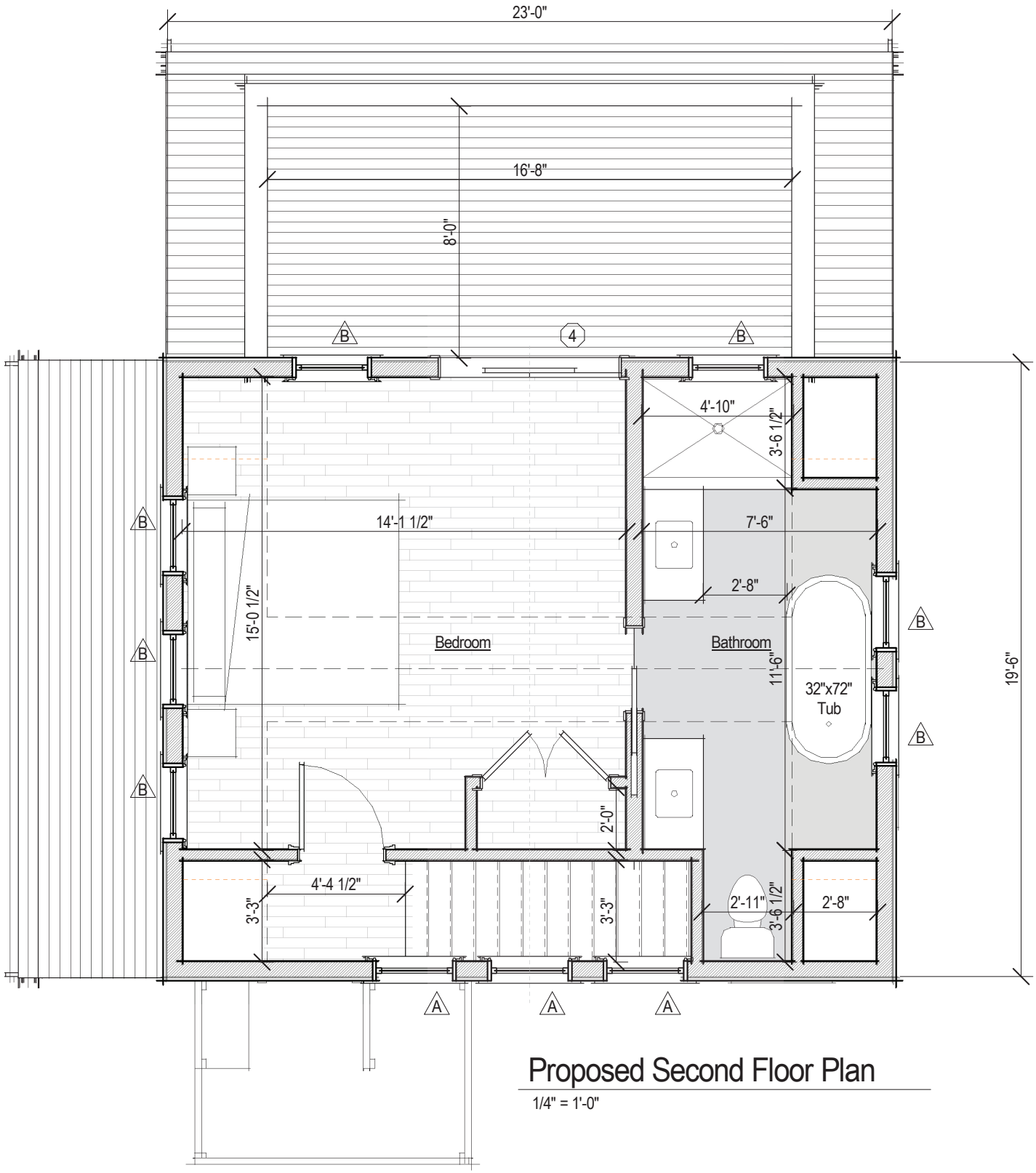
Window & Door Legend

3/16" = 1'-0"



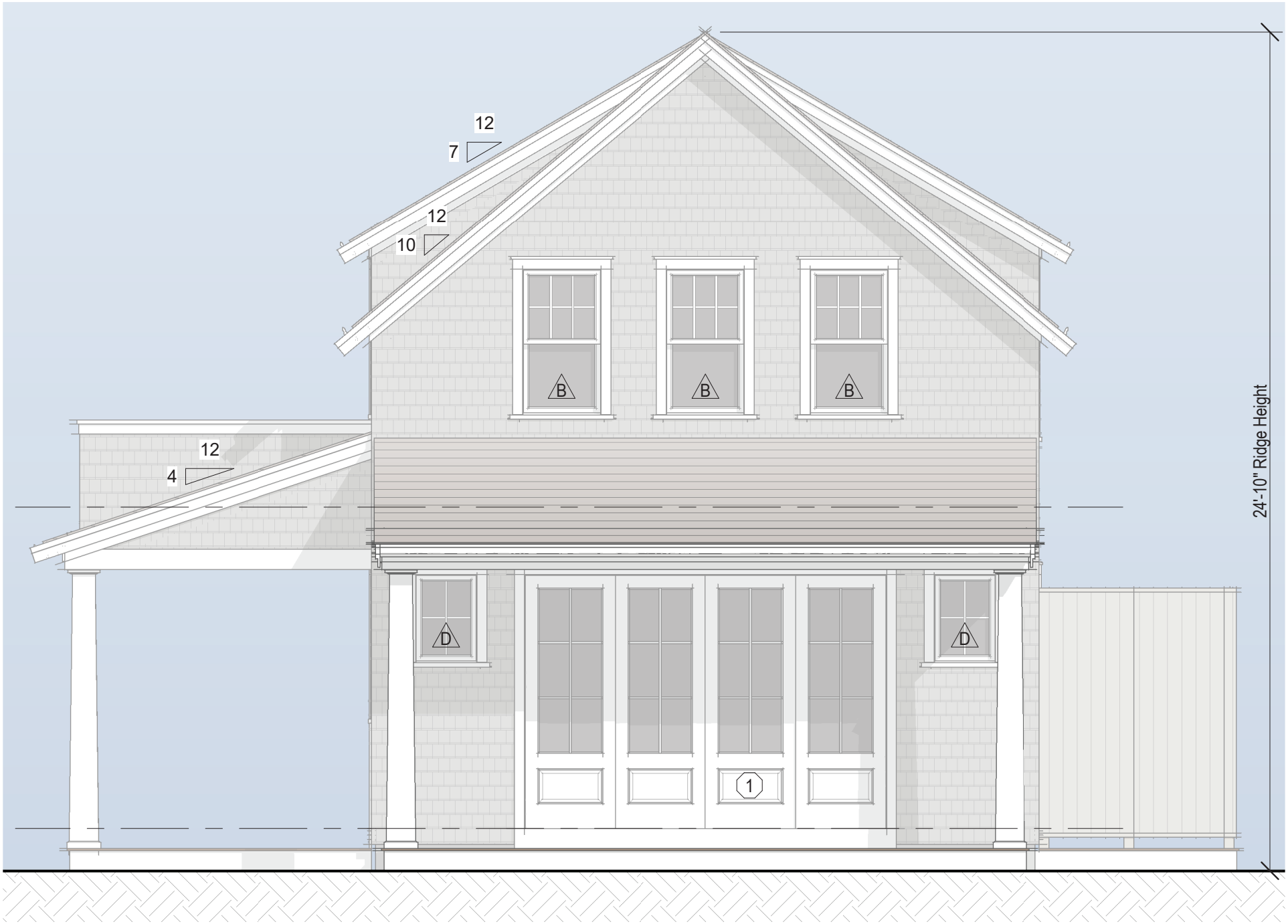
Proposed First Floor Plan

1/4" = 1'-0"



Proposed Second Floor Plan

1/4" = 1'-0"



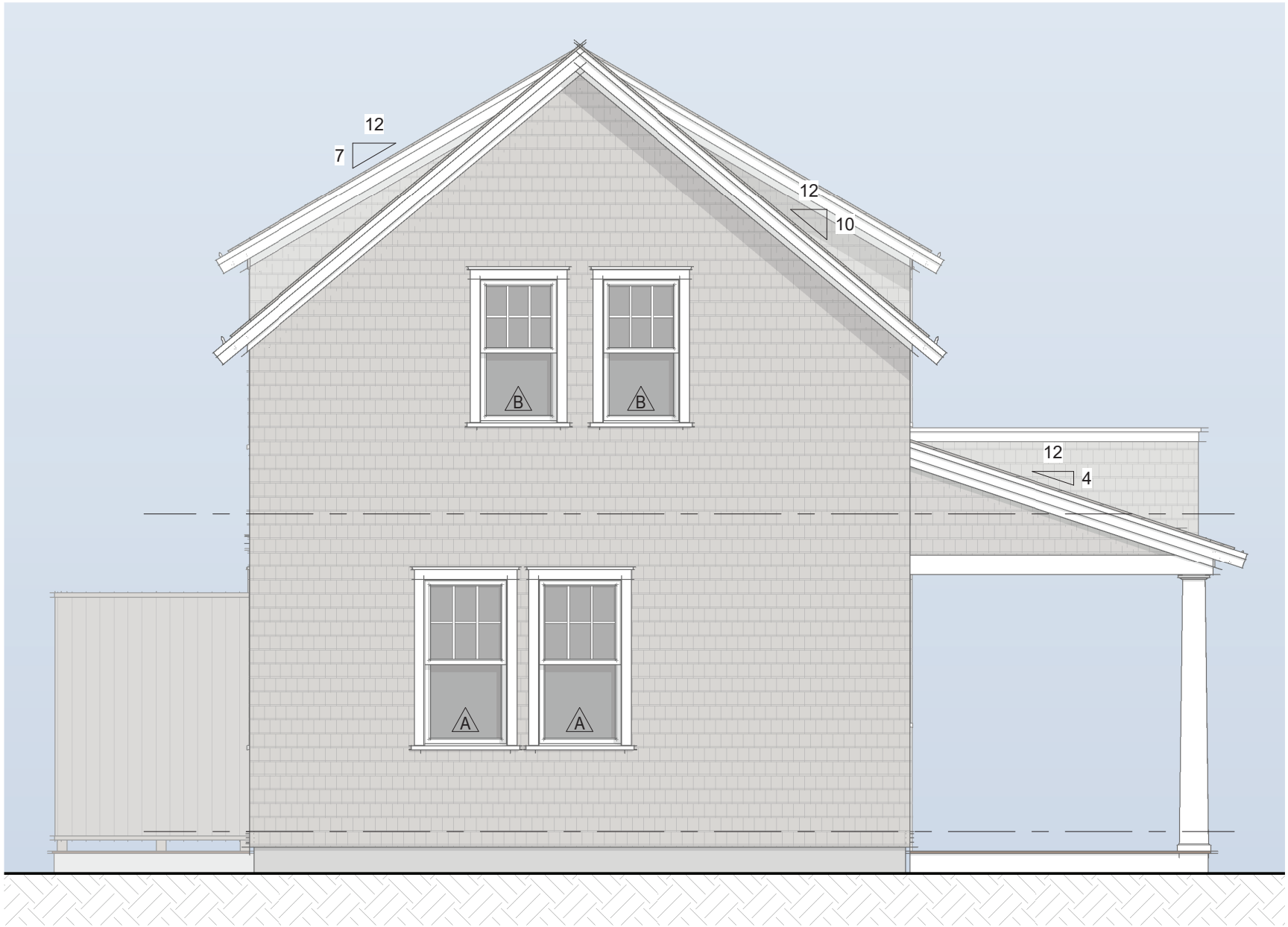
Proposed West Elevation

1/4" = 1'-0"



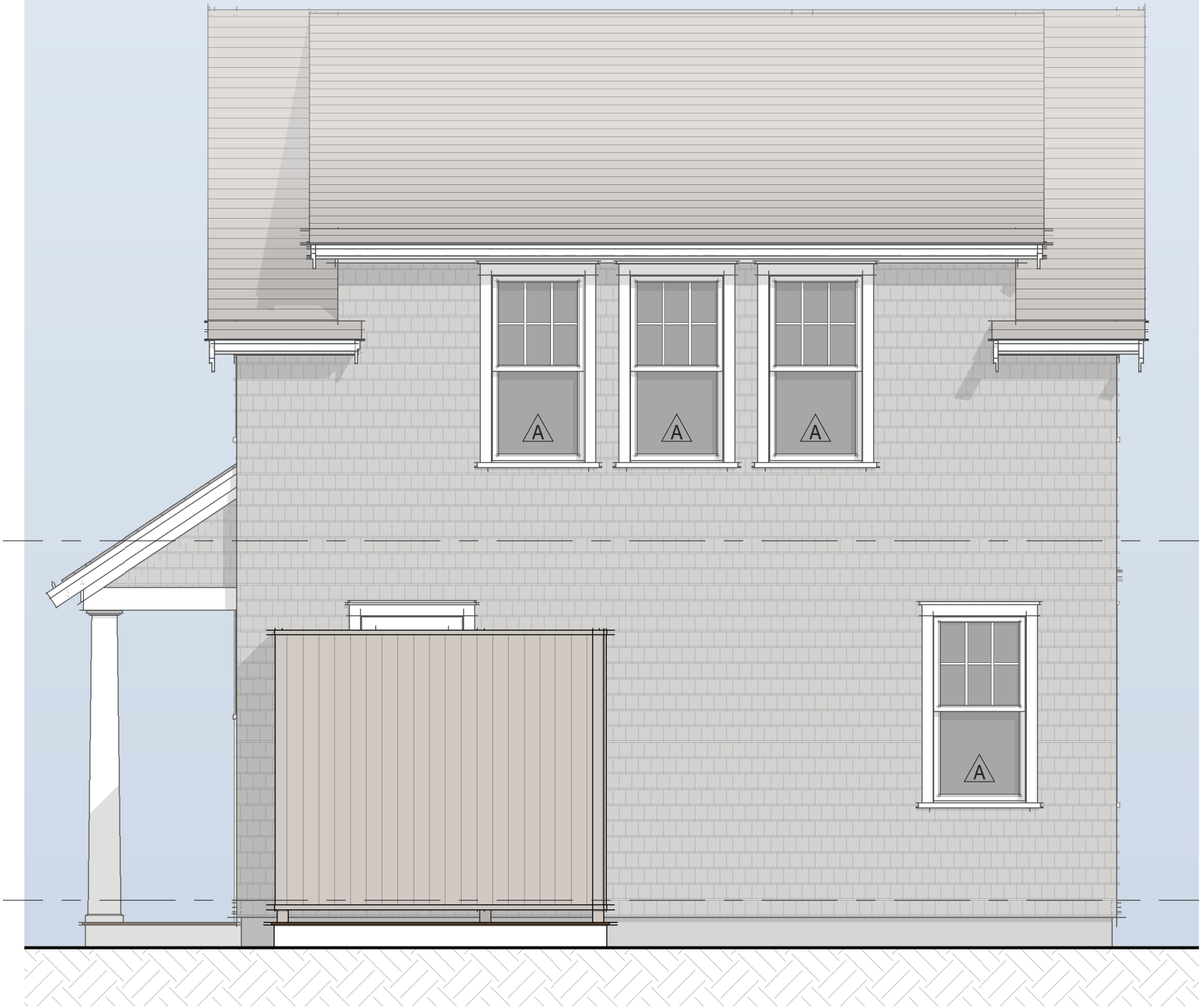
Proposed North Elevation

1/4" = 1'-0"



Proposed East Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"

1 N Swift Rock Road : 40 / 2 Relocate Structure on Site

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: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other MOVE Existing Structure On-Site

Size of Structure or Addition: Length: 24'-4" Sq. Footage 1st floor: 496 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24'-4" 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 16'-4" +/- 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 NO CHANGE
2. South Elevation " "
3. West Elevation " "
4. North Elevation Fenestration Alterations

*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 4 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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) 1" Corner boards _____ Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ 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 & 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 10/30/24 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 11.04.24

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.

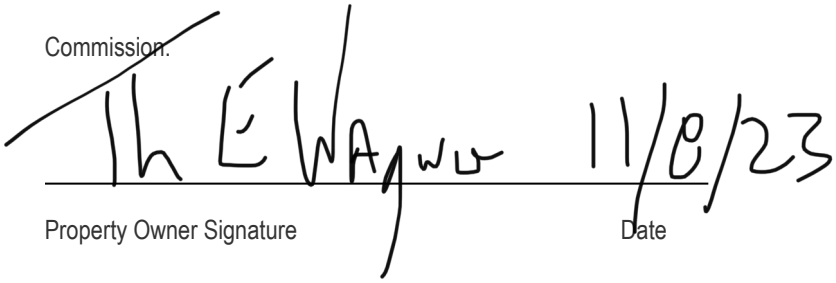
Signature 10.29.24
Date

Authorization Letter

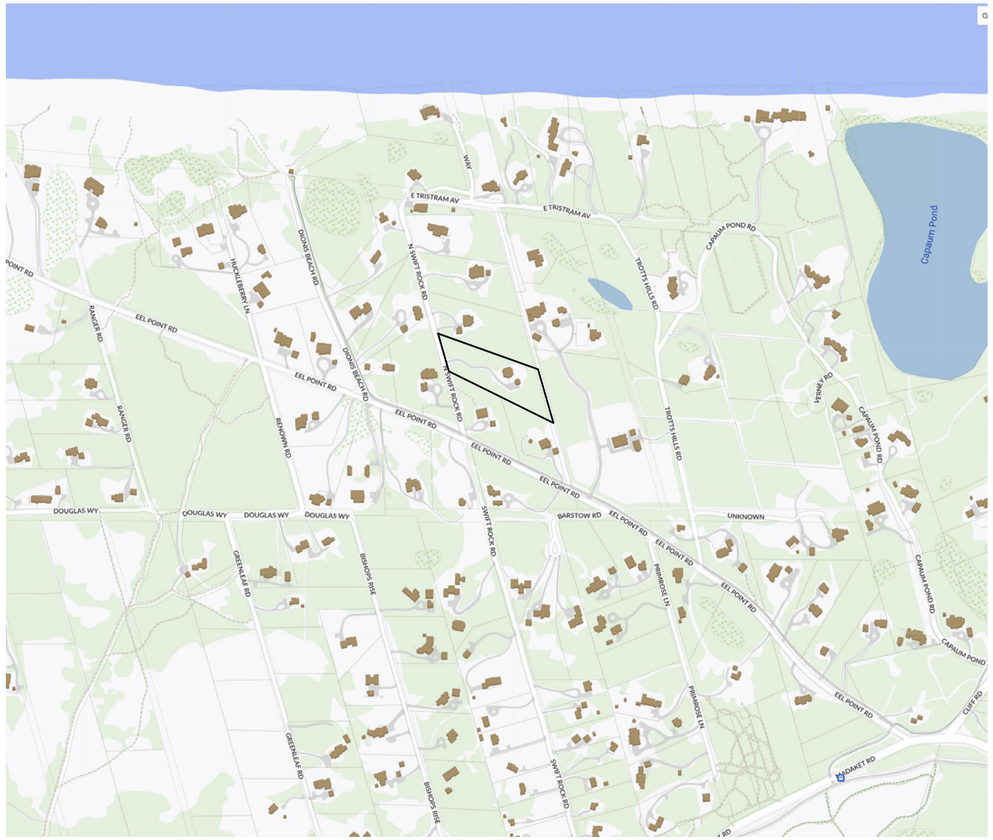
Nantucket Historic District Commission

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:

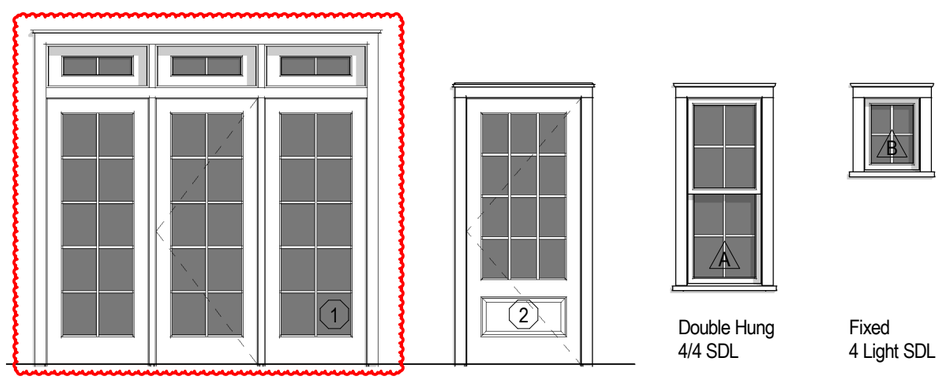
I 1 North Swift Rock Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



Property Owner Signature Date



Locus

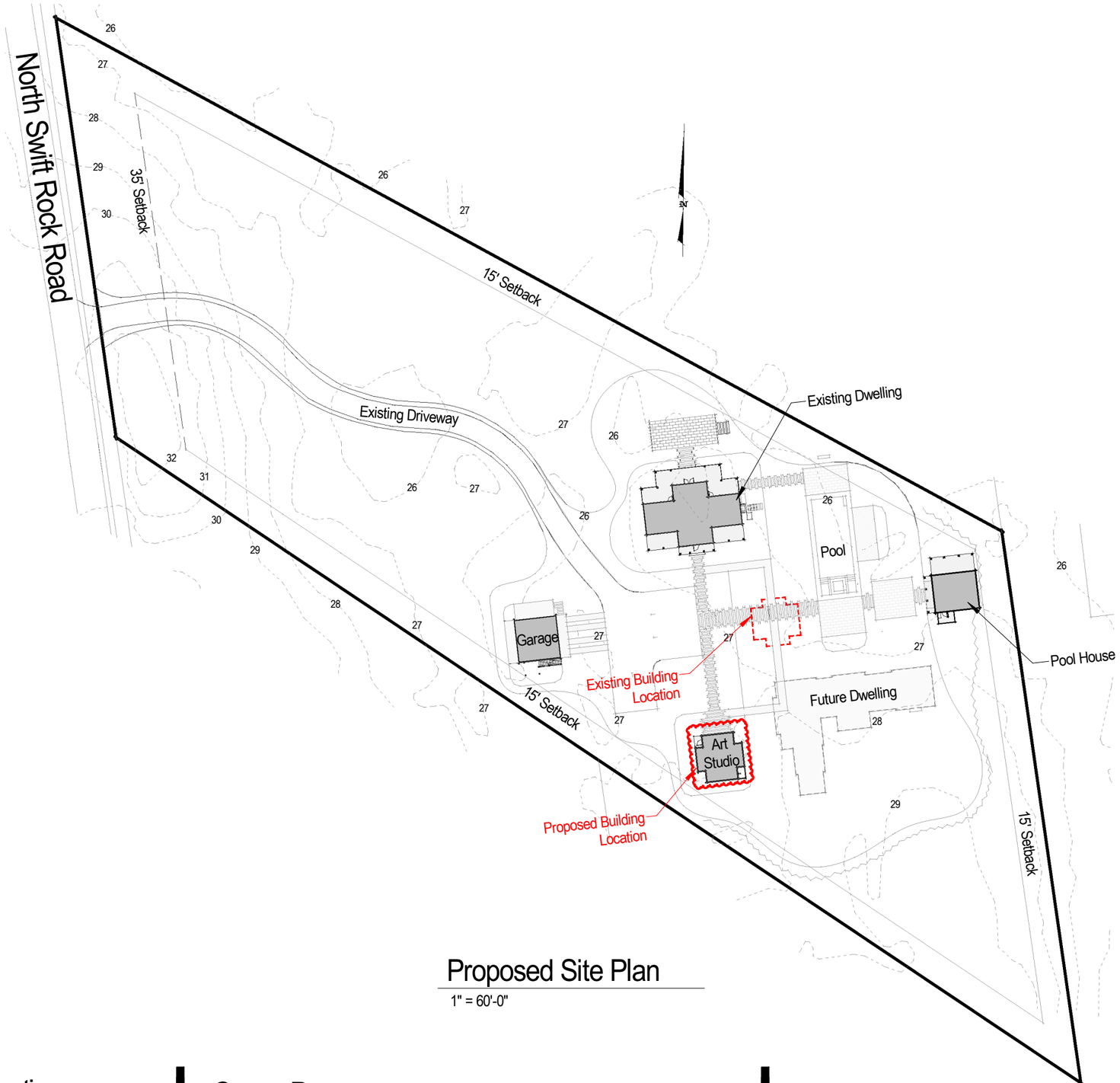


Triple Panel Door
10 Light SDL

Single Hinged Door
12 Light 1 Panel SDL

Double Hung
4/4 SDL

Fixed
4 Light SDL



Proposed Site Plan

1" = 60'-0"

A.1

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

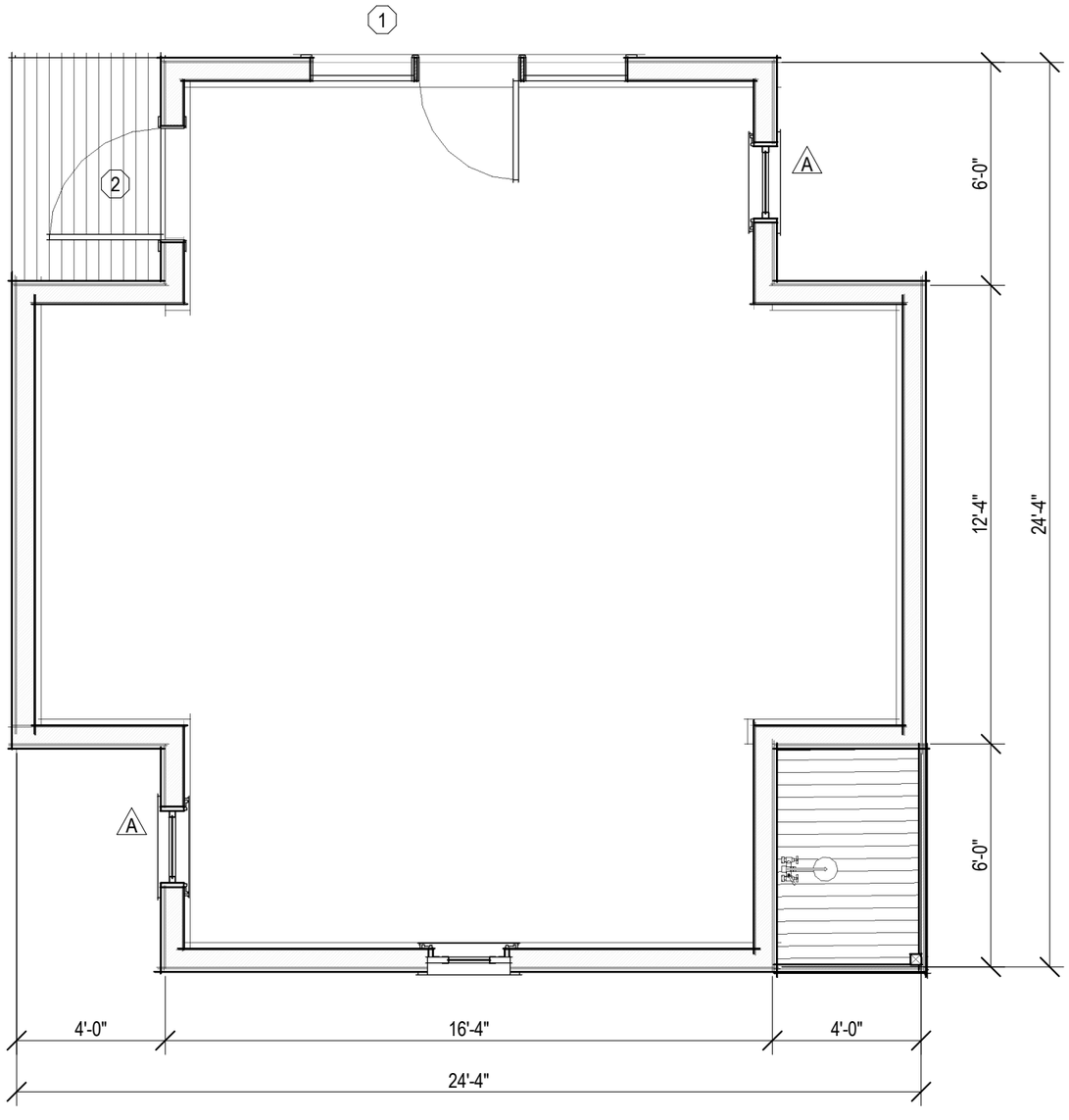
Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Cover Page

Scale: As indicated
Date: 10.30.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed 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'

Floor Plan

Scale: 1/4" = 1'-0"

Date: 10.30.24

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Nantucket, MA 02554
508.325.4995
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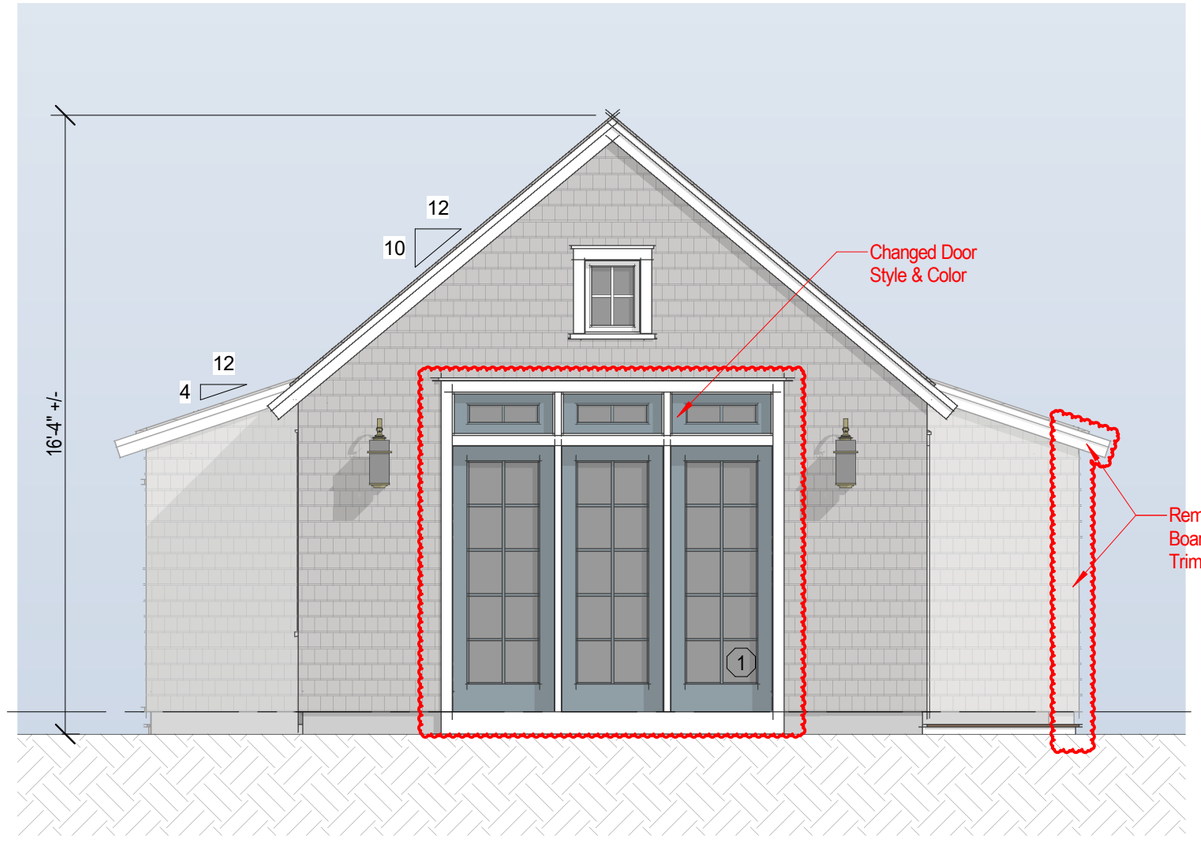
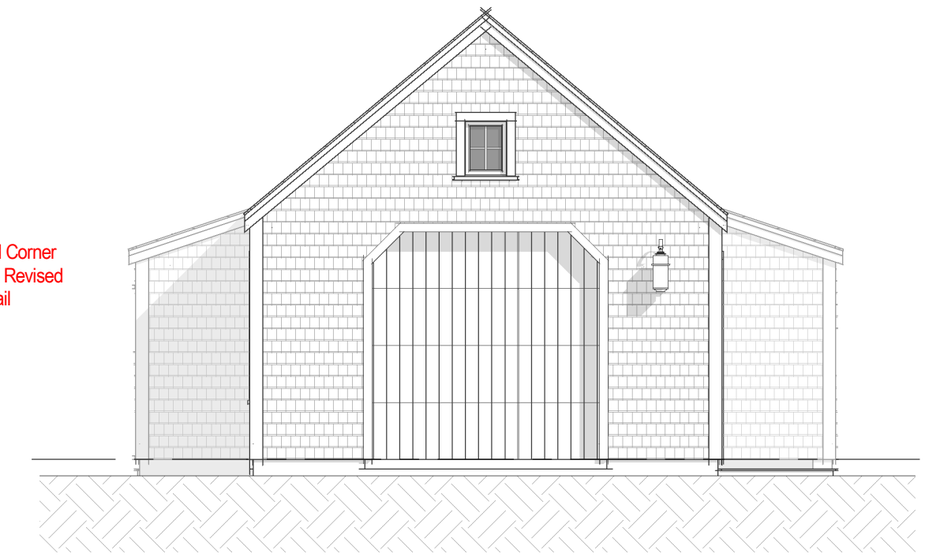


Proposed North Elevation

1/4" = 1'-0"



Existing West Elevation

3/16" = 1'-0"

A.3

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

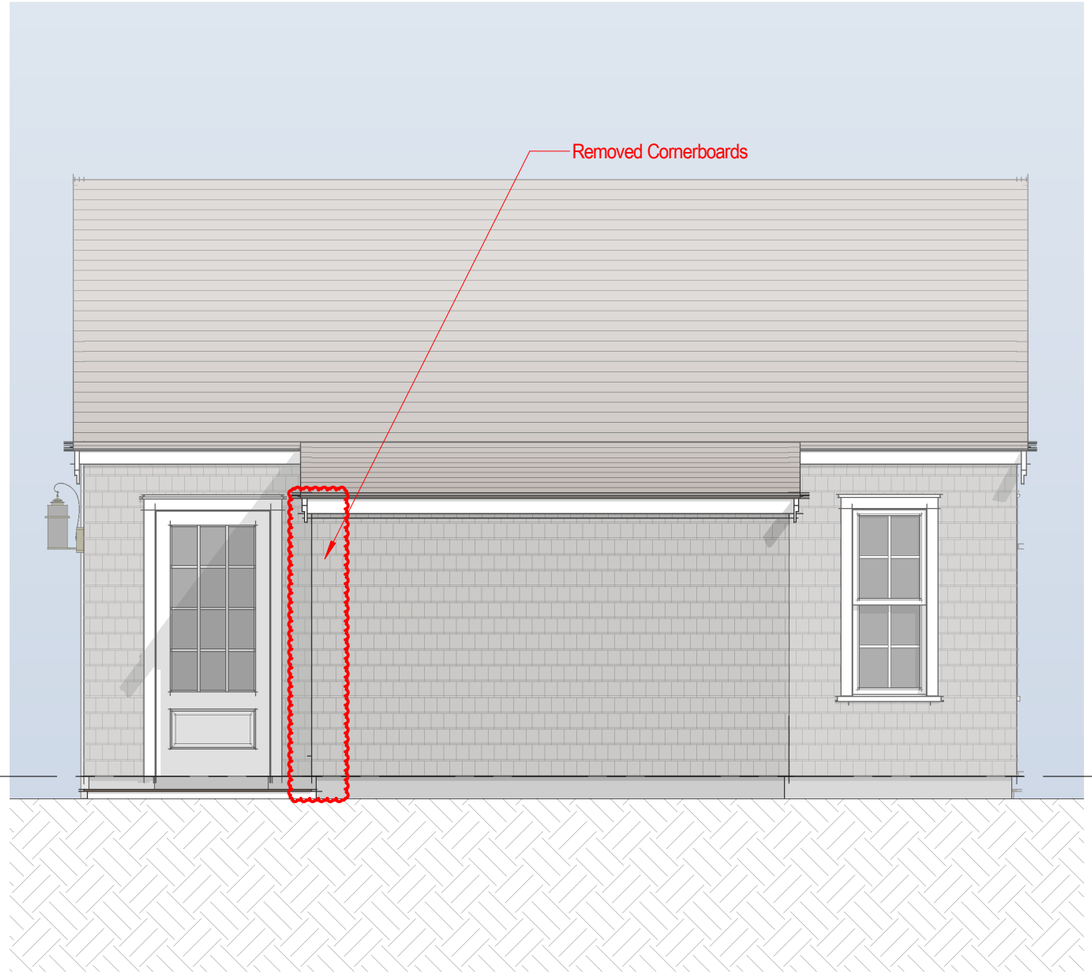
Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Elevations

Scale: As indicated
Date: 10.30.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed West Elevation

1/4" = 1'-0"



Existing South Elevation

3/16" = 1'-0"

A.4

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

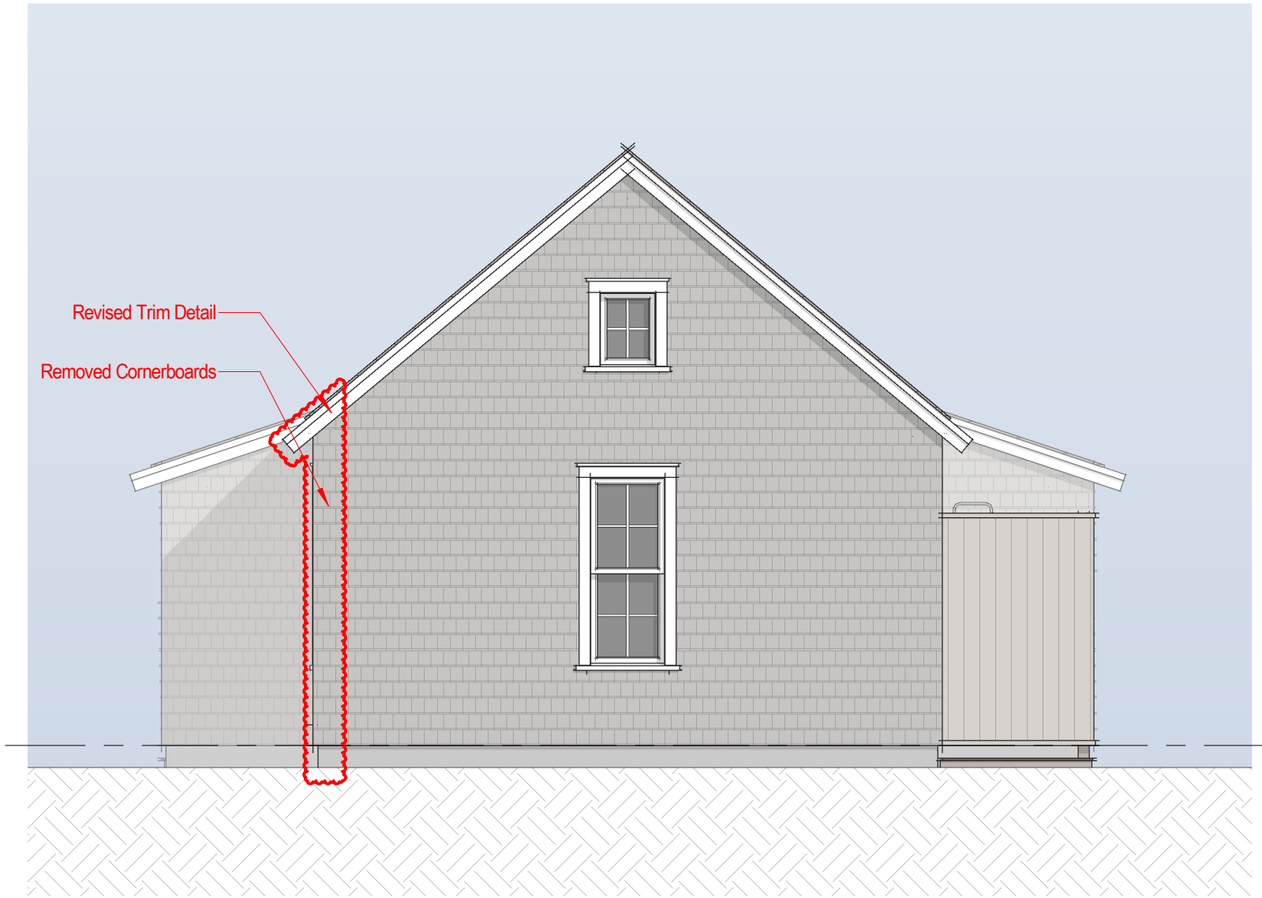
Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Elevations

Scale: As indicated
Date: 10.30.24

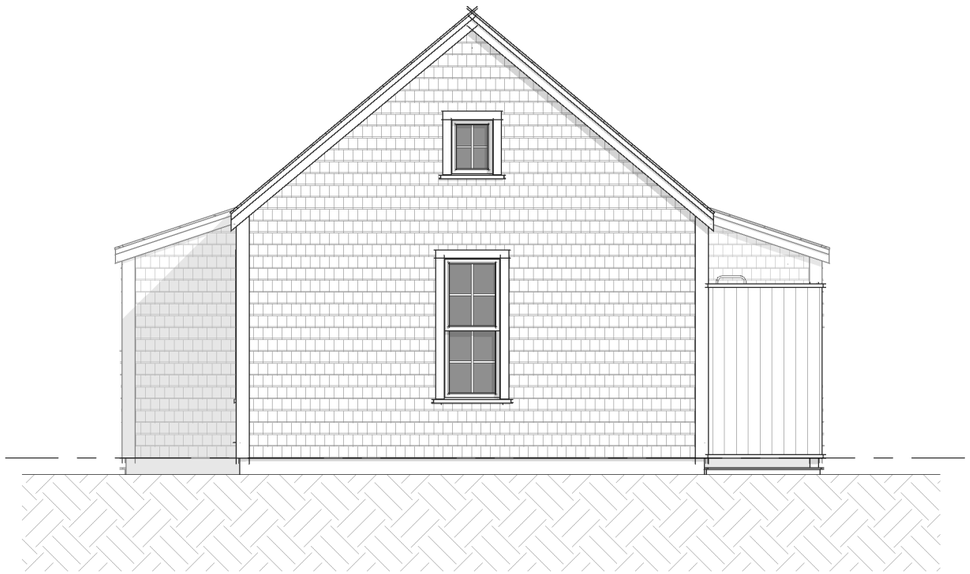
emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed South Elevation

1/4" = 1'-0"



Existing East Elevation

3/16" = 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'

Elevations

Scale: As indicated

Date: 10.30.24

emeritus

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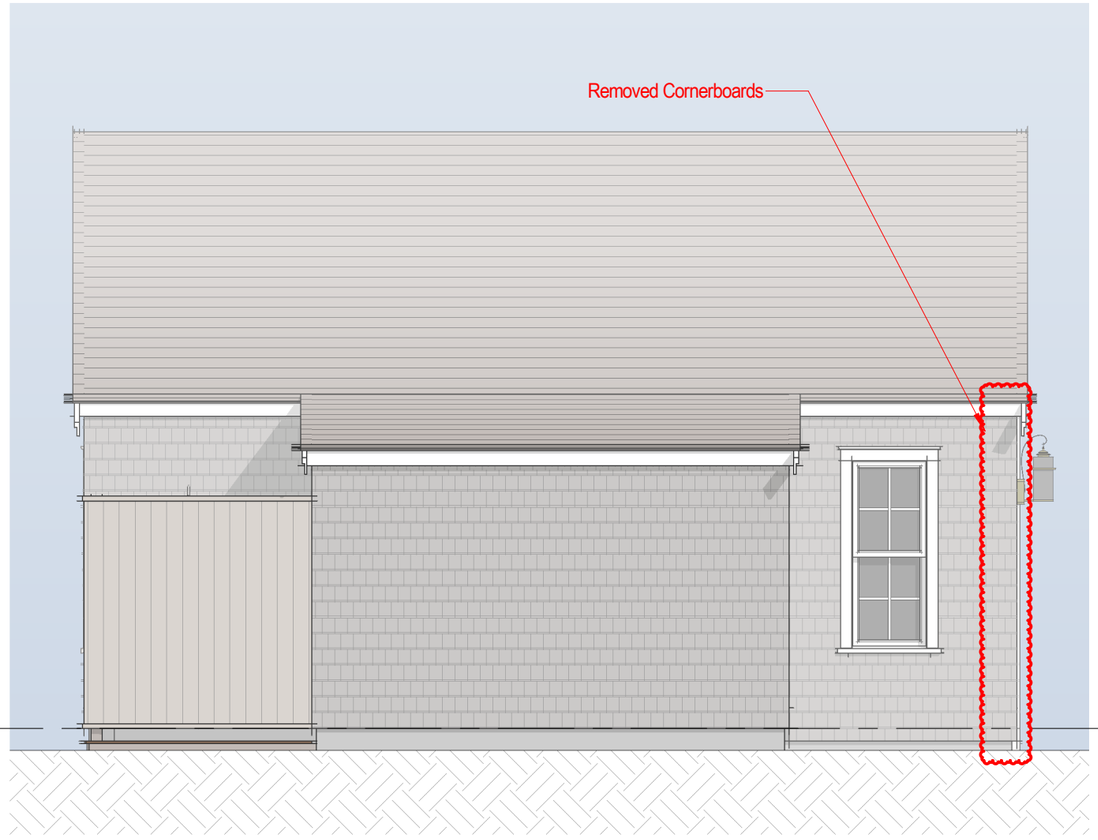
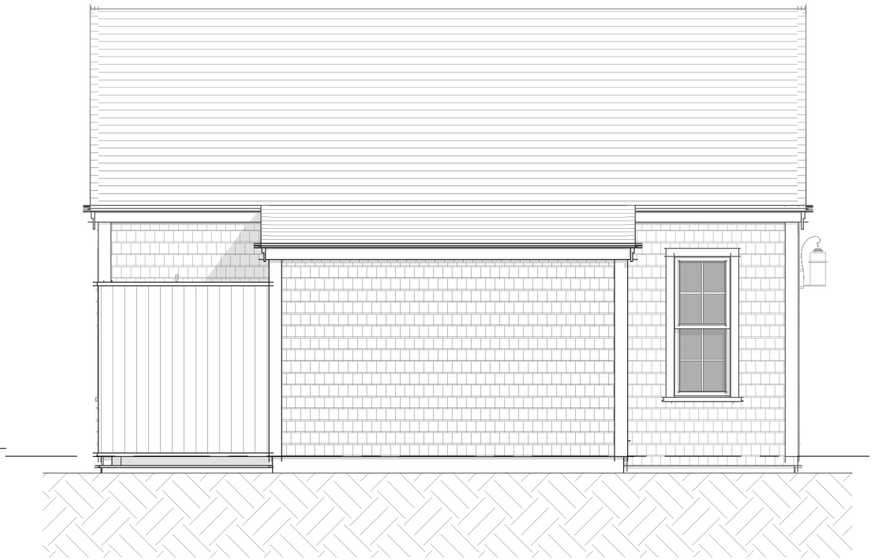
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed East Elevation

1/4" = 1'-0"



Existing North Elevation

3/16" = 1'-0"

1 N Swift Rock Rd Trust

1 N Swift Rock Road

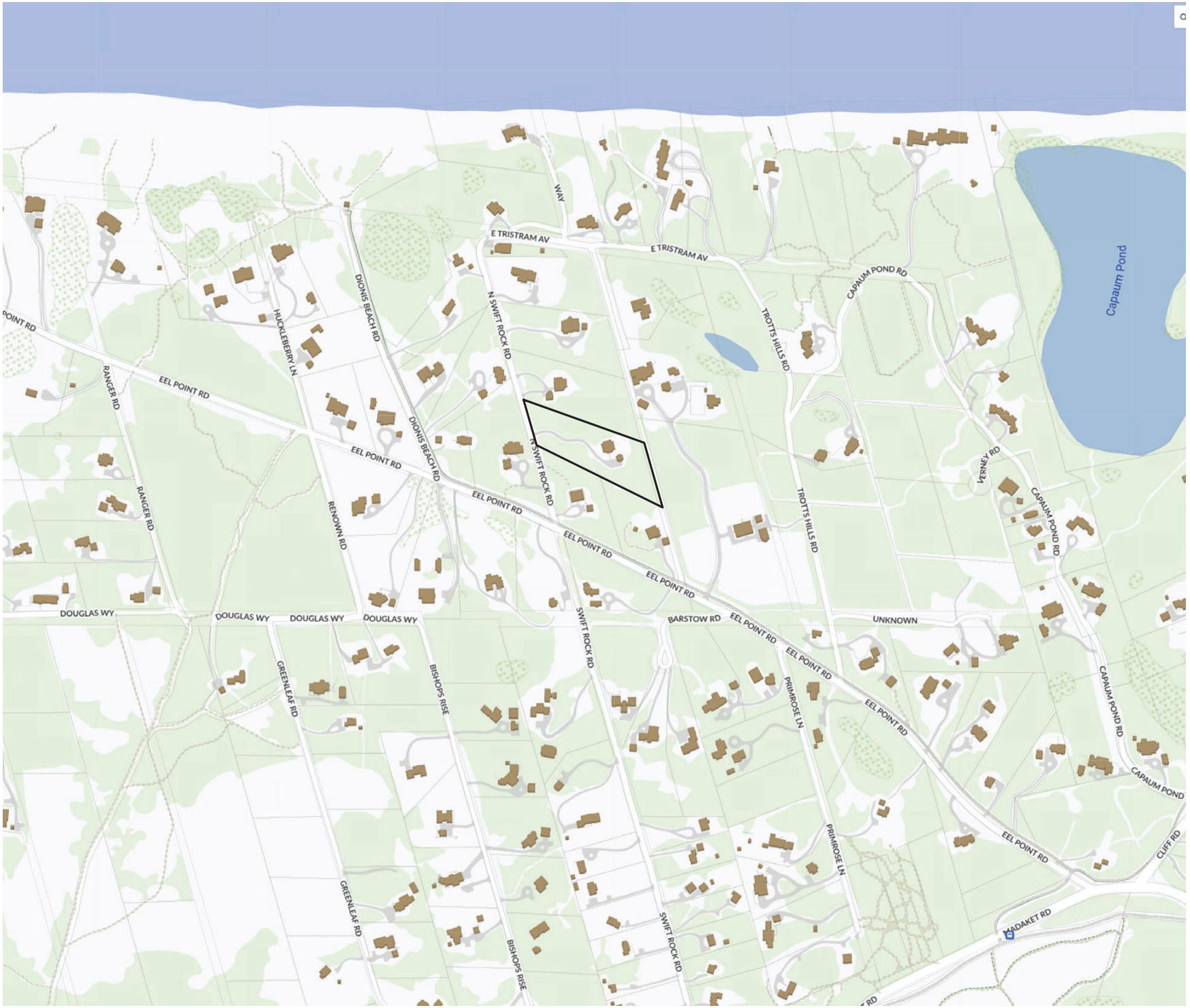
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com


1
ONE



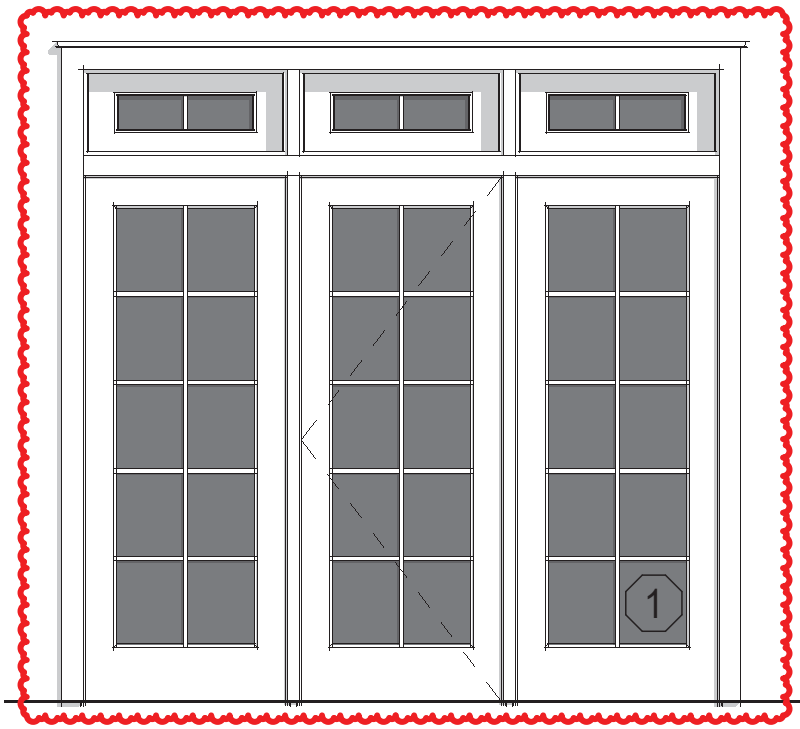

E TRISTRAM AV
E TRISTRAM AV
CAPAUM POND RD
Capaum Pond
TROTTS HILLS RD
N SWIFT ROCK RD
DIONIS BEACH RD
HUCKLEBERRY LN
RANGER RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
VERNEY RD
CAPAUM POND RD
CAPAUM POND RD
CAPAUM POND
RENOWN RD
SWIFT ROCK RD
SWIFT ROCK RD
SWIFT ROCK RD
BARSTOW RD
UNKNOWN
PRIMROSE LN
PRIMROSE LN
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
GREENLEAF RD
GREENLEAF RD
BISHOPS RISE
BISHOPS RISE
CLIFF RD
MADAKET RD

Locus



Proposed Site Plan

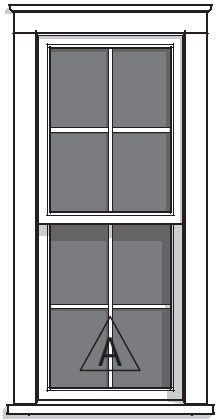
1" = 60'-0"



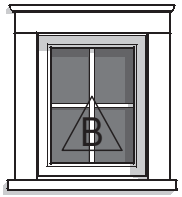
Triple Panel Door
10 Light SDL



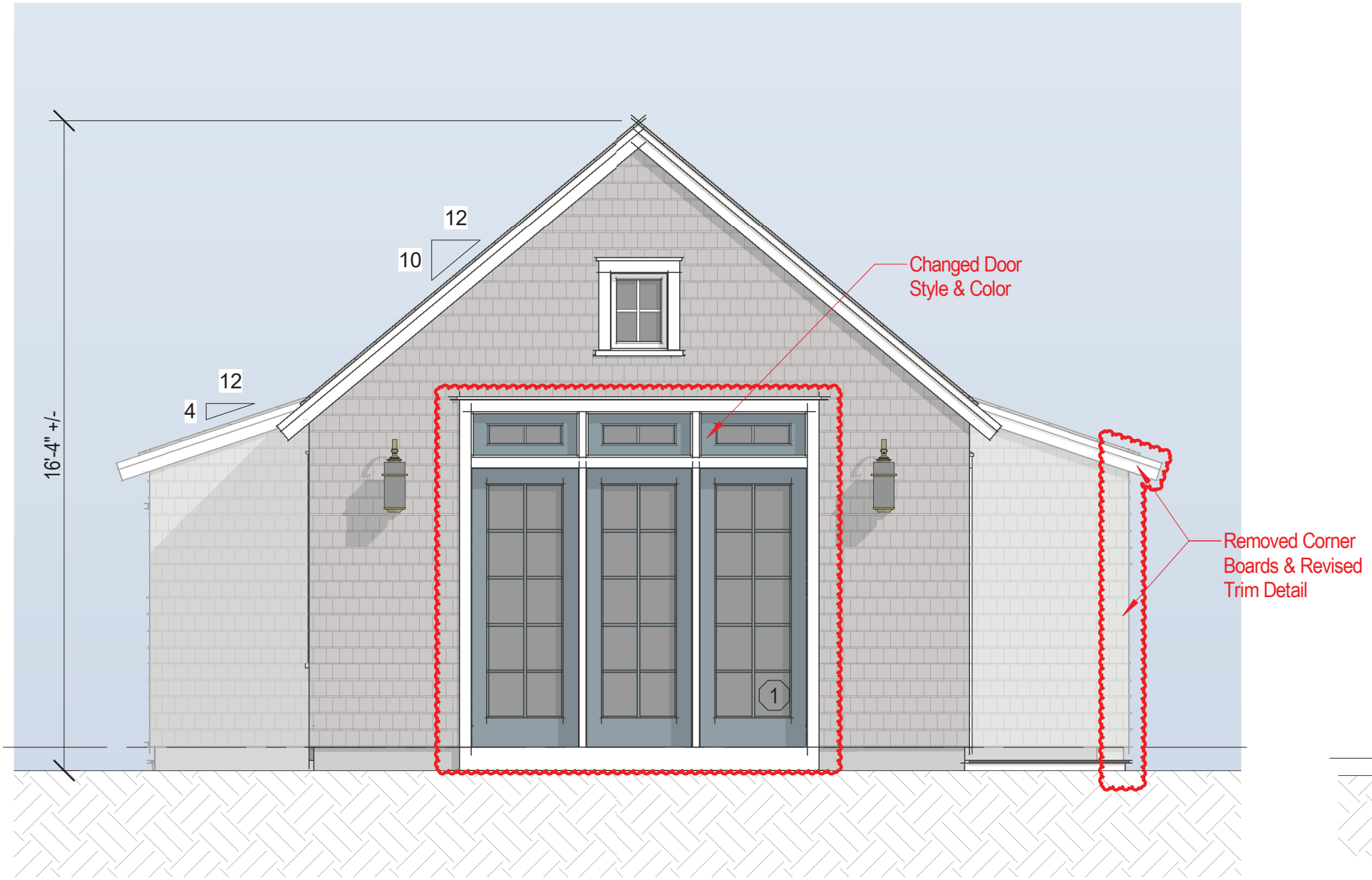
Single Hinged Door
12 Light 1 Panel SDL



Double Hung
4/4 SDL

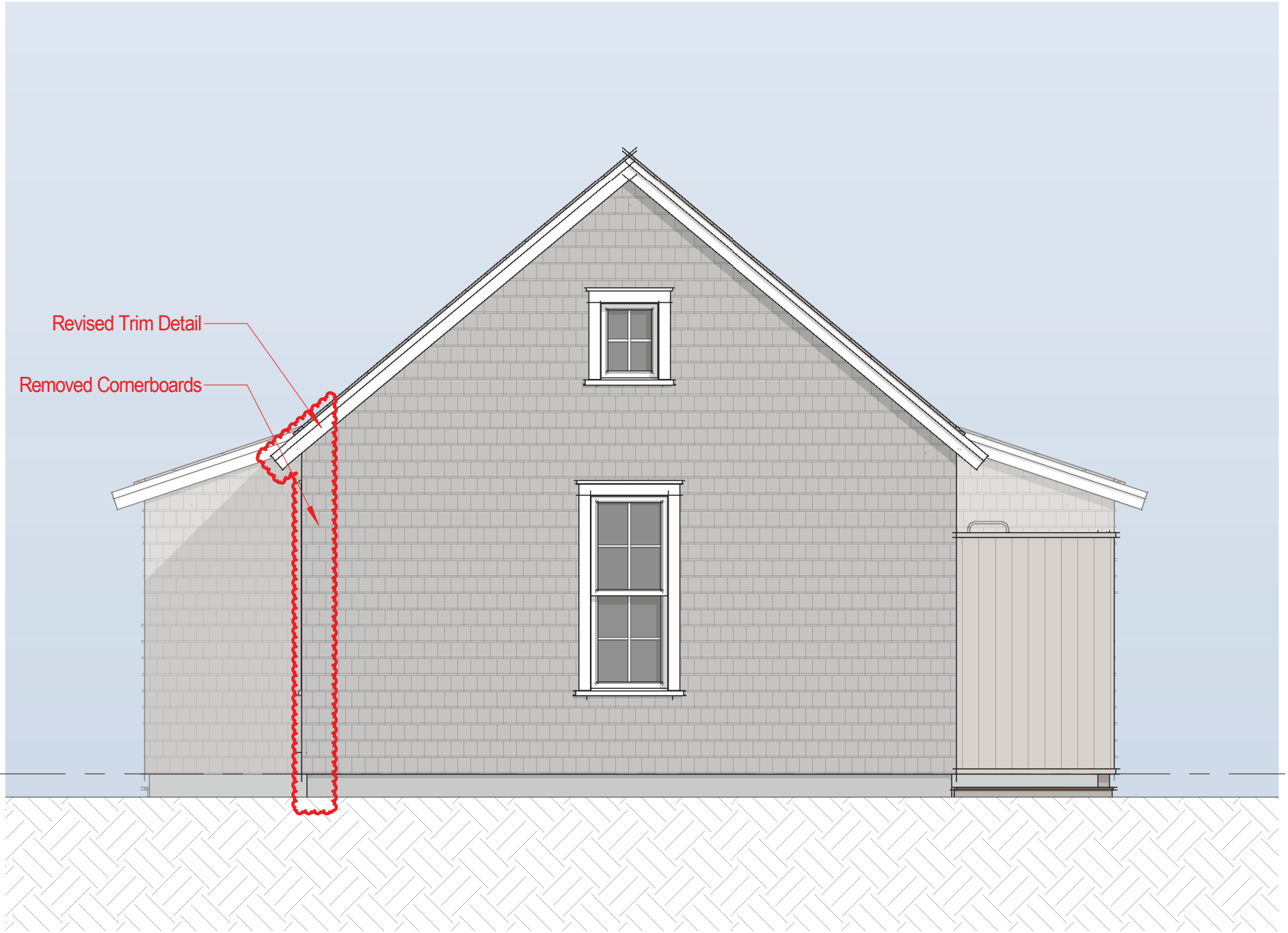


Fixed
4 Light SDL



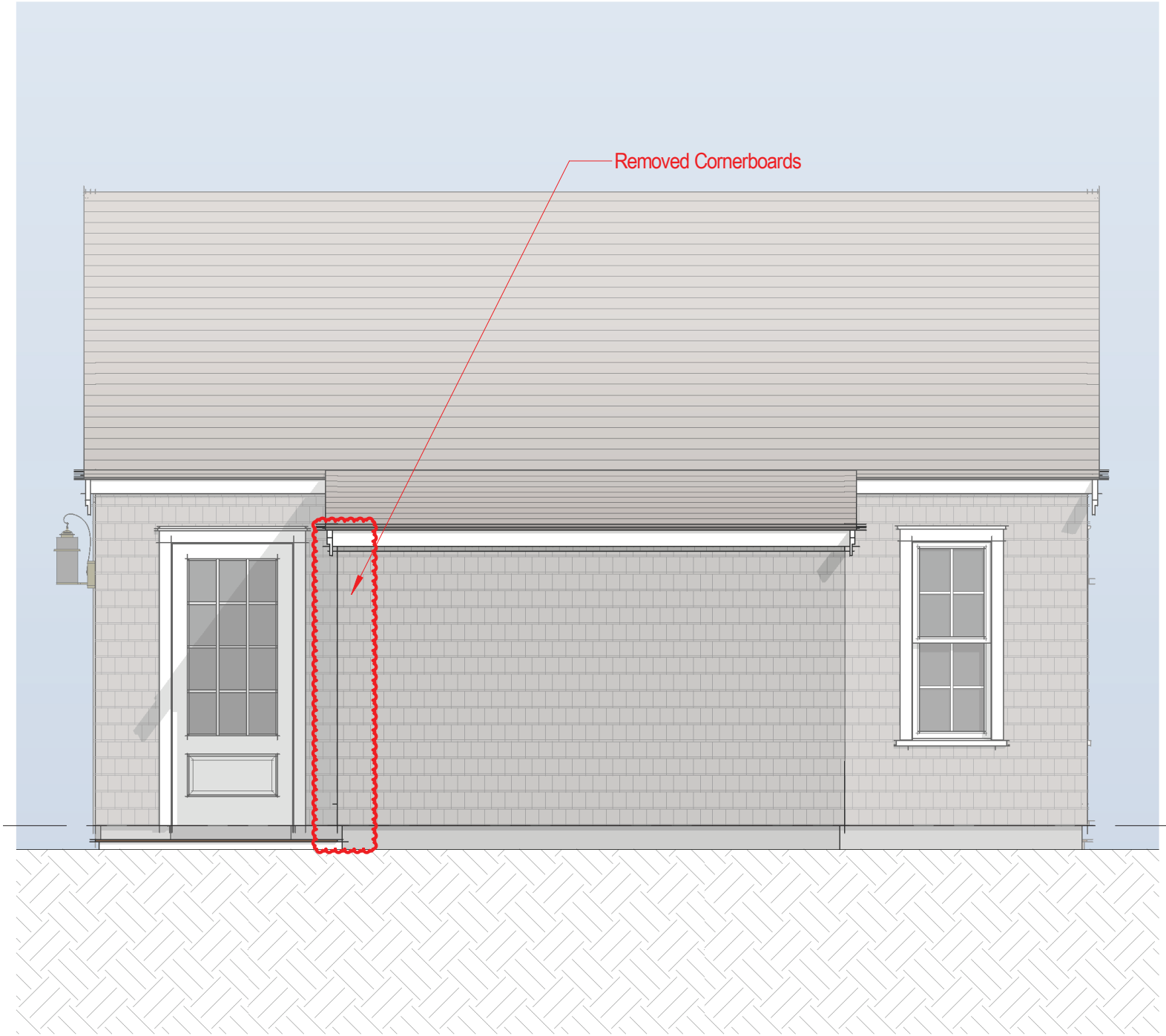
Proposed North Elevation

1/4" = 1'-0"



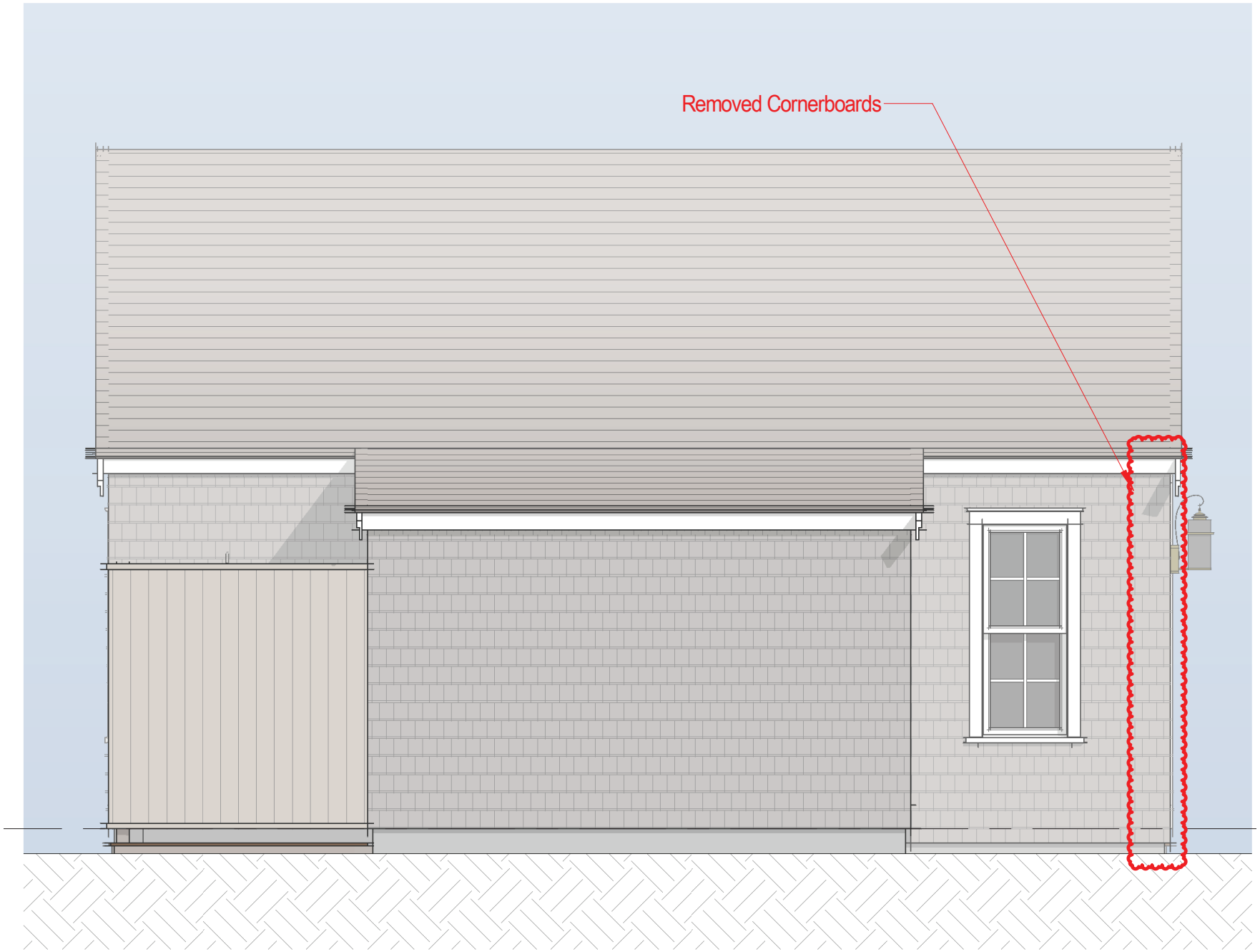
Proposed South Elevation

1/4" = 1'-0"



Proposed West Elevation

1/4" = 1'-0"



Proposed East Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 180.1

Street & Number of Proposed Work: 1 Sparks Ave

Owner of record: ACK AMA Realty Ventures LLC

Mailing Address: Po Box 262
Norwood MA 02062

Contact Phone #: 801-643-2279 E-mail: justin@charlesriver realty.com

AGENT INFORMATION (if applicable)

Name: Dunadel Daryoush

Mailing Address: 1663 Wisconsin Avenue NW
Washington DC 20007

Contact Phone #: 216-630-1265 E-mail: dunadel@georgetown events.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 HVAC exhaust hood

Size of Structure or Addition: Length: 11' Sq. Footage 1st floor: 121 sq ft

Width: 11' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Non Contributing "Rotary Restaurant"

Original Date: NHL Data c. 1977

Original Builder: Unknown

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation New HVAC exhaust hood

Is there an HDC survey form for 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 12/30/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Dunadel Daryoush / Eaghmon Banks

AS AGENT FOR ACK AMA Realty Ventures LLC

STREET ADDRESS 1 Sparks Ave Nantucket, MA 02554

MAP/PARCEL 55 / 180.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

Date 10/30/24

10/30/24

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 Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

Comply via Email 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to

hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

DDV (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HVAC CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC HVAC guidelines, prior to submittal:
https://www.nantucket-ma.gov/DocumentCenter/View/19631/HVAC-Guidelines-PDF

Y / N	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	Completed application – Description of ALL work must be indicated on application form.
Y	Application Fee- $50.00.
Y	Locus Map: (4 copies): https://www.nantucket-ma.gov/151/GIS-Maps
Y	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, proposed work (highlighted) or bubbled with dimension to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
Y	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
Y	Pictures: (4 copies) a. taken from the street are highly encouraged to prove visibility or lack of visibility. b. suggested screening, i.e. fence or plant material that retains foliage.
Y	Manufactures Specs (4 copies), including dimensions and colors
Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents
Y	Signed Affidavit: See reverse side

HVAC CHECKLIST

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants.

I acknowledge that I have read the Nantucket Historic District Commission HVAC/Exterior Architectural Guidelines provided. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 10/30/24

D. DARYOUSH

RENEY, MORAN, & TIVNAN
REGISTERED LAND SURVEYORS
75 HAMMOND STREET – FLOOR 2
WORCESTER, MA 01610–1723
PHONE: 508–752–8885
FAX: 508–752–8895
RMT@HSTGROUP.NET
A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

NAME MICHAEL ARGIROS

LOCATION 1 SPARKS AVENUE

NANTUCKET, MA

SCALE 1" = 30 ' DATE 04/25/22

JOB #04-1197-22

REGISTRY NANTUCKET

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII. CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. TIVNAN
NO. 40047
REGISTERED PROFESSIONAL LAND SURVEYOR

DEED BOOK/PAGE DOC.#153071

PLAN BOOK/PLAN PL.#40116-C

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

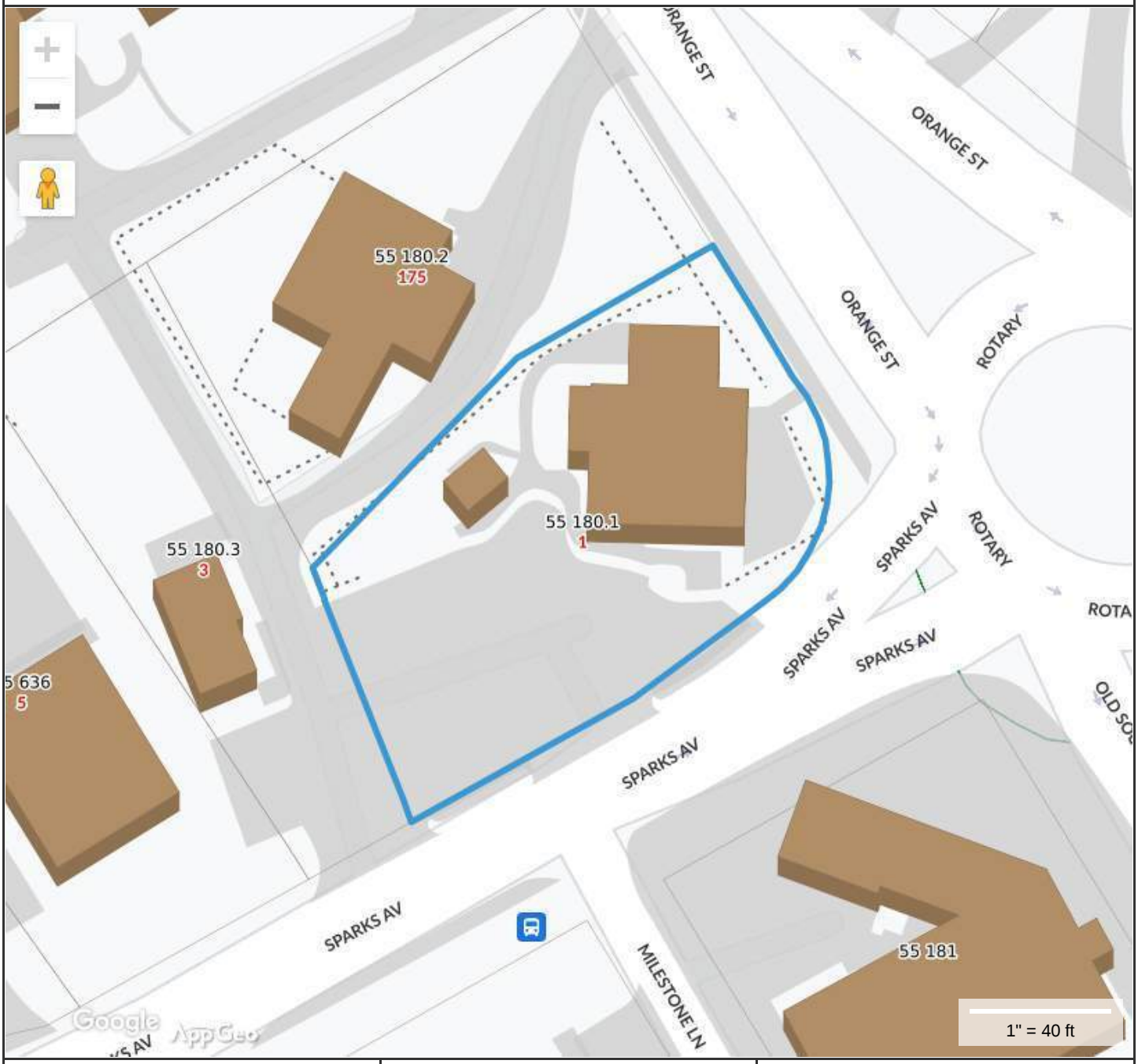
89G DTD 06/09/2014

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: LIGRIS & ASSOCIATES, P.C.
REQUESTED BY:

DRAWN BY: NHH
CHECKED BY:



Property Information

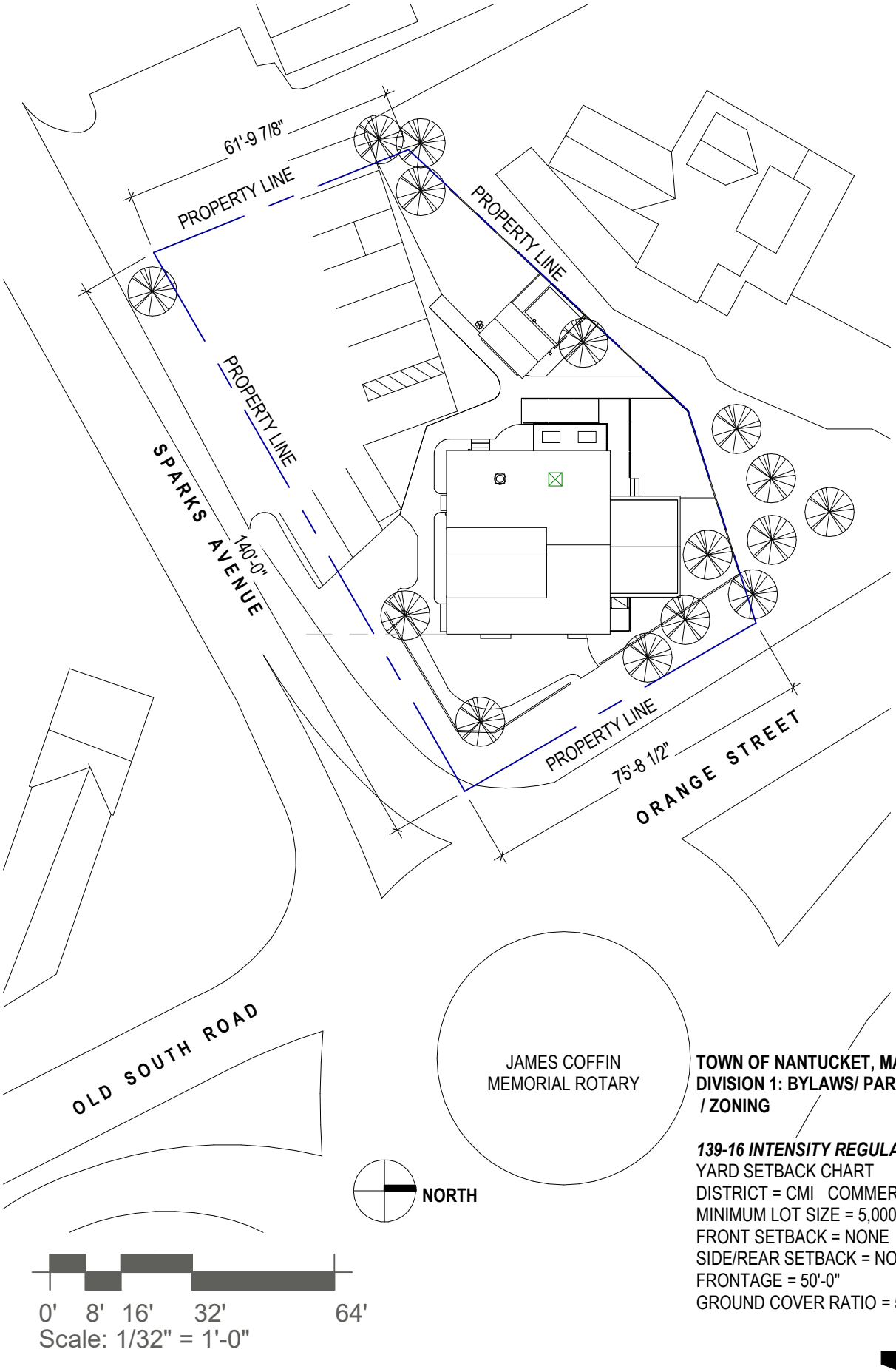
Property ID	55 180.1
Location	1 SPARKS AV
Owner	ACK AMA REALTY VENTURES LLC

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.

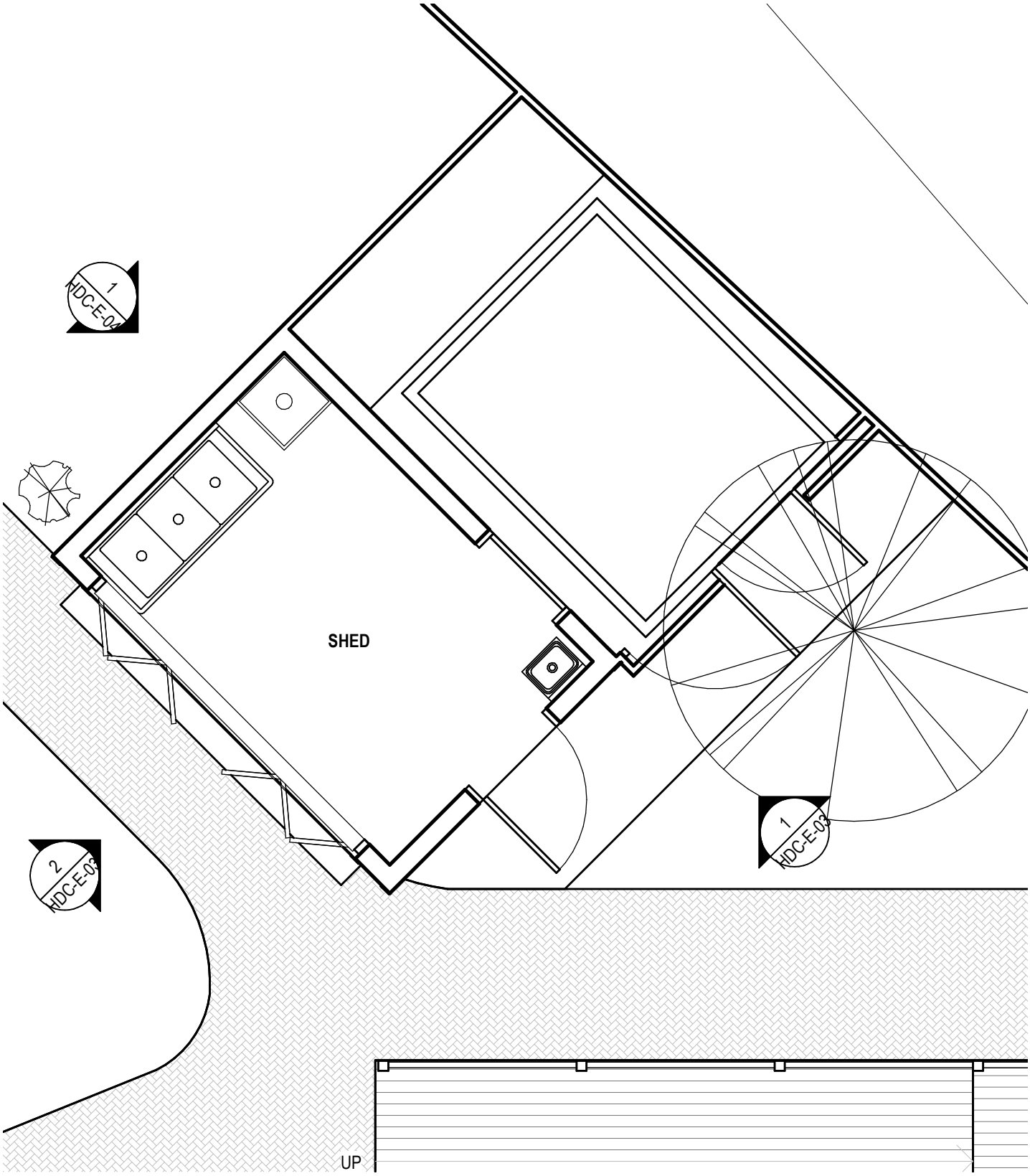


TOWN OF NANTUCKET, MA
DIVISION 1: BYLAWS/ PART II: GENERAL LEGISLATION / ZONING

139-16 INTENSITY REGULATIONS
YARD SETBACK CHART
DISTRICT = CMI COMMERCIAL-MID-ISLAND
MINIMUM LOT SIZE = 5,000 SF
FRONT SETBACK = NONE
SIDE/REAR SETBACK = NONE
FRONTAGE = 50'-0"
GROUND COVER RATIO = 50%

DATE	PROJECT
10/30/24	**MILLIE'S NANTUCKET - SHED RENOVATION**
NO.	TITLE
HDC-E-01	**EXISTING SITE PLAN**

DEFY ARCHITECTURE



0' 1' 5' 10'

Scale: 1/4" = 1'-0"

DATE 10/30/24	PROJECT MILLIE'S NANTUCKET - SHED RENOVATION
NO. HDC-E-02	TITLE EXISTING SHED FLOOR PLAN

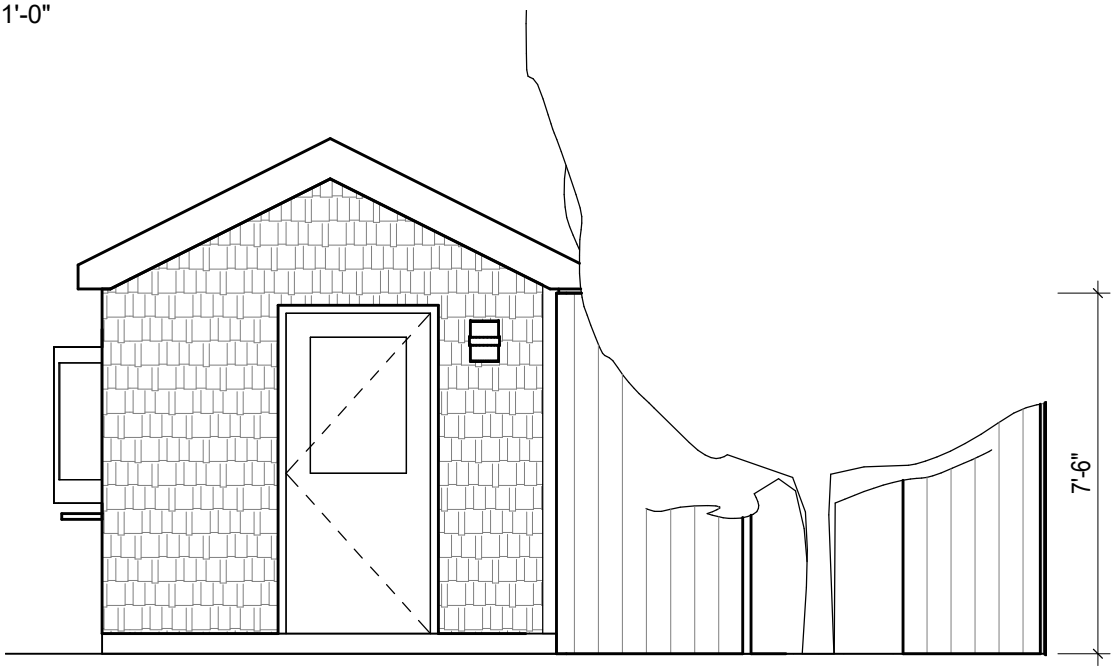
DEFY ARCHITECTURE



EXISTING SOUTHEAST ELEVATION - SHED

2

1/4" = 1'-0"



EXISTING NORTHEAST ELEVATION - SHED

1

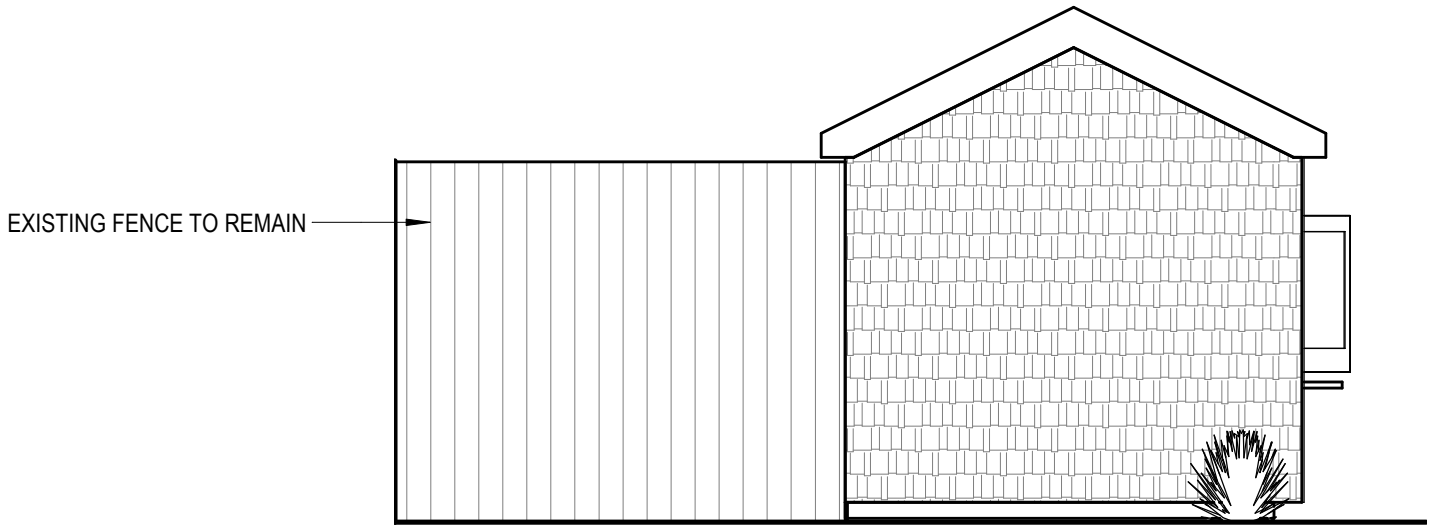
1/4" = 1'-0"

0' 1' 5' 10'

Scale: 1/4" = 1'-0"

DATE 10/30/24	PROJECT MILLIE'S NANTUCKET - SHED RENOVATION
NO. HDC-E-03	TITLE EXISTING SHED EXTERIOR ELEVATIONS

DEFY ARCHITECTURE



EXISTING NORTHWEST ELEVATION - SHED

1

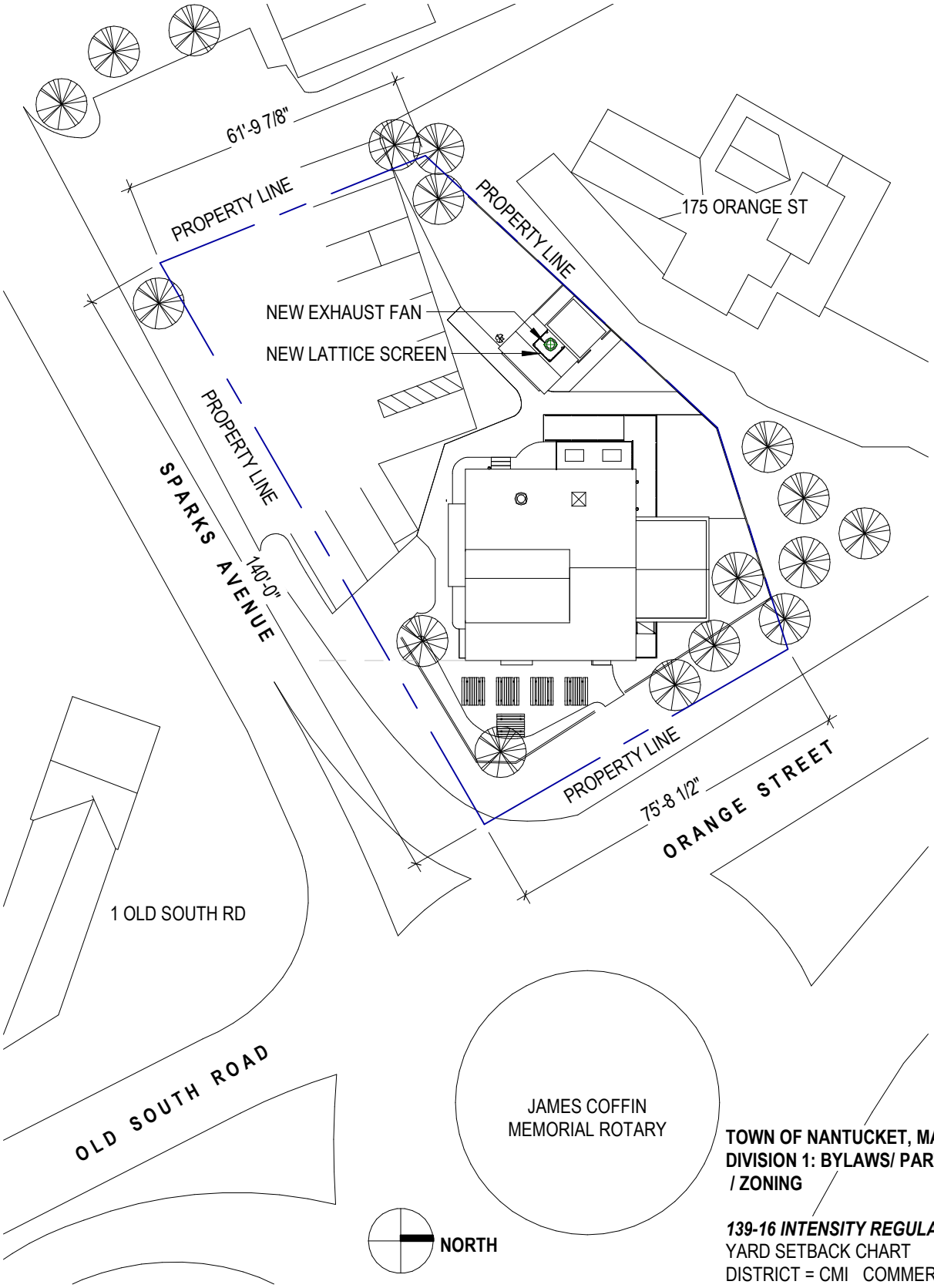
1/4" = 1'-0"



Scale: 1/4" = 1'-0"

DATE 10/30/24	PROJECT MILLIE'S NANTUCKET - SHED RENOVATION
NO. HDC-E-04	TITLE EXISTING SHED EXTERIOR ELEVATIONS

DEFY ARCHITECTURE



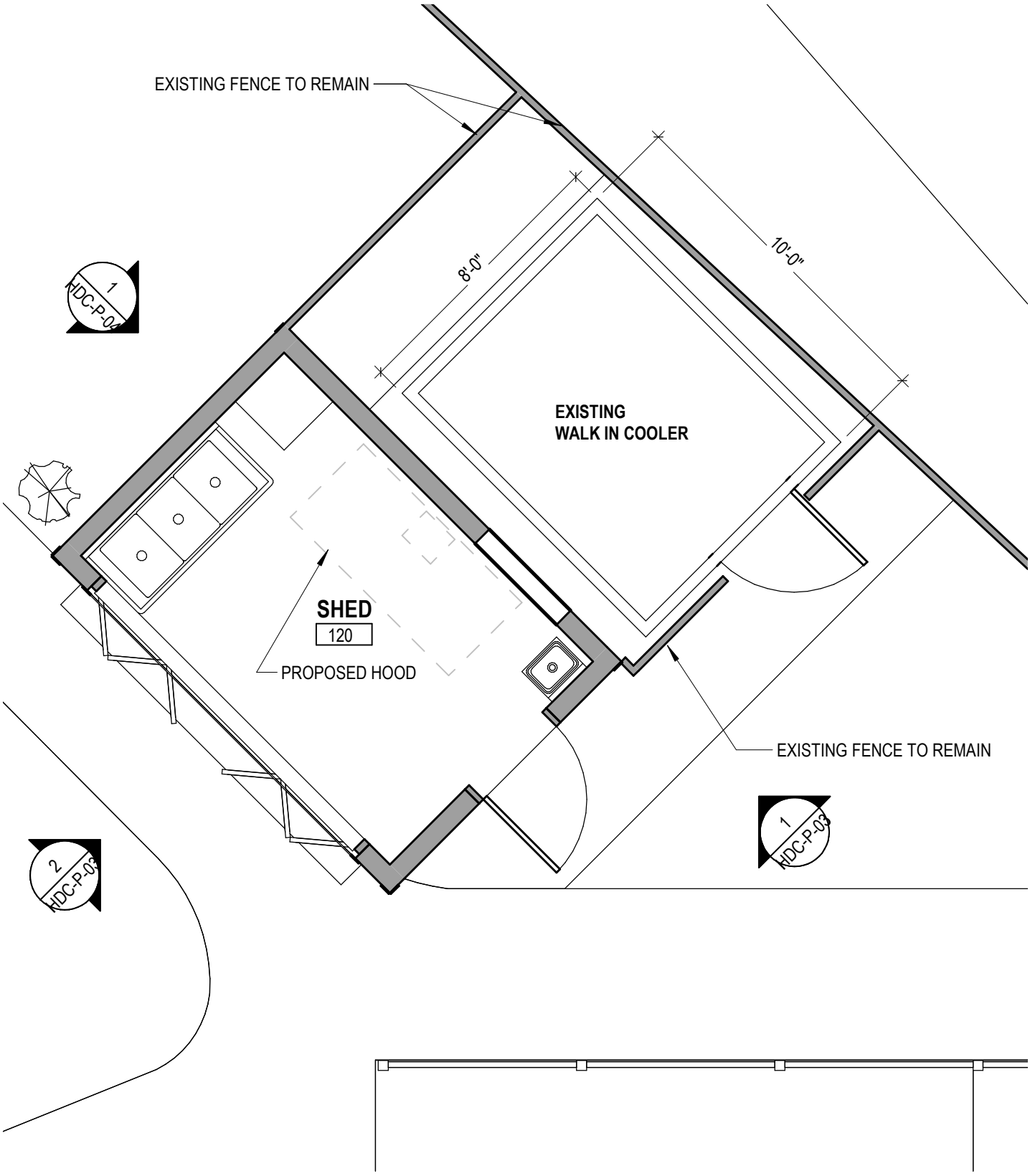
0' 8' 16' 32' 64'
Scale: 1/32" = 1'-0"

TOWN OF NANTUCKET, MA
DIVISION 1: BYLAWS/ PART II: GENERAL LEGISLATION / ZONING

139-16 INTENSITY REGULATIONS
YARD SETBACK CHART
DISTRICT = CMI COMMERCIAL-MID-ISLAND
MINIMUM LOT SIZE = 5,000 SF
FRONT SETBACK = NONE
SIDE/REAR SETBACK = NONE
FRONTAGE = 50'-0"
GROUND COVER RATIO = 50%

DATE	PROJECT
10/30/24	**MILLIE'S NANTUCKET - SHED RENOVATION**
NO.	TITLE
HDC-P-01	**PROPOSED SITE PLAN - OPTION 1**

DEFY ARCHITECTURE

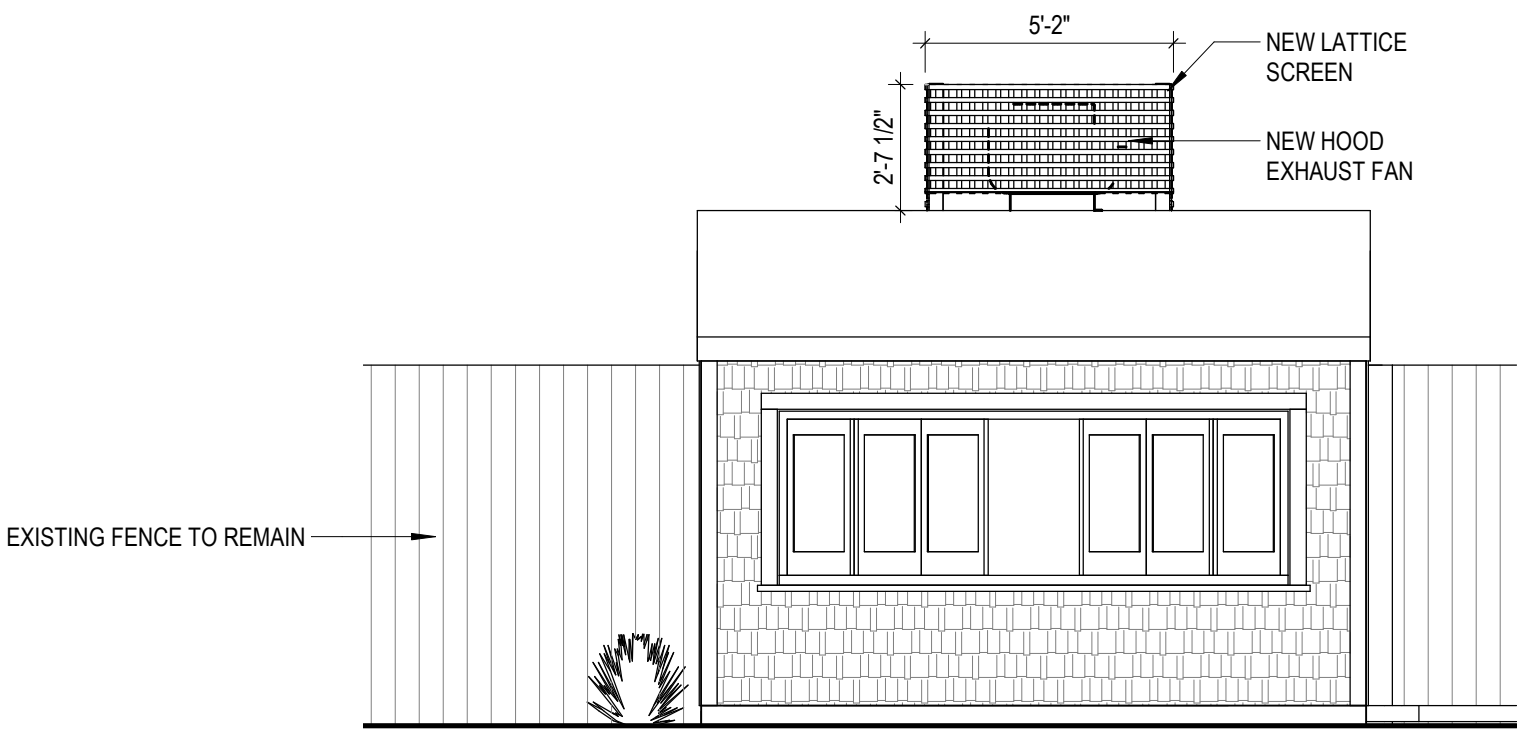


0' 1' 5' 10'

Scale: 1/4" = 1'-0"

DATE 10/30/24	PROJECT MILLIE'S NANTUCKET - SHED RENOVATION
NO. HDC-P-02	TITLE PROPOSED SHED FLOOR PLAN - OPTION 1

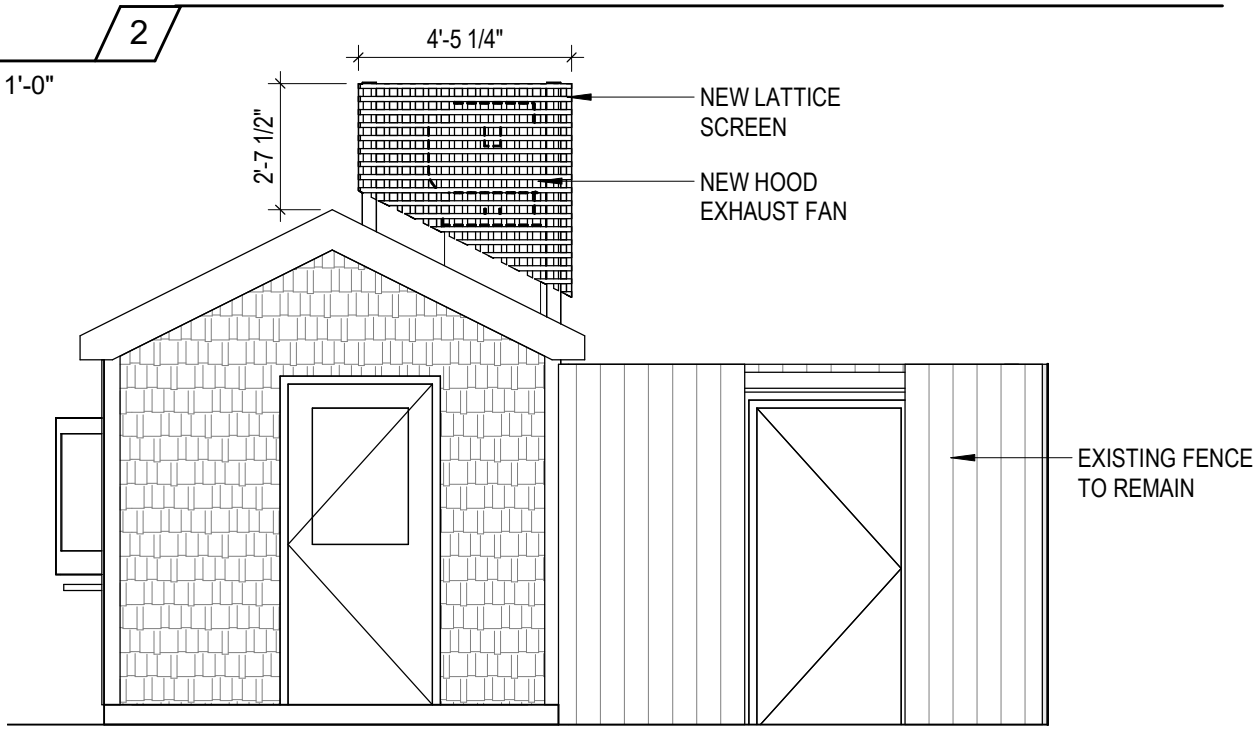
DEFY ARCHITECTURE



SOUTHEAST ELEVATION - SHED - OPTION 1

2

1/4" = 1'-0"



NORTHEAST ELEVATION - SHED & WALK IN - OPTION 1

1

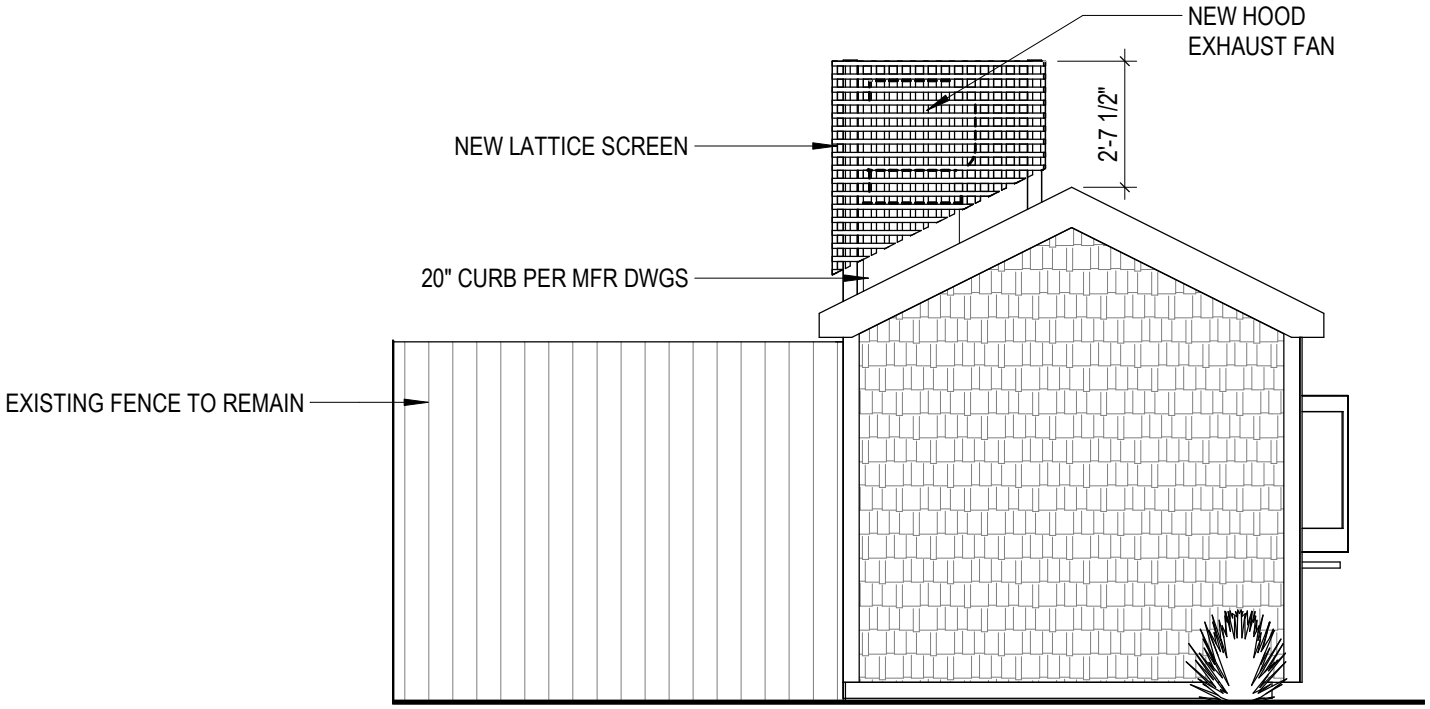
1/4" = 1'-0"



Scale: 1/4" = 1'-0"

DATE **10/30/24**	PROJECT **MILLIE'S NANTUCKET - SHED RENOVATION**
NO. **HDC-P-03**	TITLE **SHED EXTERIOR ELEVATIONS - OPTION 1**

DEFY ARCHITECTURE



NORTHWEST ELEVATION - SHED & WALK IN - OPTION 1

1

1/4" = 1'-0"



Scale: 1/4" = 1'-0"

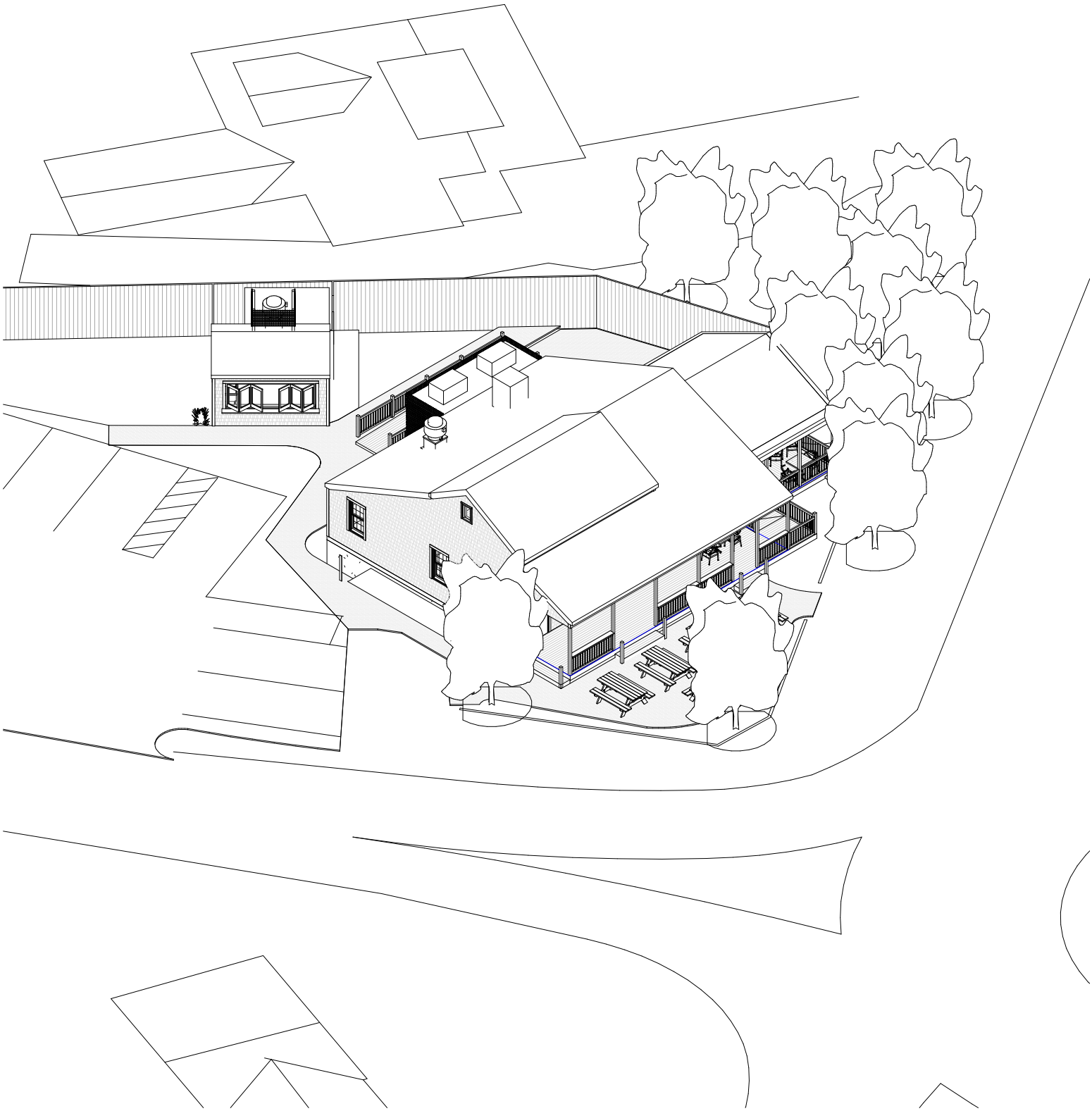
DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-P-04	SHED EXTERIOR ELEVATIONS - OPTION 1

DEFY ARCHITECTURE



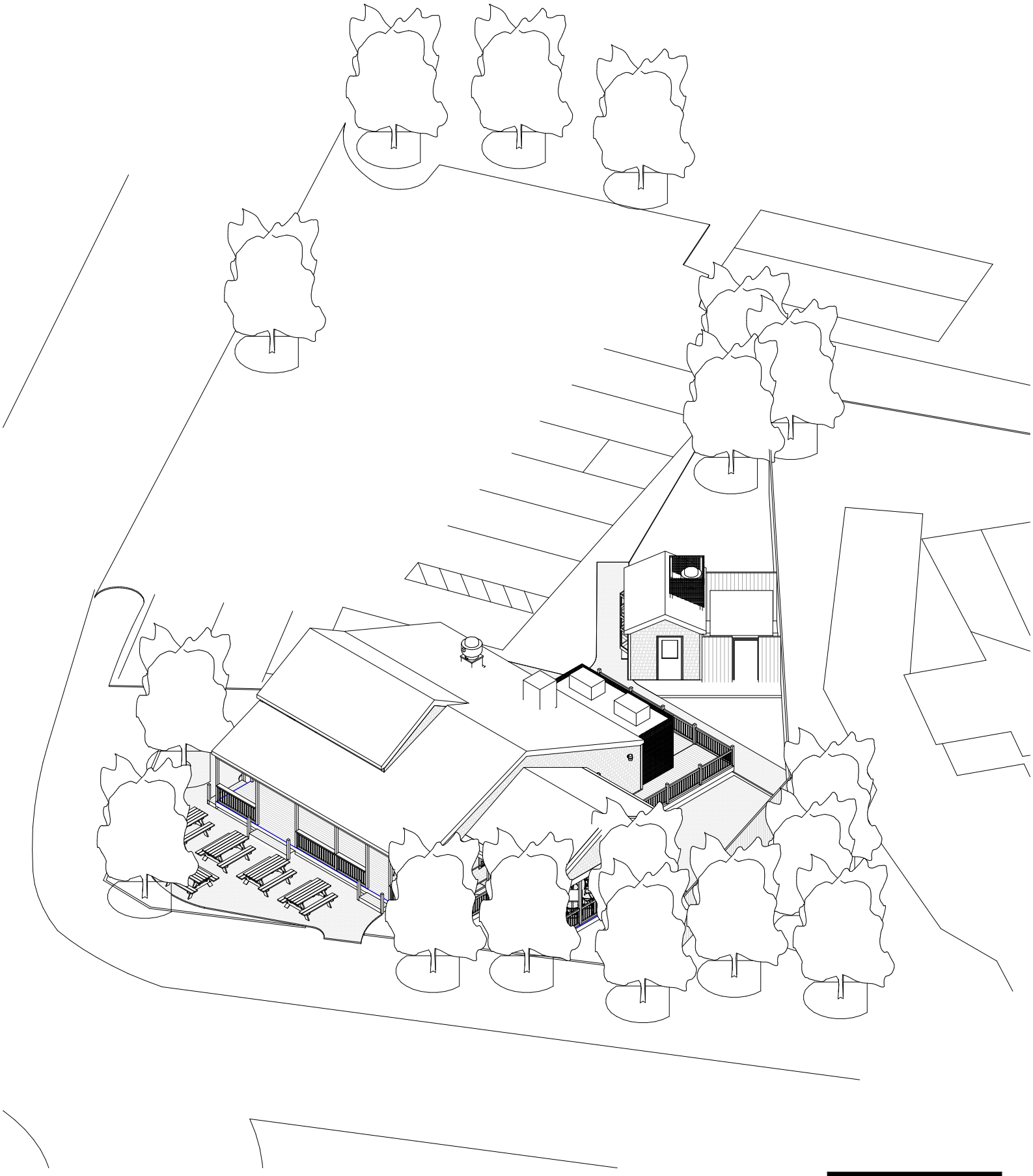
DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-P-05	PROPOSED 3D VIEW - SOUTHWEST - OPTION 1

DEFY ARCHITECTURE



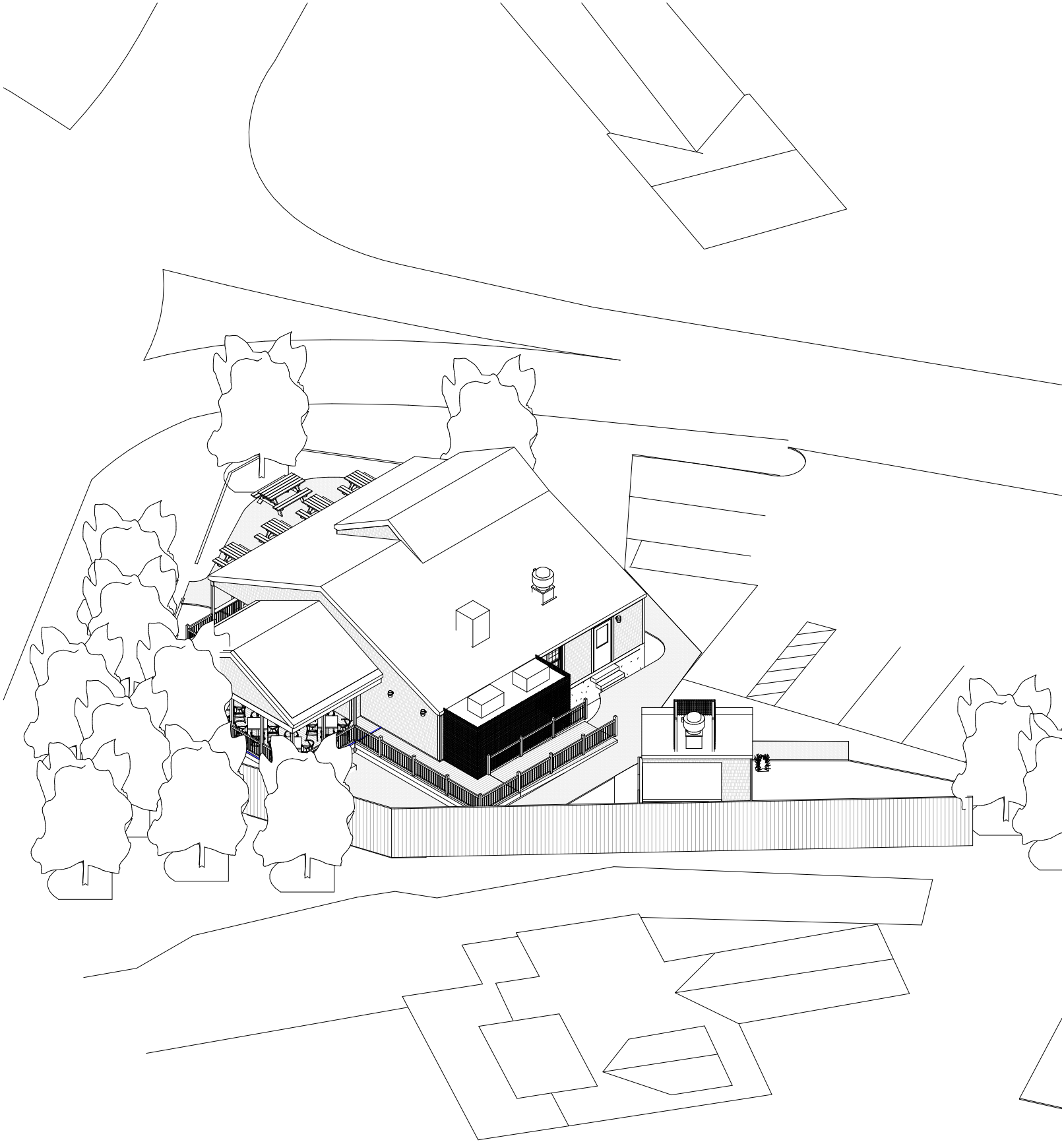
DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-P-06	PROPOSED 3D VIEW - SOUTHEAST - OPTION 1

DEFY ARCHITECTURE



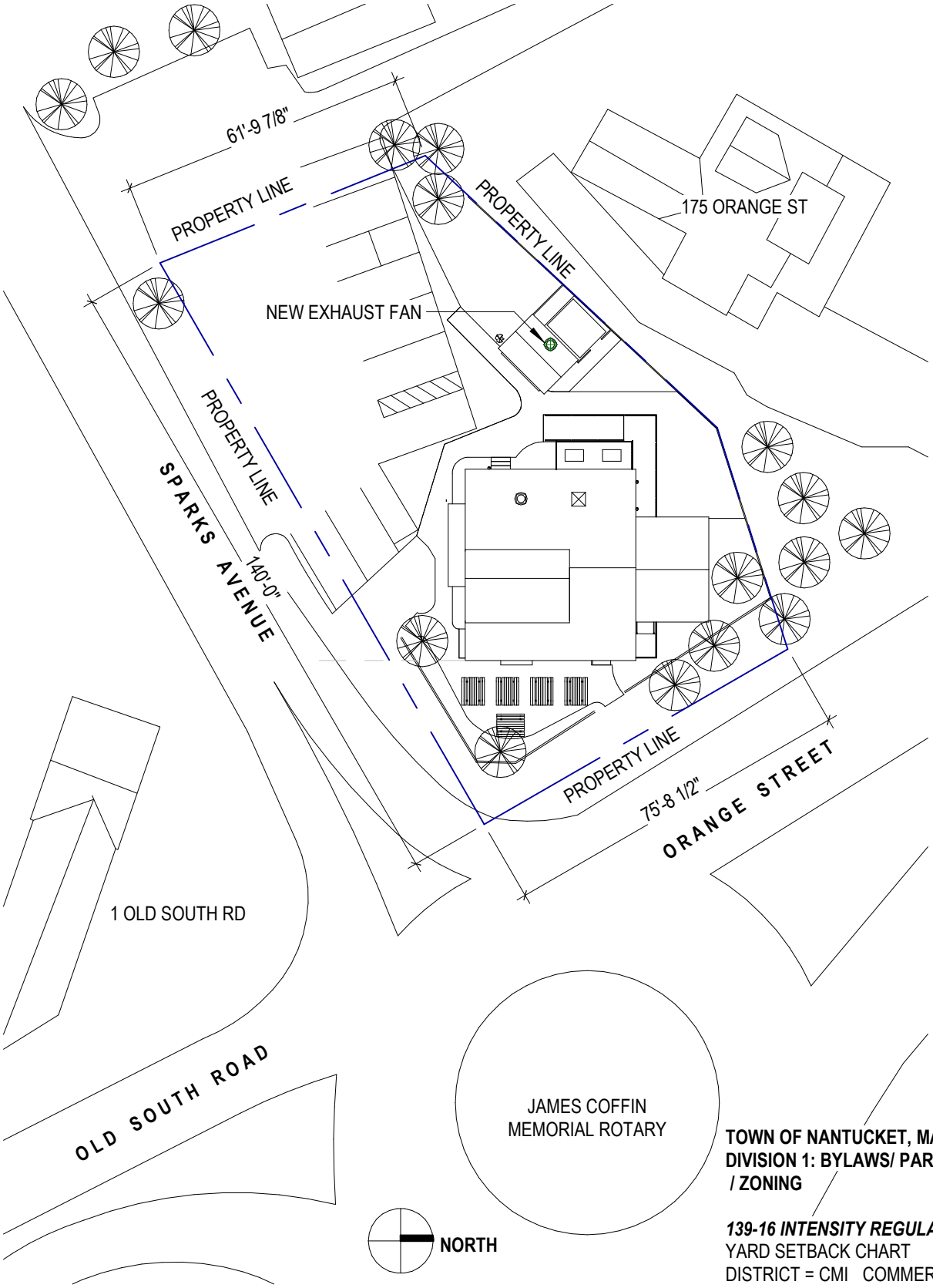
DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-P-07	PROPOSED 3D VIEW - NORTHEAST - OPTION 1

DEFY ARCHITECTURE



DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-P-08	PROPOSED 3D VIEW - NORTHWEST - OPTION 1

DEFY ARCHITECTURE



0' 8' 16' 32' 64'

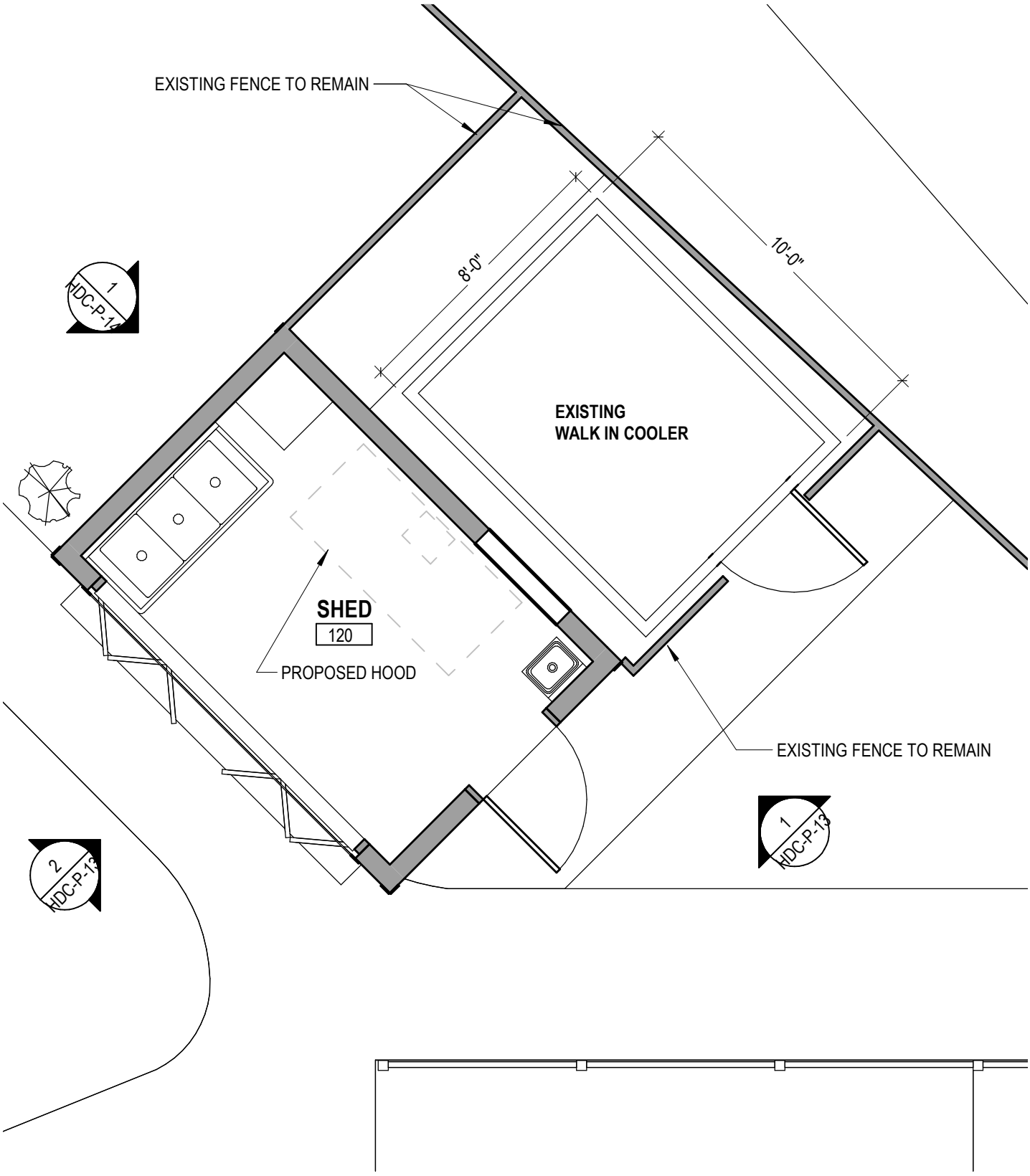
Scale: 1/32" = 1'-0"

TOWN OF NANTUCKET, MA
DIVISION 1: BYLAWS/ PART II: GENERAL LEGISLATION / ZONING

139-16 INTENSITY REGULATIONS
YARD SETBACK CHART
DISTRICT = CMI COMMERCIAL-MID-ISLAND
MINIMUM LOT SIZE = 5,000 SF
FRONT SETBACK = NONE
SIDE/REAR SETBACK = NONE
FRONTAGE = 50'-0"
GROUND COVER RATIO = 50%

DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-P-11	PROPOSED SITE PLAN - OPTION 2

DEFY ARCHITECTURE

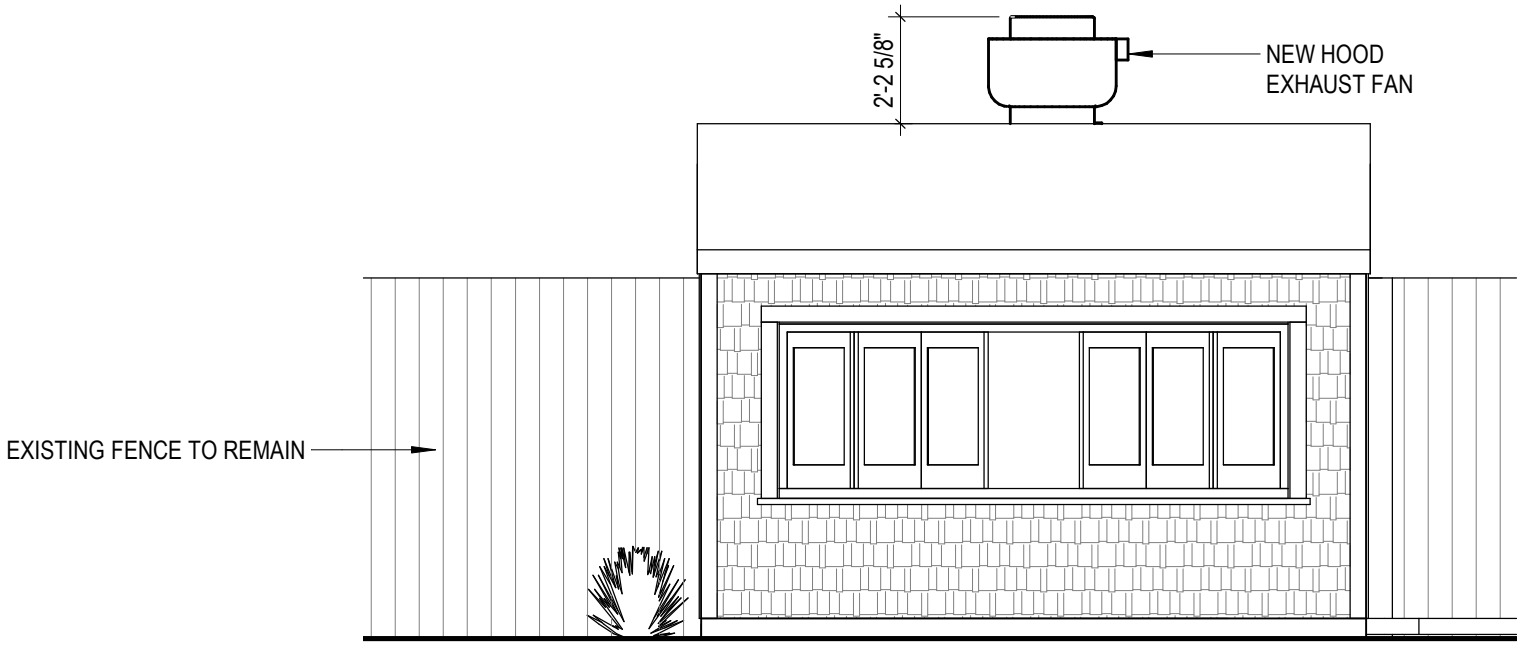




Scale: 1/4" = 1'-0"

DATE 10/30/24	PROJECT MILLIE'S NANTUCKET - SHED RENOVATION
NO. HDC-P-12	TITLE PROPOSED SHED FLOOR PLAN - OPTION 2

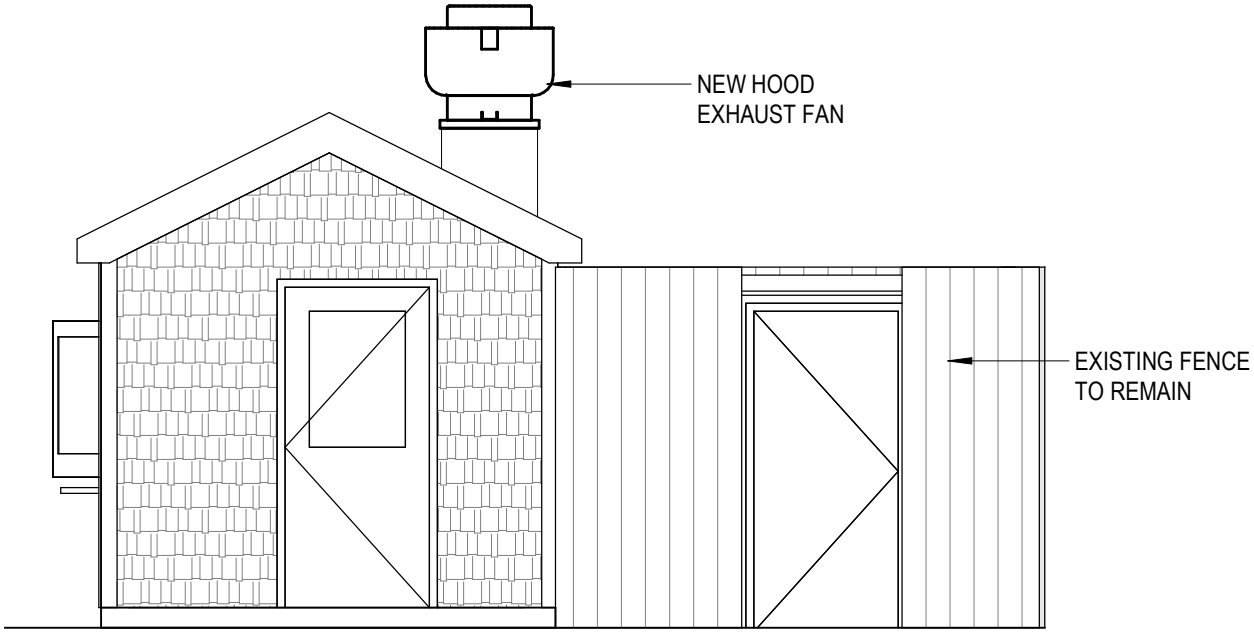
DEFY ARCHITECTURE



SOUTHEAST ELEVATION - SHED - OPTION 2

2

1/4" = 1'-0"



NORTHEAST ELEVATION - SHED & WALK IN - OPTION 2

1

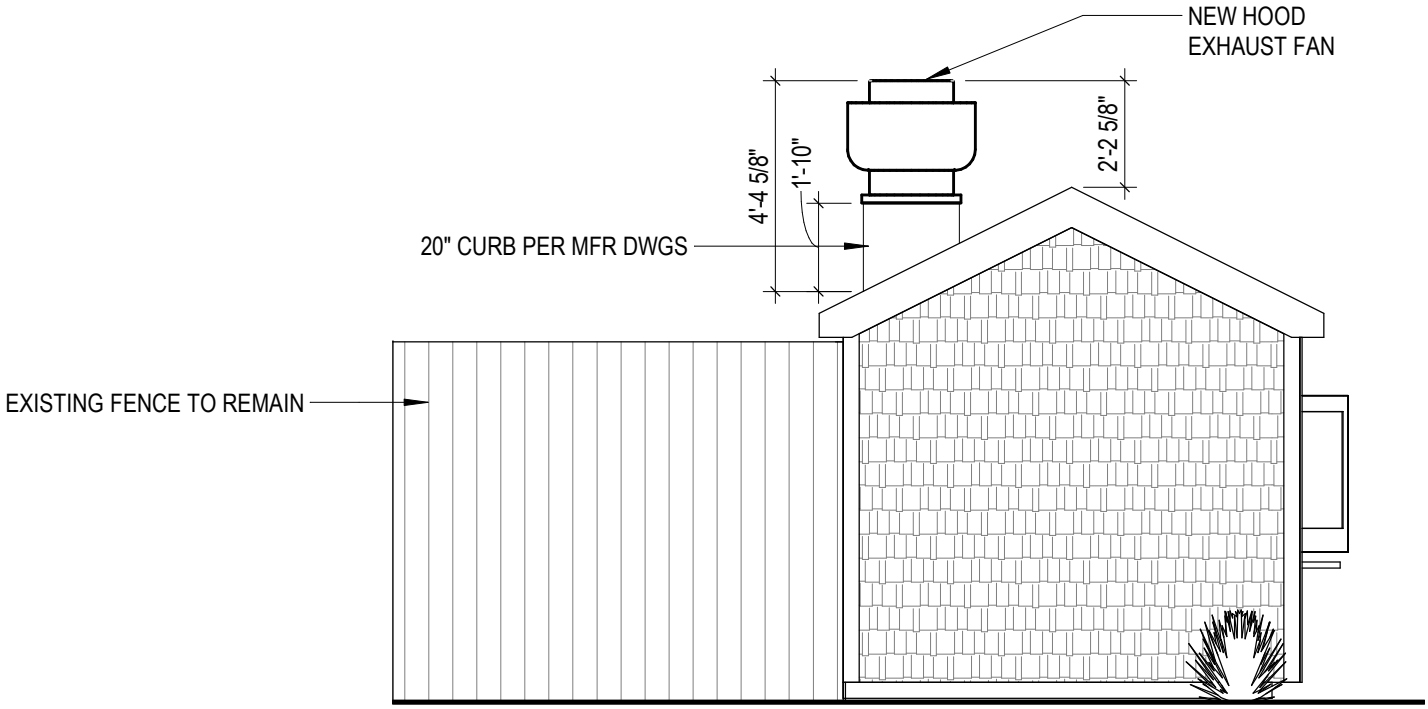
1/4" = 1'-0"

0' 1' 5' 10'

Scale: 1/4" = 1'-0"

DATE **10/30/24**	PROJECT **MILLIE'S NANTUCKET - SHED RENOVATION**
NO. **HDC-P-13**	TITLE **SHED EXTERIOR ELEVATIONS - OPTION 2**

DEFY ARCHITECTURE



NORTHWEST ELEVATION - SHED & WALK IN - OPTION 2

1

1/4" = 1'-0"

0' 1' 5' 10'

Scale: 1/4" = 1'-0"

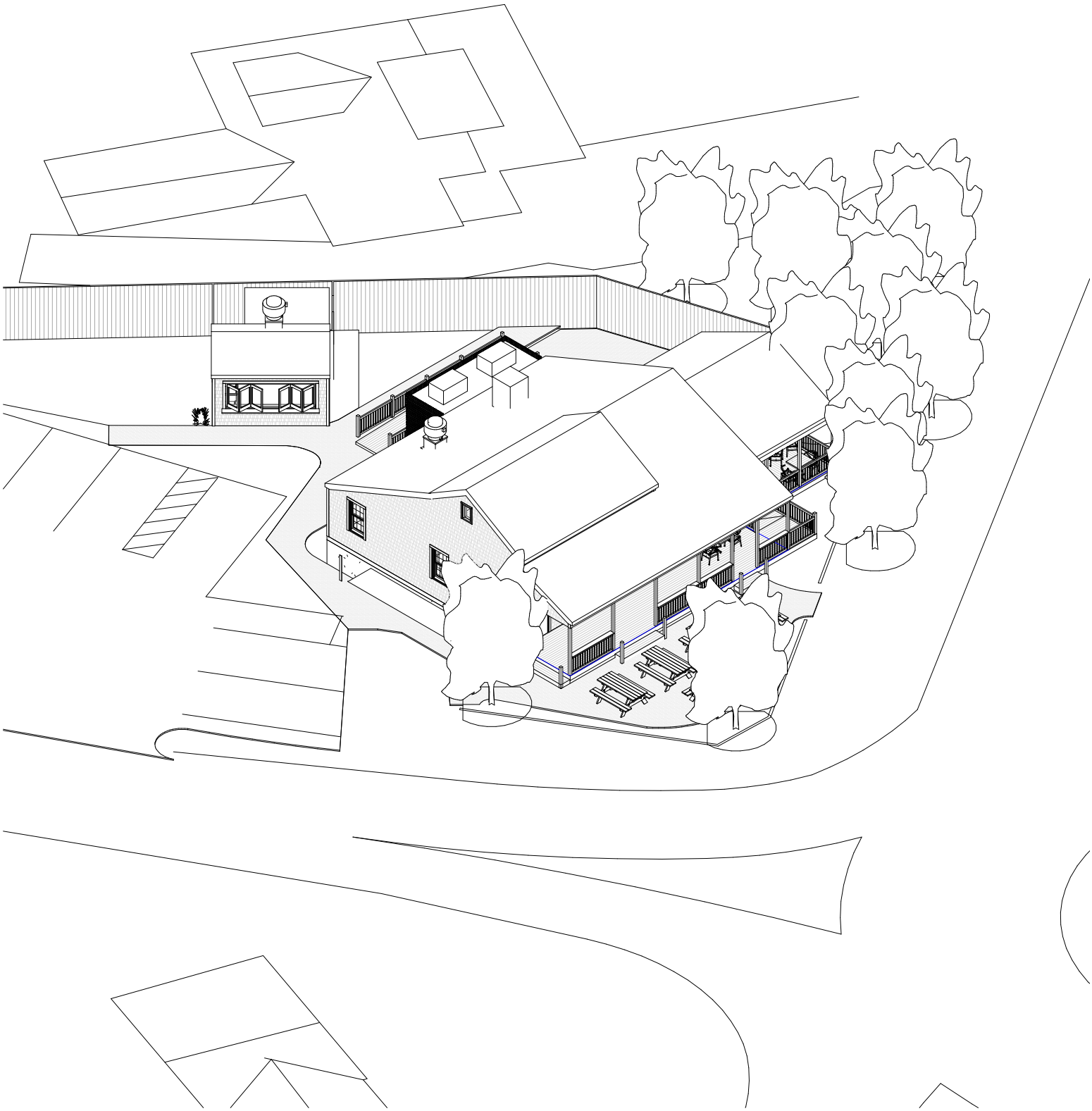
DATE 10/30/24	PROJECT MILLIE'S NANTUCKET - SHED RENOVATION
NO. HDC-P-14	TITLE SHED EXTERIOR ELEVATIONS - OPTION 2

DEFY ARCHITECTURE



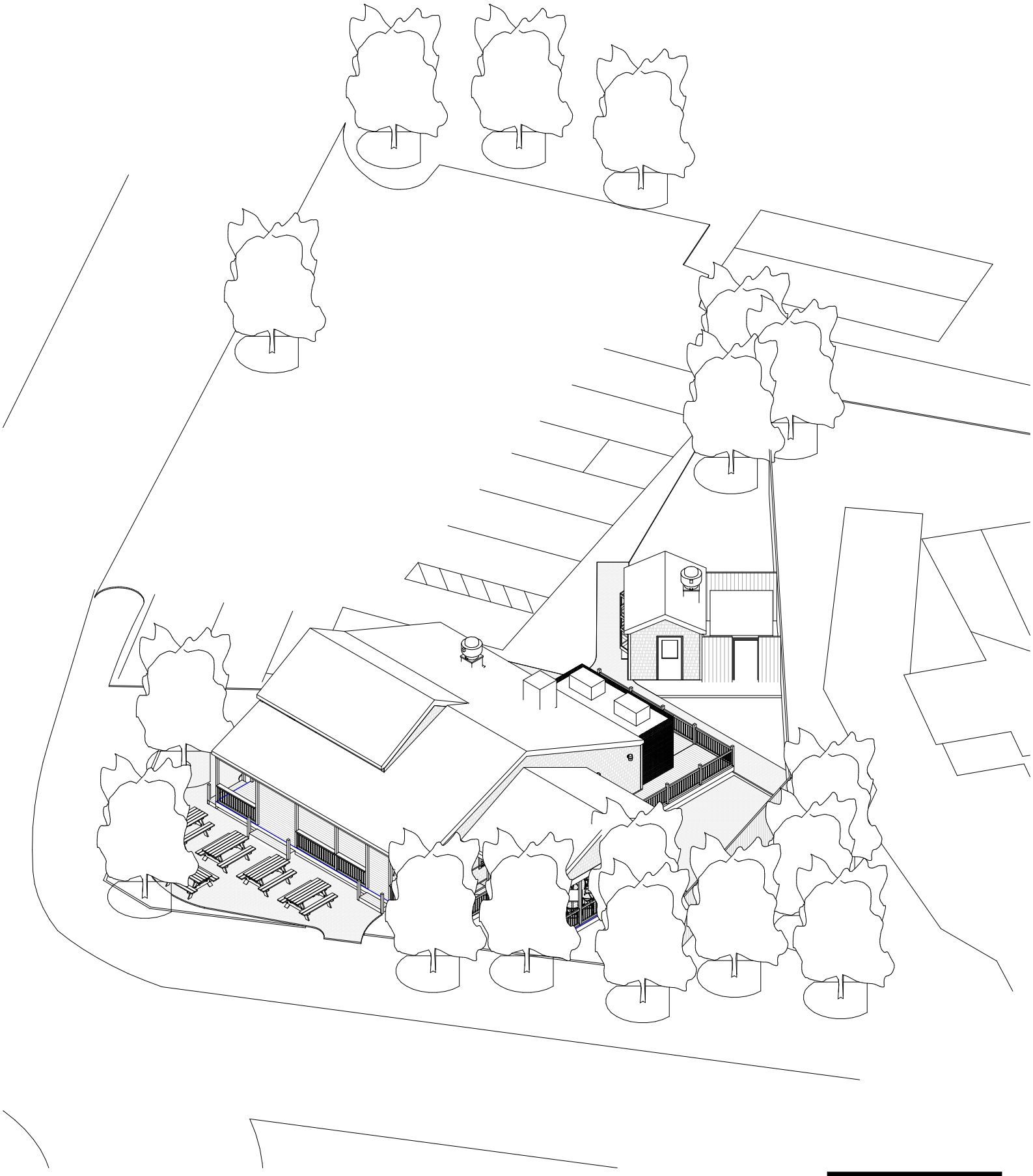
DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-P-15	PROPOSED 3D VIEW - SOUTHWEST - OPTION 2

DEFY ARCHITECTURE



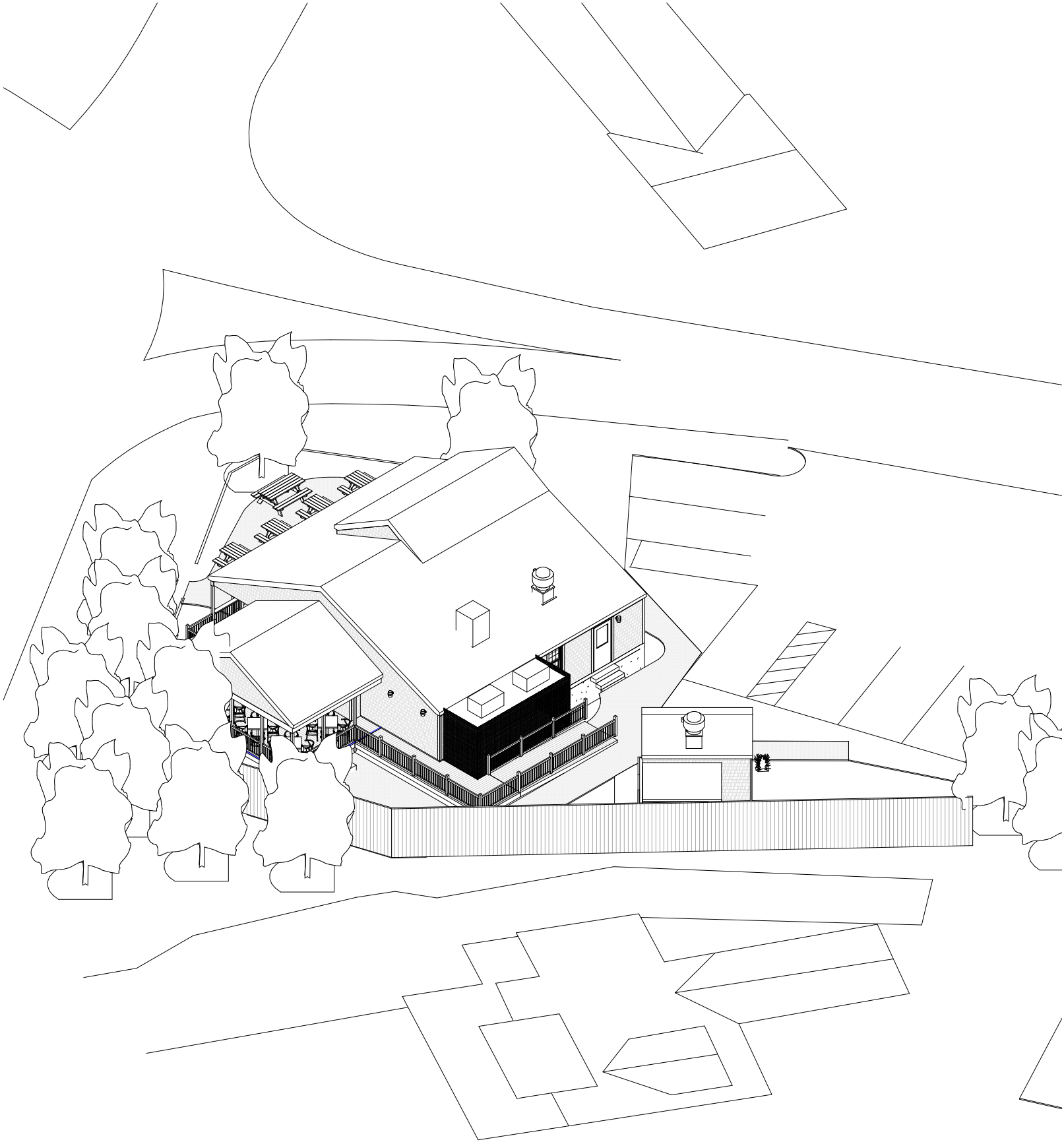
DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-P-16	PROPOSED 3D VIEW - SOUTHEAST - OPTION 2

DEFY ARCHITECTURE



DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-P-17	PROPOSED 3D VIEW - NORTHEAST - OPTION 2

DEFY ARCHITECTURE



DATE 10/30/24	PROJECT MILLIE'S NANTUCKET - SHED RENOVATION
NO. HDC-P-18	TITLE PROPOSED 3D VIEW - NORTHWEST - OPTION 2

DEFY ARCHITECTURE





DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-PH-01	EXISTING CONDITIONS PHOTOS

DEFY ARCHITECTURE





DATE 10/30/24	PROJECT MILLIE'S NANTUCKET - SHED RENOVATION
NO. HDC-PH-02	TITLE EXISTING CONDITIONS PHOTOS

DEFY ARCHITECTURE





DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-PH-03	EXISTING CONDITIONS PHOTOS

DEFY ARCHITECTURE







DATE	PROJECT
10/30/24	MILLIE'S NANTUCKET - SHED RENOVATION
NO.	TITLE
HDC-PH-04	EXISTING CONDITIONS PHOTOS

DEFY ARCHITECTURE

FOR QUESTIONS, CALL THE
New England Office
REGION 37
PHONE: (413) 594 - 8390
EMAIL: reg37@econair.com

HOOD INFORMATION – JOB#6945194

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S)							HOOD CONSTRUCTION	HOOD CONFIG	
										WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP		END TO END	ROW
1		3642 ELPX-2-6	ECON-AIR	6' 6"	600 DEG	I	HEAVY	265	1722	12"	14"	4"		1722	1476	-1.118"	430 SS WHERE EXPOSED	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S)					LIGHT(S)			UTILITY CABINET(S)						FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
		TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY	TYPE	WIRE GUARD	LOCATION	SIZE	FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY		
1		CAPTRATE SOLO FILTER	4	16"	16"	85% SEE FILTER SPEC	0									NO	261 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION
1		BACKSPLASH 53.00" HIGH X 78.00" LONG 430 SS VERTICAL.
		RIGHT QUARTER END PANEL 18" TOP WIDTH, 0" BOTTOM WIDTH, 18" HIGH 430 SS.
		LEFT QUARTER END PANEL 18" TOP WIDTH, 0" BOTTOM WIDTH, 18" HIGH 430 SS.
		INSULATION FOR TOP OF HOOD.
		INSULATION FOR BACK OF HOOD.

CLEARANCE TO COMBUSTIBLES

HOODS #	SURFACE	*CLEARANCE
1	TOP	0"
	FRONT	0"
	BACK	0"
	LEFT	18"
	RIGHT	18"

- *0" CLEARANCE TO COMBUSTIBLES CONFORMS TO UL710 STANDARD.

SPECIFICATION: CAPTRATE® GREASE-STOP® SOLO FILTER

THE CAPTRATE GREASE-STOP SOLO FILTER IS A SINGLE-STAGE FILTER FEATURING A UNIQUE S-BAFFLE DESIGN IN CONJUNCTION WITH A SLOTTED REAR BAFFLE DESIGN, TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY.

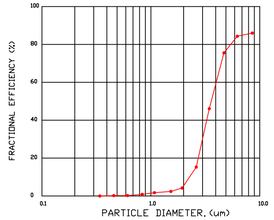
FILTER IS STAINLESS STEEL CONSTRUCTION, AND SIZED TO FIT INTO STANDARD 2-INCH DEEP HOOD CHANNEL(S).

UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED.

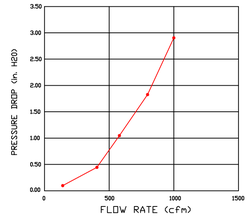
GREASE EXTRACTION EFFICIENCY PERFORMANCE SHALL REMOVE AT LEAST 75% OF GREASE PARTICLES FIVE MICRONS IN SIZE, AND 85% GREASE PARTICLES SEVEN MICRONS IN SIZE AND LARGER, WITH A CORRESPONDING PRESSURE DROP NOT TO EXCEED 1.0 INCHES OF WATER GAUGE.

THE CAPTRATE GREASE-STOP SOLO WAS TESTED TO ASTM STANDARD ASTM F2519-05. MANUFACTURER APPROVED FOR USE IN SOLID FUEL APPLICATIONS AS A SPARK ARRESTER.

EFFICIENCY VS. PARTICLE DIAMETER



PRESSURE DROP VS. FLOW RATE



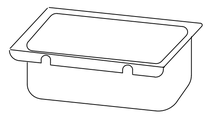
CAPTRATE FILTERS ARE BUILT IN COMPLIANCE WITH:
NFPA #96
NSF STANDARD #2
UL STANDARD #1046
INT. MECH. CODE (IMC)
ULC-S649

ECON-AIR HOODS ARE BUILT IN COMPLIANCE WITH

NFPA #96
NSF
UL 710 & ULC710 STANDARDS
E.T.L. LISTED 3054804-001

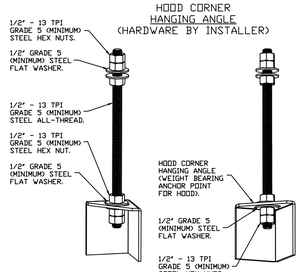
IMC 2021
SECTIONS 507, 508, & 509

1/2 Pint Grease Cup Detail



Grease cup will be supported by 2 studs on the inside wall of the hood. The grease will drain through a concealed grease trough and into this removeable cup.

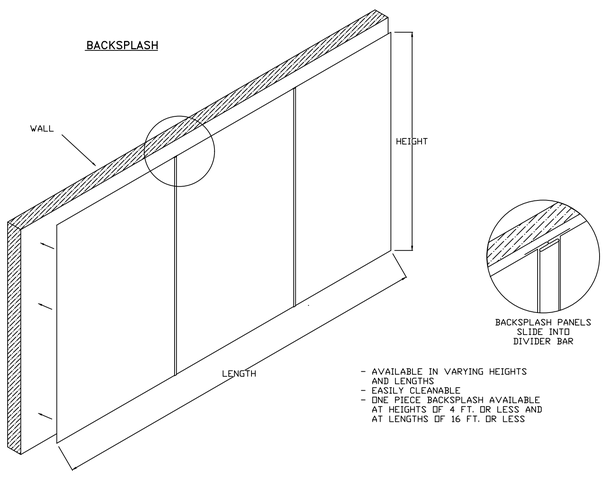
HOOD CORNER HANGING ANGLE (HARDWARE BY INSTALLER)



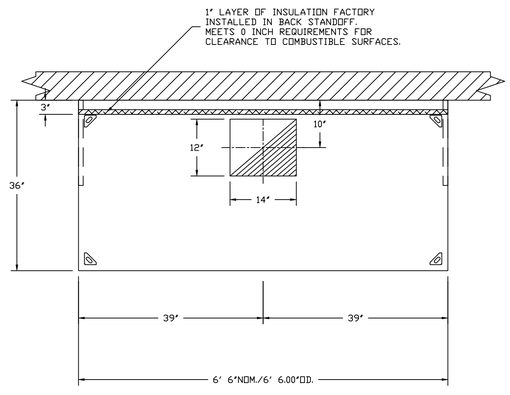
ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

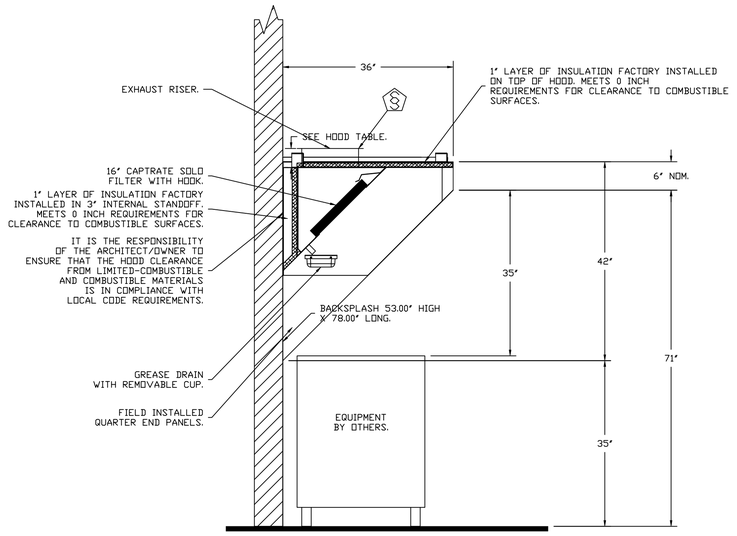
BACKSPLASH



- AVAILABLE IN VARYING HEIGHTS AND LENGTHS.
- EASILY CLEANABLE
- ONE PIECE BACKSPLASH AVAILABLE AT HEIGHTS OF 4 FT. OR LESS AND AT LENGTHS OF 16 FT. OR LESS



PLAN VIEW – HOOD #1
6' 6.00" LONG 3642ELPX-2-6



SECTION VIEW – MODEL 3642ELPX-2-6
HOOD – #1

CUSTOMER APPROVAL TO MANUFACTURE:

- Approved as Noted ☐
- Approved with NO Exception Taken ☐
- Revise and Resubmit ☐

SIGNATURE _____

Your Title _____ Date _____

REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

econ·air
www.econair.com
New England Office
450 Cottage Street, Suite 4, Springfield, MA, 01104 PHONE: (413) 594 - 8390 FAX: 9192275956 EMAIL: reg37@econair.com

Hut - Surfside Nantucket
Nantucket, MA, 02554

DATE: 9/24/2024

DWG.#: 6945194

DRAWN BY: MRG - 37

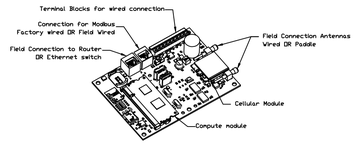
SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 1

ELECTRICAL PACKAGE – JOB#6945194

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		TYPE	Φ	HP	VOLT	FLA
1		SC-110110MA	WALL MOUNT IN SS BOX	FACE MOUNT RIGHT SIDE OF HOOD	1 LIGHT	SMART CONTROLS THERMOSTATIC CONTROL W/ RELAY ON/OFF WITH SUPPLY	EXHAUST	1	0.750	115	8.9
				HOOD # 1	1 FAN						



CASlink Monitor and Control

– *Hood control panel to support communications to cloud-based Building Management System.*
– *Hood Control Panel to allow cloud-based Building Management System to monitor real time parameters outlined as MONITOR in the points list.*
– *Hood Control Panel to allow cloud-based Building Management System to control parameters outlined as CONTROL in the points list.*
– *Hood Control Panel to allow cloud-based Building Management System to implement SYSTEM ECONOMIZER control strategies for fully integrated Building Management.*

MONITORING AND CONTROL POINTS LIST

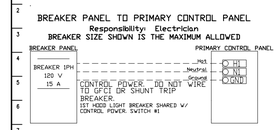
DCV Packages	Function
Room Temperature	MONITOR
Duct Temperature(s)	MONITOR
MUA Discharge Temperature	MONITOR
Kitchen RTU Discharge Temperature	MONITOR
Fan Speed	MONITOR
Fan Amperage	MONITOR
Fan Power	MONITOR
VFD Faults	MONITOR
Controller Faults	MONITOR
Fan Faults	MONITOR
Fan Status	MONITOR
PCU Faults	MONITOR
PCU Filter Clog Percentages	MONITOR
Fire Condition	MONITOR
CORE Fire System	MONITOR
Building Pressures	MONITOR
Prep Time Button	MONITOR & CONTROL
Fans Button	MONITOR & CONTROL
Lights Button	MONITOR & CONTROL
Wash Button	MONITOR & CONTROL

SC Packages	Function
Room Temperature(s)	MONITOR
Duct Temperature(s)	MONITOR
MUA Discharge Temperature	MONITOR
Kitchen RTU Discharge Temperature	MONITOR
Controller Faults	MONITOR
Fan Faults	MONITOR
Fan Status	MONITOR
PCU Faults	MONITOR
PCU Filter Clog Percentages	MONITOR
Fire Condition	MONITOR
CORE Fire System	MONITOR
Building Pressures	MONITOR
Fans Button(s)	MONITOR & CONTROL
Lights Button(s)	MONITOR & CONTROL
Wash Button	MONITOR & CONTROL

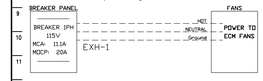
JOB NO 6945194 | MODEL NUMBER SC-110110MA | JOB NAME Hut – Surfside Nantucket | DRAWN BY | DATE 9/24/2024 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-1

DESCRIPTION OF OPERATION:
120V 1 Phase w/ control for 1 Exhaust Fan, Exhaust on in Fire, Lights out in Fire, Relay On/Off with Supply Fan, Partial On/Off Thermostatically Controlled. Room temperature sensor shipped loose for field installation.

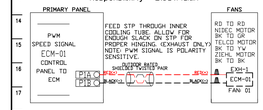
BREAKER PANEL TO PRIMARY CONTROL PANEL
Responsibility: Electrician
BREAKER SIZE SHOWN IS THE MAXIMUM ALLOWED



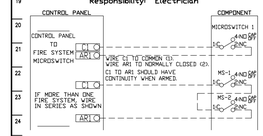
BREAKER PANEL TO FANS
Responsibility: Electrician

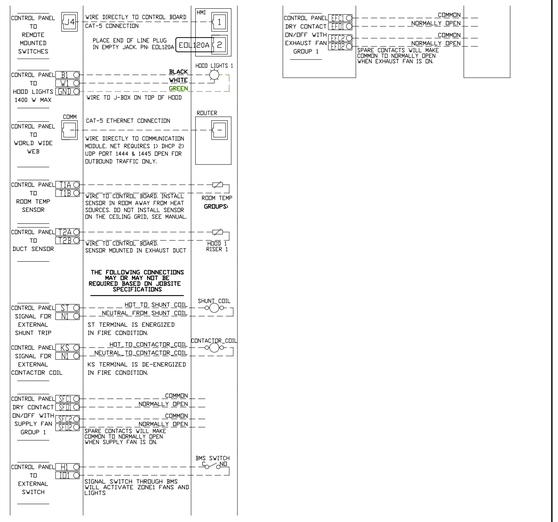


CONTROL PANEL TO FANS
Responsibility: Electrician

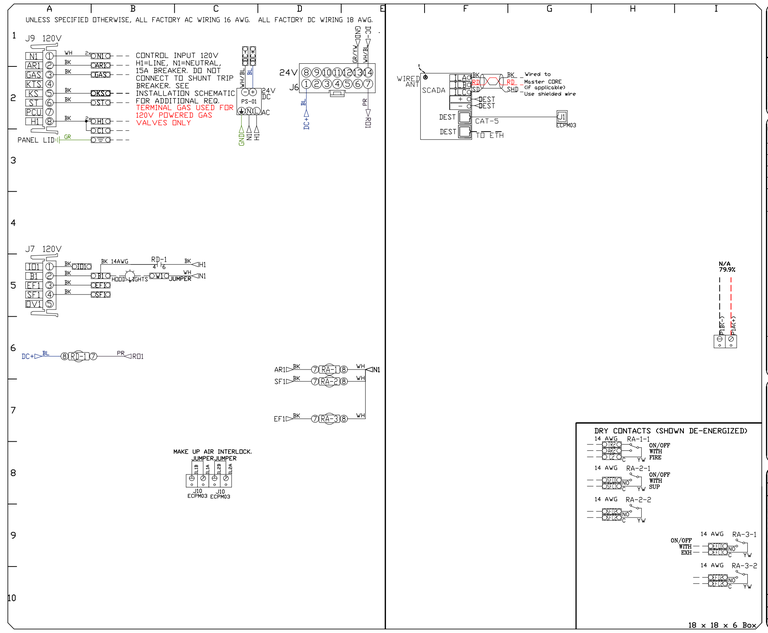


CONTROL PANEL TO ACCESSORY ITEMS
Responsibility: Electrician





UNLESS SPECIFIED OTHERWISE, ALL FACTORY AC WIRING 16 AWG. ALL FACTORY DC WIRING 18 AWG.



FACTORY WIRING SCHEMATIC CIRCUIT BOARDS

RA-x 120 VAC RELAY	RD-x 24 VDC RELAY
NO 4 3	NO 4 3
NC 2 1	NC 2 1
COM 8 7	COM 8 7
COM 6 5	COM 6 5

COMPONENT LIST

LABEL	DESCRIPTION
ST-X	Starter wires
DL-X	Overload wires
C-X	Contactor wires
PS-1	Power Sup. 24VDC MEANWELL
RA-x	120V Relay DPDT J4100SBK3
RD-x	24VDC Light Relay J4100SBK3
SCADA	SCADA Module

LEGEND
— — FIELD WIRING
——— FACTORY WIRING
BK- BLACK YW- YELLOW
BL- BLUE GY- GREY
BR- BROWN PR- PURPLE
WH- WHITE OR- ORANGE
GR/BL- GR/BL STRIPE
GR/YW- GR/YW STRIPE
RD/GR- RD/GR STRIPE
WH/BL- WH/BL STRIPE

JOB NAME Hut – Surfside N.
DRAWING TITLE SC-110110MA
DESCRIPTION OF OPERATION
120V 1 Phase w/ control for 1 Exhaust Fan, Exhaust on in Fire, Lights out in Fire, Relay On/Off with Supply Fan, Partial On/Off Thermostatically Controlled. Room temperature sensor shipped loose for Field Installation.
JOB NO 6945194 | DRAWN BY | DATE FACTORY 9/24/2024 | DWG NO ECP #1-2

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

econ·air
www.econair.com
New England Office
450 Cottage Street, Suite 4, Springfield, MA, 01104 PHONE: (413) 594 - 8390 FAX: 9192275956 EMAIL: reg37@econair.com

SC- Specification:

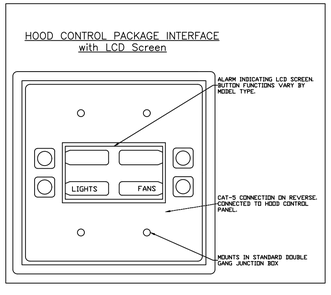
The Electrical Package, typically MA, is designed to thermostatically activate the exhaust fans for an exhaust hood whenever elevated temperatures are sensed in the exhaust system. This option will meet the requirements of 2012 IMC 507.2.1.1 & 2015 IMC 507.1.1 by providing a thermostat(s) mounted in the duct or hood riser to sense increased exhaust temperatures.

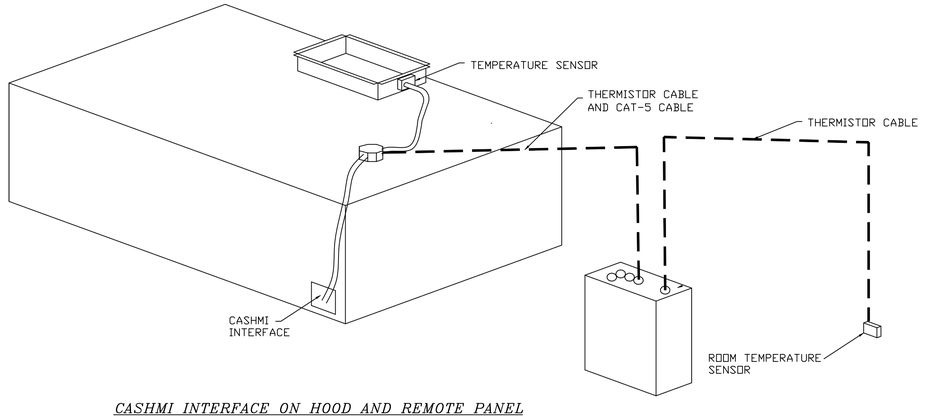
Controls shall be listed by ETL (UL 508A). The control enclosure shall be NEMA 1 rated and listed for installation inside of the exhaust hood utility cabinet. The control enclosure may be constructed of stainless steel or painted steel.

Temperature probes(s) located in the duct riser shall be constructed of Stainless Steel.
A room temperature sensor is also provided for field installation in the kitchen space in order to start the fan(s) based on the temperature differential between the room and the exhaust air in the duct, rather than fixed set-points.
The system is factory pre-set to activate the fans at 10 deg F° above the room temperature.

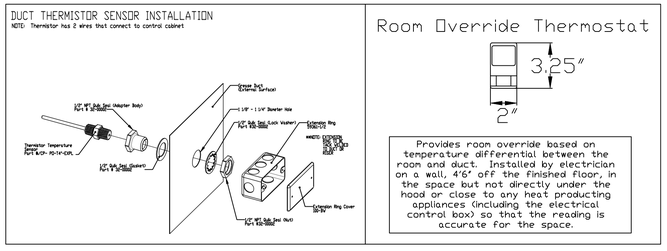
Once the duct temperature reaches the activation point, the exhaust fans will be activated. The controls also provide hysteresis to prevent cycling of the fans after the cooking appliances have been turned off and the heat in the exhaust system is reduced. The hysteresis is factory set 2 degrees and will keep the exhaust running until the temperature falls 2 degrees below the activation set point. A hysteresis timer also exists to keep the fans running for at least 30 min after being activated by the temperature rise.

The activation and hysteresis settings may be field adjusted on the board LCD interface located inside the control enclosure to meet application needs.
The panel is factory configured to shut down supply fans, turn on the exhaust fans and turn off the hood lights in a fire condition.





CASHMI INTERFACE ON HOOD AND REMOTE PANEL



Hut - Surfside Nantucket
Nantucket, MA, 02554

DATE: 9/24/2024
DWG.#: 6945194
DRAWN BY: MRG - 37
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 2

EXHAUST FAN INFORMATION – JOB#6945194

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1		1	DU85HFA	CAPTIVEAIRE	1722	1.250	1439	TEAO-ECM	0.750	0.5390	1	115	8.9	545 FPM	90	13.1

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1		1	GREASE BOX
		1	FAN BASE CERAMIC SEAL - DU/DR85HFA - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY

FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1		YES						

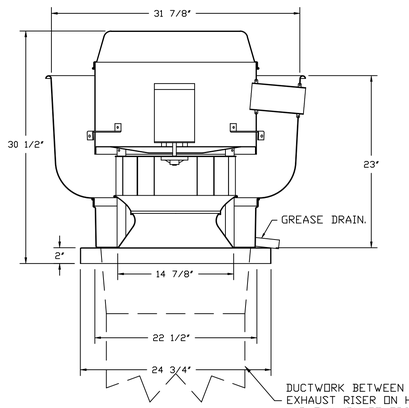
CURB ASSEMBLIES

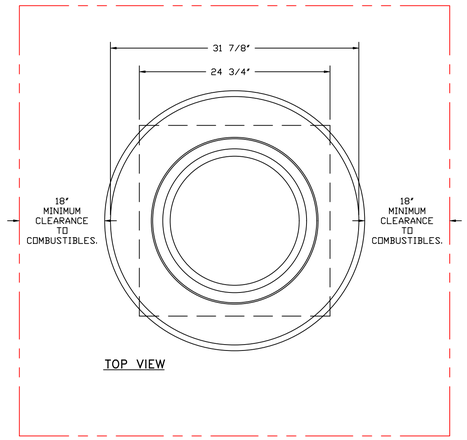
NO	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	36 LBS	CURB	23.000"W X 23.000"L X 20.000"H 7.500:12.000 PITCH ALONG LENGTH, RIGHT VENTED HINGED.

FAN SOUND DATA

FAN UNIT NO	TAG	MOTOR	SOUND DATA			OCTAVE BAND SOUND DATA							
			LWA	SONES @ 5 FT	DBA @ 5 FT	DISTANCE (FT)	63 HZ	125 HZ	250 HZ	500 HZ	1 KHZ	2 KHZ	4 KHZ	8 KHZ
1		EXHAUST	76.6	13.1059914264621	65.1	5	78.3	78	80.9	72.7	69.6	67.4	62.6	56.5

FAN #1 DU85HFA - EXHAUST FAN





TOP VIEW

FEATURES:

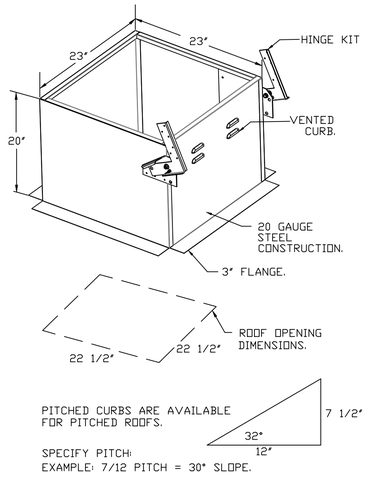
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

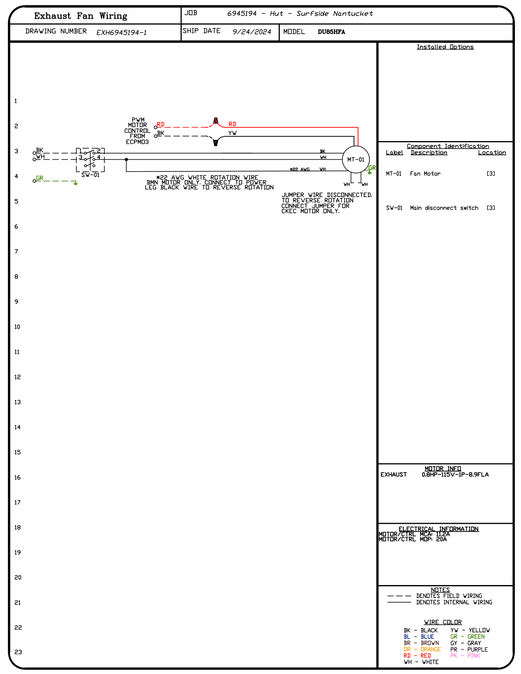
NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX.
- FAN BASE CERAMIC SEAL - DU/DR85HFA - INSTALLED AT PLANT - FOR GREASE DUCTS.
- ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION.
- 2 YEAR PARTS WARRANTY.





CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐

SIGNATURE _____

Your Title _____ Date _____

GREASE BOX INSTALLATION

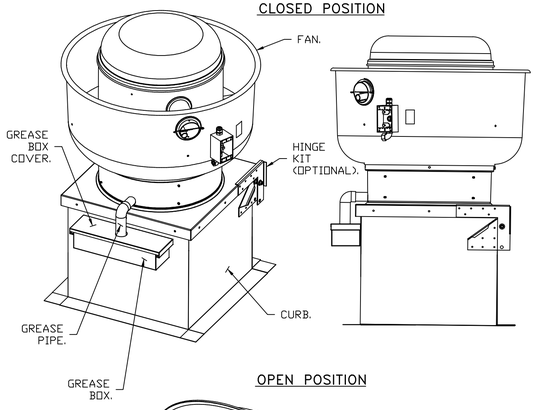
GREASEBOX
REV.#2 08/19/02

PARTS INCLUDED

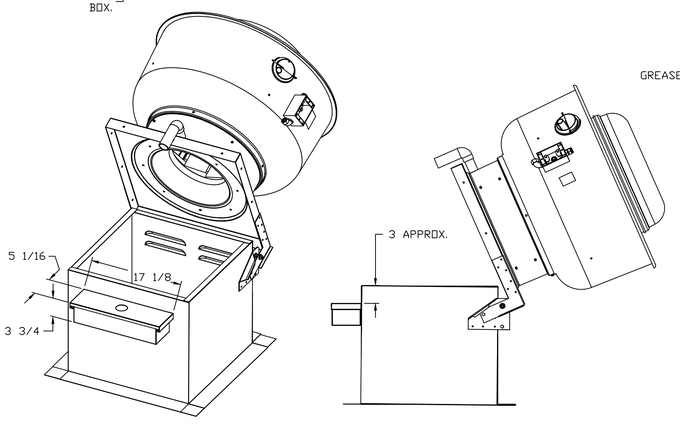
GREASE BOX.
GREASE BOX COVER.
GREASE PIPE.

SHEET METAL SCREWS
3 - LONG (3/4" LG.).

CLOSED POSITION



OPEN POSITION

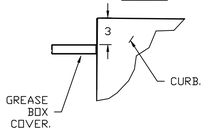


GREASE BOX FIELD INSTALLATION

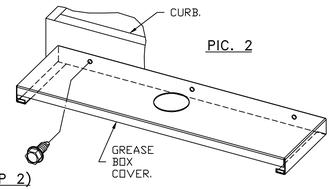
STEP 1)

ATTACH GREASE BOX COVER TO THE CURB, HOLD 3" DIMENSION AS SHOWN ON PIC. 1. SCREW GREASE BOX COVER TO CURB USING (3) LONG (3/4" LG.) SCREWS AS SHOWN ON PIC. 2.

PIC. 1



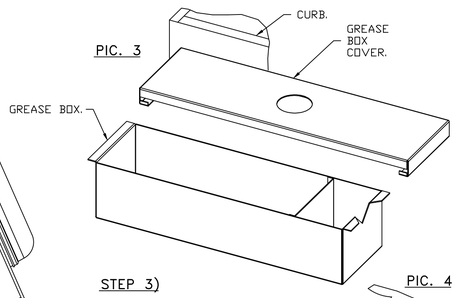
PIC. 2



STEP 2)

ATTACH GREASE BOX TO GREASE BOX COVER, SLIDE AND DROP. AS SHOWN ON PIC. 3.

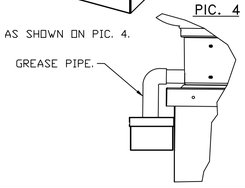
PIC. 3



STEP 3)

INSTALL GREASE PIPE AS SHOWN ON PIC. 4.

PIC. 4



*NOTE: UL 705 INSTALL.

REVISIONS

DESCRIPTION	DATE:

econ·air
www.econair.com
New England Office
450 Cottage Street, Suite 4, Springfield, MA, 01104 PHONE: (413) 594 - 8390 FAX: 9192275956 EMAIL: reg37@econair.com
450 Cottage

Hut - Surfside Nantucket
Nantucket, MA, 02554

DATE: 9/24/2024
DWG.#: 6945194
DRAWN BY: MRG - 37
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 3

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR Cohen Steven L TR, c/o 1 North Swift Rock Rd Trust

STREET ADDRESS 1 North Swift Rock Road

MAP/PARCEL 40/2

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.

Miroslava Ahern — Signature

10/31/24 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 North Swift Rock Road

Owner of record: Cohen Steven L TR, c/o 1 North Swift Rock Rd Trust

Mailing Address: PO Box 786, Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY

NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-03-10131

☒ Pool (Zoning District LUG-2 ☐ Roof ☒ Other PERGOLA: 19'-4" x 13'-4"

Size of Structure or Addition: Length: 48' Sq. Footage 1st floor: _____ Decks~~/Patio~~: Size: 310 SF ☐ 1st floor ☐ 2nd floor

POOL: Width: 18' Sq. footage 2nd floor: _____ PATIOS: Size: 825 SF ☐ 1st floor ☐ 2nd floor

SPA: 8' x 8' Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Pea stone & Belgium block Walkways Georgian granite pavers at grade & pea stone ~~Walls~~ Patio: Georgian granite & wood decking

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

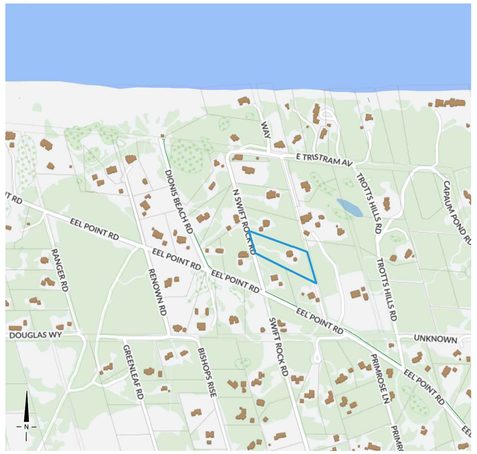
Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. Pergola: NTW

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/31/24 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 40/2

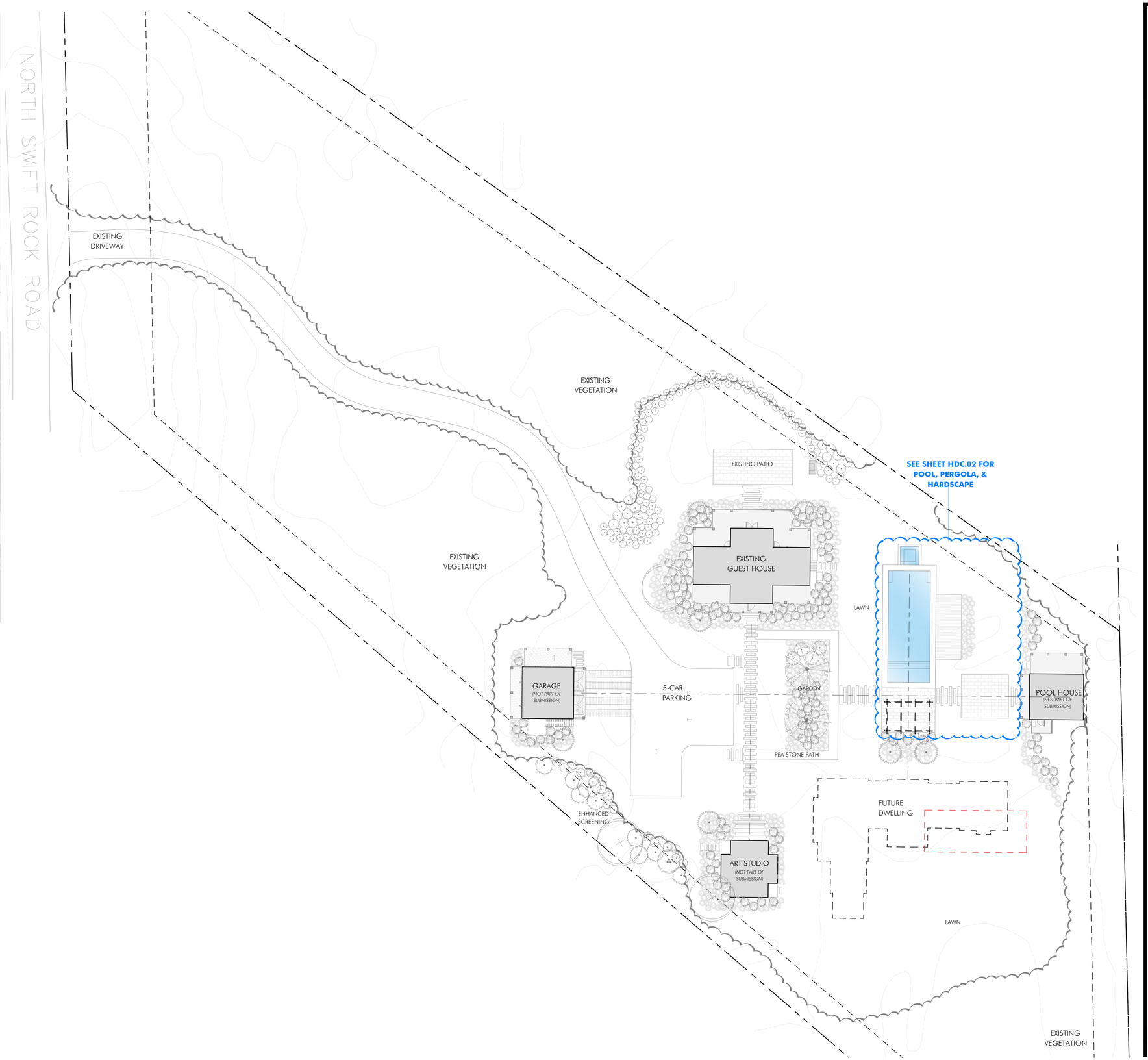


AERIAL MAP: 40/2



VIEW FROM N. SWIFT ROCK RD.





AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

1 NORTH SWIFT ROCK ROAD TRUST

1 NORTH SWIFT ROCK ROAD

OWNER

COHEN STEVEN L TR
1 NORTH SWIFT ROCK ROAD TRUST

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

PROPERTY INFO

ZONE:	LUG 2
MAP / PARCEL:	40.2
LOT SIZE:	114,177 SF
MIN. LOT SIZE:	80,000 SF
MIN. FRONTAGE:	150 FT
FRONT SETBACK:	35 FT
SIDE SETBACK:	15 FT
REAR SETBACK:	15 FT
GROUND COVER:	4 % MAX

POOL & HARDSCAPE

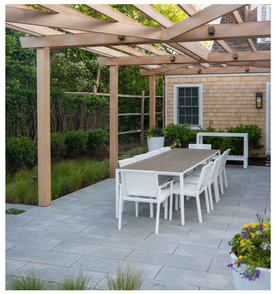
HDC SUBMISSION
(REVISION TO CERTIFICATE HDC2024-03-10101)

DRAWING INFO

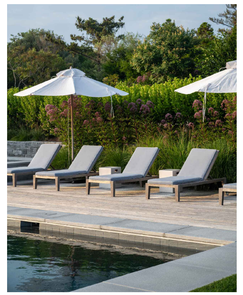
DATE	NOVEMBER 4, 2024
SCALE	1" = 20'-0"
DRAWN BY	CP

HDC.01

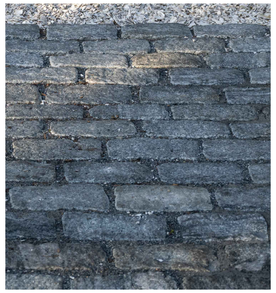
DESIGN INTENT IMAGERY



GEORGIAN GRANITE PATIO AT GRADE



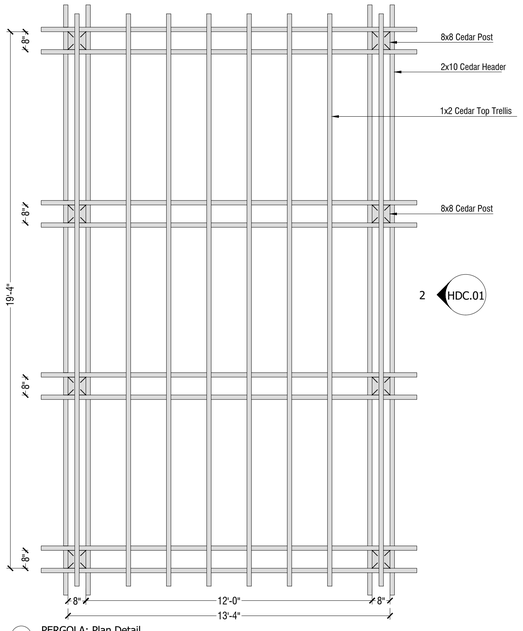
LOUNGE DECK AT GRADE



BELGIUM BLOCK

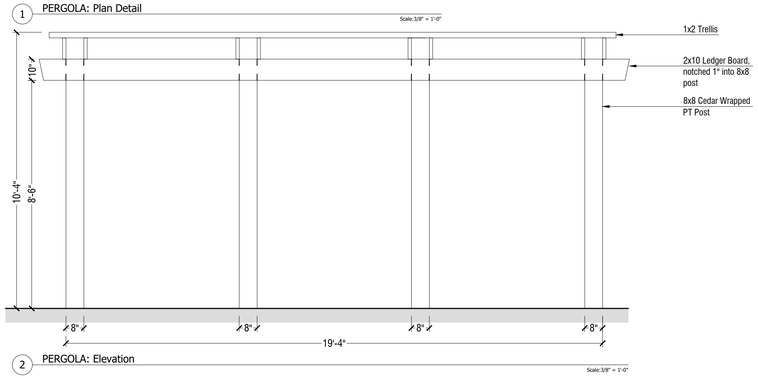


PAVERS AT GRADE



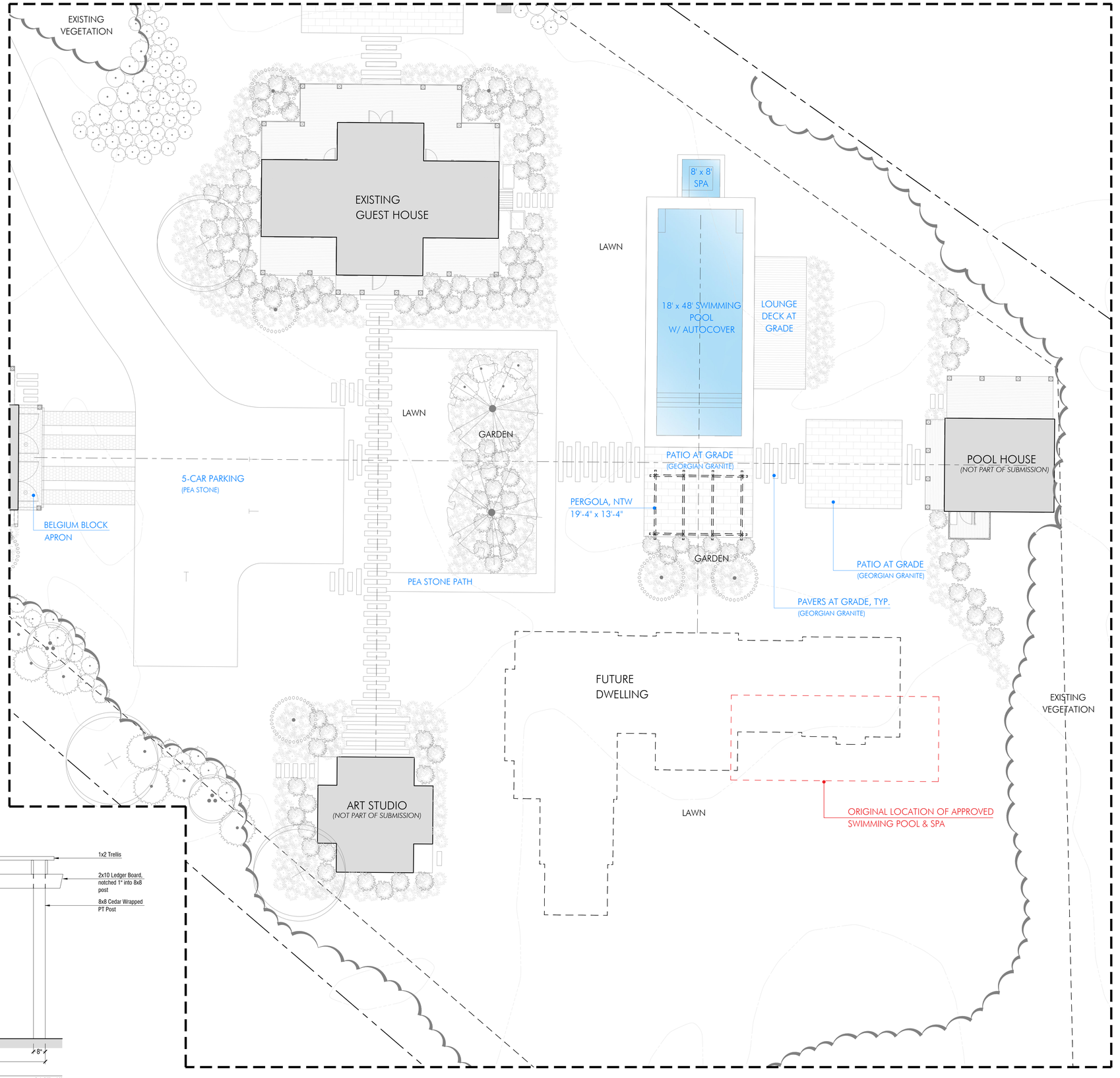
1 PERGOLA: Plan Detail

Scale: 3/8" = 1'-0"



2 PERGOLA: Elevation

Scale: 3/8" = 1'-0"



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PROJECT

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1 NORTH SWIFT ROCK ROAD TRUST

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8 Williams Lane, Nantucket MA 02554
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PROPERTY INFO

ZONE:	LUG 2
MAP / PARCEL:	40 2
LOT SIZE:	114,177 SF
MIN. LOT SIZE:	80,000 SF
MIN. FRONTAGE:	150 FT
FRONT SETBACK:	35 FT
SIDE SETBACK:	15 FT
REAR SETBACK:	15 FT
GROUND COVER:	4 % MAX

POOL & HARDSCAPE

HDC SUBMISSION

(REVISION TO CERTIFICATE HDC2024-03-10101)

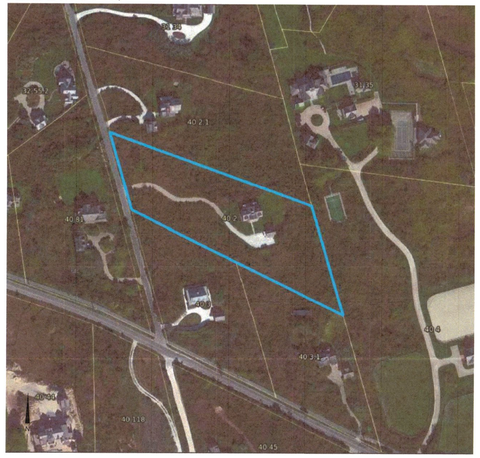
DRAWING INFO

DATE	NOVEMBER 4, 2024
SCALE	1" = 10'-0"
DRAWN BY	CP

HDC.02



AERIAL MAP: 40/2



VIEW FROM N. SWIFT ROCK RD.



RECEIVED
MAR 11 2024
By

NORTH SWIFT ROCK ROAD

EXISTING DRIVEWAY

EXISTING VEGETATION

EXISTING VEGETATION

PATIO
(NOT PART OF SUBMISSION; SEPARATE APPLICATION)

GUEST HOUSE

LAWN

8-CAR PARKING

GARAGE
(NOT PART OF SUBMISSION)

PROPOSED MAIN HOUSE

PORCH

GARDEN

PORCH

GARDEN

SEE SHEET HDC.02 FOR POOL & HARDSCAPE

CABANA
(NOT PART OF SUBMISSION)

POOL EQ.

LAWN

EXISTING VEGETATION

N

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

WAGNER RESIDENCE

1 NORTH SWIFT ROCK ROAD

OWNER

COHEN STEVEN L TR
1 NORTH SWIFT ROCK ROAD TRUST

POOL & HARDSCAPE

HDC SUBMISSION

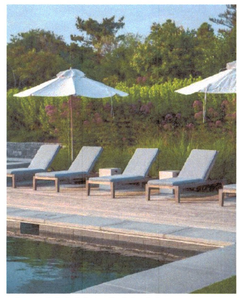
DRAWING INFO

DATE	MARCH 11, 2024
SCALE	1" = 20'-0"
DRAWN BY	CP

APPROVED
HDC 2024-03-10131
Vithout HDC Approva

HDC.01

DESIGN INTENT IMAGERY



LOUNGE DECK AT GRADE



PAVERS AT GRADE

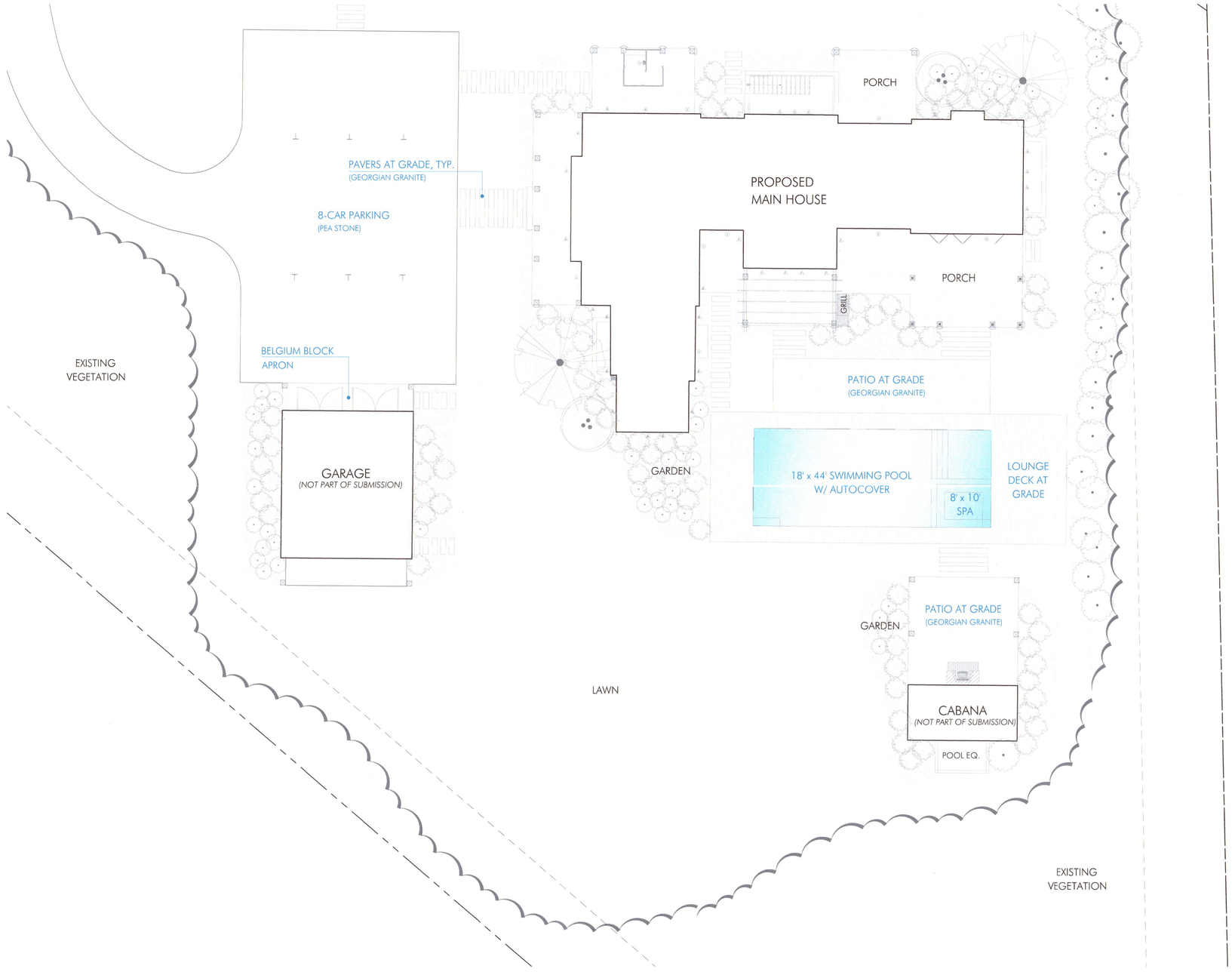


GEORGIAN GRANITE PATIO AT GRADE



BELGIUM BLOCK

RECEIVED
MAR 11 2024



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

WAGNER RESIDENCE

1 NORTH SWIFT ROCK ROAD

OWNER

COHEN STEVEN L TR
1 NORTH SWIFT ROCK ROAD TRUST

N

POOL & HARDSCAPE
HDC SUBMISSION

DRAWING INFO

DATE	MARCH 11, 2024
SCALE	1" = 10'-0"
DRAWN BY	CP

HDC 2024-03-10131
Withdrawal Approval

HDC.02

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 95

Street & Number of Proposed Work: 8 GULL ISLAND LN

Owner of record: 8 GULL ISLAND LLC

Mailing Address: C/O JOAN BOENING

245 E 93RD ST APT 24D NEW YORK NY 10128

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BARRETT ENTERPRISES LLC

Mailing Address: 21 SOMERSET RD

NANTUCKET MA 02554

Contact Phone #: 508-825-2001 E-mail: office@barrett-enterprises.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 RAISE BUILDING FOR NEW FOUNDATION, LOWER DOWN ON NEW FOUNDATION.

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 2' South 2' East 2' West 2'

Height of ridge above final finish grade: North 25'-2" South 25'-2" East 25'-2" West 25'-2" (SAME AS EXISTING)

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NO EXTERIOR CHANGES

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 10/24/24 Signature of owner of record AGENT Signed under penalties of perjury

8 GULL ISLAND LLC

8 Gull Island Lane
Nantucket, MA 02554

October 1, 2024

Trevor Barrett
Barrett Enterprise LLC
21 Somerset Rd
Nantucket, MA 02554

To whom it may concern:

This letter authorizes Trevor Barrett to be our agent – allowing him to sign/submit building permits on our behalf with the HDC/Building department – having to do with the stabilizing of our property.

Thank you



Joan Boening, owner
8 Gull Island Lane
8 Gull Island LLC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Trevor Barrett of Barrett Enterprises LLC

AS AGENT FOR 8 Gull Islands LLC

STREET ADDRESS 8 Gull Islands

MAP/PARCEL 42.4.3 / 95

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 10/24/24

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 8 Gull Island LLC

MAILING ADDRESS..... c/o Joan Boeing, 245 E 93rd St Apt 24D, New York, NY 10128

PROPERTY LOCATION..... 8 Gull Island Ln

ASSESSORS MAP/PARCEL..... 42.4.3 / 95

SUBMITTED BY:..... Barrett Enterprises LLC

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.13 14:34:40 -04'00'

September 13, 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
4243	60		LENCYK ELIZABETH M		46 BROAD BROOK LN	STAMFORD	CT	06907	7 GULL ISLAND LN
4243	61		HANNAH GARDNER HOUSE LLC	C/O SARAH NOELLE MCLANE	PO BOX 1580	NANTUCKET	MA	02554	6 GULL ISLAND LN
4243	94		36 LILY STREET LLC		105 NEWBURY STREET 4TH FL	BOSTON	MA	02116	36B LILY ST
4243	96		LOWY THOMAS P & BETH		304 WEST 78TH ST	NEW YORK	NY	10024	40 LILY ST
Count:	**4**								

9589 0710 5270 1263 0257 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

NANTUCKET POST OFFICE 0056 08 OCT 31 2024 02584 9998

Postmark Here

10/31/2024

Sent To: 40 SARAH NOELLE MCLANE
Street and Apt. No., or PO Box No.: PO BOX 1580
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1263 0257 76

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Boston, MA 02116

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

NANTUCKET POST OFFICE 0056 08 OCT 31 2024 02584 9998

Postmark Here

10/31/2024

Sent To: 36 LILY STREET LLC
Street and Apt. No., or PO Box No.: 105 NEWBURY ST 4th FL
City, State, ZIP+4®: BOSTON MA 02116

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1263 0257 67

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

New York, NY 10024

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

NANTUCKET POST OFFICE 0056 08 OCT 31 2024

Postmark Here

10/31/2024

Sent To: LOWY THOMAS & BETH
Street and Apt. No., or PO Box No.: 304 WEST 78th ST
City, State, ZIP+4®: NEW YORK NY 10024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1263 0257 90

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Stamford, CT 06907

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

NANTUCKET POST OFFICE 0056 08 OCT 31 2024 02584 9998

Postmark Here

10/31/2024

Sent To: LENCYK ELIZABETH
Street and Apt. No., or PO Box No.: 46 BROAD BROOK LN
City, State, ZIP+4®: STAMFORD CT 06907

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Gull Island Ln

Tax Map Number: 42.4.3 Parcel Number: 95

Owner of Record: 8 Gull Island LLC

Description of Proposal: Jack up existing structure and set on new foundation

Anticipated HDC Submission Date: 10/30/24

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.

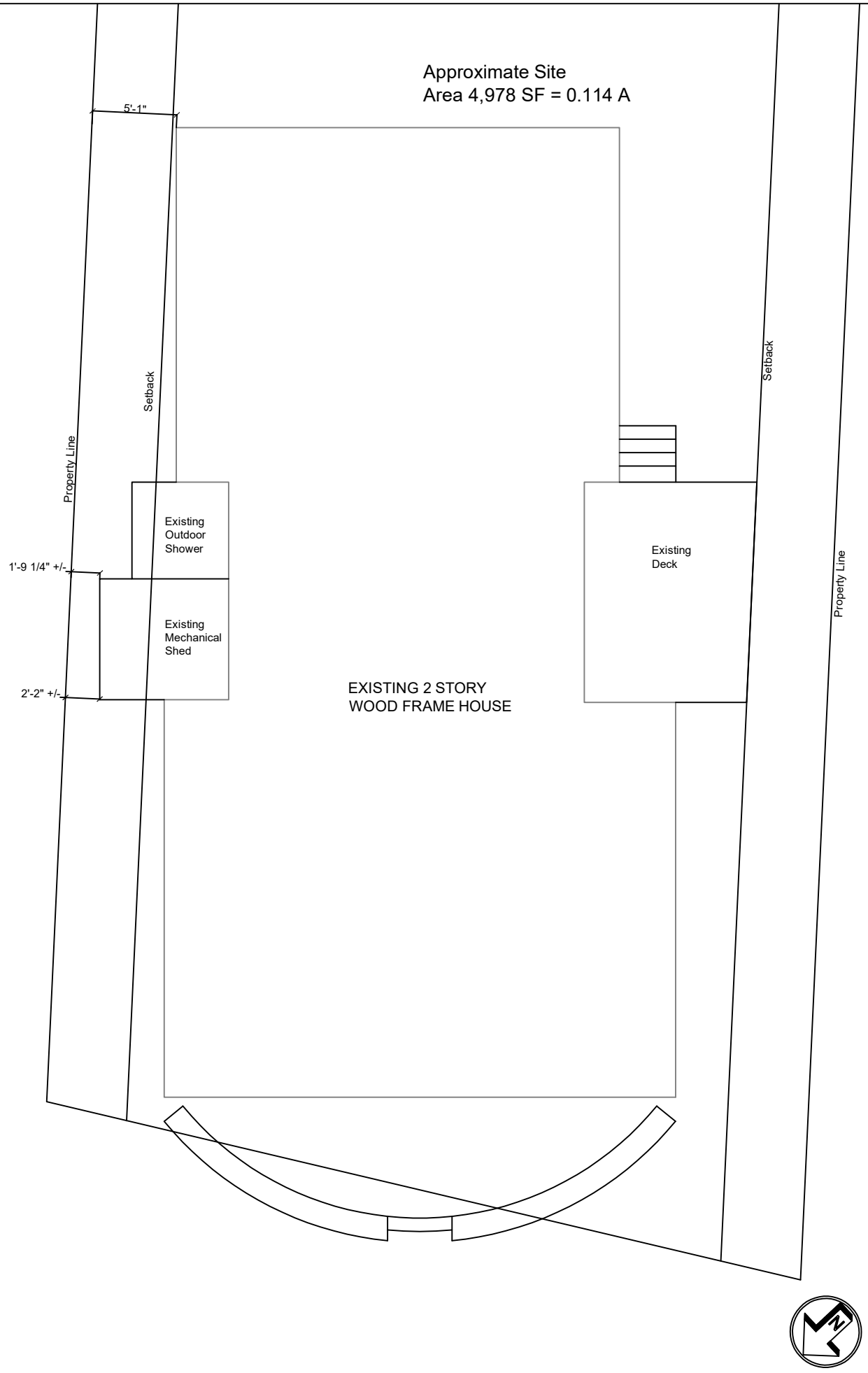
HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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.



Date:	Revision:

Stacy L. Barrett
Residential Designer
21 Somerset Rd
Nantucket, MA 02584
ph 774-236-9257
stacy02554@yahoo.com

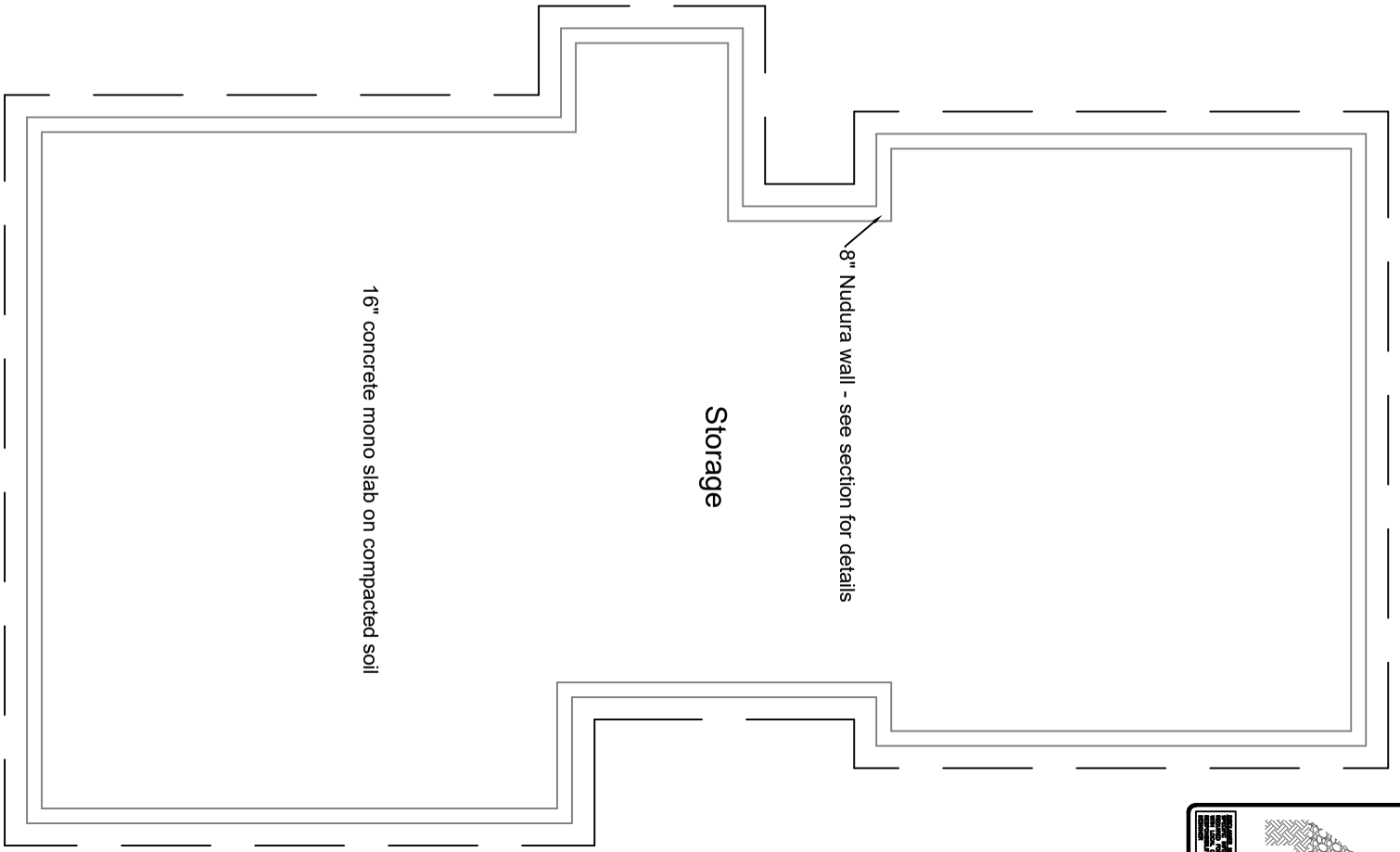
DISCLAIMER: PLANS DONE BY AN UNLICENSED DESIGNER/STRUCTURALS SHOULD BE CHECKED BY AN ENGINEER

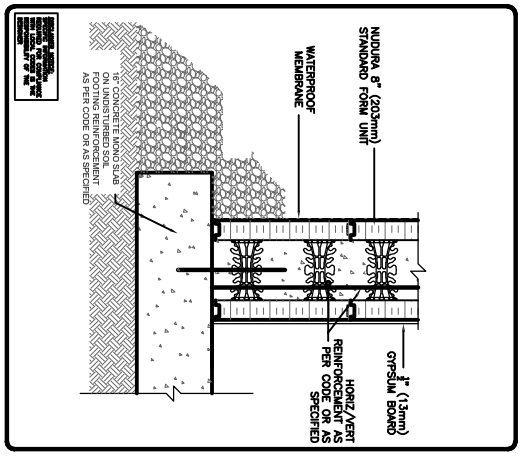
Project Name: 8 Gull Island

Drawing Title: Site Plan

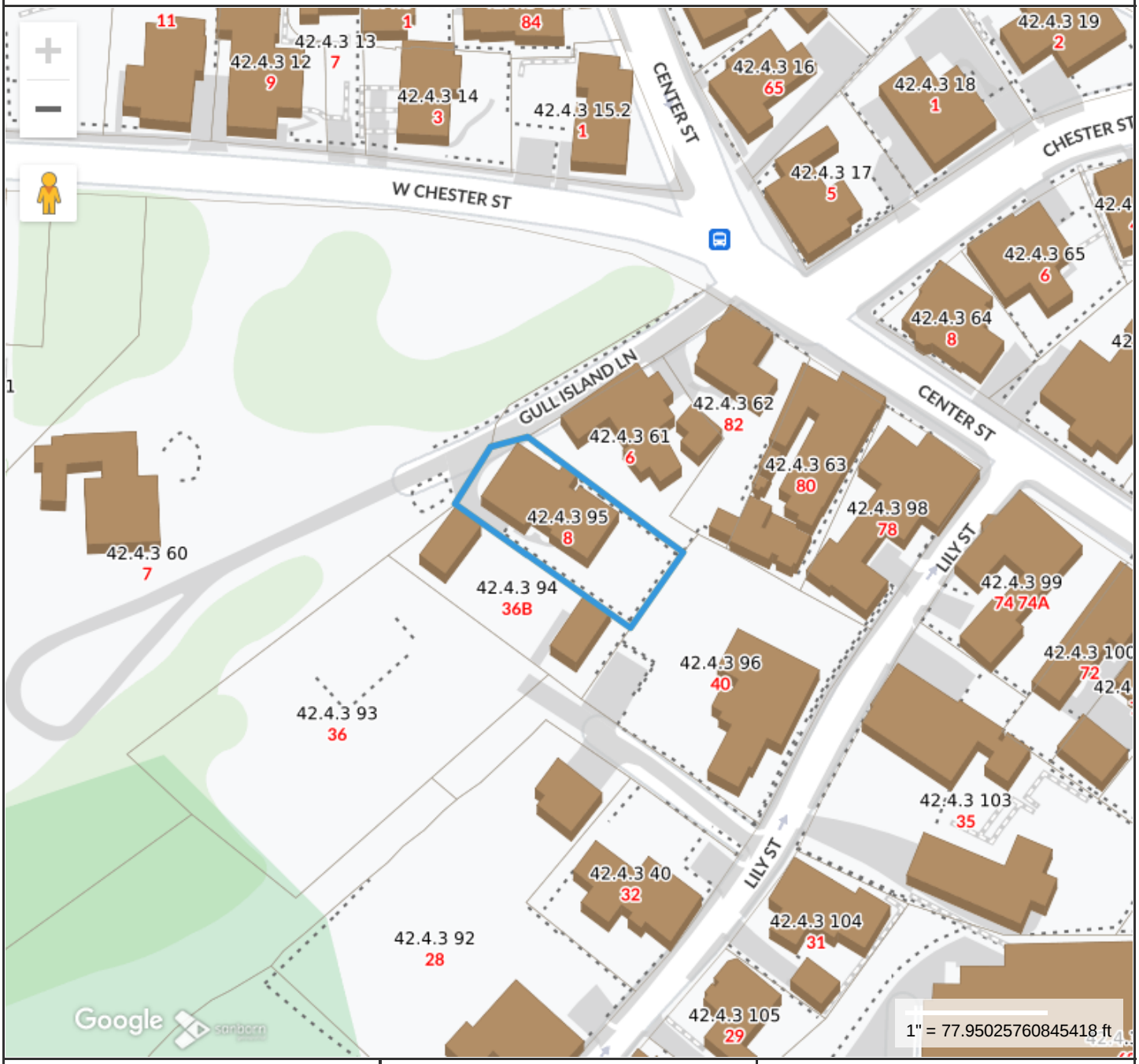
Date: 10.15.24
Scale: 1"=100'
Drawn By: SLB

Drawing No. SP





Drawing No. F1.0	Date: 10.15.24 Scale: 1/8" = 1'-0" Drawn By: SLB	Project Name: 8 Gull Island Drawing Title: Foundation Plan	Stacy L. Barrett *Residential Designer* 21 Somerset Rd Nantucket, MA 02584 ph 774-236-9257 stacy02554@yahoo.com DISCLAIMER: PLANS DONE BY AN UNLICENSED DESIGNER STRUCTURALS SHOULD BE CHECKED BY AN ENGINEER	Date:	Revision:	Date:	Revision:



Property Information

Property ID	10583
Location	8 GULL ISLAND LN
Owner	8 GULL ISLAND 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 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



North Elevation (Front)



West Elevation



West Elevation – continued



West Elevation – continued



South Elevation



East Elevation



East Elevation -continued



East Elevation – continued



East / North Corner

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 87 PARCEL N°. 74

Street & Number of Proposed Work: 20 Western Ave

Owner of record: The Way it was LLC

Mailing Address: P. Box 3420

Contact Phone #: 5083329564 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jose Martinez

Mailing Address: P. Box 3420

Nantucket MA

Contact Phone #: 5083329564 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 Black 3 Tab → Black Architectual more

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

Roof replacement.

Is there an HDC survey form for 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 more Black

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof more Black Arch.

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/31/24 Signature of owner of record _____ Signed under penalties of perjury

ROOF 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	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
Y	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
Y	Application fee: $50.00
Y	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	COLORED Pictures: 3 sets, including the entire context of the house-
Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents must be 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 Jose Martinez

AS AGENT FOR 20 Western LLC

STREET ADDRESS 20 Western Ave

MAP/PARCEL 87 174

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/31/24

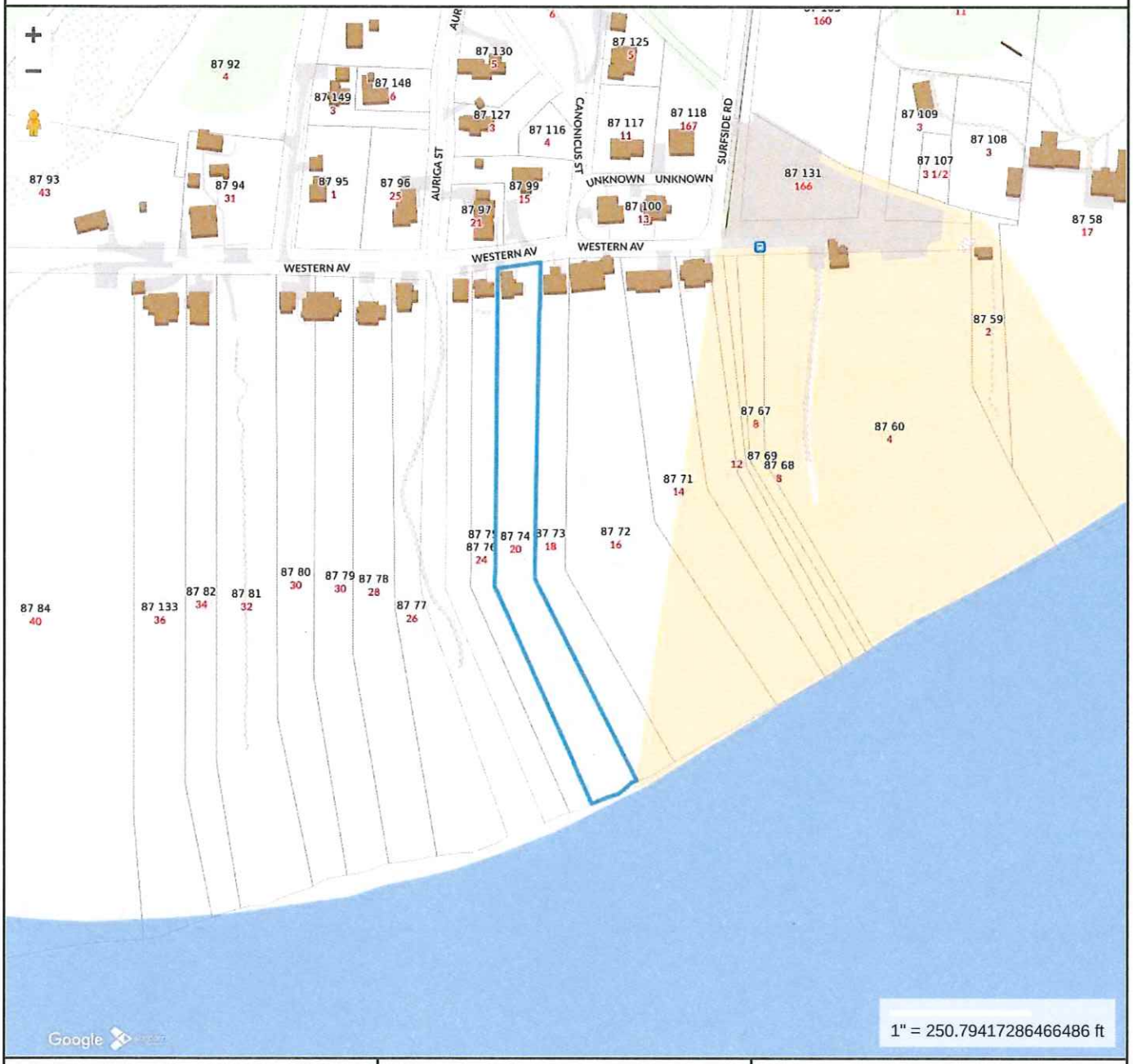
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/31/2024

Date



Property Information

Property ID	8534
Location	20 WESTERN AV
Owner	THE WAY IT WAS LLC

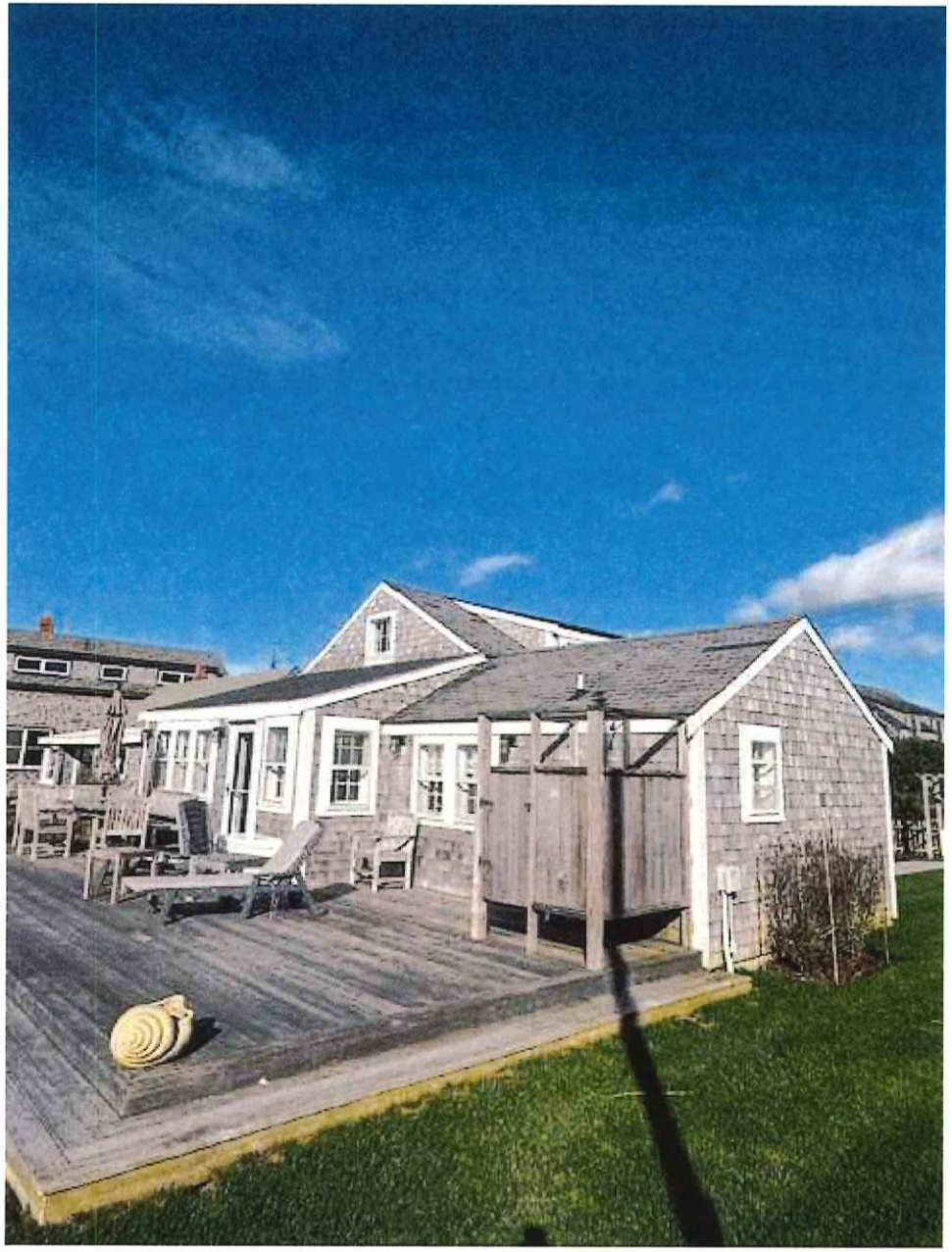
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 10/16/2024
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°: 7.3.3.2 PARCEL N°. 54

Street & Number of Proposed Work: 51 Morey Ln

Owner of record: Elmer Robert Glenn

Mailing Address: 14A Dana st Cambridge

Contact Phone #: 5083329564 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jose Martinez

Mailing Address: P-O Box 3420 Nantucket Ma

Contact Phone #: 508 3329564 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 3Tab → Georgetown grey Architectural

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

roof replacement

Is there an HDC survey form for 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 Georgetown Grey Arch

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/31/24 Signature of owner of record [signature] Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Jose Martinez

AS AGENT FOR Robert Glenn

STREET ADDRESS 51 Morey Ln.

MAP/PARCEL 73.3.2 | 54

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/31/24

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Signature 10/31/24 Date

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Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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6	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
4	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
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4	Application fee: $50.00
4	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
4	COLORED Pictures: 3 sets, including the entire context of the house-
4	All documents MUST be legible. All sets MUST be collated and stapled.
6	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
3	Signed Affidavit: See reverse side



Property Information

Property ID	12150
Location	51 MOREY LN
Owner	ELMER ROBERT GLENN

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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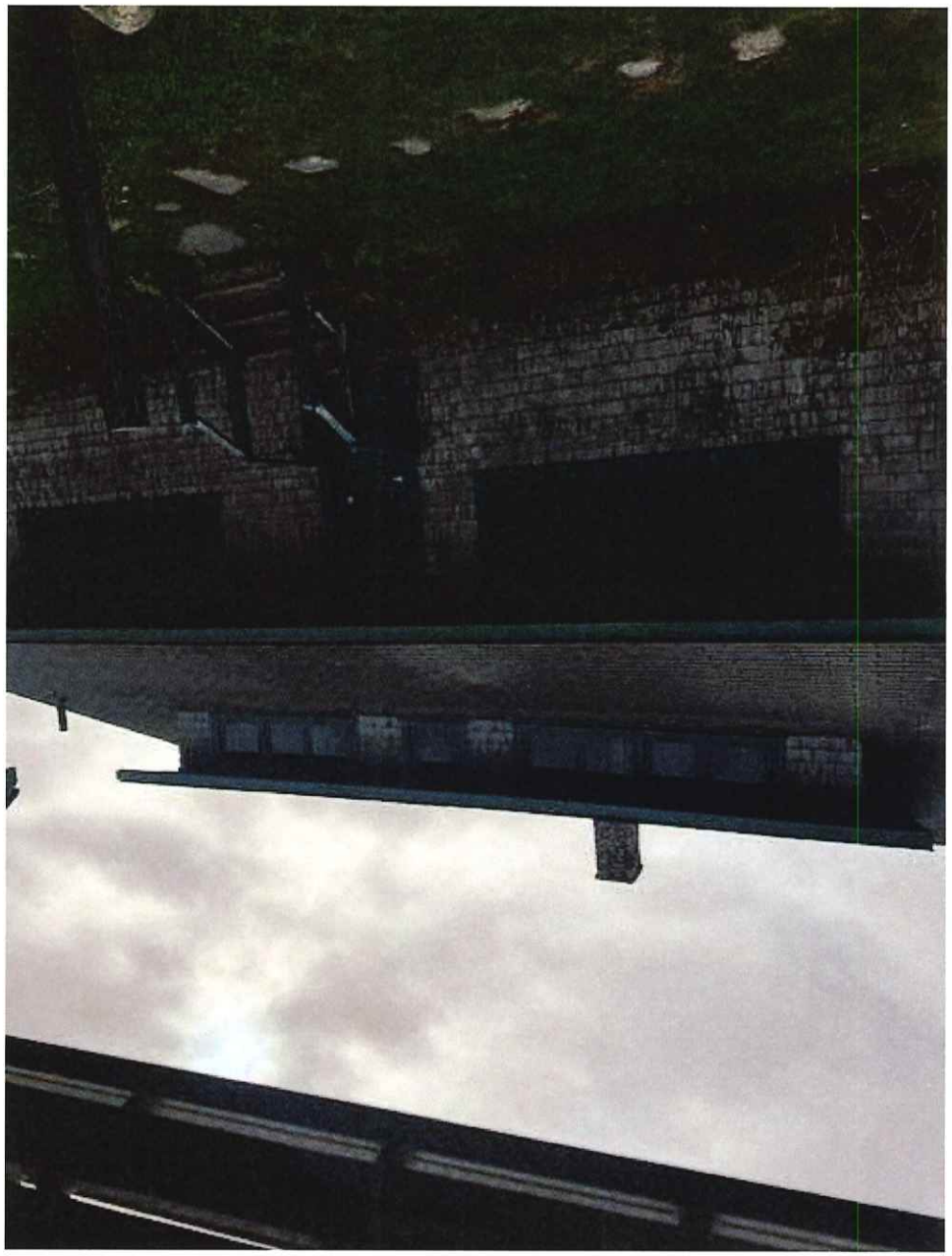







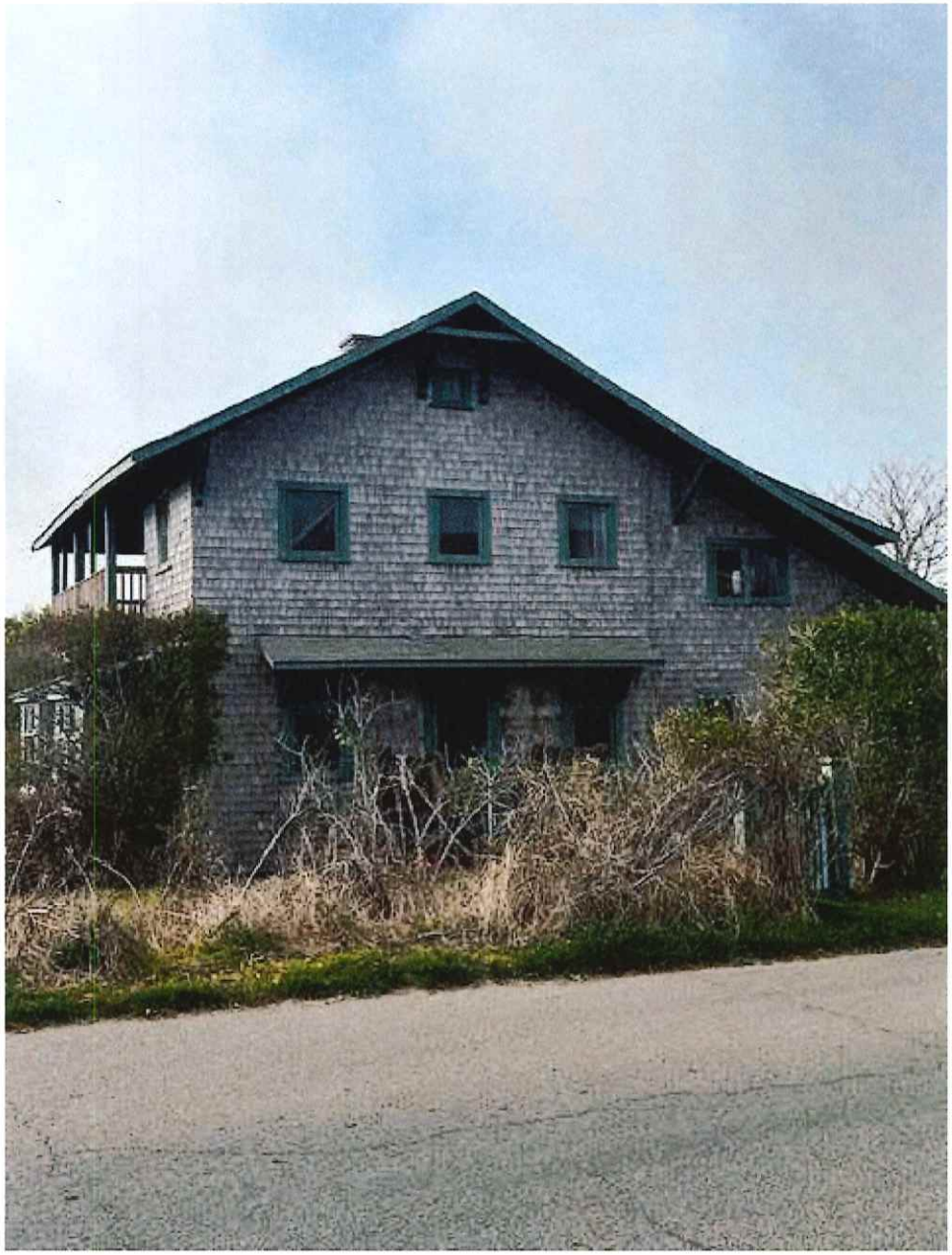



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for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 245.2

Street & Number of Proposed Work: 7 ANNA DRIVE

Owner of record: MICHELE CURRIE, DAN SOUTHEY

Mailing Address: PO BOX 824
NANTUCKET, MA 02554

Contact Phone #: 530.448.1171 E-mail: DAN_SOUTHEY@HOTMIAL.COM

AGENT INFORMATION (if applicable)

Name: JOSIAH NEWMAN

Mailing Address: josiah@jndesignbuild.com

Contact Phone #: 508.367.4720 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2021-02-29.03
☐ Pool (Zoning District ____) ☐ Roof ☐ Other EXTERIOR EGRESS & DORMER SIZE. SIDING.

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
SEE PLANS Sq. footage 3rd floor: _____ NO CHANGE FROM PREVIOUS APPROVALS

Difference 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: 1982

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 3" ☐ 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 3 /12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) MATCH EXISTING

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer UNKNOWN Rough Opening _____ Size SEE PLAN Location SEE PLAN
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☒ 1X6 T&G Side
☒ WHITE CEDAR SHINGLES
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other SEE WINDOW & DOOR SCHEDULE
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side SOLID GROVE T&G.
Garage Door(s): Type CUSTOM Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

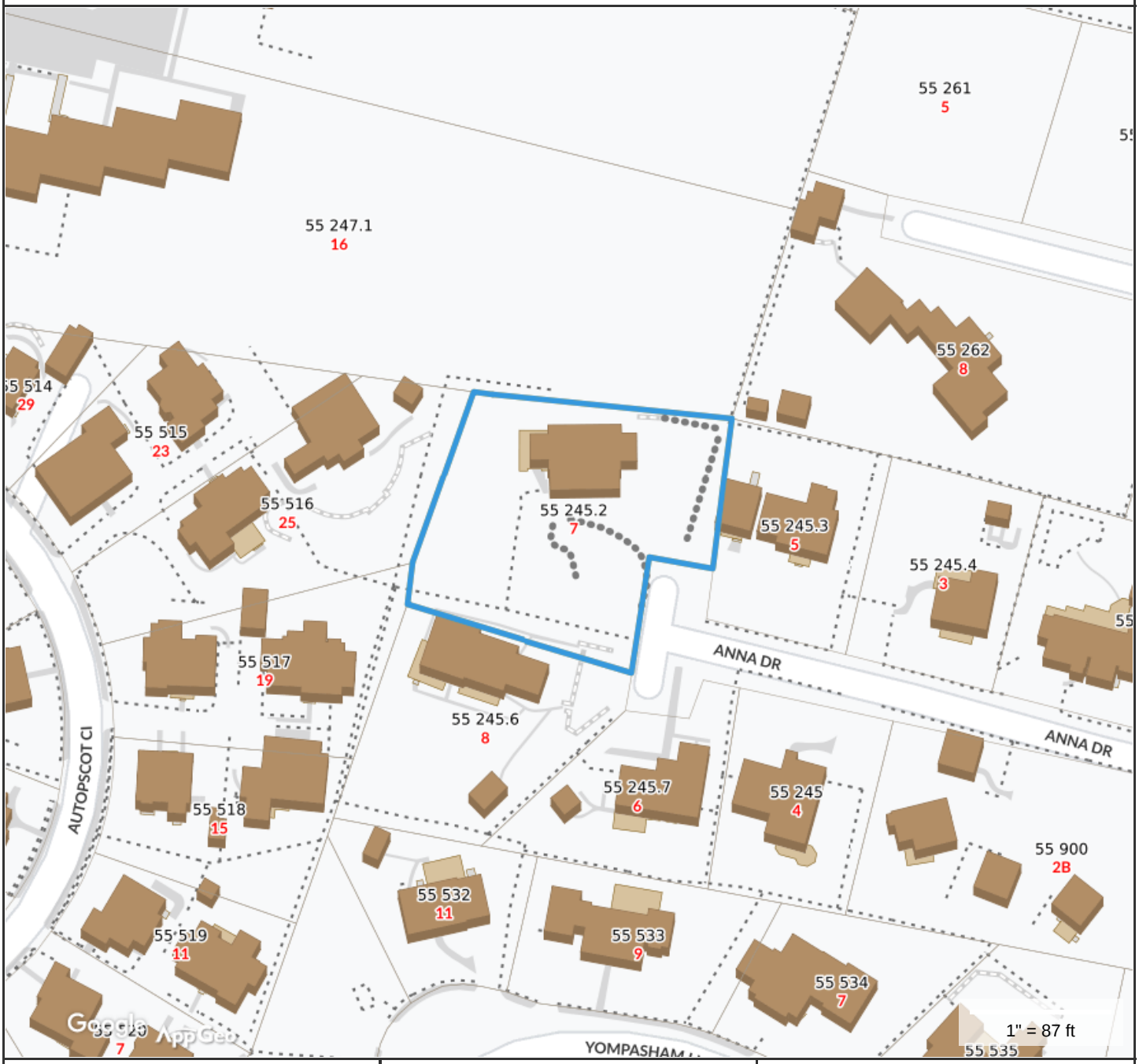
COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) N.T.W. Roof MATCH EXISTING.
Trim N.T.W. Sash MATCH EXISTING. Doors N.T.W.
Deck N.T.W. Foundation PARGED Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10.29.24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	55 245.2
Location	7 ANNA DR
Owner	SOUTHEY DANIEL O & CURRIE MICHELE L

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

MAP / PARCEL	55 / 245.2
ZONING	R10
G.C.R.	25%
EXISTING	7.6%
PROPOSED	–
LOT AREA	20,255 s.f. (record)
FRONTAGE	76’
SETBACKS	
FRONT YARD	20’
SIDE / REAR	10’

S81d44’33”E
164.00’

2 STORY WOOD STRUCTURE
EXISTING BUILDING

ATTACHED GREEN HOUSE

LOT 3B
AREA = 20,255 SQ.FT.

82.21’
S14d12’29”W

61.00’
S13d53’48”W

133.92’
N76d06’12”W

N14d25’07”E
127.10’

1/8”=1’
0 4 8 16 24 40

INDEX

1.COVER SHEET
2.FLOOR PLANS
3.SOUTH ELEVATION
4.EAST&WEST ELEVATION
5.NORTH ELEVATION

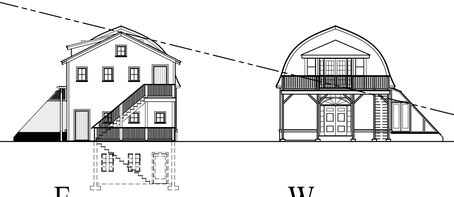
door schedule

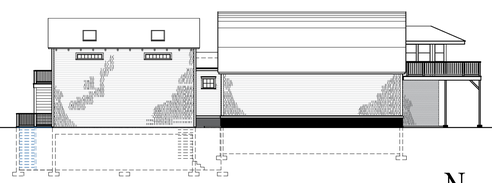
NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1.	custom	solid w/cust.8light. dbl.		9’x9’	–	–	see plan	2
2.	custom	solid wood panel	–	3068	–	–	see plan	2

window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A.	marvin	IAWN3323	8.75X8.9375	–	–	7
B.	custom	clearstory	8.5X9.25	–	–	1
C.	marvin	IAWN2535	9.25X15	–	–	3
D.	marvin	IAWN2527	9.25X10.312	–	–	6
E.	custom	fixed	8.75X9.25	–	–	2
F.	unknown	skylight	3’X5’UNITSIZE	–	–	2


S


E W


N

N

newman inc
DESIGN. BUILD
p.508.228.3671
jn

DESCRIPTION OF WORK:
addition

Michele Currie & Daniel Southey
7 Anna Dr.
Nantucket, MA 02554

SITE PLAN

scale:
1/8”=1’

10.29.24

1/4"=1'

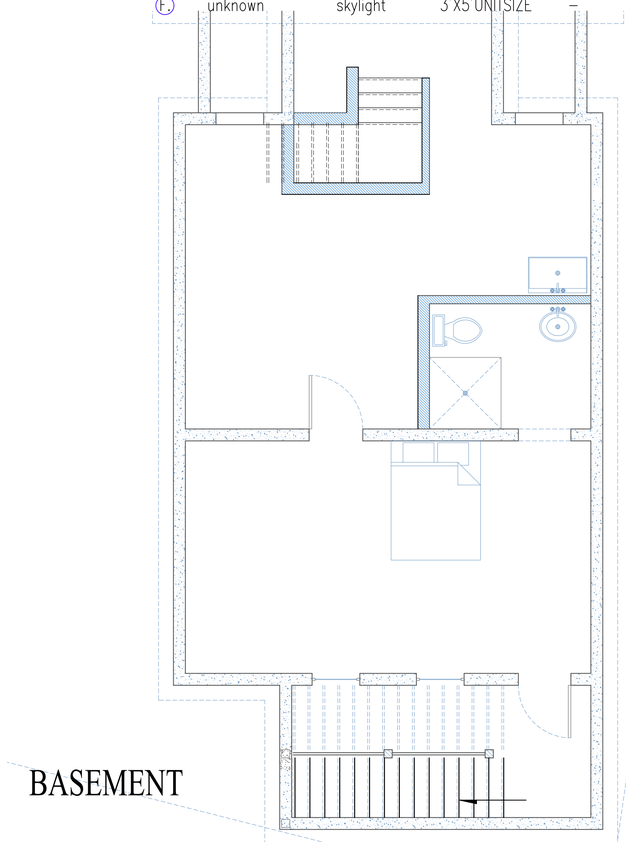
0 1 2 3 4 8 12 20

door schedule

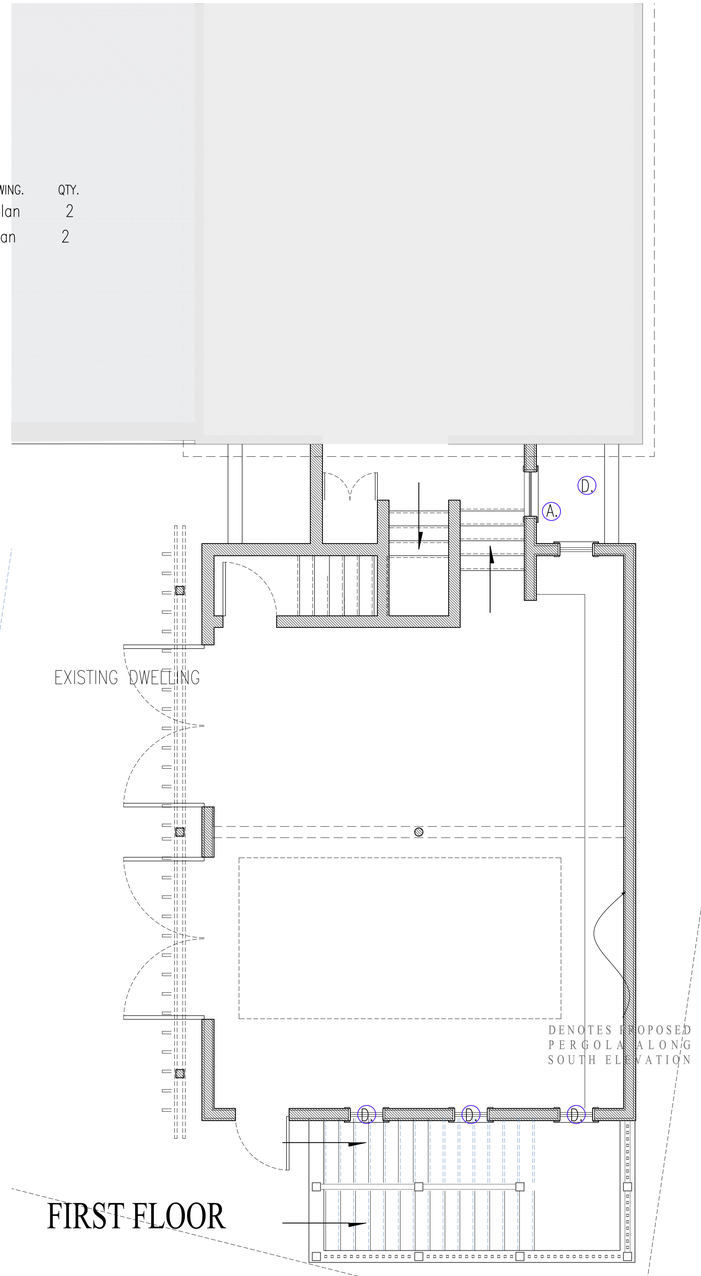
NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1.	custom	solid w/cust.8lght. dbl.		9'x9'	–	–	see plan	2
2.	custom	solid wood panel	–	3068	–	–	see plan	2

window schedule

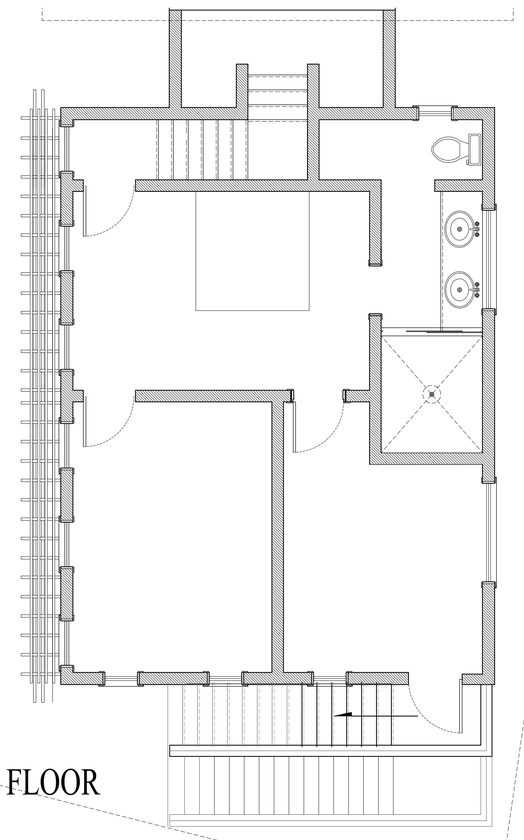
TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A.	marvin	IAWN3323	8.75X8.9375	–	–	7
B.	custom	clearstory	8.5X9.25	–	–	1
C.	marvin	IAWN2535	9.25X15	–	–	3
D.	marvin	IAWN2527	9.25X10.312	–	–	6
E.	custom	fixed	8.75X9.25	–	–	2
F.	unknown	skylight	3'X5'UNITSIZE	–	–	2



BASEMENT



FIRST FLOOR



SECOND FLOOR



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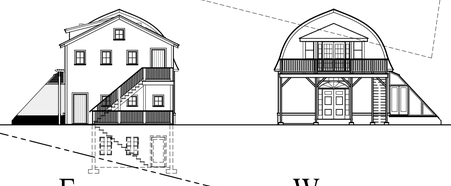

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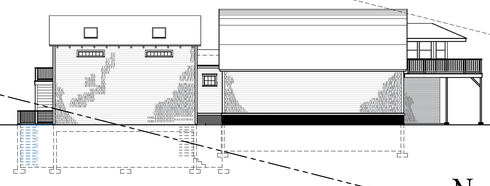


N

newman inc
DESIGN.BUILD
p.508.228.3671

DESCRIPTION OF WORK:

addition

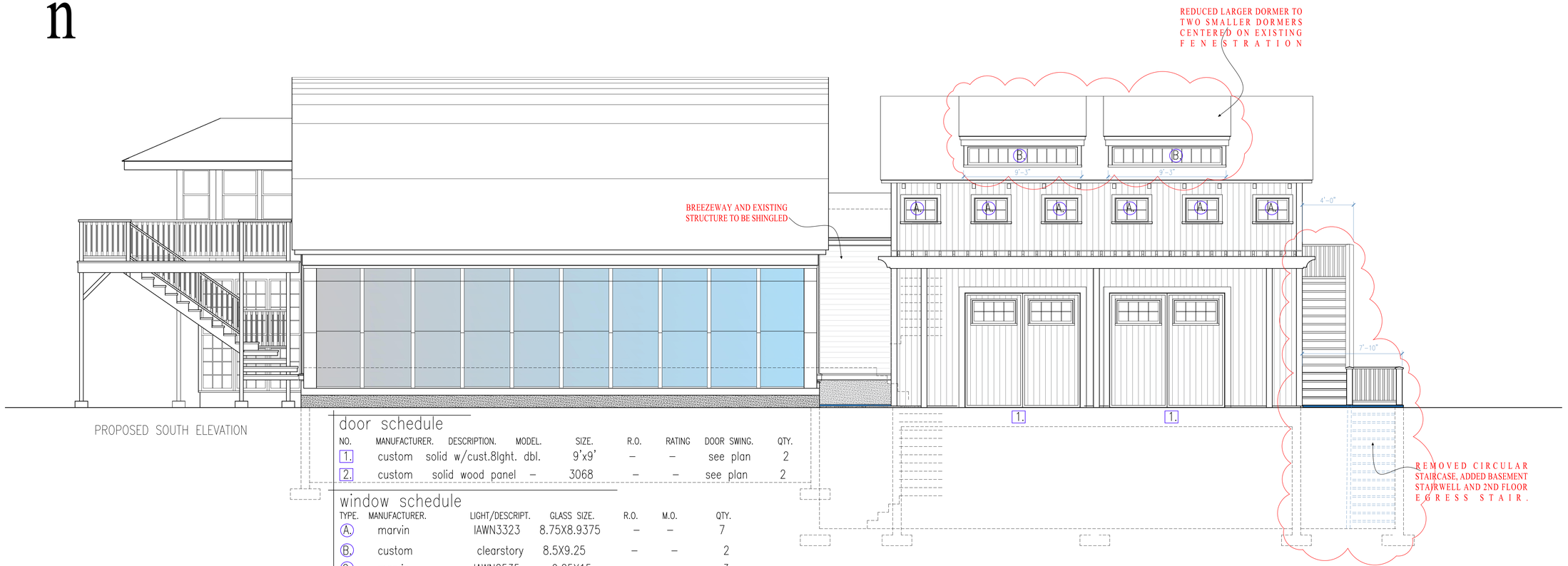
Michele Currie & Daniel Southey
7 Anna Dr.
Nantucket, MA 02554

FLOOR PLANS

scale:
1/4"=1'

10.29.24

2



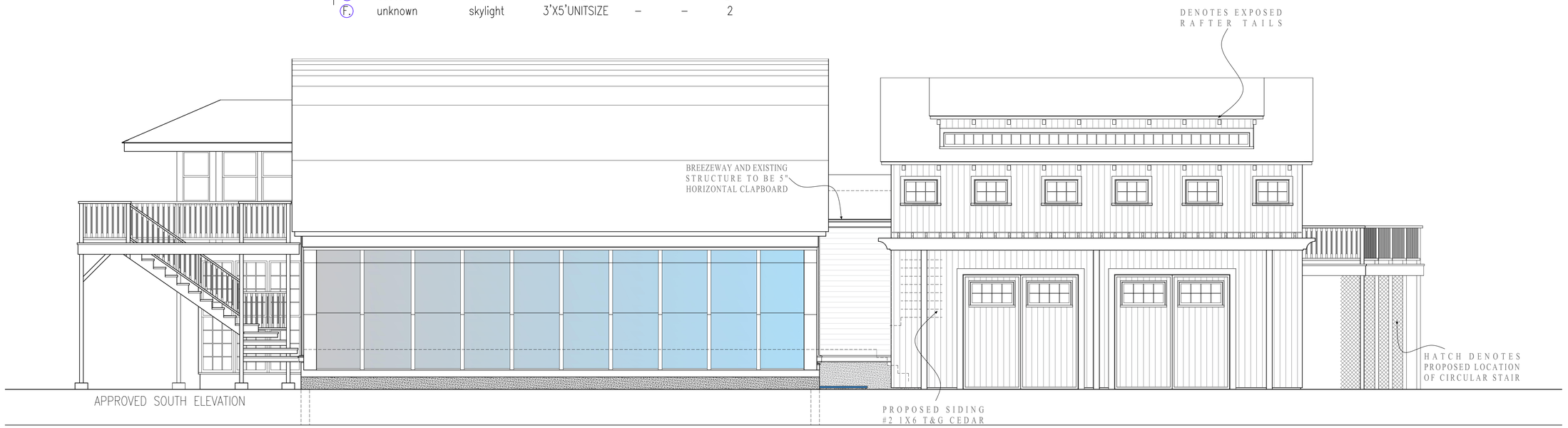
PROPOSED SOUTH ELEVATION

door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1.	custom	solid w/cust.8lght. dbl.		9'x9'	–	–	see plan	2
2.	custom	solid wood panel	–	3068	–	–	see plan	2

window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A.	marvin	IAWN3323	8.75X8.9375	–	–	7
B.	custom	clearstory	8.5X9.25	–	–	2
C.	marvin	IAWN2535	9.25X15	–	–	3
D.	marvin	IAWN2527	9.25X10.312	–	–	6
E.	custom	fixed	8.75X9.25	–	–	2
F.	unknown	skylight	3'X5'UNITSIZE	–	–	2



APPROVED SOUTH ELEVATION

newman inc
DESIGN.BUILD
p.508.228.3671

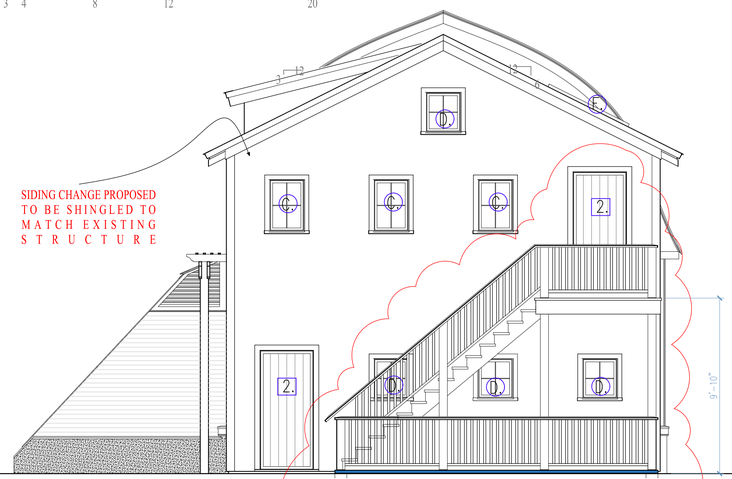
DESCRIPTION OF WORK:
addition

Michele Currie & Daniel Southey
7 Anna Dr.
Nantucket, MA 02554

SOUTH ELEVATION approved & proposed
scale: 1/4"=1'
10.29.24
3

1/4"=1'

0 1 2 3 4 8 12 20



PROPOSED EAST ELEVATION



[NO CHANGE] PROPOSED EAST ELEVATION

window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A.	marvin	IAWN3323	8.75X8.9375	–	–	7
B.	custom	clearstory	8.5X9.25	–	–	1
C.	marvin	IAWN2535	9.25X15	–	–	3
D.	marvin	IAWN2527	9.25X10.312	–	–	6
E.	custom	fixed	8.75X9.25	–	–	2
F.	unknown	skylight	3'X5'UNITSIZE	–	–	2

door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1.	custom	solid w/cust.8lght. dbl.		9'x9'	–	–	see plan	2
2.	custom	solid wood panel	–	3068	–	–	see plan	2



APPROVED EAST ELEVATION



[NO CHANGE] APPROVED EAST ELEVATION

newman inc
DESIGN. BUILD
p.508.228.3671
jn

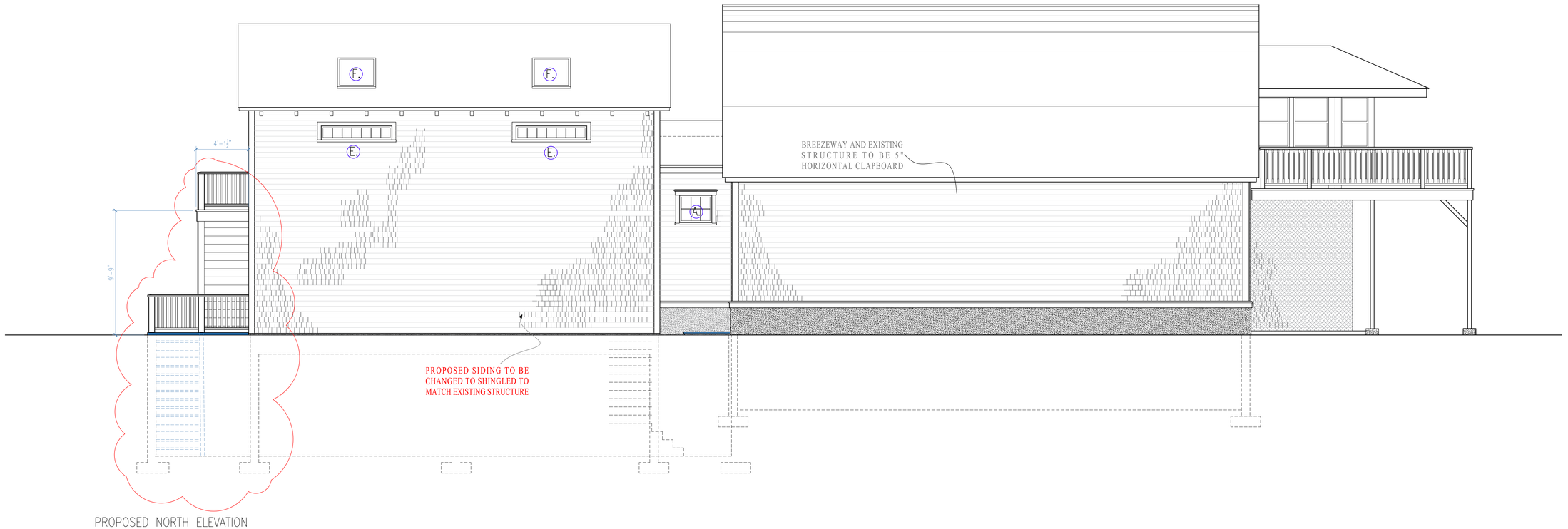
DESCRIPTION OF WORK:
addition

Michele Currie & Daniel Southey
7 Anna Dr.
Nantucket, MA 02554

EAST+WEST ELEVATION approved & proposed

scale: 1/4"=1'

10.29.24



PROPOSED NORTH ELEVATION



APPROVED NORTH ELEVATION

newman inc
DESIGN.BUILD
p.508.228.3671

DESCRIPTION OF WORK:
addition

Michele Currie & Daniel Southey
7 Anna Dr.
Nantucket, MA 02554

NORTH ELEV.
approved
& proposed

scale:
¼"=1'

10.29.24


JOOLA
JOOLA
Nantucket
GREEN
Basket



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 349

Street & Number of Proposed Work: 104 Surfside Rd

Owner of record: Tom Donovan

Mailing Address: 104 Surfside Rd
Nantucket MA 02554

Contact Phone #: 5085664712 E-mail: tjdcack@gmail.com

AGENT INFORMATION (if applicable)

Name: Karen Alence / Cotuit Solar

Mailing Address: PO Box 2939
Nantucket MA 02584

Contact Phone #: 802-324-3482 E-mail: karen@cotuitsolar.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

28.9kW ground mount solar
950 sq. ft.

Is there an HDC survey form for 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.

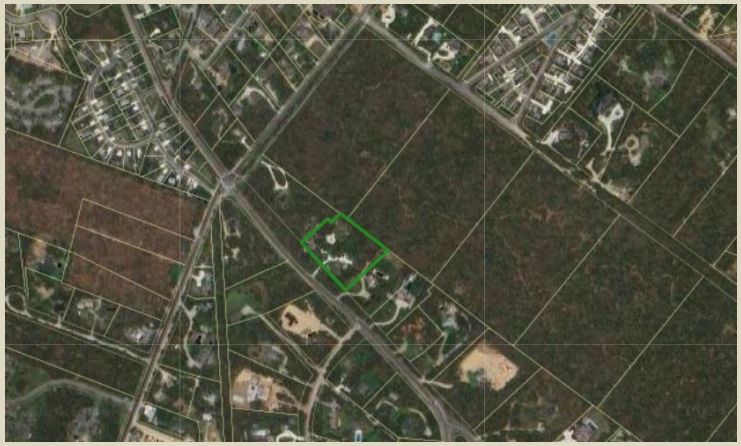
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

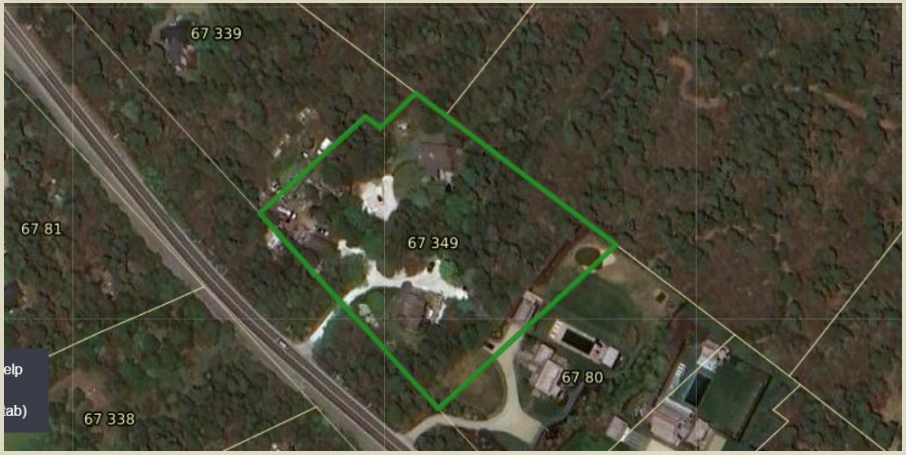
* Attach manufacturer's color samples if color is not from HDC approval list.

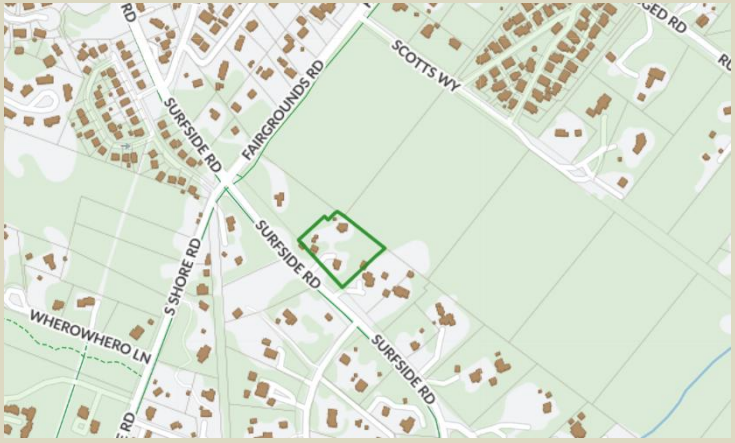
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

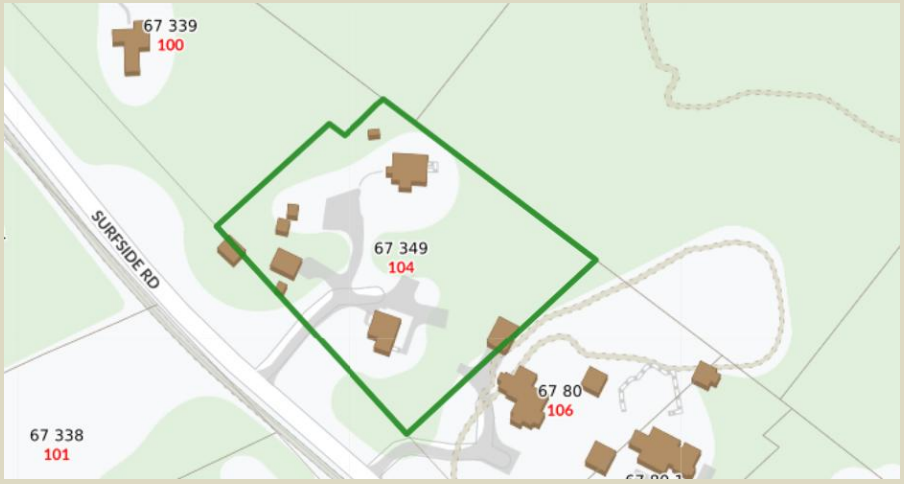
Date 10/18/24 Signature of owner of record _____ Signed under penalties of perjury











Site Locus Plan

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Tom Donovan
104 Surfside Road
Nantucket, MA 02554

System:
28.9 kW DC
68 Eagle 425W solar panels
Fronius Primo Gen24 inverters 25 kWAC













Thick tall vegetation.
Solar Ground mount will not be visible from Surfside Road or any public way.

Street View

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Tom Donovan
104 Surfside Road
Nantucket, MA 02554

System:
28.9 kW DC
68 Eagle 425W solar panels
Fronius Primo Gen24 inverters 25 kWAC

Proposed Array Placement



Heavy tall natural vegetation (light blue)
And 7'+ landscaped buffer (green)

Ground mount solar will not be visible from Surfside Road or any other public way.

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Tom Donovan
104 Surfside Road
Nantucket, MA 02554

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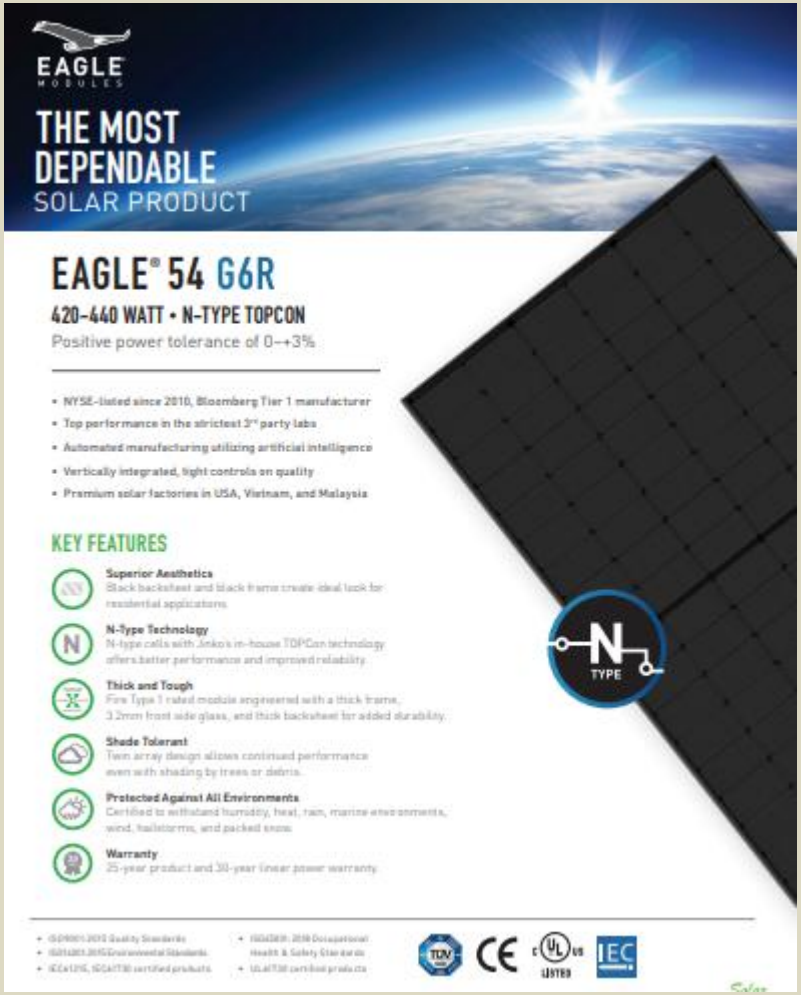

COTUIT SOLAR

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104 Surfside Road
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System:
28.9 kW DC
68 Eagle 425W solar panels
Fronius Primo Gen24 inverters 25 kWAC

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554 104 Surfside
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. As-Built Plans (1copy): of existing elevations
4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
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.*
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 Karen Alence

AS AGENT FOR Tom Donovan

STREET ADDRESS 104 Surfside Road

MAP/PARCEL 67/349

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/25/24

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.

Karen Alence 10/18/24

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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 216

Street & Number of Proposed Work: 14 MOORS END LANE

Owner of record: JEFFREY AKSELZER

Mailing Address: 1315 POWHATAN ST
ALEXANDRIA VA 22314

Contact Phone #: 813 435 8586 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 PORCH

Size of Structure or Addition: Length: 12'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: 17x12 ☒ 1st floor ☐ 2nd floor
Width: 17'-7" Sq. footage 2nd floor: _____ Size: 9.7x8 ☐ 1st floor ☑ 2nd floor
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: 1994

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation COVERED PATIO W/ DECK ABOVE
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.) TME

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH EXISTING

Leaders (material and size): TO MATCH EXISTING

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH EXISTING
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH EXISTING
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze _____
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square X TME

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer TO MATCH EXISTING

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side TME
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

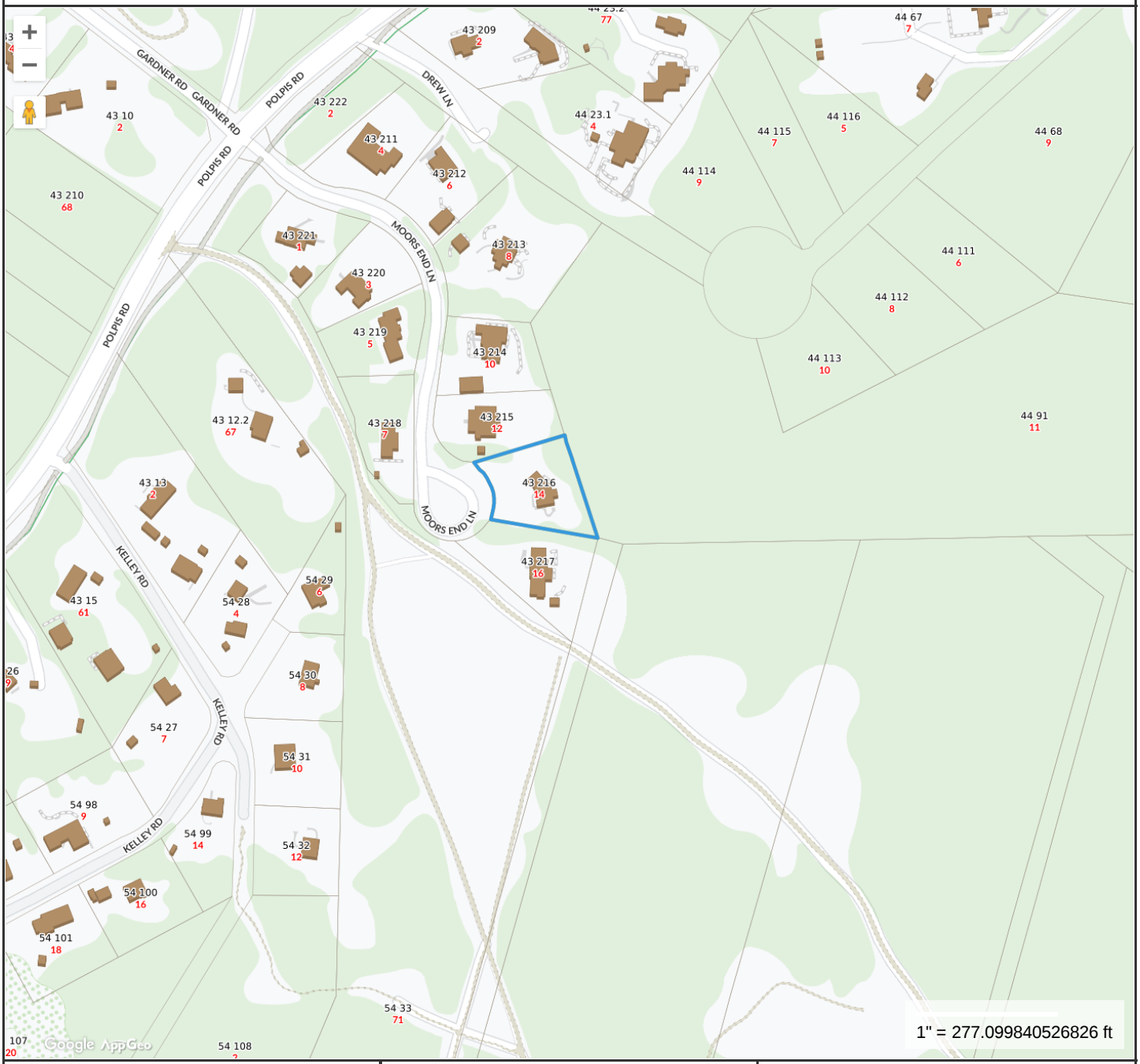
COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof TME
Trim WHITE TME Sash WHITE TME Doors WHITE TME
Deck 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 10-30-2021 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	43 216
Location	14 MOORS END LN
Owner	MOORE T CHANNING & CECILIA

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.

14 MOORS END LN

Location	14 MOORS END LN	**Mblu**	43/ / 216/ /
Acct#	00002504	**Owner**	AKSEIZER JEFFREY
Assessment	$3,384,600	**PID**	2504
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,058,300	$1,326,300	$3,384,600

Owner of Record

Owner	AKSEIZER JEFFREY	**Sale Price**	$2,537,500
Co-Owner		**Certificate**	
Address	1910 RUSSELL RD ALEXANDRIA , VA 22301	**Book & Page**	C28355/0
		Sale Date	06/24/2021
		Instrument	1O

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
AKSEIZER JEFFREY	$2,537,500		C28355/0	1O	06/24/2021
MOORE T CHANNING & CECILIA	$135,000		C15822/0	01	06/21/1993

Building Information

Building 1 : Section 1

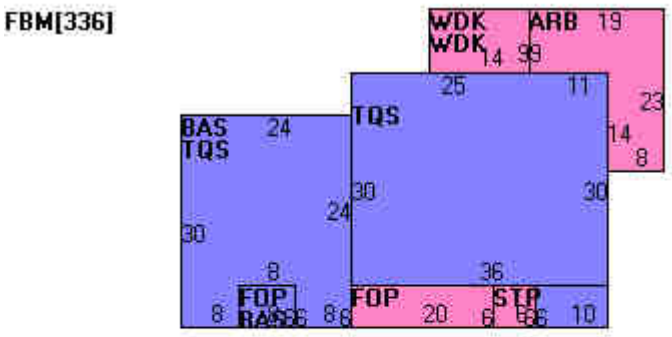
Year Built:	1994
Living Area:	3,409
Replacement Cost:	$1,930,117
Building Percent Good:	98
Replacement Cost Less Depreciation:	$1,891,500

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet

Building Photo

Building Photo (https://images.vgsi.com/photos/NantucketMAPhotos//\0032\14%20moors_32555.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2504_2959.jpg)

Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	4
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Luxurious
Kitchen Style:	Luxurious
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,860	1,860
TQS	Three Quarter Story	1,752	1,314
FBM	Basement, Finished	336	235
ARB	Arbor	283	0
FOP	Porch, Open, Finished	168	0
FSP	Porch, Screen, Finished	126	0
STP	Stoop	36	0
WDK	Deck, Wood	126	0
		4,687	3,409

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$12,000	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,200	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3
Neighborhood	625
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.63
Frontage	0
Depth	0
Assessed Value	$1,326,300

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL3	GUNITE			760.00 S.F.	$84,400	1
WHPL	PERM HOTTUB			1.00 UNITS	$10,800	1
PAT2	PATIO-GOOD			1538.00 S.F.	$34,600	1
CAB2	W/PLUMBING ETC			200.00 S.F.	$23,800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$2,058,300	$1,326,300	$3,384,600
2023	$680,000	$1,263,100	$1,943,100
2022	$896,400	$1,052,600	$1,949,000

2021	$890,400	$1,002,500	$1,892,900
2020	$936,900	$1,002,500	$1,939,400

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008


PORCH LOCATION



1 GARAGE 2ND FLOOR PLAN

SCALE: 1/8"=1'-0"

AKSEIZER DESIGN GROUP, LLC
1315 Powhatan Str.
Alexandria, VA 22314
P: 703-288-9488
F: 202-315-3014
www.designadg.com

OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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ISSUE DATE

10/22/2024

REVISION DATE

SHEET TITLE

PROPOSED
SITE PLAN

PRINT DATE 10/22/2024 10:32 AM

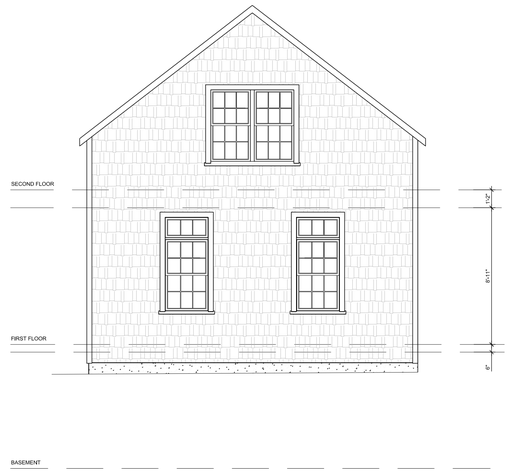
SHEET NUMBER

ID101



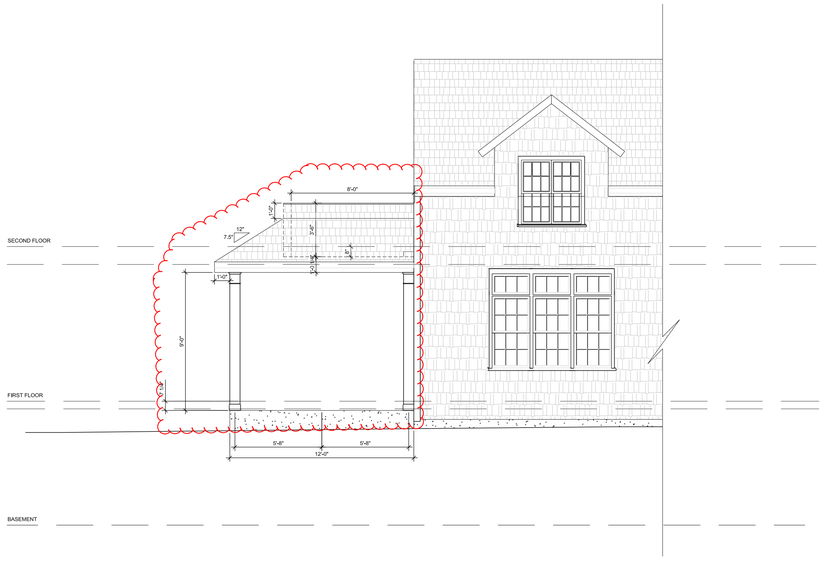
1 NEW ELEVATION

SCALE: 1/4"=1'-0"



1 EXISTING ELEVATION

SCALE: 1/4"=1'-0"



2 NEW ELEVATION

SCALE: 1/4"=1'-0"



2 EXISTING ELEVATION

SCALE: 1/4"=1'-0"

AKSEIZER DESIGN GROUP, LLC

1315 Powhatan Str.
Alexandria, VA 22314

P: 703-288-9498
F: 202-315-3014
www.designadg.com

OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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ISSUE DATE

10/21/2024

REVISION DATE

SHEET TITLE

SIDE PORCH ELEVATIONS

PRINT DATE 10/21/2024 12:55 PM

SHEET NUMBER

ID101

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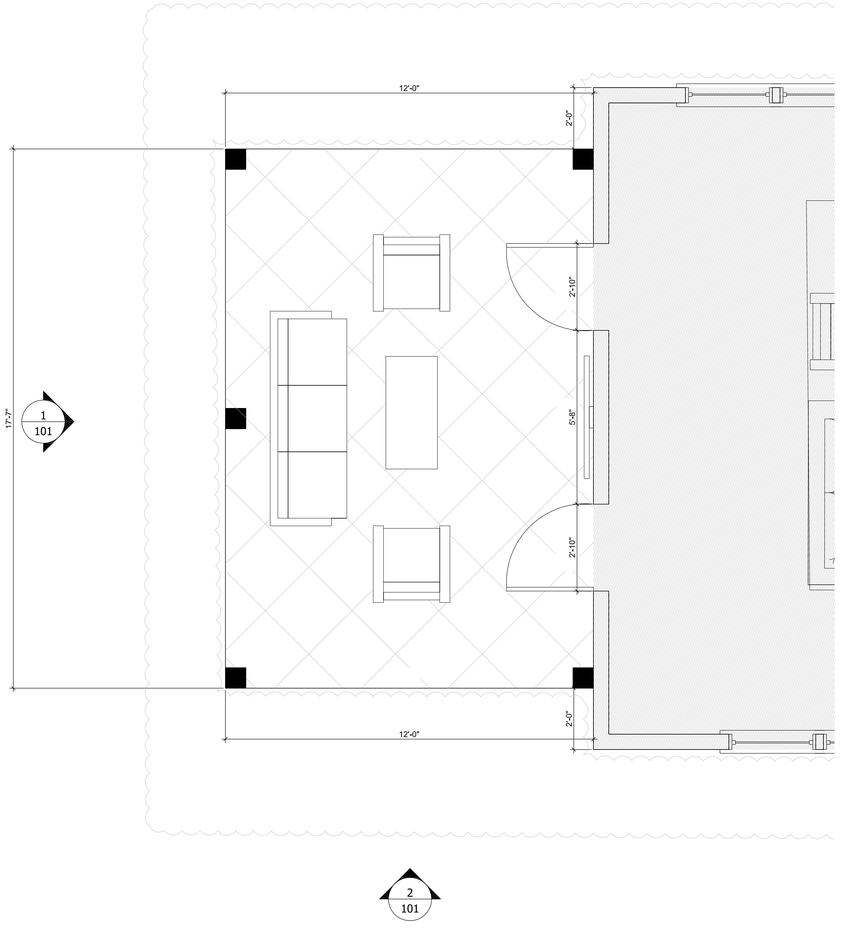
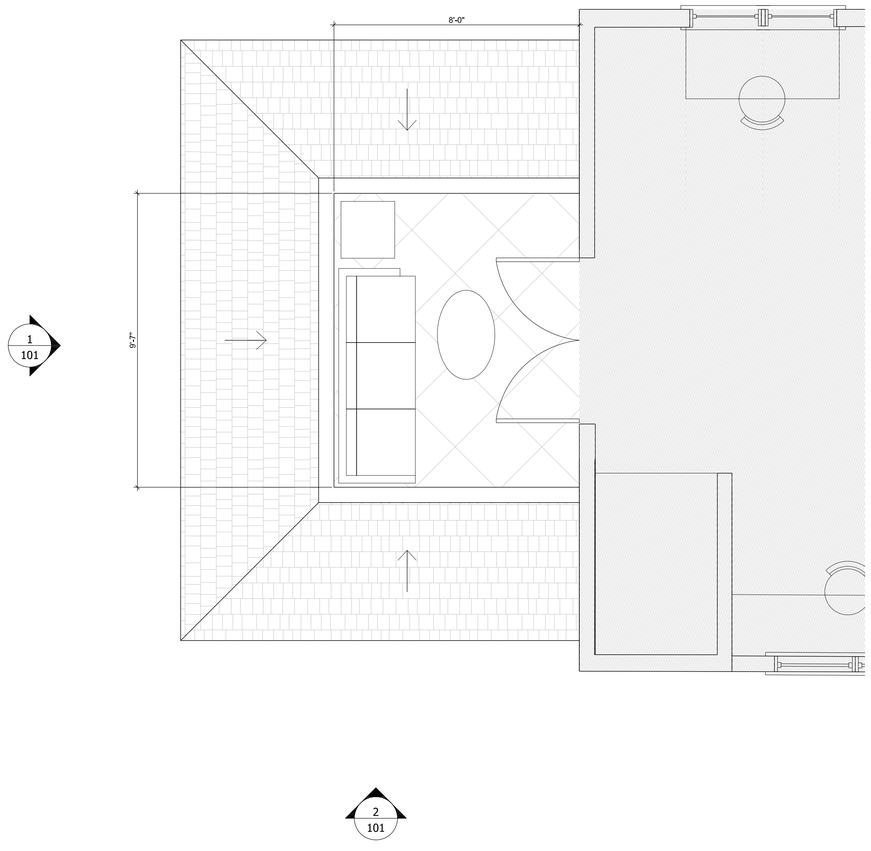


1 FIRST FLOOR PORCH PLAN
SCALE: 1/2"=1'-0"



2 SECOND FLOOR PORCH PLAN
SCALE: 1/2"=1'-0"

AKSEIZER DESIGN GROUP, LLC
1315 Powhatan Str.
Alexandria, VA 22314
P: 703-288-9488
F: 202-315-3014
www.designadg.com

OWNER

PROJECT NAME AND ADDRESS
14 MOORS END

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ISSUE DATE
10/21/2024

REVISION DATE

SHEET TITLE
SIDE PORCH FLOOR PLANS

PRINT DATE 10/21/2024 12:54 PM

SHEET NUMBER
ID100

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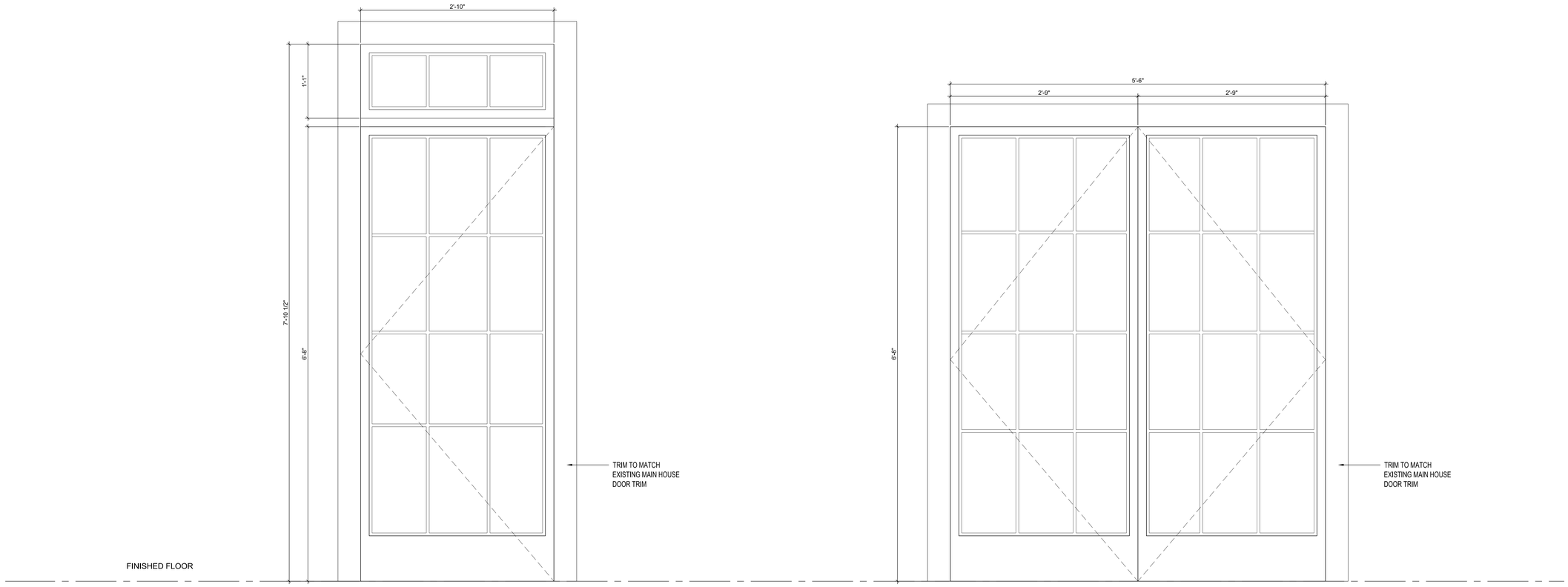

1 DOOR TYPES
SCALE: 1-1/2"=1'-0"

DOOR SCHEDULE						
NO.	DOOR TYPE	MANUFACTURER	CT	WIDTH	HEIGHT	COMMENTS
100	SWING	CUSTOM - SEE DETAILS	2	2'-10"	6'-8"	SEE ID102 DWG # 1 FOR TRANSOM DETAILS
101	DOUBLE SWING	CUSTOM - SEE DETAILS	1	5'-6"	6'-8"	USE EXISTING WINDOW OPENINGS - FILL WHERE NECESSARY

AKSEIZER DESIGN GROUP, LLC
1315 Powhatan Str.
Alexandria, VA 22314
P: 703-288-9488
F: 202-315-3014
www.designadg.com

OWNER

PROJECT NAME AND ADDRESS
14 MOORS END

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ISSUE DATE
10/21/2024

REVISION DATE

SHEET TITLE
DOOR & WINDOW SCHEDULE

PRINT DATE 10/31/2024 11:03 AM

SHEET NUMBER
ID102

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 342

Street & Number of Proposed Work: 11 BLUE COURT

Owner of record: CARLOS MISAEL AGUILAR TEJADA

Mailing Address: 61 OLD SOUTH RD. - APT 163
NANTUCKET, MA 02554

Contact Phone #: (508) 332-6622 E-mail: misaelamate hotmail. com

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: acvaldez@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 374.40

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 936 SF
Width: 26' Sq. footage 2nd floor: 936 SF.
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8x 26 ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 29'5" South 29'-5" East 29'-5" West 29'-5"

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"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 6"-8" Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 6"-8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

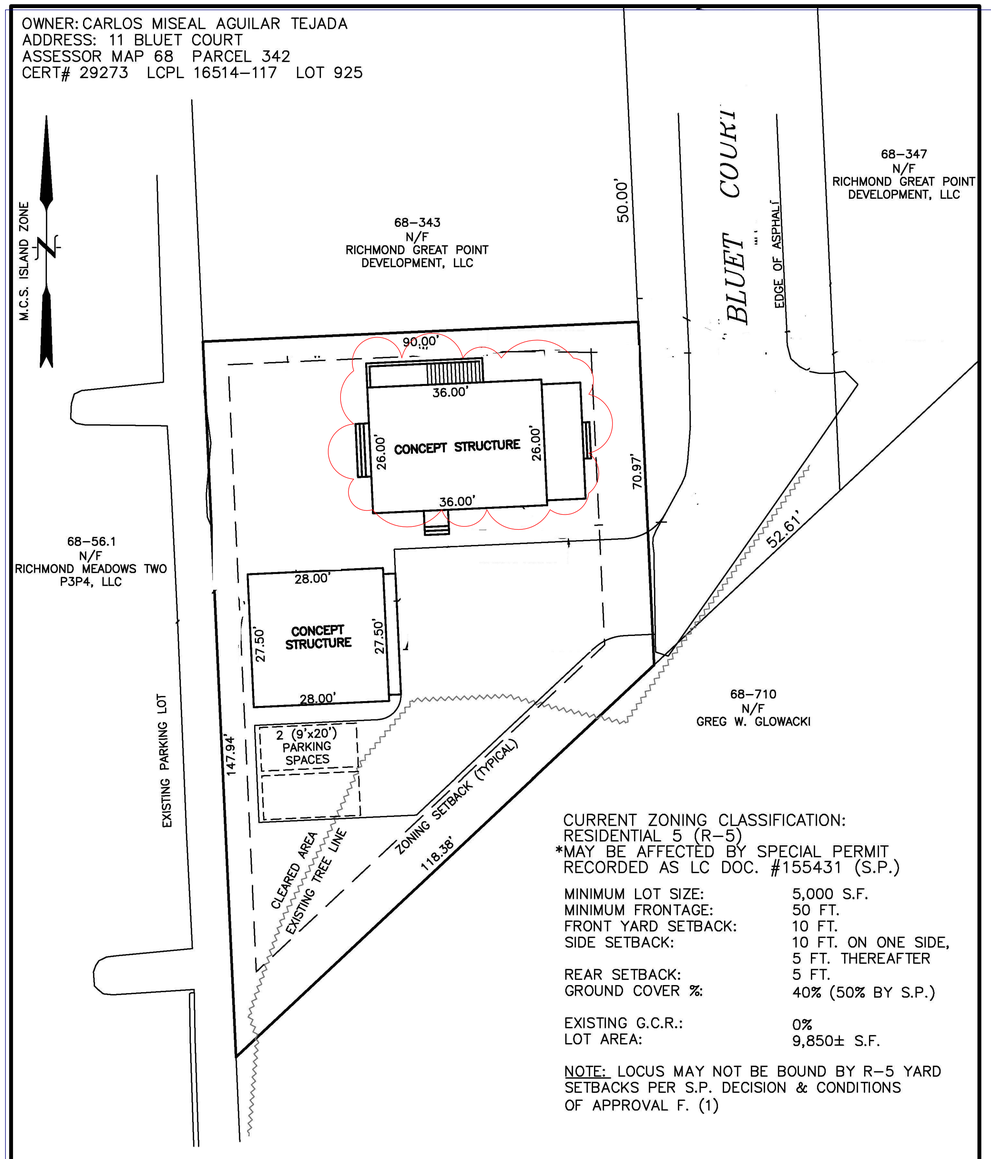
Sidewall NTW
Clapboard (if applicable) —
Roof BLACK
Trim LIGHT GREY
Sash BLACK
Doors BLACK
Deck NTW
Foundation GREY
Fence —
Shutters —

* 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 11/6/24 Signature of owner of record X _____ Signed under penalties of perjury

OWNER: CARLOS MISEAL AGUILAR TEJADA
ADDRESS: 11 BLUET COURT
ASSESSOR MAP 68 PARCEL 342
CERT# 29273 LCPL 16514-117 LOT 925



CURRENT ZONING CLASSIFICATION:
RESIDENTIAL 5 (R-5)
*MAY BE AFFECTED BY SPECIAL PERMIT
RECORDED AS LC DOC. #155431 (S.P.)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
SIDE SETBACK:	10 FT. ON ONE SIDE, 5 FT. THEREAFTER
REAR SETBACK:	5 FT.
GROUND COVER %:	40% (50% BY S.P.)
EXISTING G.C.R.:	0%
LOT AREA:	9,850± S.F.

NOTE: LOCUS MAY NOT BE BOUND BY R-5 YARD SETBACKS PER S.P. DECISION & CONDITIONS OF APPROVAL F. (1)

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.

THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS. THE ONLY WAY OF ASSURING CONFORMANCE IS TO OBTAIN APPROVALS OF ALL APPROPRIATE REGULATORY BODIES.

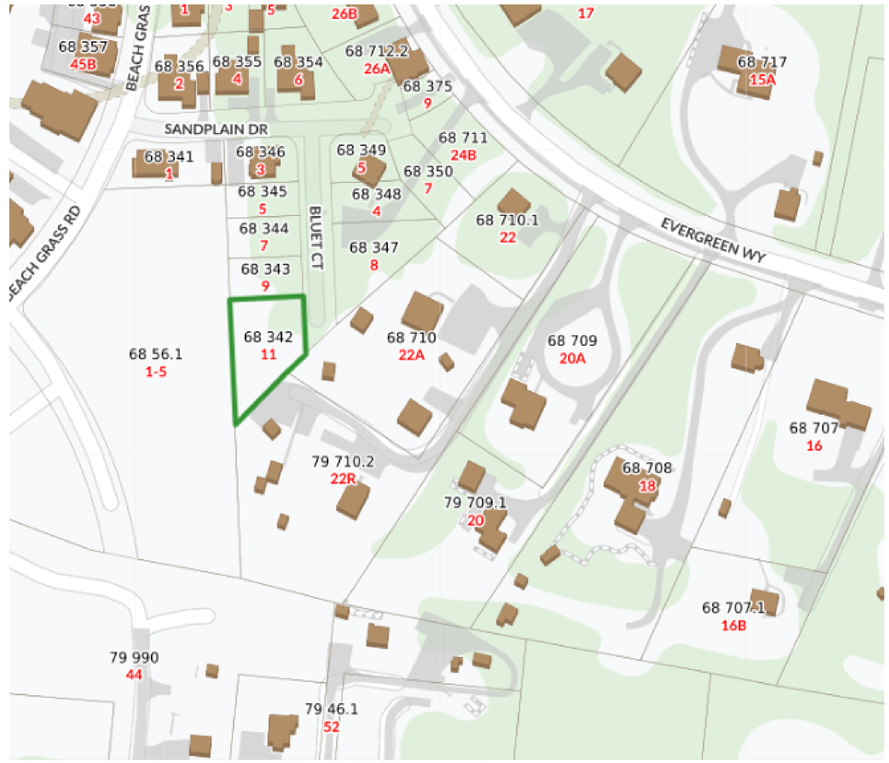
STRUCTURES TO BE SERVED BY TOWN WATER & SEWER SERVICE, SUBJECT TO OBTAINING REQUIRED PERMITS.

STRUCTURES SHOWN HEREON ARE SCHEMATIC.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

CONCEPT PLAN OF LAND
in Nantucket, MA
Prepared For
CARLOS MISEAL AGUILAR TEJADA
#11 BLUET COURT
MAP 68 PARCEL 342
SCALE: 1"=20' SEPTEMBER 23, 2024

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



MAP 68 PARCEL 342

AGUILAR- NEW DWELLING
11 BLUET COURT



SOUTH ELEVATION



EAST ELEVATION

WINDOW SCHEDULE Required Egress: 3.4 SF Mass. Double Hung Window Opening

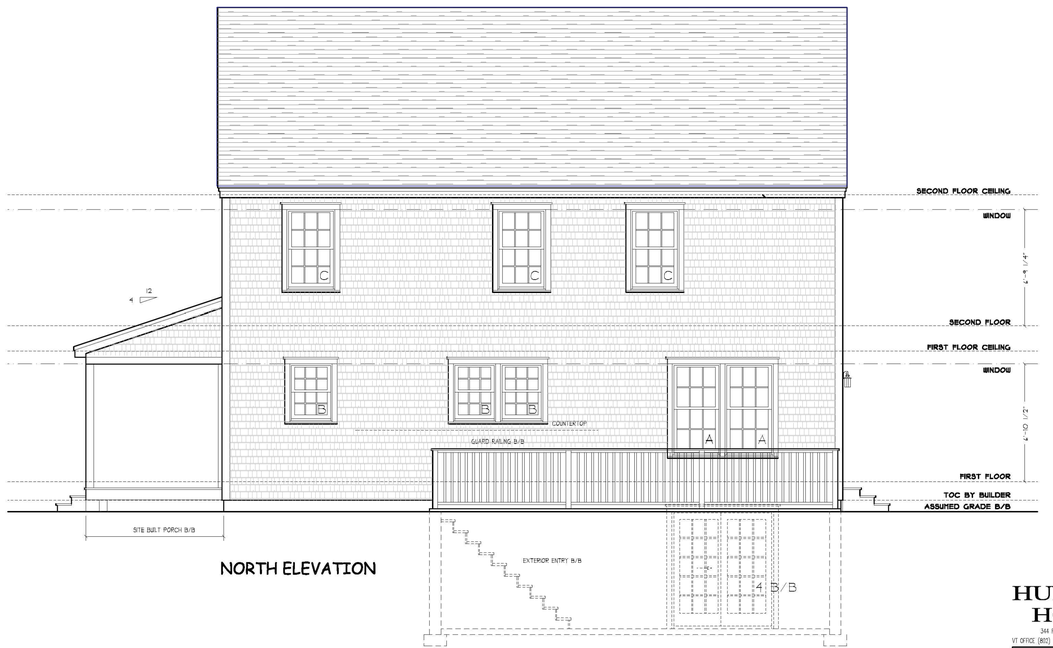
No.	Qty	Manufacturer Number	Rough Opening	Area	(SF) Clear Opening	Meets Egress?	(SF) Light Area	(SF) Vent Area	+/- Design Pressure	U-Factor	SHGC [1]	Remarks
A	6	TW2852	2'-10 1/2" X 5'-5"	15.14	5.86	Y	10.48	5.88	30/35	0.3	0.31	Andersen Clad Tilt-Wash Low-E4
B	3	TW2432	2'-6 1/2" X 3'-5"	8.40	2.92	N	5.9	2.94	30/35	0.3	0.31	Andersen Clad Tilt-Wash Low-E4
C	11	TW2846	2'-10 1/2" X 4'-9"	13.28	5.03	Y	8.98	5.05	30/35	0.3	0.31	Andersen Clad Tilt-Wash Low-E4
			Total Window Area:	262.12								

DOOR SCHEDULE

No.	Qty	Manufacturer Number	Rough Opening	Area	Door Size	(SF) Light Area	(SF) Vent Area	U-Factor	SHGC [1]	Remarks
1	1	S210 3068	3'-2 1/2"x6'-10 1/2"	21.26	3068	0	0	0.14	0.01	Thermatru Fiberglass Entry - 6 Panel
2	1	S262 3068	3'-2 1/2"x6'-10 1/2"	21.26	3068	5.15	0	0.22	0.09	Thermatru Fiberglass Entry - Half Glass
3	1	FWH90611	9'-0" X 6'-11"	61.30	90611	34.36	16.72	0.30	0.24	Andersen 400 Series Frenchwood Hinged Patio Door - Low-E4
4 B/B	1	FWG60611	6'-0" X 6'-11"	40.76	60611	24.86	15.31	0.30	0.27	Andersen 400 Series Frenchwood Gliding Patio Door - Low-E4
			Total Door Area:	144.58						



WEST ELEVATION



NORTH ELEVATION

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS
RG	8/12/24
RG	10/30/24

HDC PRELIMINARY PLANS
NOT FOR CONSTRUCTION

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS STRICTLY PROHIBITED.

ELEVATIONS

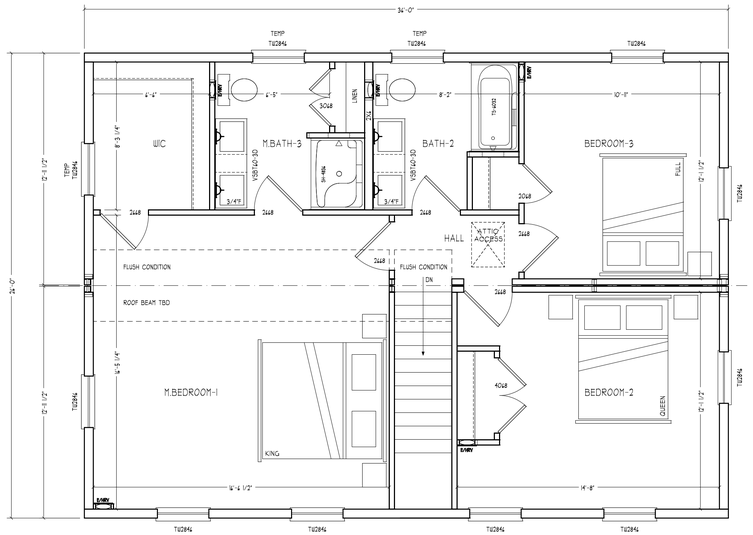
AGUILAR 11 BLUET COURT

SITE LOCATION: NANTUCKET, MA
WIND SPEED (VULT/VASD): 140 MPH/108MPH
EXP. CATEGORY: 'B'
GROUND SNOW LOAD: 25 LB

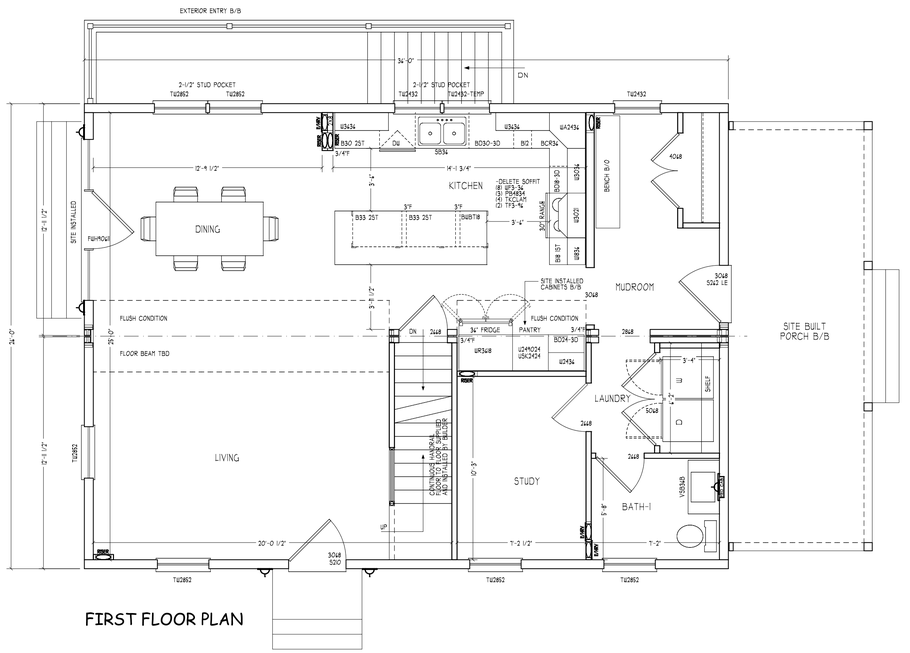
SCALE 1/4" = 1'-0"

HUNTINGTON HOMES, INC.
344 FASSETT RD, EAST WONTPELIER, VERMONT 05651
VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

PROJECT: # 10664
SHEET SIZE: 24x36
DRAWING NO: EL-1



SECOND FLOOR PLAN



FIRST FLOOR PLAN

HDC PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS
RG	8/12/24
RG	10/30/24

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS STRICTLY PROHIBITED.

ARCHITECTURAL PLANS

AGUILAR

SITE LOCATION: NANTUCKET, MA
WIND SPEED (VULT/VASD): 140 MPH/108MPH
EXPOSURE: C
GROUND SNOW LOAD: 25 LB

SCALE
1/4" = 1'-0"

HUNTINGTON HOMES, INC.
344 FAISSETT RD, EAST MONTPELIER, VERMONT 05651
VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

PROJECT: # 10664
SHEET SIZE: 24x36
DRAWING NO: A-1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 342

Street & Number of Proposed Work: 11 BULL CART

Owner of record: CARLOS MISAEL AVILAR TEJADA

Mailing Address: 101 OLD SOUTH - APT 1103
NANTUCKET, MA. 02554

Contact Phone #: (508) 332-2127 E-mail: misaelcmat@hotmail.com

AGENT INFORMATION (if applicable)

Name: VAL OWEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: ackval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 298.00

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/APT ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 770 sf
Width: 27'-0" Sq. footage 2nd floor: 722 sf
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 25'-3" South 25'-3" East 25'-3" West 25'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 6"-8" Corner boards 1x6 Frieze n/a
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square n/a

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON 400 or COMPARABLE

Doors* (type and material): ☐ TDL ☐ SDL Front 9 LIGHT Rear — Side 9 LIGHT
Garage Door(s): Type _____ Material FIBERGLASS

Hardscape materials: Driveways OVERLAND TBD Walkways TBD Walls TBD

* Note: Complete door and window schedules are required.

COLORS

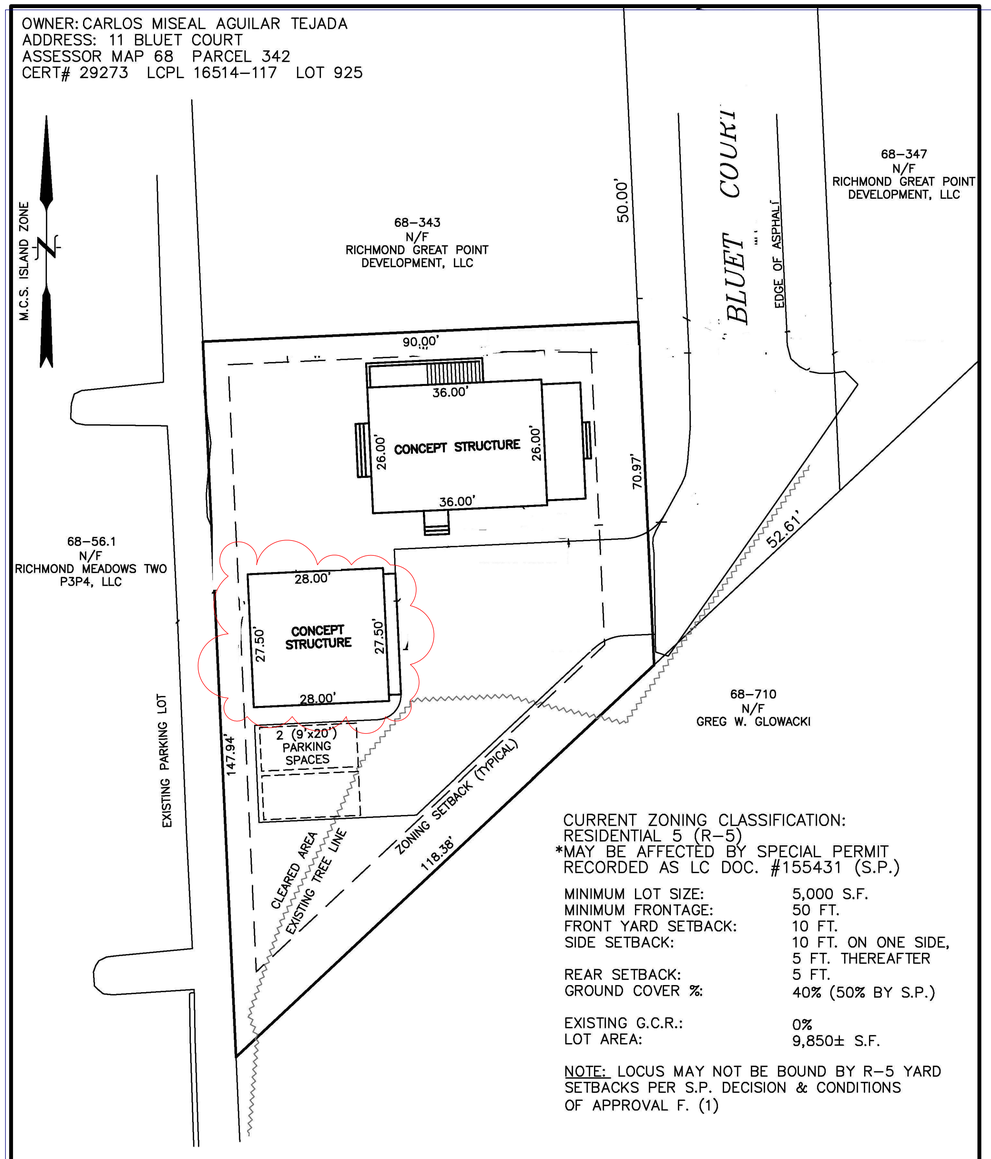
Sidewall NTW Clapboard (if applicable) — Roof BLACK
Trim LIGHT GRAY Sash BLACK Doors BLACK
Deck NTW Foundation GRAY Fence — Shutters —

* 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 11/1/24 Signature of owner of record X _____ Signed under penalties of perjury

OWNER: CARLOS MISEAL AGUILAR TEJADA
ADDRESS: 11 BLUET COURT
ASSESSOR MAP 68 PARCEL 342
CERT# 29273 LCPL 16514–117 LOT 925



CURRENT ZONING CLASSIFICATION:
RESIDENTIAL 5 (R–5)
*MAY BE AFFECTED BY SPECIAL PERMIT
RECORDED AS LC DOC. #155431 (S.P.)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
SIDE SETBACK:	10 FT. ON ONE SIDE, 5 FT. THEREAFTER
REAR SETBACK:	5 FT.
GROUND COVER %:	40% (50% BY S.P.)
EXISTING G.C.R.:	0%
LOT AREA:	9,850± S.F.

NOTE: LOCUS MAY NOT BE BOUND BY R–5 YARD SETBACKS PER S.P. DECISION & CONDITIONS OF APPROVAL F. (1)

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.

THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS. THE ONLY WAY OF ASSURING CONFORMANCE IS TO OBTAIN APPROVALS OF ALL APPROPRIATE REGULATORY BODIES.

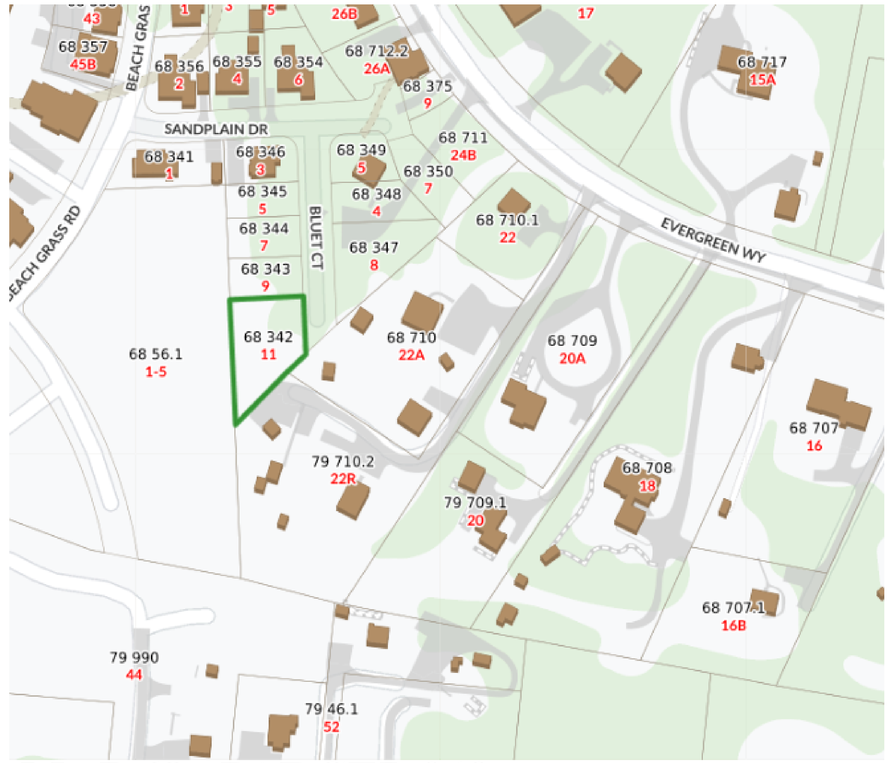
STRUCTURES TO BE SERVED BY TOWN WATER & SEWER SERVICE, SUBJECT TO OBTAINING REQUIRED PERMITS.

STRUCTURES SHOWN HEREON ARE SCHEMATIC.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

CONCEPT PLAN OF LAND
in Nantucket, MA
Prepared For
CARLOS MISEAL AGUILAR TEJADA
#11 BLUET COURT
MAP 68 PARCEL 342
SCALE: 1"=20' SEPTEMBER 23, 2024

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



MAP 68 PARCEL 342

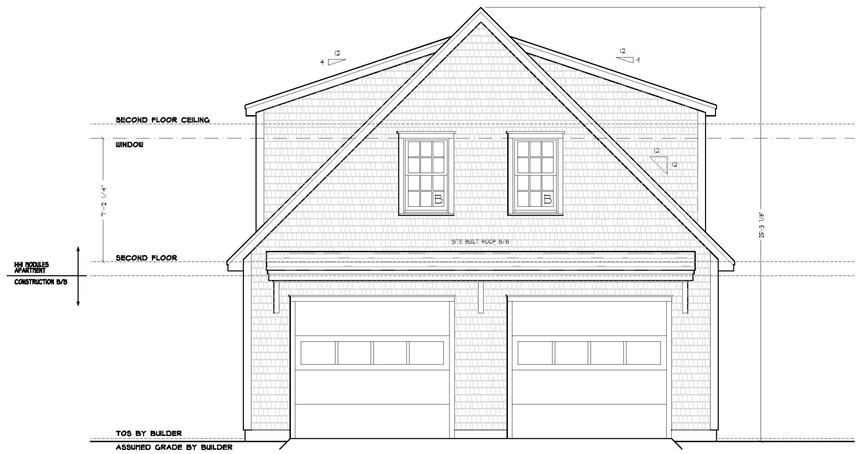
AGUILAR- GARAGE APT
11 BLUET COURT



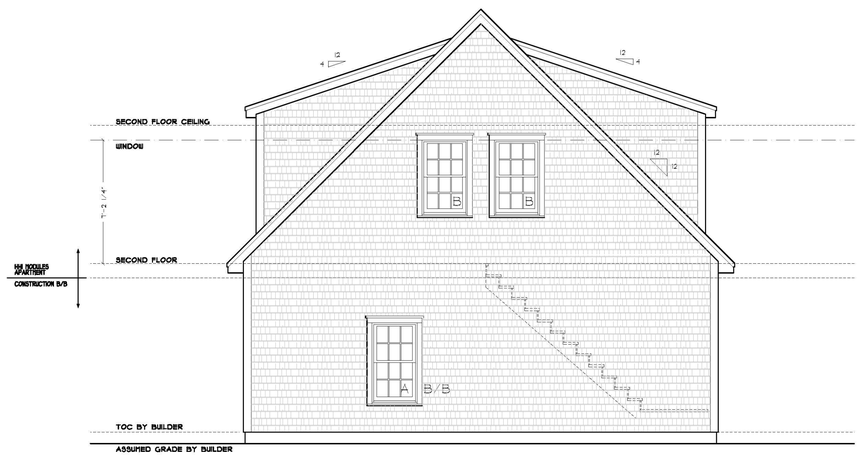
SOUTH ELEVATION



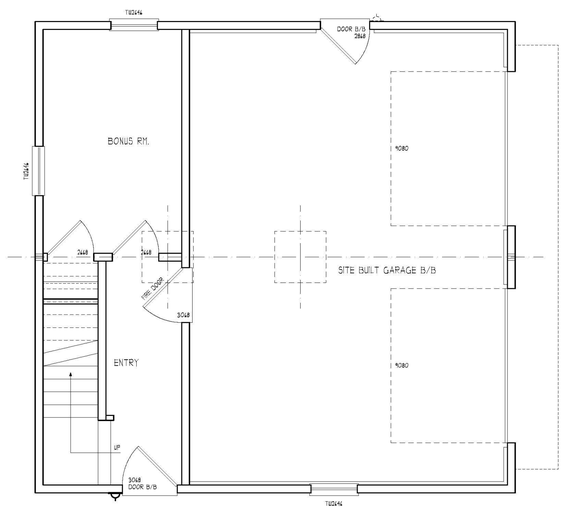
NORTH ELEVATION



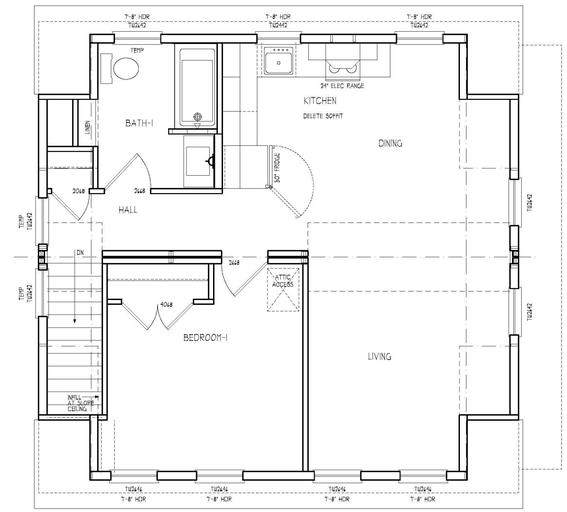
EAST ELEVATION



WEST ELEVATION



SITE BUILT FIRST FLOOR



SECOND FLOOR PLAN

WINDOW SCHEDULE Required Egress: 3.4 SF Mass. Double Hung Window Opening

No.	Qty.	Manufacturer Number	Rough Opening	Area	(SF) Clear Opening	Meets Egress?	(SF) Light Area	(SF) Vent Area	+/- Design Pressure	U-Factor	SHGC *	Remarks
A	4	TW2846	2'-8 1/2" X 4'-9"	12.49	4.89	Y	8.31	4.71	30/35	0.3	0.31	Andersen Clad Tilt-Wash Low-E4
A B/B	3	TW2846	2'-8 1/2" X 4'-9"	12.49	4.89	Y	8.31	4.71	30/35	0.3	0.31	Andersen Clad Tilt-Wash Low-E4
B	6	TW2542	2'-6 1/2" X 4'-0"	11.61	4.3	Y	7.62	4.33	30/35	0.3	0.31	Andersen Clad Tilt-Wash Low-E4
C	1	TW2442	2'-6 1/2" X 4'-0"	10.87	4	Y	7.01	4.02	30/35	0.3	0.31	Andersen Clad Tilt-Wash Low-E4
			Total Window Area:	187.96								

DOOR SCHEDULE

No.	Qty.	Manufacturer Number	Rough Opening	Area	Door Size	(SF) Light Area	(SF) Vent Area	U-Factor	SHGC *	Remarks
1 B/B	1	DOOR B/B 3068	3'-2 1/2"x8'-10 1/2"	21.26	3068	5.15	0	0.22	0.09	Thermatru Fiberglass Entry - Half Glass
2 B/B	1	DOOR B/B 3068	3'-2 1/2"x8'-10 1/2"	21.26	3068	5.15	0	0.22	0.09	Thermatru Fiberglass Entry - Half Glass
			Total Door Area:	42.52						

HUNTINGTON HOMES, INC.
344 FASSETT RD, EAST MONTPELIER, VERMONT 05651
VT. OFFICE (802) 479-3625 FAX (802) 479-0575 MA. OFFICE (413) 774-3381

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS
RG	8/12/24

HDC PRELIMINARY PLANS NOT FOR CONSTRUCTION

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC. IS STRICTLY PROHIBITED.

ELEVATIONS

AGUILAR APARTMENT **11 BLUET COURT**

SITE LOCATION: NANTUCKET, MA
WIND LOADED TO 130MPH NO ITPH1/43MPH
EXP. CATEGORY "B"
GROUND SNOW LOAD: 25 LB

SCALE 1/4" = 1'-0"

PROJECT: 06XX
SHEET SIZE: 24x36
DRAWING NO: EL-1

41 Madaket Rd : 41 /413

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).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

ROOF 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

✓	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
✓	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
✓	Application fee: $50.00
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	COLORED Pictures: 4 sets, including the entire context of the house-
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
	Signed Affidavit: See reverse side

ROOF CHECKLIST

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Susan Hayford Date: 11-1-2024

RECEIVED
NOV 01 2024
By

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Susan Hay for Q

AS AGENT FOR Self

STREET ADDRESS 4 Madaket Rd

MAP/PARCEL 41 - 413

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/1/24

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 11-1-24
Date

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 413

Street & Number of Proposed Work: 41 Madaket Road

Owner of record: Susan Hayford

Mailing Address: 41 Madaket Rd Nantucket MA 02554

Contact Phone #: 508 325 -2818 E-mail: farisland sch @yahoo.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. 2021-08-4464

☐ Pool (Zoning District _____) ☑ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation change roof shingles
2. South Elevation to charcoal gray
3. West Elevation to match existing
4. North Elevation dwelling

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 Charcool GRAY

Trim Cobblestone Sash Black Doors Black + Natural

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the applica-

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

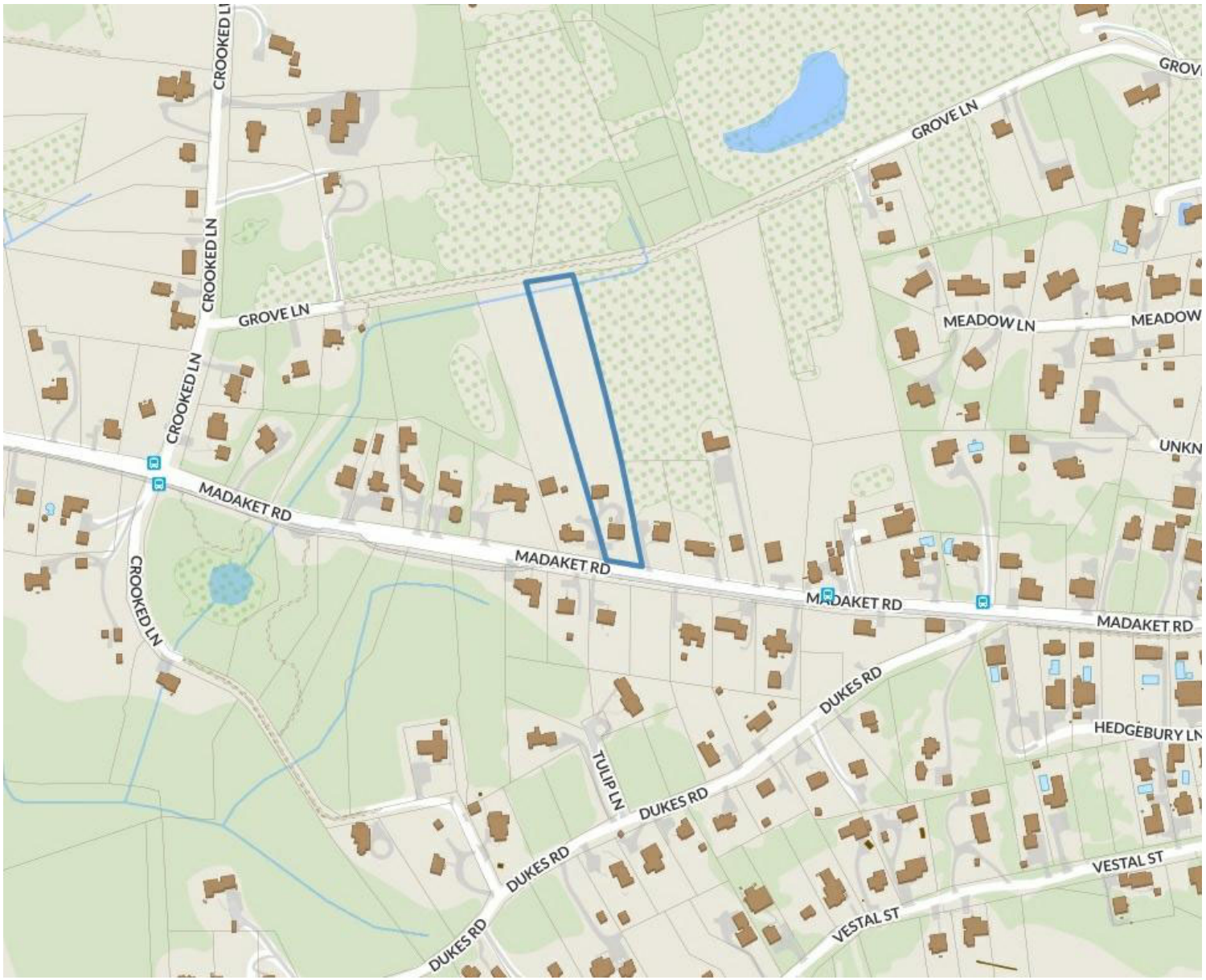
2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES		***APPROVABLE***	***APPROVABLE***
Style (Architectural or 3-tab), Manufacturer & Color		***Old Historic Districts (OHD & SOHD)***	***All other areas***
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021

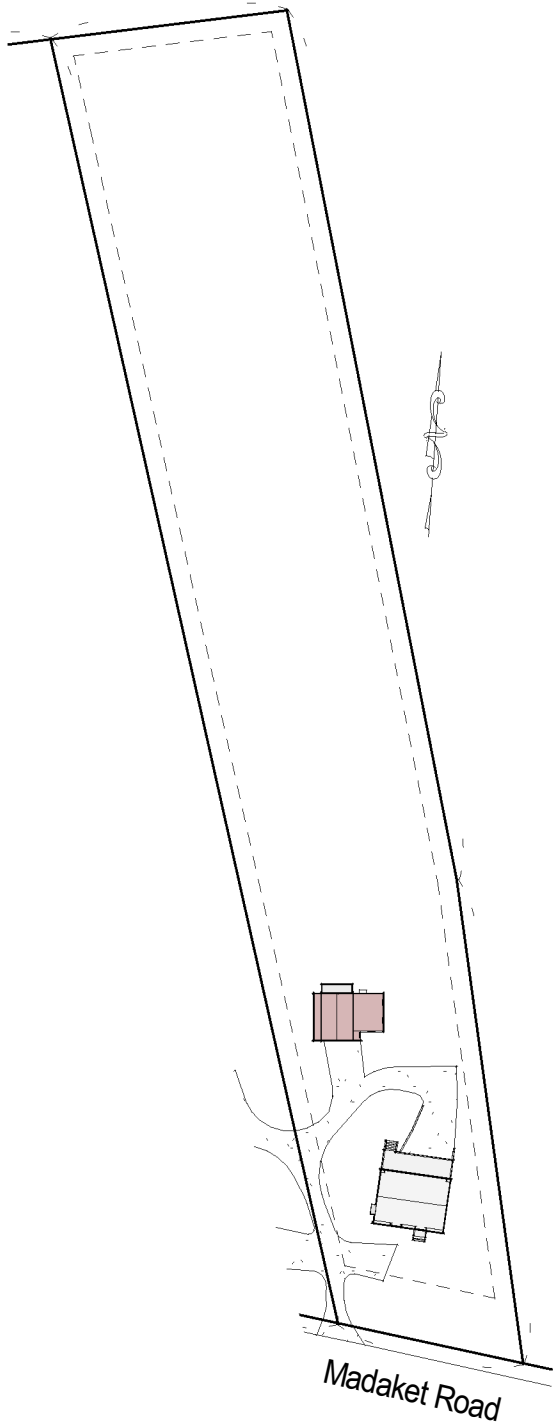


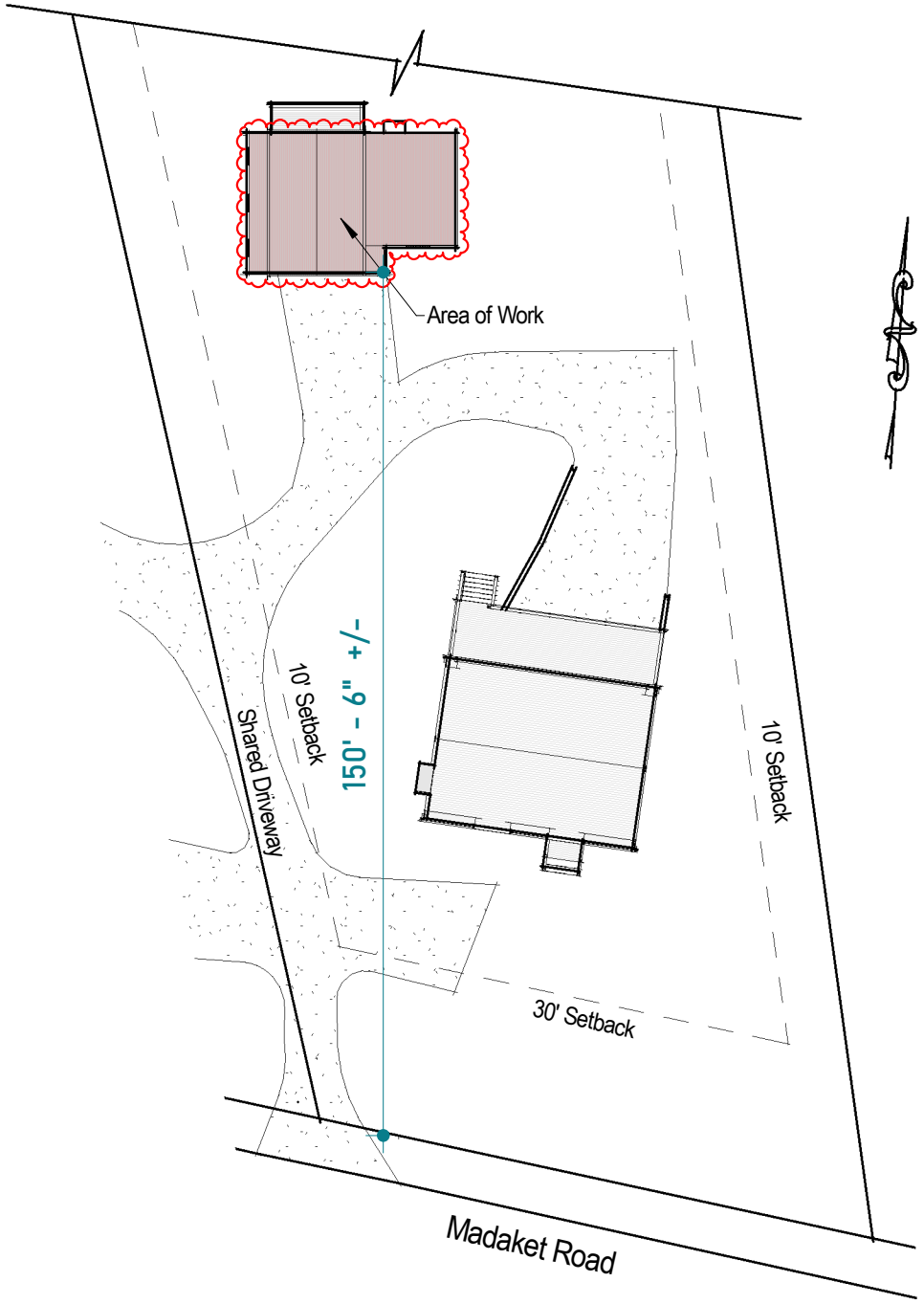
HAYFORD RESIDENCE

41 MADAKET ROAD
NANTUCKET, MA

Locus

Note To Scale





HAYFORD RESIDENCE

41 MADAKET ROAD
NANTUCKET, MA

Entire Site

SCALE: 1" = 100'-0"

Partial Site Plan

SCALE: 1/32" = 1'-0"





HAYFORD RESIDENCE

41 MADAKET ROAD
NANTUCKET, MA

Street View Photos

Note To Scale





HAYFORD RESIDENCE

41 MADAKET ROAD
NANTUCKET, MA

Existing Condition Photos

Note To Scale

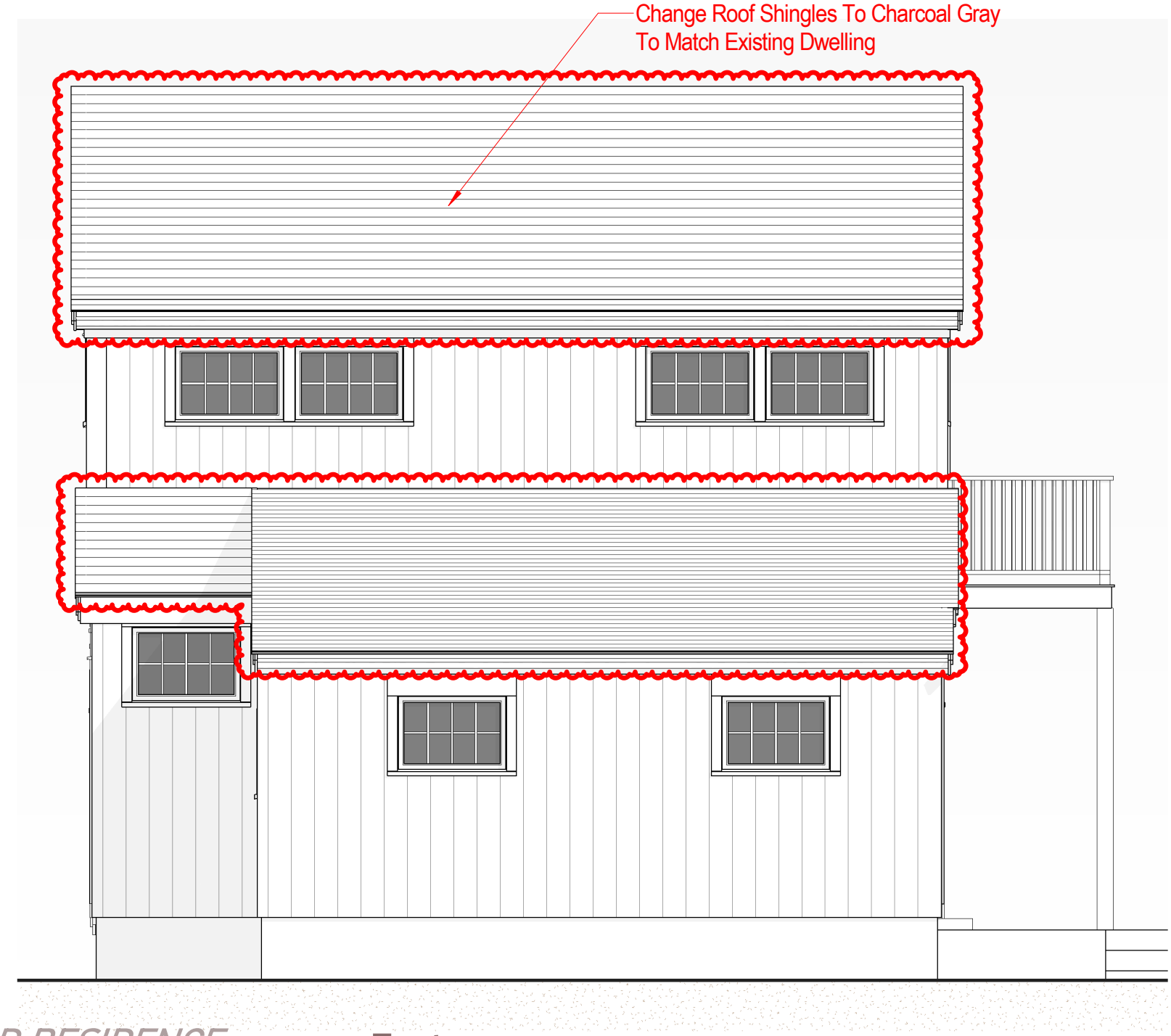


HAYFORD RESIDENCE

41 MADAKET ROAD
NANTUCKET, MA

South

SCALE: 1/4" = 1'-0"



HAYFORD RESIDENCE

41 MADAKET ROAD
NANTUCKET, MA

East

SCALE: 1/4" = 1'-0"

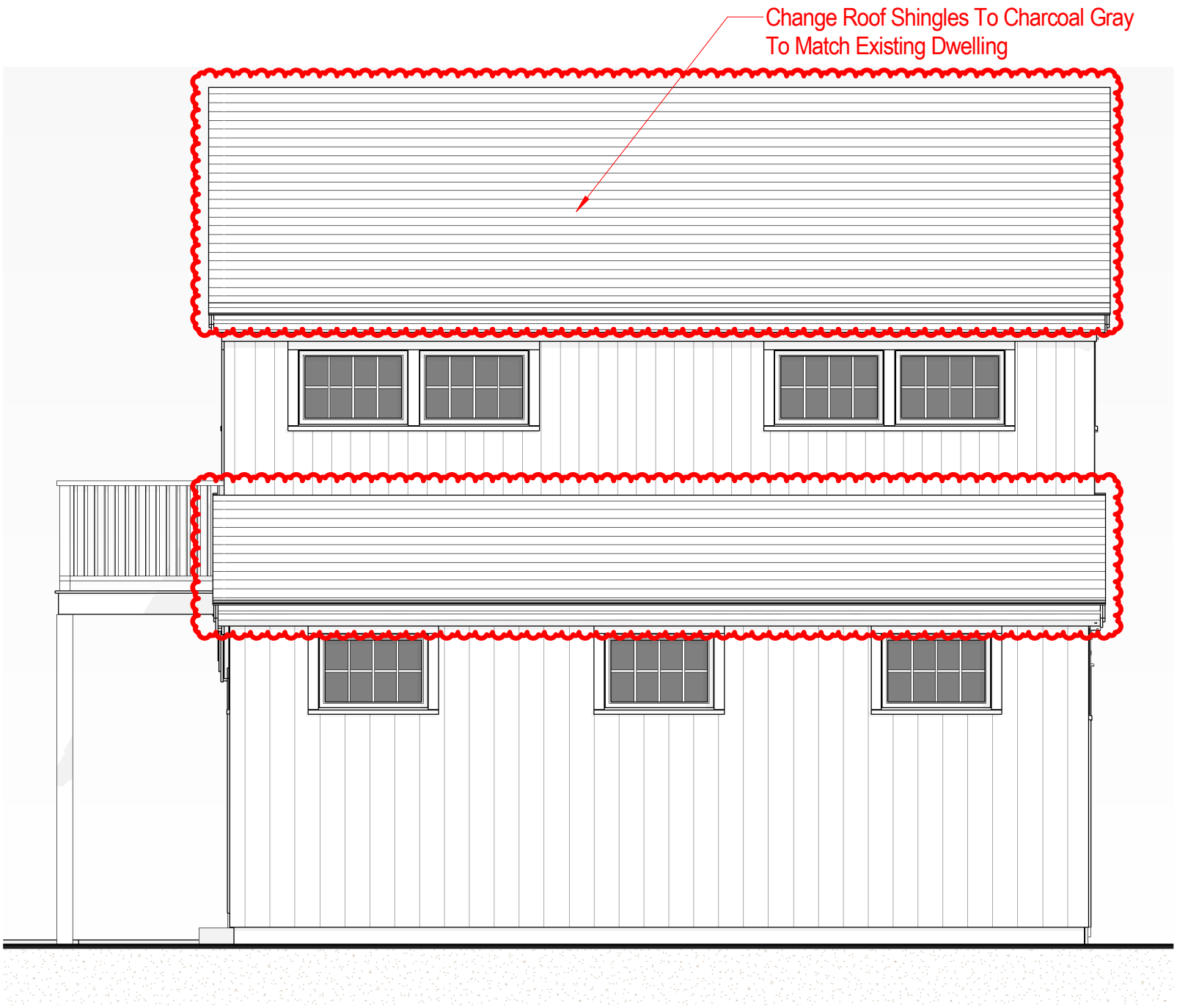


HAYFORD RESIDENCE

41 MADAKET ROAD
NANTUCKET, MA

North

SCALE: 1/4" = 1'-0"



HAYFORD RESIDENCE

41 MADAKET ROAD
NANTUCKET, MA

West

SCALE: 1/4" = 1'-0"

CERTIFICATE NO: HDC2021-08-44164

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

DATE ISSUED: 8/26/21

C 5/26

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 413

Street & Number of Proposed Work: 41 Madaket Rd.

Owner of record: SUSAN HAYFORD

Mailing Address: 41 Madaket Road Nantucket MA 02554

Contact Phone #: 508 221 8554 E-mail: jmhayford@gmail.com

AGENT INFORMATION (if applicable)

Name: MySelF

Mailing Address:

Contact Phone #: E-mail:

FOR OFFICE USE ONLY

Date application received: 8/23/21 Fee Paid: $ 50

Must be acted on by: 10/8/21

Extended to:

Approved: Disapproved:

Chairman: Roy Pope

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Repair/replace siding, windows, @ facade @ change sliding door to double hinged

Size of Structure or Addition: Length: No change Sq. Footage 1st floor: No Change Decks/Patio: Size: n/a ☐ 1st floor ☐ 2nd floor

Width: " Sq. footage 2nd floor: Size: ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor:

Difference between existing grade and proposed finish grade: North No Change South " East " West "

Height of ridge above final finish grade: North " South " East " West "

Additional Remarks

REVISIONS (describe)

1. East Elevation

2. South Elevation No change except window repair/replace

3. West Elevation Repair/replace siding, windows & double hinged door

4. North Elevation No change

No change

*Cloud on drawings and submit photographs of existing elevations.

Historic Name:

Original Date:

Original Builder:

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed NO CHANGE ☐ Block ☐ Block Parged ☐ Brick (type) ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) ☐ Other

Roof Pitch: Main 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 N/A Rough Opening Size Location

Manufacturer Rough Opening Size Location

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material)

Leaders (material and size):

Sidewall: ☐ White cedar shingles ☐ Clapboard (exposure: ____ inches) Front ☐ ____ Side

☐

☑ Other Cedar

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other

C. Dimensions: Fascia 6" Rake 8" Soffit (Overhang) Corner boards Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round Square

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other picture & awning

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer

Doors* (type and material): ☐ TDL ☑ SDL Front Rear Side

Garage Door(s): Type Material Walls

Hardscape materials: Driveways Walkways

COLORS

* Note: Complete door and window schedules are required.

Sidewall No Change Natural Clapboard (if applicable) Roof Natural

Trim Cobblestone Gray Sash Black Doors Natural & Black

Deck Foundation Natural Fence Shutters

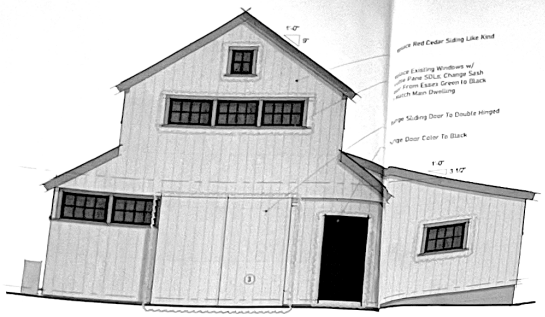
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

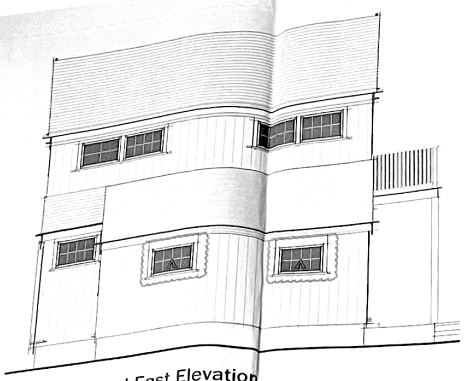
Signature of owner of record Susan Hayford Signed under penalties of perjury

Date 8-16-21

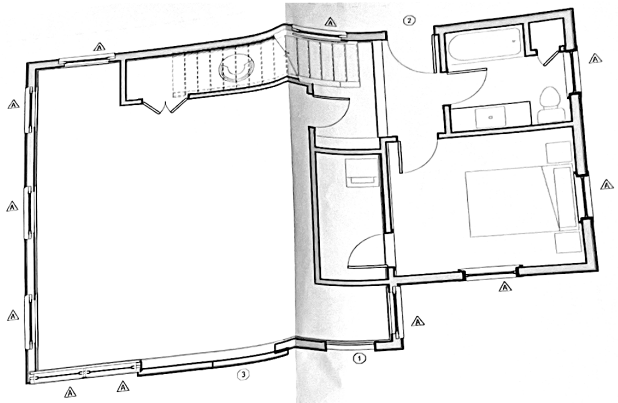
H



1 Proposed South Elevation
SCALE: 1/4" = 1'-0"



2 Proposed East Elevation
SCALE: 1/4" = 1'-0"



5 Existing First Floor
SCALE: 1/4" = 1'-0"

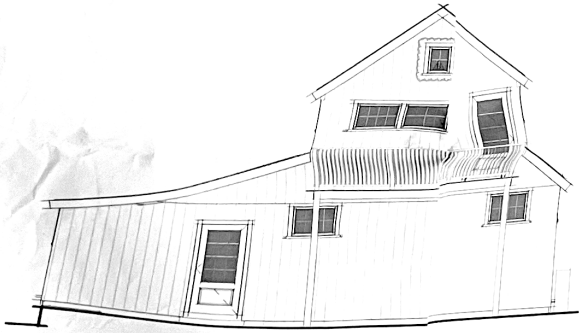
PROJECT
HAYFORD RESIDENCE

NANTUCKET, MA

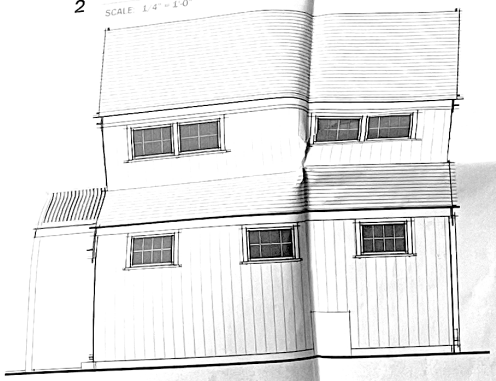
DATE: 08/16/21
PROJECT NO 20001

REVISION DATE
1

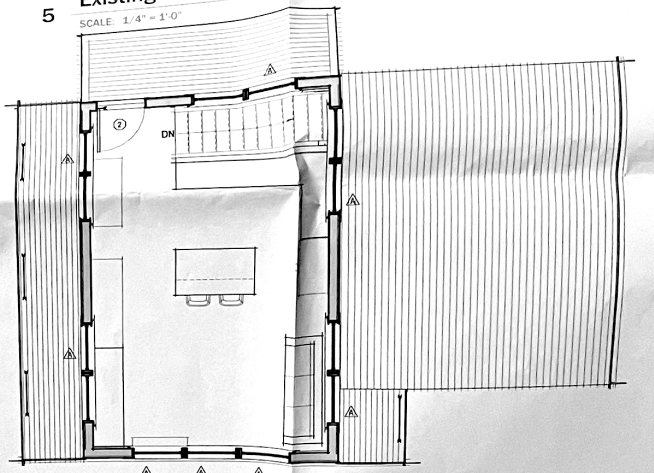
NOTES:



3 Proposed North Elevation
SCALE: 1/4" = 1'-0"



4 Proposed West Elevation
SCALE: 1/4" = 1'-0"



6 Existing Second Floor Plan
SCALE: 1/4" = 1'-0"

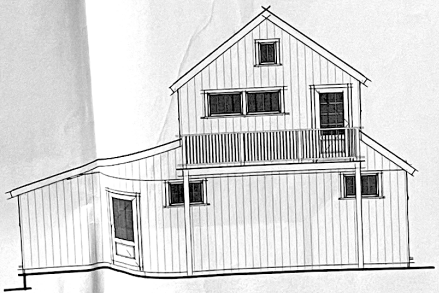
HDC Submission



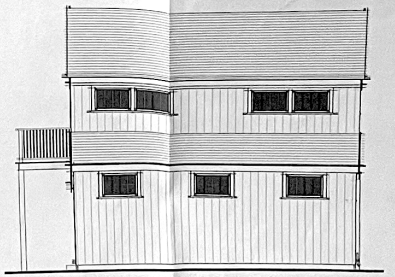
Existing South Elevation
SCALE: 3/16" = 1'-0"



Existing East Elevation
SCALE: 3/16" = 1'-0"



Existing North Elevation
SCALE: 3/16" = 1'-0"



Existing West Elevation
SCALE: 3/16" = 1'-0"

APPROVED
HDC 2021-08-4464
NO EXTERIOR CHANGES
Without HDC Approval

RECEIVED
AUG 23 2021
By

Floor Plans & Elevations

SCALE: As indicated

A.1

DRAWN BY: JH

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

☑ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

☑ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

☑ 3. **Application Fee:** See back of application for fee schedule or call the office.

☑ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

☑ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

☑ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

☐ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

☑ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

☐ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

☑ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

☐ 3. **As-Built Plans (1copy):** of existing elevations

☐ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

☐ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

☑ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

CW 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°: 40 PARCEL N°. 106

Street & Number of Proposed Work: 3 Maxey Pond Rd

Owner of record: XXII Years LLC c/o Cherie Schaible

Mailing Address: 18 Wagon Wheel Rd
Mamaroneck, NY 10543

Contact Phone #: _____ E-mail: jonathan@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA
02254

Contact Phone #: 508.228.3600 E-mail: jonathan@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Pool Cabana with open patio, Wood outdoor shower and pool equipment enclosure

Size of Structure or Addition: Length: 22'-0" Sq. Footage 1st floor: 85 Decks/Patio: Size: 17'x17' ☑ 1st floor ☐ 2nd floor
Width: 17'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 16'-0" South 16'-0" East 16'-0" West 16'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
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" - 9" ☐ 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.) 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 1 x 10 Rake 1 x 10 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 1 x 4 Door Frame 1 x 4 Columns/Posts: Round _____ Square 10 x 10

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear glass Side glass
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural to weather Clapboard (if applicable) _____ Roof Natural to weather
Trim 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 11/04/2024 Signature of owner of record _____ Signed under penalties of perjury

Signature Authorization - Contract signature authorizes CWA and its representatives to sign applications related to the project, on the Owner's behalf, required to obtain permit authorizations, including local regulatory commissions, and building permit applications.

ACCEPTANCE OF CONTRACT

16SEP23

Chip Webster, President Date

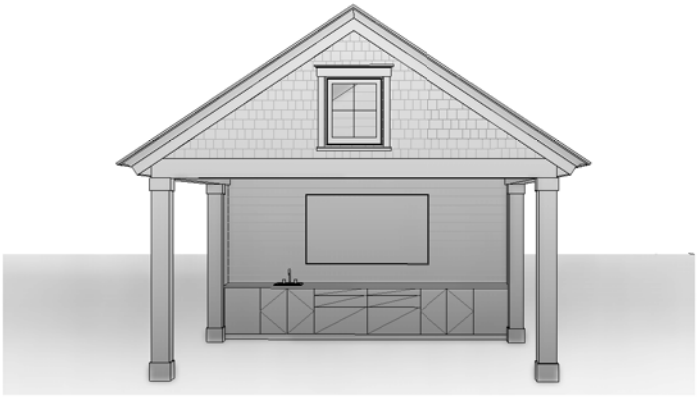
Cherie Schaible

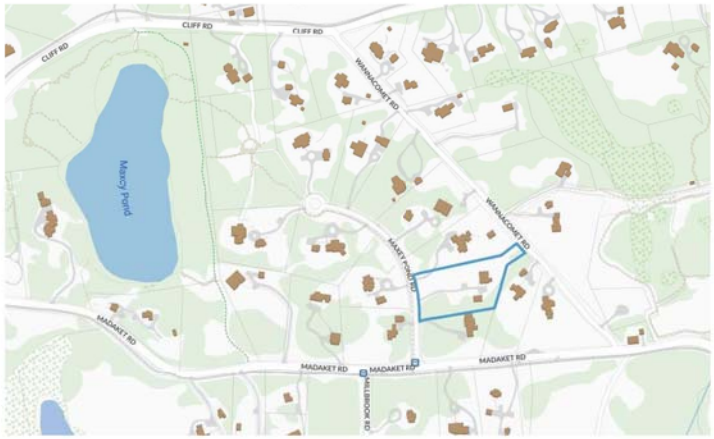
Cherie Schaible Date

Schaible

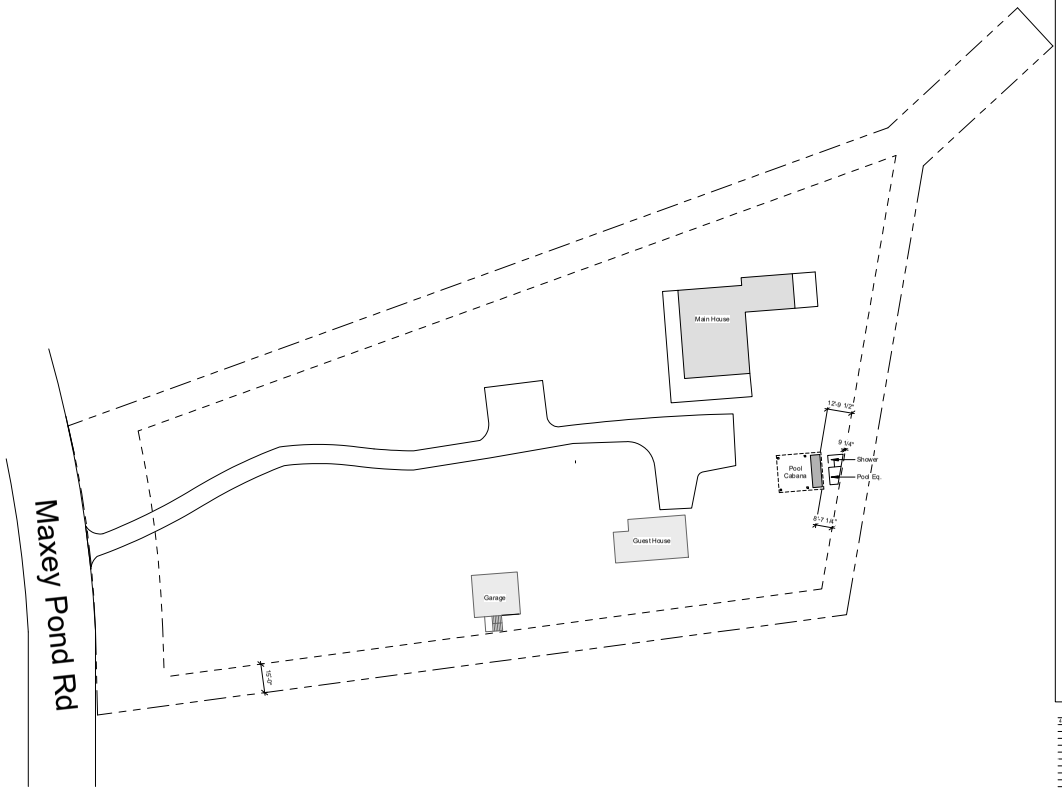
Pool Cabana

3 Maxey Pond, Nantucket, MA





Locus Plan



1/4" = 1'-0"
SCALE
2 0 2 4 6 8 10
FEET

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508.228.3800 CHIPWEBSTER.COM

Schematic Design

Schaible
3 Maxey Pond, Nantucket, MA
Pool Cabana
HDC1. Cover

#	Date	Note
4	2024.11.04	HDC Submission

HDC1.

10/21/2024 12:25:57 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

WINDOW SCHEDULE - HDC							
MARK	MANUFACTURER	WINDOW TYPE	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
A	Andersen Corporation		A-Series Casement	2'-6"	3'-0"	White	

DOOR SCHEDULE - HDC							
MARK	MANUFACTURER	DOOR TYPE	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
101	Andersen Corporation		A-Series	3'-0 7/8"	6'-10 7/8"	White	Frosted Glass
102	Andersen Corporation		A-Series	3'-0 7/8"	6'-10 7/8"	White	Frosted Glass



6 Perspective From NE



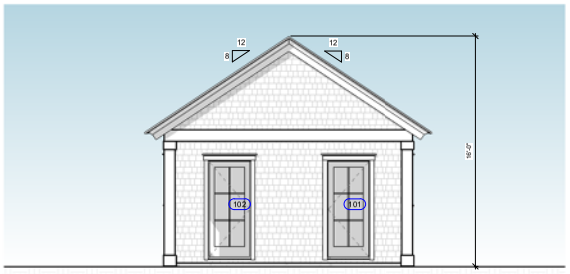
7 Perspective From NW



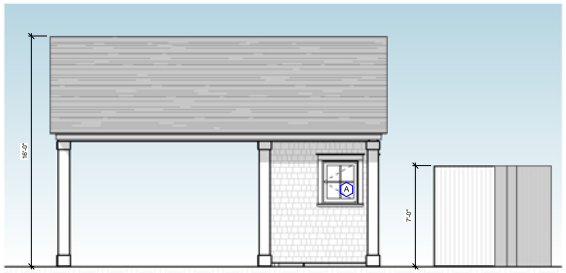
8 Perspective From SE



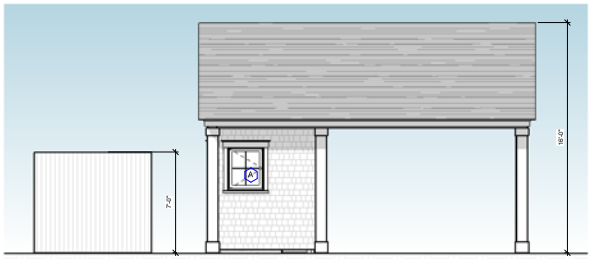
9 Perspective From SW



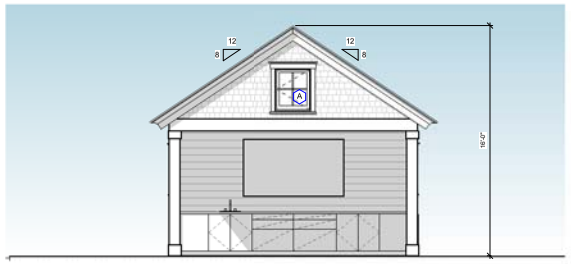
4 East Elevation - HDC
1/4" = 1'-0"



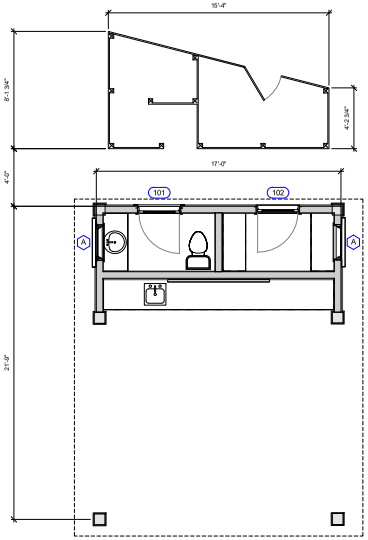
3 South Elevation - HDC
1/4" = 1'-0"



5 North Elevation - HDC
1/4" = 1'-0"



2 West Elevation - HDC
1/4" = 1'-0"



1 First Floor Plan
1/4" = 1'-0"

2 0 2 4 6 8 10
1/4" = 1'-0" SCALE FEET

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508.228.3800 CHIPWEBSTER.COM

SD - Not For Construction

Schaible
3 Maxey Pond Rd
Pool Cabana
HDC2 Plans and Elevations

#	Date	Note
1	2024.11.04	HDC Submission

HDC2

10/21/2024 12:36:09 PM

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 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.

✓ 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.

NA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 654

Street & Number of Proposed Work: 78 Pleasant Street

Owner of record: Mark & Holly Maisto

Mailing Address: 11786 Lake Shore Place

North Palm Beach, FL 33408

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: 400 SF± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: None

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Infill existing porch

Fenestration changes

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6-12" ☐ 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 _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single 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 _____

Trim White TME Sash White TME Doors White TME

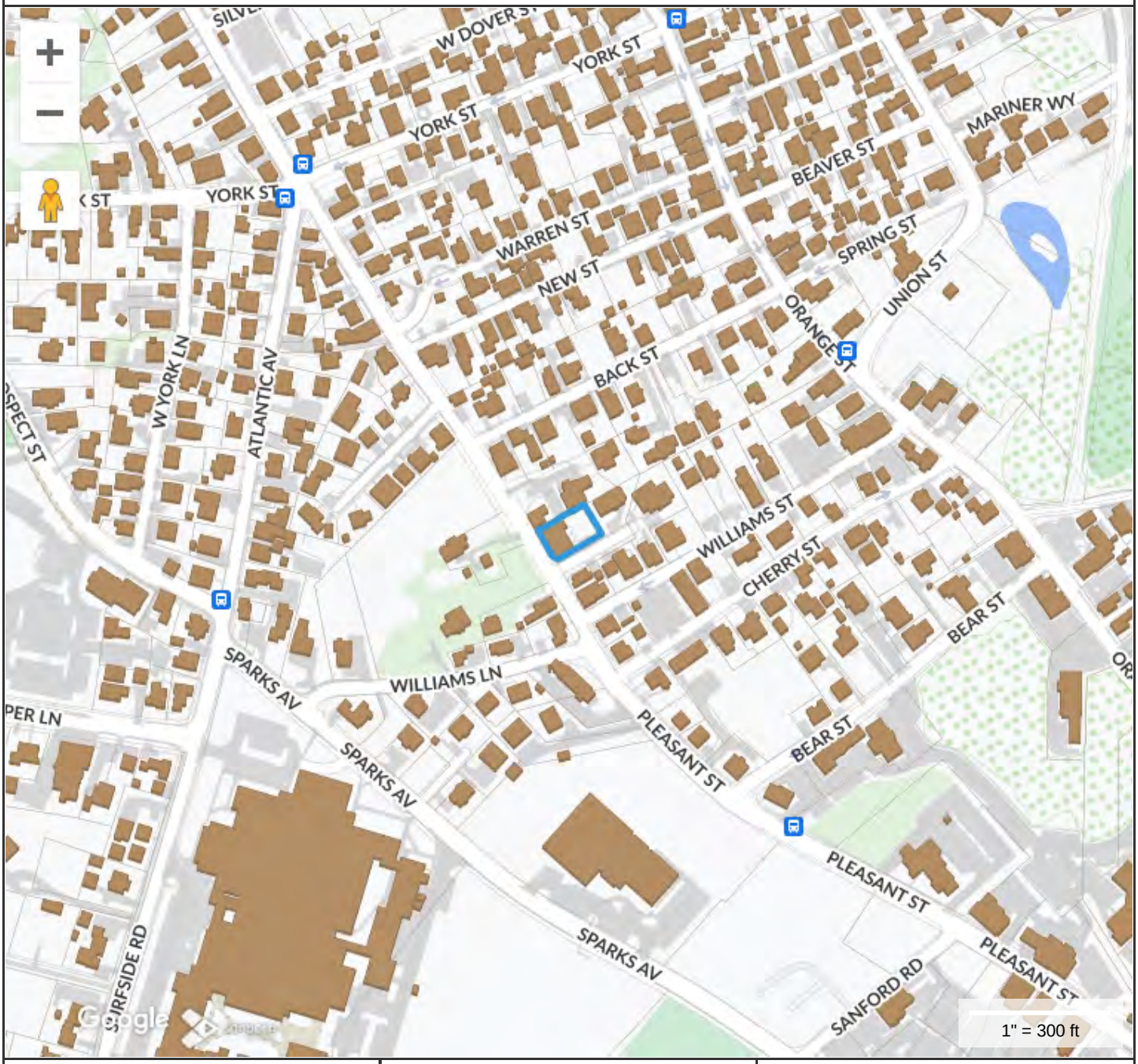
Deck _____ Foundation NTW Fence _____ Shutters _____

* 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 11-1-24 Signature of owner of record _____ Signed By GH under Authority of Owner

Signed under penalties of perjury



Property Information

Property ID	113395
Location	78 PLEASANT ST
Owner	MAISTO MARK & HOLLY

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.



MAP FOR REFERENCE ONLY
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Geometry updated 06/04/2024
Data updated Jan. 2021

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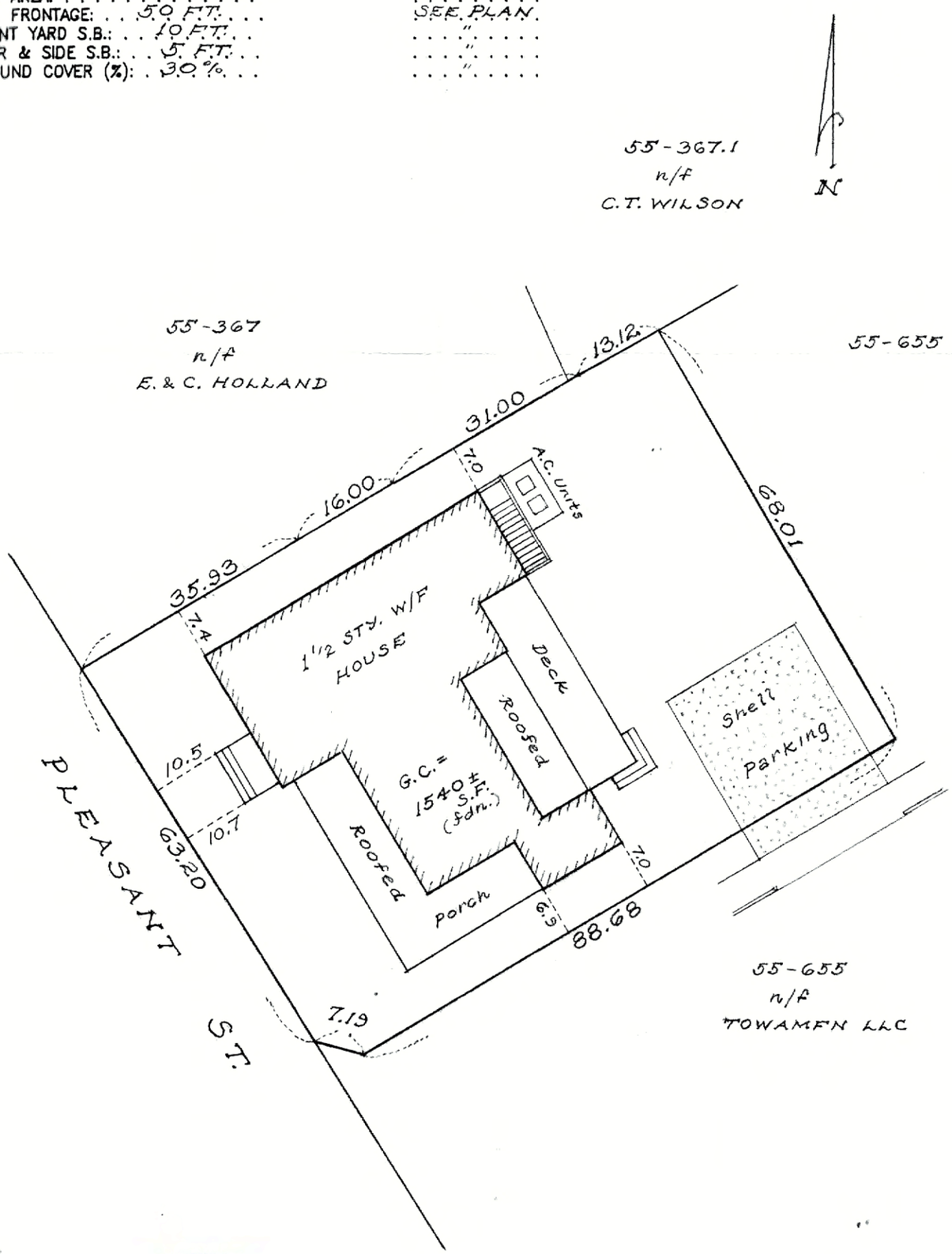
ZONING CLASSIFICATION: R-1	EXISTING:
MIN. AREA: 5000 S.F.	6468± S.F.
MIN. FRONTAGE: 50 FT.	SEE PLAN.
FRONT YARD S.B.: 10 FT.	"
REAR & SIDE S.B.: 5 FT.	"
GROUND COVER (%): 30 %	"



I CERTIFY, AS OF : 11-07-06, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Charles W Hart

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: 55, PARCEL: 654

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 20' DATE: NOV. 7, 2006

Owner: CDR REALTY HOLDINGS LLC

Deed: 949-231 Plan LOT 7 03-04

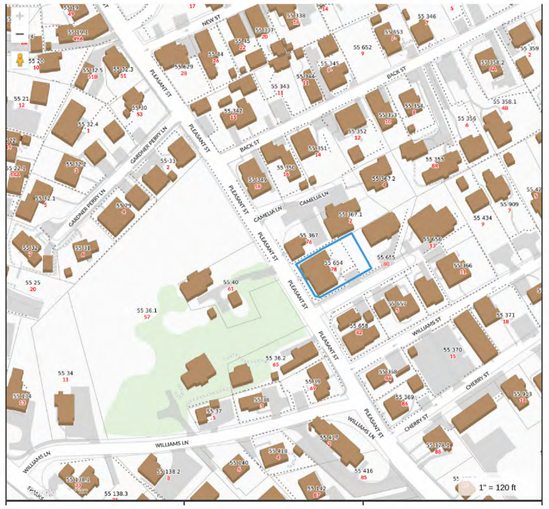
Locus 78 PLEASANT ST.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

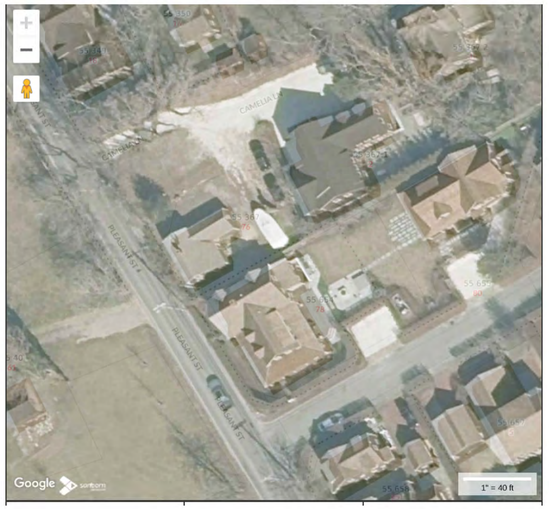
NOT TO BE RECORDED.

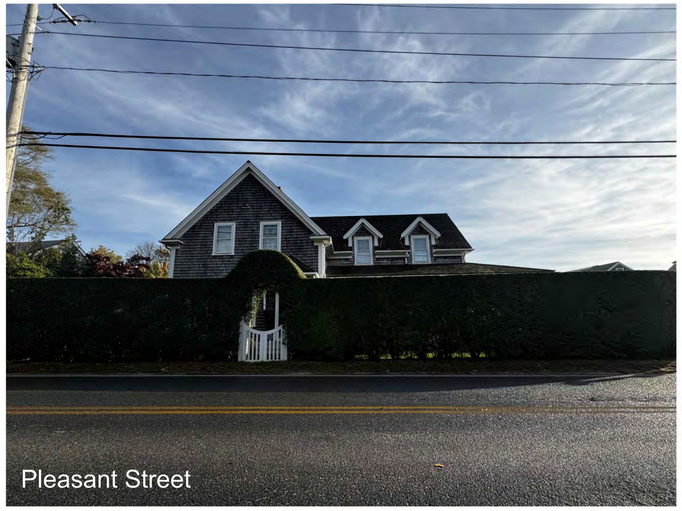
H-6838

C:\JOBS\CWH\BLP




Kimberly Way - Driveway

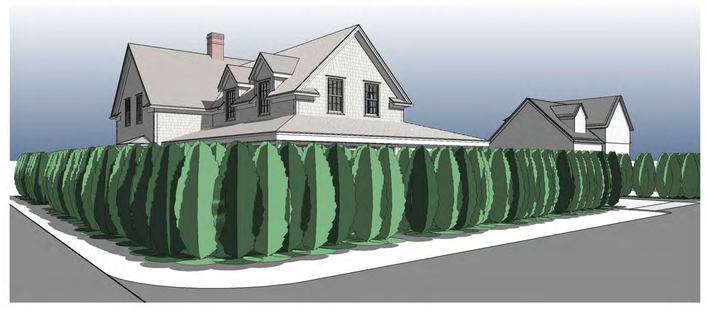



Pleasant Street


Kimberly Way



1 Site - HDC
1" = 10'-0"



HDC Submission

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ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Maisto

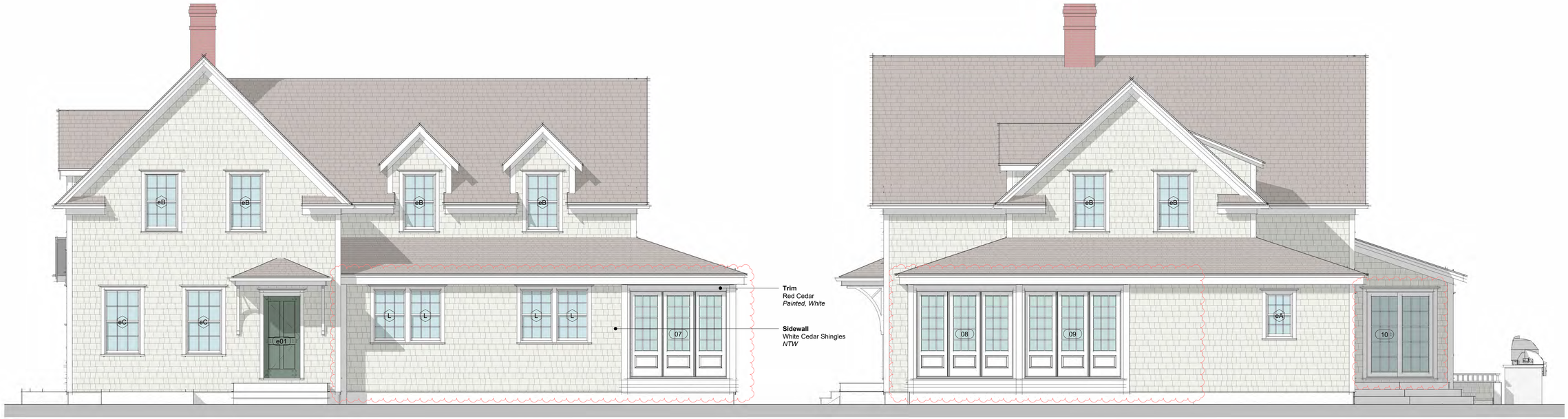
Project
Kitchen Addition

Location
78 Pleasant Street
Nantucket MA
55 / 654

Structure
Site Plan

#	Description	Date
3	HDC Submission	2024.11.04

Site
HDC1.0

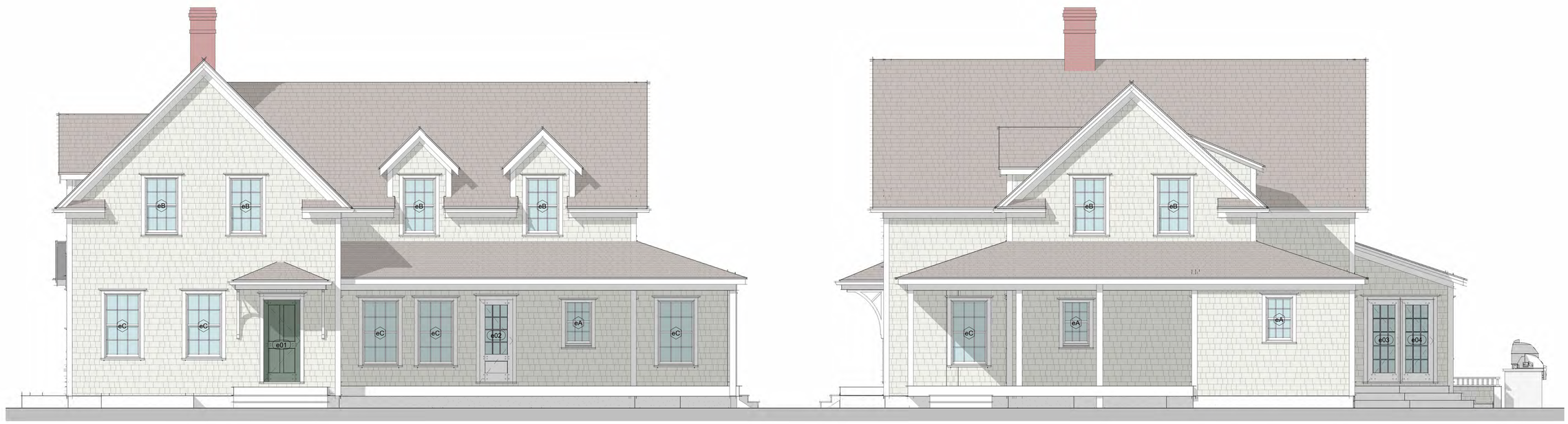


3 South West - Proposed HDC
1/4" = 1'-0"

4 South East - Proposed HDC
1/4" = 1'-0"

PROPOSED

EXISTING



1 South West - Existing HDC
1/4" = 1'-0"

2 South East - Existing HDC
1/4" = 1'-0"

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Maisto

Project
Kitchen Addition

Location
78 Pleasant St
Nantucket, MA

55 / 654

Structure
House

#	Description	Date
5	HDC Submission	2024.11.04

Elevations

HDC1.1



1 North East - Proposed HDC
1/4" = 1'-0"



2 North West - Proposed HDC
1/4" = 1'-0"

PROPOSED

EXISTING



3 North East - Existing HDC
1/4" = 1'-0"



4 North West - Existing HDC
1/4" = 1'-0"

HDC Submission

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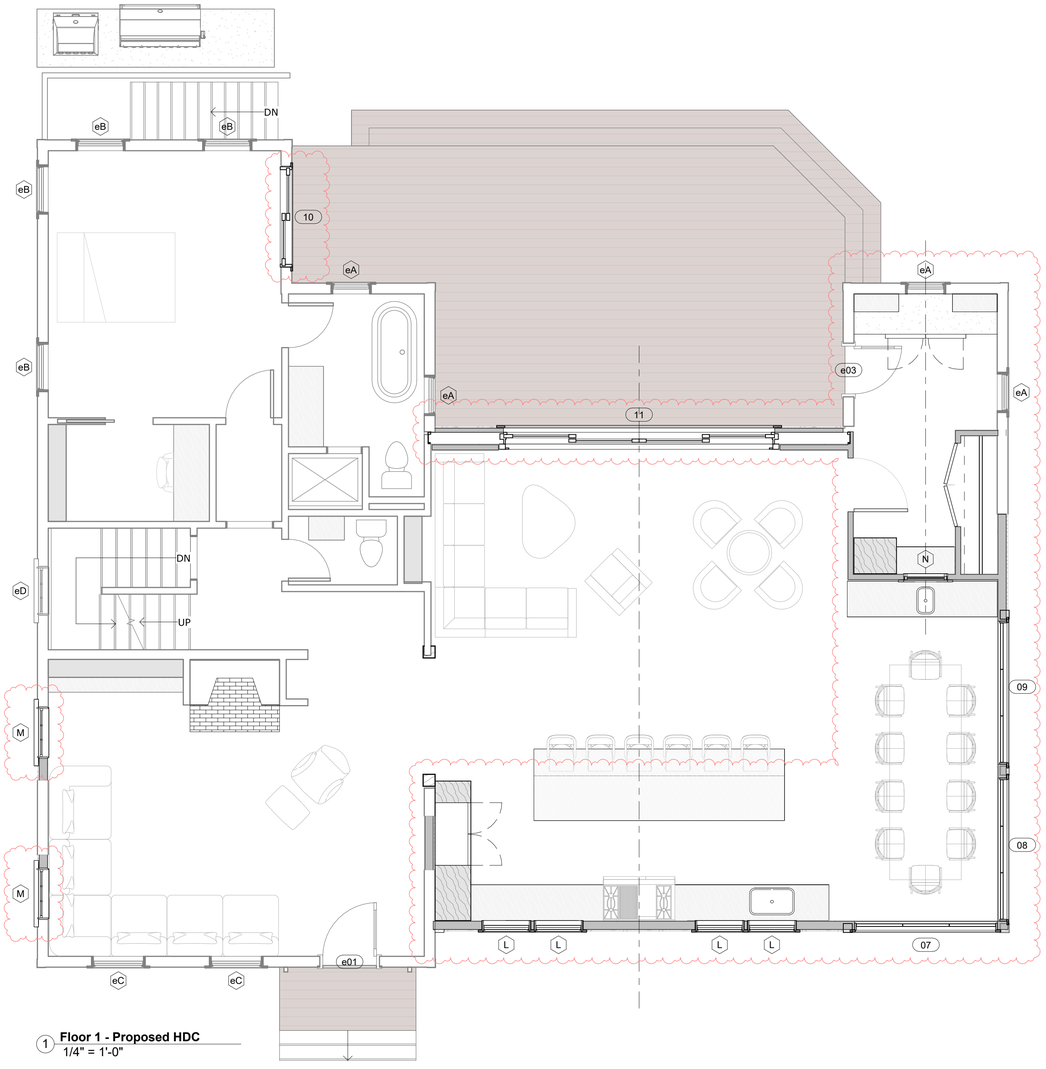
#	Description	Date
5	HDC Submission	2024.11.04

Elevations

HDC1.2



1 **Floor 1 - Proposed HDC**
1/4" = 1'-0"

Notes - Doors and Windows

1. All exterior glazed openings to conform with the requirements of IRC2015 R308, Massachusetts amendments, and IBC2015 as applicable.
2. Place doors, then locate windows so that interior and exterior head casings will align between all units. Casings for interior doors to also align. Contact Architect to review discrepancies in field prior to final placement.
3. Impact protection for exterior glazing will be called out in the Door and Window Specifications
4. Regardless of manufacturer terminology TDL shall mean "True Divided Lite" glazing with individual panes of Single Strength Billet (SSB) glass separated by solid muntins. SDL shall mean "Simulated Divided Lite" glazing where a dual or triple pane glazing is divided in a simulated fashion by fixed interior and exterior muntins with internal spacer bars.
5. Contractor and supplier to identify locations where tempered glazing is required and order accordingly.
6. All units to have the manufacturer's rating sticker in place for inspection by code official.
7. Mulled TDL units to have a stud pocket resulting in a 3.5" exterior mullion casing and SDL units to be factory mulled as tightly as allowed by manufacturer unless otherwise noted.
8. Contractor shall provide final itemized order to Architect for review prior to placing order for review of design intent compliance
9. Contractor shall compare quantities, operation, and specifications provided by the manufacturer against the Architectural drawings and review with Architect prior to finalizing order.
10. Glazing shall be cleaned and free from stickers, residue, paint splatter and the like. The installed units shall be inspected by the Contractor thoroughly for operation, weather tightness, and finish prior to the completion of the work.

Door Schedule - HDC

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Phase Created	Function	Comments
07	Marvin Windows and Doors	UWIFD8070	8'-0 13/16"	7'-2 1/2"	Wood-Marvin-Pine	New Construction	Exterior	
08	Marvin Windows and Doors	UWIFD8070	8'-0 13/16"	7'-2 1/2"	Wood-Marvin-Pine	New Construction	Exterior	
09	Marvin Windows and Doors	UWIFD8070	8'-0 13/16"	7'-2 1/2"	Wood-Marvin-Pine	New Construction	Exterior	
10	Marvin Windows and Doors	UMSDSTK6070_OX/XO	5'-8 1/4"	7'-1 23/32"	Aluminum-Marvin-Stonewhite	New Construction	Exterior	
11	Marvin Windows and Doors	UMSDPKT16070_PXX-XXP	23'-7 31/32"	7'-1 23/32"	Aluminum-Marvin-Stonewhite	New Construction	Exterior	

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Phase Created	Comments
eFloor 1	L	Brosco	9 x 11 6/6 DH	2'-9"	4'-5"	New Construction	
eFloor 1	M	Brosco	10 x 14 6-Lite	2'-10 3/4"	2'-11 9/16"	New Construction	
eFloor 1	N	Custom	Porthole	2'-6"	2'-6"	New Construction	

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Structure
House

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Plans
HDC1.3

HDC Submission

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Mark & Holly Maisto

MAILING ADDRESS..... 11786 Lake Shore Place North Palm Beach, FL 33408

PROPERTY LOCATION..... 78 Pleasant Street Nantucket, MA 02554

ASSESSORS MAP/PARCEL..... 55 / 654

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.

October 31, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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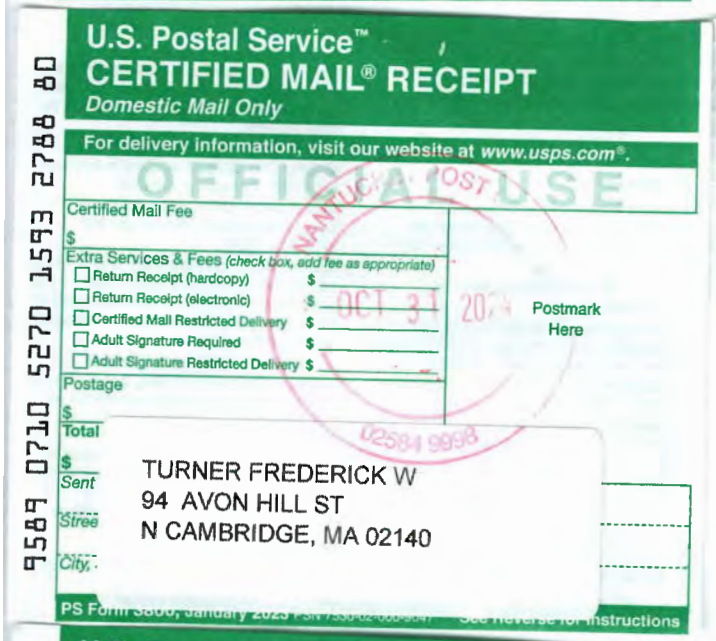

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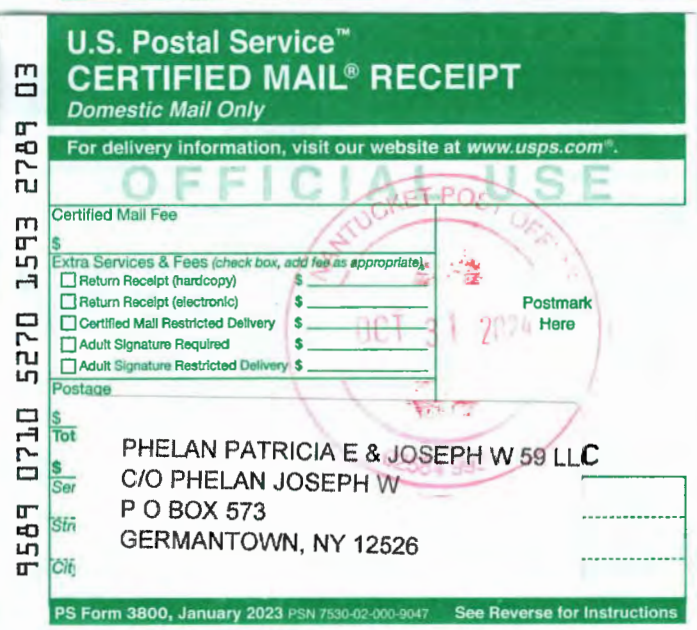

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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- ☐ Adult Signature Restricted Delivery $

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C/O ROBERT PHELAN
15850 CATALPA COVE DR
FORT MYERS, FL 33919

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NANTUCKET POST OFFICE OCT 31 2024

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 78 Pleasant Street

Tax Map Number: 55 Parcel Number: 654

Owner of Record: Mark & Holly Maisto

Description of Proposal: Renovation and addition to main house.

Anticipated HDC Submission Date: 2024.11.04

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

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.

NA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.33 PARCEL N°. 130

Street & Number of Proposed Work: 2 Green Lane

Owner of record: Hampton S Lynch Jr Trst

Mailing Address: 140 Broadway
New York, NY 10005

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: _____ 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 NC South _____ East _____ West _____

Height of ridge above final finish grade: North NC South _____ East _____ West _____

Additional Remarks

Historic Name: Unknown

Original Date: visible on Sanborn Map 1887

Original Builder: Unknown

REVISIONS* (describe)

1. East Elevation
2. South Elevation — fenestration changes
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 match Exist. Rake TME Soffit (Overhang) TME Corner boards TME Frieze _____
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear French Side French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTN Clapboard (if applicable) _____ Roof _____
Trim White TME Sash White TME Doors French, White storm - Green TME
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record Signed By Grantee, Authorized Agent of Owner Signed under penalties of perjury



Property Information

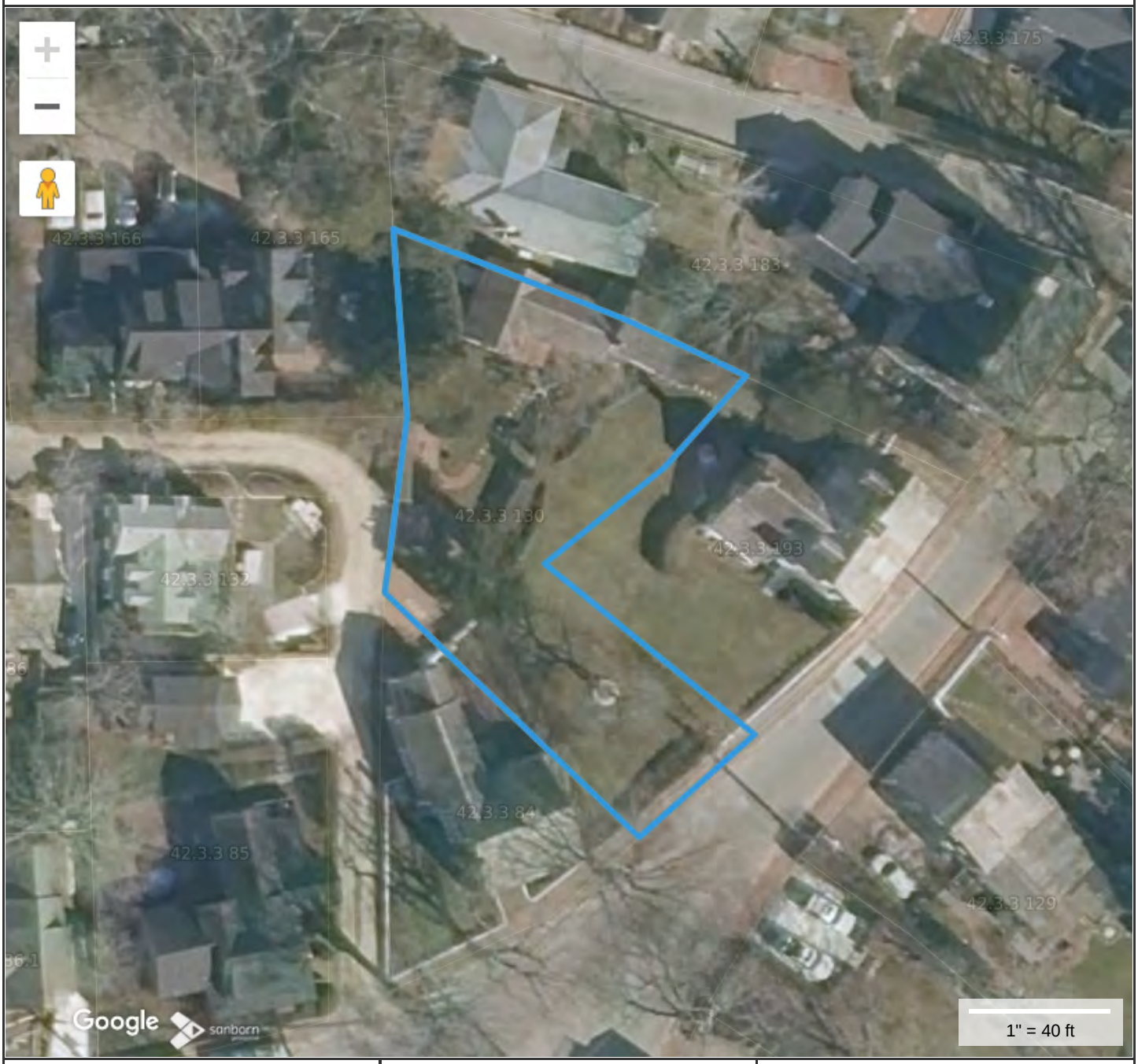
Property ID	185039
Location	2 GREEN LN
Owner	HAMPTON S LYNCH JR TRST

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 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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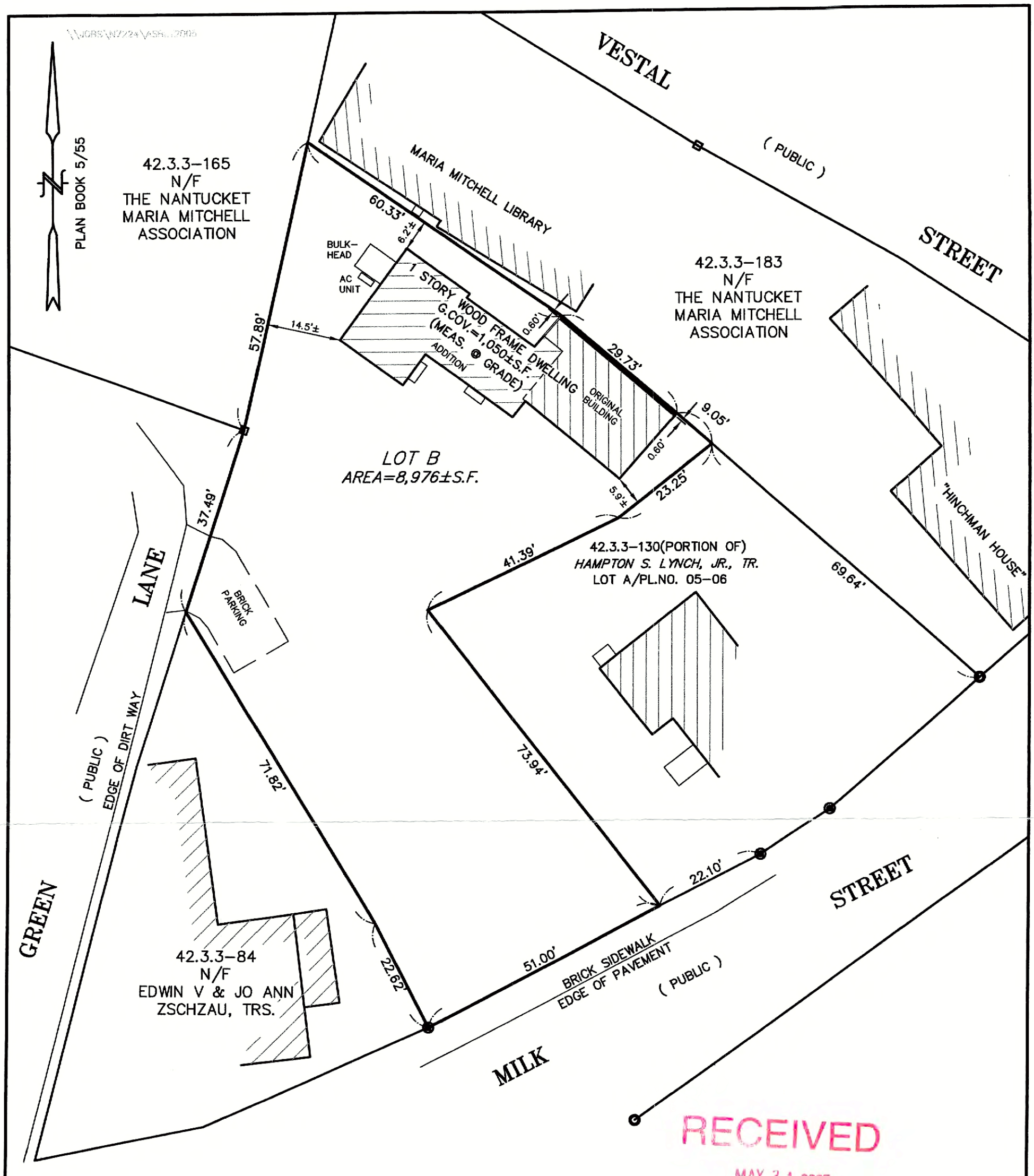


RECEIVED
MAY 31 2005
NANTUCKET
BUILDING DEPT.

- O DENOTES IRON PIPE FOUND
- ◉ DENOTES REBAR WITH CAP FOUND
- ⊡ DENOTES DRILLHOLE IN CONCRETE BOUND FOUND

NOTE: PORTION OF BUILDING ON LOT B SHOWN HEREON PREDATES CURRENT NANTUCKET ZONING BY LAWS.

ZONING CLASSIFICATION
DISTRICT: ROH = RESIDENTIAL OLD HISTORIC

MINIMUM LOT SIZE = 5,000 Sq. Ft.
MINIMUM FRONTAGE = 50 Ft.
FRONT YARD SETBACK = NONE
REAR & SIDE LINE SETBACK = 5 Ft.
MAX. GROUND COVER RATIO = 50%
EXISTING G.C.R.: 11.7±%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 255/42

COMMONWEALTH OF MASSACHUSETTS
MICHAEL S. BACHMAN
No. 27868
REGISTERED
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE
1"=20'

0 20 40 60 80

AS–BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: MAY 17, 2005

DEED REFERENCE: DD.BK.816 PG.162
PLAN REFERENCE: PL.NO. 05–06
ASSESSOR'S REFERENCE:
MAP: 42.3.3 PARCEL: 130 (PORTION OF)
PREPARED FOR:

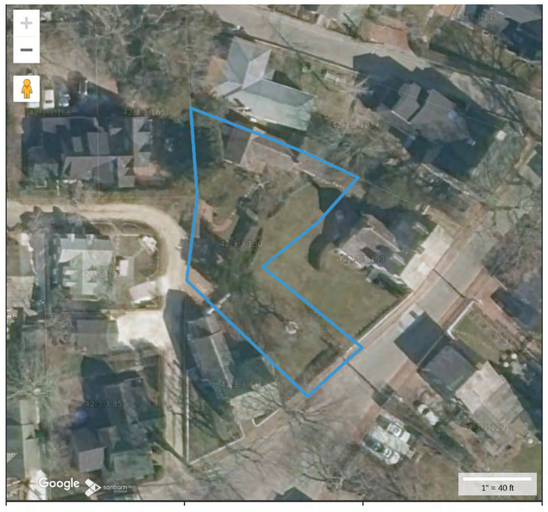
HAMPTON S. LYNCH, JR., TR.

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N–7224









HDC Submission

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ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
2 Green Lane Realty Trust

Project
Carriage House Renovation

Location
2 Green Lane
Nantucket MA

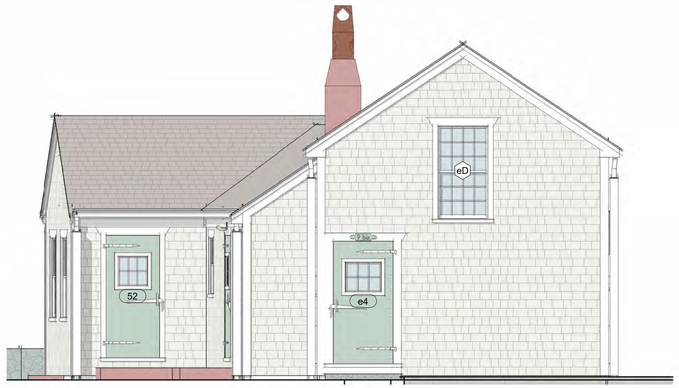
42.3.3 / 130

Structure
Site

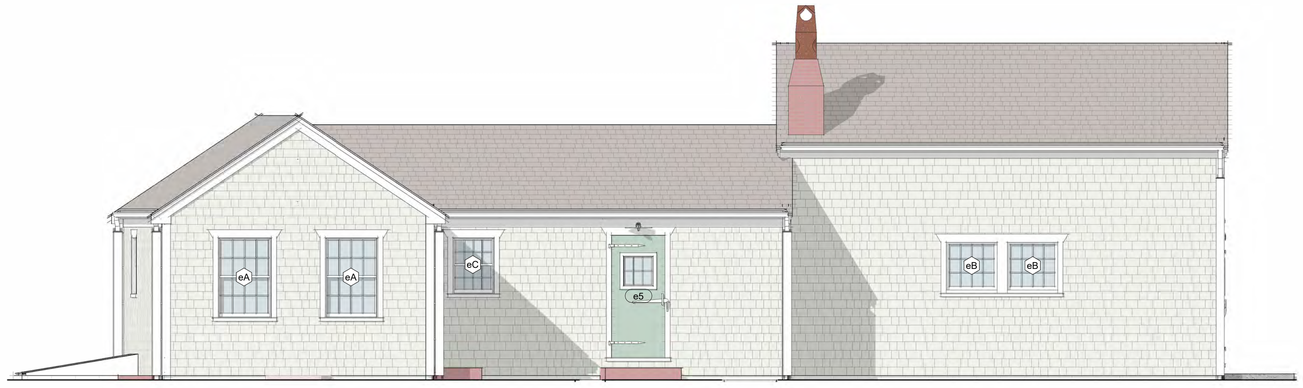
#	Description	Date
1	HDC Submission	2024.11.04

HDC Site

HDC1.0



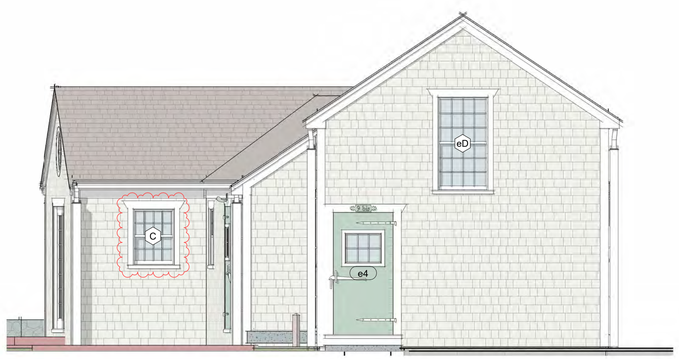
1 **Elevation - East Existing**
1/4" = 1'-0"



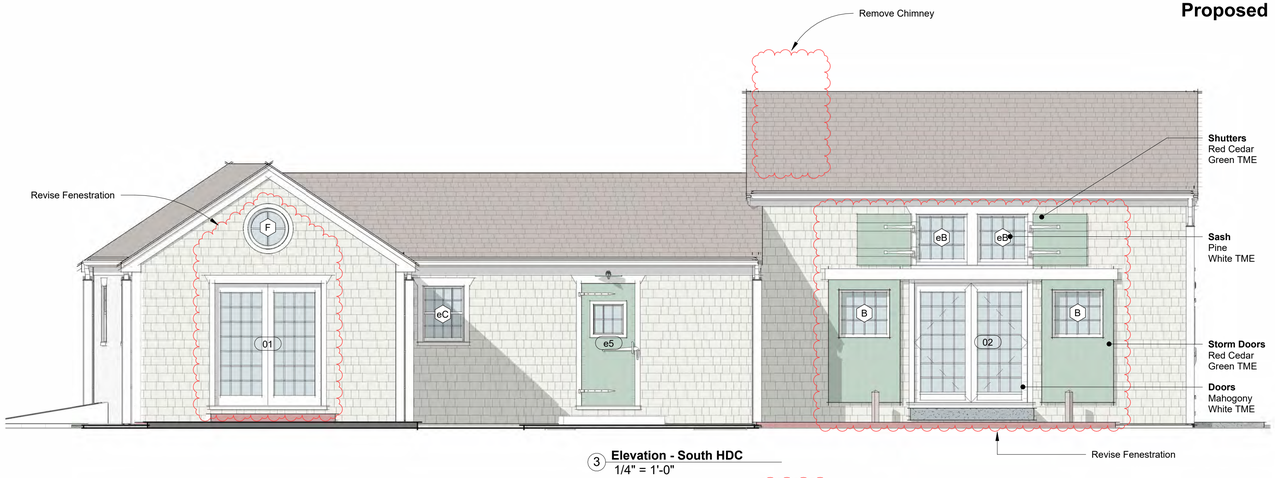
10 **Elevation - South Existing**
1/4" = 1'-0"

Existing

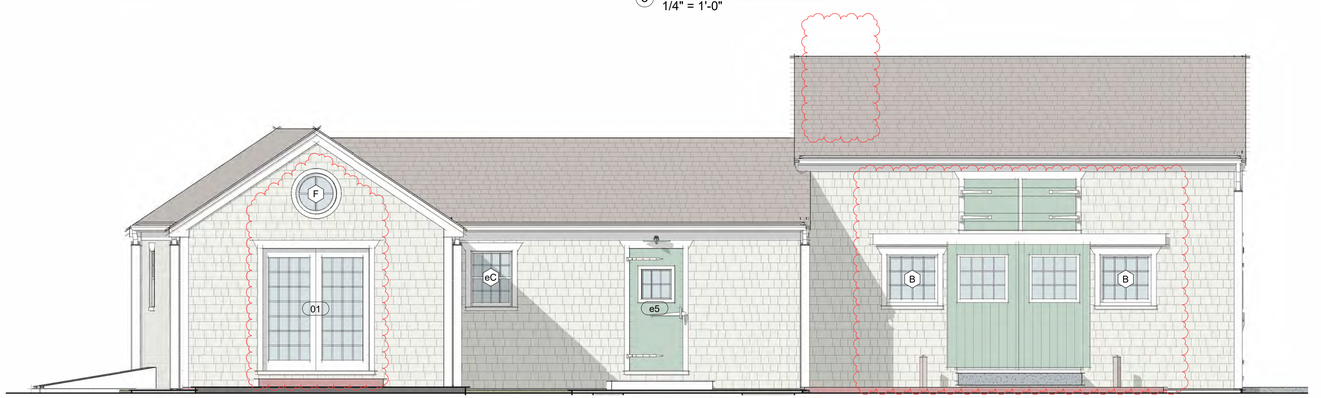
Proposed



2 **Elevation - East HDC**
1/4" = 1'-0"



3 **Elevation - South HDC**
1/4" = 1'-0"



7 **Elevation - South Winter HDC**
1/4" = 1'-0"

HDC Submission

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Owner
2 Green Lane Realty Trust

Project
Renovation

Location
2 Green Lane
Nantucket MA

42.3.3 / 130

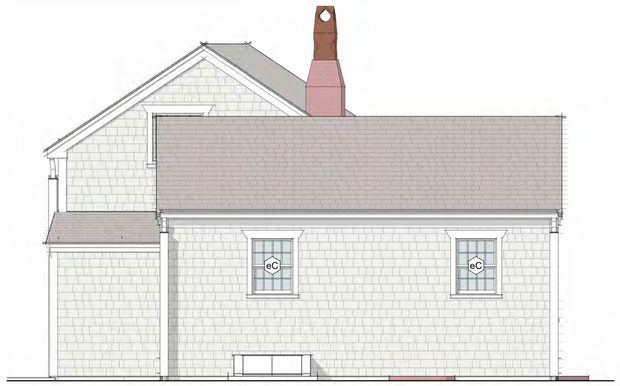
Structure
Carriage House

#	Description	Date
1	HDC Submission	2024.11.04

HDC Submission

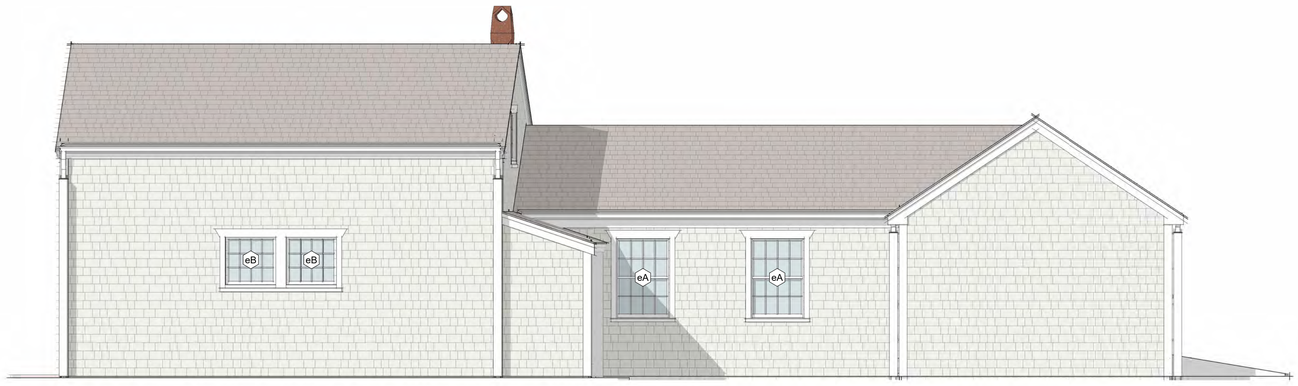
HDC1.1

No Exterior Changes



3 **Elevation - West Existing**
1/4" = 1'-0"

No Exterior Changes

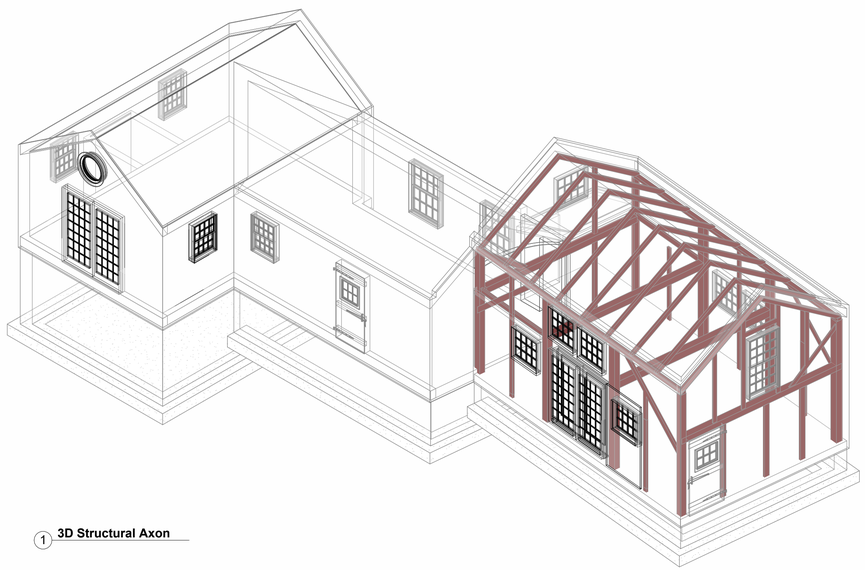


5 **Elevation - North Existing**
1/4" = 1'-0"

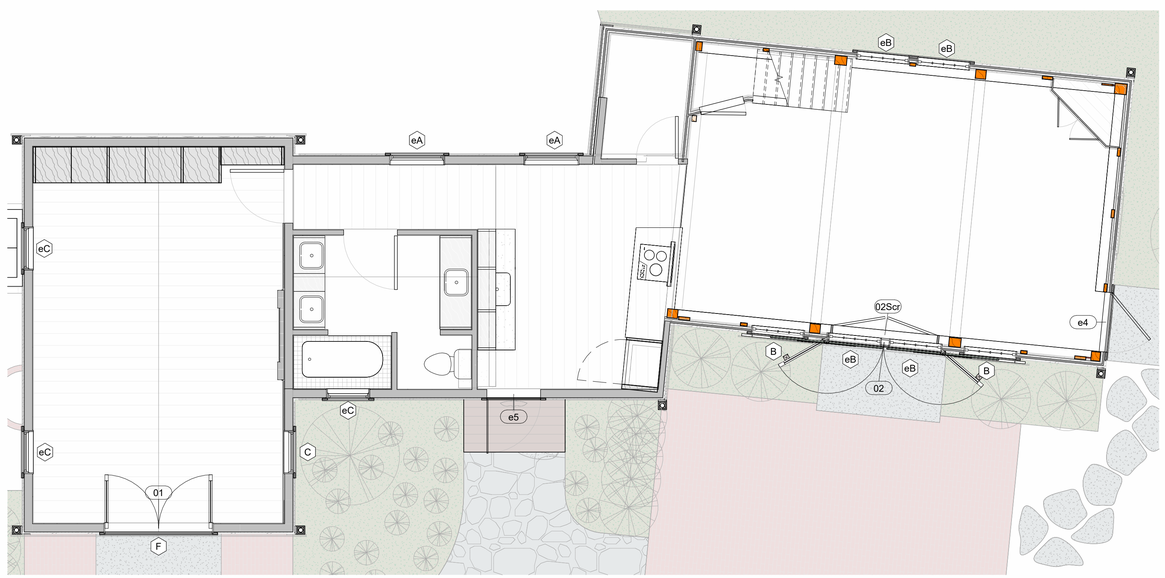
Existing

Window Schedule - HDC							
Level	**Type Mark**	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Phase Created**	**Comments**
Floor 1	B	Brosco	12 Lite	3'-0 3/8"	3'-0"	New Construction	Match Existing
Floor 1	B	Brosco	12 Lite	3'-0 3/8"	3'-0"	New Construction	Match Existing
Floor 1	C	Brosco	6/6	2'-6"	3'-5"	New Construction	Match Existing
Plate - 1 Story	F	Marvin Windows and Doors	UWCARTCIR2750	2'-5 1/2"	2'-5"	New Construction	

Door Schedule - HDC							
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Function**	**Phase Created**	**Comments**
01	Custom	60610 French	6'-1"	6'-11"	Exterior	New Construction	
02	Custom	6468 French	6'-5"	6'-9"	Exterior	New Construction	
02Scr	Custom	Double Door Screen	6'-0 1/2"	6'-9"	Exterior	New Construction	



1 **3D Structural Axon**



2 **Floor 1 - HDC**
1/4" = 1'-0"

HDC Submission

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Renovation

Location
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Nantucket MA
42.3.3 / 130

Structure
Carriage House

#	Description	Date
1	HDC Submission	2024.11.04

HDC Submission

HDC1.2

New storm doors to match existing storm door color









2 Green Lane Realty Trust

2 Green Lane
Nantucket MA

42.3.3 / 130

No.	Description	Date
1	HDC Submission	2024.11.04

HDC1.3

gryphon ARCHITECTS

WWW.GRYPHONARCHITECTS.COM 508 228 2820

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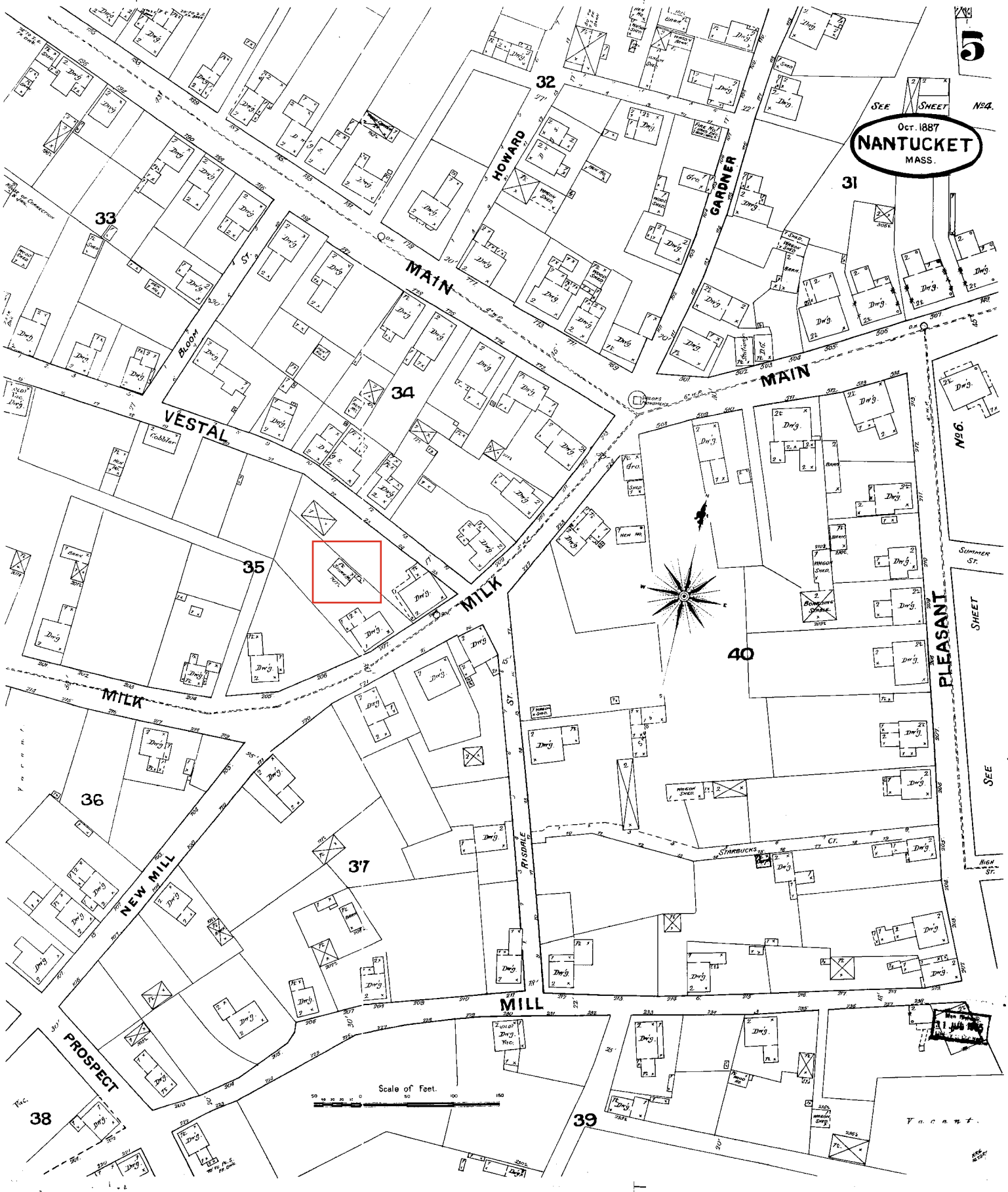
5
SEE SHEET No.4.
Oct. 1887
NANTUCKET
MASS.
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MAIN
HOWARD
GARDNER
BLOOM ST.
VESTAL
MILK
NEW MILL
PROSPECT
MILL
RISDALE ST.
PLEASANT
STARBUCKS CT.
SUMMER ST.
SEE SHEET No.6.
HIGH ST.
Scale of Feet.
Vacant.

NAN. 675

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: CR8-19
MAP/PARCEL#: 4233-130

675

Recorded by: AH Date: 08/12/89 Organization: AGS

LCD PL NAN USG NAN

IDENTIFICATION

1. Street Name & No.: 9 MILK ST

2. Building Name: N/A

3. Ownership: Private

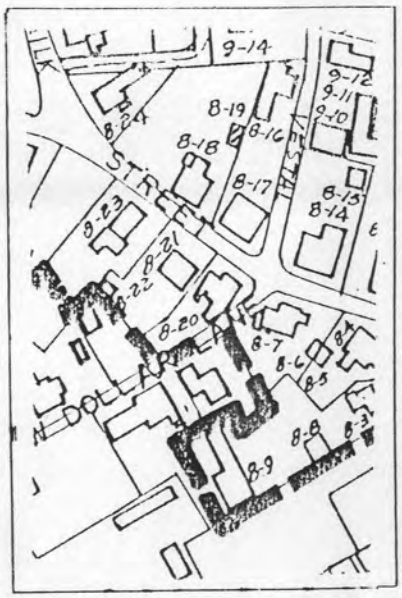
4. Present Owner: LYNCH, EDITH & HAMPTON, ELISE

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





NAN. 675

675

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 70 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: CR8-18
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Unknown
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: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Plank Frame
35. Window Sash Type(s) - Front Facade: 12/12

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

Survey/Film Roll #: CR8-19

NAN.675

675

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa irca 1915
  Source: Sanborn Maps
    Architect: Unknown Builder: Unknown
44. Building Type: Box,Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
    Unknown

47. Sources: Sanborn Maps,
    1909,
    1923

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 218

Street & Number of Proposed Work: 7 MOORS END LN

Owner of record: JEREMY + SARAH TROTTIER

Mailing Address: _____

Contact Phone #: 508-332-8674 E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD
NANTUCKET, MA 02554

Contact Phone #: 508-228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 80 Sq. Footage 1st floor: 2252
Width: 34 MAX Sq. footage 2nd floor: 1820
Sq. footage 3rd floor: —

Decks/Patio: Size: 18x18 ☒ 1st floor ☐ 2nd floor
Size: 18x18 ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 25'-6" ± South 23'-4" ± East 27'-5" ± West 27'-5" ±

Additional Remarks

REVISIONS* 1. East Elevation (describe)
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.

Historic Name:

Original Date:

Original Builder:

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 9 /12 Other PORCH- 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" BOXED ALUM

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) 4-6" Corner boards 5/4 x 6 Frieze _____
Window Casing 1 x 4 Door Frame 1 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT CEDAR Clapboard (if applicable) _____ Roof BLACK
Trim WHITE Sash WHITE Doors WHITE
Deck NAT MAHOGANY 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 11/4/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand) 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill.

AS AGENT FOR Jeremy + Sarah Trotter

STREET ADDRESS 7 MOORS END LN

MAP/PARCEL 43 / 218

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

NOV 4 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.

Caroline Stelle NOV 4 2024

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER Boyer Jeremy + Sarah Trottier

MAILING ADDRESS c/o 48 Dukes rd

PROPERTY LOCATION 7 Moors End lane

ASSESSORS MAP/PARCEL 43 / 218

SUBMITTED BY: Carrie Thornewill

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.15 14:06:35 -04'00'

October 15, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 7 MOORS END LN

Tax Map Number: 43 Parcel Number: 218

Owner of Record: JEREMY + SARAH TROTTIER

Description of Proposal: NEW CONSTRUCTION SINGLE FAMILY DWELLING TO REPLACE EXISTING

Anticipated HDC Submission Date: NOV. 4th. 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.

Thornewill Design, LLC
48 Dukes Road
Nantucket Island, MA 02554

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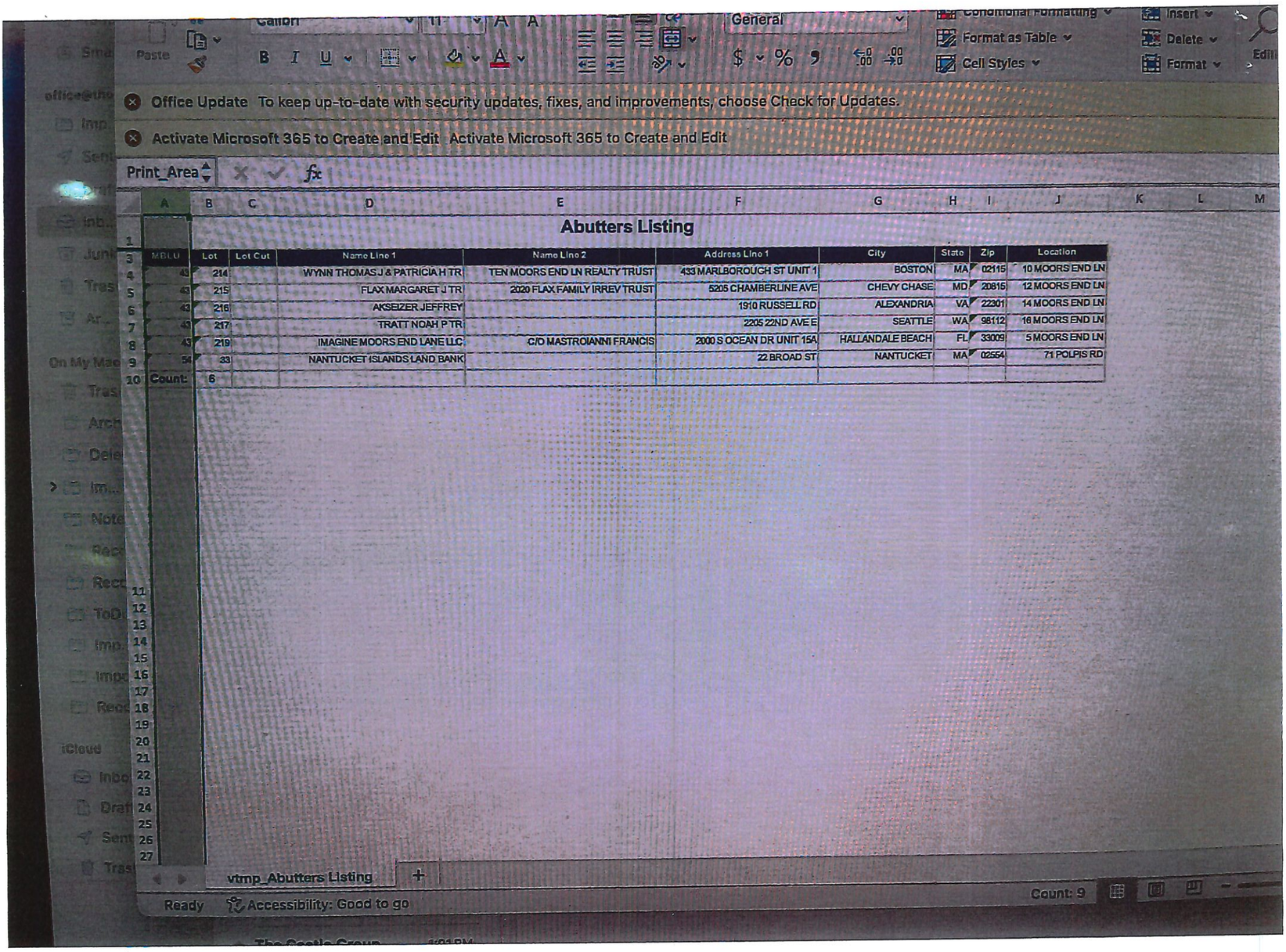


Office Update To keep up-to-date with security updates, fixes, and improvements, choose Check for Updates.

Activate Microsoft 365 to Create and Edit Activate Microsoft 365 to Create and Edit

Print_Area

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	214		WYNN THOMAS J & PATRICIA H TR	TEN MOORS END LN REALTY TRUST	433 MARLBOROUGH ST UNIT 1	BOSTON	MA	02115	10 MOORS END LN
43	215		FLAX MARGARET J TR	2020 FLAX FAMILY IRREV TRUST	5205 CHAMBERLINE AVE	CHEVY CHASE	MD	20815	12 MOORS END LN
43	216		AKSEIZER JEFFREY		1910 RUSSELL RD	ALEXANDRIA	VA	22301	14 MOORS END LN
43	217		TRATT NOAH P TR		2205 22ND AVE E	SEATTLE	WA	98112	16 MOORS END LN
43	219		IMAGINE MOORS END LANE LLC	C/O MASTROIANNI FRANCIS	2000 S OCEAN DR UNIT 15A	HALLANDALE BEACH	FL	33009	5 MOORS END LN
54	33		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	71 POLPIS RD
Count:	6								

vtmp_Abutters Listing

Ready Accessibility: Good to go

Count: 9

WYNN THOMAS J & PATRICIA H TR
TEN MOORS END LN REALTY TRUST
433 MARLBOROUGH ST UNIT 1
BOSTON, MA 02115

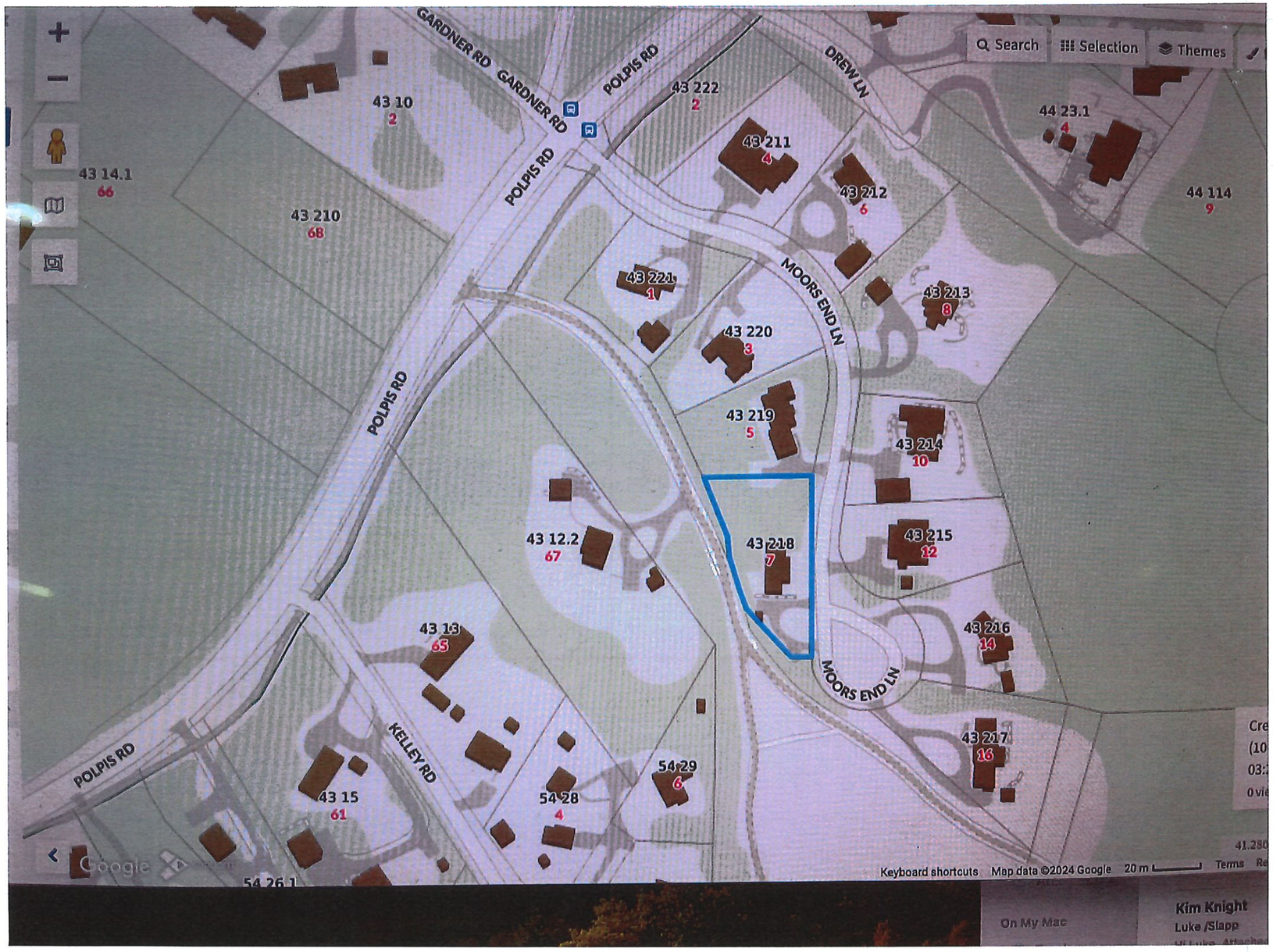
FLAX MARGARET J TR
2020 FLAX FAMILY IRREV TRUST
5205 CHAMBERLINE AVE
CHEVY CHASE, MD 20815

AKSEIZER JEFFREY
1910 RUSSELL RD
ALEXANDRIA, VA 22301

TRATT NOAH P TR
2205 22ND AVE E
SEATTLE, WA 98112

IMAGINE MOORS END LANE LLC
C/O MASTROIANNI FRANCIS
2000 S OCEAN DR UNIT 15A
HALLANDALE BEACH, FL 33009

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554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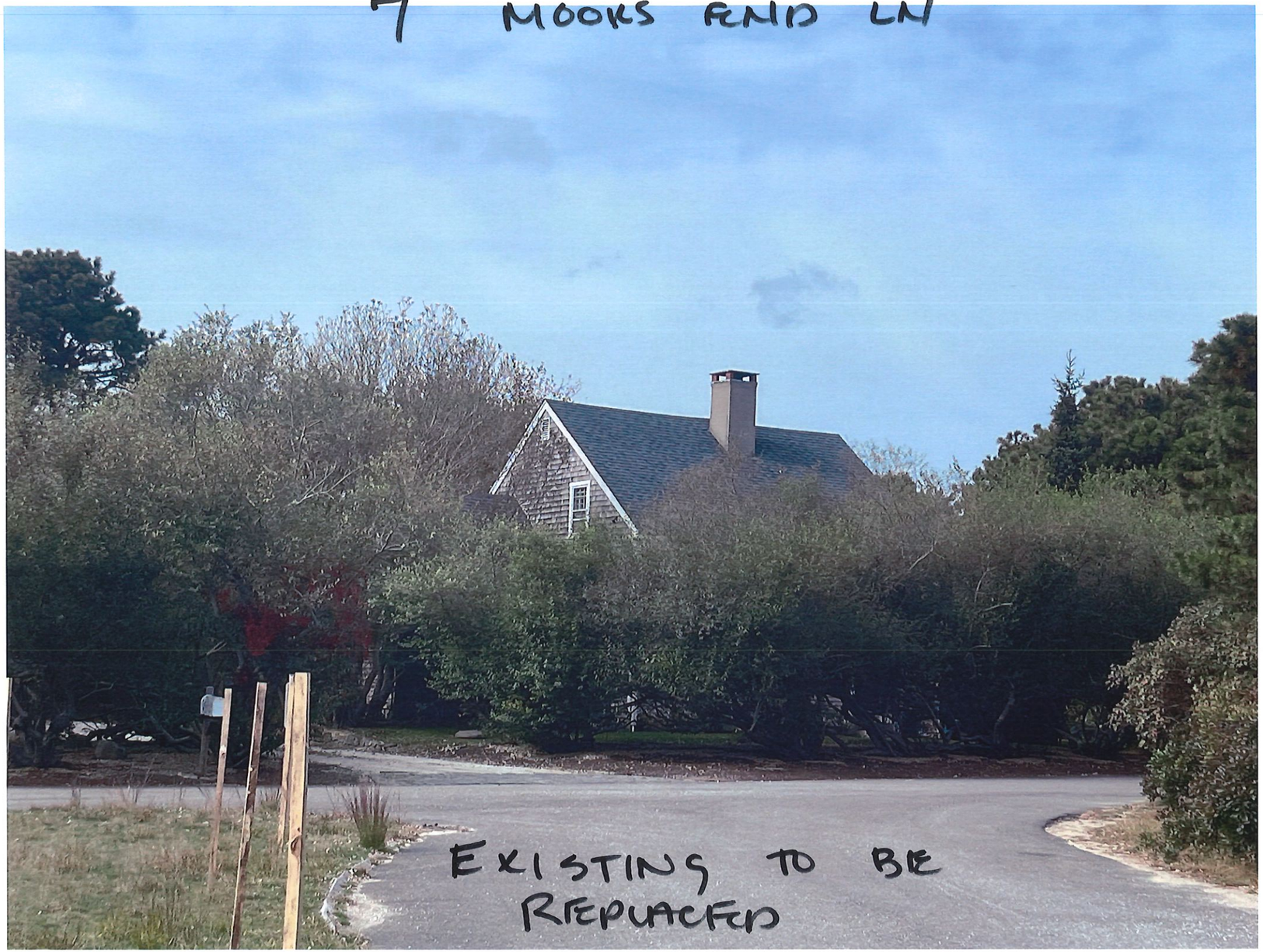
Luke /Slapp

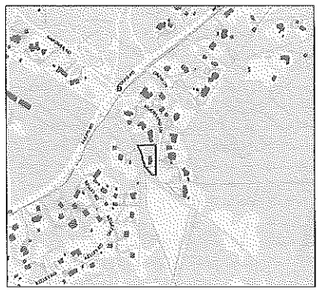
7 MOORS END LN



ZONING INFORMATION
MAP 43 PARCEL 218
ZONE: LUG-3

	EXISTING
MINIMUM LOT SIZE- 10,000 S.F.	22,706 S.F.
MINIMUM FRONTAGE- 50 FT	
FRONT YARD SETBACK- 15 FT	
REAR & SIDE SETBACK- 10 FT	
GROUND COVER RATIO- 12.5% or 2838 S.F.	

PROPOSED HOUSE GROUND COVER- 2252 SF
FUTURE GARAGE/ STUDIO G.C.- 576 SF
TOTAL G.C. AREA- 2828 SF



Locus

A New Home at

7 Moors End Lane

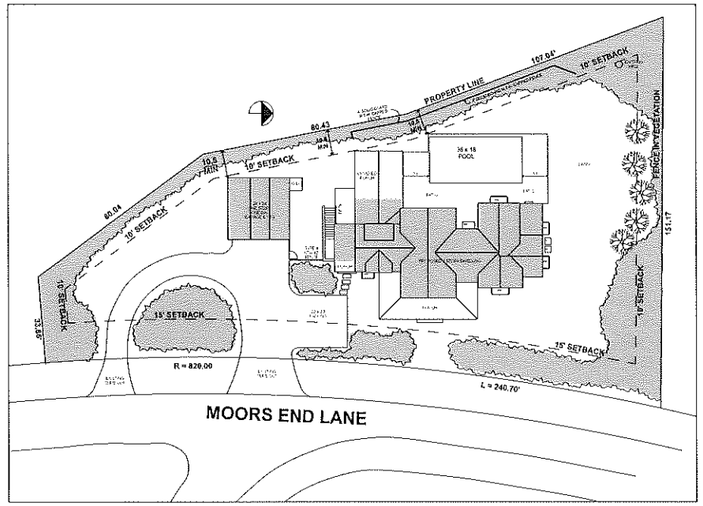
Nantucket , Massachusetts



Southeast Perspective



Northwest Perspective



Site Plan- Proposed
SCALE: 1" = 20'

DRAWING INDEX

ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.0	BASEMENT FLOOR PLAN
	A1.1	FIRST FLOOR PLAN
	A1.2	SECOND FLOOR PLAN
	A1.3	ROOF PLAN
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS
	A3.1	SECTIONS
	A3.2	SECTIONS
	A3.3	SECTIONS
STRUCTURALS	S1.1	FOUNDATION PLAN

ISSUE
HDC 1

A New House at

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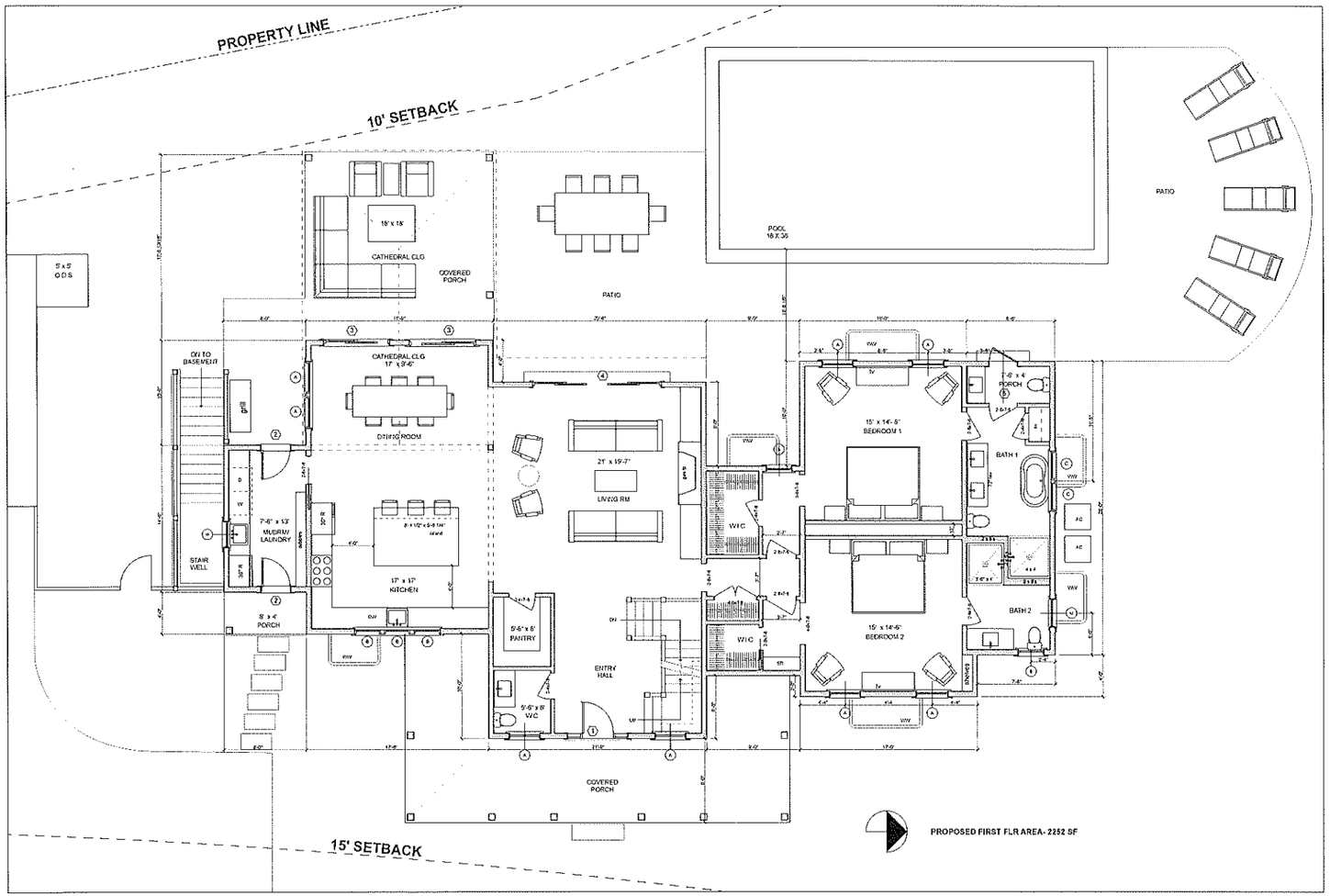

First Floor Plan- Proposed

SCALE 1/4" = 1'-0"

ISSUES/REVISION DATE

HDC 1 10/28/24

A New House at
7 Moors End Lane
Nantucket, Massachusetts

USE OF DRAWING

© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 9361 Fax 508 228 3105

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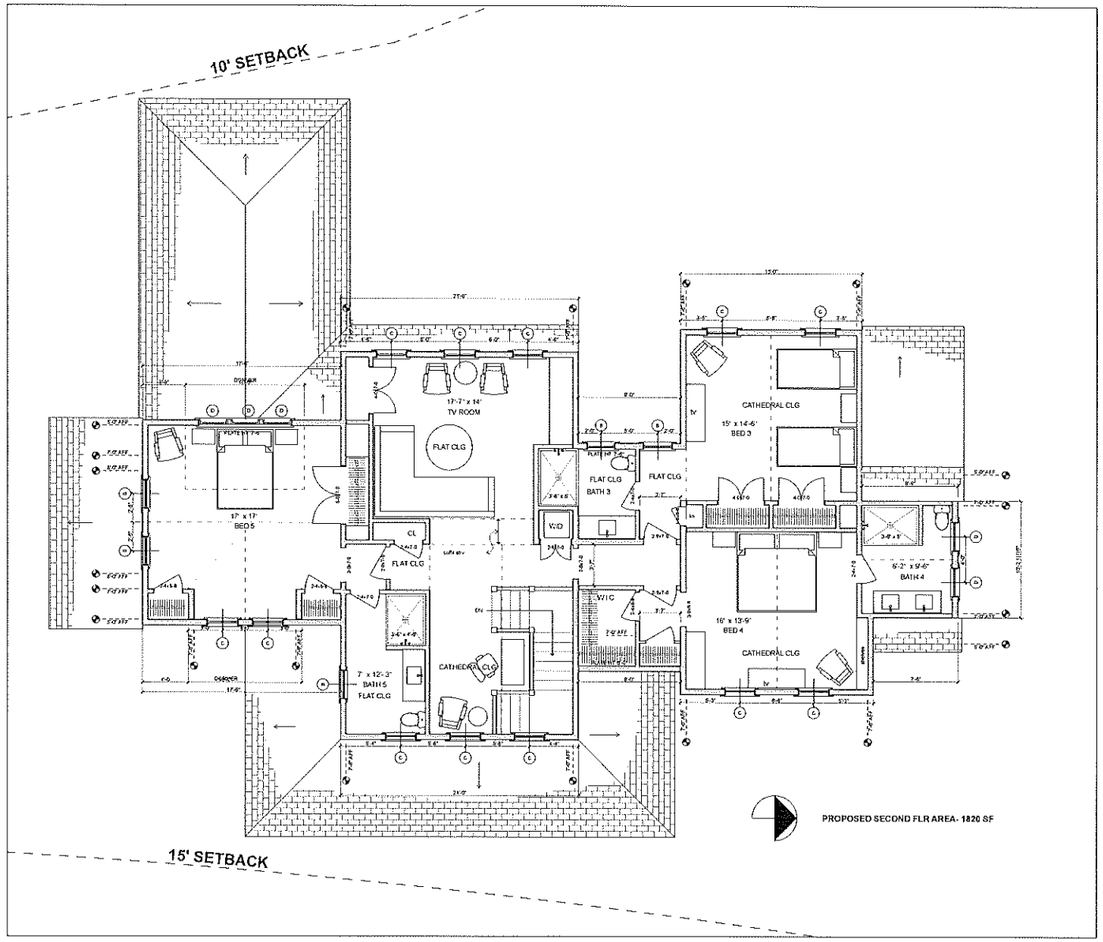
A1.1



Second Floor Plan- Proposed

SCALE 1/4" = 1'-0"

ISSUES/REVISION DATE

NOC 1 10/29/24

A New House at
7 Moors End Lane
Nantucket, Massachusetts

USE OF DRAWING

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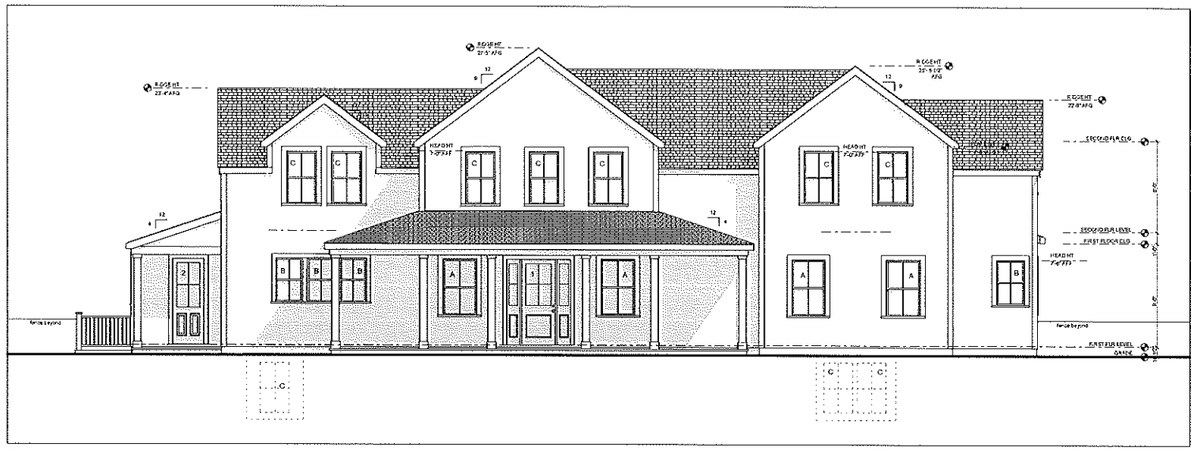
Thornewill Design LLC
48 Dakes Road
Nantucket, Ma. 02554
Tel: 508 228 9161 Fax 508 228 3165

Sheet No:
A1.2

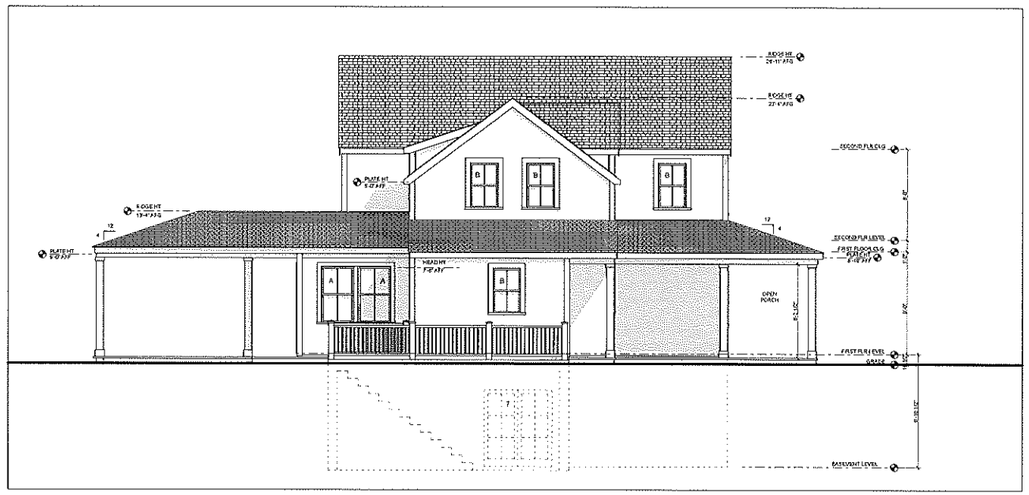
GENERAL NOTES MATERIALS

ROOF-UNIDIMARK WEATHERED WOOD ARCHITECTURAL SHINGLES
EXT WALLS-WHITE CEDAR SHINGLES
CORNER BDS - 5/4" x 6" - PMT WHITE
FAVE- 1 x 6 PTD WHITE
MOUL- 1 x 8 PTD WHITE
RAKES- 1 x 8 W/ 3" SHINGLED - PTD WHITE
CHIMNEY- FIELD RED BRICK
FOUNDATION WALL - POURED CONCRETE
DR & WINDOW TRIM - 1 x 6 - PMT WHITE
DECK- 1 x 6 TAPINGSION - NATURAL
POSTS- 8"x8" PMT WHITE



East Elevation- Proposed

SCALE 1/4" = 1'-0"



South Elevation- Proposed

SCALE 1/4" = 1'-0"

ISSUES/REVISION DATE

HDC 1 02/28/24

A New House at
7 Moors End Lane
Nantucket, Massachusetts

USE OF DRAWING

These drawings & the specifications & the ideas, designs & arrangements represented thereby are & shall remain the property of the Thomas Hall Design LLC & no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared & developed without the written permission of the Thomas Hall Design LLC. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

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Thomas Hall Design LLC
48 Pleasant Street
Nantucket, Ma. 02554
Tele: 508 228 9148 Fax 508 228 1142

Sheet No:

A2.1



West Elevation- Proposed

SCALE: 1/4" = 1'-0"

GENERAL NOTES MATERIALS

ROOF - ELDORADO WEATHERED WOOD ARCHITECTURAL SHINGLES
EXT WALLS- WHITE CEDAR SHINGLES CORNER BDS - 5/4" x 6" - PAINT WHITE
EAVE - 1 x 8 PTD WHITE
FACIA - 1 x 8 PTD WHITE
RAKES - 1 x 8 10" S' SHADOWED - PTD WHITE
CHIMNEY - FAUX RED BRICK
FOUNDATION WALL - POURED CONCRETE
DR & WINDOW TRIM - 1 x 4 PST WHITE
DECK - 1 x 6 MAHOGANY NATURAL
POSTS - 6" - PST WHITE

DOOR SCHEDULE

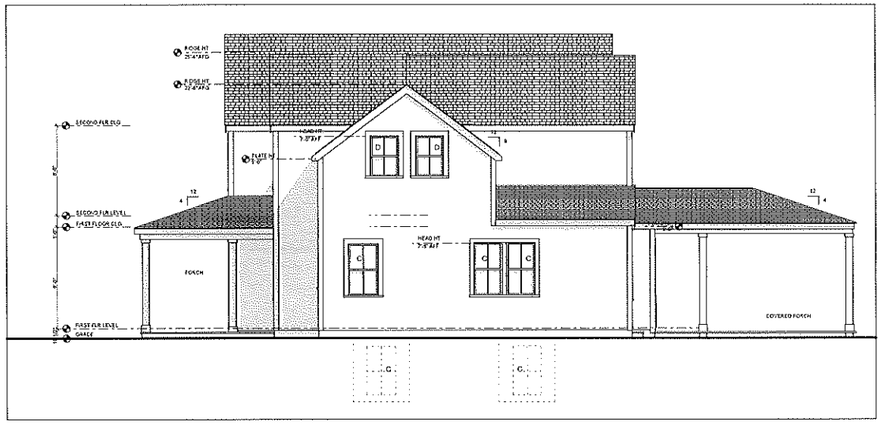
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
1	1	SIMPSON OR EQUAL	3'-0" x 7'-6"	3'-3" x 7'-8 1/2"	36"L 4 LITE ABVE PANEL BELOW WITH 12" SIDE LIGHTS - (2 LITE) ABV PANEL BELOW , MAHOGONY SEALED TO WEATHER	30	31
2	2	SIMPSON OR EQUAL	2'-6 1/8" x 7'-6"	2'-9" x 7'-8 1/2"	4 LITE ABV 2 PANEL BELOW	30	31
3	2	ANDERSON	5'-11 1/4" x 7'-6"	6'-0" x 7'-8 1/2"	6 LITE (EA. PANEL) GLIDER	30	31
4	1	ANDERSON	12'-0" x 7'-6"	12'-3" x 7'-8 1/2"	6 LITE (EA. PANEL) GLIDER	30	31
6	1	ANDERSON FWA29611	2'-8 1/8" x 6'-10 3/8"	2'-9" x 6'-11"	6 LITE FRENCH INSWING	30	31
7	1	ANDERSON FWA35611	4'-11 1/4" x 6'-10 3/8"	5'-0" x 6'-11"	6 LITE FRENCH INSWING	30	31

WOOD UNIT, PNT., 1 1/2" MUNTINS, COMBINATION STORM/ SCREEN UNIT , BUILDER TO CONFIRM ALL R.O.'s.
ANDERSON DOORS CLAD WHITE, THERMAL PANED GLASS LOW E4, STANDARD HARDWARE.

WINDOW SCHEDULE

ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS	DP	U VALUE
A	9	ANDERSON TW210410	2'-11 5/8" x 5'-0 7/8"	3'-0 1/8" x 5'-0 7/8"	2/2 DOUBLE HUNG,WD, TDL PTD	30	31
B	8	ANDERSON TW2410	2'-5 5/8" x 4'-0 7/8"	2'-6 1/8" x 4'-0 7/8"	2/2 DOUBLE HUNG,WD, TDL PTD	30	31
C	22	ANDERSON TW2648	2'-7 5/8" x 4'-8 7/8"	2'-8 1/8" x 4'-8 7/8"	2/2 DOUBLE HUNG,WD, TDL PTD	30	31
D	9	ANDERSON TW2436	2'-5 5/8" x 3'-8 7/8"	2'-6 1/8" x 3'-8 7/8"	2/2 DOUBLE HUNG,WD, TDL PTD	30	31

GENERAL NOTE: ANDERSON 400 SERIES DOUBLE HUNG WINDOWS, THERMAL PANED, IMPACT GLASS, 5/8 MUNTINS ,
LOW E4 GLASS, INTERIOR HARDWARE WHITE, WHITE EXTERIOR, EXTERIOR TRIM 5/4 X 4 PTD CEDAR, BATHROOM, CLAD COLOR WHITE
COASTAL HARDWARE.
R.O's TO BE CONFIRMED BY MANUFACTURER IN ADVANCE .



North Elevation- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE

HDC S 10/18/24

A New House at
7 Moors End Lane
Nantucket, Massachusetts

USE OF DRAWING

These drawings are the property of the Designer and shall not be used on any other work except by agreement with the Designer. They are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of the Designer.

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9161 Fax 508 228 3165

Sheet No:
A2.2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 347

Street & Number of Proposed Work: 28 Equator Drive

Owner of record: Cheney Realty Trust

Mailing Address: PO Box 822
Nantucket, MA. 02554

Contact Phone #: 508.228.2722 E-mail: info@bpc-architecture.com

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: 125 Orange St.
Nantucket MA. 02554

Contact Phone #: 508.680.9806 E-mail: pe@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HPC2024-09-11201
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Consent on 10/1/24

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 Existing South Existing East Existing West Existing

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation ADD portico, Door + window changes
2. South Elevation ADD shutters, portico, sidelights w/panels
3. West Elevation Fenestration Changes, Side view of portico
4. North Elevation Side View of East Portico

Is there an HDC survey form for 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 Composite → Match Approval
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 5/4x4 Door Frame 5/4x6 Columns/Posts: Round _____ Square 8"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Rear _____ Side Wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural
Trim Plat. Gray → Matches Approval
Deck Natural
Clapboard (if applicable) _____
Sash Black - Matches Approval
Foundation _____
Roof _____
Doors Black → Matches Approval
Fence _____
Shutters Plat. Gray

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/31/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I BPC Architecture (Joe Paul)

AS AGENT FOR Stephen & Alison Cheney / Cheney Realty Trust

STREET ADDRESS 28 Equator Drive

MAP/PARCEL 56 / 342

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/04/2024

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…

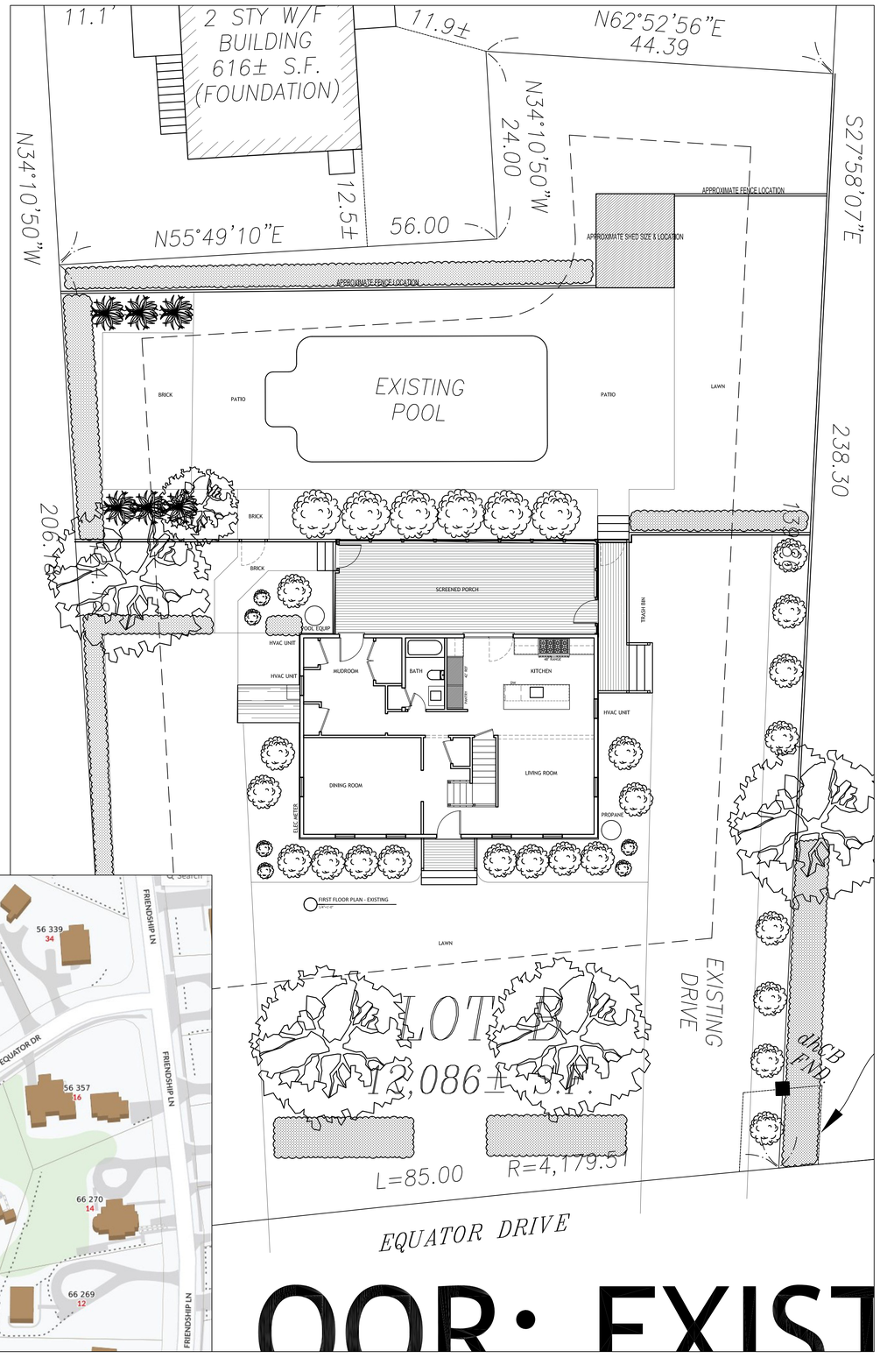
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



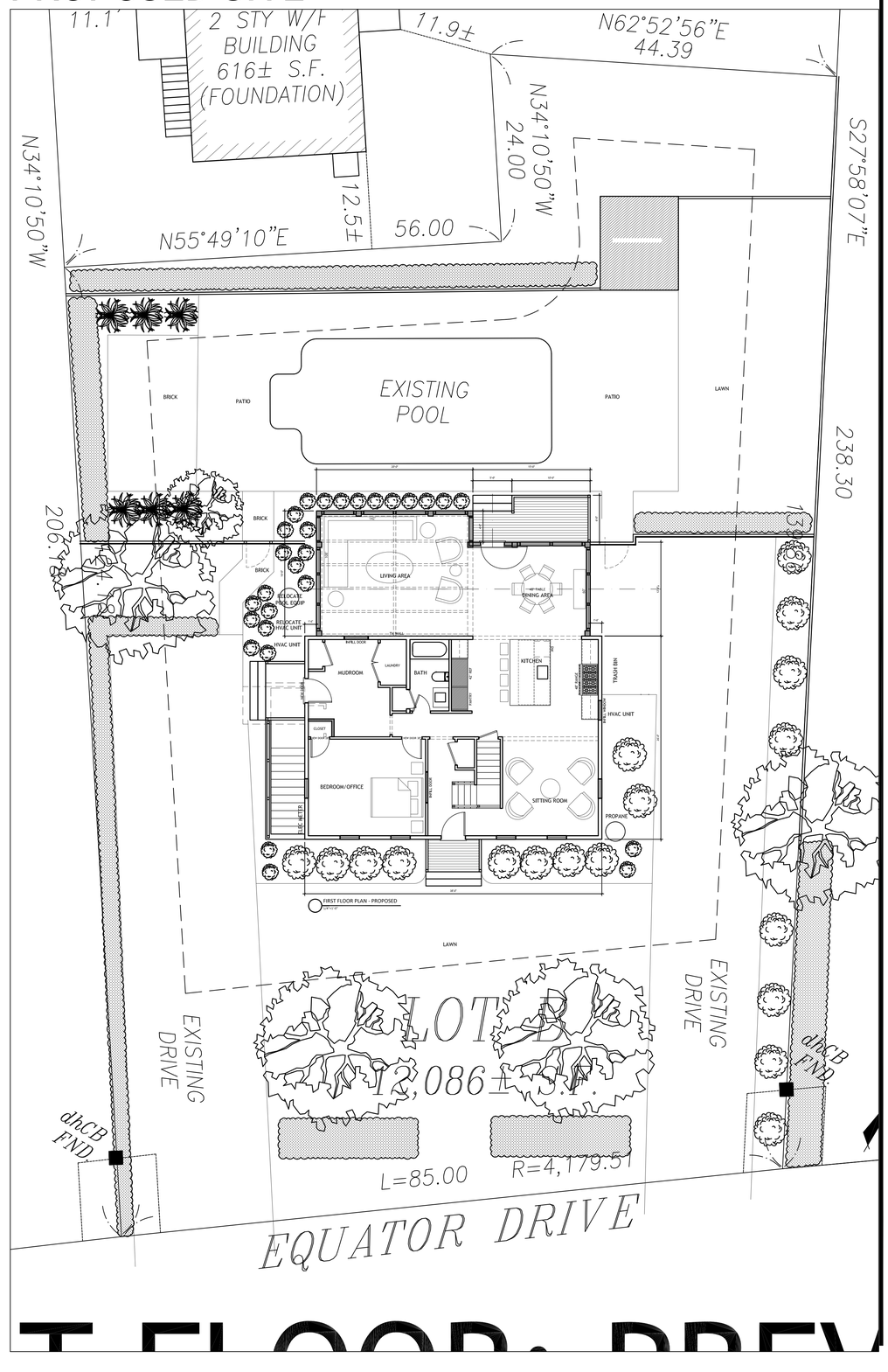
Signature

10/04/2024
Date

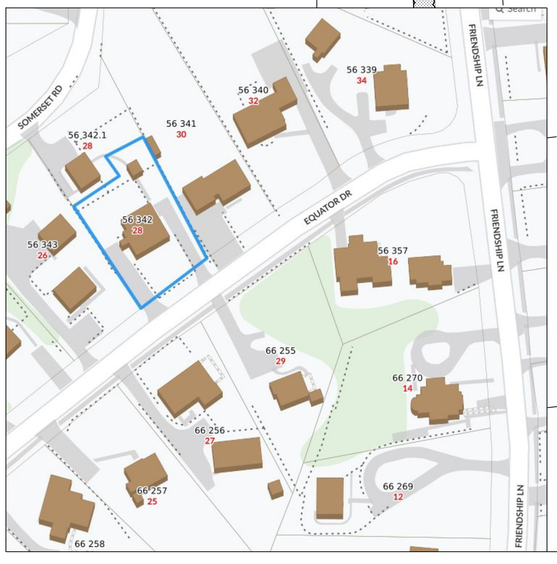
EXISTING SITE



PROPOSED SITE



LOCUS



FLOOR PLANS

bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY REALTY TRUST

CONSTRUCTION DOCS

PERMMIT

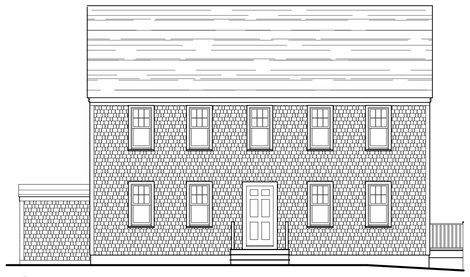
SITE
SCALE: 1/8"=1'-0"

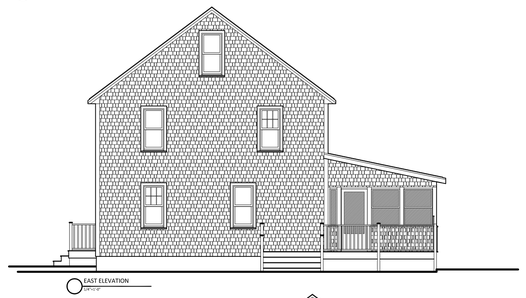
C1.1

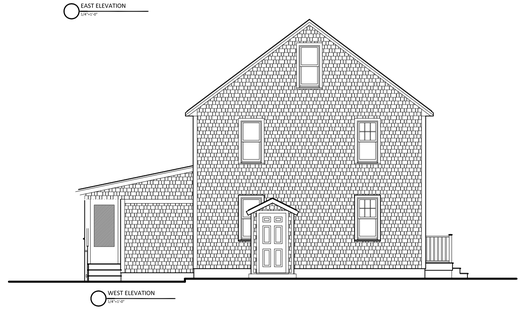
OCTOBER 31, 2024

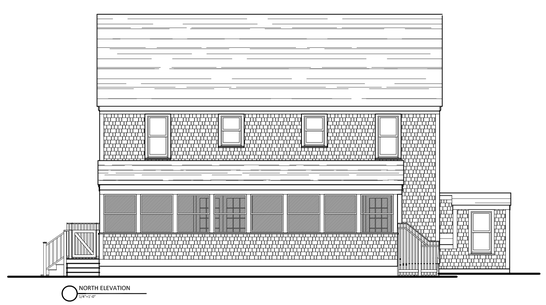


EXISTING

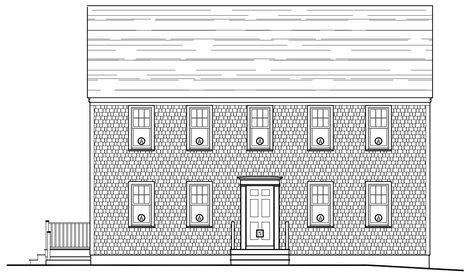


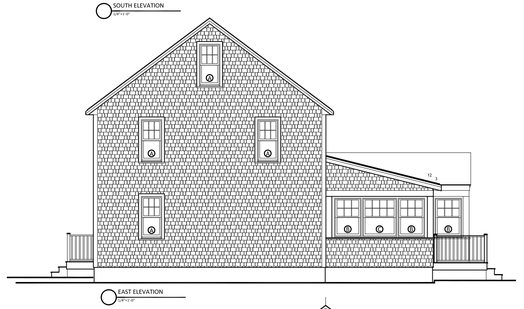


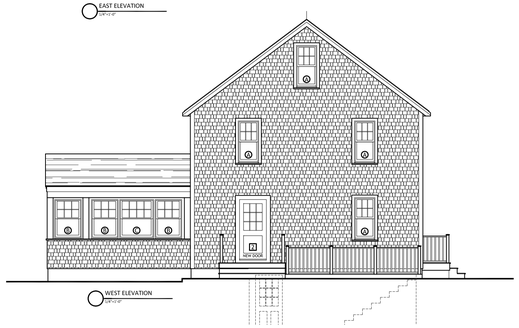




HDC APPROVED









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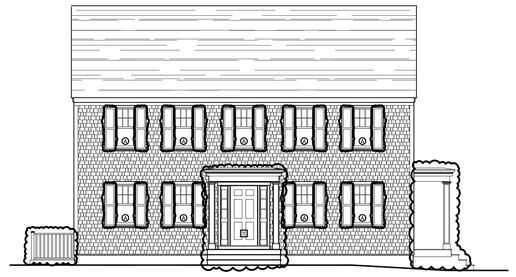
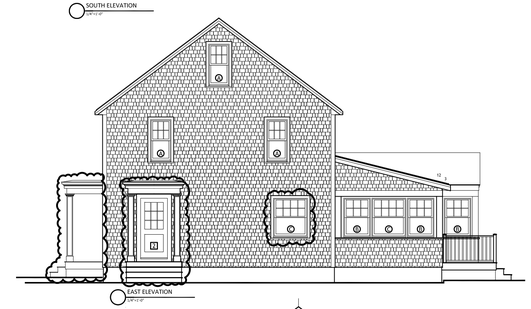
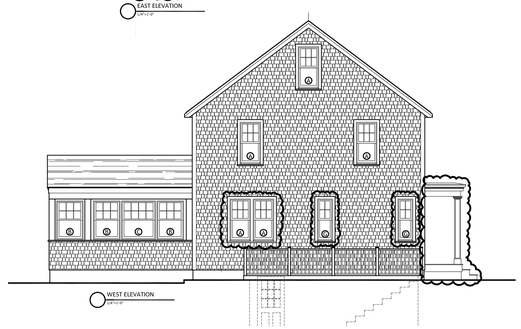
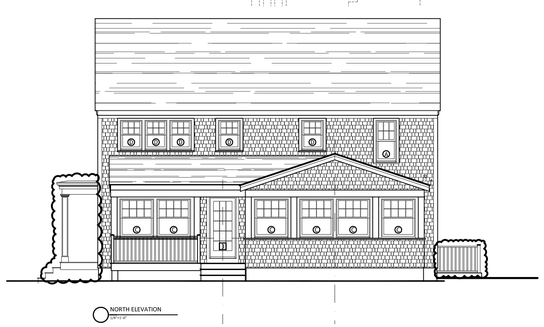








bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

APPROVAL

REVISION TO PREV. AP

HDC

ELEVATIONS
SCALE: 1/4"=1'-0"

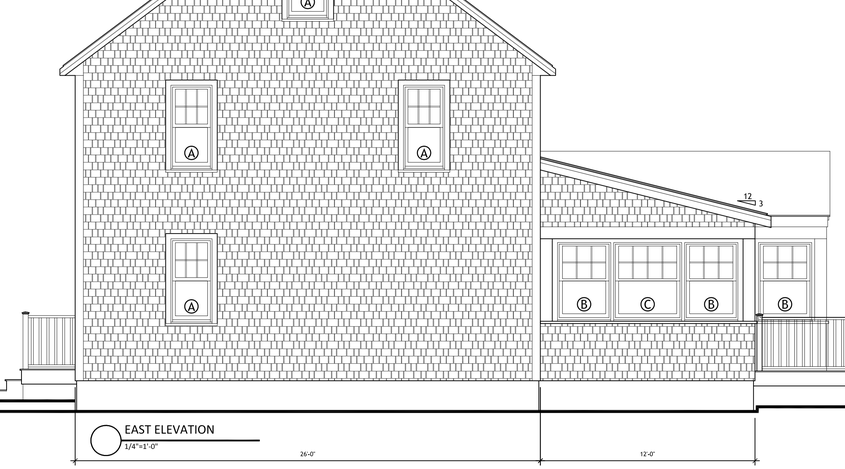
A1.0

OCTOBER 31, 2024

HDC APPROVED



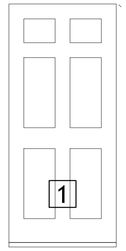




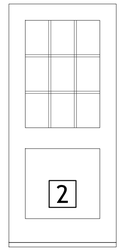
SOUTH ELEVATION
1/4"=1'-0"

EAST ELEVATION
1/4"=1'-0"

PROPOSED



3'-0"x6'-8"
QTY. 1



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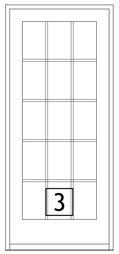

FWH31611
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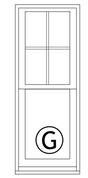

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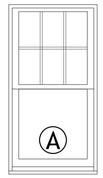

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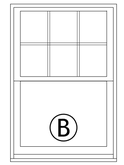
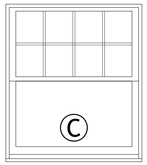
TO MATCH EXISTING
QTY. 18



TW21042
QTY. 6



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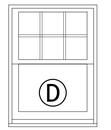

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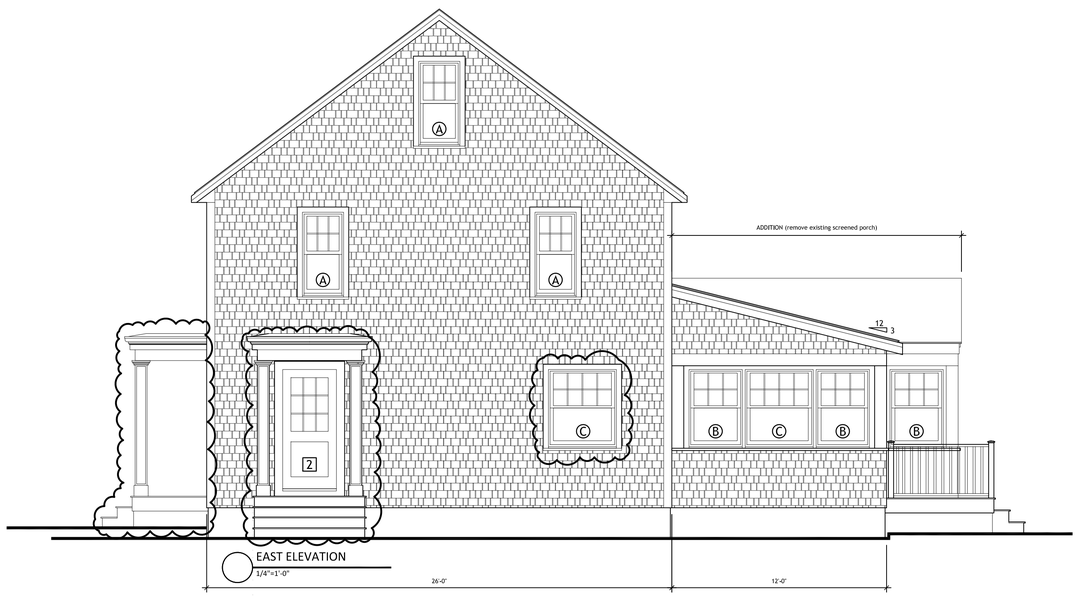
QTY. 5



SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"

bpc ARCHITECTURE
PO BOX 822
NANTUCKET, MA 02554
P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

REVISION TO PREV. APPROVAL

HDC

ELEVATIONS
SCALE: 1/4"=1'-0"

A1.1

OCTOBER 31, 2024

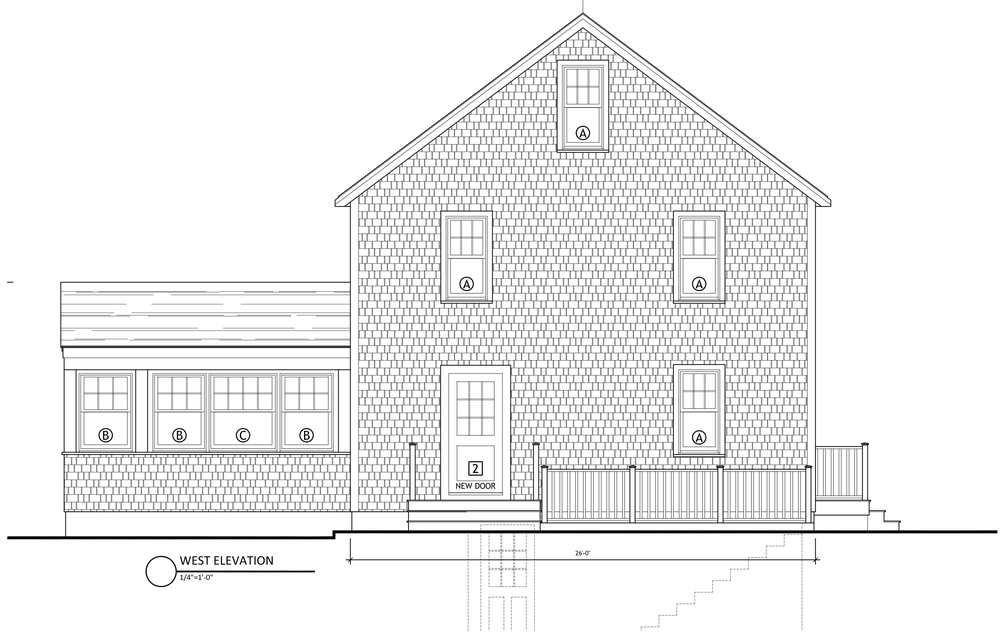
HDC APPROVED





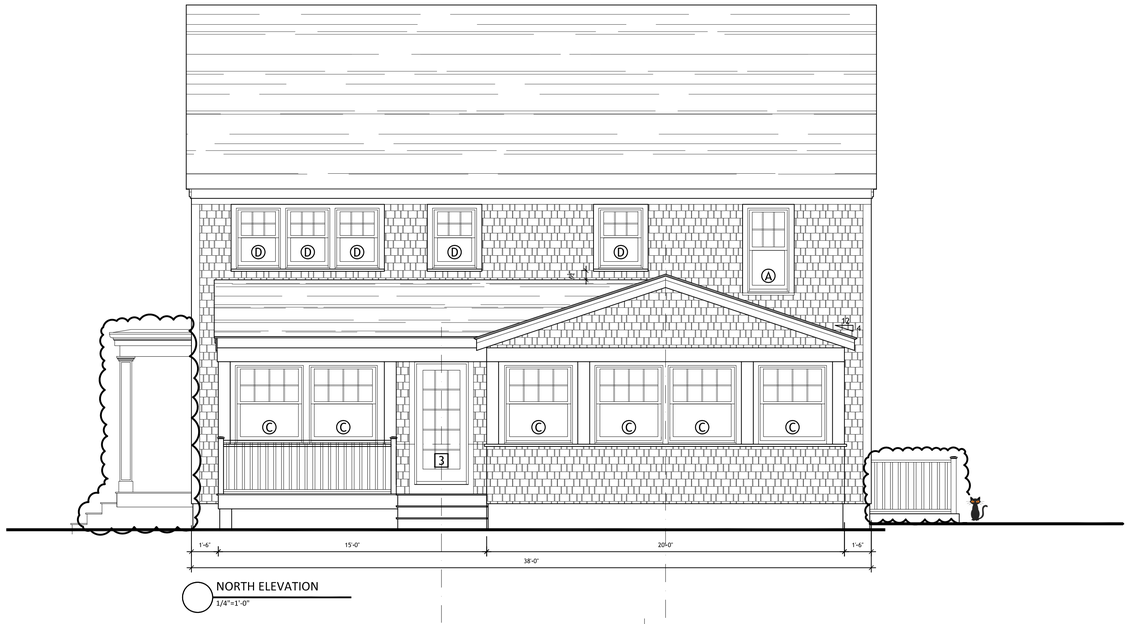


NORTH ELEVATION
1/4"=1'-0"

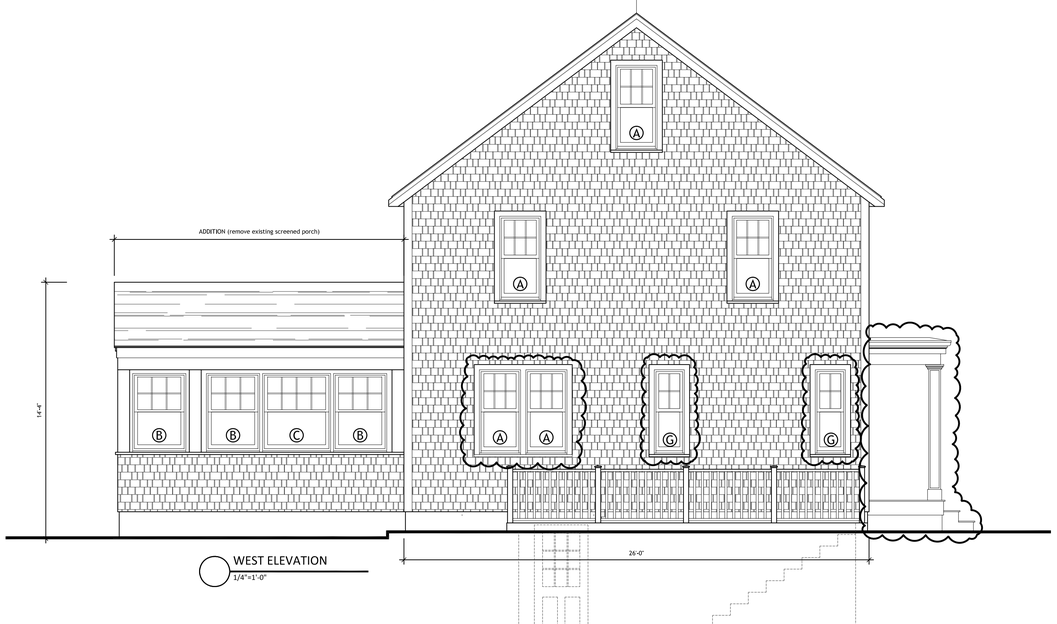


WEST ELEVATION
1/4"=1'-0"

PROPOSED



NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"

bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

REVISION TO PREV. APPROVAL

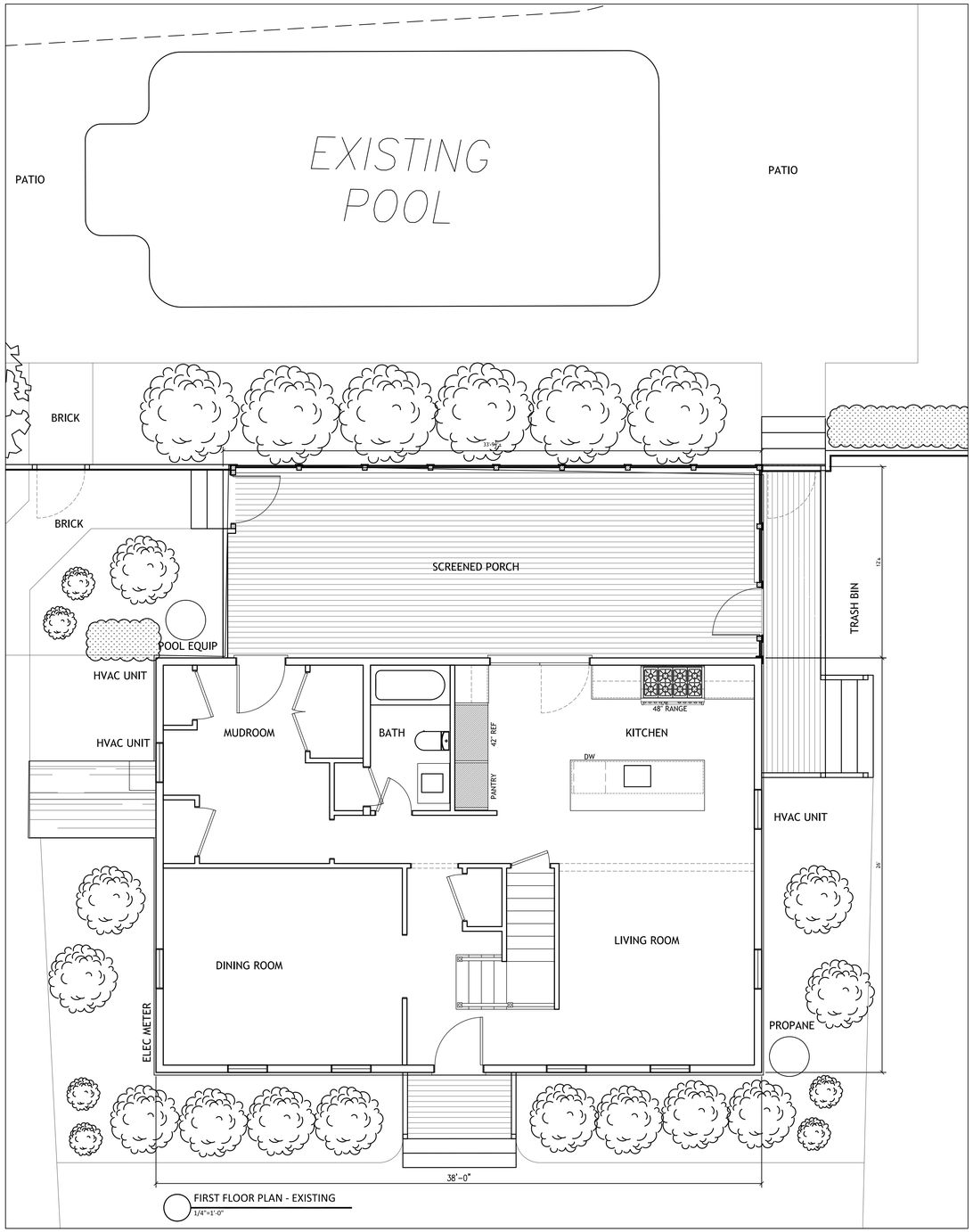
HDC

ELEVATIONS
SCALE: 1/4"=1'-0"

A1.2

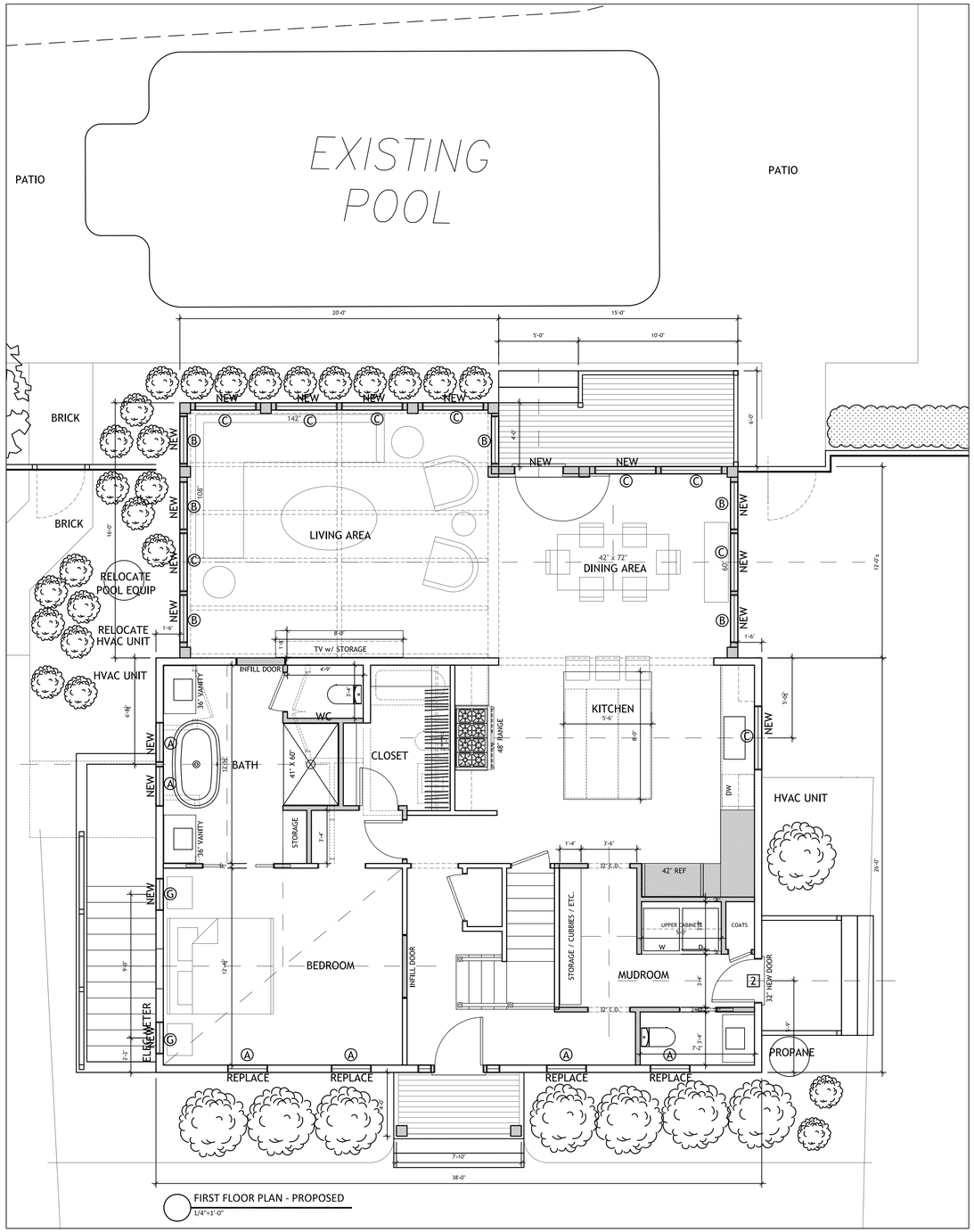
OCTOBER 31, 2024

EXISTING



FIRST FLOOR PLAN - EXISTING
1/4"=1'-0"

PROPOSED



FIRST FLOOR PLAN - PROPOSED
1/4"=1'-0"

bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

CONSTRUCTION DOCS

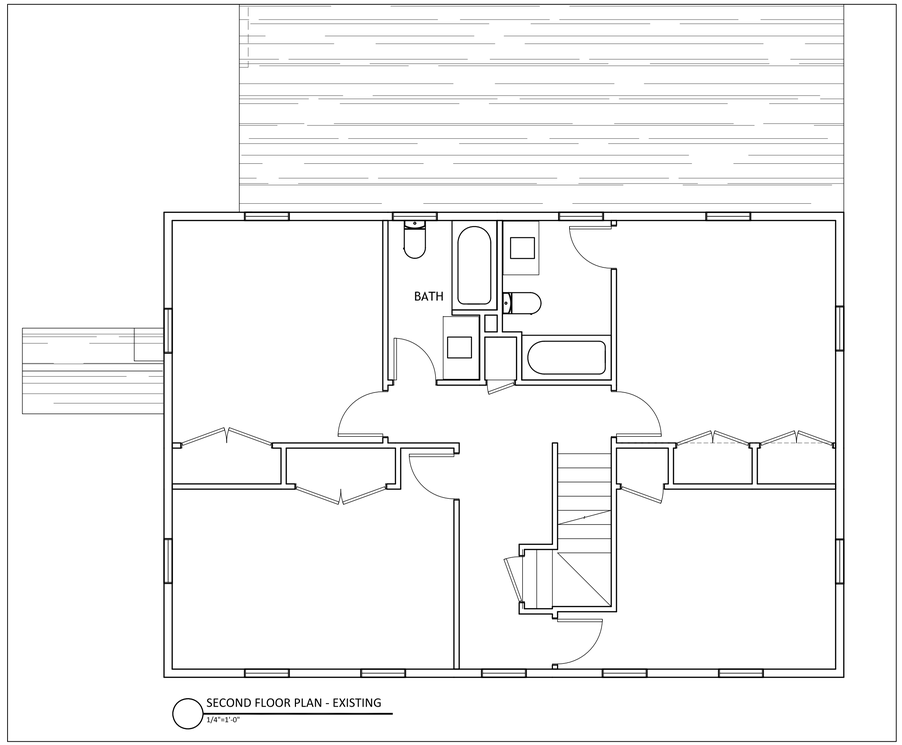
PERMIT

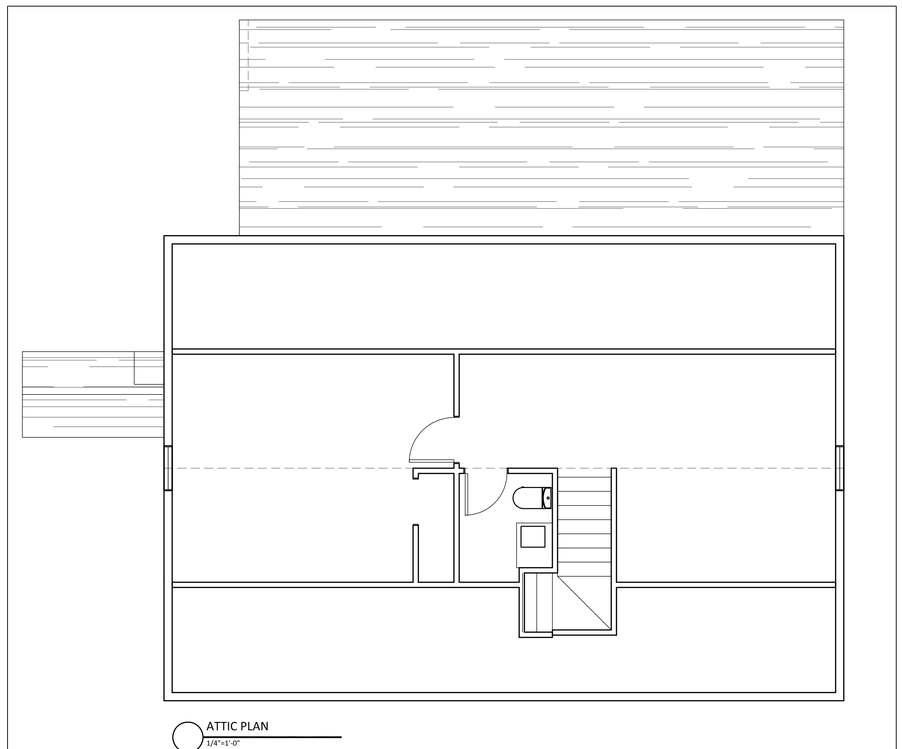
FIRST FLOOR
SCALE: 1/4"=1'-0"

A2.1

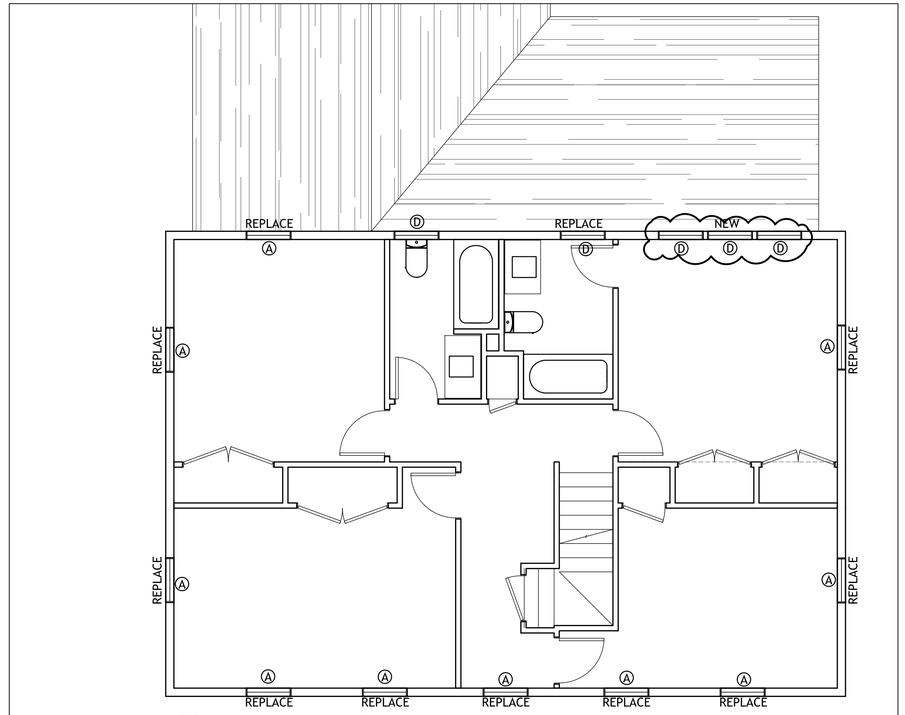
OCTOBER 31, 2024

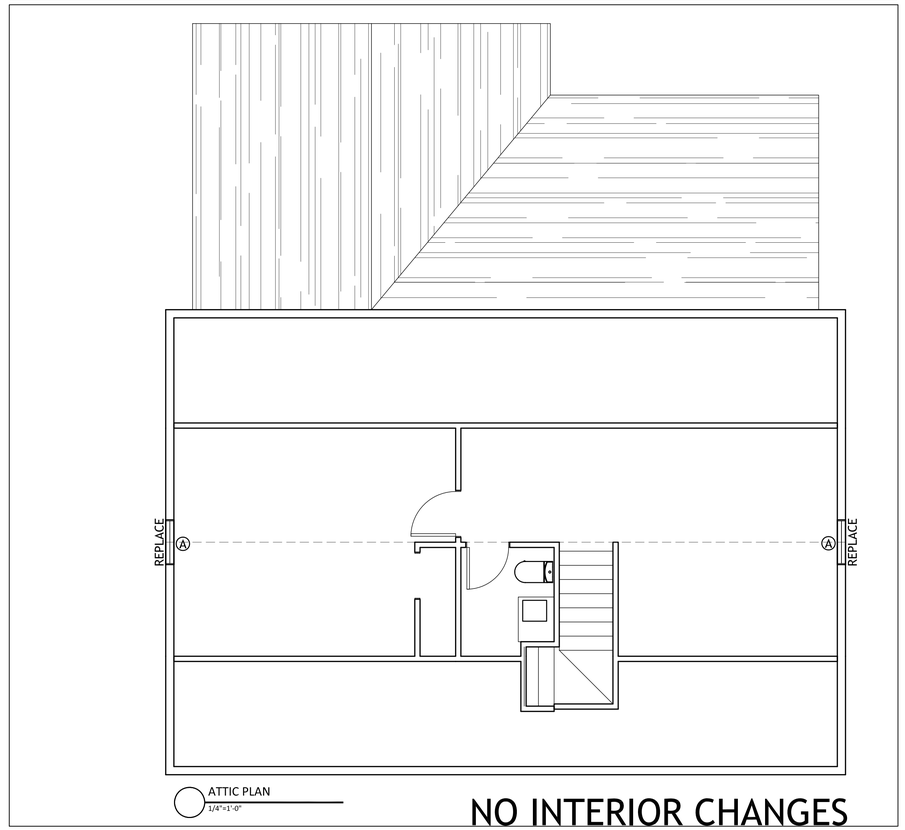
EXISTING





PROPOSED





bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

CONSTRUCTION DOCS

PERMIT

2nd & 3rd FLR
SCALE: 1/4"=1'-0"

A2.2

OCTOBER 31, 2024

CERTIFICATE NO: _____ DATE ISSUED: 10/1/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

SEP 23 2024

HDC 2024-09-11201

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 347

Street & Number of Proposed Work: 28 Founders Drive

Owner of record: Stephen + Alison Craig / Craig Realty Trust

Mailing Address: Po Box 822

Nantucket MA. 02554

Contact Phone #: 508.228.2722 E-mail: joe@pc2email.com

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: 125 Orange St.

Nantucket MA. 02554

Contact Phone #: 508.680.4806 E-mail: joe@bpc-architecture.com

FOR OFFICE USE ONLY 0-76

Date application received: 9/24/24 Fee Paid: $100

Must be acted on by: 11/22/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: AHW

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof , ☐ Other _____

Size of Structure or Addition: Length: 35 Sq. Footage 1st floor: 500 SF Decks/Patio: Size: 6x15 ☒ 1st floor ☐ 2nd floor

Width: 16'/12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North @ 14'-9" South 14'-4" East 14'-4" West 14'-4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Replace All windows to Match Exist / Side view Addition
2. South Elevation " " "
3. West Elevation " " "
4. North Elevation " " "

Remove Screen Porch + Add Single story Addition

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed (Match Exst.) 20" ☐ 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 ☐ Wood

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Exposite Azk - Boral

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x18 + 1x3 Soffit (Overhang) 8" +/- Corner boards 1x6 Frieze 1x8

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 Andersen -

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Rear Clad Side Wood

Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

APPROVED

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof "Driftwood" → Match Existing

Trim Phl. Gray Sash Black Doors Black

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/23/24 Signature of owner of record _____ Signed under penalties of perjury

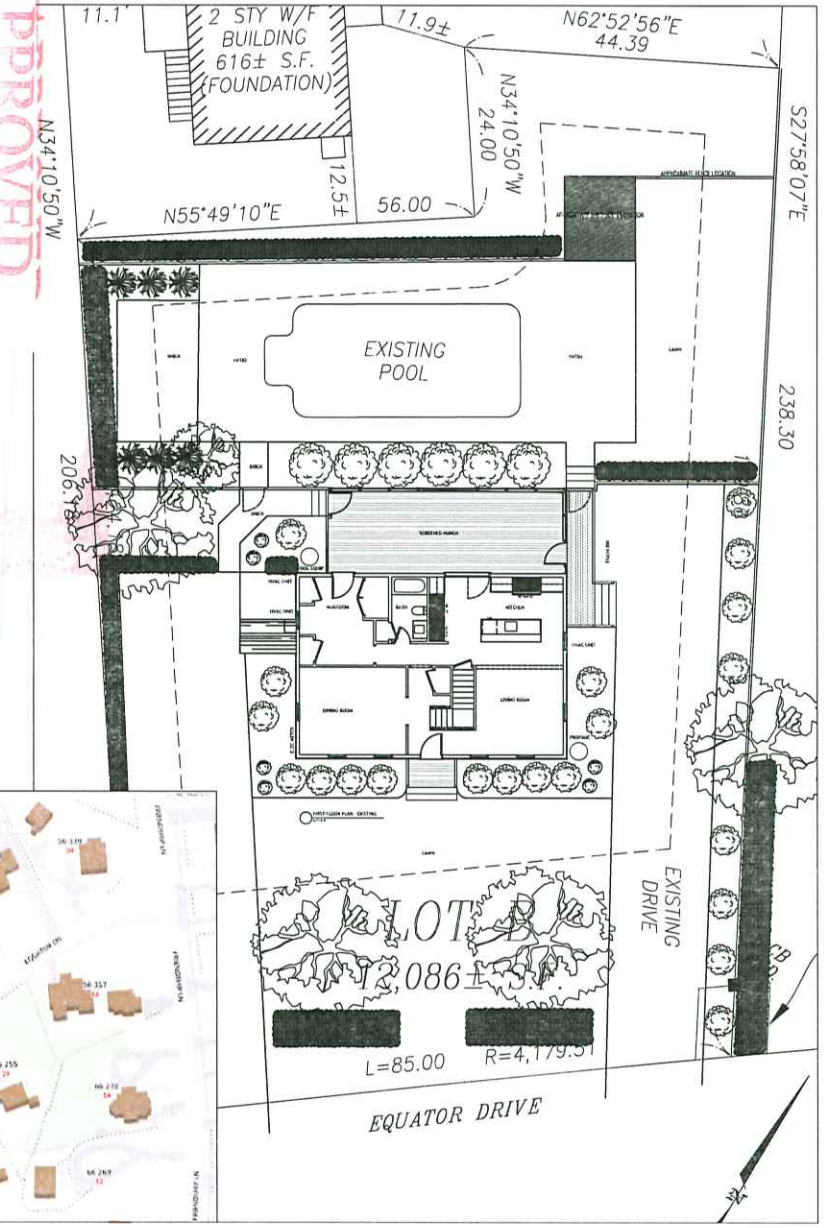
APPROVED

HDC 2024-09-1120\ SEP 23 2024

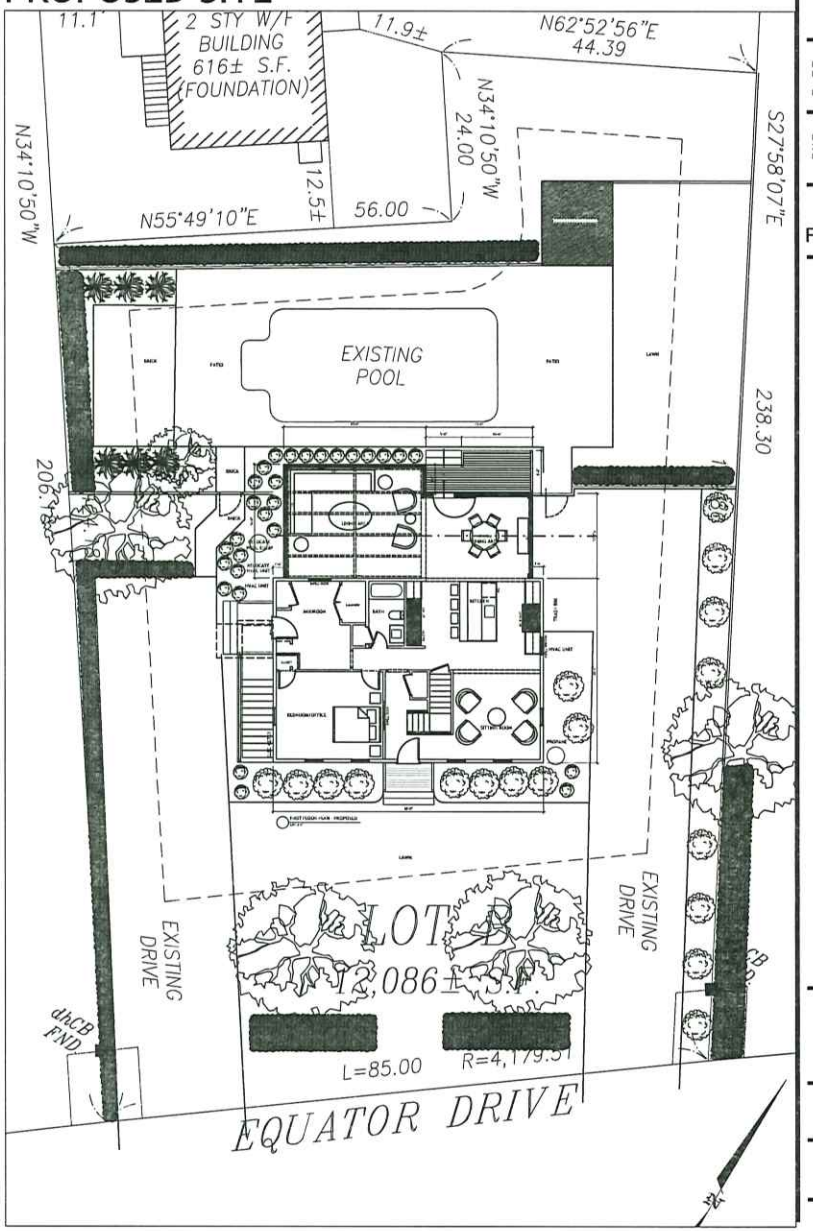
No Exterior Changes Without HDC Approval

APPROVED

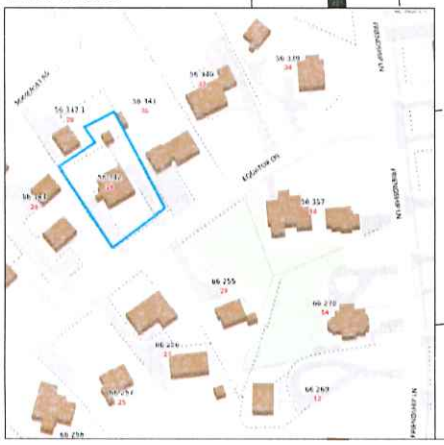
EXISTING SITE



PROPOSED SITE



LOCUS



bpc ARCHITECTURE
PO BOX 822
NANTUCKET, MA 02554
P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY REALTY TRUST

DESIGN DEVELOPMENT

HDC 1

SITE
SCALE: 1/8"=1'-0"

C1.1

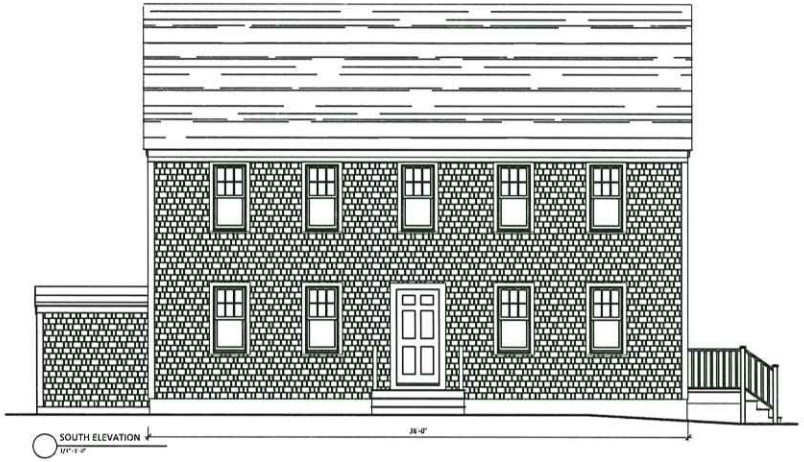
SEPT 23, 2024

APPROVED

EXISTING

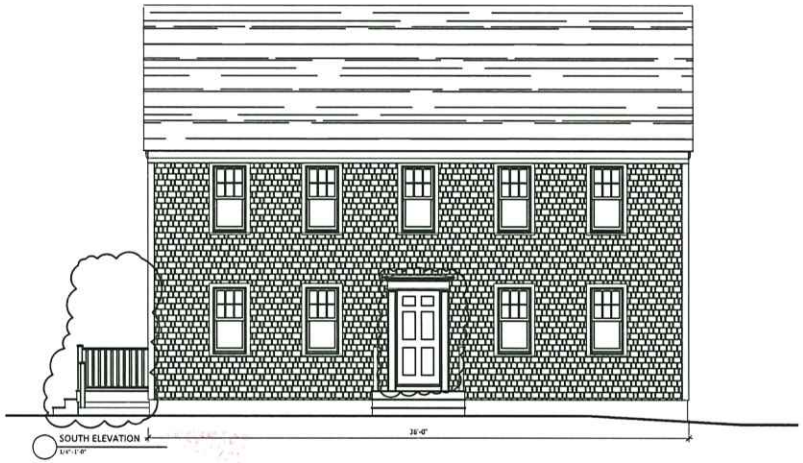


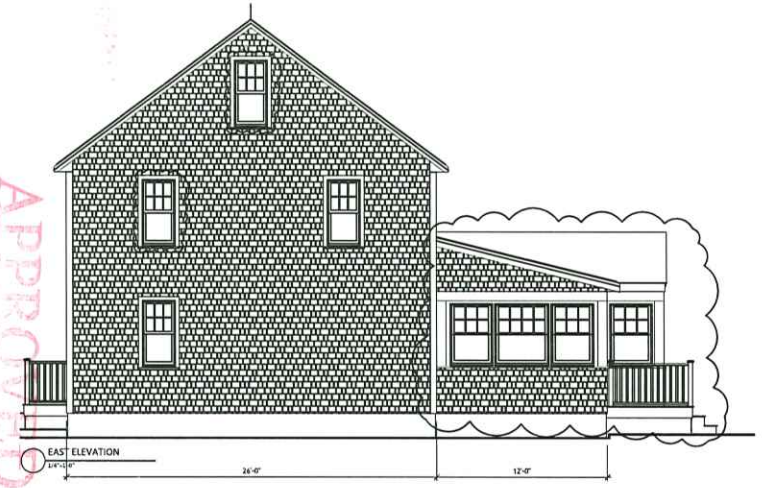






PROPOSED





SEP 23 2024

HDC 2024-09-11201

APPROVED

bpc ARCHITECTURE
PO BOX 822
NANTUCKET, MA 02554
P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

DESIGN DEVELOPMENT

HDC 1

ELEVATIONS
SCALE: 1/4"=1'-0"

A1.1

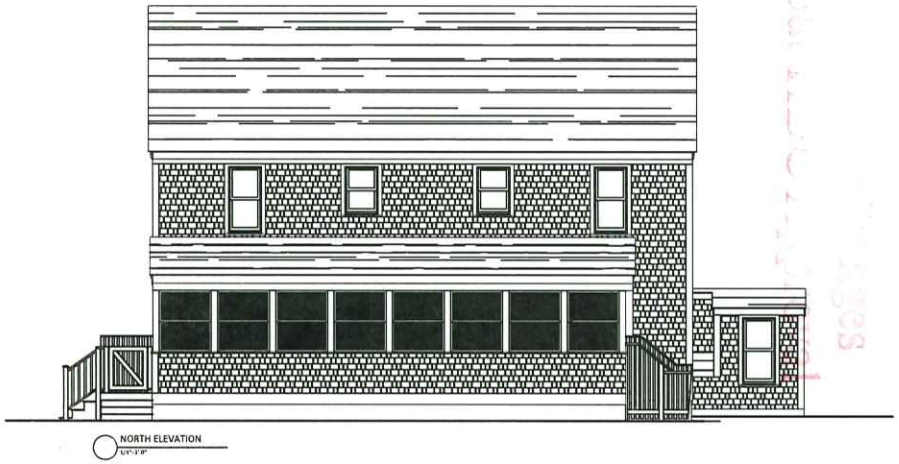
SEPT 23, 2024

APPROVED

EXISTING









PROPOSED





HDC 2024-09-11201

APPROVED

SEP 23 2024

bpc ARCHITECTURE
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NANTUCKET, MA 02554
P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

DESIGN DEVELOPMENT

HDC 1

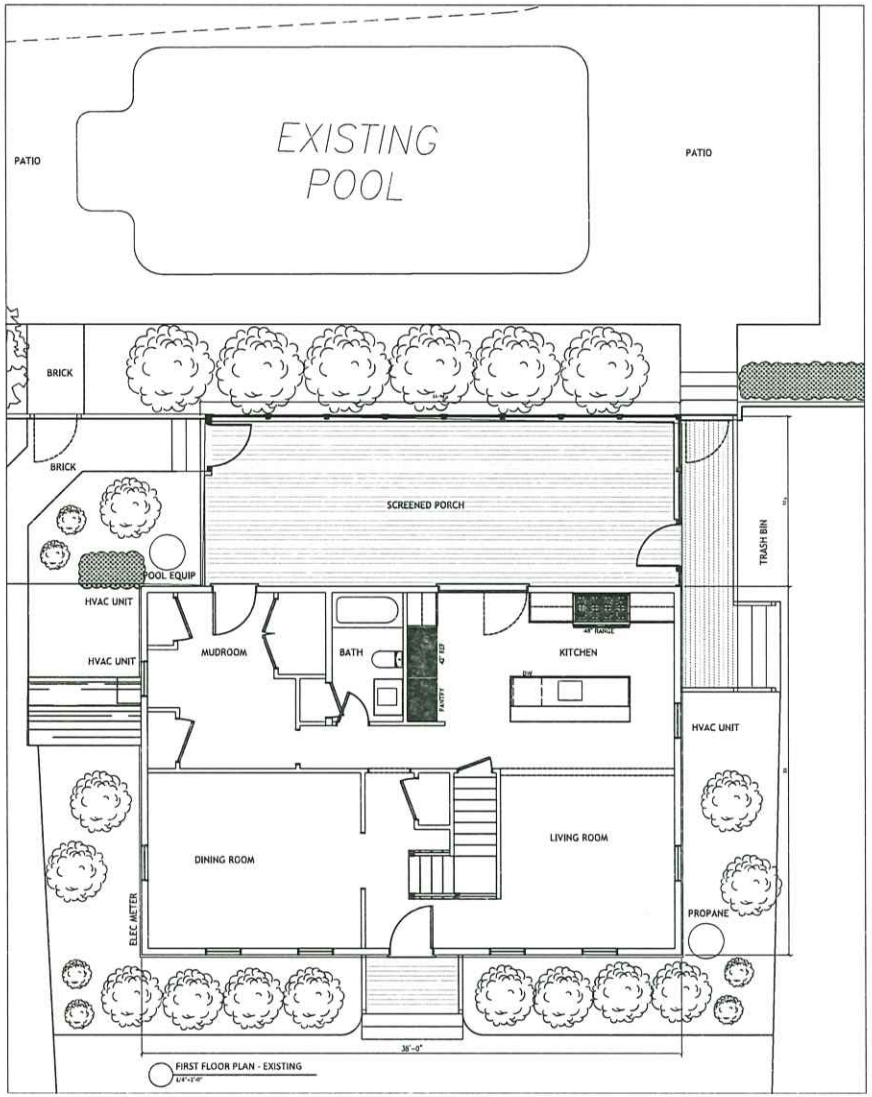
ELEVATIONS
SCALE: 1/4"=1'-0"

A1.2

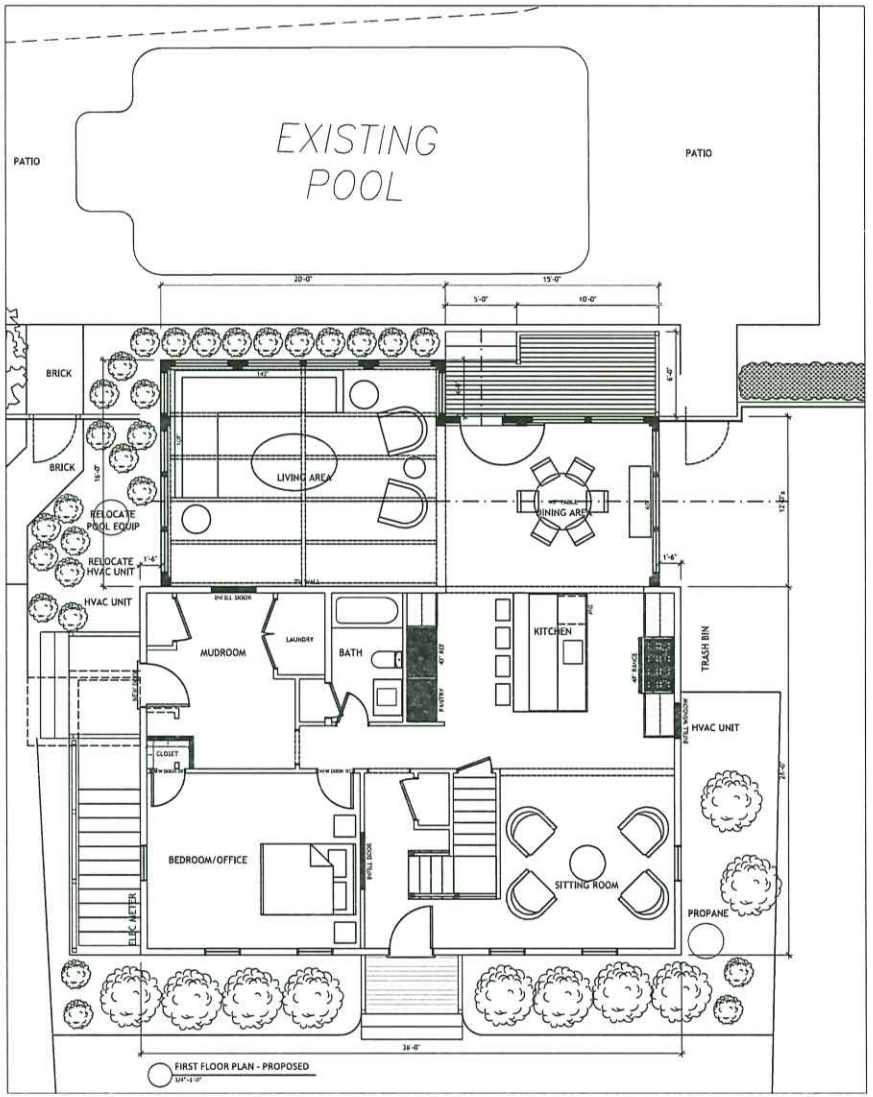
SEPT 23, 2024

APPROVED

EXISTING



PROPOSED



bpc ARCHITECTURE
PO BOX 822
NANTUCKET, MA 02554
P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY REALTY TRUST

DESIGN DEVELOPMENT

HDC 1

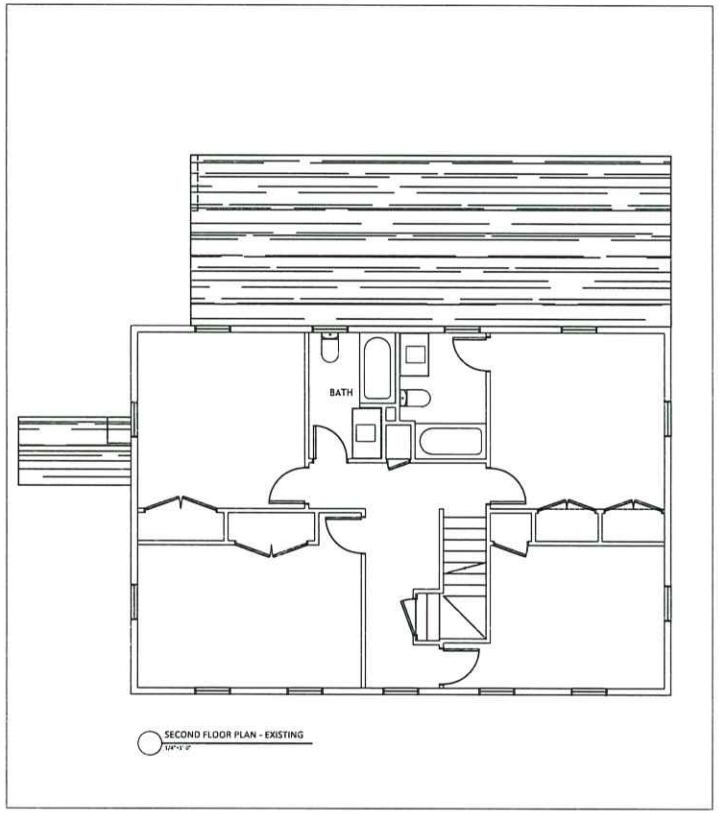
FIRST FLOOR
SCALE: 1/4"=1'-0"

A2.1

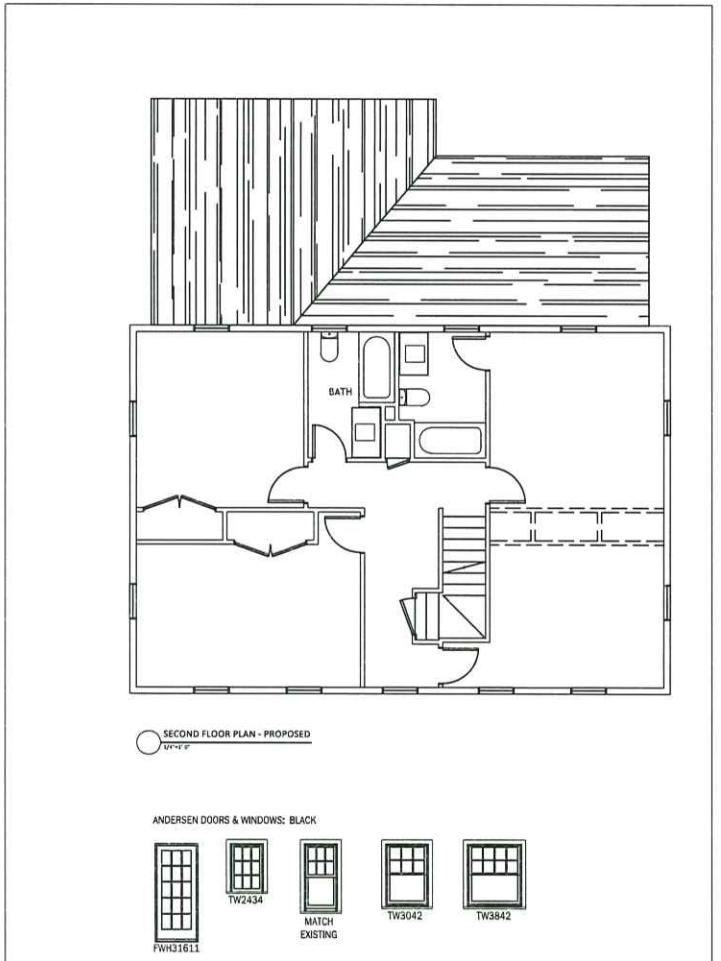
SEPT 23, 2024

APPROVED

EXISTING



PROPOSED



bpc ARCHITECTURE
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PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

DESIGN DEVELOPMENT

HDC 1

SECOND FLR
SCALE: 1/4"=1'-0"

A2.2

SEPT 20, 2024

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

177 Polpis Rd
Pool and Hardscape

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 2024.11.04 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
200, ck 0920	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
X		Covid 10 Day Waiver
X		Owners Authorization Letter

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Kurtz, Helen

STREET ADDRESS 177 Polpis Rd

MAP/PARCEL 45/1.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2024.11.04

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alison Kaminsky 2024.11.01

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....KURTZ, HELEN M.....

MAILING ADDRESS.....1 EAST END AVENUE #13C NEW YORK, NY 10075.....

PROPERTY LOCATION.....177 POLPIS RD.....

ASSESSORS MAP/PARCEL.....45/1.1.....

SUBMITTED BY:.....ATLANTIC LANDSCAPING.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.01 10:34:23 -04'00'

November 1, 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
26	1		NANTUCKET CONSERVATION FOUNDATION INC		PO BOX 13	NANTUCKET	MA	02554	180 POLPIS RD
44	18		ISLAND CRICKET LLC		1181 LAMMY PLACE	LOS ALTOS	CA	94024	169 POLPIS RD
45	1		COMEBAK LLC		250 GRAYS LANE	HAVERFORD	PA	19041	175 POLPIS RD
45	2		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	0 POLPIS RD
45	3		BROWNE GEORGE M III		179 POLPIS RD	NANTUCKET	MA	02554	179 POLPIS RD
45	15		SUNLIGHT DAWNS HLDGS LLC		25 FIRST AVE SW SUITE A	WATERTOWN	SD	57201	181R POLPIS RD
Count:	**6**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 177 Polpis Rd

Tax Map Number: 45 Parcel Number: 1.1

Owner of Record: Kurtz, Helen

Description of Proposal: Pool with Autocover, 12 x 60 and Bluestone Patio approx 721 sf

Anticipated HDC Submission Date: 11.04.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 45 PARCEL N°. 1.1

Street & Number of Proposed Work: 177 POLPIS RD.

Owner of record: KURTZ, HELEN M.

Mailing Address: 1 EAST END AVE #13C
NEW YORK NY 10075

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MACKIE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District LW3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 60-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 72.1 SF ☐ 1st floor ☐ 2nd floor

Width: 12-0 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

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways STONE Walls STONE EXIST

* 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 11/21/2014 Signature of owner of record _____ Signed under penalties of perjury



Property Information
Property ID 2648
Location 177 POLPIS RD
Owner KURTZ H HILDY M

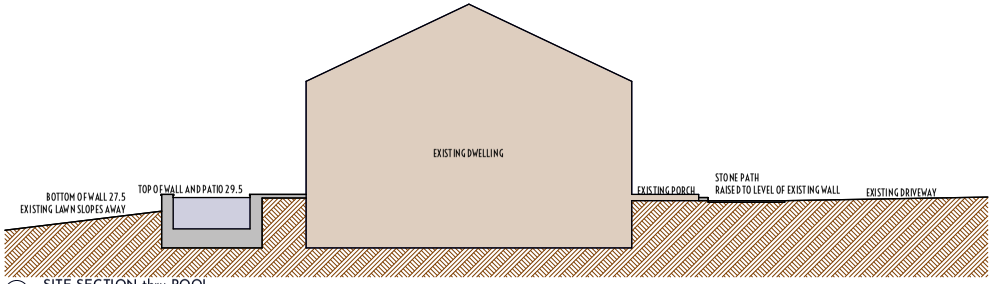
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

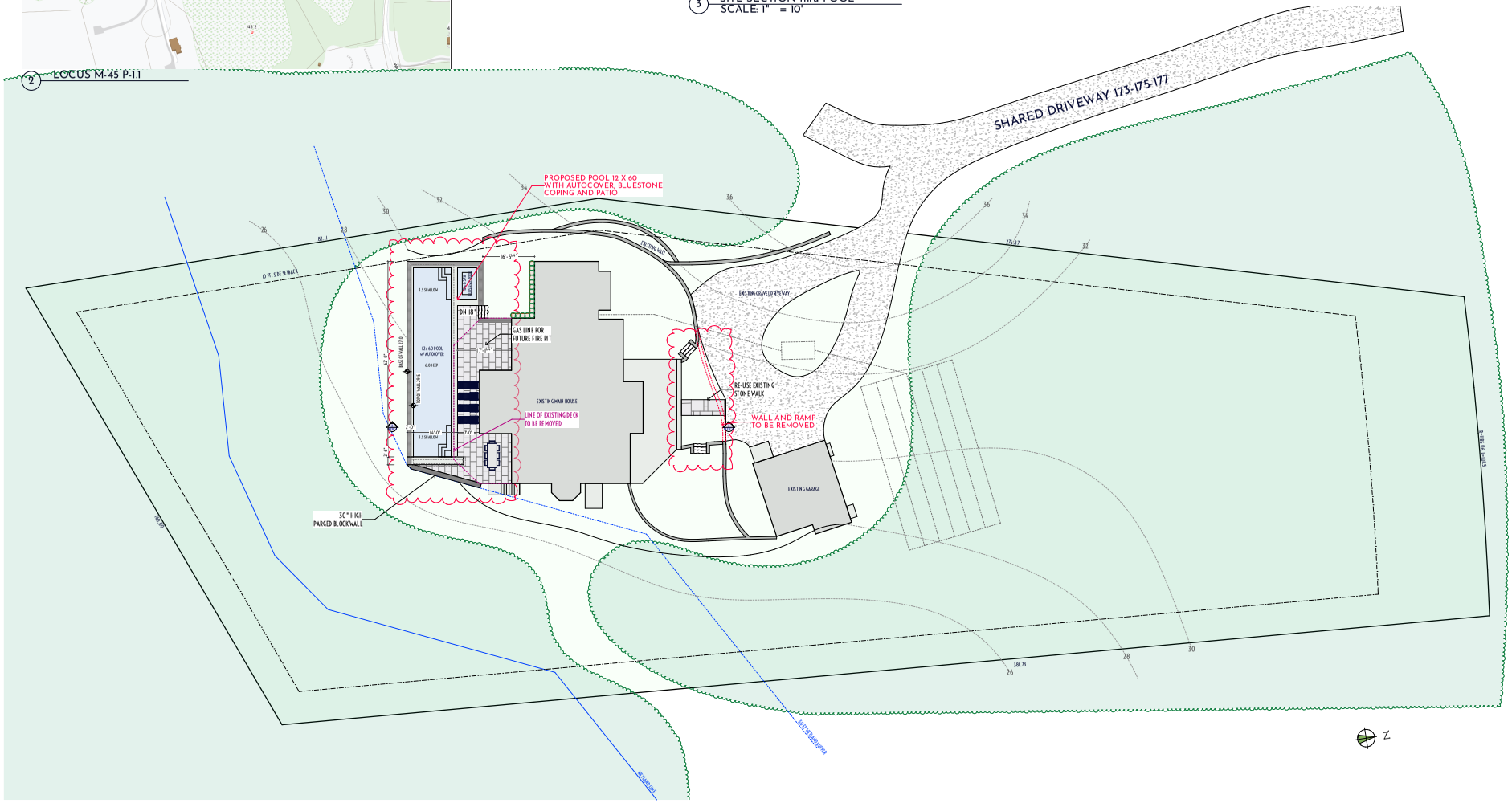
Geometry updated 1/01/60024
Data updated Jan 1 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

2 LOCUS M-45 P-1.1



3 SITE SECTION thru POOL
SCALE: 1" = 10'



1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

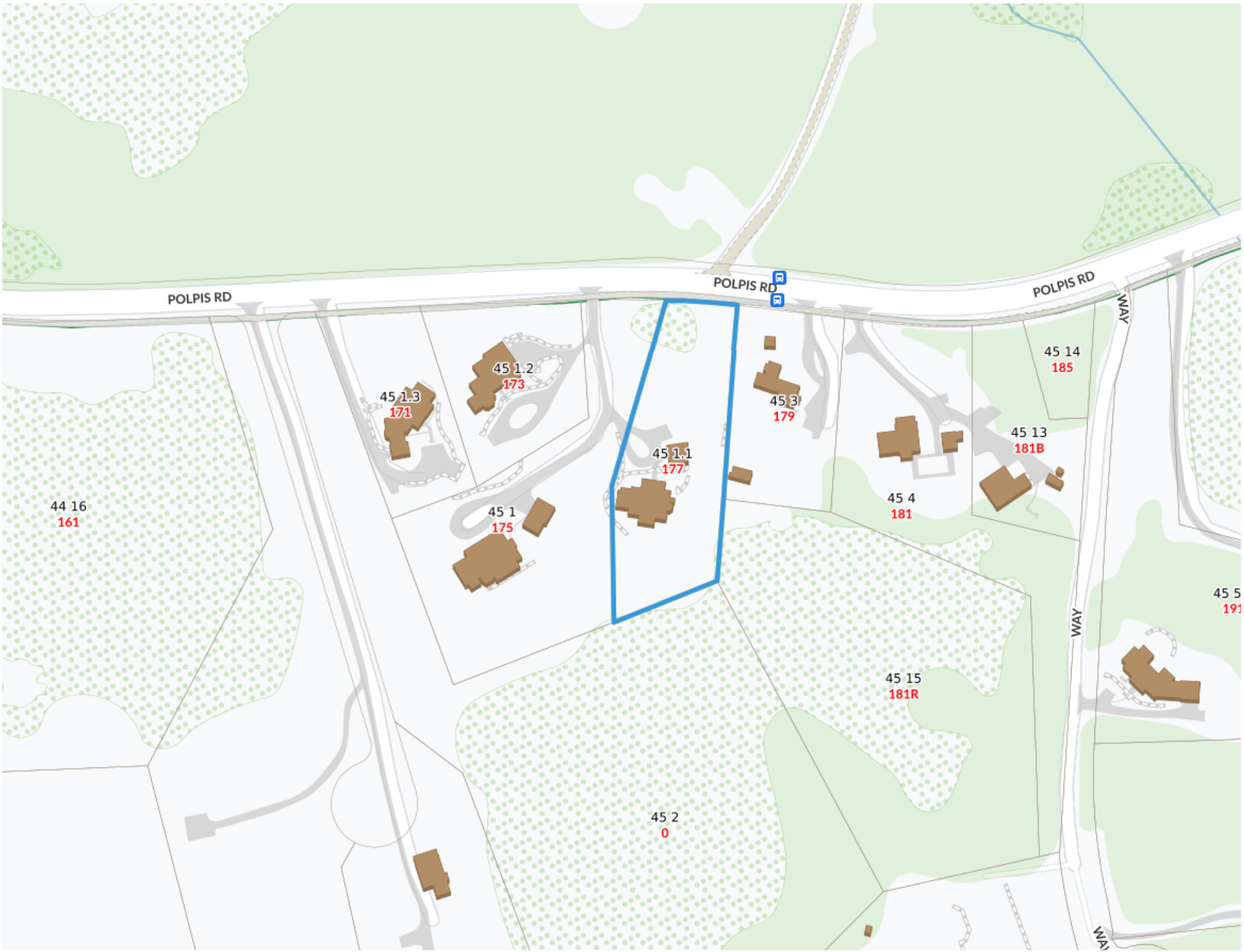
Landscape at
177 Polpis Rd
Nantucket, Ma.
02554

M: 45
P: 1.1
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 11/1/24
Drawing No.:

HDC-1

Surveyor	Contact
Surveyor	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 LOCUS M-45 P-1.1

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
177 Polpis Rd
Nantucket, Ma.
02554
M: 45
P: 1.1
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 11/1/24
Drawing No.:

HDC-A

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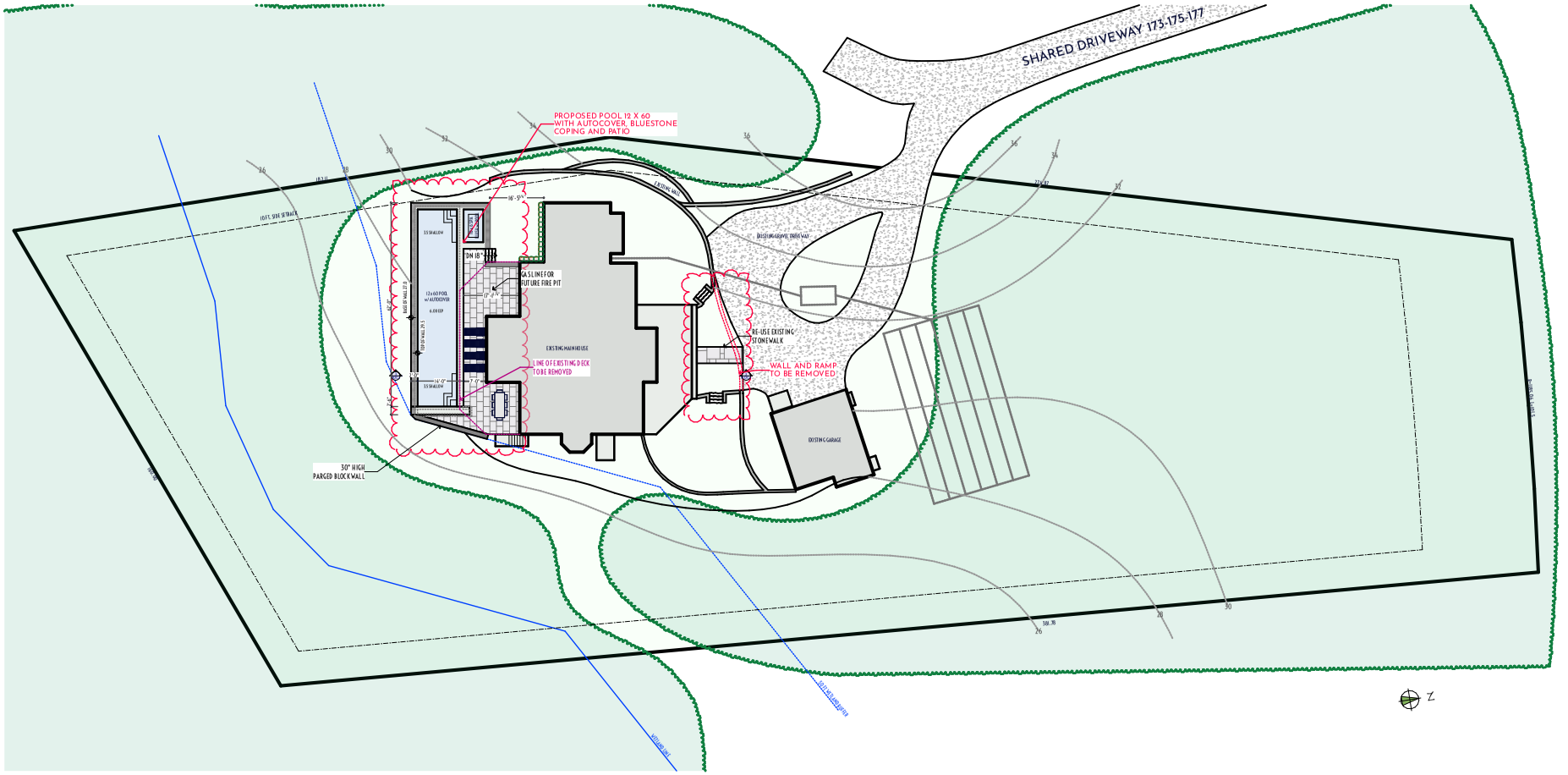

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
177 Polpis Rd
Nantucket, Ma.
02554
M: 45
P: 1.1
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 11/1/24
Drawing No.:

HDC-B

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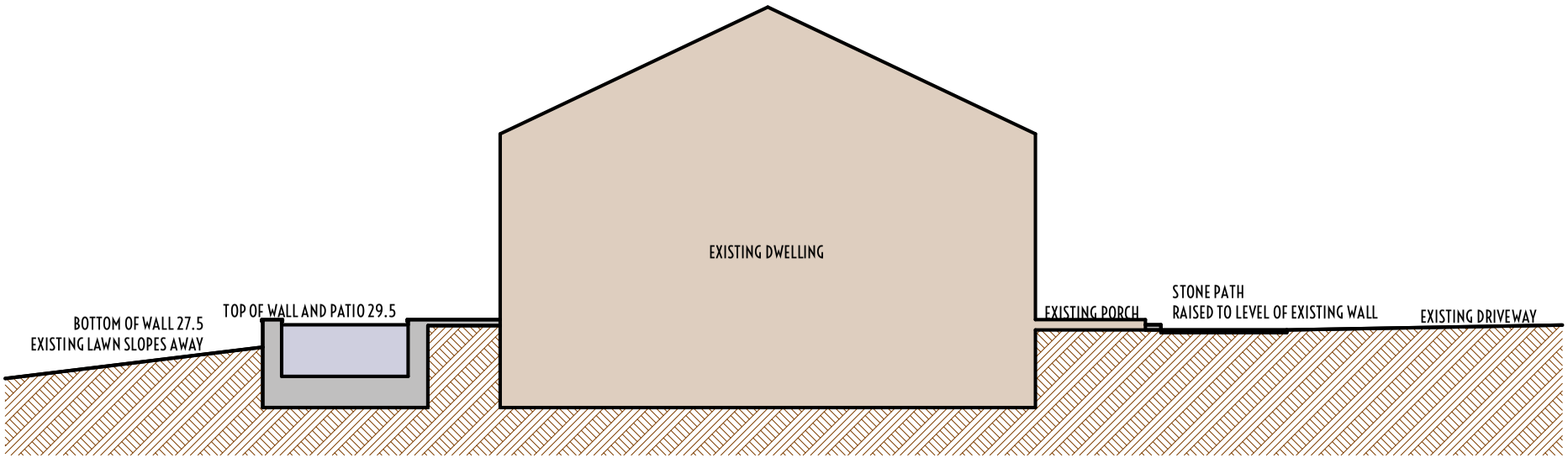

1 SITE SECTION thru POOL
SCALE: 1/16" = 1'-0"

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Section thru Pool

Landscape at
177 Polpis Rd
Nantucket, Ma.
02554
M: 45
P: 1.1
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 11/1/24
Drawing No.:
HDC-C

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1 177 Polpis Rd View 1



2 177 Polpis Rd View 2



3 177 Polpis Rd View 3



4 177 Polpis Rd View from Shared Driveway

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
177 Polpis Rd
Nantucket, Ma.
02554
M: 45
P: 1.1
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 11/1/24
Drawing No.:

HDC-D

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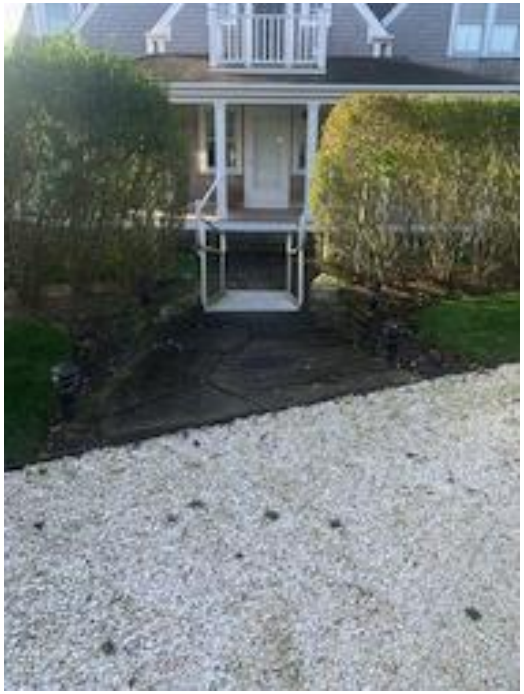

3 177 Polpis Rd Ramp to Remove



2 177 Polpis Ramp and Wall



1 POOL w: BLUESTONE COPING

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
177 Polpis Rd
Nantucket, Ma.
02554
M: 45
P: 1.1
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 11/1/24
Drawing No.:
HDC-E

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

24A New Ln
Hardscape

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 11.04.2024 **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 24A New Lane LLC

STREET ADDRESS 24A New Ln

MAP/PARCEL 41/395.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2024.11.04

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 2024.11.02 Date

M

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 395.2

Street & Number of Proposed Work: 24A NEW LN.

Owner of record: 24A NEW LANE LLC.

Mailing Address: 11 THAYER ST.
HINGHAM, MA 02043

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other BLUESTONE PATIO, 24" STONE WALL, FIREPIT, OUTDOOR KITCHEN

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ 285 SF ↑ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ BLUESTONE

24" HIGH STONE WALL APPROX 95 LF

Difference 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 2X3 Walls STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

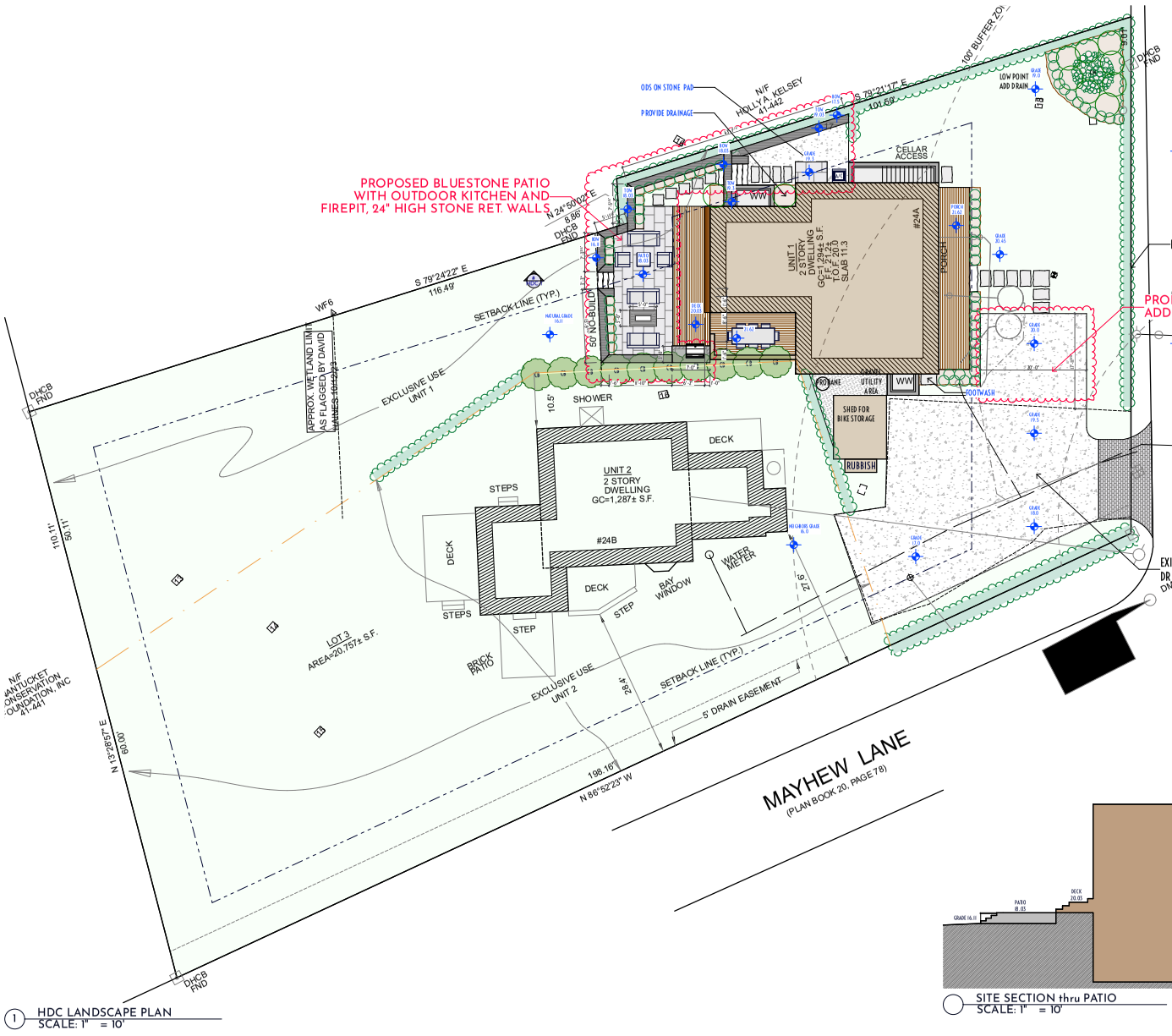
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

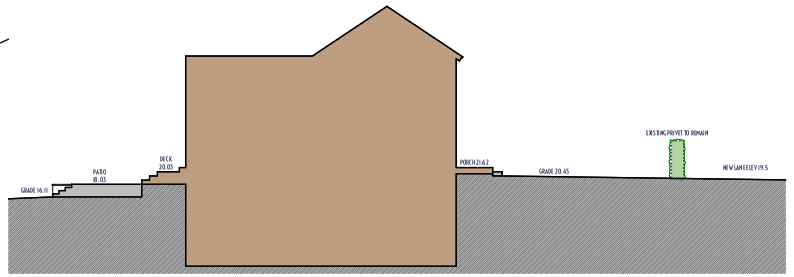
Date 11-02-2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



3 LOCUS M-41 P-395.2



SITE SECTION thru PATIO
SCALE: 1" = 10'

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
24A New Ln
Nantucket, Ma.
02554

M: 41
P: 395.2
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/2/24
Drawing No.:

HDC-1

Surveyor	Contact
P Santos	Contact

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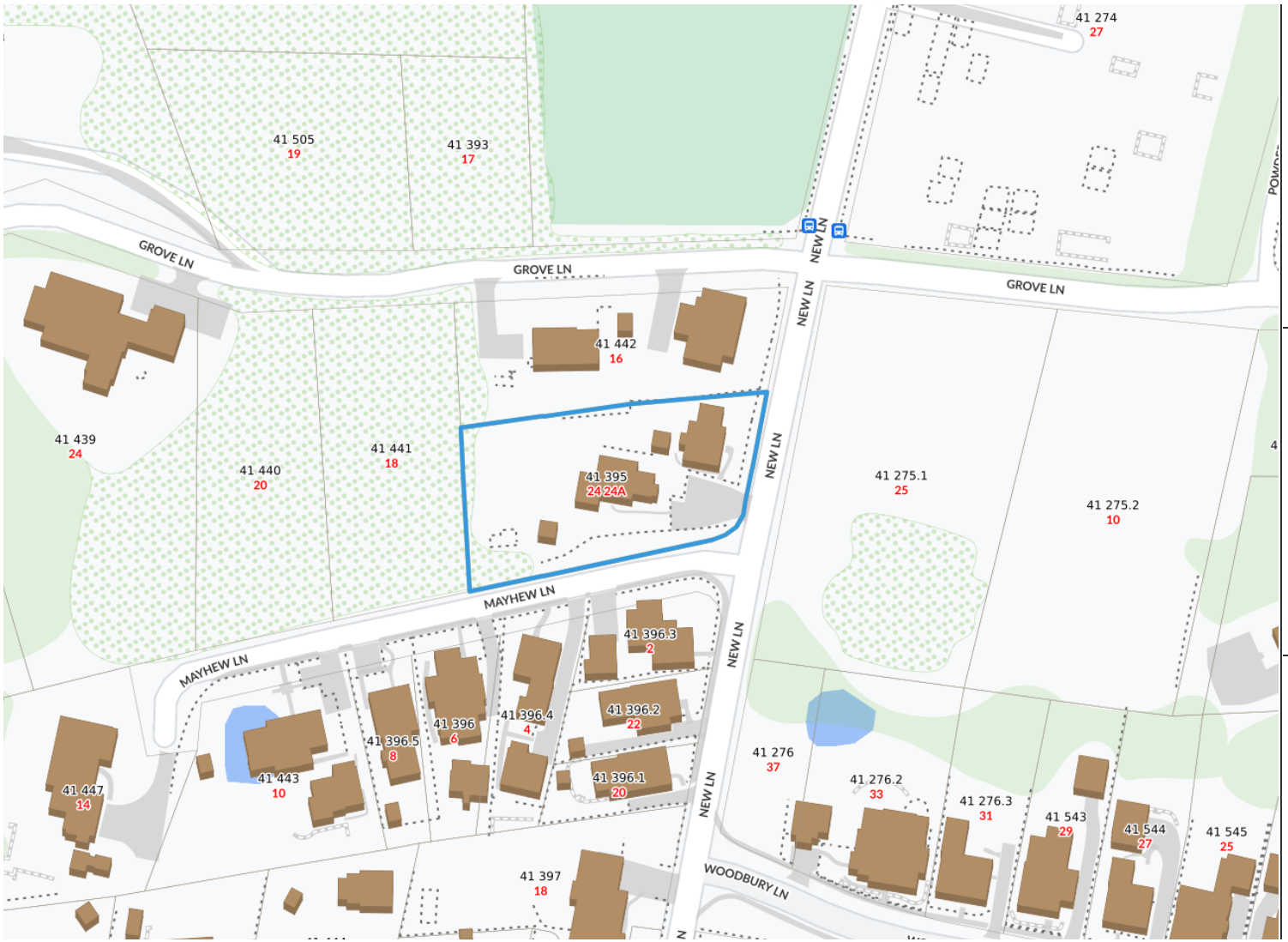

LOCUS M-41 P-395.2

1

Property Information

Property ID	2155
Location	24A NEW LN
Owner	24A NEW LANE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
24A New Ln
Nantucket, Ma.
02554
M: 41
P: 395.2
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
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Drawing No.:

HDC-A

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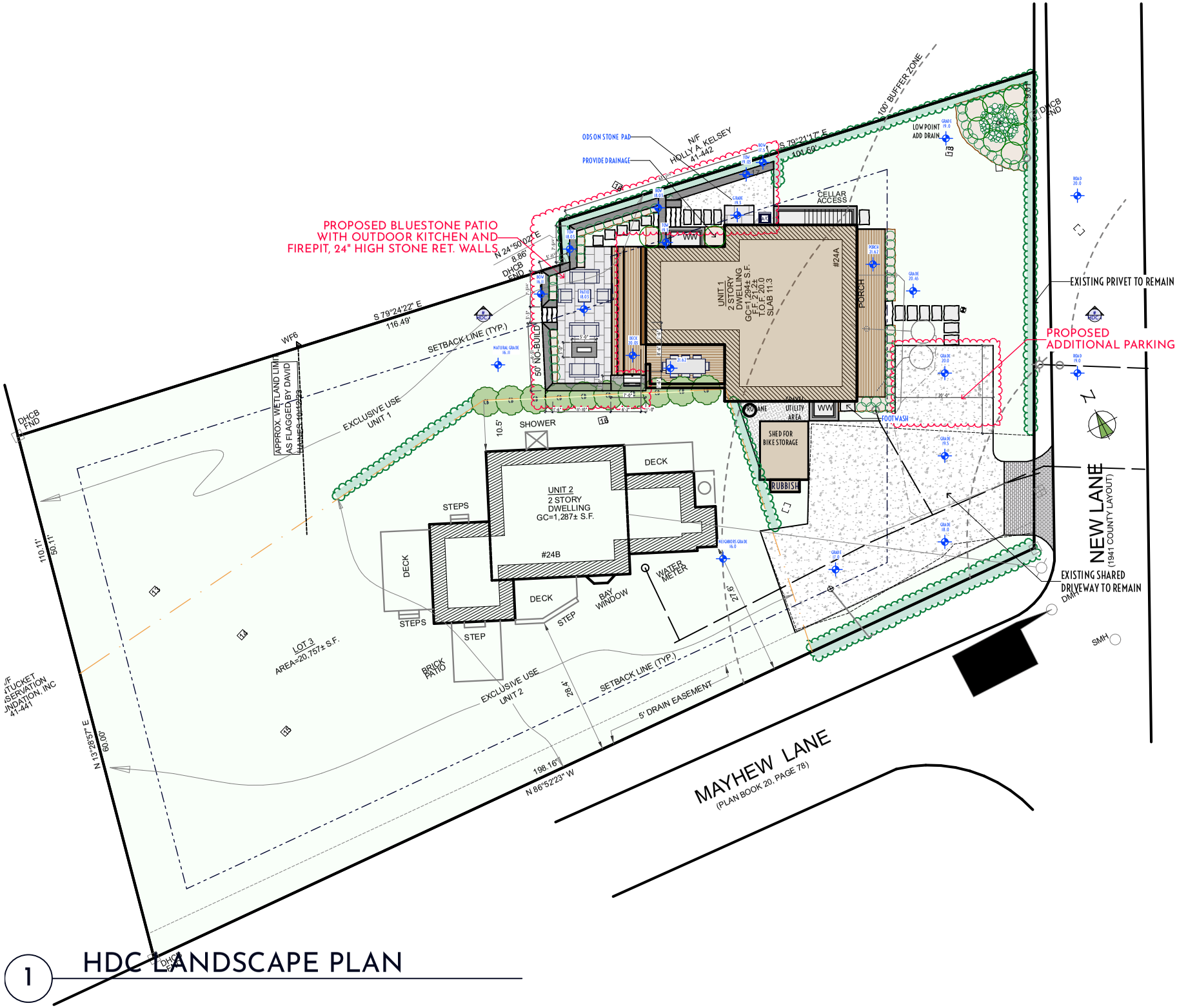

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
24A New Ln
Nantucket, Ma.
02554
M: 41
P: 395.2
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/2/24
Drawing No.:

HDC-B

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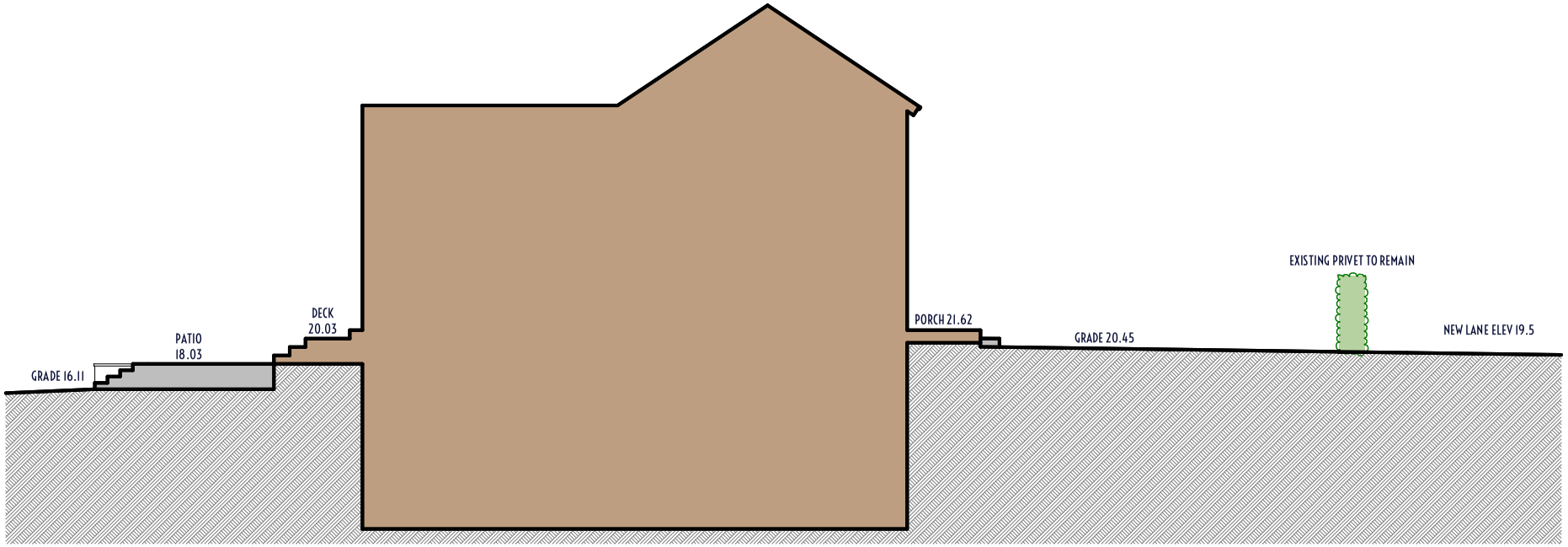

SITE SECTION thru PATIO

MARK	DATE

HDC Site Section

Landscape at
24A New Ln
Nantucket, Ma.
02554
M: 41
P: 395.2
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/2/24
Drawing No.:

HDC-C

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1 24A New Ln View 1



2 24A New Ln View 2



3 24A New Ln View 3



4 24A New Ln View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
24A New Ln
Nantucket, Ma.
02554
M: 41
P: 395.2
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/2/24
Drawing No.:

HDC-D

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1 COLONIAL FIELDSTONE WALL



2 COLONIAL STONE FIRE PIT



3 COLONIAL STONE OUTDOOR KITCHEN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
24A New Ln
Nantucket, Ma.
02554
M: 41
P: 395.2
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/2/24
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

8 Maple Ln
Pool/Hardscape

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 2024.11.04 **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 0921 3. **Application Fee:** See back of application for fee schedule or call the office.

☑ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

☑ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

☑ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

☑ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

☑ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

☑ Covid 10 Day Waiver

☑

REQUIRED WHERE APPLICABLE:

Owners Authorization Letter

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

☑ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

☑ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Tomasello, Stephen and Kelly

STREET ADDRESS 8 Maple Ln

MAP/PARCEL 67/303.4

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.04.2024

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 11.02.2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....TOMASELLO, STEPHEN AND KELLY.....

MAILING ADDRESS.....610 FAIRWAY TERRACE, NAPLES, FL 34103.....

PROPERTY LOCATION.....8 MAPLE LN.....

ASSESSORS MAP/PARCEL.....67/303.4.....

SUBMITTED BY:.....ATLANTIC LANDSCAPING.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.18 09:53:55 -04'00'

October 18, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
67	297	1	BUNLERSSAKSKUL SOMCHAI		46 FAIRGROUNDS RD	NANTUCKET	MA	O2554	46 FAIRGROUNDS RD #1
67	297	2	KYOMITMAITEE SOMWONG &	FORTY SIX FAIRGROUNDS REALTY TR	PO BOX 2837	NANTUCKET	MA	02584	46B FAIRGROUNDS RD #2
67	303	3	LOT 3 MAPLE LANE LLC	C/O MATTHEW SCHIMENTI	3 INTERNATIONAL DR 3RD FL	RYE BROOK	NY	10573	6 MAPLE LN
67	303	5	WESTPORT TRUST LLC		3 RUSSETT LANE	WINCHESTER	MA	01890	10 MAPLE LN
67	303	6	8 MAPLE LLC		29 MYSTIC AVE	SOMERVILLE	MA	02145	7 MAPLE LN
67	303	7	FRAZIER DALTON T & JENNIFER M		19 CENTER ST	NANTUCKET	MA	02554	5 MAPLE LN
Count:	**6**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Maple Ln

Tax Map Number: 67 Parcel Number: 303.4

Owner of Record: Tomasello, Stephen and Kelly

Description of Proposal:

18 x 36 Pool with Autocover, Bluestone coping and patio, fire pit, outdoor kitchen

Anticipated HDC Submission Date: 11.04.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 303.4

Street & Number of Proposed Work: 8 MAPLE LN.

Owner of record: TOMASELLO, STEPHEN & KELLY

Mailing Address: 610 FAIRWAY TERRACE
NAPLES FL 34103

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 3873012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R-20) ☐ Roof ☒ Other IN-POOL SPA, OUTDOOR KITCHEN, FIRE PIT

Size of Structure or Addition: Length: 36-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: BLUESTONE ☒ 1st floor ☐ 2nd floor

Width: 18-0 Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: BLUESTONE ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ 1668 SF

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways 2x3 BLUESTONE Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

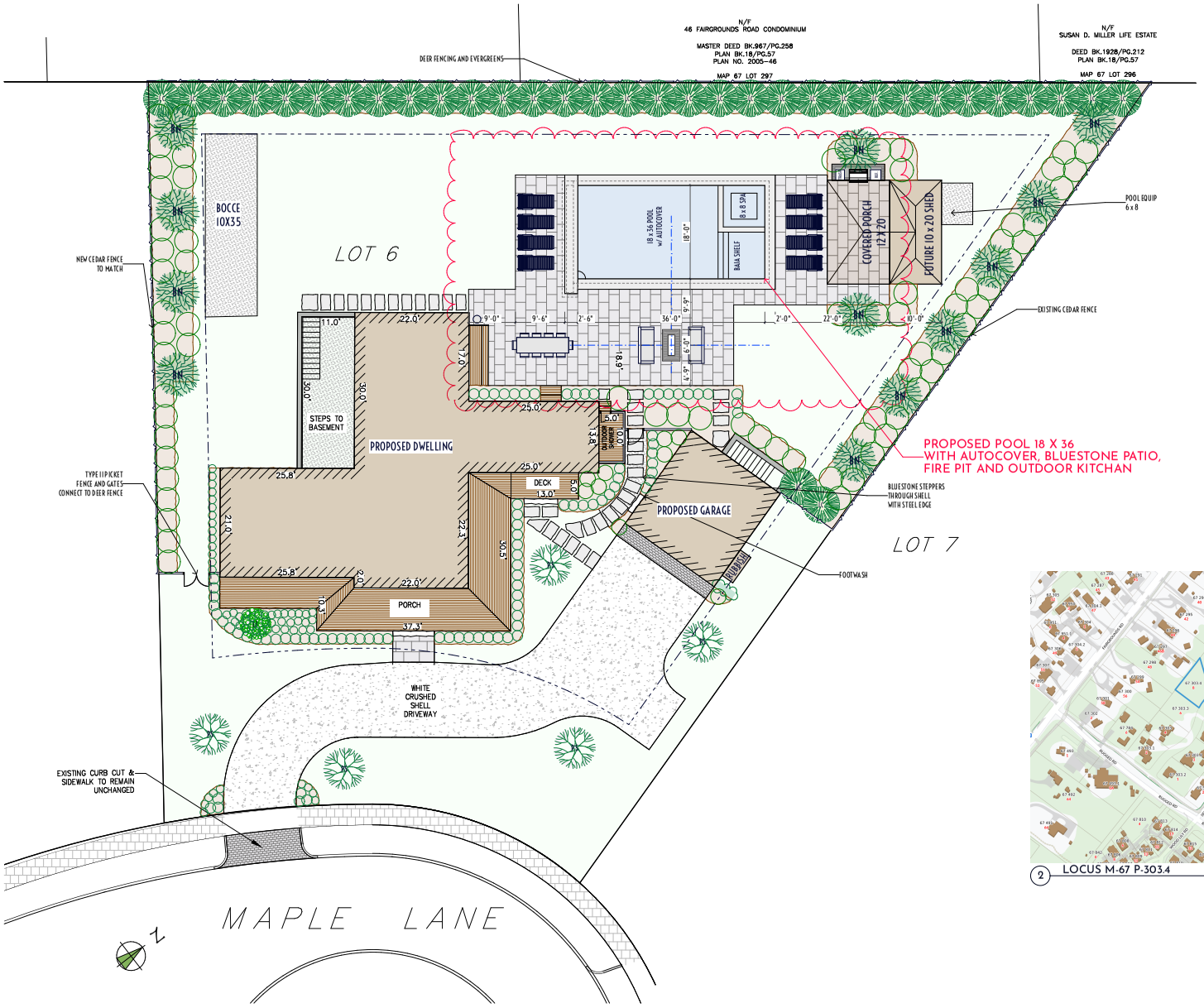
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

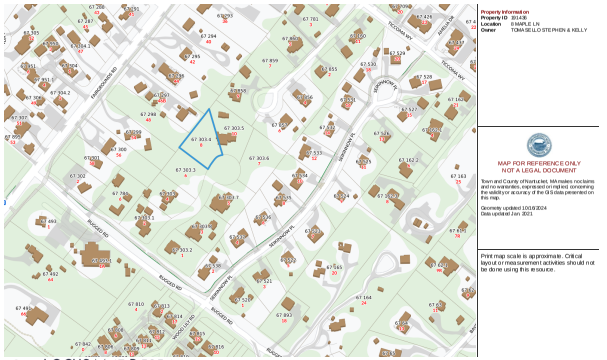
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/18/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-67 P-303.4

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
8 Maple Ln
Nantucket, Ma.
02554

M: 67
P: 303.4
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/2/24
Drawing No.:

HDC-1

Surveyor	Contact
Henderson	LC

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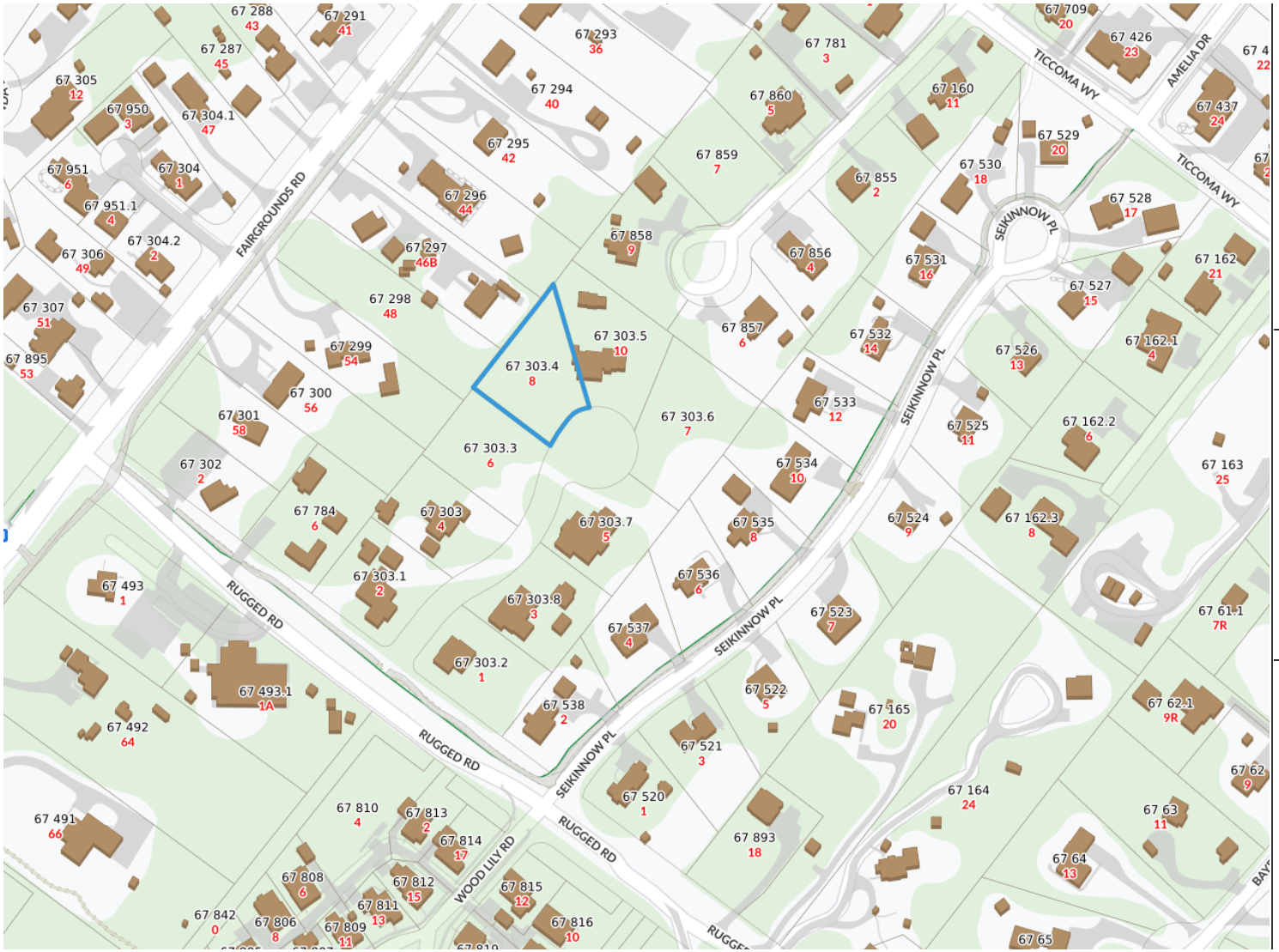

1 LOCUS M-67 P-303.4

Property Information

Property ID	191436
Location	8 MAPLE LN
Owner	TOMASELLO STEPHEN & KELLY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
8 Maple Ln
Nantucket, Ma.
02554
M: 67
P: 303.4
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/2/24
Drawing No.:
HDC-A

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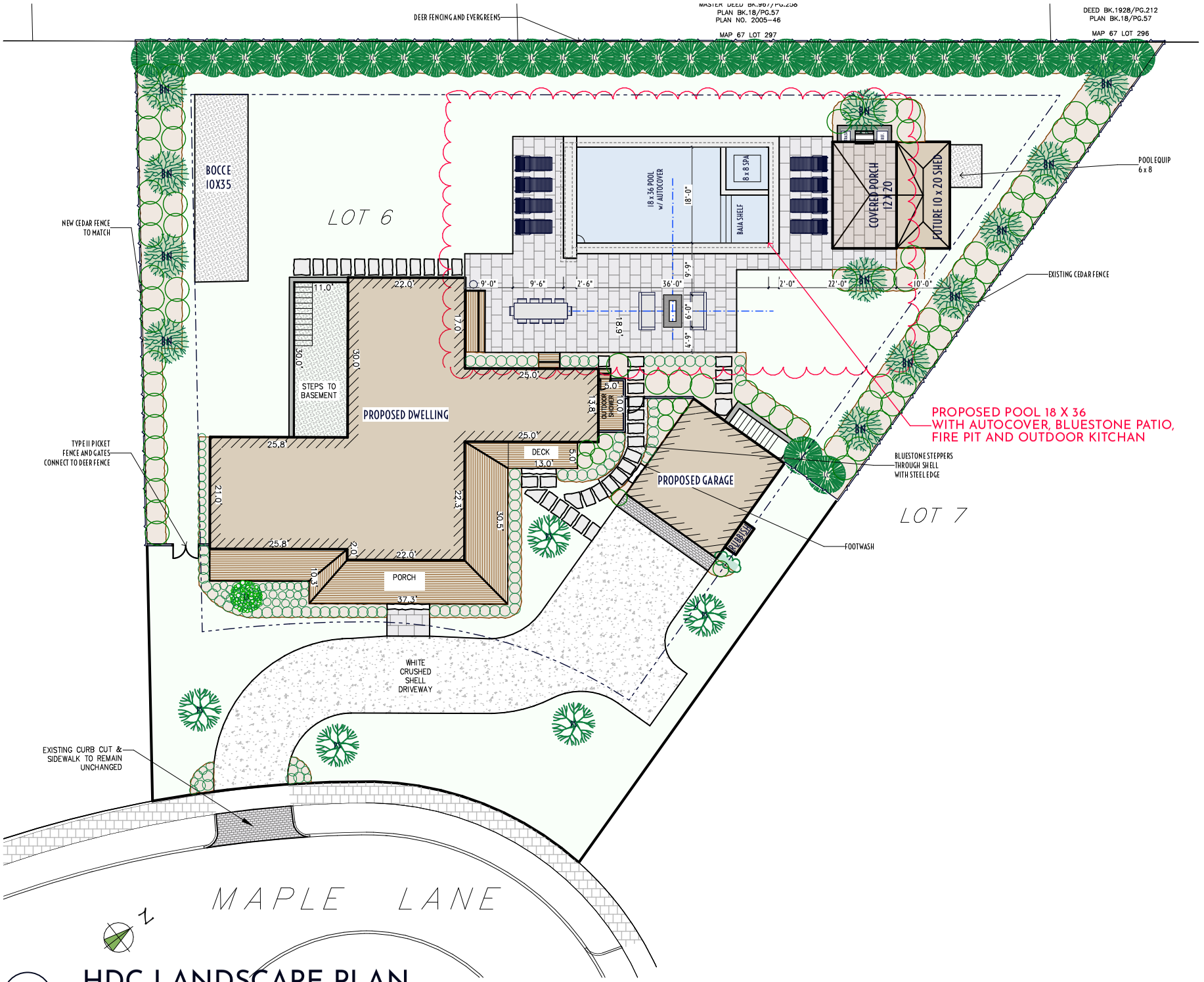

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
8 Maple Ln
Nantucket, Ma.
02554
M: 67
P: 303.4
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/2/24
Drawing No.:
HDC-B

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1 8 Maple Ln View 1



2 8 Maple Ln View 2



3 8 Maple Ln View 3

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
8 Maple Ln
Nantucket, Ma.
02554
M: 67
P: 303.4
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/2/24
Drawing No.:
HDC-C

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1 POOL w: BLUESTONE COPING



2 POOL w: SPA



3 COLONIAL STONE OUTDOOR KITCHEN



4 COLONIAL STONE FIRE PIT

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
8 Maple Ln
Nantucket, Ma.
02554
M: 67
P: 303.4
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/2/24
Drawing No.:
HDC-D

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 159

Street & Number of Proposed Work: 1 Pinkham Circle

Owner of record: Sea Hero, LLC.

Mailing Address: 218 Willard Street
Quincy, MA 02169

Contact Phone #: (617) 529-9572 E-mail: Dan@crowdlending.com

AGENT INFORMATION (if applicable)

Name: George Berg (gbda)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@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 Interior Renovations

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 22' l x 4' d ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd 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 Unchanged South Unchanged East Unchanged West Unchanged

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: Removal of Hinged Garage Doors, Installation of Double Hung Windows
2. South Elevation: No Changes
3. West Elevation: New 4' d. x 22' l +/- Mahogany Deck. Removal of door, installation of new double Hung Windows
4. North Elevation: No Changes

*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) Existing No Changes

Leaders (material and size): Existing No Changes

Sidewall: ☒ White cedar shingles Patch & Match Existing ☒ Clapboard (exposure: Match Exist'g inches) Front ☒ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia N/A Rake N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A
Window Casing Match Door Frame N/A Columns/Posts: Round N/A Square N/A

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson 400 Series

Doors* (type and material): ☐ TDL ☐ SDL Front N/A Rear N/A Side N/A
Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural to Weather Clapboard (if applicable) Natural to Weather Roof N/A
Trim White Sash White Doors N/A
Deck Mahogany Foundation N/A Fence N/A Shutters Existing

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date November 03, 2024 Signature of owner of record _____ Agent Signed under penalties of perjury

1 PINKHAM CIR.

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.

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N/A 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. As-Built Plans (1copy): of existing elevations

N/A 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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.

GR 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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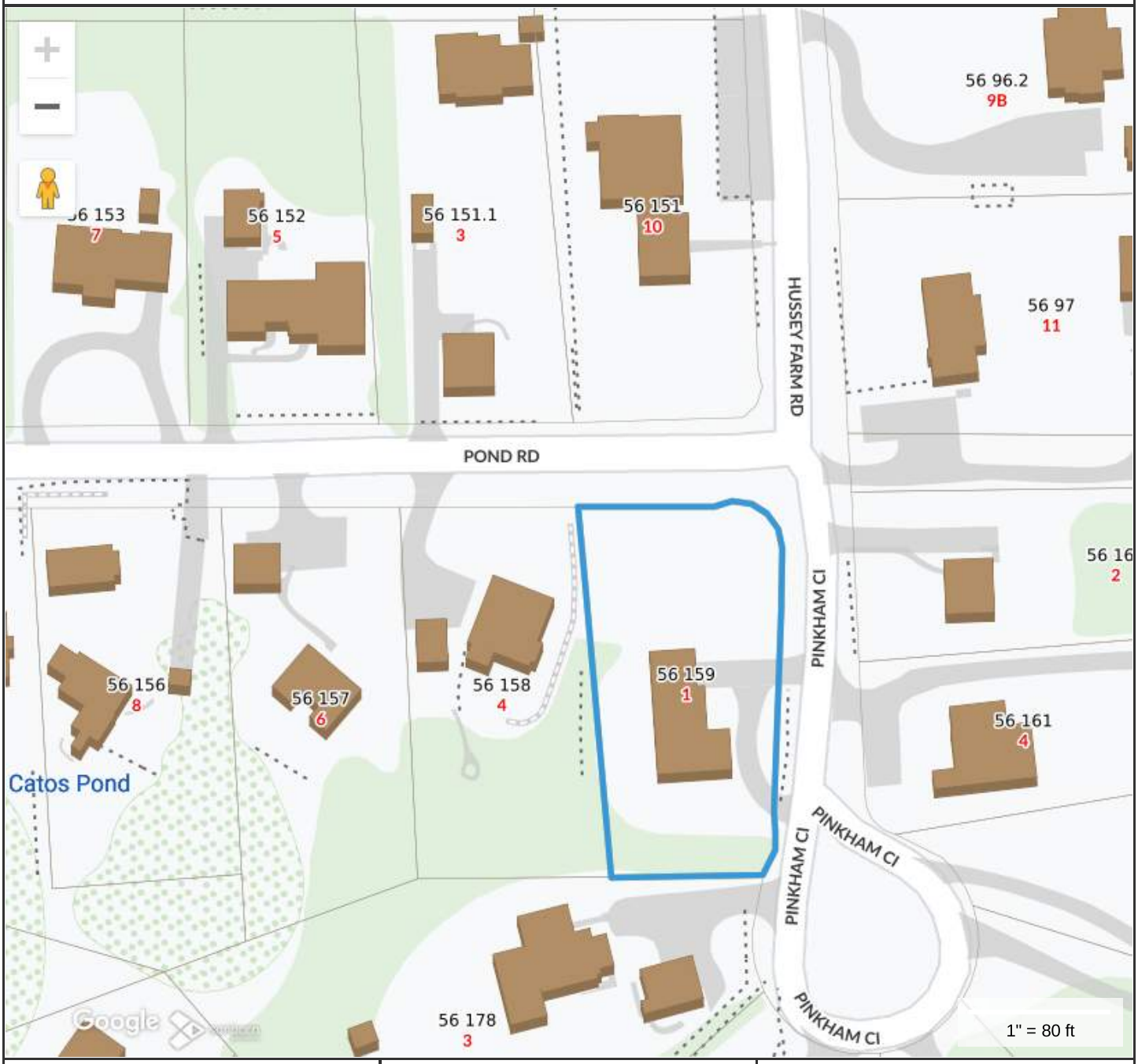
N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

1 Pinkham Circle



Property Information

Property ID	4139
Location	1 PINKHAM CI
Owner	TAYLOR KIMBERLY K & NANCIE B

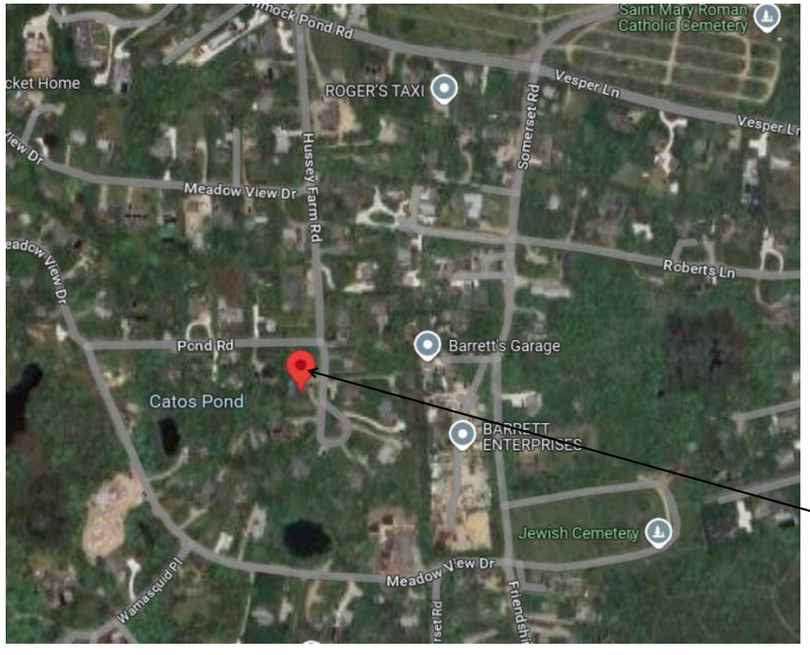
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Proposed Renovations
1 Pinkham Circle
Nantucket, MA 02554



PROJECT SITE
1 Pinkham Circle

LIST OF DRAWINGS		ISSUED
CVR	COVER SHEET	10/30/24
Site Plan	SITE PLAN	10/30/24
PH.1	PHOTO CONTEXT 1	10/30/24
PH.2	PHOTO CONTEXT 2	10/30/24
A-1	PART 1ST FLOOR PLAN DOOR/WIDOW SCH.	10/30/24
A-2	FRONT ELEVATION	10/30/24
A-3	SIDE ELEVATION	10/30/24
A-4	REAR ELEVATION	10/30/24

GENERAL NOTES (all drawings):

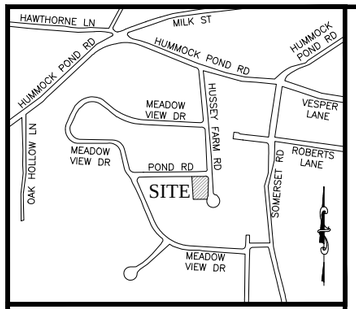
1. All work shall be completed in conformance with the latest edition of the Commonwealth of Massachusetts State Building Code and Town of Nantucket By-Laws as well as all other applicable regulations, guidelines, and ordinances.
2. The Contractor shall verify existing conditions and dimensions prior to beginning work and shall not begin work until all elements required to complete the construction are readily available.
3. It is the Contractor's responsibility to brace and shore the new and existing structure during all construction activities.
5. It is the Contractor's responsibility to verify all new to existing conditions for adequacy and appropriateness.
6. Provide a safe work site at all times including but not limited to code complying means of egress form all occupied areas of the structure during construction.
7. All workmanship and materials shall be performed, purchased, and installed in a manner consistent with industry standards and generally accepted practices.
8. All structural calculations to be provided by the lumber manufacturer.
9. Provide Smoke and CO2 monitoring throughout.

gbda

Proposed Renovations
12 Bosun's Lane
Mashpee, MA 02649

Date: 10/30/24
Rev.:
Drw by: GAB
Scale: As Noted

cvr



LOCUS NOT TO SCALE

ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 20 (R-20)

	REQUIRED
LOT AREA	20,000 S.F.
LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	30 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	12.5 %

OVERLAY DISTRICT APPLICABILITY

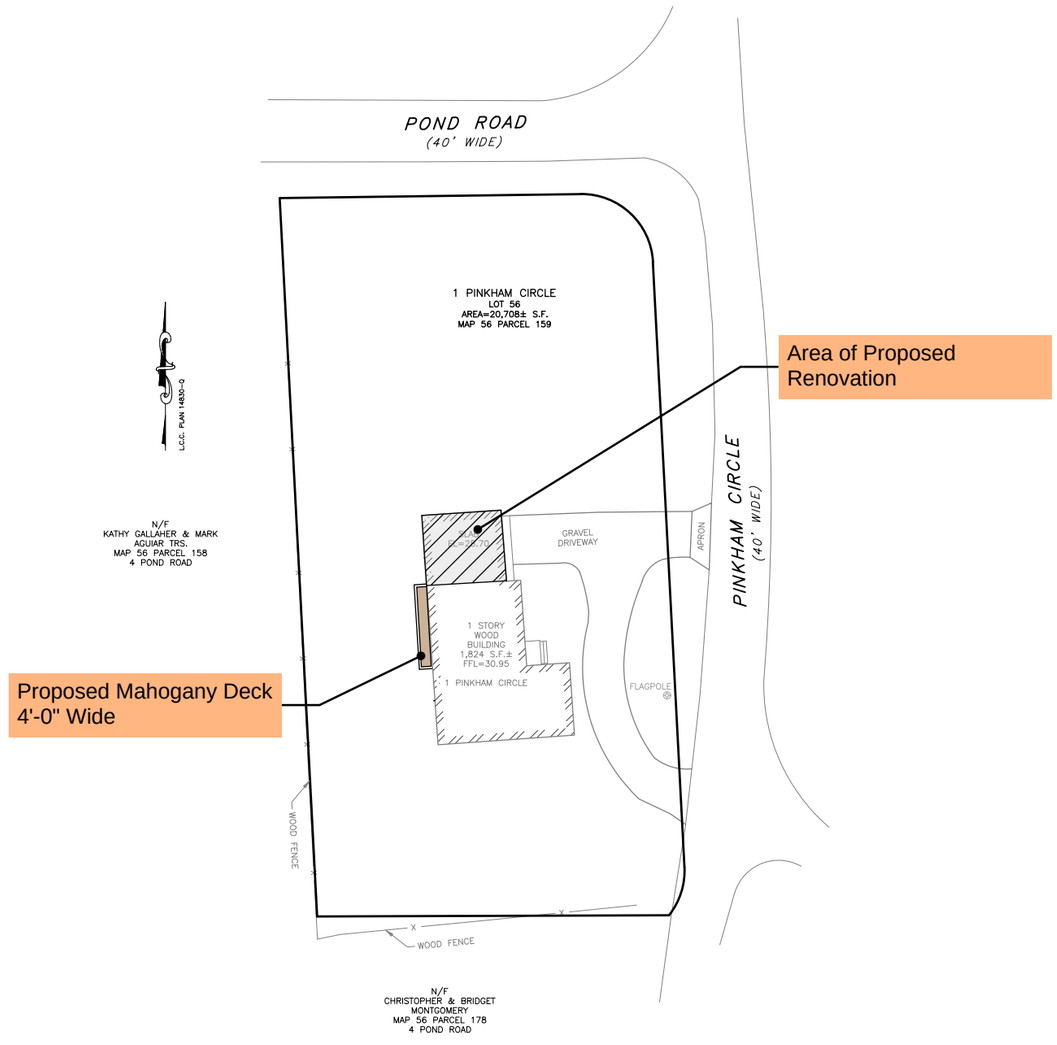
HARBOR WATERSHED ZONE 'B'

TOWN

TOWN SEWER

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0088 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



20 0 10 20 40

SCALE: 1 INCH = 20 FEET

H K LAND SURVEYING, INC
17A PARK CIRCLE
NANTUCKET, MA 02554
T: 508-332-0214

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: SEPTEMBER 20, 2024

DRAWN BY:	DESIGN BY:	CHECK BY:
HK/DCM	HK/DCM	DCM

PROJECT NO. 24076

ISSUED FOR: PERMITTING

COMMONWEALTH OF MASSACHUSETTS DANIEL C. MULLOY CWL No. 41757 REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

1 PINKHAM CIRCLE
ASSESSOR'S MAP 56, PARCEL 159
NANTUCKET, MASSACHUSETTS

PREPARED FOR SEA HERO LLC

DRAWING TITLE: SITE PLAN

SCALE: 1"=20'

SHEET NO. 1 OF 1



EXISTING EAST (Pinkham) ELEVATION



EXISTING NORTH ELEVATION

gbda

Proposed Renovations
1 Pinkham Circle
Nantucket, MA

Date: 10/30/24

Rev.:

Drw by: GAB

Scale: As Noted

ph.1



EXISTING SOUTH ELEVATION

NOTE: No Modifications



EXISTING WEST ELEVATION

NOTE: Previous Owners removed the decks. Proposal includes replacing decks with a 4'-0" wide deck extending between the 2 existing rear doors.
Mild grade changes to achieve maximum 3 risers to grade < 30" above finished grade.

gbda

Proposed Renovations
1 Pinkham Circle
Nantucket, MA

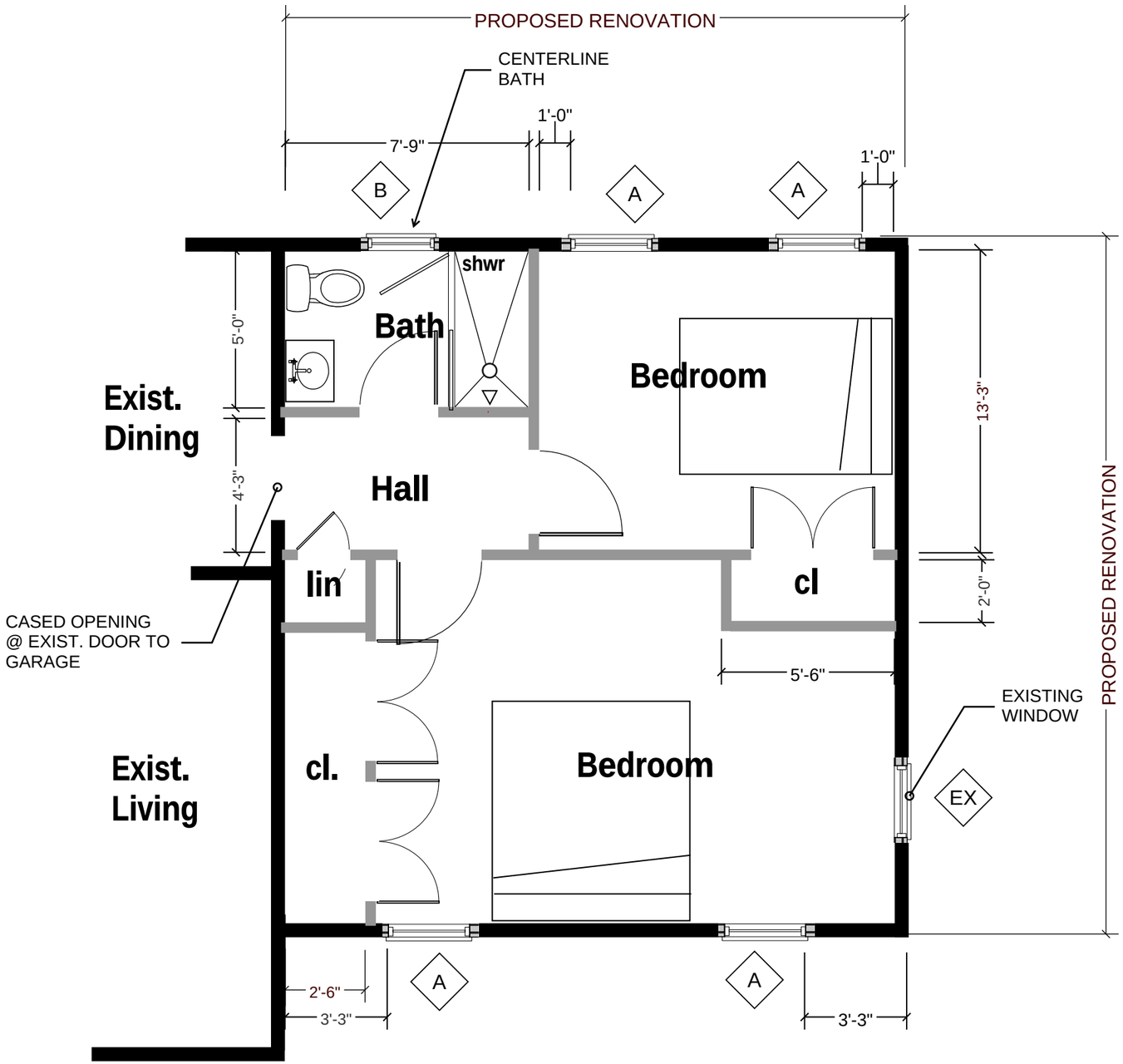
Date: 10/30/24

Rev.:

Drw by: GAB

Scale: As Noted

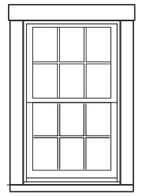
ph.2



PART FIRST FLOOR PLAN - Proposed Renovations

1/4" = 1'=0"

WINDOW/DOOR SCHEDULE



A — Anderson 400 Series, 6/6
Size To Match Existing Windows

B — Anderson 400 Series, 6/6
2'-5 5/8" w x 4'-4 7/8" h

EX — Existing Window

EX — Existing Door

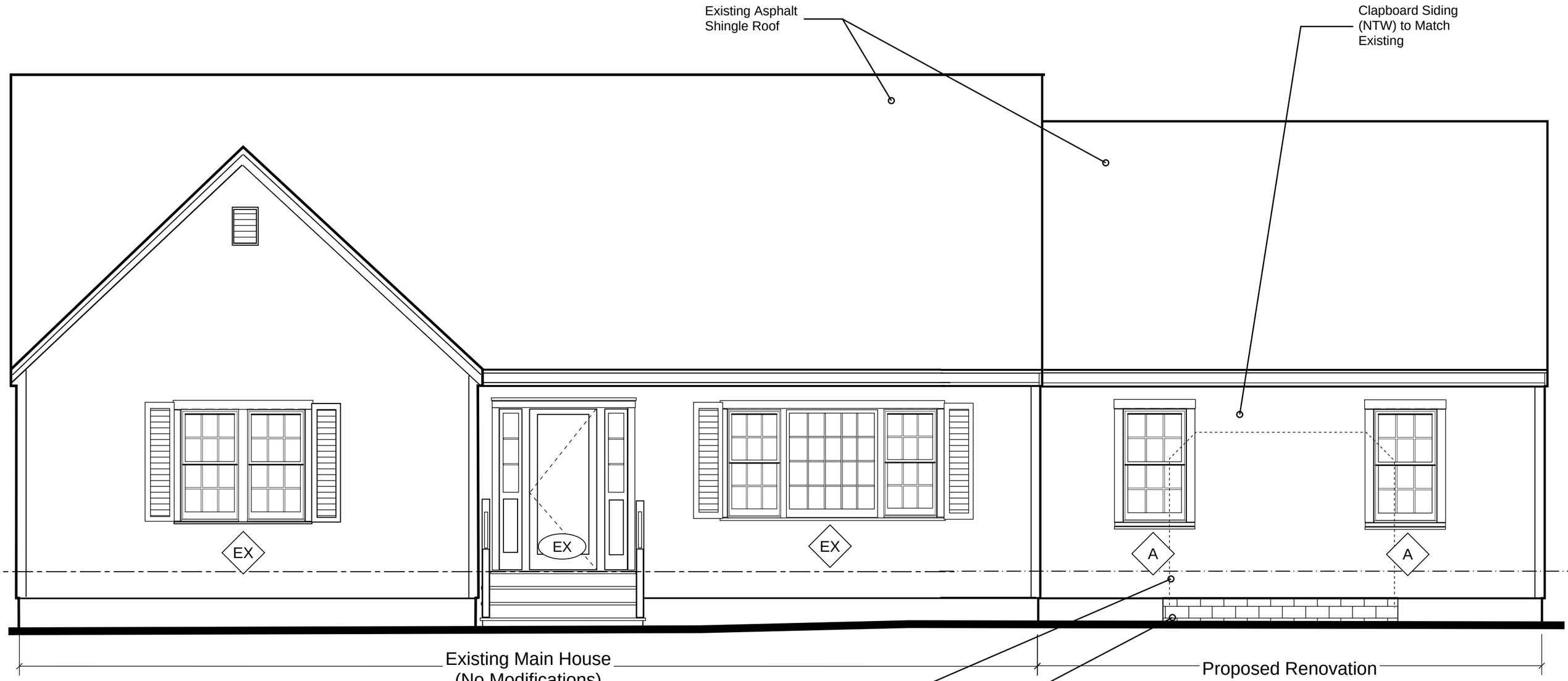
gbda

Proposed Renovations
1 Pinkham Circle
Nantucket, MA

Date:	10/30/24
Rev.:	
Drw by:	GAB
Scale:	As Noted

A-1

gbda



FRONT ELEVATION - East

1/4" = 1'=0"

ALL NEW TRIM AND FINISH DETAILS TO MATCH EXISTING HOUSE.

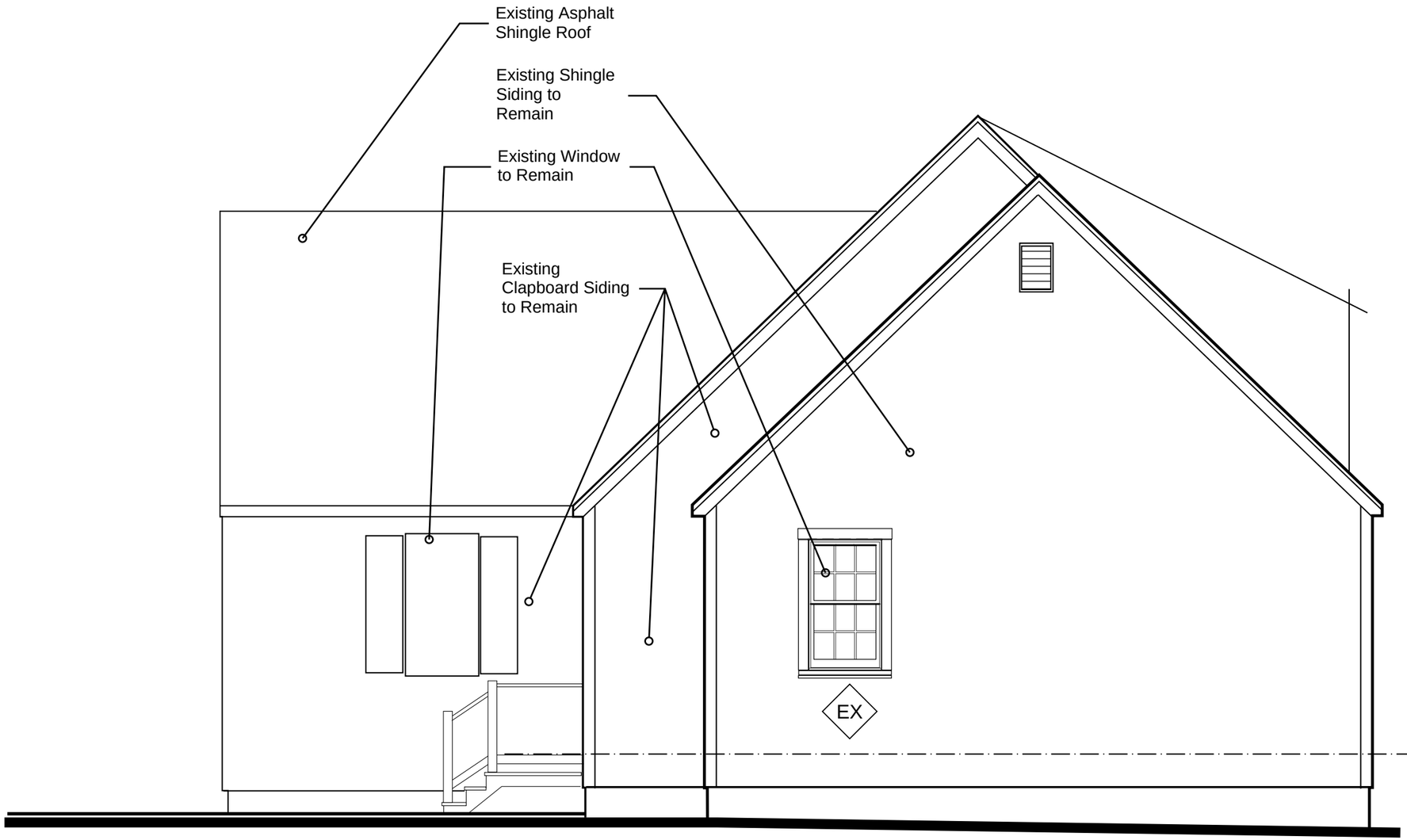
Date: 10/30/24

Rev.:

Scale: AS NOTED

Proposed Renovations
1 Pinkham Circle
Nantucket, MA

A-2



A

SIDE ELEVATION - Facing North (No Changes)

1/4" = 1'=0"

ALL NEW TRIM AND FINISH DETAILS TO MATCH EXISTING HOUSE.

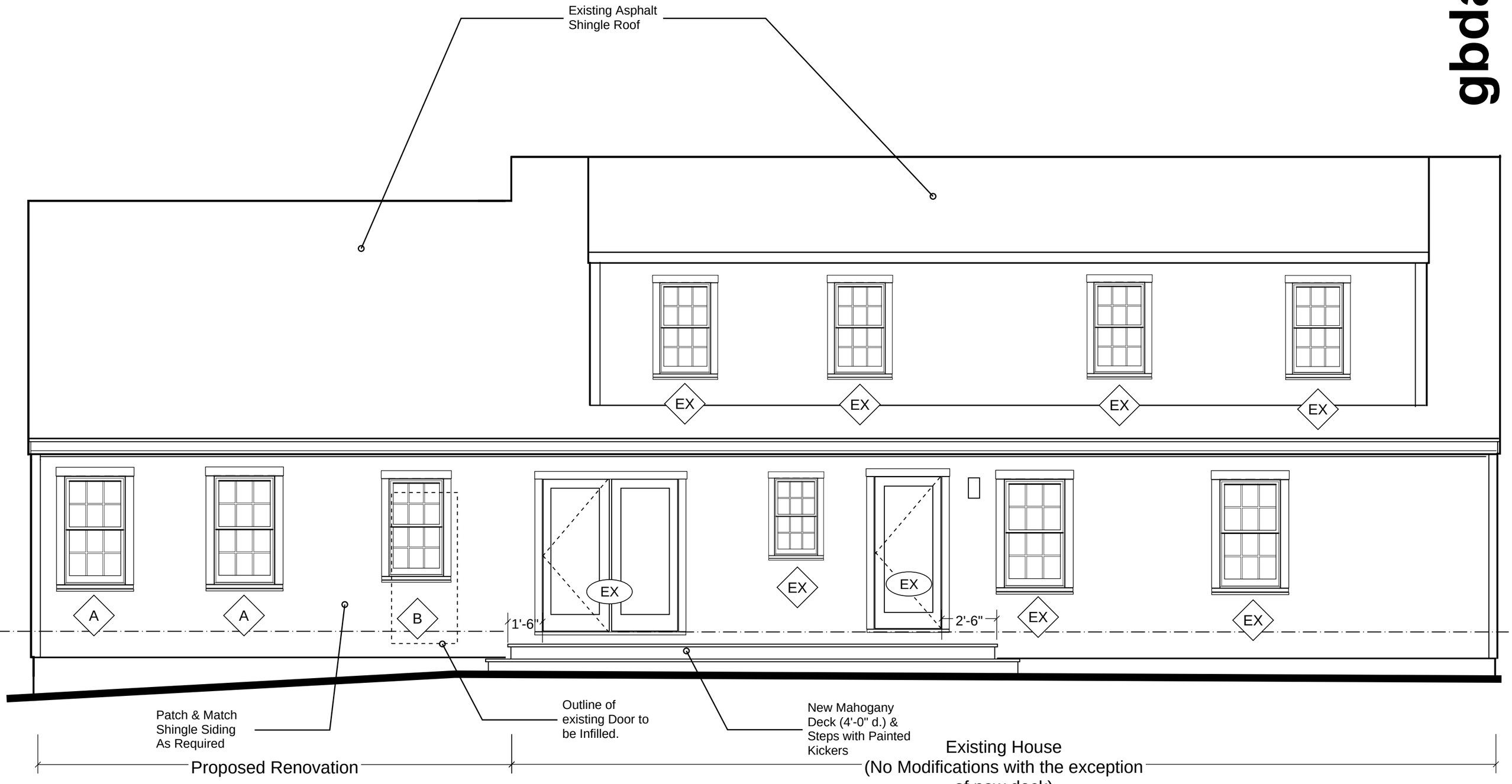
gbda

Proposed Renovations
1 Pinkham Circle
Nantucket, MA

Date:	09/15/24
Rev.:	
Drw by:	GAB
Scale:	As Noted

A-3

gbda



REAR ELEVATION - West

1/4" = 1'=0"

ALL NEW TRIM AND FINISH DETAILS TO MATCH EXISTING HOUSE.

Date: 10/30/24 **Rev.:** **Scale: AS NOTED**	**Proposed Renovations** **1 Pinkham Circle** **Nantucket, MA**	**A-4**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 176

Street & Number of Proposed Work: 14 ELLENS WAY

Owner of record: JEFFREY + COLLEEN DORAN

Mailing Address: 39 Hunter Ridge Rd
Needham MA 02492

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 Goldfinch Dr.
Nantucket MA 02554

Contact Phone #: 332-0455 E-mail: Sannebsea@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 CABANA

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2014

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New 20' x 12' open cabana

Is there an HDC survey form for 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 CEDAR Clapboard (if applicable) _____ Roof CEDAR

Trim Quaker Gray 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 11-4-24 Signature of owner of record _____ Signed under penalties of perjury

14 ELLENSWAY CABANA

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

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(initial to indicate read and understand)

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9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Sanne Payne

AS AGENT FOR JEFFREY + COLLEEN DORAN

STREET ADDRESS 14 ELLERS WAY

MAP/PARCEL 81/176

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.4.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 11.4.24 Date



1 NEW SITE PLAN
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

SITE PLAN

PREPARED FOR
JEFFREY AND COLLEEN DORAN
39 HUNTER RIDGE RD
NEEDHAM, ma 02492
ASSESSOR MAP # 81
TAX PARCEL # 176

ZONING REQUIREMENTS	
ZONE:	UG 3
MINIMUM FRONTAGE	20'-0"
MINIMUM LOT SIZE:	10,000 S.F.
CURRENT FRONTAGE:	75'-3 13/16"
CURRENT LOT SIZE:	11,091 S.F.
FRONT YARD SETBACK	15'-0"
SIDE AND REAR YARD SETBACK:	10'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	20%
ALLOWABLE TOTAL GROUND COVERAGE:	1,340.82 S.F.
CURRENT TOTAL GROUND COVERAGE:	2153 S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	19.41%
PROPOSED TOTAL GROUND COVERAGE:	2153 S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO	19.41%

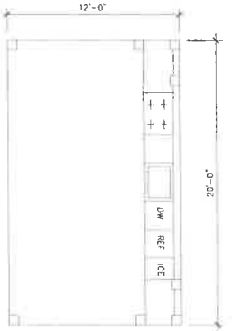
ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
BRAKEN ENGINEERING, INC.
19 OLD SOUTH RD, UNIT B
NANTUCKET, MA 02554

DRAWING LIST

A1.1	SITE PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS



LOCUS



2 NEW CABANA FLOOR PLAN
SCALE: 1/8" = 1'-0"

DORAN RESIDENCE
14 ELLENS WAY
NANTUCKET MA 02554

Date: 11.4.24 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No.: DORAN
Scale: NOTED

SITE/ FLOOR PLAN

A1.1



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"

DORAN RESIDENCE
14 ELLENS WAY
NANTUCKET MA 02554

Date: 11.4.24 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No.: DORAN
Scale: NOTED

ELEVATIONS

A3.1



1 EXISTING NORTH ELEVATION - NO CHANGES
SCALE: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

DORAN RESIDENCE
14 ELLENS WAY
NANTUCKET MA 02554

Date: 11.4.24 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No.: DORAN
Scale: NOTED

ELEVATIONS

A3.2


MIACOMET RD
ELLENS WAY
14 ELLENS WAY
POND VIEW DRIVE
LOCUS
MIACOMET RD
ELLENS WY
POND VIEW DR



NORTH ELEVATION



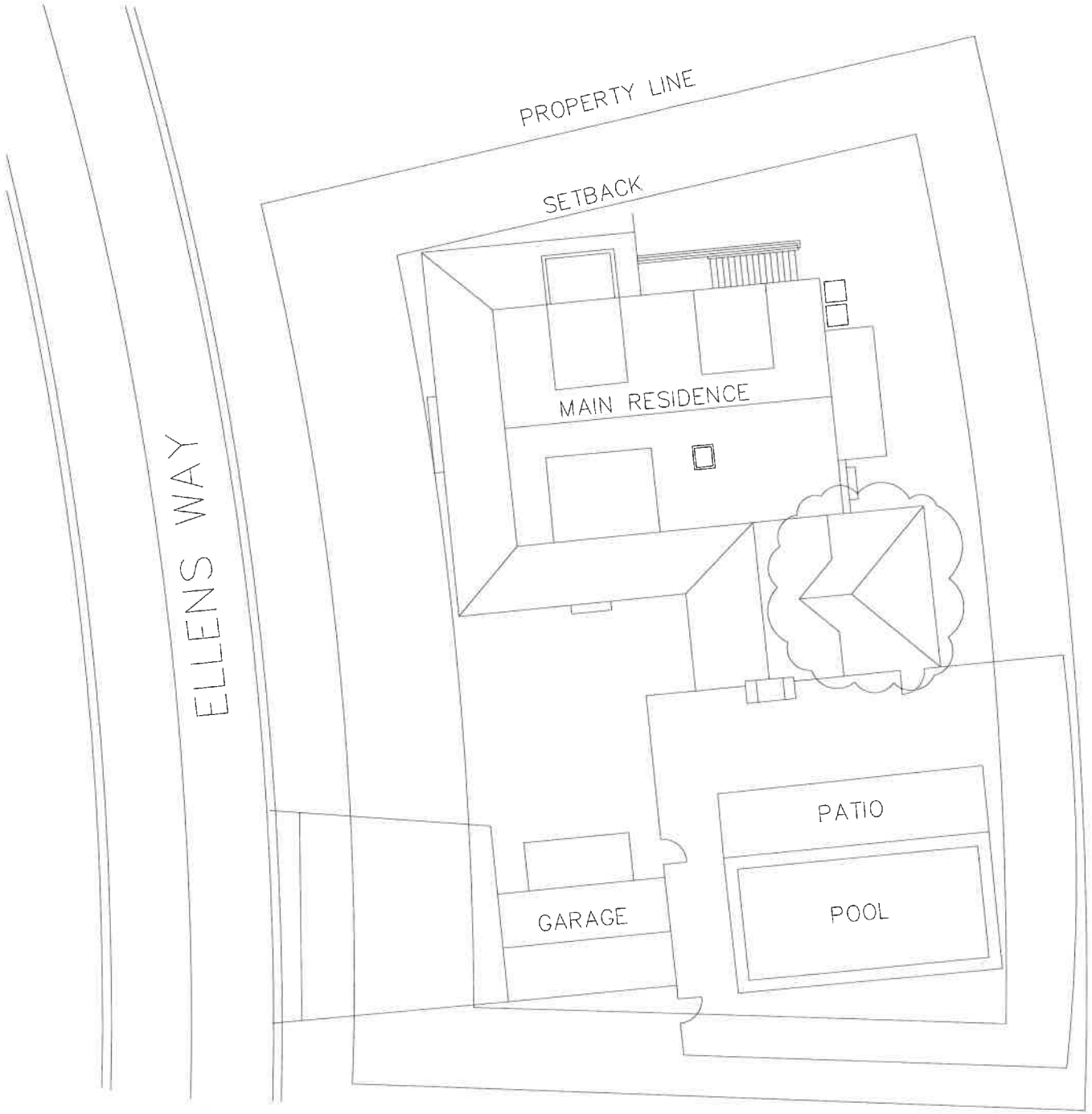
WEST ELEVATION



SOUTH ELEVATION

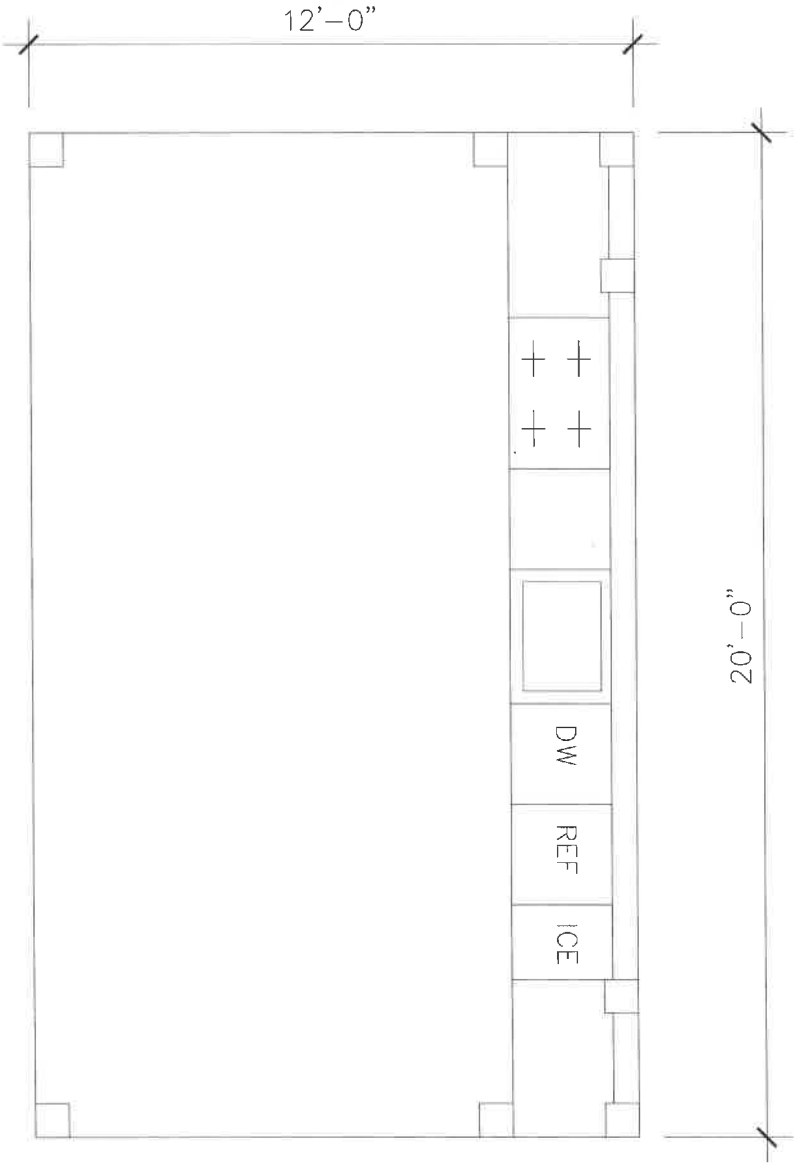


EAST ELEVATION



1 NEW SITE PLAN
SCALE: 1/8" = 1'-0"

LOCUS



2 NEW CABANA FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION – NO CHANGES
SCALE: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 81 PARCEL N°. 176

Street & Number of Proposed Work: 14 ELLENS WAY

Owner of record: JEFFREY + COLLEEN DORAN

Mailing Address: 39 Hunter Ridge Rd

Needham MA 02492

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 GOLDFINCH DR.

Nantucket MA 02554

Contact Phone #: 332-0455 E-mail: Sannebben@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 ADDITION to Garage

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2014

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

raise roof, ADD windows

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Cedar Clapboard (if applicable) _____ Roof Cedar

Trim Quaker Gray Sash Quaker Gray 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 11.4.24 Signature of owner of record _____ Signed under penalties of perjury

14 Ellis Way Garage

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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.

____ 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.

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 Sanne Payne

AS AGENT FOR JEFFREY + COLLEEN DORAN

STREET ADDRESS 14 ELLEN'S WAY

MAP/PARCEL 81/176

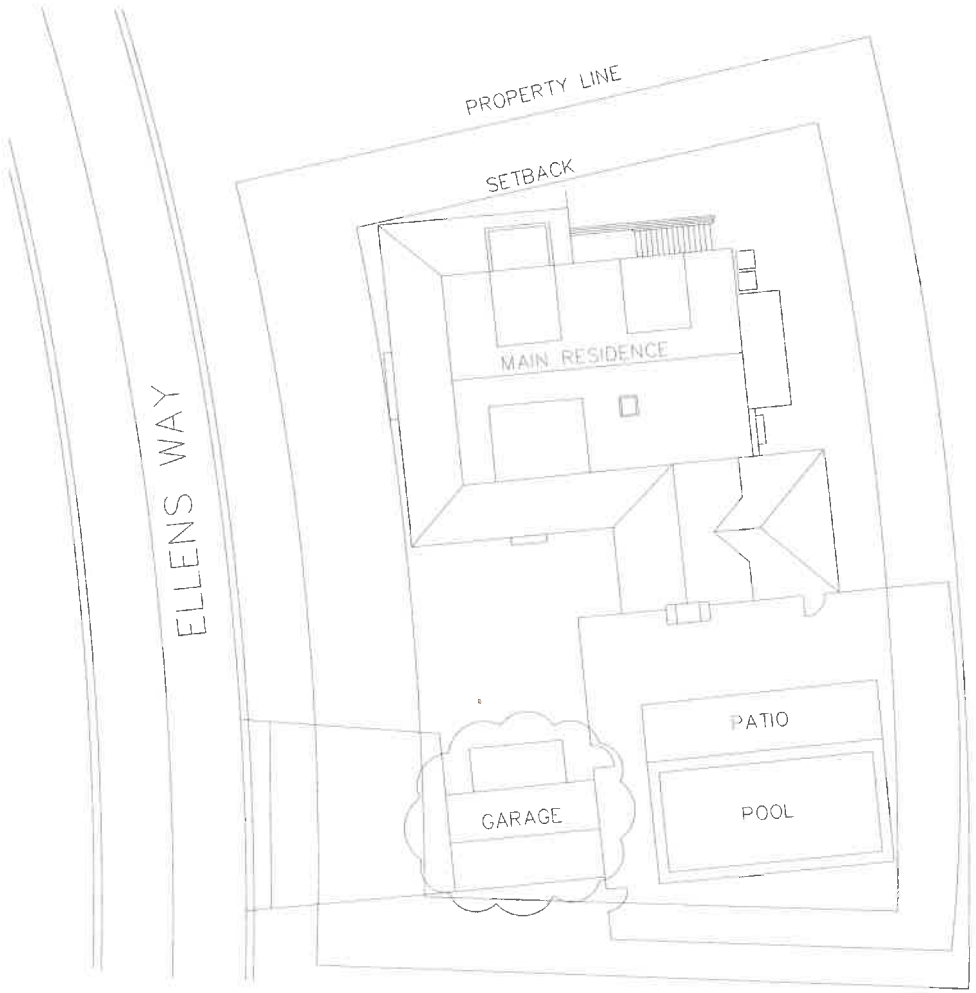
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.4.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Sanne Payne Date 11.4.24



1 NEW SITE PLAN
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

SITE PLAN

PREPARED FOR:
JEFFREY AND COLLEEN DORAN
39 HUNTER RIDGE RD
NEEDHAM, ma 02492
ASSESSOR MAP # 61
TAX PARCEL # 176

ZONING REQUIREMENTS

ZONE:	LUG 3
MINIMUM FRONTAGE:	20'-0"
MINIMUM LOT SIZE:	10,000 S.F.
CURRENT FRONTAGE	75'-3 13/16"
CURRENT LOT SIZE:	11,[illegible] S.F
FRONT YARD SETBACK:	15'-0"
SIDE AND REAR YARD SETBACK:	10'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO.	20%
ALLOWABLE TOTAL GROUND COVERAGE	1340.82 S.F
CURRENT TOTAL GROUND COVERAGE:	2153 S.F.
CURRENT TOTAL GROUND COVERAGE RATIO.	19.41%
PROPOSED TOTAL GROUND COVERAGE	2153 S.F
PROPOSED TOTAL GROUND COVERAGE RATIO	19.41%

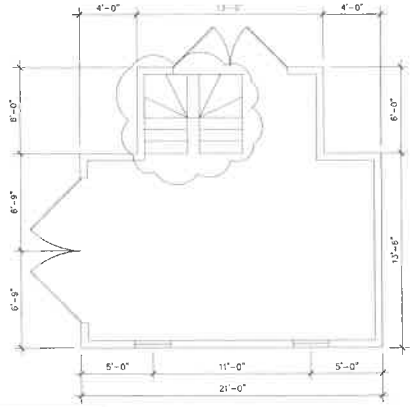
ALL SITE PLAN INFORMATION WAS TAKEN FROM A [illegible] PLAN DRAWN BY:
BRAKEN ENGINEERING, INC.
19 OLD SOUTH RD, UNIT B
NANTUCKET, MA 02554

DRAWING LIST

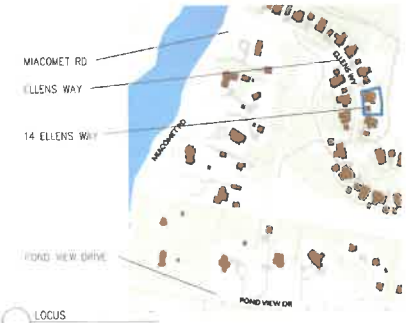
A1.1	SITE PLAN
A3.1	ELEVATIONS

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	ANDERSON		2'-6" x 4'-0"



2 GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"



LOCUS

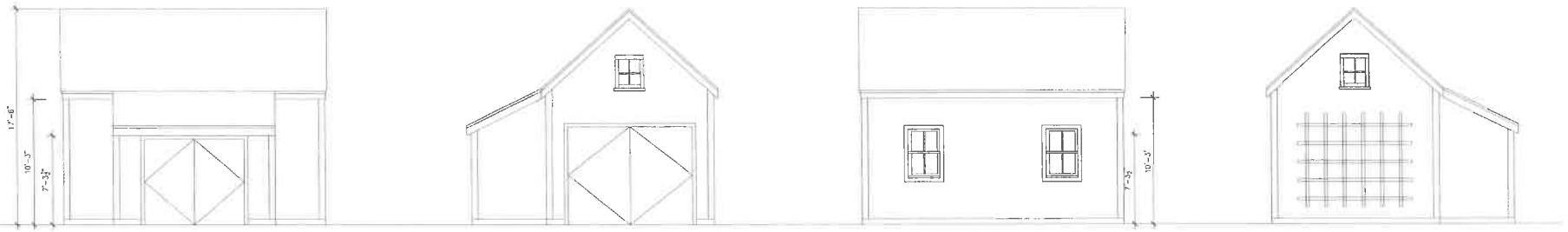
DORAN RESIDENCE
14 ELLENS WAY
NANTUCKET MA 02554

Date: 11.4.24 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No: RYAN
Scale: NOTED

SITE / FLOOR PLAN

A1.1

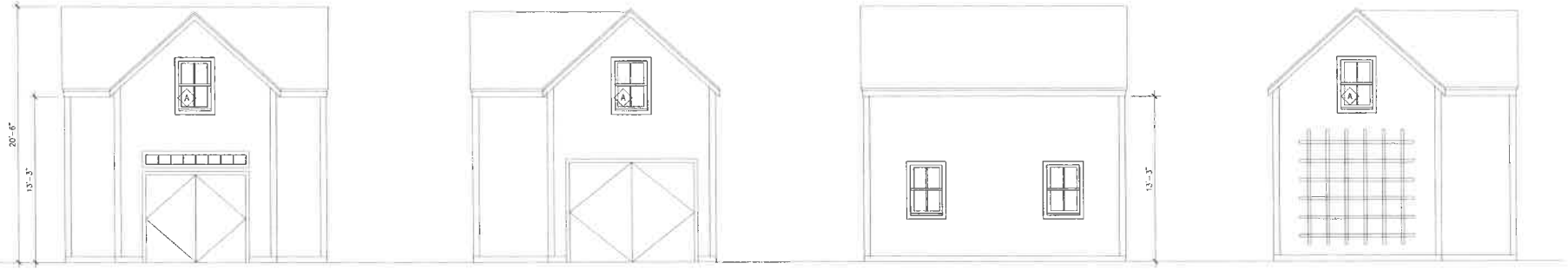


1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"

6 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

7 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

8 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 ELLENS WAY



4 ELLENS WAY



6 ELLENS WAY



10 ELLENS WAY



11 ELLENS WAY



17 ELLENS WAY



19 ELLENS WAY



20 ELLENS WAY



21 ELLENS WAY



22 ELLENS WAY



23 ELLENS WAY



25 ELLENS WAY

DORAN RESIDENCE
14 ELLENS WAY
NANTUCKET MA 02554

Date: 11.4.24 HDC SUBMITTAL
Revisions:

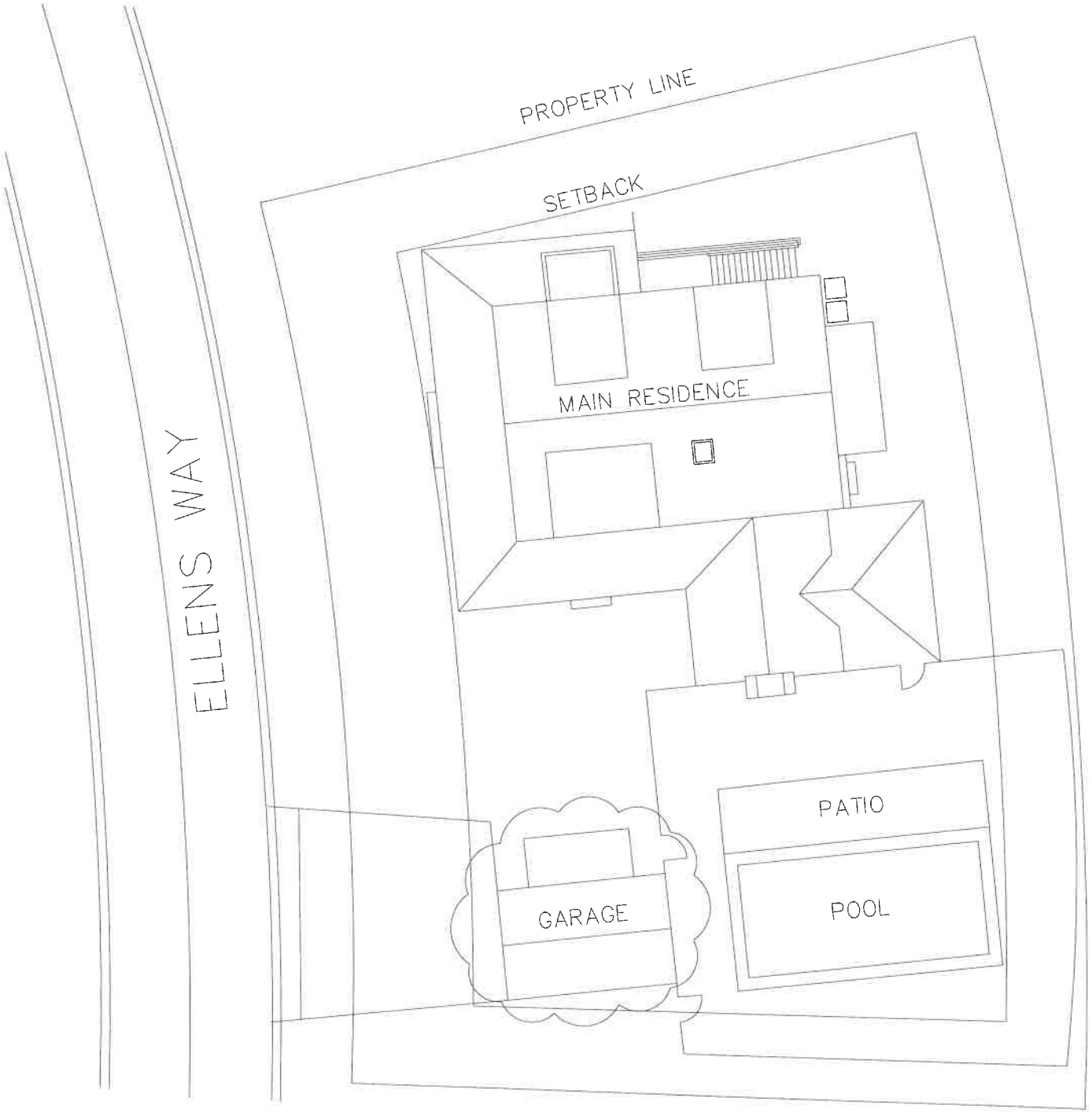
Drawn By: SP
Project No: 2024
Scale: NOTED

ELEVATIONS

A3.1


MIACOMET RD
ELLENS WAY
14 ELLENS WAY
POND VIEW DRIVE
LOCUS
MIACOMET RD
ELLENS WY
POND VIEW DR

WINDOW SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-0"



1 NEW SITE PLAN
SCALE: 1/8" = 1'-0"



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



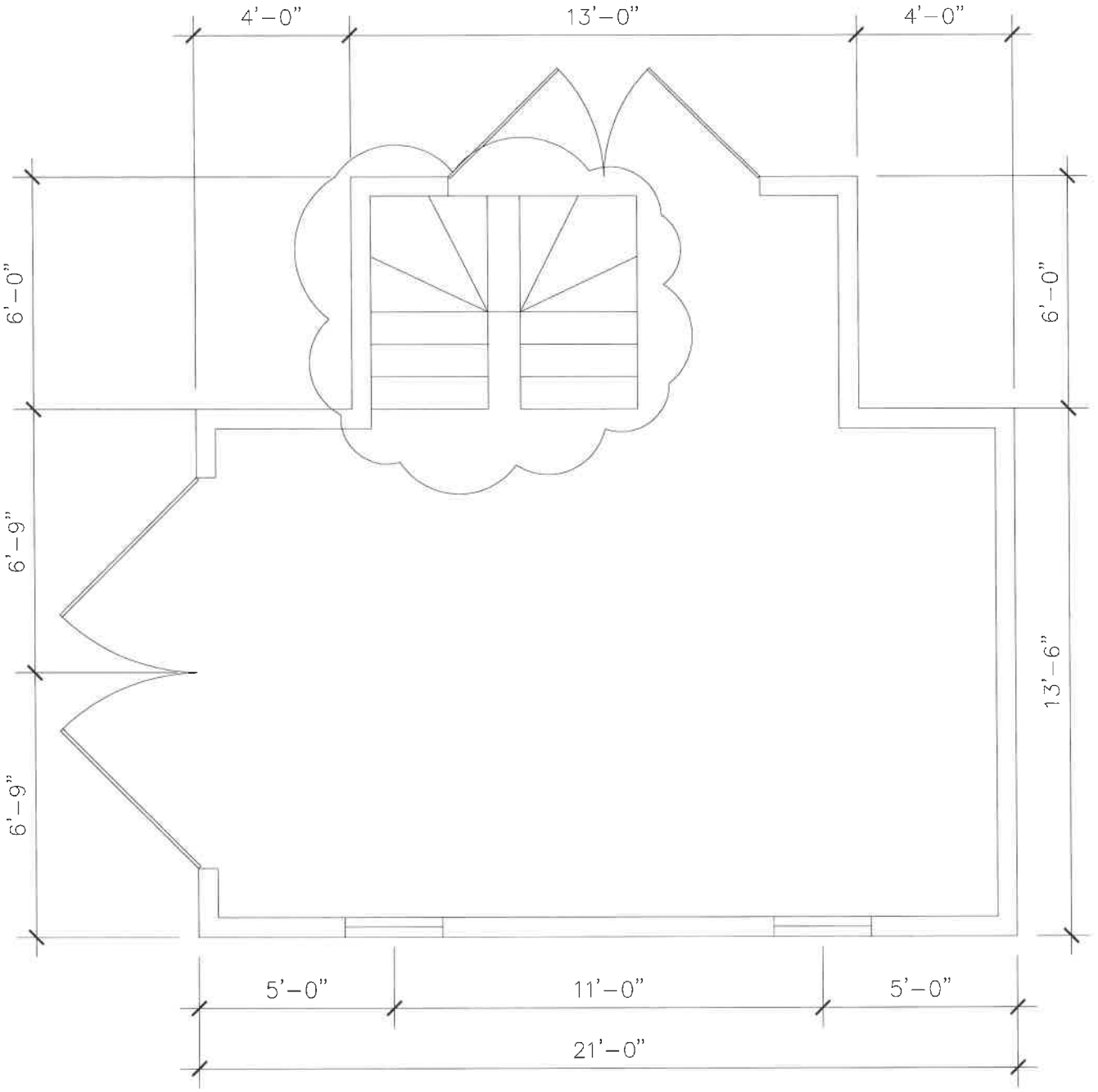
EAST ELEVATION



TION

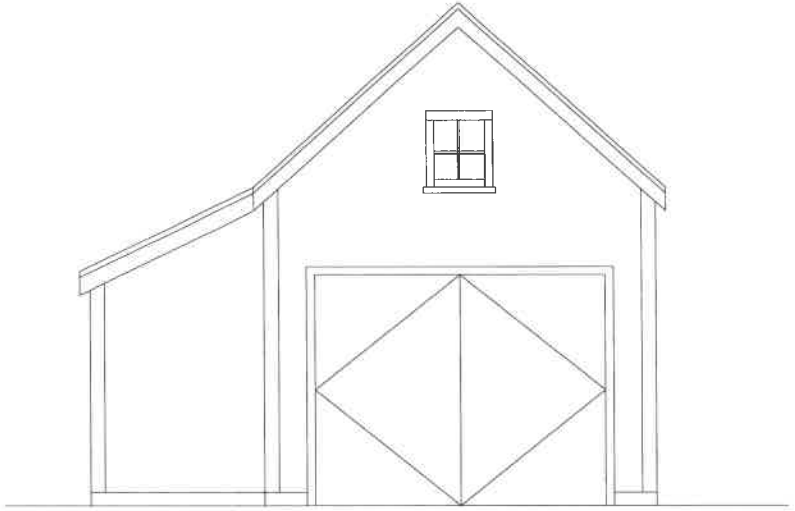


ON

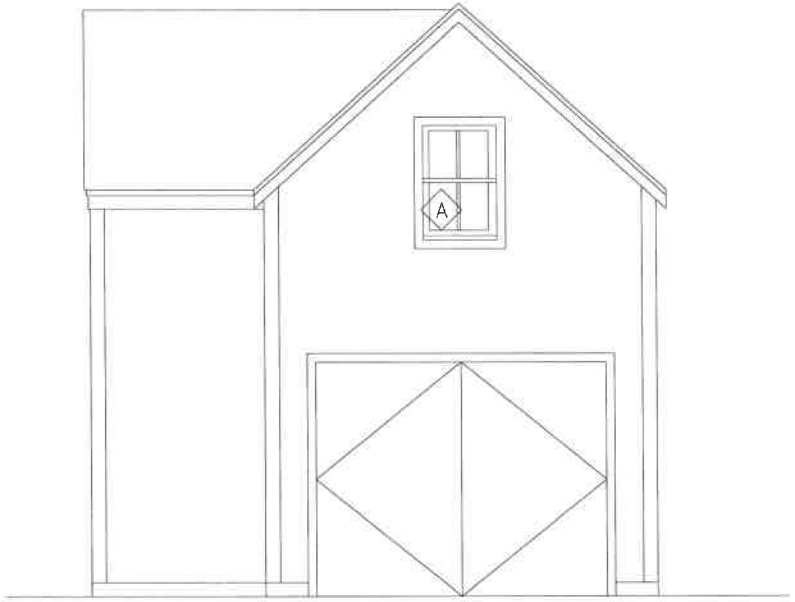


2 GARAGE FLOOR PLAN

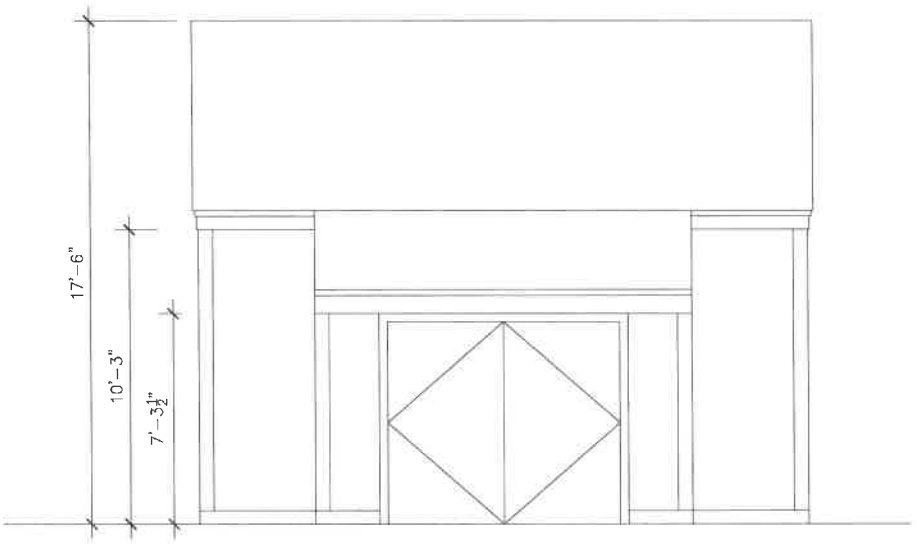
SCALE: 1/8" = 1'–0"



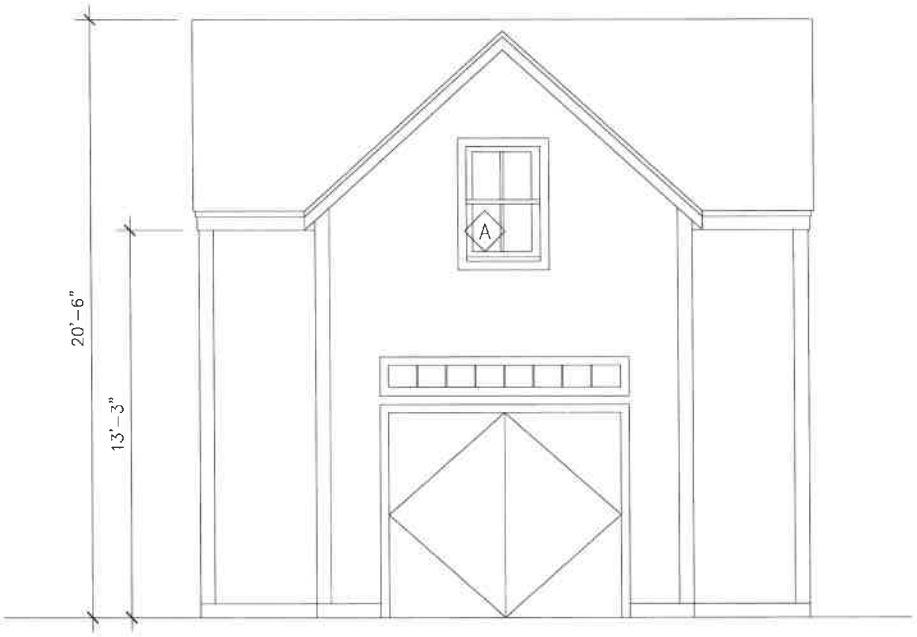
2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



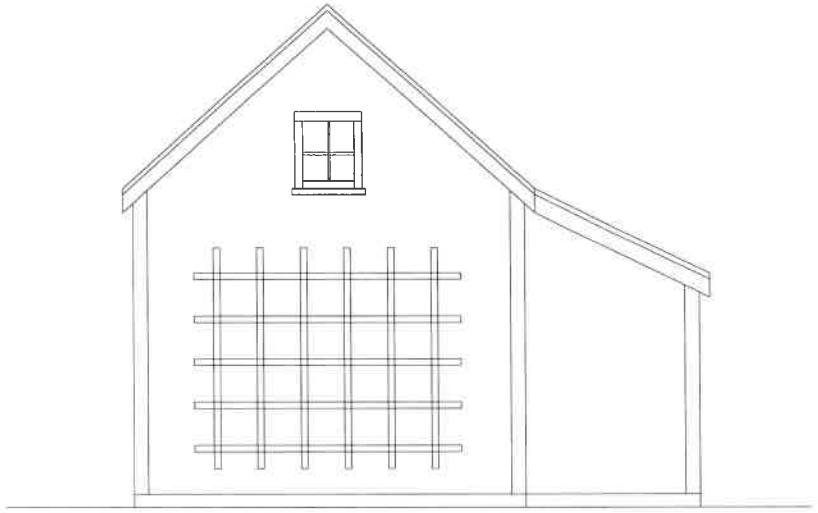
6 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



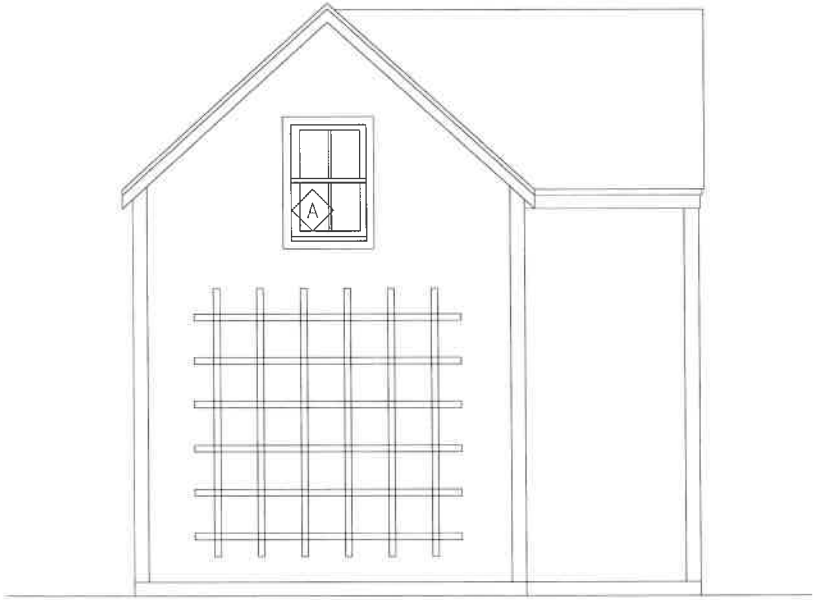
1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



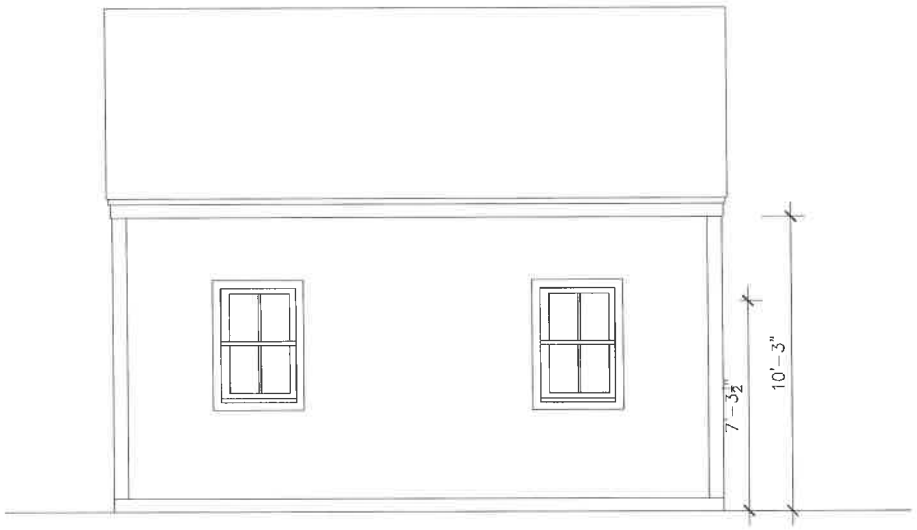
5 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



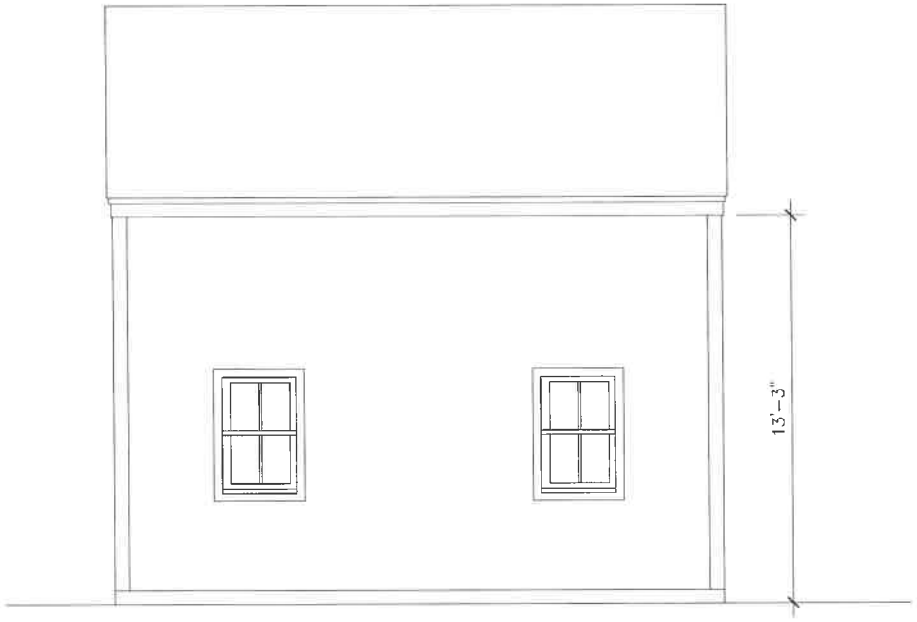
4 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



8 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



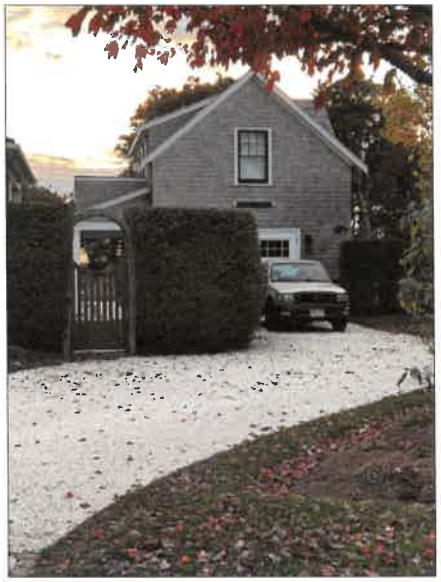
7 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 ELLENS WAY



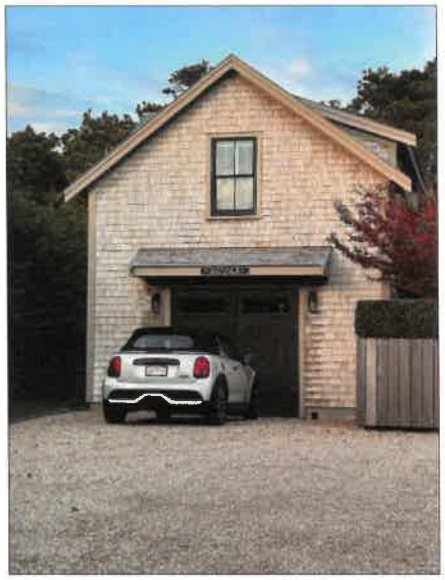
4 ELLENS WAY



19 ELLENS WAY



20 ELLENS WAY



6 ELLENS WAY



10 ELLENS WAY



21 ELLENS WAY



22 ELLENS WAY



11 ELLENS WAY



17 ELLENS WAY



23 ELLENS WAY



25 ELLENS WAY

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 37

Street & Number of Proposed Work: 3 Westerwick

Owner of record: PATRICK + CAROLYN DEPALMA

Mailing Address: 25 HARRISON AVE
NEW CANAAN CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 GOODRICH DRIVE
Nantucket MA 02554

Contact Phone #: 332-0155 E-mail: Sanneibsen@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 CABANA

Size of Structure or Addition: Length: 22' Sq. Footage 1st floor: 352 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2022

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

new 22'x16' open cabana w/ unconditioned changing room

Is there an HDC survey form for 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 2 panel to match (E) front door of house.
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall CEDAR Clapboard (if applicable) _____ Roof CEDAR
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 11-4-24 Signature of owner of record _____ Signed under penalties of perjury

3 Westerwick
Cabana

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

___ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

___ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

___ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

___ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

___ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Sanne Payne

AS AGENT FOR Patrick + Carolyn DePalma

STREET ADDRESS 3 Westerwick

MAP/PARCEL 73/37

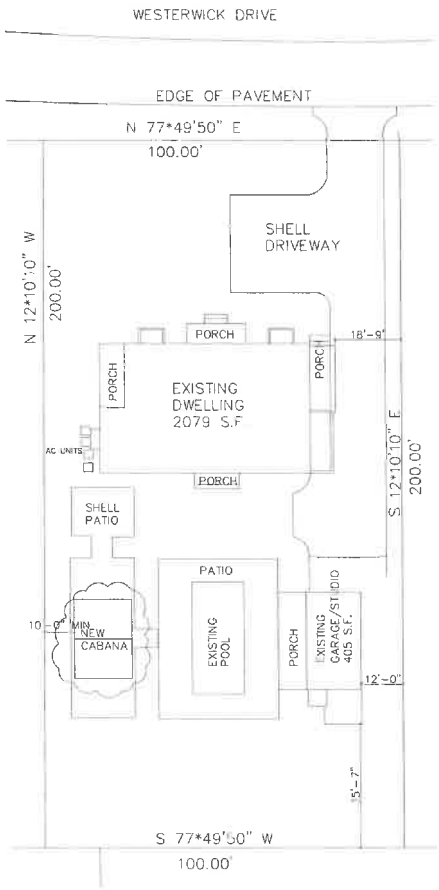
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.4.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

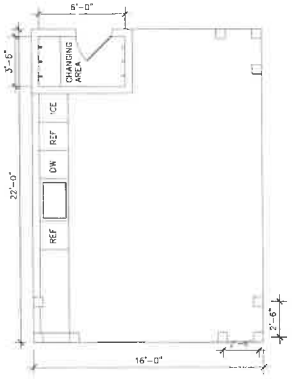
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

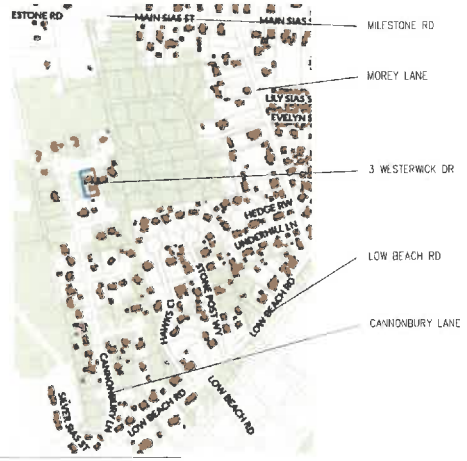
Signature 11.4.24 Date



1 NEW SITE PLAN
SCALE: 1/16" = 1'-0"



2 NEW CABANA PLAN
SCALE: 1/16" = 1'-0"



3 LOCUS



SHELL PATIO



OVERALL BACKYARD

SITE PLAN

PREPARED FOR:
PATRICK AND CAROLYN DEPALMA
25 HARRISON AVE
NEW CANAAN CT, 06840
ASSESSOR MAP # 73
TAX PARCEL # 37

ZONING REQUIREMENTS

ZONE:	LUG 2
MINIMUM FRONTAGE:	75'-0"
MINIMUM LOT SIZE:	20,000 S.F.
CURRENT FRONTAGE	100'-0"
CURRENT LOT SIZE:	20,000 S.F.
FRONT YARD SETBACK:	30'-0"
SIDE AND REAR YARD SETBACK:	10'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	12.5%
ALLOWABLE TOTAL GROUND COVERAGE	2500 S.F.
CURRENT TOTAL GROUND COVERAGE	2484 S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	12.48%
PROPOSED TOTAL GROUND COVERAGE:	2484 S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO	12.48%

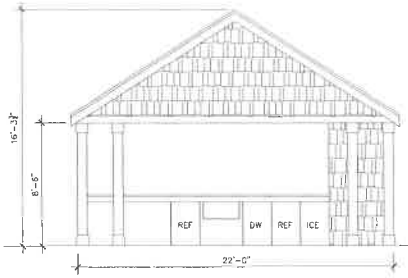
ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
BRACKEN ENGINEERING, INC
19 OLD SOUTH RD, UNIT B
NANTUCKET, MA 02554

DRAWING LIST

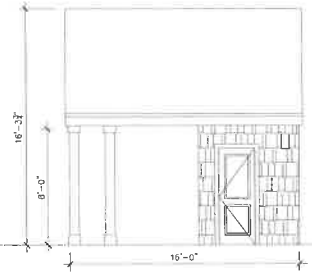
A1.1	SITE PLAN

DOOR SCHEDULE

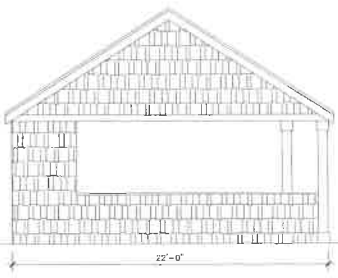
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	2 PANEL	CUSTOM	---	2'-6" x 6'-8"



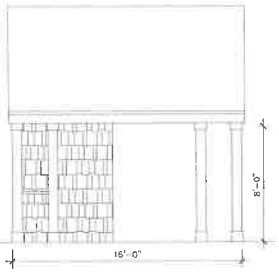
3 NEW WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 NEW SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



5 NEW EAST ELEVATION
SCALE: 1/16" = 1'-0"



6 NEW NORTH ELEVATION
SCALE: 1/16" = 1'-0"

DEPALMA RESIDENCE
3 WESTERWICK DR
SIASCONSET MA 02564

Date: 11.4.24 HDC SUBMITTAL
Revisions:

Drawn By: sp
Project No: DEPALMA
Scale: NOTED

SITE/CABANA

A1.1


ESTONE RD
MAIN SIAS ST
MAIN SIAS
LILY SIAS S
EVELYN
HEDGE RW
UNDERHILL LN
HAWKS CI
STONE POST WAY
LOW BEACH RD
CANNONBURY LN
SILVER SIAS ST
LOW BEACH RD
LOW BEACH RD
MILESTONE RD
MOREY LANE
3 WESTERWICK DR
LOW BEACH RD
CANNONBURY LANE

3 LOCUS

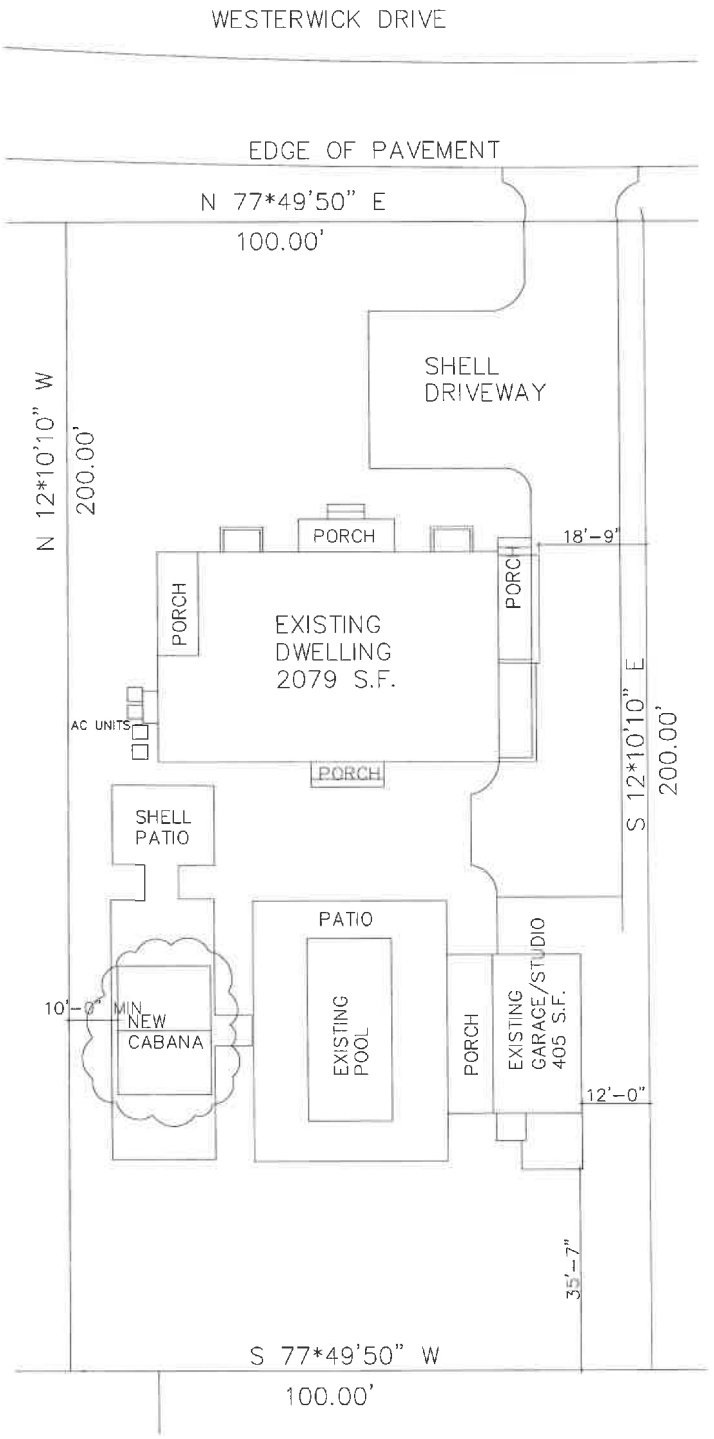


SHELL PATIO



OVERALL BACKYARD

DOOR SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	2 PANEL	CUSTOM	---	2'-6" x 6'-8"



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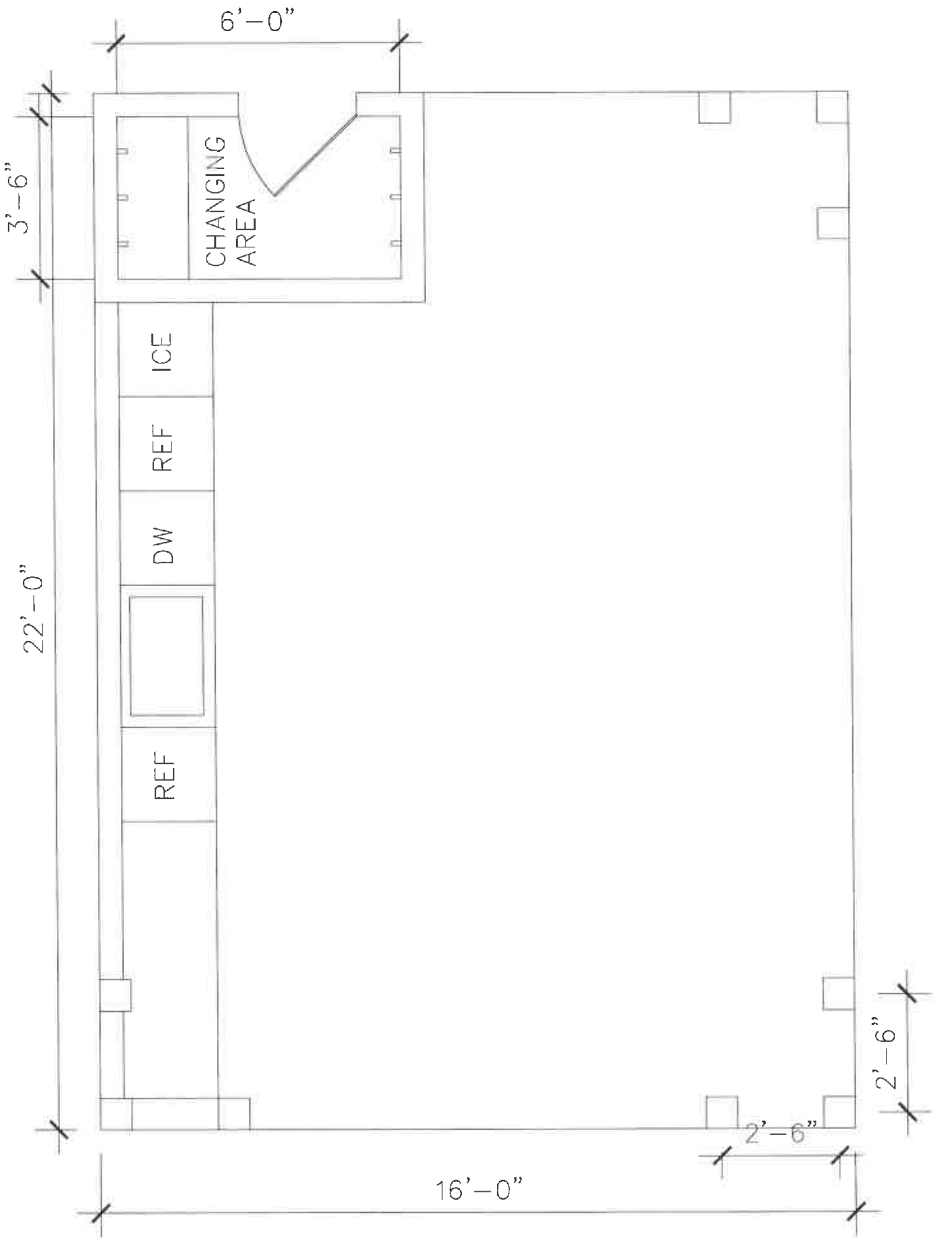

2 NEW CABANA PLAN

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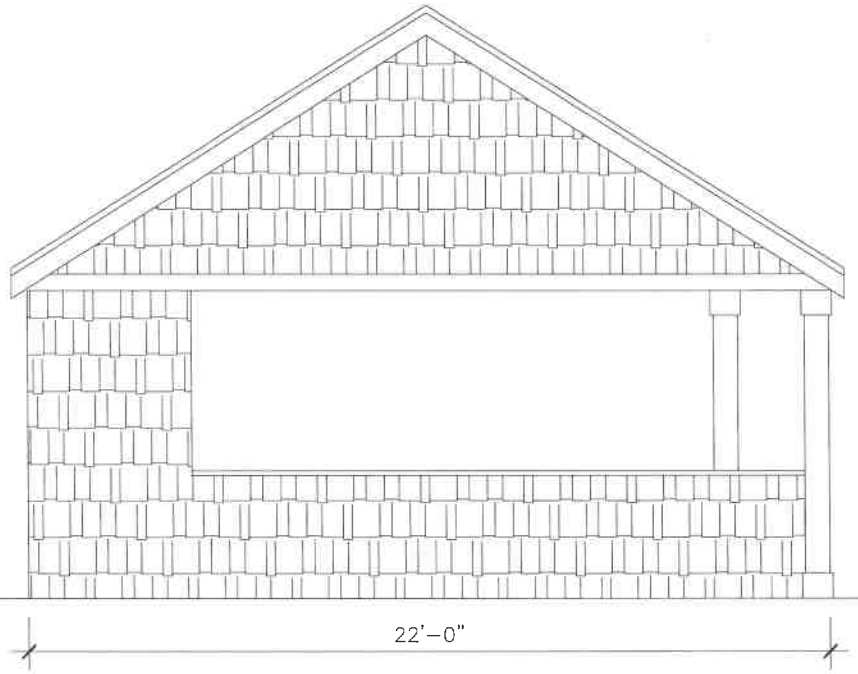

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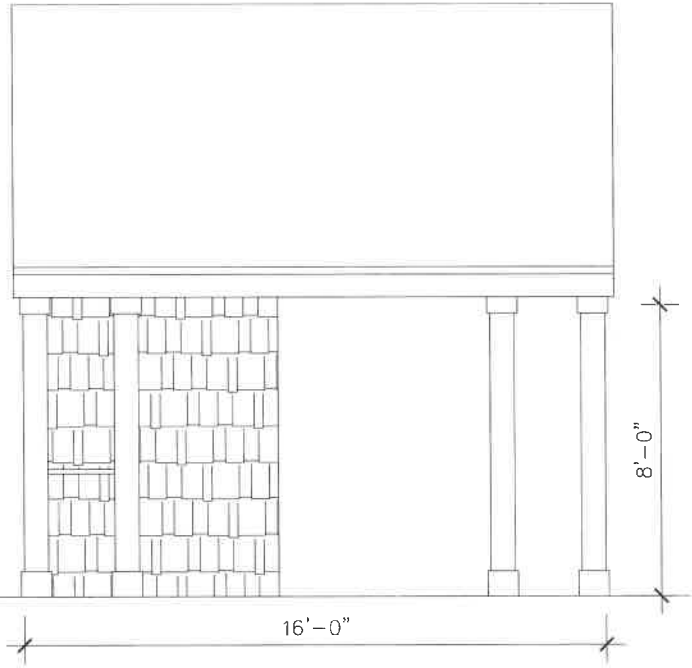
SCALE: 1/16" = 1'-0"



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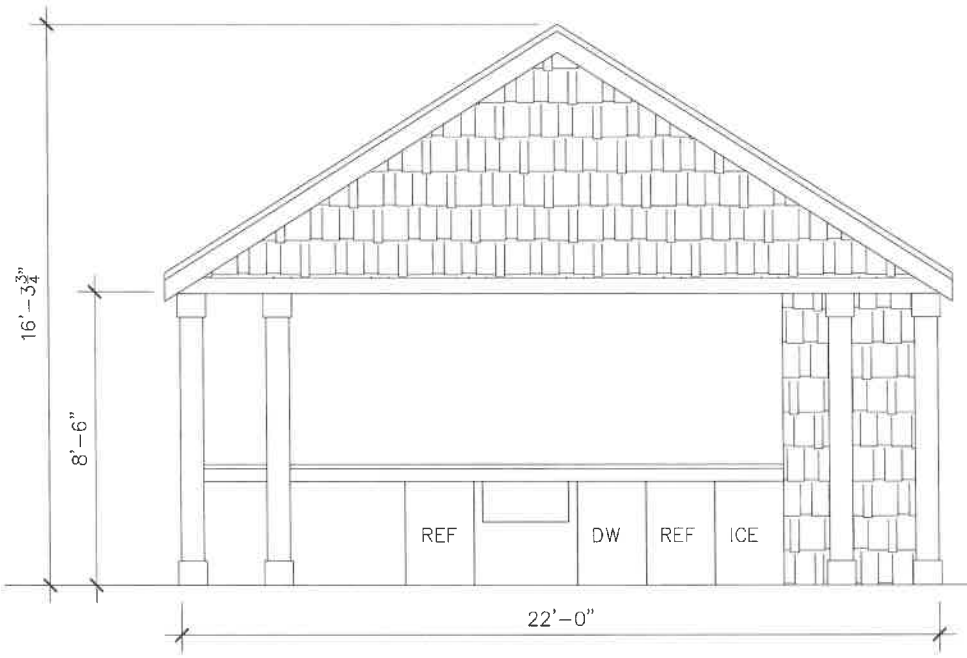

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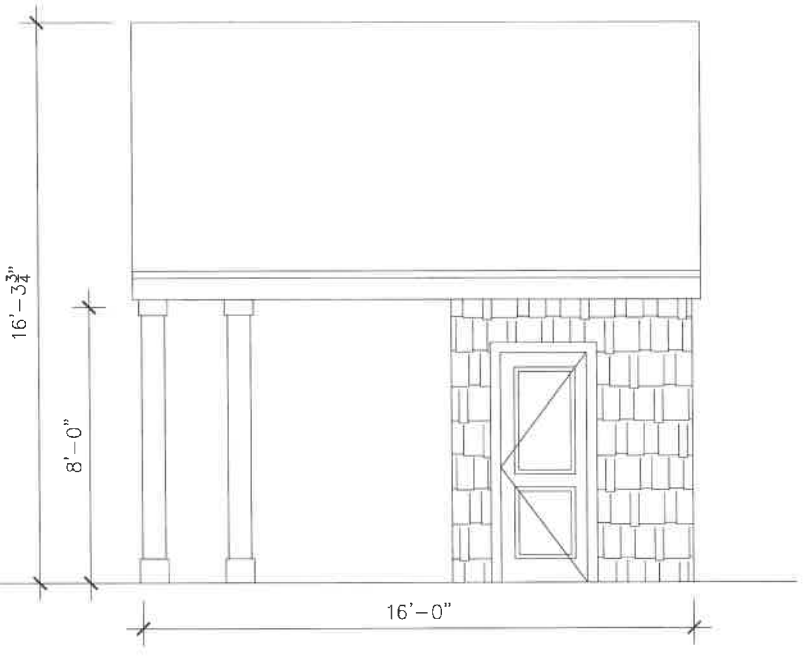
SCALE: 1/16" = 1'-0"



4 NEW SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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.

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✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

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✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 156

Street & Number of Proposed Work: 35 Pleasant ST

Owner of record: Thomas & Lenn Sansone

Mailing Address: 35 Pleasant ST

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

02554

Contact Phone #: 228-7820 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: 420 SF
Width: _____ Sq. footage 2nd floor: 200
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 No Change South No Change East _____ West _____
Height of ridge above final finish grade: North No Change South _____ East _____ West _____

Additional Remarks

Historic Name: Unknown
Original Date: 1923 - 1935
Original Builder: Unknown

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Sing le Story add. then to side + Rear
New Basement & two ors
New Dormers

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-26" ± ☐ Block ☒ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass 3 / 12 Dormer 6 /12 Other _____

Roofing material: ☒ 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 Fixed
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Brosco or Boston Sash

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear French Side French

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

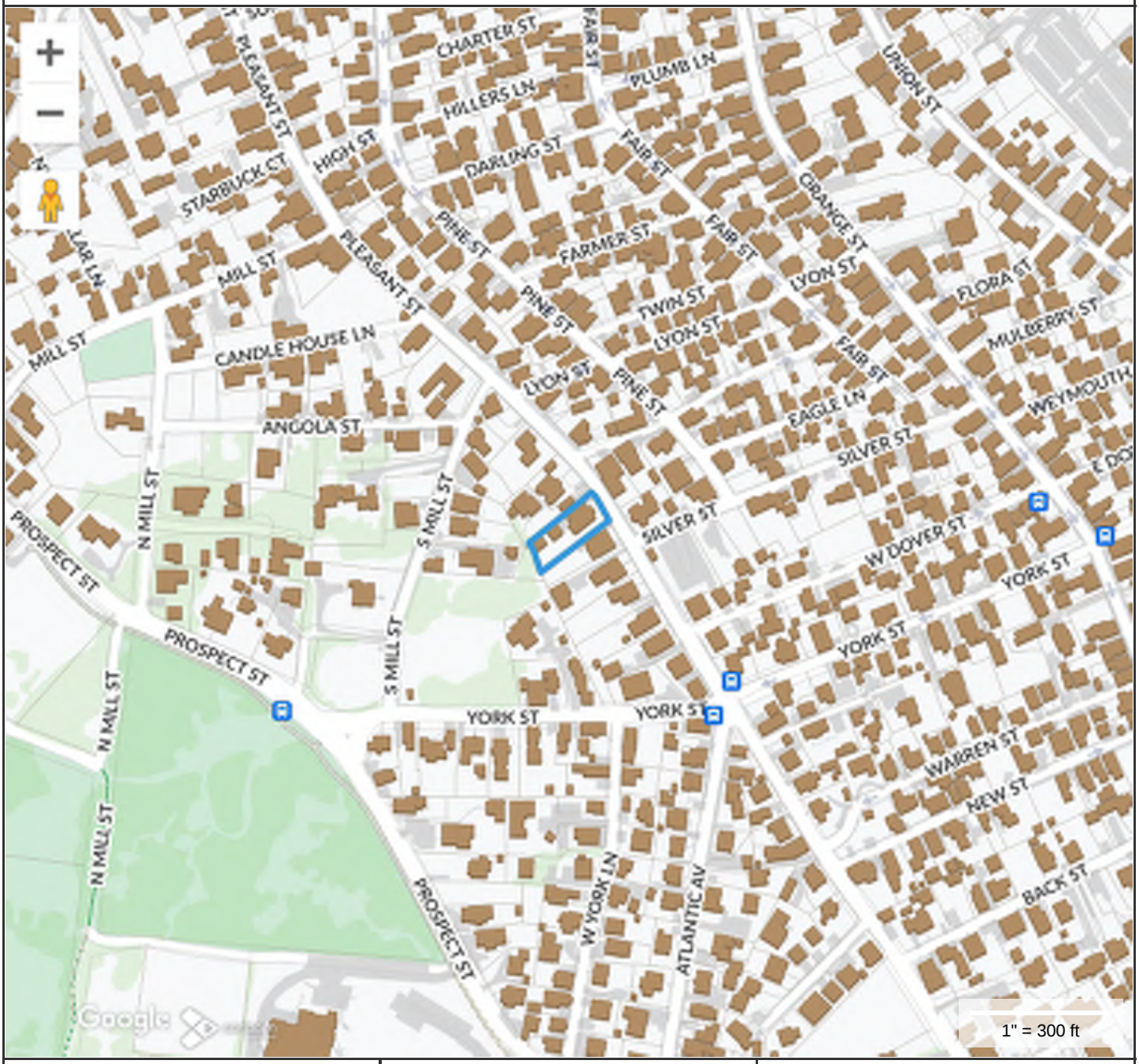
COLORS

Sidewall NTW + White (TM E) Clapboard (if applicable) _____ Roof Gray See Drawings
Trim White CTME Sash White Doors White
Deck NTW Foundation Gray Fence White Shutters _____
Railing

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with ~~the terms and conditions of~~ this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11-4-24 Signature of owner of record _____ Signed under penalties of perjury
Signature of Agent



Property Information

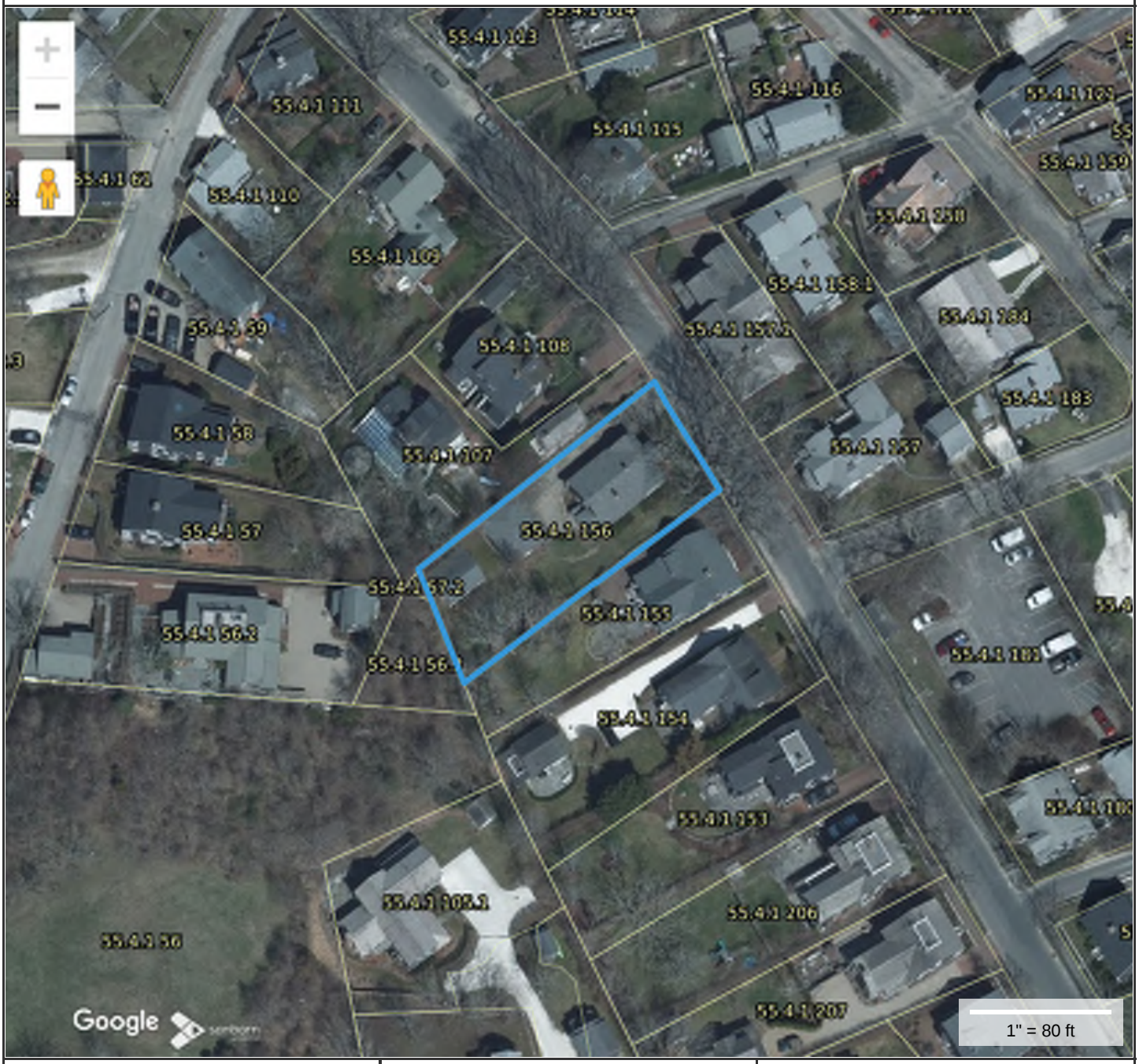
Property ID	11050
Location	35 PLEASANT ST
Owner	BARNES JOSEPH P & ELLEN Q AND

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.



Property Information

Property ID	11050
Location	35 PLEASANT ST
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Geometry updated 10/16/2024
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BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-26-17
MAP/PARCEL#: 55-41-156

Recorded By: AEG Date: 12/13 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 35 Pleasant St 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Peace, Mae F.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES: (check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: _____

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS: (check several if appropriate)
○ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ○ c. fair
○ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ○ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ○ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 27A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ○ c. 20 feet or less ○ b. 10 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking

○ m. scallop shanty n. landscape features: _____ o. other: _____

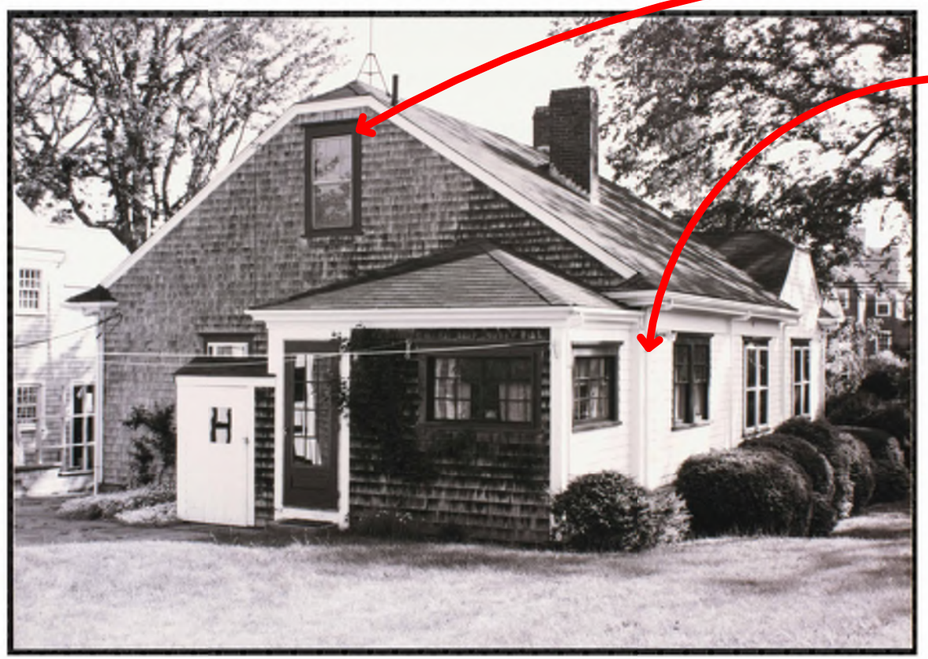
45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

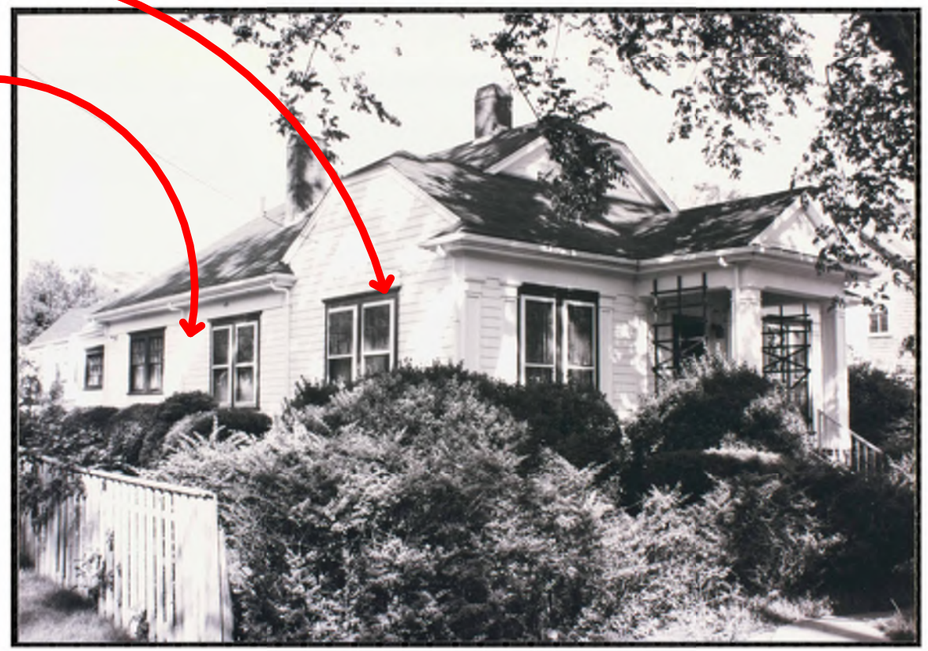




Darker trim color

More painted shingles





1992

Sansone

35 Pleasant Street
Nantucket MA

Site Plan — 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCa

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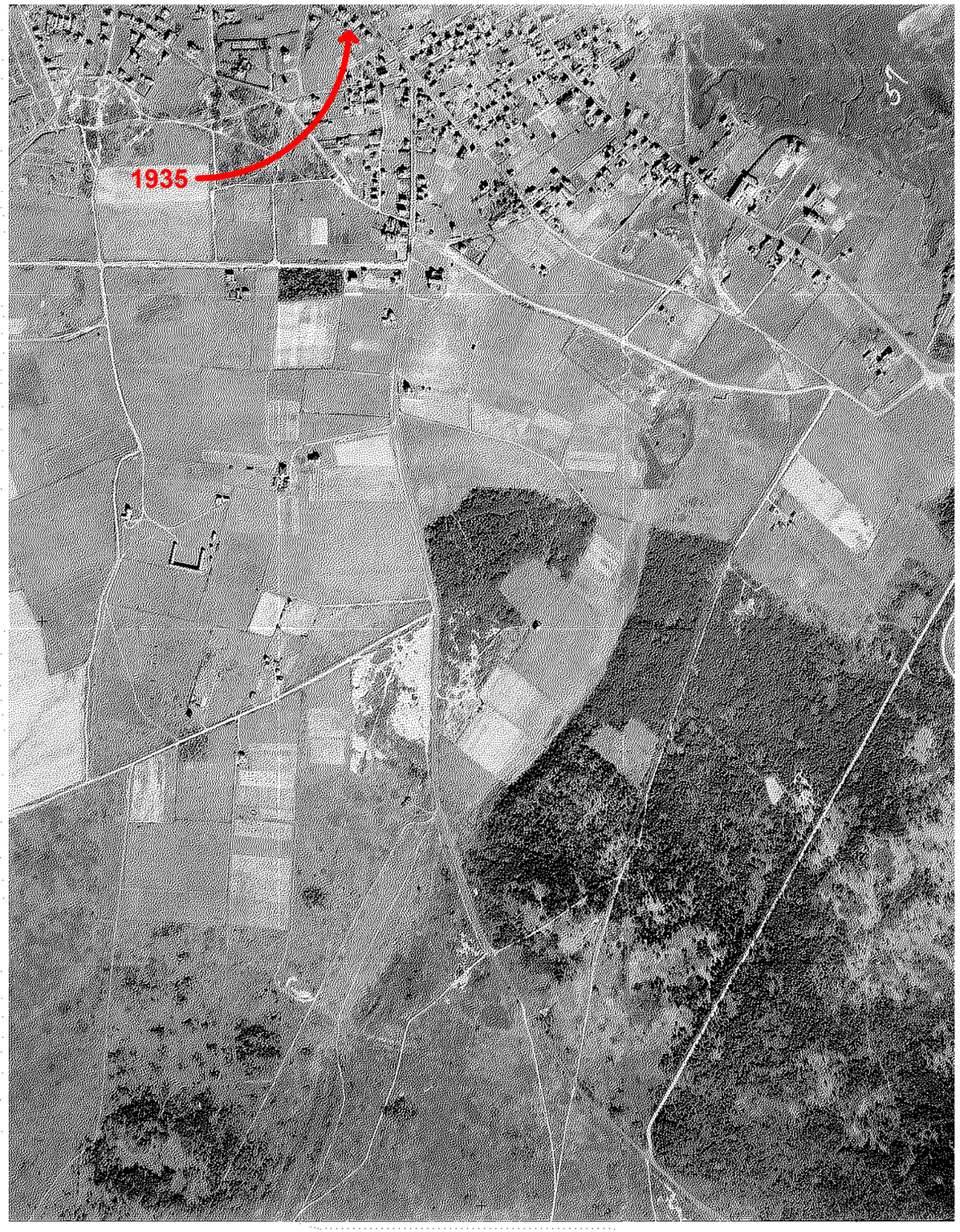



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Nantucket MA

Site Plan

55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCd

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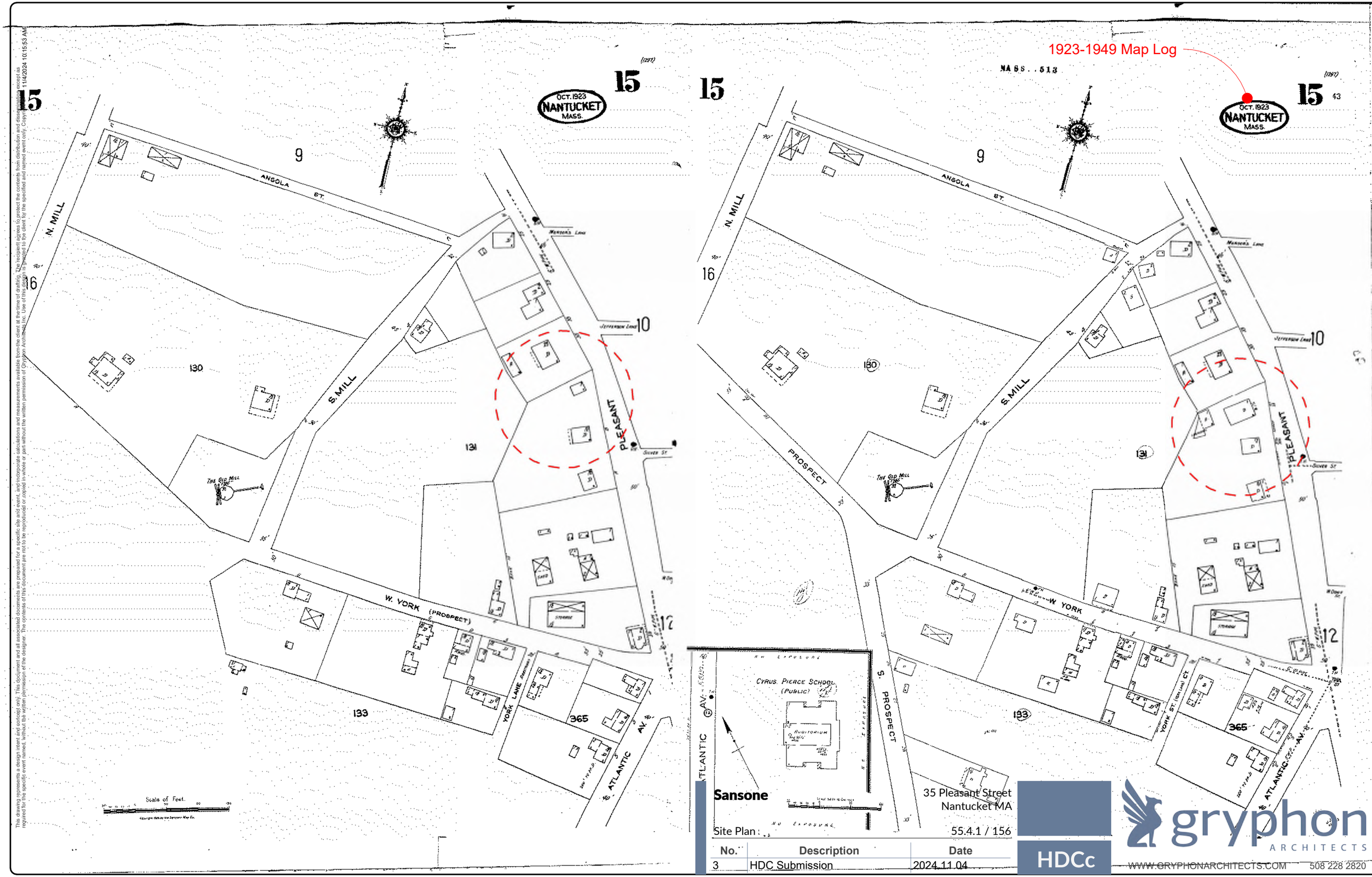

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Nantucket MA

Site Plan : 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCc

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1920's

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCb

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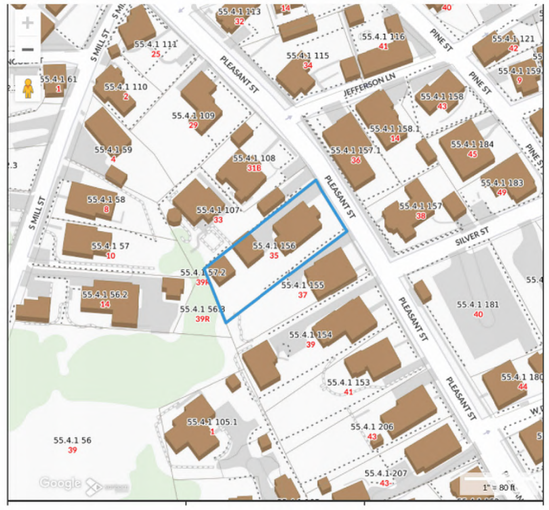
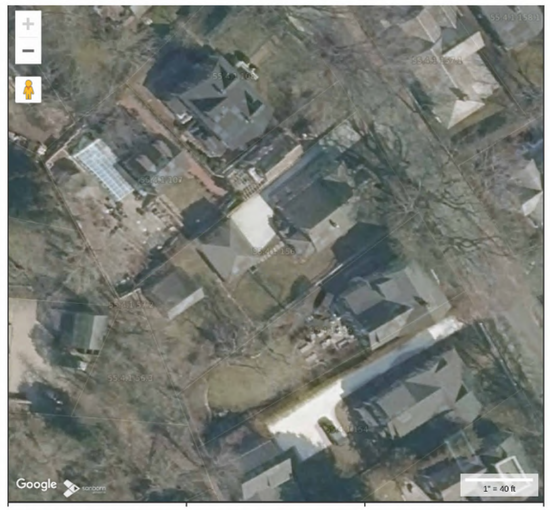
HDC Submission















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Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Phase One

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Site Plan

#	Description	Date
3	HDC Submission	2024.11.04

Site

HDC1.0

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55.4.1 / 156

Structure
Main House



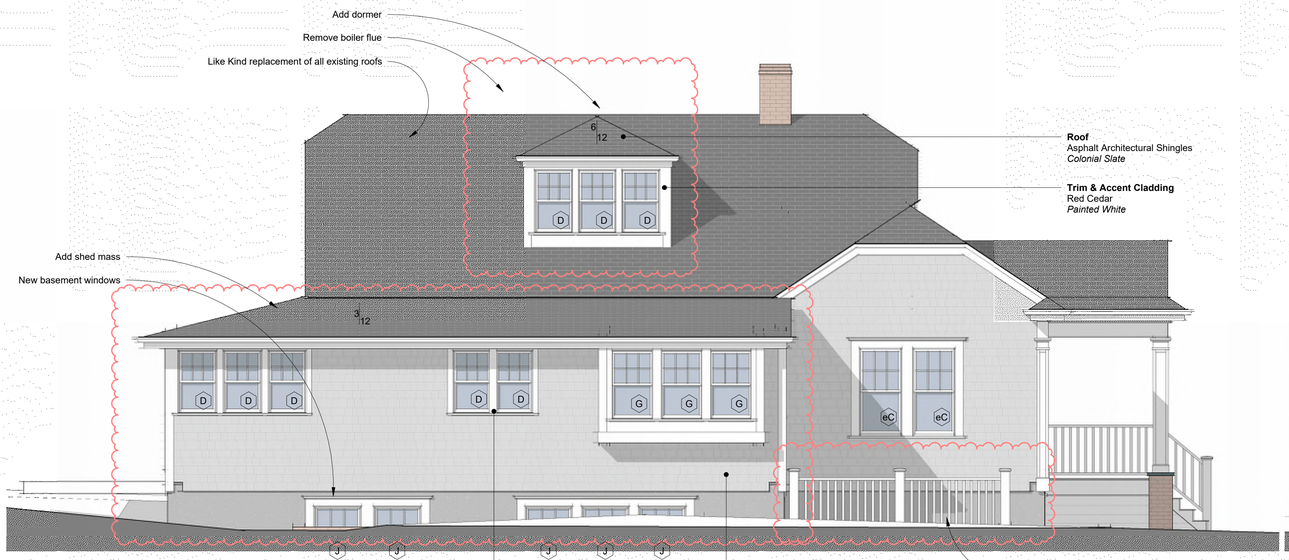
3 **Southeast - Side Yard - Existing**
1/4" = 1'-0"



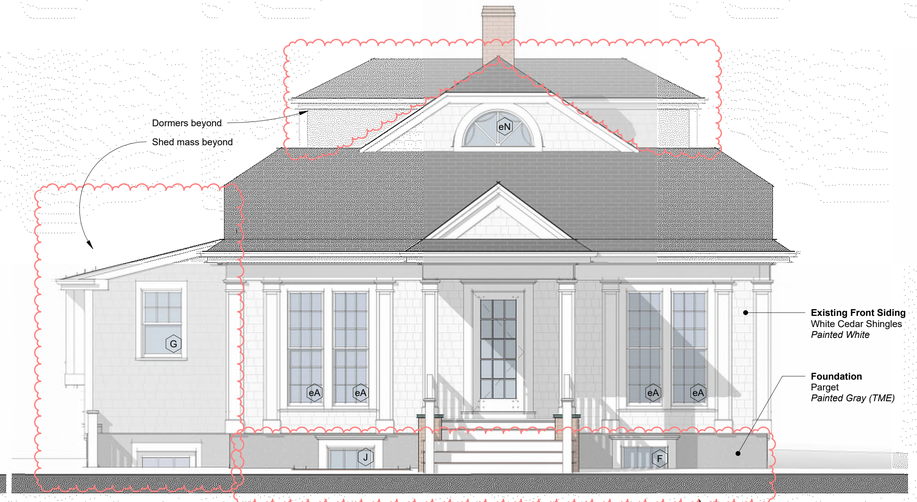
1 **Northeast - Entry - Existing**
1/4" = 1'-0"

Existing

Proposed



4 **Southeast - Side Yard - HDC**
1/4" = 1'-0"



2 **Northeast - Entry - HDC**
1/4" = 1'-0"

Work Areas

#	Description	Date
3	HDC Submission	2024.11.04

Elevations

HDC1.1

HDC Submission

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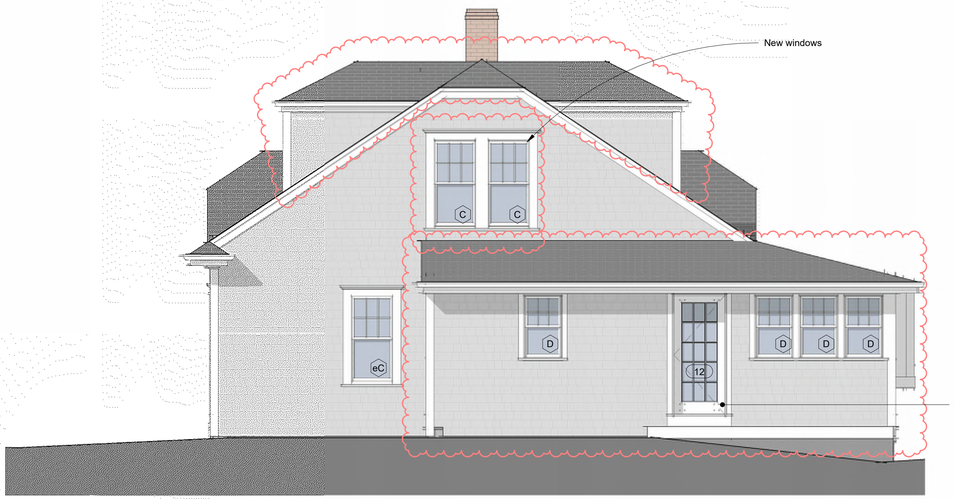
1 **Southwest - Rear - Existing**
1/4" = 1'-0"



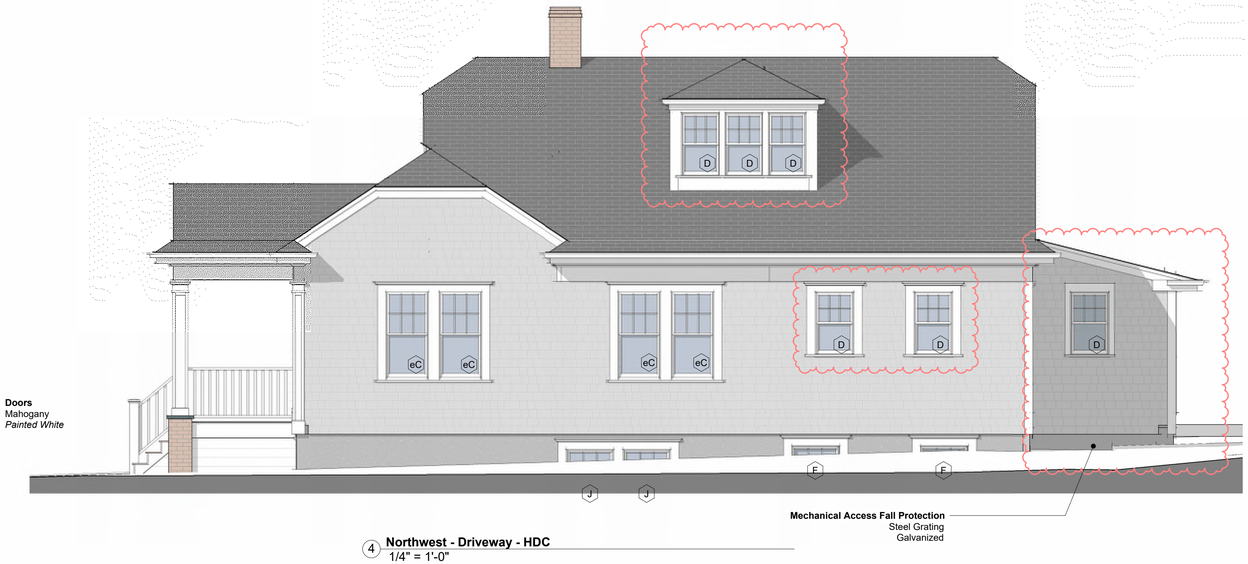
3 **Northwest - Driveway - Existing**
1/4" = 1'-0"

Existing

Proposed



2 **Southwest - Rear - HDC**
1/4" = 1'-0"



4 **Northwest - Driveway - HDC**
1/4" = 1'-0"

HDC Submission

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Phase One

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Main House

Work Areas

#	Description	Date
3	HDC Submission	2024.11.04

Elevations

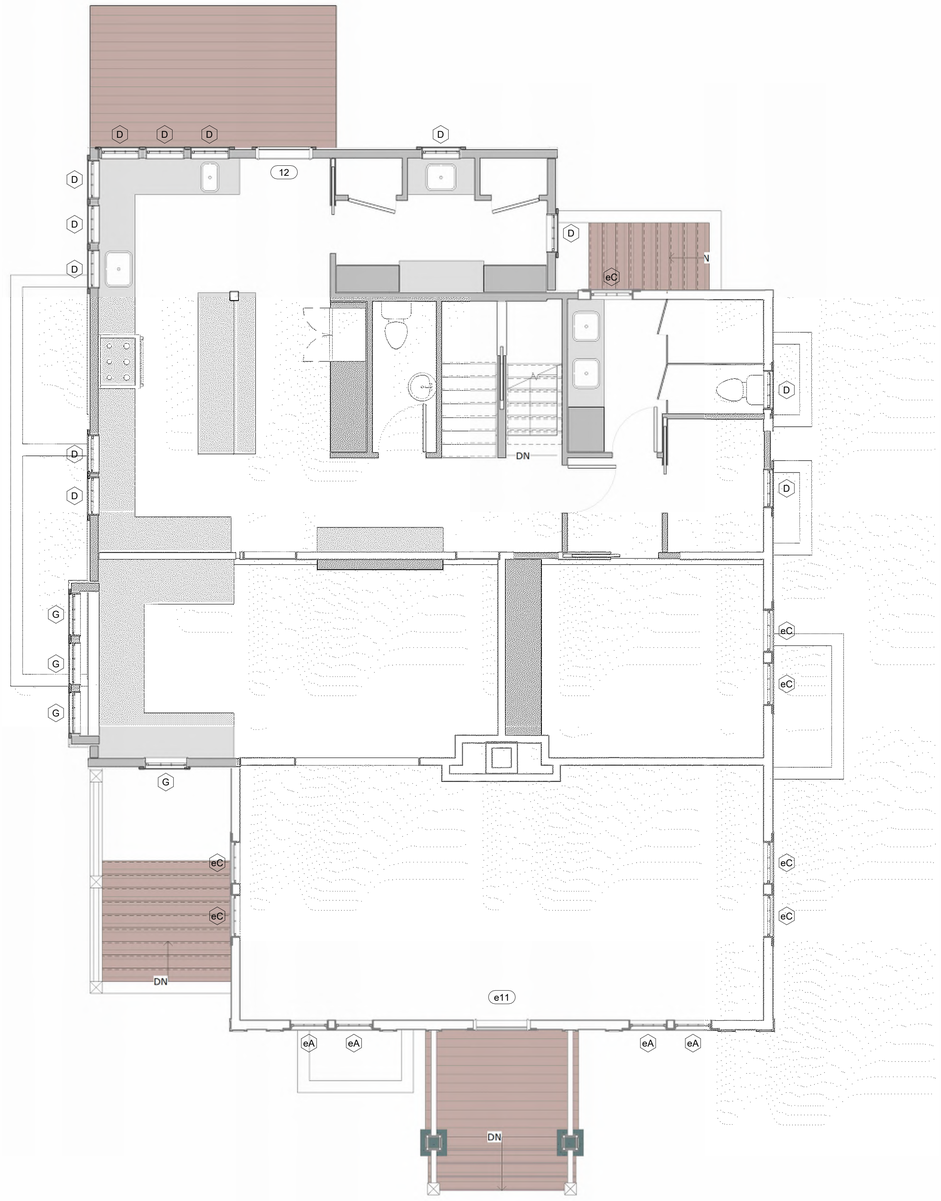
HDC1.2

Door Schedule

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Function	Phase Created	Comments
01	Marvin Windows and Doors	UWIFD3680	3'-8 7/16"	8'-0"	Wood-Marvin-Pine	Exterior	New Construction	
02	Simpsons Door Company	77501	3'-0"	6'-10"		Exterior	New Construction	
12	Simpsons Door Company	77002	3'-2"	6'-10"		Exterior	New Construction	

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Rough Width	Type	Rough Height	Phase Created	Comments
Floor 0 New	F	Brosco	Fixed 6 Lite SSB	2'-9"	9x13 New	2'-11 1/2"	New Construction	
Floor 0 New	J	Brosco	DH 6/1 SSB	2'-9"	9x13 New	5'-1"	New Construction	
Floor 1	D	Brosco	DH 6/1 SSB	2'-3"	7x9 New	3'-9"	New Construction	
Floor 1	G	Brosco	DH 6/1 SSB	2'-6"	8x10 New	4'-1"	New Construction	
Floor 2	C	Brosco	DH 6/1 SSB	2'-6"	8x13 New	5'-1"	New Construction	
Floor 2	D	Brosco	DH 6/1 SSB	2'-3"	7x9 New	3'-9"	New Construction	



2 **Floor 1 HDC**
1/4" = 1'-0"

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Nantucket MA
55.4.1 / 156

Structure
Main House

Work Areas

#	Description	Date
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Plans
HDC1.3

HDC Submission

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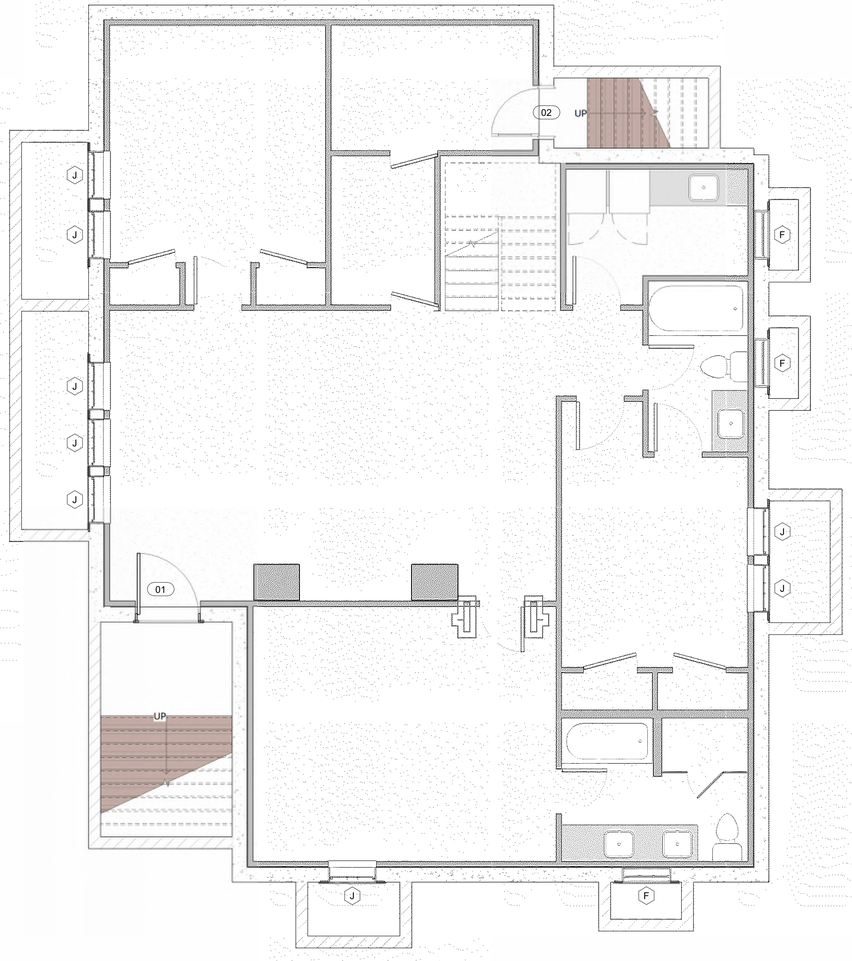
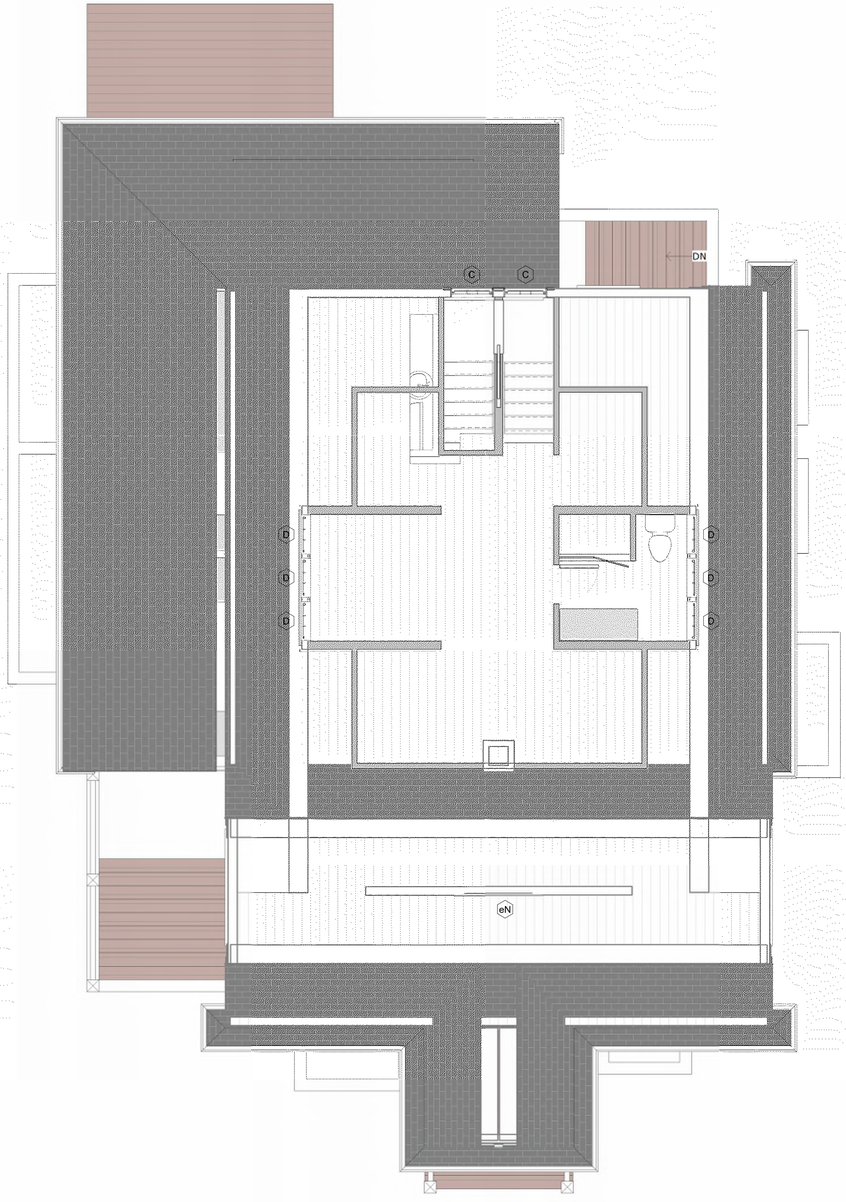


1 **Floor 0 HDC**
1/4" = 1'-0"



2 **Floor 2 HDC**
1/4" = 1'-0"

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55.4.1 / 156

Structure
Main House

Work Areas

#	Description	Date
3	HDC Submission	2024.11.04

Plans
HDC1.4

HDC Submission

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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: 35 Pleasant Street Nantucket, MA 02554

Tax Map Number: 55.4.1 Parcel Number: 156

Owner of Record: Thomas & Lena Sansone

Description of Proposal: Renovation and addition to existing house and rear studio.

Anticipated HDC Submission Date: 2024.11.04

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent To
NASTOU ROGER G MARORI E B
Street and Apt. No.
7 BREMER CRCLE
City, State, ZIP+4®
HINGHAM, MA 02043

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2788 59

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent To
ACK PLEASANT LLC
Street and Apt. No.
6191 NORTHERN BOULEVARD
City, State, ZIP+4®
MUTTONTOWN, NY 11732

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2788 42

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent To
KASZA THOMAS N& ZAH R
Street and Apt. No.
33 PLEASANT ST
City, State, ZIP+4®
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2788 73

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
$

Sent To
NANTUCKET HISTORICAL AS SN
Street and Apt. No.
PO BOX 1016
City, State, ZIP+4®
NANTUCKET, MA 02554

Postmark Here

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..... Joseph P & Ellen Q Barnes

MAILING ADDRESS..... 589 High Rock Street Needham, MA 02492

PROPERTY LOCATION..... 35 Pleasant Street Nantucket, MA 02554

ASSESSORS MAP/PARCEL..... 5541 / 156

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.

OCTOBER 31, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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/.

N/A — **5.** **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X — **6.** **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

X — **7.** **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X — **8.** **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A — **1.** **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

N/A — **2.** **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

N/A — **3.** **As-Built Plans (1 copy):** of existing elevations

N/A — **4.** **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

N/A — **5.** **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

N/A — **6.** **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A — **7.** **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**

(initial to indicate read and understand)

N/A — **8.** **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A — **9.** **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 301

Street & Number of Proposed Work: 58 Fairgrounds Road

Owner of record: Fee Matthew G. Trust

Mailing Address: 52 Cliff Road
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☑ Roof ☐ Other _____

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 Replace Existing Roof Shingles w/ New Color
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 GAF "Charcoal"

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/4/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joshua Bancroft (Emeritus)

AS AGENT FOR Fee Matthew G. Trust

STREET ADDRESS 58 Fairgrounds Road

MAP/PARCEL 67 / 301

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11-04-2024

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.

Joshua Bancroft 11-04-2024

Signature Date

8 Williams Lane, Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
emeritusdevelopment.com

e m e r i t u s

Authorization Letter

58 Fairgrounds Road, Nantucket MA 02554 Renovation

November 1, 2024

Project Name: Renovation

Project Address: 58 Fairgrounds Road, Nantucket, MA 02554

Authorization Letter

Nantucket Historic District Commission

This letter authorizes Principal Matthew R. MacEachern of Emeritus Ltd. as my agent to sign all Historic District Commission (HDC) documents on my behalf as required to obtain a Certificate of Appropriateness for the property at 58 Fairgrounds Road, per our collaboration.

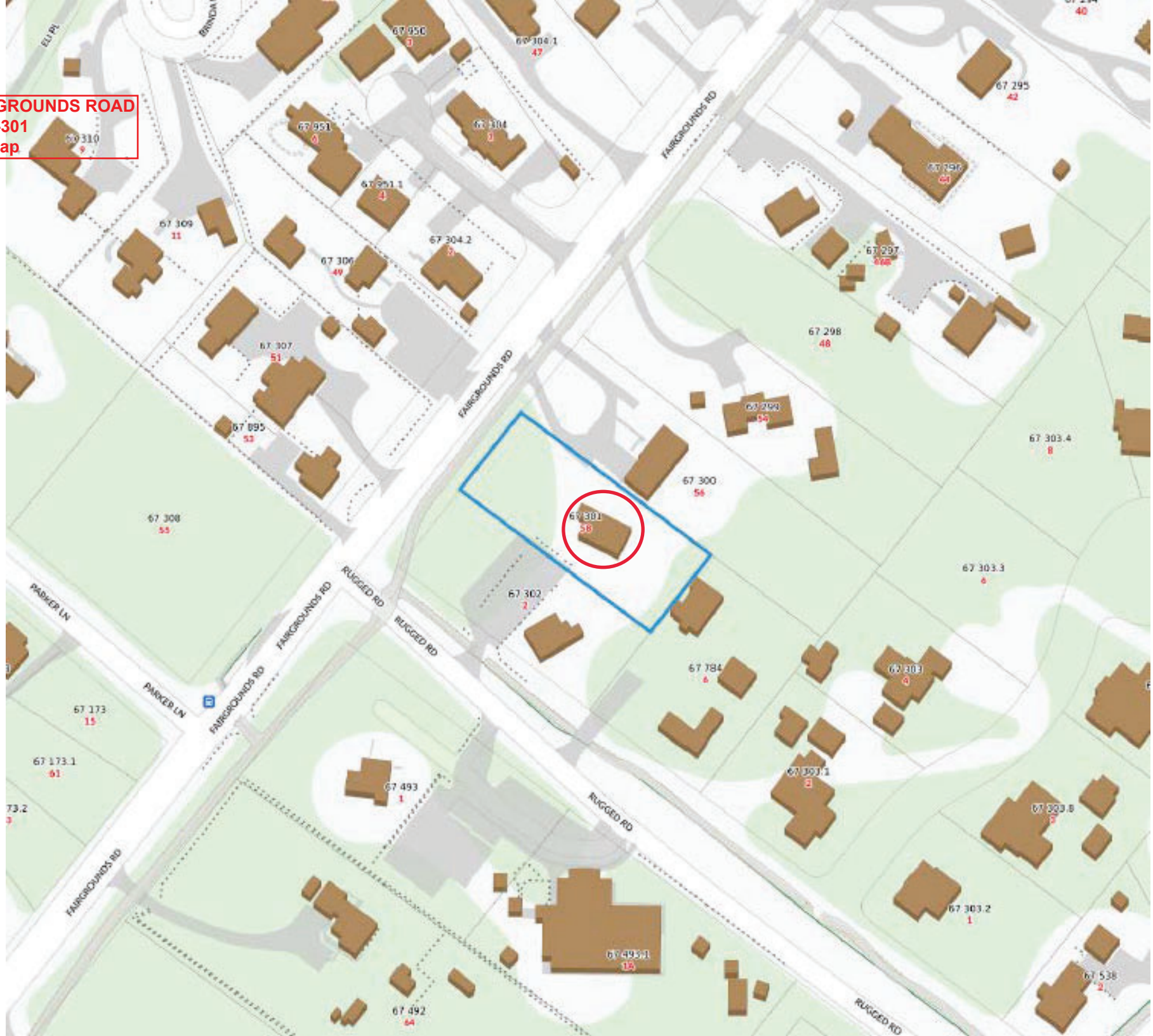
Thank you for your understanding.

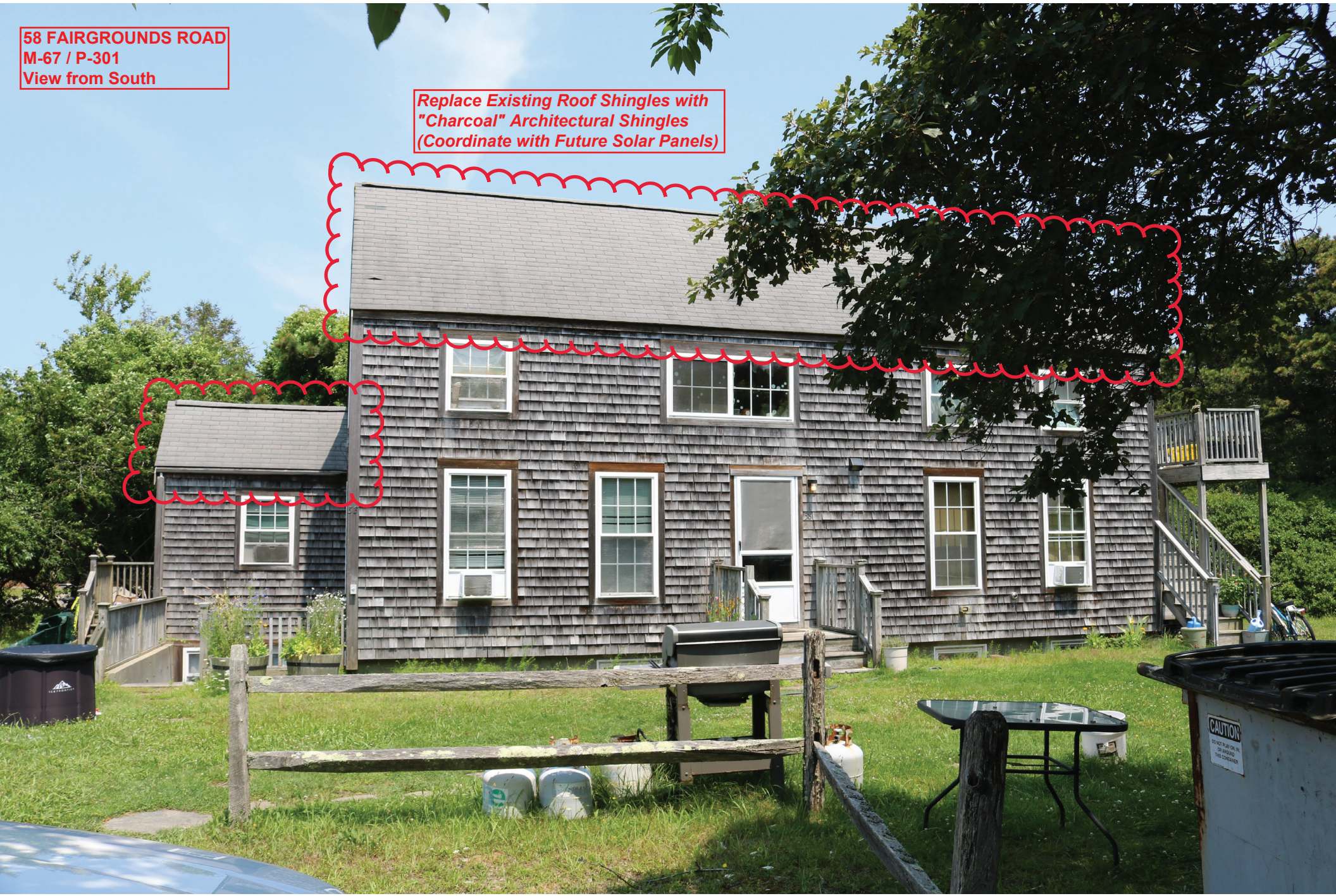
Signature: MFee

Print Name: Matt Fee

Date: 11/2/24

58 FAIRGROUNDS ROAD
M-67 / P-301
Locus Map




58 FAIRGROUNDS ROAD
M-67 / P-301
View from South
Replace Existing Roof Shingles with
"Charcoal" Architectural Shingles
(Coordinate with Future Solar Panels)
CAUTION


58 FAIRGROUNDS ROAD
M-67 / P-301
View from Southwest


58 FAIRGROUNDS ROAD
M-67 / P-301
View from Southeast

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.

X — 3. **As-Built Plans (1 copy):** of existing elevations

n/a — 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

N/A — 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

X — 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

X — 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

X — 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a — 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 119

Street & Number of Proposed Work: 2 Hussey St

Owner of record: Scott O'Connor

Mailing Address: 2 Hussey 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 #: (508)3254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2022-10-7235
☐ Pool (Zoning District _____) ☐ Roof ☑ Other change wall material

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: 1909-1923

Original Builder:

REVISIONS* (describe)

1. East Elevation change second floor wall material to shingles
2. South Elevation no changes
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 (No changes)

Sidewall Natural Clapboard (if applicable) TME Roof TME
Trim White Sash White Doors TME
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 11/04/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Scott o'Connor

STREET ADDRESS 2 Hussey St

MAP/PARCEL 42.3.1 / 119

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.04.24

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 11.04.24
Date

O'Connor Residence

2 Hussey Street
Nantucket, MA 02554

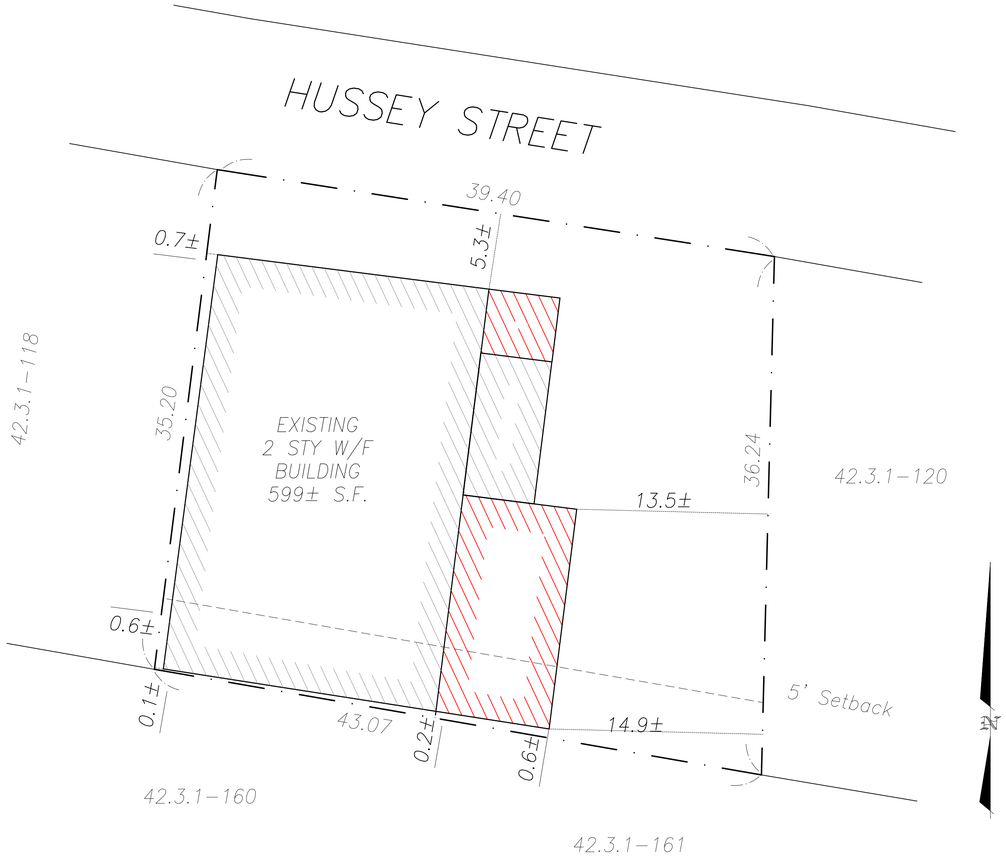
HDC SUBMISSION 11.04.24



1 Locus Plan
Graphic

TDL
Double Hung
6 / 6
Reuse Existing

2 Door and Window Schedule
1/4" = 1'- 0"



Site Plan
1 " = 5'- 0"

1115

O'Connor Residence
2 Hussey Street
Nantucket, MA 02554

emeritus development llc
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Cover Page

Site Information

Map & Parcel:	42.3.1 119
Current Zoning:	CDT
Minimum Frontage	-
Front Setback:	None
Side/Rear Setback	None / 5 ft
Lot Size	1,463 sq. ft +/-
Min. Lot Size:	3,750 sq. ft.
Allowable G.C.	75% or x sq. ft.
Existing G.C.	599.0 sq. ft.
Proposed G.C.	747 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX:
G.1.1 - Cover Page
A.1.1 - Floor Plans and Elevations

Release

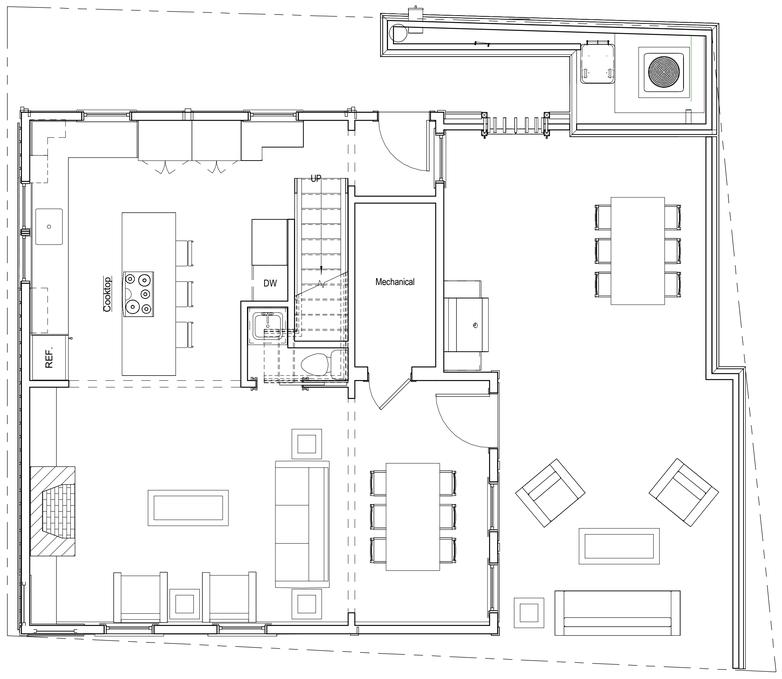
Revisions

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EMERITUS DEVELOPMENT LLC AND ILLUSTRATE WORK THAT IS BELIEVED BY EMERITUS DEVELOPMENT LLC TO BE ORIGINAL AND UNIQUE. THEY MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF EMERITUS DEVELOPMENT LLC. ALL DRAWINGS AND DESIGNS HAVE BEEN WORKED ON AS A PACKAGE AND ARE INTERDEPENDENT. ANY MODIFICATIONS TO THESE DRAWINGS WILL BE FURTHER CONTRACT DRAWINGS WILL BE PURCHASED AND PAID FOR.

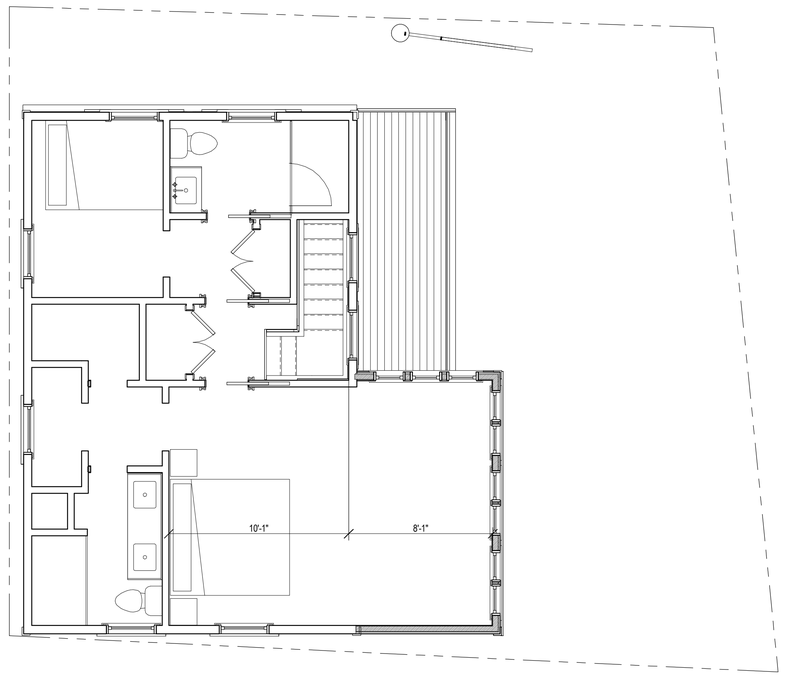
G.1.1
1115

11.04.24

HDC SUBMISSION



1 First Floor Plan - Proposed
1/4" = 1'-0"



2 Second Floor - Proposed
1/4" = 1'-0"

1912

O'Connor Residence

2 Hussey St
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

Site Information

Map & Parcel:	42.3.1 / 119
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'
Lot Size:	22,895 sf
Min. Lot Size:	80,000 sf
Allowable G.C.:	4% or 1,500 sf
Existing G.C.:	1,413 sf
Proposed G.C.:	1,487 sf
Total Proposed G.C.:	1,487 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

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A.101
1912

11.04.24

HDC SUBMISSION



1 Proposed East El.
1/4" = 1'-0"



HDC Approved East El.



2 Proposed North El.
1/4" = 1'-0"



3 Proposed South el.
1/4" = 1'-0"



4 West El. No Change
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	42.3.1 / 119
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'
Lot Size:	1,464 sf
Min. Lot Size:	80,000 sf
Allowable G.C.:	75% or 823 sf
Existing G.C.:	823 sf
Proposed G.C.:	823 sf
Total Proposed G.C.:	823 sf

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Revisions

Revision 1 Date 1

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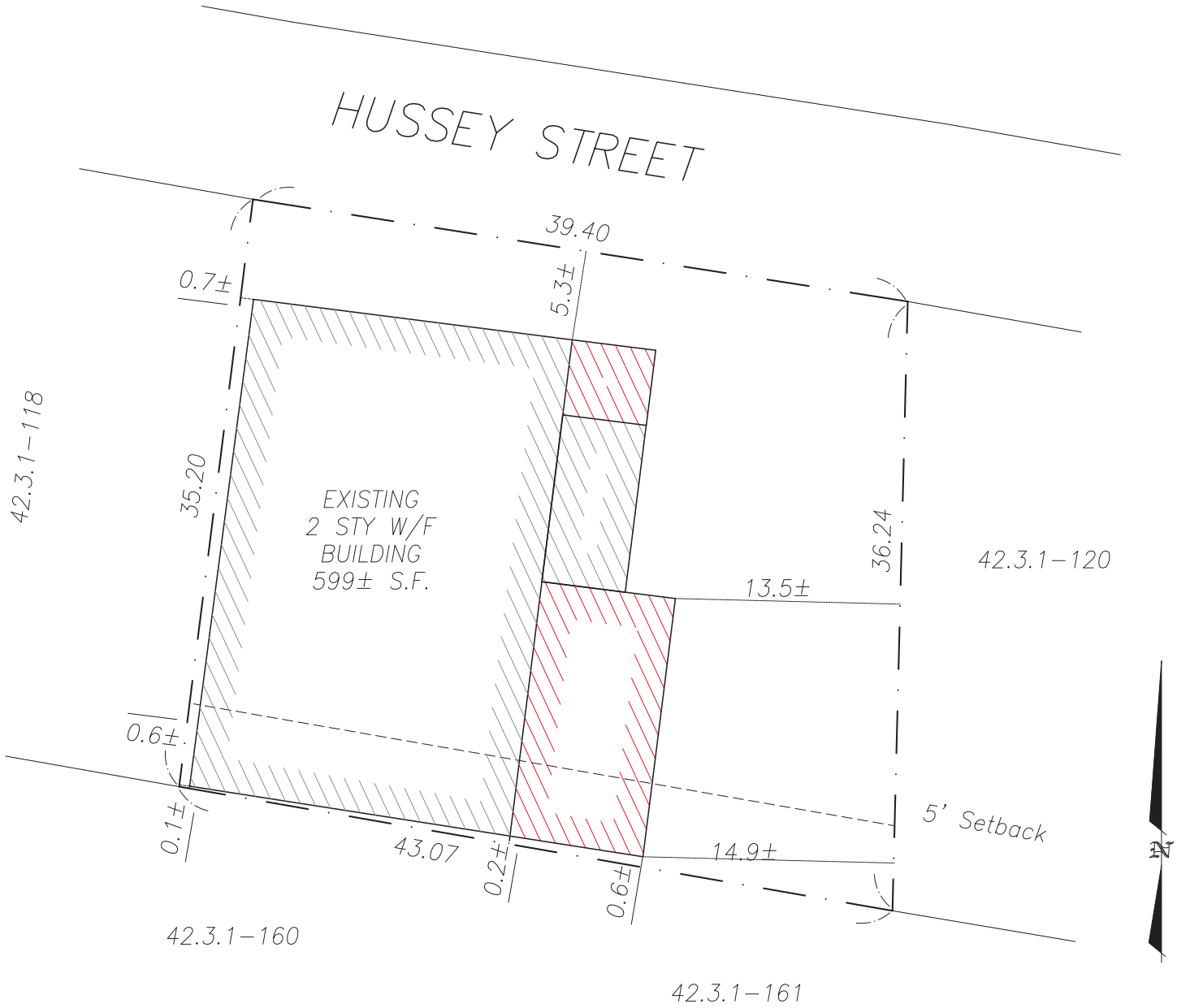
A.201
1912

O'Connor Residence

2 Hussey Street
Nantucket, MA 02554

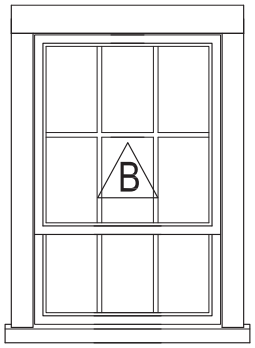


1 Locus Plan
Graphic



Site Plan

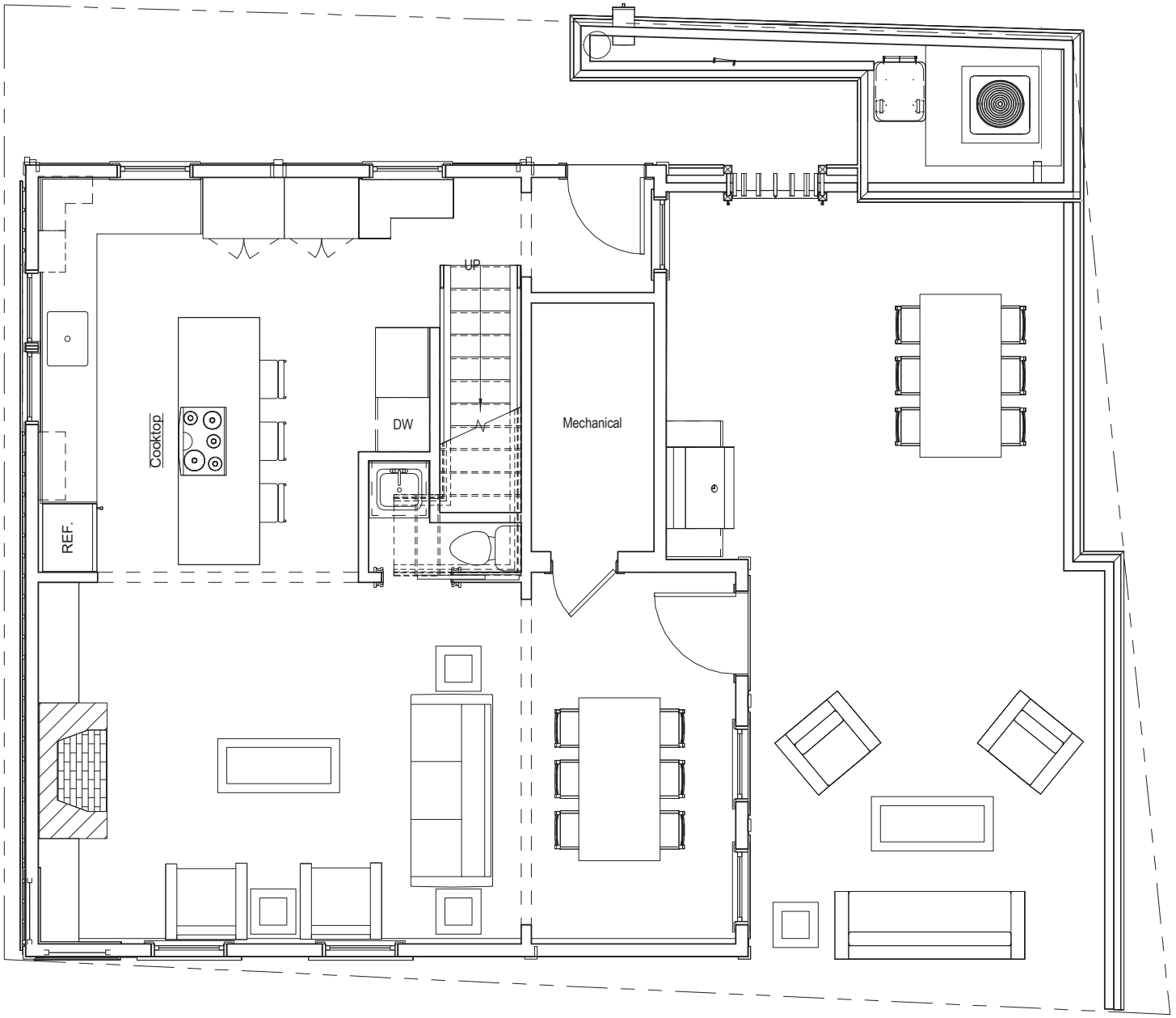
1" = 5'- 0"



TDL
Double Hung
6 / 6
Reuse Existing

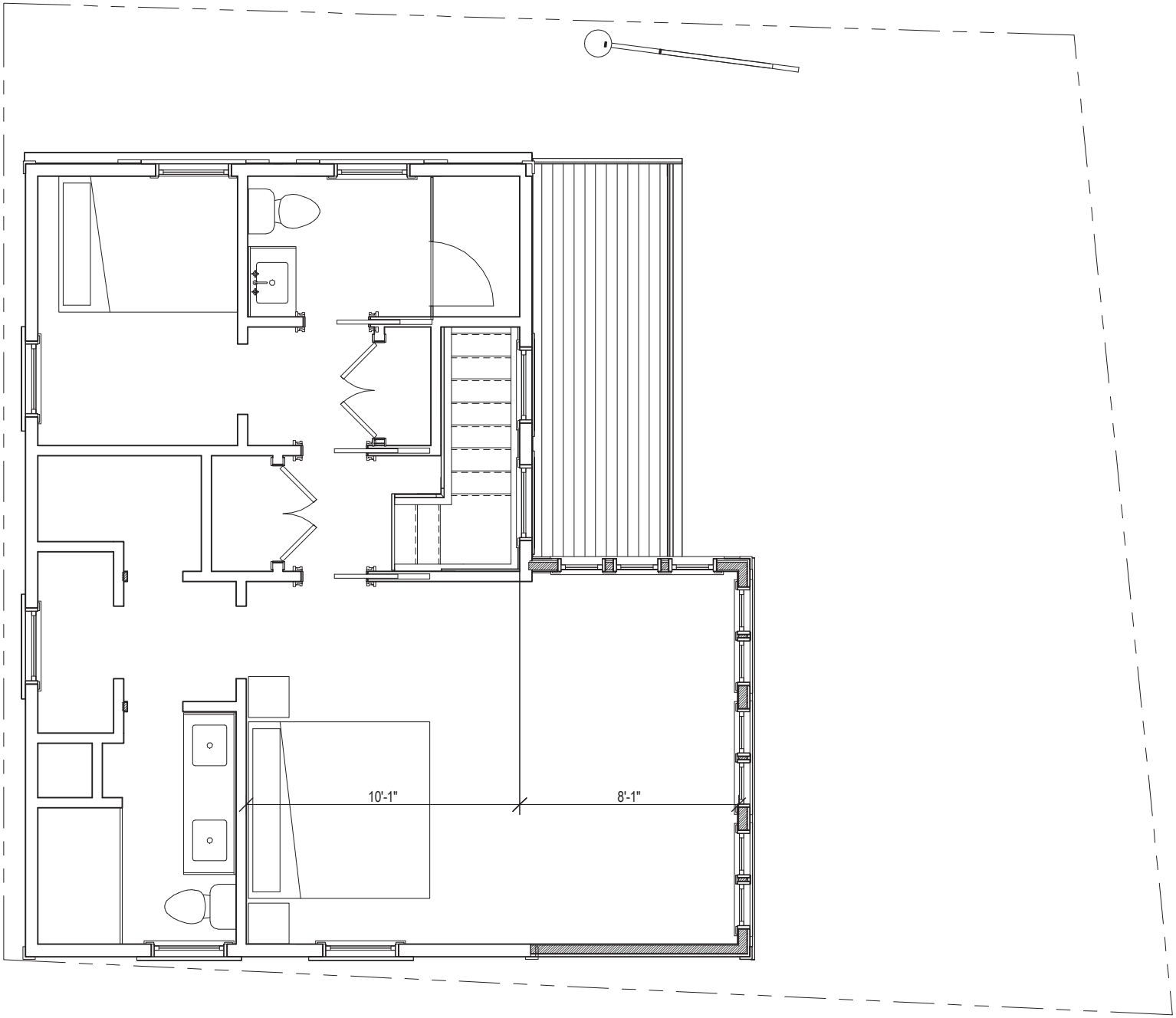
2 Door and Window Schedule

1/4" = 1'-0"



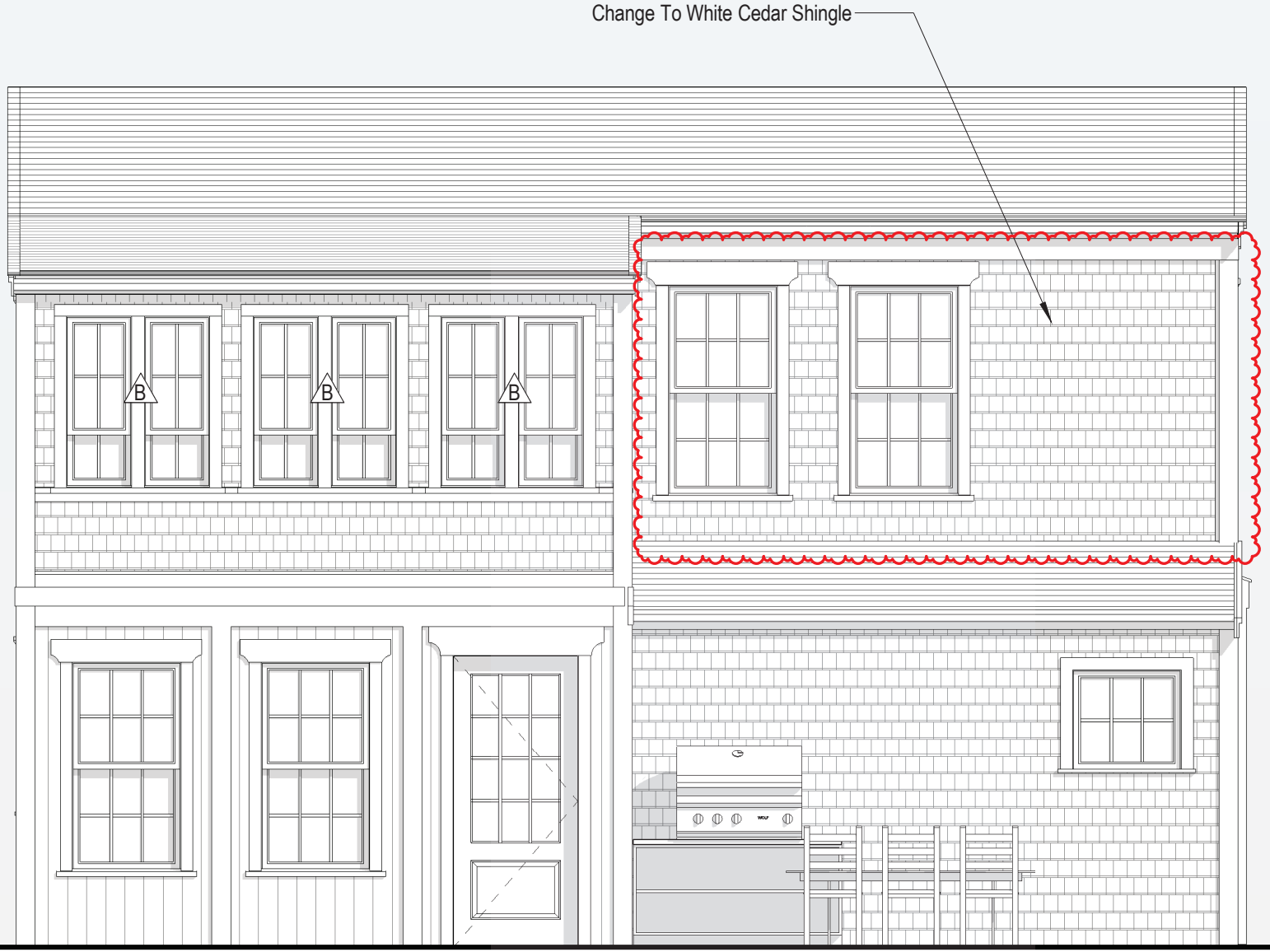
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor - Proposed

1/4" = 1'-0"



1 Proposed East El.

1/4" = 1'-0"



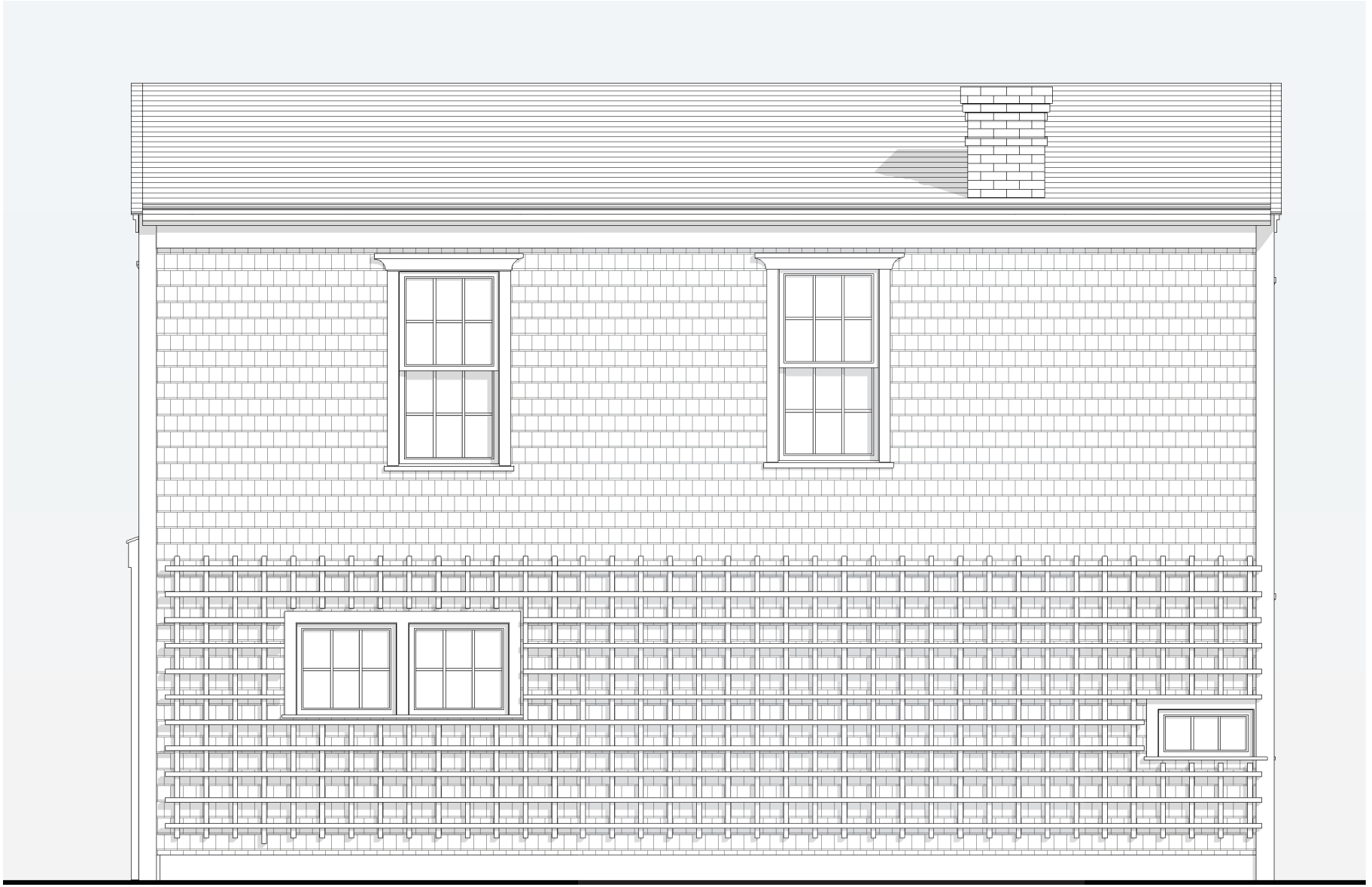
3 Proposed South el.

1/4" = 1'-0"



2 Proposed North El.

1/4" = 1'-0"



4 West El. No Change

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 1/20/2023

HDC2022-10-1235

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 119

Street & Number of Proposed Work: 2 Hussey St

Owner of record: Scott O'Connor

Mailing Address: 2 Hussey St
Nantucket MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Development

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emeritusdevelopment.com

FOR OFFICE USE ONLY

Date application received: 10/5/22 Fee Paid: $ 50 Waived

Must be acted on by: Historic 6/30/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

THRU STAFF: CONVERT CASEMENT TO DH & REPLICATE CONCEPT OF PORCH RAILING (LEFT TO RIGHT) @ OR JUST UNDER WINDOW SILLS.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Enclose 2nd floor Porch 114 S.F. +/-

Size of Structure or Addition: Length: 13.5ft Sq. Footage 1st floor: _____

Width: 8.4ft Sq. footage 2nd floor: 114

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 n/a South n/a East n/a West n/a

Height of ridge above final finish grade: North Ex. South Ex. East Ex. West Ex.

Additional Remarks

Historic Name: ~~N/A~~ DR. ELLENWOOD COLEMAN GARAGE

Original Date: 1900

Original Builder: DR. ELLENWOOD COLEMAN

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 Match Ex. Clapboard (if applicable) Match Ex. Roof Match Ex.

Trim Match Ex Sash _____ Doors Match. Ex.

Deck _____ Foundation Match Ex. Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the appl 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 10/5/22 Signature of owner of record _____ Signed under penalties of perju

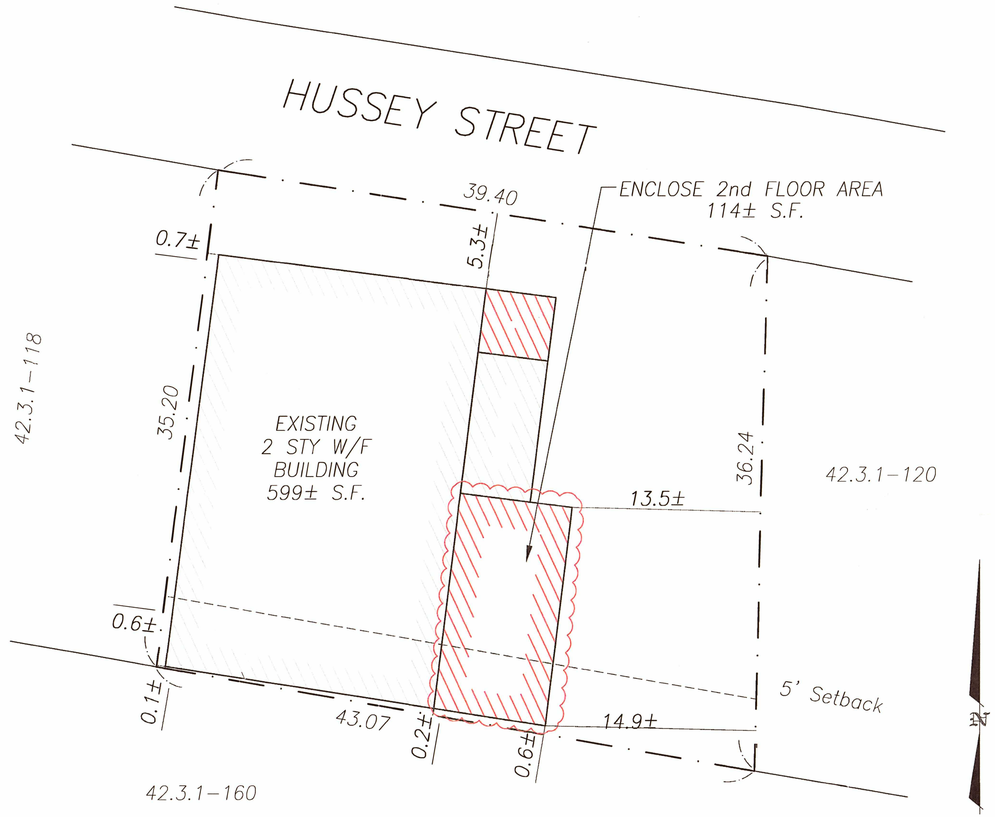
O'Connor Residence

2 Hussey Street
Nantucket, MA 02554

HDC SUBMISSION 12.08.22



1 Locus Plan
Graphic



Site Plan
1" = 5'- 0"



Double Hung
4/2 TDL

2 Door and Window Schedule
1/4" = 1'- 0"

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MAR 6 2023
By

1115

O'Connor Residence
2 Hussey Street
Nantucket, MA 02554

emeritus Development Ltd.
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Cover Page

Site Information

Map & Parcel:	42.3.1 119
Current Zoning:	CDT
Minimum Frontage	-
Front Setback:	None
Side/Rear Setback	None / 5 ft
Lot Size	1,463 sq. ft +/-
Min. Lot Size:	3,750 sq. ft.
Allowable G.C.	75% or x sq. ft.
Existing G.C.	599.0 sq. ft.
Proposed G.C.	747 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX:
G.1.1 - Cover Page
A.1.1 - Floor Plans and Elevations

APPROVED
HDC 2022.10.7235
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

Release

Revisions

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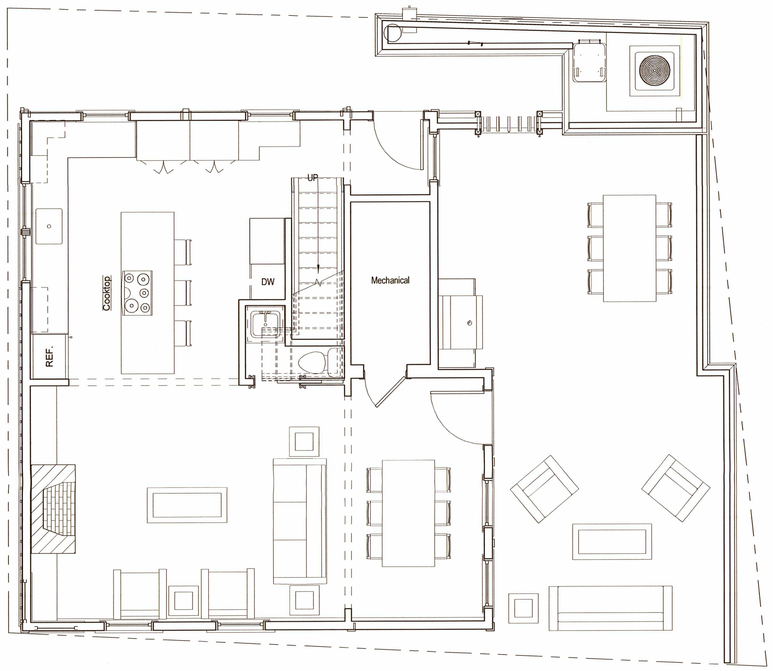
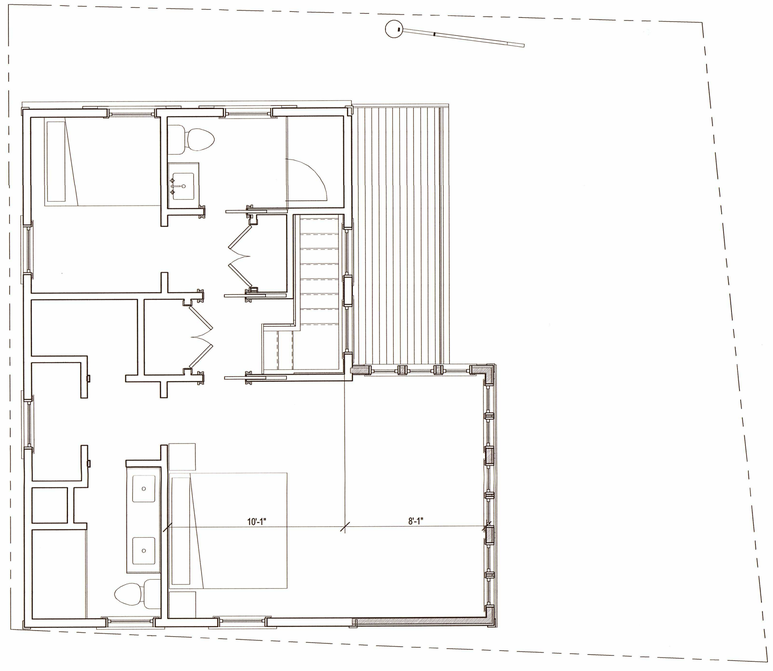
G.1.1
1115

HDC SUBMISSION THROUGH STAFF

02.12.23



1 First Floor Plan - Proposed
1/4" = 1'-0"



2 Second Floor - Proposed
1/4" = 1'-0"

1912

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emeritus
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FLOOR PLANS

Site Information

Map & Parcel:	42.3.1 / 119
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Total Proposed G.C.:	1,487 sf

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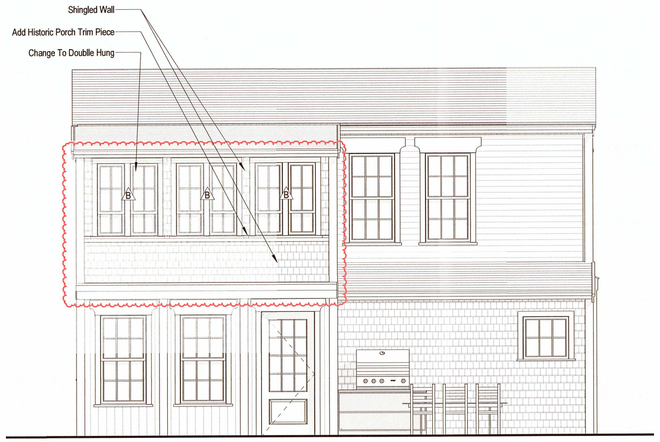
A.101
1912

02.12.23

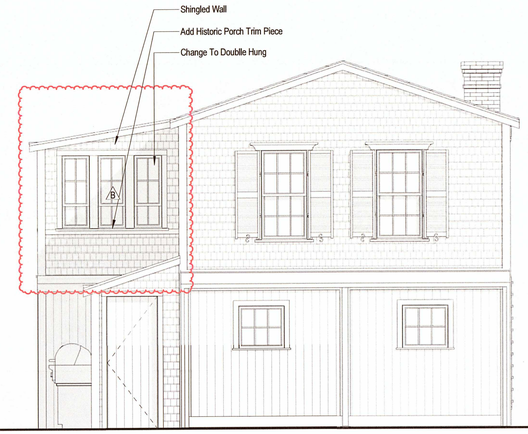
HDC SUBMISSION THROUGH STAFF



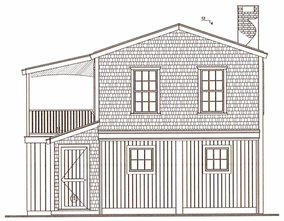
1 Proposed East El.
1/4" = 1'-0"



Existing East El.
1/8" = 1'-0"



2 Proposed North El.
1/4" = 1'-0"



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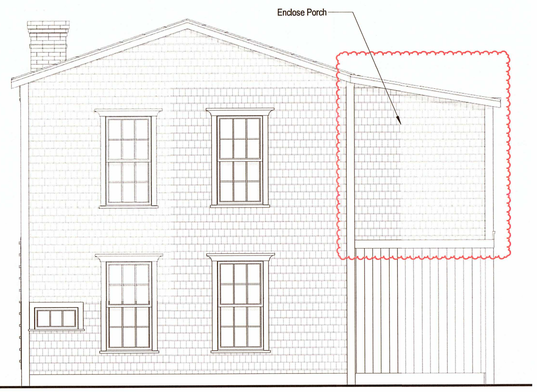
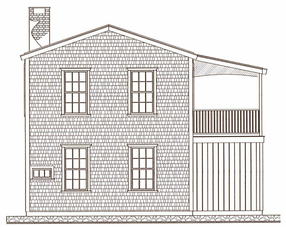


3 Proposed South el.
1/4" = 1'-0"



Existing South El.
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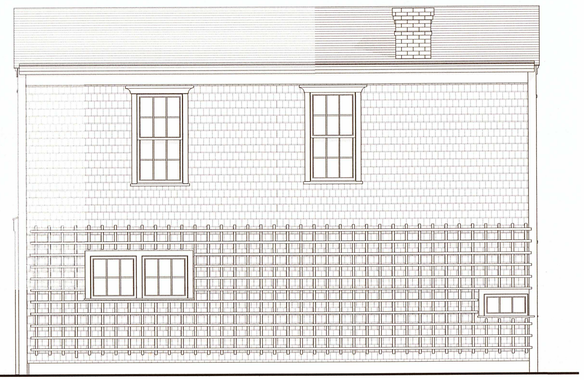

4 West El. No Change
1/4" = 1'-0"

1912

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EXTERIOR ELEVATIONS

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APPROVED
HDC 2022.10.7235

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

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A.201
1912

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:
- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ✓ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 1,963 SF ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ✓ a. at sidewalk ○ c. 20 feet or less ○ b. 10 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ✓ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)
- ✓ a. densely built-up ✓ d. residential
- ○ b. scattered buildings ✓ e. commercial
- ○ c. open land ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a. barn	○ b. privy	○ c. shop	○ d. arbor
○ e. carriage house	○ f. shed	○ g. gardens	○ h. deck
○ i. garage	○ j. greenhouse	✓ k. fence	○ l. parking

○ m. scallop shanty n. landscape features: _____ o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NHD-10-8
MAP/PARCEL#: 42-31-119

Recorded By: AEG Date: 9/25 Organization: NHDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Hussey St 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Unknown

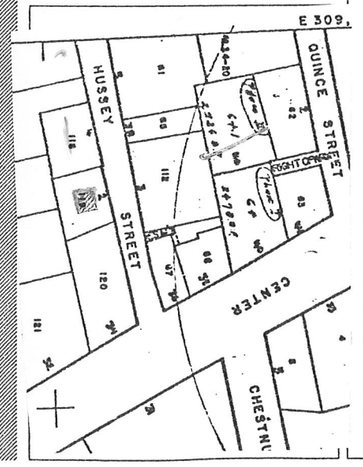
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1909 and before 1923 - Sanborn maps

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 (capped) ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center (on side)

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
◉ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: 4 lts. in door

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: 2

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
◉ b. plank frame ○ d. other: capped

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
◉ c. 6/6 ○ f. other: 6 H. fixed

29. PORCH:
○ a. front ◉ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
◉ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
◉ d. entry stairs w. balustrade ○ h. trellis
○ i. other: covered Porch 2nd floor

31. CONDITION: ○ a. excellent ○ c. fair
◉ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ○ b. contributing ◉ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ◉ c. gable front ○ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

Pool

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

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1. **Completed Application Form:** Description of ALL work must be indicated on application form.
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.

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1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 573

Street & Number of Proposed Work: 2 Wannacomet Road

Owner of record: Cohen, Stephen L Trust

Mailing Address: 2 Wannacomet Road

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nantucket Architecture Group LTD

Mailing Address: P.O. Box 1814

Contact Phone #: 508-228-5631 E-mail: Bill@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District LUG) ☐ Roof ☒ Other Pool & HOT TUB

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 16X32 INGROUND POOL W/AUTO COVER
2. South Elevation
3. West Elevation 8'-0 X 8'-0 HOT TUB. ELEVATION IS"
4. North Elevation PENN FIELD STONE W/ [redacted] COPING & AUTO COVER STONE

Is there an HDC survey form for 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 11/4/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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 VAG

AS AGENT FOR Cohen Stephen Trust

STREET ADDRESS 2 Wauwinet Rd

MAP/PARCEL 41 573

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/4/2024

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

11/4/2024
Date

Gmail

David Averett <dwaverett@gmail.com>

hdc authorization

1 message

Stephen Theroux <steve@nantucketarchitecture.com> Thu, Sep 26, 2024 at 10:53 AM
To: David Averett <dwaverett@gmail.com>
Cc: Ronan Bradley <rjbradley10@gmail.com>

David,'

Good morning. I am ready to file the hdc application for the indow replacement and revisions. Please sign the authorization below and return.

Stephen Theroux

Nag

To the ~~Twon~~ TOWN of Nantucket

Nantucket Historic District Commission

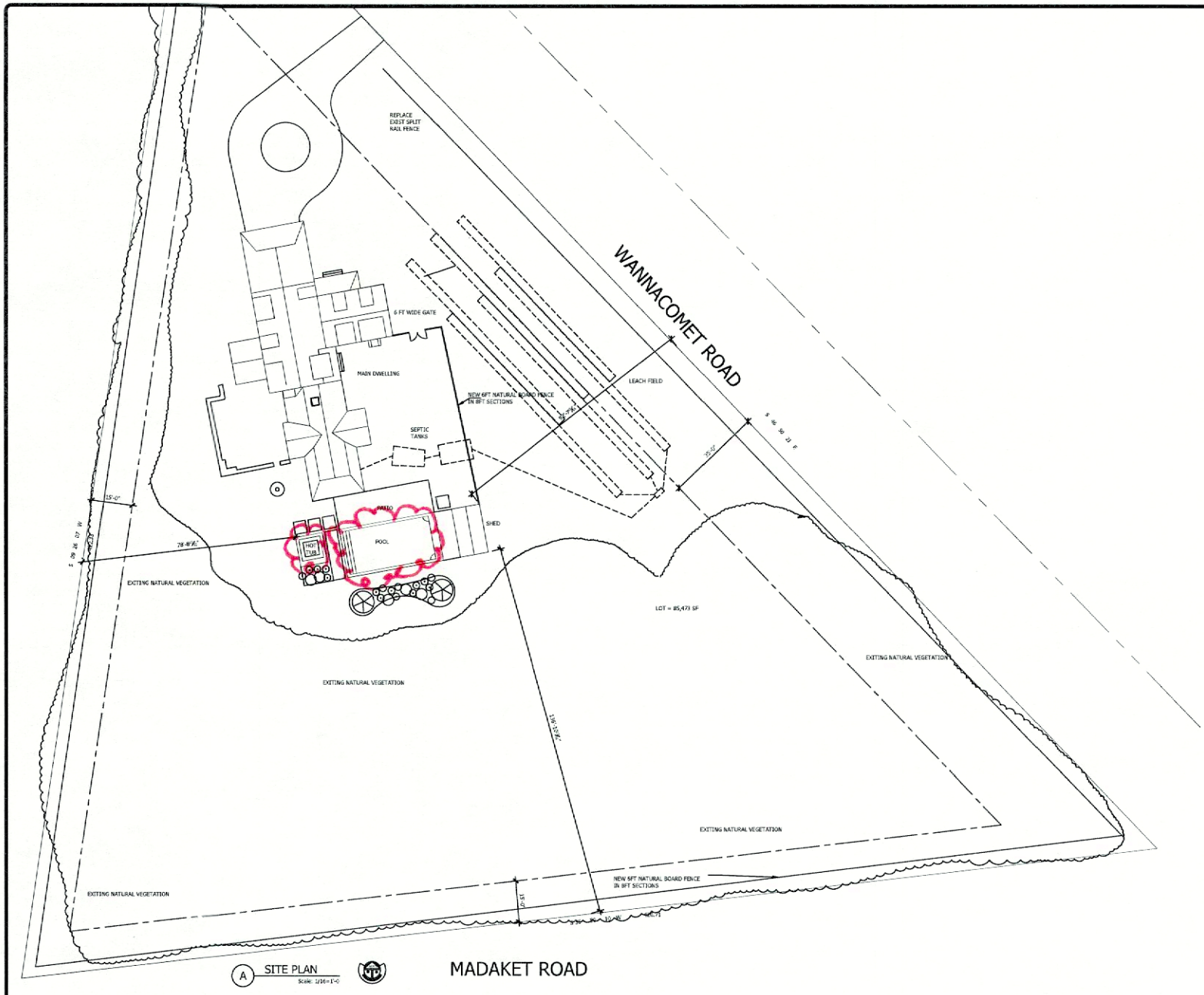
To whom it may concern,

I hereby authorize Stephen Theroux Nantucket Architecture Group LTD to sign all hdc applications regarding the hdc fillings for

2 Wannacomet Road , Map: 41 Parcel 573

Thank you

DAVID W. AVERETT
617-595-6790



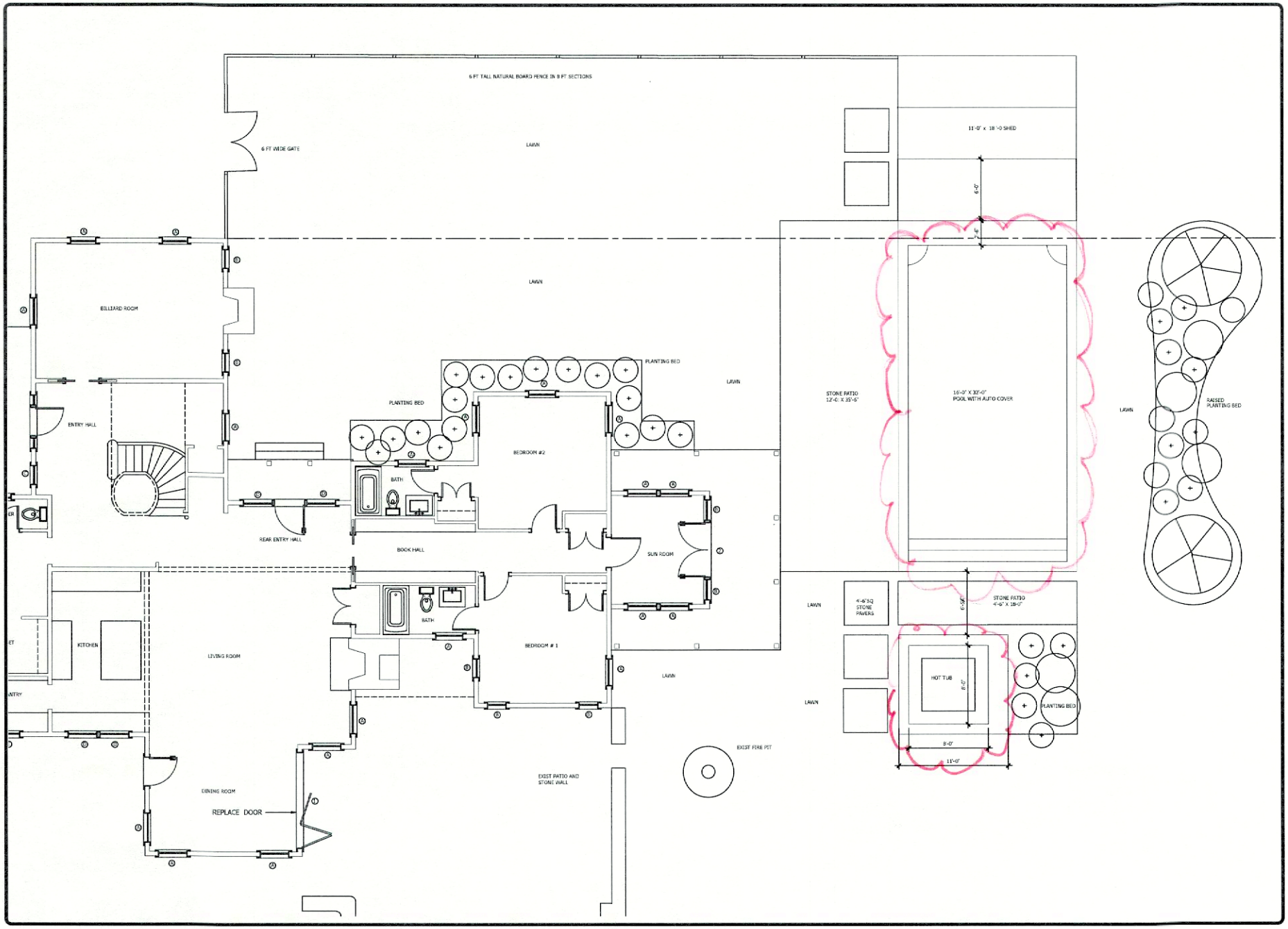
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITIONS AND RONOVATIONS FOR:
2 WANNACOMET ROAD:
NANTUCKET, MA 02554
MAP: 41 PARCEL: 573

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	2408.07.1420

HDC-1



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NANTUCKET, MASSACHUSETTS. 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITIONS AND RONOVATIONS FOR:
2 WANNACOMET ROAD:
NANTUCKET, MA 02554
MAP: 41 PARCEL: 573

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	2408.07.1420

HDC-2



Property Information

Property ID	2328
Location	2 WANNACOMET RD
Owner	COHEN STEPHEN L TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Nantucket.com


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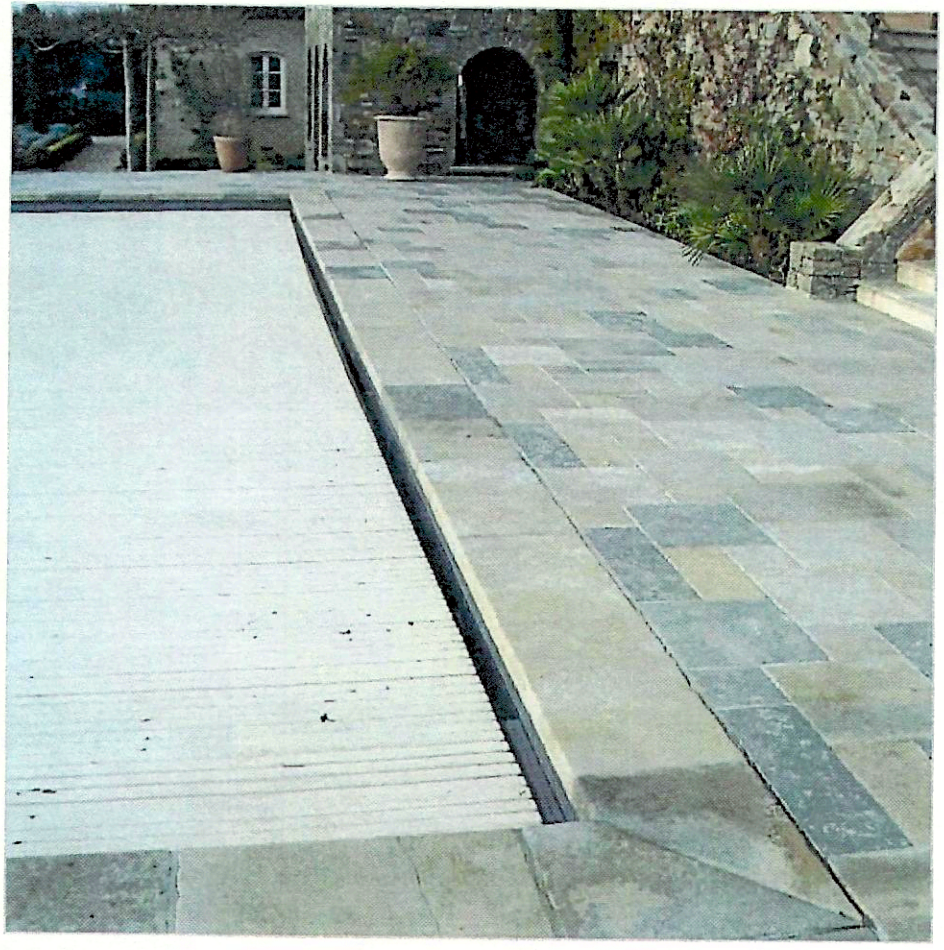
LIMESTONE MIXED BLEND POOL COPING

P372







Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

SHED

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

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   (initial to indicate read and understand)
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Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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Owner of record: Cohen, Stephen L Trust

Mailing Address: 2 Wannacomet Road

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nantucket Architecture Group LTD

Mailing Address: P.O. Box 1814

Nantucket MA 02554

Contact Phone #: 508-228-5631 E-mail: bill@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-0" Sq. Footage 1st floor: 198SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 11'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 13-6 South 13-6 East 13-6 West 13-6

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): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 5/4X4 Door Frame 5/4X4 Columns/Posts: Round _____ Square _____ PLANK TRIM

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 NTW

Trim NTW Sash SAMOTONE Doors NANTUCKET GREY

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 11/4/2011 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

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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 NAG

AS AGENT FOR Cohen Stephen Trust

STREET ADDRESS 2 Wauwinet Rd

MAP/PARCEL 41 573

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/4/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

11/4/2024
Date

Gmail

David Averett <dwaverett@gmail.com>

hdc authorization

1 message

Stephen Theroux <steve@nantucketarchitecture.com> Thu, Sep 26, 2024 at 10:53 AM
To: David Averett <dwaverett@gmail.com>
Cc: Ronan Bradley <rjbradley10@gmail.com>

David,'

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Stephen Theroux

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To the ~~Twon~~ TOWN of Nantucket

Nantucket Historic District Commission

To whom it may concern,

I hereby authorize Stephen Theroux Nantucket Architecture Group LTD to sign all hdc applications regarding the hdc fillings for

2 Wannacomet Road , Map: 41 Parcel 573

Thank you

DAVID W. AVERETT

617-595-6790



Property Information

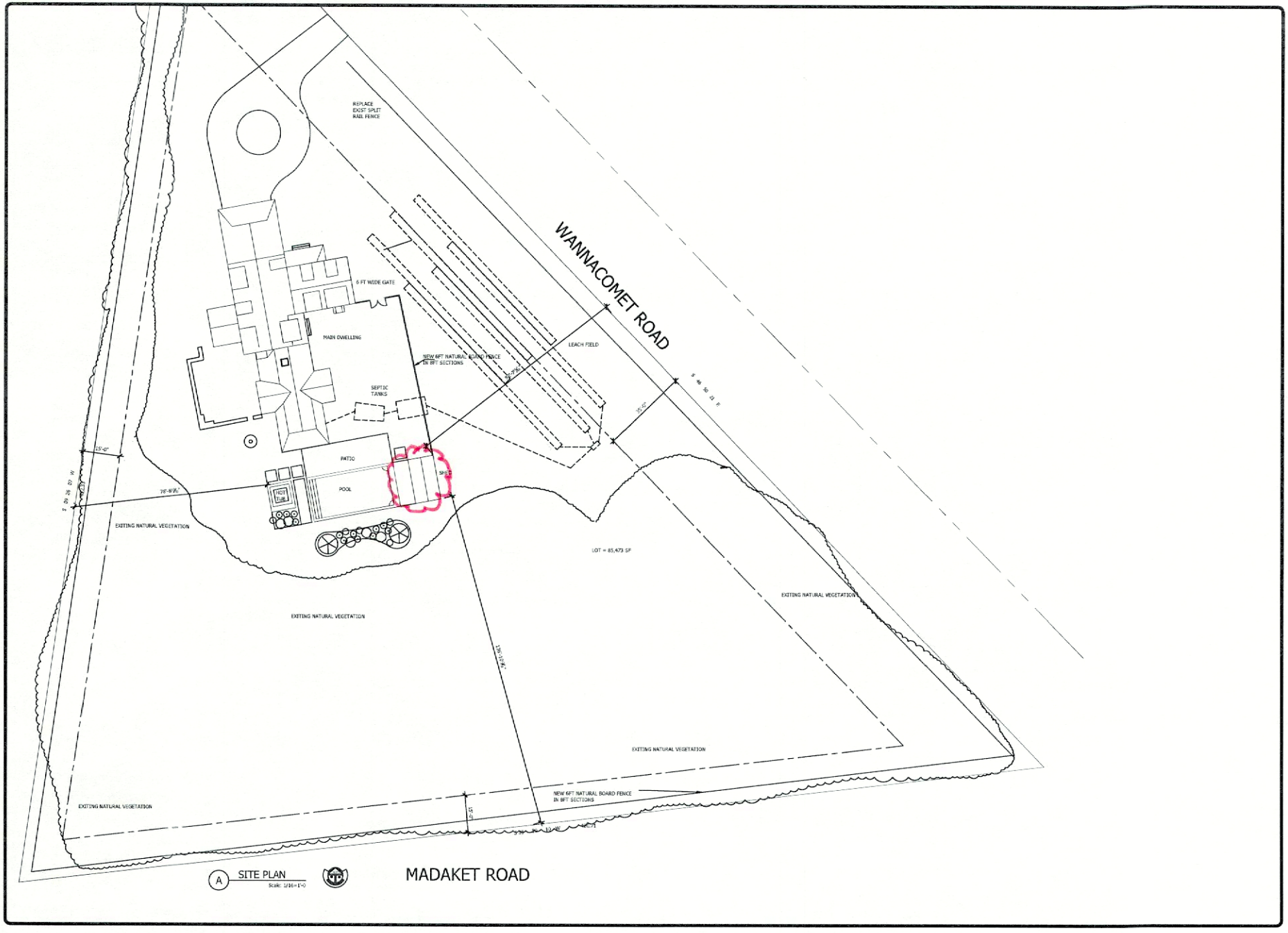
Property ID	2328
Location	2 WANNACOMET RD
Owner	COHEN STEPHEN L TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



A SITE PLAN
Scale: 1/16"=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

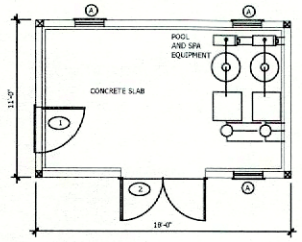
ADDITIONS AND RONOVATIONS FOR:
2 WANNACOMET ROAD:
NANTUCKET, MA 02554
MAP: 41 PARCEL: 573

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0

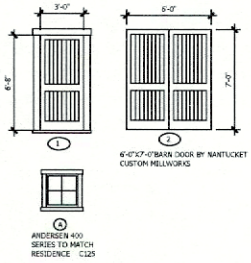
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

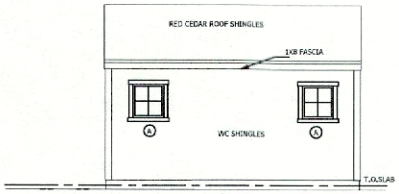
2408.07.1420

HDC-1

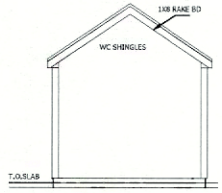


A SHED PLAN
Scale: 1/4"=1'-0





C EAST ELEVATION
Scale: 1/4"=1'-0



E SOUTH ELEVATION
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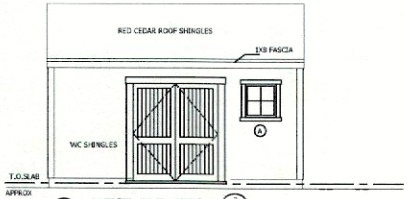

B WEST ELEVATION
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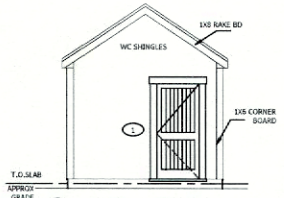

D NORTH ELEVATION
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REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	2408.07.1420

HDC-3


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HARDSCAPE.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

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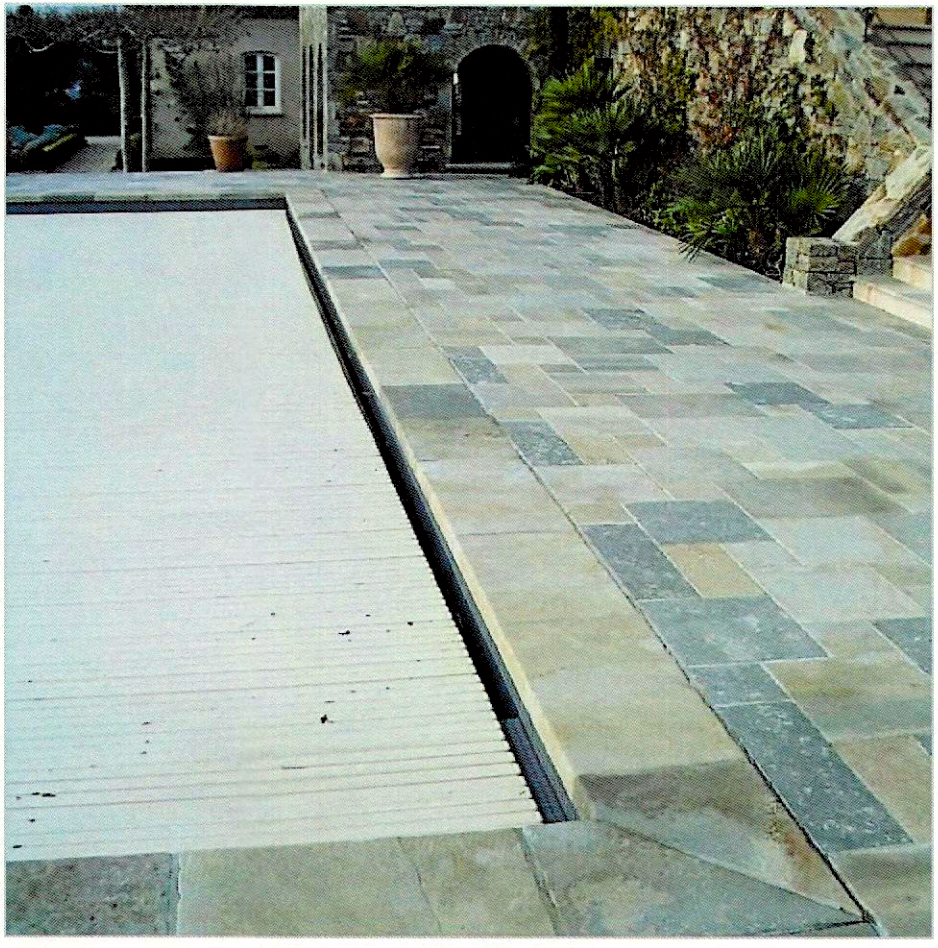
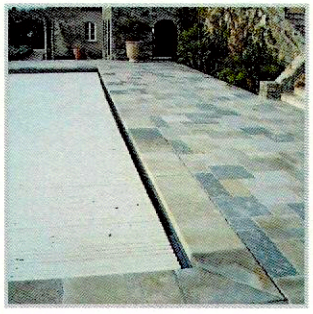
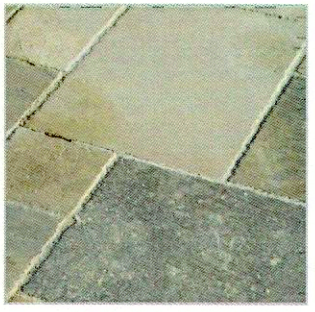
LIMESTONE MIXED BLEND POOL COPING **P372**







CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 573

Street & Number of Proposed Work: 2 Wannacomet Road

Owner of record: Cohen, Stephen L. Trust

Mailing Address: 2 Wannacomet Road
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nantucket Architecture Group LTD

Mailing Address: P.O. Box 1814
Nantucket, MA 02554

Contact Phone #: 508.228.5631 E-mail: bill@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District LUG3) ☐ 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 12-6 X 35-6 STONE PATIO
2. South Elevation 46 X 18-0 STONE PATIO
3. West Elevation 46 SQ. STONE PAVERS
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 11/4/2021 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux NAG

AS AGENT FOR Cohen Stephen Trust

STREET ADDRESS 2 Wauwinet Rd

MAP/PARCEL 41 573

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/4/2024

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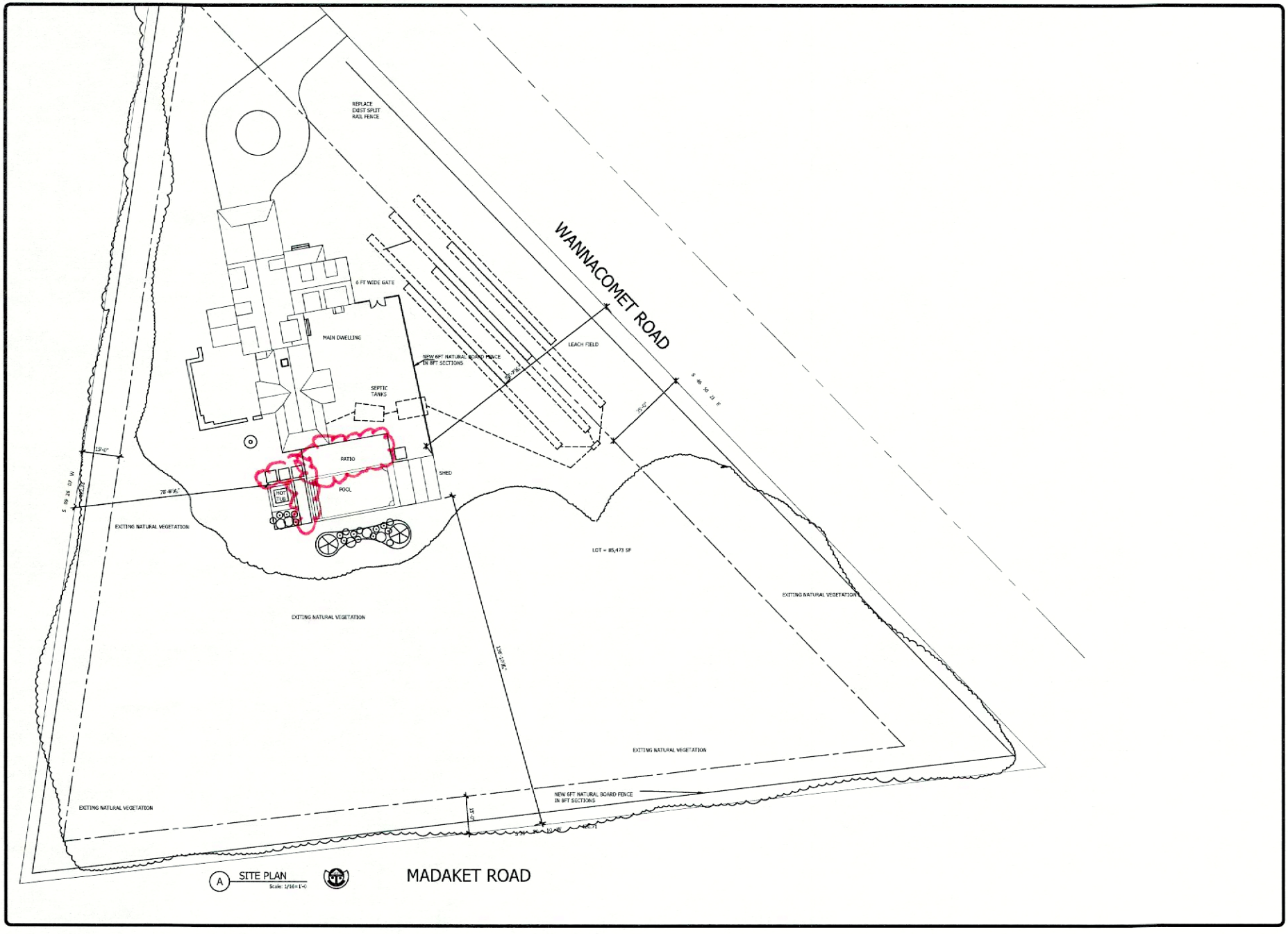

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ADDITIONS AND RONOVATIONS FOR:
2 WANNACOMET ROAD:
NANTUCKET, MA 02554
MAP: 41 PARCEL: 573

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0

HDC: XX/XX/XX
BIDDING:
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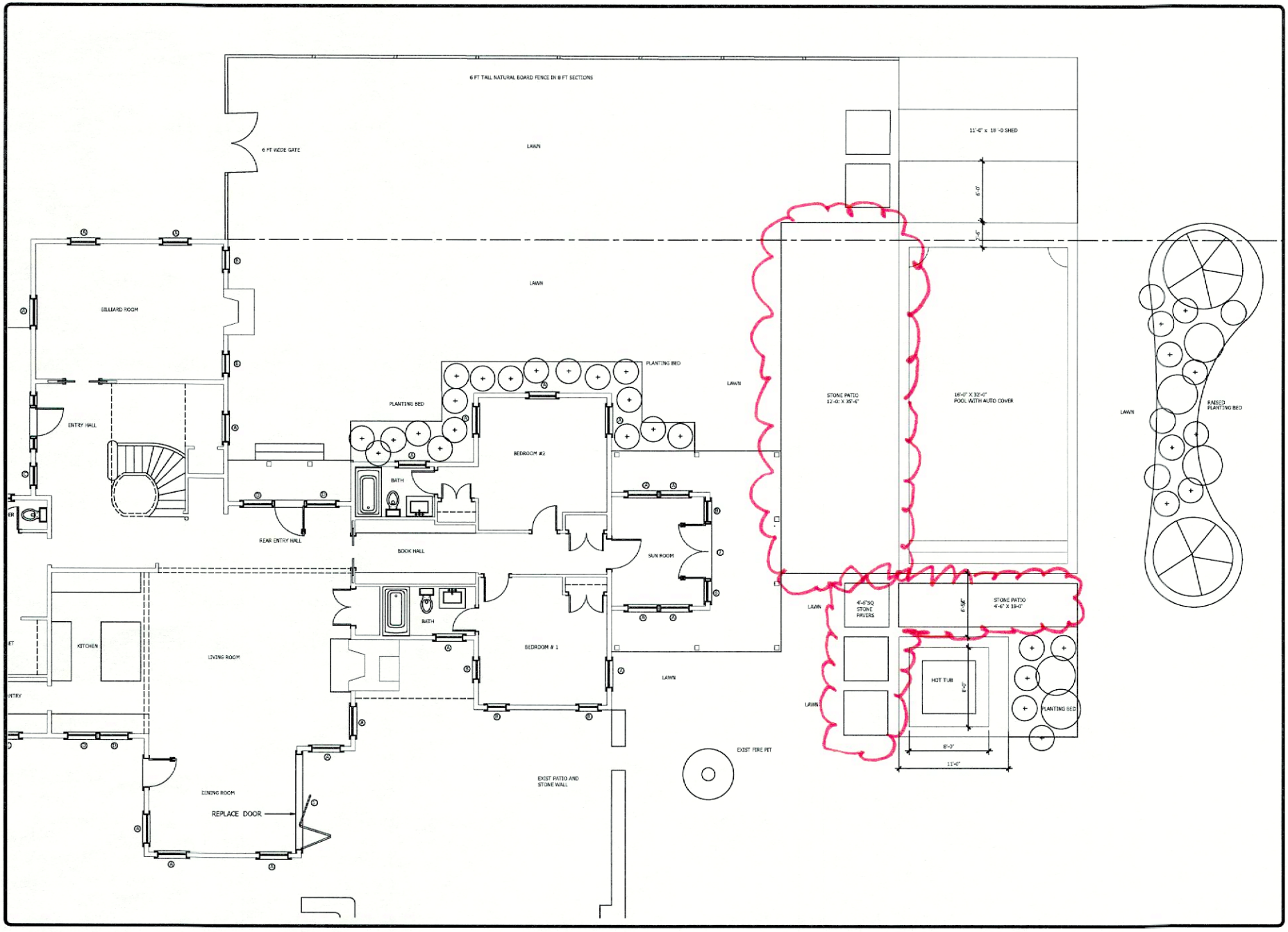
2408.07.1420

HDC-1



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2408.07.1420

HDC-2



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Location	2 WANNACOMET RD
Owner	COHEN STEPHEN L TR

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Nantucket.com


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Telephone: 508.325.7587

FENCE

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Rev Jan 2024

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STREET ADDRESS 2 Wauwinet Rd

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Signature

11/4/2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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CERTIFICATE OF APPROPRIATENESS

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PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 673

Street & Number of Proposed Work: 2 Wannacomet Road

Owner of record: Cohen, Stephen L Trust

Mailing Address: 2 Wannacomet Road

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nantucket Architecture Group LTD

Mailing Address: P.O. Box 1814

Nantucket, MA 02554

Contact Phone #: 508-228-5631 E-mail: bill@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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 CONSTRUCT 430 LF 5' / FENCE
2. South Elevation ALONG PROPERTY LINE - N.T.W
3. West Elevation CONSTRUCT 80 LF FENCE @ POOL
4. North Elevation 5' / FENCE N.T.W.

Is there an HDC survey form for 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: 6FT.
Type: 5' / FENCE
Length: 430LF / 80 LF.

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 _____

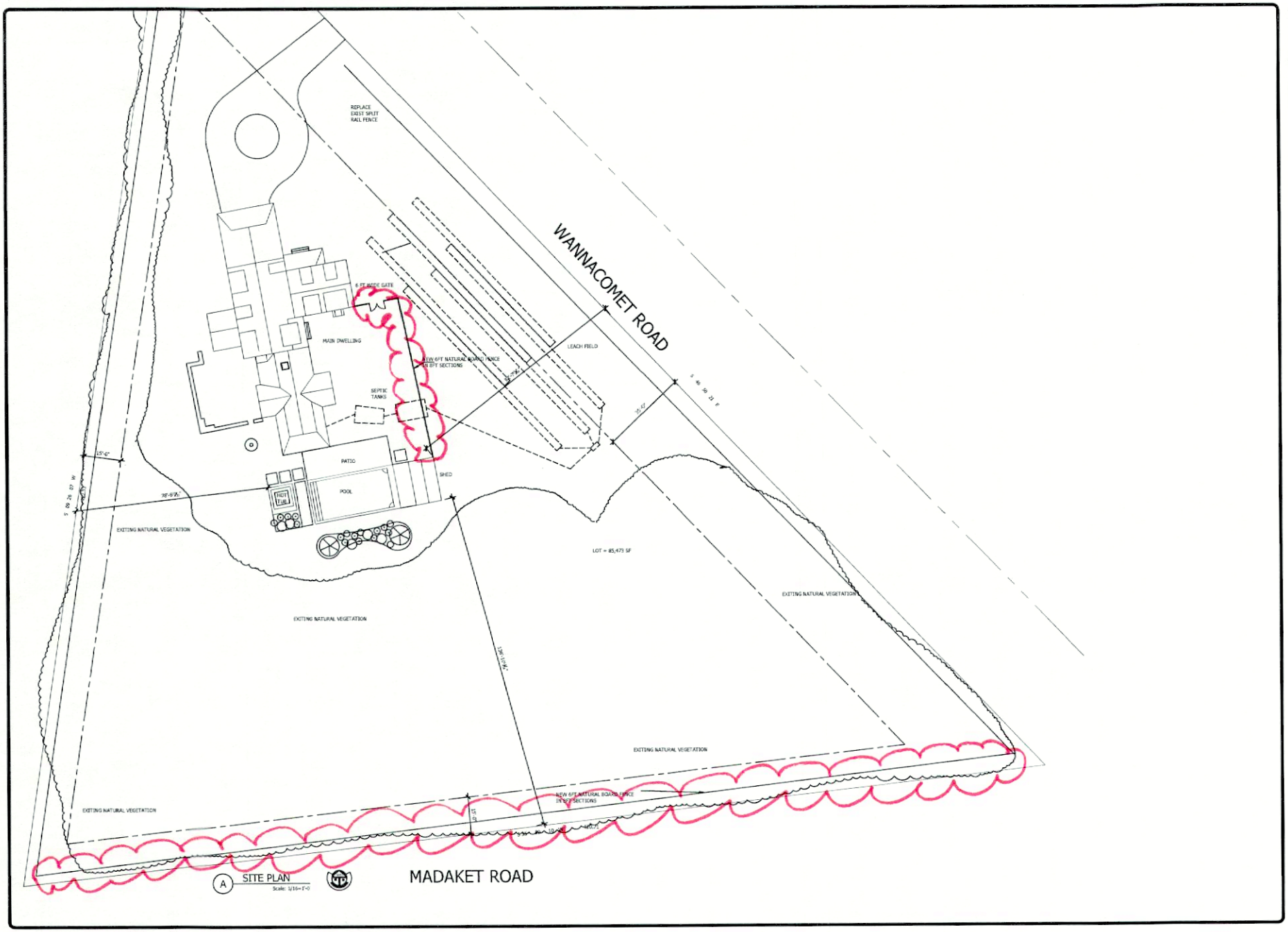
Trim _____ Sash _____ Doors _____

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 11/5/2020 Signature of owner of record _____ Signed under penalties of perjury



NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

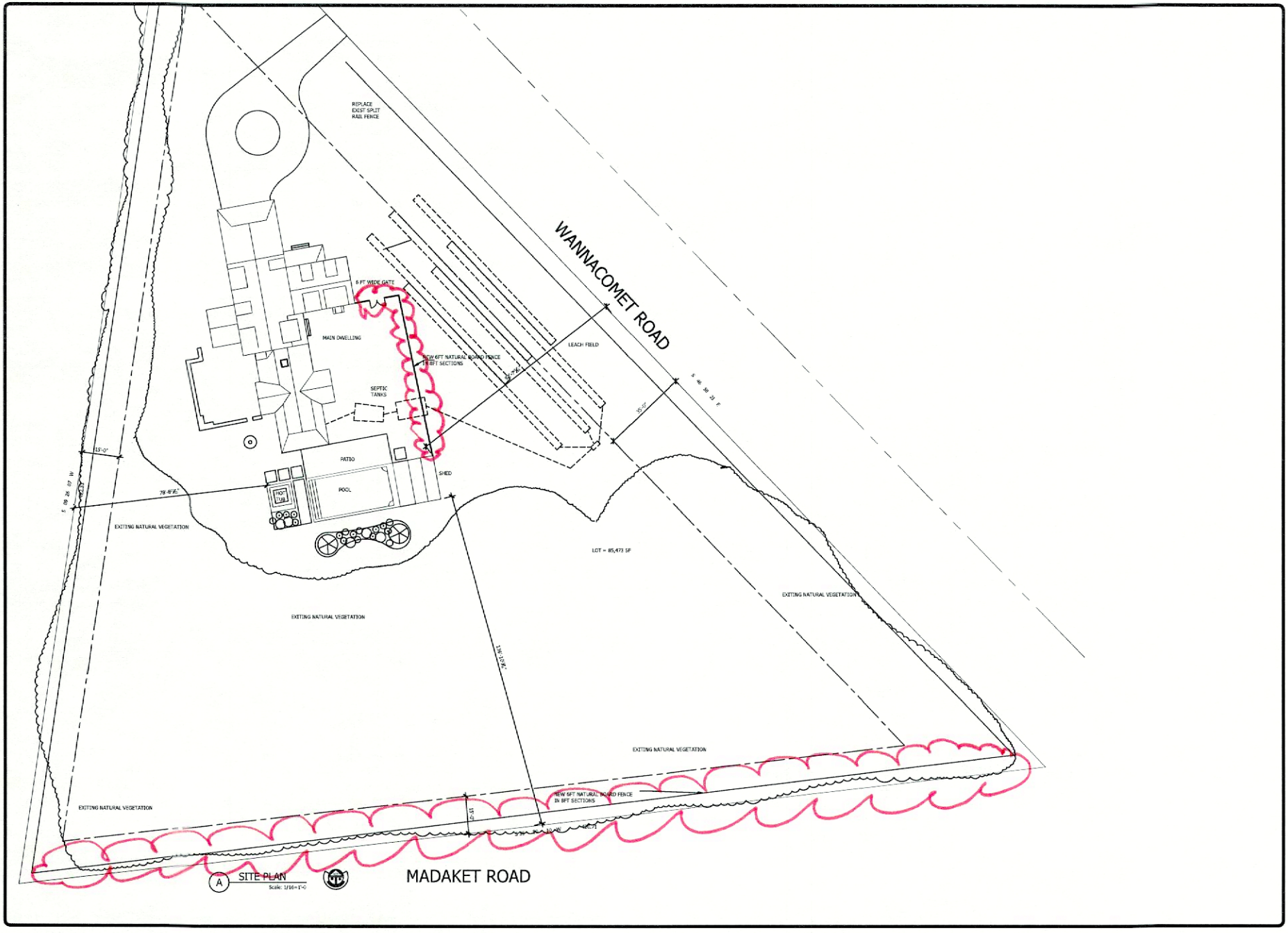
ADDITIONS AND RONOVATIONS FOR:
2 WANNACOMET ROAD.
NANTUCKET, MA 02554
MAP: 41 PARCEL: 573

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2408.07.1420

HDC-1



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ADDITIONS AND RONOVATIONS FOR:
2 WANNACOMET ROAD:
NANTUCKET, MA 02554
MAP: 41 PARCEL: 573

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	2408.07.1420

HDC-1



Property Information

Property ID	2328
Location	2 WANNACOMET RD
Owner	COHEN STEPHEN L TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Nantucket.com


Nantucket.com


Nantucket.com



35 Eel Pt. Rd.
New Shed

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies)**: Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies)**: must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 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.

BP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°. 63

Street & Number of Proposed Work: 35 Eel Point Road

Owner of record: Susan B. McCollum TRST Etal

Mailing Address: 48 West Moreland Place
St. Louis, MO 63018

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-0" Sq. Footage 1st floor: 198 Decks/Patio: Size: 12'-0" x 6'-0" ☒ 1st floor ☐ 2nd floor
Width: 11'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 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 13'-9" South 13'-9" East 13'-9" West 13'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 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 Deck Roof 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) • Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type Outswing Material 8 Light / Panel, Wood / Glass

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

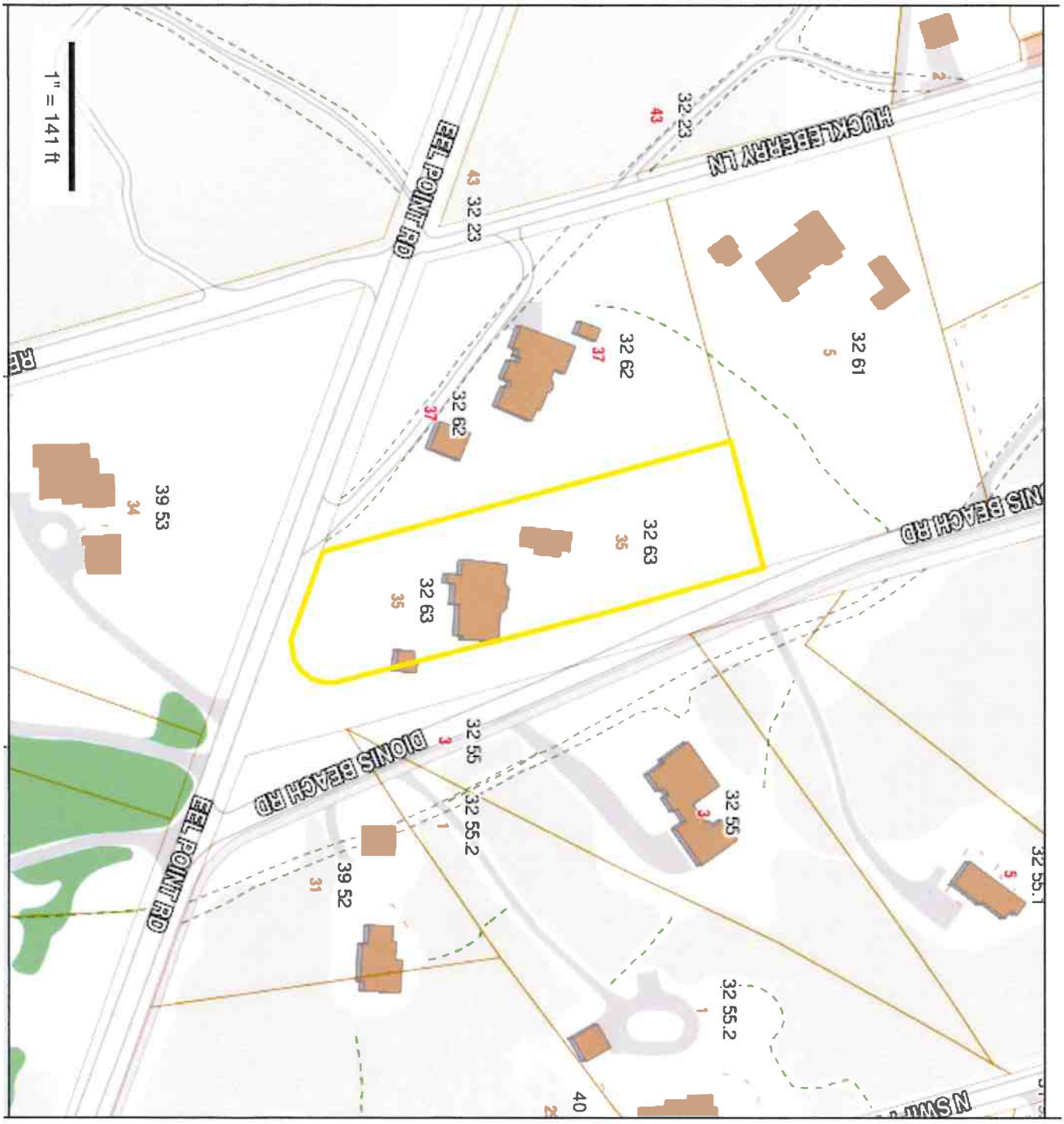
COLORS

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 11/1/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

Shed at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

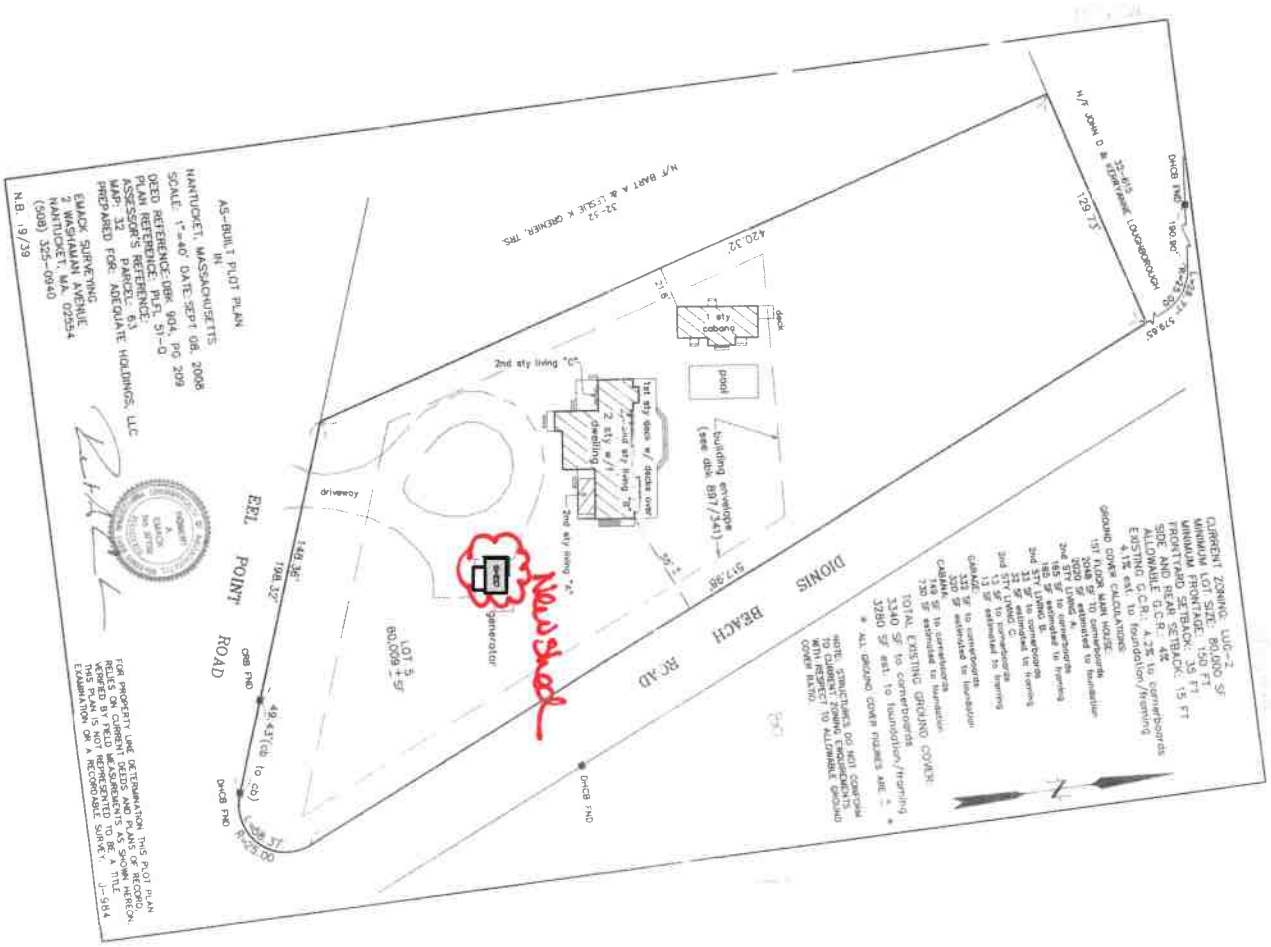
Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID# L-1.2

Shed at
35 Eel Point Rd
Nantucket, MA 02554

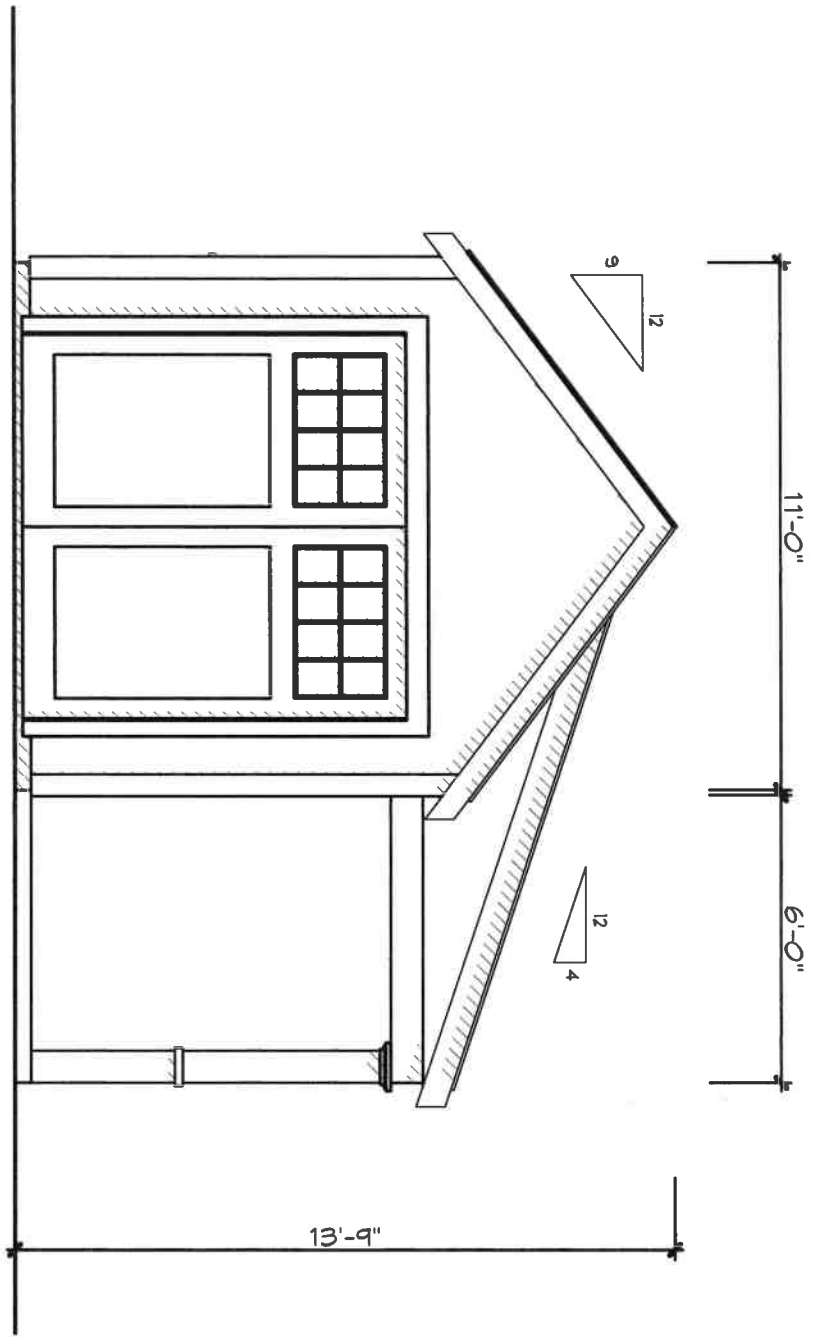
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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

Shed at
35 Eel Point Rd
Nantucket, MA 02554

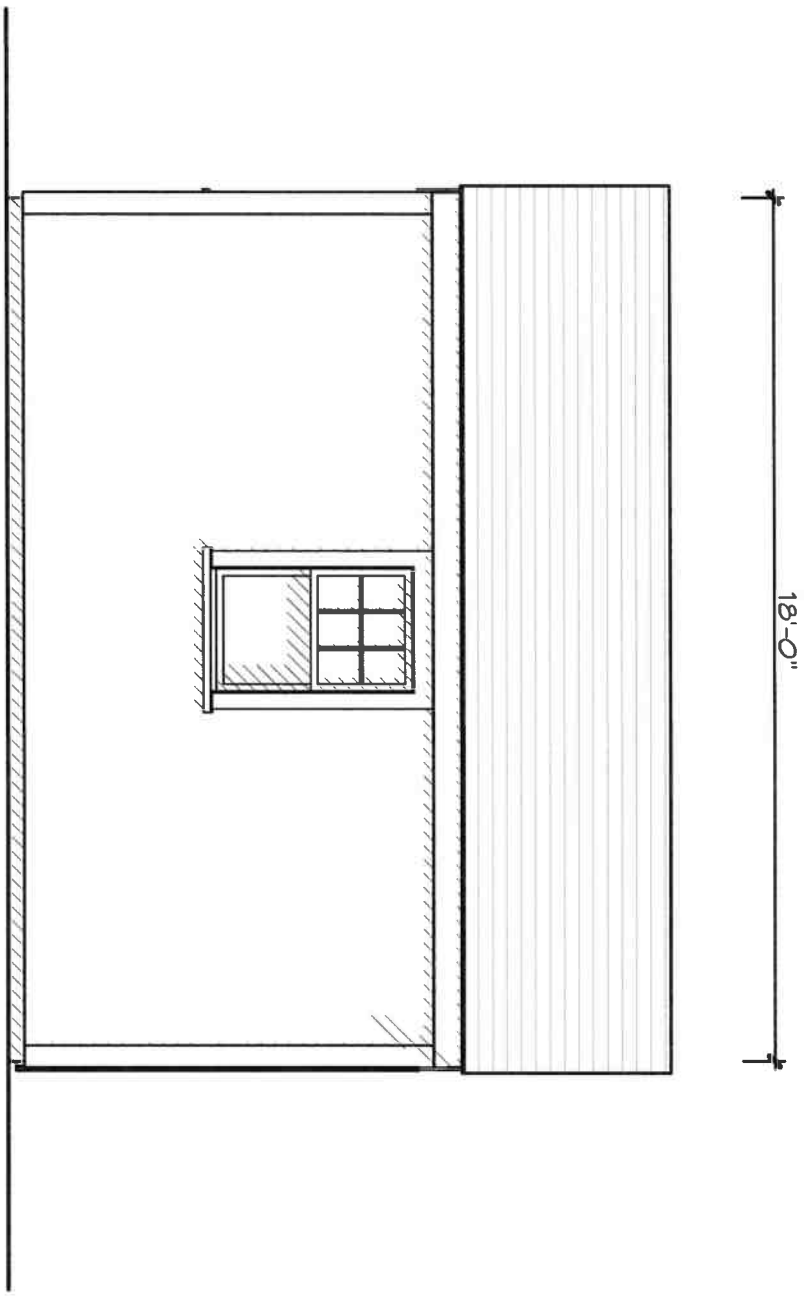
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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-2.2

Shed at
35 Eel Point Rd
Nantucket, MA 02554

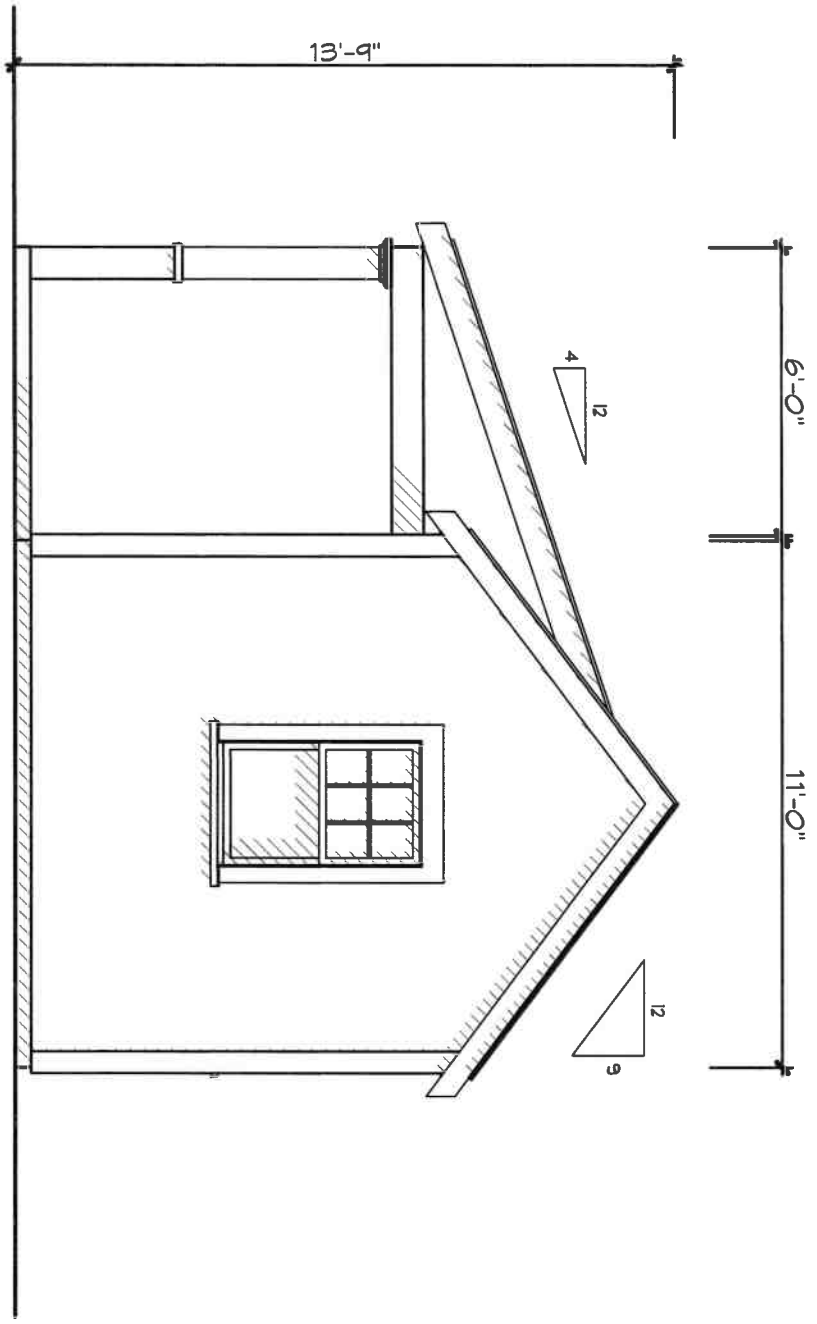
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.3

Shed at
35 Eel Point Rd
Nantucket, MA 02554

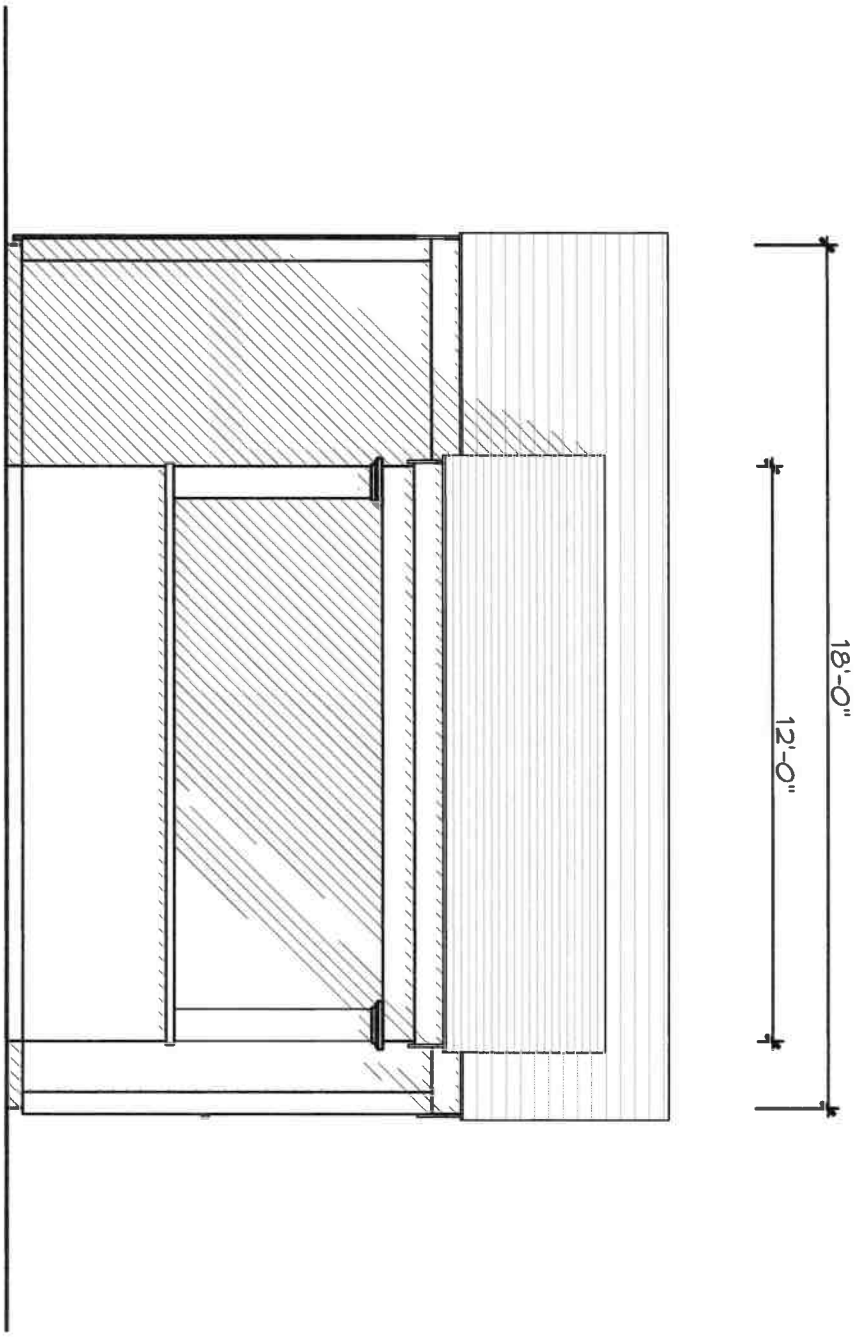
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.4

Shed at
35 Eel Point Rd
Nantucket, MA 02554

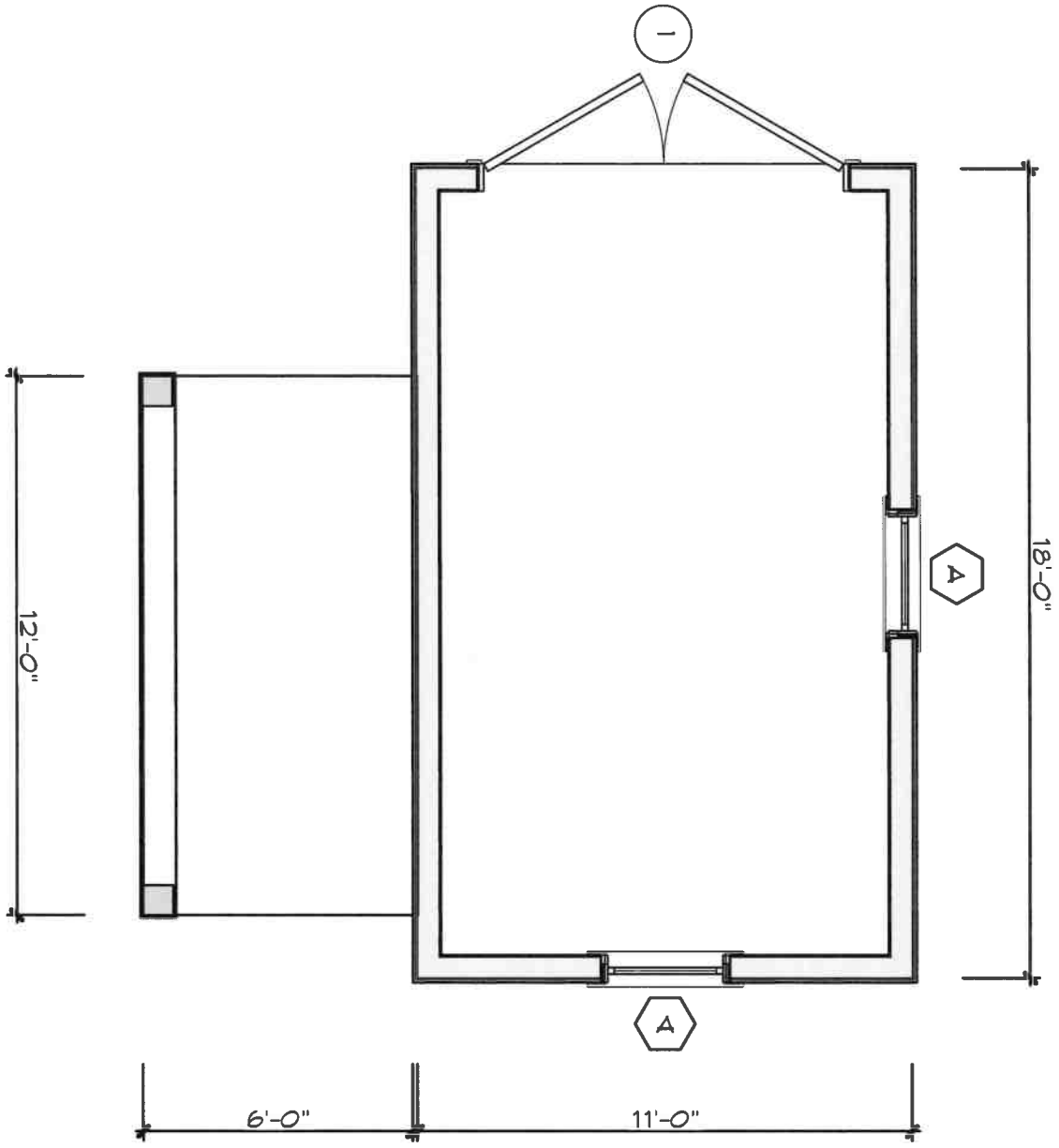
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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



ID# A-1.1

Shed at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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

New Shed
35 Eel Point Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission:
Rev.

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	1	Double Hung	Marvin	UDWH 2822	2'-9 3/8" x 4'-5"		6 over 1	to match main house

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Swing Garage Doors	Custom		(2) 4'-0" x 8'-0"		8 EA	vertical board

Notes:

1. All windows will be Marvin windows as per above schedule with muntin configuration as shown on drawings.
   All glazing to come with compliance sticker as required by local building codes.
2. All doors will be Custom doors as per above schedule with muntin configuration as shown on drawings.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shops drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide tempered glass in all locations required by code.


35 Eel Point Road

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Susan B. McCollum Trst Etal

STREET ADDRESS 35 Eel Point Road

MAP/PARCEL 32/63

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON November 4, 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 10/31/24

Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

October 9, 2023

To the Commissioners,

I, Sue McCollum, owner of record of property located at 35 Eel Point Road, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,

Susan B. McCollum

Susan B. McCollum

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49.3.2 PARCEL N°. 2

Street & Number of Proposed Work: 23R CLIFTON ST.

Owner of record: WILLIAM CARSON TRUST

Mailing Address: 215 E. 72nd STREET, APT 4W
NEW YORK, NY 10021

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: J. GRAHAM GOODSMITH ARCHITECTS

Mailing Address: 7 KILBURN ST.
BURLINGTON VT 05401

Contact Phone #: 802 862 4053 E-mail: adavis@jggarchitects.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. 68137
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 736 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 32' Sq. footage 2nd floor: 228 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

REMOVE & REPLACE COVERED PATIO AREA W/ NEW STRUCTURE THAT INCORPORATES 2ND FLOOR ACCESS TO A NEW BALCONY

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ 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 VERT. CEDAR BARN BOARD

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN A-SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side CLAD FRENCH DOOR

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim WHITE Sash ESSEX GREEN Doors ESSEX GREEN

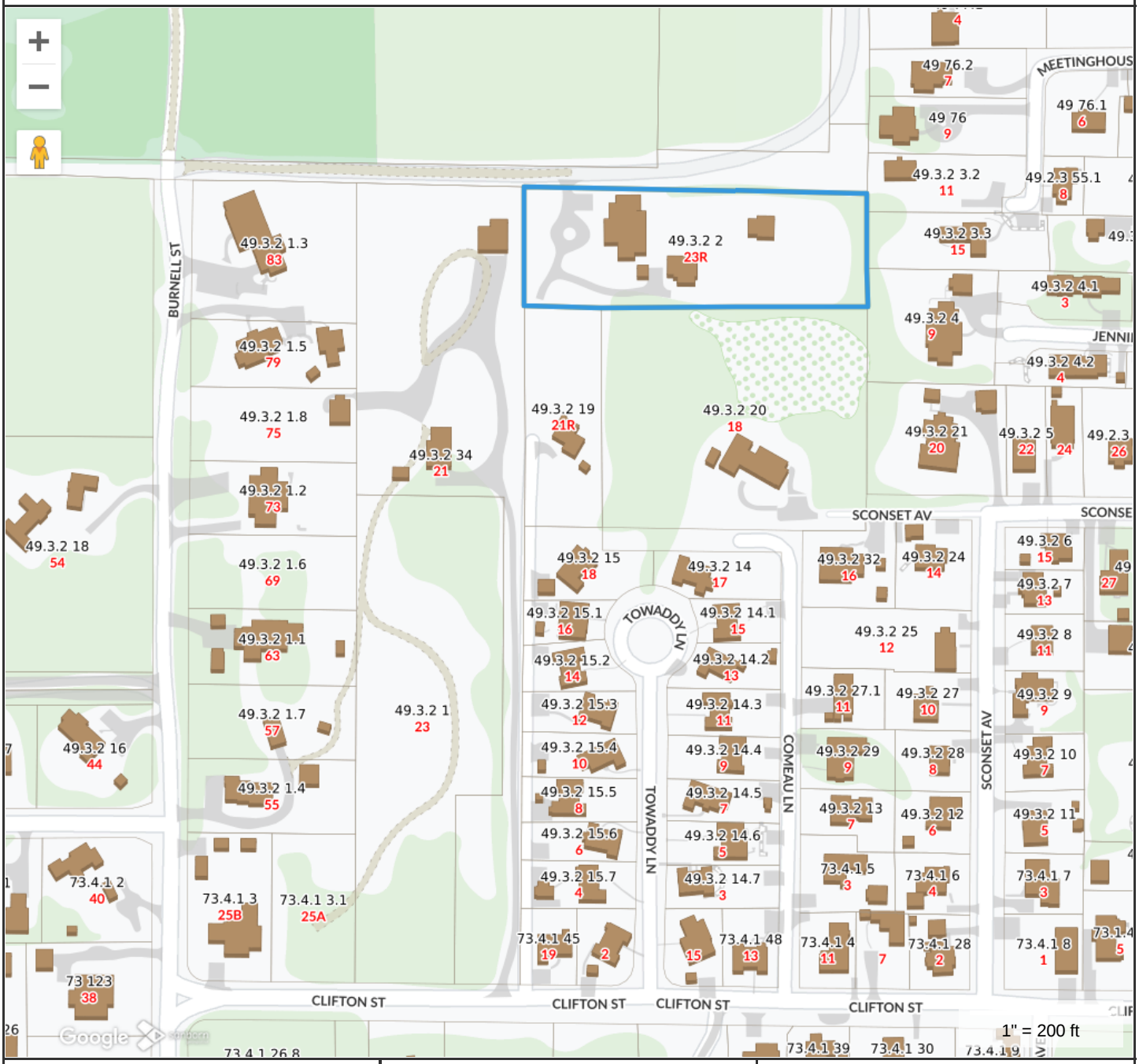
Deck NATURAL MAHOGANY Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/31/24 Signature of owner of record JGGA Signed under penalties of perjury

23R Clifton



Property Information

Property ID	10738
Location	23R CLIFTON ST
Owner	CARSON WILLIAM A TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

REAR PLAINFIELD

GARAGE RENOVATION

Nantucket, MA

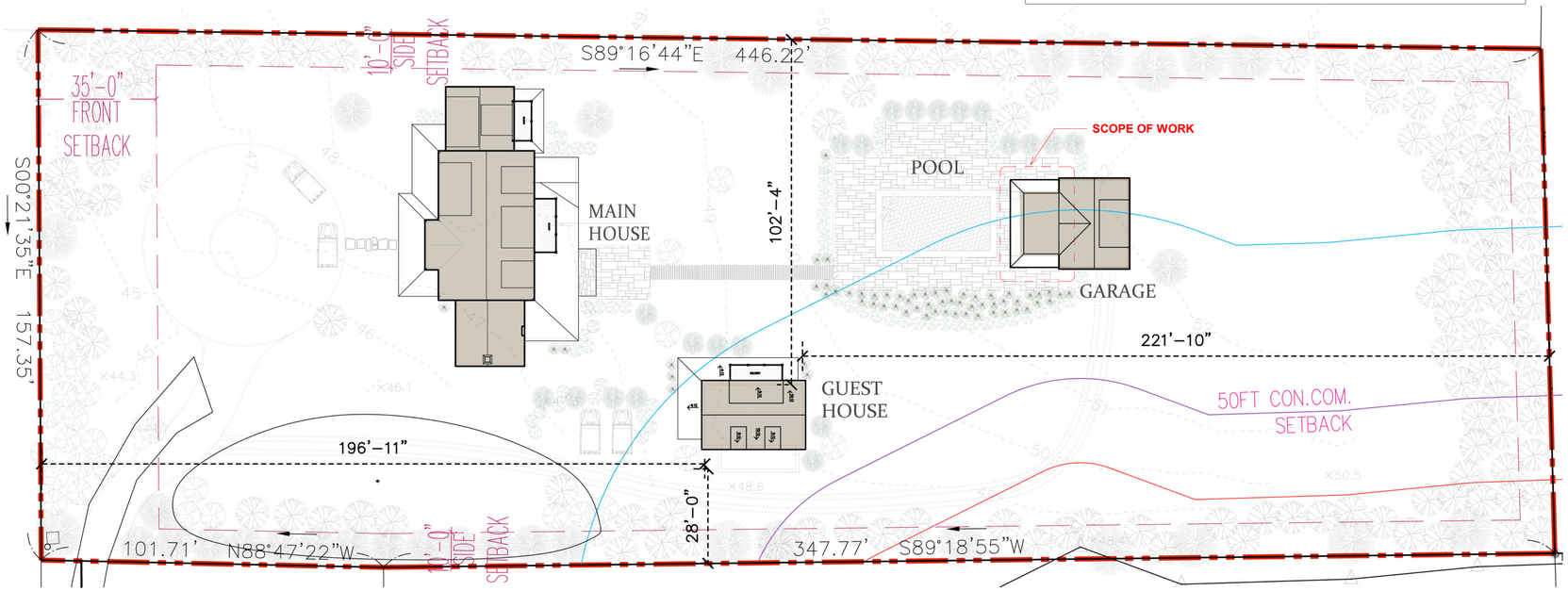


2 Vicinity Map
NTS

Zoning Requirements

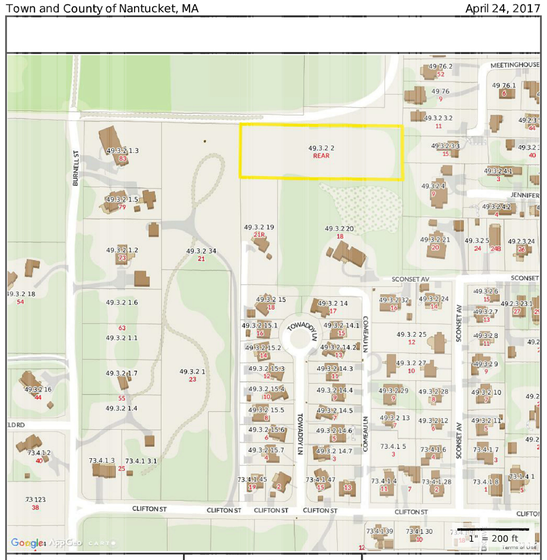
REAR PLAINFIELD
Map: 49.3.2 Parcel: 2 Zoning District: SR-20

	REQUIRED	ACTUAL
Minimum Lot Size	20,000 SF	69,305 SF
Max. Ground Cover	Allowable 12.5% (8,663 SF)	5.09% (3,528 SF)
Minimum Frontage	75'-0"	157'-3"
Front Setback	30'-0"	296'-9"
Side Setback	10'-0"	86'-3" / 40'-4"
Rear Setback	10'-0"	118'-1"
Maximun Height	30'-0"	21'-0"



1 Architectural Site Plan
1" = 20'-0"

Town and County of Nantucket, MA April 24, 2017



Property Information

Property ID	49.3.2 2
Location	REAR PLAINFIELD
Owner	CARSON WILLIAM A TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated 04/24/2017

3 Locus - G.I.S Data
NTS

Drawing List

A0	Architectural Site Plan & Lot Information
A0.1	First & Second Floor Plans Existing
A0.2	Exterior Elevations Existing
A1.0	First & Second Floor Plans Proposed
A1.1	Roof Plan Proposed
A2.0	Exterior Elevations Proposed

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86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
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Rev #	Description	Date

SEALS & SIGNATURES

BUILDING KEY

Rear Plainfield

Nantucket, MA

a project for
Courtney & Jo Carson

DRAWING TITLE
Architectural Site Plan & Lot Information

SCALE	As indicated
DATE	10/23/24
DRAWN	MVG
JOB #	2302
SHEET	

A0

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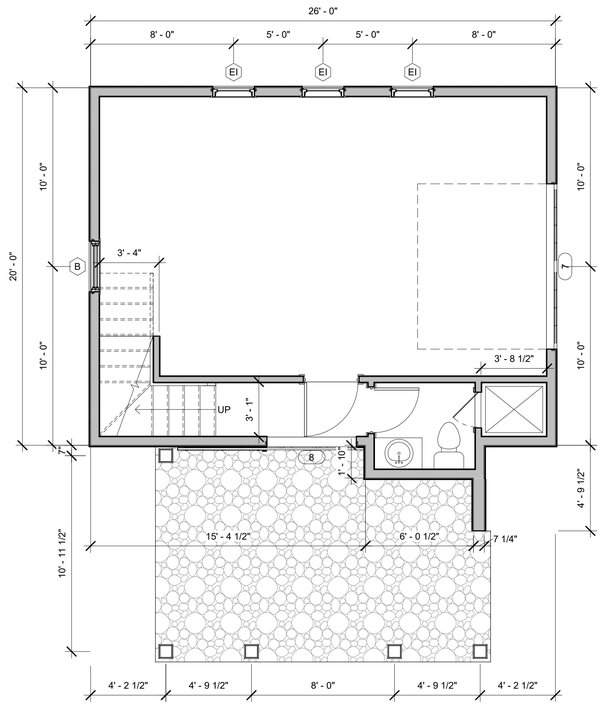
WINDOW SCHEDULE

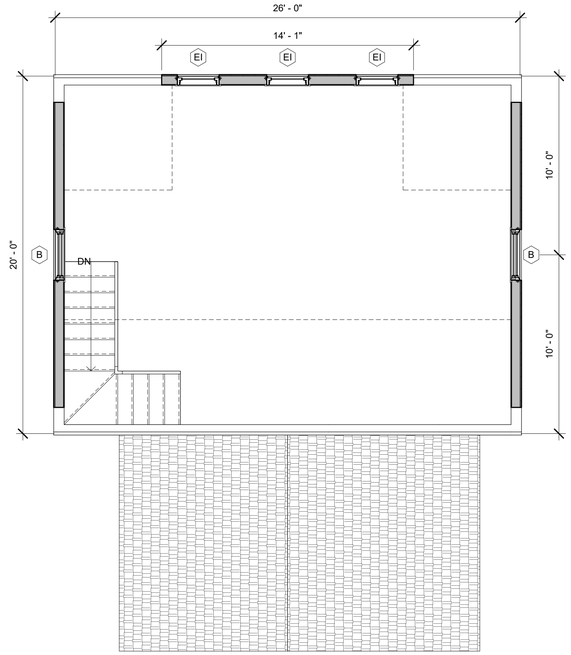
TAG	PHASE	QTY	ROUGH WIDTH	ROUGHT HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	SILL HEIGHT	COMMENTS
B	Existing	3	2' - 10 3/4"	5' - 0 3/4"	Andersen Corporation	A-Series Double Hung			
EI	Existing	7	2' - 4 3/4"	3' - 0 3/4"	Andersen Corporation	A-Series Picture Window			

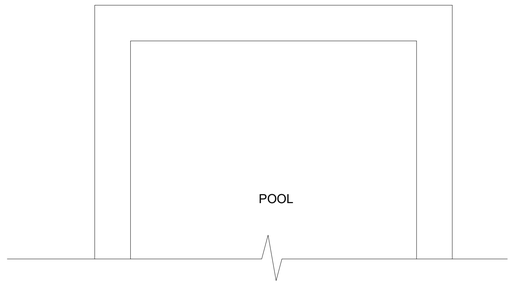
EXTERIOR DOOR SCHEDULE

TAG	PHASE	QTY	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	COMMENTS
7	Existing	1	7' - 10 1/2"	7' - 0"	Rock N Roll Millwork	Overhead Garage Door	7' - 0"	
8	Existing	1	5' - 0"	7' - 0"	Rock N Roll Millwork	Single Sliding Barn Door	7' - 0"	



1 First Floor Existing
1/4" = 1'-0"





2 Second Floor Existing
1/4" = 1'-0"



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Rev #	Description	Date

SEALS & SIGNATURES

BUILDING KEY

Rear Plainfield

Nantucket, MA

a project for
Courtney & Jo Carson

DRAWING TITLE
First & Second Floor Existing

SCALE	1/4" = 1'-0"
DATE	08/28/2024
DRAWN	MVG
JOB #	2302
SHEET	

A0.1

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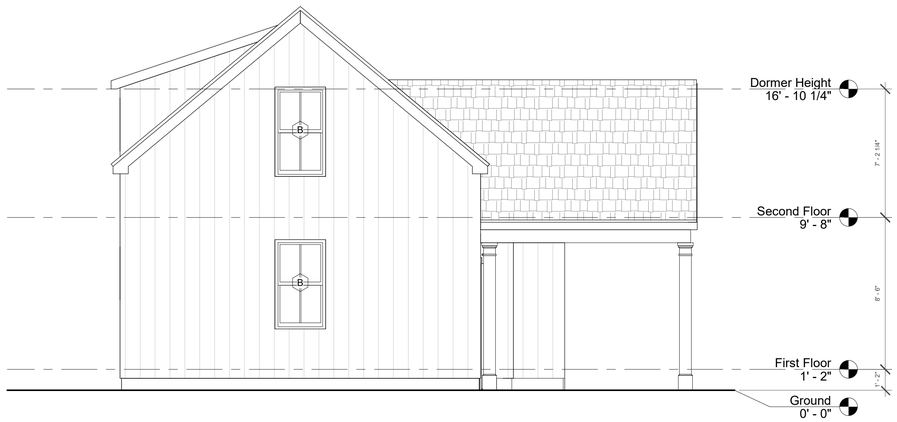
WINDOW SCHEDULE

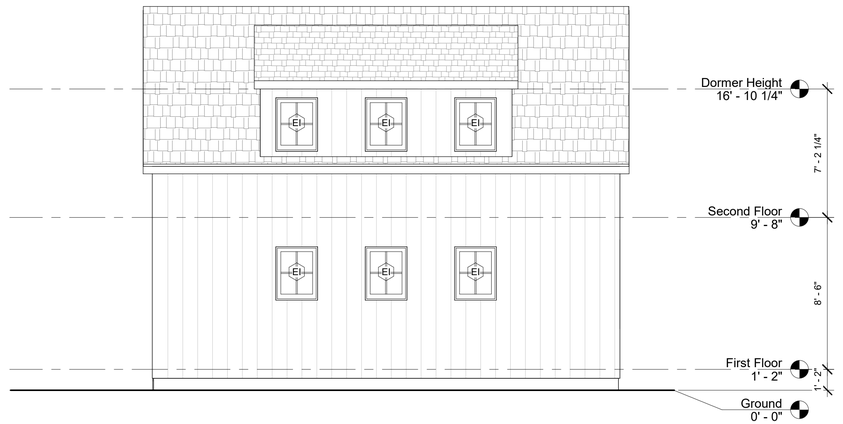
TAG	PHASE	QTY	ROUGH WIDTH	ROUGHT HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	SILL HEIGHT	COMMENTS
B	Existing	3	2' - 10 3/4"	5' - 0 3/4"	Andersen Corporation	A-Series Double Hung			
EI	Existing	7	2' - 4 3/4"	3' - 0 3/4"	Andersen Corporation	A-Series Picture Window			

EXTERIOR DOOR SCHEDULE

TAG	PHASE	QTY	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	COMMENTS
7	Existing	1	7' - 10 1/2"	7' - 0"	Rock N Roll Millwork	Overhead Garage Door	7' - 0"	
8	Existing	1	5' - 0"	7' - 0"	Rock N Roll Millwork	Single Sliding Barn Door	7' - 0"	



1 North Elevation Existing
1/4" = 1'-0"



2 East Elevation Existing
1/4" = 1'-0"



3 South Elevation Existing
1/4" = 1'-0"



4 West Elevation Existing
1/4" = 1'-0"

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Rev #	Description	Date

SEALS & SIGNATURES

BUILDING KEY

Rear Plainfield
Nantucket, MA

a project for
Courtney & Jo Carson

DRAWING TITLE
Exterior Elevations
Existing

SCALE	1/4" = 1'-0"
DATE	08/28/2024
DRAWN	MVG
JOB #	2302
SHEET	

A0.2

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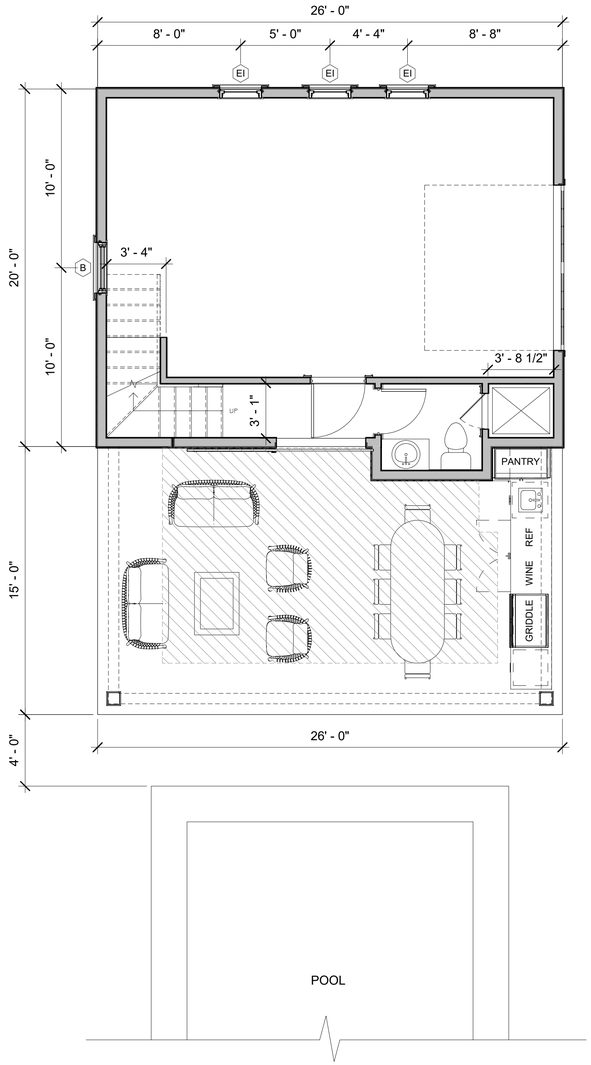
WINDOW SCHEDULE

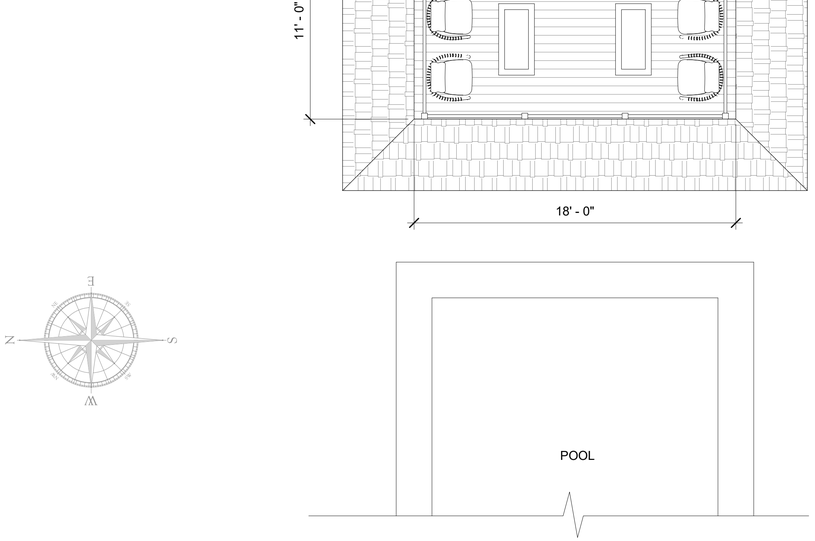
TAG	PHASE	QTY	ROUGH WIDTH	ROUGHT HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	SILL HEIGHT	COMMENTS
B	Existing	3	2' - 10 3/4"	5' - 0 3/4"	Andersen Corporation	A-Series Double Hung			
EI	Existing	6	2' - 4 3/4"	3' - 0 3/4"	Andersen Corporation	A-Series Picture Window			

EXTERIOR DOOR SCHEDULE

TAG	PHASE	QTY	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	COMMENTS
7	Existing	1	7' - 10 1/2"	7' - 0"	Rock N Roll Millwork	Overhead Garage Door	7' - 0"	
8	Existing	1	5' - 0"	7' - 0"	Rock N Roll Millwork	Single Sliding Barn Door	7' - 0"	
R40	New Construction	1	3' - 2 7/16"	7' - 2 1/2"	Marvin Windows and Doors	CUIFD3070	7' - 2"	



1 First Floor Plan Proposed
1/4" = 1'-0"



2 Second Floor Plan Proposed
1/4" = 1'-0"

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Rev #	Description	Date

SEALS & SIGNATURES

BUILDING KEY

Rear Plainfield

Nantucket, MA

a project for
Courtney & Jo Carson

DRAWING TITLE
First & Second Floor Proposed

SCALE	1/4" = 1'-0"
DATE	10/23/24
DRAWN	MVG
JOB #	2302
SHEET	

A1.0

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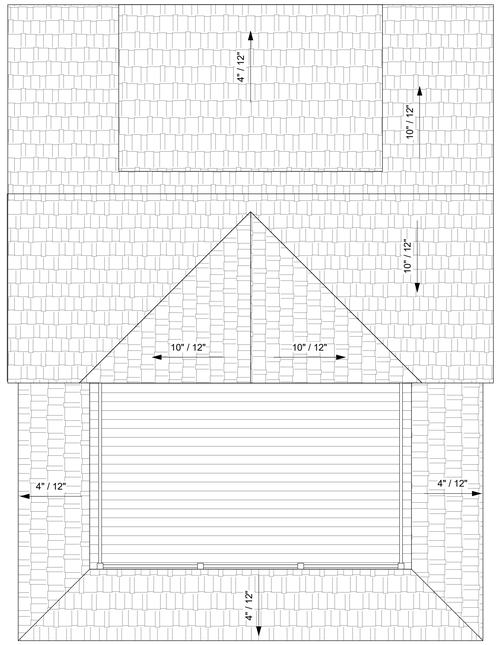
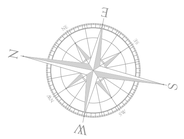


1 Roof Plan Proposed
1/4" = 1'-0"



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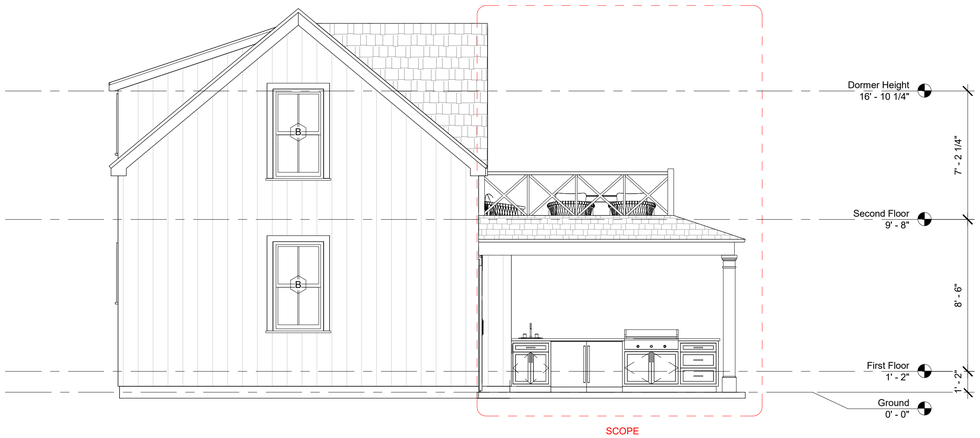
Rev #	Description	Date

WINDOW SCHEDULE

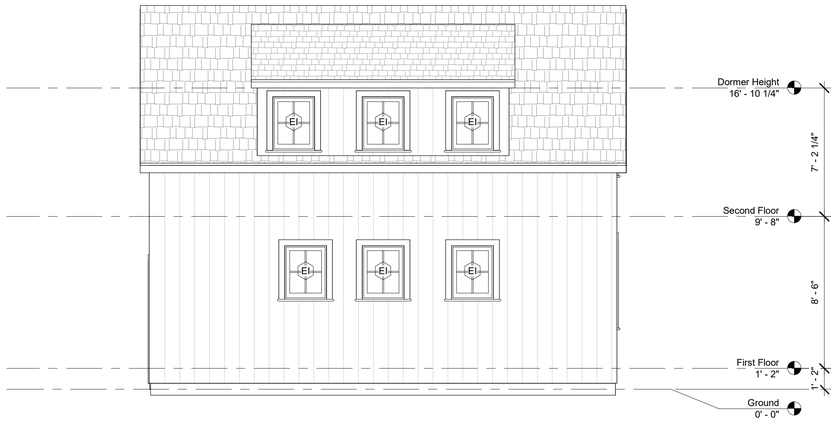
TAG	PHASE	QTY	ROUGH WIDTH	ROUGHT HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	SILL HEIGHT	COMMENTS
B	Existing	3	2' - 10 3/4"	5' - 0 3/4"	Andersen Corporation	A-Series Double Hung			
EI	Existing	6	2' - 4 3/4"	3' - 0 3/4"	Andersen Corporation	A-Series Picture Window			

EXTERIOR DOOR SCHEDULE

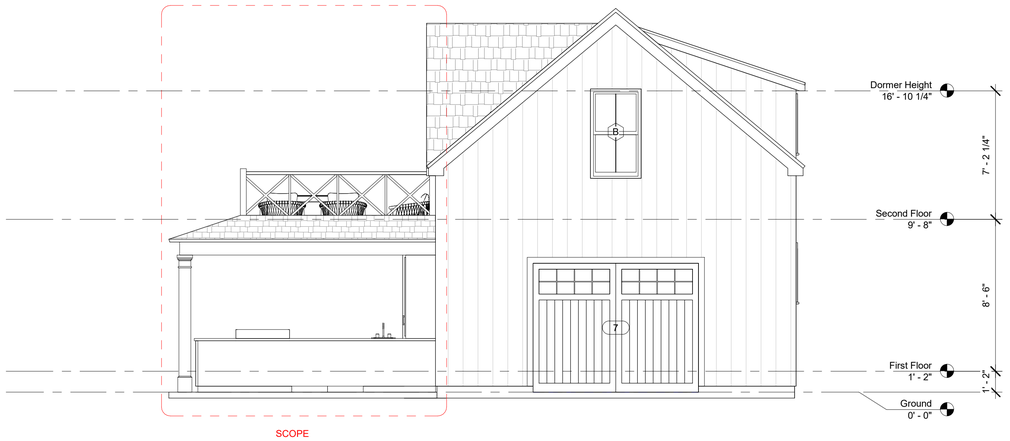
TAG	PHASE	QTY	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	COMMENTS
7	Existing	1	7' - 10 1/2"	7' - 0"	Rock N Roll Millwork	Overhead Garage Door	7' - 0"	
8	Existing	1	5' - 0"	7' - 0"	Rock N Roll Millwork	Single Sliding Barn Door	7' - 0"	
R40	New Construction	1	3' - 2 7/16"	7' - 2 1/2"	Marvin Windows and Doors	CUIFD3070	7' - 2"	



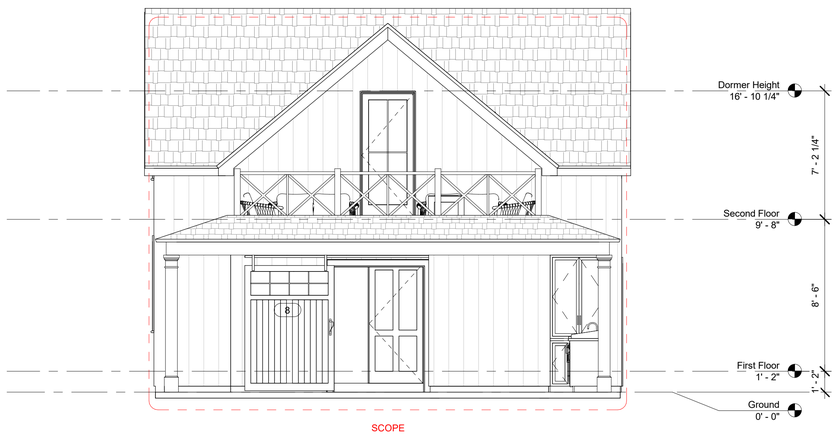
1 Proposed North Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



3 Proposed South Elevation
1/4" = 1'-0"



4 Proposed West Elevation
1/4" = 1'-0"

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Rev #	Description	Date

SEALS & SIGNATURES

BUILDING KEY

Rear Plainfield
Nantucket, MA

a project for
Courtney & Jo Carson

DRAWING TITLE
Exterior Elevations
Proposed

SCALE	1/4" = 1'-0"
DATE	10/23/24
DRAWN	MVG
JOB #	2302
SHEET	

A2.0

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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°: 45 PARCEL N°. 1.3

Street & Number of Proposed Work: 171 Polpis Road

Owner of record: Romano, Joseph & Lynch, Cheryl

Mailing Address: 6224 Sheaf Lane
Fort Washington, PA 19034

Contact Phone #: (508) 560-6611 E-mail: julie@juliejordin.com

AGENT INFORMATION (if applicable)

Name: JULIE JORDIN

Mailing Address: P.O. Box 3153
NANTUCKET, MA 02584

Contact Phone #: (508) 560-6611 E-mail: julie@juliejordin.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 LUG3) ☐ Roof ☐ Other _____

Size of Structure or Addition: (Pool) Length: 36 Sq. Footage 1st floor: _____ Decks/Patio: Size: 11x20 ☐ 1st floor ☐ 2nd floor

Width: 16 Sq. footage 2nd floor: _____ Size: 20x16 ☐ 1st floor ☐ 2nd floor

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: 4'
Type: utility board fence
Length: 32'4"

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck PATIO: GOSHEN STONE Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11-4-2024 Signature of owner of record Julie M Jordin (Rep.) Signed under penalties of perjury

Scanned with CamScanner

Subject: Re: Romano: HDC application / permission to file needed
Date: Friday, November 1, 2024 at 2:05:19 PM Eastern Daylight Time
From: Joseph Romano
To: Lindsey Maurer, Julie Jordin

Julie Jordan of the Design Garden Company has my authority to file an application to the HDC on my behalf.Joseph Romano

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Lindsey Maurer <projects@juliejordin.com>
Sent: Friday, November 1, 2024 1:56:06 PM
To: Joseph Romano <jlr@josephromanolaw.com>; Julie Jordin <julie@juliejordin.com>
Subject: Romano: HDC application / permission to file needed

Hello Mr. Romano,

We intend to submit a basic plan for the pool's HDC application on Monday, as it is a very lengthy process which we would like to get started.

Can you please respond to this email with a basic statement saying that we (Julie Jordin of The Garden Design Company) can file on your behalf?

Many thanks,
Lindsey

LINDSEY MAURER
DESIGNER + PURCHASING AGENT
THE GARDEN DESIGN COMPANY
POST OFFICE BOX 3153
NANTUCKET, MA 02584
O 508.325.4080 **C** 508.901.1057
www.juliejordin.com

JULIE JORDIN
The Garden Design Company

Application for a pool at 171 Polpis Road
Map/parcel 45/1.3
Zoning LUG 3

Dear HDC administration,

I am enclosing this note as I would like this application to be considered for consent due to lack of visibility from Polpis Road. There is considerable grade change (+10') marked on the plan and there is existing vegetation in place, which will not be removed during the construction.

Thank you for your consideration.

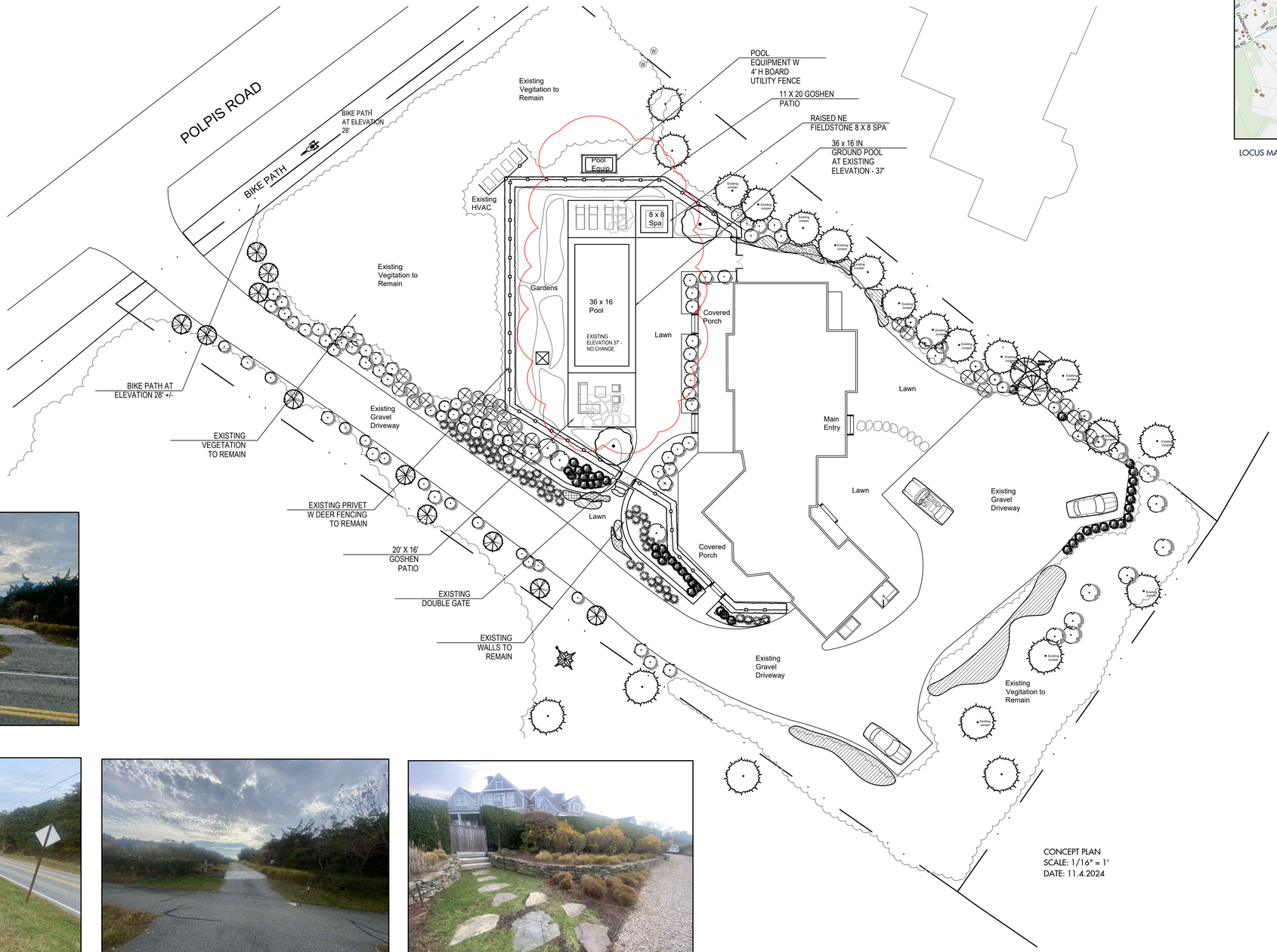
Best,

Owner Rep Julie Jordin
(508)560-6611
julie@juliejordin.com

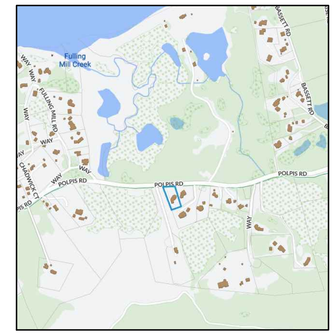
JULIE JORDIN
THE GARDEN DESIGN COMPANY

171 Polpis Road
Nantucket, MA 02554

MAP/PARCEL: 45 / 1.3
ZONING: LUG3



CONCEPT PLAN
SCALE: 1/16" = 1'
DATE: 11.4.2024



LOCUS MAP



EXISTING HOUSE FROM POLPIS ROAD



BIKE PATH - NOTE GRADE CHANGE

DRIVEWAY ENTRY

EXISTING WALLS AND GATE AT DRIVEWAY

SCALE: 1/16"=1'-0" (IN FEET)
0 8' 16' 32'

THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 92.4 PARCEL N°. 319.1

Street & Number of Proposed Work: 3 REEDS WAY

Owner of record: ALBION RIDGE LLC

Mailing Address: 85 EAST INDIAN RD-UNIT 16F
BOSTON, MA 02110

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District WOG) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 14 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ~0 South _____ East ~0 West ~0

Height of ridge above final finish grade: North ~0 South ~0 East ~0 West ~0

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

34'X14' IN GROUND POOL WITH AUTO-COVER - REBUILD TIMBER WALLS LIKE KIND - W/ NEW TIMBER STEPS

Is there an HDC survey form for 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 TIMBER TIES

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

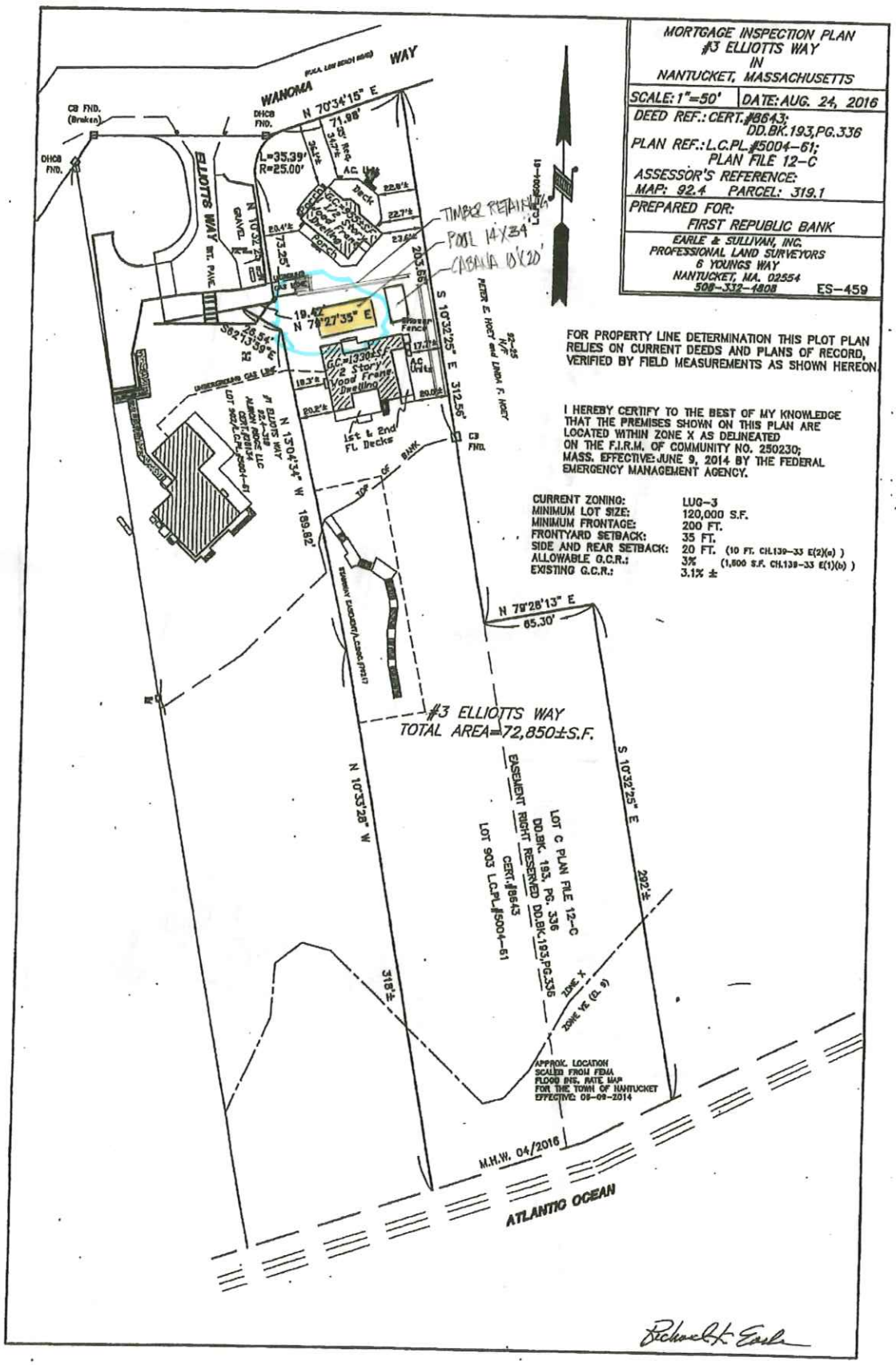
Trim _____ Sash _____ Doors _____

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 11/17/2024 Signature of owner of record Signed under penalties of perjury



MORTGAGE INSPECTION PLAN
#3 ELLIOTTS WAY
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=50'	DATE: AUG. 24, 2016

DEED REF.: CERT.#8643; DD.BK.193,PG.336
PLAN REF.: L.C.PL.#5004-61; PLAN FILE 12-C
ASSESSOR'S REFERENCE:
MAP: 92.4 PARCEL: 319.1

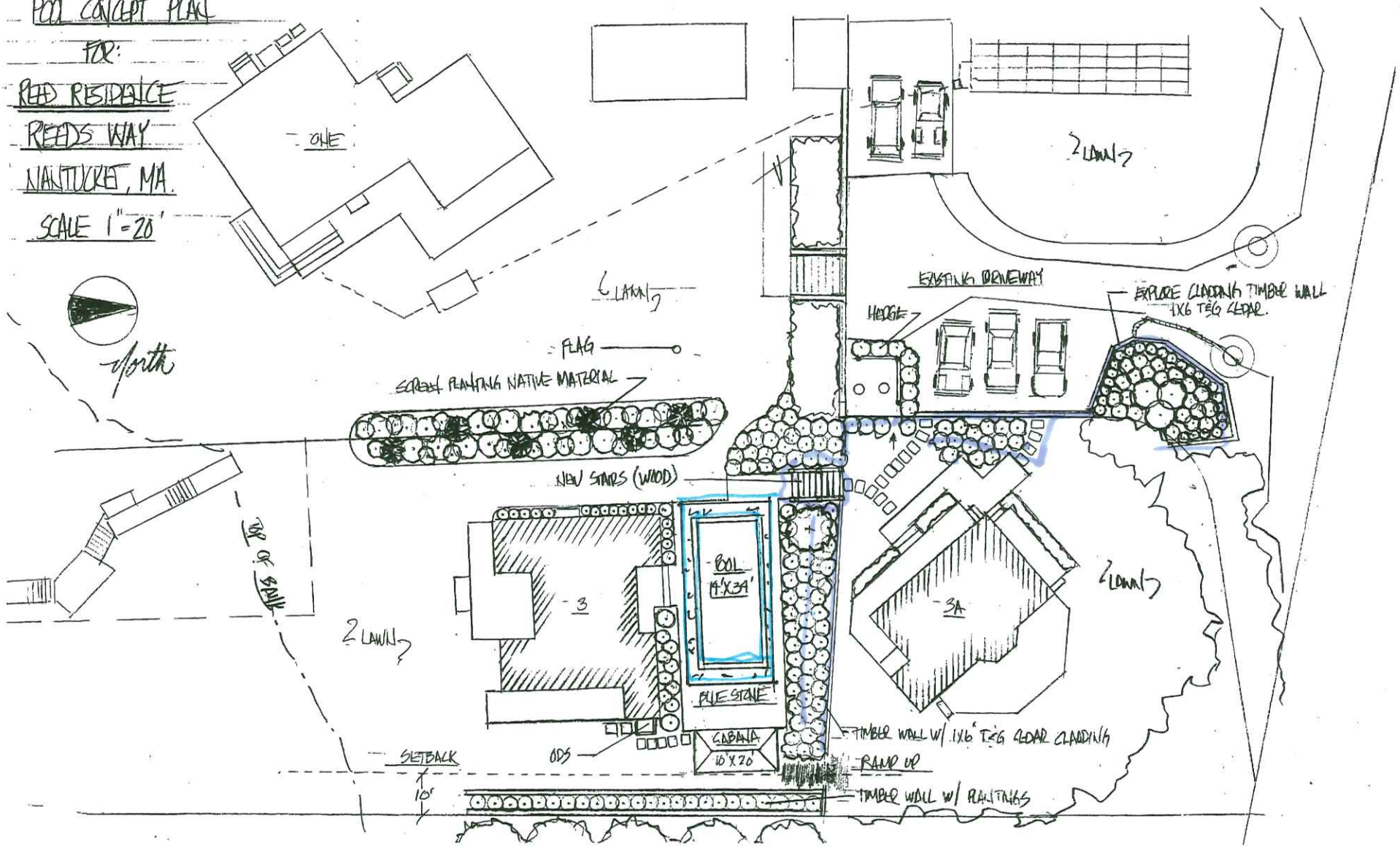
PREPARED FOR:
FIRST REPUBLIC BANK

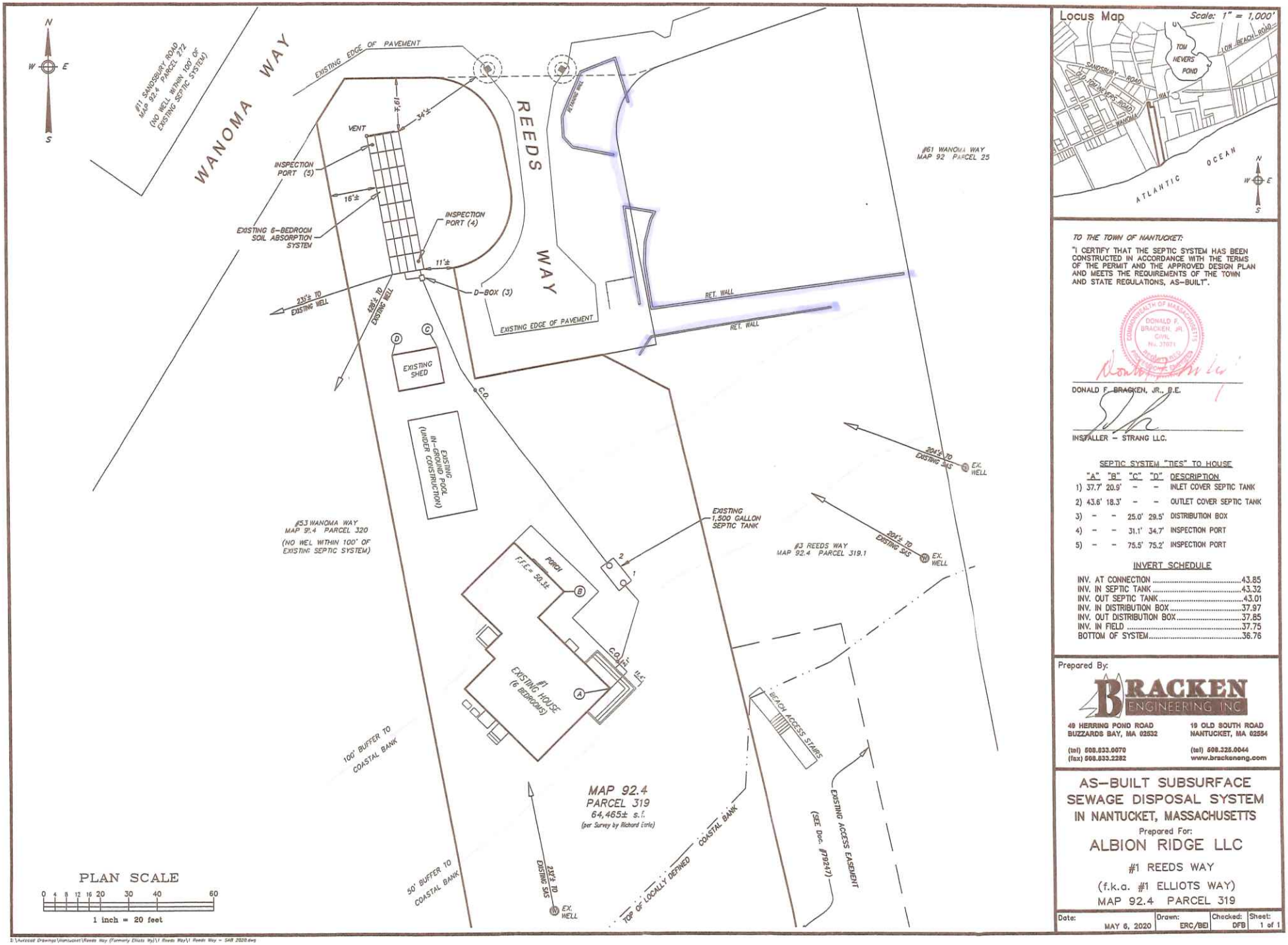
EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808 ES-459

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN ZONE X AS DELINEATED ON THE F.I.R.M. OF COMMUNITY NO. 250230; MASS. EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CURRENT ZONING:	LUG-3
MINIMUM LOT SIZE:	120,000 S.F.
MINIMUM FRONTAGE:	200 FT.
FRONTYARD SETBACK:	35 FT.
SIDE AND REAR SETBACK:	20 FT. (10 FT. CH.139-33 E(2)(a))
ALLOWABLE G.C.R.:	3% (1,600 S.F. CH.139-33 E(1)(b))
EXISTING G.C.R.:	3.1% ±


POOL CONCEPT PLAN
FOR:
REED RESIDENCE
REEDS WAY
NANTUCKET, MA.
SCALE 1"=20'
ONE
LAWN
EXISTING DRIVEWAY
EXPOSE CLADDING TIMBER WALL 1X6 T&G CEDAR.
HEDGE
FLAG
SCREEN PLANTING NATIVE MATERIAL
NEW STAIRS (WOOD)
TOP OF SLOPE
POOL 14'X34'
3
3A
LAWN
BLUE STONE
CABANA 10'X20'
TIMBER WALL W/ 1X6" T&G CEDAR CLADDING
SETBACK
ODS
RAMP UP
10'
TIMBER WALL W/ PLANTINGS



Locus Map

Scale: 1" = 1,000'

TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE SEPTIC SYSTEM HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE PERMIT AND THE APPROVED DESIGN PLAN AND MEETS THE REQUIREMENTS OF THE TOWN AND STATE REGULATIONS, AS-BUILT".

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37671
REGISTERED PROFESSIONAL ENGINEER

DONALD F. BRACKEN, JR., P.E.

INSTALLER - STRANG LLC.

SEPTIC SYSTEM "TIES" TO HOUSE

	"A"	"B"	"C"	"D"	DESCRIPTION
1)	37.7'	20.9'	-	-	INLET COVER SEPTIC TANK
2)	43.6'	18.3'	-	-	OUTLET COVER SEPTIC TANK
3)	-	-	25.0'	29.5'	DISTRIBUTION BOX
4)	-	-	31.1'	34.7'	INSPECTION PORT
5)	-	-	75.5'	75.2'	INSPECTION PORT

INVERT SCHEDULE

INV. AT CONNECTION	43.85
INV. IN SEPTIC TANK	43.32
INV. OUT SEPTIC TANK	43.01
INV. IN DISTRIBUTION BOX	37.97
INV. OUT DISTRIBUTION BOX	37.85
INV. IN FIELD	37.75
BOTTOM OF SYSTEM	36.76

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

AS-BUILT SUBSURFACE SEWAGE DISPOSAL SYSTEM IN NANTUCKET, MASSACHUSETTS

Prepared For:

ALBION RIDGE LLC

#1 REEDS WAY

(f.k.a. #1 ELLIOTS WAY)

MAP 92.4 PARCEL 319

Date:	Drawn:	Checked:	Sheet:
MAY 6, 2020	ERC/BEI	DFB	1 of 1

J:\Autocad Drawings\Nantucket\Reeds Way (Formerly Elliots Way)\1 Reeds Way\1 Reeds Way - SAB 2020.dwg

3 REEDS WAY – HARDSCAPE/POOL






WANOMA WY
REEDS WY

STREET LEVEL IS ELEVATION 26, COTTAGE IS 34, PROPOSED POOL AREA IS @44 WHICH TRANSLATES INTO THE PUBLICLY TRAVELLED WAY BEING ABOUT 20 FEET BELOW THE AREA OF THE POOL NEXT TO THE PRIMARY DWELLING ON THE HILL









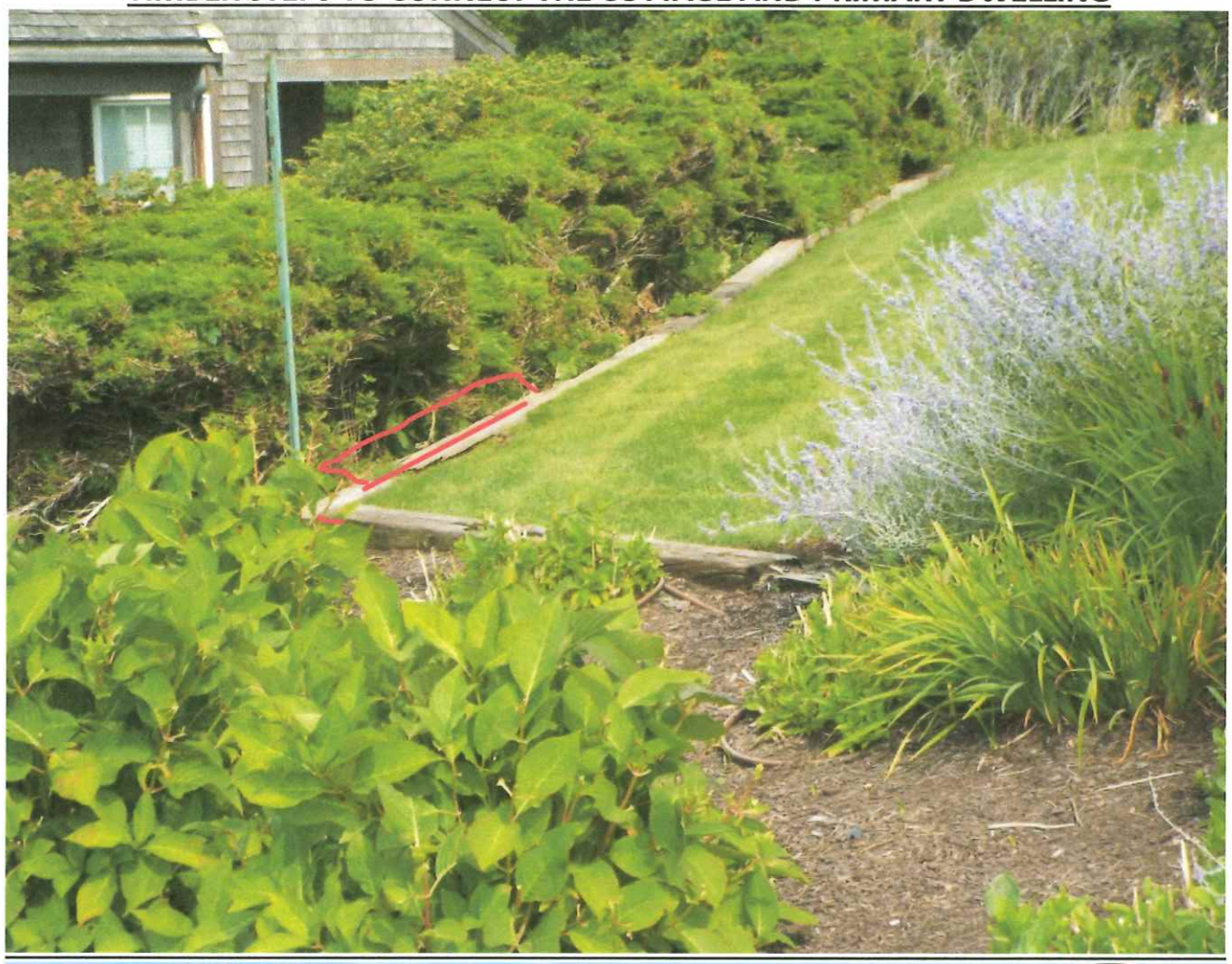


LOOKING DOWN TOWARDS THE FRONT COTTAGE





TIMBER STEPS TO CONNECT THE COTTAGE AND PRIMARY DWELLING



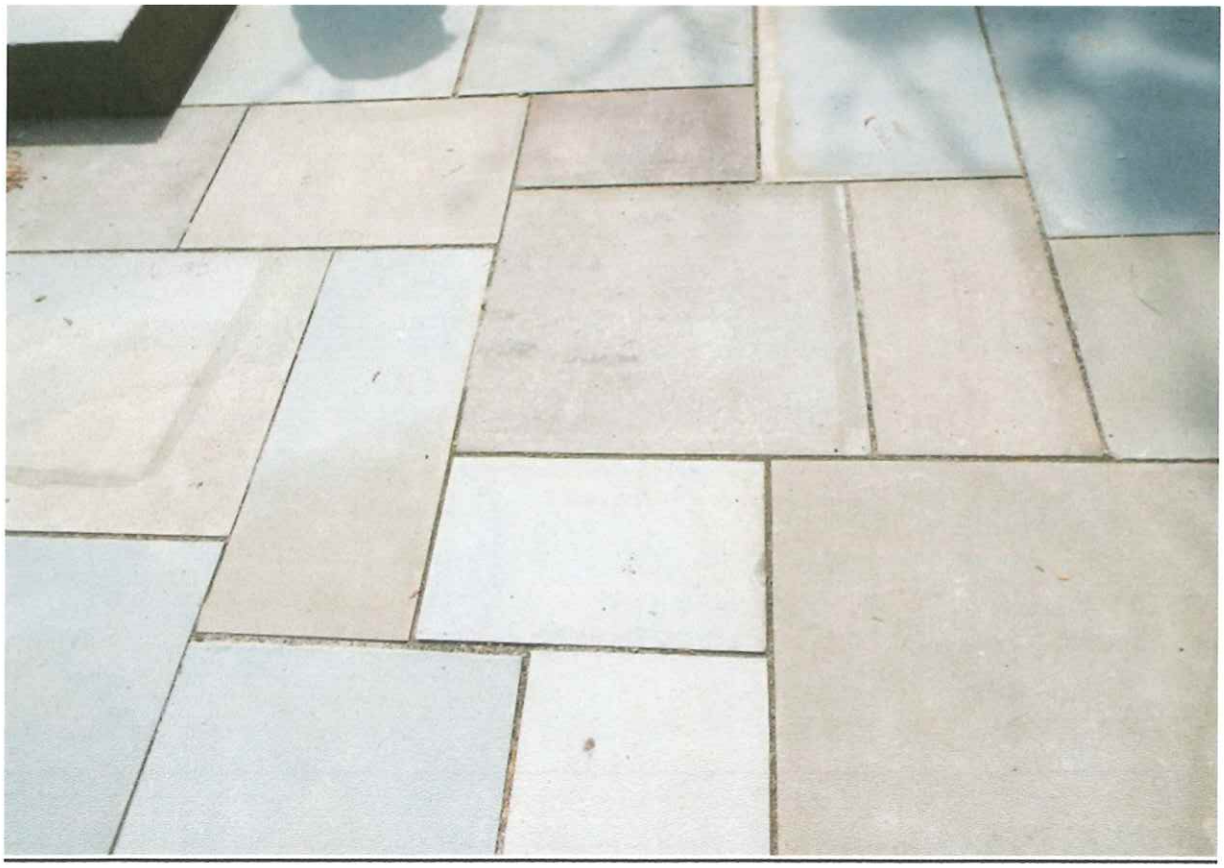








BLUESTONE PATIO



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o LINK02554

AS AGENT FOR Cliff Lane 1 LLC c/o JB Studio

STREET ADDRESS 1 Cliff Lane

MAP/PARCEL 30/633

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/4/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 11/4/2024

Signature Date



Property Information

Property ID	188610
Location	1 CLIFF LN
Owner	CLIFF LANE 1 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 10/16/2024
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°: 30 PARCEL N°. 633

Street & Number of Proposed Work: 1 CLIFF LANE

Owner of record: CLIFF LANE 1 LLC

Mailing Address: 6040 QUAIL RIDGE DRIVE

WESTMONT, IL 60559

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 OFF ☑ 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: 2014? WITH MAIN HOUSE?

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMO/MOVE OFF EXISTING SHED

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

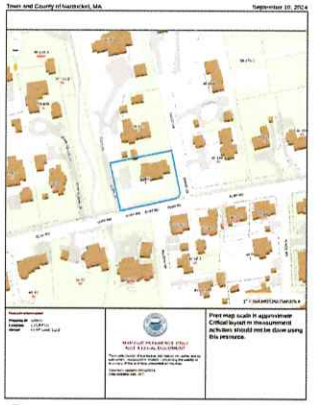
Date 11/4/2024 Signature of owner of record _____ Signed under penalties of perjury

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK IMPLEMENTED INCORRECTLY DUE TO ANY 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 CONTRACTS.



1 Site Plan
1" = 18'-0"



2 Locus Map



3 Shed Arial View



4 Shed Arial View 2

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

1 Cliff Ln - Existing Shed Demolition

Nantucket, MA 02554

Sheet

Site Plan

Date

11.04.2024

Revisions

C.101

Scale As indicated



FROM CLIFF ROAD


CLIFF ROAD
CLIFF LANE



1 CLIFF LANE

FROM CLIFF LANE



1 SITE PLAN WEST ELEVATION (MA)



1 CLIFF LANE



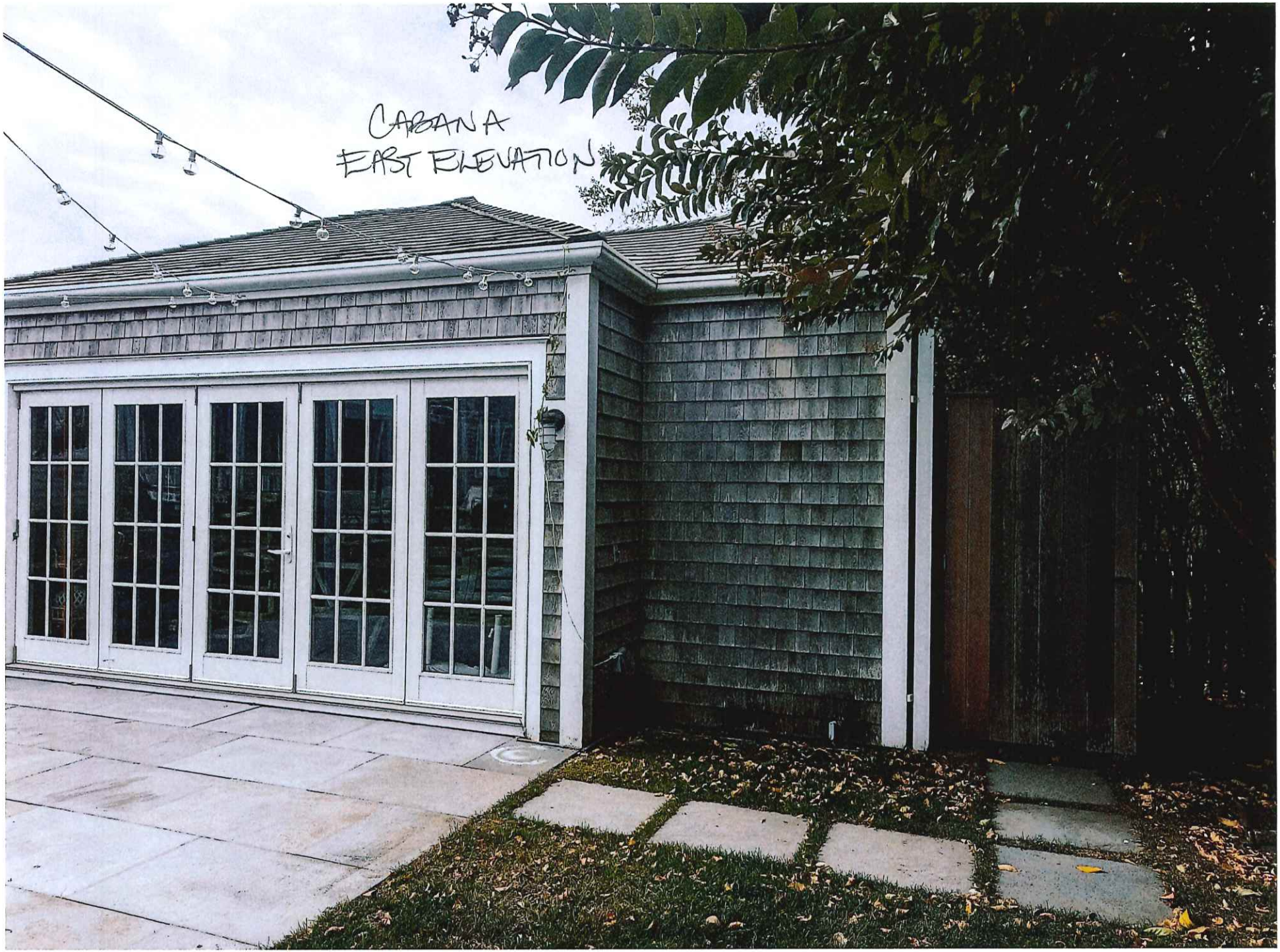
1 CLIFF LANE



1 CLIFF LANE. SHED NORTH / INSET



1 CLUTTLANE SHED EAST / NORTH


CABANA
EAST ELEVATION

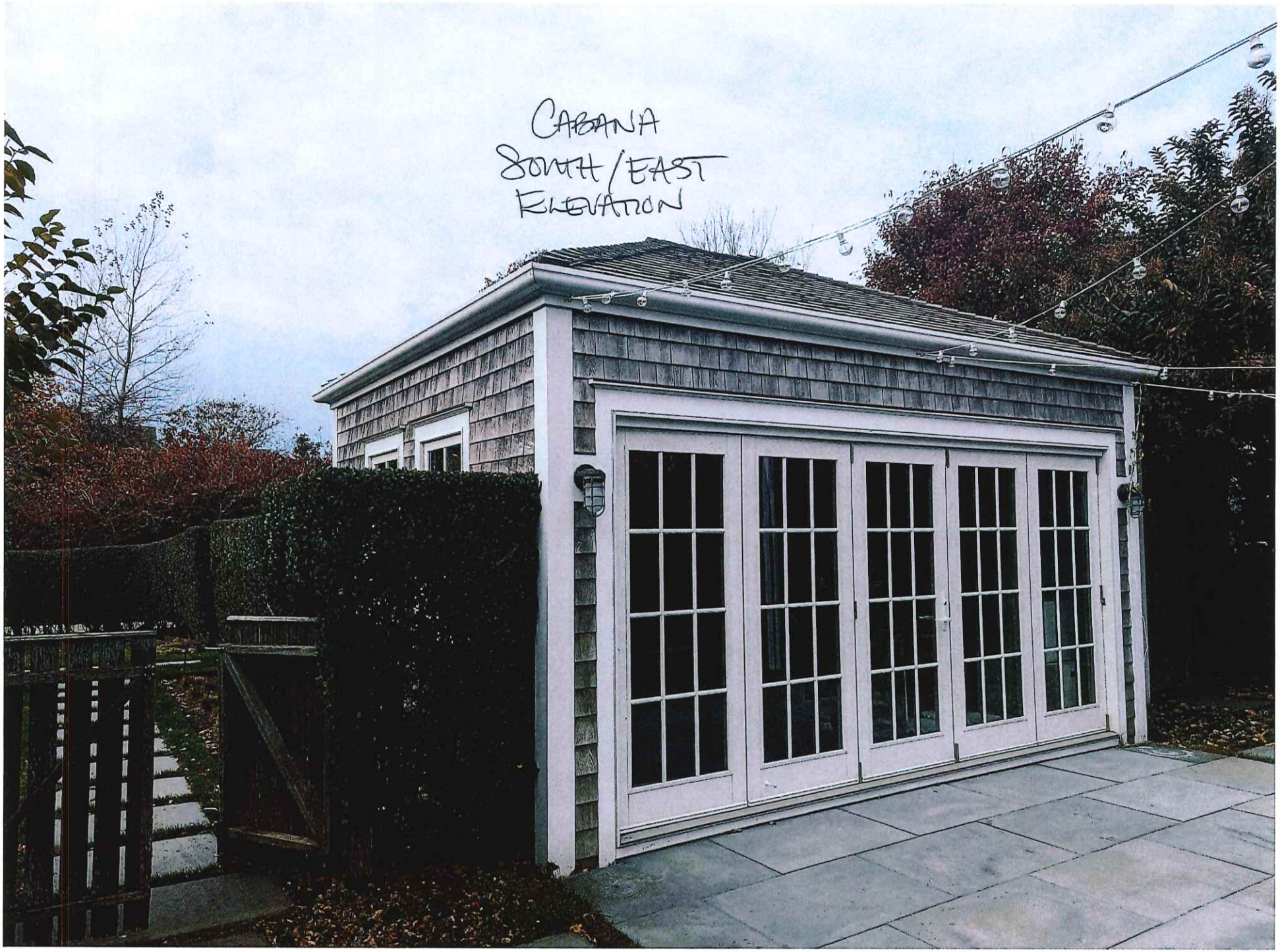

SHED
WEST/SOUTH
CABANA
SHED



1 CLIFF LANE SHED SOUTH ELEVATION



1 CLIFF LANE



1 CLIFF LANE

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I VICTORIA EWING C/O LINK02554

AS AGENT FOR CLIFF LANE 1 LLC C/O JB STUDIO

STREET ADDRESS 1 CLIFF LANE

MAP/PARCEL 30/633

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/4/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 11/4/2024

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°: 30 PARCEL N°. 633

Street & Number of Proposed Work: 1 CLIFF LANE

Owner of record: CLIFF LANE 1 LLC

Mailing Address: 6040 QUAIL RIDGE DRIVE
WESTMONT, IL 60559

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: JOEY@SITEJB STUDIO.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 200SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ✓ South ✓ East ✓ West ✓

Height of ridge above final finish grade: North 12'9 5/8" South 12'9 5/8" East 12'9 5/8" West 12'9 5/8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation NEW SHED
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type OVERHEAD Material CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTN WCS Clapboard (if applicable) _____ Roof RED CEDAR NTN
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/4/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	188610
Location	1 CLIFF LN
Owner	CLIFF LANE 1 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 10/16/2024
Data updated Jan. 2021

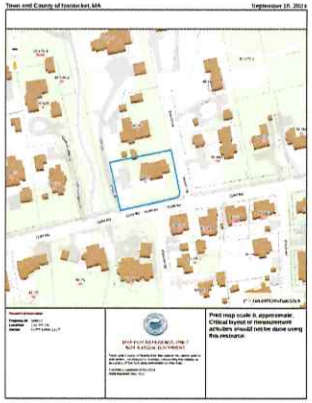
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HDC Submission Only - Not For Construction



1 Site Plan - Shed
3/32" = 1'-0"

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCIES FROM WHAT IS SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK EXECUTED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION IF THESE ARE NOT QUESTIONED. 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 SPECIFICALLY LABELLED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



4 Locus Map



2 Shed Arial View



3 Shed Arial View 2

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
1 Cliff Ln - Shed
Nantucket, MA 02554

Sheet
Site Plan - Shed

Date
11.04.2024

Revisions

C.102

Scale As indicated

11/4/2024 1:03:56 PM

HDC Submission Only - Not For Construction

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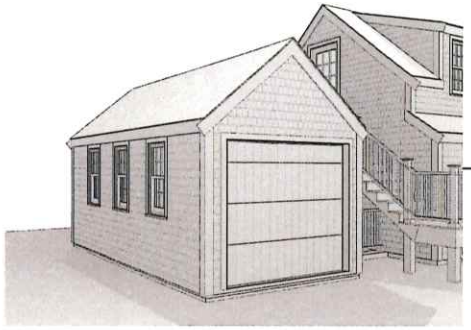
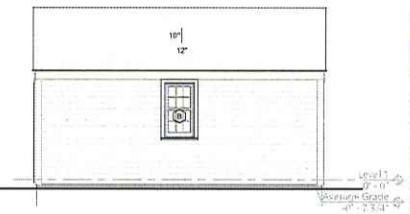
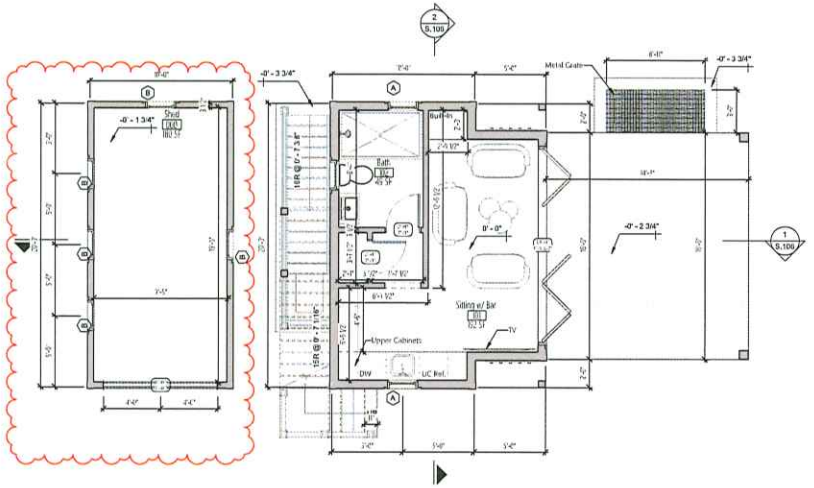


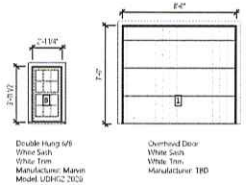
6 3D View 3



2 East Elevation - Shed
1/4" = 1'-0"



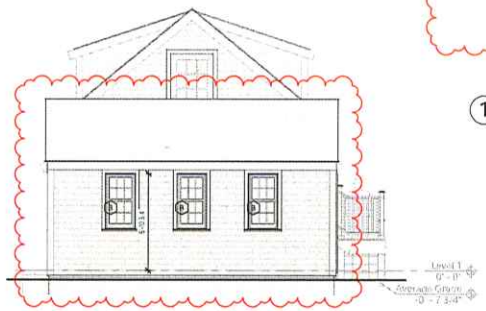
1 Level 1 - Proposed - Shed
1/4" = 1'-0"



Double Hung 6/6
White Sash
White Trim
Manufacturer: Marvin
Model: UDHH2 2659

Overhead Door
White Sash
White Trim
Manufacturer: TBD

Window & Door Schedule
1/4" = 1'-0"



5 West Elevation - Shed
1/4" = 1'-0"



4 South Elevation - Shed
1/4" = 1'-0"



3 North Elevation - Shed
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

1 Cliff Ln - Shed

Nantucket, MA 02554

Sheet

Shed Plans

Date

11.04.2024

Revisions

A.202

Scale 1/4" = 1'-0"

11/4/2024 11:57:29 AM



FROM CLIFF ROAD


CLIFF ROAD
CLIFF LANE



1 CLIFF LANE

FROM CLIFF LANE



1 CLIFF LANE WEST ELEVATION (MH)



1 CLIFF LANE



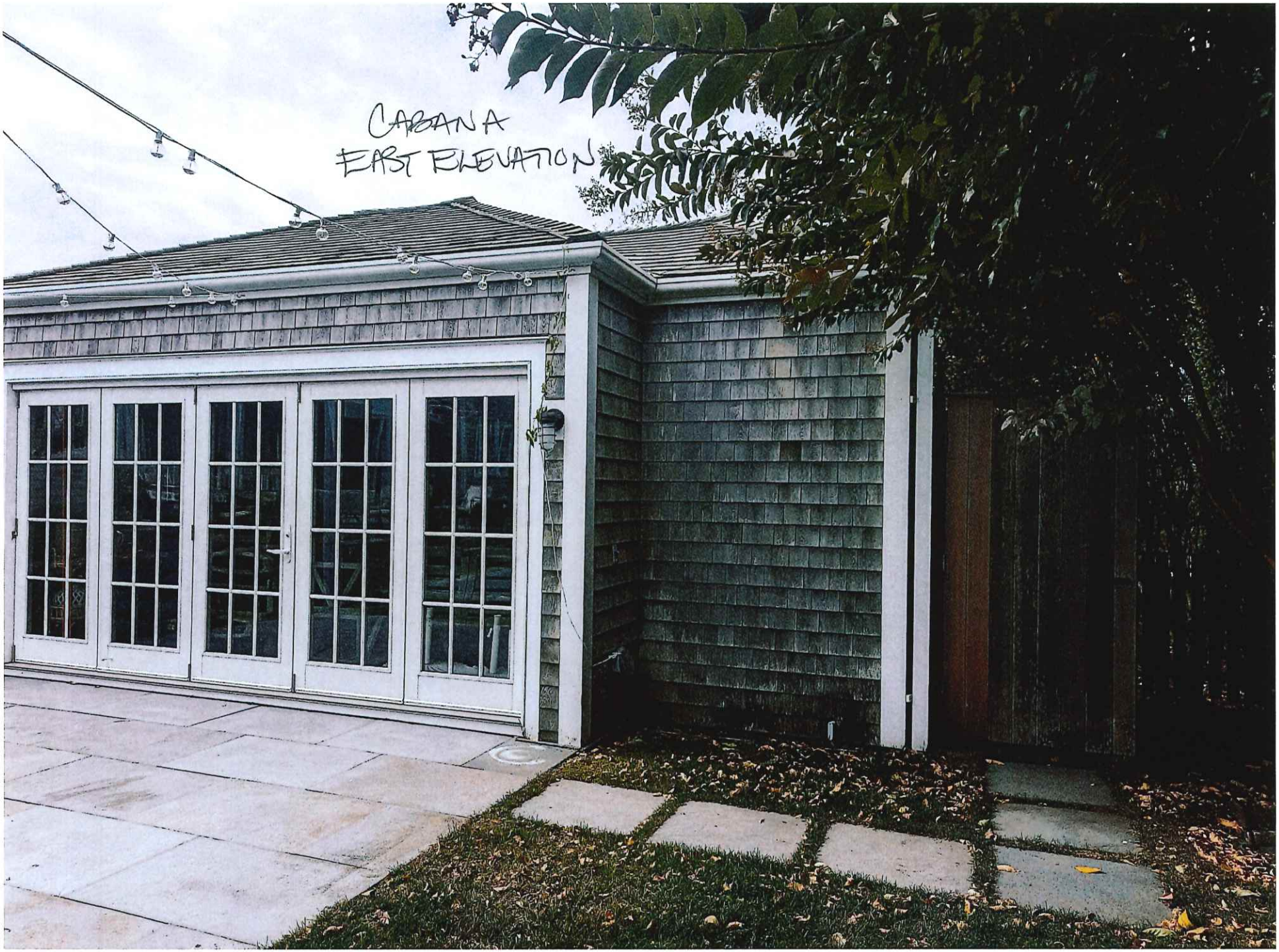
1 CLIFF LANE

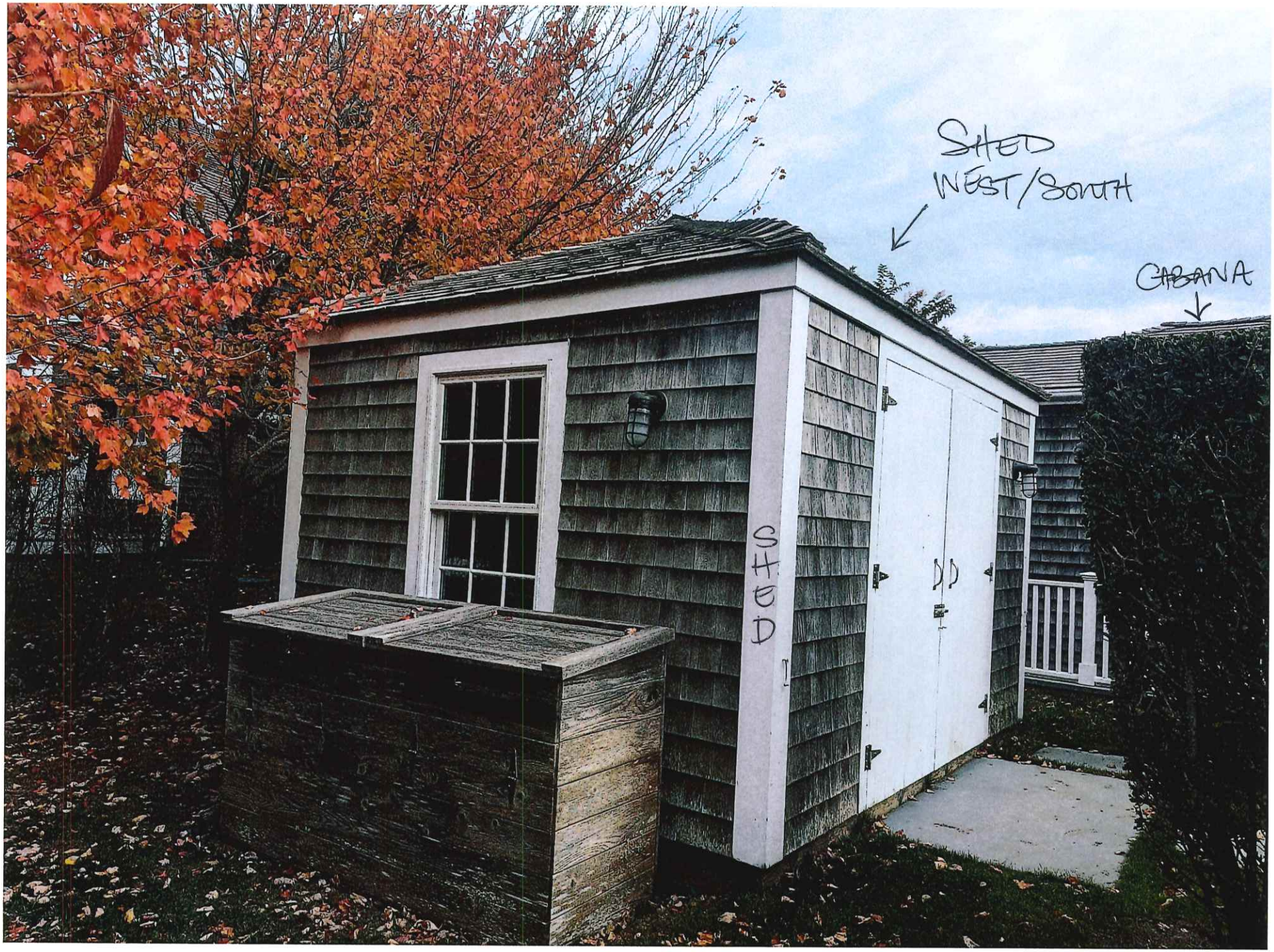


1 CLIFF LANE. SHED NORTH / INSET



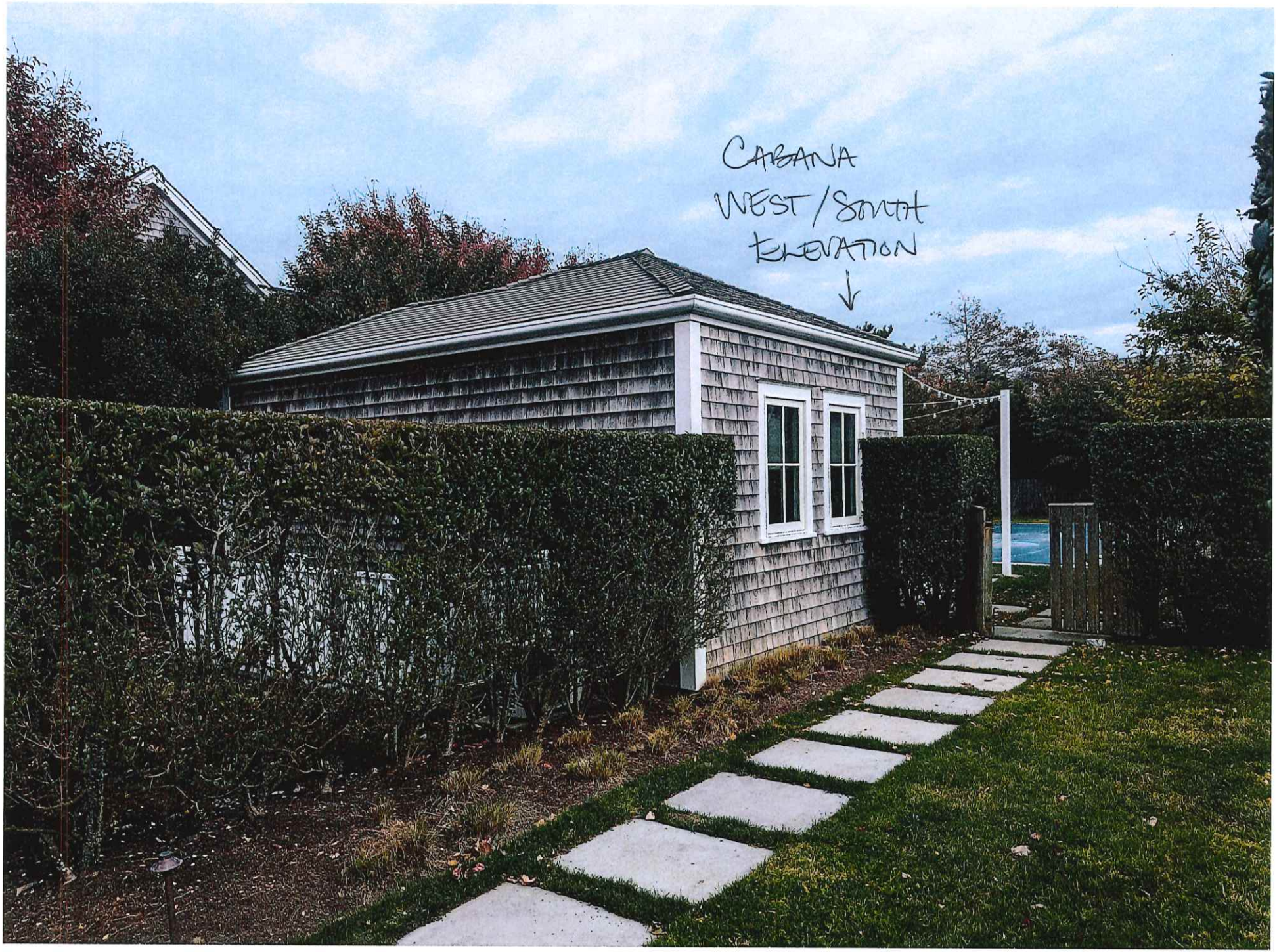
1 CLIFF LANE SHED EAST / NORTH


CABANA
EAST ELEVATION


SHED
WEST/SOUTH
CABANA
SHED



1 CLIFF LANE SHED SOUTH ELEVATION



1 CLIFFLAND



1 CLIFF LANE

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o LNR 02554

AS AGENT FOR Cliff Lane 1 LLC c/o JB Studio

STREET ADDRESS 1 Cliff Lane

MAP/PARCEL 30 / 633

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11/4/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria T Ewing — 11/4/2024

Signature Date



Property Information

Property ID	188610
Location	1 CLIFF LN
Owner	CLIFF LANE 1 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 30 PARCEL N°. 6033

Street & Number of Proposed Work: 1 CLIFF LANE

Owner of record: CLIFF LANE 1 LLC

Mailing Address: 640 QUAIL RIDGE DRIVE
WESTMONT, IL 60559

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@THEJB STUDIO.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 OFF ☑ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other CABANA

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: 2014? WITH MAIN HOUSE?

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMO / MOVE OFF EXISTING CABANA

Is there an HDC survey form for 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 11/4/2024 Signature of owner of record _____ Signed under penalties of perjury

HDC Submission Only - Not For Construction

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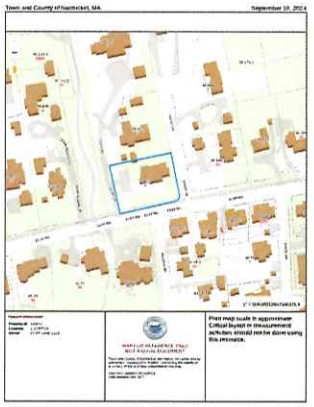
DRAWINGS THAT ARE NOT CLEARLY LABELLED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



1 Site Plan
1" = 18'-0"



2 Locus Map



3 Back Yard View



4 Side View To Existing Cabana

JB STUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

1 Cliff Ln - Existing Cabana Demolition

Nantucket, MA 02554

Sheet

Site Plan

Date

11.04.2024

Revisions

C.101

Scale As indicated

11/4/2024 12:33:03 PM



FROM CLIFF ROAD


CLIFF ROAD
CLIFF LANE



1 CLIFF LANE

FROM CLIFF LANE



1 CLIFF LANE WEST ELEVATION (MH)



1 CLIFF LANE



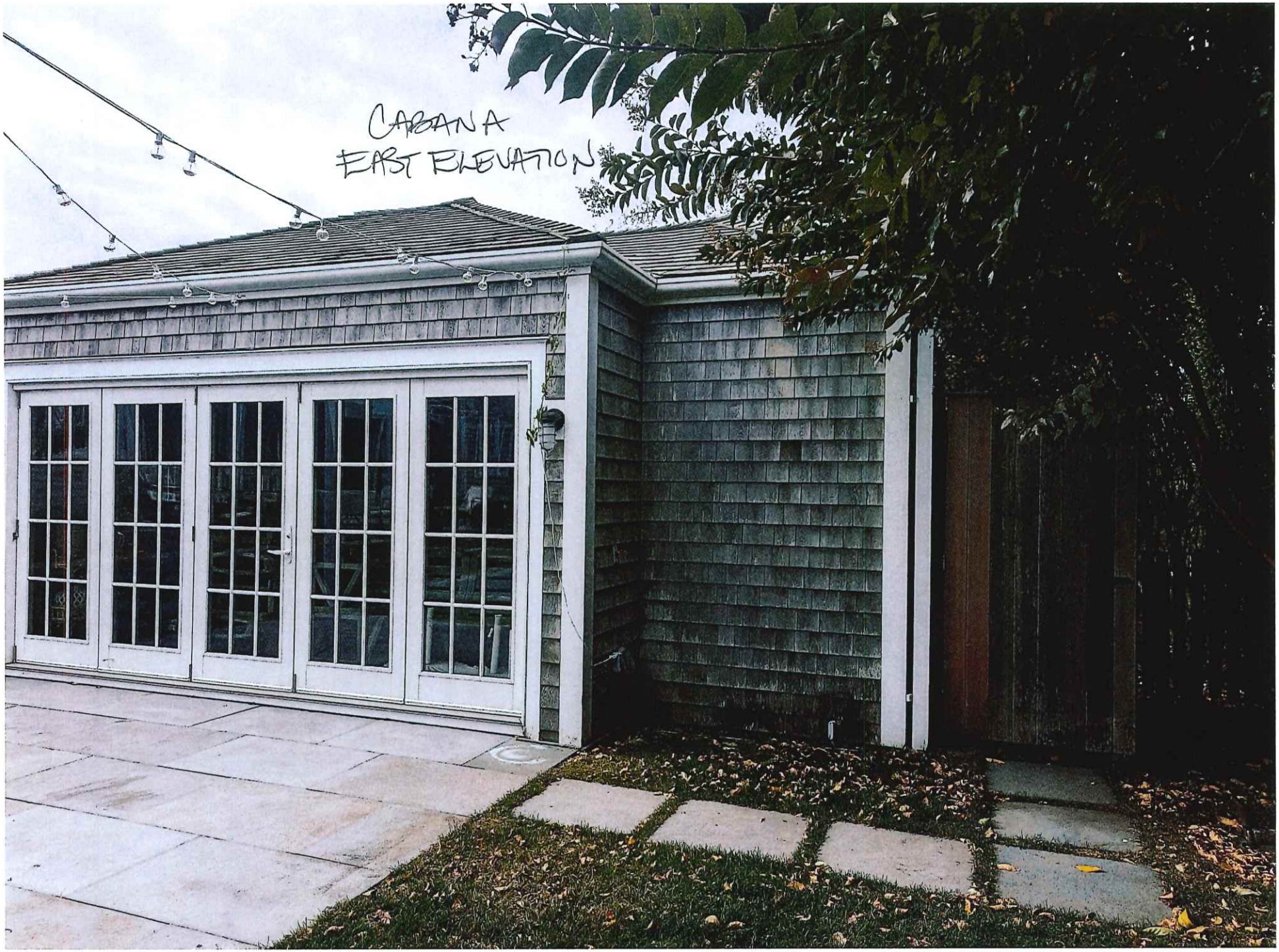
1 CLIFF LANE

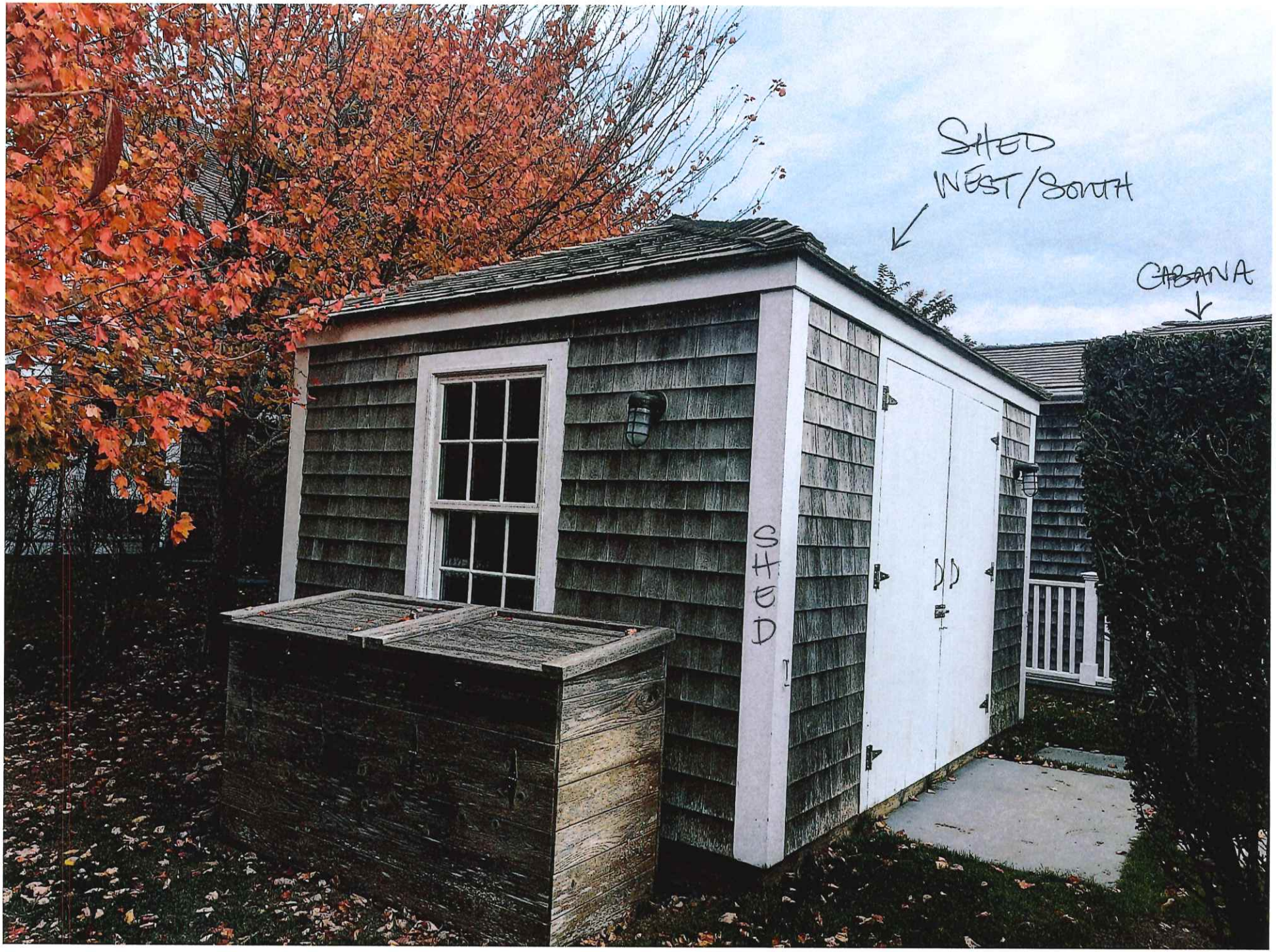


1 CLIFF LANE. SHED NORTH / INSET



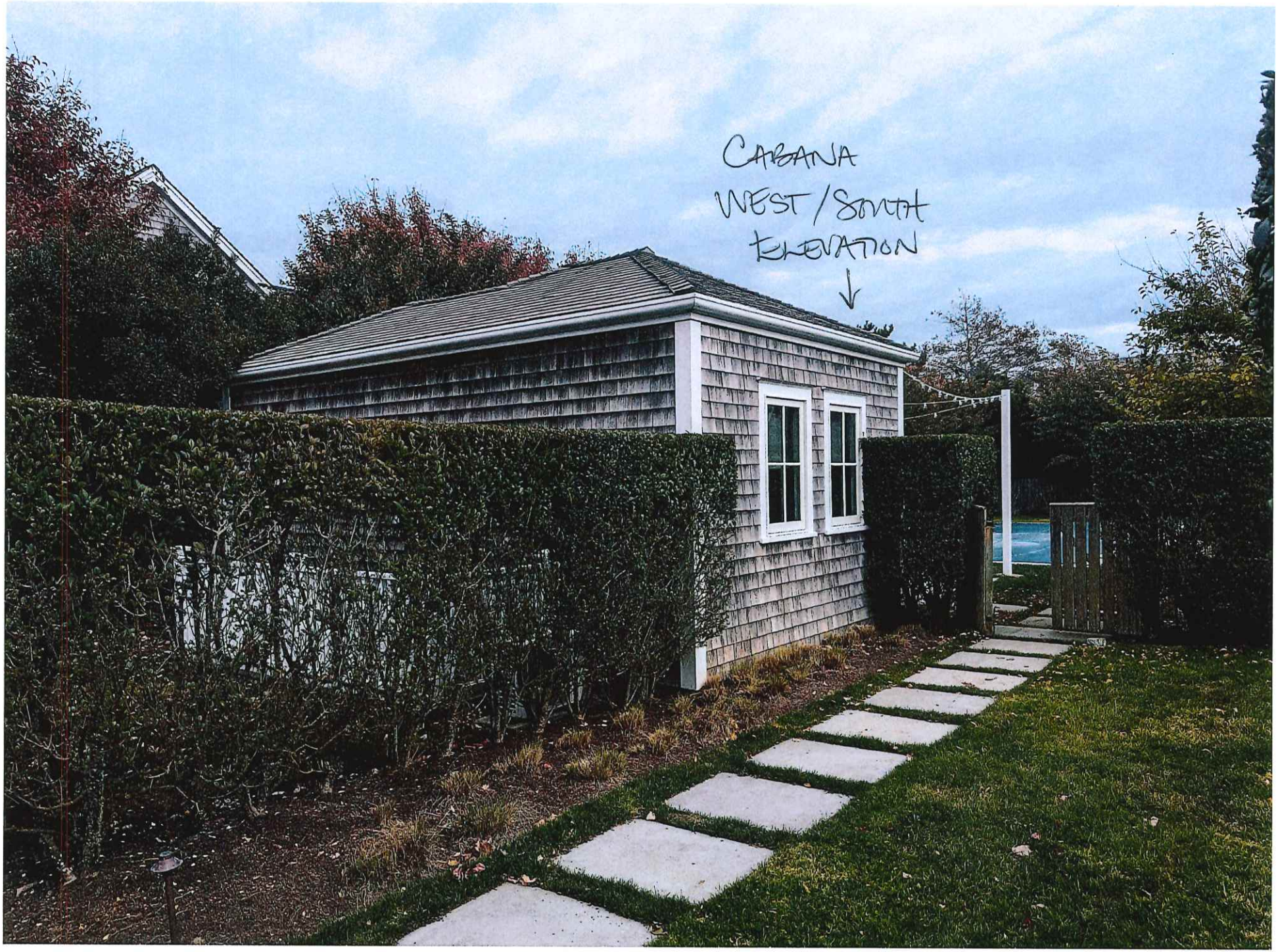
1 CLOTHLANE SHED EAST / NORTH


CABANA
EAST ELEVATION

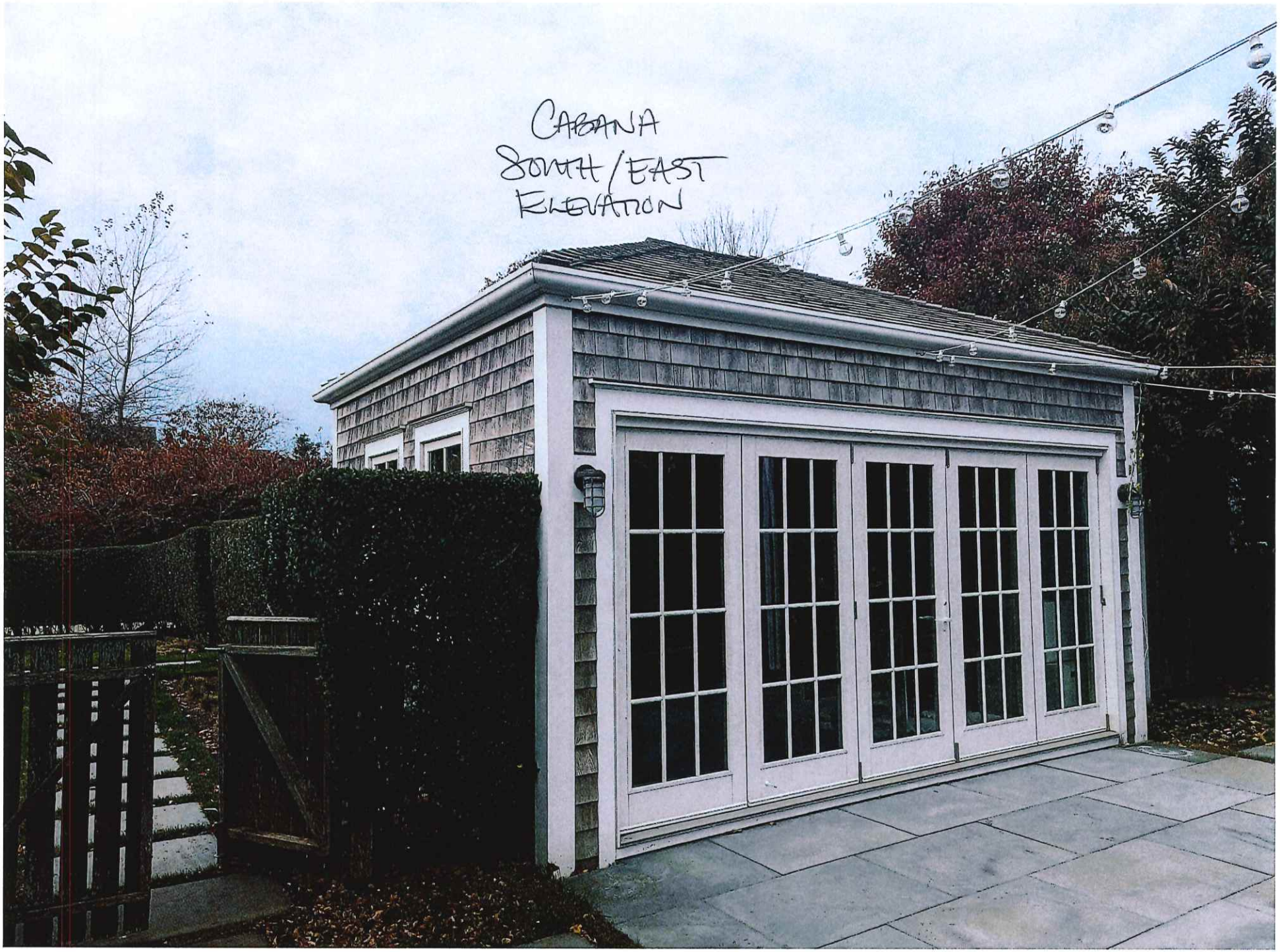

SHED
WEST/SOUTH
CABANA
SHED



1 CLIFF LANE SHED SOUTH ELEVATION



1 CLIFFLAND



1 CLIFF LANE

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I VICTORIA EWING C/O LINK 02554

AS AGENT FOR CLIFF LANE 1 LLC C/O JB STUDIO

STREET ADDRESS 1 CLIFF LANE

MAP/PARCEL 30/633

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/4/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 11/4/2024

Signature Date



Property Information

Property ID	188610
Location	1 CLIFF LN
Owner	CLIFF LANE 1 LLC

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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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 633

Street & Number of Proposed Work: 1 CLIFF LANE

Owner of record: CLIFF LANE 1 LLC

Mailing Address: 640 QUAIL RIDGE DRIVE
WESTMONT, IL 60559

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: LUKAS@THEJB STUDIO.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☑ Other NEW CABANA

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 380SF+/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 15' Sq. footage 2nd floor: 168SF+/- 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 19'2½" South 19'2½" East 19'2½" West 19'2½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation NEW CABANA
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 8 /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 1X8 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☑ SDL Front 9 LT 2 PANEL Rear (5) BIFOLD 15 LT 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 RED CEDAR NTW
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/4/2024 Signature of owner of record _____ Signed under penalties of perjury

Property Info:

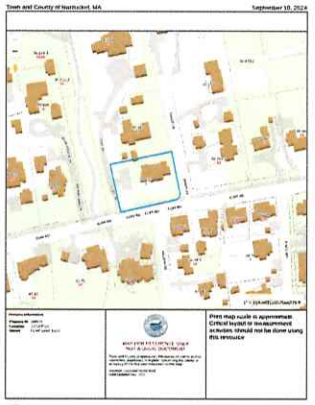
Map & Parcel	30/262	Lot Size	20,000 sq. ft.
District/Zoning	R-20	Allowable Ground Coverage	2,160 sq. ft.
Minimum Lot Size	20,000 sq.ft.	Existing Ground Coverage	2,465 sq. ft.
Frontage	75 ft.	Existing Ground Coverage MH	2,232 sq. ft.
Ground Cover Ratio	12.5%	Proposed Ground Coverage Cabana	280 sq. ft.
Front Setback	30 ft.		
Side/Rear Setback	15 ft	Total Proposed Ground Coverage	2,462 sq. ft.

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 EXECUTED INCORRECTLY DUE TO ANY UNDISCLOSED OR MISINTERPRETATION IF THESE ARE NOT IN EVIDENCE. 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 ESTIMATES.



1 Site Plan
3/32" = 1'-0"



2 Locus Map



3 Back Yard View



4 Side View To Existing Cabana

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
1 Cliff Ln - Cabana
Nantucket, MA 02554

Sheet
Site Plan

Date
11.04.2024

Revisions

C.101

Scale As indicated

11/4/2024 1:56:21 PM

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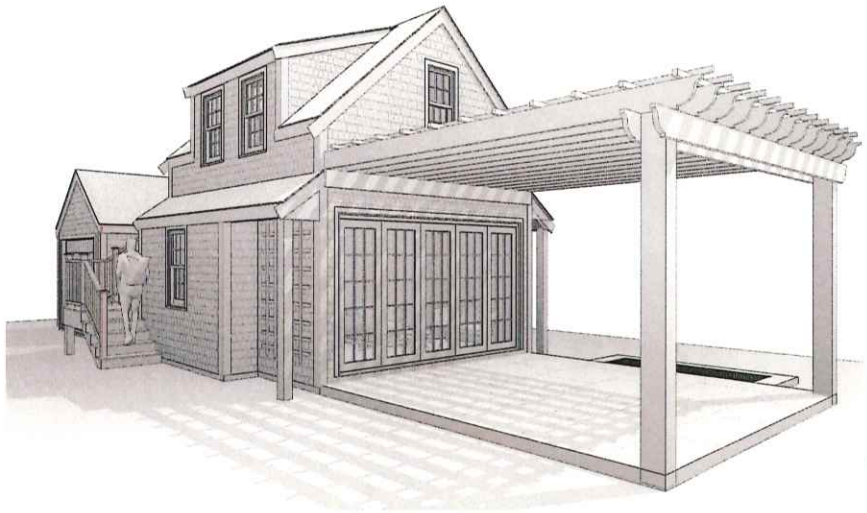
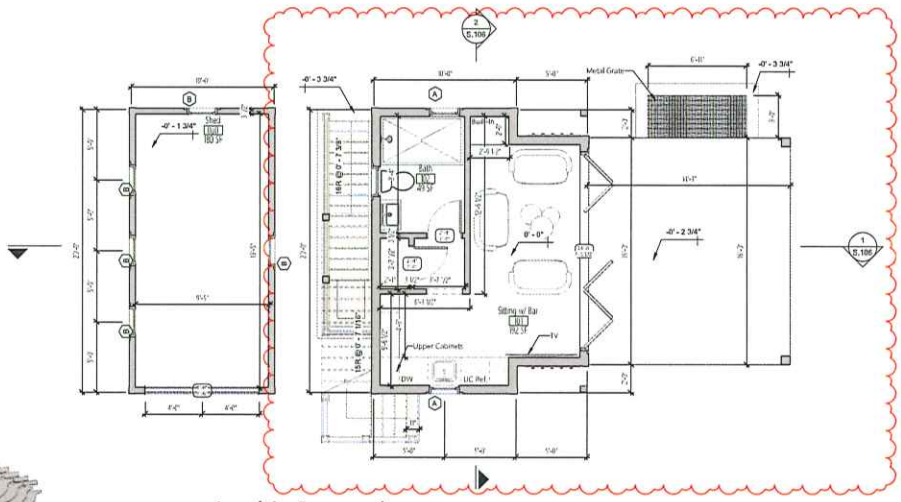
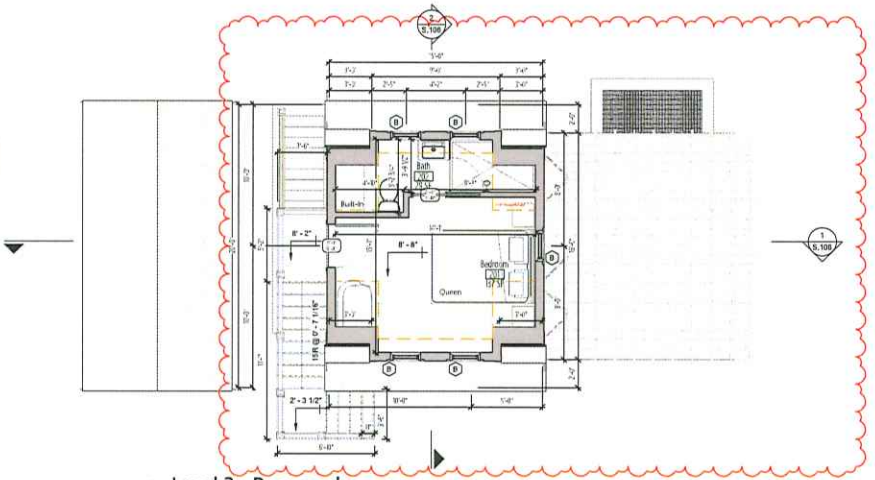


4 3D View 1



2 Level 1 - Proposed
1/4" = 1'-0"



3 Level 2 - Proposed
1/4" = 1'-0"

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www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

1 Cliff Ln - Cottage

Nantucket, MA 02554

Sheet

Floor Plans

Date

11.04.2024

Revisions

A.101

Scale 1/4" = 1'-0"

11/4/2024 11:36:43 AM

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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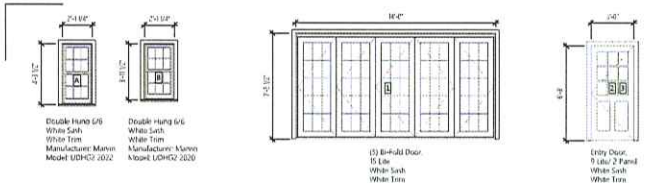
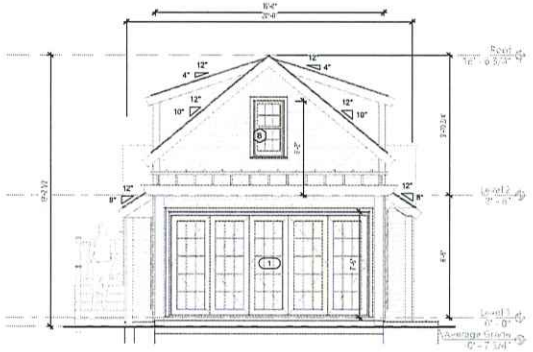
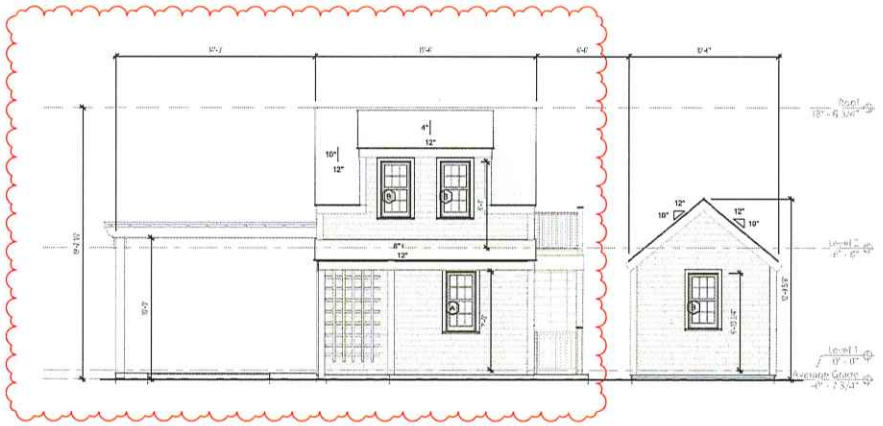


Window Schedule
1/4" = 1'-0"

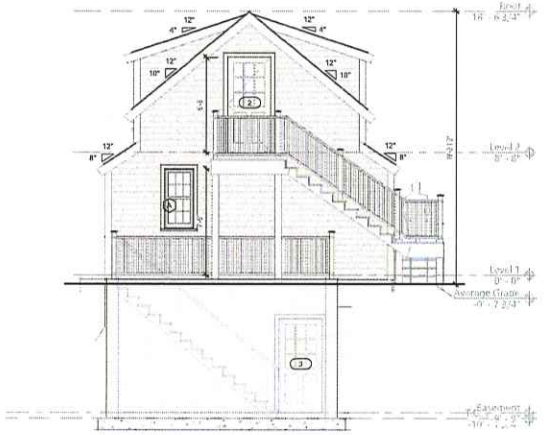
Door Schedule
1/4" = 1'-0"



1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"



3 South Elevation
1/4" = 1'-0"

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email: juraj@theJBStudio.com

Project

1 Cliff Ln - Cottage

Nantucket, MA 02554

Sheet
Exterior Elevations

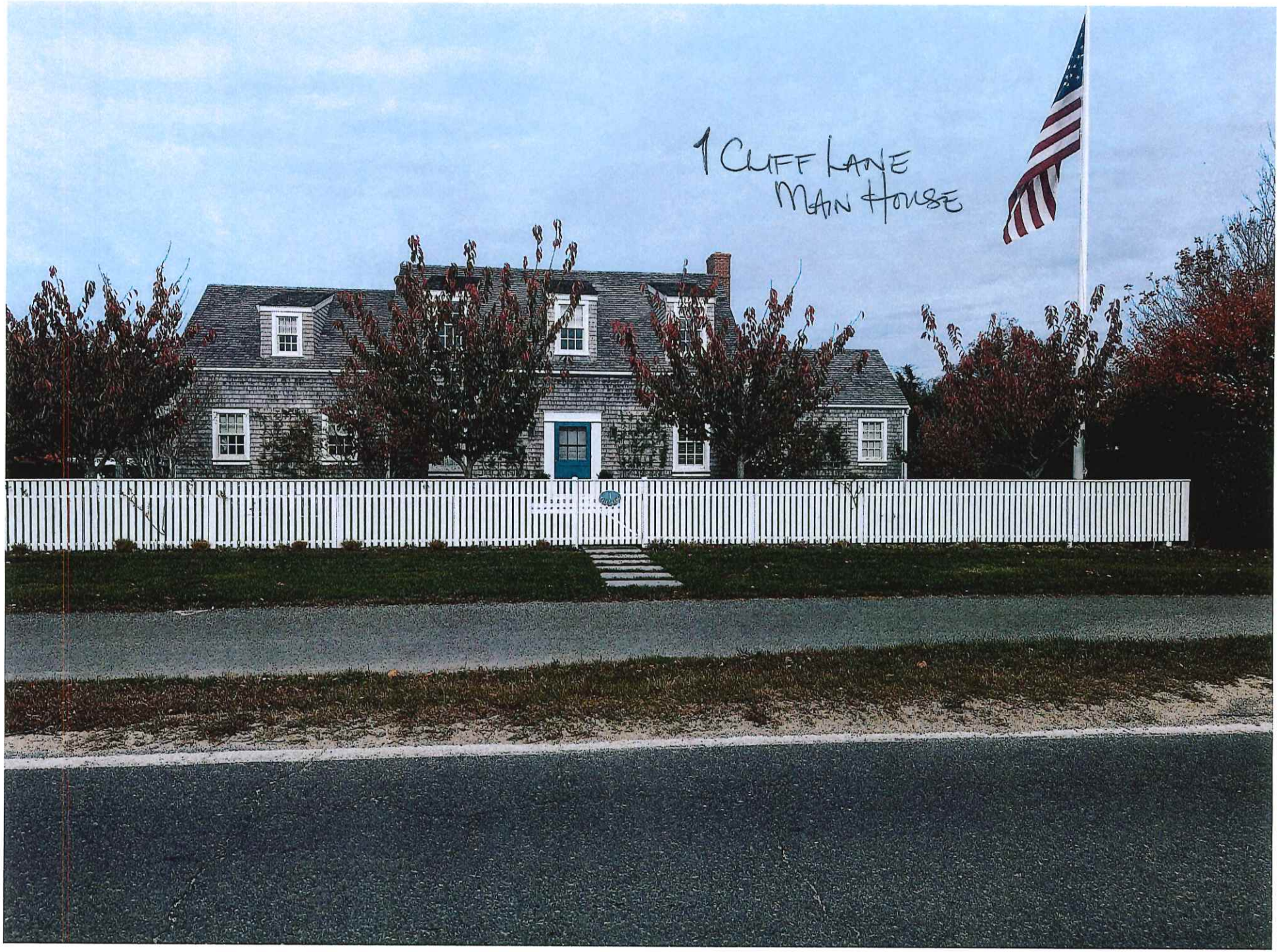
Date
11.04.2024

Revisions

A.201

Scale 1/4" = 1'-0"

11/4/2024 11:36:37 AM



FRONT CLIFF ROAD


CLIFF ROAD
CLIFF LANE



1 CLIFF LANE

FROM CLIFF LANE



1 SITE PLAN WEST ELEVATION (MH)



1 CLIFF LANE



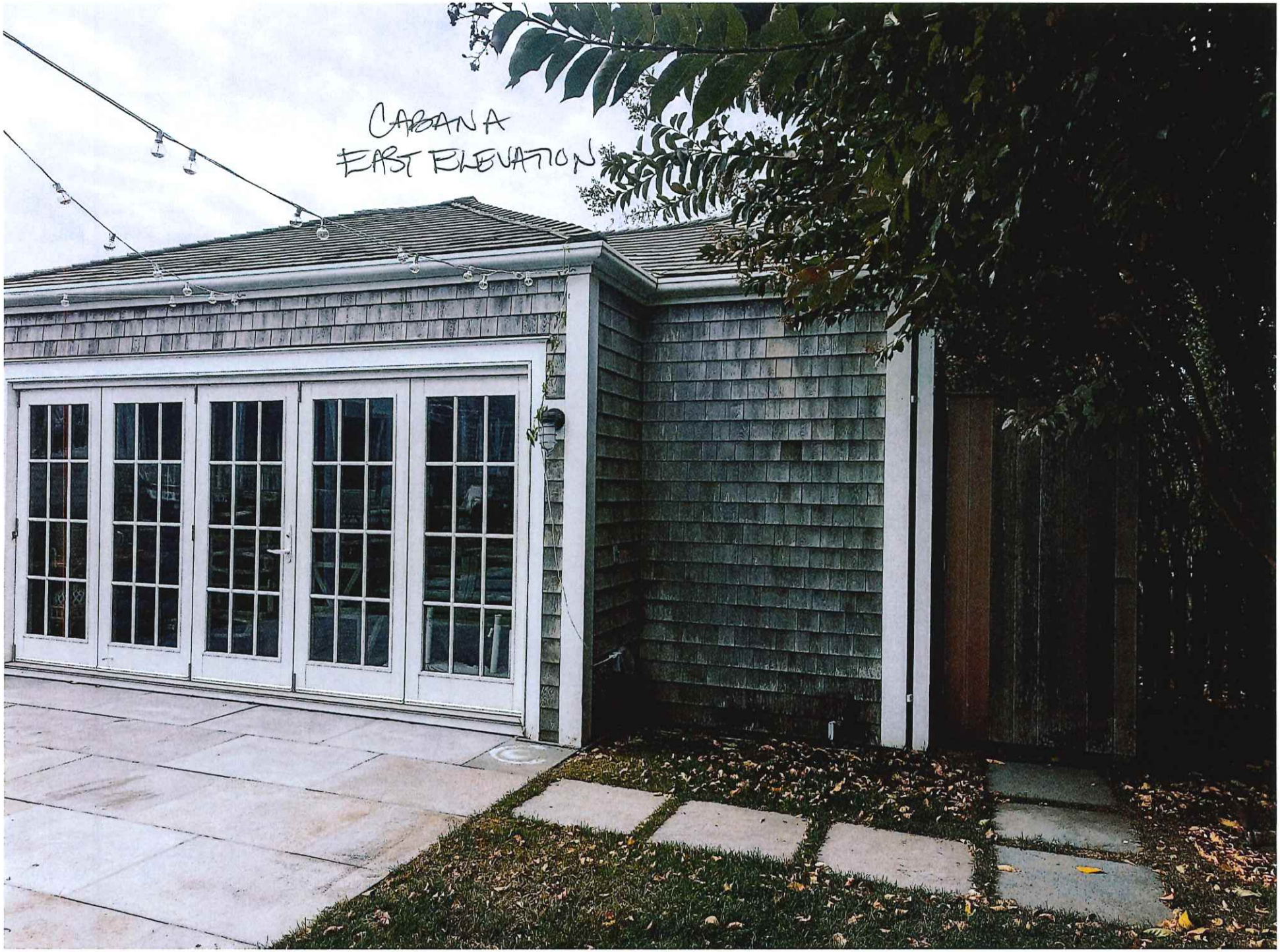
1 CLIFF LANE



1 CLIFF LANE. SHED NORTH / INSET



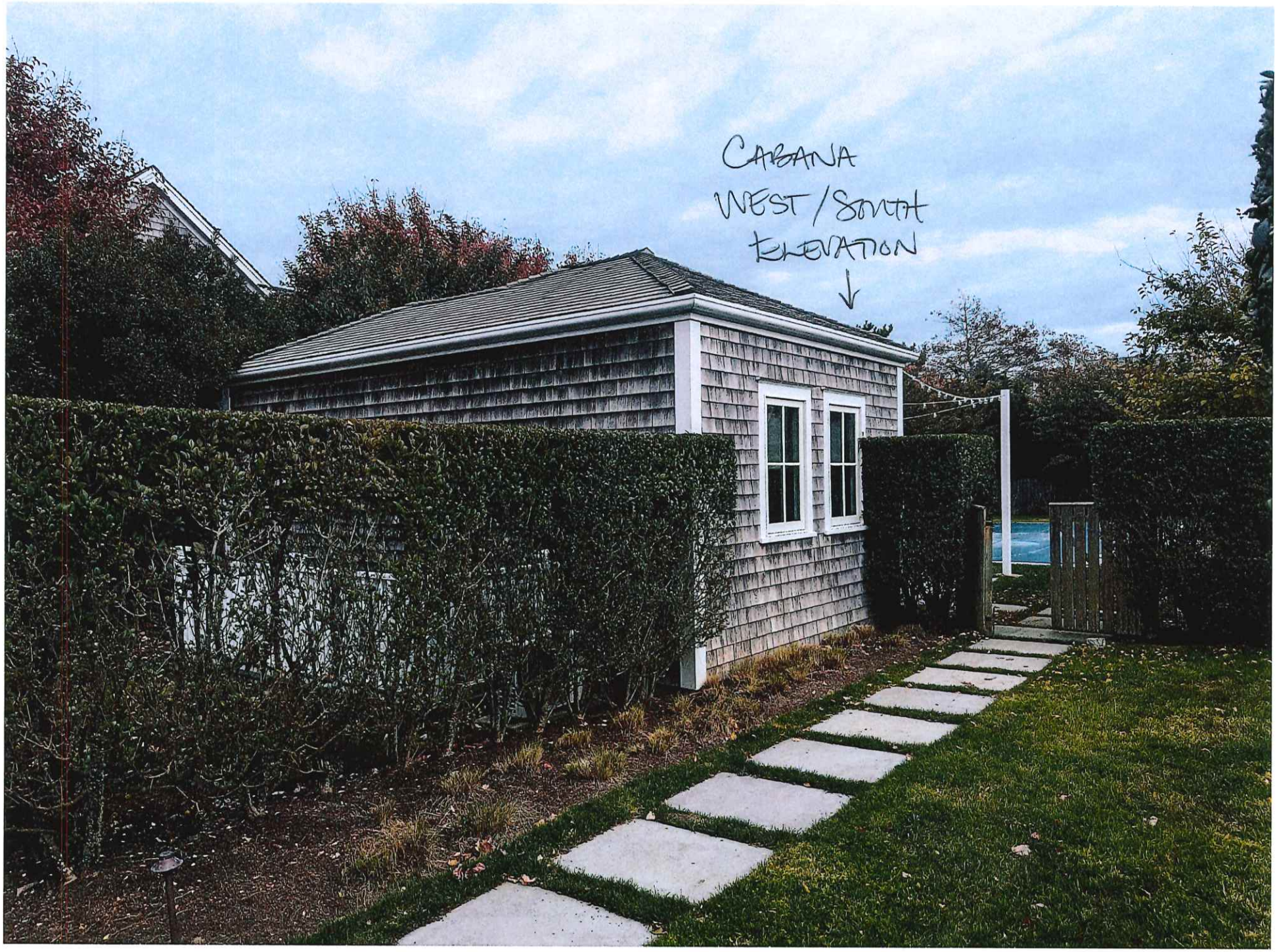
1 [illegible] LANE SHED EAST / NORTH


CABANA
EAST ELEVATION

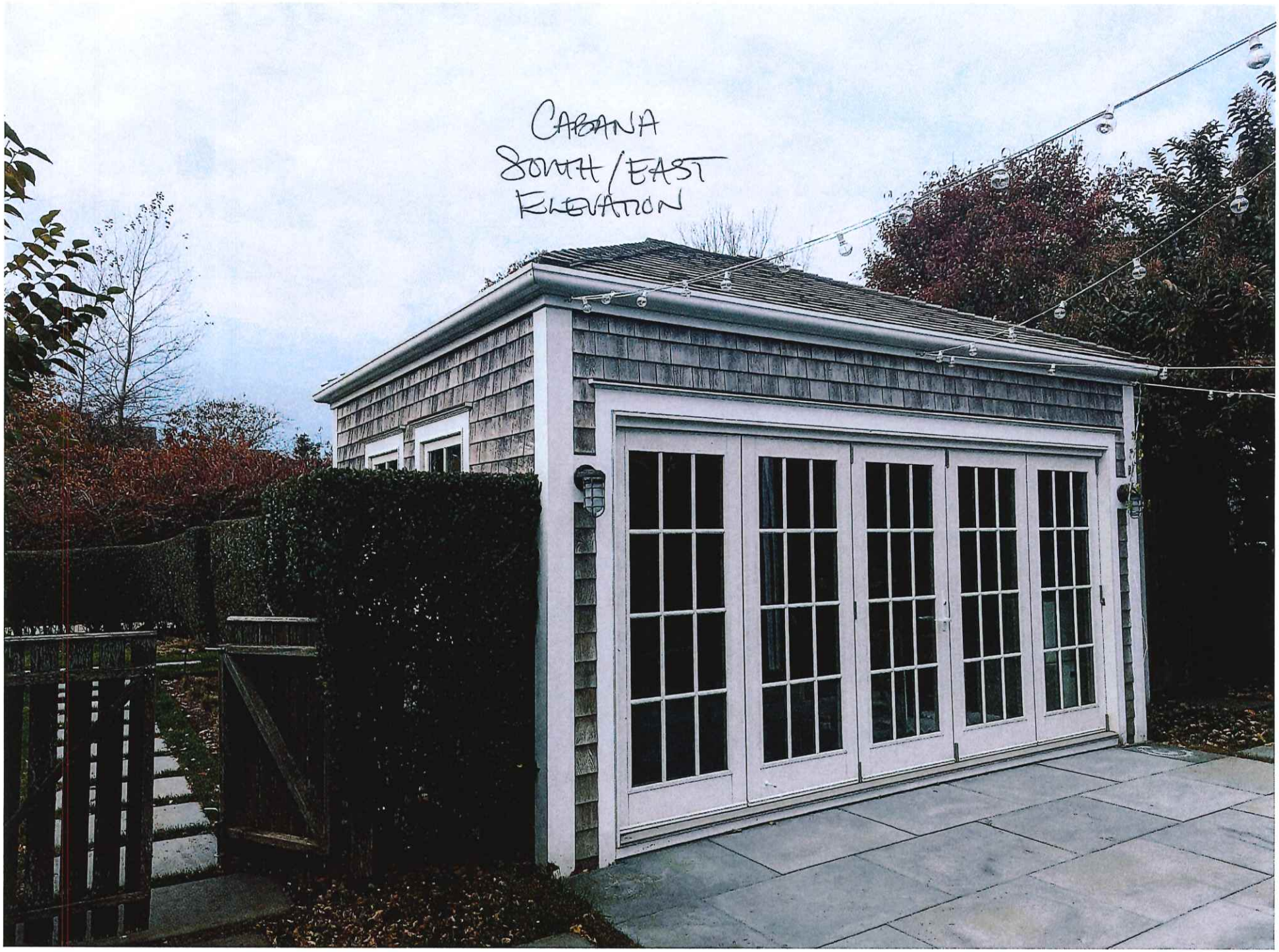

SHED
WEST/SOUTH
CABANA
SHED



1 CLIFF LANE SHED SOUTH ELEVATION



1 CLIFFLAND



1 CLIFF LANE

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 322

Street & Number of Proposed Work: 29 TOMAHAWK RD

Owner of record: RICHARD TRAVAGLIONE

Mailing Address: PO BOX 3371
NANTUCKET, MA 02584

Contact Phone #: 508 325-3147 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 67706 (2017)

☐ 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 – RENESTRATION CHANGES ALL ELEVATIONS
2. South Elevation – CHANGE WINDOWS TO BARN RED – CHANGE FRONT DOORS TO WHITE
3. West Elevation – CHANGE WINDOWS TO 4/1
4. North Elevation – ALTER REAR STAIRS TO APARTMENT SHEATH IN METAL - ADD ROOF OVER 3RD FLOOR DECK

*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 2 /12 TMS Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) METAL - TMS

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☒ METAL TMS

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 METAL Clapboard (if applicable) _____ Roof METAL TMS

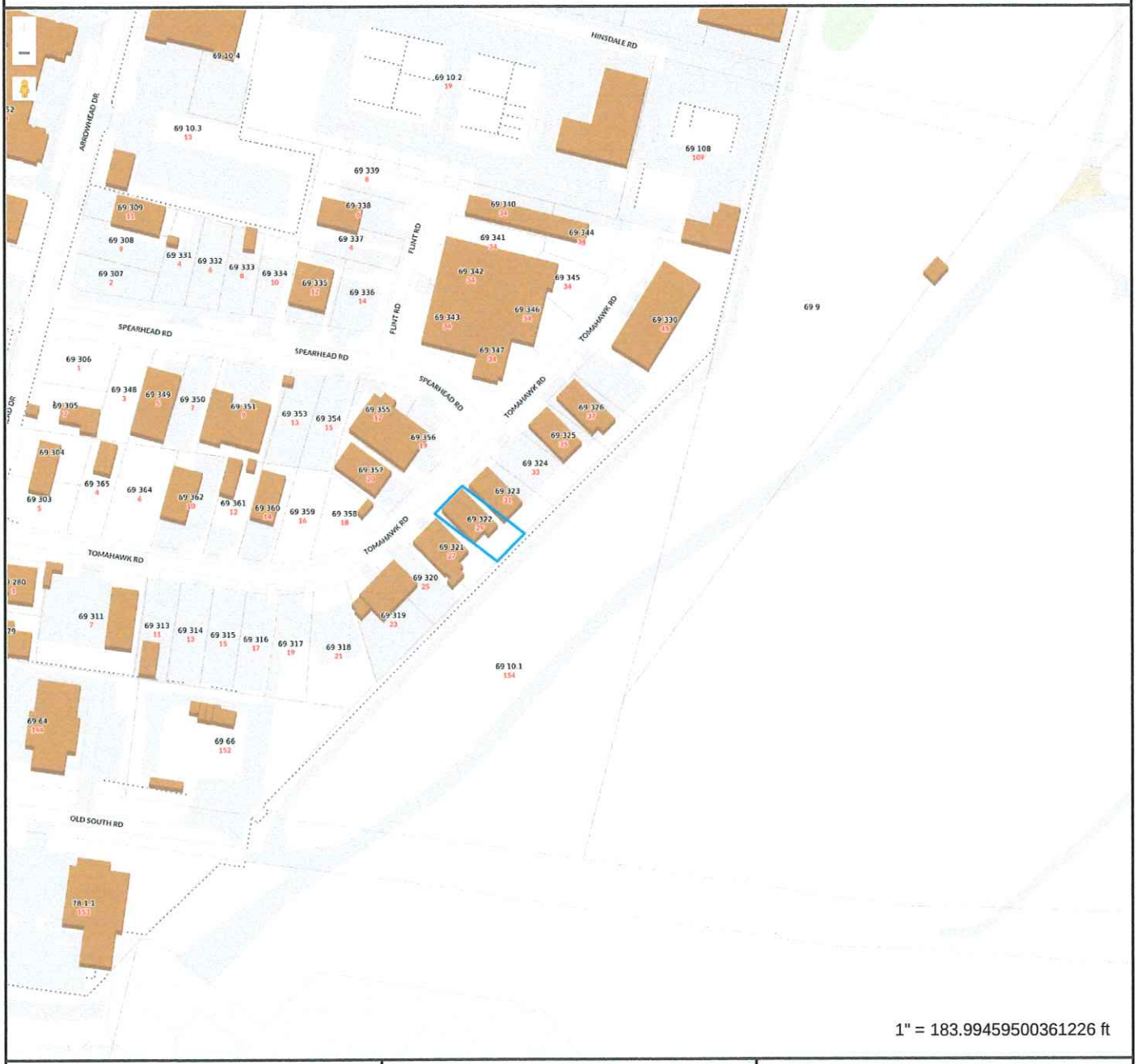
Trim _____ Sash BARN RED Doors FRONT WHITE

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 11/4/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

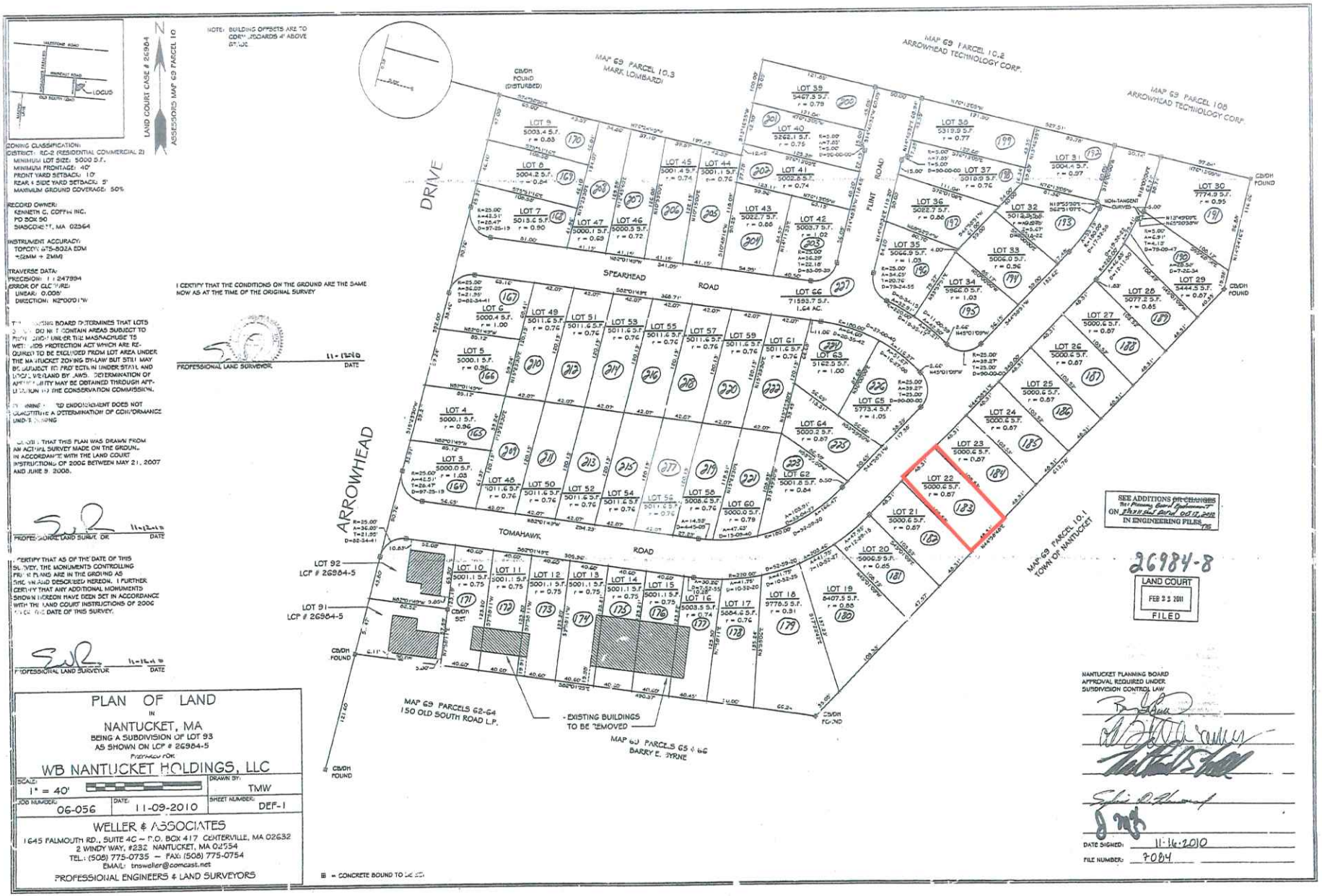
Property ID	188564
Location	29 TOMAHAWK RD
Owner	TRAVAGLIONE RICHARD A TR ETAL

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.



ZONING CLASSIFICATION:
DISTRICT: RC-2 (RESIDENTIAL COMMERCIAL 2)
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40'
FRONT YARD SETBACK: 10'
REAR & SIDE YARD SETBACK: 5'
MAXIMUM GROUND COVERAGE: 50%

RECORD OWNER:
KENNETH C. COFFIN INC.
PO BOX 90
SIASCONSET, MA 02564

INSTRUMENT ACCURACY:
TOPCON GTS-802A EDM
+(2MM + 2MM)

TRAVERSE DATA:
PRECISION: 1 : 247994
ERROR OF CLOSURE:
LINEAR: 0.008'
DIRECTION: N2°00'19"W

THE PLANNING BOARD DETERMINES THAT LOTS [illegible] DO NOT CONTAIN AREAS SUBJECT TO FLOOD LAND UNDER THE MASSACHUSE TS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

DETERMINED ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN MAY 21, 2007 AND JUNE 9, 2008.

PROFESSIONAL LAND SURVEYOR — DATE 11-12-10

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PROPERTY LINES ARE IN THE GROUND AS DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

PROFESSIONAL LAND SURVEYOR — DATE 11-12-10

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY

PROFESSIONAL LAND SURVEYOR — DATE 11-12-10

PLAN OF LAND
IN
NANTUCKET, MA
BEING A SUBDIVISION OF LOT 93
AS SHOWN ON LCP # 26984-5
PREPARED FOR:
WB NANTUCKET HOLDINGS, LLC

SCALE:	DRAWN BY:
1" = 40'	TMW
JOB NUMBER: 06-056	DATE: 11-09-2010
	SHEET NUMBER: DEF-1

WELLER & ASSOCIATES
1645 FALMOUTH RD., SUITE 4C – P.O. BOX 417 CENTERVILLE, MA 02632
2 WINDY WAY, #232 NANTUCKET, MA 02554
TEL.: (508) 775-0735 – FAX: (508) 775-0754
EMAIL: tnsweller@comcast.net
PROFESSIONAL ENGINEERS & LAND SURVEYORS

■ = CONCRETE BOUND TO BE SET

NANTUCKET PLANNING BOARD
APPROVAL REQUIRED UNDER
SUBDIVISION CONTROL LAW

DATE SIGNED: 11-16-2010
FILE NUMBER: 7084

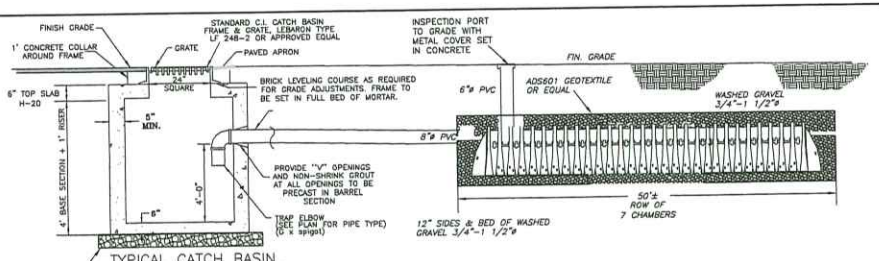
DIMENSIONAL ZONING CLASSIFICATION*:
Residential Commercial (RC-2)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

*PER A.R. SUBDIVISION APPROVAL – 11/20/09

LEGEND

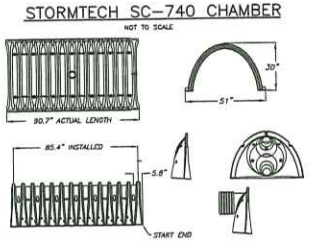
- CBLP ■ — DENOTES CONCRETE BOUND FOUND
- DENOTES EXIST. ELEC. HAND HOLE
- DENOTES EXIST. TELECOMMUNICATION PEDESTAL
- DENOTES EXIST. WATER SHUT OFF
- DENOTES EXIST. HYDRANT
- x42.4 — DENOTES EXIST. GRADE SPOT ELEVATION
- —50— — DENOTES EXIST. GRADE CONTOUR
- DENOTES EXIST. CHERRY TREE
- —FM— DENOTES APPROX. LOC. OF EXIST. 2" FORCE MAIN
- —W— DENOTES APPROX. LOC. OF EXIST. 8" WATER MAIN
- —D— DENOTES APPROX. LOC. OF EXIST. 18" DRAINAGE

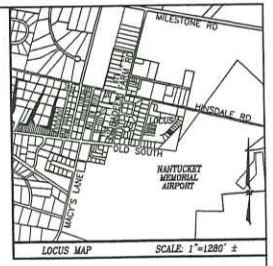


TYPICAL CATCH BASIN WITH OIL & GREASE TRAP
NOT TO SCALE

NOTES: 1. MANHOLE DESIGN TO CONFORM TO ASTM C478 LATEST REVISION.
2. CONCRETE SHALL BE WET CAST 4000 P.S.I. @ 28 DAYS.
3. FILL OUTSIDE FACE OF ALL CATCHBASIN JOINTS WITH NON-SHRINK MORTAR.
4. BASE SECTION TO BE MONOLITHIC.

STORMTECH SC-740 CHAMBER
NOT TO SCALE





ZONING CALCULATIONS

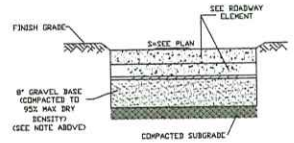
ITEM	#27	#29
STRUCTURE GROUND COVER	2,090± S.F. (42%)	1,870± S.F. (42%)
OTHER IMPERVIOUS AREA	2,210± S.F.	2,380± S.F.
OPEN AREA	700 S.F. (14%)	750 S.F. (15%)
LOT AREA	5,000± S.F.	5,000± S.F.
PARKING REQUIRED	2	4
PARKING PROVIDED	3	4

MINIMUM REQUIRED OPEN SPACE = 20% OF LOT AREA
CURB CUT EXCEEDS MAXIMUM ALLOWABLE WIDTH

NOTE:
SEWER EJECTOR PUMP TO BE 10' MIN FROM PROPERTY LINES AND BUILDING FOUNDATION, OR LOCATED WITHIN THE STRUCTURE

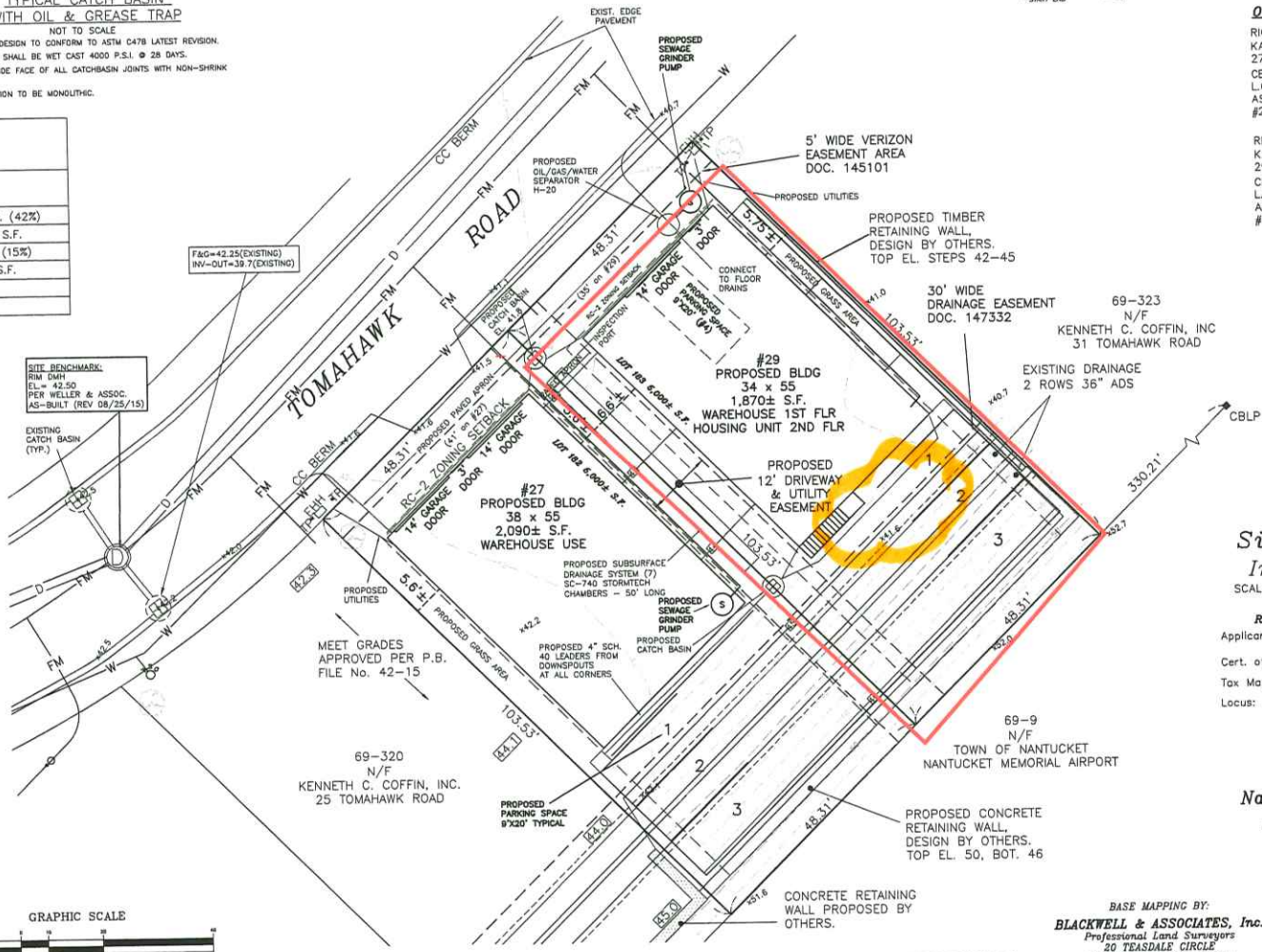
NOTE:
SEWER FORCE MAIN AND WATER MAIN ARE PER WELLER & ASSOCIATES PLAN: "ARROWHEAD ROAD SUBDIVISION AS-BUILT PLAN & PROFILES" DATED: 10-20-14, REV.: 08-25-15

TYPE-1
PAVING ELEMENTS, PARKING LOT 3" BIT. CONC.-TYPE I-1 HOT MIX (2" BINDER COURSE, 1" TOP COURSE/MASS DPW SPEC'S M3.11)
NOTE: GRAVEL BASE SHALL BE A MIN. OF 8" ACK PAC OR 3/4" DENSE GRADED CRUSHED STONE COMPACTED TO 95% MAXIMUM DRY DENSITY.



TYPICAL PARKING LOT SECTION
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



OWNER OF RECORD

RICHARD A. TRAVAGLIONE, TRUSTEE
KATE MITCHELL, TRUSTEE
27 TOMAHAWK ROAD REALTY TRUST
CERT. OF TITLE #25847
L.C.C. 26984-B, LOT 182
ASSESSOR'S MAP 69 PARCELS 321
#27 TOMAHAWK ROAD

RICHARD A. TRAVAGLIONE, TRUSTEE
KATE MITCHELL, TRUSTEE
29 TOMAHAWK ROAD REALTY TRUST
CERT. OF TITLE #25892
L.C.C. 26984-B, LOT 183
ASSESSOR'S MAP 69 PARCELS 322
#29 TOMAHAWK ROAD

Site Plan Review
In Nantucket, MA

SCALE: 1"= 10' DATE: MAY 11, 2016
REVISED: JUNE 28, 2017 (O.G.S.)
Applicant: *RICHARD A. TRAVAGLIONE, TRUSTEE* / *KATE MITCHELL, TRUSTEE*
Cert. of Title: *25847* / *25892* Plan: *LCC 26984-B*
Tax Map-Parcel: *69-321 & 322*
Locus: *27 & 29 TOMAHAWK ROAD*

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5052

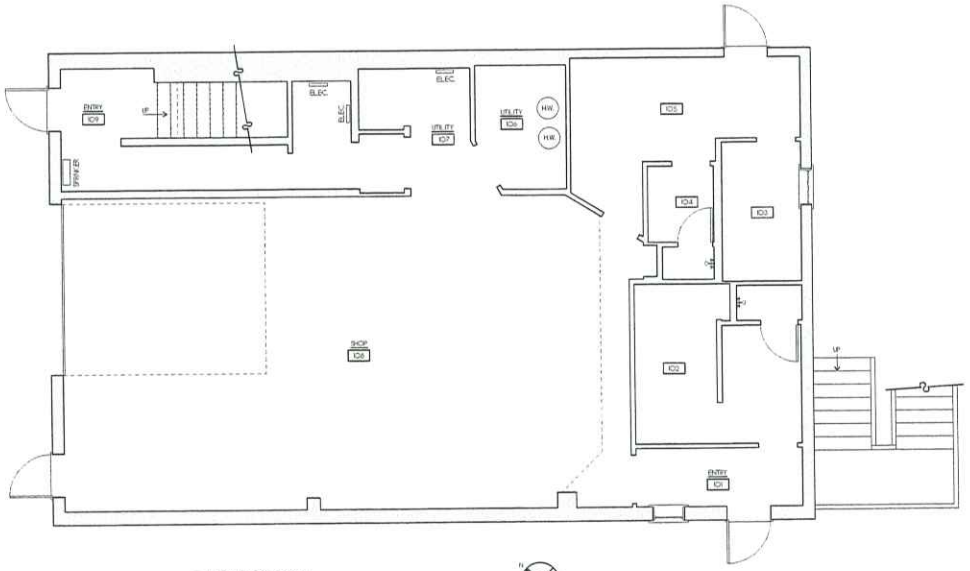
Nantucket Planning Board
MINOR SITE PLAN APPROVAL
PUBLIC WELLHEAD RECHARGE DISTRICT
COMMERCIAL USE SPECIAL PERMIT

Barry Rector, Chairman
Linda Williams, Vice-Chairman
Nathaniel Lowell
John Trudel
Joseph Marcklinger

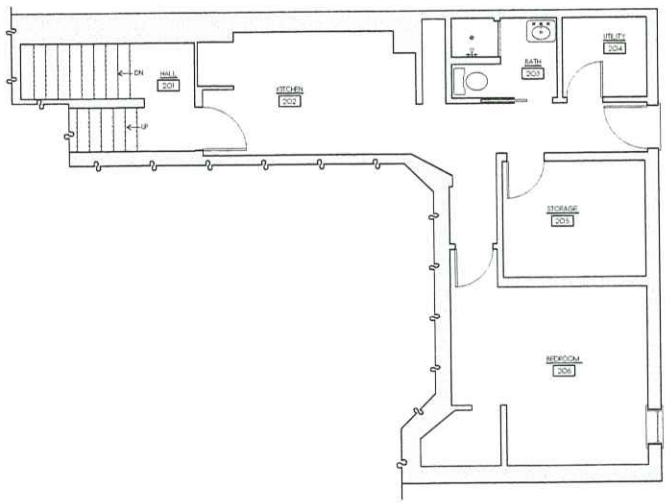
DATE SIGNED FILE # B8237

BASE MAPPING BY:
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

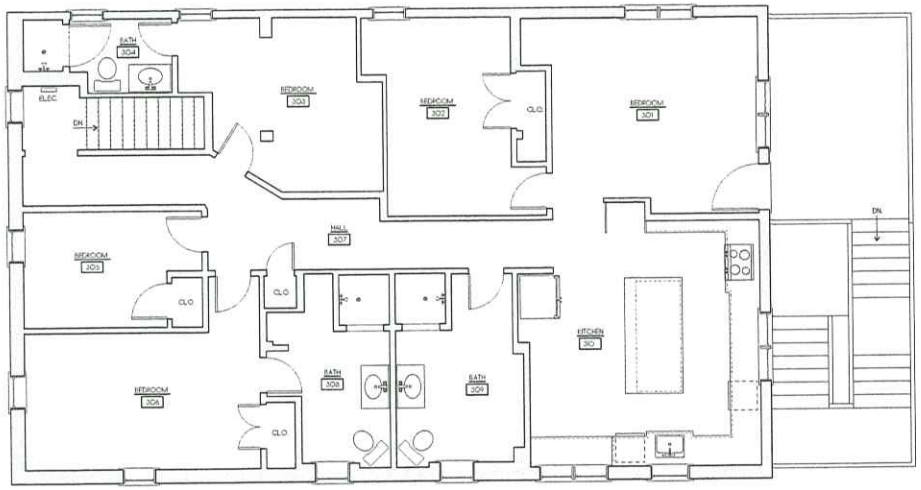
PERMITTING PLAN–NOT FOR CONSTRUCTION



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
1749 S.F.



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



THRD FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS:
3/28/2017: HDC PRINT
10/8/2024: AS-BUILT MEASURING
11/01/2024: AS-BUILT PLANS
11/04/2024: HDC REVISION

NOTE:
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NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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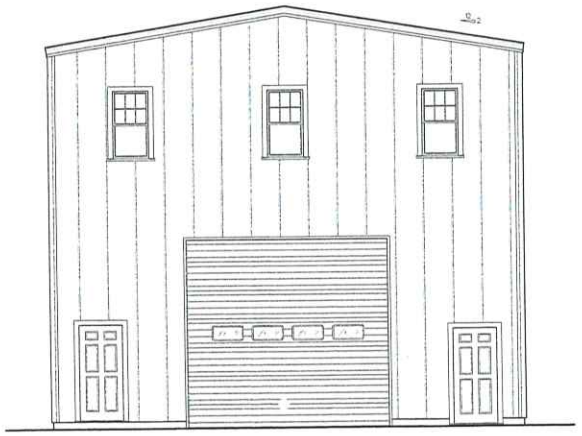
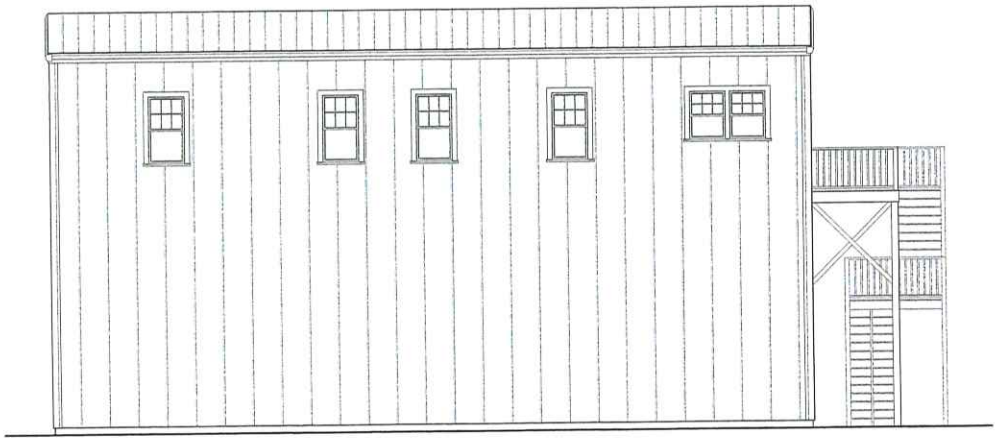
© Elmer McMorrow Design & Associates Inc.

SOUTH WIND LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1032
NANTUCKET, MA 02554
PHONE: 508-228-0456 email: ethan@fhcorp.net

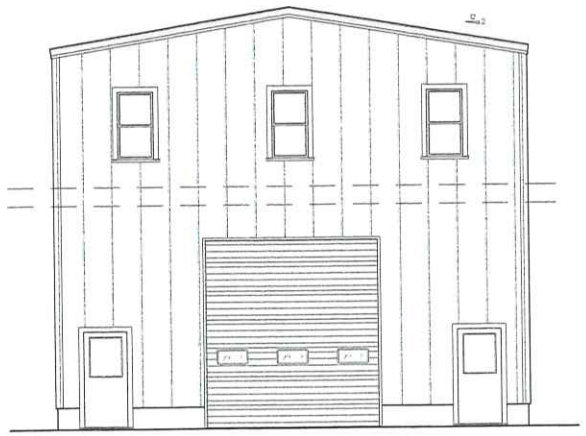
MAP 27 PARCEL 322
FLOOR PLANS
ADDRESS: 29 TOMAHAWK ROAD NANTUCKET, MA 02554
DATE: 11/04/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 1



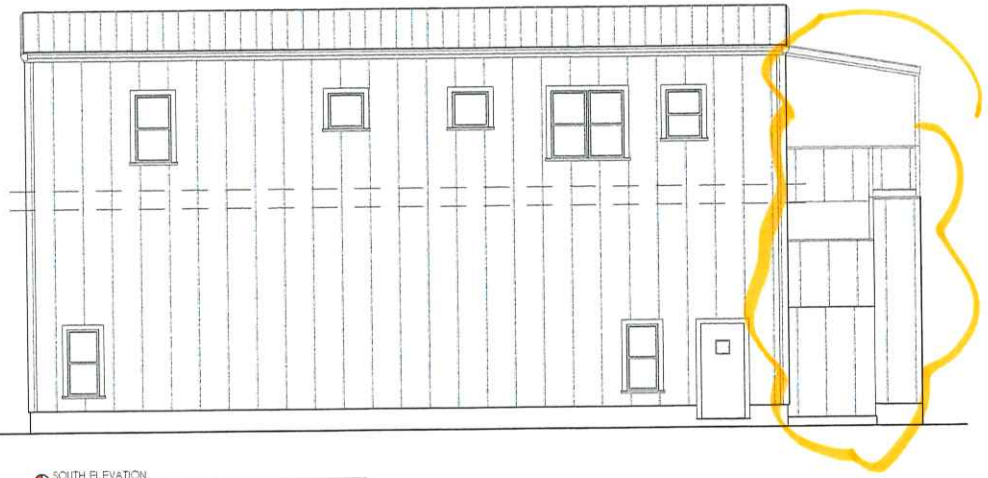
APPROVED WEST ELEVATION (CERT. #67706)
SCALE 1/4"=1'-0"



APPROVED SOUTH ELEVATION (CERT. #67706)
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
3/08/2017: PROGRESS PRINT
3/28/2017: HDC PRINT
11/01/2024: AS-BUILT PLANS
11/04/2024: HDC REVISION

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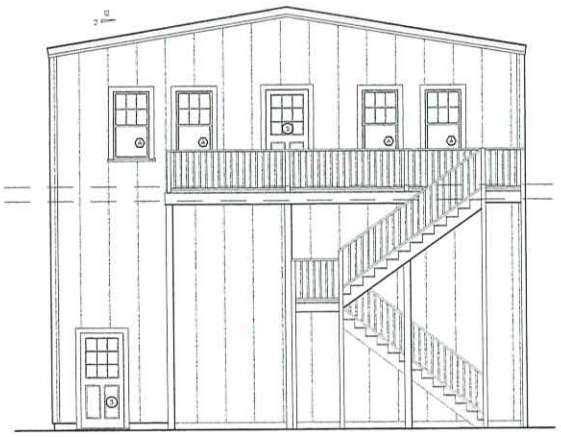
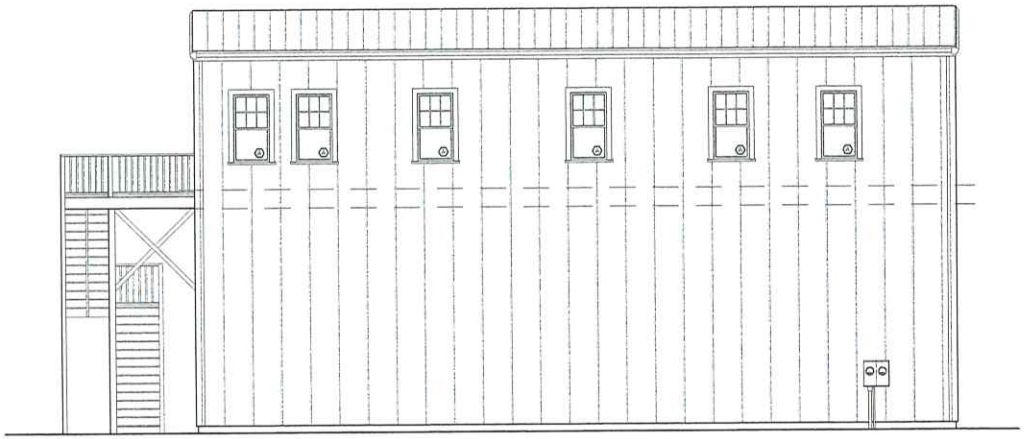
SOUTHWIND LLC DRAWN BY: ETHAN MAGOMON P.O. BOX 1092 MARKSBET, MA. 02554 PHONE 508-228-0456 email: ethan@75principal.net	MAP 69 PARCEL 320 H.D.C. ELEVATIONS ADDRESS: 27 TOMAHAWK WAY, NANTUCKET, MA 02554	DATE: 8/04/2024	SCALE: 1/4" = 1'-0"	SHEET NO. a 2



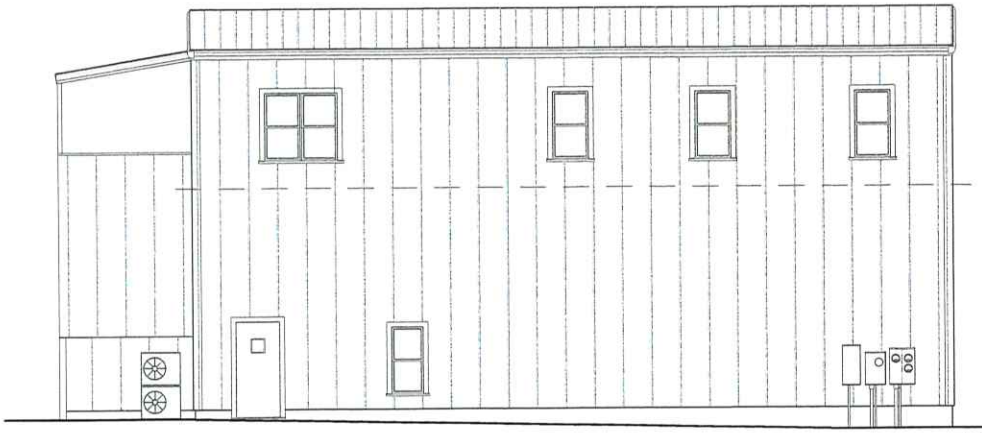
APPROVED EAST ELEVATION (CERT. #677061)
SCALE 1/4"=1'-0"



APPROVED NORTH ELEVATION (CERT. #677061)
SCALE 1/4"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
3/06/2017: PROGRESS PRINT
3/28/2017: HDC PRINT
11/01/2024: AS-BUILT PLANS
11/04/2024: HDC REVISION

NOTE:
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NOTE:
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SOUTHWIND LLC DRAWN BY: ETHAN McMERCER P.O. BOX 1010 NANTUCKET, MA. 02554 PHONE 508-228-0456 email: ethan@79wave.com	MAP 37 PARCEL 322 H.D.C. ELEVATIONS ADDRESS: 27 SCHUMAKER WAY, NANTUCKET, MA. 02554 DATE: 11/04/2024 SCALE: 1/4" = 1'-0"	SHEET NO. a 3


K73-770

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 322

Street & Number of Proposed Work: 29 TOMAHAWK WAY

Owner of record: RA ENERGY

Mailing Address: 66 SURFSIDE RD

NANTUCKET MA 02554

Contact Phone #: 508 325 3147 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ETHAN MEMORROW

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 ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other SHOP / APARTMENT ABOVE

Size of Structure or Addition: Length: 53'-0" Sq. Footage 1st floor: 1,749

Width: 33'-0" Sq. footage 2nd floor: 1,749

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: 8x33 ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 29'-6"±6" South 29'-6"±6" East 29'-6"±6" West 29'-6"±6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 2 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) METAL

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☒ Other METAL WALL PANELS

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other ANDERSEN

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front BROSCO Rear BROSCO Side _____

Garage Door(s): Type OVERHEAD Material THERMOSPAN INSULATED

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall ASH - GREY Clapboard (if applicable) _____ Roof ASH - GREY

Trim _____ Sash _____ Doors ASH - GREY

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 3.10.17 Signature of owner of record _____ Signed under penalties of perjury

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

29 TOMAHAWK ROAD – MODIFICATION TO REAR MULTI-STORY STAIRS





MODIFICATION TO THE STAIRS ARE ON THE REAR AND ABOUT 6' BELOW THE LEVEL OF THE AIRPORT PROPERTY AND ABOUT 551' FROM THE RUNWAY RAMP





WEST ELEVATION – FRONT DOORS CHANGED TO WHITE – WINDOWS TO BARN RED



SOUTH ELEVATION – FENESTRATION CHANGES AND CHANGE WINDOWS TO BARN RED



NORTH ELEVATOIN – FENESTRATION CHANGES AND WINDOWS CHANGED TO BARN RED







RETAINING WALL AGAINST THE EDGE OF AIRPORT PROPERTY





REAR STAIR FRAMING TO BE SHEATHED IN METAL SIDING TO MATCH EXISTING – PITCH WILL BE 2/12 TO MATCH THE MAIN ROOF – PRIMARY CHANGE IS TO ALTER THE STAIR AND ADD THE ROOF OVER THE UPPER DECK THAT PROVIDES ACCESS TO THE APARTMENT



TOMAHAWK ROAD AND SPEARHEAD ROAD CONTEXT
ABUTTING STRUCTURE ACROSS THE ROAD FROM LOCUS






F-150
232 PX7




NOLASCO CONSTRUCTION INC.







CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 86.1

Street & Number of Proposed Work: 17 MILK STREET

Owner of record: MANJU CHA KRISHNAMURTI

Mailing Address: 8 GREEN HOLM ST-APT C
PRINCETON, NJ 08540

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA
@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1930

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE GRAY 3-TAB ROOF TO WOOD

Is there an HDC survey form for 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.

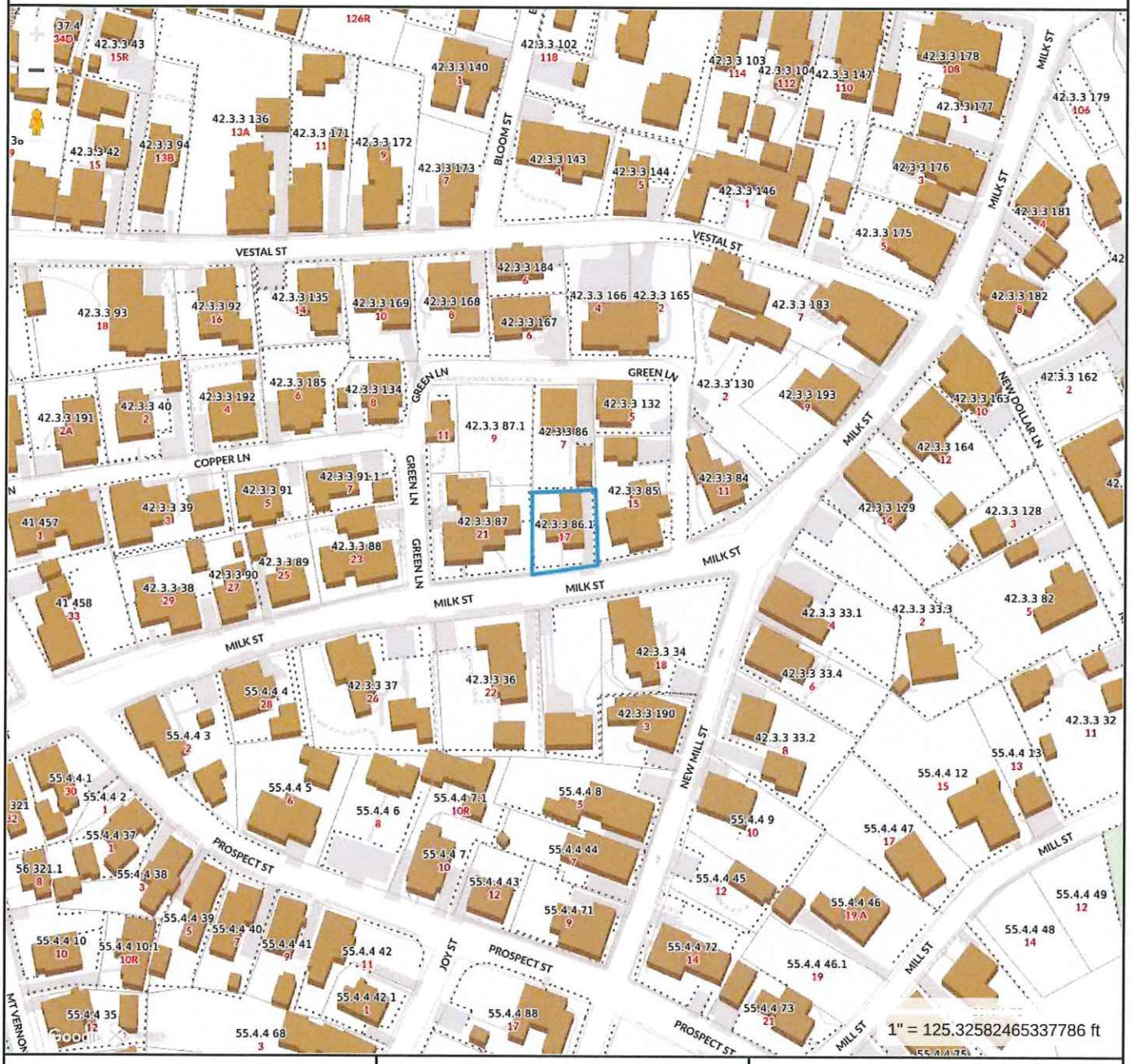
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof NEW
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 11/19/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	188651
Location	17 MILK ST
Owner	KRISHNAMURTI MANIOUCHA

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.



BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: CR8-28
MAP/PARCEL#: 4233-86

Recorded by: AH Date: 08/12/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 17 MILK ST

2. Building Name: N/A

3. Ownership: Private

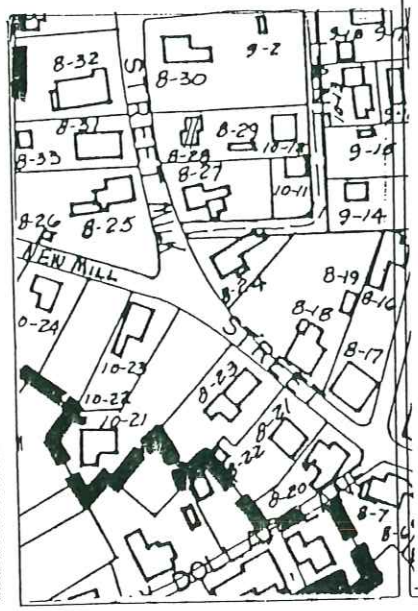
4. Present Owner: LATHAM, ERNEST B & CHAILLE, W

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: Garage,Fence, C4R8-29
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: 1 3/4
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Metal
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Pilasters
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Fair
40. Integrity: N/A
41. Alterations:
    N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Circa irca 1940
Source: Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: Gabled Ell
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Sanborn Maps 1923, 1923/49

17 MILK ST

Location	17 MILK ST	**Mblu**	4233/ / 86/1 /
Acct#	4233-0861	**Owner**	KRISHNAMURTI MANIOUCHA
Assessment	$1,752,700	**PID**	188651
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$489,200	$1,263,500	$1,752,700

Owner of Record

Owner	KRISHNAMURTI MANIOUCHA	**Sale Price**	$1,690,000
Co-Owner		**Certificate**	
Address	8 GREENHOLM ST APT C PRINCETON , NJ 08540	**Book & Page**	1866/012
		Sale Date	11/29/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
KRISHNAMURTI MANIOUCHA	$1,690,000		1866/012	00	11/29/2021
COHEN STEVEN L TR	$1,650,000		1645/232	00	05/09/2018
LATHAM ERNEST B & CHAILLE W	$0		0596/066	99	10/14/1998

Building Information

Building 1 : Section 1

Year Built:	1930
Living Area:	1,276
Replacement Cost:	$564,060
Building Percent Good:	86
Replacement Cost Less Depreciation:	$485,100

Building Attributes	
Field	**Description**

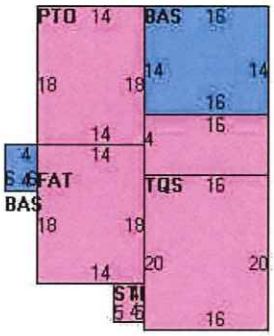
Style:	Bungalow
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Floor Furnace
AC Type:	Central
Total Bedrooms:	3
Total Bthrms:	2
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 Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0030\17%20milk_3(

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/188651_1

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	948	948
TQS	Three Quarter Story	320	240
EAF	Attic, Expansion, Finished	252	88
PTO	Patio	252	0
STP	Stoop	20	0
		1,792	1,276

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL	FIREPLACE	1.00 UNITS	$4,100	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	ROH
Neighborhood	850
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.08
Frontage	
Depth	
Assessed Value	$1,263,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$489,200	$1,263,500	$1,752,700
2023	$264,600	$1,741,500	$2,006,100
2022	$251,700	$1,583,200	$1,834,900
2021	$286,700	$1,266,600	$1,553,300
2020	$260,500	$1,372,100	$1,632,600

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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

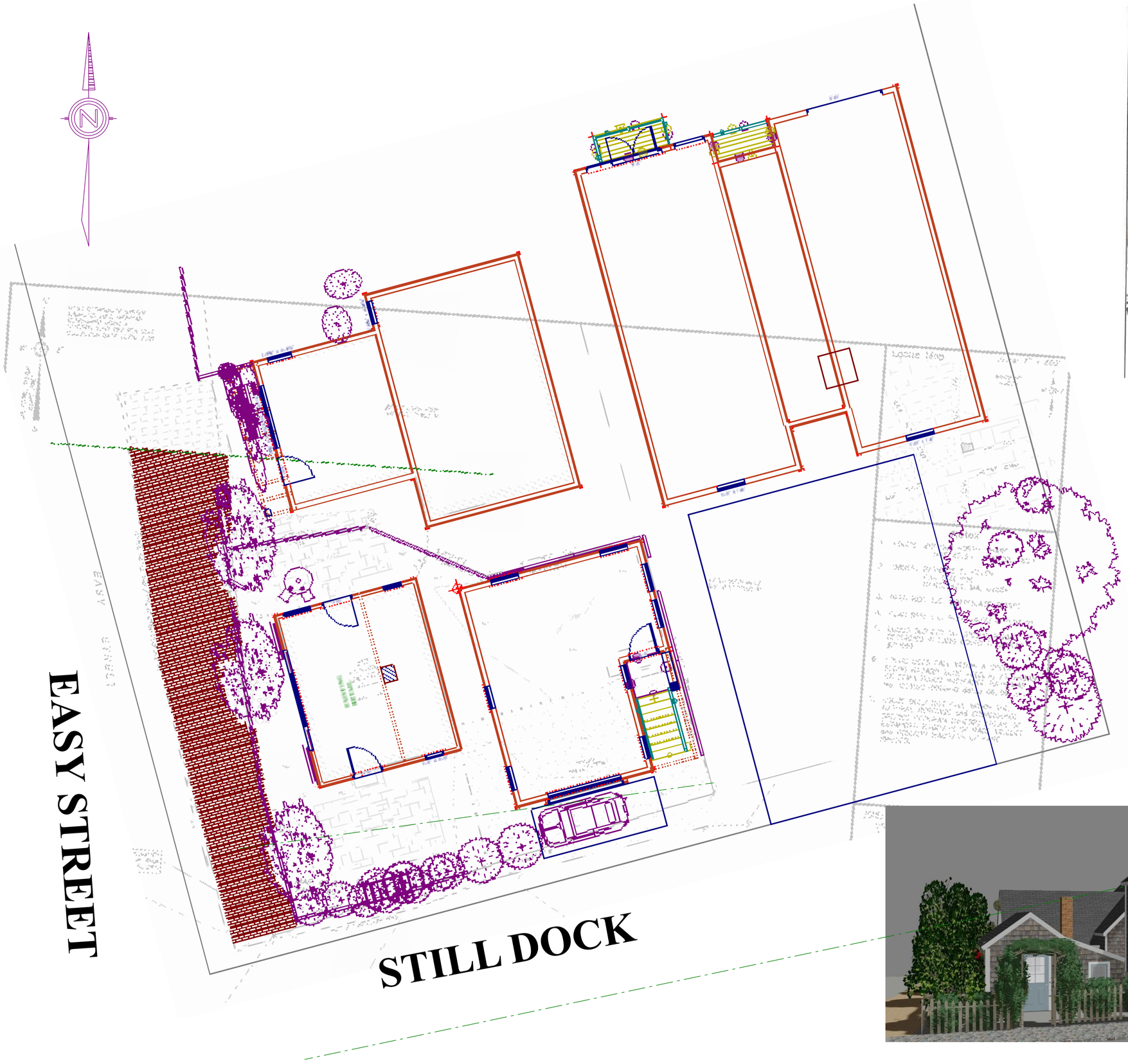
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF 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.

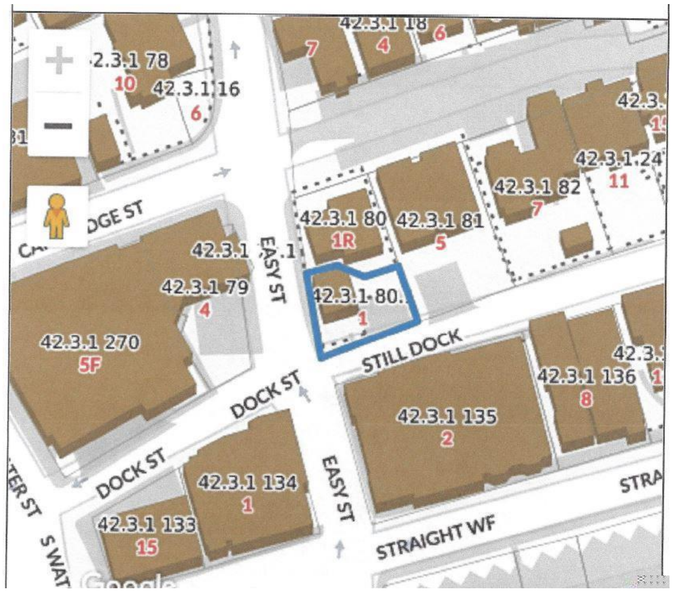
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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.

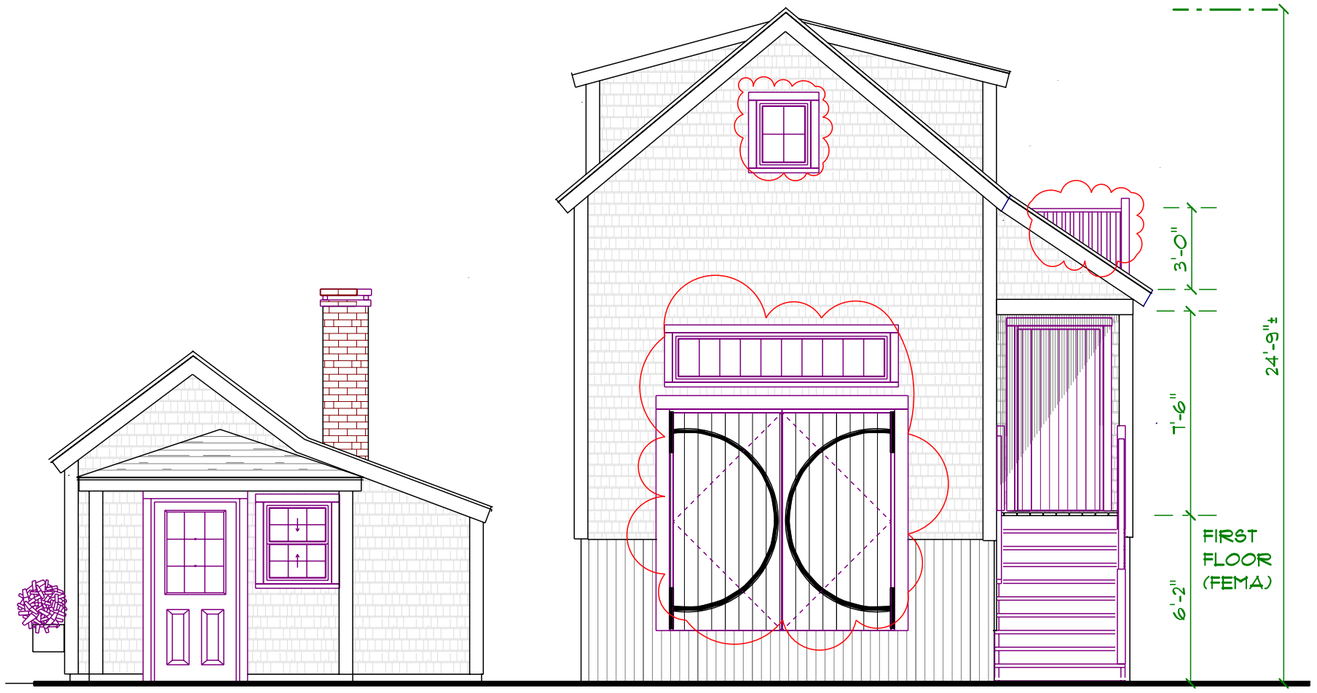
Angus Macleod- I appreciate the changes that have been made and I actually think the shingled balcony is less obvious and helps make the doors and windows appear smaller that are behind it. IN this area, there doesn't seem to be any "broken" rooves they all seem pretty pure and so my issue would be with 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

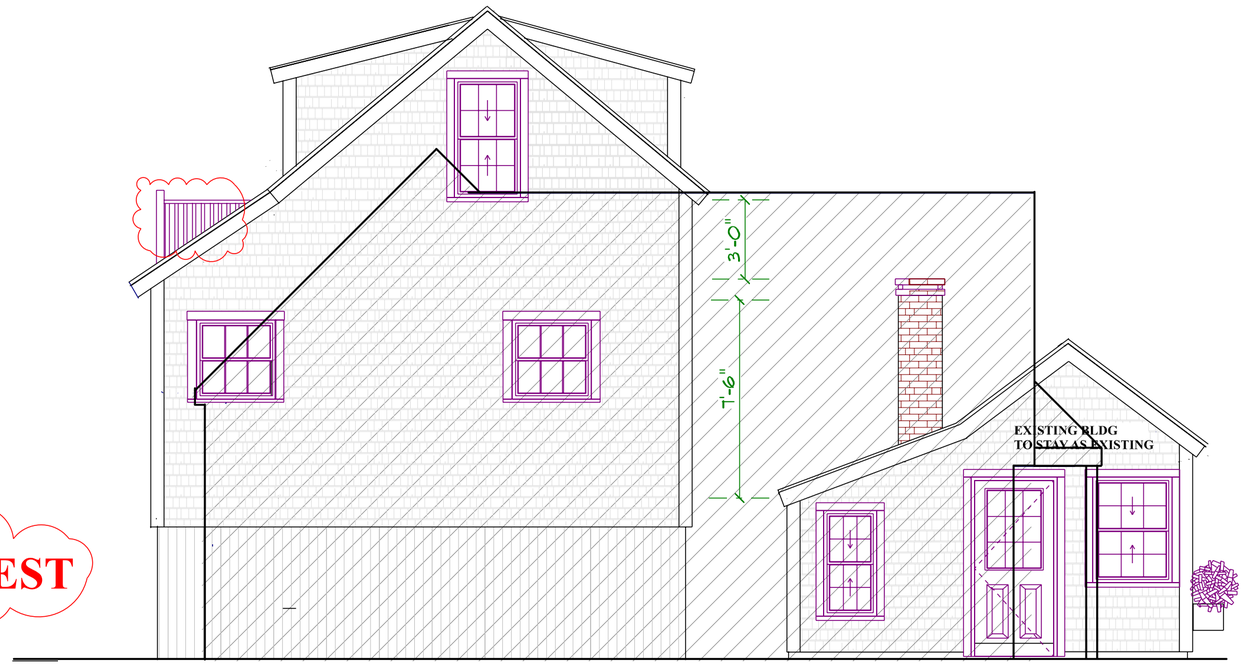
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



NORTH- REAR

PREVIOUS NORTH- REAR

REVERSE BUILDING ON SITE EAST TO WEST

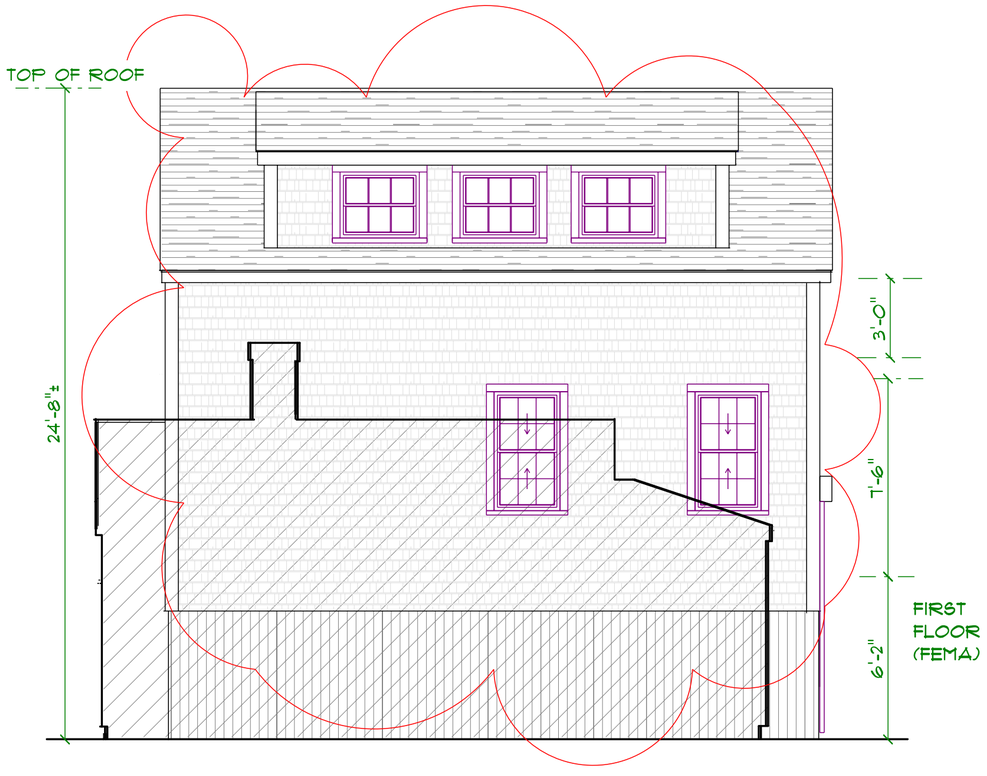


NORTH- REAR

OPTION A

1 OLD NORTH WHARF- KILLEN
DWELLING UNIT
9-26-24

PREVIOUS WEST



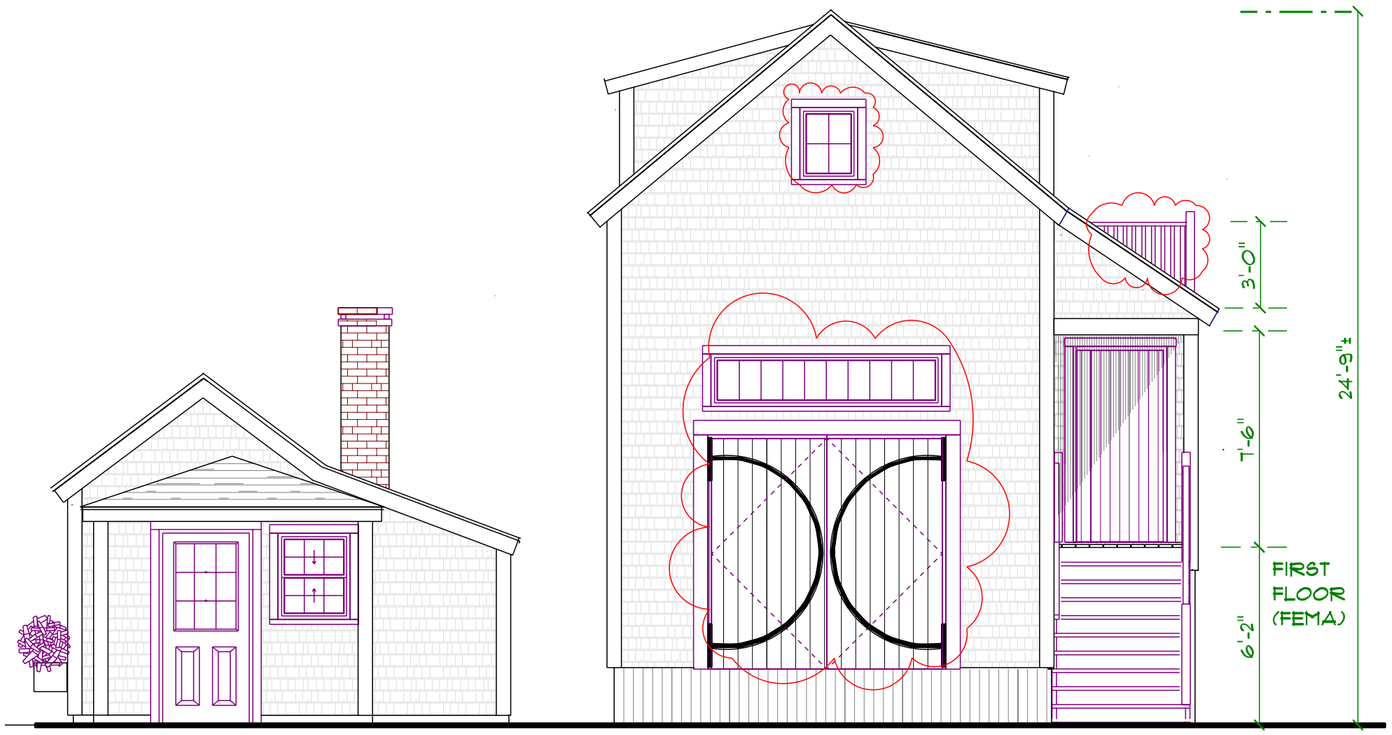
WEST-LEFT (FACING EASY STREET)

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

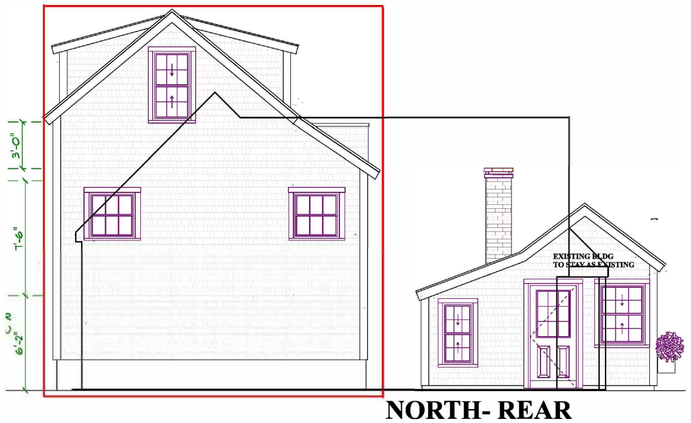
EAST- RIGHT ELEVATION



PREVIOUS EAST



1 OLD NORTH WHARF- KILLEN
PROPOSED NEW DWELLING
9-26-24



NORTH- REAR

PREVIOUS NORTH- REAR

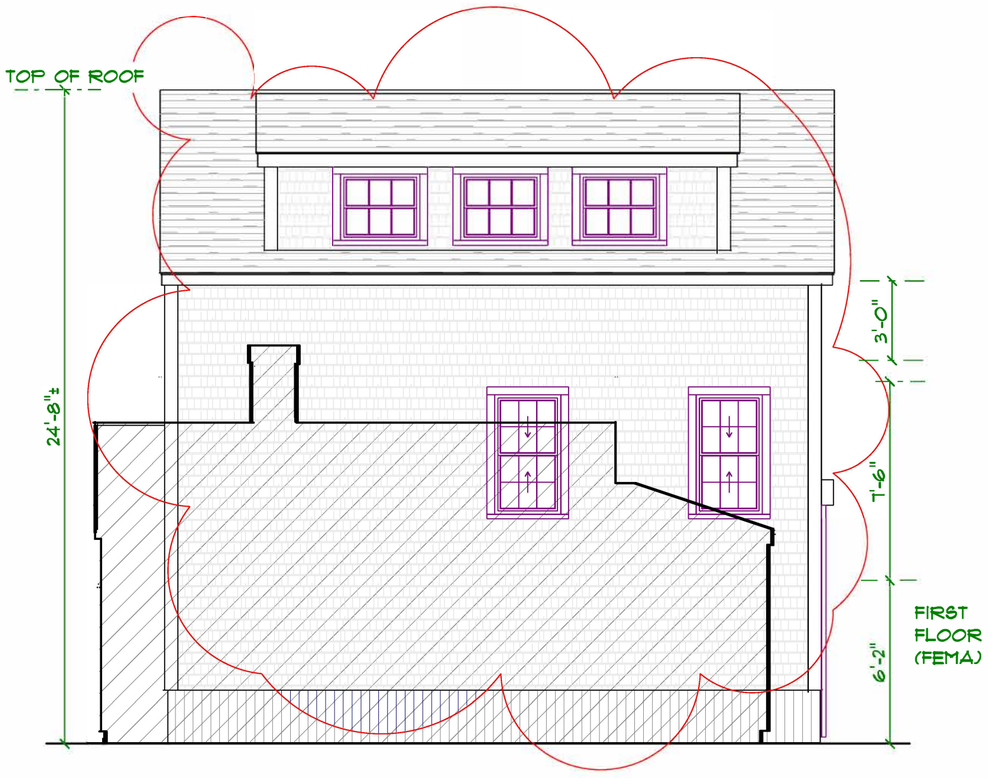
REVERSE BUILDING ON SITE EAST TO WEST

OPTION B



NORTH- REAR

PREVIOUS WEST



WEST-LEFT (FACING EASY STREET)

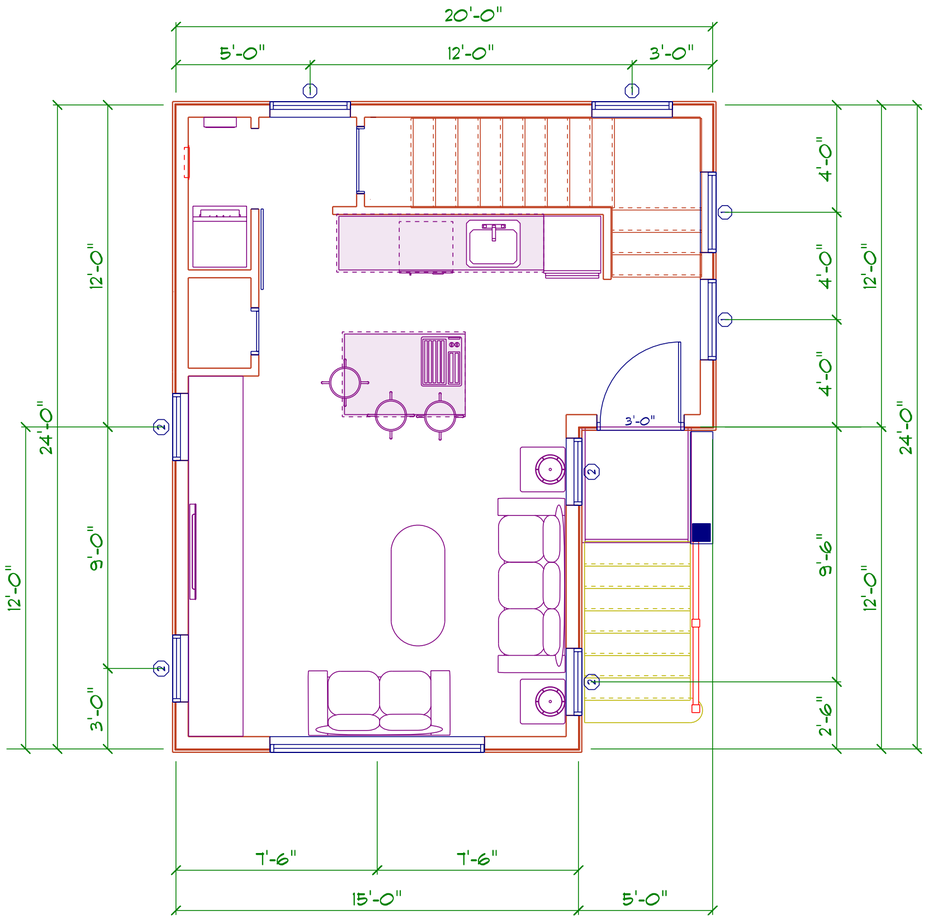
WEST- FACING EASY STREET



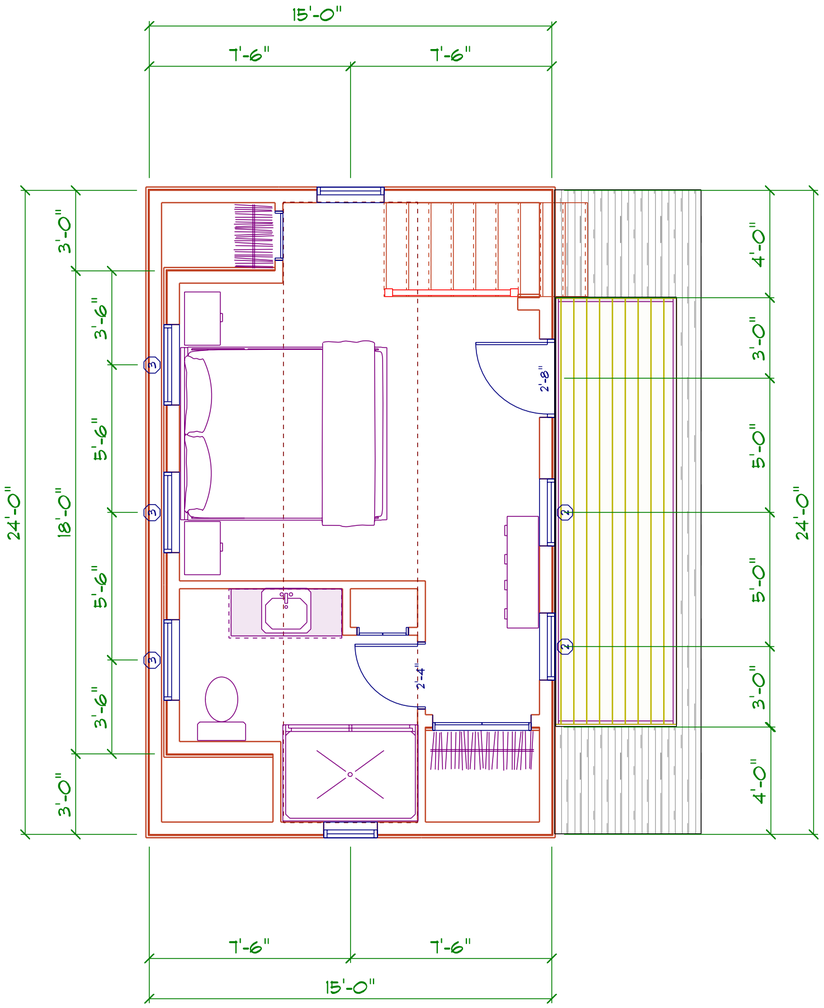
1 OLD NORTH WHARF- KILLEN
DWELLING UNIT
9-26-24

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

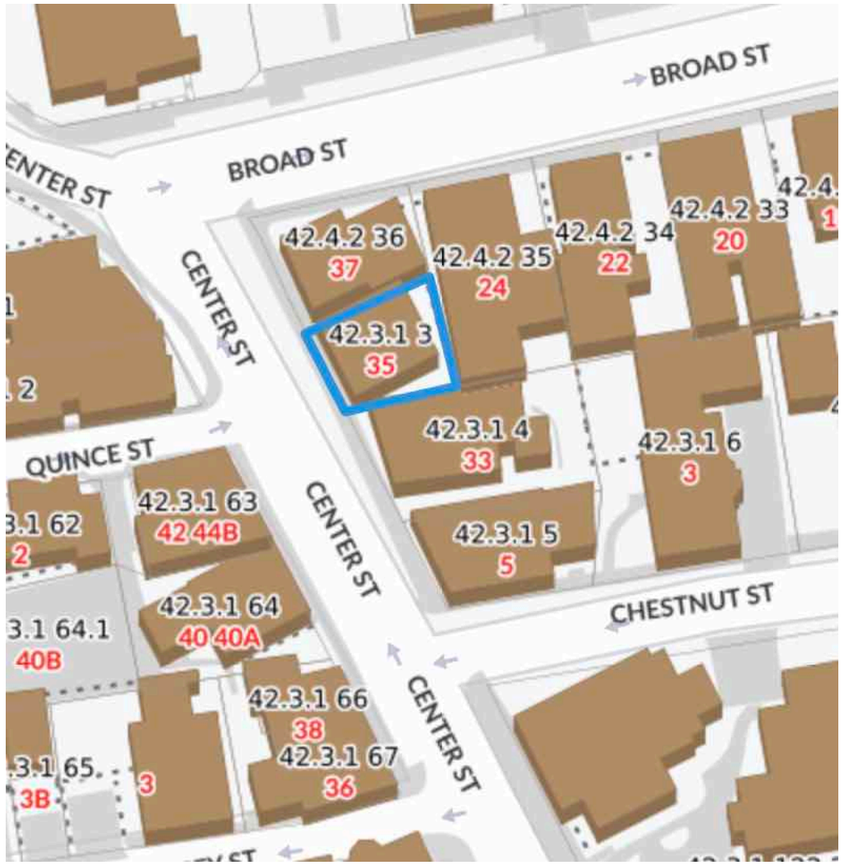
Dear Historic District Commission,

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.

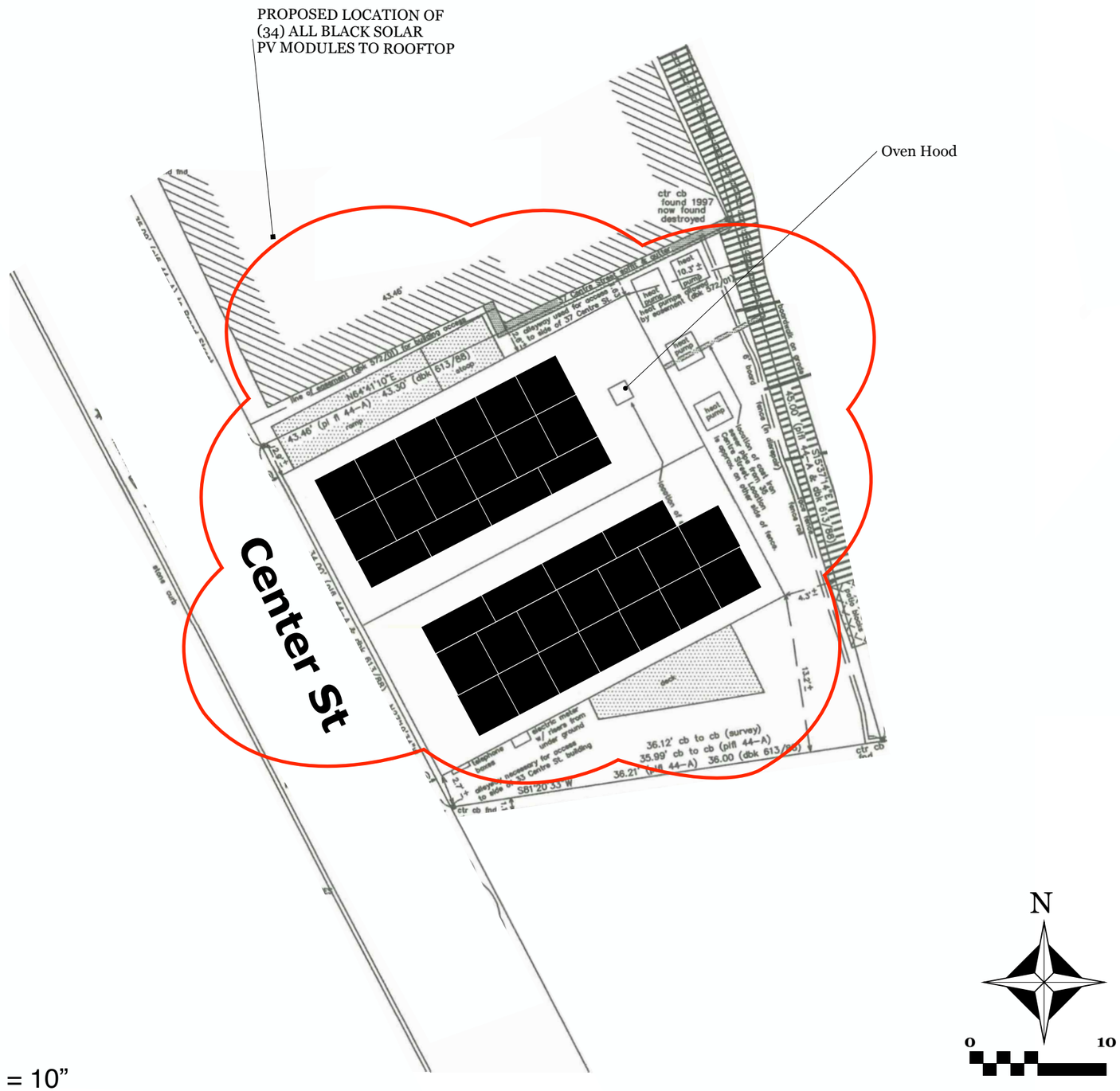
Sincerely,

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

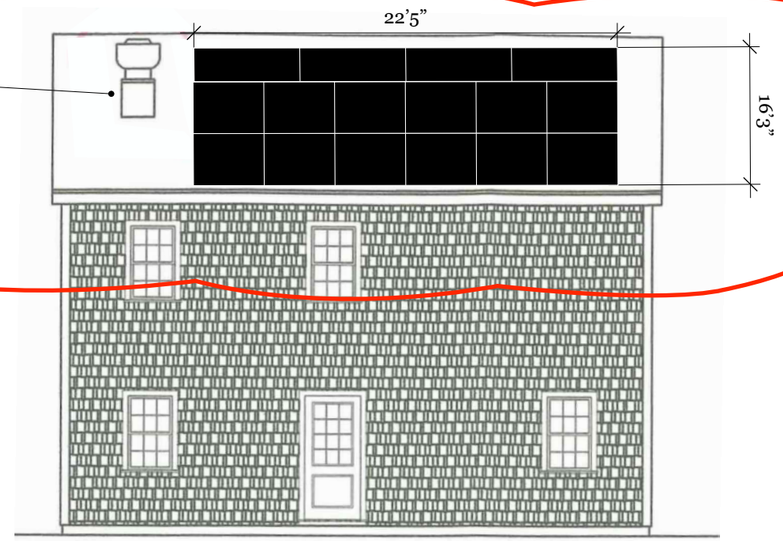
REVISIONS

	MM/DD/YY	REMARKS
1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

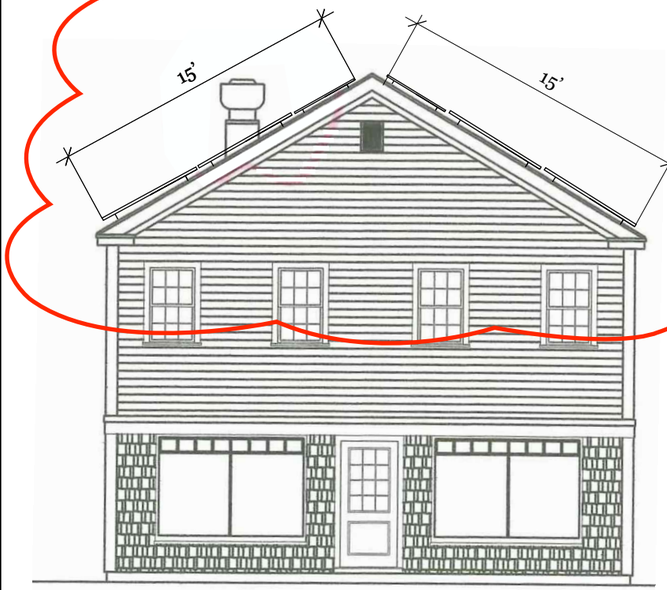
Oven Hood

PROPOSED LOCATION OF (16 OF 34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

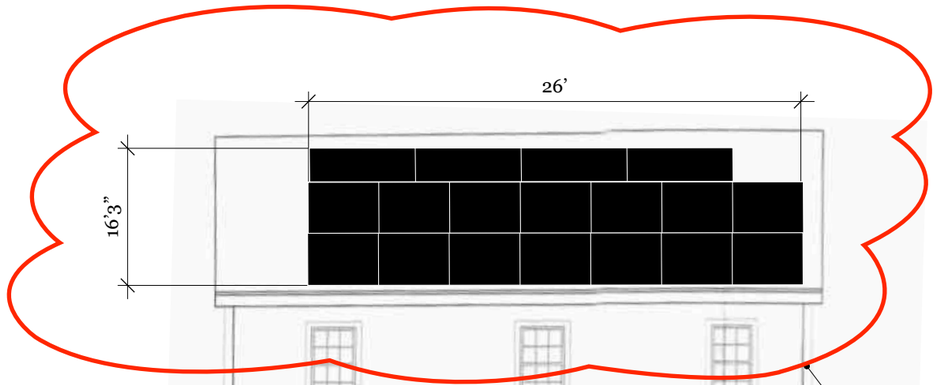


NORTH ELEVATION

PROPOSED LOCATION OF (34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

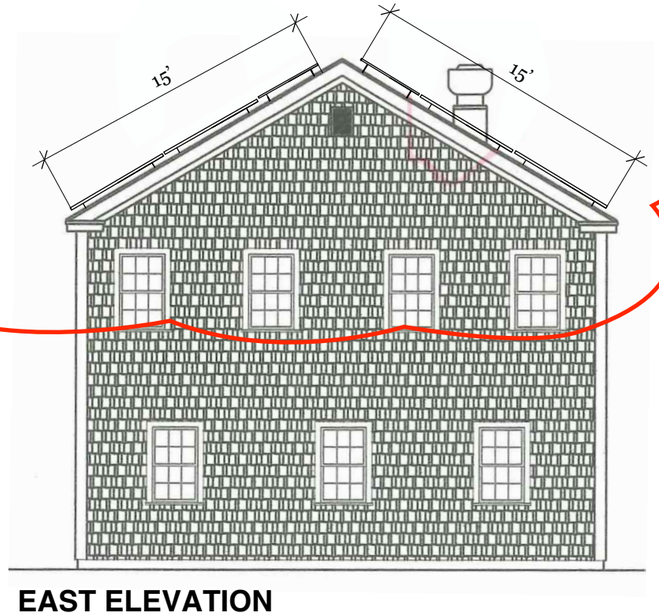


WEST ELEVATION



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

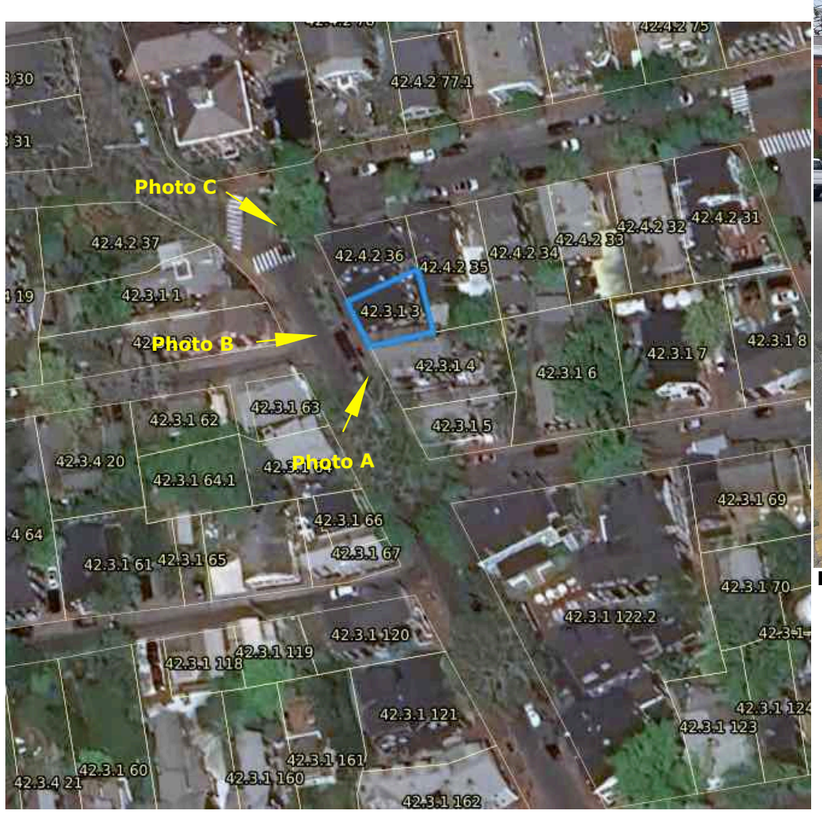
ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

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

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



The proposed panels are all black on a black roof.



PHOTO A



PHOTO B

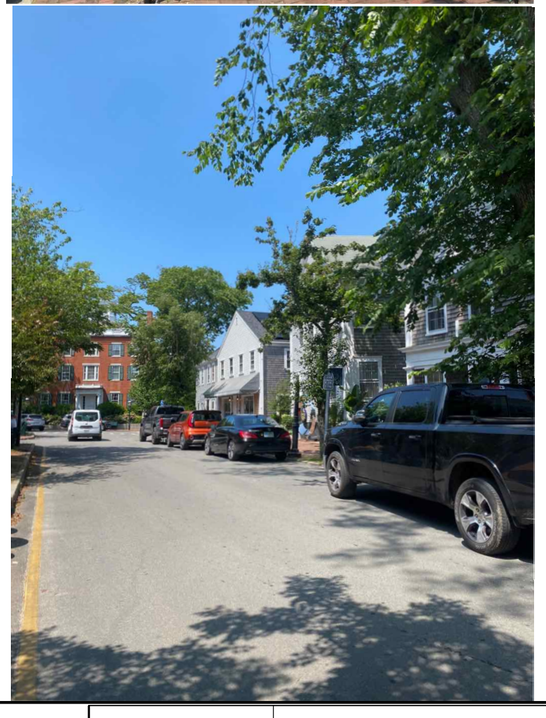


PHOTO C



PHOTO D

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04





PHOTO A



PHOTO B

PHOTOS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

ACK SMART
(508) 257-1786
www.ACKsmart.com

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

Q.TRON BLK M-G2+ SERIES

405-430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

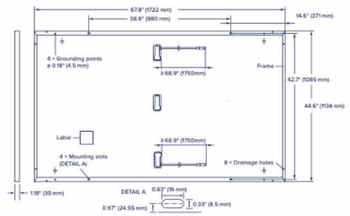
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

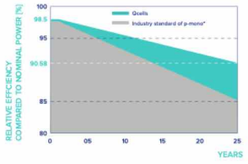


Electrical Characteristics

POWER CLASS				405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)									
Minimum	Power at MPP[1]	P_{MPP}	[W]	405	410	415	420	425	430
Minimum	Short Circuit Current[1]	I_{SC}	[A]	13.33	13.41	13.49	13.58	13.66	13.74
Minimum	Open Circuit Voltage[1]	V_{OC}	[V]	37.91	38.19	38.47	38.75	39.03	39.32
Minimum	Current at MPP	I_{MPP}	[A]	12.69	12.76	12.83	12.91	12.98	13.05
Minimum	Voltage at MPP	V_{MPP}	[V]	31.93	32.13	32.34	32.54	32.74	32.94
Minimum	Efficiency[1]	η	[%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]									
Minimum	Power at MPP	P_{MPP}	[W]	306.1	309.9	313.7	317.5	321.2	325.0
Minimum	Short Circuit Current	I_{SC}	[A]	10.74	10.81	10.87	10.94	11.00	11.07
Minimum	Open Circuit Voltage	V_{OC}	[V]	35.96	36.23	36.50	36.77	37.04	37.31
Minimum	Current at MPP	I_{MPP}	[A]	9.98	10.04	10.10	10.15	10.21	10.27
Minimum	Voltage at MPP	V_{MPP}	[V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

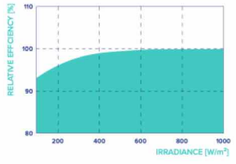


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	169 (8100 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-430_DA_2023-12_Rev02_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

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

---

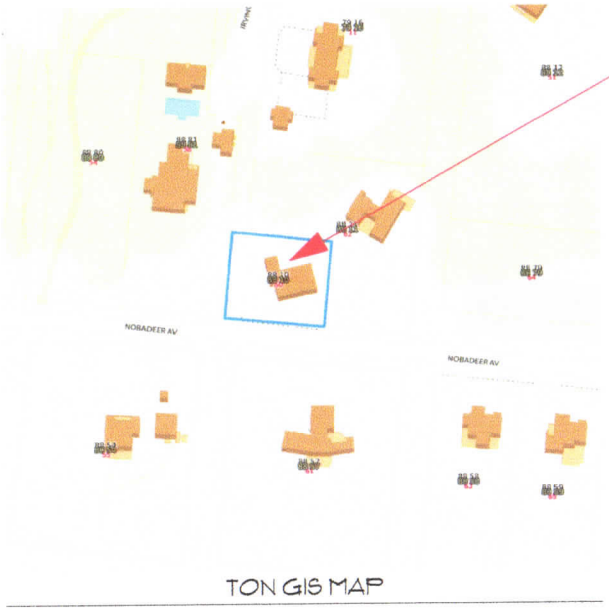
From: Marc Knight <marc@knightwaterproofing.com>
Sent: Thursday, October 17, 2024 9:39 AM
To: Mark Poor ACK Architect <permits@comcast.net>
Subject: Fwd: HDC meeting 10-01-24

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>

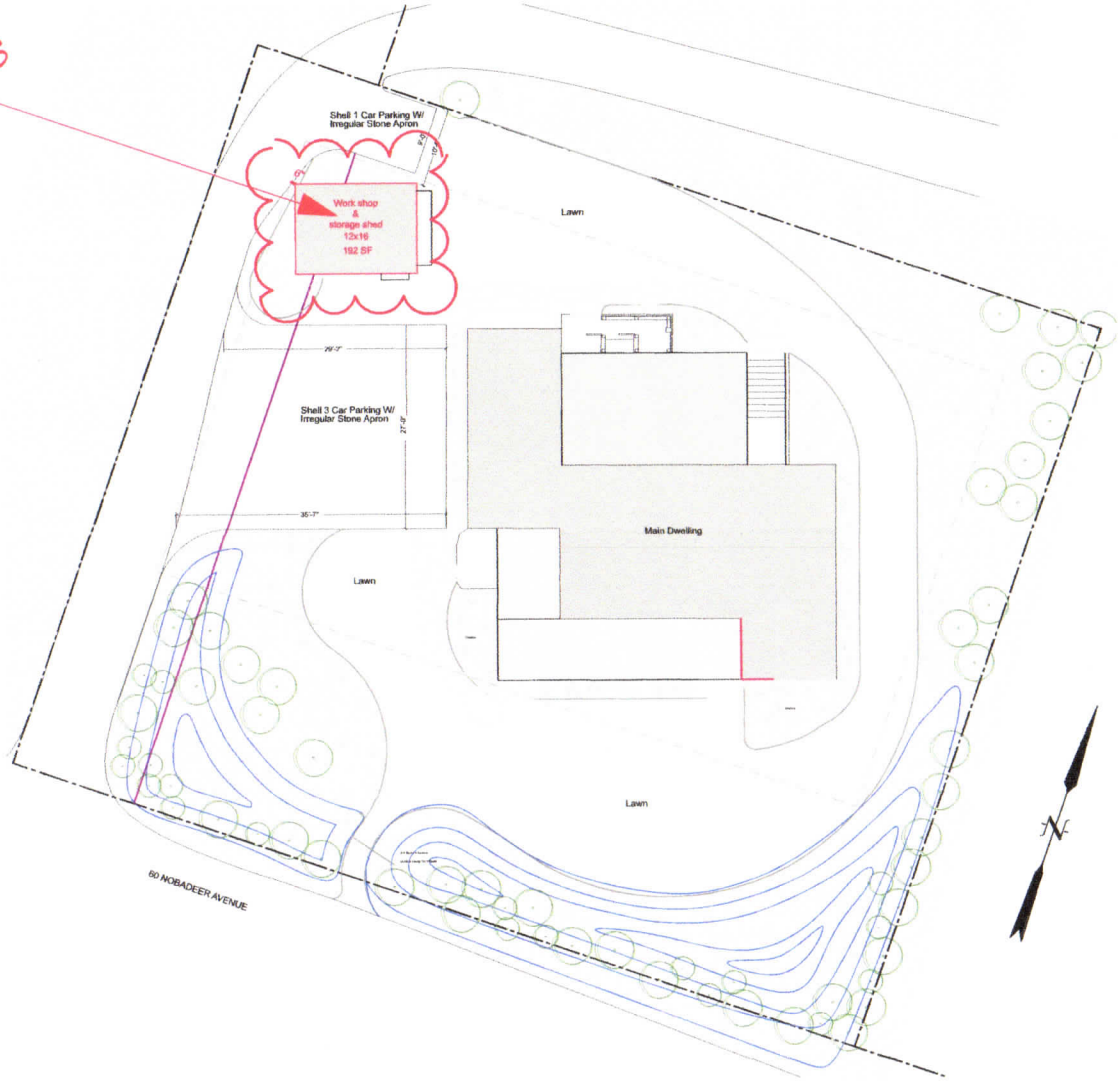
Hi Marc,

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

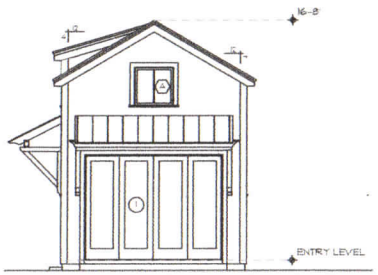
KNIGHT
60 Nobadeer Avenue
Nantucket, MA., 02554
PROPOSED SITE PLAN

HDC SUBMISSION:
SHED REVISIONS
Map No.: 88 10
Scale: As Noted

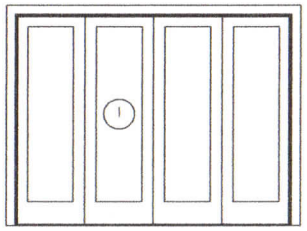
7/4/24

MWP
RESIDENTIAL DESIGN
MARK W. POOR 508.228.6913
P.O.BOX 3363 NANTUCKET, MA. 02584

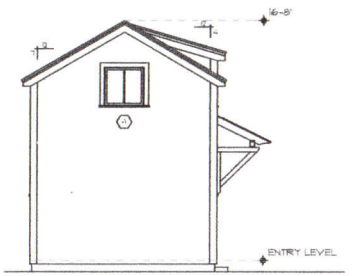
S-1



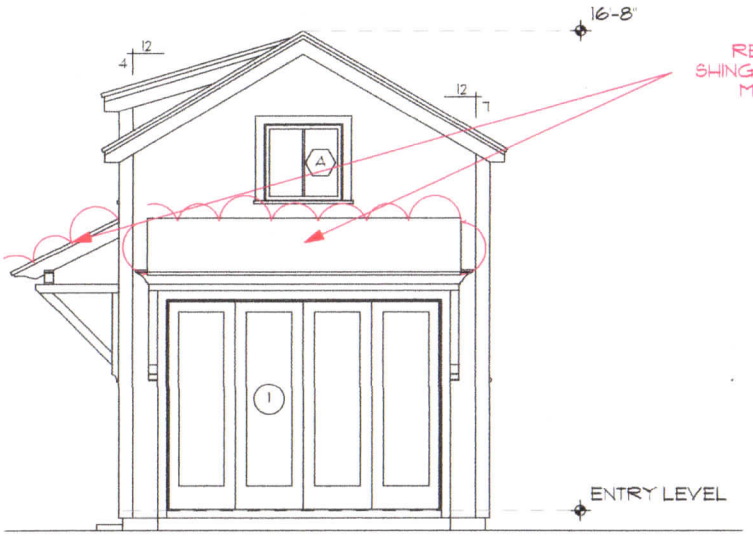
PRIOR EAST ELEVATION 1/8" = 1'-0"



FRENCHWOOD
FWG1006II-4
9-9 3/4 x 6-11
NO GRILLS

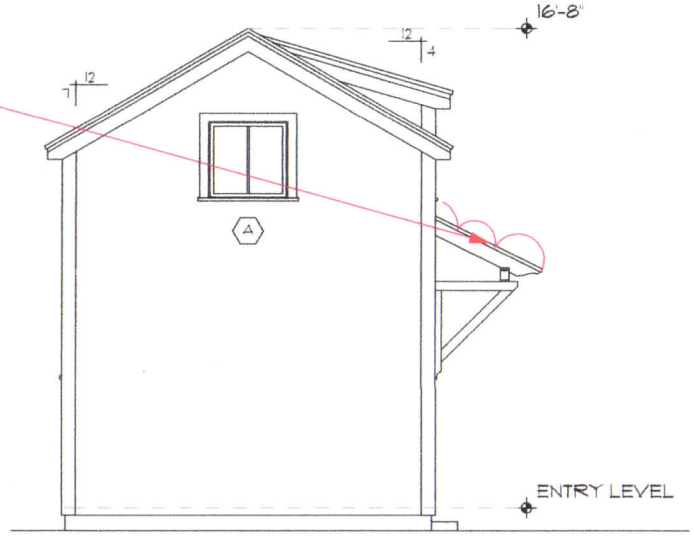


PRIOR WEST ELEVATION 1/8" = 1'-0"



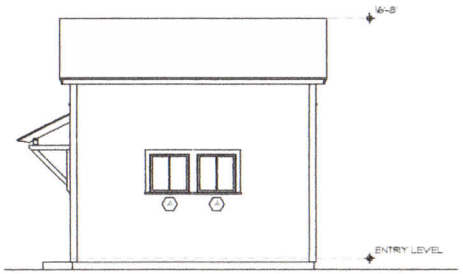
RED CEDAR
SHINGLES TO MATCH
MAIN ROOF

REVISED EAST ELEVATION 1/4" = 1'-0"

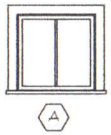


REVISED WEST ELEVATION 1/4" = 1'-0"

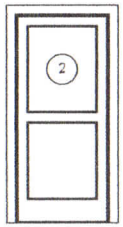
	KNIGHT 60 Nobadeer Avenue Nantucket, MA., 02554 ELEVATIONS		HDC SUBMISSION: SHED REVISIONS Map No.: 88 10 Scale: As Noted	10/17/24	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-2



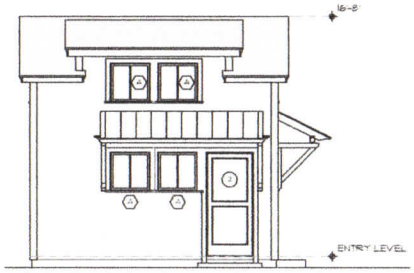
PRIOR NORTH ELEVATION 1/8" = 1'-0"



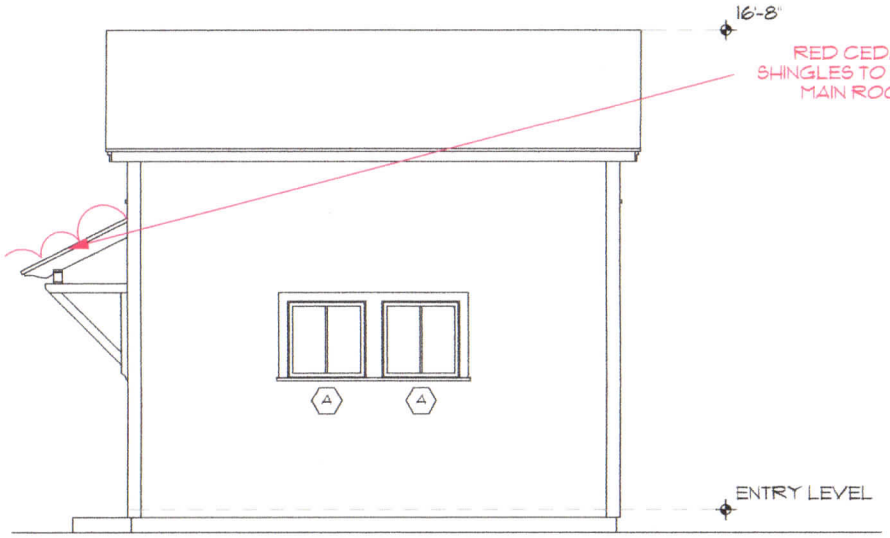
ANDERSEN
AAN2828
2-8 x 2-8
LOW E



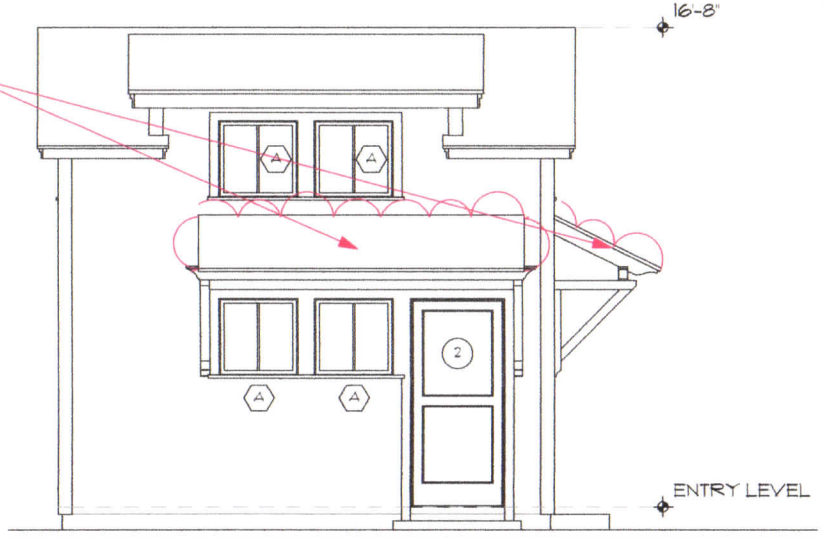
CUSTOM
1 LITE/1 PANEL
3-0x7-0



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

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

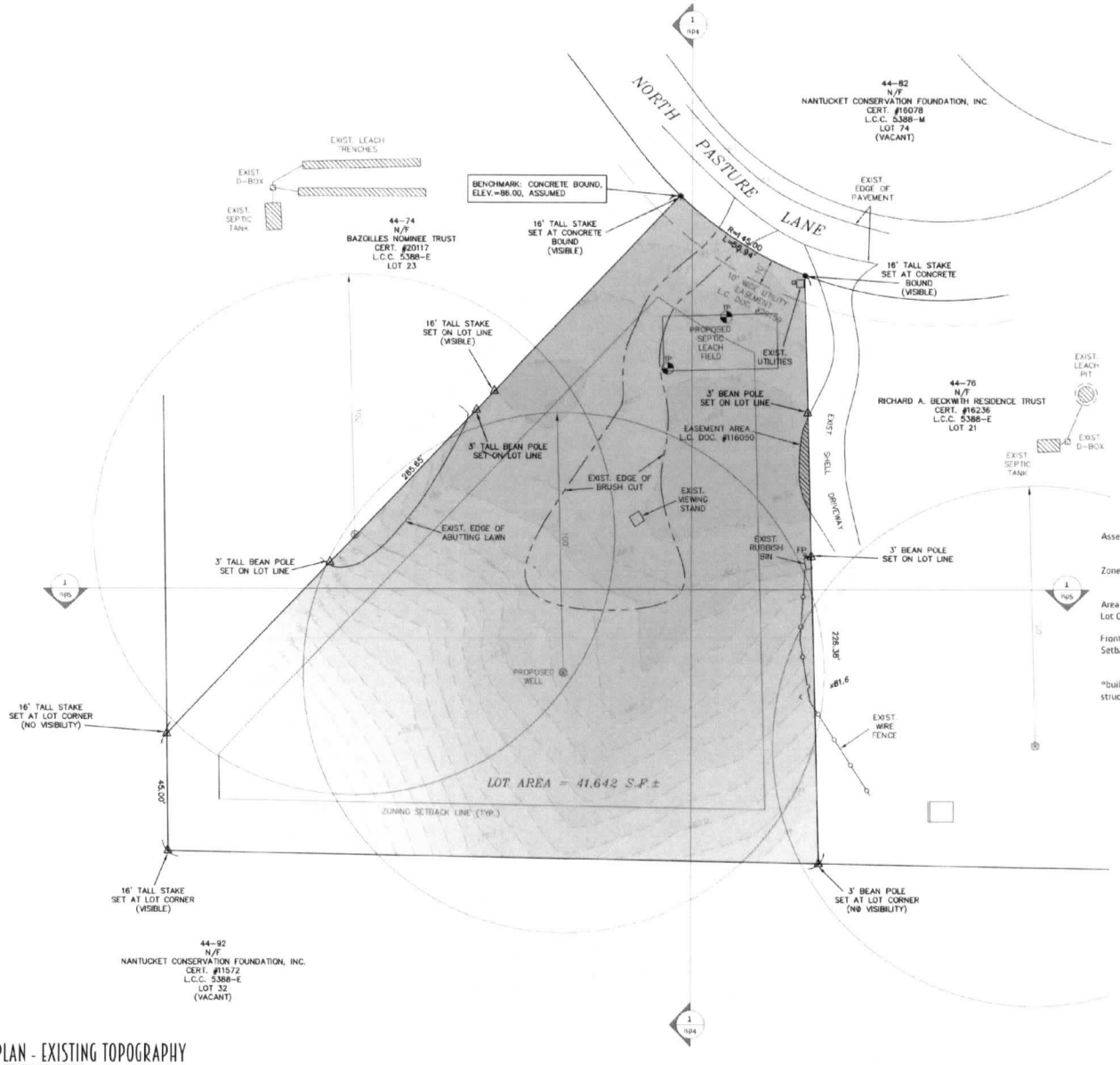
October 22nd, 2024

isp3

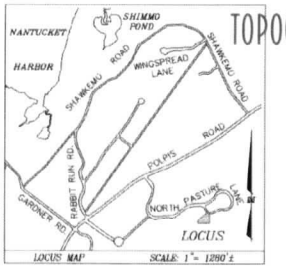
ILLUSTRATIVE SITE PLAN

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 Lot Ground Coverage	10,000 min. 7%		95 acre = 41,642 SF 41,642 SF X .07 = 2,914.94 SF	
Frontage Setbacks	20 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

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

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.

1 ILLUSTRATIVE SITE PLAN - EXISTING TOPOGRAPHY

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

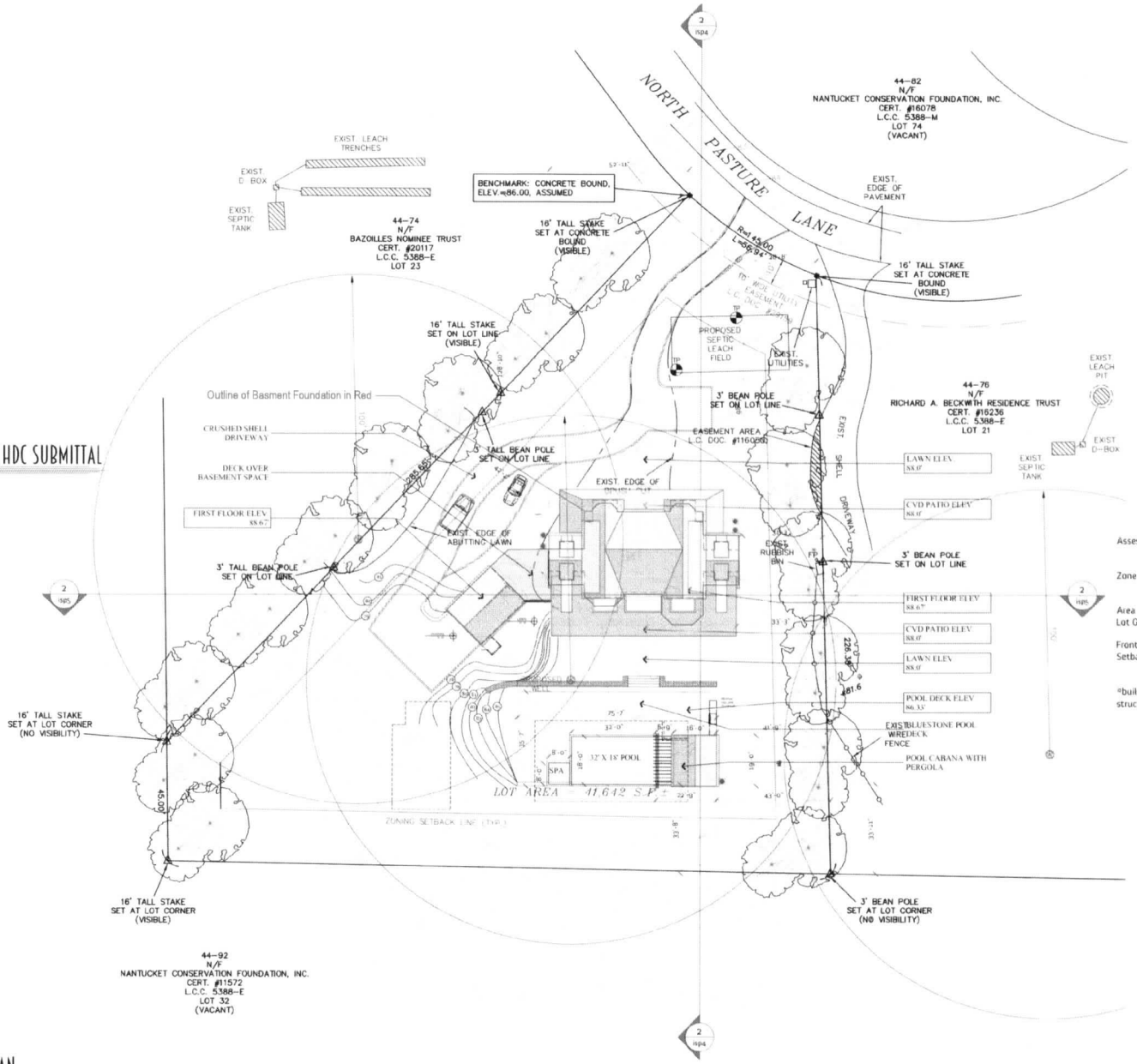
October 22nd, 2024

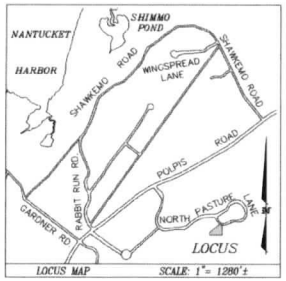
isp

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%





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
- 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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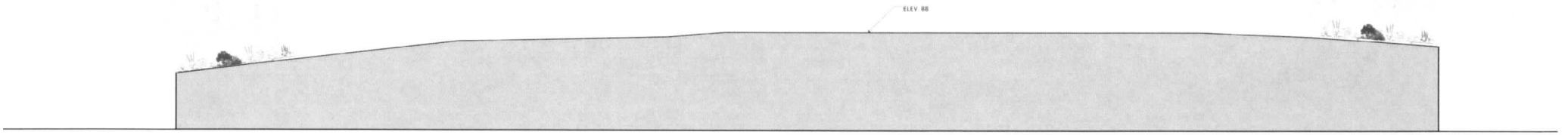
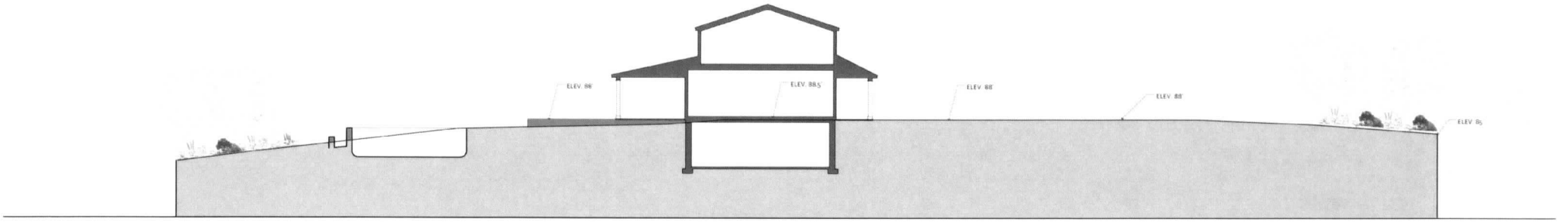
SITE SECTIONS



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
404.413.8023
jgolden@jamespgolden.com
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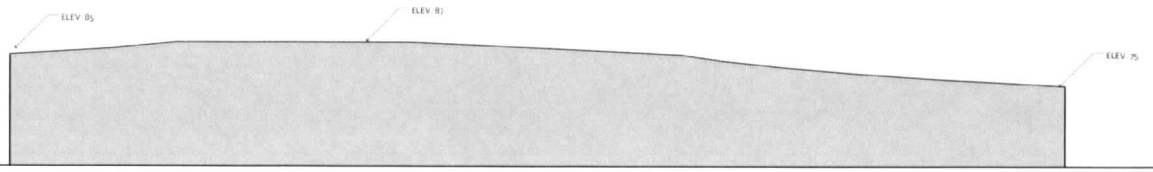
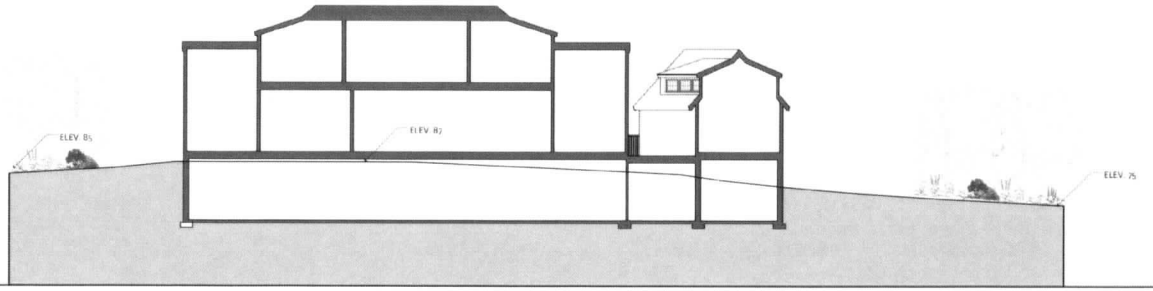
isp4
SITE SECTIONS



1 EXISTING SITE SECTION



2 PROPOSED SITE SECTION

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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401.413.8013
jgolden@jamesjpgolden.com
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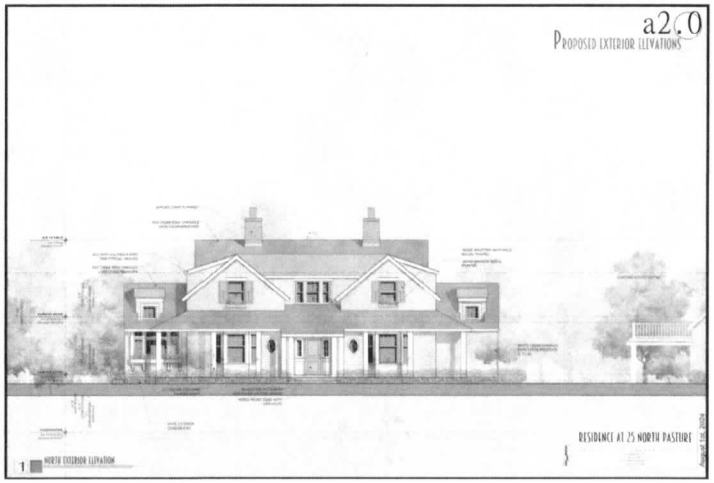
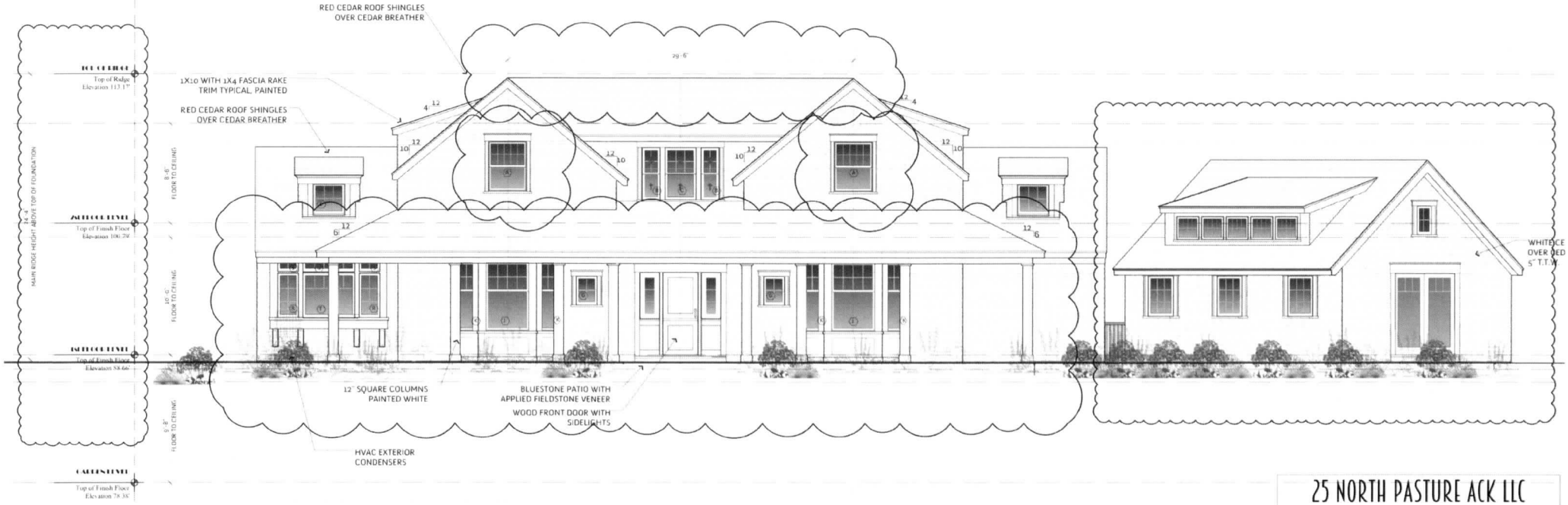
a2.0
Proposed exterior elevations



1 A2.0 FROM PREVIOUS HDC SUBMITTAL



1 NORTH EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

JAMES PHILLIP GOLDEN ARCHITECT
jamesp@golden.com
401.413.8073
jgolden@jamespgolden.com

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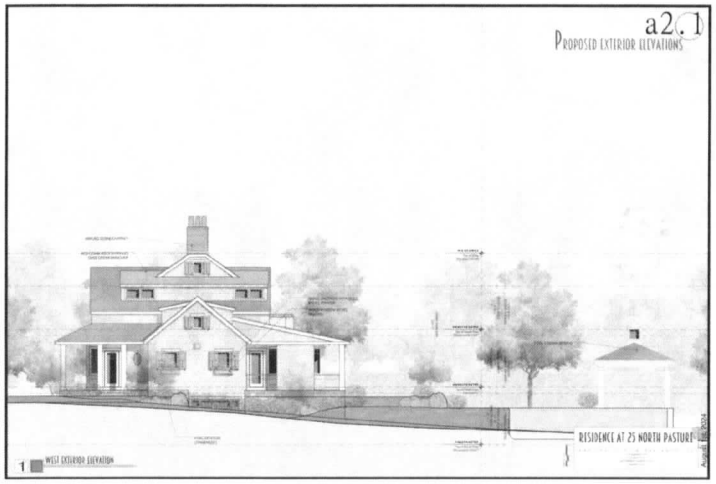
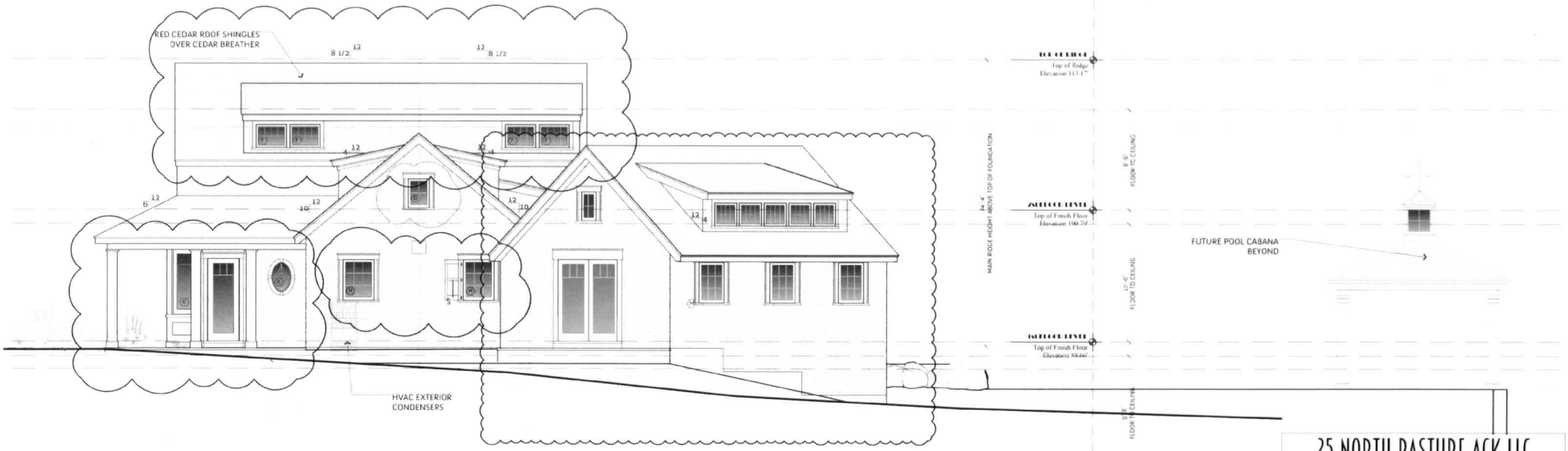


1 A2.1 FROM PREVIOUS HDC SUBMITTAL



1 WEST EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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jamesgolden.com
401.413.8023
jgolden@jamesgolden.com

copyright 2024



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
25 north pasture lane, nantucket, massachusetts
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jgolden@jamespgolden.com
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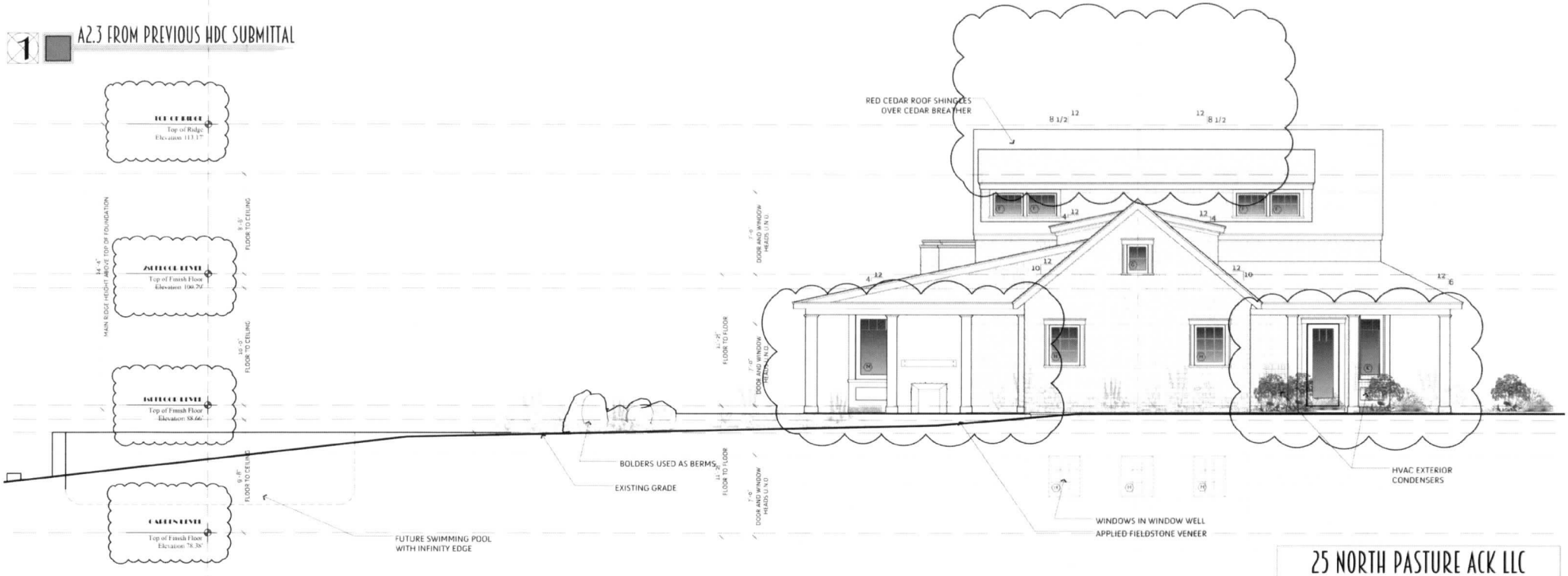
1 A2.3 FROM PREVIOUS HDC SUBMITTAL



1 EAST EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC
25 north pasture lane, nantucket, massachusetts
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jamesapgolden.com
401.413.0073
jgolden@jamesapgolden.com
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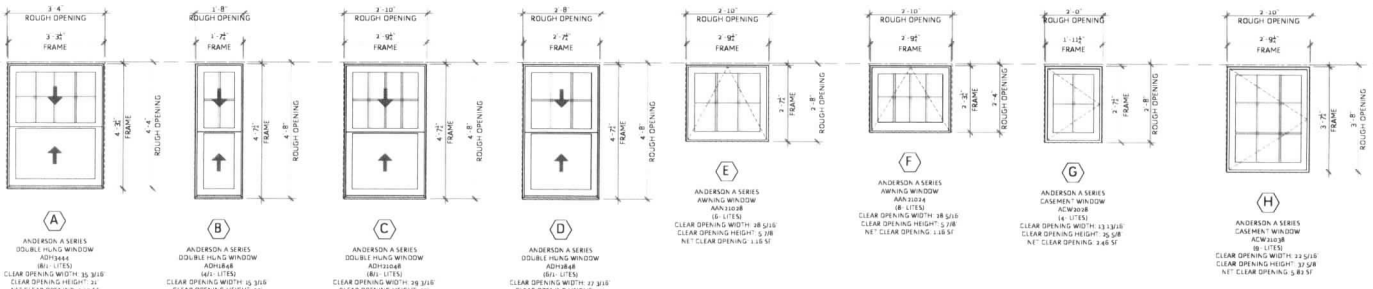
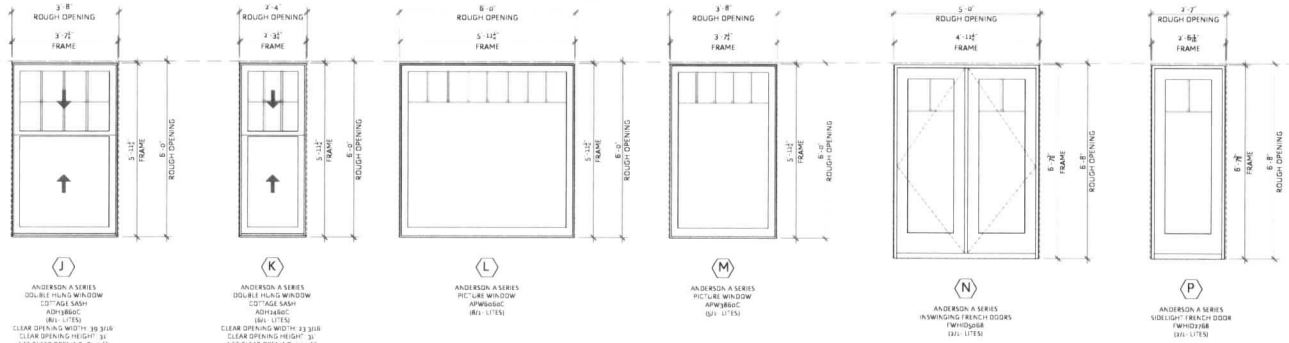
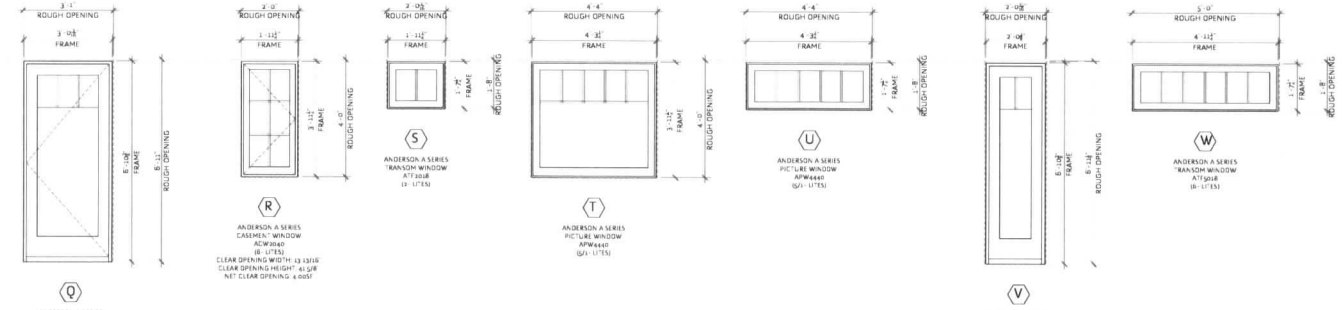
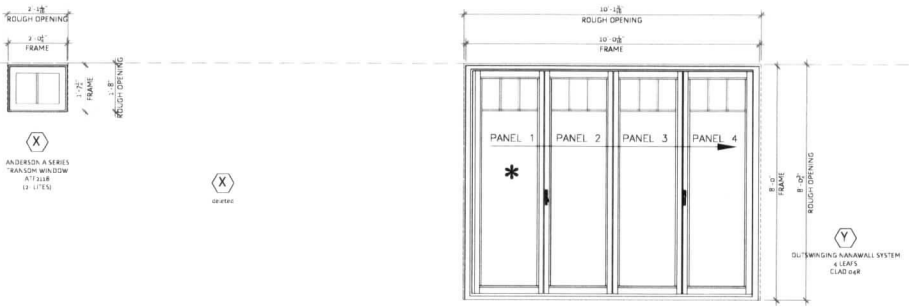
a4.0

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

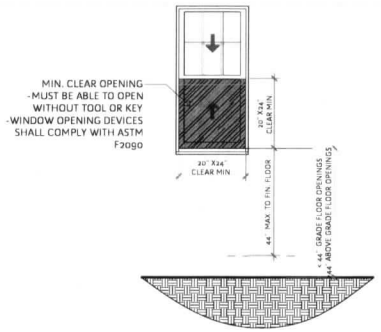
HARDWARE: 3 POINT LOCKING MECHANISM - OIL RUBBED BRONZE (TBD. USE FOR PRICING PURPOSES)
ADJUSTABLE HINGES - OIL RUBBED BRONZE (TBD. USE FOR PRICING PURPOSES)

SIMULATED DIVIDED LITES

SILLS: BEIGE ULTREX SILLS

Ⓘ + Ⓞ Not used for Clarity

MASSACHUSETTS BUILDING CODE - R310.2.1 MINIMUM OPENING AREA



25 NORTH PASTURE ACK LLC
25 north pasture lane, nantucket, massachusetts
JAMES PHILLIP GOLDEN ARCHITECT
jamesgolden.com
401.413.8073
jgolden@jamespgorden.com

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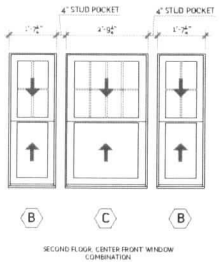
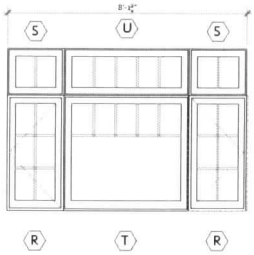
October 22nd, 2024

a4.1

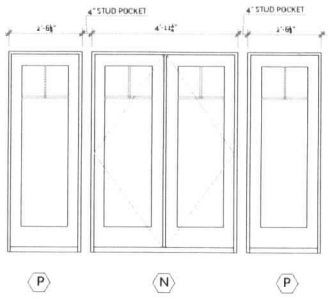
PROPOSED WINDOW COMBINATION SCHEDULE AND EXTERIOR DOOR TYPES EXTERIOR TRIM



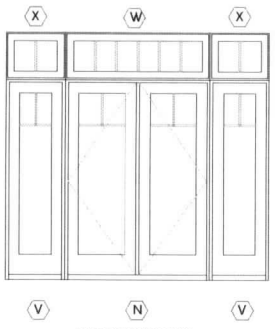
SECOND FLOOR CENTER FRONT WINDOW COMBINATION



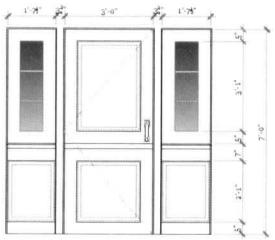
FIRST FLOOR MASTER AND FIRST FLOOR KITCHEN COMBINATION



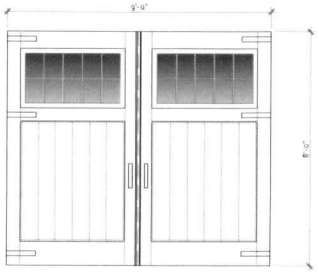
SECOND FLOOR REAR CENTER COMBINATION
FIRST FLOOR MASTER COMBINATION



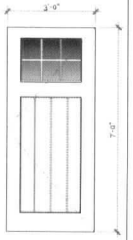
GARDEN LEVEL DOOR COMBINATION



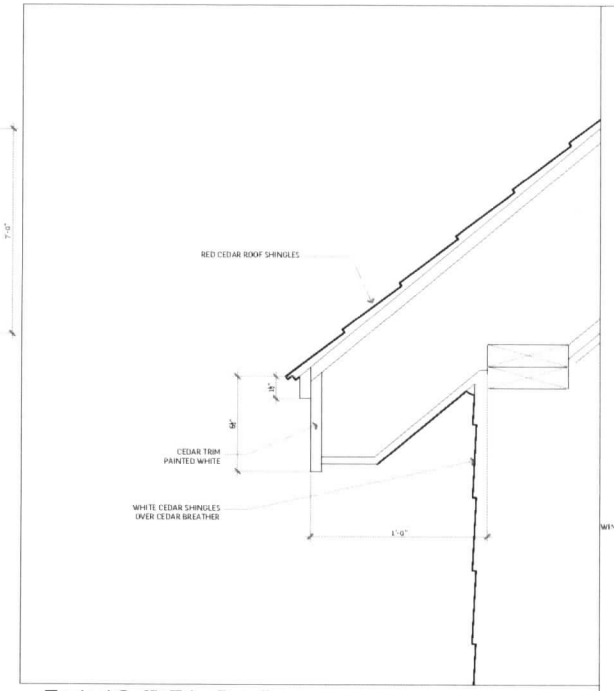
OUTSWINGING NANAWALL SYSTEM
4 LEAFS
CLAD 04P



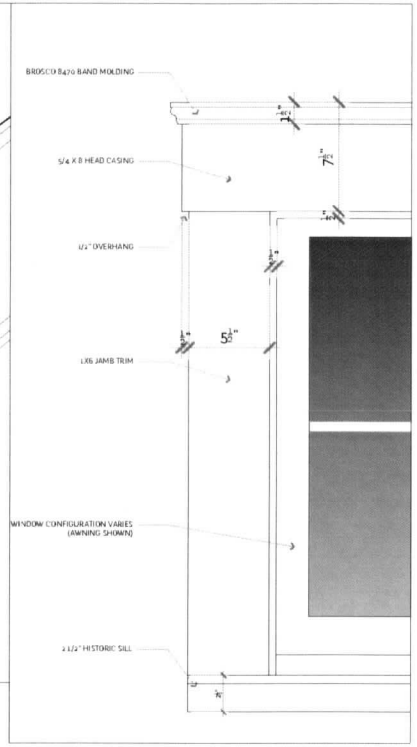
OVERHEAD GARAGE DOORS
12 LIGHTS



MAIN DOORS
6 LIGHTS



Typical Soffit Trim Detail:
3" = 1'-0"



Typical Exterior Trim Detail:
3" = 1'-0"

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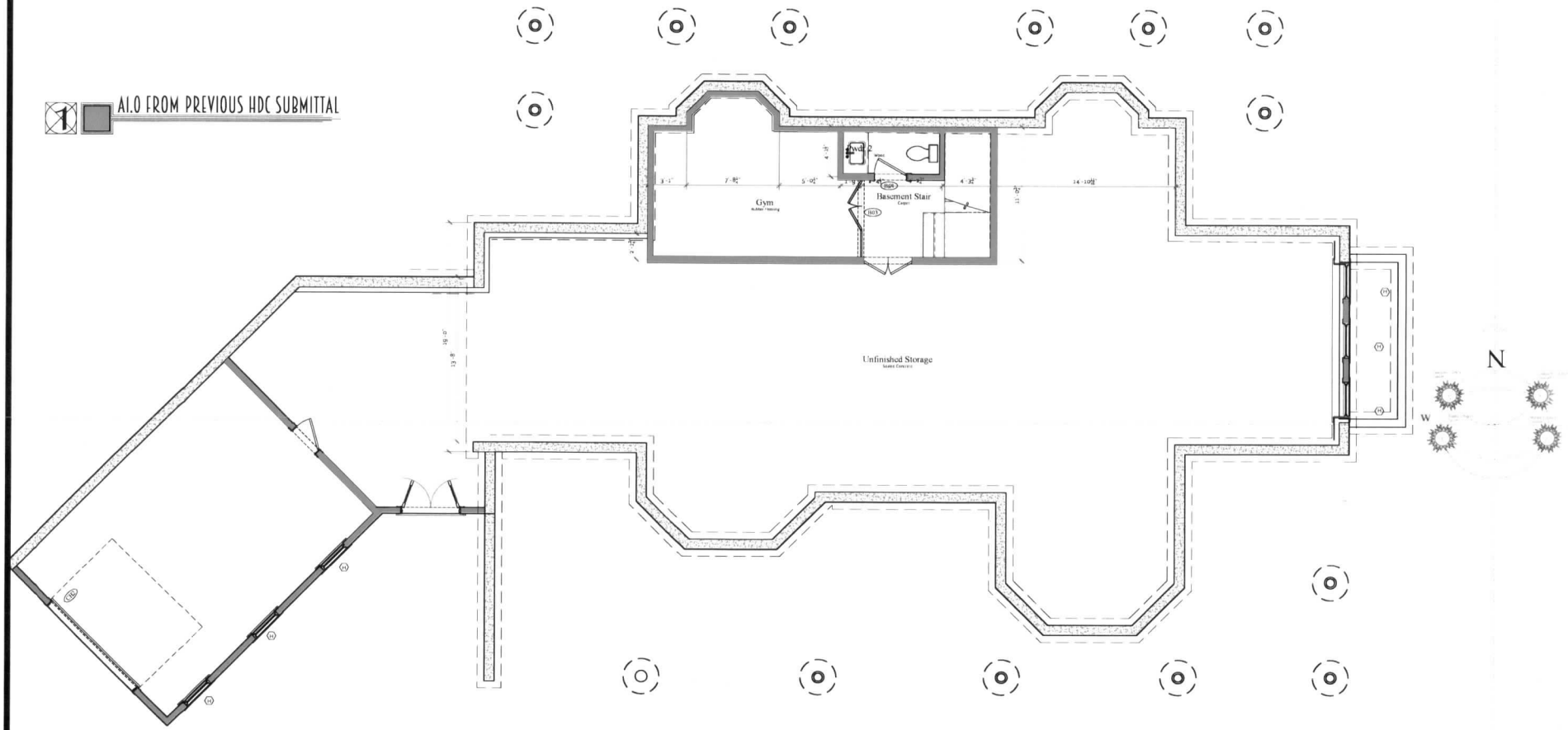
October 22nd, 2024

a1.0

Proposed garden level floor plan

1 A1.0 FROM PREVIOUS HDC SUBMITTAL



1 GARDEN LEVEL PLAN

25 NORTH PASTURE ACK LLC

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401.863.8073
jgolden@jamesjpgolden.com

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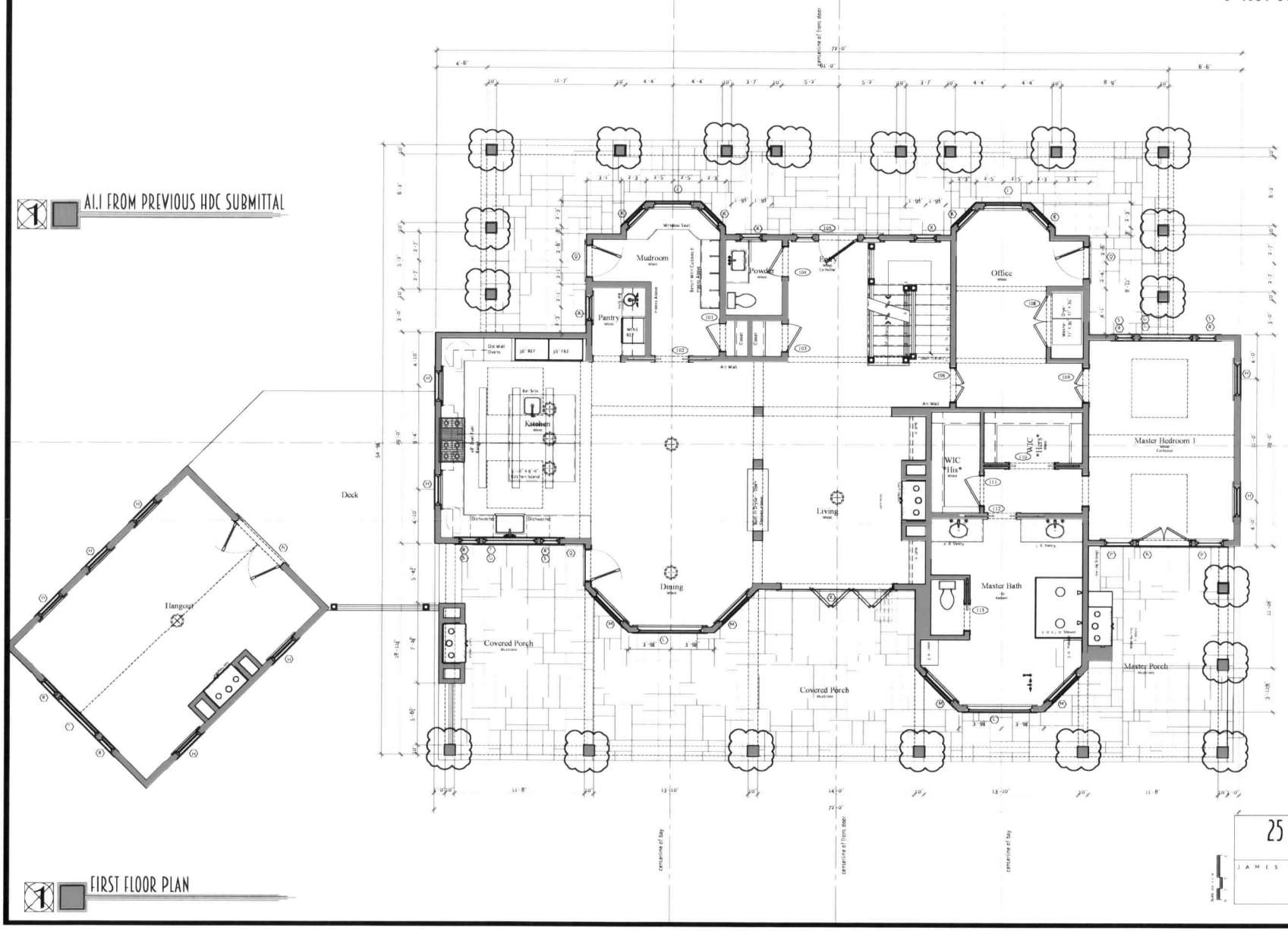
a1.1

Proposed First Floor Plan

A1.1 FROM PREVIOUS HDC SUBMITTAL



FIRST FLOOR PLAN

25 NORTH PASTURE ACK LLC

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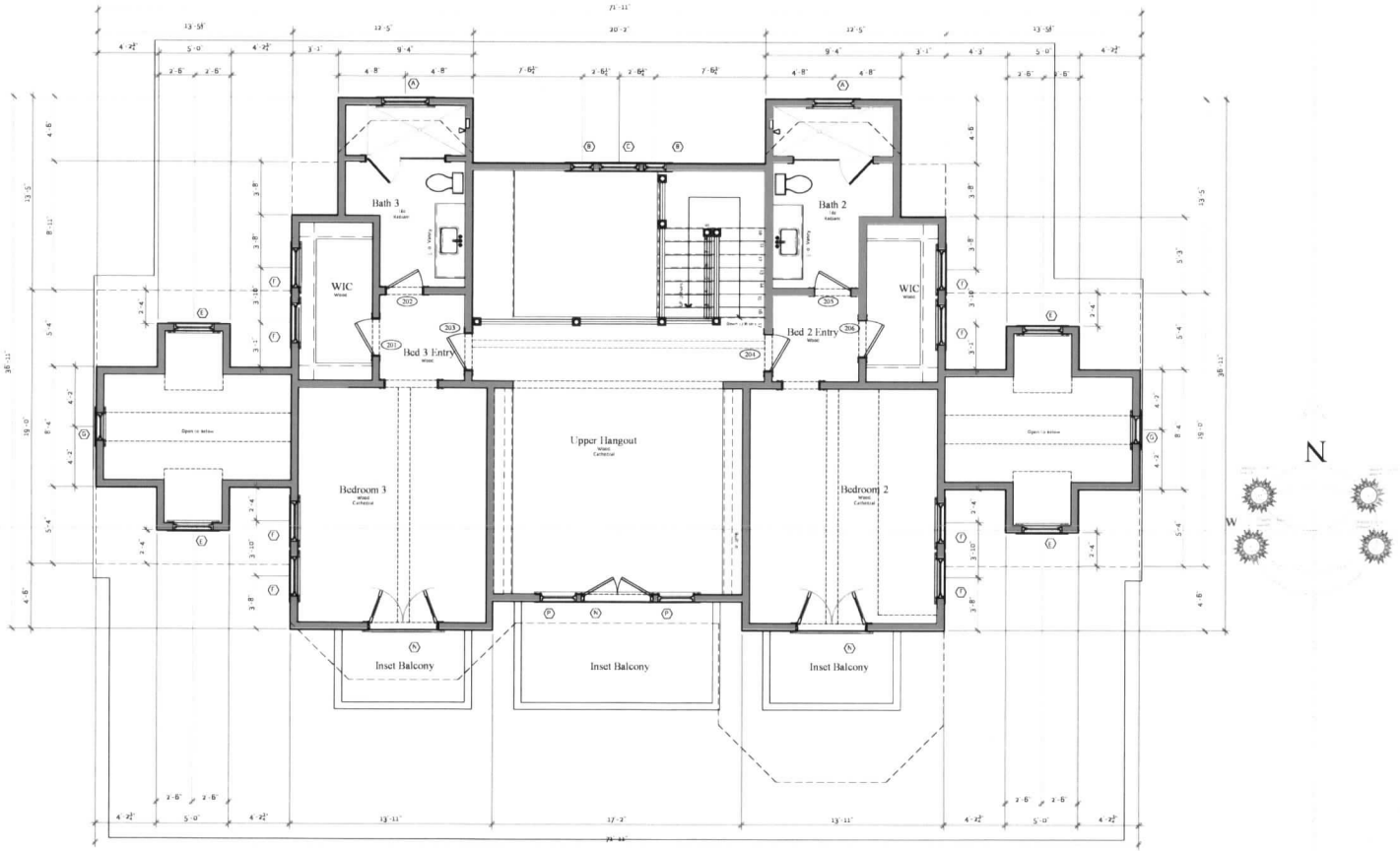
PROPOSED UPPER FLOOR PLAN

A1.2 FROM PREVIOUS HDC SUBMITTAL



SECOND FLOOR PLAN

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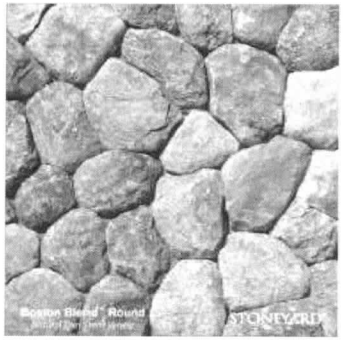
a4.2
PROPOSED MATERIALS



Nantucket Historic District Commission
Approvable Colors

Main Street Yellow	PMS 120	
Cottage Red	PMS 492	
Hamilton Blue	PMS 5415	

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October 22nd, 2024

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

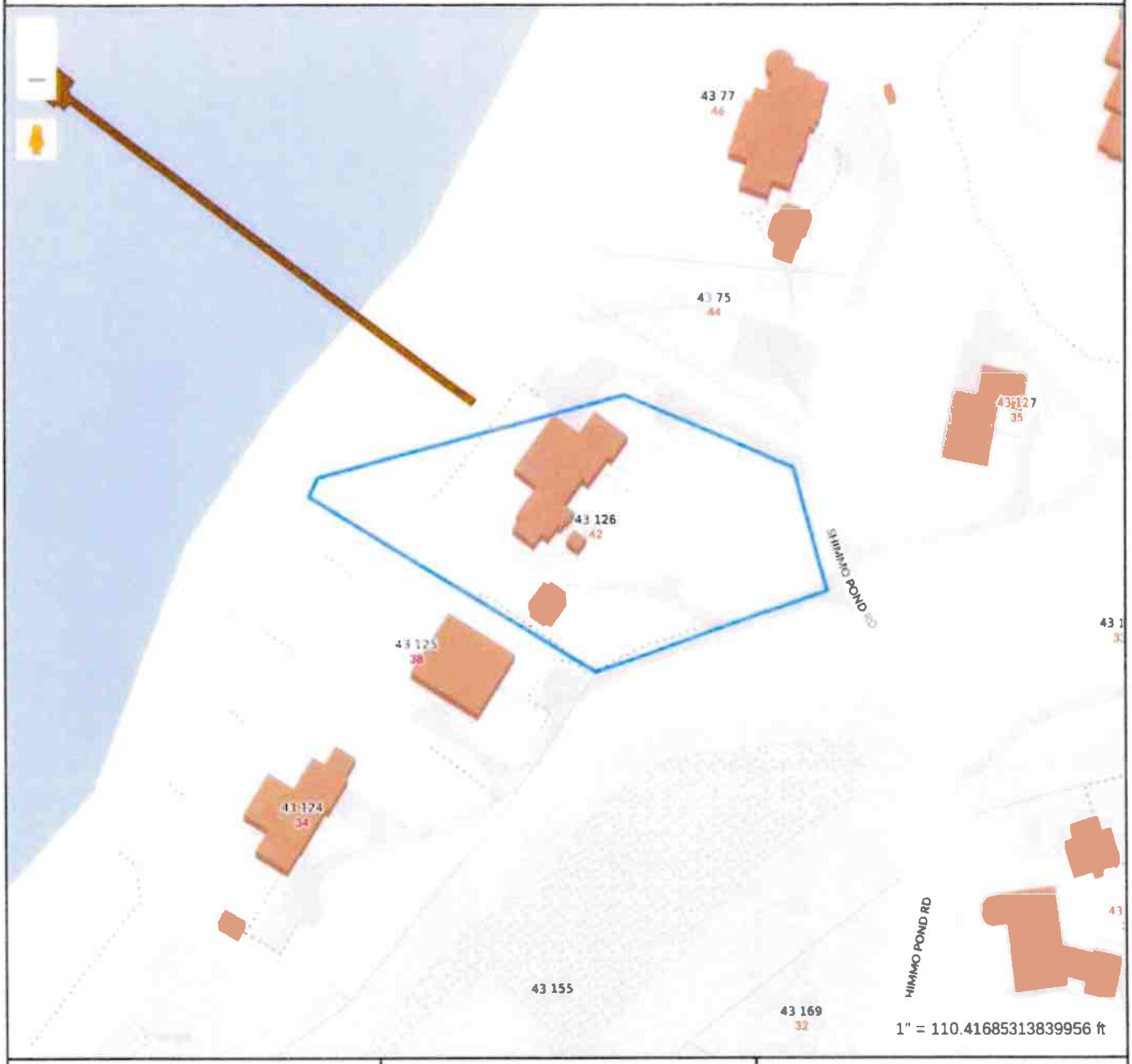
Trim White Sash White Doors Hamilton Blue

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

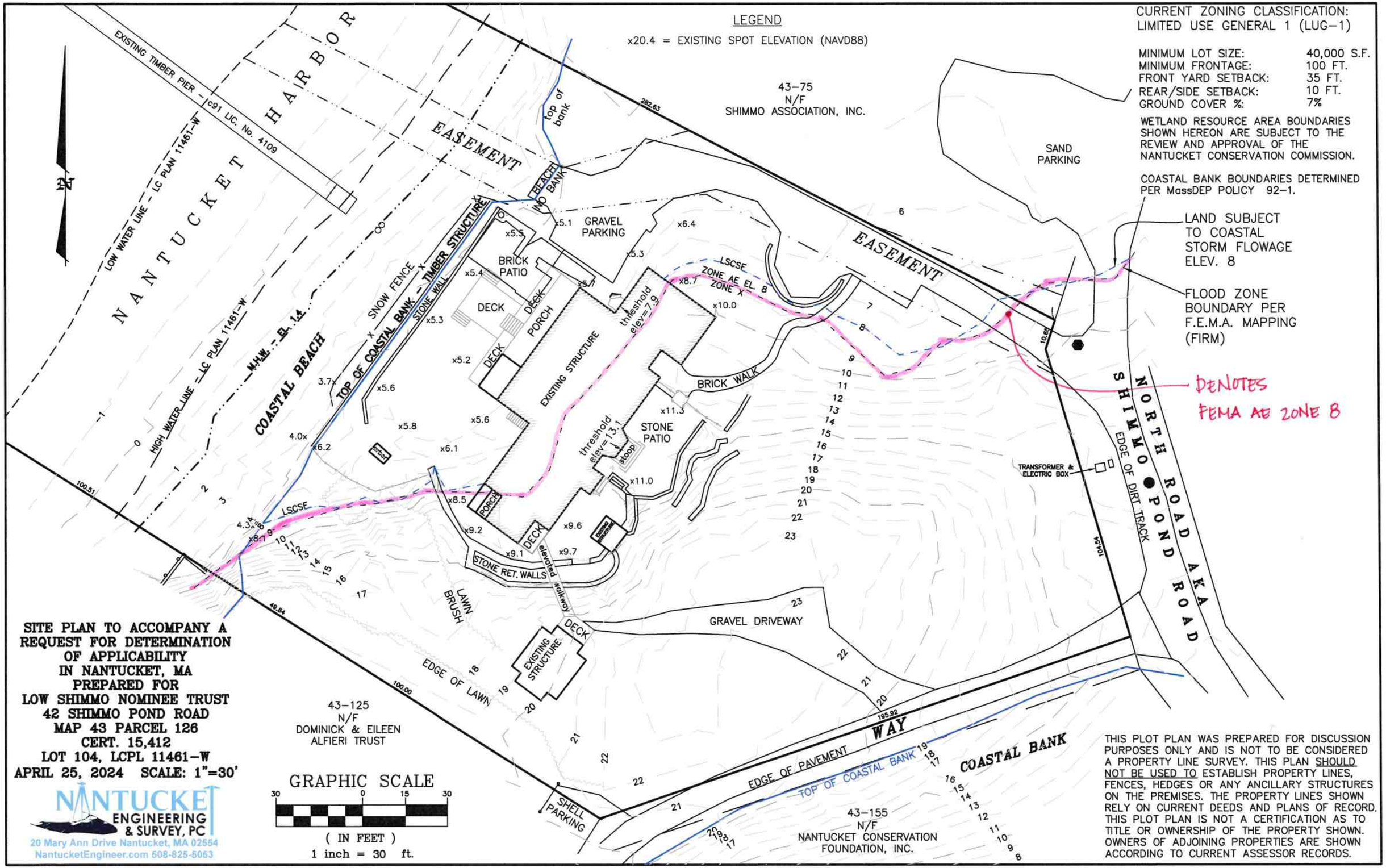
Property ID	2430
Location	42 SHIMMO POND RD
Owner	STEWART JAMES TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

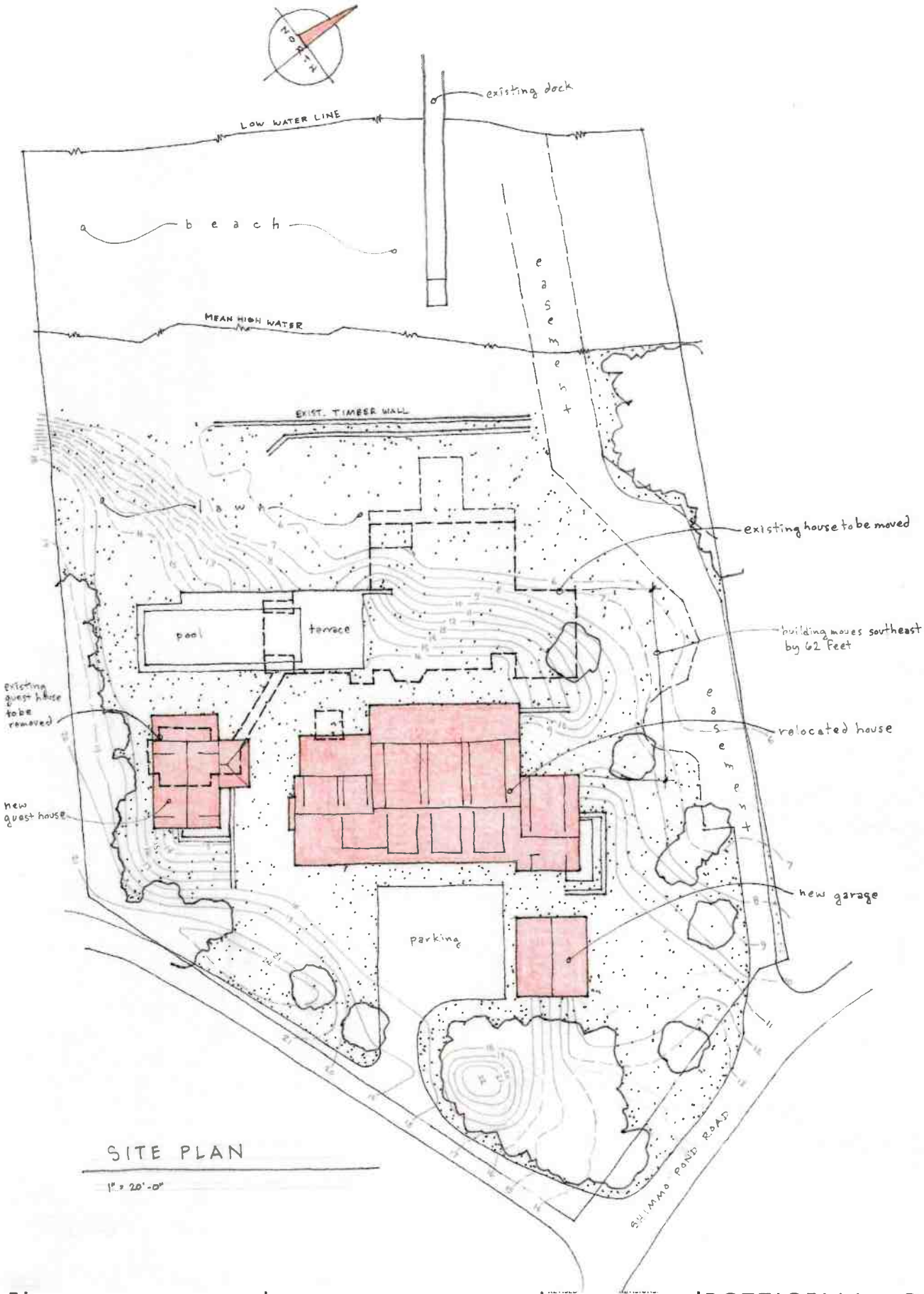
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



SITE PLAN 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

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Site Plan

DATE:

BOTTICELLI & POHL

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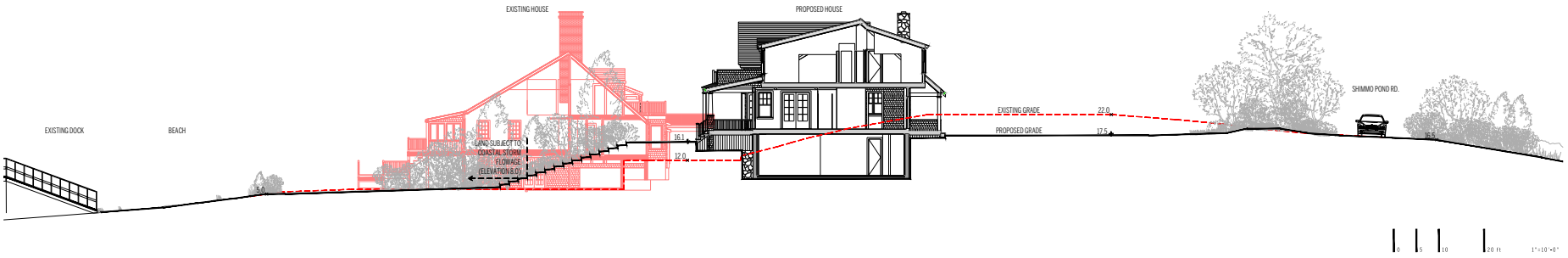
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Site Section

NOT TO SCALE

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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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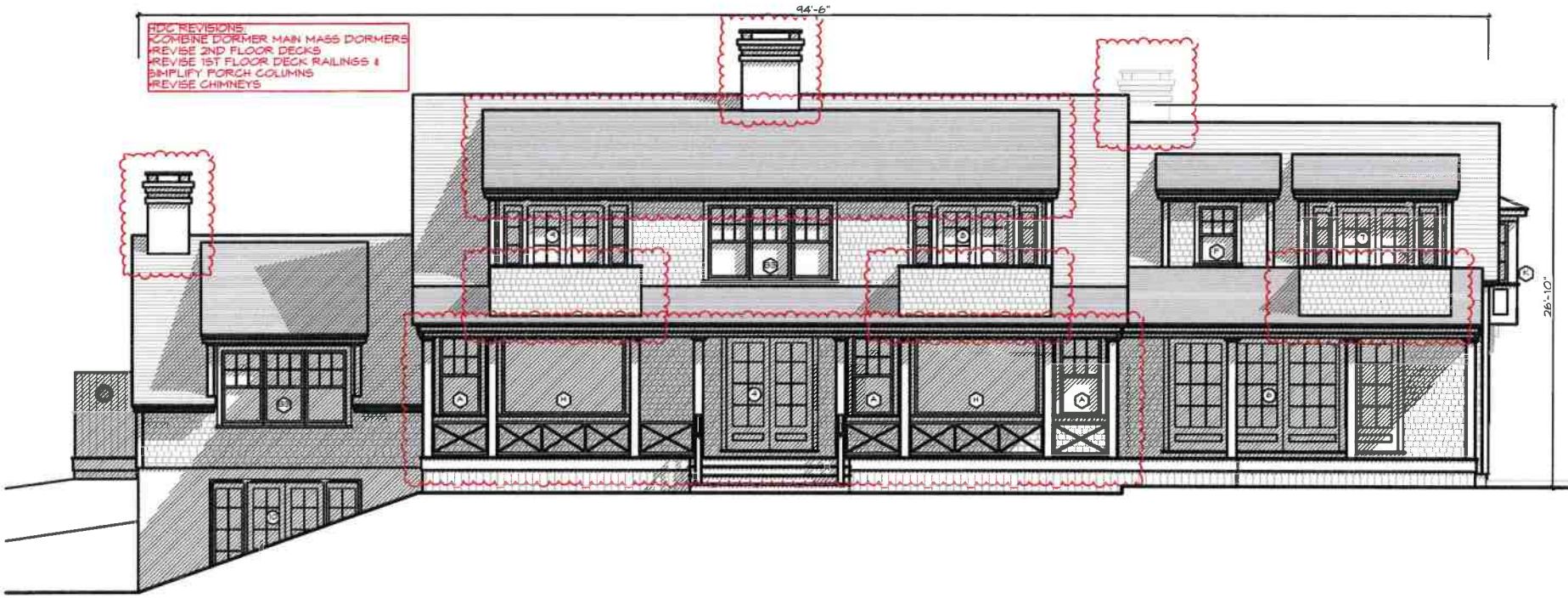



North Elevation Existing Conditions

NOT TO SCALE



North Elevation Previous Submission

NOT TO SCALE

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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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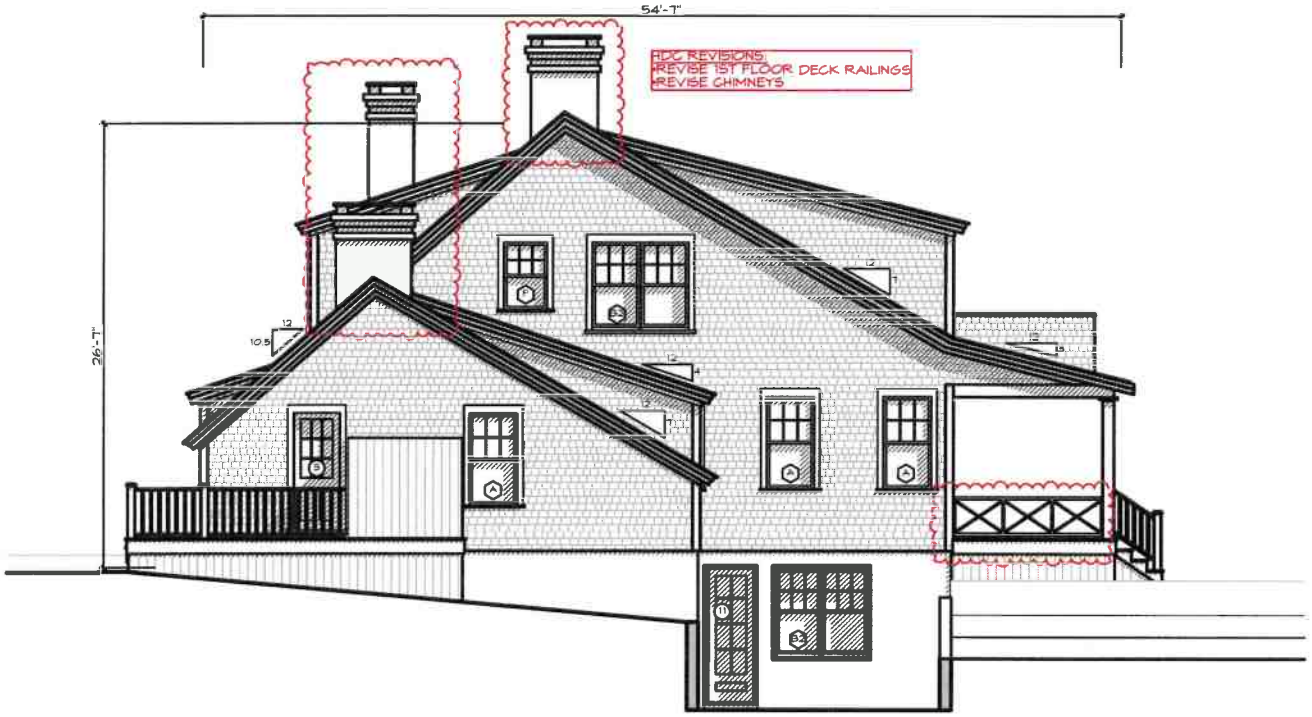



East Elevation Existing Conditions

NOT TO SCALE



East Elevation Previous Submission

NOT TO SCALE

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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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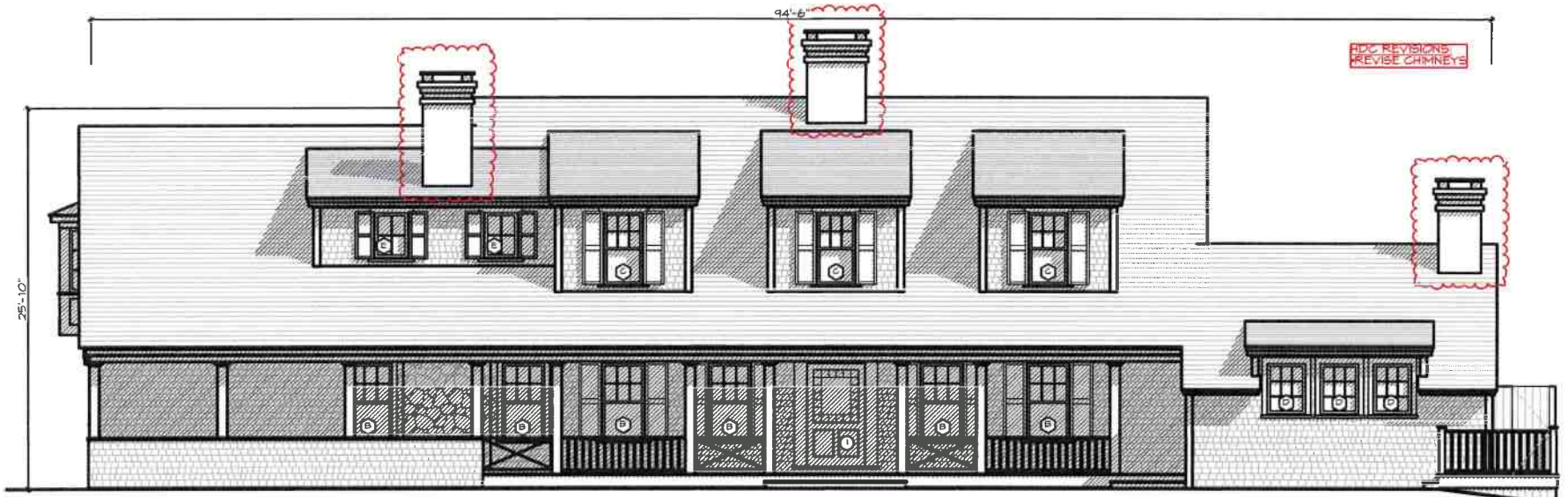
ID#
A-2.2





South Elevation Existing Conditions

NOT TO SCALE



South Elevation Previous Submission

NOT TO SCALE

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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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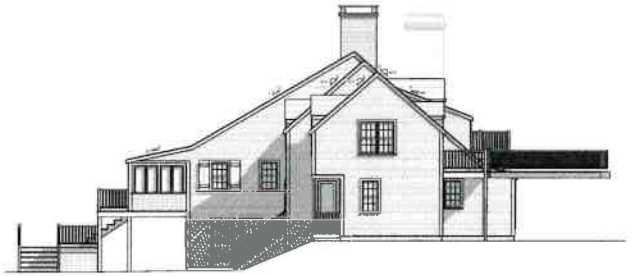
A-2.3





West Elevation Existing Conditions

NOT TO SCALE



West Elevation Previous Submission

NOT TO SCALE

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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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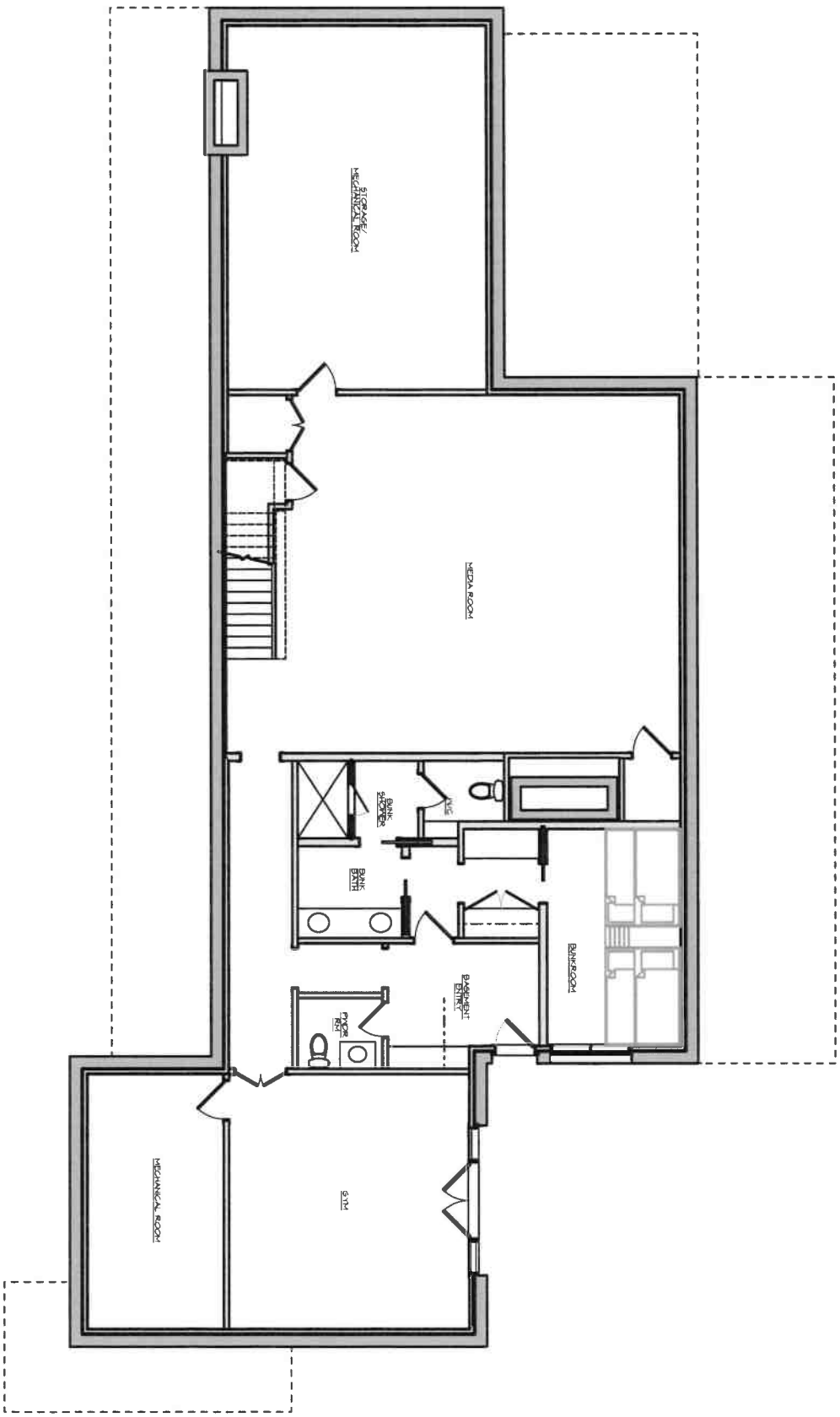

A-1.0

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:

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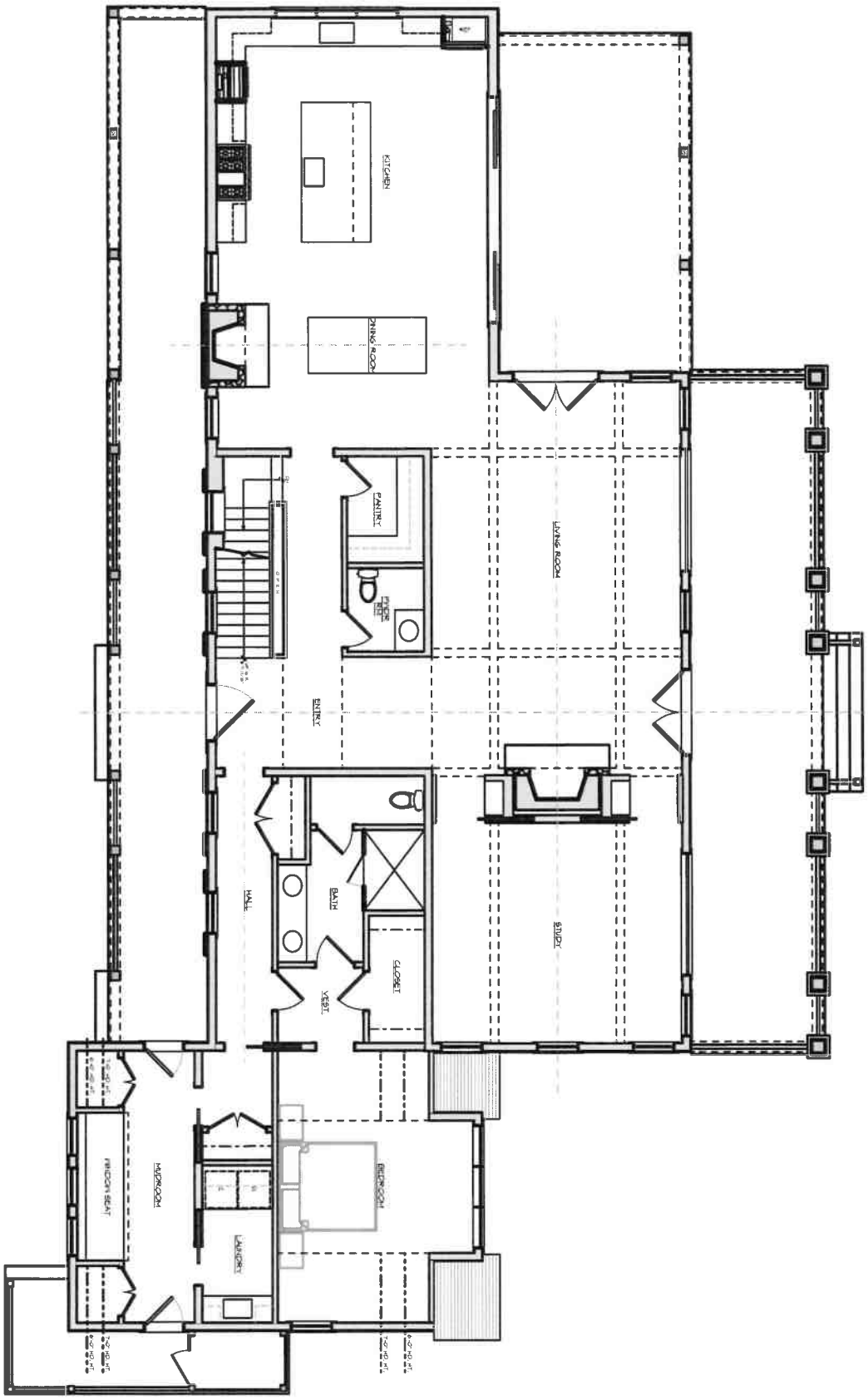

ID# A-1.1

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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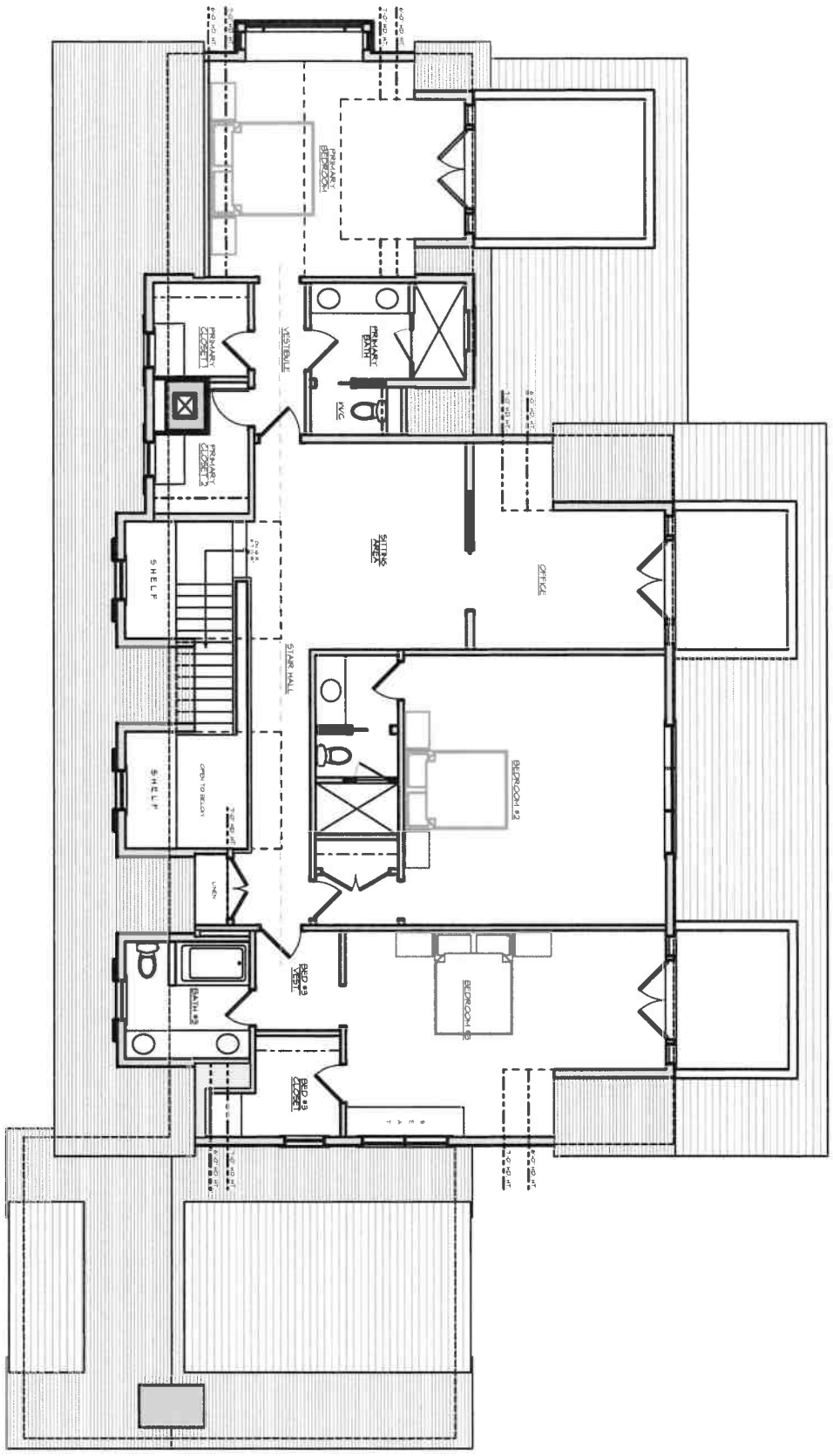

ID# A-1.2

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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Second Floor Plan

REVISED DATE:	REVISIONS:

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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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Chair

Stephen Welch
Vice-Chair

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Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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