1. COMMISIONERS VIEW 29 FAIR ST

    Documents:

        BLUE FLAG - FAIR STREET UPDATE.PDF

2. NEW BUSINESS 10/29/2024

    Documents:

        3 NEWTOWN CT- REVISIONS TO HOUSE.PDF
        1 HEDGEBURY LN ADDITION.PDF

3. NEW BUSINESS 11/12/2024

    Documents:

        91 MAIN ST REV AND REPAIR 1.PDF
        91 MAIN ST PREVIOUS COA HDC2024-08-11062.PDF
        30 RIDGE REV HARDSCAPE.PDF
        6 SWAIN STREET ADDITION.PDF
        10-12 DAVKIM STORAGE FACILITY SASH COLOR CHANGE.PDF
        29 LONG POND DR FENESTRATION.PDF
        6 OLD WESTMORE FARM HARDSCAPE.PDF
        79 POCOMO SPORT COURT.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 9550.PDF
        4 WEWEEDER RETAING GRADE WORK.PDF
        1 N SWIFT ROCK POOL HOUSE.PDF
        1 N SWIFT ROCK RELOCATE STRUCTURE ON SITE.PDF
        1 NORTH SWIFT ROCK PERGOLA HARDSCAPE REVISION 10131.PDF
        14 MOORS END LN PORCH.PDF
        78 PLEASANT INFILL PORCH.PDF
        2 GREEN LN HISTORIC RENO WINDOW CHANGE.PDF
        7 MOORS END NEW DWELLING.PDF
        14 ELLENS WAY GARAGE.PDF
        35 PLEASANT ST ADDITION.PDF
        2 HUSSEY ST WALL MATERIAL CHANGE.PDF
        2 WANNCOMET FENCE.PDF
        23R CLIFTON ALTERATION.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

4. NEW BUSINESS 12/03/2024

    Documents:

        26 NEW ST SIAS SOLAR ROOF.PDF
        14 TRIPP DR TRIPP STABLE MOVE OFF DEMO.PDF

165 CLIFF RD REV TO HOUSING 9489.PDF
46 EASTON STREET DEMO SHED.PDF
34 KING STREET COLOR CHANGE.PDF
4 E LINCOLN - PART 1.PDF
4 E LINCOLN - PART 2.PDF
4 E LINCOLN - PART 3.PDF
4 E LINCOLN - PART 4.PDF
12 PILGRIM ROAD HARDSCAPE.PDF
4 ATLANTIC REPLACE WINDOWS AND A DOOR.PDF
9 GINGY COLOR CHNGE.PDF
2L-STREET DEMOMV.PDF
2 L STREET NEW DWELLING.PDF
2L-STREET NEWGARAGE.PDF
81 POCOMO MOVE OFF - HOUSE 1.PDF
81 POCOMO MOVE OFF - HOUSE 2.PDF
65 67 OLD SOUTH RD COMMERICAL.PDF
20 OCEAN AVE HARDSCAPE.PDF
4 GAY ST HARDSCAPE.PDF
5 BARTLETT FARM RD.PDF
11 DAVIS LN MH RENEWAL OF COA.PDF
75 POCOMO MH.PDF
1 EVERGREEN NISHA LANDSCAPE 1 EVERGREEN WAY MAIN FACILITY.PDF
1 EVERGREEN WAY HOUSING LANDSCAPE.PDF
13-15 NANCY ANN LN HARDSCAPE.PDF
10 STARBUCK RD SHED HDC NEW 111824.PDF
MIZZENMAST EXT PARKING LOT.PDF
21 BERKELY AVE - REVISONS 10204.PDF
3 FALCON CT - ADDITION.PDF
41 ORANGE ST ADDITION.PDF
30 POCHICK FENCE.PDF
44 SKYLINE ABUTTERS AND APPLICATION.PDF

5. NEW BUSINESS 12/10/2024

Documents:

57 EEL POINT RD PERGOLA.PDF
32 SANKATY RD FENESTRATION.PDF
13 HAWKS CIR GARAGE ADDITION.PDF
13 HAWKS CIR HARDSCAPE.PDF
104 CLIFF RD NEW FENCE.PDF
2A WINN ST - ADDITION.PDF
18 KILLDEER LANE BULKHEAD.PDF
31 DAFFODIL LN NEW DWELLING.PDF
31 DAFFODIL LN POOL.PDF
4R DAFFODIL POOL.PDF
11 DAVIS MOVE DEMO.PDF
20 MADEQUECHAM VALLEY RD ALTERATIONS.PDF
22R EVERGREEN WAY - NEW DWELLING.PDF
8 BAYBERRY CABANA.PDF
38 BURNELL ST. HDC APP.PDF
45 BEACH GRASS - FENCE.PDF
14 UNION ST- REVS 5423.PDF
6 WOODBURY ADDITION MH.PDF
50 CLIFF RD INSTALL KITCHEN HOOD.PDF
16 ALLENS LN REPLACE WINDOWS.PDF
1 EVERGREEN WAY DUPLEX LOT 2 COLOR CHANGE 10767.PDF
1 EVERGREEN WAY DUPLEX LOT 3 COLOR CHANGE BASEMENT WALKOUT 10768.PDF

23 POND VIEW DRIVE ALTERATIONS.PDF
8 NICKANOOSE- SHED.PDF
19 FAIRGROUNDS NEW DWELLING.PDF
17 EAT FIRE SPRING RD COLOR CHANGE DWELLING.PDF
17 EAT FIRE SPRING RD COLOR CHANGE GARAGE.PDF
1 WYERS LN HARDSCAPE.PDF
9 BARTLETT ADDITION.PDF
19 AUSTINE LOCKE WINDOW CHANGE.PDF
17 MILL ST DRIVEWAY APRON.PDF
27 OLD SOUTH WHARF REMOVAL OF DOOR.PDF
12 POND VIEW DR POOL HARDSCAPE.PDF
12 POND VIEW DR BOCCE COURT.PDF
12 POND VIEW DR PICKLEBALL COURT.PDF
7 STONE POST WAY HARDSCAPE.PDF
10 LEWIS COURT POOL.PDF
5 BARSTOW RD POOL.PDF
5 BARSTOW RD BOCCE COURT.PDF
32 FLINTLOCK GARAGE.PDF
1 43 SHERBURNE COMMONS COMMERCIAL NURSING FACILITY.PDF
1 43 SHERBURNE COMMONS COMMERCIAL NURSING FACILITY PLAN SET.PDF
7 HILL SIDE AVE STAFF HOUSING MOVE ON 2.PDF
7 HILL SIDE AVE STAFF HOUSING MOVE ON 2 PLAN SET.PDF
1 43 SHERBURNE COMMONS STAFF HOUSING MOVE OFF 2.PDF
1 43 SHERBURNE COMMONS STAFF HOUSING MOVE OFF 2 PLAN SET.PDF
5 HILL SIDE AVE MOVE ON STAFF HOUSING BUILDING 1.PDF
5 HILL SIDE AVE MOVE ON STAFF HOUSING BUILDING 1 PLAN SET.PDF
1 43 SHERBURN COMMONS STAFF HOUSING.PDF
1 43 SHERBURN COMMONS STAFF HOUSING PLAN SET.PDF
1 43 SHERBURNE COMMONS STAFF HOUSING MOVE OFF 1.PDF
1 43 SHERBURN COMMONS STAFF HOUSING MOVE OFF 1 PLAN SET.PDF
1 43 SHERBURNE COMMONS HARDSCAPE.PDF
1 43 SHERBURNE COMMONS HARDSCAPE PLAN SET.PDF
7 SANDY DR DECK.PDF
8 CATHCART RD- ADDITION TO GARAGE.PDF
36 TENNESSEE AVENUE MOVE OFF.PDF
34 TENNESSEE AVENUE MOVE ON.PDF
9 MILLER LN GARAGE.PDF
7 NOBADEER FARM RD - COURTS.PDF
64-66 BAXTER RD POOL HARDSCAPE.PDF
2 DUKES FENCE.PDF
38 CHUCK HOLLOW RD - SPORTS COURT.PDF
20 WAQUOIT GUEST HOUSE ADDITION.PDF
24 INDIA ST - REVS 10877.PDF
256 POLPIS RD - BOAT HOUSE ADDITION.PDF
8 JEFFERSON AVENUE DEMO GARAGE.PDF
8 JEFFERSON AVENUE NEW GARAGE CONNECTOR.PDF
8 JEFFERSON AVENUE MH FENS REVS ADDITION.PDF
13B WITHERSPOON ROOF COLOR CHANGE.PDF
9 COW POND GARAGE DECK FENESTRATION.PDF
9 COW POND DECK NEW DECK.PDF

6. OLD BUSINESS 12/03/2024

Documents:

OB 16 WALSH STREET MOVE OFF DEMO.PDF
OB 7 NORTH PASTURE RESITE GARAGE.PDF
OB 7 NORTH PASTURE HARDSCAPE.PDF

BLUE FLAG

ADDRESS 867 Boylston Street,
4th Floor, Boston, MA 02116
www.blueflagcap.com WEBSITE
PHONE 508 - 316 - 9640

December 5, 2024

To: Nantucket Historic District Commission
Attn: Holly Backus, Preservation Planner
2 Fairgrounds Road
Nantucket, MA 02554

Re: 29 Fair Street, "The Woodbox," Nantucket, MA - open to weather deficiencies

Dear Holly,

Pursuant to the meeting held on November 12, 2024, please find a summary of the below work that has been completed to the structure as well as next steps. Per the meeting, Blue Flag was asked to immediately address the open roof scuttle and any areas that were allowing water to potentially penetrate the structure. These items have been completed along with several other items outlined below.

Items Completed (11/13 - 12/4)

- Overgrowth of landscape and vines have been removed from the building
- Rotted exterior fascias (including fascias and rakes) on the left side and rear of the main building have been removed and replaced
- The roof access scuttle has been sealed and secured
- All windows and doors have been shimmed and closed to prevent water infiltration
- Rotted or broken gutters and downspouts have been removed and will be replaced with like-kind
- Ridgevale Development submitted a HDC like-kind replacement application for trim, roof, etc. Upon issuance of permit, next steps can proceed.

Next Steps

- New trim will be prepped and painted (weather permitting)
- Existing trim will be assessed and painted as needed
- Upon issuance of the Like-Kind Replacement Permit, a street closing permit will be filed so that the exterior trim and sidewall patch on the right side of the building can be fixed. The sidewall continuously gets hit by vehicles.
- The fascia, gutter, and front door head casing will be replaced.

- The roof is not leaking and it needs to rebuilt from the inside prior to re-shingling; this is not due to maintenance over the past year. It was in disrepair at the time of purchase and was always contemplated as part of the overall renovation. This would take place if the larger renovation takes place.

Before Photos:







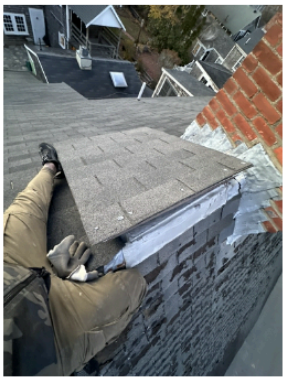



(Note: These photos were taken after the overgrowth was removed from the buildings)

After Photos:











Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

HDC

Plan NO.: ***HDC2024-12-11594***
Plan Type: **HDC - Certificate of Appropriateness**
Work Classification: **Like Kind**
Plan Status: **Approved**
Apply Date: 12/03/2024
Expiration: 12/06/2027

Location Address | **Parcel Number**

29 FAIR ST, Nantucket, MA 02554 | **42.3.2 192**

Contacts

RICHARD CRADDOCK — **Agent**
(508)472-8940 — rc@ridgevaledevelopment.com

Description: LIKE KIND 3TAB MOIRE BLACK ROOF/SIDEWALL REPAIR/ROTTED TRIM REPAIR TME

Valuation:	**$0.00**
Total Sq Feet:	**0.00**

Fees	**Amount**
HDC - Like-Kind Repair or Replacement	$25.00
Total:	**$25.00**

Payments	**Amt Paid**
Total Fees	**$25.00**
Check # 1055	$25.00
Amount Due:	**$0.00**

Condition Name	**Description**	**Comments**

This is a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawing and photographs accompanying this application and made a part hereof by reference. The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy. This is a contractual agreement.

Issued By: Nickesha Sheriff — December 03, 2024
Date

Date

Date

LIKE - KIND Certificate # HDC2024-12-11594 Date Issued: 12/06/27

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

CERTIFICATE OF APPROPRIATENESS for **"Like-Kind"** Replacement only

Like-Kind is a repair or replacement of the exact building feature (ex: same material, color, size, etc.)

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, "*Building with Nantucket in Mind*", prior to submittal of application. Please refer to Page 2 for submittal requirements. Incomplete applications will not be reviewed by the HDC staff. *Should you have a question IF your application is a "like-kind," please discuss with Staff prior to submitting the application.*

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

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

PROPERTY DESCRIPTION

TAX MAP No: 42.3.2 PARCEL No: 192

Address of Proposed Work: 29 Fair Street

Date of building (if known):

Owner of Record: 27 Fair Street, LLC.

Mailing Address: 867 Boylston Street, Suite 4, Boston, MA 02116

Telephone: 508.316.9640

Email: bg@blueflagcap.com

AGENT INFORMATION

Name: Ridgevale Development, LLC.

Mailing Address: 32 Deep Wood Drive, Forestdale, MA 02644

Telephone: 508.472.8940

Email: rc@ridgevaledevelopment.com

Previous Like-Kind COA #

For office use only CK 1055

Date Application Received: Fee: $25.00 X

Must be acted on by:

Extended to:

Approved: ✓ Disapproved:

Staff Member: Nicky Sheriff

Notes-Comments-Restrictions-Conditions:

-LK 3TAB MOIRE BLACK ROOF TME
- Repair Rotted trim tme
— LK sidewall repair tme

Year of Building: Name of Building:

DESCRIPTION OF REPLACEMENT WORK TO BE PERFORMED

___Fence repair /replacement ___ Gate repair/ replacement _X_ Roof repair /replacement
_X_ Sidewall repair /replacement ___ Chimney repair / replacement ___ Foundation repair / replacement
___ Shutter repair / replacement _X_ Other: Rotted Exterior Trim

DETAILS OF "LIKE-KIND" WORK TO BE PERFORMED

APPROVED
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

FENCE - Height: Length: Type: Material: Color:

GATE - Height: Length: Type: Material: Color:

Clapboard Foundation Roof Entire Roof Shutters

Deck Sidewall Small section on right side of building Other

ROOF – Type: ~~Architectural Asphalt Shingles~~ 3 TAB Color to Match Existing Manufacturer (Roofing): Material: Color: Moire Black

DESCRIPTION OF BUILDING of proposed roof work: Main Structure

OTHER

(Please specify ALL details of proposed work)

REQUIRED WITH ALL LIKE-KIND APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** "Like-Kind" 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:** $25.00. If paying by check, please make payable to the Town of Nantucket.

4. **Locus Map (1 copy):** 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. **Colored Photographs (Minimum of 2 copies):** Required of **ALL** Like-Kind applications. Photographs must be clear and labeled with application address or contextual address. Please include **ENTIRE** elevation of house, as applicable, and indicate the cardinal points (north, south, east, or west); indicate the Like-Kind work proposed (ex: clouding windows, doors, trim, etc.) Roof Like-Kind, please refer to the approvable roof shingle guidelines: https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF.

6. **Electronic submission:** All documents (application, locus map, photographs, etc.) must be emailed to the HDC office at hdcsubmissions@nantucket-ma.gov.

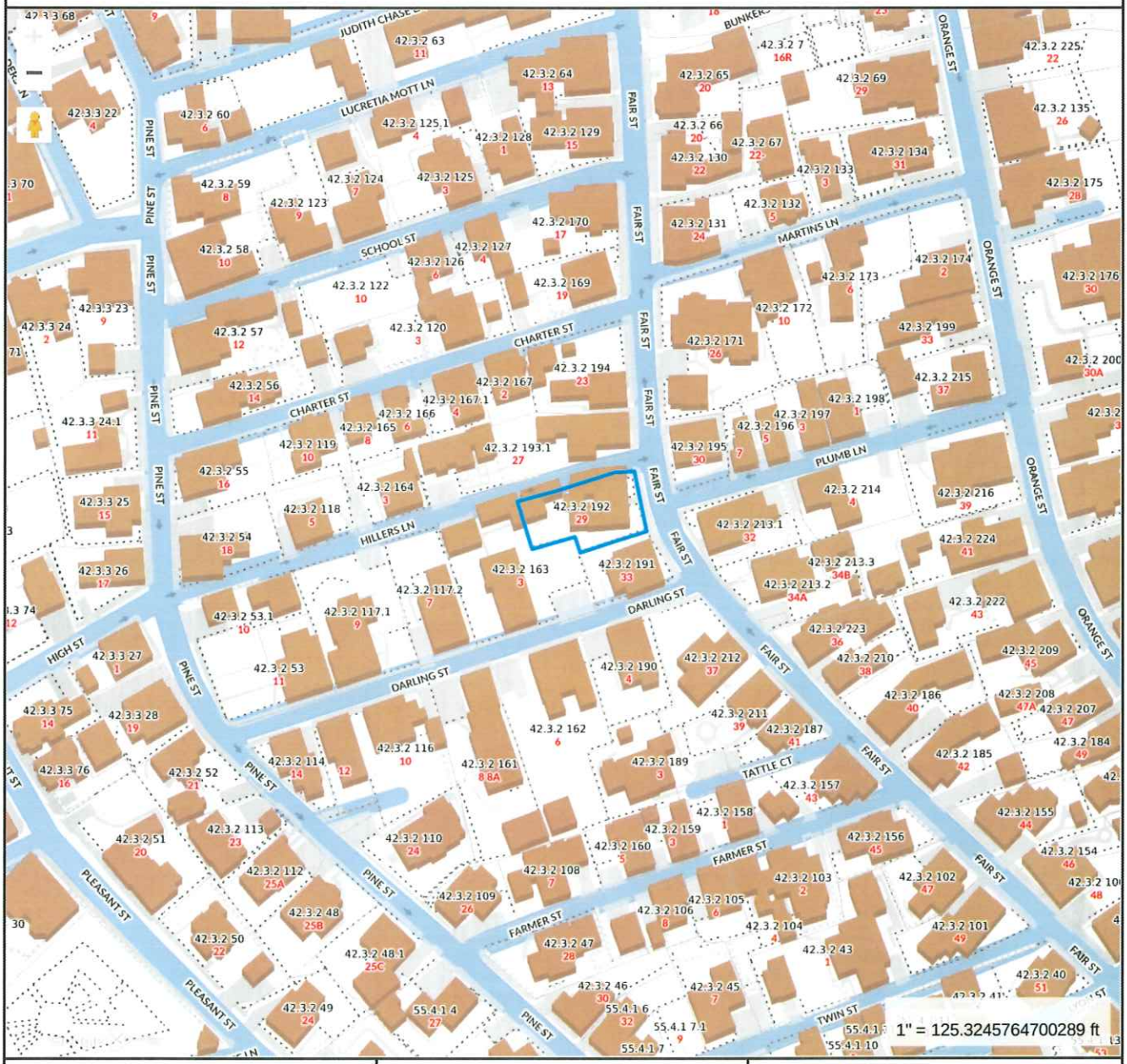
7. **PLEASE NOTE:** Window/ Door Replacement in the OHD/SOHD (Old Historic District / 'Sconset Old Historic District) must go before the Commission for review. Attendance at either the Historic Structures Advisory Board or the 'Sconset Advisory Board is strongly encouraged. Their review is a recommendation to the Commission and not the final review for approval.

8. **PLEASE NOTE**: Roof Color Change in any district must go before the Commission for review. Please refer to Guidelines for Application Submission on Commission reviews.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that should the application need supplemental information in order to be accurately reviewed, I will provide when requested.

Date: 12/2/2024 Print: [signature]

Signature: Richard J. Craddock



Property Information

Property ID	9910
Location	29 FAIR ST
Owner	27 FAIR 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.


ONE WAY
ONE WAY
Jeep

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

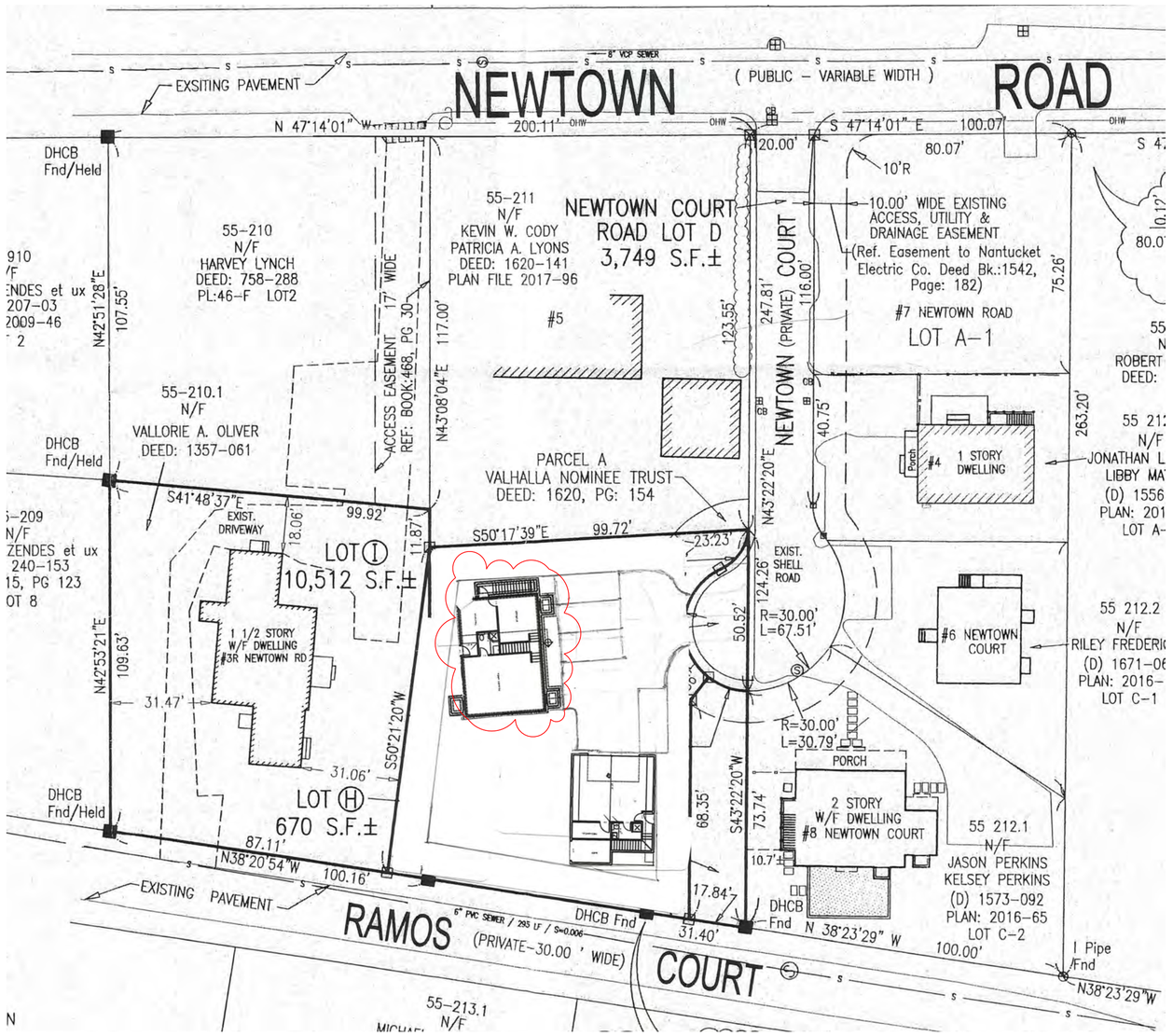


MAP 55 PARCEL 210.2









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

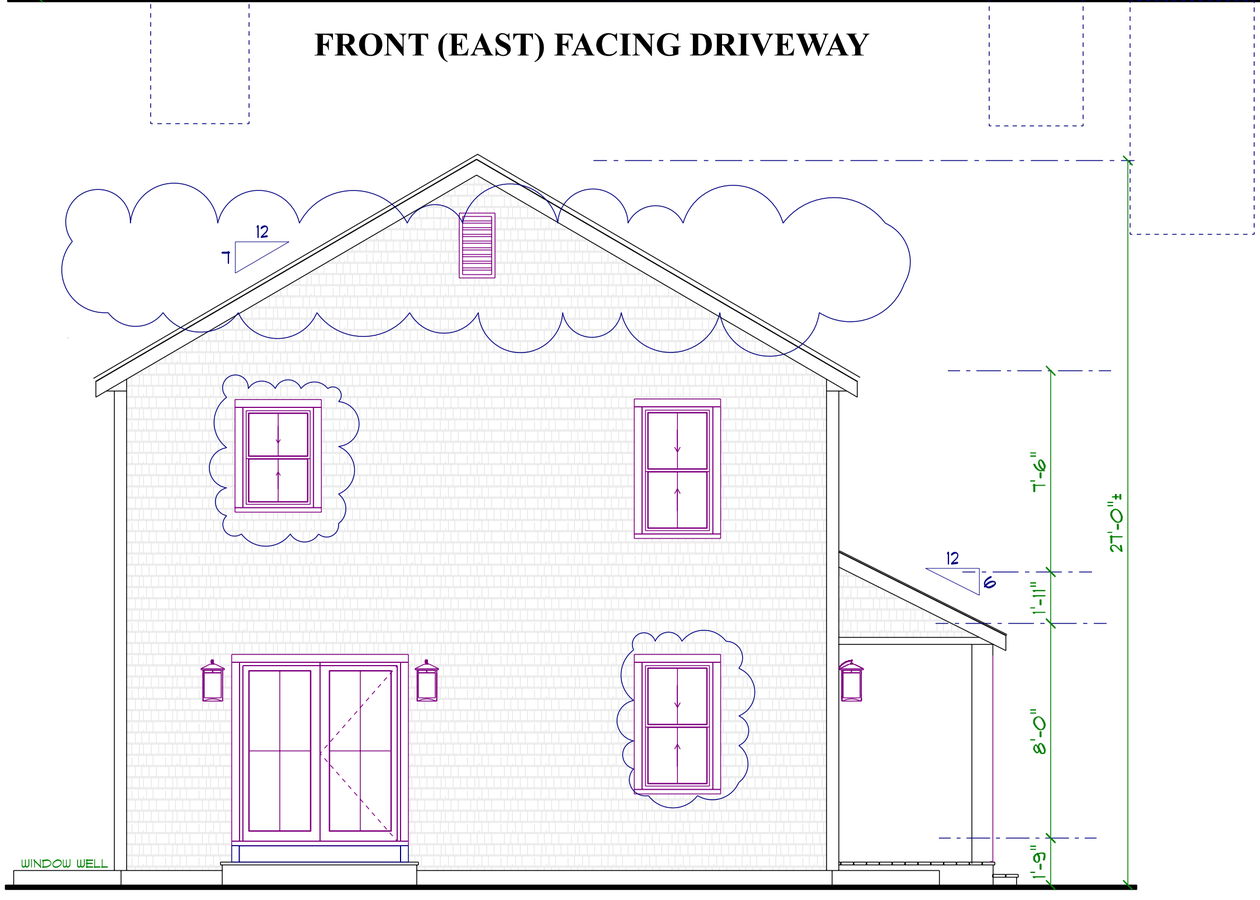
DRAWN BY: ALEX WOODLEY

DATE:10-16-24

ALEXANDER WOODLEY- 3 NEWTOWN COURT (REV TO COA 2022-03-6065
ALTERATIONS TO PREVIOUSLY APPROVED DWELLING

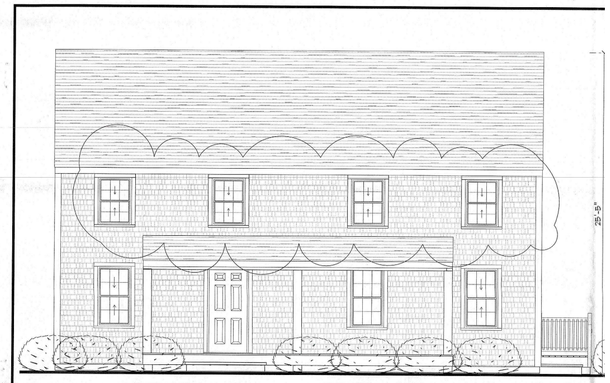


FRONT (EAST) FACING DRIVEWAY



LEFT (SOUTH)

PREVIOUS APPROVAL



FRONT (EAST) FACING DRIVEWAY



LEFT (SOUTH)

1. CHANGE TO 2 STORY GABLE (27' MAX HT)
2. WINDOWS CHANGE TO 2/2 D HUNG

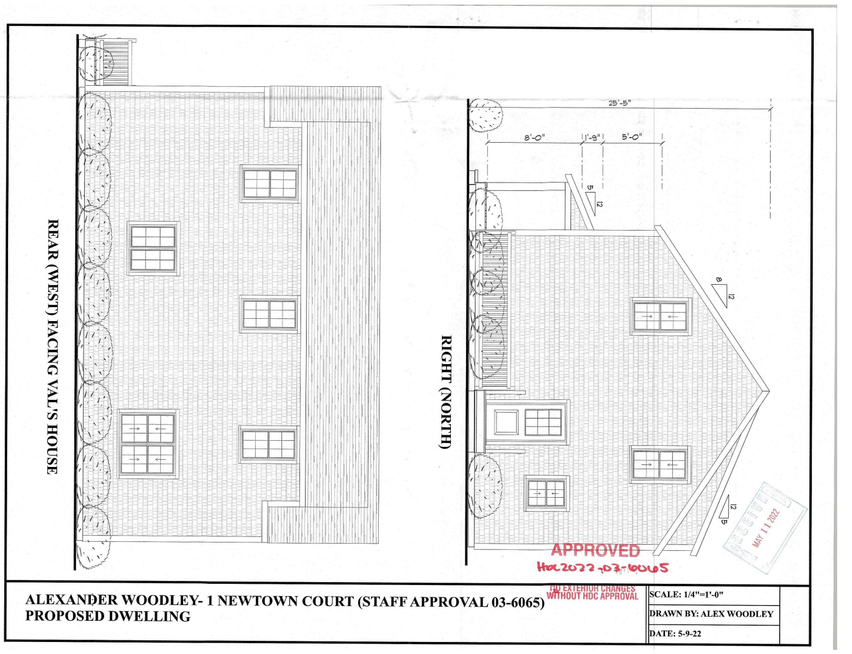
SCALE: 1/4"=1'-0"

DRAWN BY: ALEX WOODLEY

DATE: 10-16-24

ALEXANDER WOODLEY- 3 NEWTOWN COURT
PROPOSED DWELLING REVISIONS

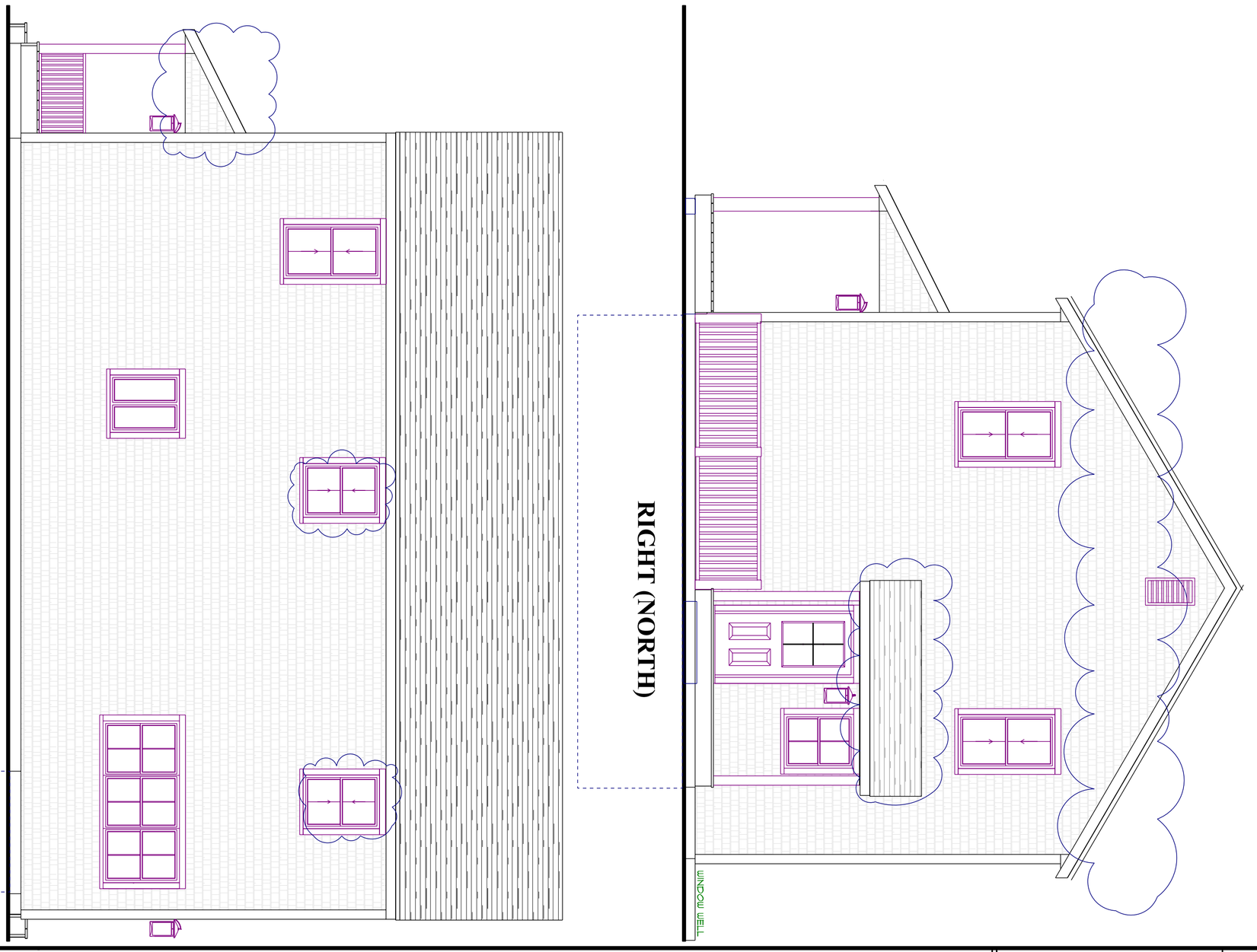
1. CHANGE TO 2 STORY GABLE (27' MAX HT)
2. WINDOWS CHANGE TO 2/2 D HUNG



ALEXANDER WOODLEY- 1 NEWTOWN COURT (STAFF APPROVAL 03-6065)
PROPOSED DWELLING

SCALE: 1/4"=1'-0"
DRAWN BY: ALEX WOODLEY
DATE: 5-9-22

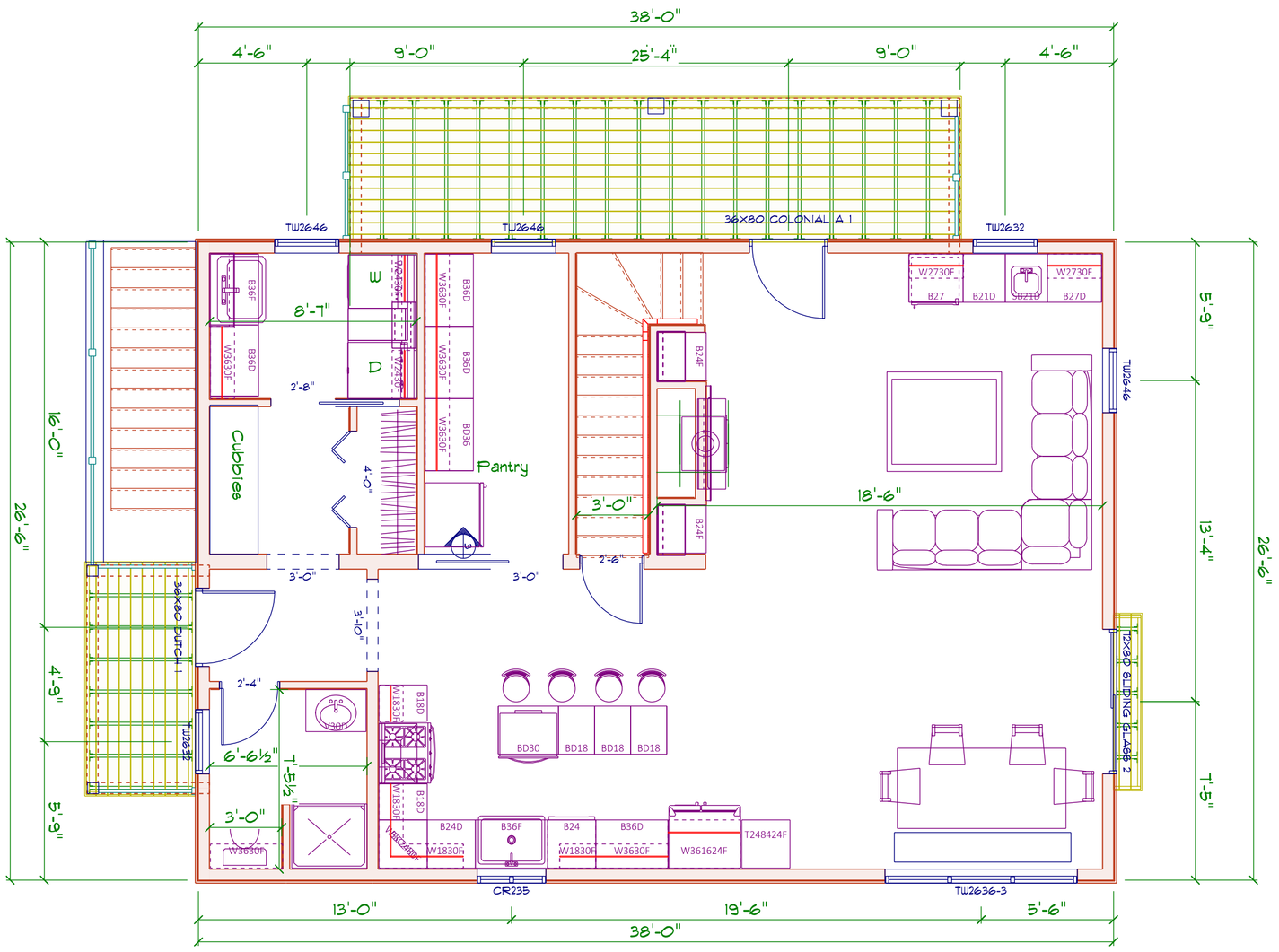
PREVIOUS APPROVAL



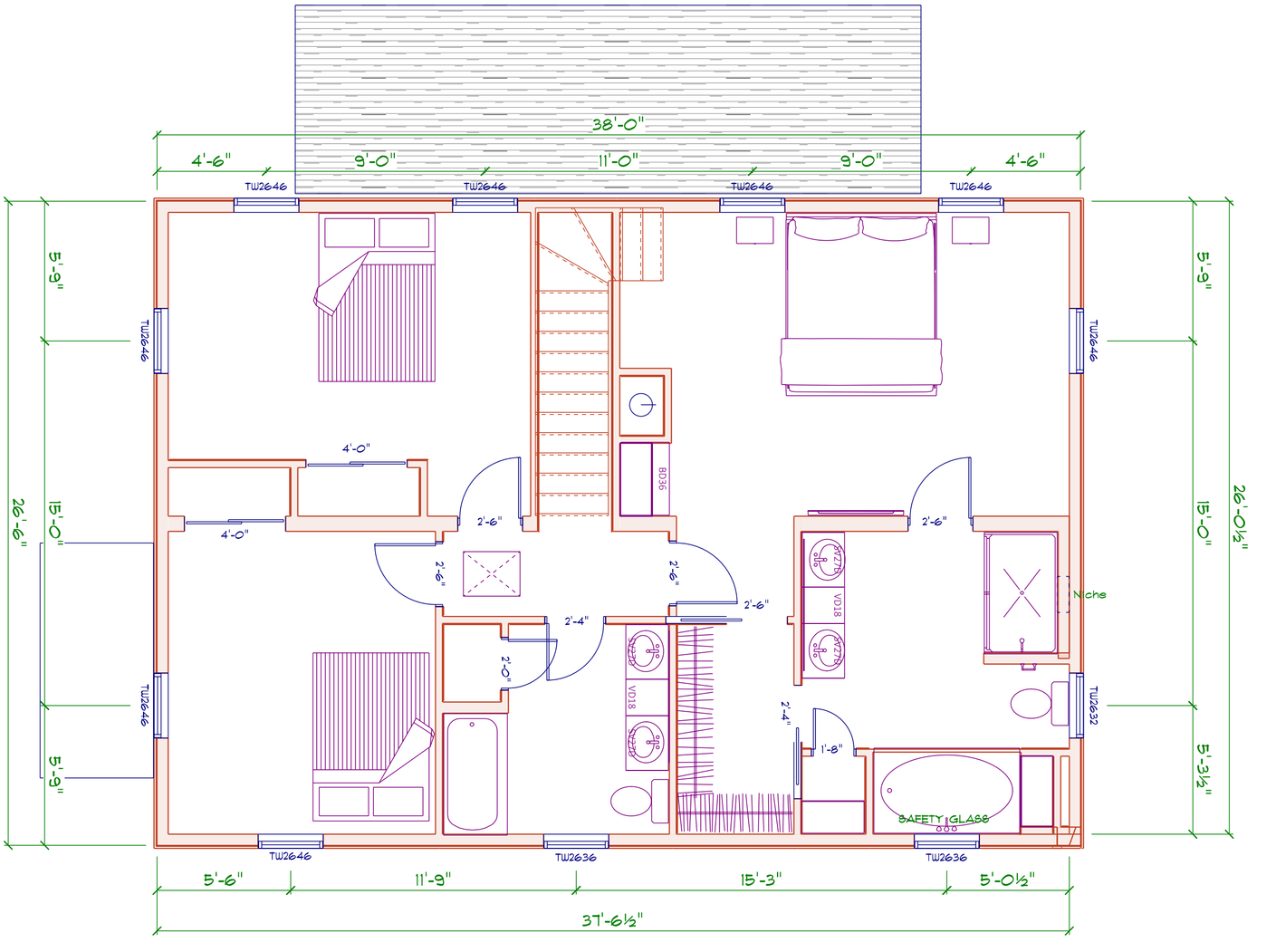
ALEXANDER WOODLEY- 3 NEWTOWN COURT
PROPOSED DWELLING REVISIONS

SCALE: 1/4"=1'-0"
DRAWN BY: ALEX WOODLEY
DATE: 11-16-24

FIRST FLOOR PLAN



SECOND FLOOR PLAN



ALEXANDER WOODLEY- 3 NEWTOWN COURT
PROPOSED DWELLING REVISIONS

SCALE: 1/4"=1'-0"
DRAWN BY: ALEX WOODLEY
DATE: 11-16-24

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

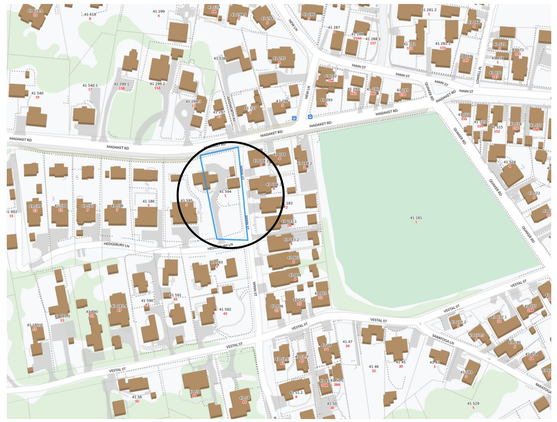
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim White Sash White Doors White
Deck — Foundation — Fence — Shutters —

* 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

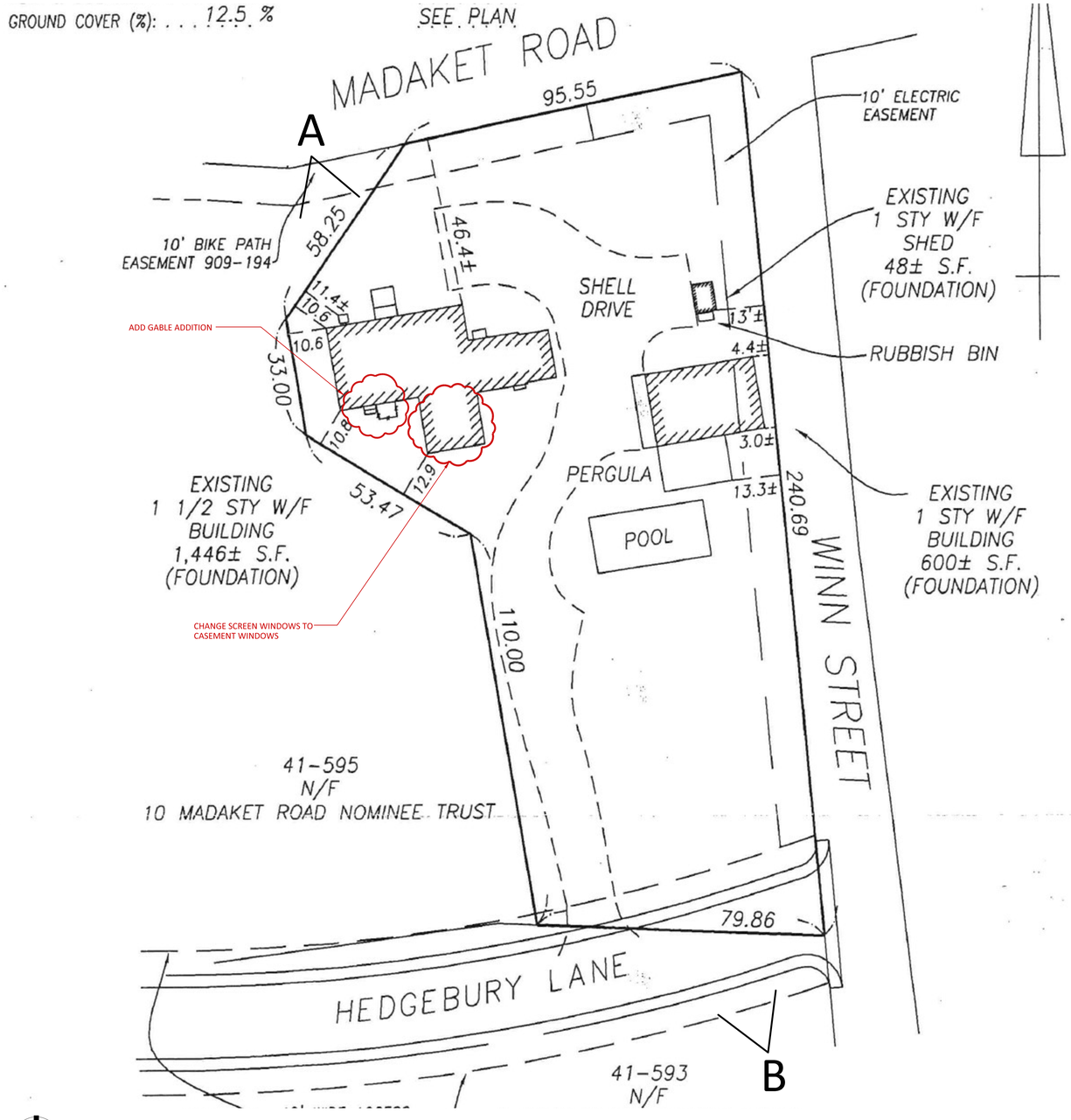


AERIAL VIEW: NTS

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

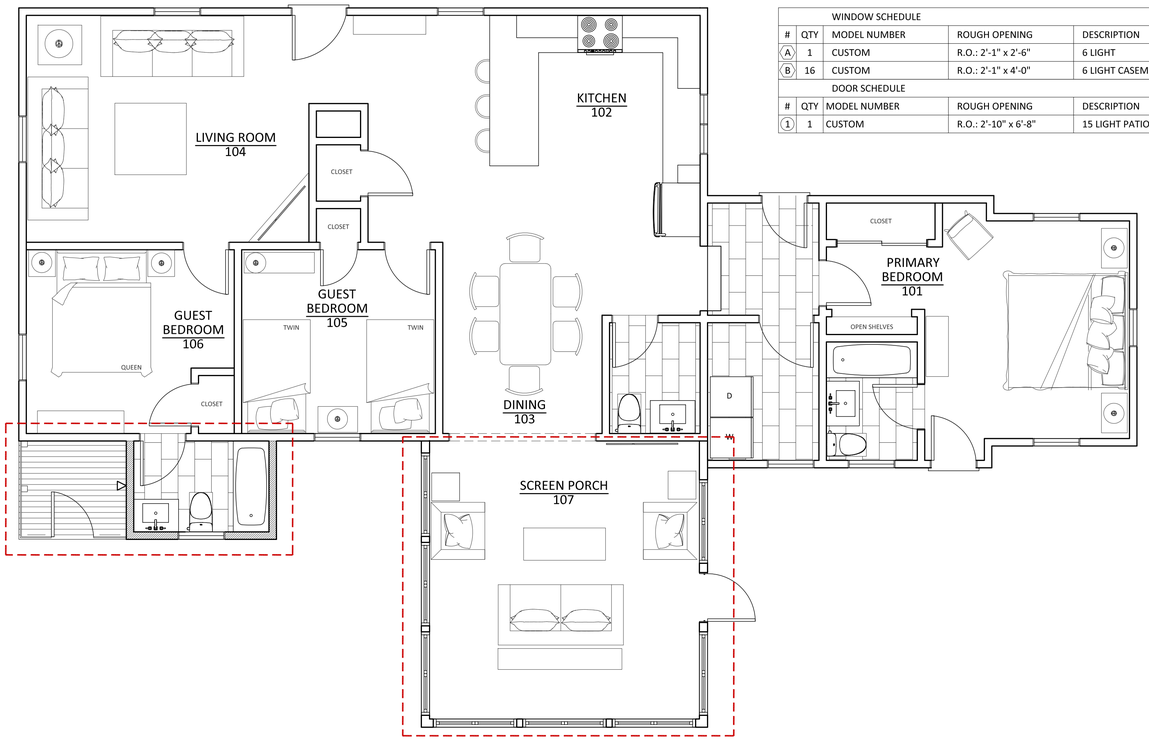
MAIN HOUSE HDC

BORDEN
1 HEDGEBURY LANE
NANTUCKET, MA 02554
MAP: 41 PARCEL: 594

COVER SHEET

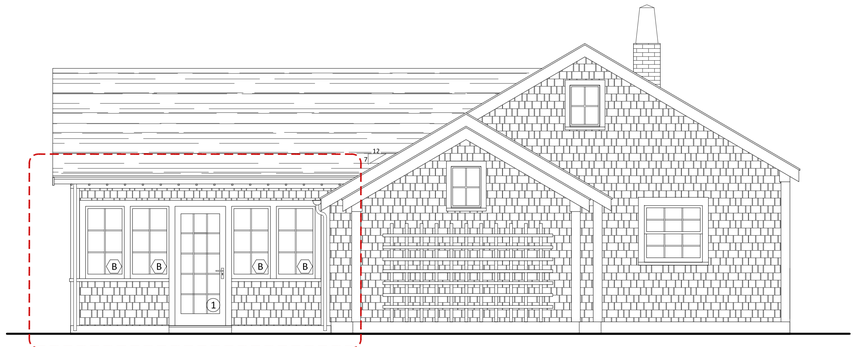
C1.1

18 OCTOBER 2024



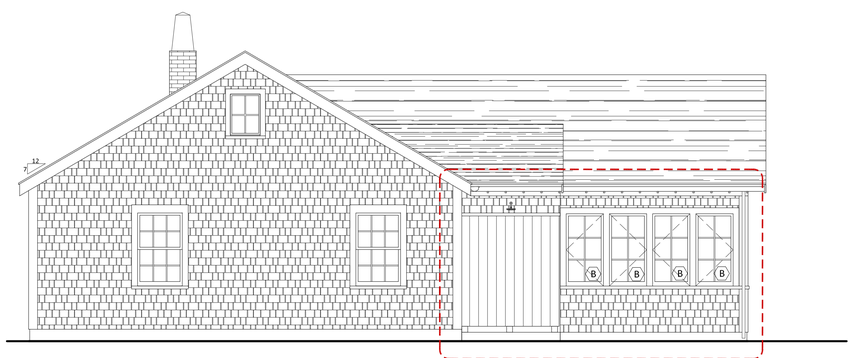
WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	1	CUSTOM	R.O.: 2'-1" x 2'-6"	6 LIGHT
B	16	CUSTOM	R.O.: 2'-1" x 4'-0"	6 LIGHT CASEMENT
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM	R.O.: 2'-10" x 6'-8"	15 LIGHT PATIO DOOR

FLOOR PLAN
1/4" = 1'-0"



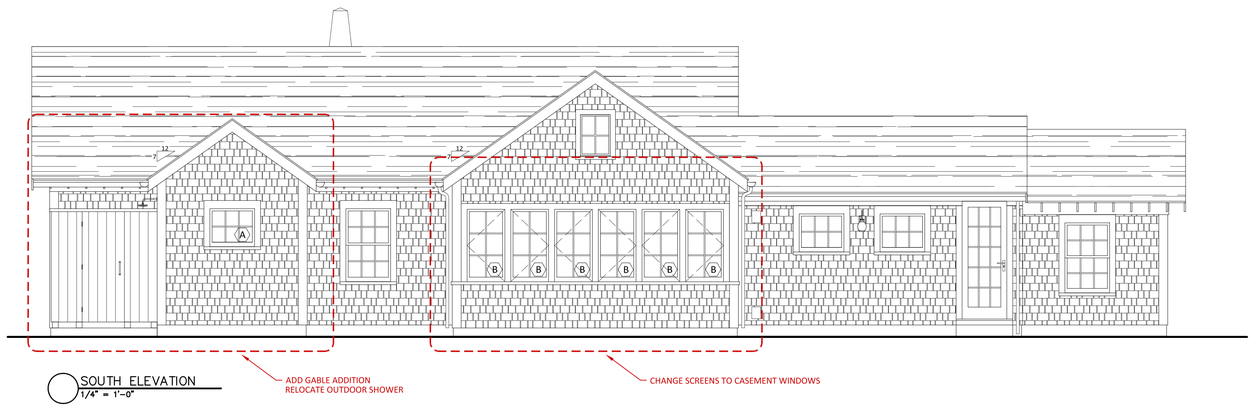
EAST ELEVATION
1/4" = 1'-0"

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

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106

Nantucket Architecture Group

Att: Stephen Theroux
1 West Creek Rd.
Nantucket, MA 02554

Site Visit Date: November 7, 2024
Project: 91 Main St.
Address: 91 Main St. Nantucket
Weather: Clear 62 deg.@ 8:00pm-9:30 am
Present: Stephen Theroux. Zoki Milovski, Paul Celotto, Stephen Goan

---

Visited the site to review the existing exterior walls and interior roof framing for insect and rot damage.

The exterior finish siding and boards were removed at the perimeter of the main house building and along the soffit of the front of the house.

The sills exhibit various levels of rot and an active powder post beetle infestation. The insects are also noted in the roof rafters and under the eaves.

First order of business is to deal with the powder post beetles. A firm specializing in this work should be engaged to do their work to eliminate the insect threat.

The sills along the driveway are rotted, the sills at the back door and along the dining room wall are also rotted. The sills at the front of the house have some damage and the sills along the side yard are rotted and damaged.

Damaged sills should be removed and replaced with new pt sills to match the existing sill dimensions. The building must be shored and the work should be done in sections so as to minimize movement.

It should be noted that some of the existing interior first-floor finish boards will have to be removed to connect the existing floor joists to the new sills. The connections can be done with Simpson hangers. The exact model numbers will be determined based on the existing joist dimensions.

The attic ceilings were removed and we found more rotted rafters at the front soffits, along the driveway rafter and at the side/rear two rafter bays. The existing rafters must have the rot removed and Abatron woodepox structural two-part epoxy adhesive installed to match the existing wood profile. For larger segments, drill and install wood dowels in the end of the wood to provide positive connection of the existing wood and the repair.

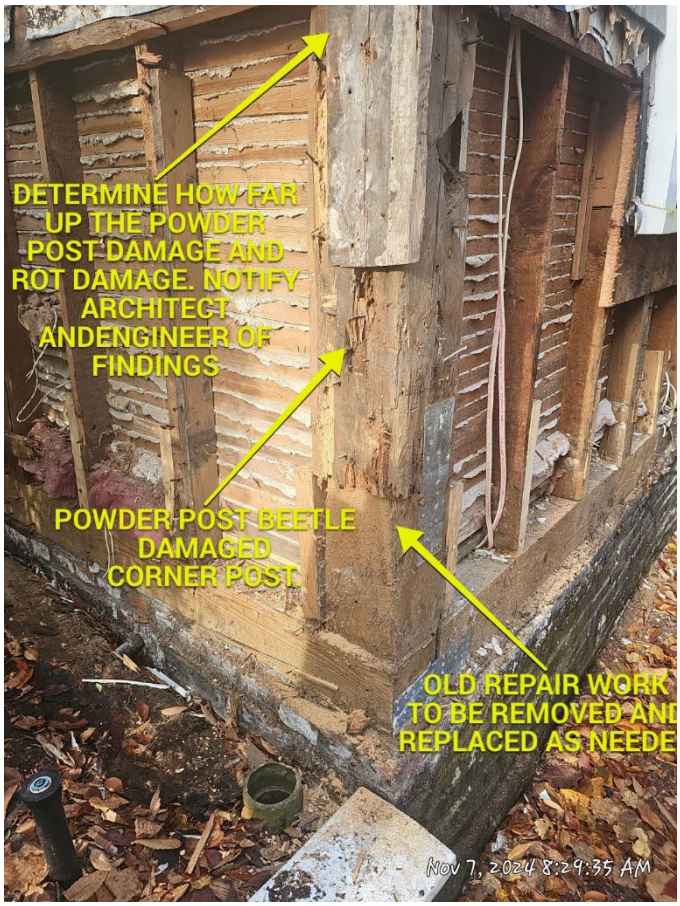
The rafters at the rear of the building where the rotted roof decking was replaced, remove all damaged wood, reinforce the existing rafters with new (2) 1 ¾ X 5 ½ LVLs. One each side of the old rafter. Fasten with two rows Simpson SDS25412 screws at 12" on center.

Please see the attached photos with notes regarding findings regarding rot and powder post beetle damage. Photos start at the front left side of the front door and move counter clockwise around the building starting at the sills, then reviewing the roof, then inside the building.



To right of the front door.

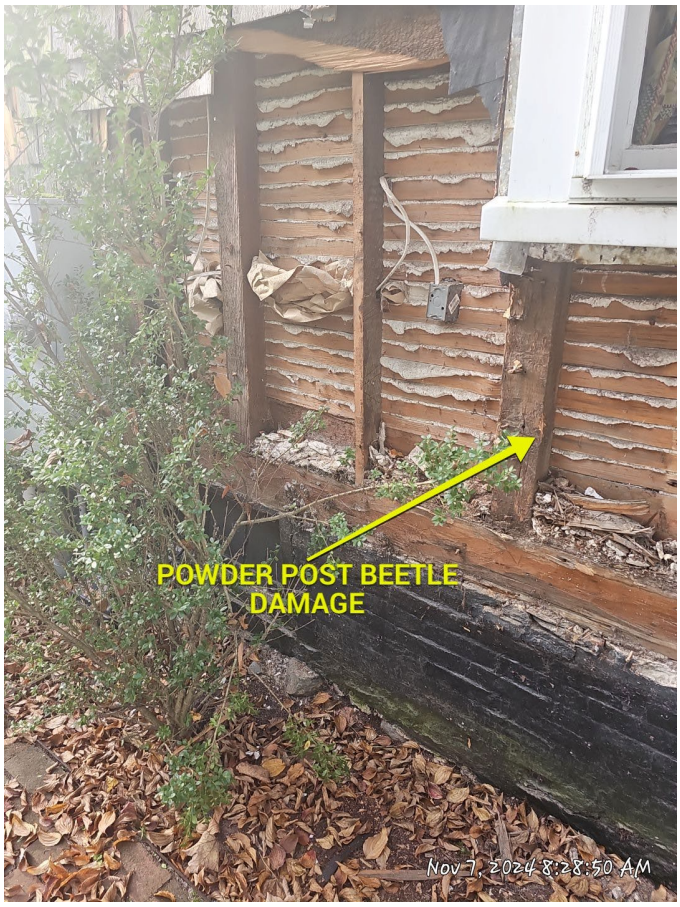

WINDOW TRIP ROTTED
Nov 7, 2024 8:30:08 AM


DETERMINE HOW FAR UP THE POWDER POST DAMAGE AND ROT DAMAGE. NOTIFY ARCHITECT ANDENGINEER OF FINDINGS
POWDER POST BEETLE DAMAGED CORNER POST
OLD REPAIR WORK TO BE REMOVED AND REPLACED AS NEEDE
Nov 7, 2024 8:29:35 AM


Nov 7, 2024 8:29:30 AM


SILL DAMAGE
Nov 7, 2024 8:29:06 AM


SILL DAMAGE
Nov 7, 2024 8:28:56 AM


POWDER POST BEETLE
DAMAGE
Nov 7, 2024 8:28:50 AM

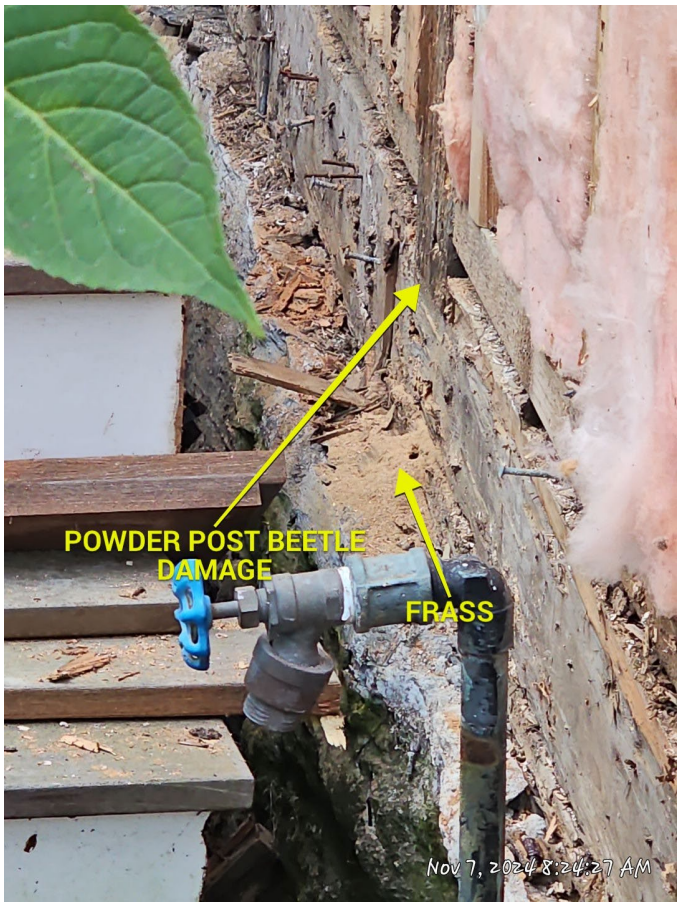

POWDER POST BEETLE
DAMAGE
Nov 7, 2024 8:28:40 AM


ROTTED SILLS
Nov 7, 2024 8:25:23 AM

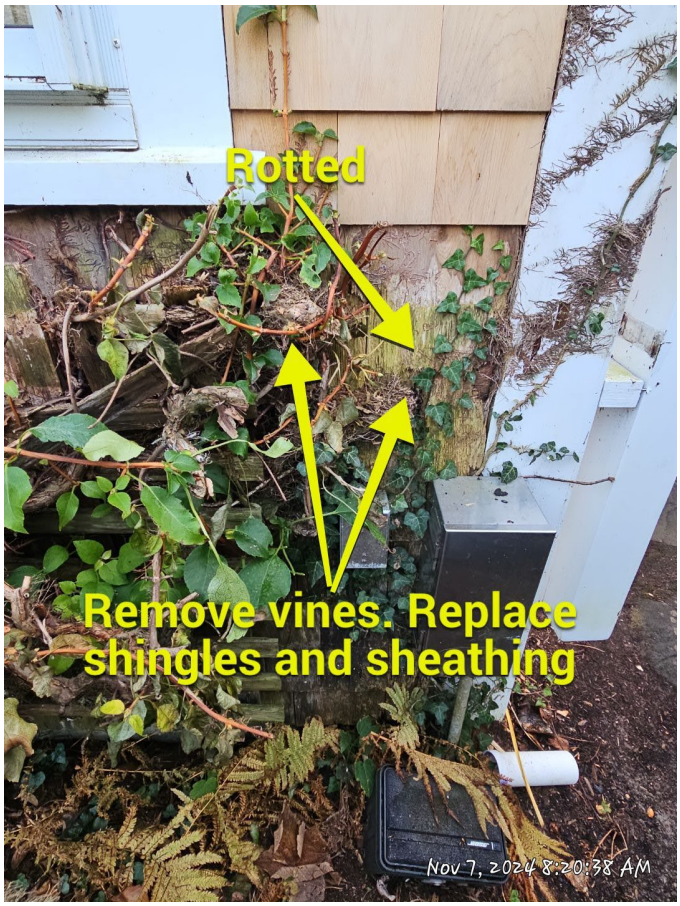

ROTTED SILLS and
POWDER POST BEETLE
DAMAGE
Nov 7, 2024 8:25:13 AM


CLOSE UP OF BUILDING
CORNER ROTTED AND
INSECT DAMAGED
SILLS
Nov 7, 2024 8:24:57 AM

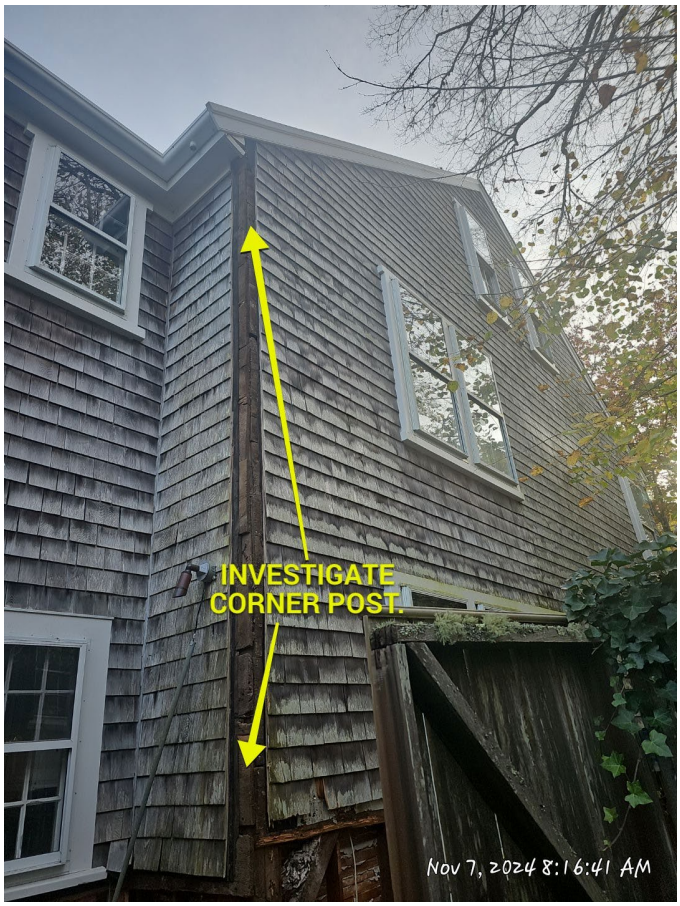

POLWDER POST BEETLE
DAMAGE
Nov 7, 2024 8:24:50 AM


POWDER POST BEETLE
DAMAGE
FRASS
Nov 7, 2024 8:24:27 AM

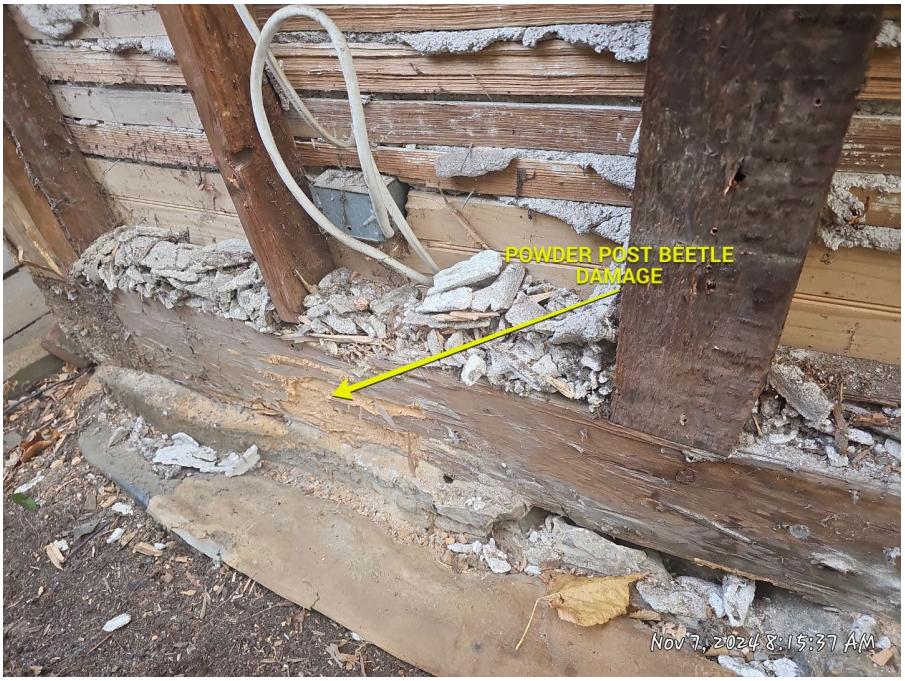

Rotted sill with powder post beetle damage
Nov 7, 2024 8:23:09 AM


Rotted
Remove vines. Replace shingles and sheathing
Nov 7, 2024 8:20:38 AM


Remove piece of rotted wood below sill replace with pt
Nov 7, 2024 8:19:20 AM


INVESTIGATE
CORNER POST.
Nov 7, 2024 8:16:41 AM


POWDER POST BEETLE
DAMAGE
Nov 7, 2024 8:15:45 AM


POWDER POST BEETLE
DAMAGE
Nov 7, 2024 8:15:37 AM


Powder post beetle and rot
Nov 7, 2024 8:14:27 AM


Powder post beetle
damage and sill rot
Nov 7, 2024 8:13:22 AM

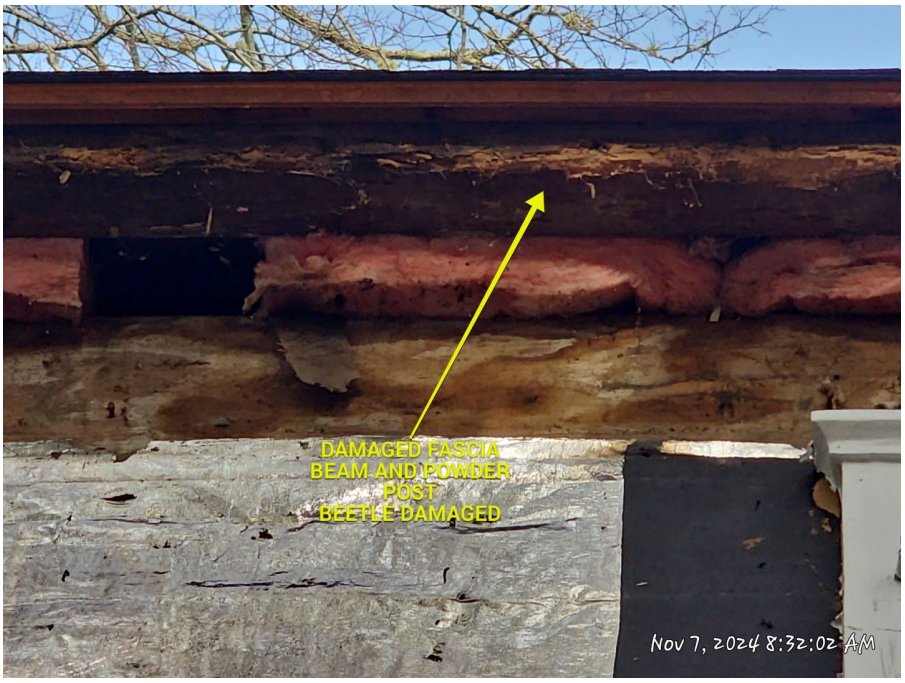

POWDER POST BEETLE
DAMAGE
Nov 7, 2024 8:13:17 AM


POWDER POST BEETLE
DAMAGE
Nov 7, 2024 8:13:13 AM


Powder post beetl
damage
Nov 7, 2024 8:12:20 AM


POWDER POST BEETLE
DAMAGE
Nov 7, 2024 8:31:56 AM


DAMAGED RAFTER TAIL
AND
POWDER POST BEETLE
DAMAGE
AT FASCIA BEAM
Nov 7, 2024 8:32:00 AM


DAMAGED FASCIA
BEAM AND POWDER
POST
BEETLE DAMAGED
Nov 7, 2024 8:32:02 AM

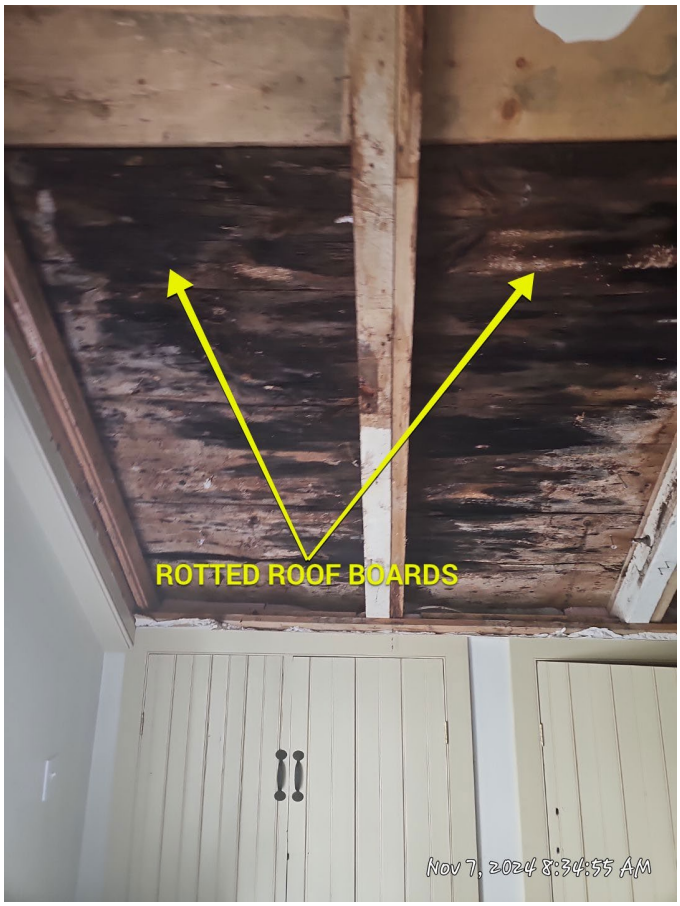

DAMAGED RAFTER TAIL
Nov 7, 2024 8:32:07 AM

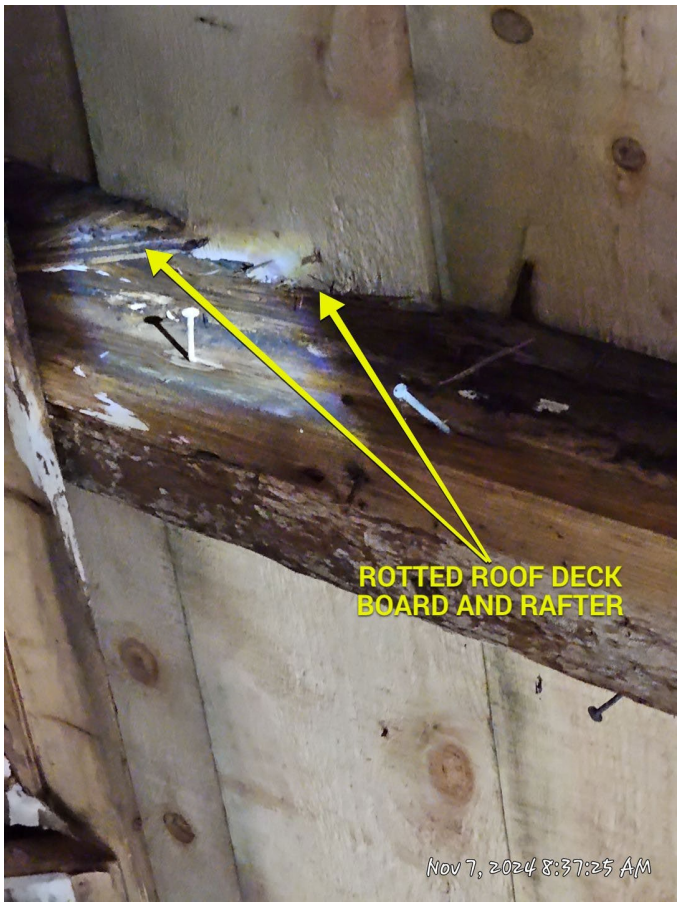

DAMAGED RAFTER TAIL
Nov 7, 2024 8:32:24 AM


DAMAGED PERIMETER
FASCIA BEAM
Nov 7, 2024 8:32:25 AM

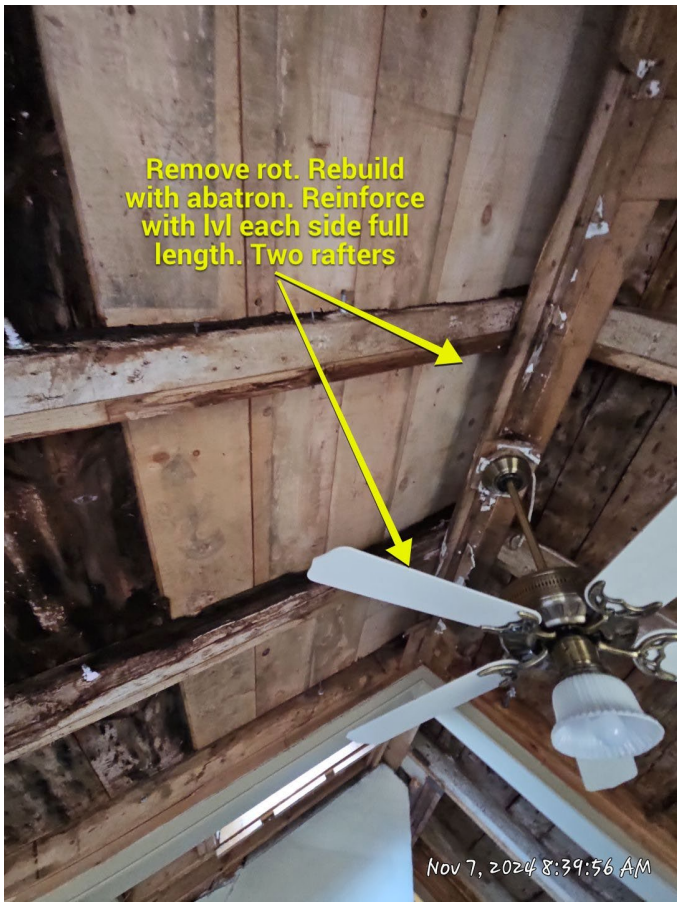

DAMAGED END OF
RAFTER
Nov 7, 2024 8:32:27 AM


DAMAGED AND ROTTED
GABLE END RAFTER
Nov 7, 2024 8:32:40 AM


ROTTED ROOF BOARDS
Nov 7, 2024 8:34:55 AM


ROTTED ROOF DECK
BOARD AND RAFTER
Nov 7, 2024 8:37:25 AM


DAMAGED UPPER RIDGE
END OF RAFTER TO BE REPAIRED.
Nov 7, 2024 8:38:05 AM


Remove rot. Rebuild with abatron. Reinforce with lvl each side full length. Two rafters
Nov 7, 2024 8:39:56 AM


DAMAGED RAFTER
FRASS
Nov 7, 2024 8:42:18 AM



Notes taken at the site are the observations of the undersigned. If there are any discrepancies or if there is any information that is not viewed as correct, please notify the Engineer as soon as possible.

CC: file

Stephen J. Goan, PE, SE
Stephen J. Goan, PE, SE

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

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3. As-Built Plans (1copy): of existing elevations
4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

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

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 11/14/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-08-11062
✓	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: 11/4/2021

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 Esq.

AS AGENT FOR Olympic Equity Holdings LLC

STREET ADDRESS 91 Main Street

MAP/PARCEL 42.3.3 / 18

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/14/2024

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

11/14/2024

Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 18

Street & Number of Proposed Work: 91 MAIN STREET

Owner of record: OLYMPIC EQUITY HOLDINGS NOC

Mailing Address: 1290 EAST MAIN ST 3RD FLR
STAMFORD CT 06902

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux Esq.

Mailing Address: PO BOX 1814
NANTUCKET MA 02554

Contact Phone #: 228-5631 x2 E-mail: _____
STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2024-08-11062

☐ 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: SAMUEL BUNKER 1740

Original Date: Rebuilt 1823 after fire

Original Builder: for Henry Swift & Mary Coffin

REVISIONS* (describe)

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

REPLACE EXIST ROTTEN SILLS & MISC ROT. SEE REPORT W/ PHOTOS.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

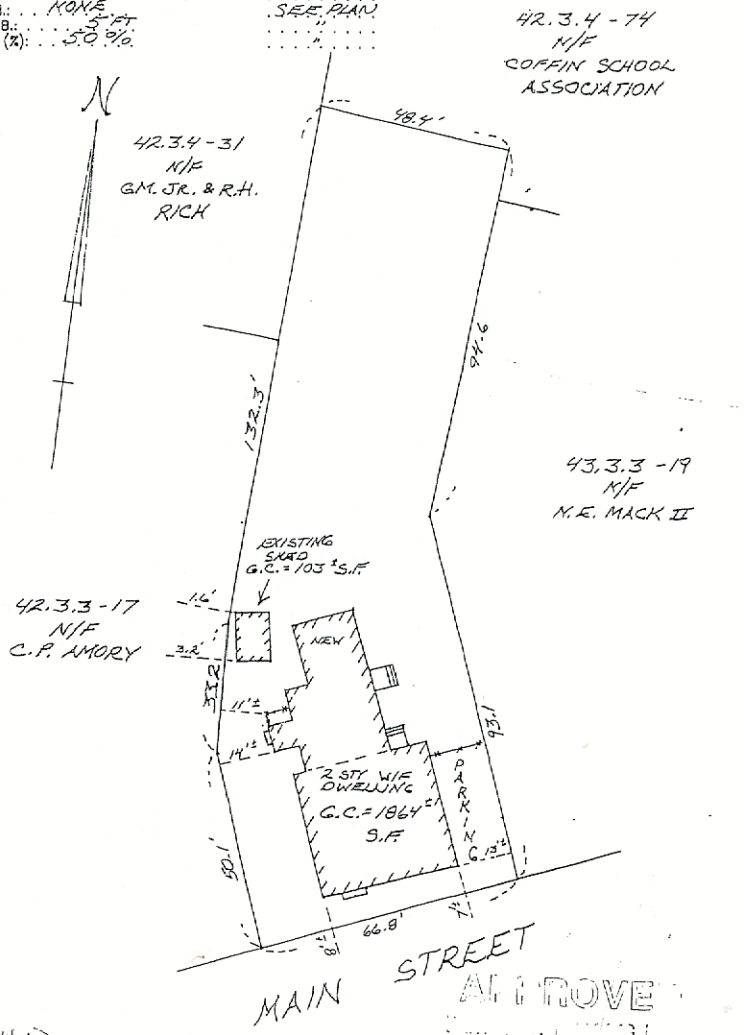
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 11/14/2024 Signature of owner of record _____ Signed under penalties of perjury

ZONING CLASSIFICATION: . R.O.H. .

		EXISTING:
MIN. AREA:	5000 S.F.	10,650 ± S.F.
MIN. FRONTAGE:	50 FT.	66.8'
FRONT YARD S.B.:	NONE	SEE PLAN
REAR & SIDE S.B.:	5 FT.	"
GROUND COVER (%):	50 %	"



APPROVED
MARCH 6, 1996

COMMONWEALTH OF MASSACHUSETTS
CHARLES W HART
No. 32486
REGISTERED LAND SURVEYOR

I CERTIFY ON 12-28-95, 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: 42.3.3, PARCEL: 18 . . NOT TO BE RECORDED.

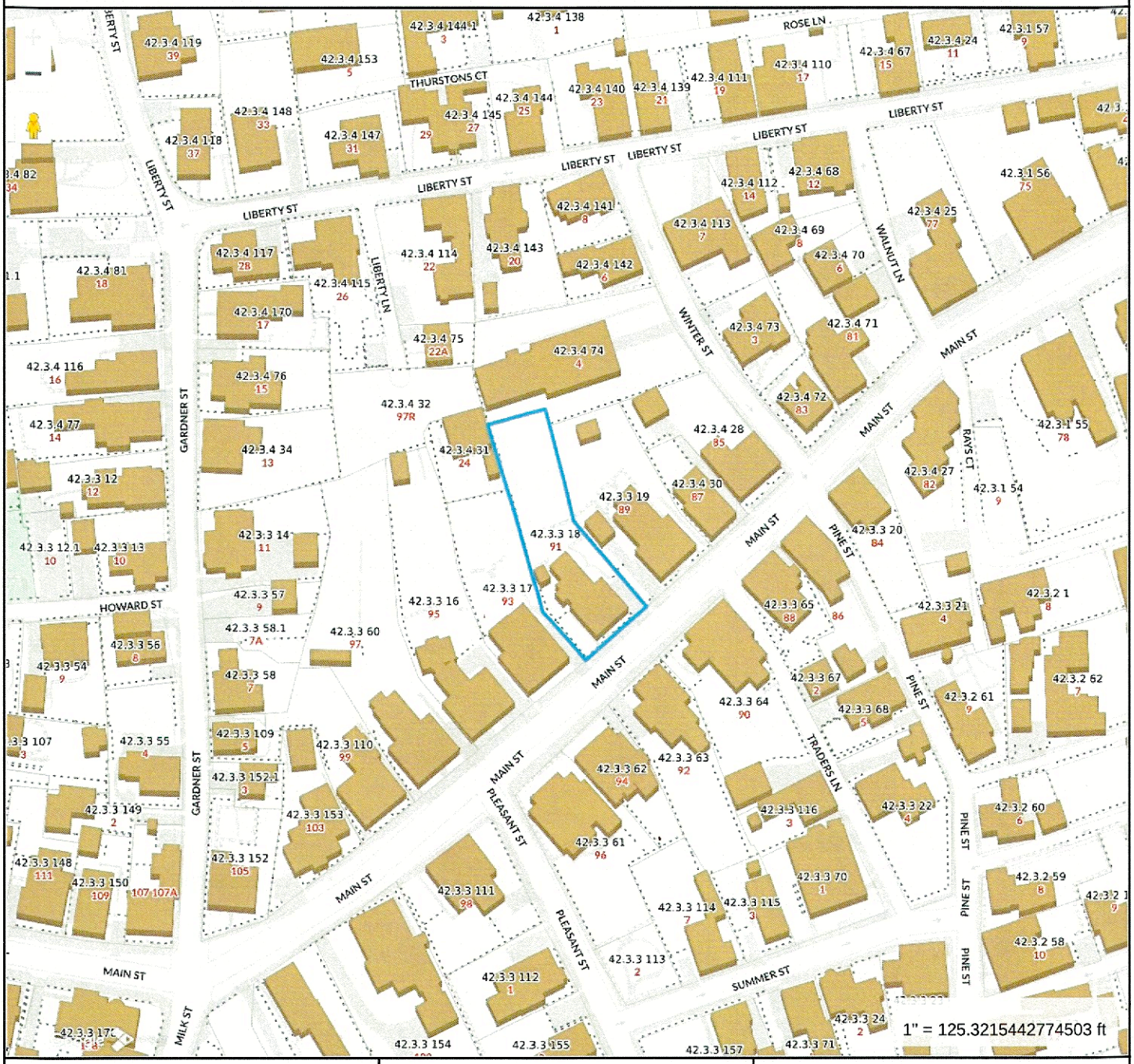
BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 30' DATE: DEC. 28, 1995
Owner: 91 MAIN STREET NOMINEE TRUST
JILL WOLFE, TRUSTEE
Deed: BK. 456 PG. 306 Plan REF. BK 10 PG. 37
Locus . . 91 MAIN STREET

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

H-4826

C:\JOBS\CWH\BLP



Property Information

Property ID	9962
Location	91 MAIN ST
Owner	OLYMPIC EQUITY HOLDINGS 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.

NAG NANTUCKET ARCHITECTURE GROUP

August 28, 2024

Ms. Holly Backus
Preservation Planner
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket Ma. 02554

Re: 91 Main Street
Remedial Repair work

Dear Ms. Backus,

Nantucket Architecture Group LTD and SJG Engineering is presenting an application before the Nantucket Historic District Commission for remedial rot repair work for 91 Main Street, Nantucket MA. This letter is intended to explain the construction methods to be used to repair the damaged areas to the home. Please see the remedial work drawing S-1.0 and field report dated march 20, 2023 prepared by Mr. Steven Goan along with existing conditions drawings EXA1 through EXA3 by Nantucket Architecture Group LTD.

The sill repair noted on the plans will be done by cutting open the existing wood sheathing just above the sills and shoring the existing stud wall system to allow the repair and or replacement of any rotted material. This will be done in sections along the foundation wall as noted. The corner boards will be removed and the existing corner posts will be evaluated for there structural integrity and any rot will be replaced and the corner posts repaired. The existing front clapboard, upper fascia, and freeze board along Main Street will be removed and any rot will be removed and repaired. The removed materials such as clapboard, corner posts and fascia will be salvaged for possible re-use. New material will be used in places of rotten material.

I hope this answers any questions you might have about the remedial repair work methodology planned for the project at 91 Main Street. Please let me know if you have any questions, we will be happy to discuss the project with you or the board.

Sincerely

Stephen Theroux
Nantucket Architecture Group LTD.

PO Box 1814
Nantucket MA 02554
ph 508 228-5631
fax 508 325-4284
nag@nantucket.net
www.nantucketarchitecture.com

OUTLINE SPECIFICATIONS

GENERAL

G-1: ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, IBC2015, AND ASCE 7-10 AND THE REFERENCED STANDARDS INCLUDED THEREIN THAT ARE APPLICABLE TO THIS PROJECT.

G-2: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE DRAWINGS MAY BE MADE ONLY WITH PRIOR APPROVAL OF THE PROJECT ENGINEER.

G-3: NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE PROJECT ENGINEER.

G-4: FOR EXACT LOCATION OF FLOOR & ROOF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SHOP DRAWINGS.

G-5: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHEETING, SHORING AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.

G-6: ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SHOP DRAWINGS AND SPECIFICATIONS.

G-7: UNLESS OTHERWISE INDICATED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

G-8: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, COORDINATION OF OTHER TRADES AND TECHNIQUES TO PRODUCE A SOUND AND QUALITY BUILDING. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

DESIGN LOADS

DL-1: THE BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS IN ACCORDANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, IBC2015 AND ASCE 7-10.

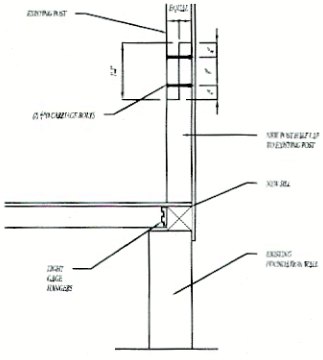
DL-2: SNOW LOAD: GROUND SNOW LOAD = 25 PSF, IMPORTANCE FACTOR I=1.0
DRIFTING AND SLIDING SNOW INCLUDED WHERE APPLICABLE

DL-3 FLOOR LIVE LOAD:
DL-3.1: LIVE LOAD = 100 PSF GROUND FLOOR RETAIL

DL-4 WIND: WIND VELOCITY - 140 MPH (3 SEC. GUST)
DL-4.1: EXPOSURE B
DL-4.2: IMPORTANCE FACTOR I=1.0

EXISTING CONDITIONS

EC-1: THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR CONCEALED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.



SILL REPLACEMENT AND POST SPLICE DETAIL
NO SCALE

STRUCTURAL LUMBER

SL-1: CODE CONFORMANCE

SL-1.1: NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" INCLUDING SUPPLEMENT.

SL-1.2: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" - AITC 190.

SL-1.3: U.S. DEPARTMENT OF COMMERCE - PS 20 FOR LUMBER.

SL-1.4: U.S. DEPARTMENT OF COMMERCE - PS 1-66 FOR SOFTWOOD PLYWOOD.

SL-1.5: AMERICAN WOOD PRESERVERS INSTITUTE - ST-1 STANDARDS.

SL 2.0: MATERIALS

SL-2.1: SOLID LUMBER (19 PERCENT MAXIMUM MOISTURE CONTENT)

SL-2.1.1: STUDS - 2X4, 2X6 SPRUCE PINE FIR, STUD GRADE.
SL-2.1.2: FRAMING: SPRUCE PINE FIR NO. 2 - 2 INCHES THICK AND WIDER
SL-2.1.2.1: BASE DESIGN VALUES - Fb=875 PSI (1000 PSI REPETITIVE), Fv=135 PSI, E=1x6 KSI

SL-2.2: LAMINATED VENEER LUMBER BEAMS - GLUE LAMINATED VENEER LUMBER OF SOUTHERN PINE WITH THE FOLLOWING MINIMUM DESIGN VALUES:
SL-2.2.1: BASE DESIGN VALUES: Fv=285 PSI, Fb=2900 PSI, E=1,900,000 PSI.

SL-2.3: "PARALLAM STRAND LUMBER (PSL) - GLUE LAMINATED LUMBER STRANDS WITH THE FOLLOWING MINIMUM DESIGN VALUES:
SL-2.3.1: BASE DESIGN VALUES: Fv=290 PSI, Fb=2900 PSI, E= 1800 KSI.

SL-2.4 PRESSURE TREATED OR "WOLMANIZED" PSL BEAMS HAVE ALLOWABLE STRESSES ADJUSTED FOR SERVICE LEVEL 1, 2, OR 3

SL-2.5: BOLTS, NUTS & WASHERS - ASTM - A307.

SL-2.6: NAILS - COMMON WIRE, EXCEPT BARBED NAILS AT PLYWOOD SHEATHING, GALVANIZED NAILS AT EXPOSED FRAMING.

SL-2.7: METAL CONNECTORS - APPROVED TYPES OF PROPER TYPE & GAUGE AS SHOWN ON DRAWINGS - GALVANIZED.

SL-2.8: ALL CONNECTORS AND FASTENERS AT PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL.

SL-2.9: PLYWOOD - APA RATED WITH EXTERIOR GLUE.
SL-2.9.1: ROOF 5/8" THICK EXPOSURE 1, 40/20 SPAN RATING
SL-2.9.2: WALLS 1/2" THICK EXPOSURE 1, 32/16 SPAN RATING
SL-2.9.3: SUBFLOORS 3/4" THICK, TONGUE & GROOVE ADVANTEC OR EQUAL GLUE & NAIL

SL-2.10: PRESSURE TREATED WOOD AT ALL EXPOSED FRAMING WITH APPROVED CLEAR WATER BORNE PRESERVATIVE. ALL MEMBERS TO BE STAMPED BY APPROPRIATE AGENCY.

SL-2.11: SIMPSON STRONG TIE FRAMING CONNECTORS, FASTENERS AND HARDWARE AS PER SIMPSON STRONG TIE COMPANY WOOD CONSTRUCTION CONNECTORS MANUAL C-2021

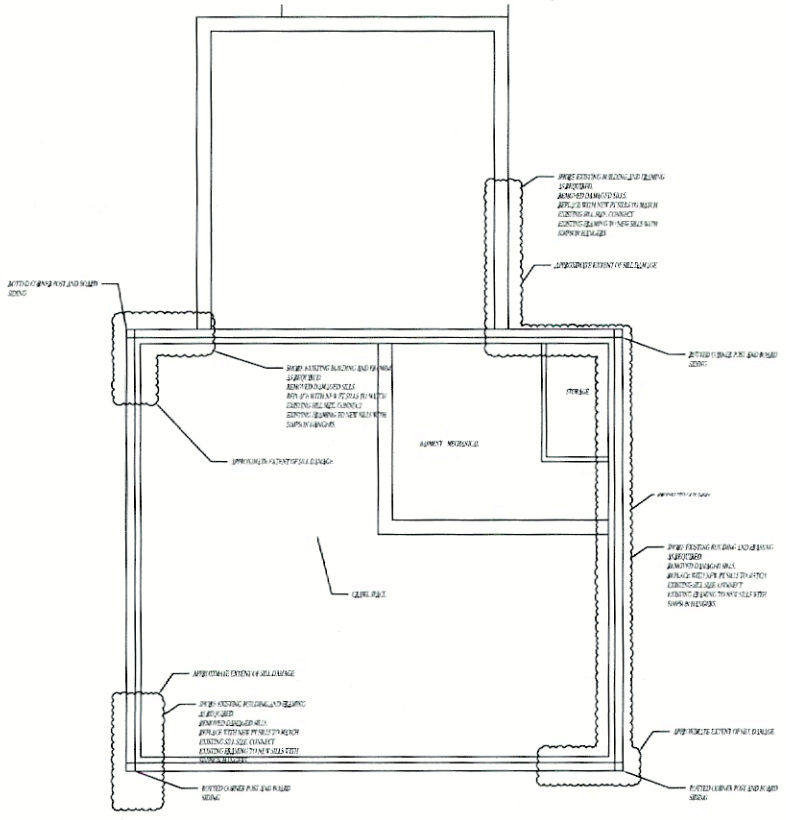
SL-2.12 SIMPSON TITEN HD CONCRETE AND MASONRY SCREW PER SIMPSON C-SAS- CURRENT SPECIFICATION

SL-2.13: TIMBERLOK HEAVY DUTY FRAMING SCREW BY FASTENMASTER

SL-3.0: CONSTRUCTION

SL-3.1: ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH MASS. STATE CODE FASTENER TABLE IBC R602.3.1
SL-3.2: PLYWOOD SUBFLOORS SHALL BE GLUED AND NAILED AT 6" O.C. AT ALL JOINTS AND EDGES AND 10" O.C. AT OTHER SUPPORTS.
SL-3.3: PLYWOOD ROOF SHALL BE NAILED W/RING SHANK NAILS AT 6" O.C. THROUGHOUT.

SL-3.4: PLYWOOD SHEAR WALLS SHALL BE NAILED AT 4" O.C. AT ALL JOINTS AND EDGES AROUND ALL OPENINGS, AT TOP, BOTTOM AND ENDS AND WALL PERIMETER. BLOCK ALL EDGES.
SL-3.5: PROVIDE FASTENERS FOR ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS



SILL AND POST REPAIR PLAN
1/4"=1'-0"



SJG Engineering
6 Golden Gate Drive
Hooksett, NH 03106
O: 1-603-232-6142
C: 1-207-752-3274
SJGEng@comcast.net

DATE: 5/ 1/23IT
SCALE: NOTED
DR. BY. :SJG
CK. BY. : SJG

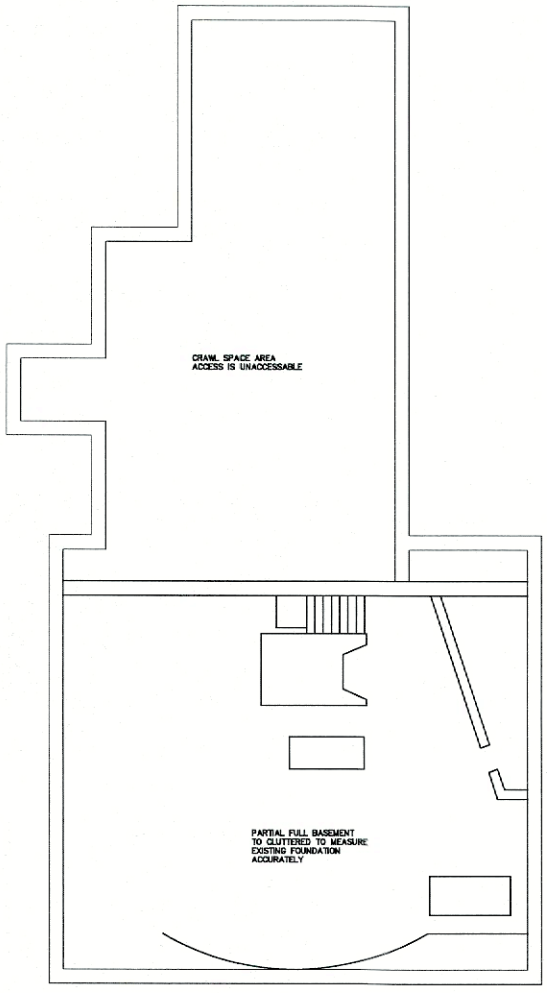
REVISION DATE DESCRIPTION

FIRST FLOOR REINFORCEMENT
91 Main St. Nantucket, MA

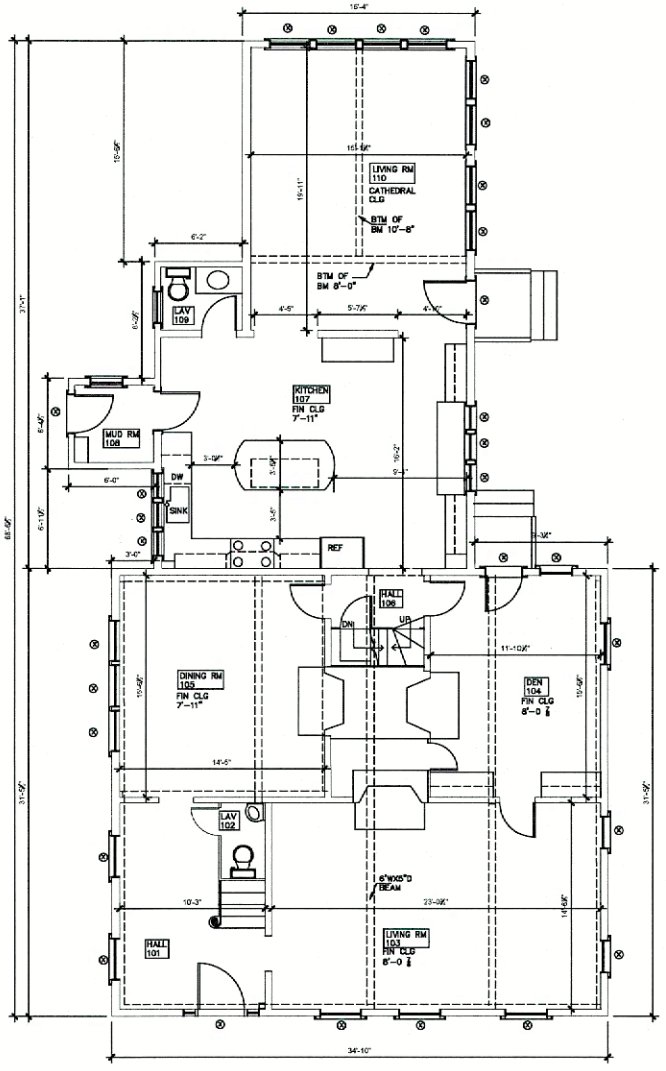
PROJECT NUMBER 2023-032

S-1.0

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. GOAN
STRUCTURAL
No. 48570
REGISTERED PROFESSIONAL ENGINEER



A EXISTING FOUNDATION PLAN
Scale: 1/4" = 1'-0



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

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

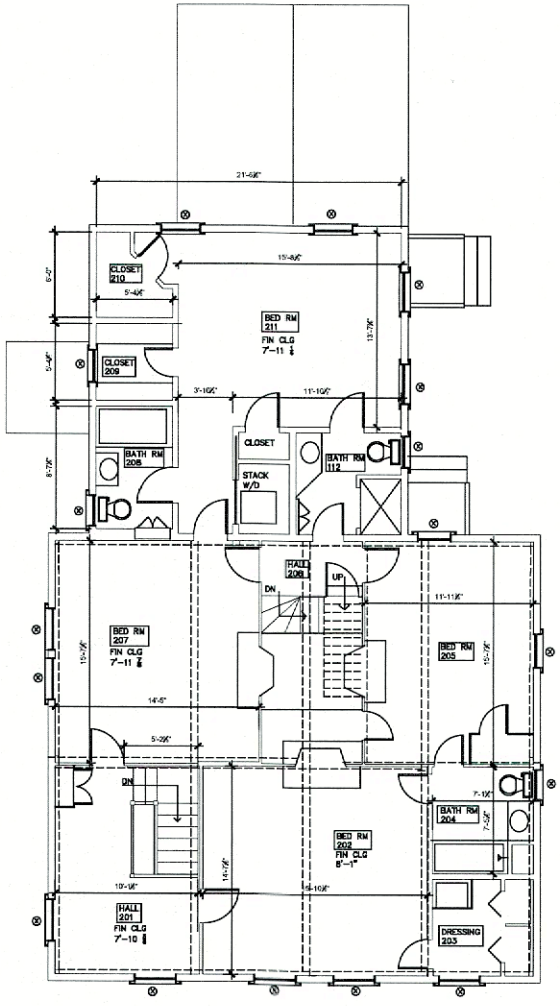
EXISTING CONDITION PLANS FOR:
91 MAIN STREET:
NANTUCKET, MASSACHUSETTS:
MAP: 42.2.3 PARCEL: 18

EXISTING CONDITIONS
FLOOR PLANS
SCALE 1/4" = 1'-0

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

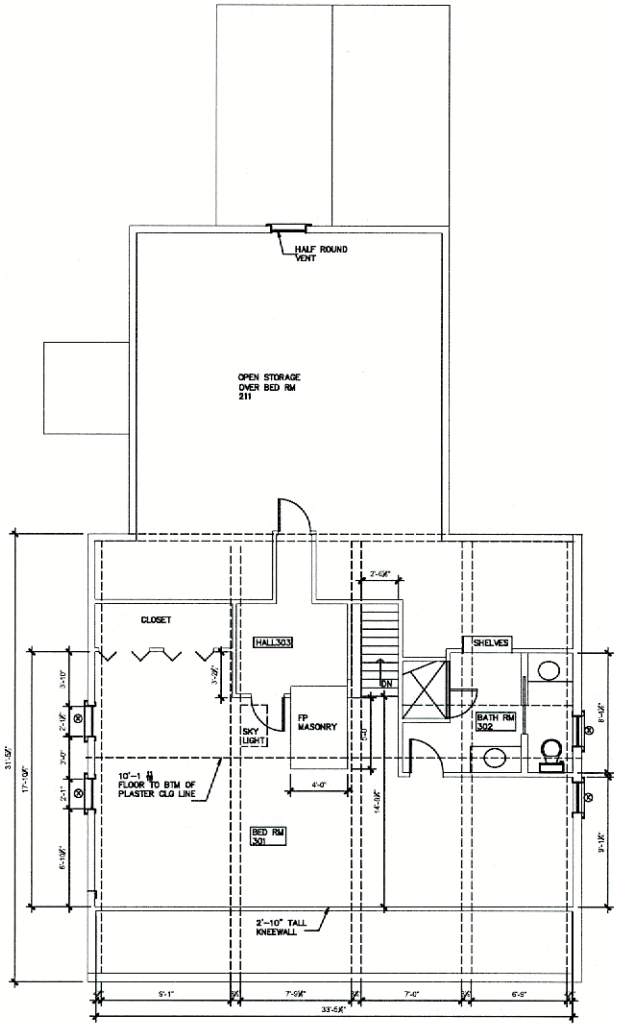
2402.08.1406

EXA1



C EXISTING SECOND FLOOR PLAN

Scale: 1/4" = 1'-0



D EXISTING ATTIC 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

EXISTING CONDITION PLANS FOR:
91 MAIN STREET:
NANTUCKET, MASSACHUSETTS:
MAP: 42.2.3 PARCEL: 18

EXISTING CONDITIONS FLOOR PLANS
SCALE 1/4" = 1'-0

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

2402.06.1406

EXA2



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



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



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



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

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

EXISTING CONDITION PLANS FOR:
91 MAIN STREET:
NANTUCKET, MASSACHUSETTS:
MAP: 42.2.3 PARCEL: 18

EXISTING CONDITIONS
EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0

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

2402.08.1406

EXA3

CERTIFICATE NO: _____ DATE ISSUED: 9/24/24

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 18

Street & Number of Proposed Work: 91 MAIN STREET

Owner of record: OLYMPIC EQUITY HOLDINGS LLC

Mailing Address: 1290 EAST MAIN ST 3RD FL. STAMFORD CT 06902

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stefan Therrault NCG

Mailing Address: PO Box 1814 NANTUCKET MA 02554

Contact Phone #: 325 5231 x 2 E-mail: STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: 9/24/24 Fee Paid: $ 150

Must be acted on by: 11/6/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Approval is for exploratory work only. Specifics the extent of rot will have to be determined by removing the corner boards and siding until sound material is found. The extent of the repair will then be determined as exempt from the Field Report being part of the Submission for this work. After that extend of repair will be determined and a revised application will be submitted under Once identified the Chairman may approve the work at the meeting after the identification is made.

(EXPLORATORY WORK ONLY)

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 ROT (list the specific work) IS TO BE SUBMITTED AT THE MEETING AFTER THE IDENTIFICATION IS MADE

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: _____

SEE ENGINEER PLANS & REPORT

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

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

Additional Remarks COMMERCIAL

REVISIONS* 1. East Elevation REPAIR

Historic Name: SAMUEL CUNNABELL 1740 (describe) 2. South Elevation REPLACE ROTTED SILLS & CORNER POSTS AT EACH ELEV

Original Date: REBUILT 1833 3. West Elevation REPAIR/REPLACE ROTTED CORNER POSTS & SILLS

Original Builder: SWIFT + MARY COFFIN 4. North Elevation REPAIR CORNERS OF MAIN RESIDENCE

REPLACE FRONT FASCIA & CLAPBOARD REPAIR TO

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 9/30/24 Signature of owner of record _____ Signed under penalties of perjury

Previous Approval

Staff

NAG NANTUCKET ARCHITECTURE GROUP

APPROVED
HDC2024.09.11062
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
EXPLORATORY ONLY

August 28, 2024

Ms. Holly Backus
Preservation Planner
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket Ma. 02554

Re: 91 Main Street
Remedial Repair work

Dear Ms. Backus,

Nantucket Architecture Group LTD and SJG Engineering is presenting an application before the Nantucket Historic District Commission for remedial rot repair work for 91 Main Street, Nantucket MA. This letter is intended to explain the construction methods to be used to repair the damaged areas to the home. Please see the remedial work drawing S-1.0 and field report dated march 20, 2023 prepared by Mr. Steven Goan along with existing conditions drawings EXA1 through EXA3 by Nantucket Architecture Group LTD.

The sill repair noted on the plans will be done by cutting open the existing wood sheathing just above the sills and shoring the existing stud wall system to allow the repair and or replacement of any rotted material. This will be done in sections along the foundation wall as noted. The corner boards will be removed and the existing corner posts will be evaluated for there structural integrity and any rot will be replaced and the corner posts repaired. The existing front clapboard, upper fascia, and freeze board along Main Street will be removed and any rot will be removed and repaired. The removed materials such as clapboard, corner posts and fascia will be salvaged for possible re-use. New material will be used in places of rotten material.

I hope this answers any questions you might have about the remedial repair work methodology planned for the project at 91 Main Street. Please let me know if you have any questions, we will be happy to discuss the project with you or the board.

Sincerely

Stephen Theroux
Nantucket Architecture Group LTD.

PO Box 1814
Nantucket MA 02554
ph 508 228-5631
fax 508 325-4284
nag@nantucket.net
www.nantucketarchitecture.com

SEPT 24 2024 MEETING

APPROVED
HDC2024.09-11062
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

I. COMMISSION ANNOUNCEMENT

1. Surfside Crossing, Architectural Reivew Workgroup
2. Organizational Meeting: Efficient/Effective Meetings (Use of Time, Preparedness, Related Matters

II. CONSENT

1.	68 Fairgrounds, LLC	68 Fairgrounds Rd	garage	67/490	Val Oliver	SW
2.	Schwenke, T	14 Hummock Pond Rd	Shed	56/17	Structures Unltd	SW
3.	Bates Kevin	28 Norwood St	New Dwelling	71.3.3/109	Self	SW
4.	Nantucket Airport	14 Airport Rd	Door change	78/1	Normand	RP
5.	Carl & Sharon Nielson	50 Wanoma Way	Renew coa pool shed 4357	92.4/244	Thornewill	RP
6.	Carl & Sharon Nielson	50 Wanoma Way	Renew coa pool shed 4358	92.4/244	Thornewill	RP
7.	Steven & Michelle Garfinkel	13 Starbuck Rd	shed	60/113	Thornewill	RP
8.	Nantucket Electric	32 Bunker Rd	Addition to garage	78/2.7	Bruce Bisbano	JP
9.	Steven & Kathy Lasota	8 Maple Ln	New Garage	67/303.4	K. Megna	JP
10.	Lewis, Durvan	6 Mary Ann Dr	hardscape	68/440	Brook Meerbergen	AM
11.	Luckity Trust	Tuckernuck	New Roof	96/8	Val Oliver	AM
12.	John Daly	6 Nobadeer Way	Add rear porch	68/172	Rob Andersen	VO
13.	Bartlett Rd LLC	32 Bartlett Rd	Shed	66/19	Emeritus LTD	VO
14.	Quidnest LLC	26 Quidnet Path	Cabana	21/150	Reid Yenor	VO
15.	David Butler	26 Clarenden St	Add railings to deck	76.1.3/121	Self	VO
16.	Gewirtz	4 Starbuck Rd	Replace garage ROOF	59.3/66	LINK	AC
17.	Wallace	65 Polpis Rd	Move on from 19 Nobadeer	43/13	LINK	AC
18.	Dalton Frazier	5 Maple Ln	Color change	67/303.7	Brian Harris	SW

III. CONSENT WITH CONDITIONS

1. Seascene LLC — 10 Old North Wharf — New Roof — 42.3.1/23 — J Lydon — SW
   - Add the date of construction to the COA (NHL Data c.1950)
2. Olympic Equity Hold LLC — 91 Main St — Rot repair — 42.3.3/18 — NAG — SW
   - Approval is for exploratory work only. Specifically, the "…extent of rot will have to be determined by removing the corner boards and siding until sound materials is found. The extent of the repair will then be determined," as excerpted from the Field Report, being part of the submission for this work. After the extent of required work is determined, a revised application (list the specific work) is to be submitted, the hearing of which will be conducted the meeting after the deadline the submission is submitted under. Once identified, the revised application should include detailed photographs (of the rot) and detailed drawings of the work to be completed.
3. Kathleen Held — 8 Ahab Dr — Shed — 65/64 — Val Oliver — SW
   - Due to the location off the beaten path and existing vegetation, its location on Moby Way (a dead end), its location off Moby Way in such a way that sufficient established vegetation exists (more than shown on the site plan) allowing for the re-use of the window and doors, as proposed.
4. Carl & Sharon Nielson — 50 Wanoma Way — Move demo MH — 92.4/244 — Thornewill — RP
   - Clarify and add date of construction to the COA (NHL Data c.1985)
5. Marjory Trott — 44 Dukes Rd — New Roof — 56/248 — Marjory Trott — JP
   - Add the date of construction to the COA (NHL Data c.1983)
6. Lewis, Durvan — 6 Mary Ann Ln — Addition — 68/440 — Brook Meerbergen — AM
   - Add the date of construction to the COA (NHL Data c. 1997)
7. Downing, Diane — 29 Bank St — Replace windows — 73.1.3/9 — Self — AM
   - That the windows are TDL, consistent with the original approval conditions.
8. Todd David C Trust — 17 Uncatena St — Main House window door deck — 80/15 — John Kuszpa — AM
   - Add the date of construction to the COA (NHL Data c.1978)
9. Todd David C Trust — 17 Uncatena St — Garage window door deck — 80/15 — John Kuszpa — AM
   - Add the date of construction to the COA (NHL Data c.1972)
10. Salros 3 ACK LLC — 3 Salros Rd — Window wells — 66/20.1 — Sanne Payne — AM
    - Add the date of construction to the COA (NHL Data c.1984)

Holly Backus

From: Stephen Theroux <steve@nantucketarchitecture.com>
Sent: Thursday, September 26, 2024 1:47 PM
To: Holly Backus
Cc: sjgeng@comcast.net; Zoran Milovski
Subject: FW: preliminary interior only exploratory permit
Attachments: HDC 91 MAIN.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: HDC

APPROVED
HDC2024.09.11062
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
EXPLORATORY ONLY

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Holly,

We agree with the exploratory demo conditions place on the approval with conditions at last Tuesdays hdc meeting. We will file the hdc approval for an exterior exploratory demo permit to determine the extent of the rot. We will then report back to the hdc with our findings and repair and or replacement drawings.
Stephen Theroux
NAg

From: Stephen Theroux
Sent: Thursday, September 26, 2024 11:55 AM
To: Paul Celotto <paulcelotto@gmail.com>
Cc: Zoran Milovski <zoki1milovski@gmail.com>; sjgeng@comcast.net
Subject: RE: preliminary interior only exploratory permit

Paul,
I was in the process of getting the permit application done when the hdc moved up our application and approved it at this Tuesdays meeting. I will file the full permit early next week as soon as the hdc has processed the approved paperwork. I just spoke to one the administration and she plans on processing them over this weekend.
Stepen Theroux
Nag

From: Paul Celotto <paulcelotto@gmail.com>
Sent: Thursday, September 26, 2024 8:57 AM
To: Stephen Theroux <steve@nantucketarchitecture.com>
Subject: Re: preliminary interior only exploratory permit

Stephen, following up on my 9/17 email. Did you submit the application for interior only exploratory permit?
Paul

On Tue, Sep 17, 2024 at 11:03 AM Paul Celotto <paulcelotto@gmail.com> wrote:

> Approved. Please proceed with the permit application for preliminary "interior only" exploratory permit.
> Thank you,
> Paul

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 _____

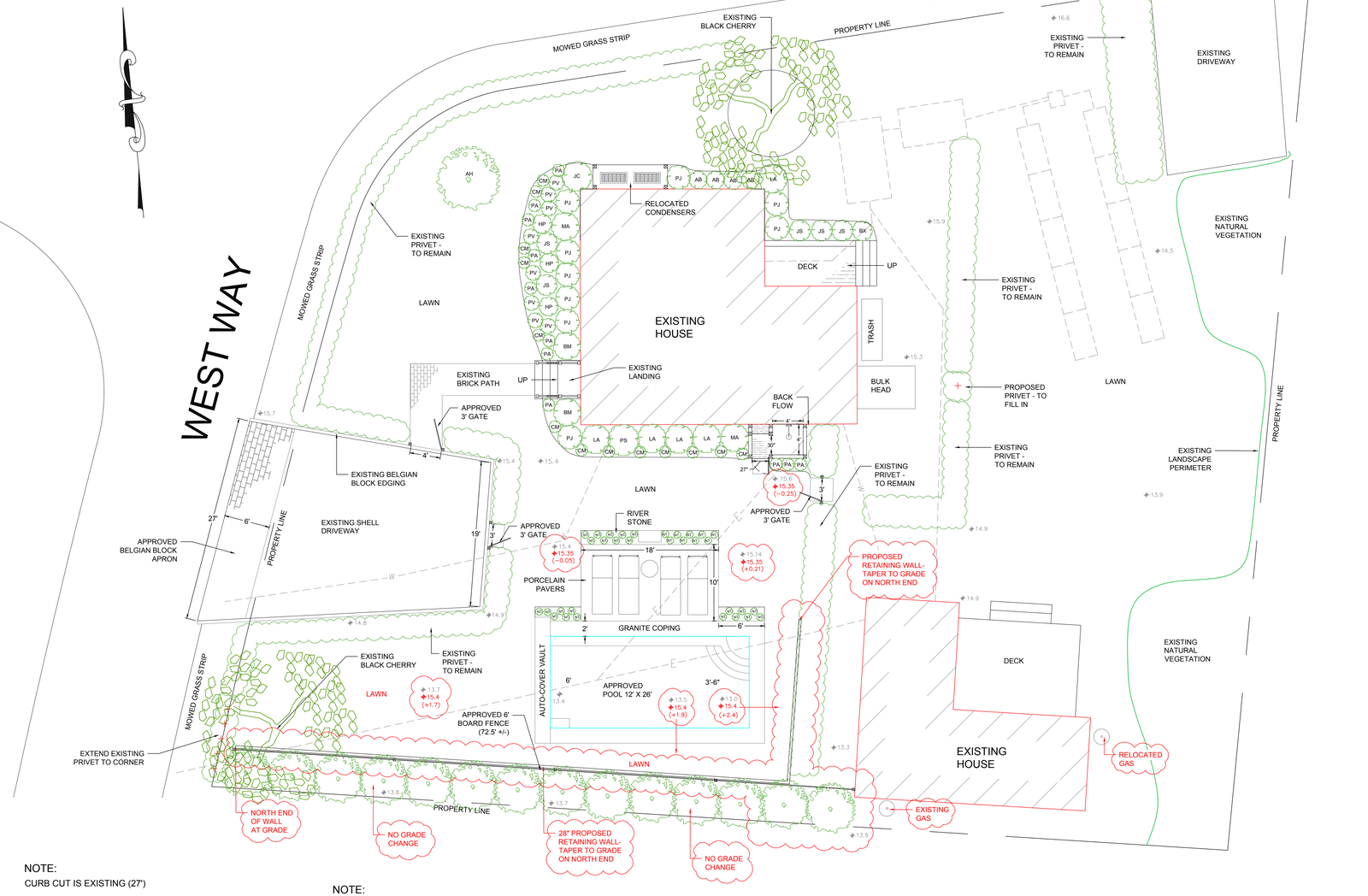
* Attach manufacturer's color samples if color is not from HDC approval list.

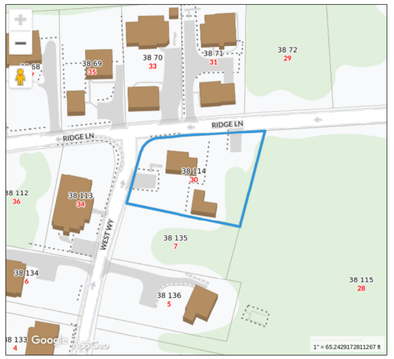
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

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

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

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

The certificate is valid for three years from 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: _____

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 _____

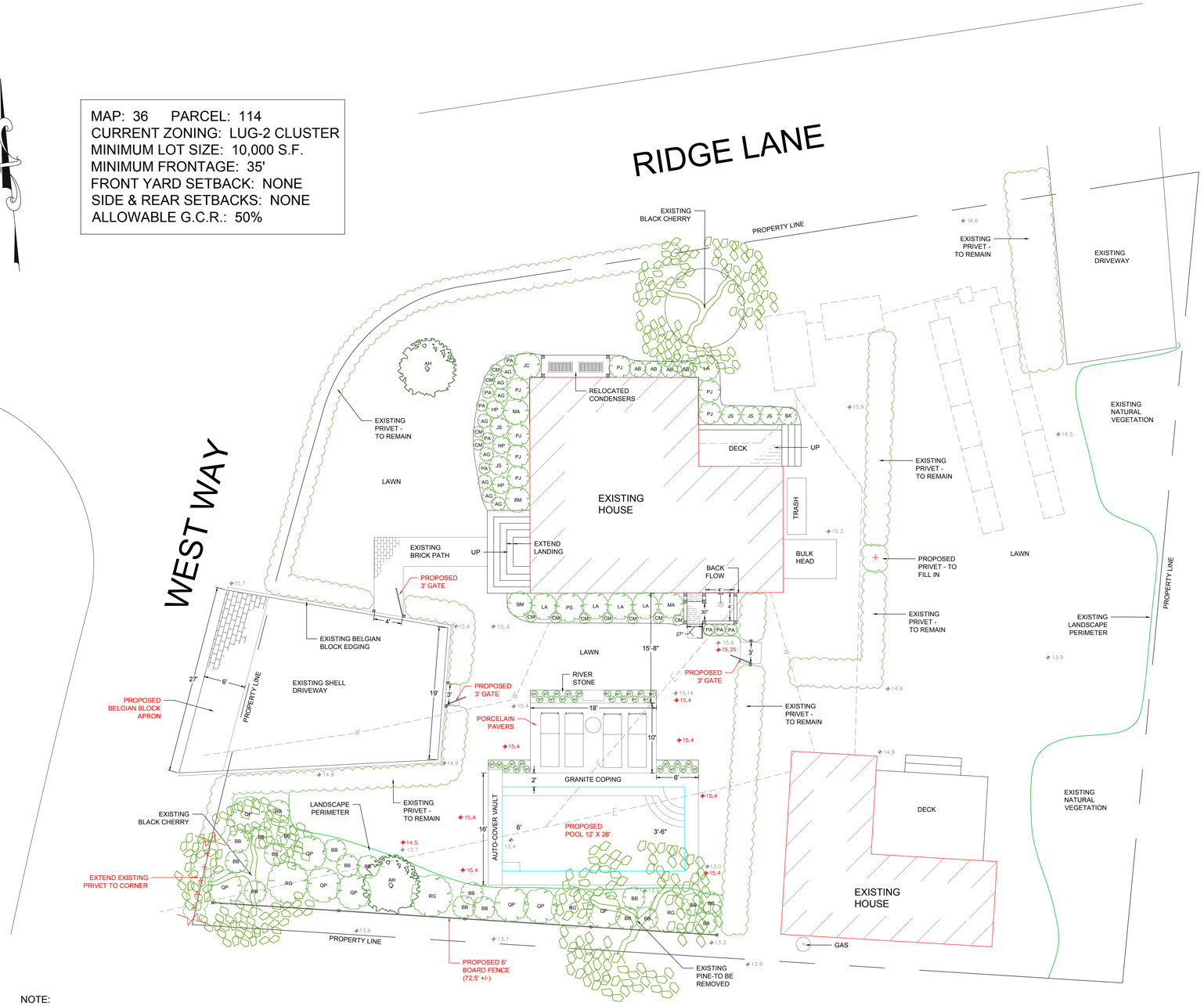
Deck _____ Foundation _____ Fence Natural to weather + gates Shutters _____

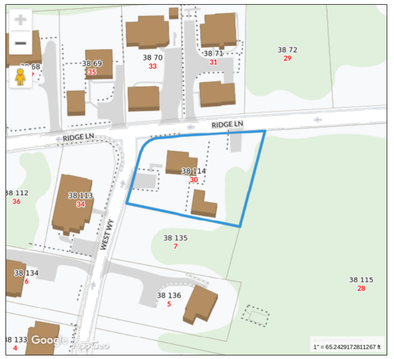
* Attach manufacturer's color samples if color is not from HDC approval list.

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

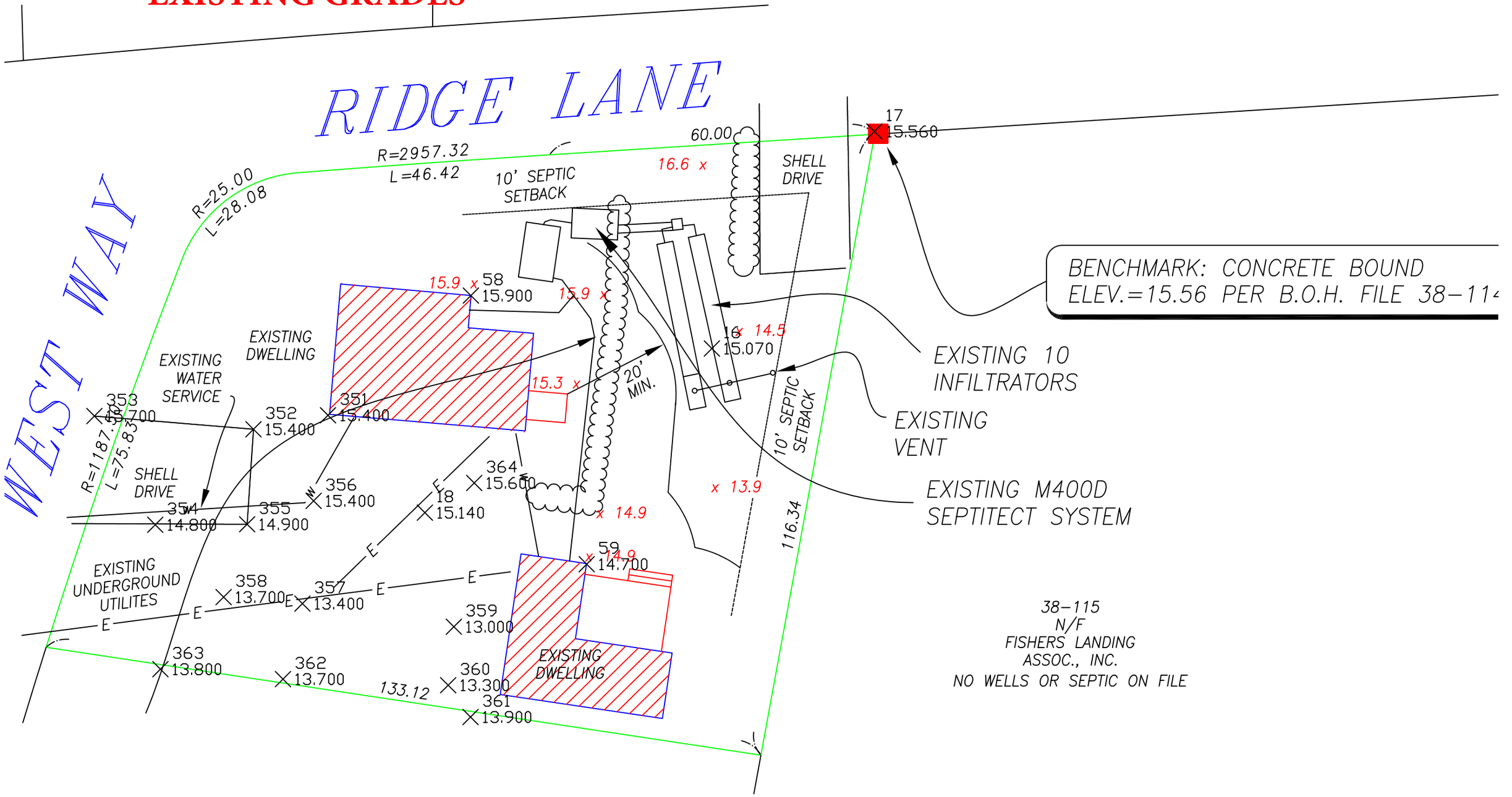
30 Ridge Lane
PROPOSED LANDSCAPE DESIGN

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

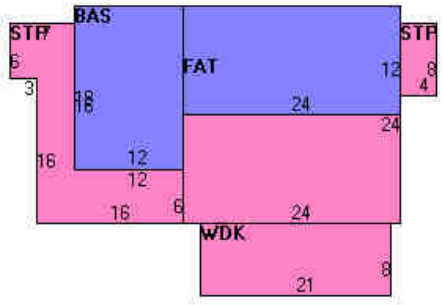
Building Attributes	
Field	**Description**
Style	Colonial
Model	Residential
Grade:	Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 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

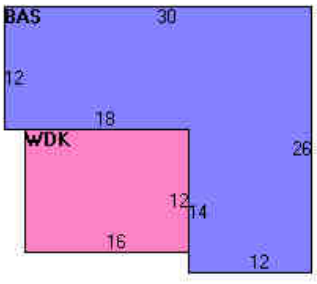
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Below Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Pine/Soft 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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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

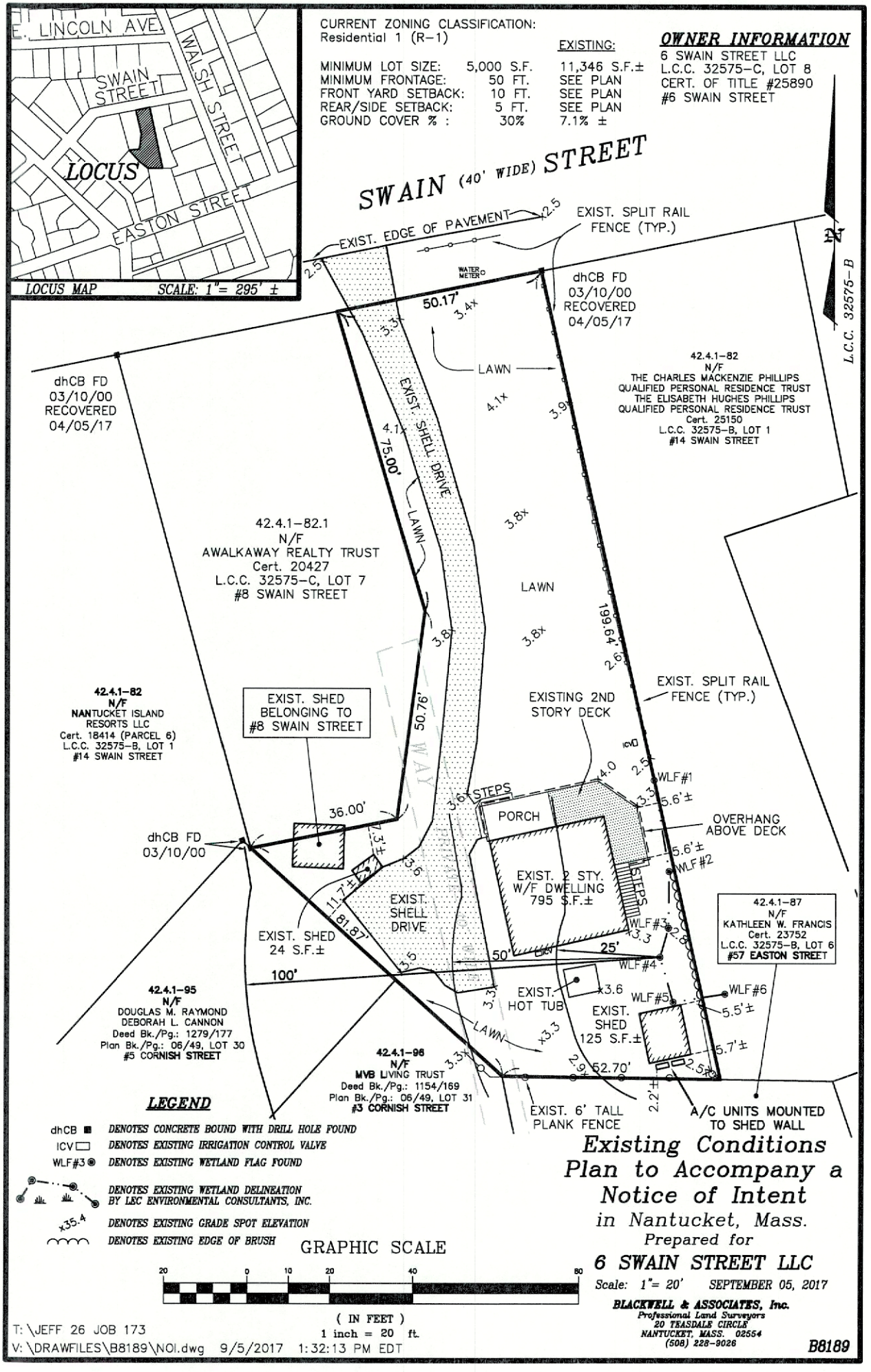
Property ID	10361
Location	6 SWAIN ST
Owner	6 SWAIN STREET LLC

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

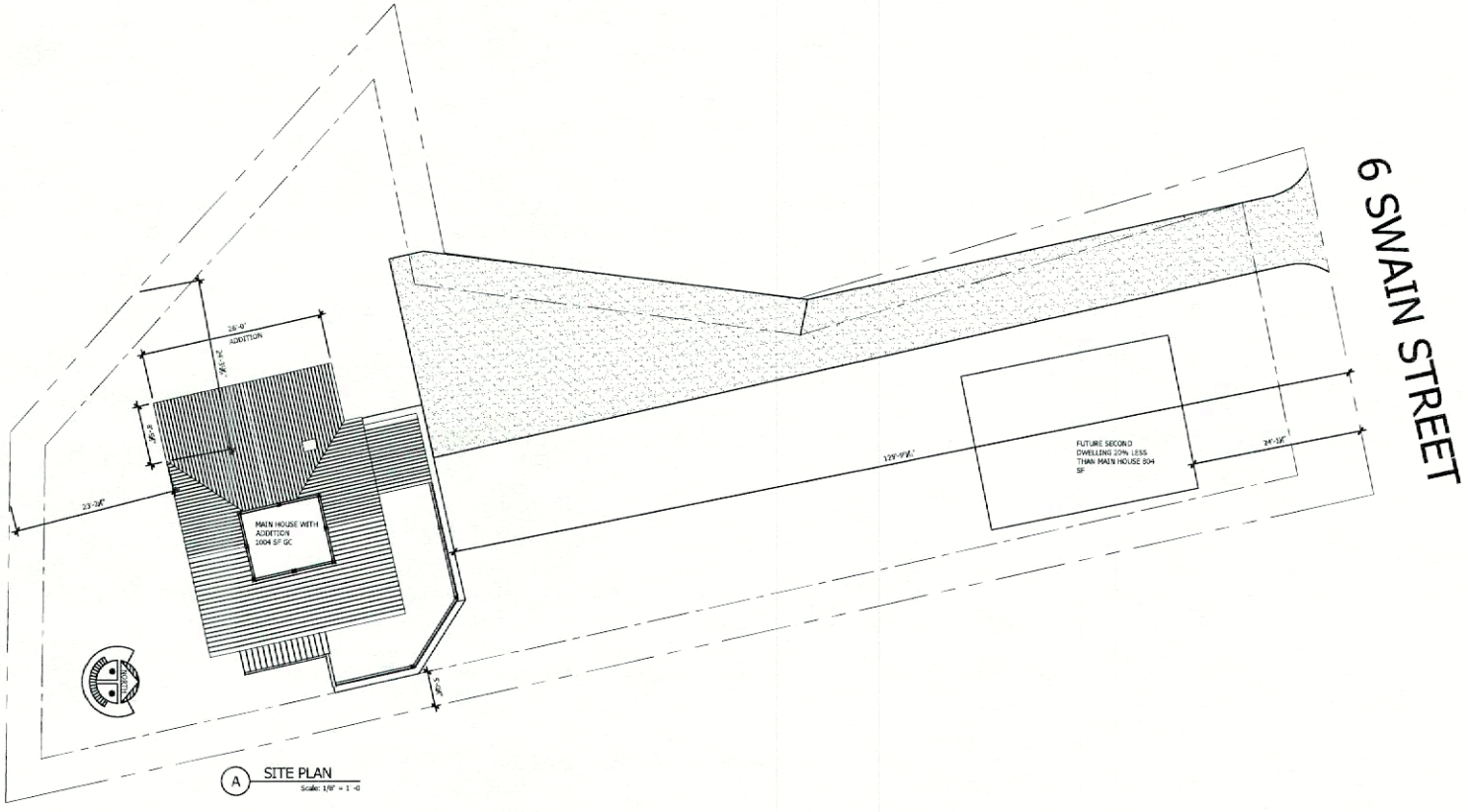
Year Built: 1984
Living Area: 1,648
Replacement Cost: $1,155,455
Building Percent Good: 88
Replacement Cost Less Depreciation: $1,016,800

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

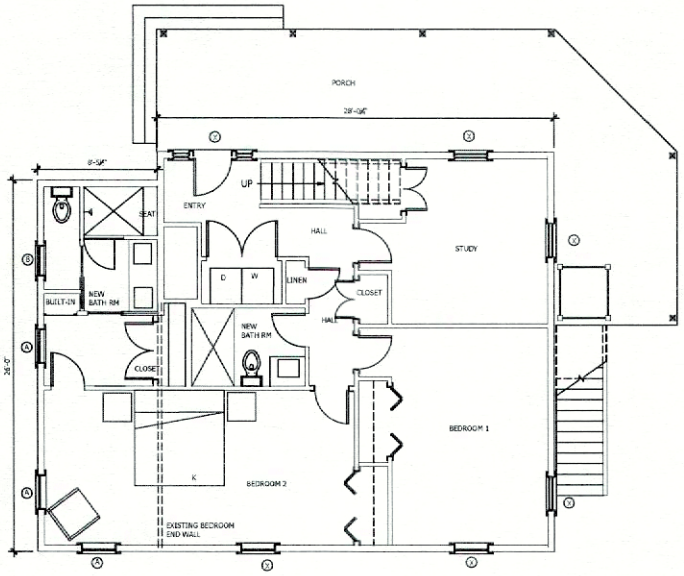
SITE PLAN
SCALE: 1/8" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2419.10
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

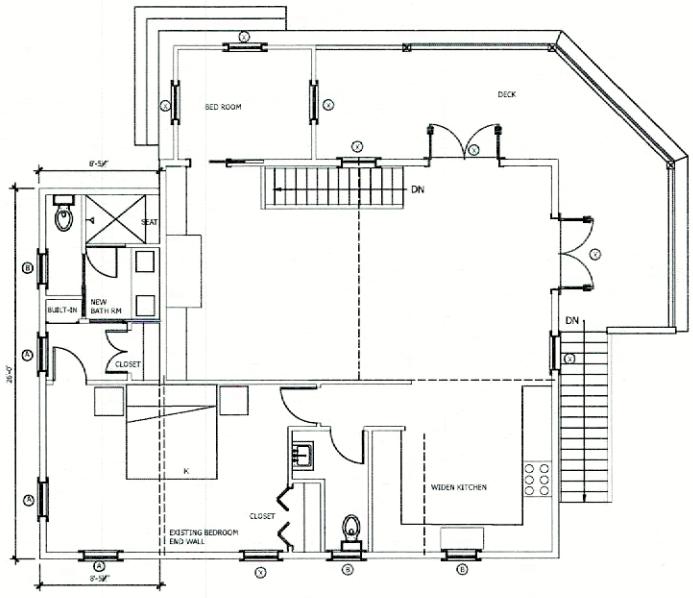
client number

A1

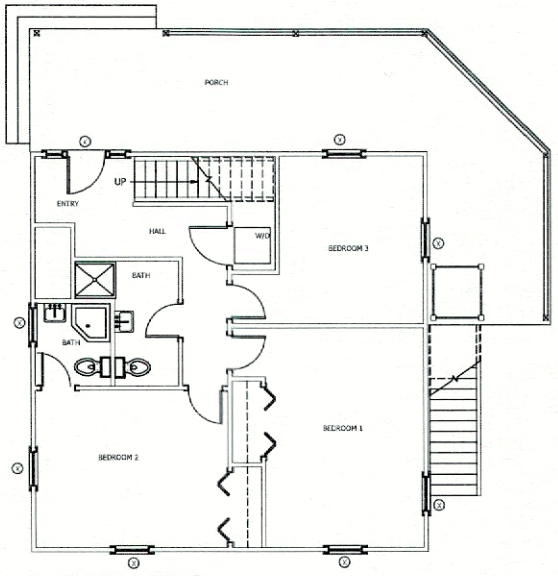
NOTE: DRAWINGS ARE FOR HDC FILING ONLY
AND NOT FOR CONSTRUCTION.
10/22/2024



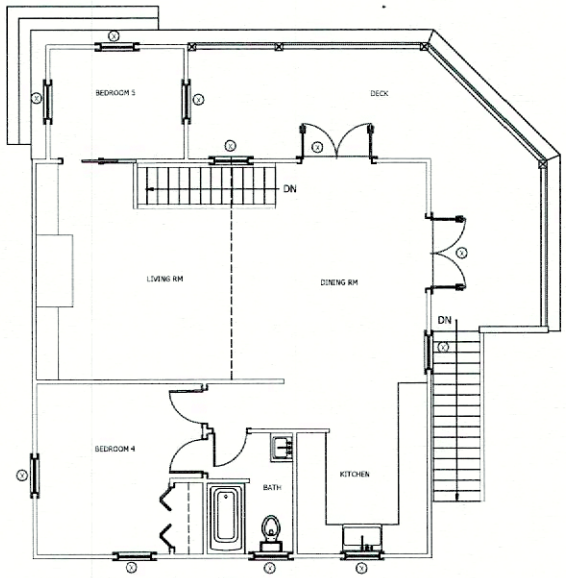
C PROPOSED FIRST FLOOR PLAN ADDITION
Scale: 1/4" = 1'-0



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.
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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
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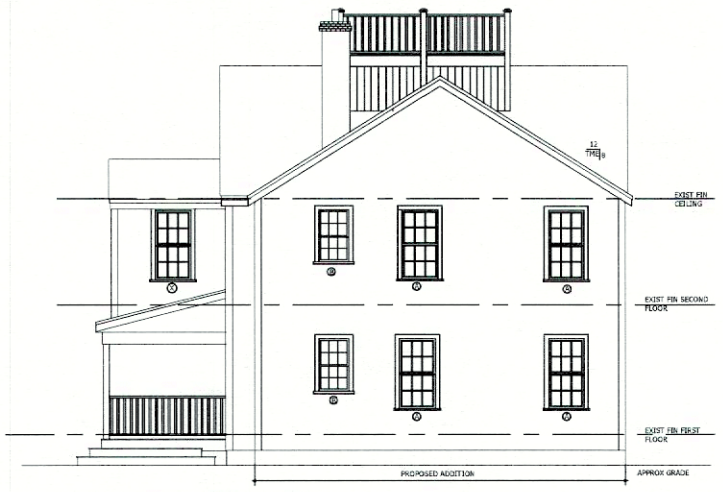
10/22/2024



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

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

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
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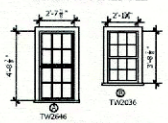
10/22/2024

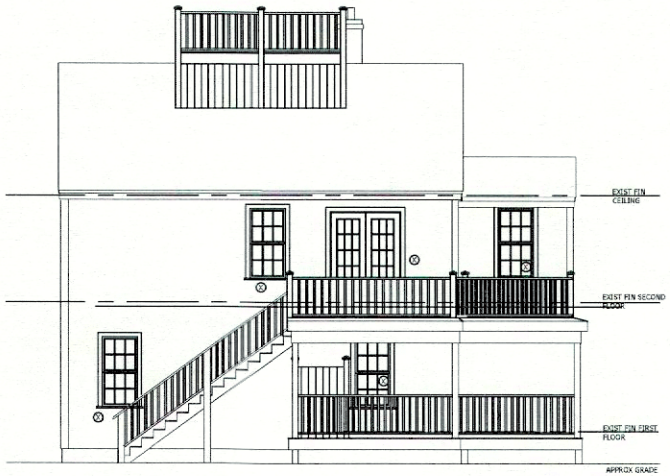
WINDOW SCHEDULE



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

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

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

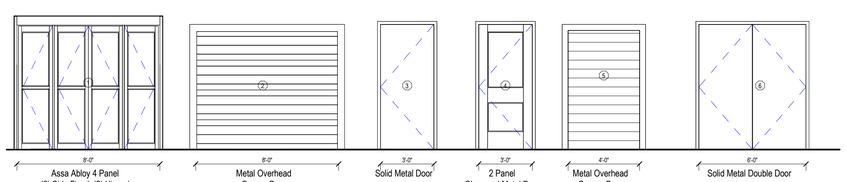
HDC Submission



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

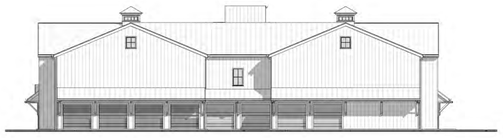
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan 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



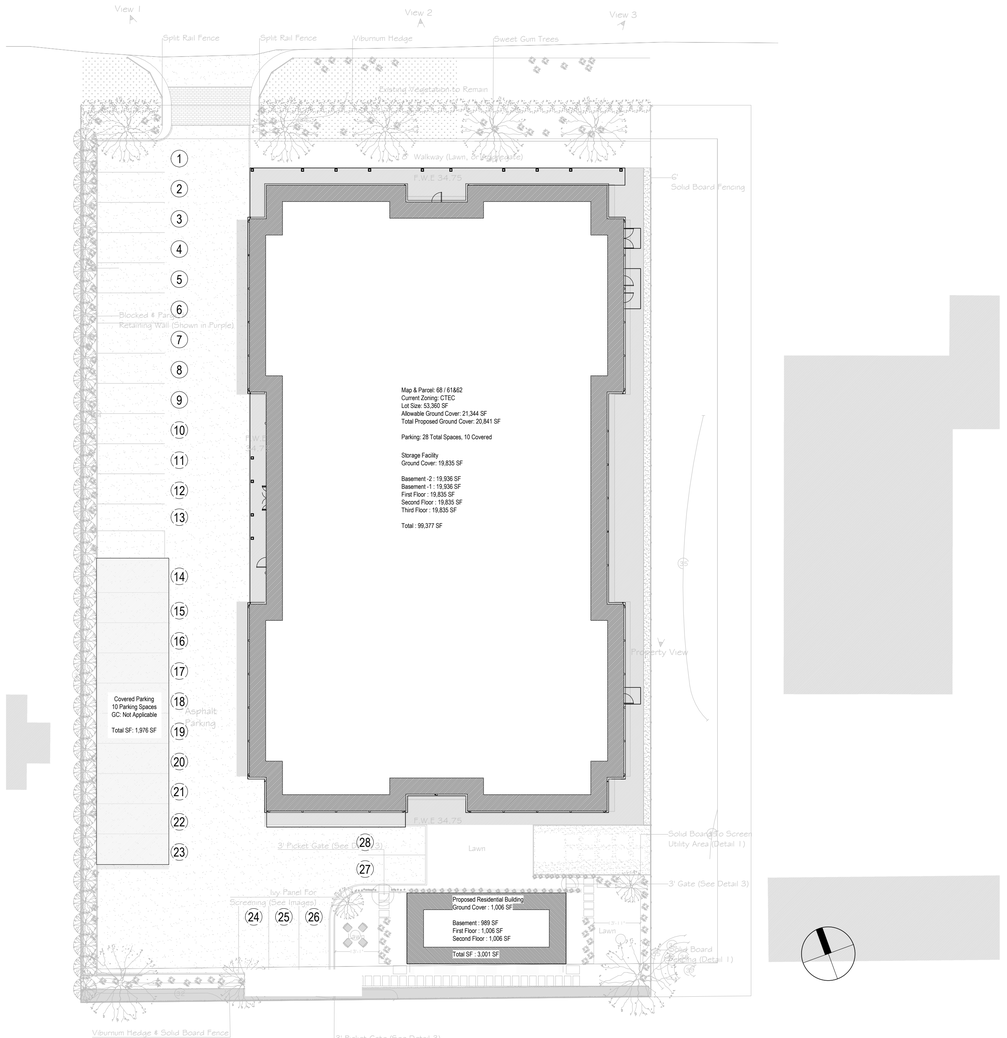
East Elevation



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

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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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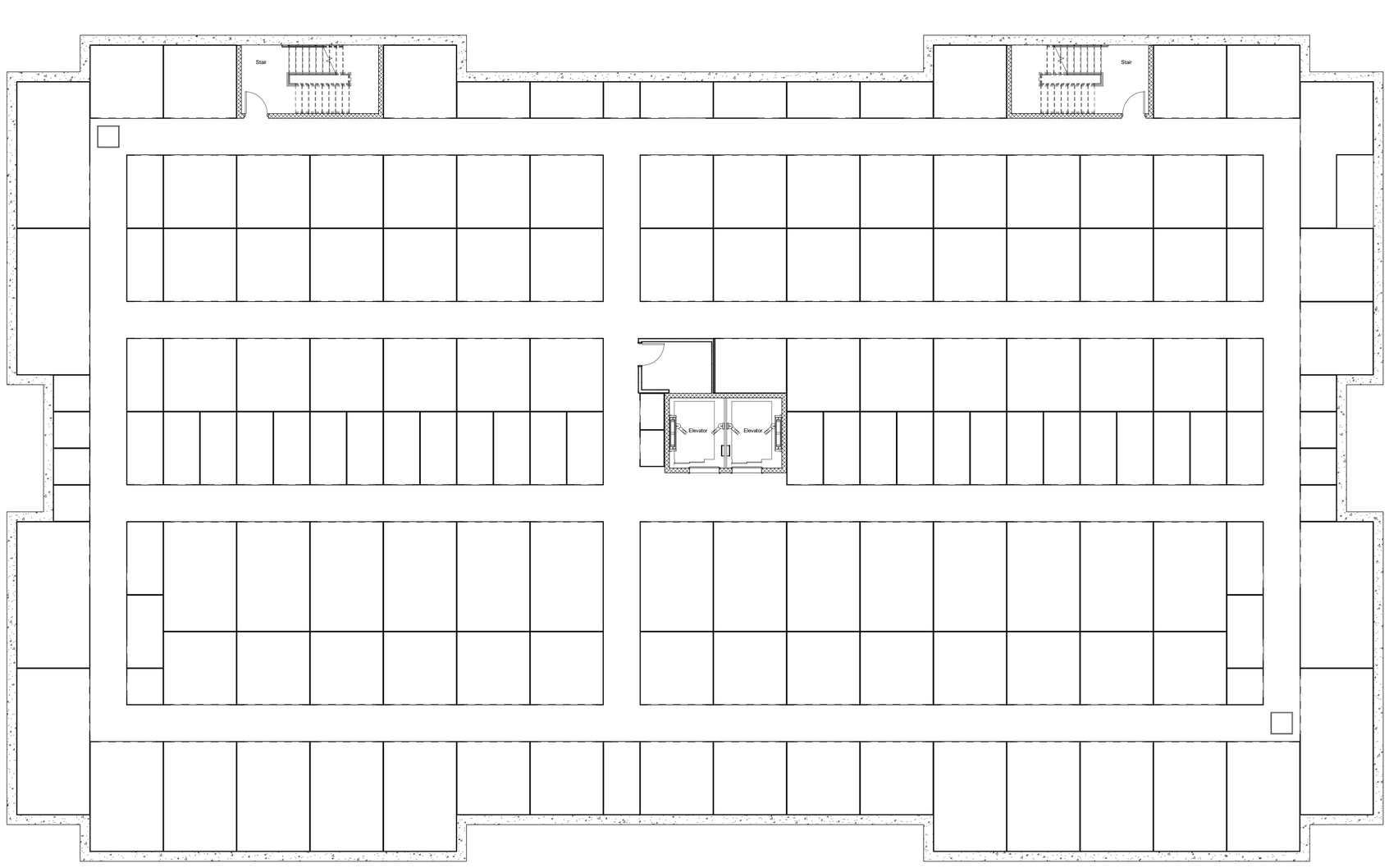
G.1.1
2224

11.04.24

HDC Submission



Basement Level 2 Floor Plan

1/8" = 1'-0"

2224

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Basement Level 2 Plan

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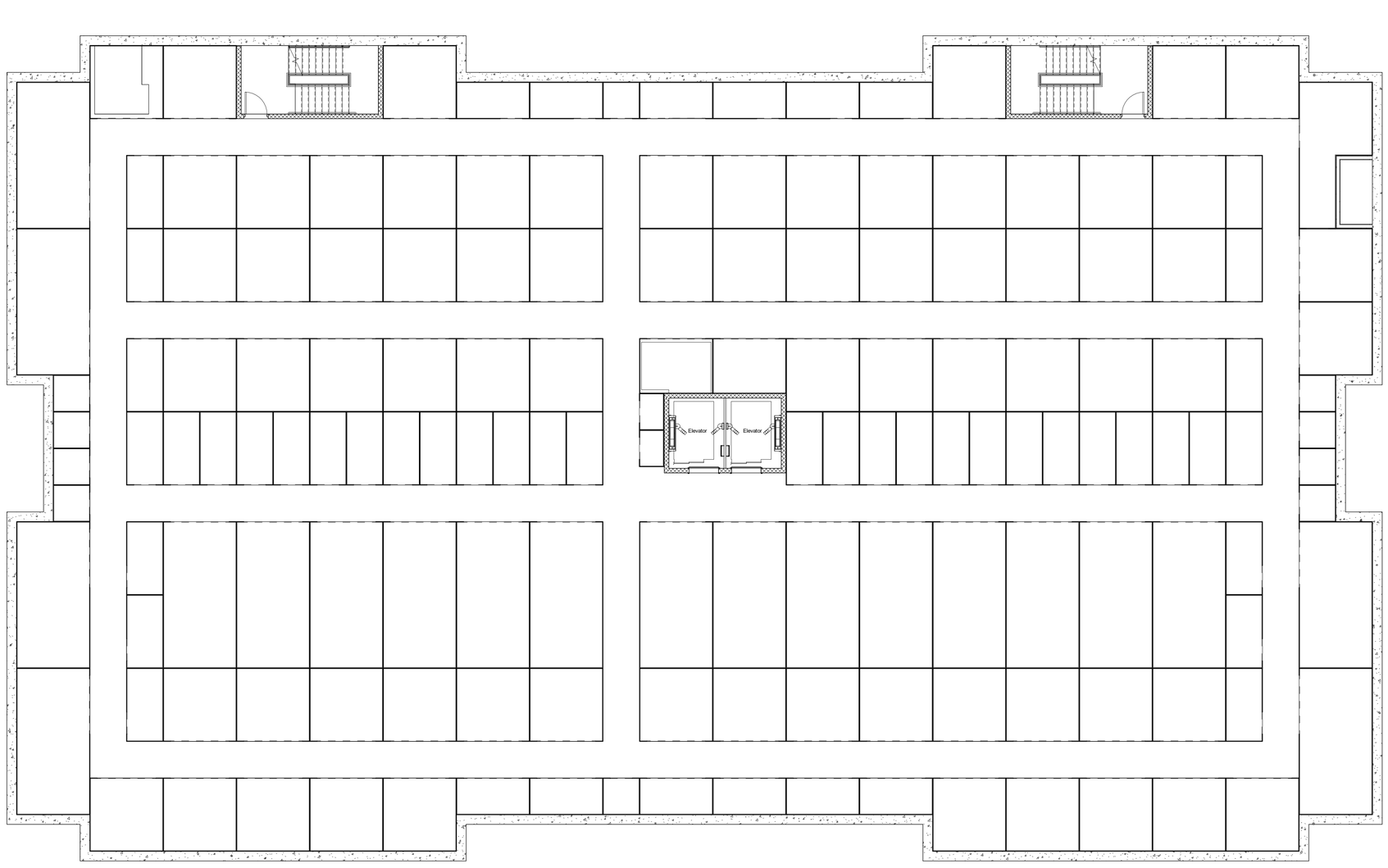
11.04.24

HDC Submission



Basement Level 1 Floor Plan

1/8" = 1'-0"

2224

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emeritus

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Basement Level 1 Plan

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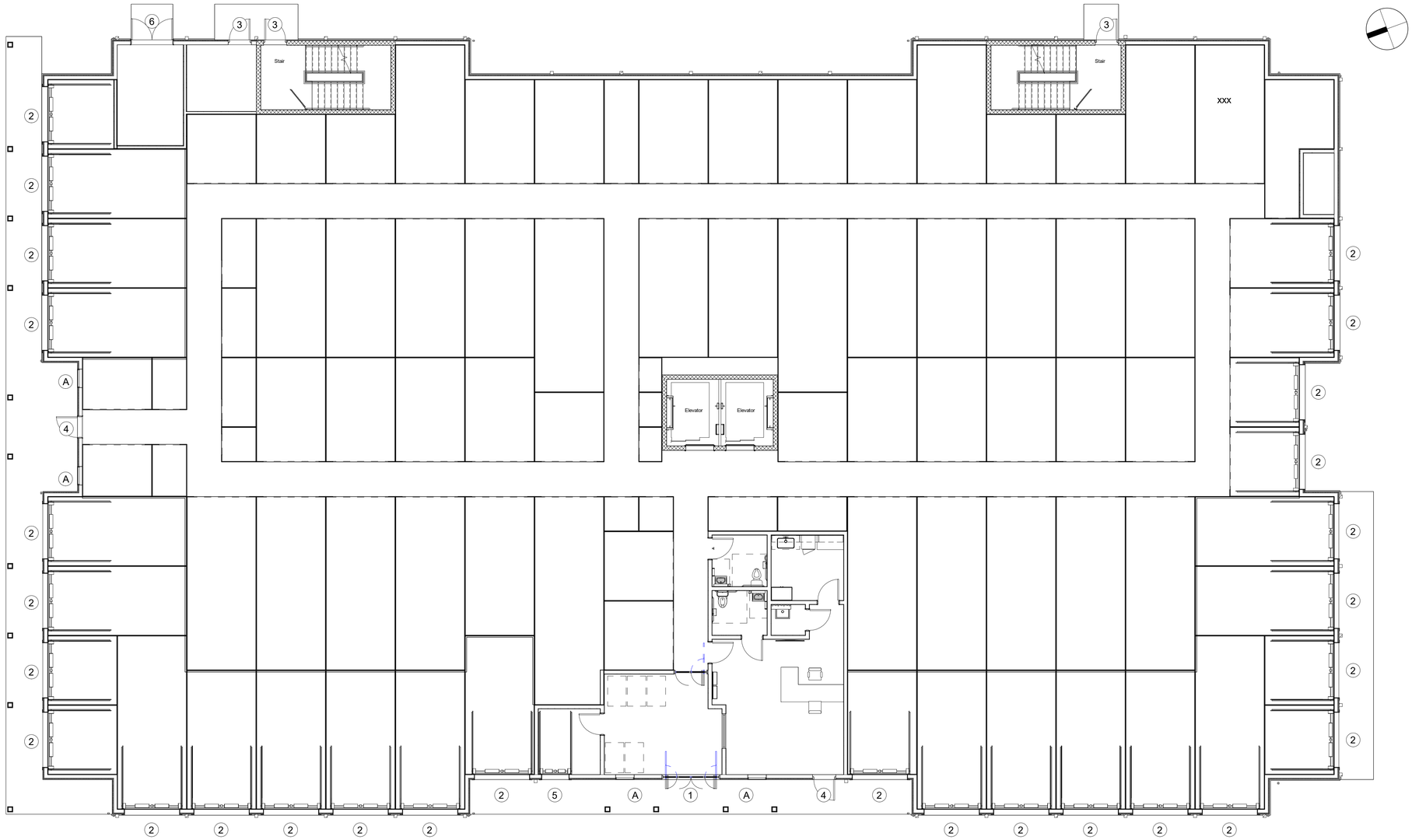
A.1.1

2224

HDC Submission

11.04.24



First Floor Plan

1/8" = 1'-0"

2224

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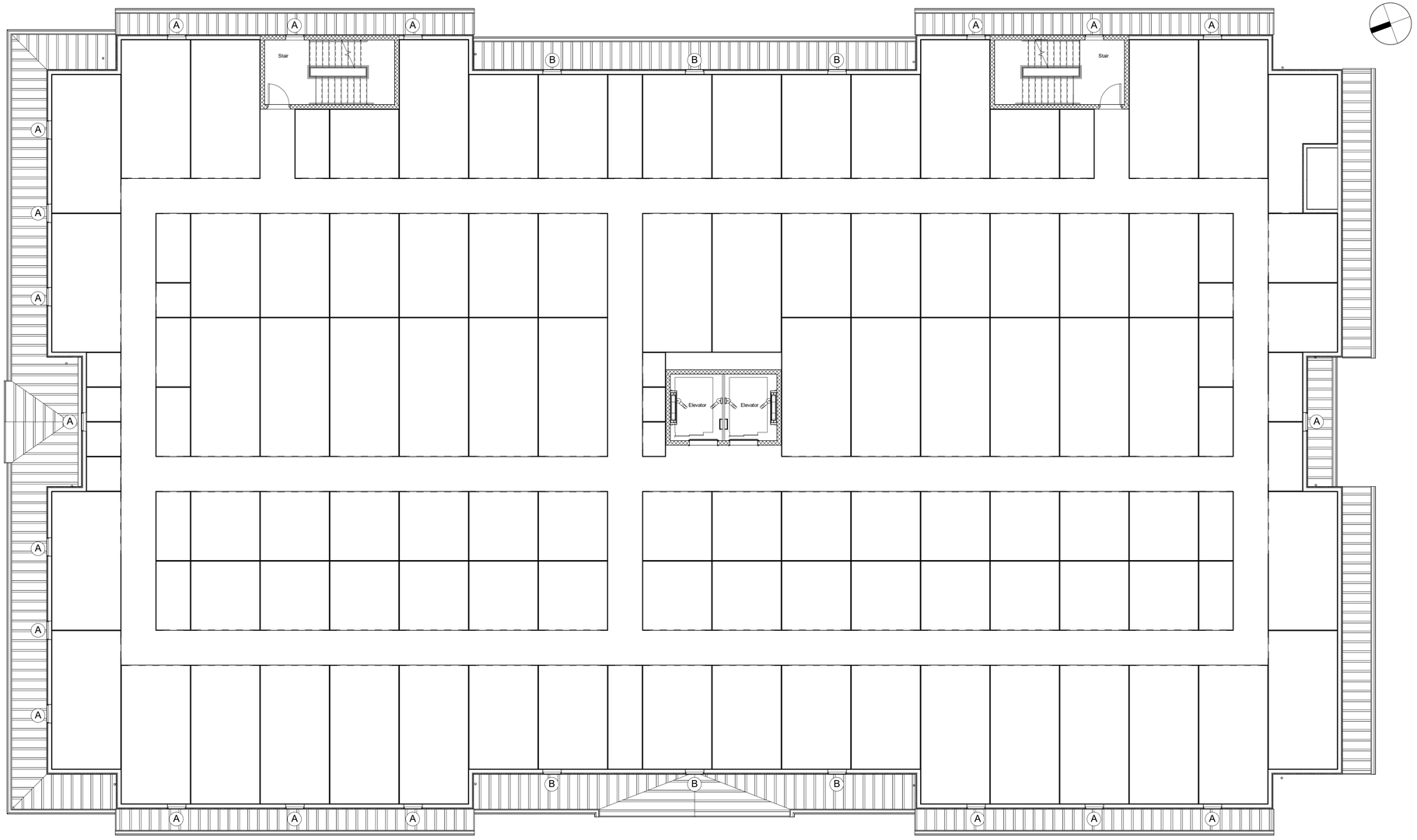
A.1.2

2224

11.04.24

HDC Submission



Second Floor Plan

1/8" = 1'-0"

2224

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Second Floor Plan

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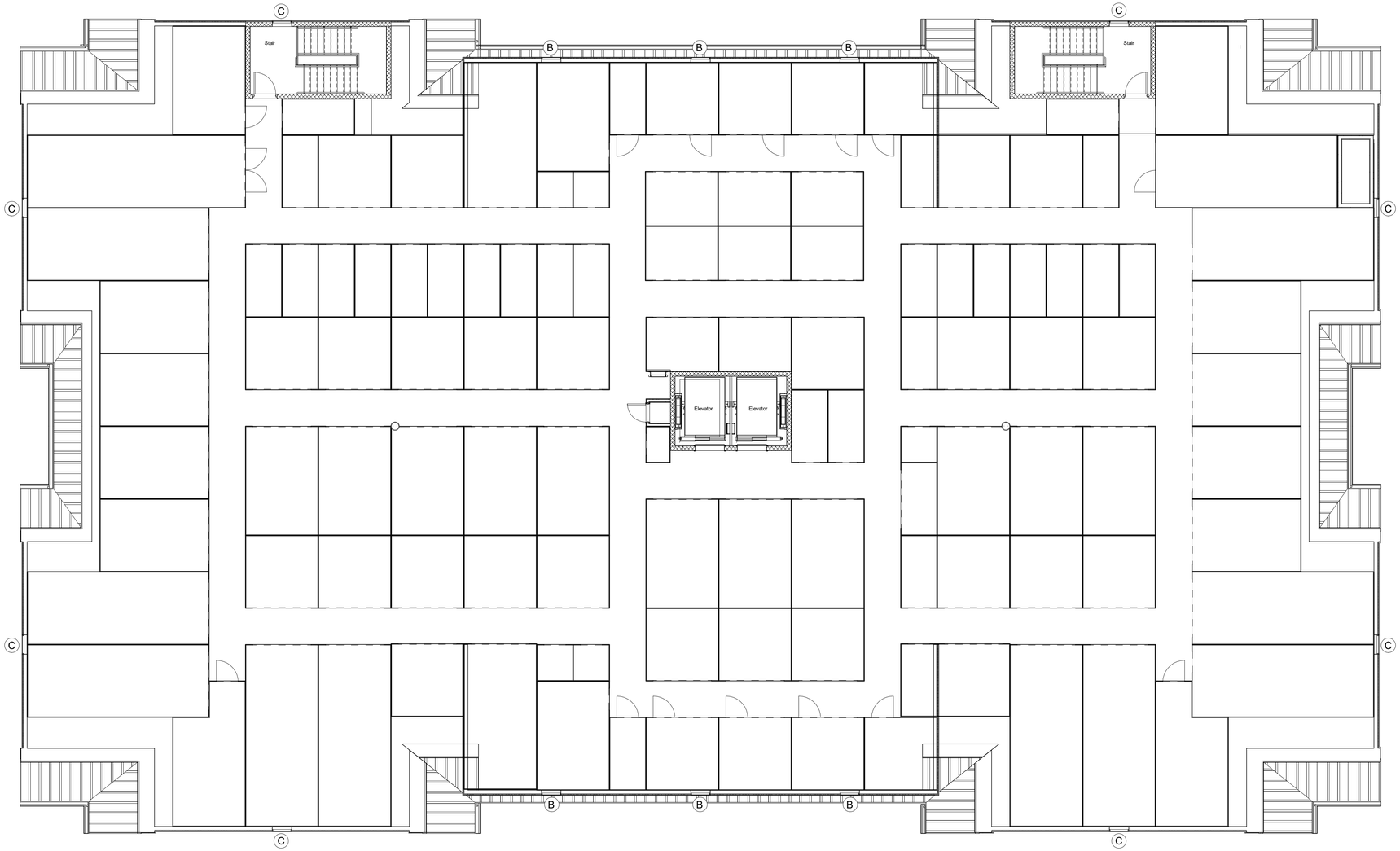
A.1.3

2224

HDC Submission

11.04.24



Third Floor Plan

1/8" = 1'-0"

2224

DXD SS Fund II

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emeritus

8 Williams Lane
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Third Floor Plan

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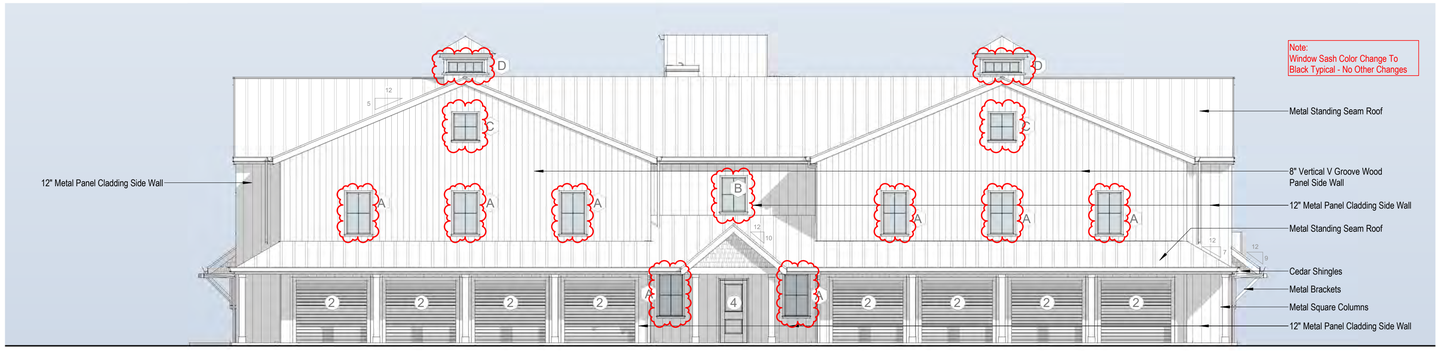
A.1.4

2224

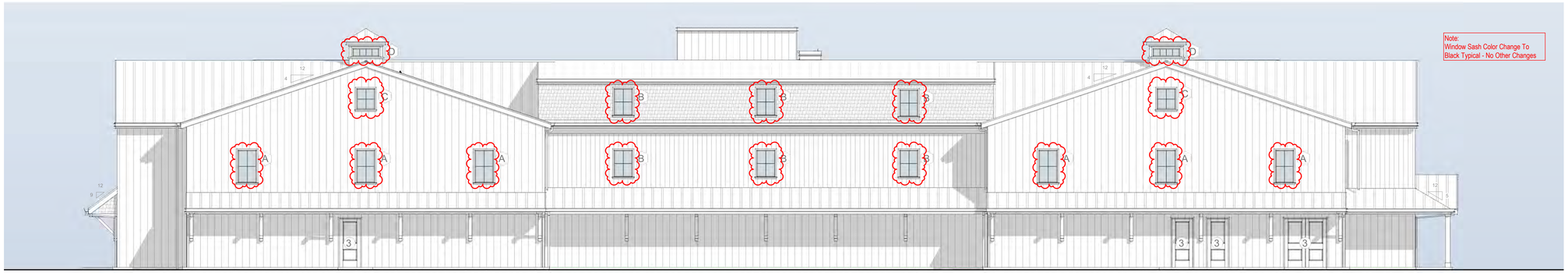
11.04.24

HDC Submission



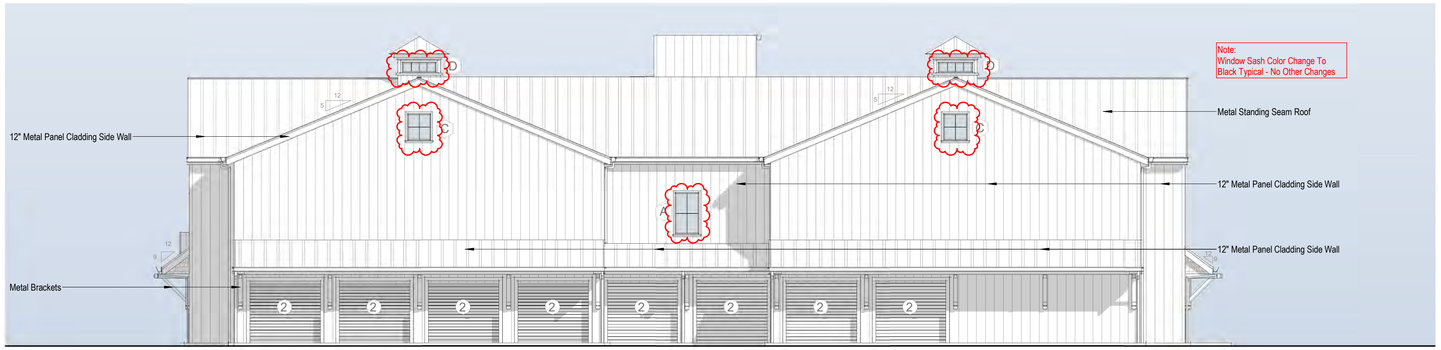
North Elevation - Previously Approved

1/8" = 1'-0"



East Elevation - Previously Approved

1/8" = 1'-0"



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
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

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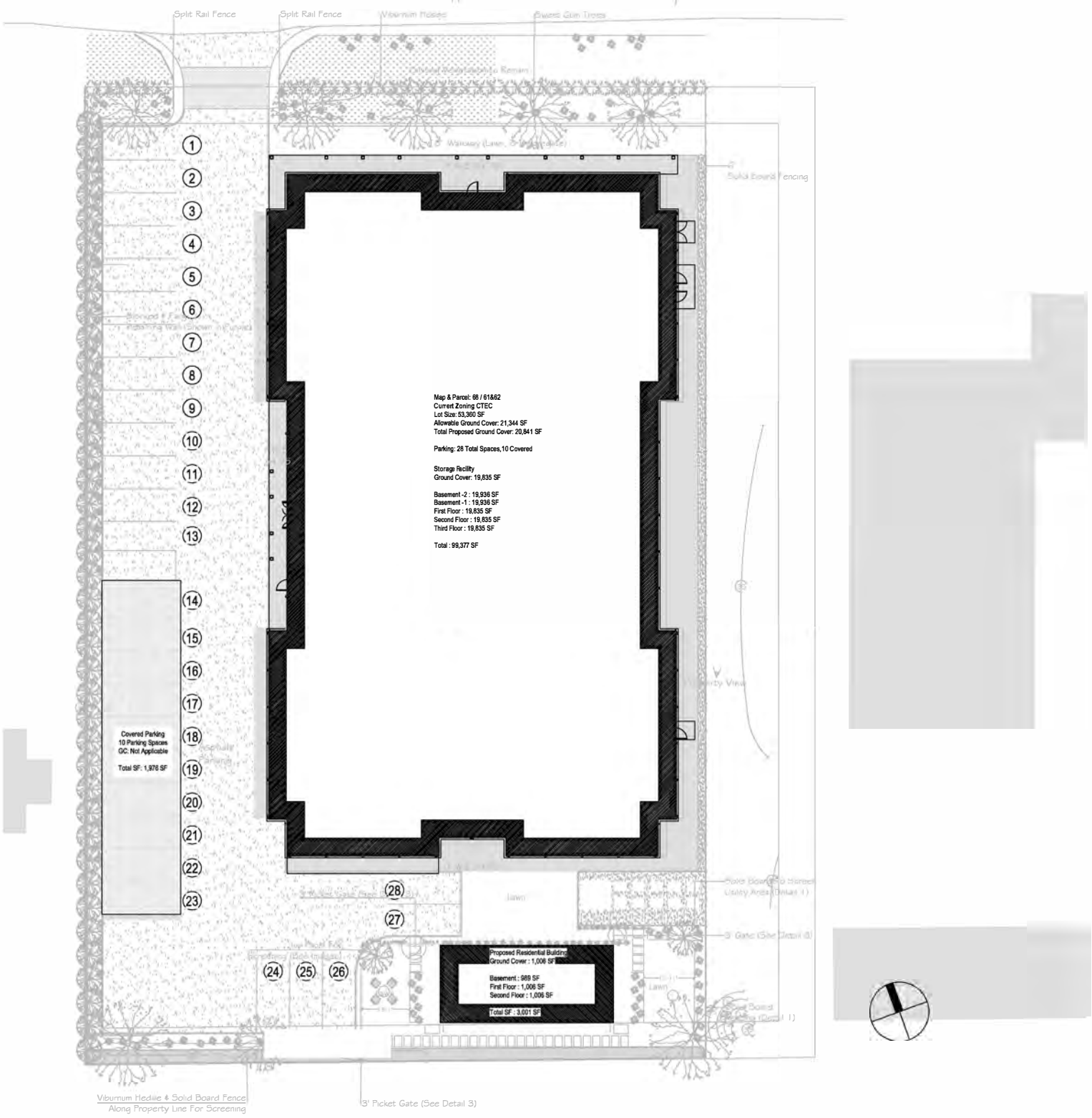
A.2.0

2224

DXD SS Fund II Nantucket Propco, LLC.

10-12 Davkim Lane
Nantucket, MA 02554





Site Plan

3/64" = 1'-0"



North Elevation



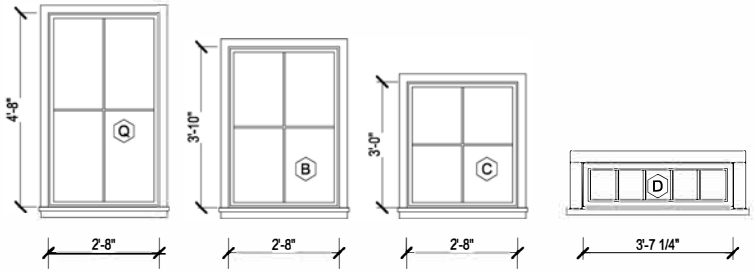
East Elevation



South Elevation



West Elevation



Fixed
2/2 SDL

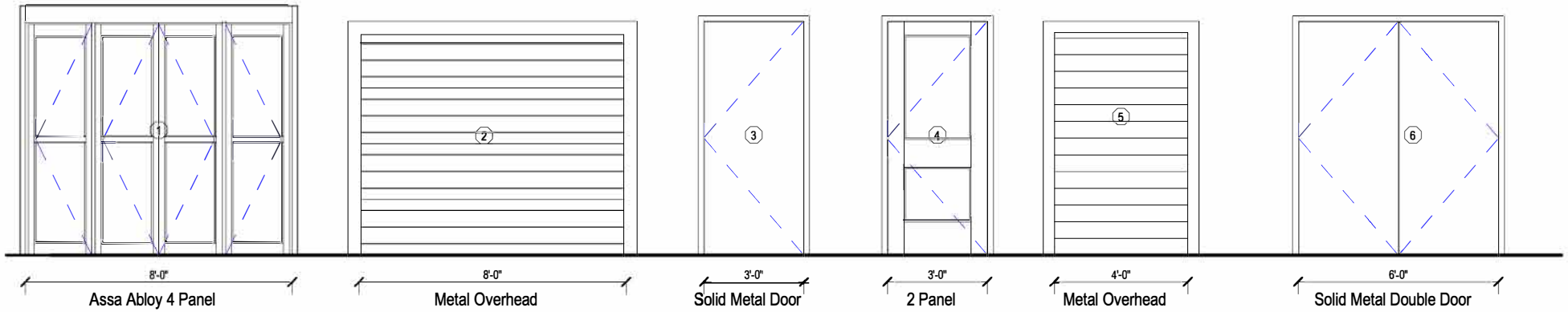
Fixed
2/2 SDL

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

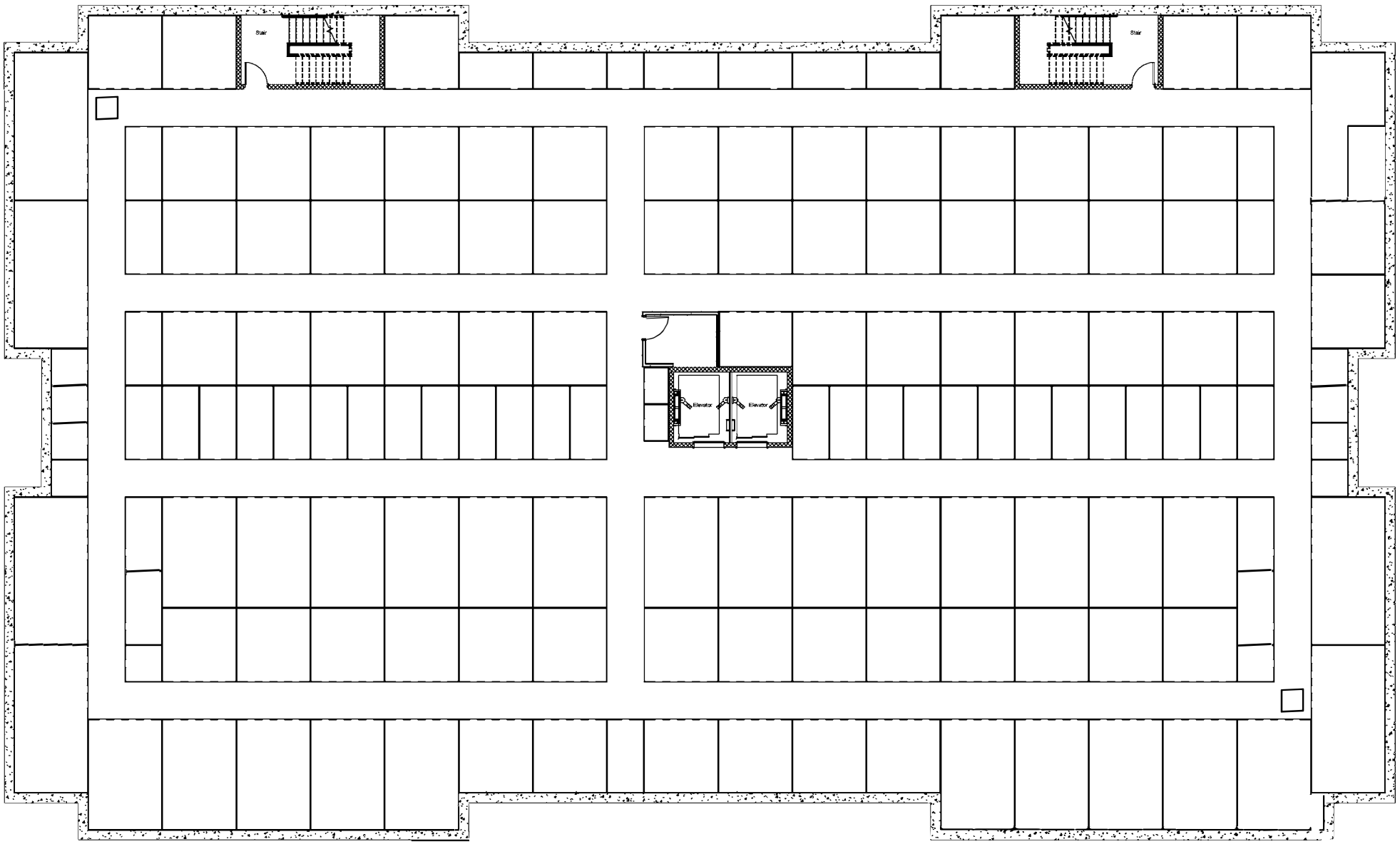
Solid Metal Double Door

Door Legend

1/4" = 1'-0"

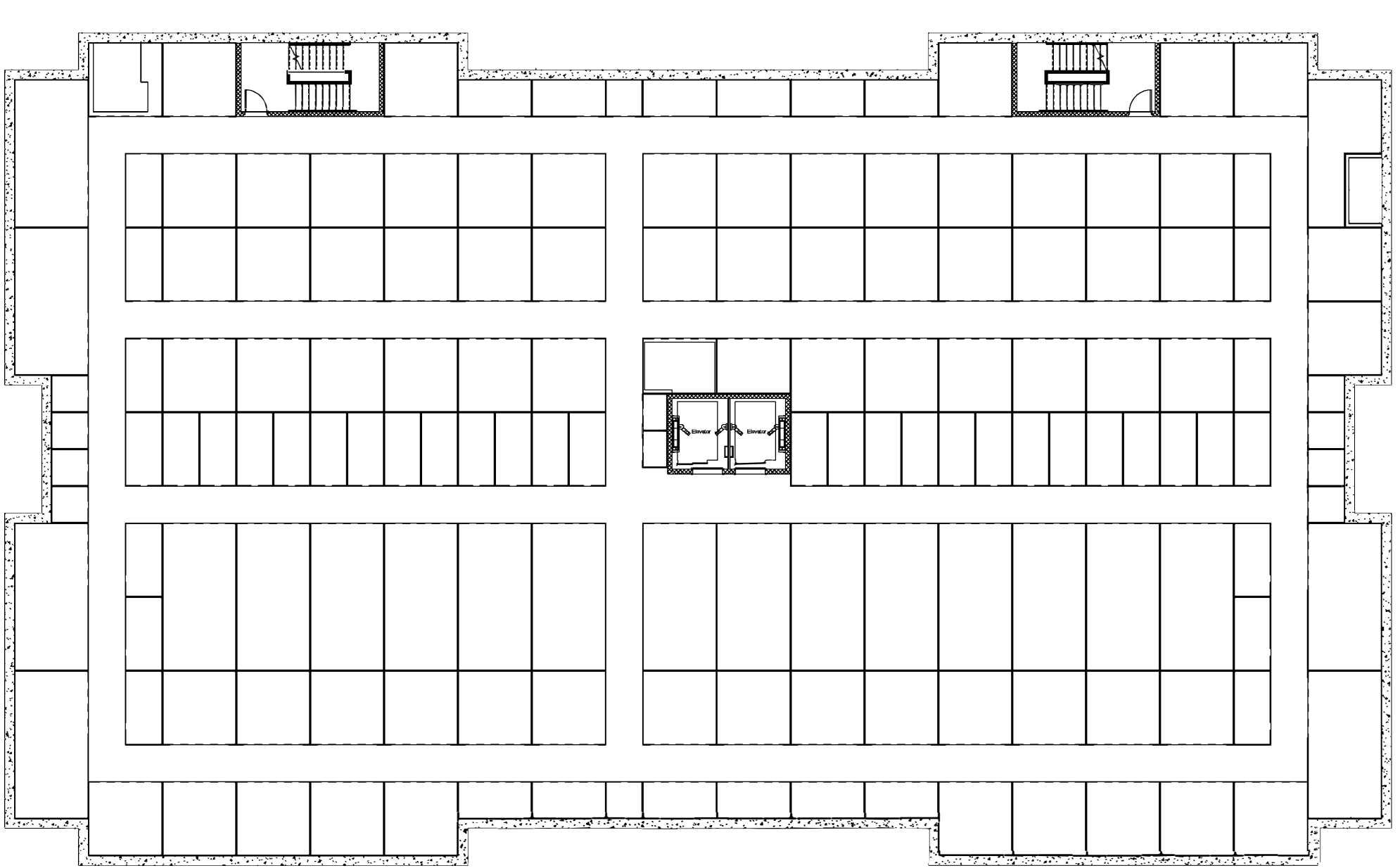
WINDOW & DOOR NOTES

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"



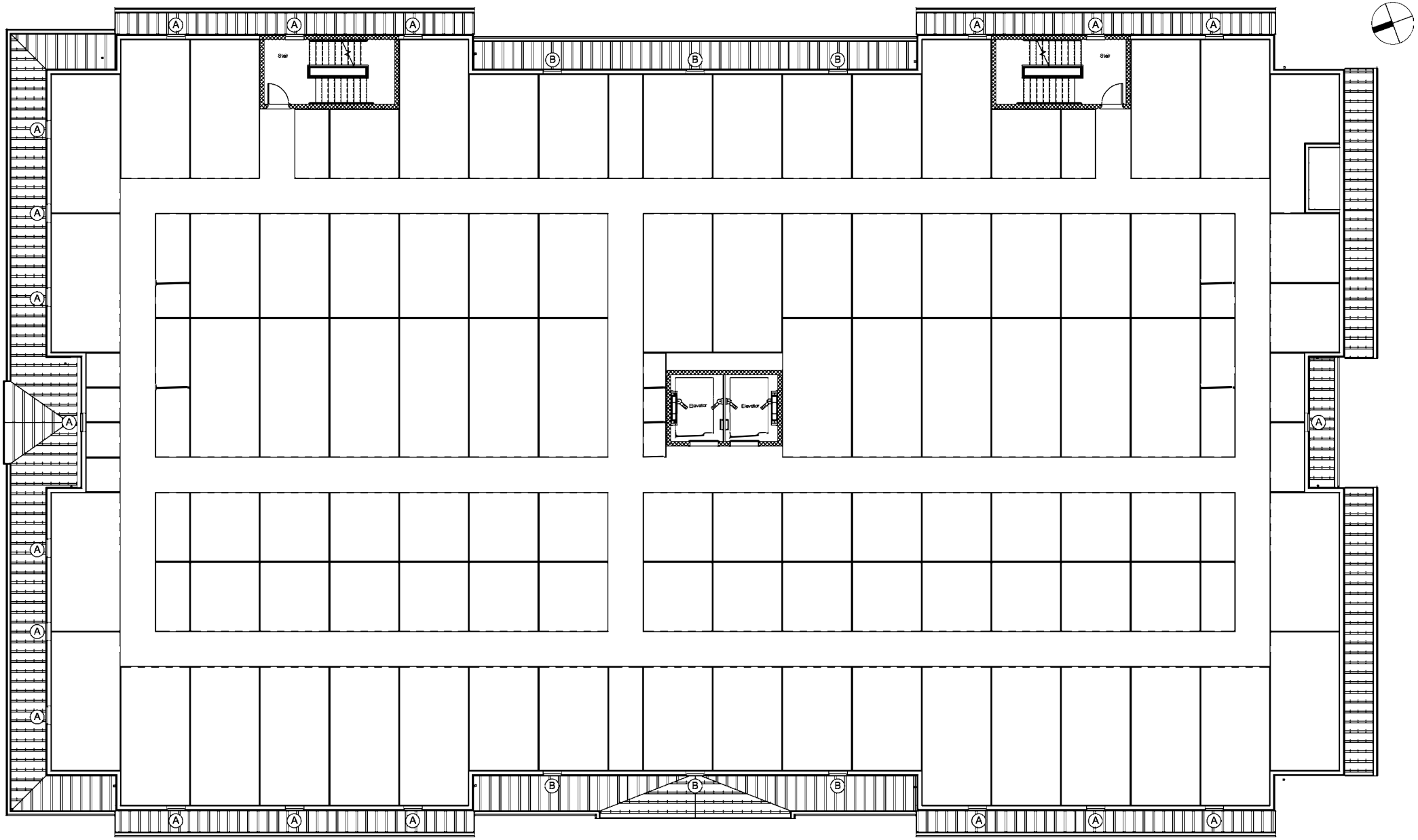
Basement Level 1 Floor Plan

1/8" = 1'-0"



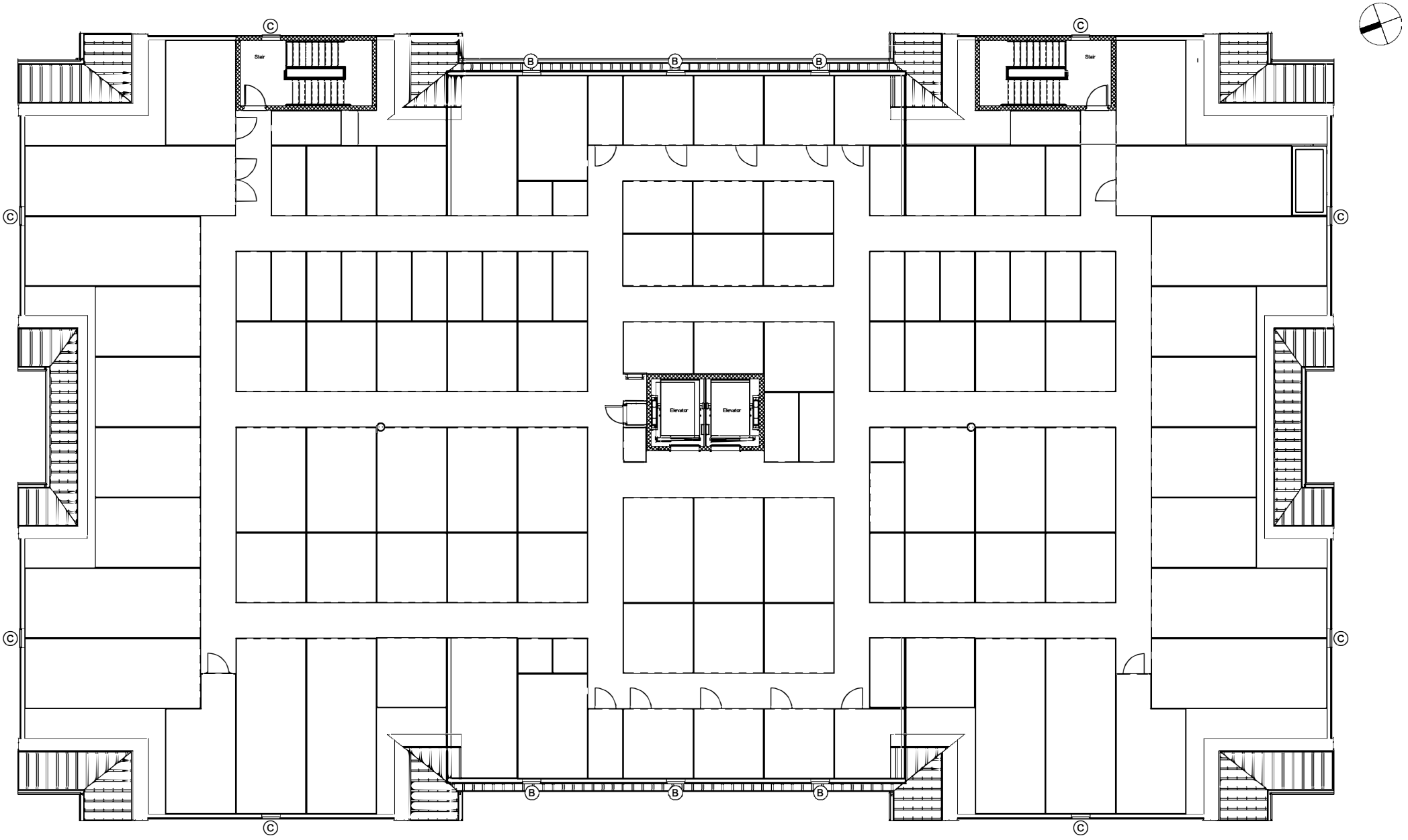
First Floor Plan

1/8" = 1'-0"



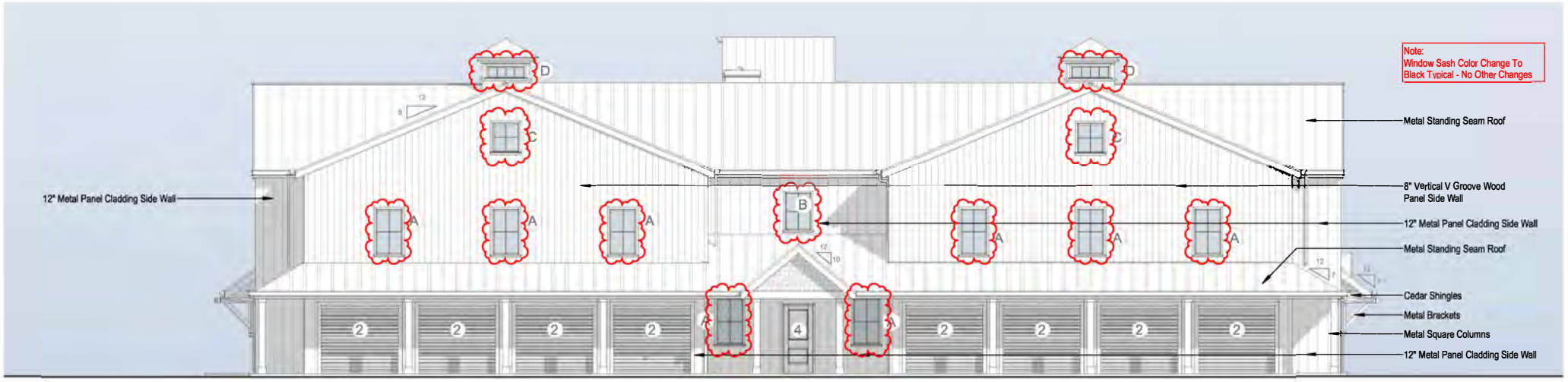
Second Floor Plan

1/8" = 1'-0"



Third Floor Plan

1/8" = 1'-0"



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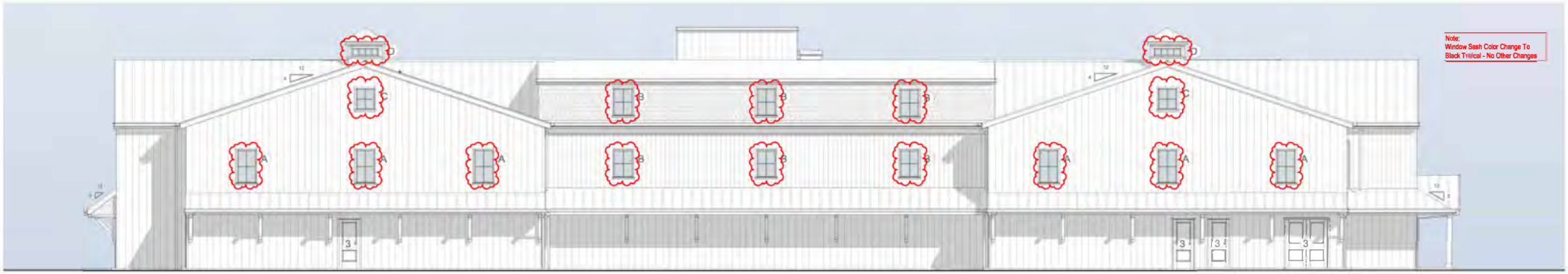
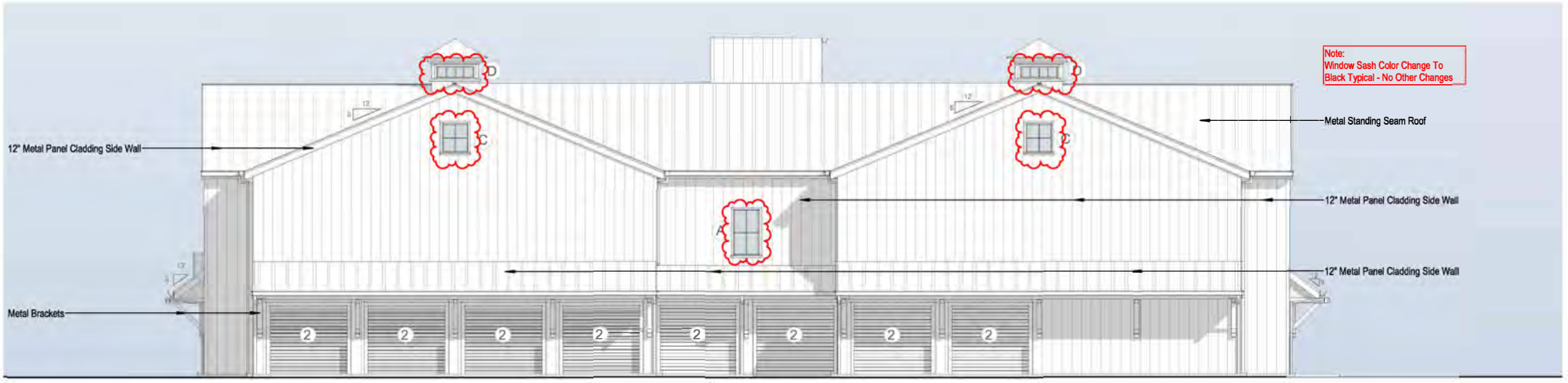


East Elevation - Previously Approved

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

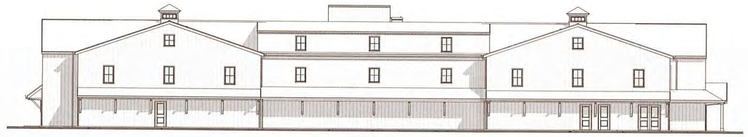
HDC Approval Through Staff



Locus Map



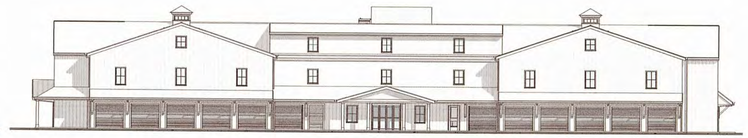
North Elevation



East Elevation

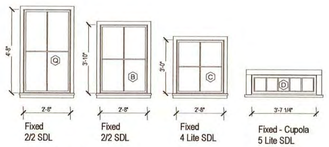


South Elevation



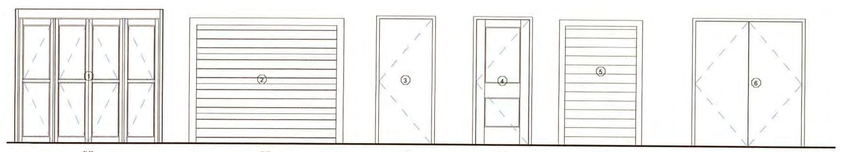
West Elevation

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

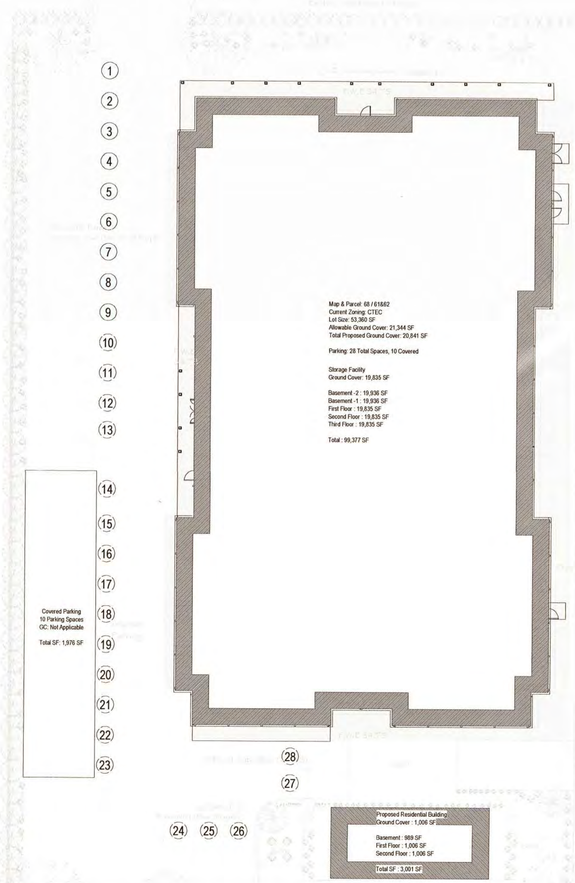
Window Legend
1/4" = 1'-0"



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"

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 Adheseive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Cleer 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

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

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

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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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By

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With [illegible]rova

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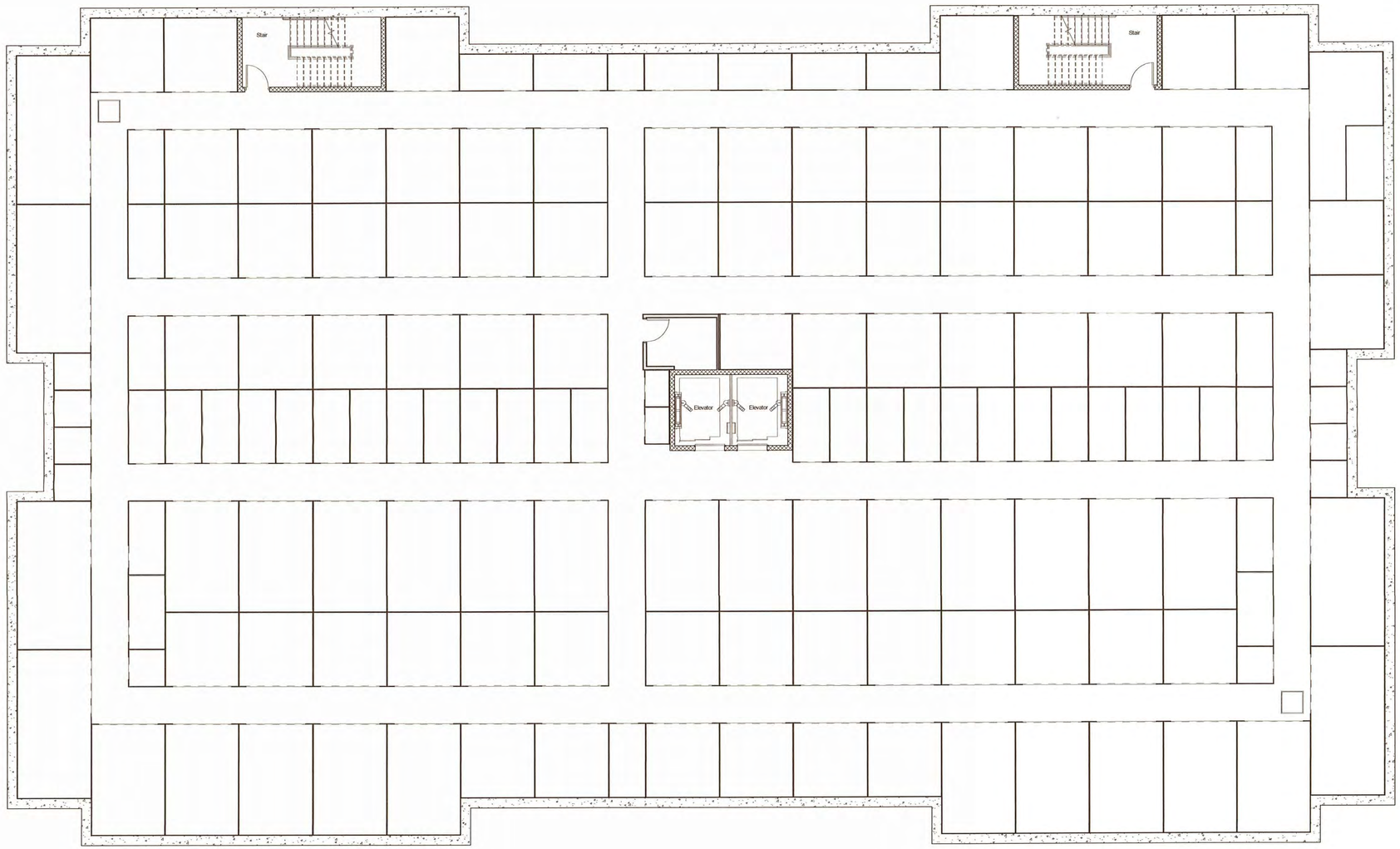
G.1.1
2224

HDC Approval Through Staff 11.16.23



Basement Level 2 Floor Plan

1/8" = 1'-0"

2224

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Basement Level 2 Plan

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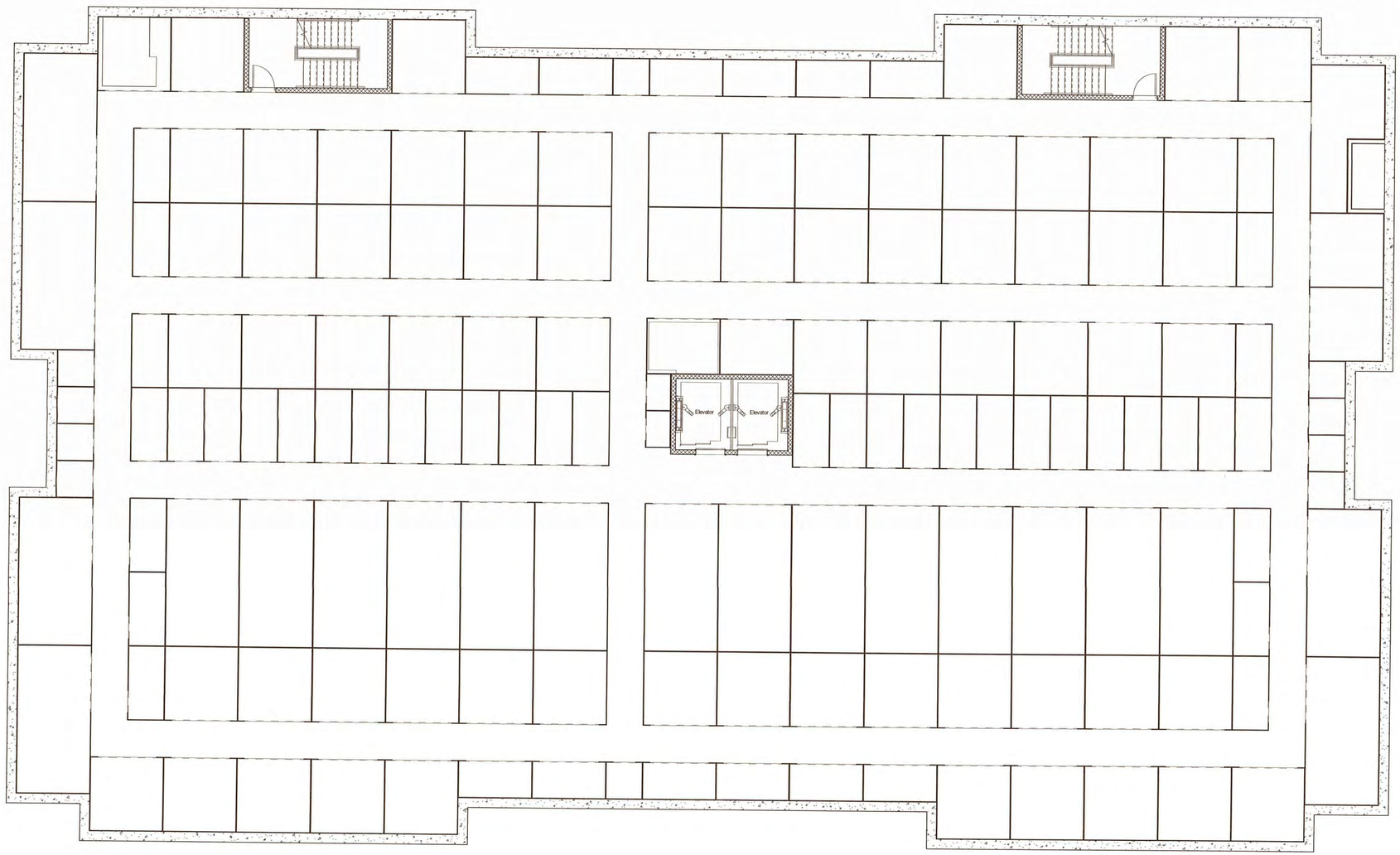

Basement Level 1 Floor Plan

1/8" = 1'-0"

2224

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Nantucket, MA 02554

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www.emeritusltd.com

Basement Level 1 Plan

Site Information

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Current Zoning:	CTEC
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A.1.1
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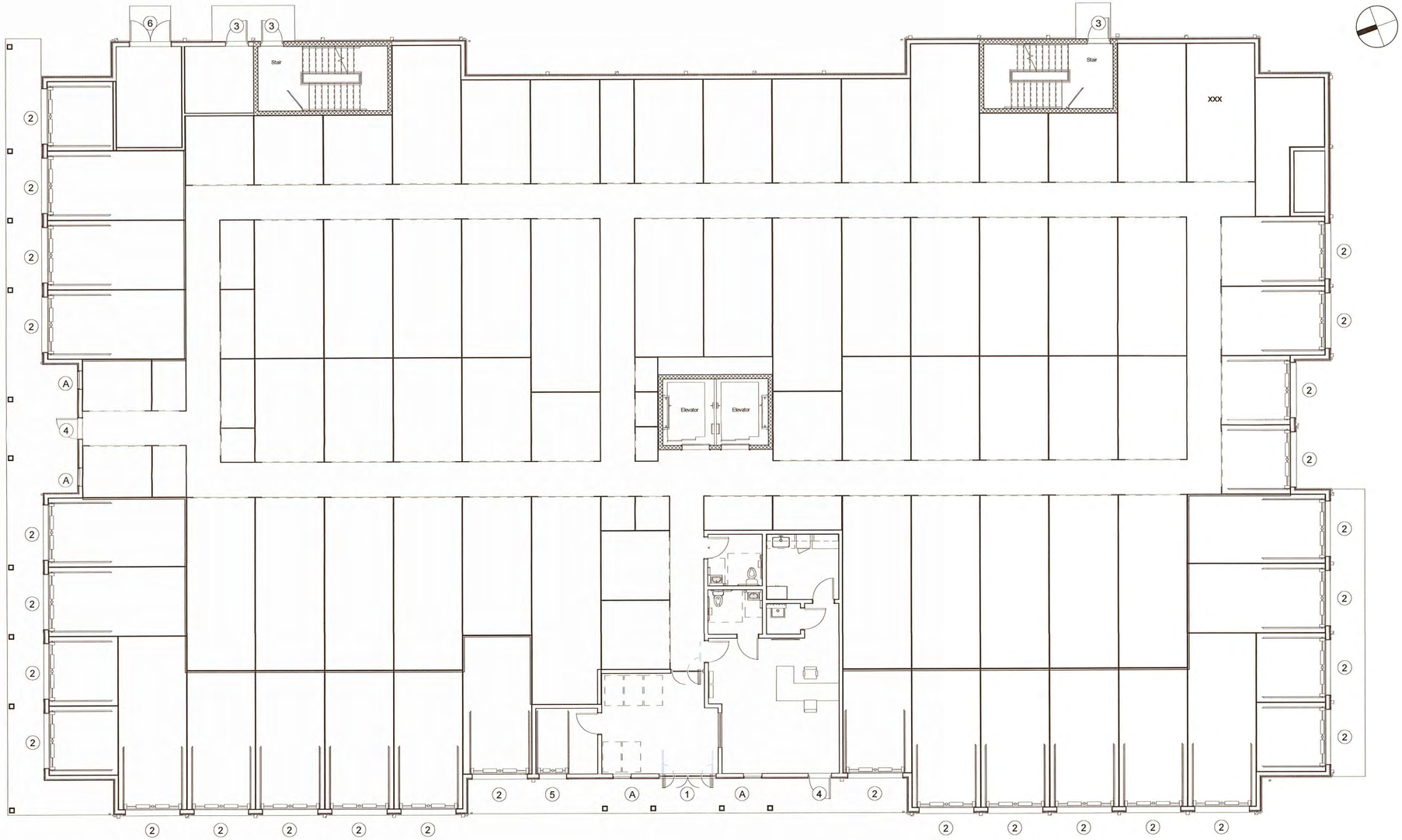

First Floor Plan

1/8" = 1'-0"

2224

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First Floor Plan

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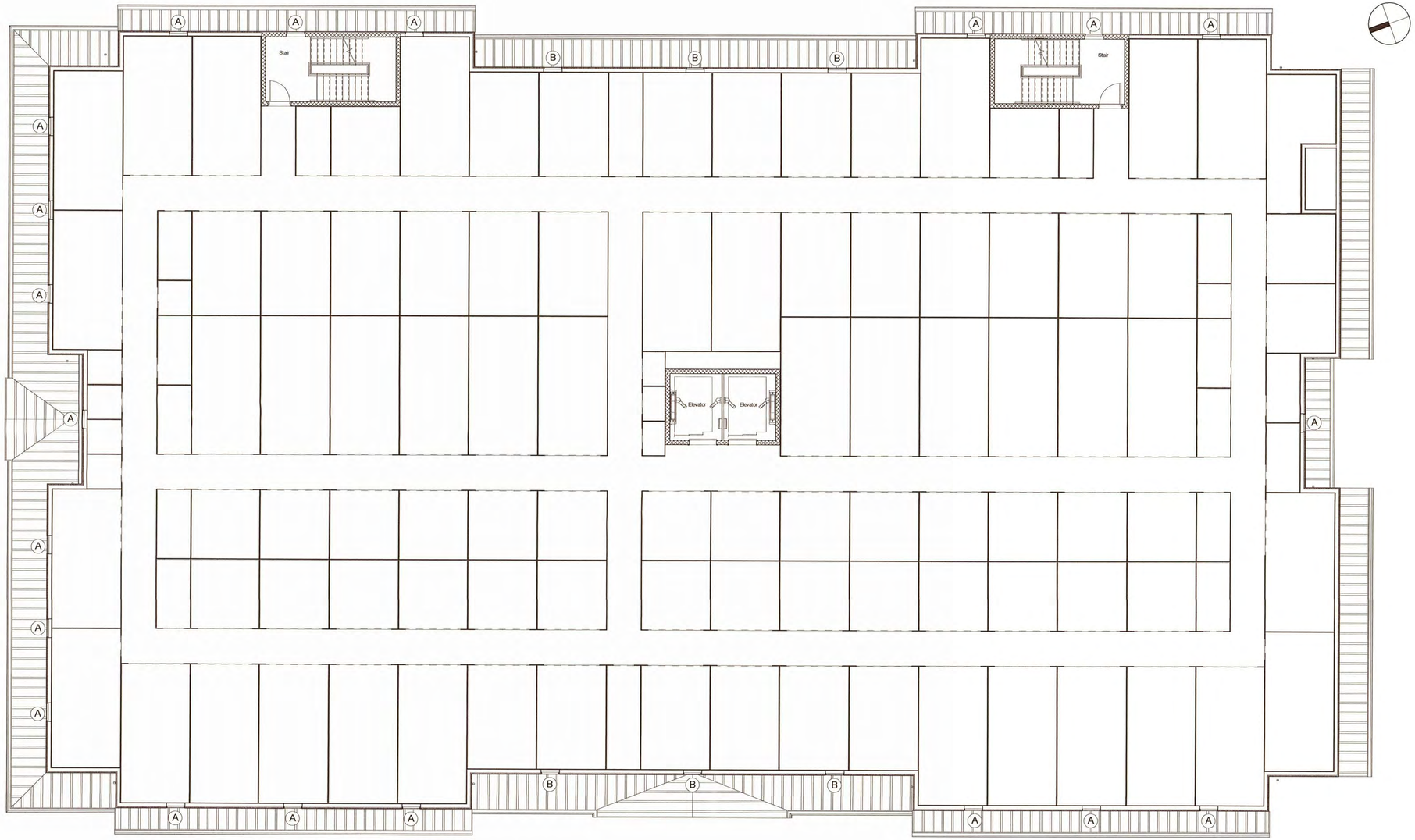

Second Floor Plan
1/8" = 1'-0"

2224

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Second Floor Plan

Site Information

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Current Zoning:	CTEC
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A.1.3
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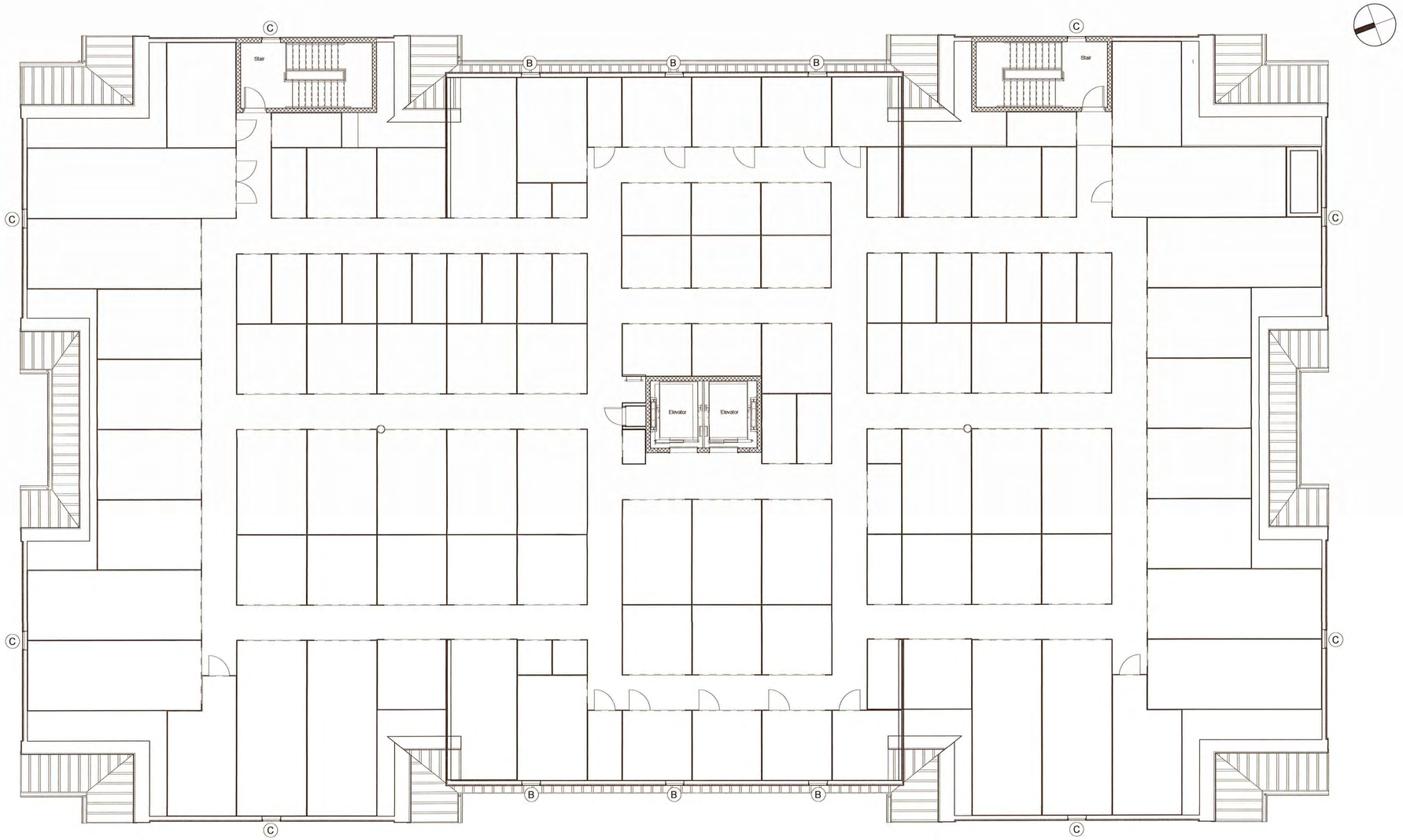

Third Floor Plan

1/8" = 1'-0"

2224

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Third Floor Plan

Site Information

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A.1.4

2224

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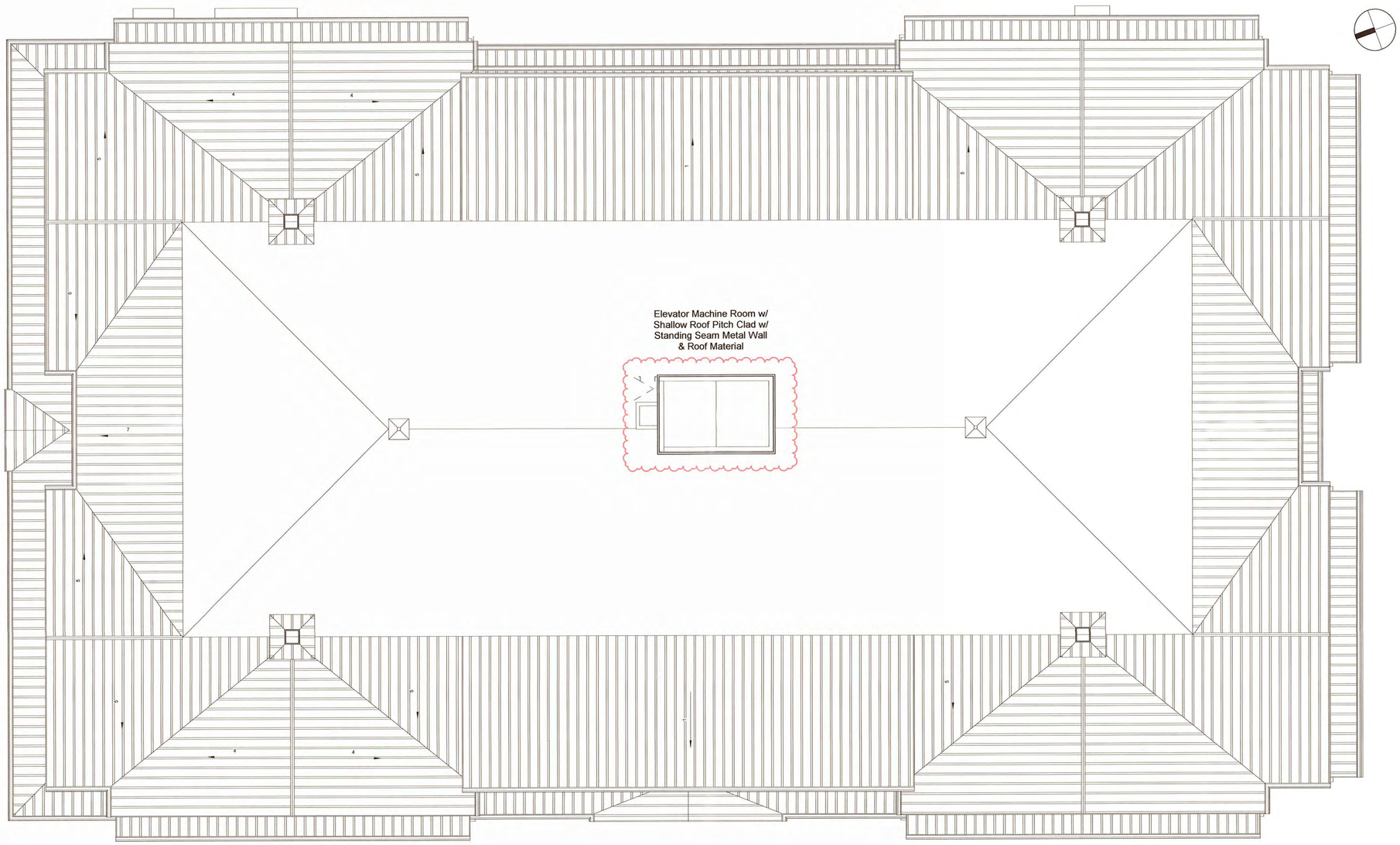

Roof Plan
1/8" = 1'-0"

2224

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Roof Plan

Site Information

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A.1.5
2224

HDC Approval Through Staff 11.16.23



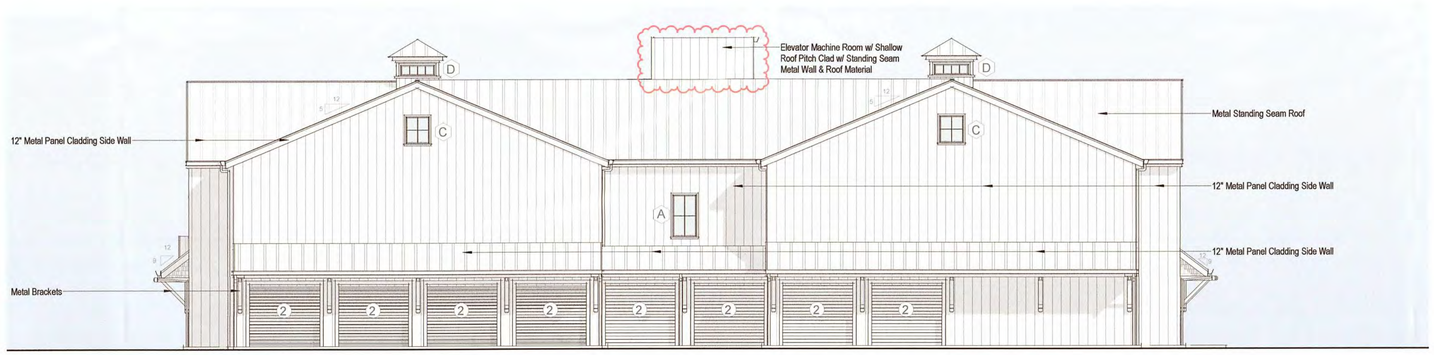
North Elevation - Proposed

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
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Nantucket, MA 02554

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Exterior Elevations

Site Information

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A.2.0

2224

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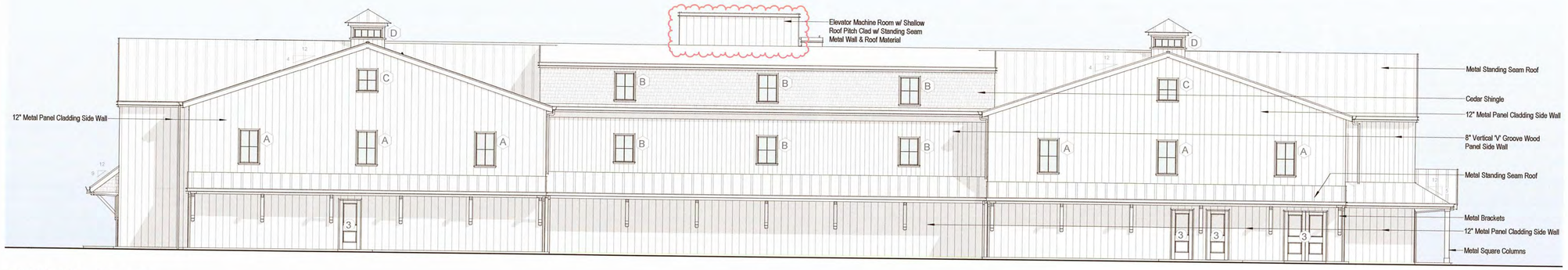


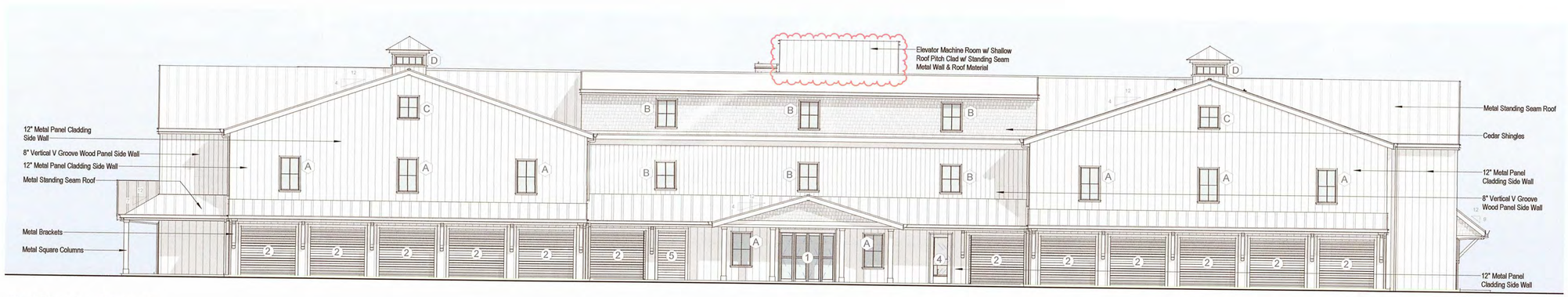
East Elevation - Proposed

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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Exterior Elevations

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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.1.5 Roof Plan
A.2.0 Exterior Elevations
A.2.1 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
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°: 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

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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.

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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°: 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



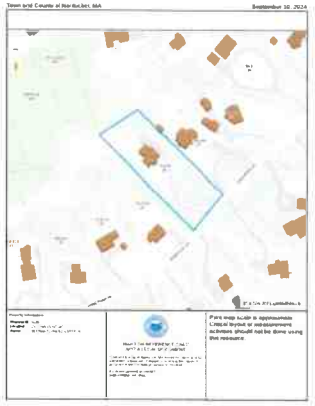
4 Long Pond Dr View



5 Entry Side



6 Side View



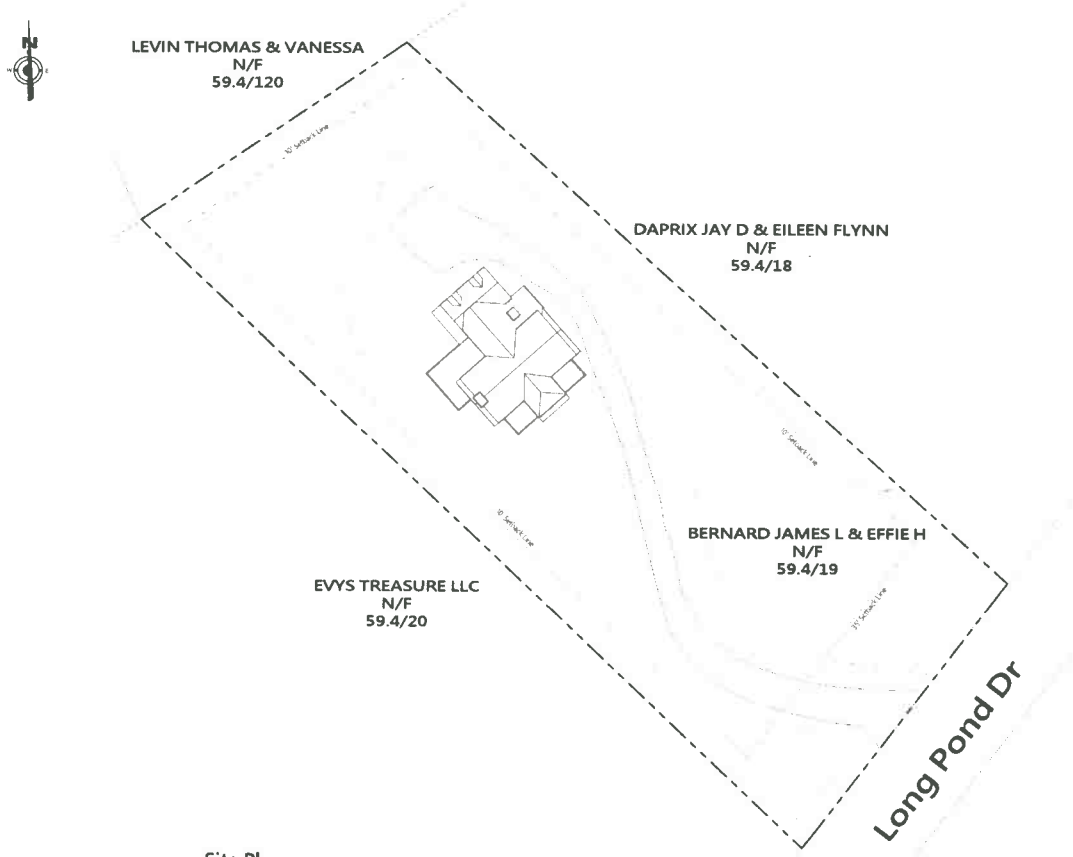
1 Locus Map



3 Front View



7 Back Yard View



2 Site Plan
1" = 30'-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.
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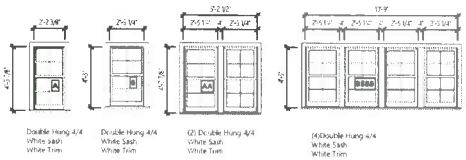

Window Schedule
1/4" = 1'-0"



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"

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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.201

Scale As Indicated

10/23/2024 12:30:11 PM

HDC Submission Only - Not For Construction

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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"

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Nantucket, MA 02554

Sheet
Exterior Elevations

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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

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.

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REQUIRED WHERE APPLICABLE:

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

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).

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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

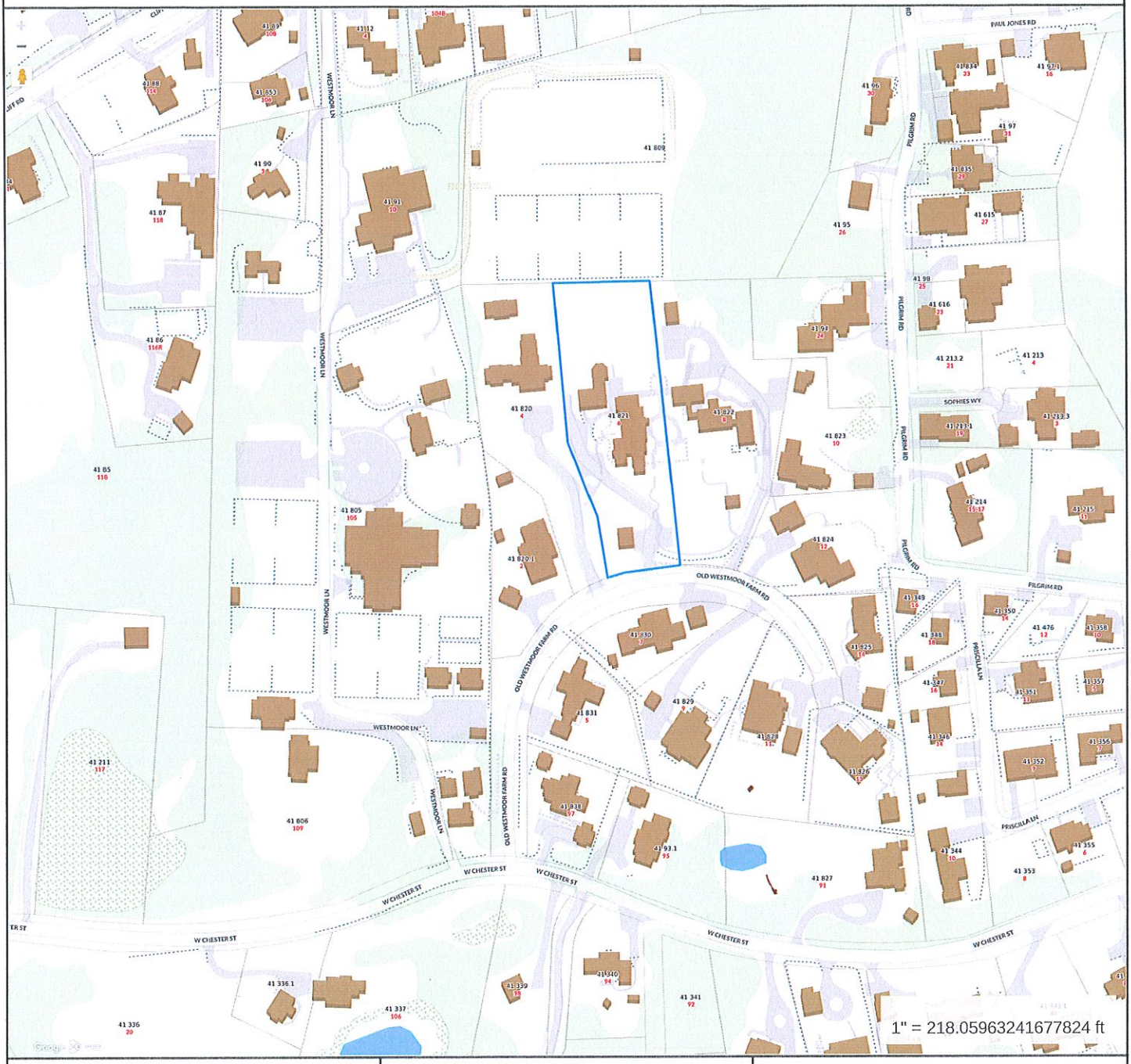
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

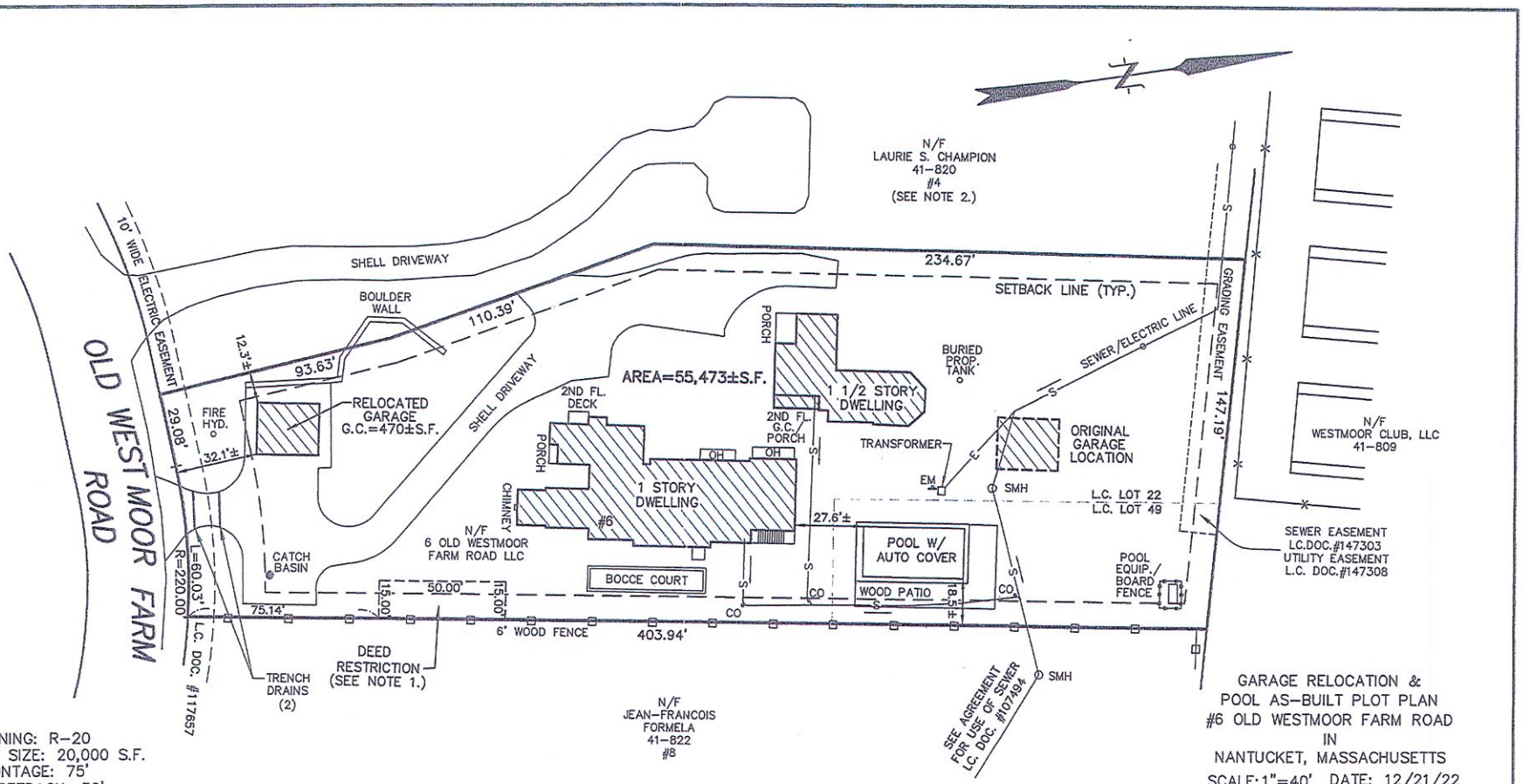
Property ID	185836
Location	6 OLD WESTMOOR FARM RD
Owner	6 OWFR LLC

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 _____

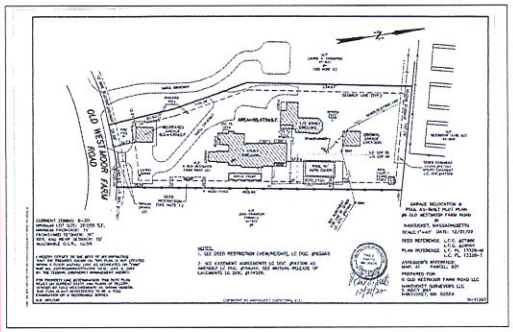
* Attach manufacturer's color samples if color is not from HDC approval list.

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

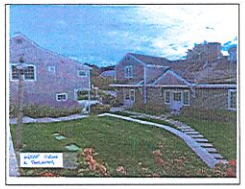
DRAWING INDEX

1L SITE PLAN, ZONING INFO.
2L HARDSCAPE PATIO PLAN





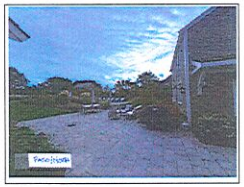


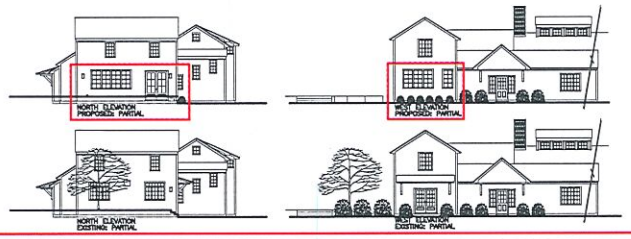






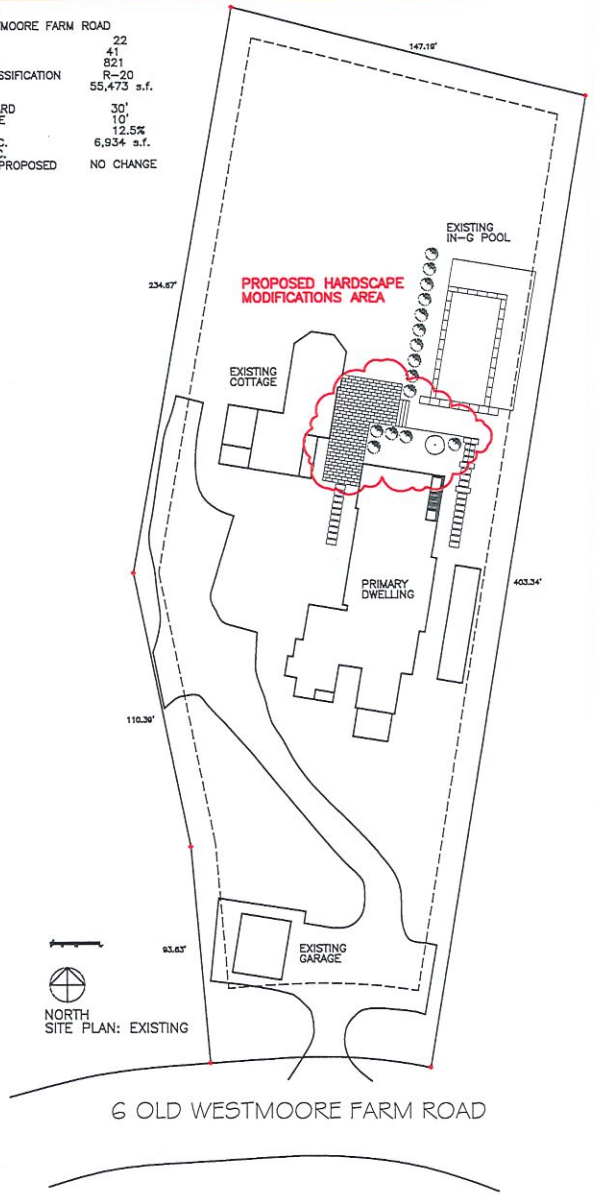






LOCUS MAP
6 OLD WESTMOORE FARM ROAD

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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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.

**NCAA is a registered trademark of the National Collegiate Athletic Association.*

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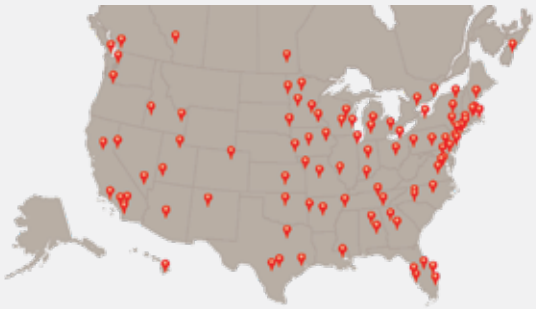
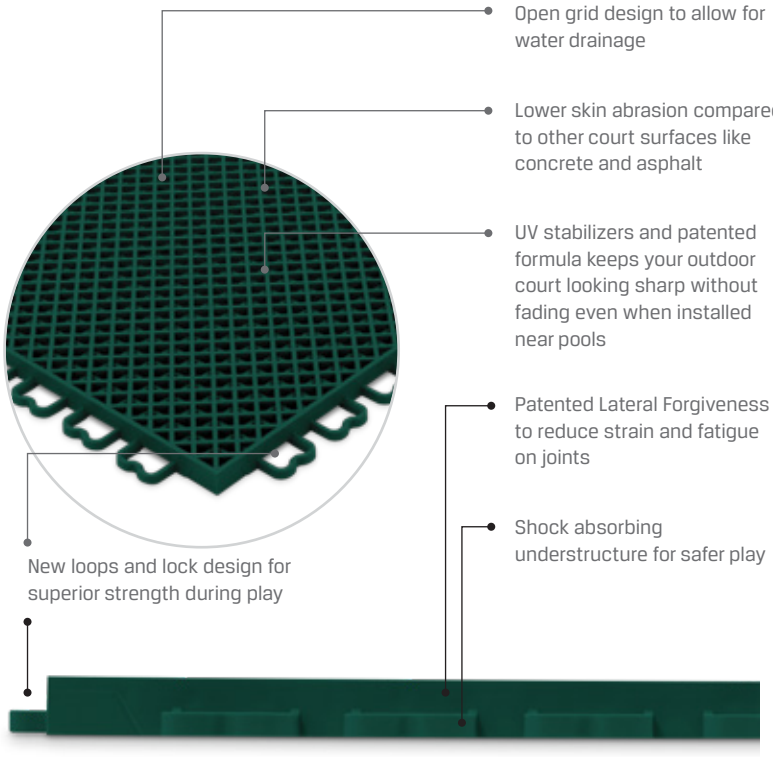
World's Largest Courtbuilder™

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

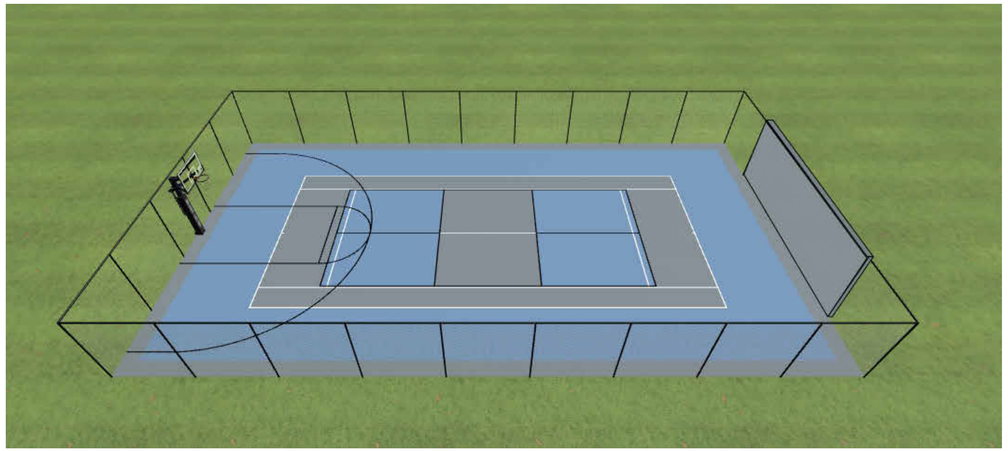
**Use athletic shoes. Do not use barefoot. Make an effort to clear court of excess dew and water.*

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

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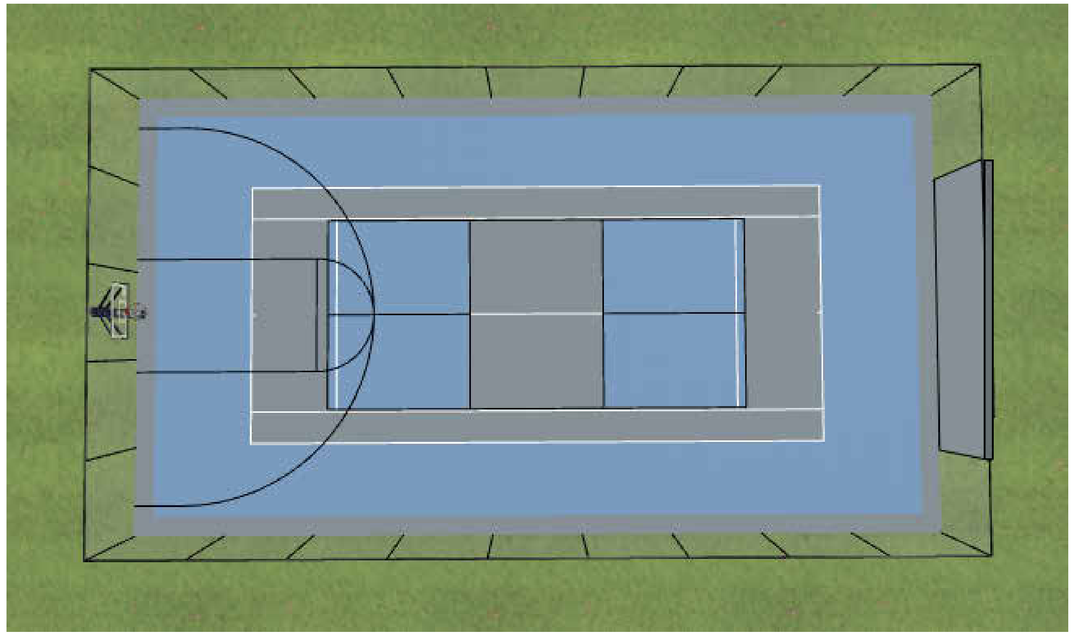
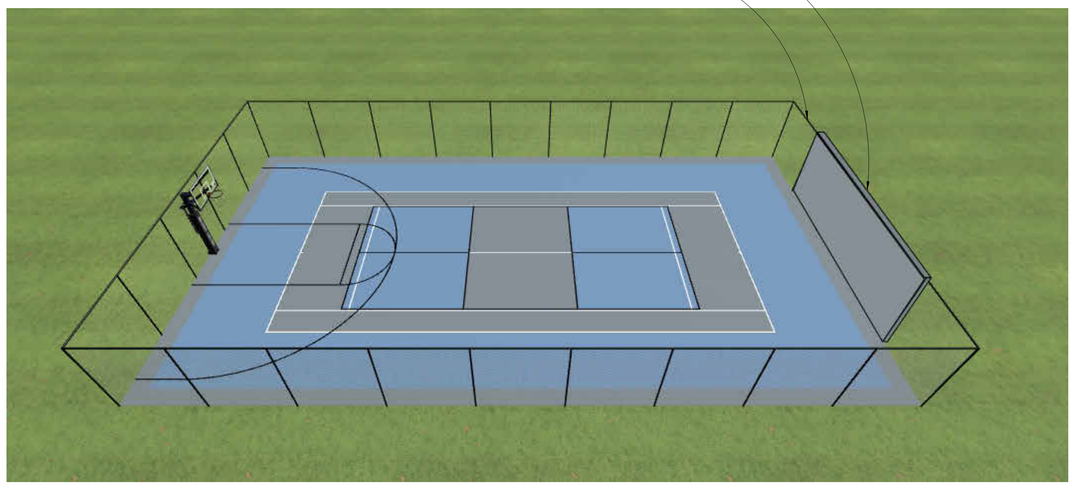
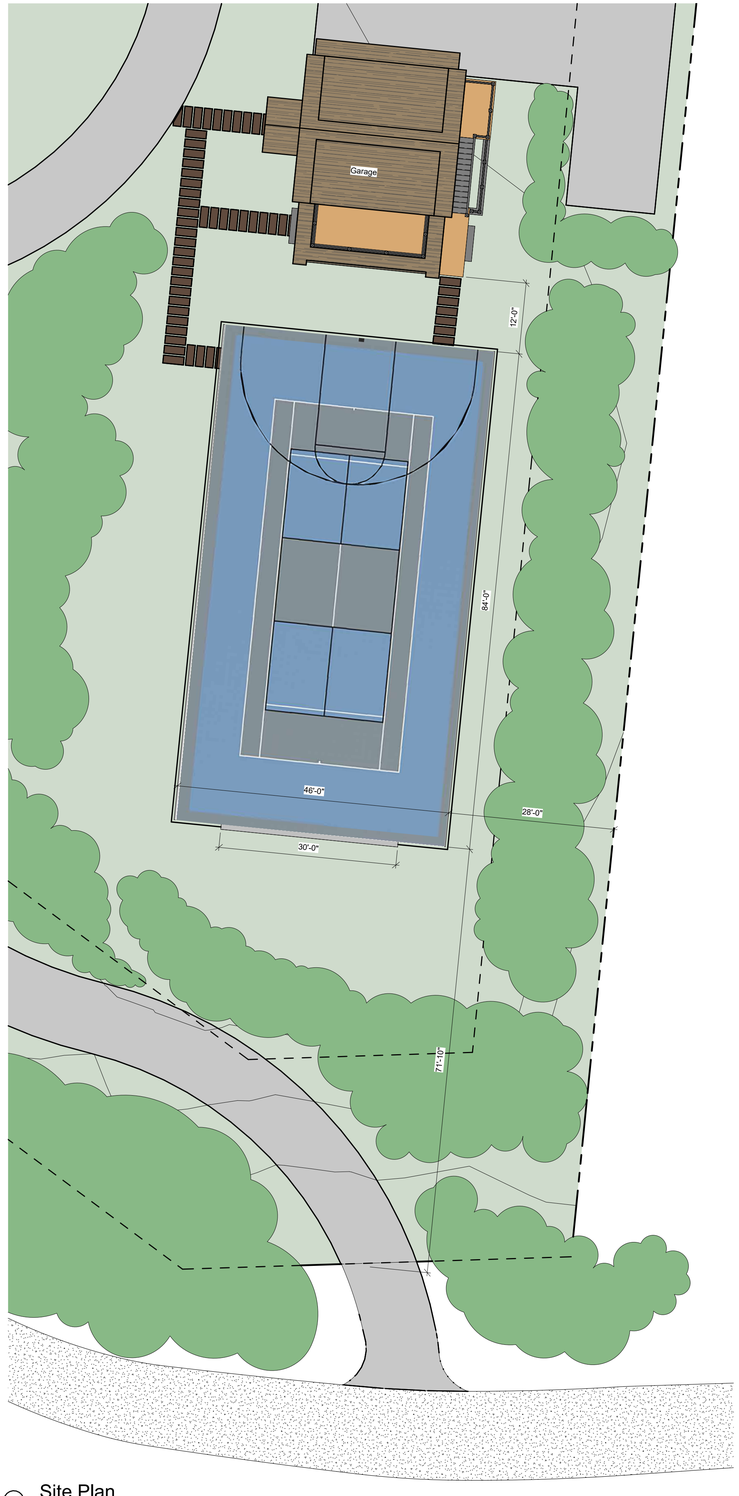


46'X84' SPORT COURT WITH TENNIS, PICKLEBALL, BASKETBALL, AND WALL BALL

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°: 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

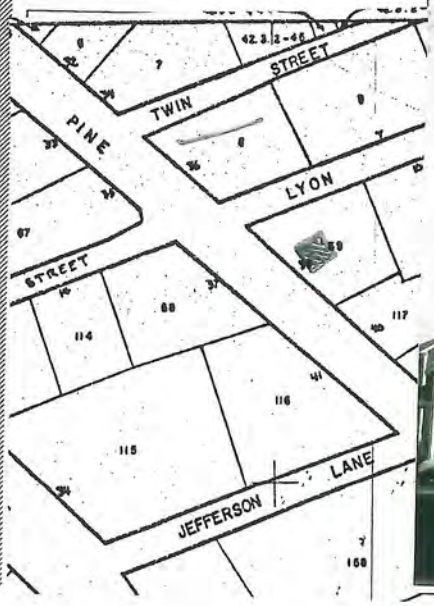
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

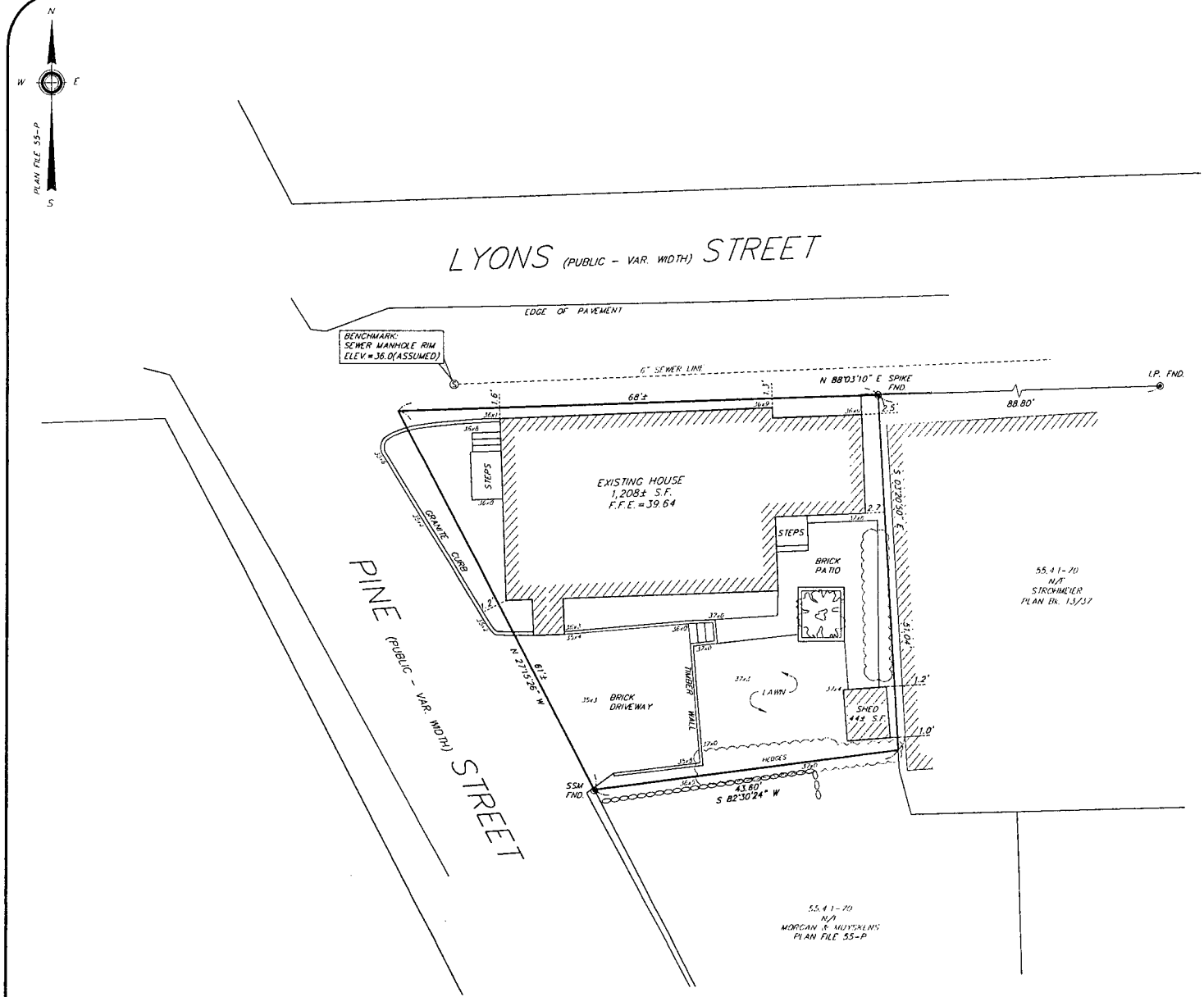
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

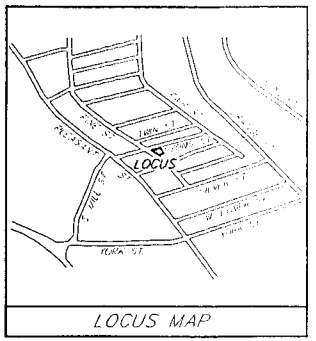
The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2011



Copied from Town of Nantucket Public Records





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

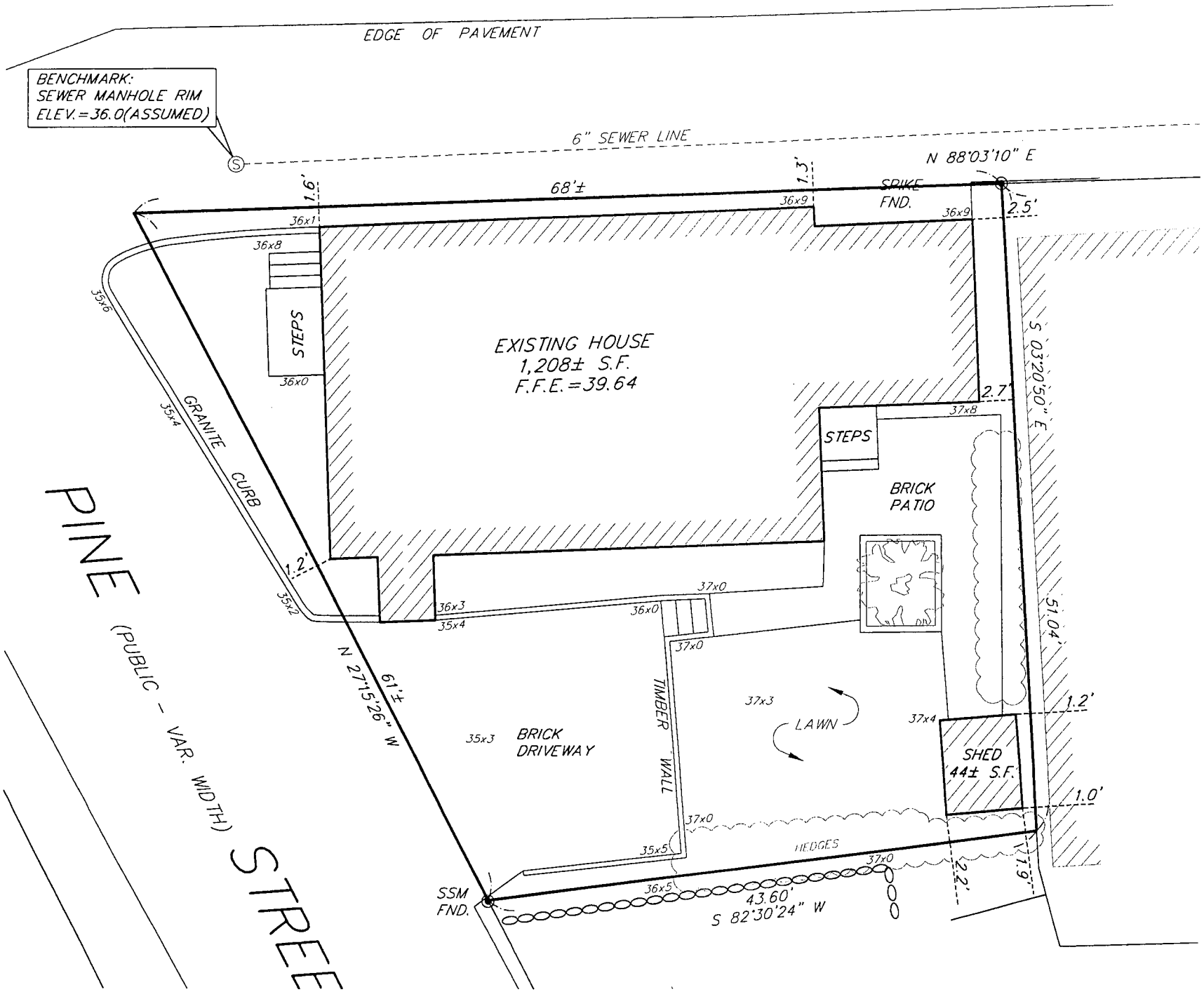
Prepared For:

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

Copied from Town of Nantucket Public Records



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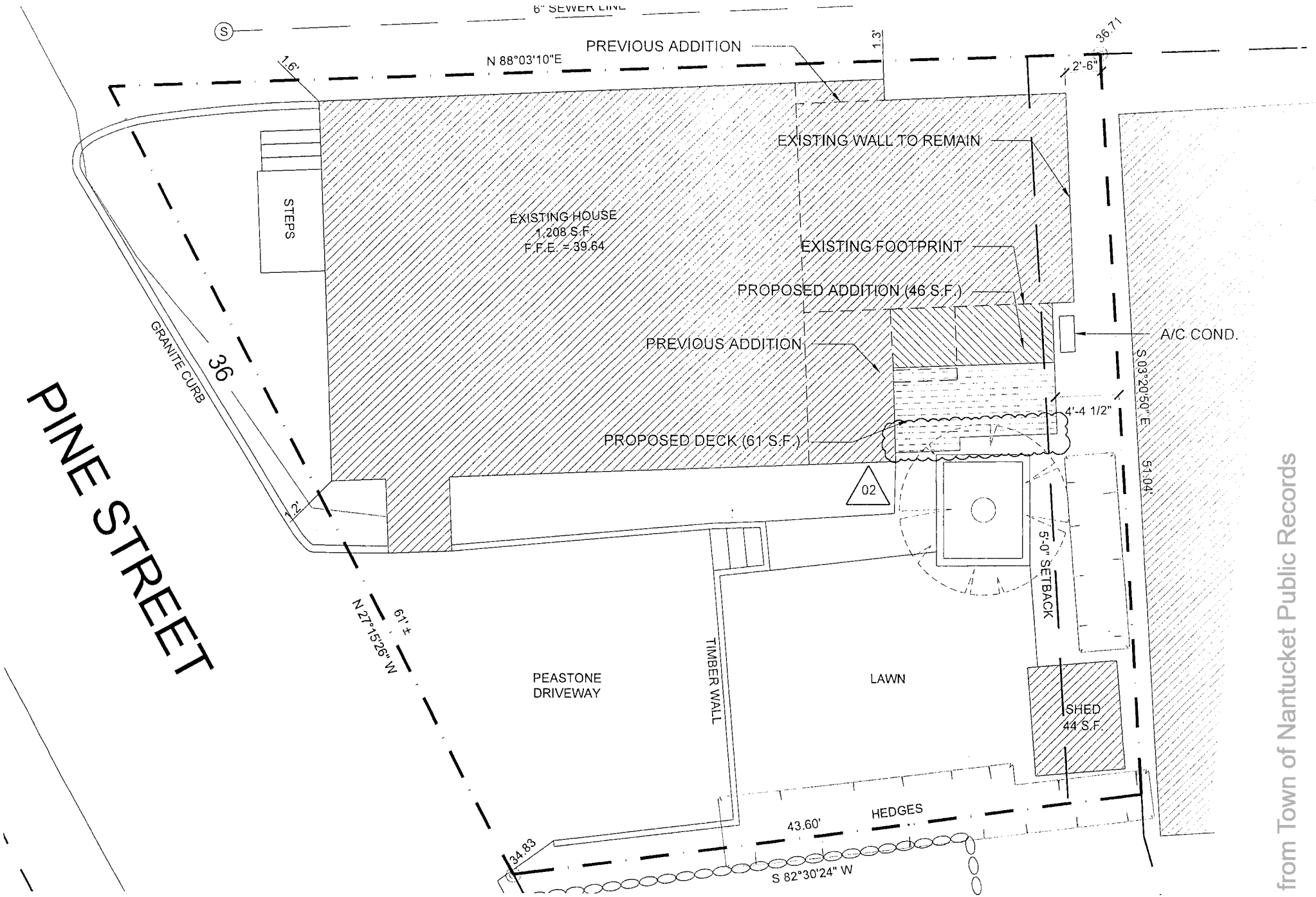
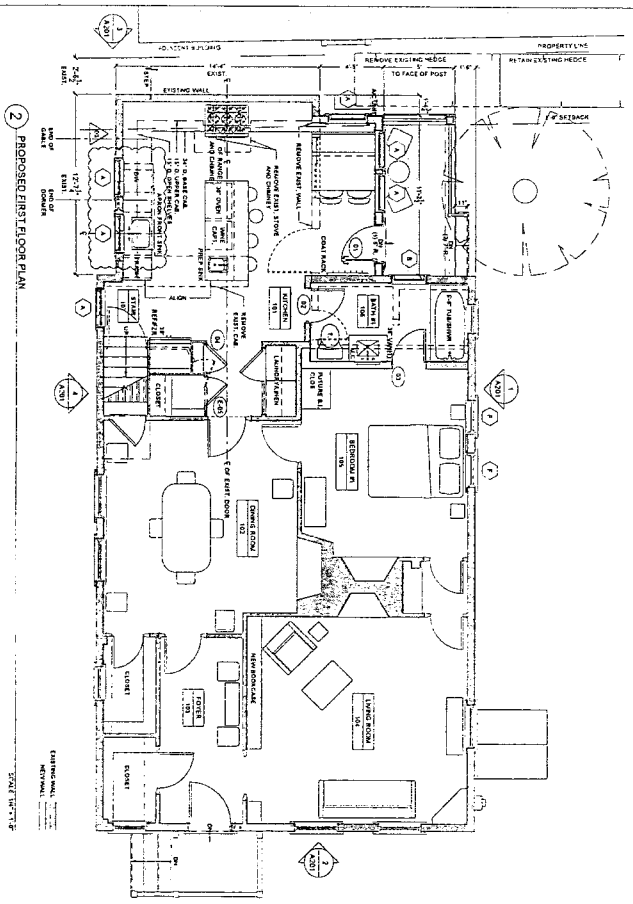
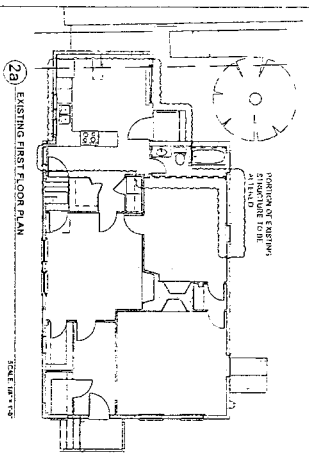


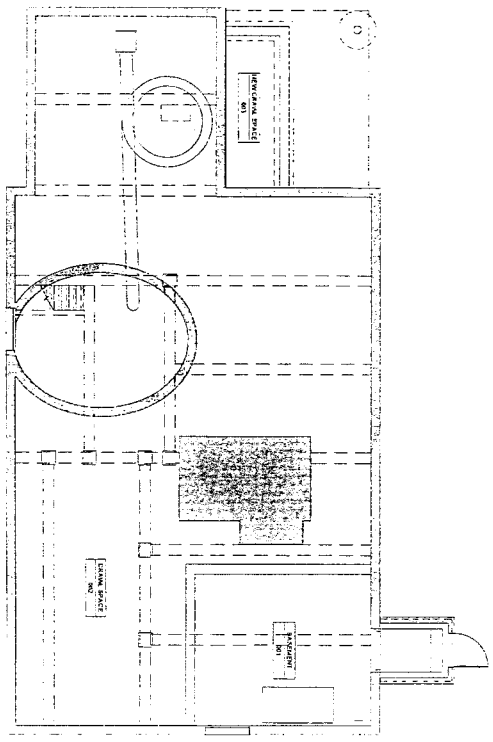
Copied from Town of Nantucket Public Records



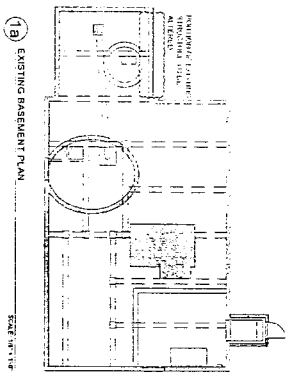
(2) PROPOSED FIRST FLOOR PLAN



(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

Copied from Town of Nantucket Public Records

A102

PROPOSED FLOOR PLANS

NOT FOR CONSTRUCTION

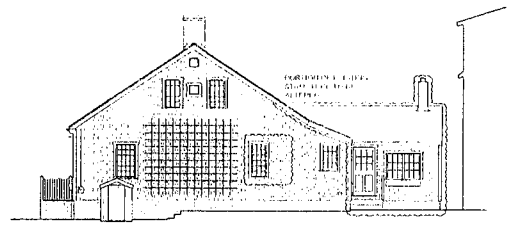
POMERANZ RESIDENCE

32 PINE STREET
NANTUCKET, MA

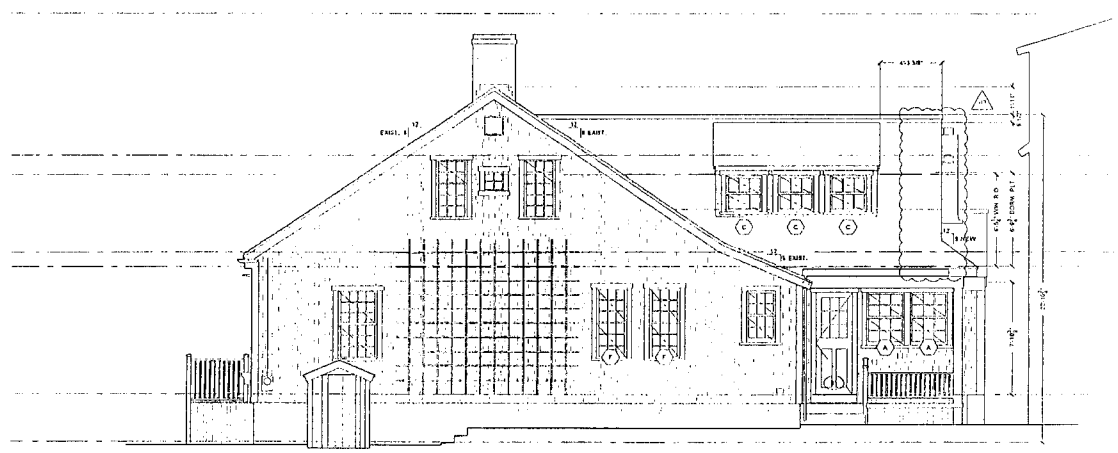
hutker

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		

Copied from Town of Nantucket Public Records



1a EXISTING SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION

hutker

POVERANZ RESIDENCE

NOT FOR CONSTRUCTION

PROPOSED ELEVATIONS

A201

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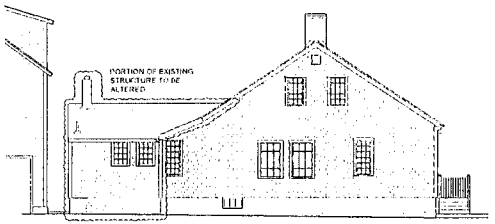
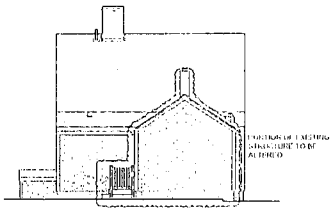


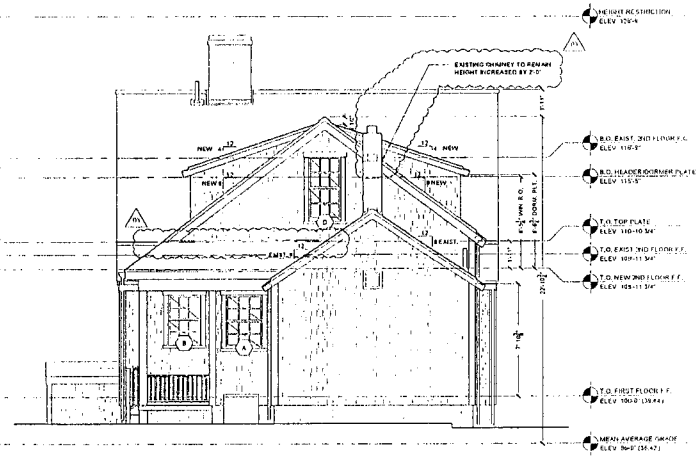
2a EXISTING NORTH ELEVATION



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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NANTUCKET HISTORICAL ASSOCIATION
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
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Historic Image Database Search Results Expanded

Record no. 2 of 4

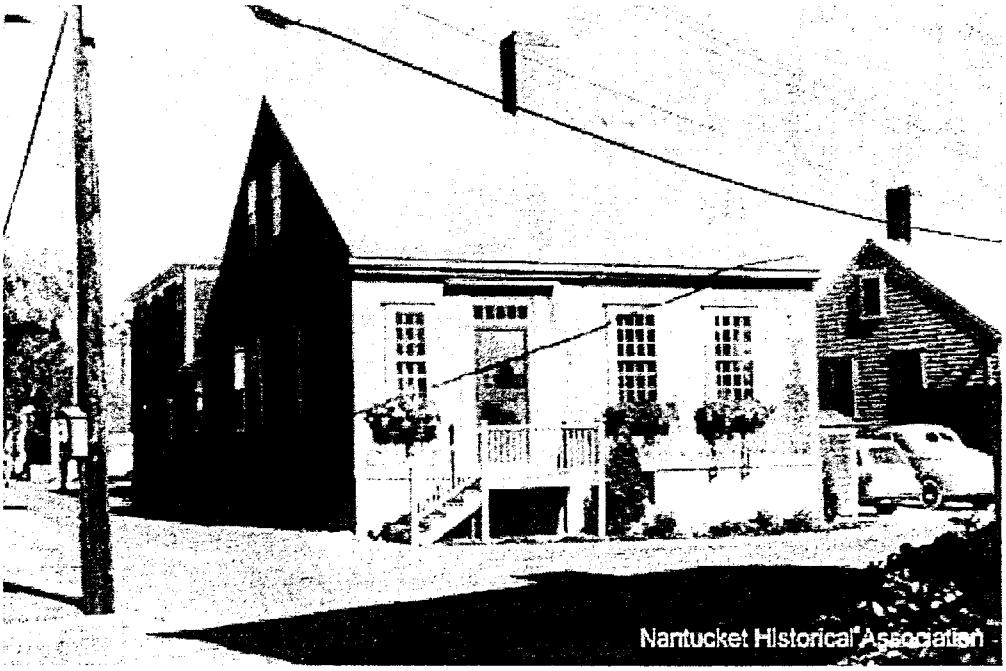

Image Number
P10436

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.

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Historic Image Database Search Results Expanded

Record no. 4 of 4

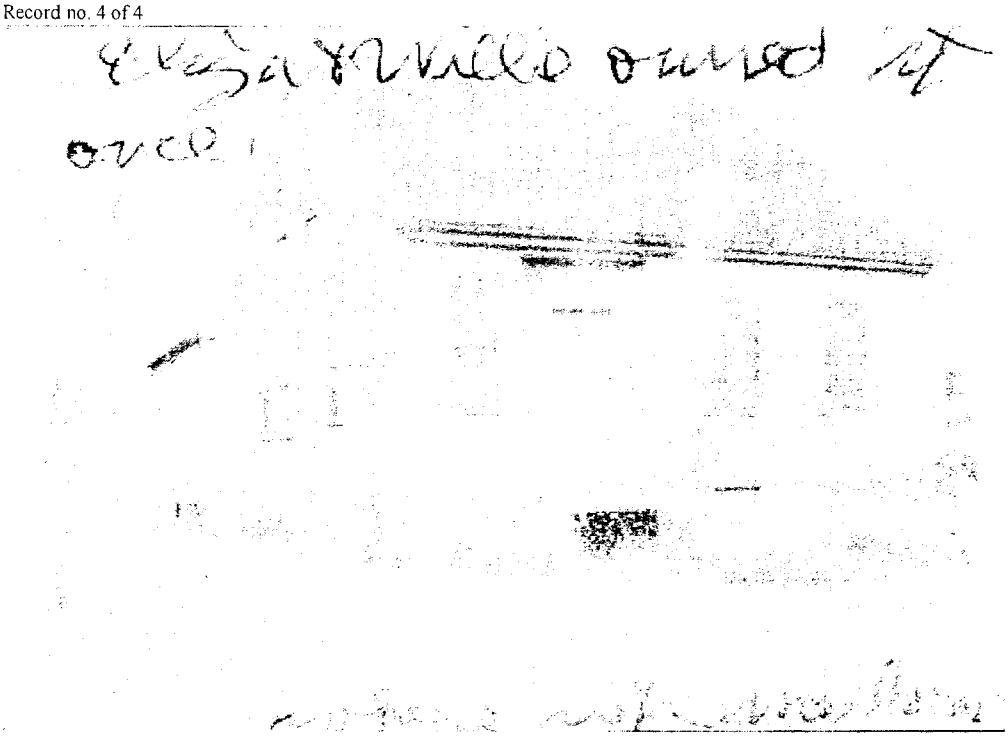

Image Number
PH50-Book1-3

Photo Collection
50 - McCleave Family Photographs

Location
Photocollections

Process
Sepia toned print

Format or Mount
Paper

Size
2 1/2" x 3 1/2"

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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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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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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

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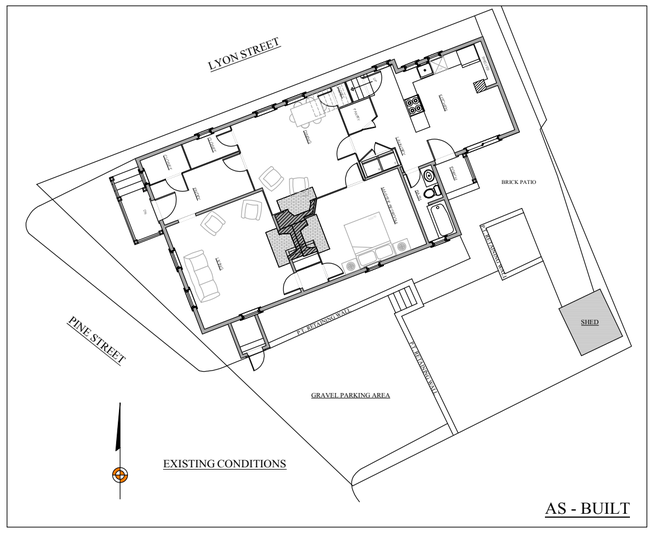
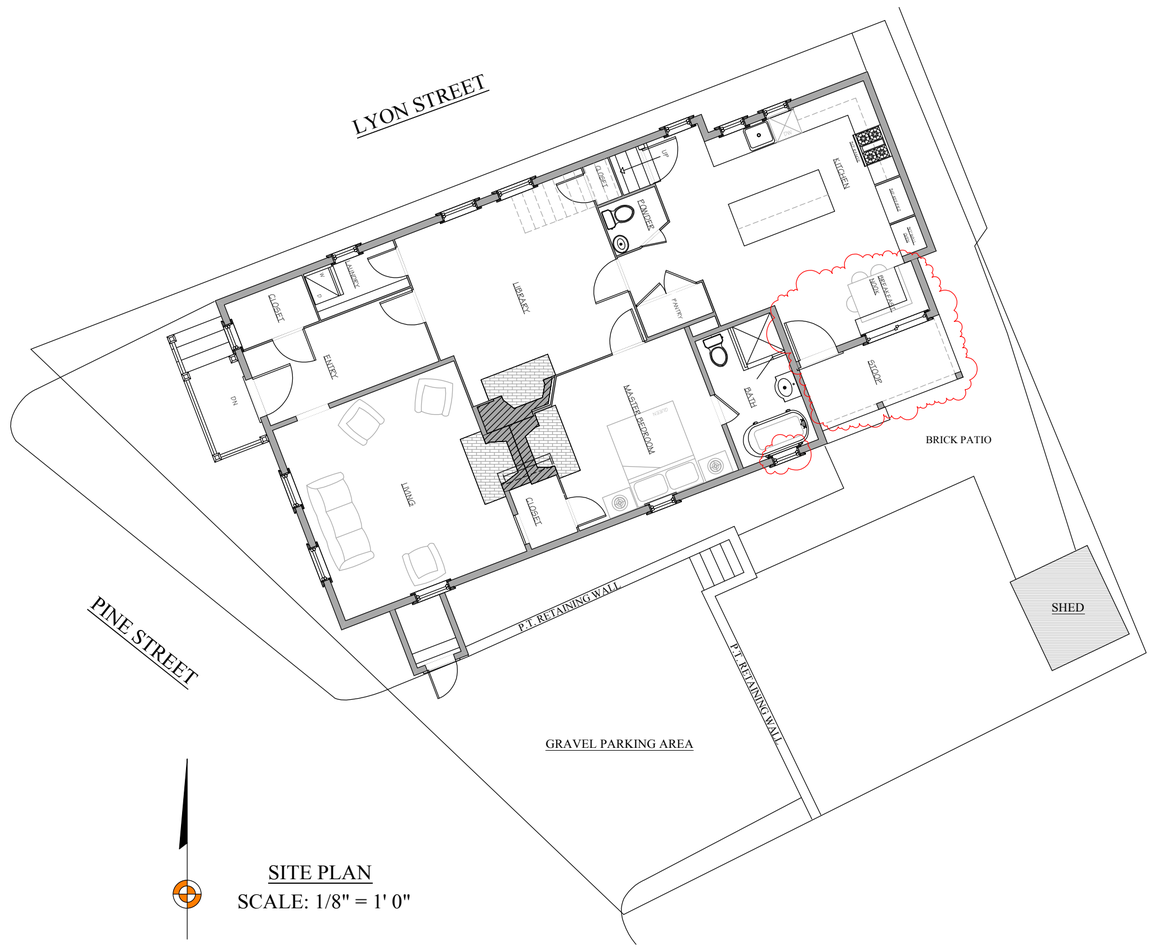
THE DAY RESIDENCE
38 PINE STREET
NANTUCKET, MA 02554







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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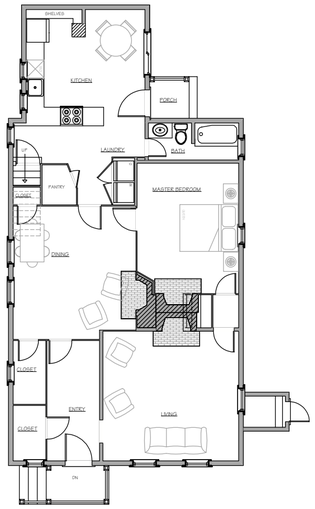
COVER SHEET
DATE: 10/28/2024
SCALE: AS NOTED

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENC
38 PINE ST.
NANTUCKET, MA

A

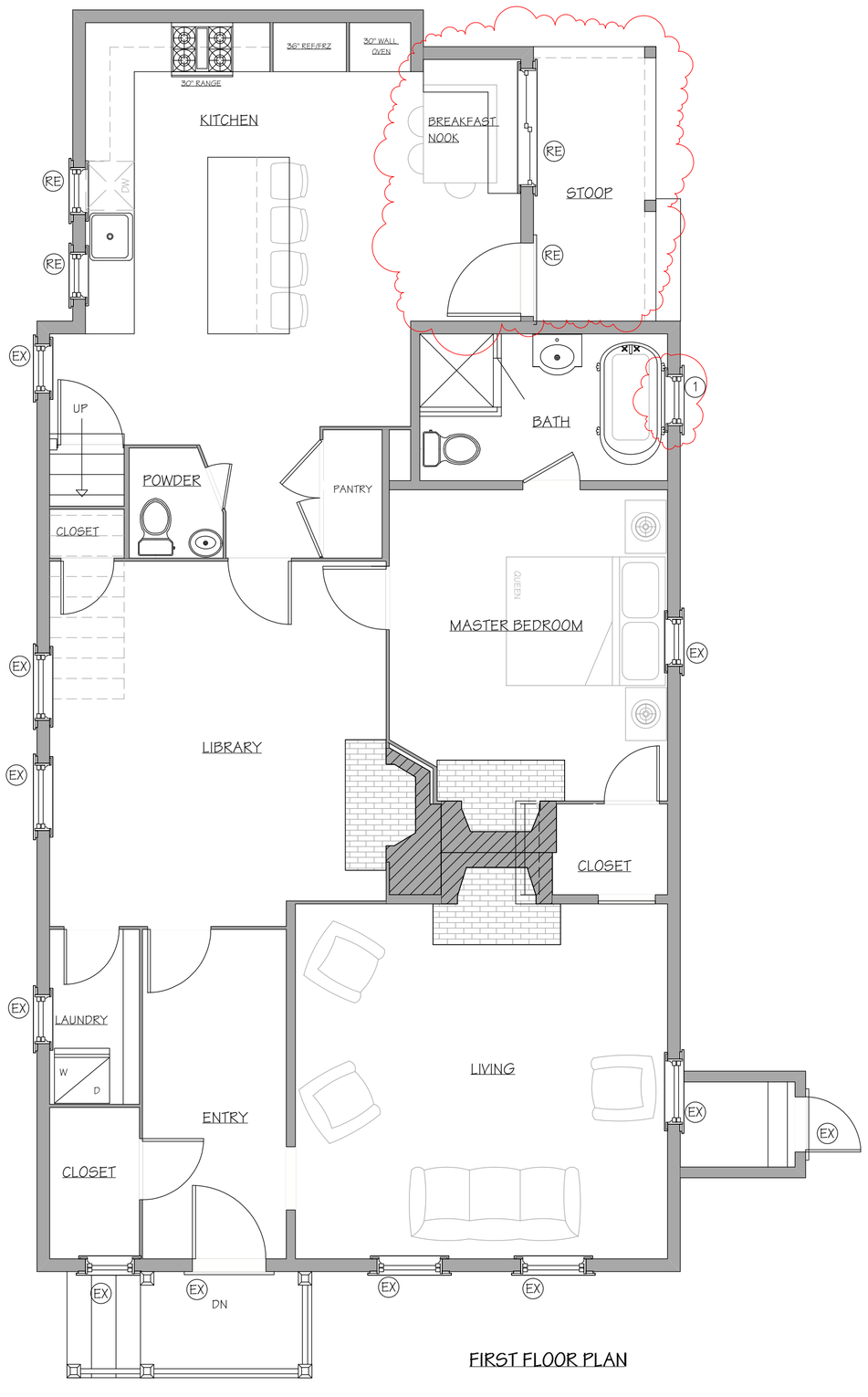
AS - BUILT



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

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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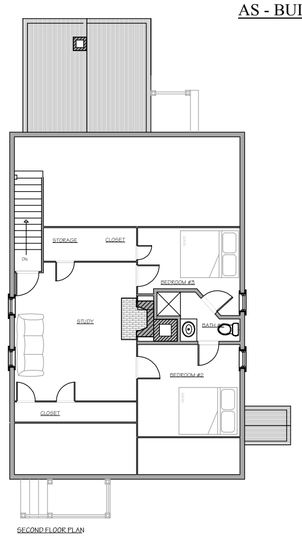
FIRST FLOOR PLAN
DATE: 10/28/2024
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENCE
38 PINE ST.
NANTUCKET, MA

1

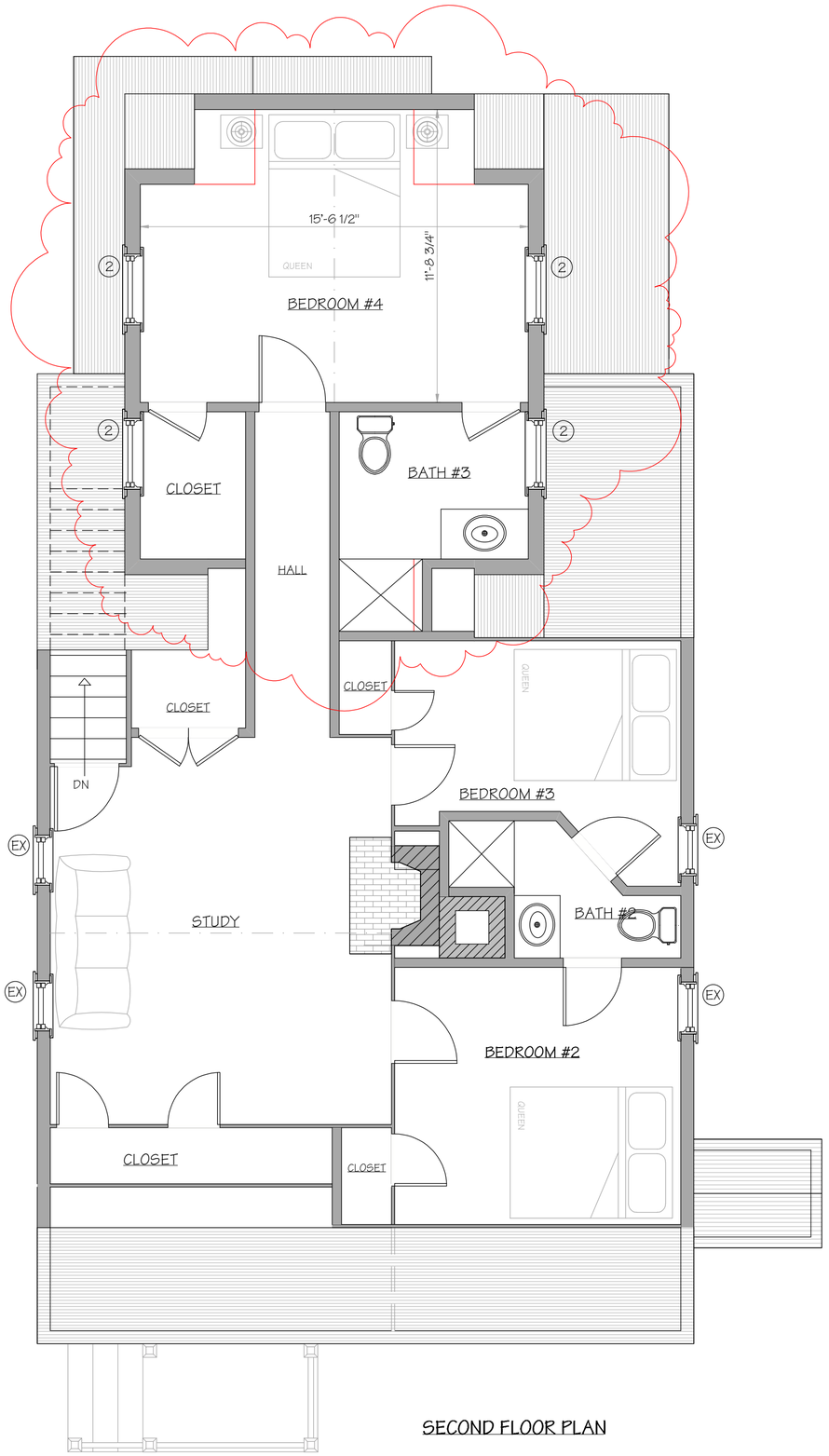
AS - BUILT



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

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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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

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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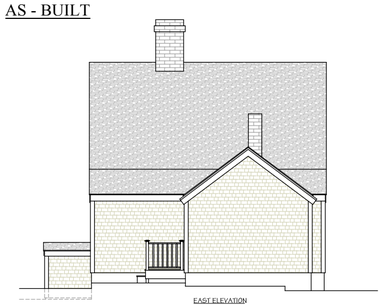
ELEVATIONS
DATE: 10/28/2024
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENCE
38 PINE ST.
NANTUCKET, MA

3

AS - BUILT

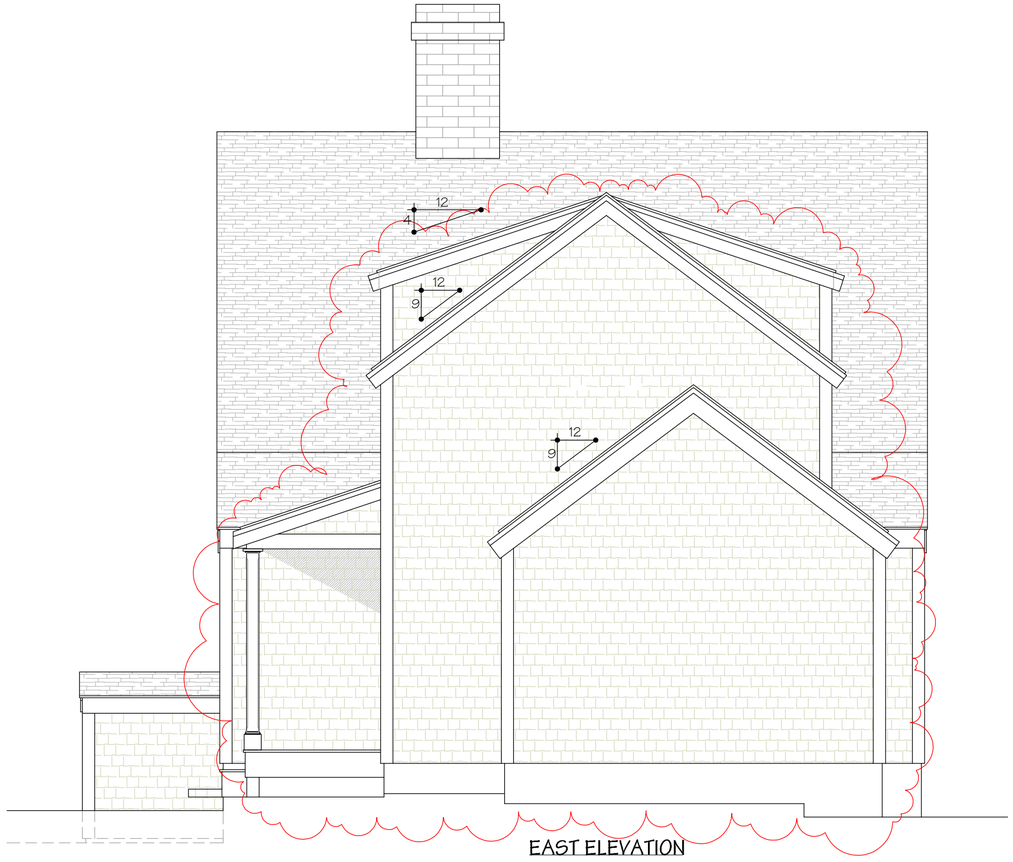


EAST ELEVATION

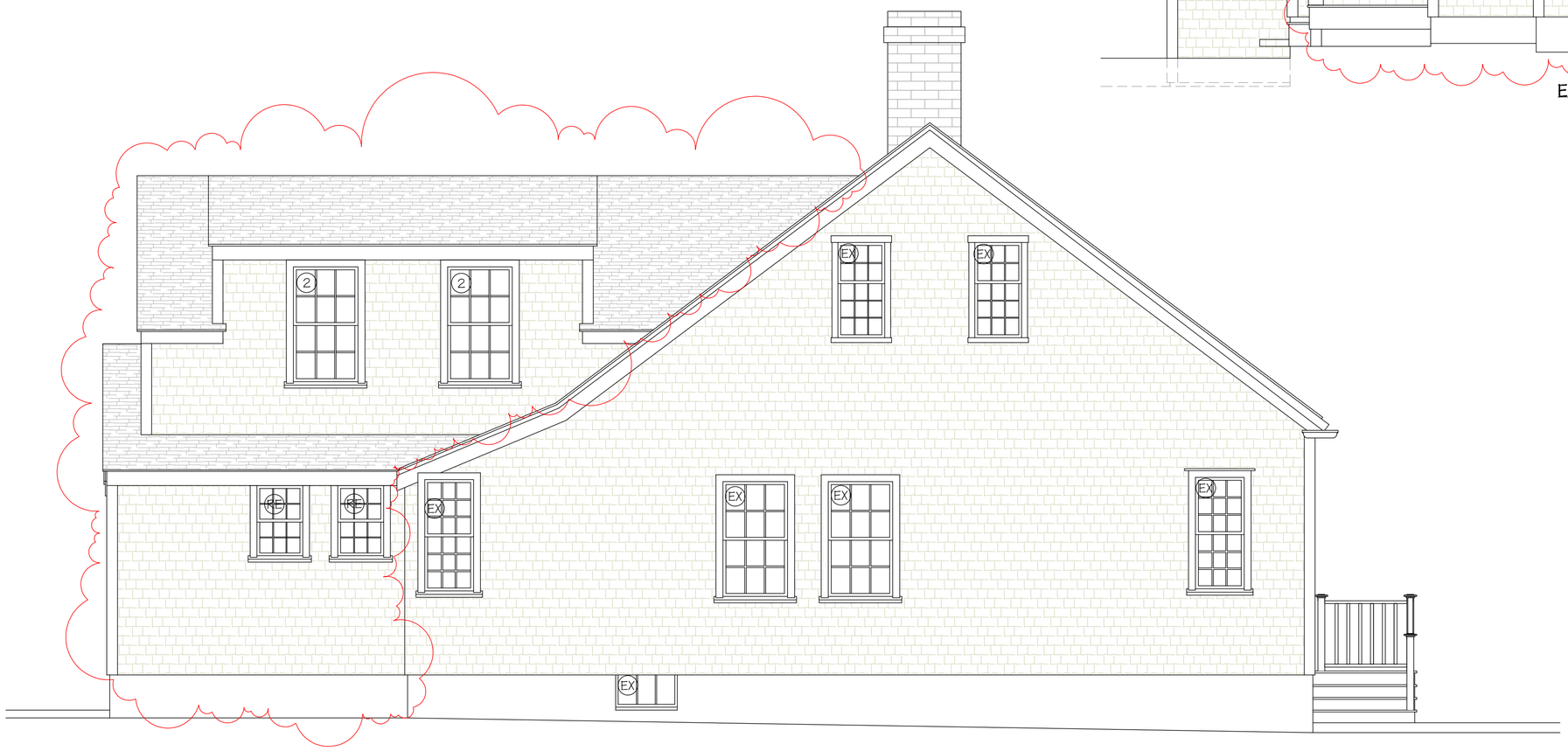
AS - BUILT



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

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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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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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
$	$0.00
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	
$	

NANTUCKET MA OCT 28 2024 025

0554 21

Postmark Here

10/28/2024

Sent To: Elizabeth Whelden
Street and Apt. No., or PO Box No.: PO Box 454
City, State, ZIP+4®: Nantucket MA 02554

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

7021 2720 0002 1840 4099

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$	$0.00
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	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	
$	

NANTUCKET MA OCT 28 2024 025

0554 21

Postmark Here

10/28/2024

Sent To: Patricia Halstead Tr. & Pine Hart Nom. Tr.
Street and Apt. No., or PO Box No.: PO Box 493
City, State, ZIP+4®: Siasconset MA 02564

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

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Nantucket, MA 02554

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$	$0.00
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	
$	

NANTUCKET MA OCT 28 2024 025

0554 21

Postmark Here

10/28/2024

Sent To: Francis P. Hanlon Trust
Street and Apt. No., or PO Box No.: 34 Pleasant Street
City, State, ZIP+4®: Nantucket MA 02554

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

7021 2720 0002 1840 4112

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Ambler, PA 19002

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Certified Mail Fee	$4.85
$	$0.00
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	
$	

NANTUCKET MA OCT 28 2024 025

0554 21

Postmark Here

10/28/2024

Sent To: Four Tuck LLC
Street and Apt. No., or PO Box No.: 7292 Mill Spring Drive
City, State, ZIP+4®: Ambler, PA 19002

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

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Brookline, MA 02446

OFFICIAL USE

Certified Mail Fee	$4.85
$	$0.00
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	
$	

NANTUCKET MA OCT 28 2024 025

0554 21

Postmark Here

10/28/2024

Sent To: Jerome & Richard Tuck Trst
Street and Apt. No., or PO Box No.: 68 Harvard Street
City, State, ZIP+4®: Brookline MA 02446

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

7021 2720 0002 1840 4129

U.S. Postal Service™
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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
$	$0.00
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	
$	

NANTUCKET MA OCT 28 2024 025

0554 21

Postmark Here

10/28/2024

Sent To: Sea Lyon LLC
Street and Apt. No., or PO Box No.: 10 Lyon Street
City, State, ZIP+4®: Nantucket MA 02554

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I 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.

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

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

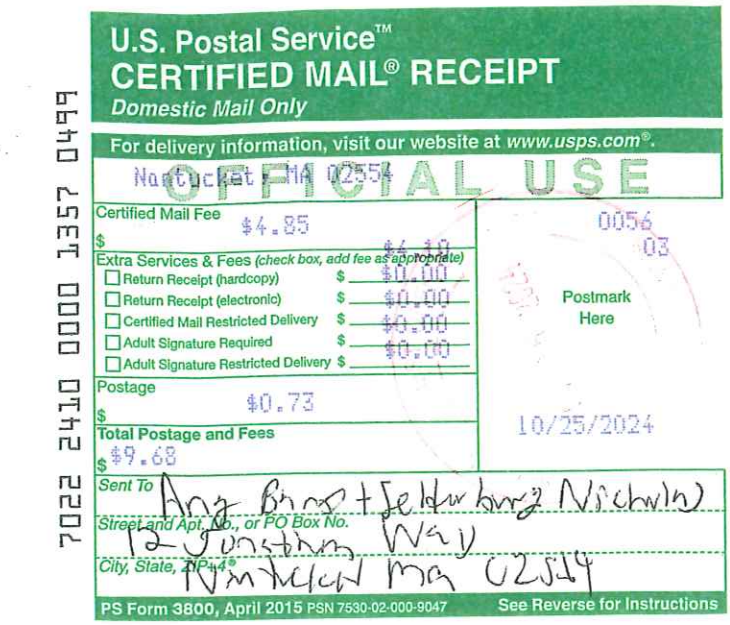
NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

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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Total Postage and Fees	$ $9.68

0056
03

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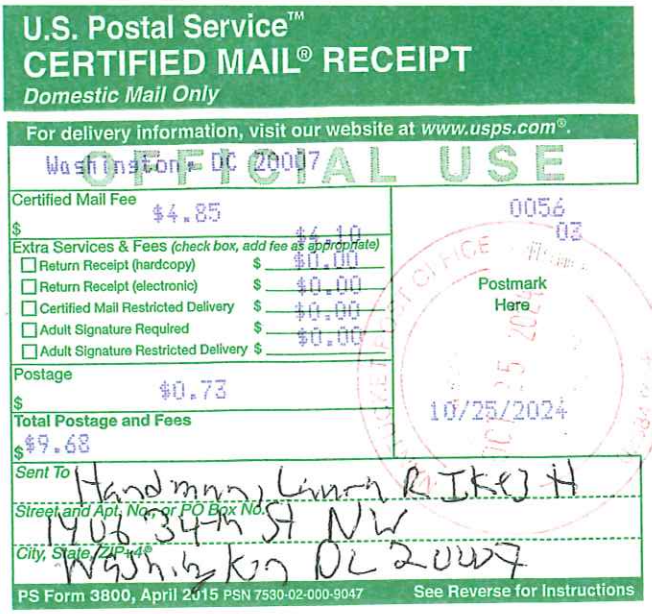
10/25/2024

Sent To: Ang Bang + Selterburg Nicholas
Street and Apt. No., or PO Box No.: 12 Jonathan Way
City, State, ZIP+4®: Nantucket MA 02554

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

7022 2410 0000 1357 0482



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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$ $0.73
Total Postage and Fees	$ $9.68

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Sent To: Handmans Laura R Ikes H
Street and Apt. No., or PO Box No.: 1406 34th St NW
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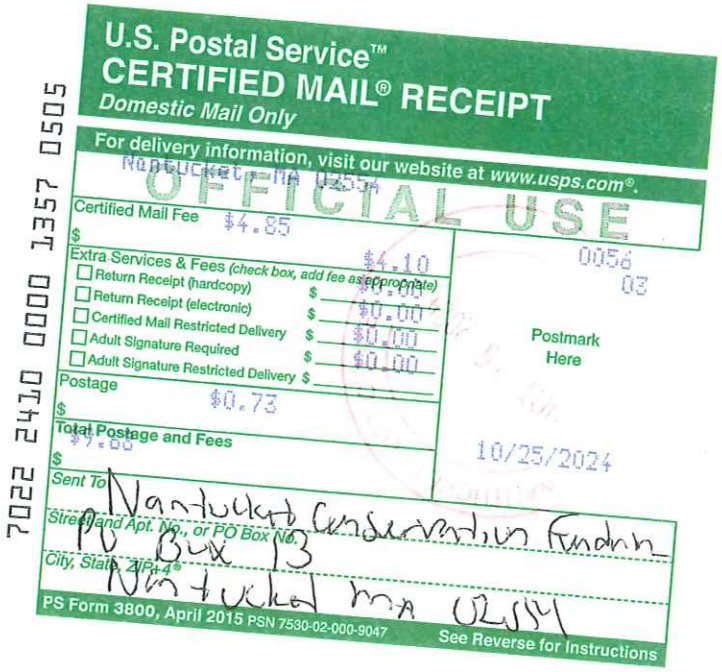

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Postage	$ $0.73
Total Postage and Fees	$ $9.68

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Sent To: Nantucket Conservation Foundation
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket MA 02554

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

7022 2410 0000 1357 0536



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☐ Return Receipt (electronic)	$ $0.00
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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$ $0.73
Total Postage and Fees	$ $9.68

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Sent To: Nantucket Conservation Foundation
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket MA 02554

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

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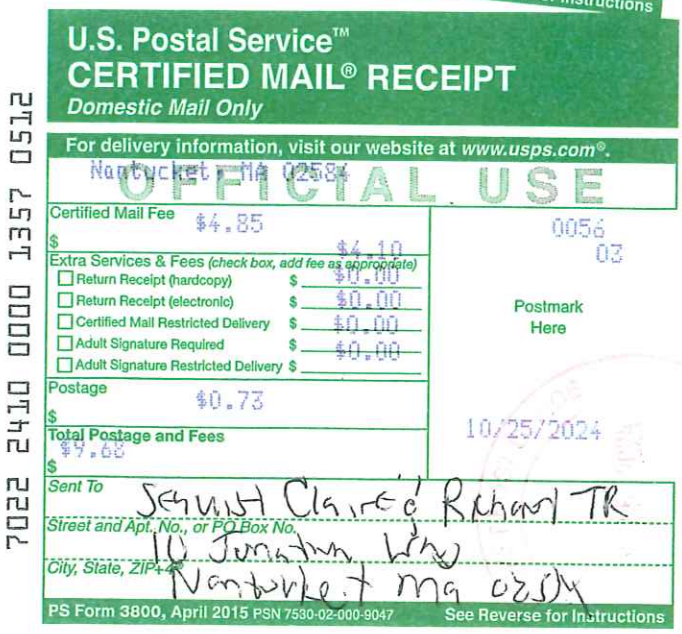

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☐ Adult Signature Restricted Delivery	$
Postage	$ $0.73
Total Postage and Fees	$ $9.68

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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

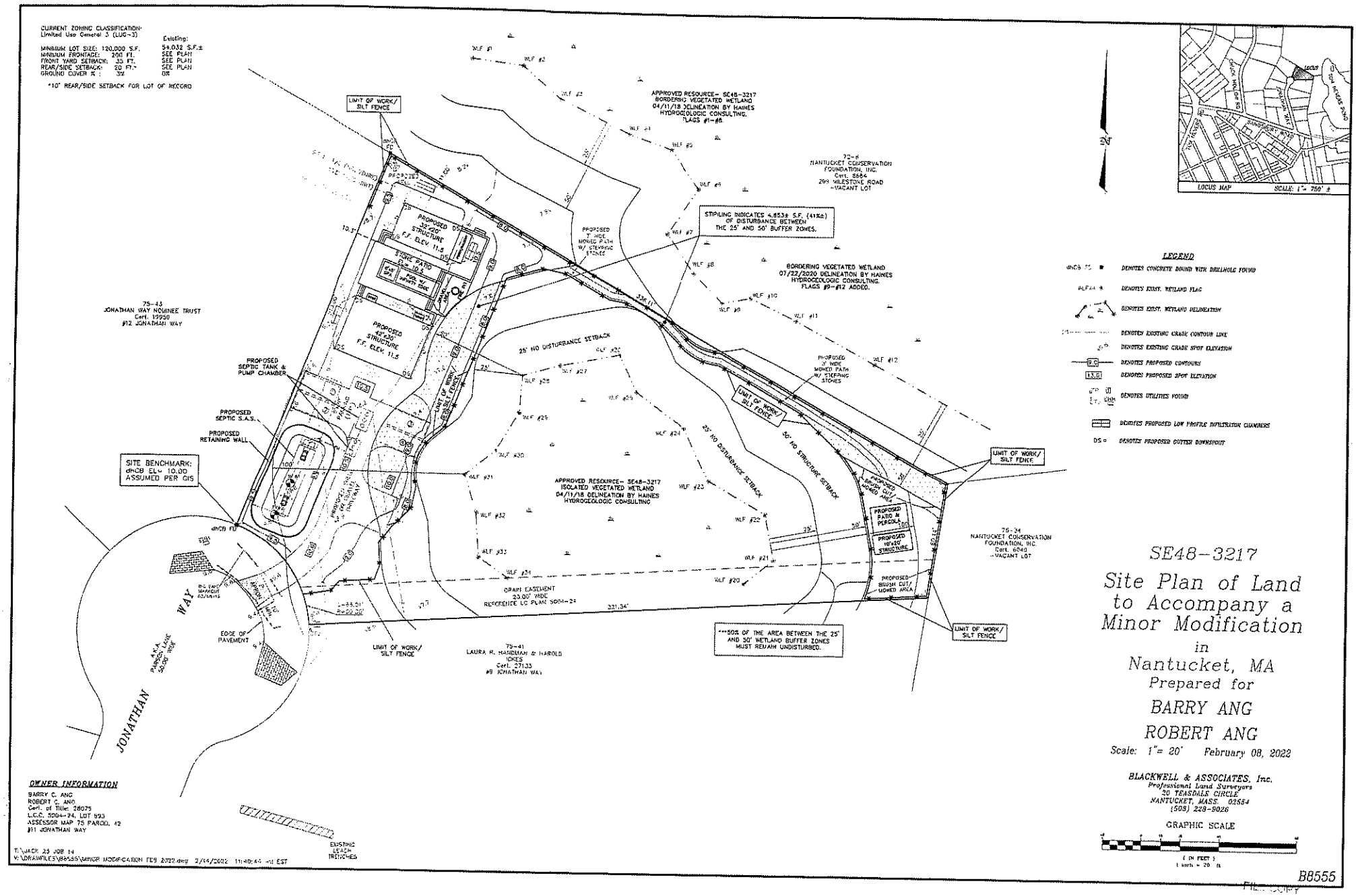
Property ID	7054
Location	12 JONATHAN WY
Owner	12 JONATHAN WAY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

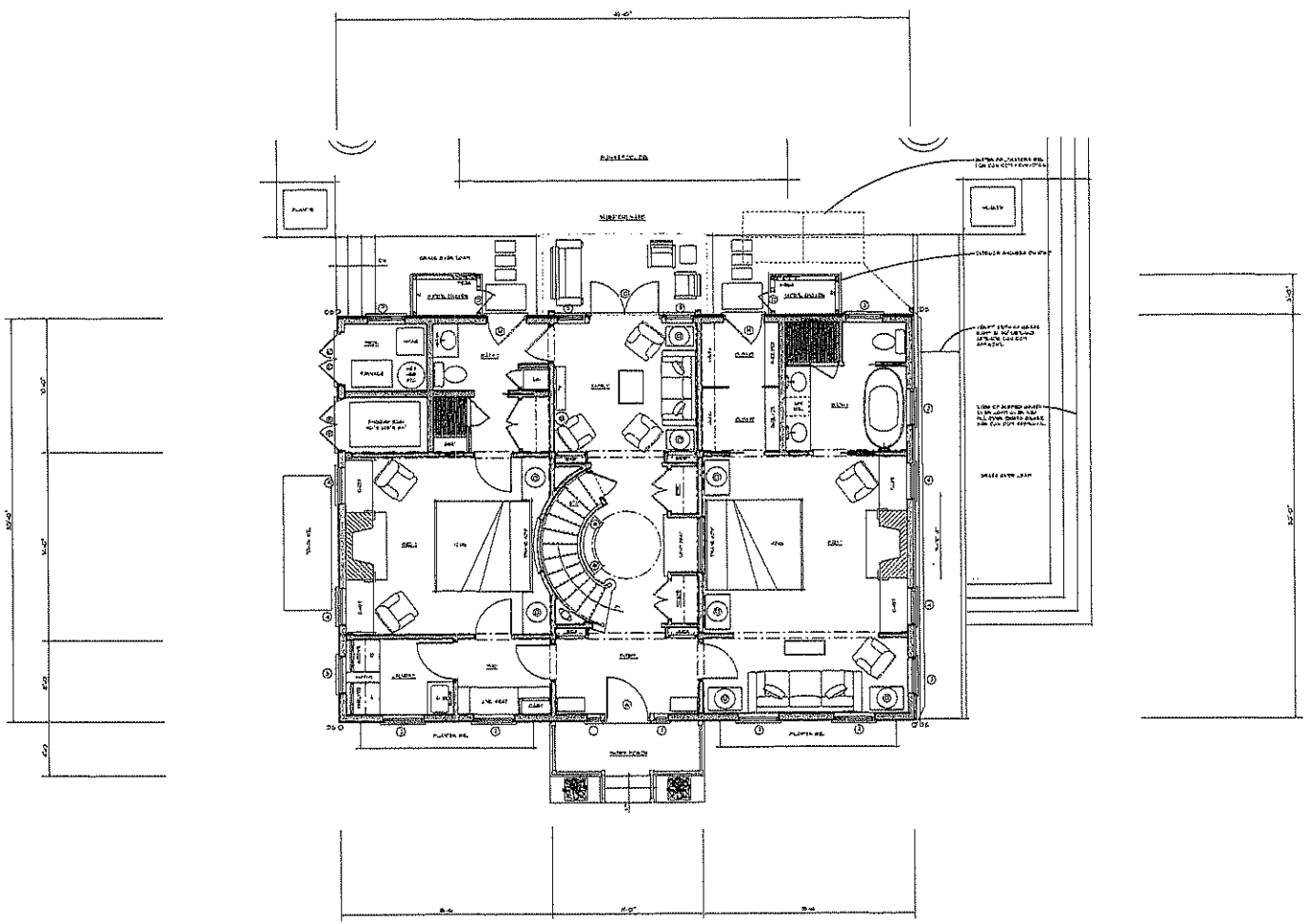
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

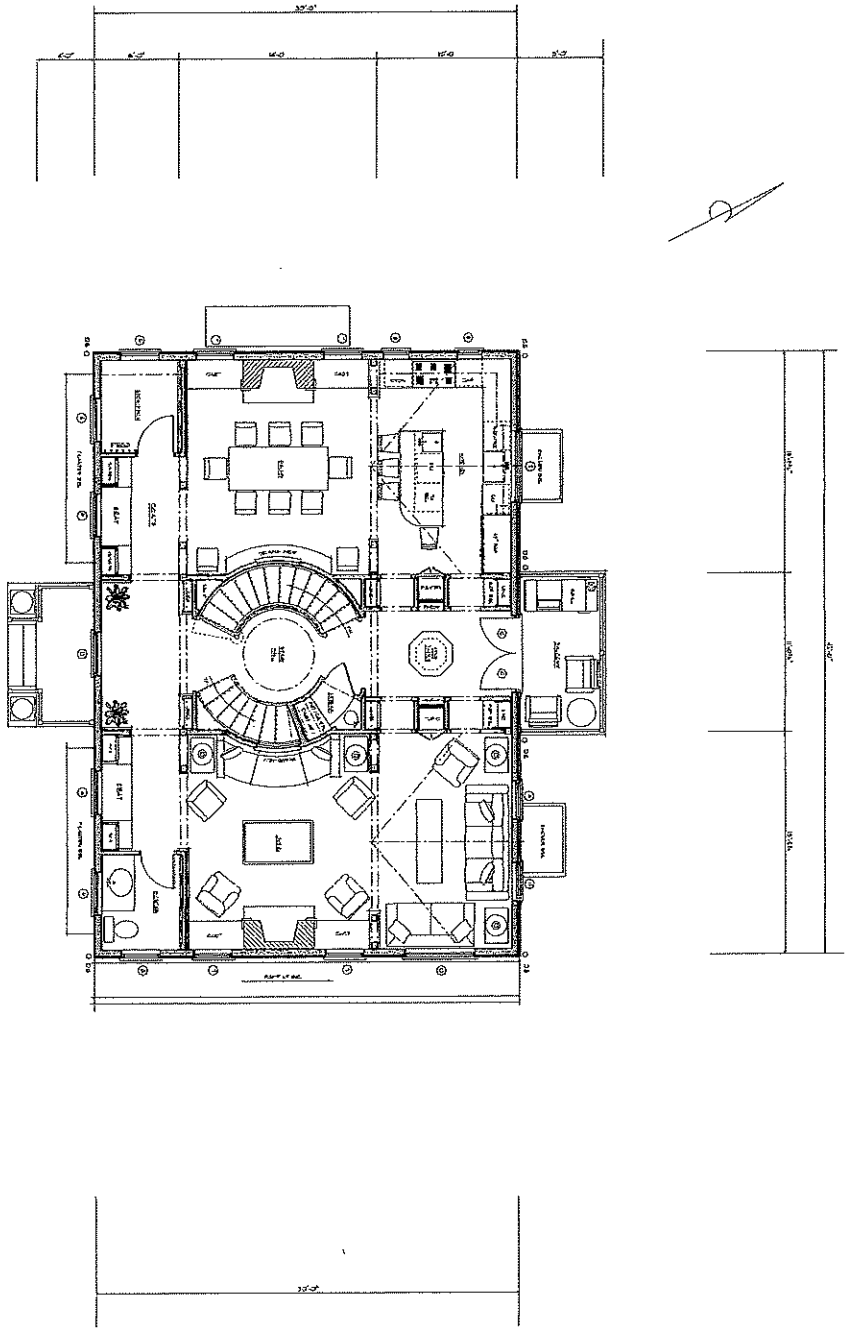
11 JONATHAN WAY
TOM NEVERS
NANTUCKET, MA

ISSUES & REVISIONS

1	5-14-21	PLANNING BOARD

DWELLING
FIRST FLOOR PLAN

A-4



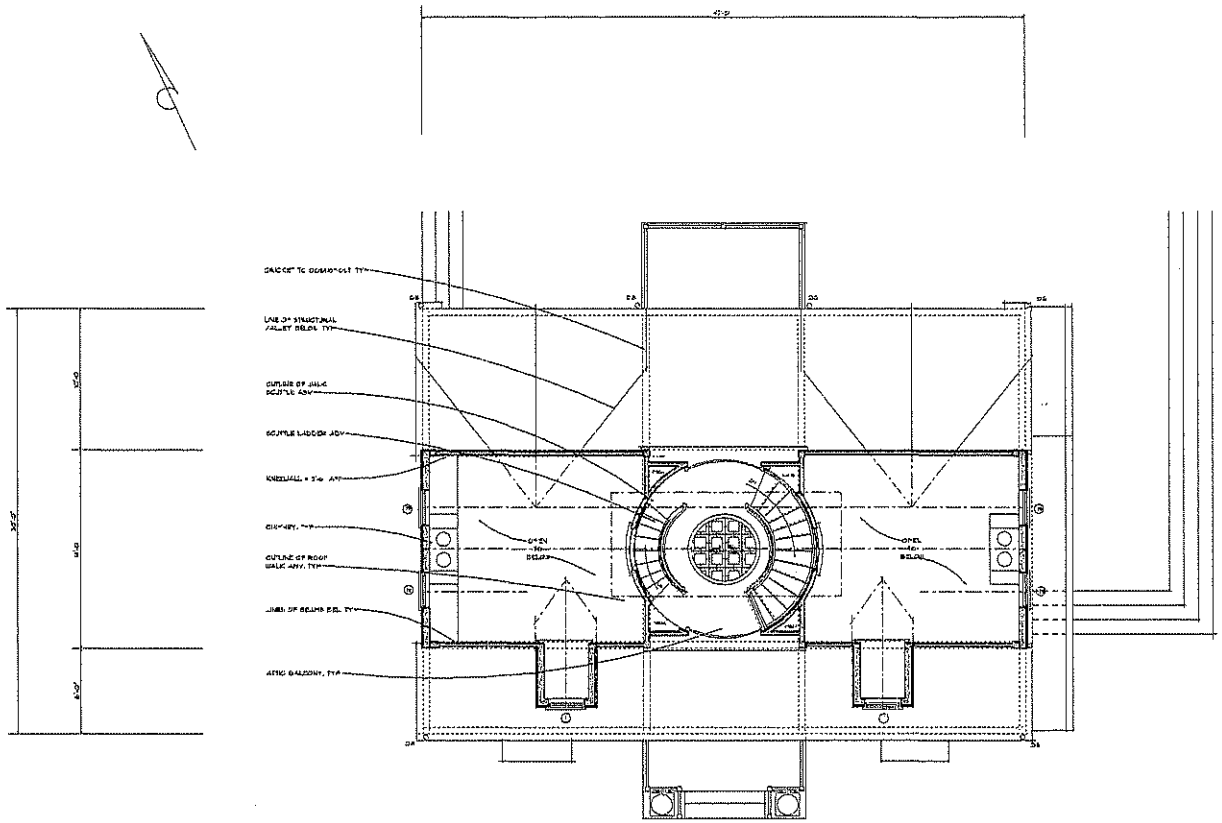
1 A-6 SECOND FLOOR PLAN
1/4" = 1'-0"
1240 SF

A-6	DWELLING SECOND FLOOR PLAN

ISSUES & REVISIONS

11 JONATHAN WAY
TOM NEVERS
NANTUCKET, MA

McMullen
& Associates
- NANTUCKET -
Assoc. AIA
508-228-5984



1 / A-8 ATTIC FLOOR PLAN 364 SF

1/4" = 1' - 0"

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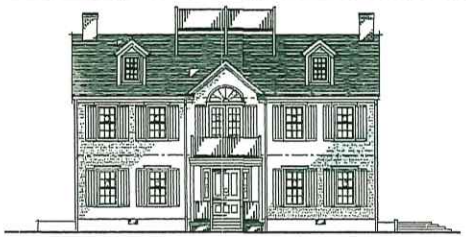
TOM NEVERS
NANTUCKET, MA

ISSUES & REVISIONS

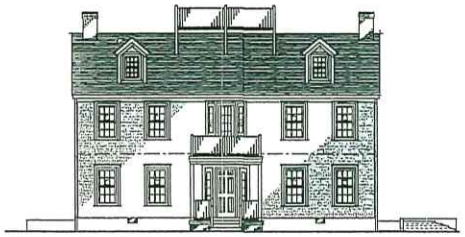
1	[illegible]	[illegible]

DWELLING
ATTIC FLOOR PLAN

A-8



1 / A-10 ORIGINAL SUBMISSION SOUTH ELEVATION
1/8" = 1' - 0"



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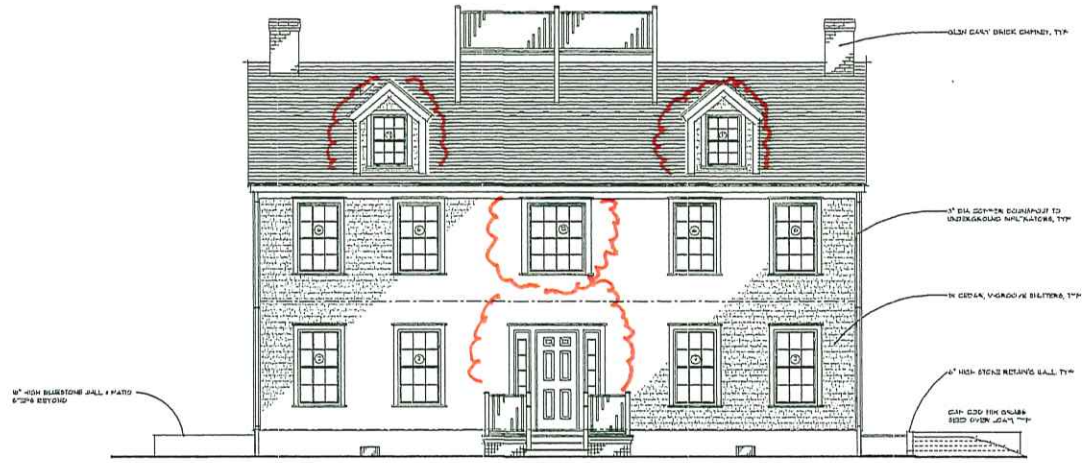
1/8" = 1' - 0"



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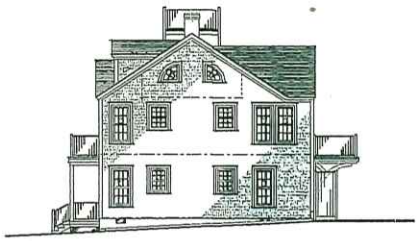

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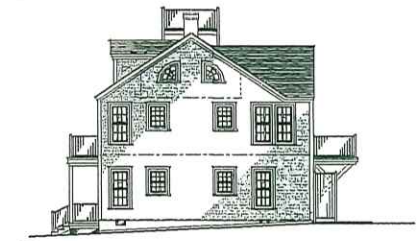
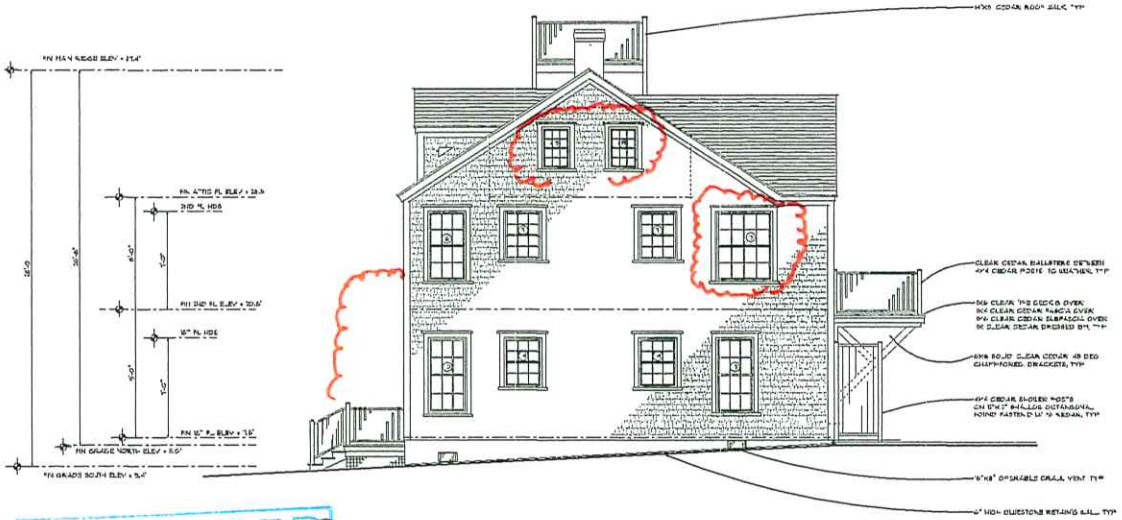
1/8" = 1' - 0"



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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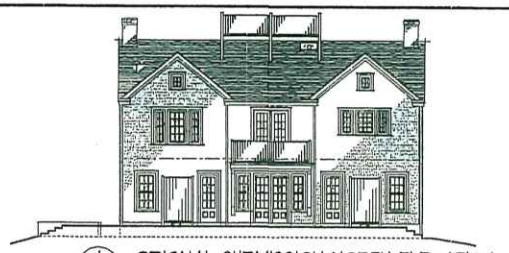
ISSUES & REVISIONS

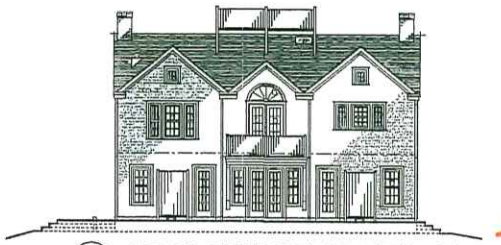
1	8-6-21	SUBMIT TO HDC

DWELLING
SOUTH & EAST ELEVATIONS

A-10



1 / A-11 ORIGNAL SUBMISSION NORTH ELEVATION
1/8" = 1' - 0"



1 / A-11 SECOND SUBMISSION NORTH ELEVATION
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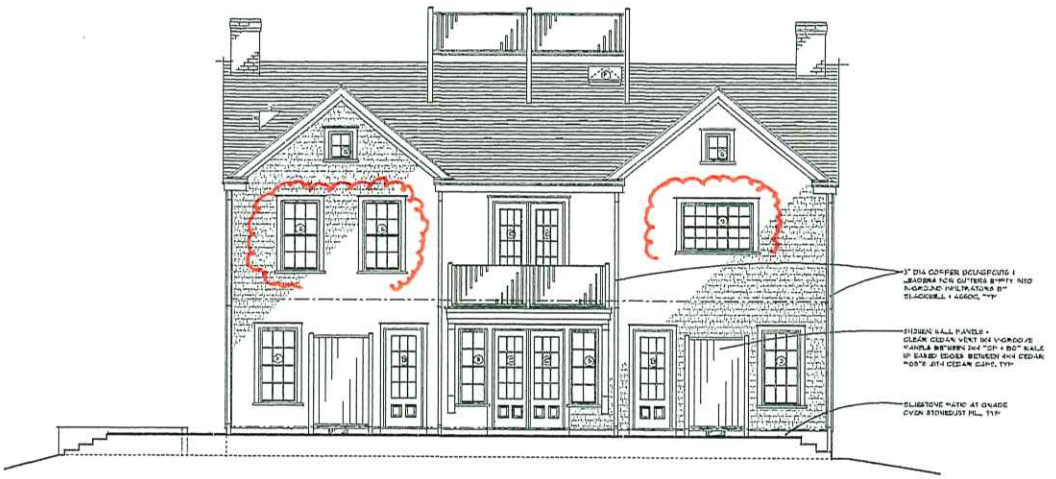

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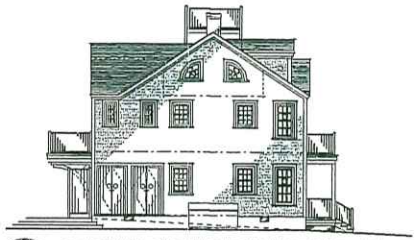
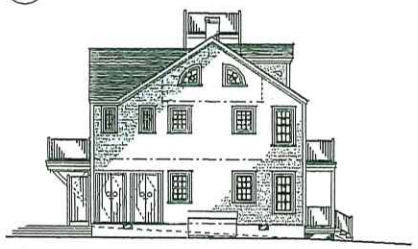


2 / A-11 ORIGINAL SUBMISSION WEST ELEVATION
1/8" = 1' - 0"



2 / A-11 SECOND SUBMISSION WEST ELEVATION
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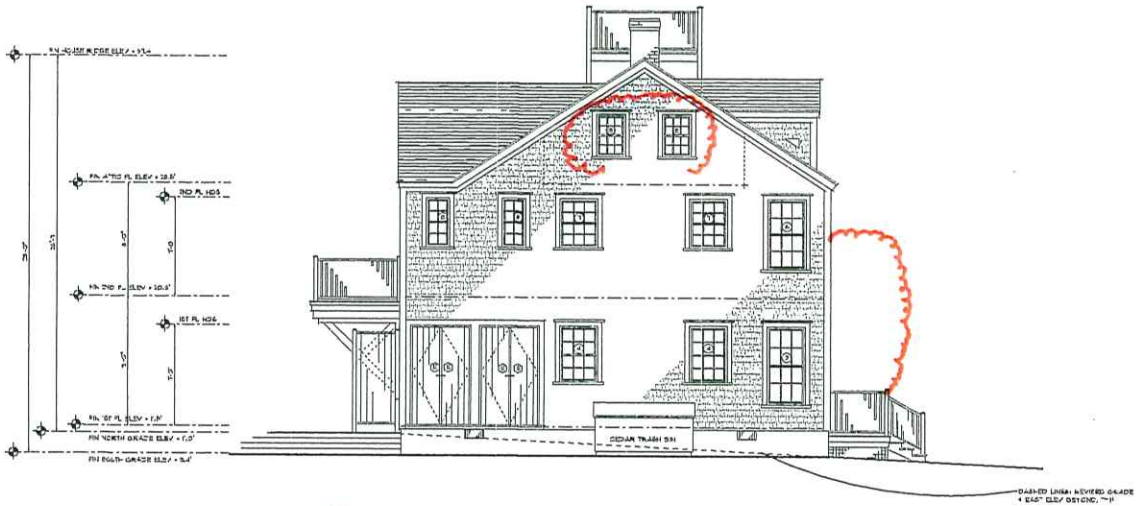

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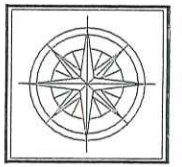

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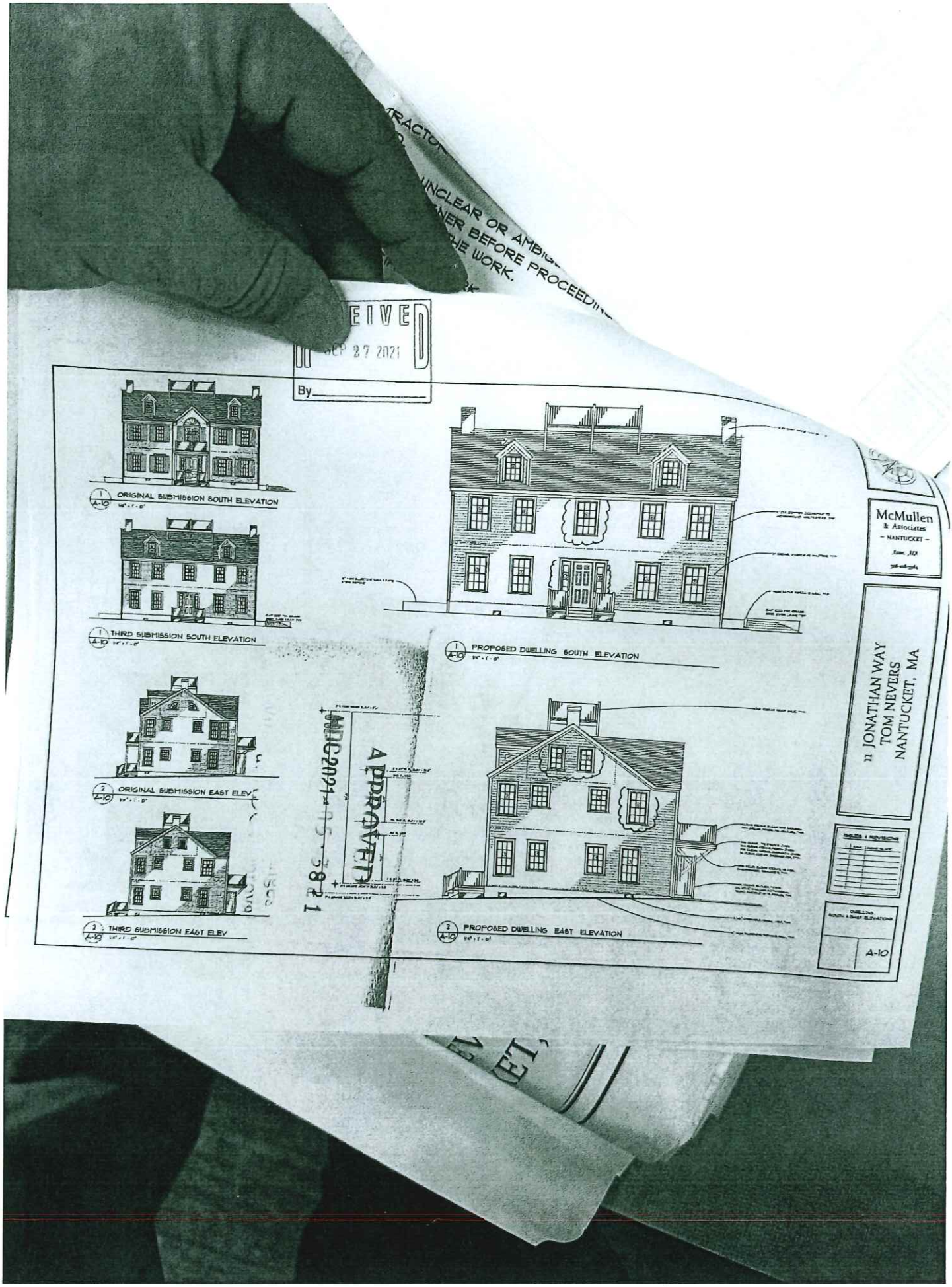
TOM NEVERS
NANTUCKET, MA

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
HDC2021-05-382
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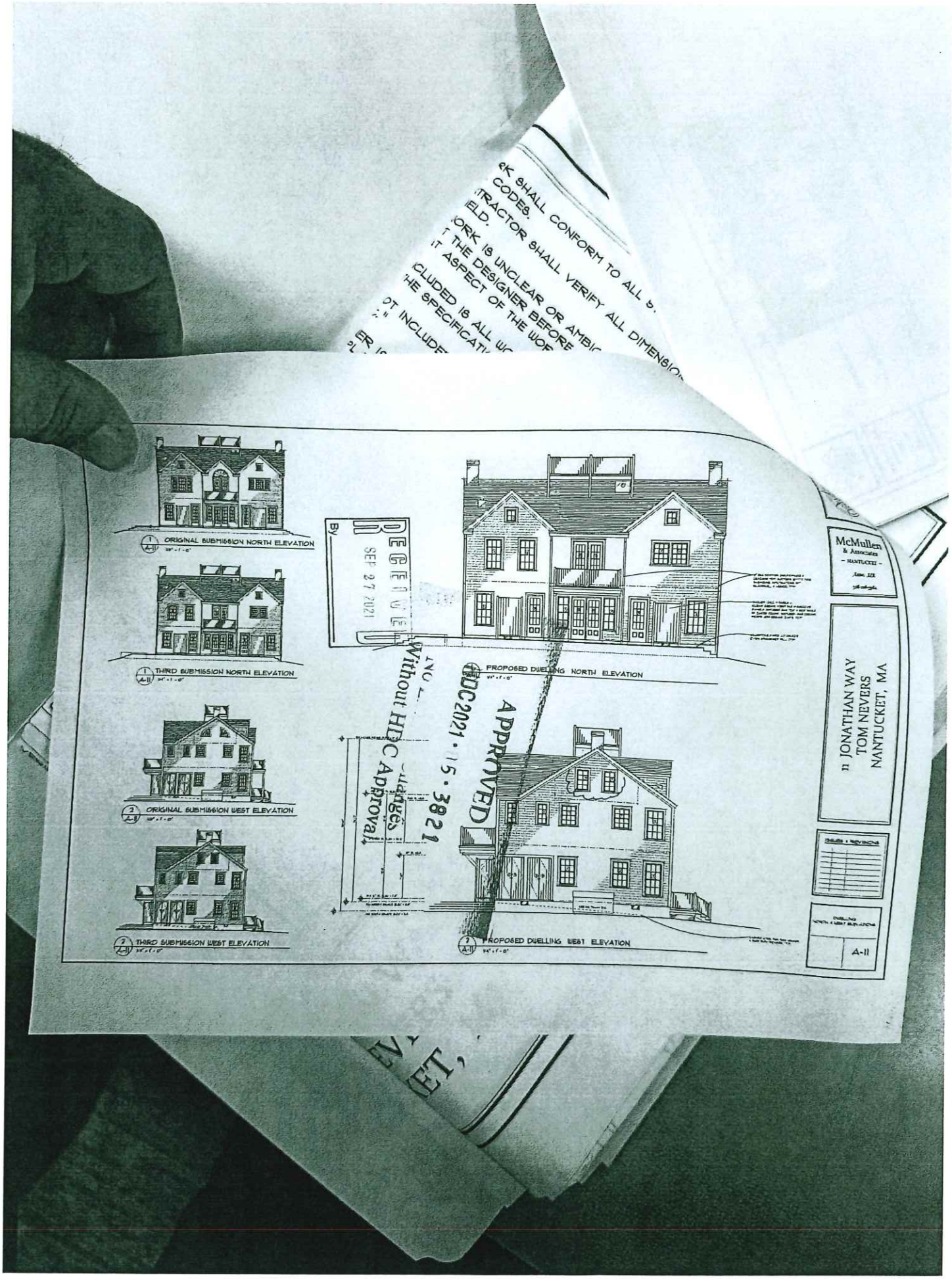
11 JONATHAN WAY
TOM NEVERS
NANTUCKET, MA
A-10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ORIGINAL SUBMISSION WEST ELEVATION
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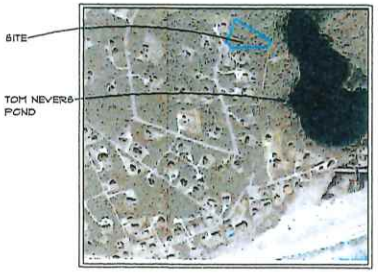
MAIN DWELLING:
SHEET A-1 • LOCUS/SITE PLAN, ZONING, SCHEDULES
SHEET A-2 • FOUNDATION PLAN
SHEET A-3 • FIRST FLOOR FRAMING PLAN
SHEET A-4 • FIRST FLOOR PLAN
SHEET A-5 • SECOND FLOOR FRAMING PLAN
SHEET A-6 • SECOND FLOOR PLAN
SHEET A-7 • ATTIC FLOOR FRAMING PLAN
SHEET A-8 • ATTIC FLOOR PLAN
SHEET A-9 • 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.

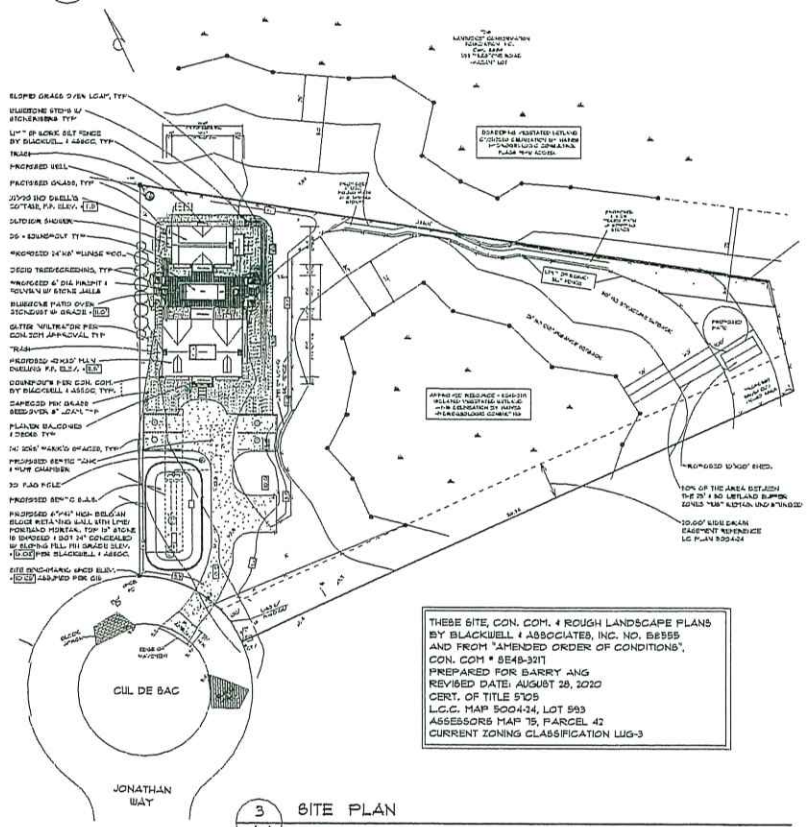
7 A-1 GENERAL NOTES

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

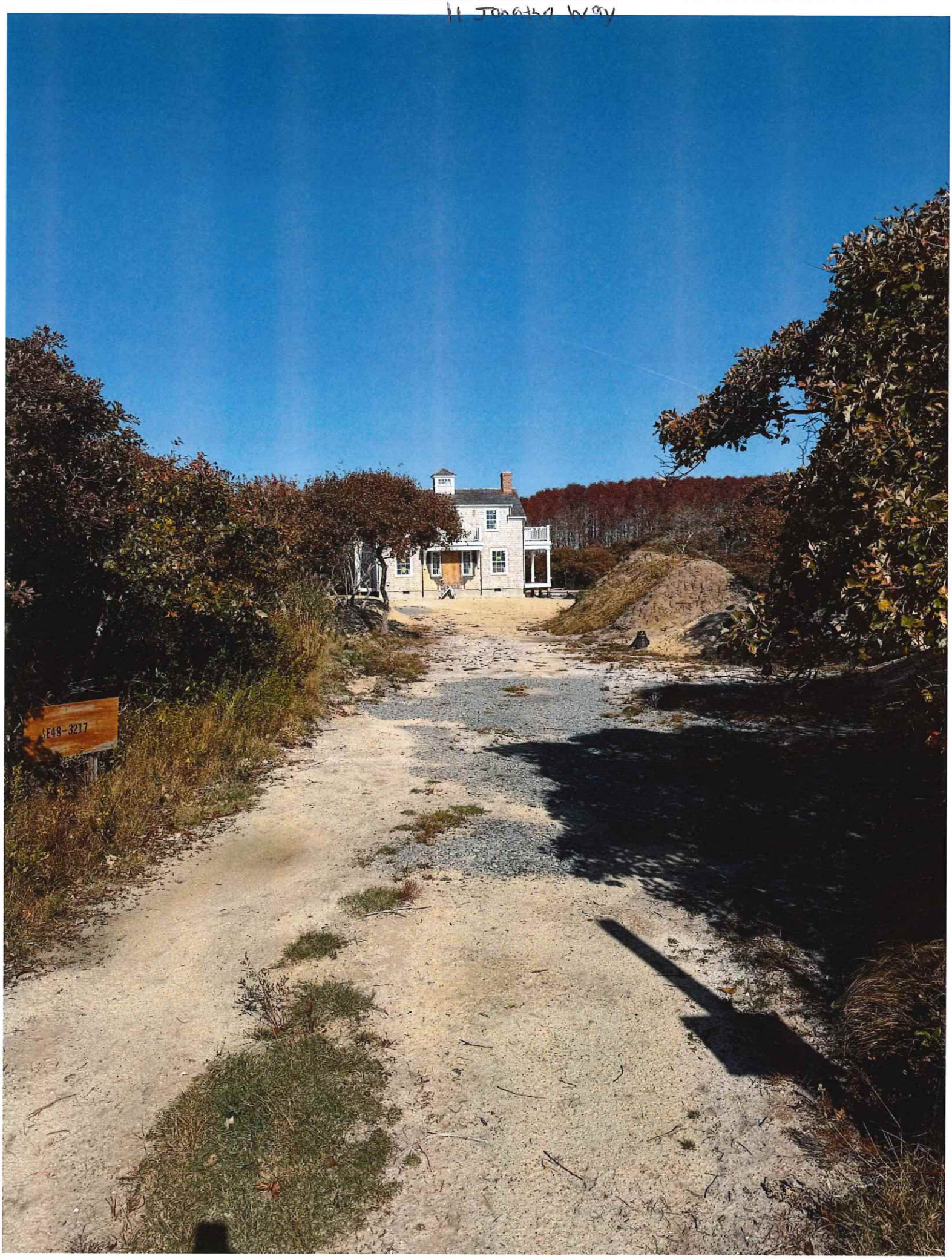
11 JONATHAN WAY
TOM NEVERS
NANTUCKET, MA

ISSUES & REVISIONS

1	8-11-21	SUBMIT TO HDC

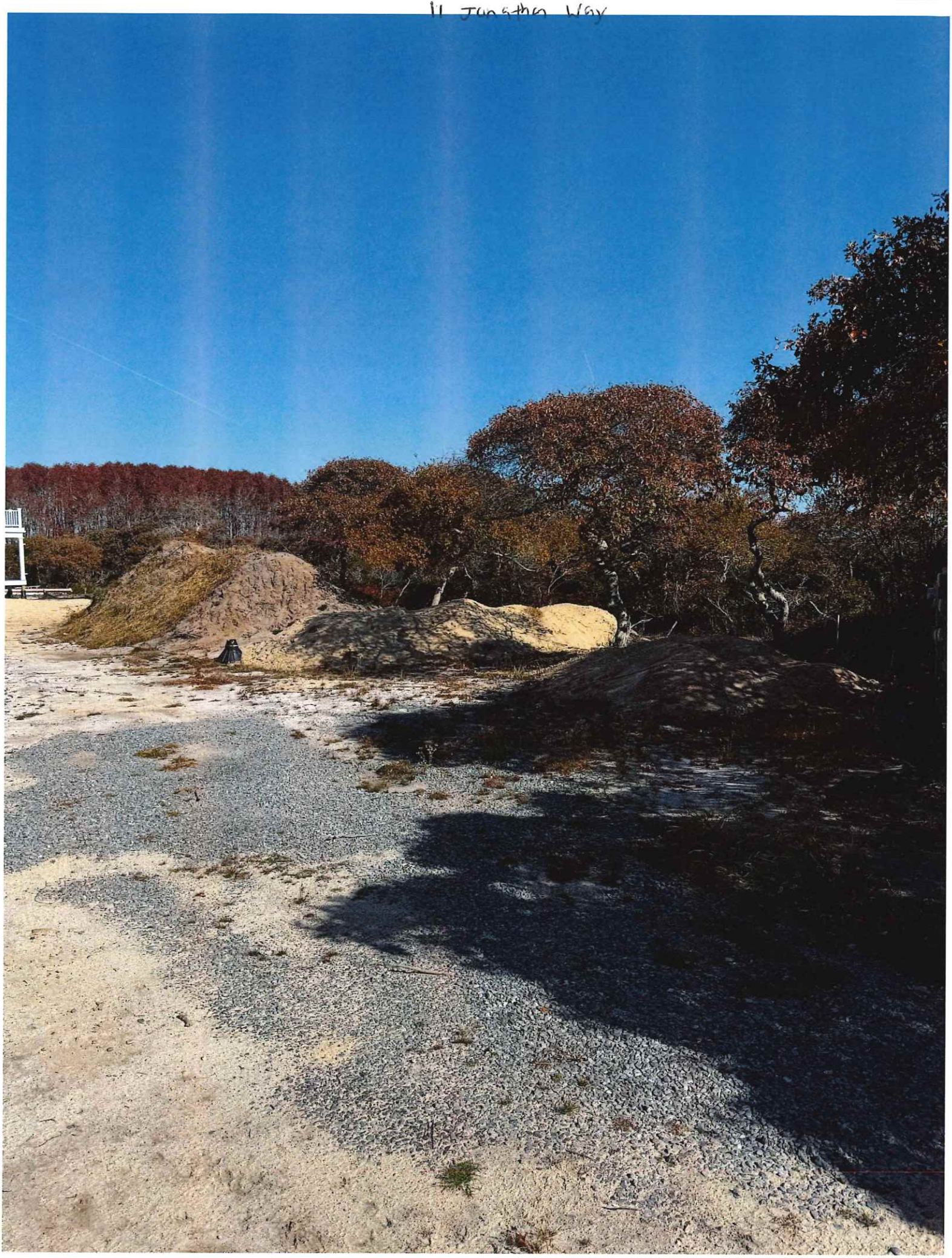
LOCUS & SITE PLAN
ZONING ANALYSIS
SCHEDULES
GENERAL NOTES

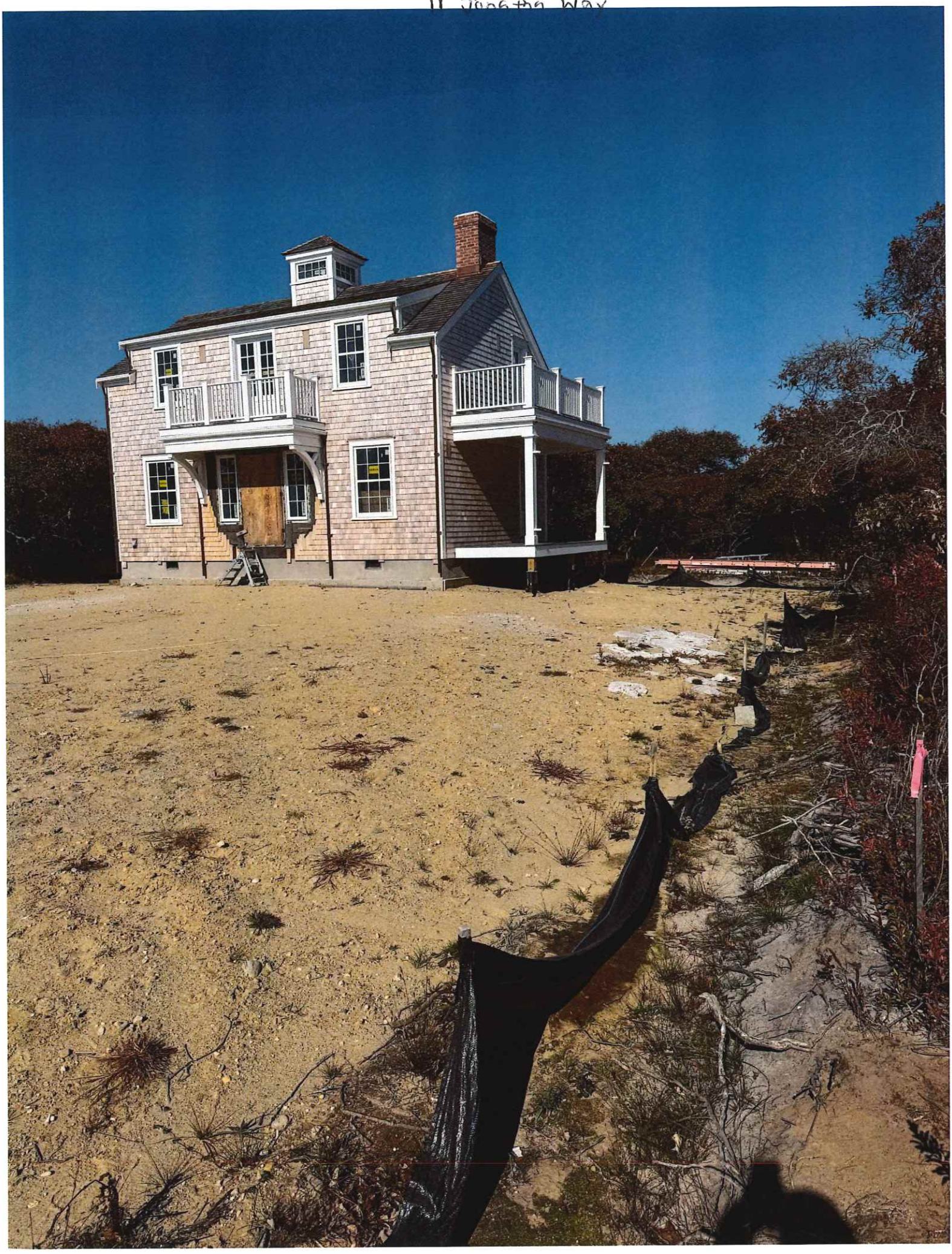
A-1


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

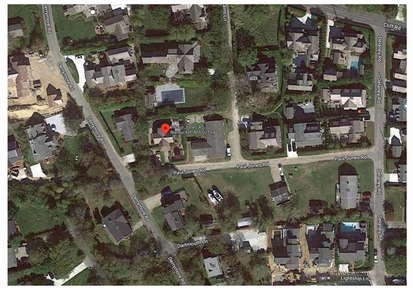
HDC Pergola Revision Submission 10.23.2024



East | North | South | West



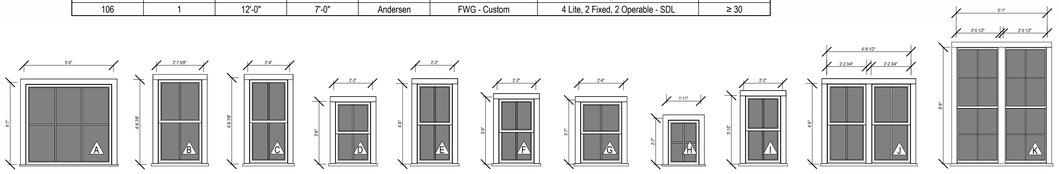
Locus Map



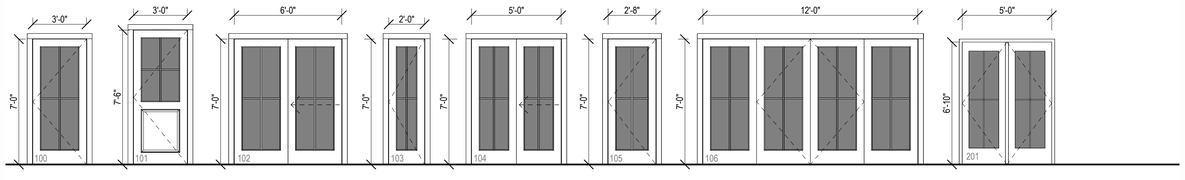
Satellite View

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

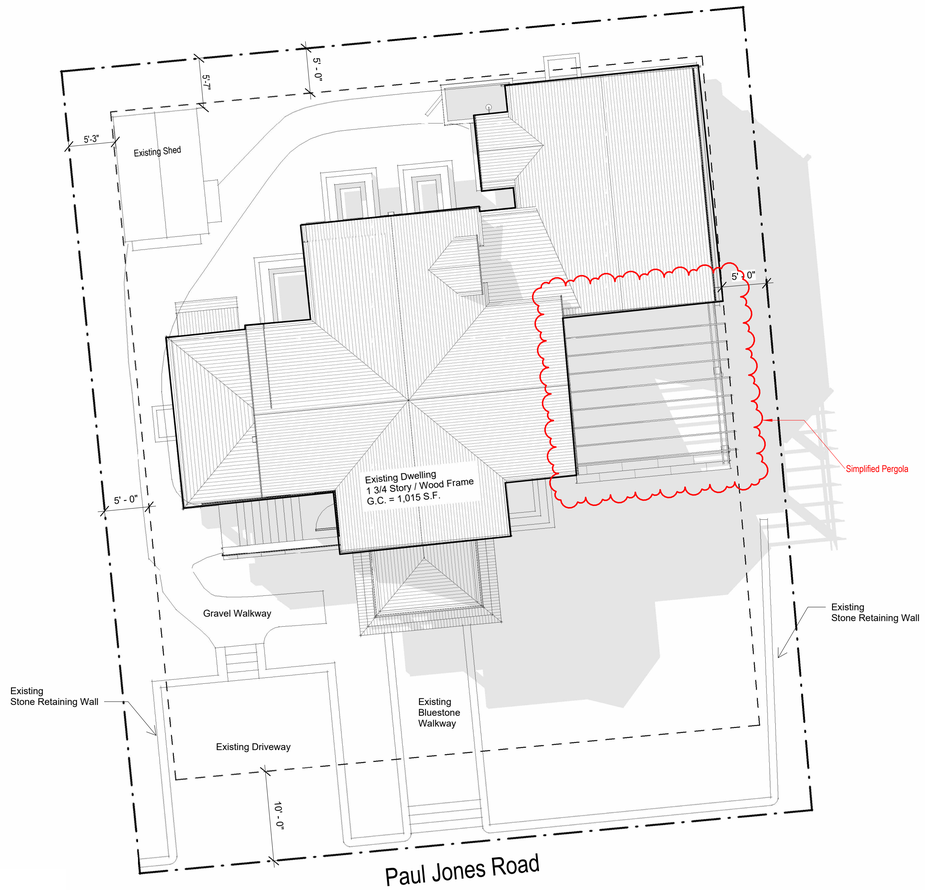
EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
101	1	3'-0"	7'-6"	Andersen	FWH - Custom	4 Lite, 1 Panel - SDL	≥ 30
102	1	6'-0"	7'-0"	Andersen	FWG - Custom	Pair, 4 Lite - SDL	≥ 30
103	1	2'-0"	7'-0"	Andersen	FWH - Custom	4 Lite, LH - SDL	≥ 30
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

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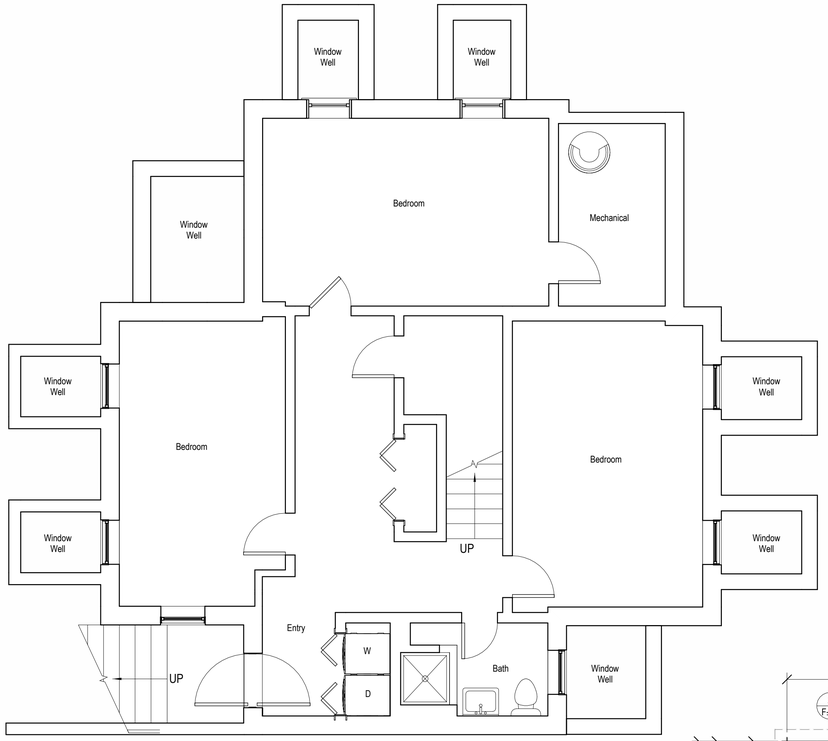
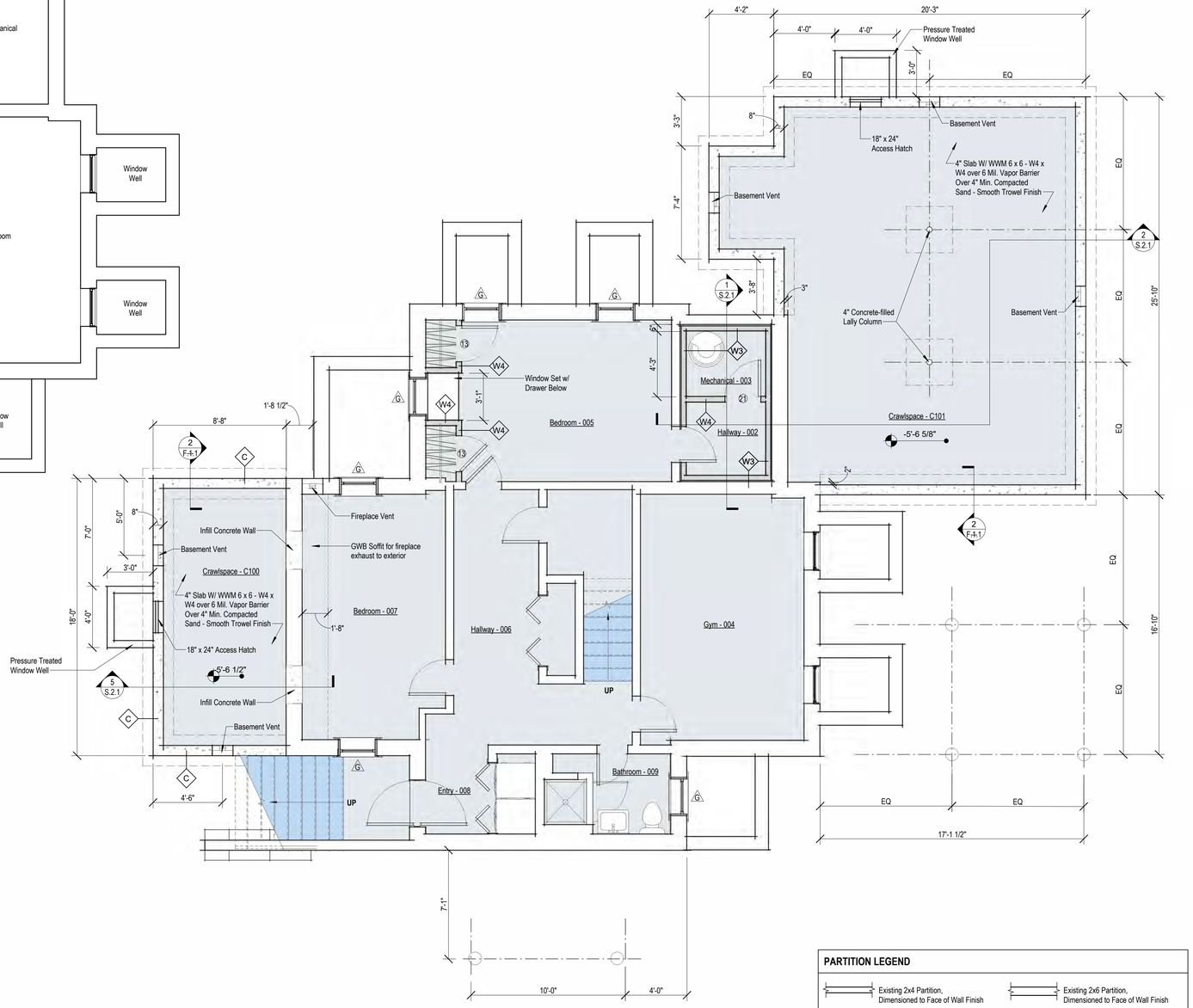
G.1.1

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.

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Fisher Residence

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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.
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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SHEET INDEX

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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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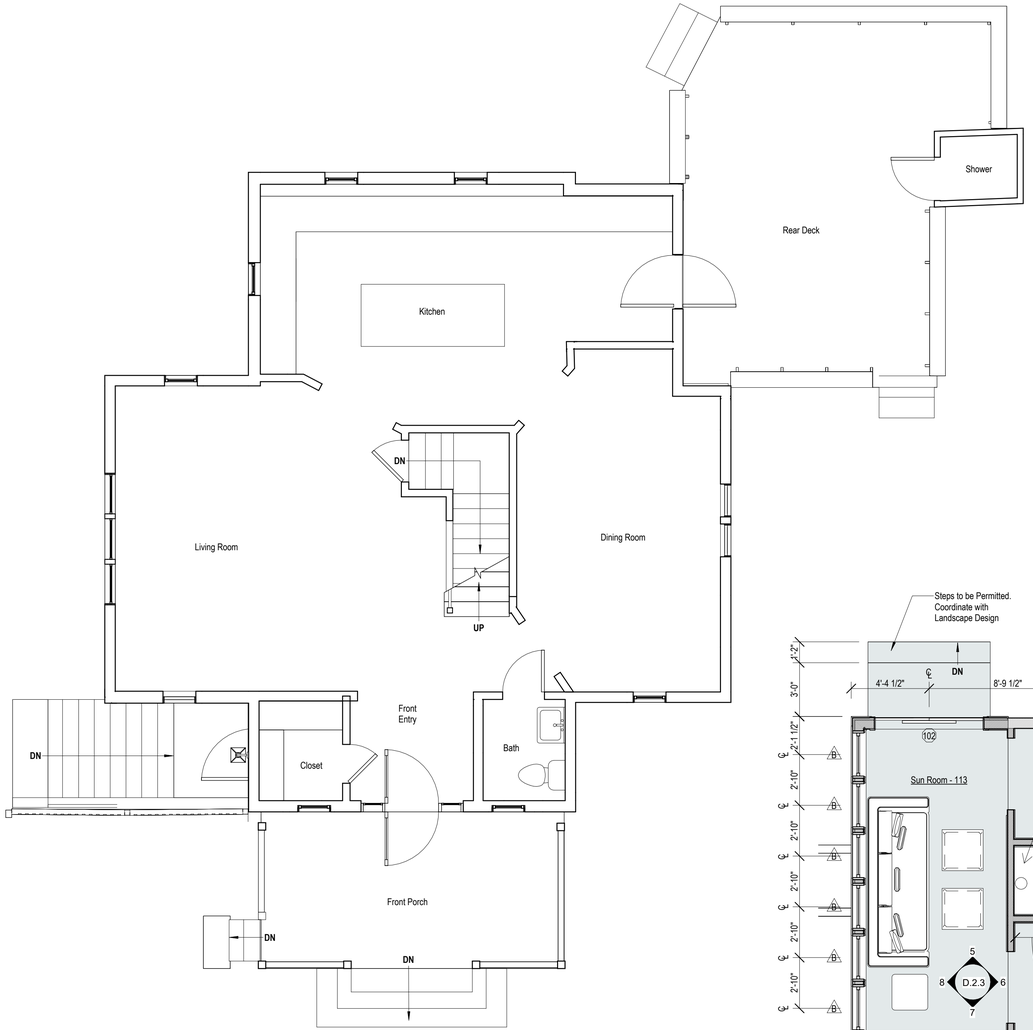
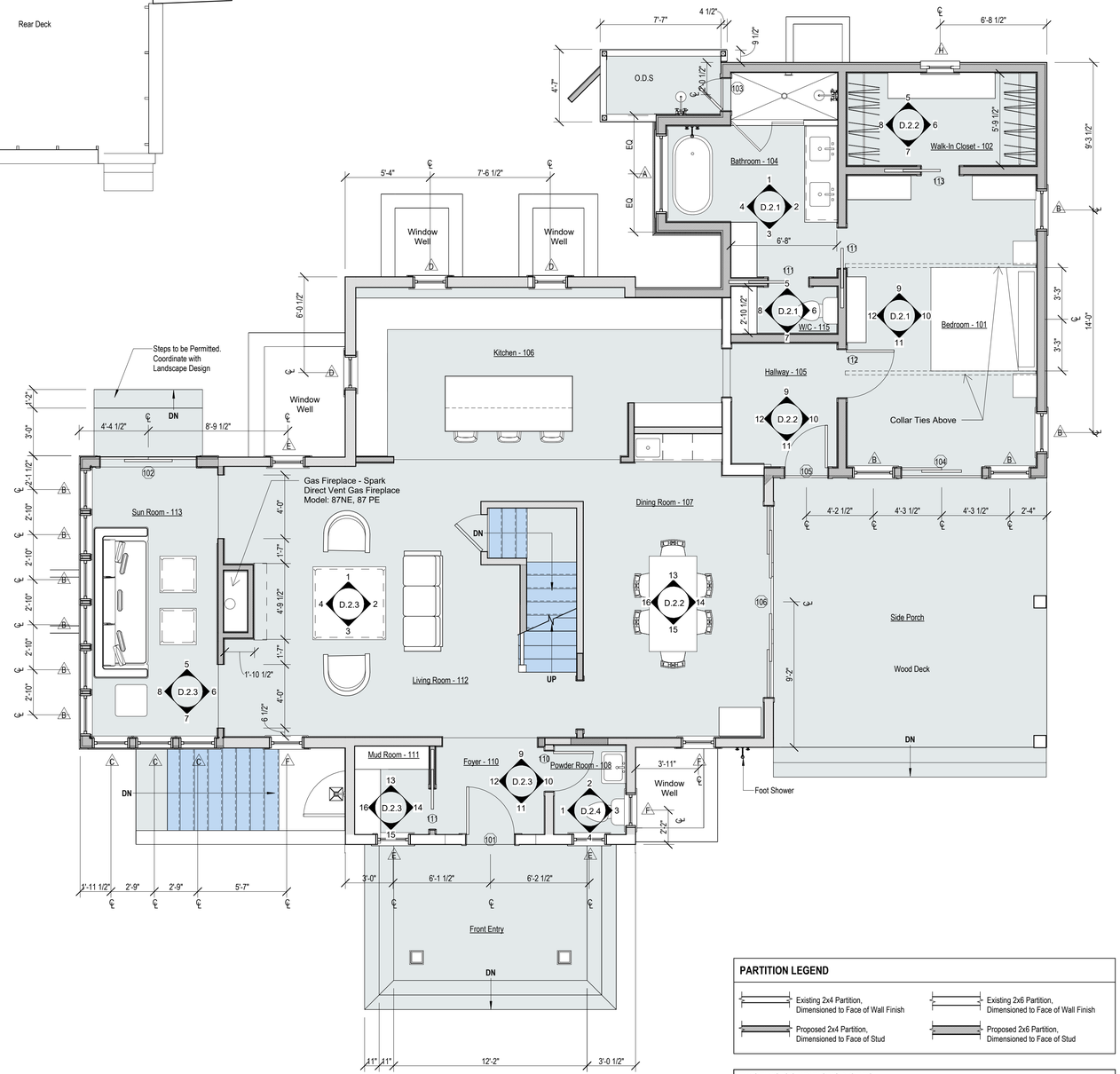
A.1.0

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

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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.
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.

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A.1.1
2118

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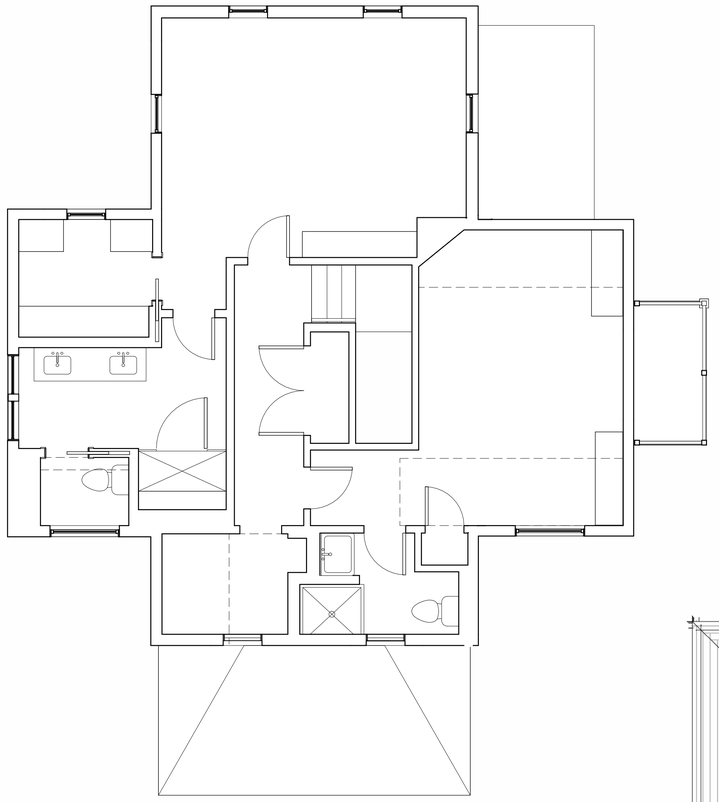

1 Second Floor - Existing
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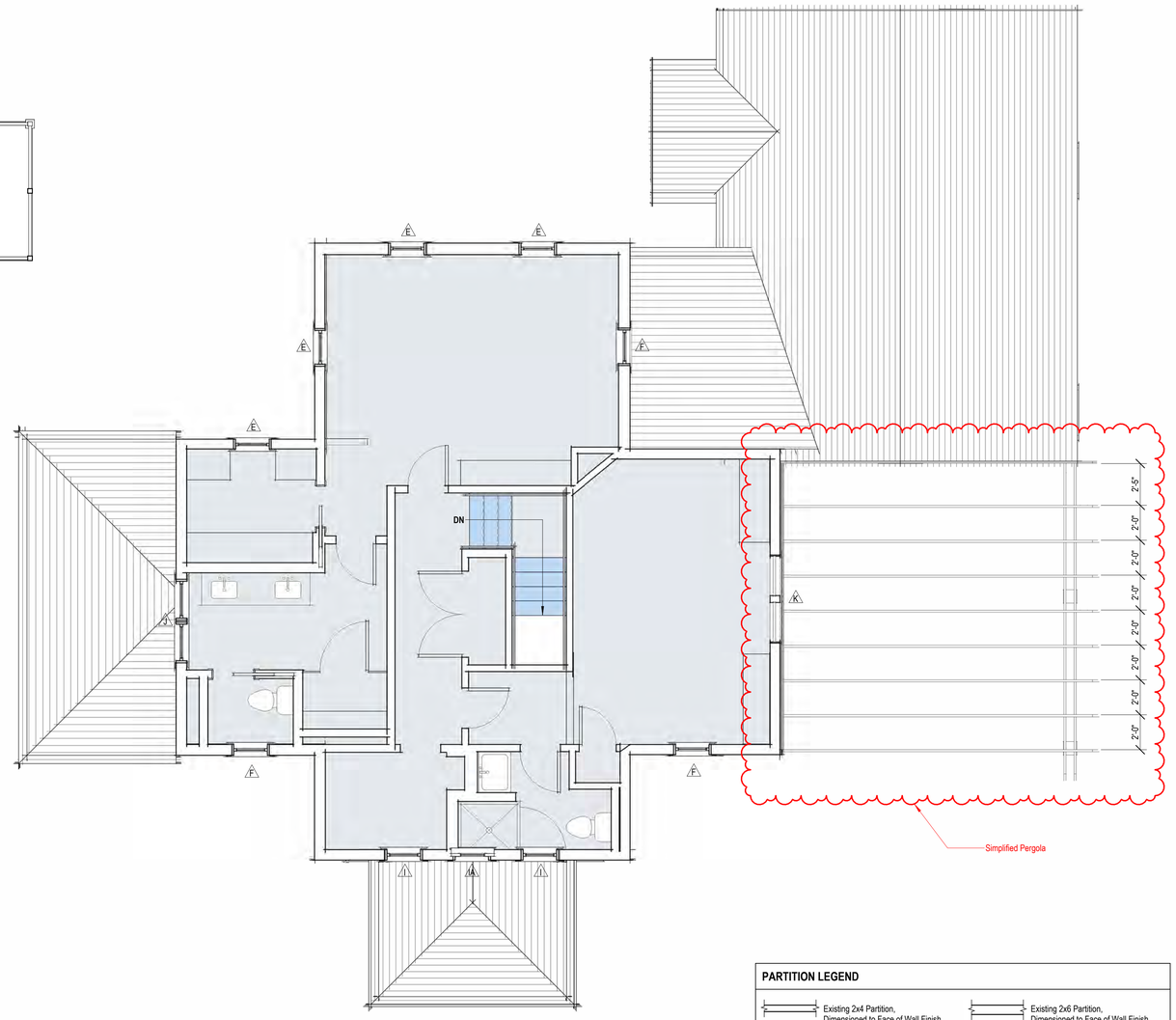

2 Second Floor Plan - Previously Submitted - No Change
1/4" = 1'-0"

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8 Williams Lane
Nantucket, MA 02554
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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.
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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

Site Information

Map & Parcel:	30 / 68.1
Current Zoning:	R-1
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Side/Rear Setback:	5 ft.
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Revisions

Revision 1	Date 1

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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"

2118

Fisher Residence

7 Paul Jones Rd
Nantucket, MA 02554

5 Williams Lane
Nantucket, MA 02554
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emeritus

Exterior Elevations

Site Information

Map & Parcel:	30 / 68.1
Current Zoning:	R-1
Minimum Frontage:	50 ft.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft.
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D.1.2 Perspectives

Revisions

Revision 1 Date 1

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A.2.2
2118

HDC Pergola Revision Submission 10.23.2024



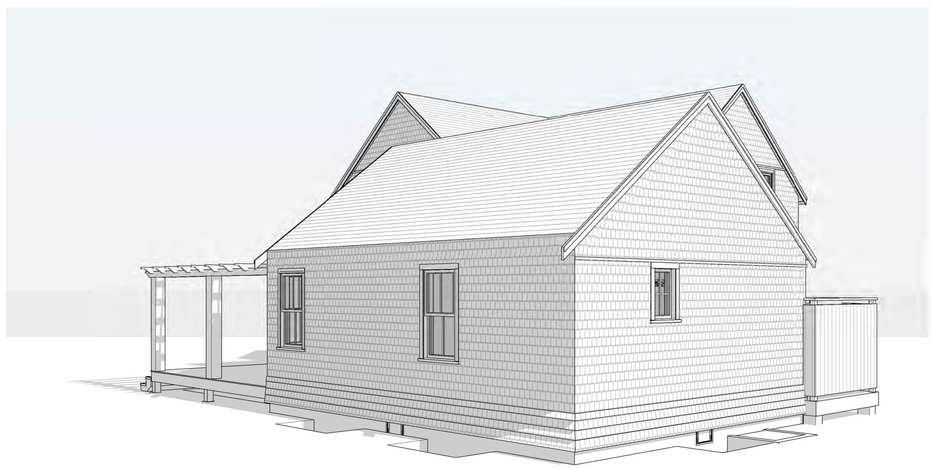
3D - Northwest



3D - Southwest



3D - Southeast



3D Northeast

2118

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7 Paul Jones Rd
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emeritus

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Perspectives

Site Information

Map & Parcel:	30 / 68.1
Current Zoning:	R-1
Minimum Frontage:	50 ft.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft.
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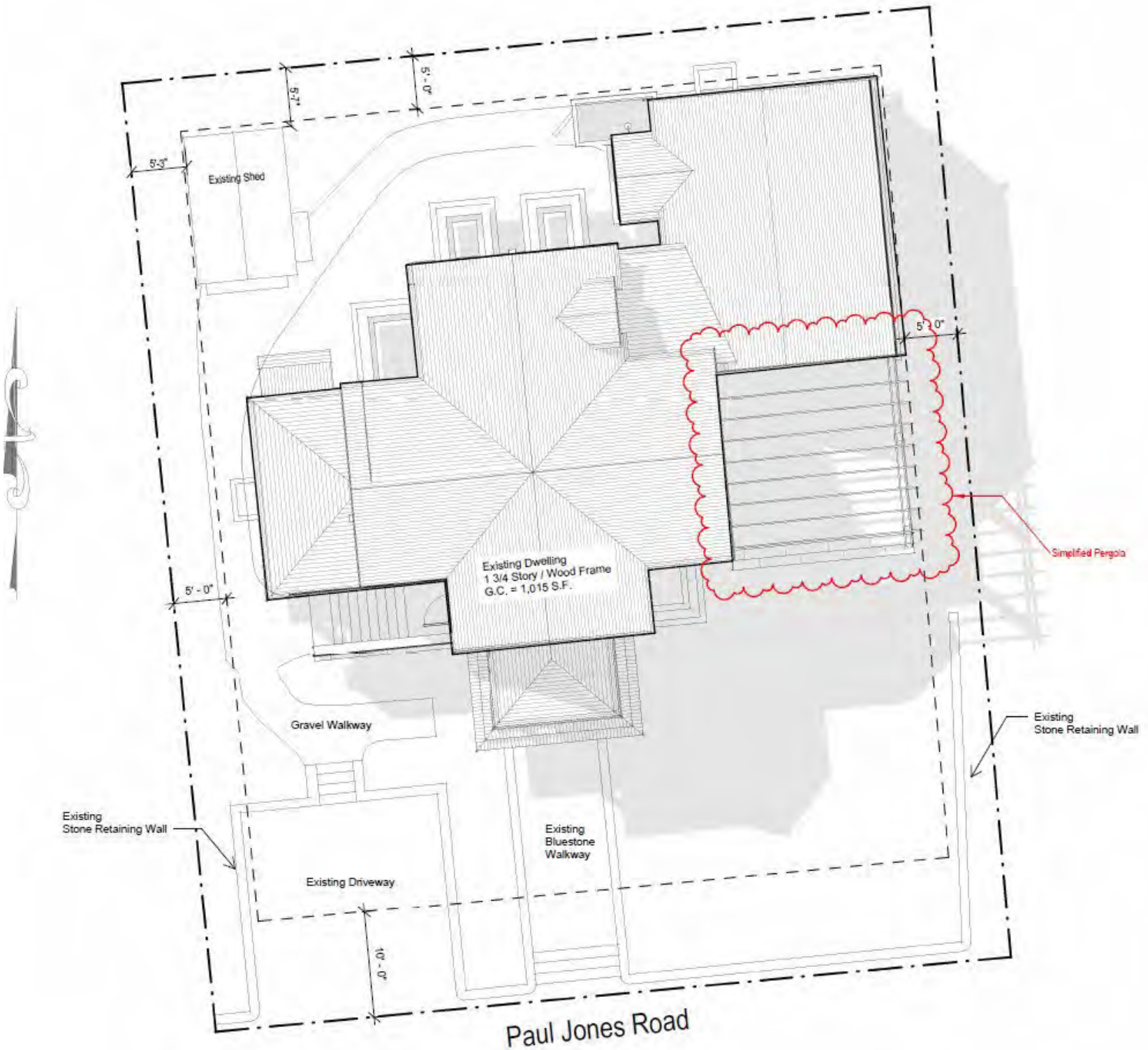
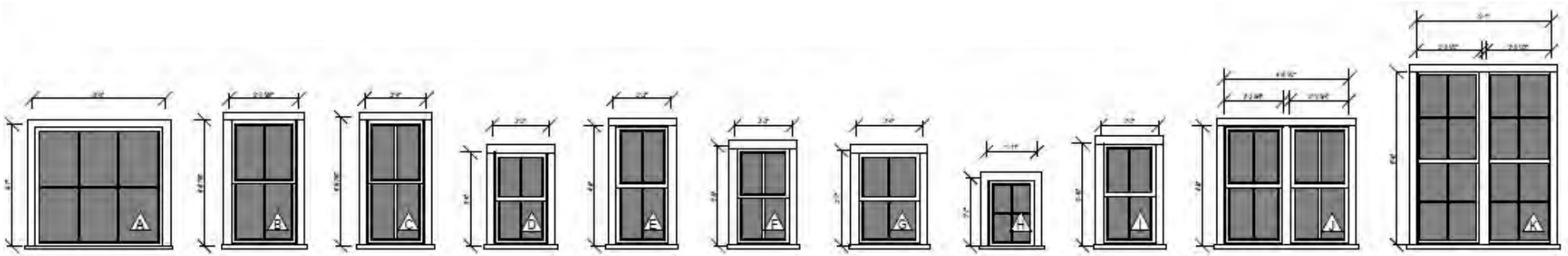
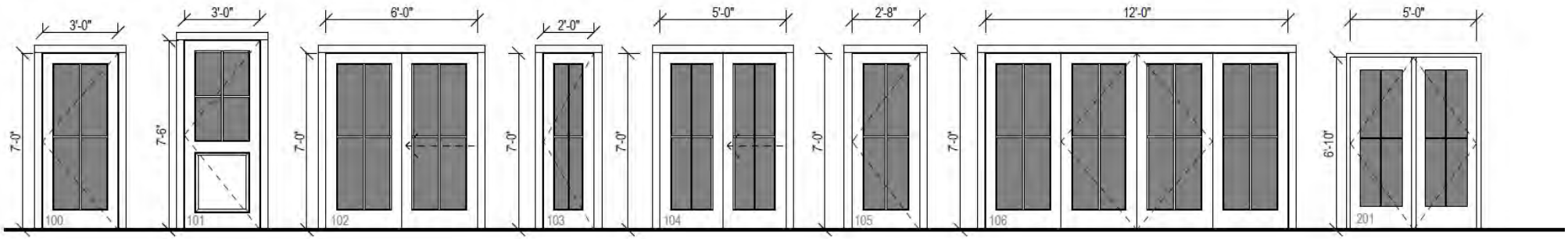
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
SHERBURNE TP
SHERBURNE TP
DERBYMORE RD
DERBYMORE RD
DERBYMORE RD
THE CAPTAINS LN
DELANEY RD
DELANEY RD
PAUL JONES RD
PAUL JONES RD
PAUL JONES RD
PAUL JONES RD
PAUL JONES RD
LIGHTSHIP LN
30 275
30 273
30 271
30 159
30 157
30 71
30 67
30 630
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

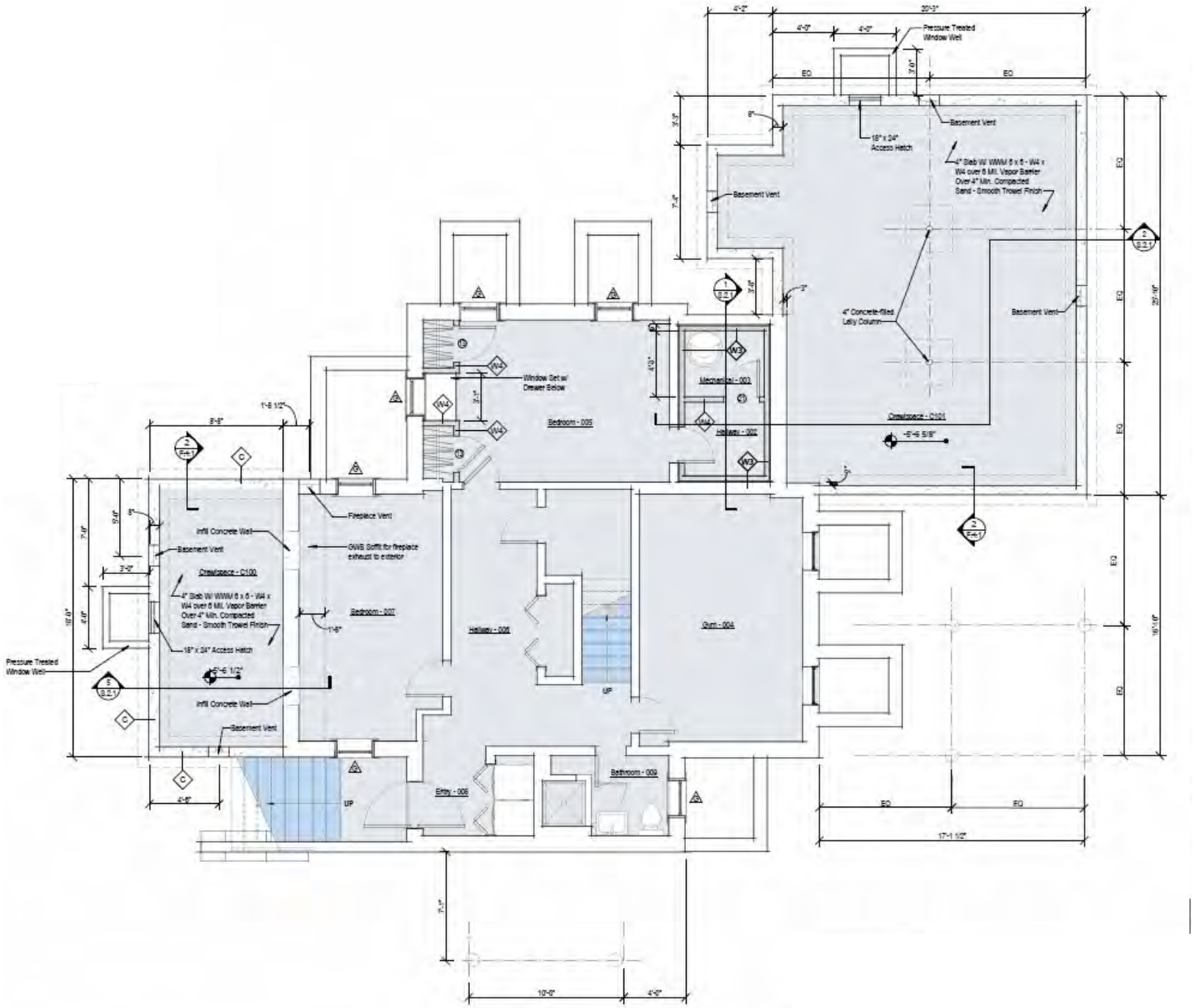

5'-7"
5' - 0"
5'-3"
Existing Shed
5' - 0"
Existing Dwelling
1 3/4 Story / Wood Frame
G.C. = 1,015 S.F.
Simplified Pergola
5' - 0"
Gravel Walkway
Existing
Stone Retaining Wall
Existing
Stone Retaining Wall
Existing
Bluestone
Walkway
Existing Driveway
10' - 0"
Paul Jones Road



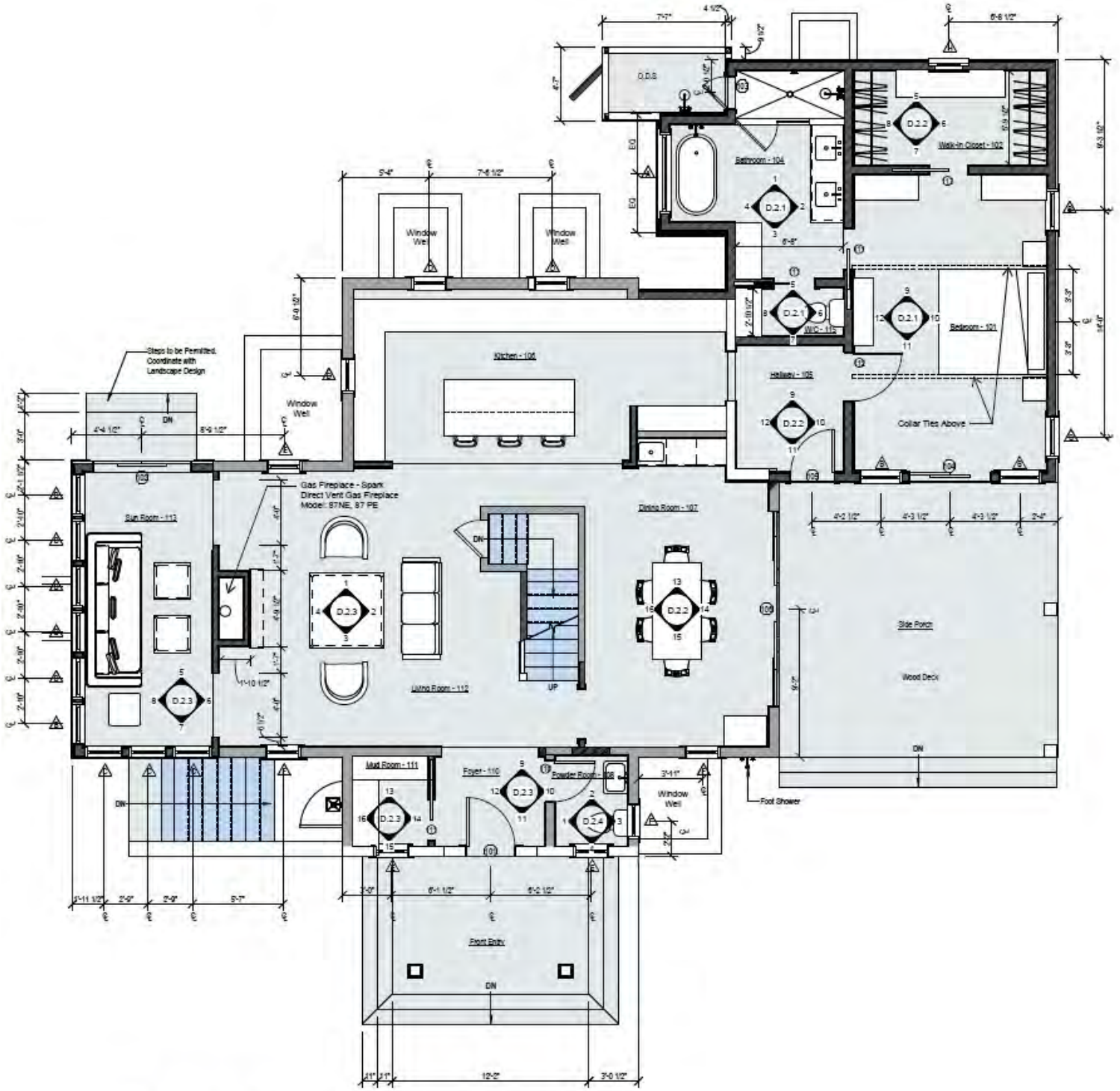
Window Schedule



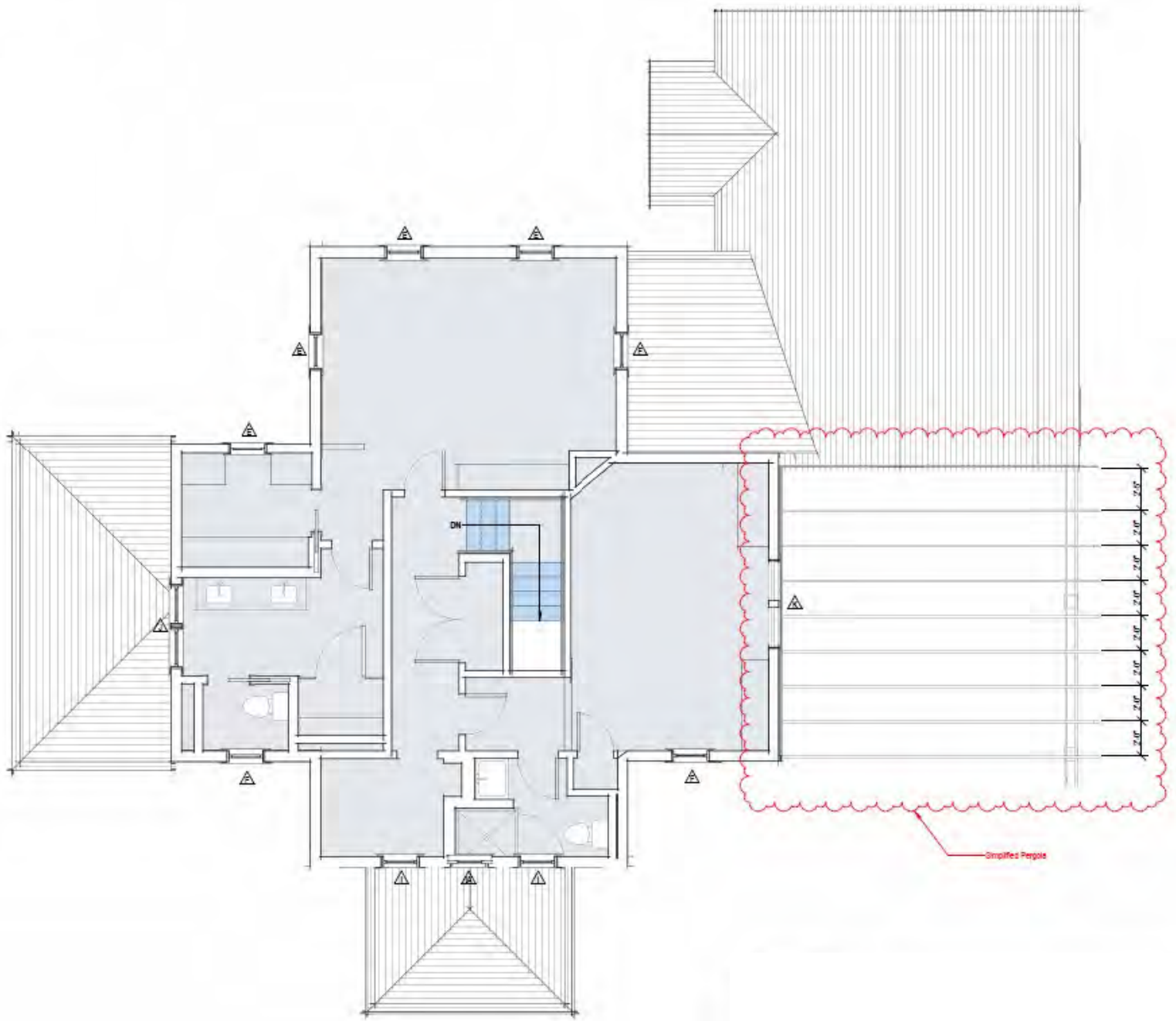
Exterior Door Schedule



2 Basement Plan - Proposed
1/4" = 1'-0"



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



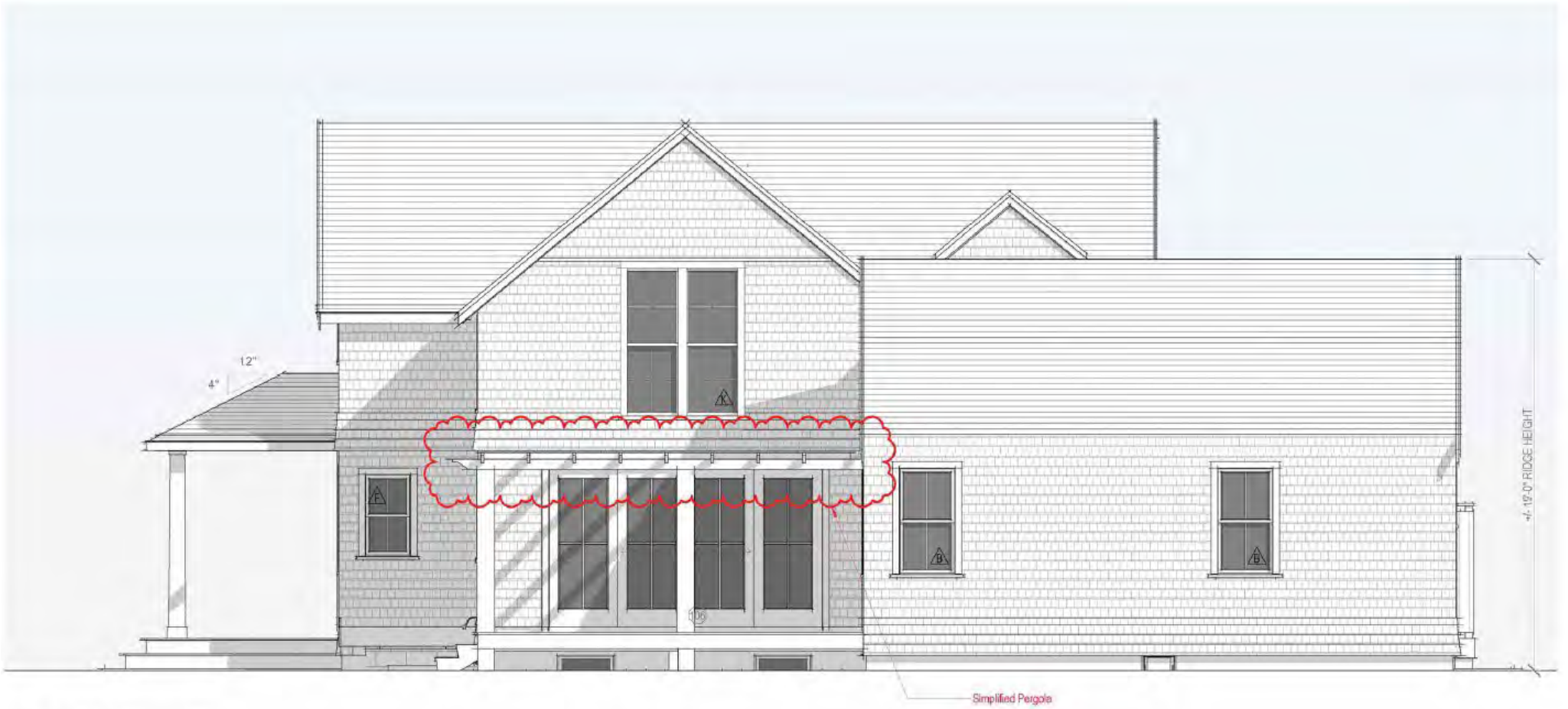
2 Second Floor Plan - Previously Submitted - No Change
1/4" = 1'-0"



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



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



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



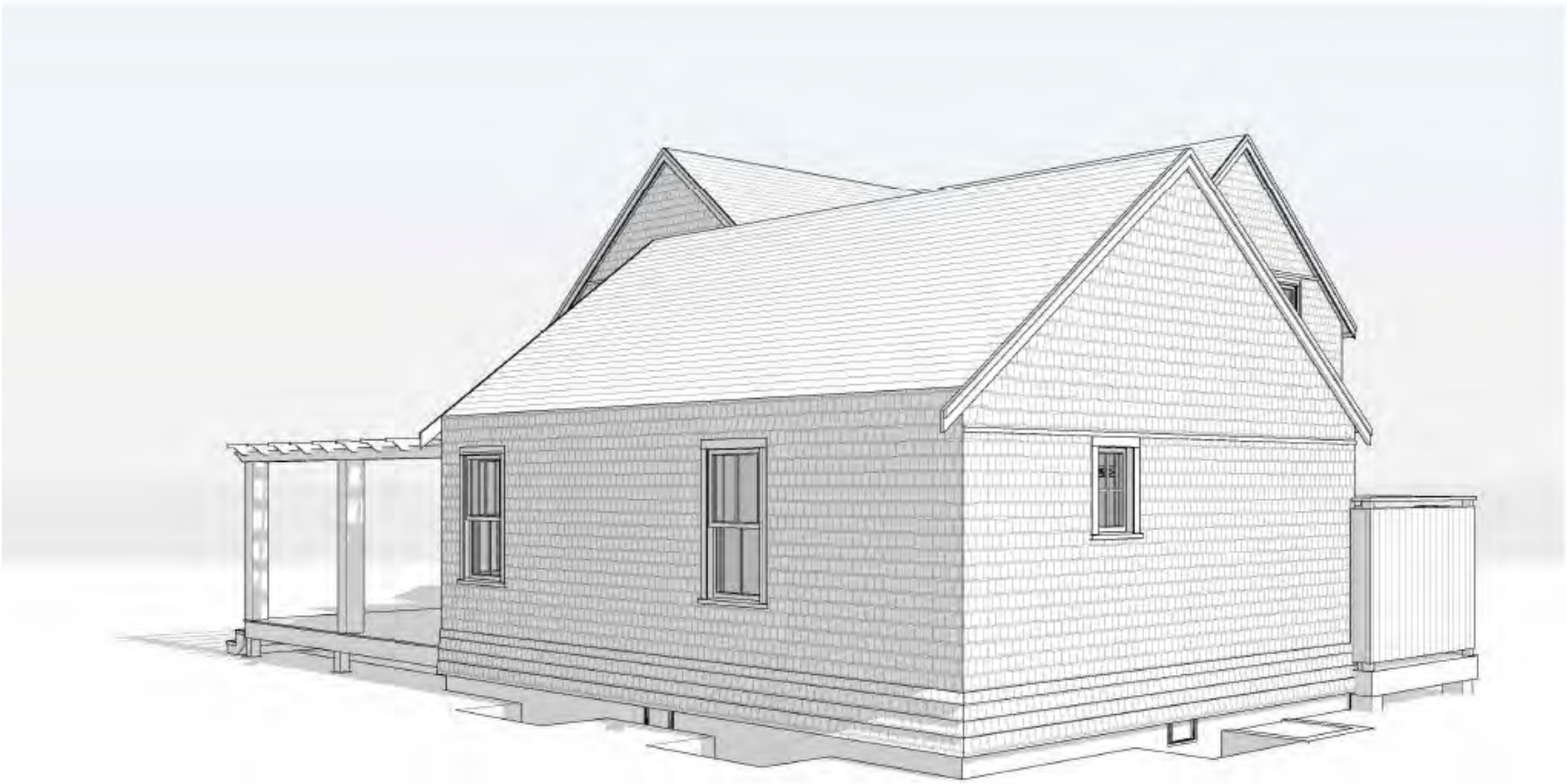
3D - Northwest



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

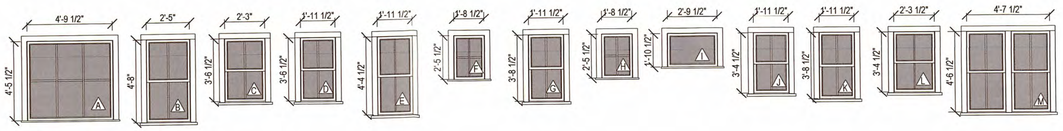


Locus Map



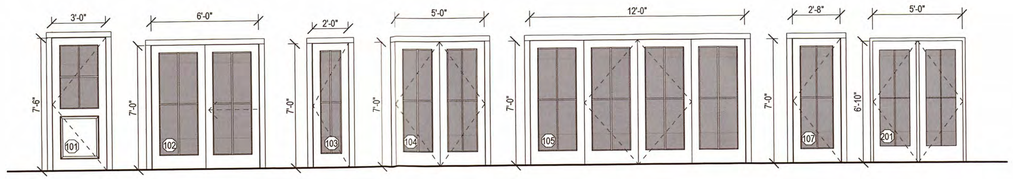
Satellite View

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



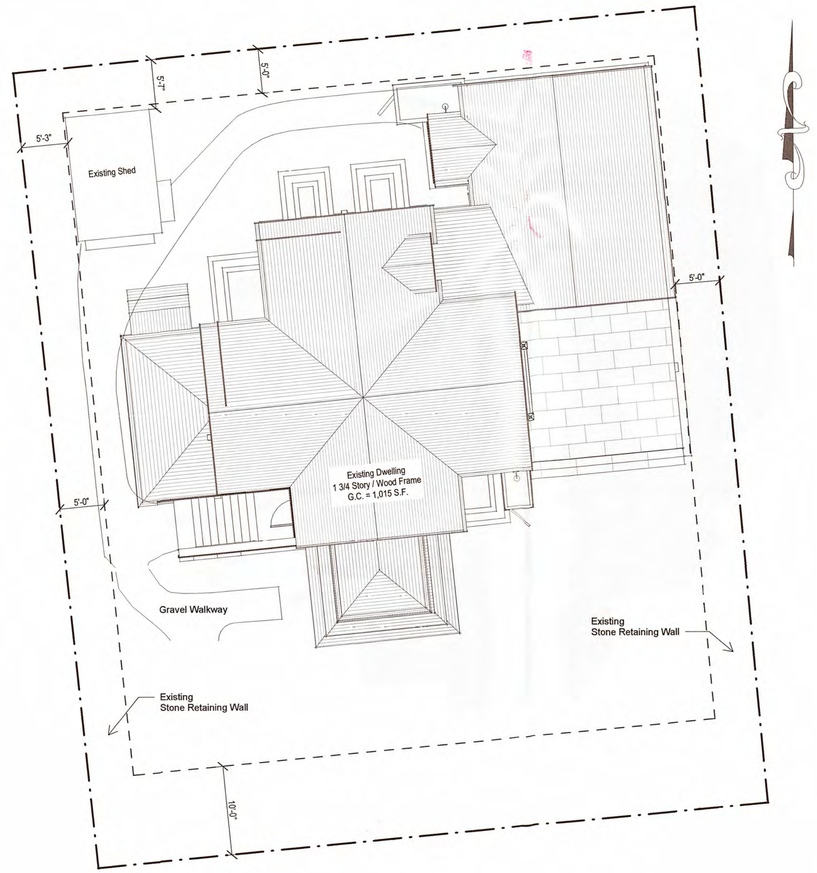
Window Schedule

1/4" = 1'-0"



Door Schedule

1/4" = 1'-0"



Site Plan

1/8" = 1'-0"

2118

Fisher Residence

7 Paul Jones Rd
Nantucket, MA 02554

JUL 29 2024

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4999
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.

APPROVED
HDC 2024 - 07 - 1090
No Exterior Changes
Without HDC Approval

Revisions

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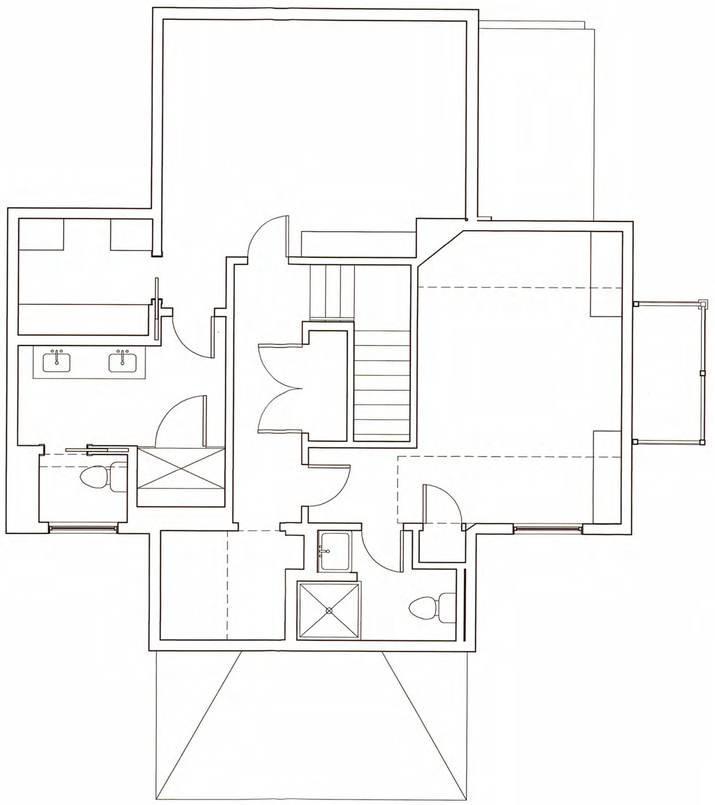
G.1.1

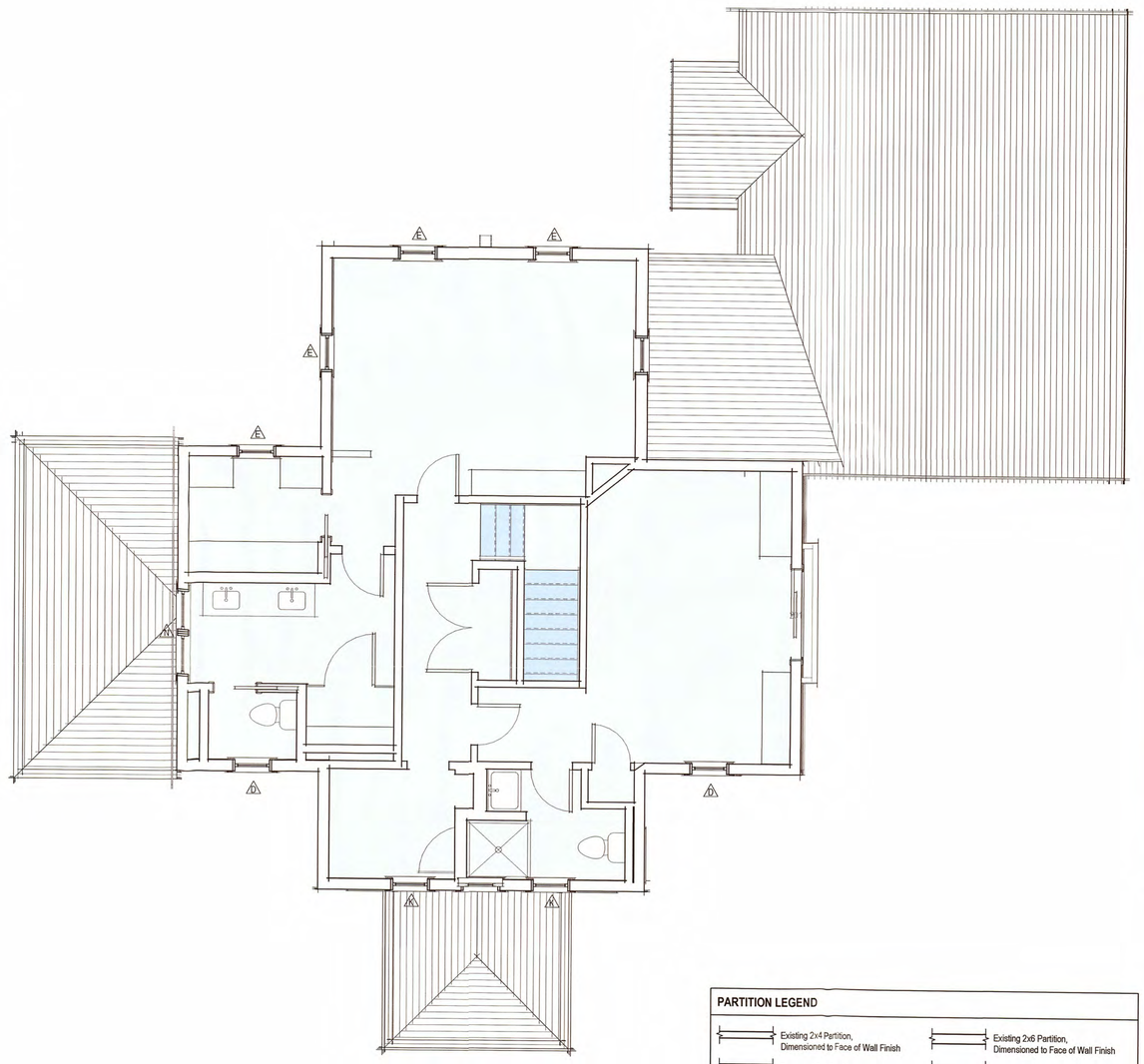
2118

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
- 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

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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.
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A.2.2	Exterior Elevations
E.1	Basement Level Electrical Plan
E.2	First Floor Electrical Plan

Revisions

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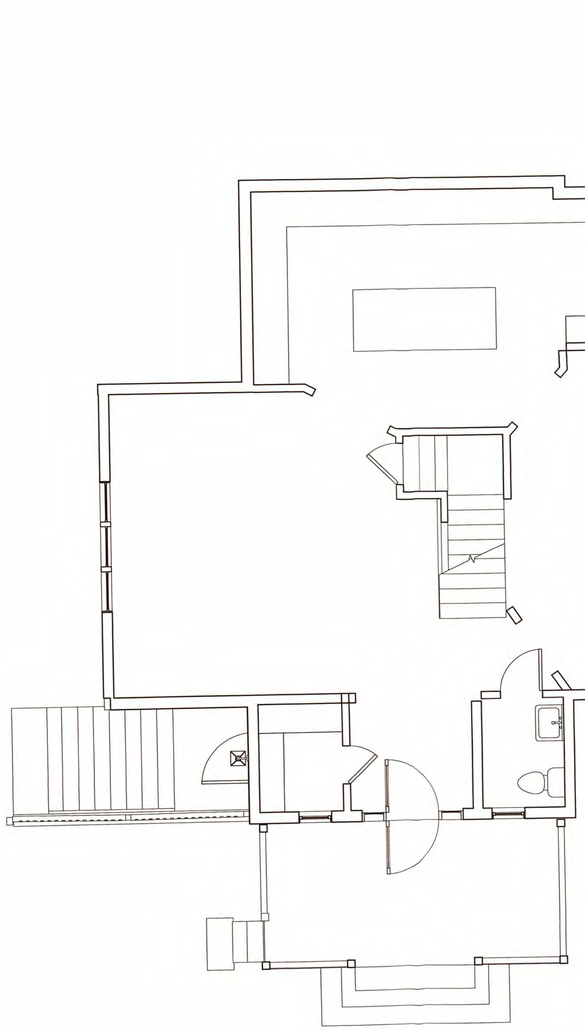
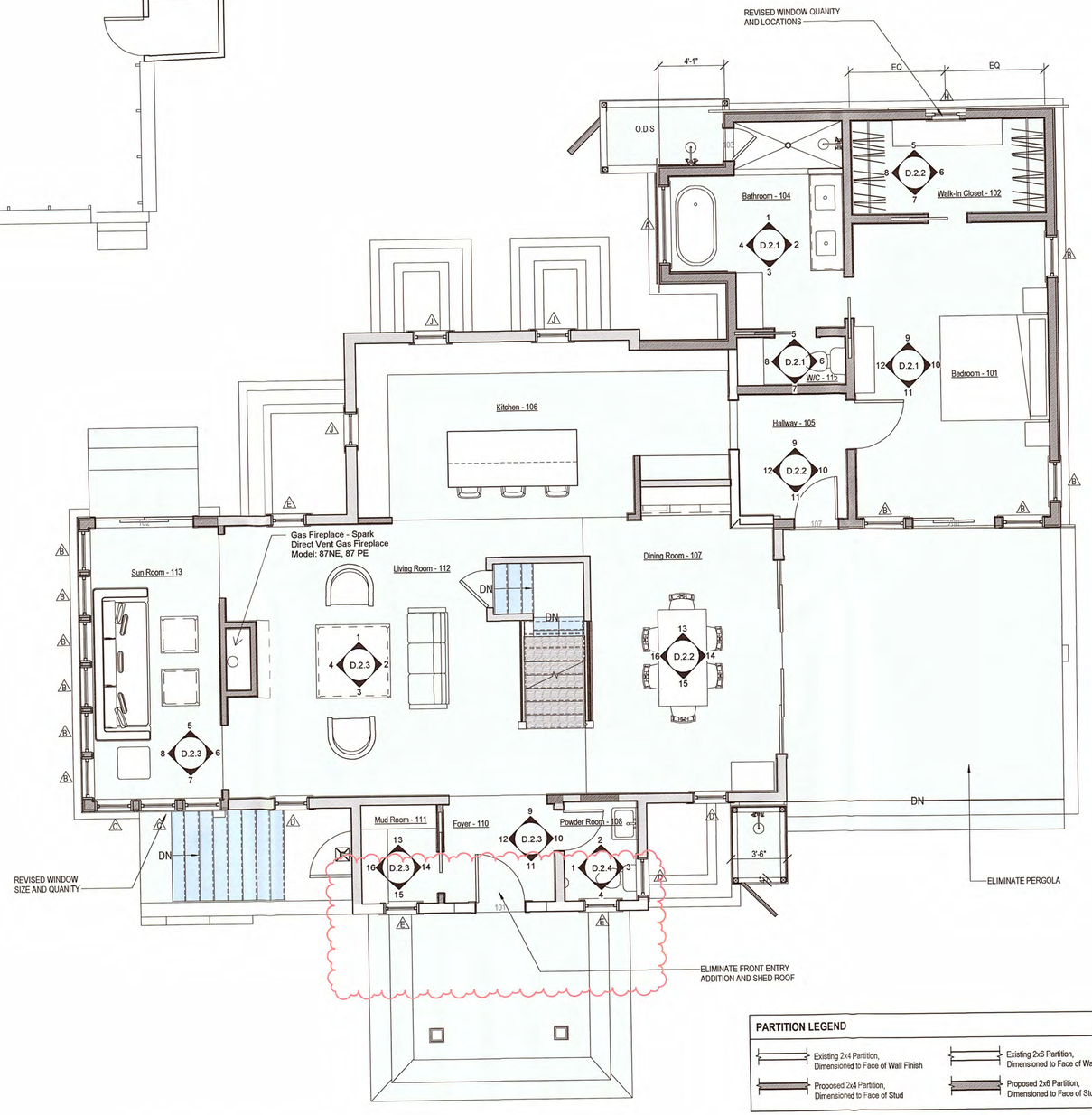
A.1.2
2118

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

EXISTING CONDITIONS NOTES:

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8 Williams Lane
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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.
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Revisions

Revision 1	Date 1

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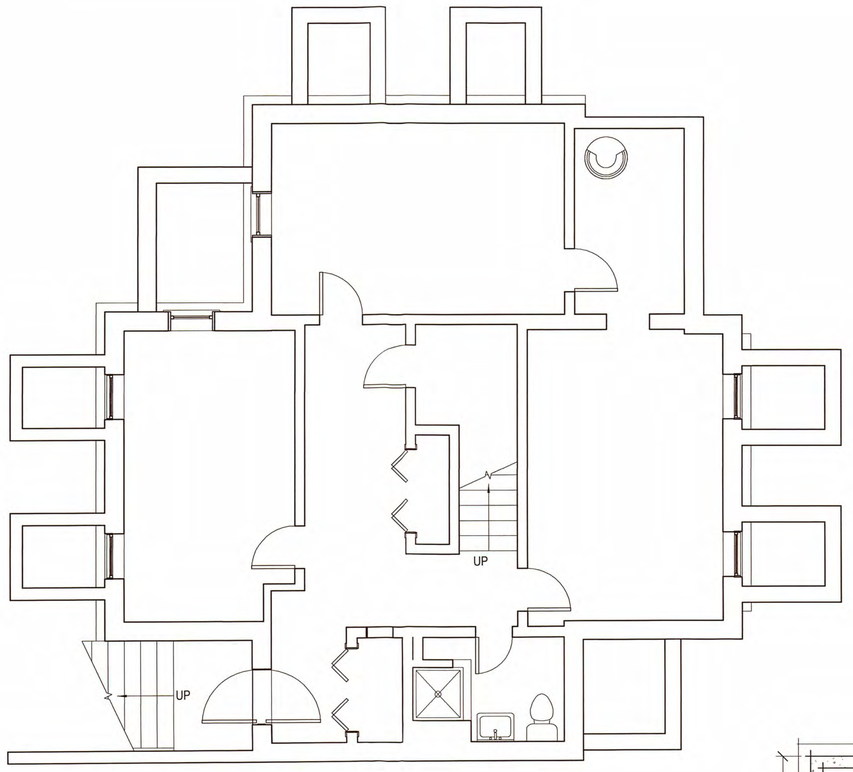
A.1.1

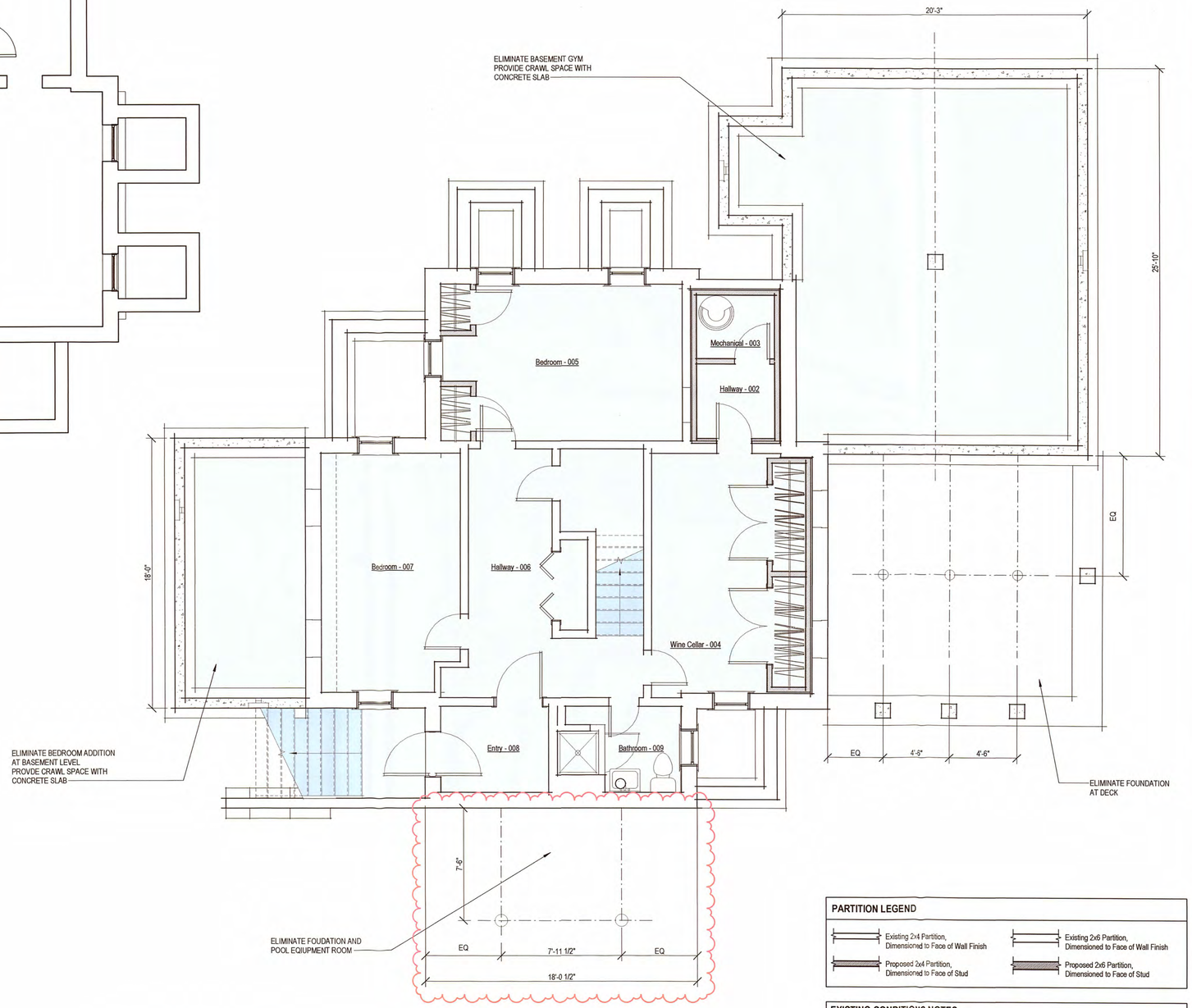
2118

7.29.2024

HDC Submission



1 Basement - Existing
1/4" = 1'-0"



2 Basement Plan - Proposed
1/4" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
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EXISTING CONDITIONS NOTES:

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Basement Plan

Site Information

Map & Parcel:	30 / 68.1
Current Zoning:	R-1
Minimum Frontage:	50 ft.
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Revisions

Revision 1	Date 1

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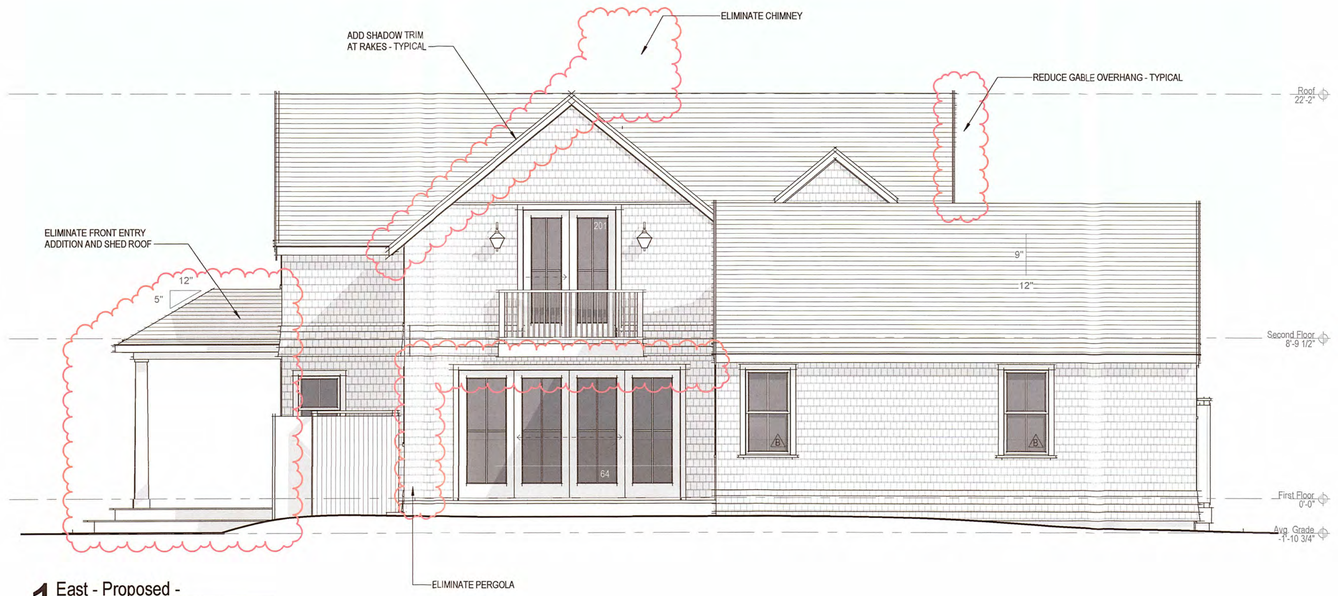
7.29.2024

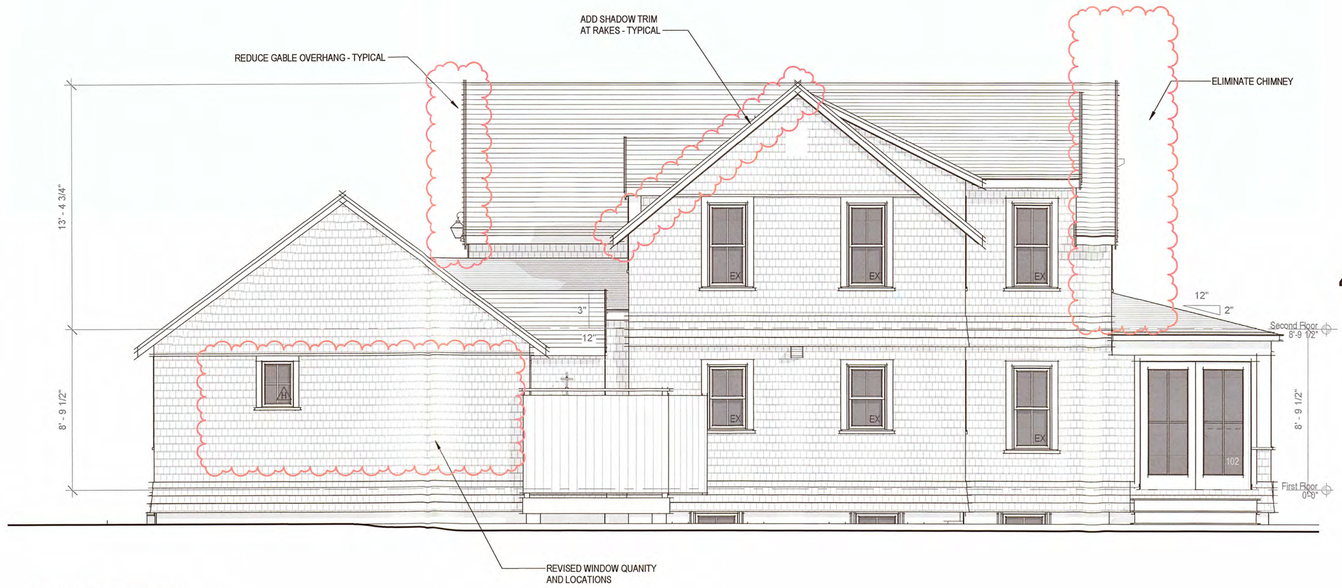
HDC Submission



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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7 Paul Jones Rd
Nantucket, MA 02554

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8 Williams Lane
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Exterior Elevations

Site Information

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APPROVED
HDC 2024-07-10909
No Exterior Changes
Without HDC Approval

Revisions

Revision 1	Date 1

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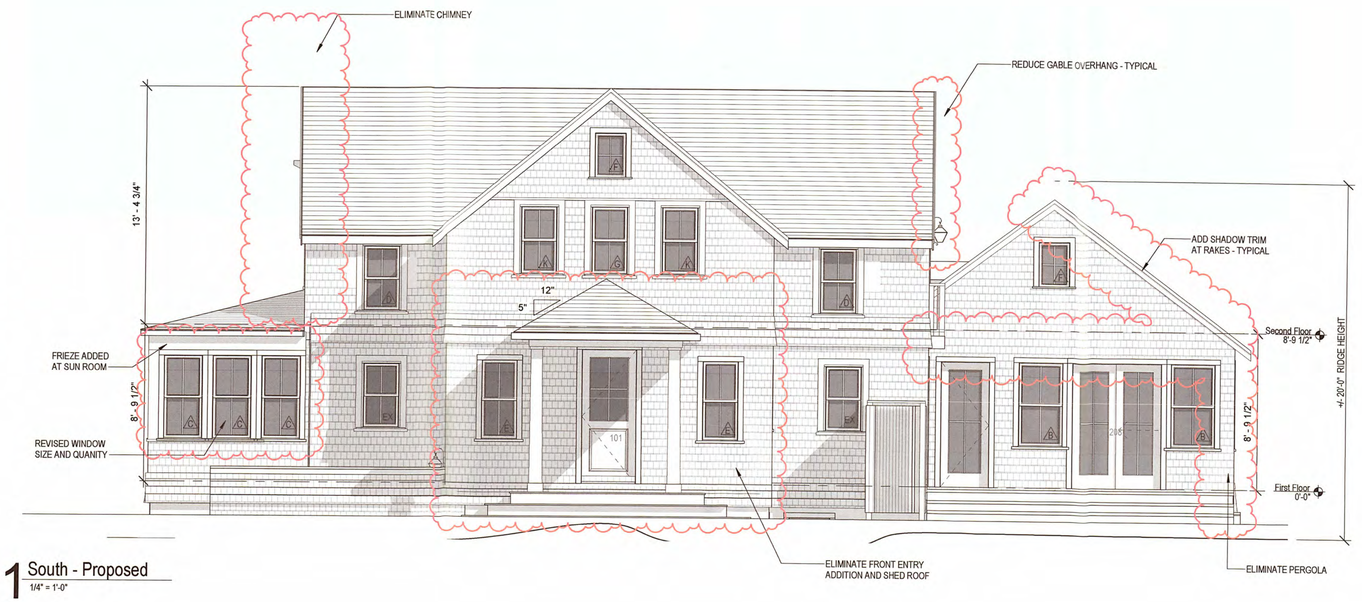
A.2.2

2118

7.29.2024

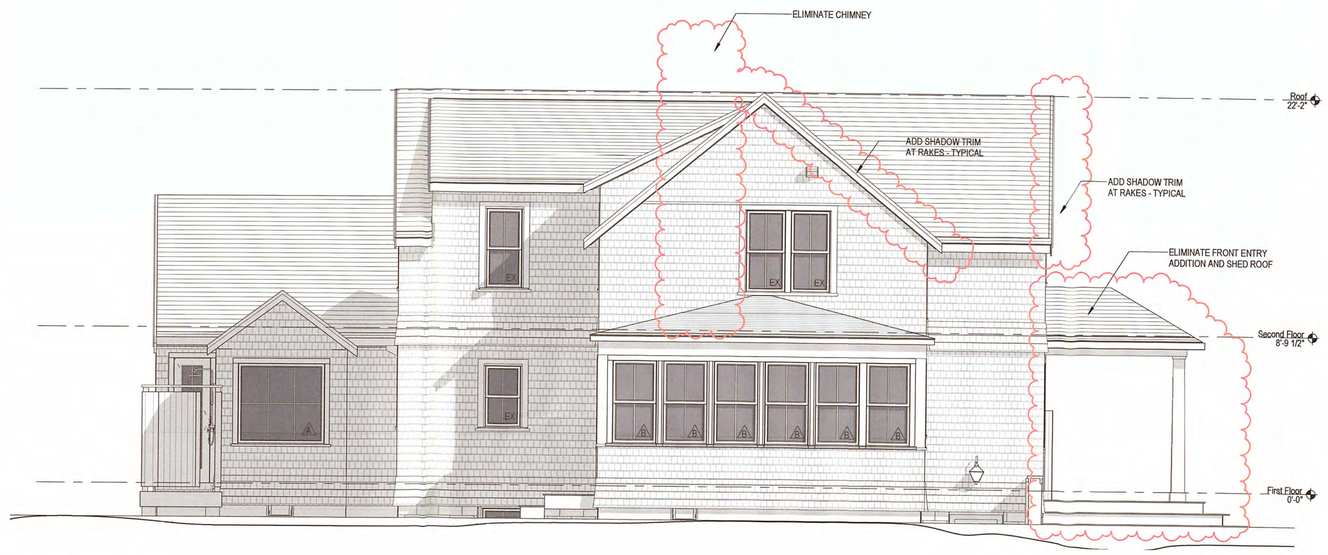
HDC Submission



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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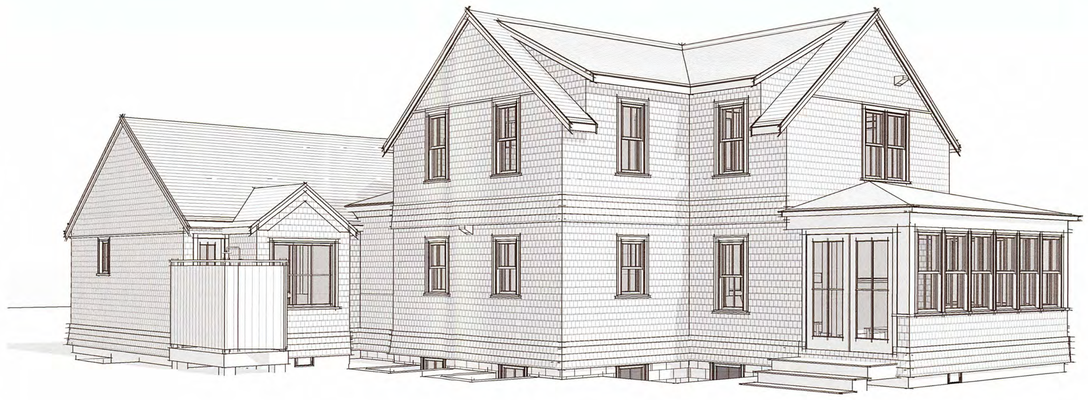
A.2.1
2118

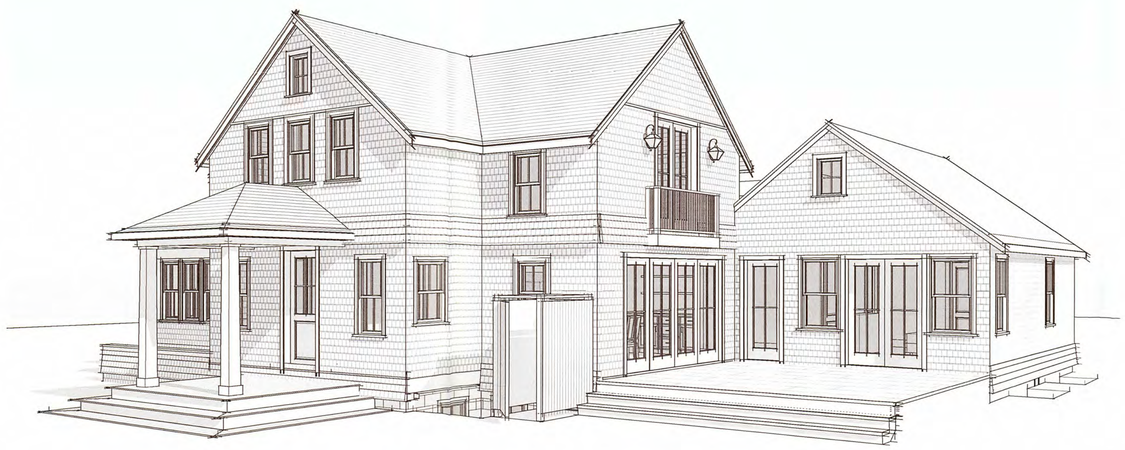
7.29.2024



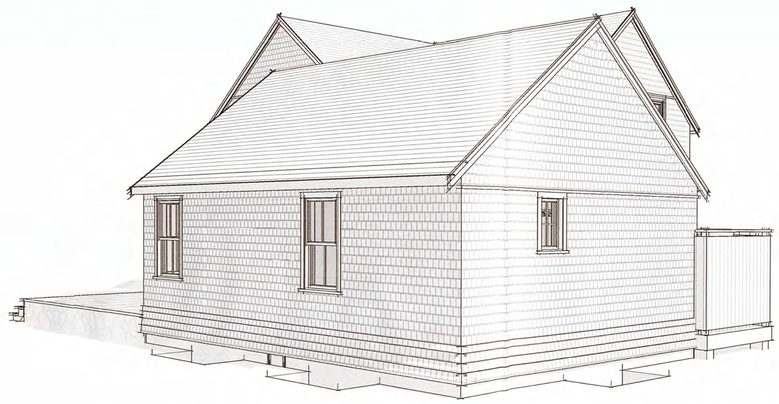
3D - Northwest



3D - Southwest



3D - Southeast



3D Northeast

HDC Submission

2118

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Perspectives

Site Information

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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

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.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

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 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.

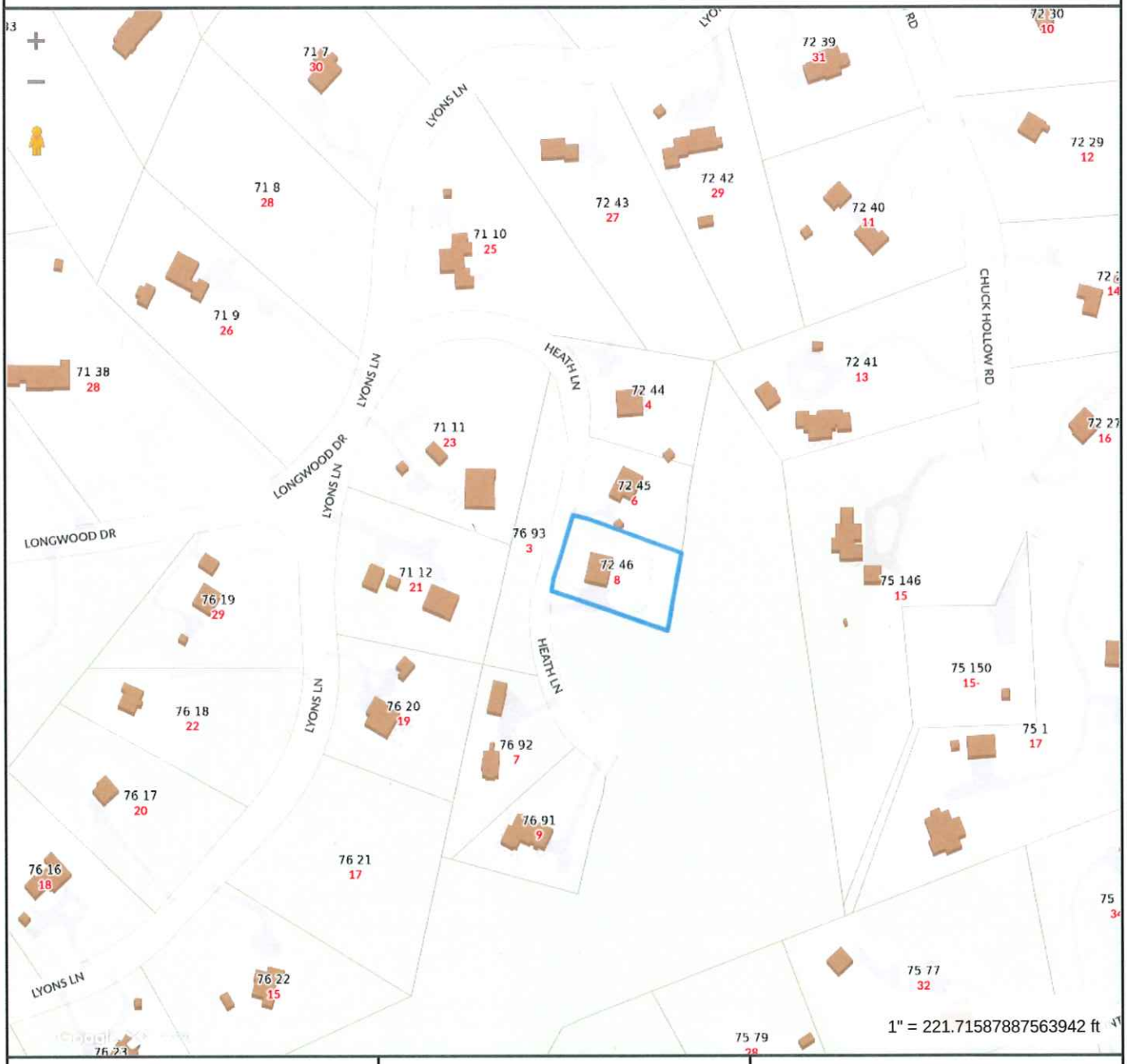
REQUIRED WHERE APPLICABLE:

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.

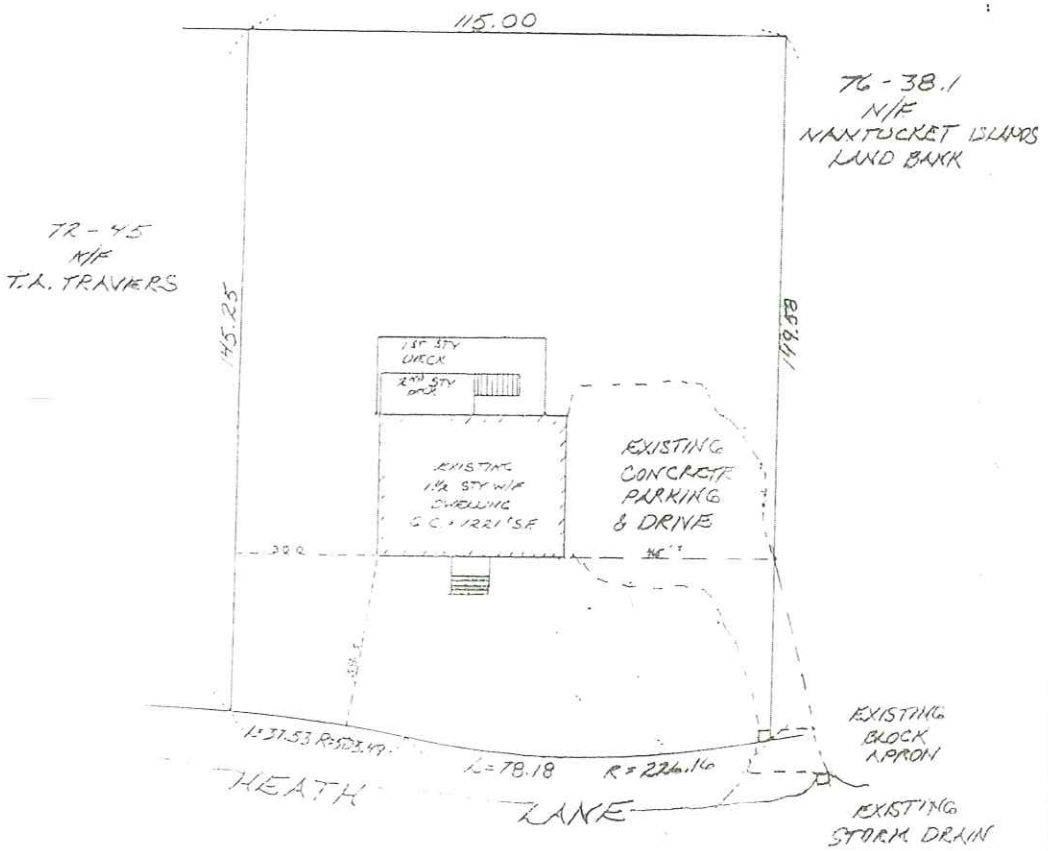
RECEIVED
OCT 18 2024
By

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.

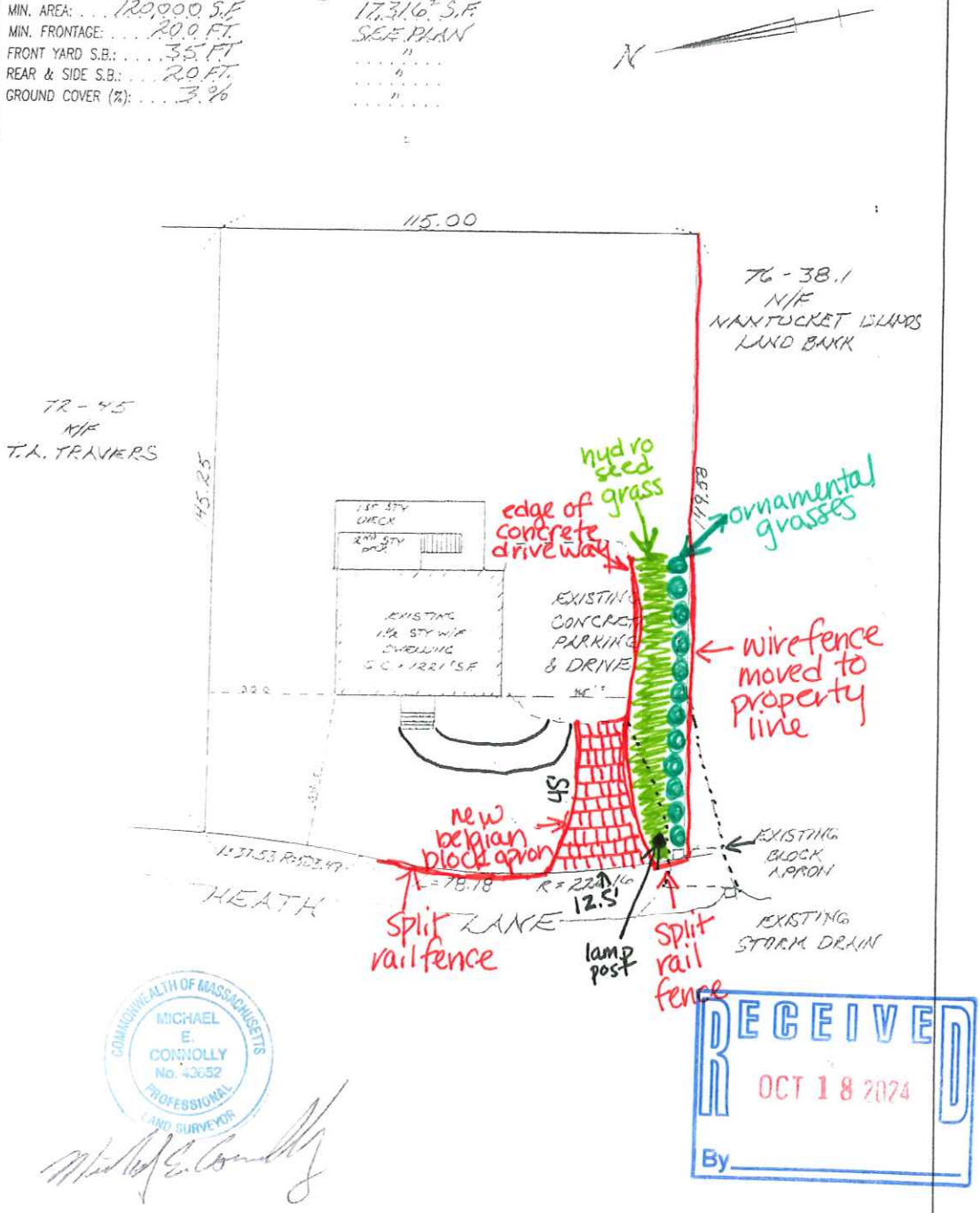
SCALE: 1" = 30' DATE: JUNE 1, 2022
Owner: DENNIS W. & JUNE G. SKIDMORE . .
Deed/Cert.: 18,333 . Plan: LC 5004; 70, LOT 939
Tax Map: TR.-46 Locus: 8 HEATH LANE . .

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

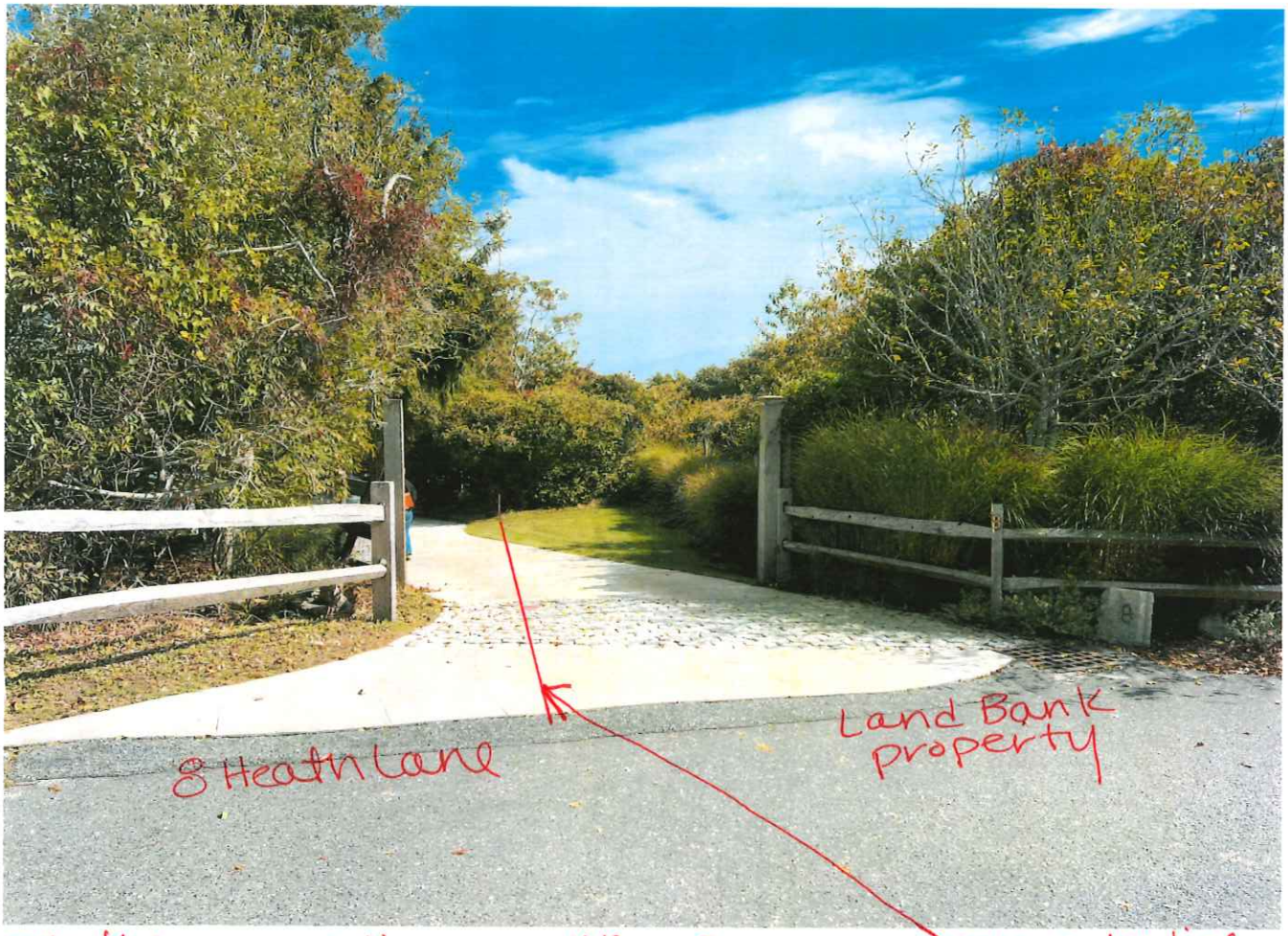
photo 2



Existing conditions - 8 Heath Lane

RECEIVED
OCT 18 2024
By

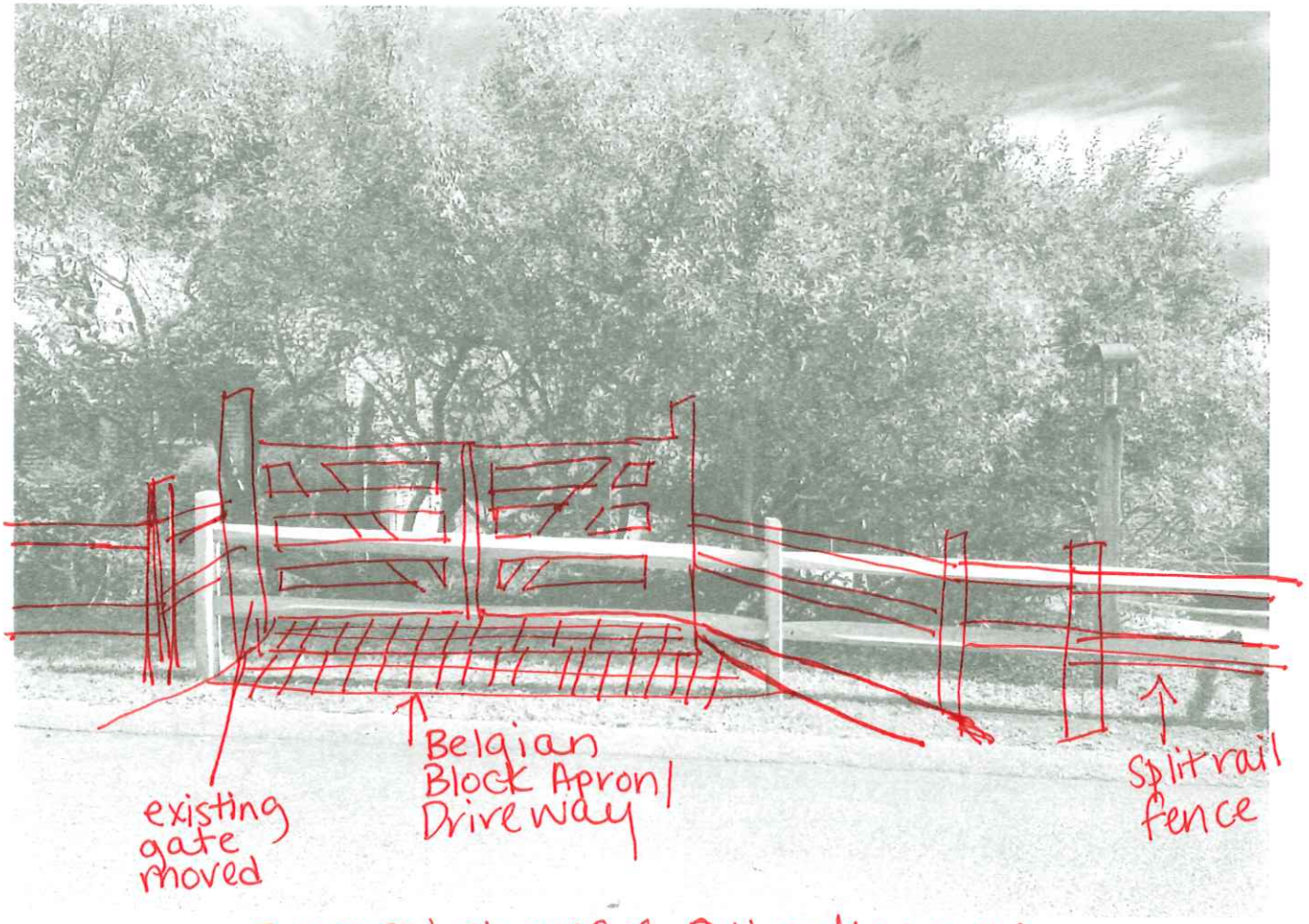
Photo 3



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

Rev CoA
2023-11-9550
Minor 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°. 102

Street & Number of Proposed Work: 4 WEWEEDER

Owner of record: SANDY PAWS SALTY KISSES LLC

Mailing Address: 19 CENTER STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8.1389 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023.11.9550
☐ Pool (Zoning District _____) ☐ Roof ~~☐~~ Other _____

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

Difference between existing grade and proposed finish grade: North NO Δ's SEE APPLICATION South _____ East _____ West _____

Height of ridge above final finish grade: North NO Δ's South _____ East _____ West _____

Additional Remarks

Historic Name:

REVISIONS* (describe)

1. East Elevation ~~RAIL~~ CABLE RAIL; DOOR; REMV CHIM.
2. South Elevation " "; WINDOW; SKYLIGHT; " " "; SKYLIGHT

Historic Name: (describe) 2. South Elevation " ; WINDOW; SKYLIGHT; " " 2; SKYLIGHT

Original Date: 3. West Elevation REMOVE CHIM.

Original Builder: 4. North Elevation " " ; CABLE RAIL; WINDOW

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer VELUX VSC04 Rough Opening 24x38 Size 22x36 Location SOUTH

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

Window Casing _____ Door 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 15LT 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 NTW Sash WHITE Doors WHITE

Deck _____ Foundation _____ Fence CABLE/BLACK POSTS Shutters _____

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

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

CERTIFICATE NO: _____ Staff DATE ISSUED: 12/12/23

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2023-11-9550

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

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

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

The certificate is valid for three years from 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 Ingeebeer Avenue

Owner of record: Charles & Pamela Krueger

Mailing Address: 604 S. Washington Sq Apt 2917
Philadelphia, PA 19106

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK Permitting & Design

Mailing Address: PO Box 1001
Nantucket MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: 11/29/23 Fee Paid: $ 100 CASH ✓

Must be acted on by: 11/14/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

- DIMENSIONS FROM property lines - proper SITE PLAN
- ADD PHOTOS TO FILE (HARD COPIES)

EXHIBIT

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other ON LOT + ROTATE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1076SF +/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 400SF +/- Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 24' South 24' East 24' West 24'

Additional Remarks NON CONTRIBUTING REVISIONS* 1. East Elevation

ROTATE DIRECTION

Historic Name: 2. South Elevation

Historic Name: (describe)

Original Date: c 1983 (NHL DATA)

Original Builder:

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

2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

No Change IN ELEVATIONS

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____ No Change

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Stucco Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ No Change 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 10/23/23 Signature of owner of record Signed under penalties of perjury





FRONT (NORTH) ELEVATION -
4 WEWEEDER





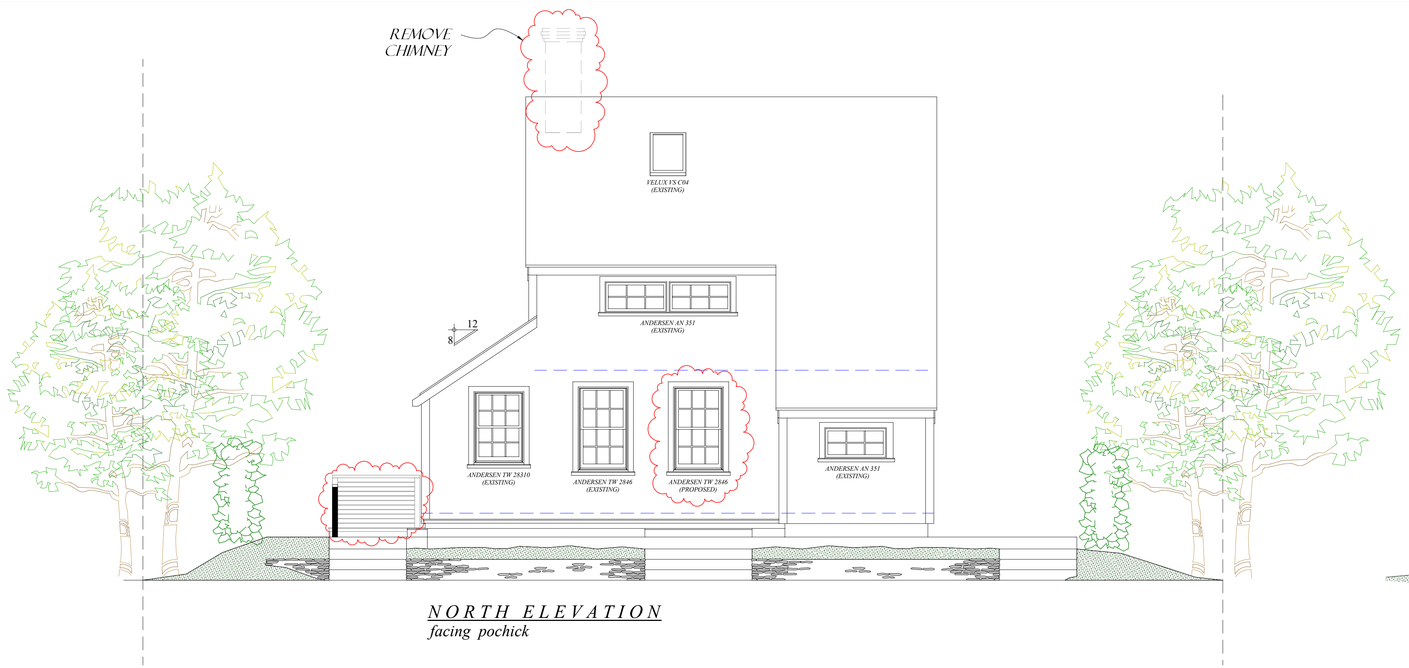
REAR & LEFT (SOUTH & EAST) ELEVATION - 4 WEWEEDER



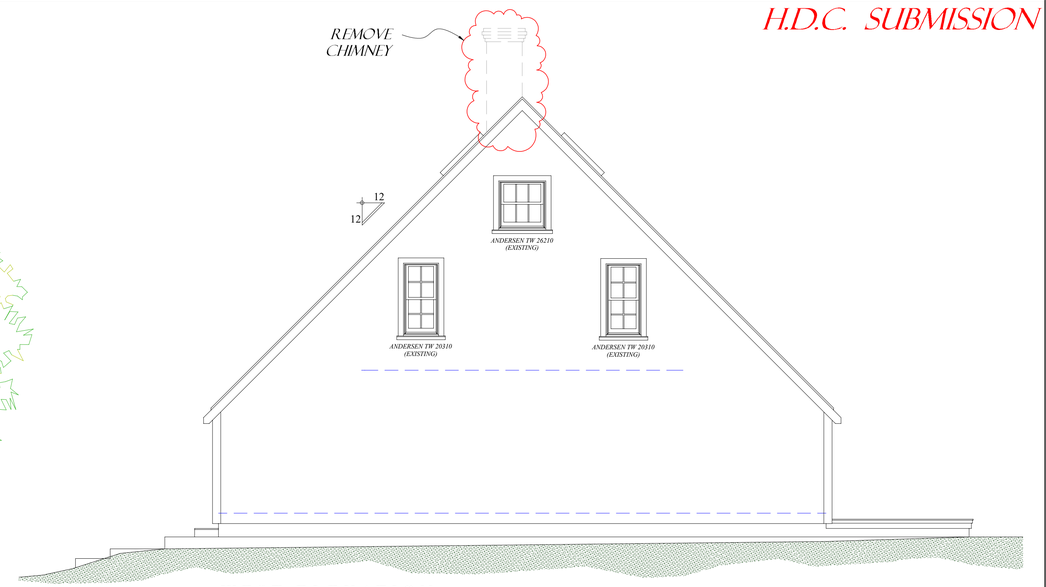


RIGHT & REAR (WEST & SOUTH) ELEVATION - 4 WEWEEDER

H.D.C. SUBMISSION



NORTH ELEVATION
facing pochick



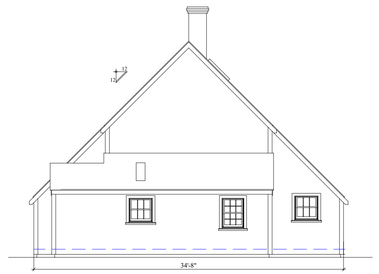
WEST ELEVATION
facing 2 weweeder



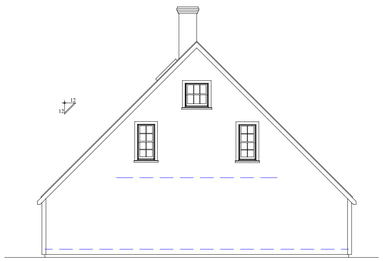
NORTH ELEVATION



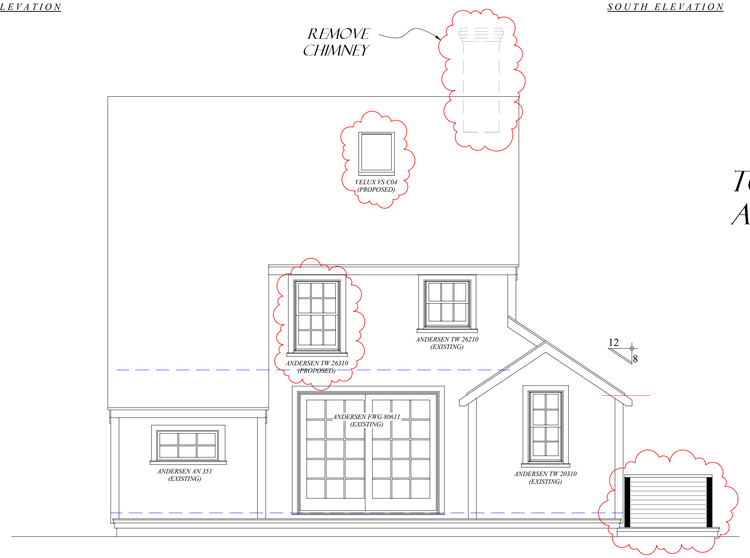
SOUTH ELEVATION



EAST ELEVATION

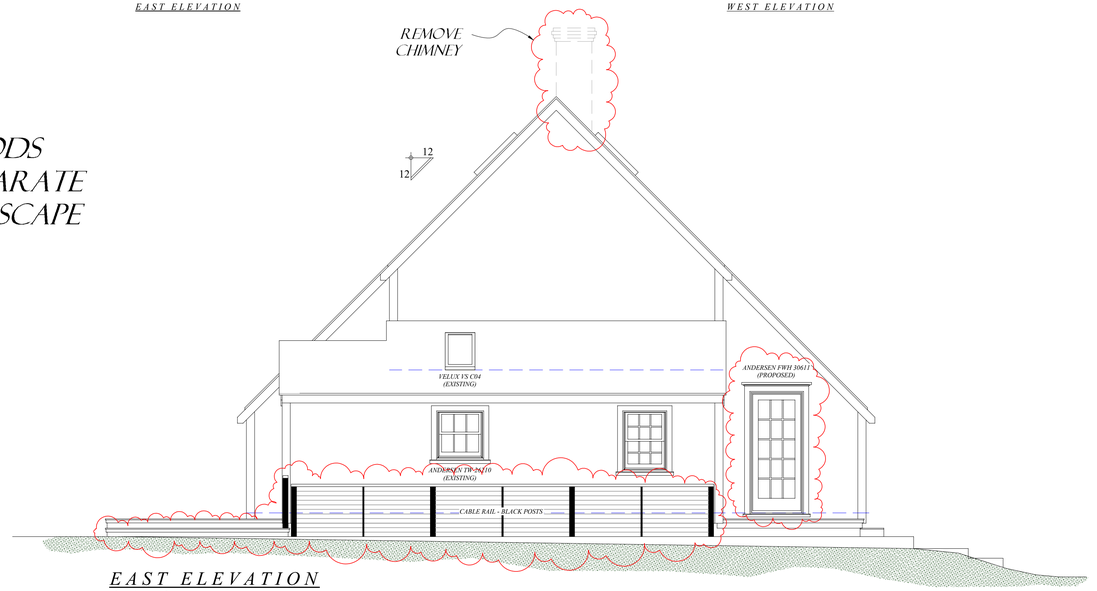


WEST ELEVATION



SOUTH ELEVATION
facing pool and main house

APPLICATION FOR MODS
TO BUILDING ONLY - SEPARATE
APPLICATION FOR LANDSCAPE



EAST ELEVATION
facing 6 weweeder

1

MAP - 80
PCL - 102

SANDY PAWS & SALTY KISSES LLC - DWELLING MODS
ADDRESS
NANTUCKET, MA

2024
FIRST DATE

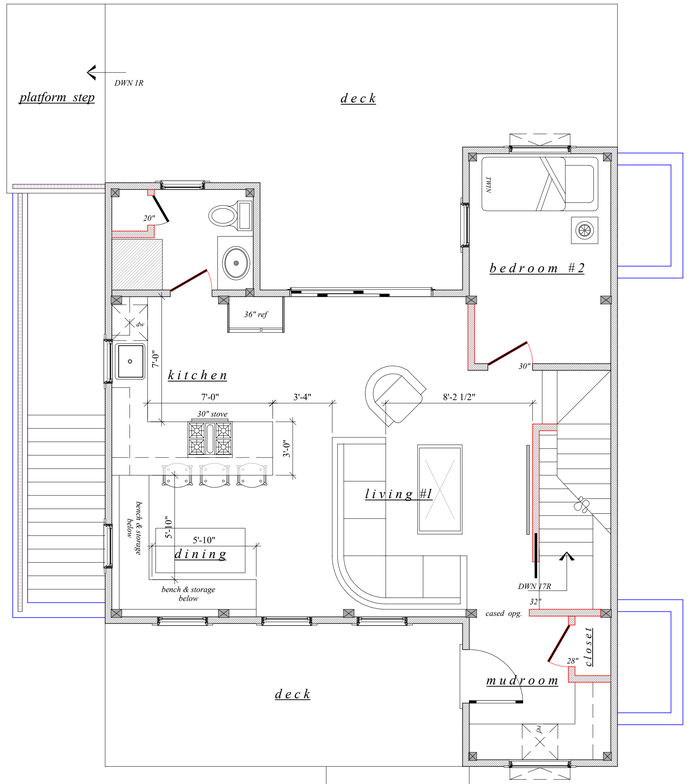
ELEVATIONS
SCALE: 1/4" = 1'-0", 1/8" = 1'-0"
DATE: 10-28-24

these designs are the property of meerbergen designs and may not be copied without the express written consent of brook meerbergen.

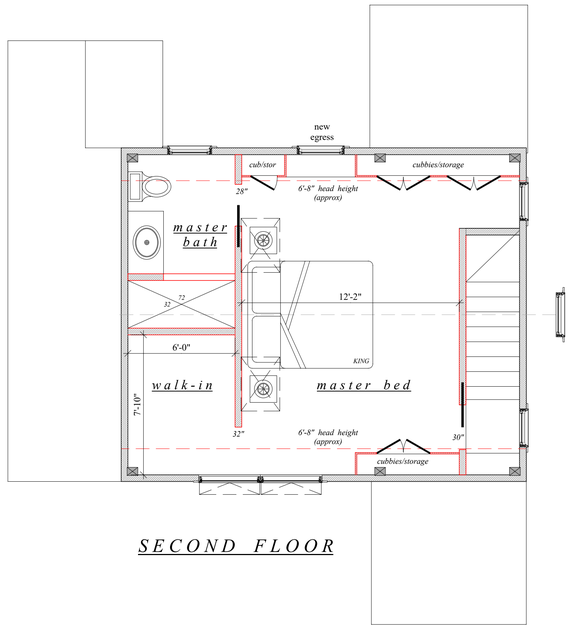
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

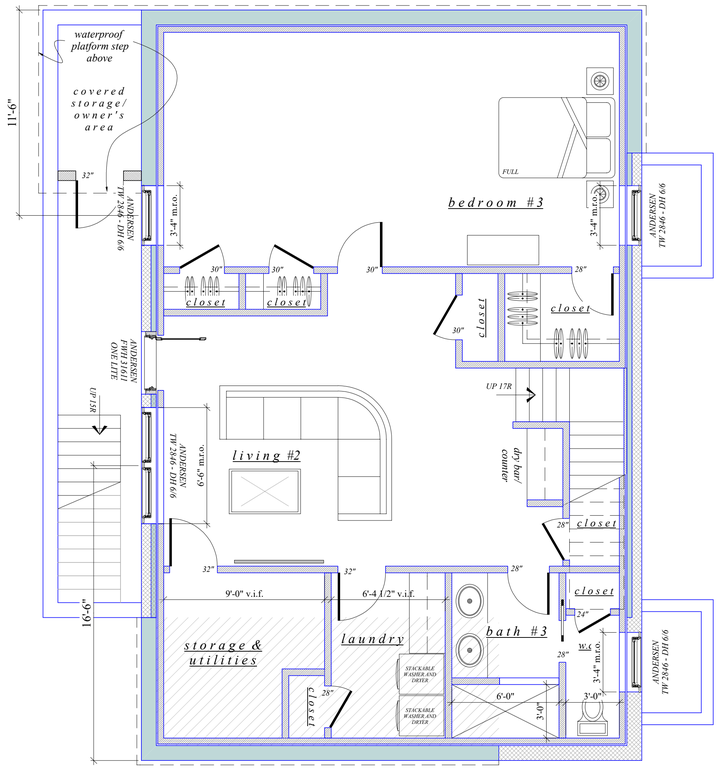
H.D.C. SUBMISSION

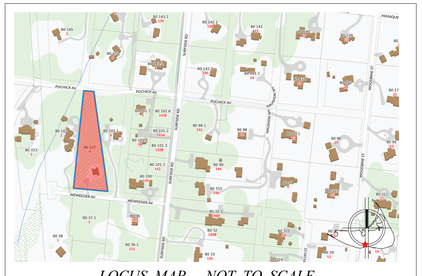


FIRST FLOOR

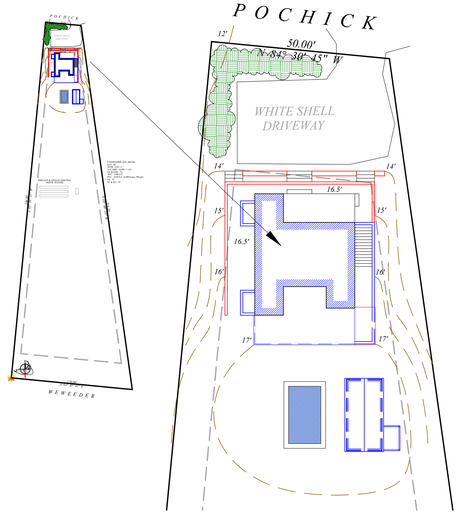


SECOND FLOOR





LOCUS MAP - NOT TO SCALE
4 WEWEEDER AVE - MAP 80; PCL 102



APPLICATION FOR MODS
TO BUILDING ONLY - SEPARATE
APPLICATION FOR LANDSCAPE

2

MAP - 80
PCL - 102

SANDY PAWS & SALTY KISSES LLC - DWELLING MODS
ADDRESS
NANTUCKET, MA

2024
PRINT DATE

FLOOR PLANS, SITE LOCUS
SCALE: 1/4" = 1'-0"; 1" = 100'/20'
DATE: 10-28-24

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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 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 _____

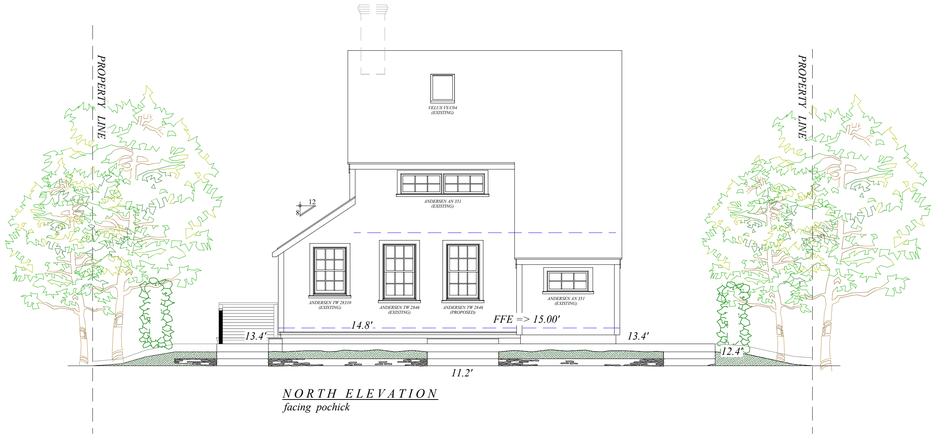
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

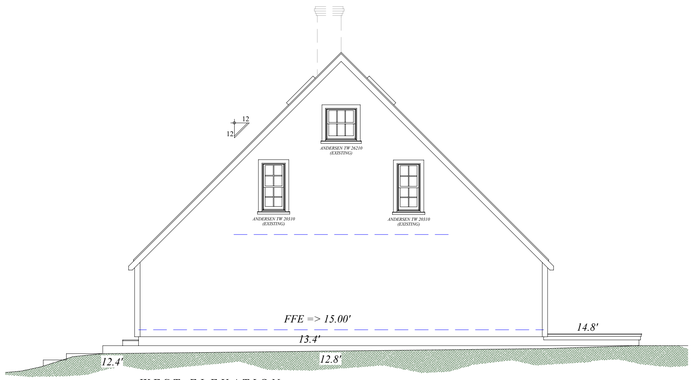
* Attach manufacturer's color samples if color is not from HDC approval list.

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



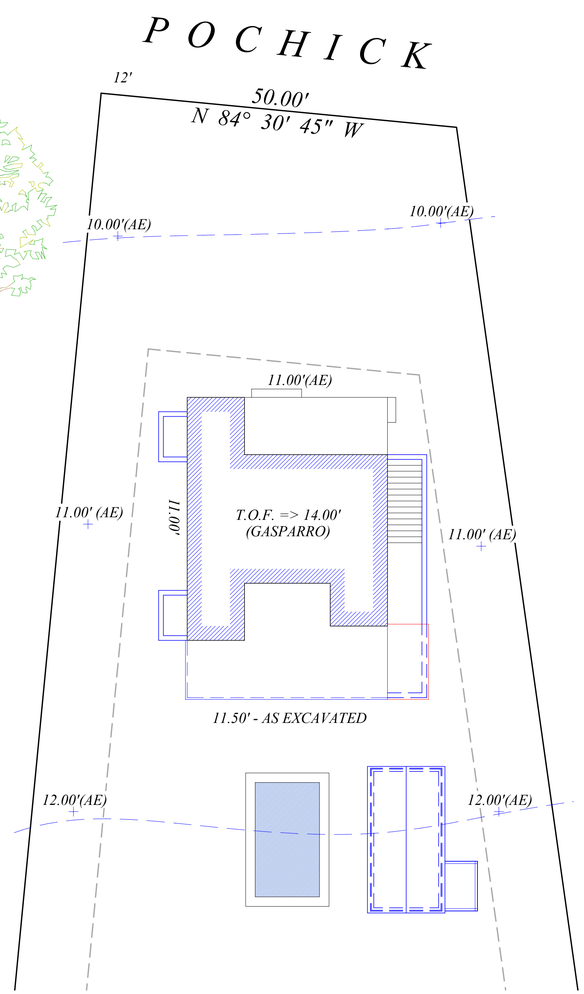
NORTH ELEVATION
facing pochick



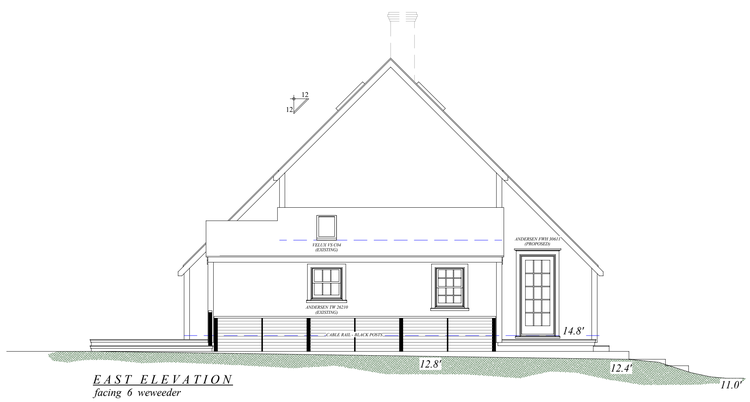
WEST ELEVATION
facing 2 weweeder



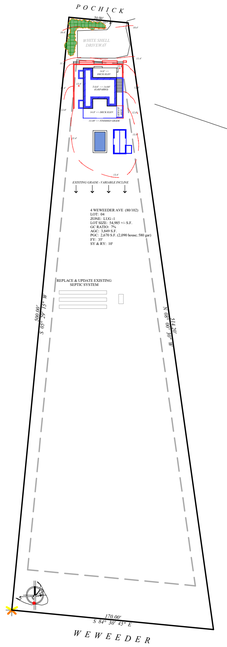
SOUTH ELEVATION
facing pool and main house

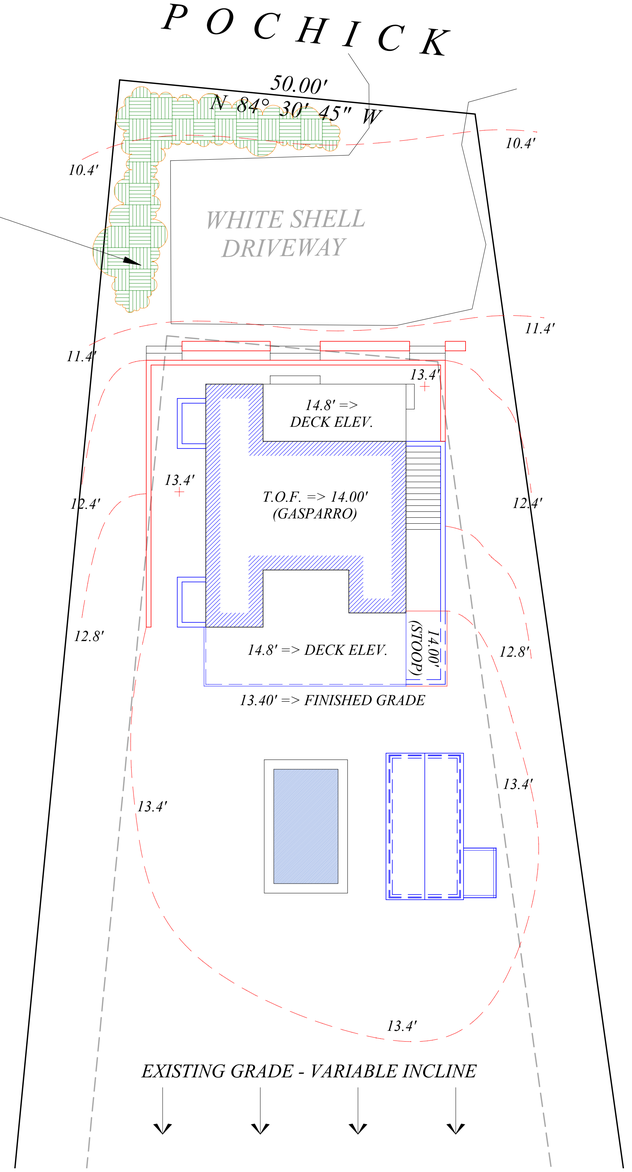


EXISTING GRADING - POST EXCAVATION



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

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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

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.

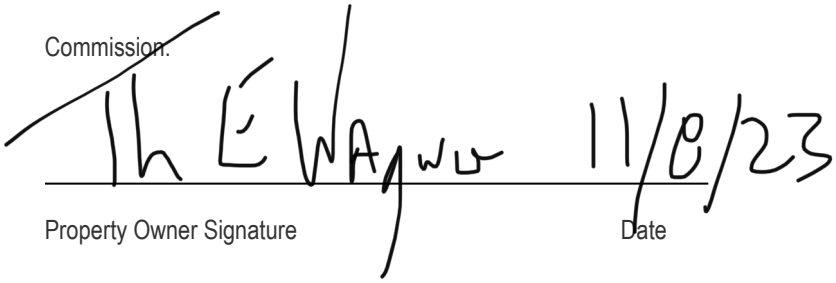
Signature 10.29.24
Date

Authorization Letter

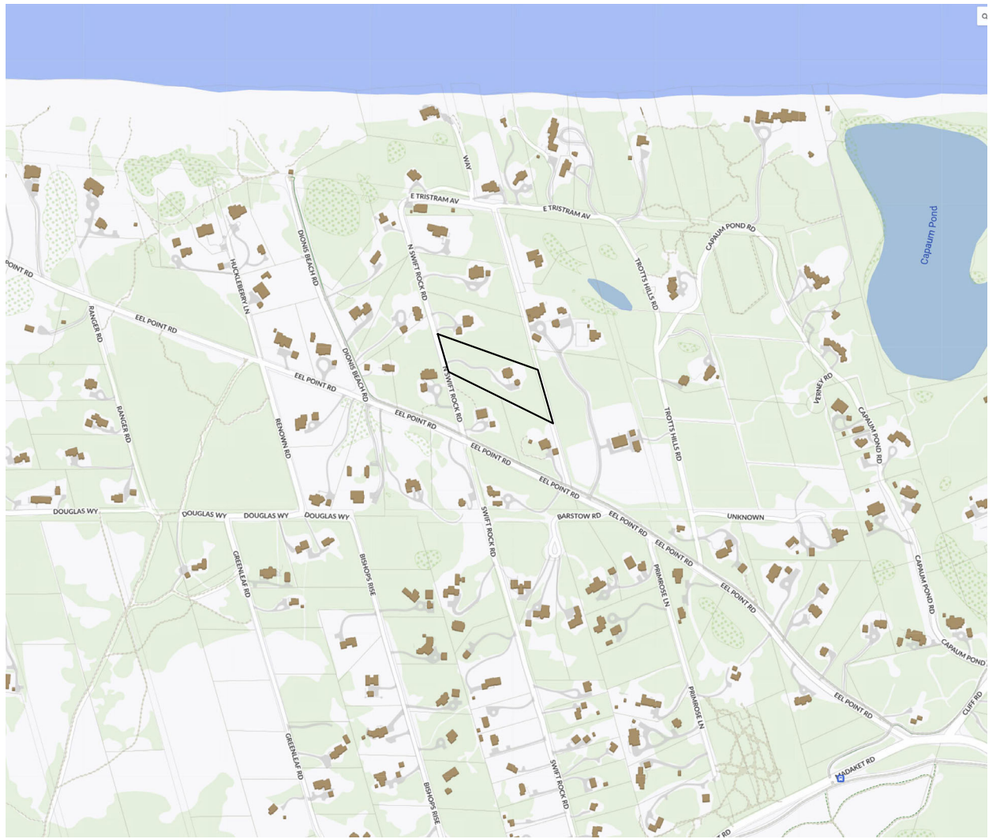
Nantucket Historic District Commission

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:

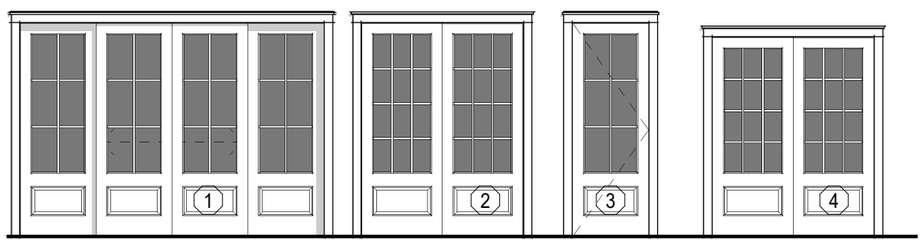
I 1 North Swift Rock Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



Property Owner Signature Date



Locus

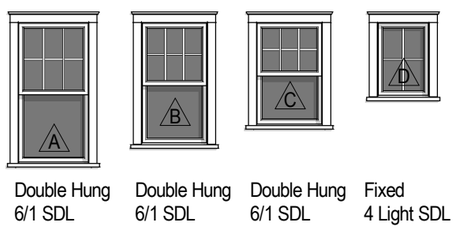


Quad Slider
6 Light 1 Panel

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

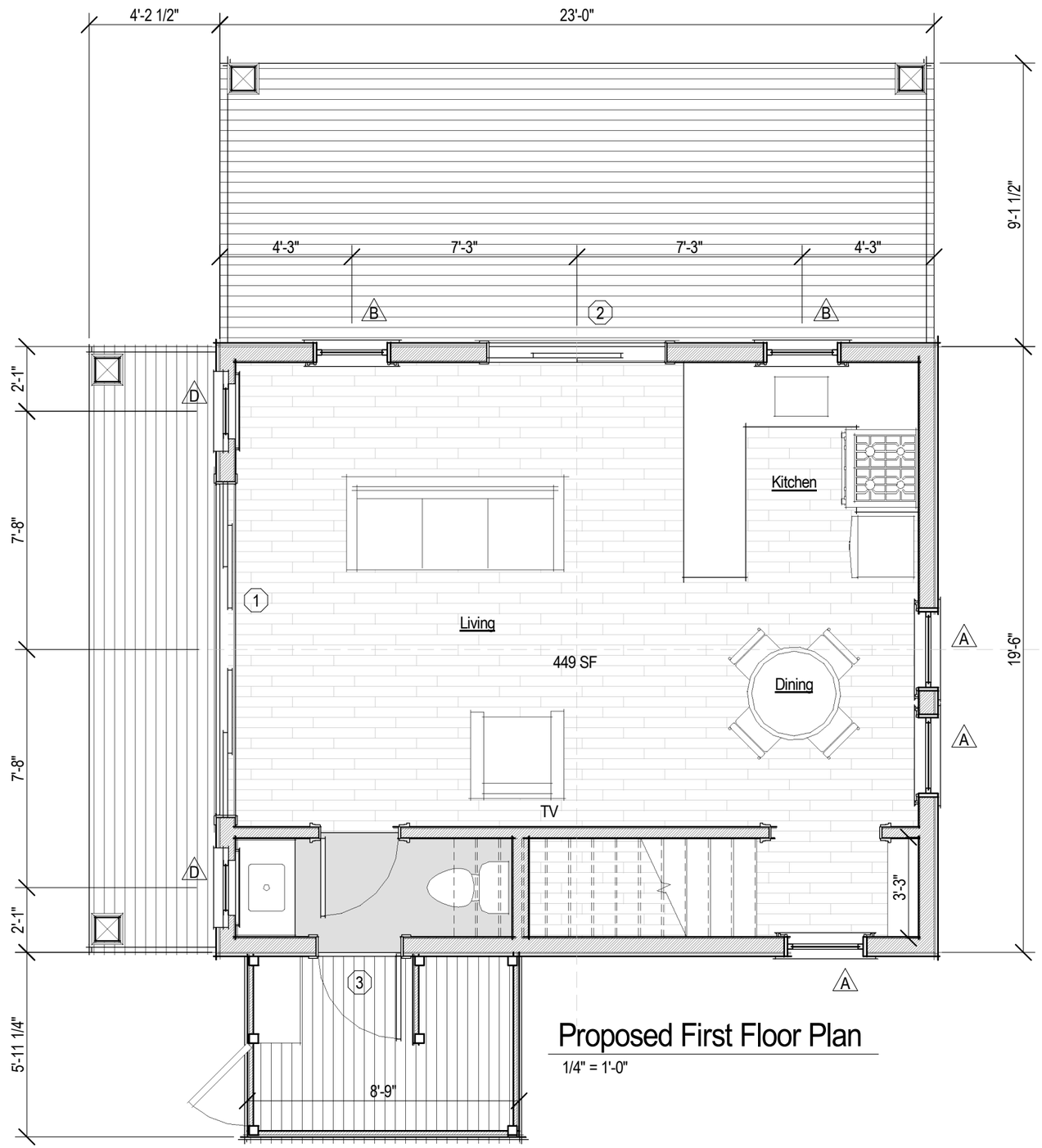
Zoning Information

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

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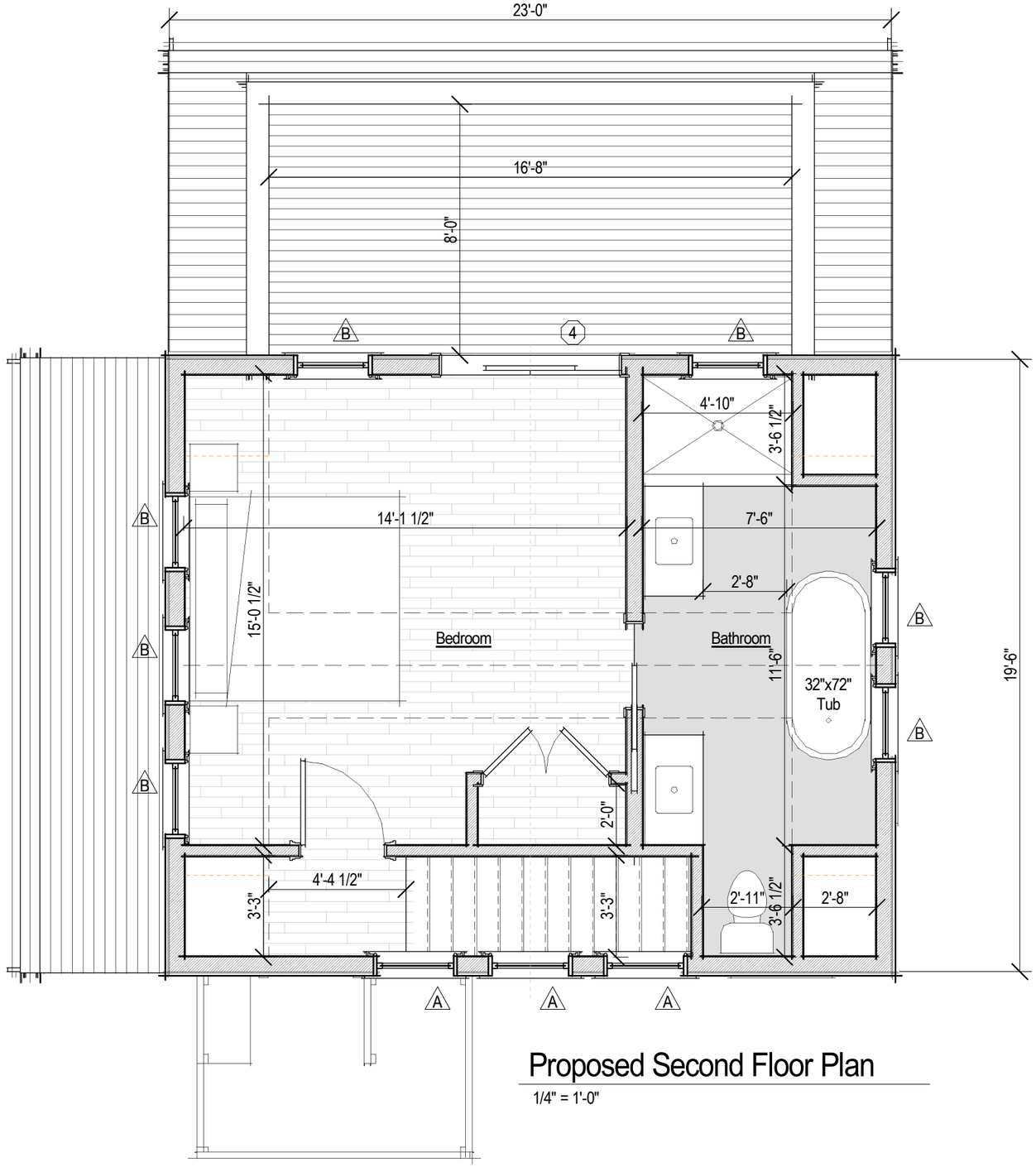
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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

emeritus
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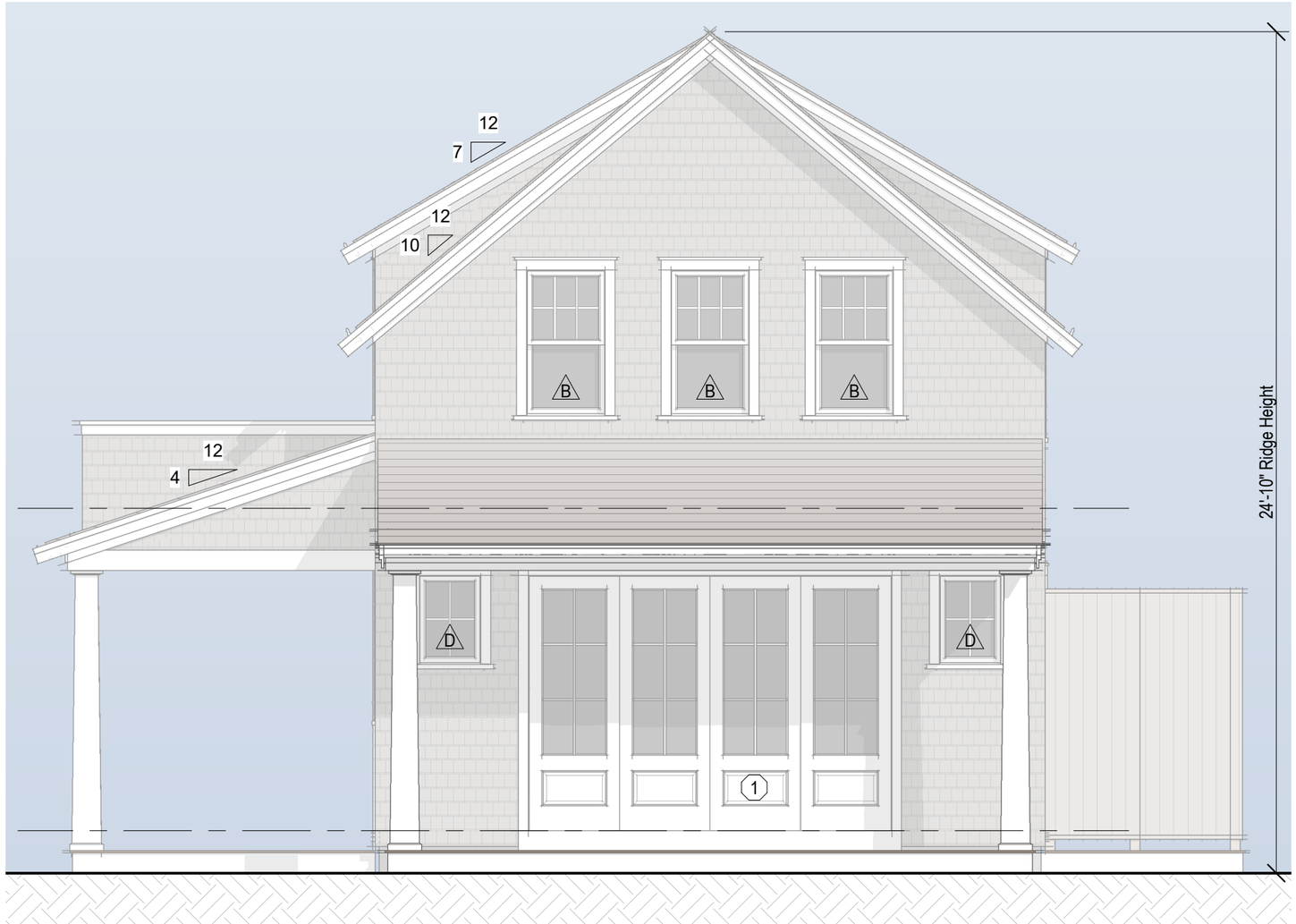
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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

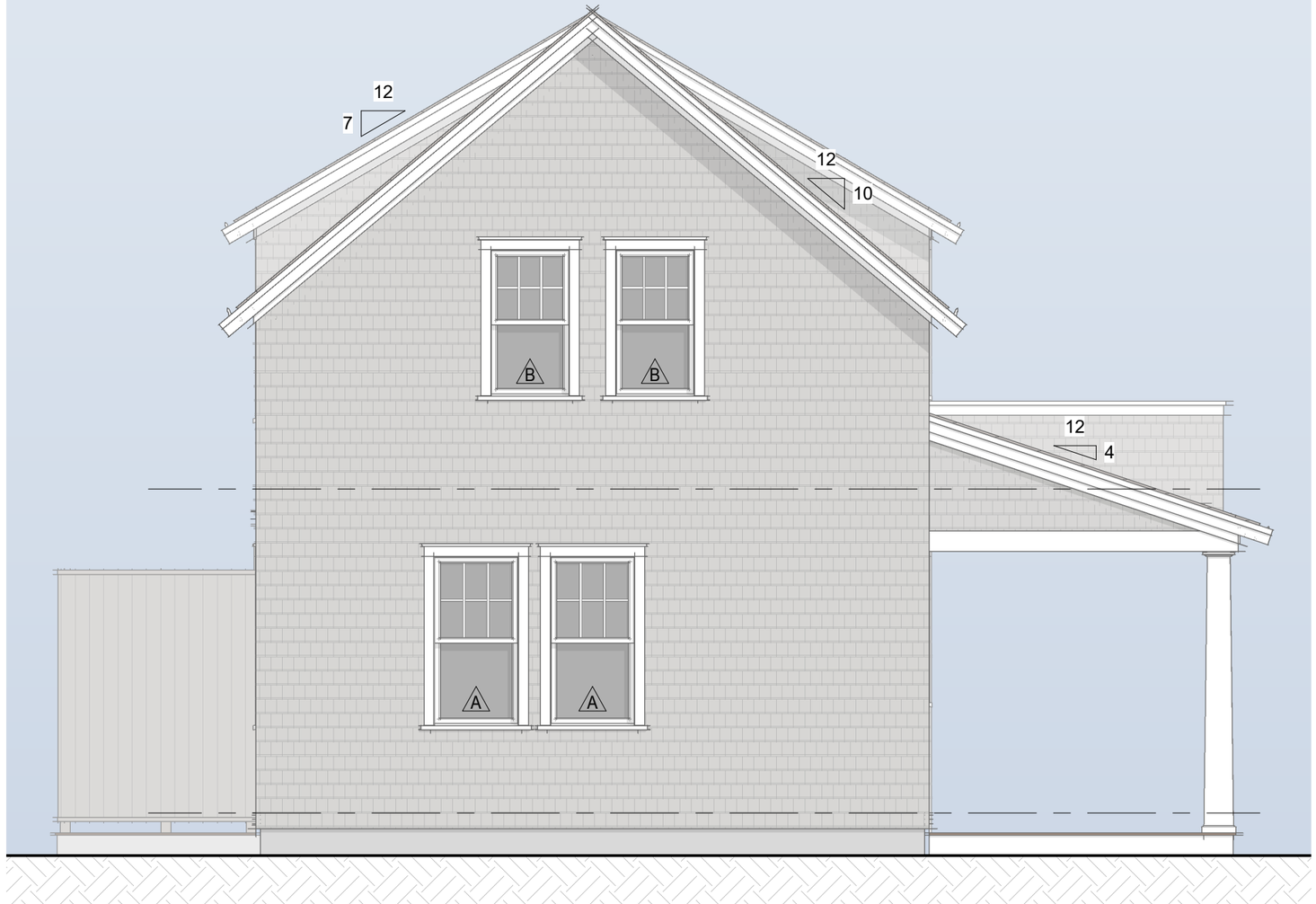
Zoning Information

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

emeritus
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

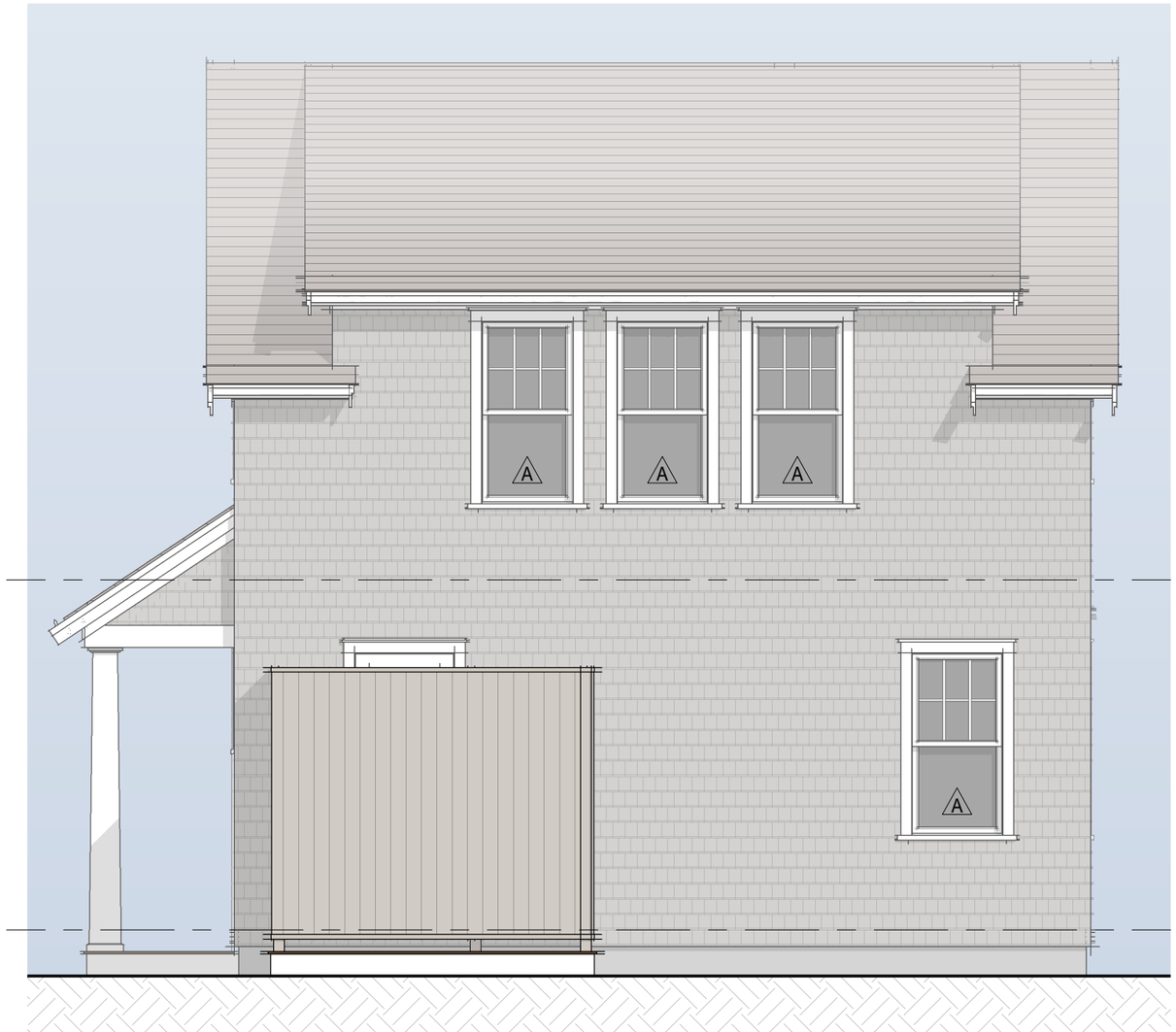
Zoning Information

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

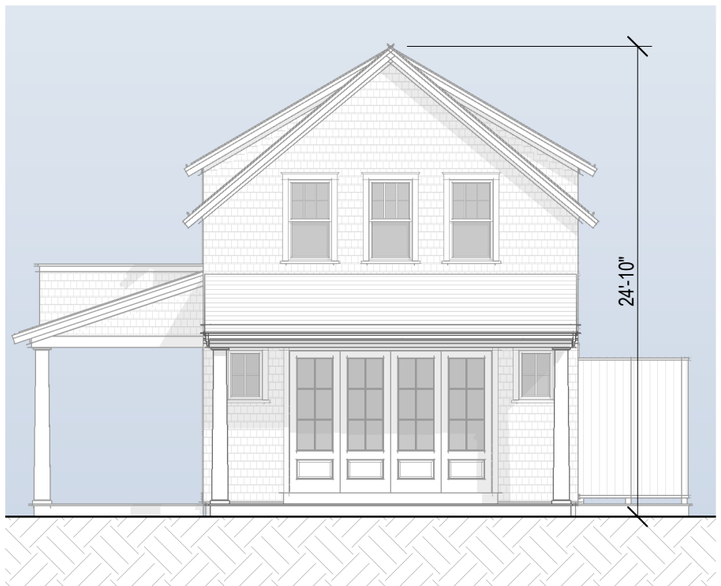
emeritus

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



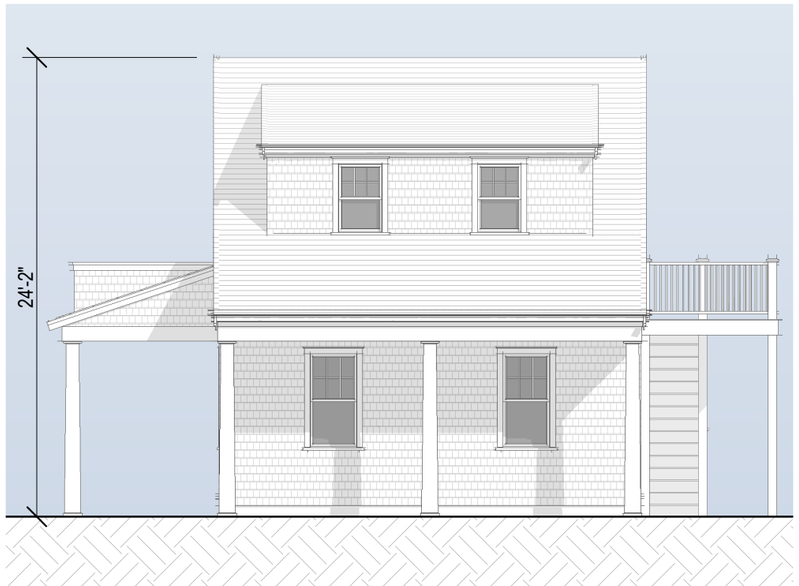
Dwelling West Elevation

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

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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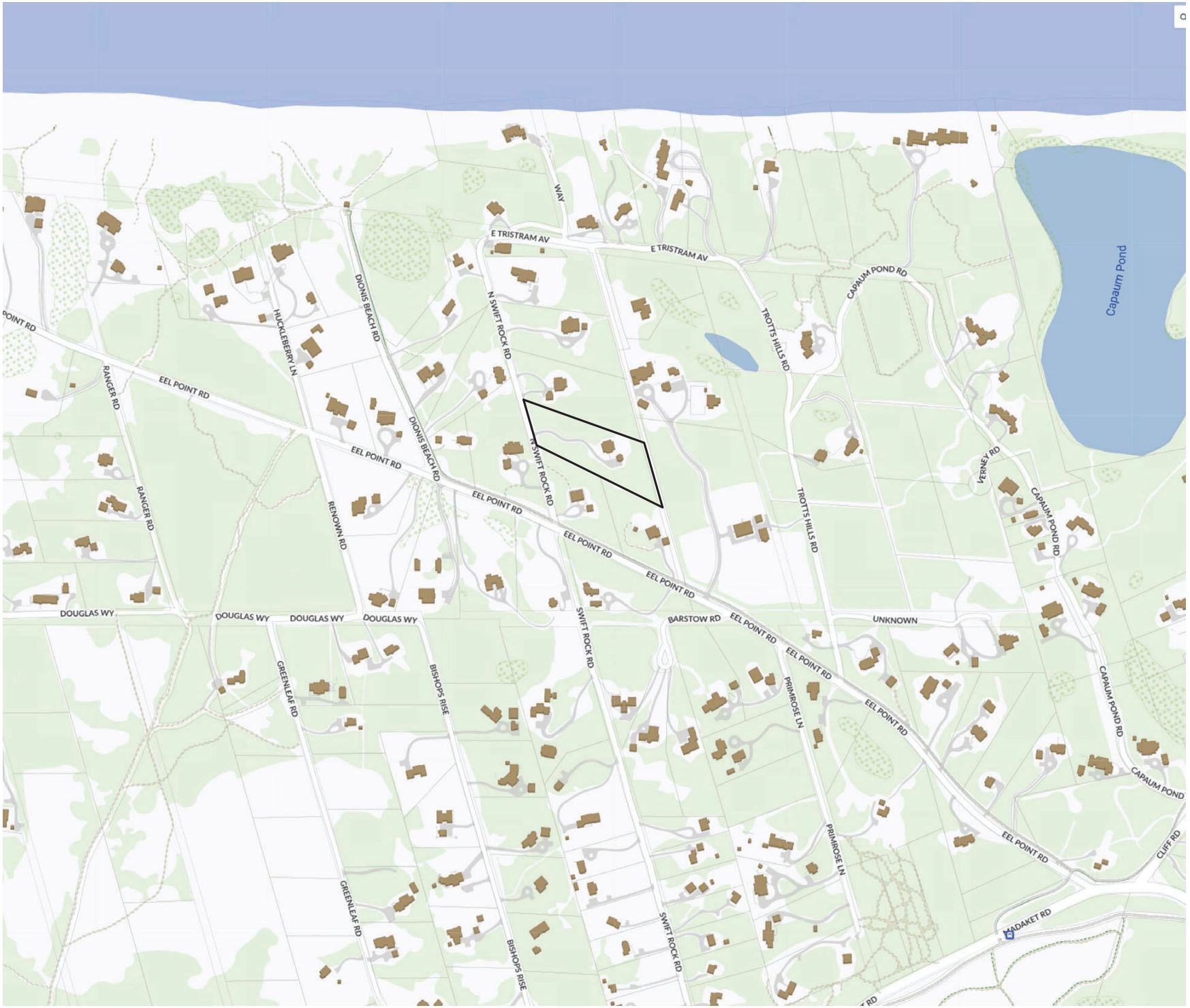
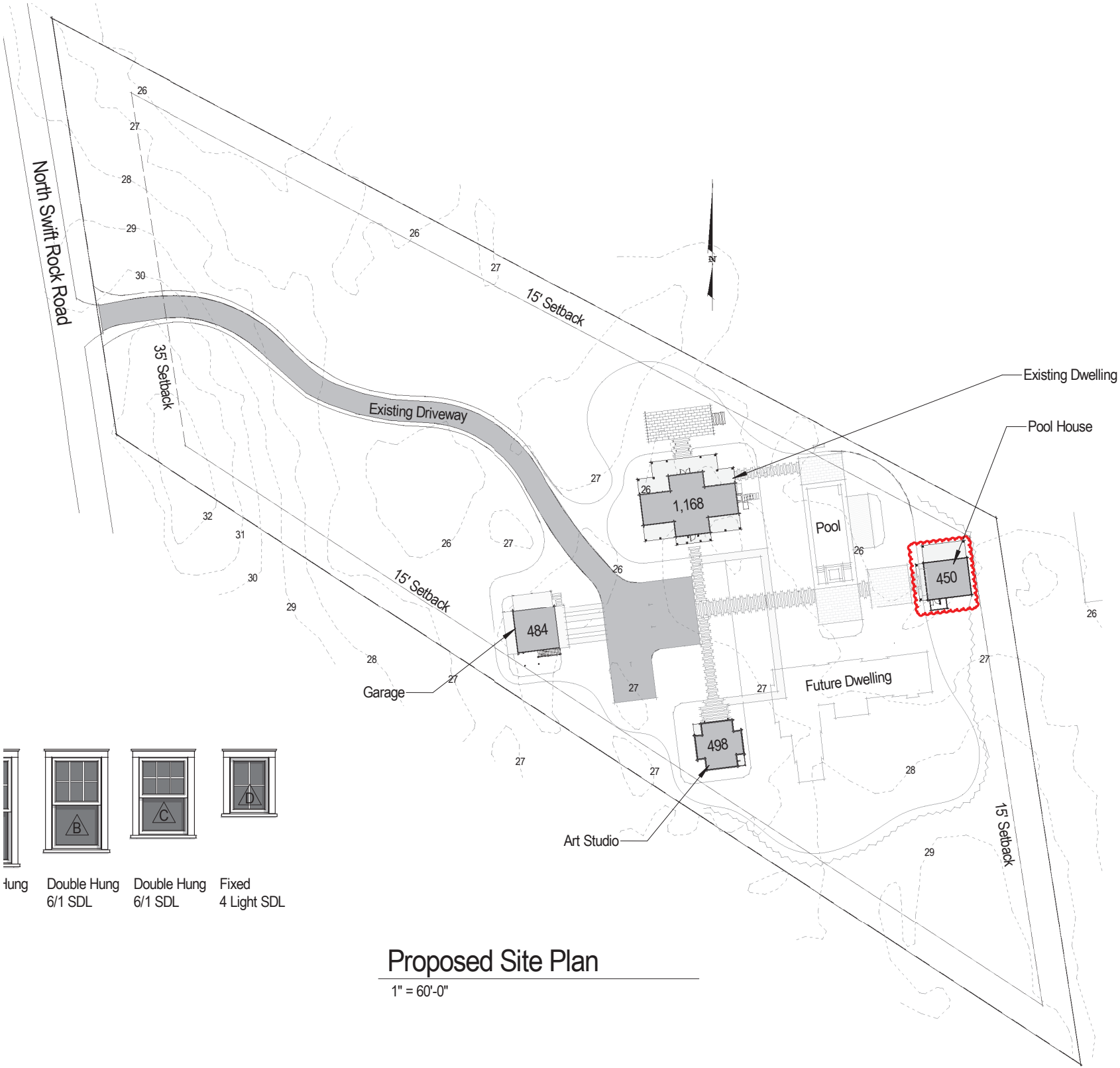
1
ONE




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
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"

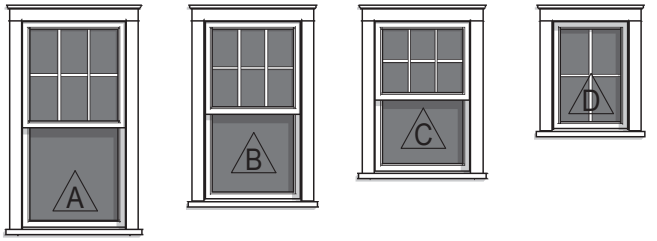


Quad Slider
6 Light 1 Panel

Double Slider
12 Light 1 Panel

Single Hinged Door
6 Light 1 Panel

Double Slider
12 Light 1 Panel



Double Hung
6/1 SDL

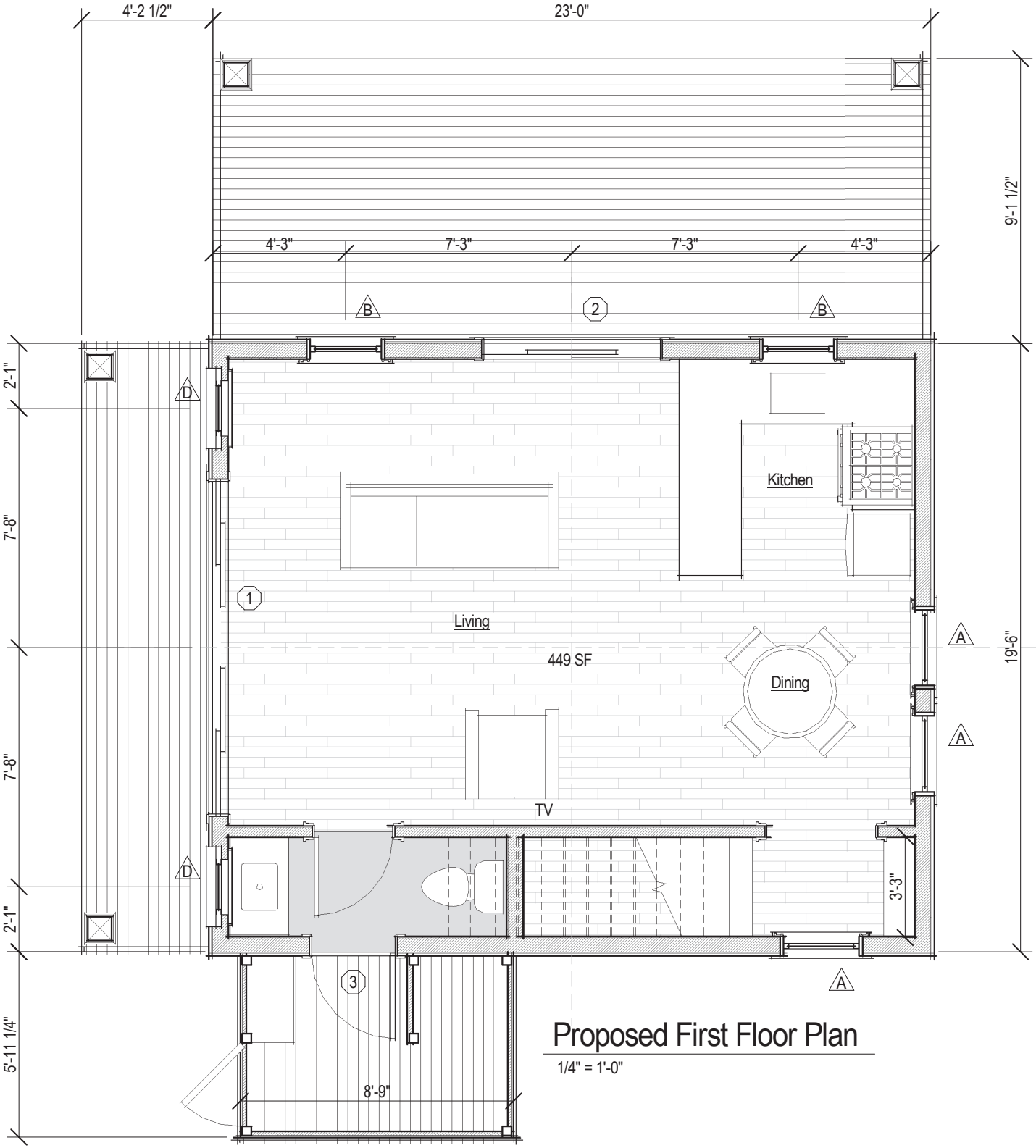
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Fixed
4 Light SDL

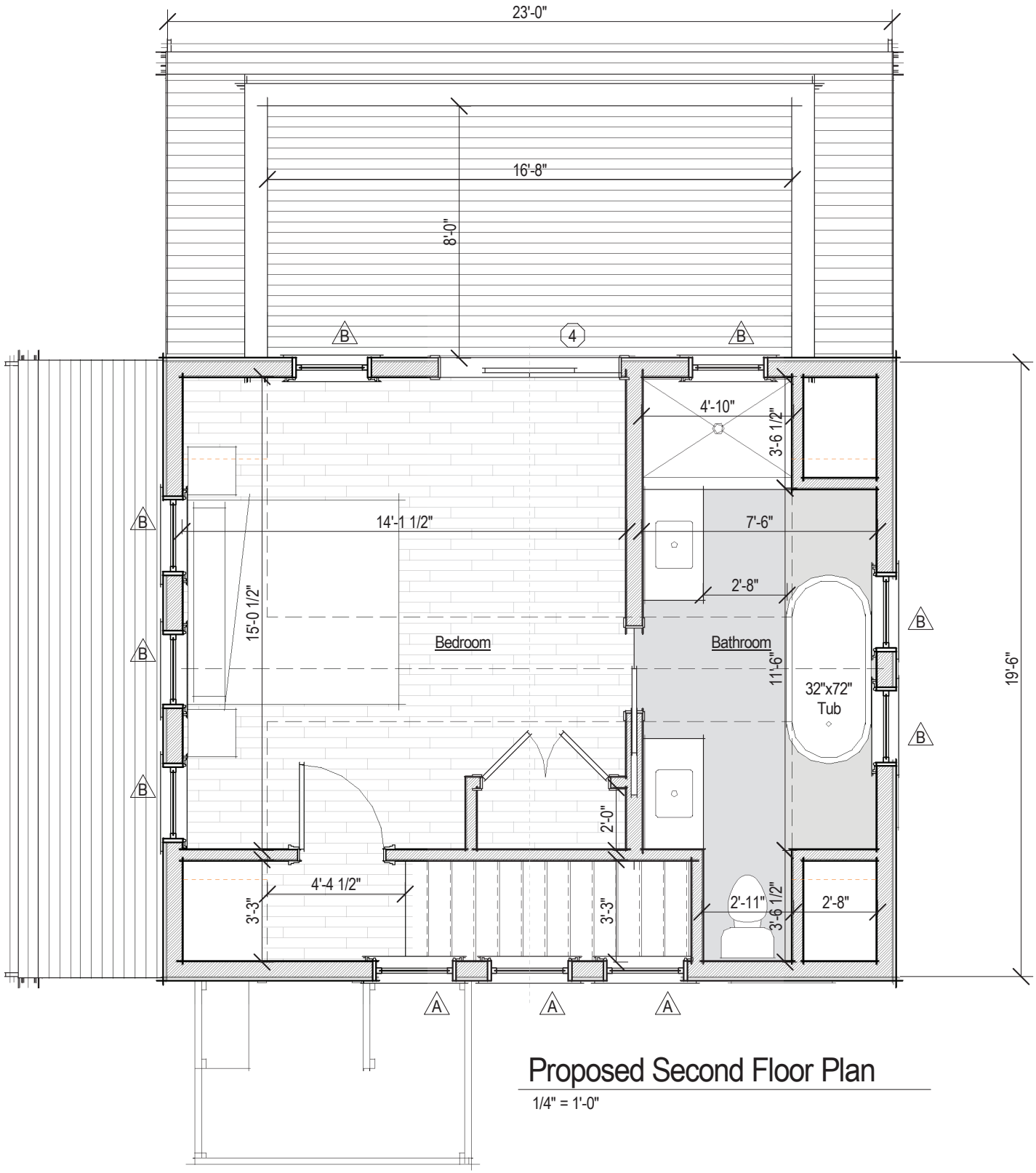
Window & Door Legend

3/16" = 1'-0"



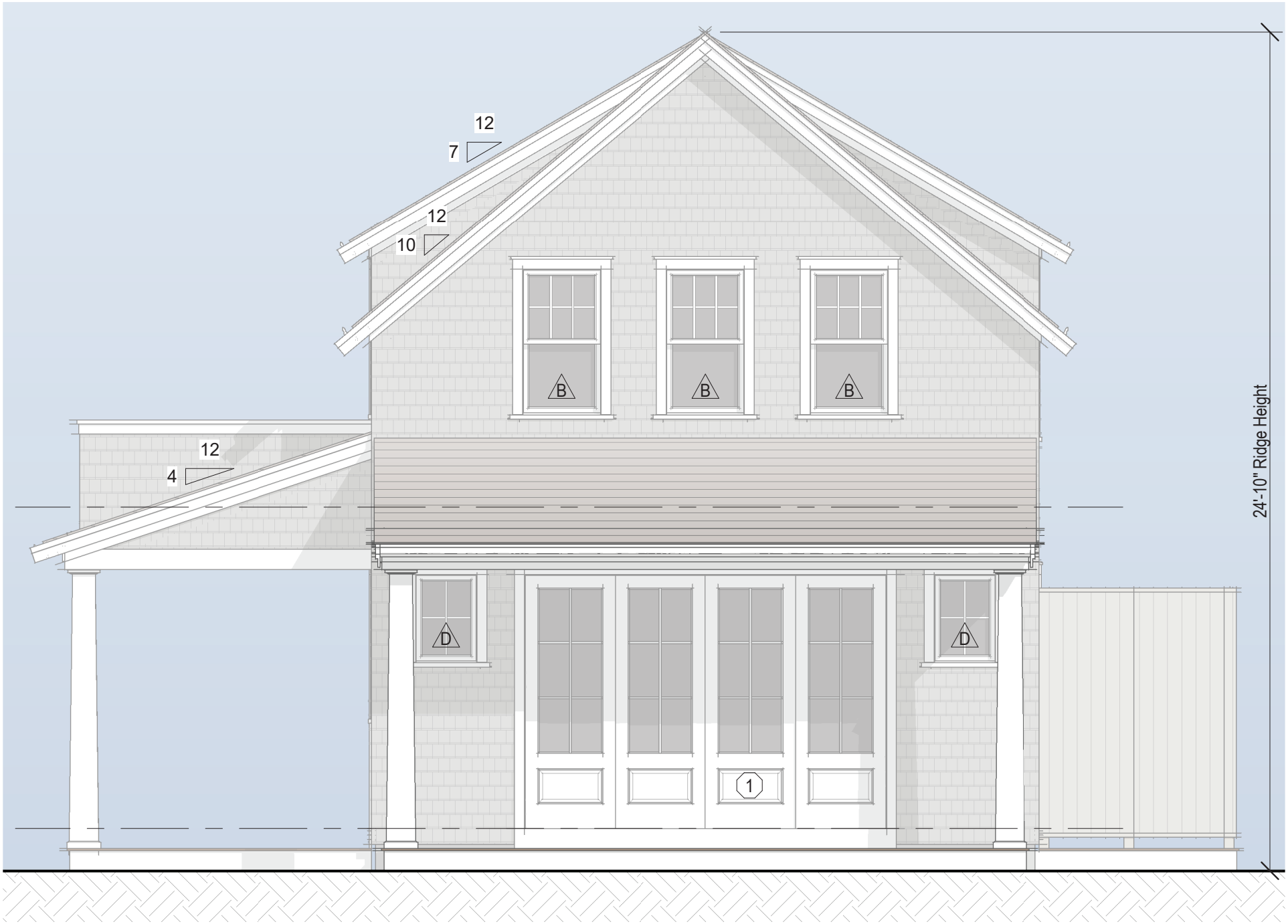
Proposed First Floor Plan

1/4" = 1'-0"



Proposed Second Floor Plan

1/4" = 1'-0"



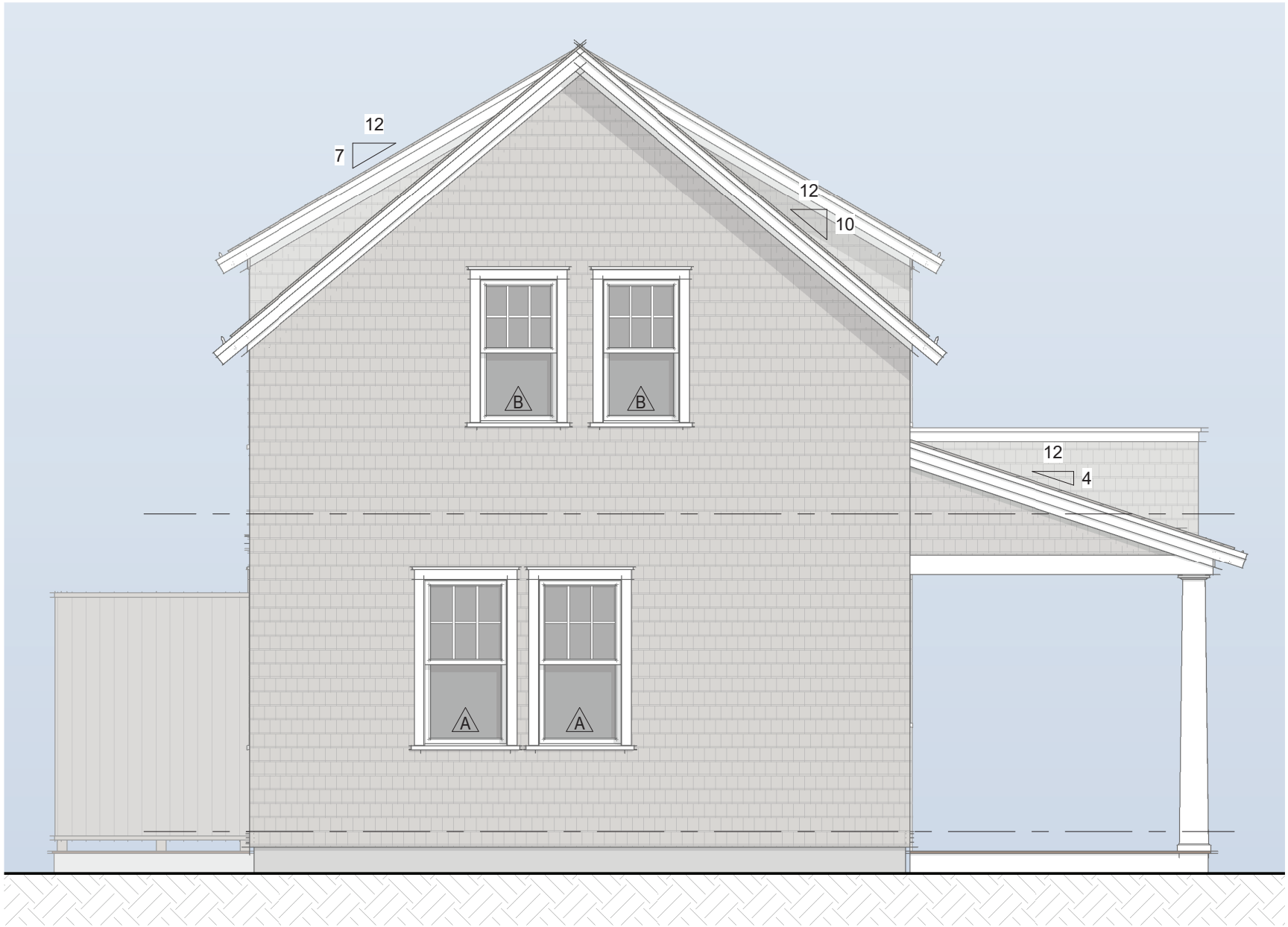
Proposed West Elevation

1/4" = 1'-0"



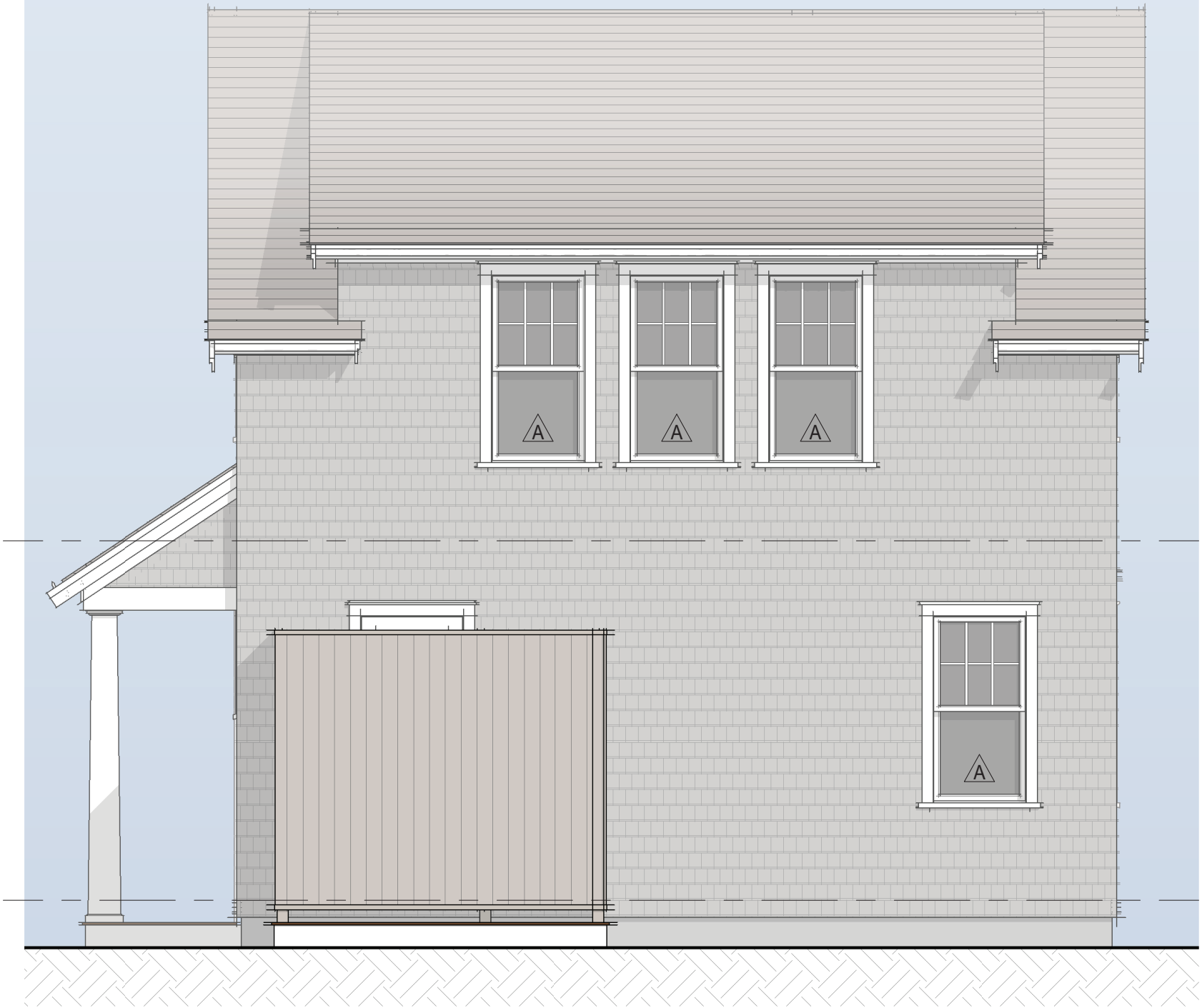
Proposed North Elevation

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.

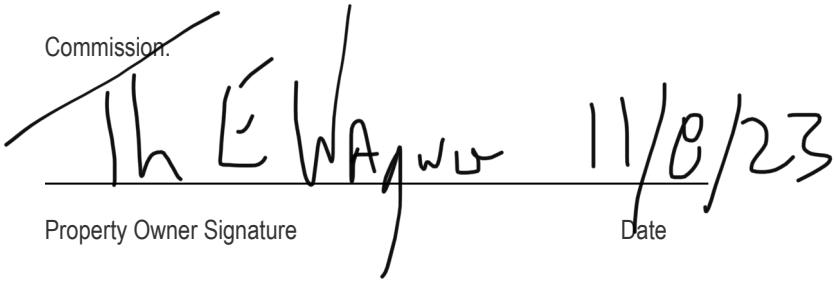
Signature 10.29.24
Date

Authorization Letter

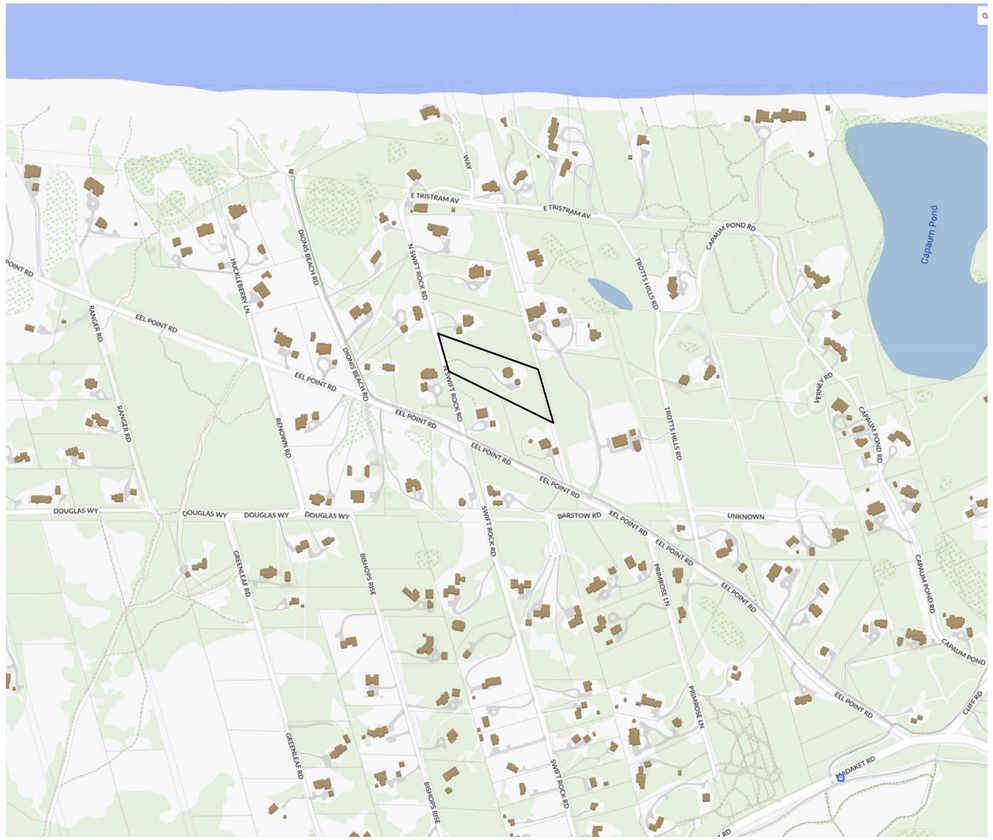
Nantucket Historic District Commission

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:

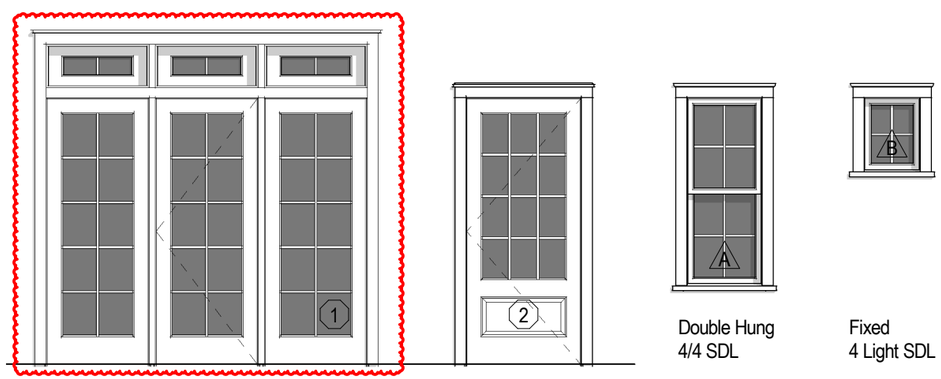
I 1 North Swift Rock Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



Property Owner Signature Date



Locus

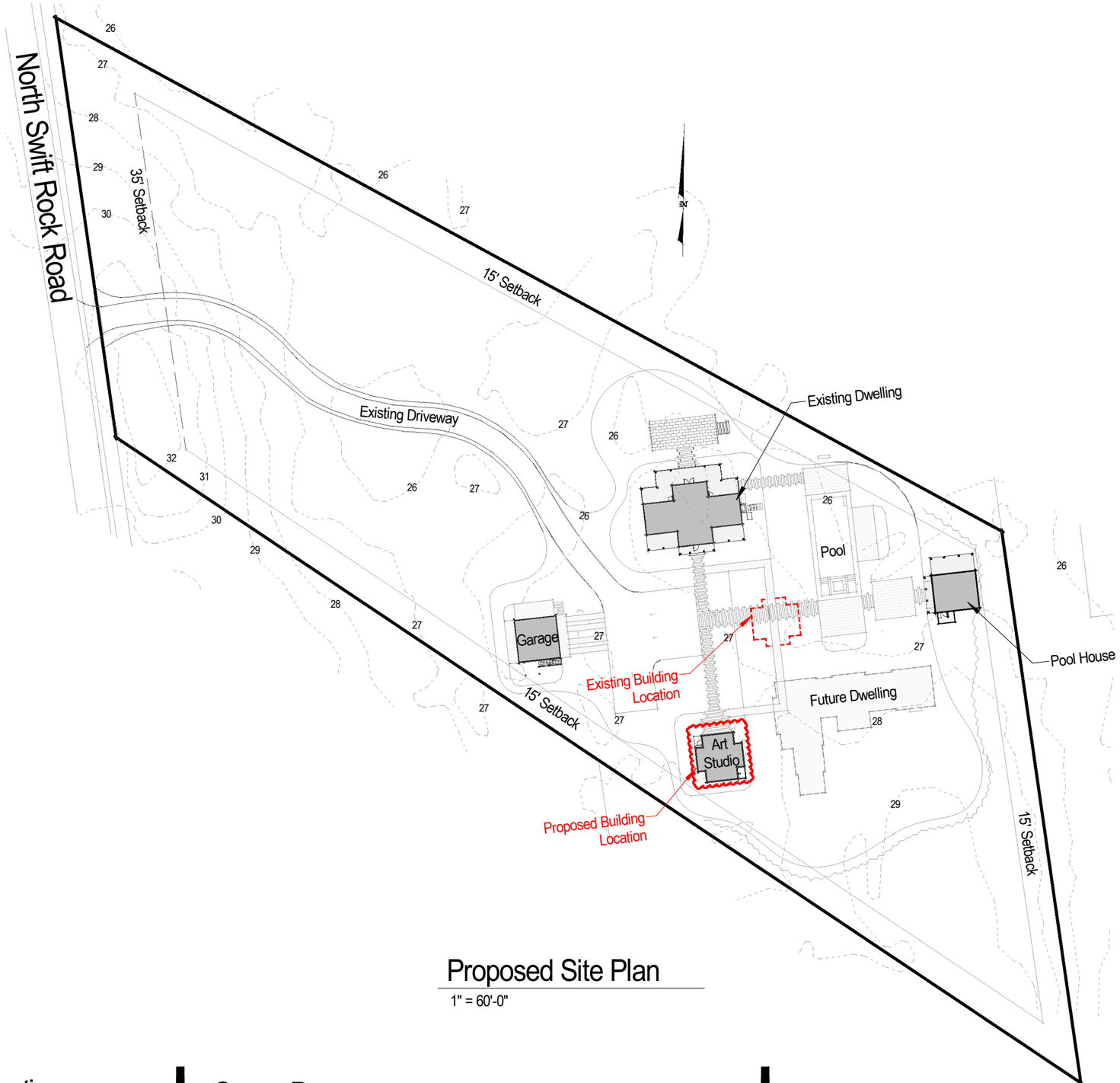


Triple Panel Door
10 Light SDL

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

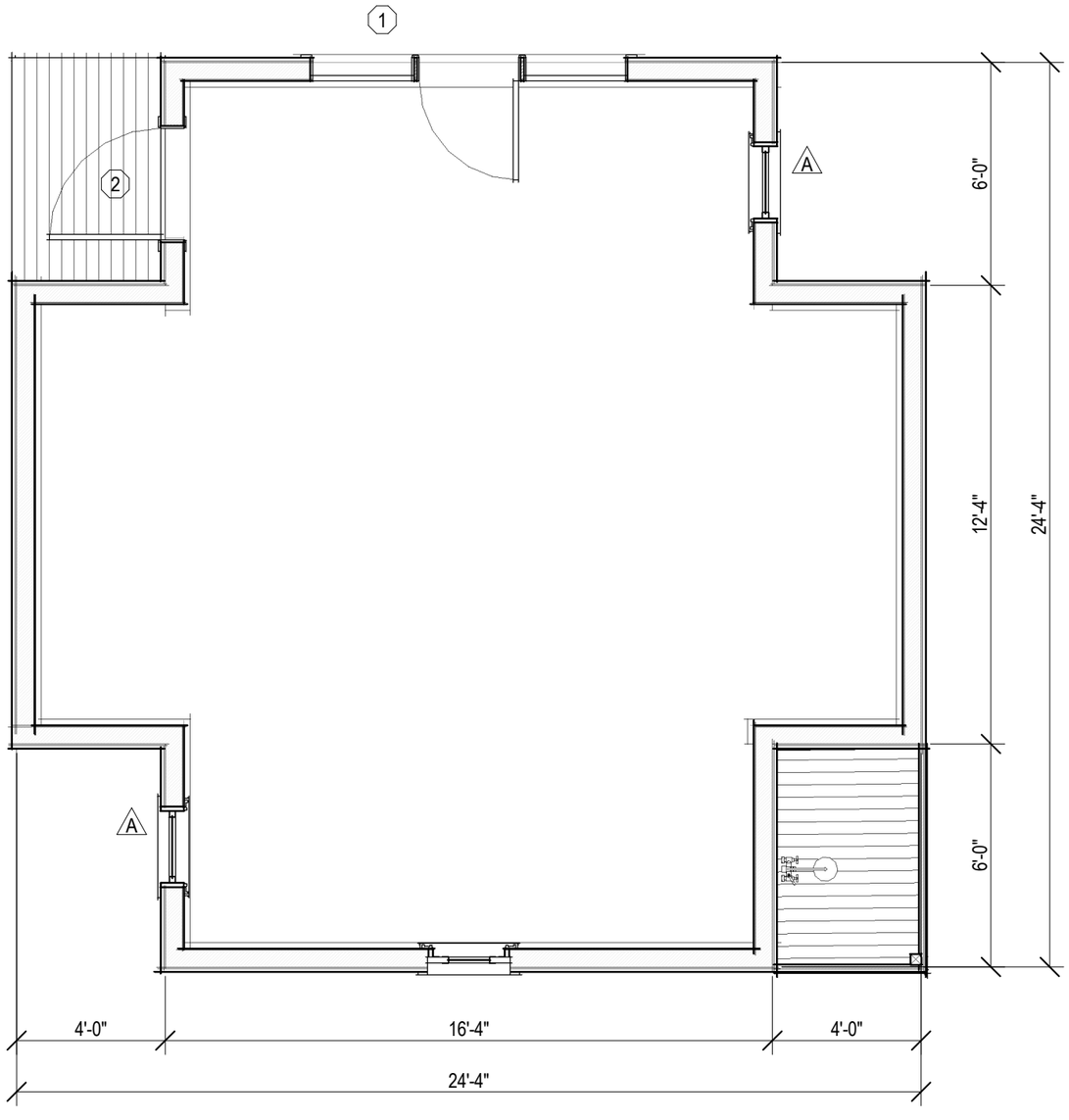
Zoning Information

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'

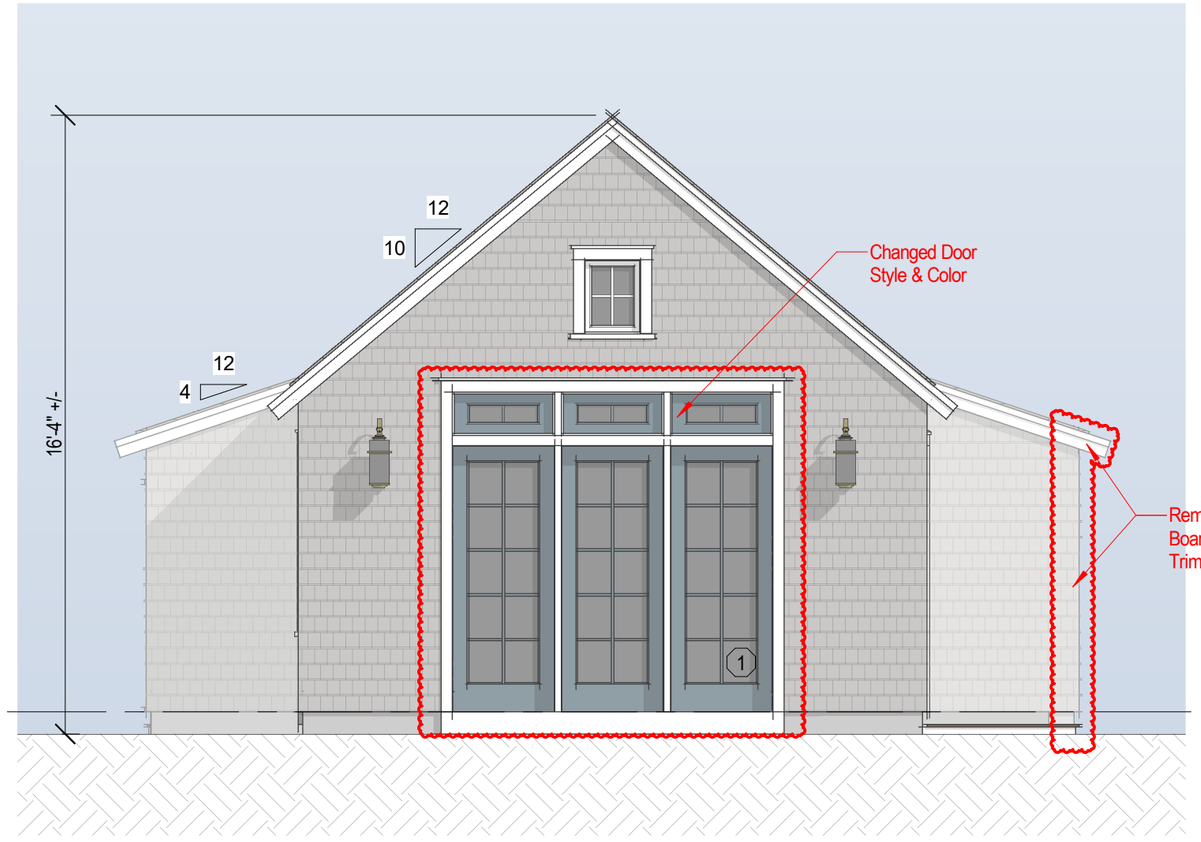
Floor Plan

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

Date: 10.30.24

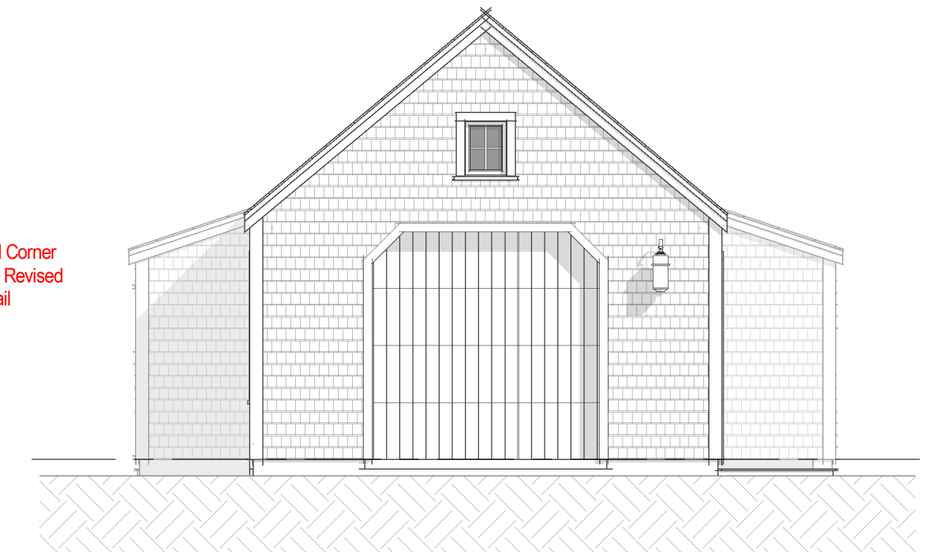
emeritus

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



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

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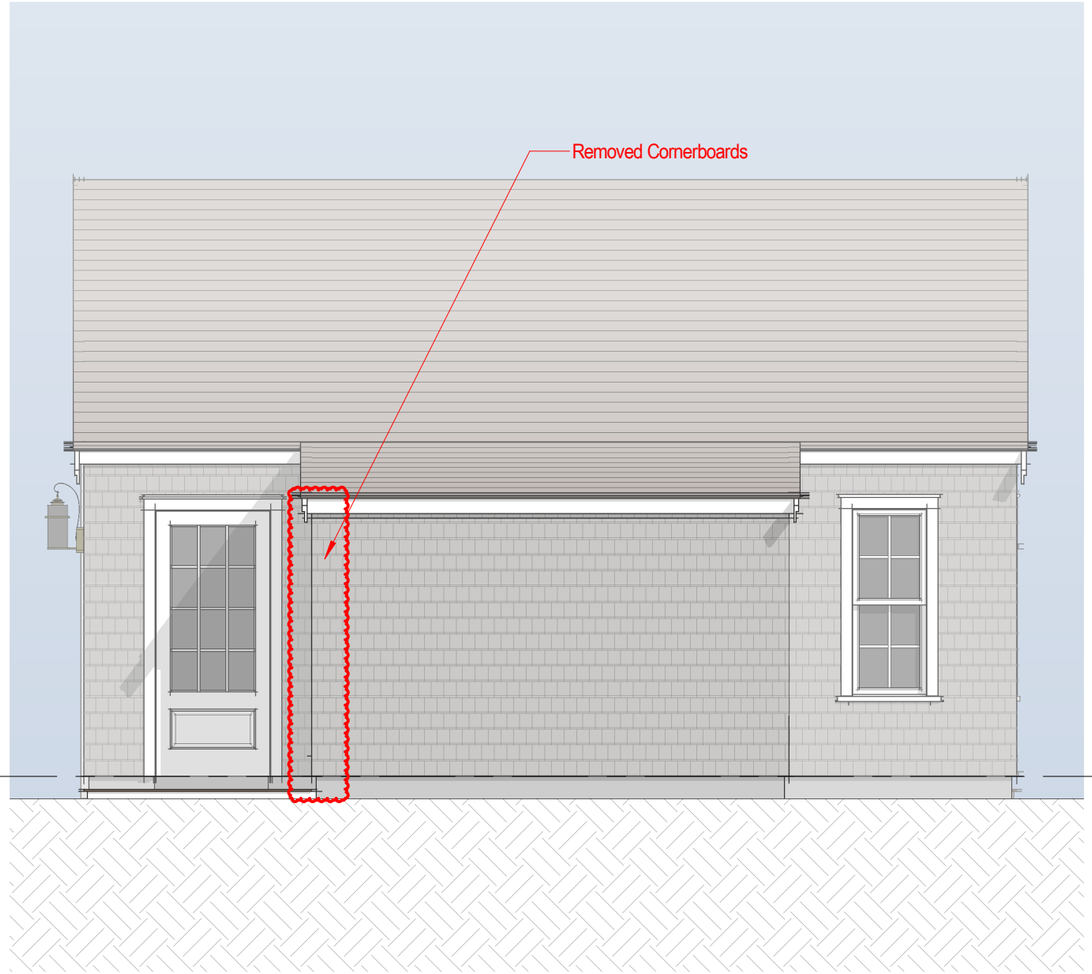
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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

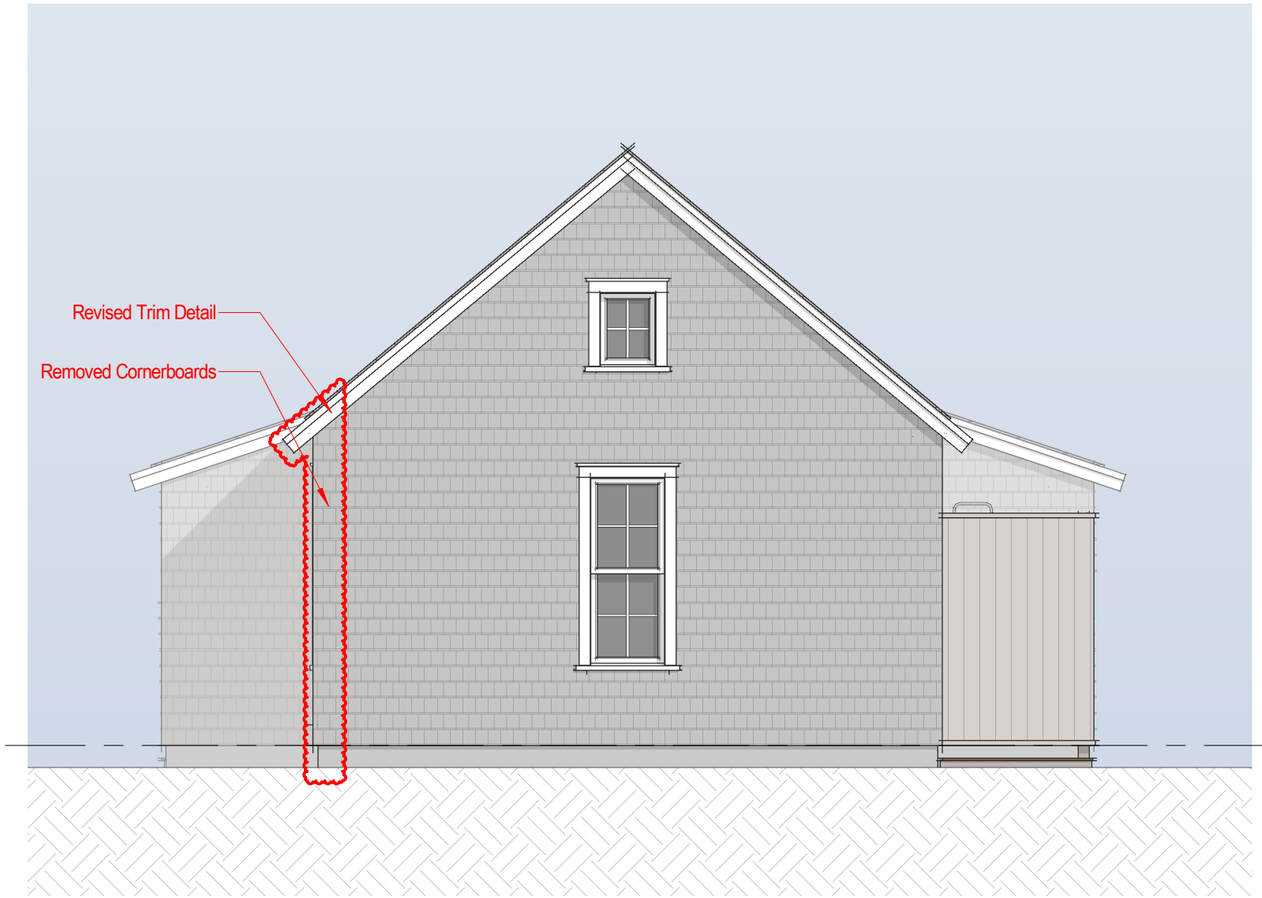
Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Elevations

Scale: As indicated
Date: 10.30.24

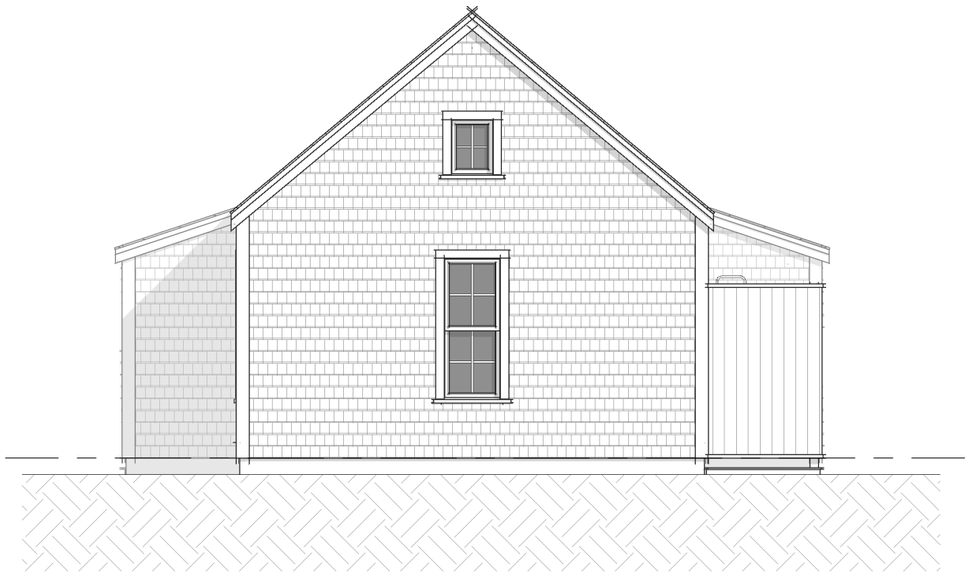
emeritus

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'

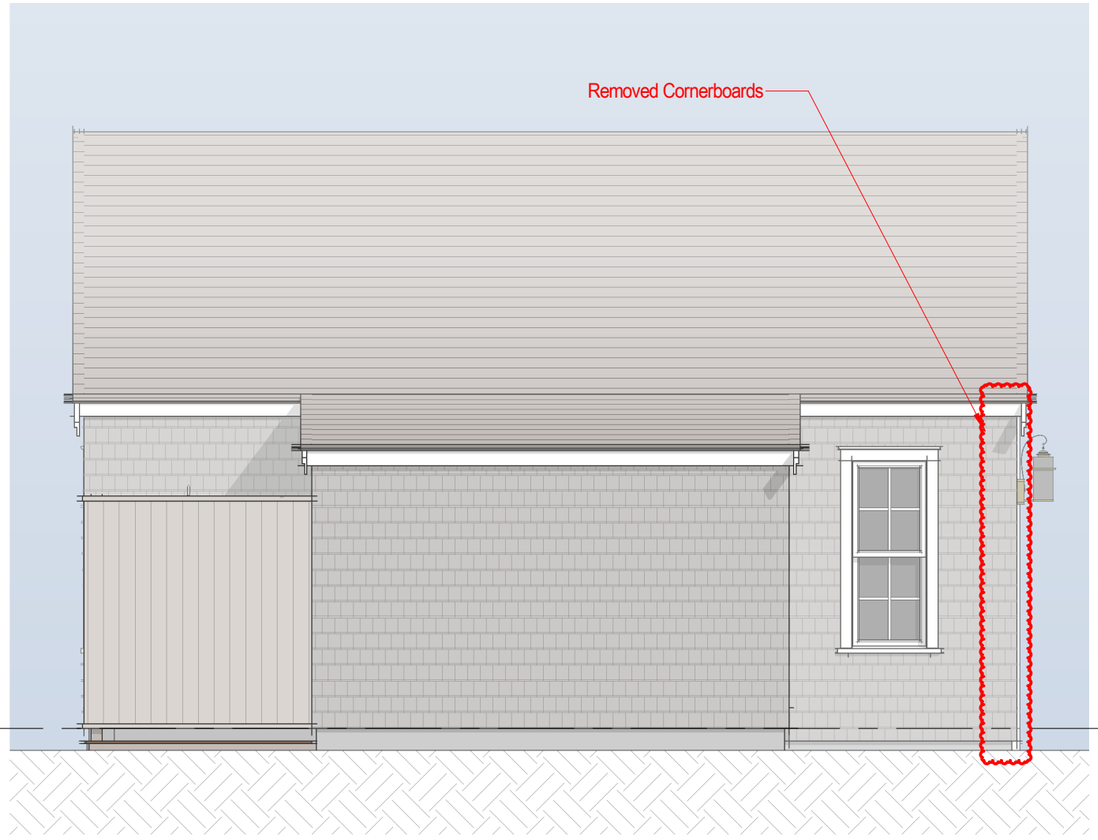
Elevations

Scale: As indicated

Date: 10.30.24

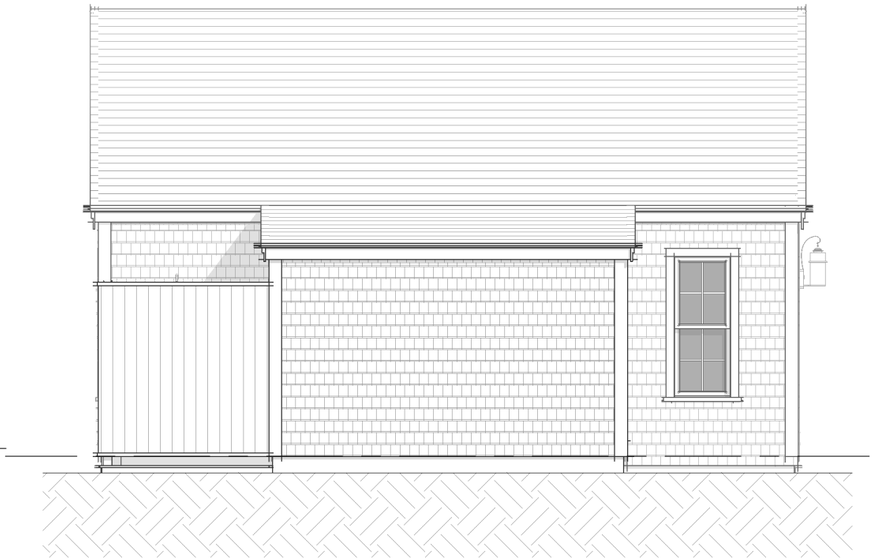
emeritus

8 Williams Lane
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

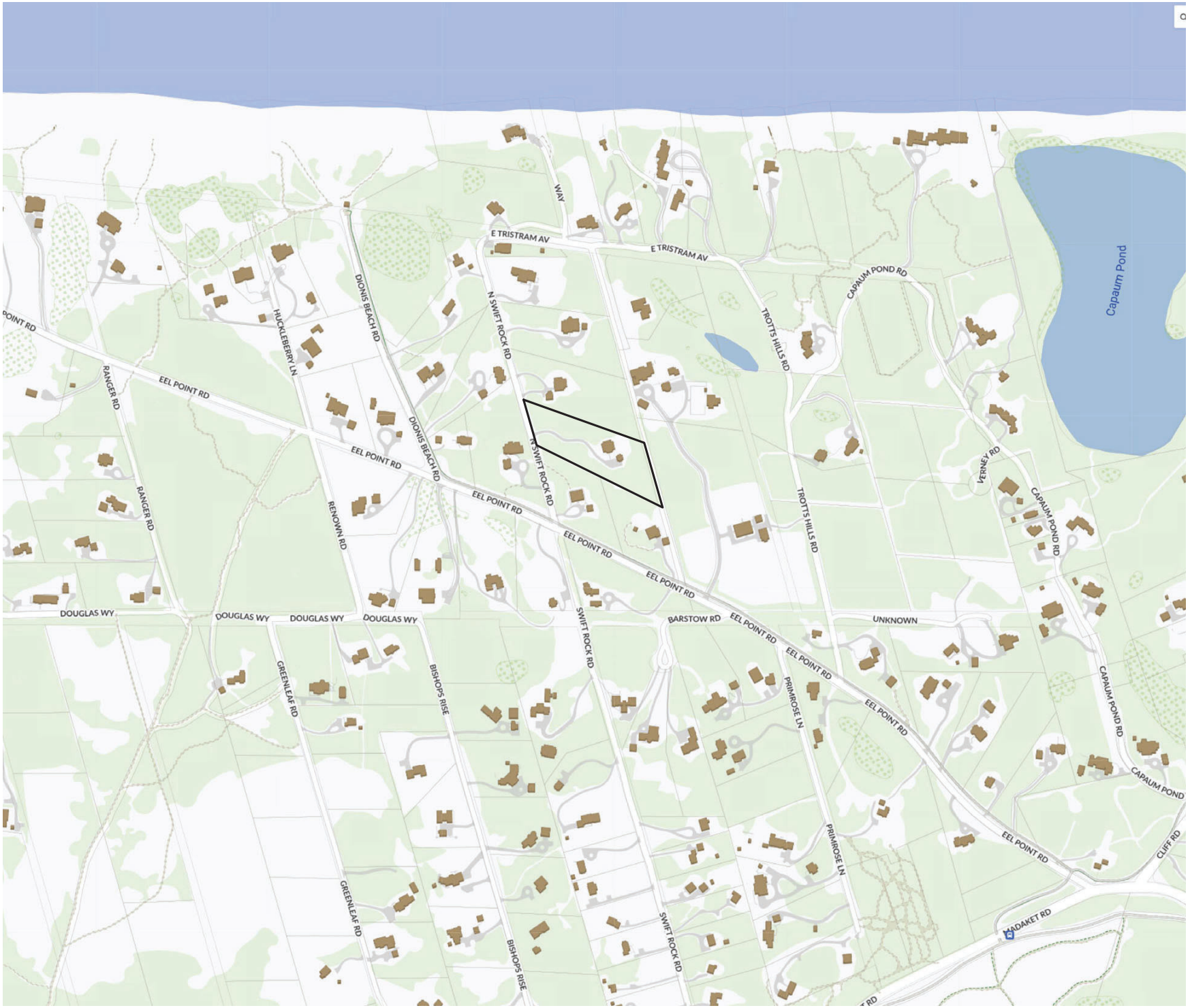
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com


1
ONE



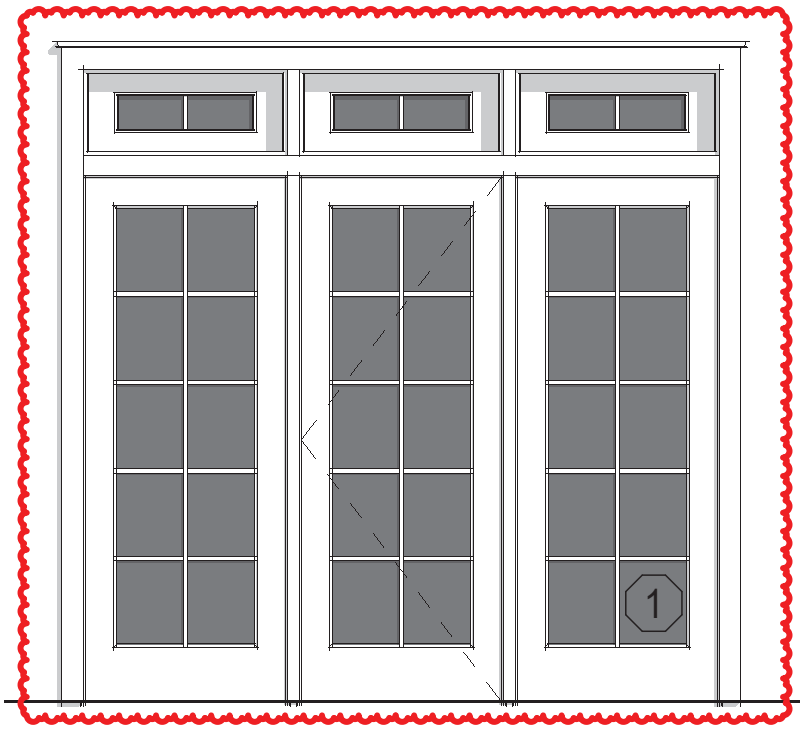

E TRISTRAM AV
E TRISTRAM AV
CAPAUM POND RD
Capaum Pond
TROTTS HILLS RD
N SWIFT ROCK RD
DIONIS BEACH RD
HUCKLEBERRY LN
RANGER RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
VERNEY RD
CAPAUM POND RD
CAPAUM POND RD
CAPAUM POND
RENOWN RD
SWIFT ROCK 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

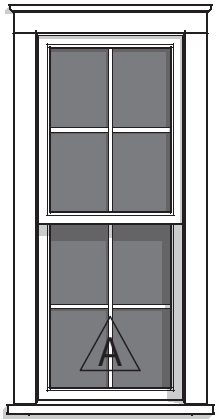
1" = 60'-0"



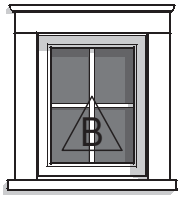
Triple Panel Door
10 Light SDL



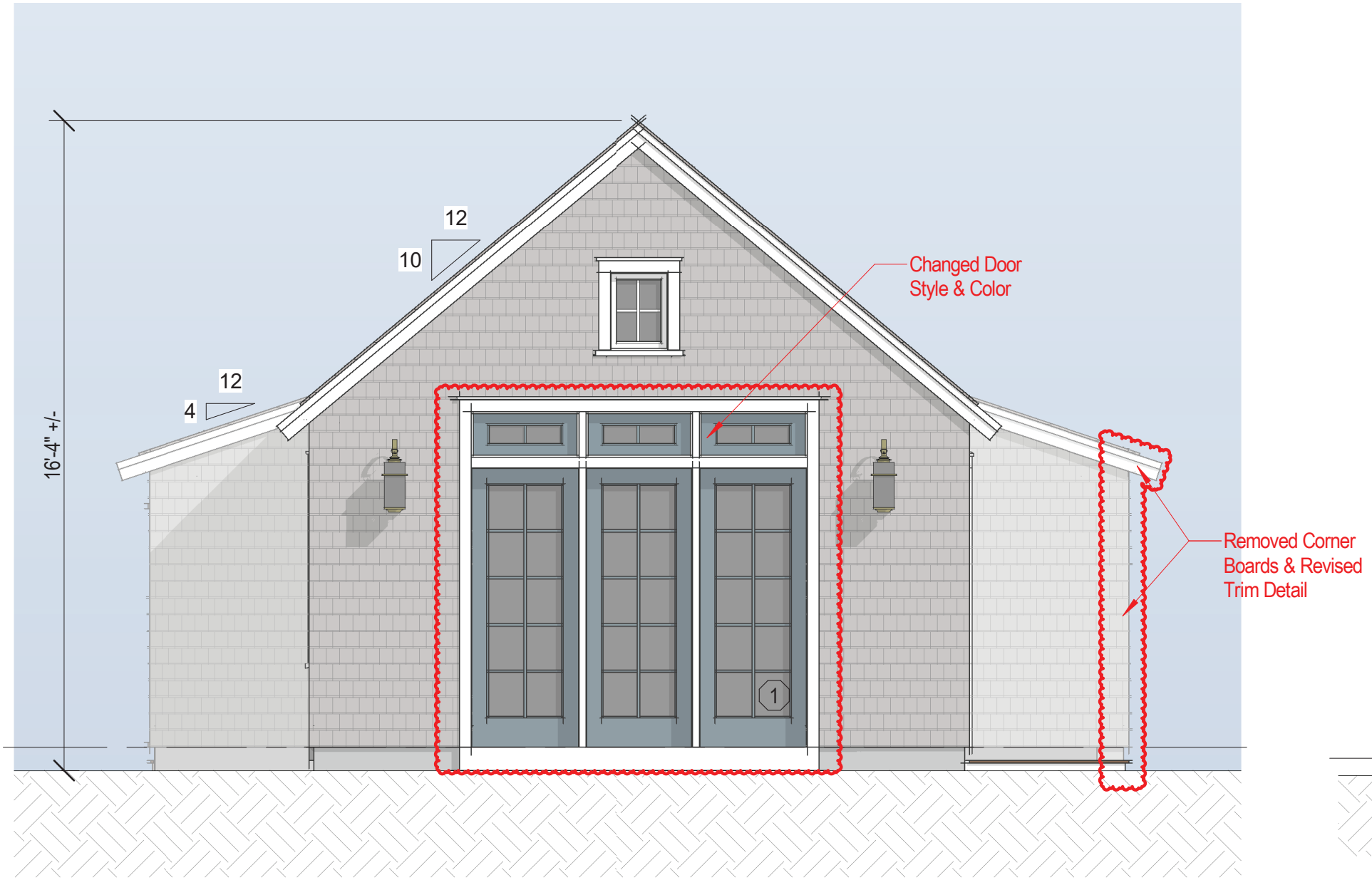
Single Hinged Door
12 Light 1 Panel SDL



Double Hung
4/4 SDL

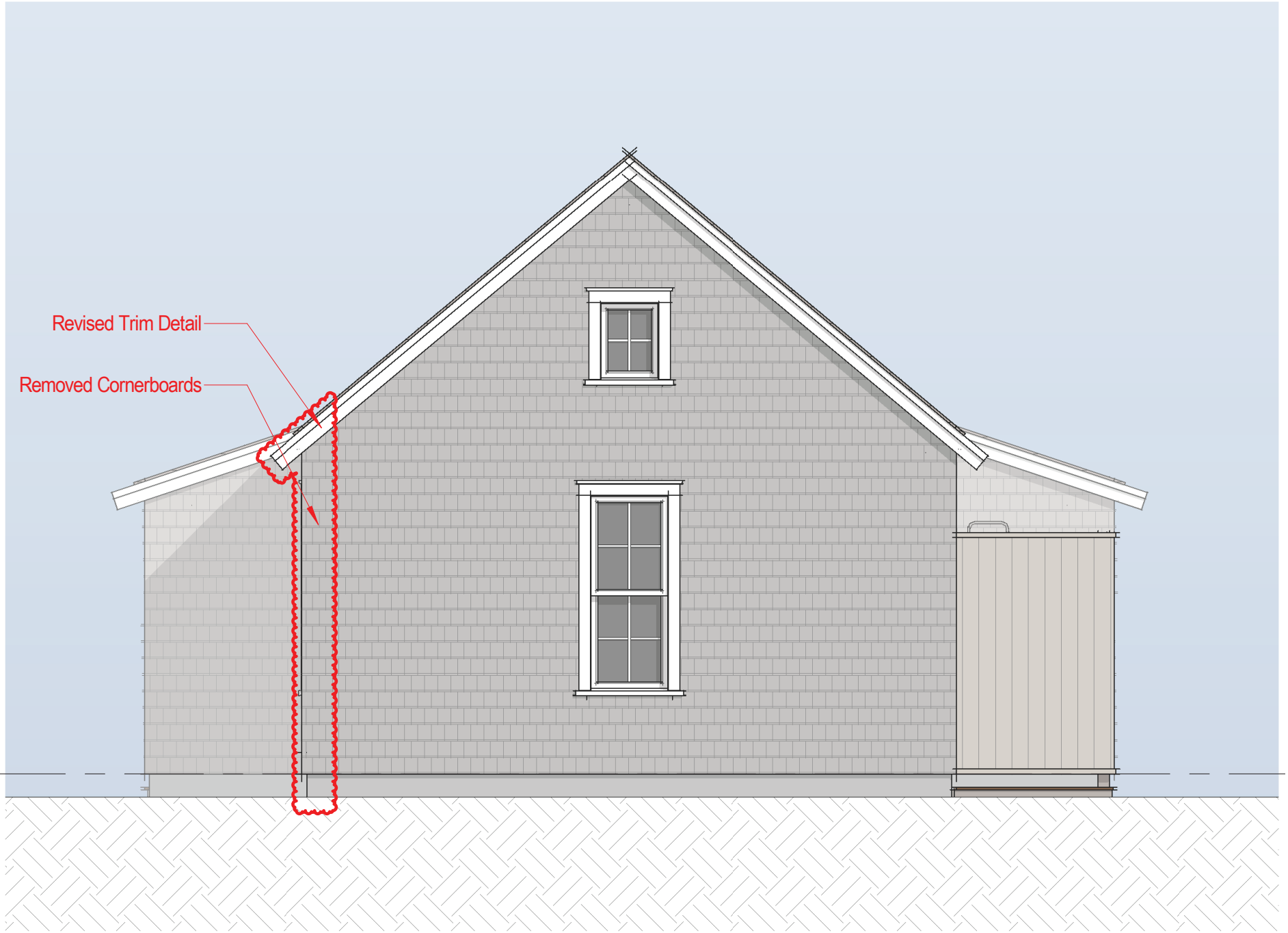


Fixed
4 Light SDL



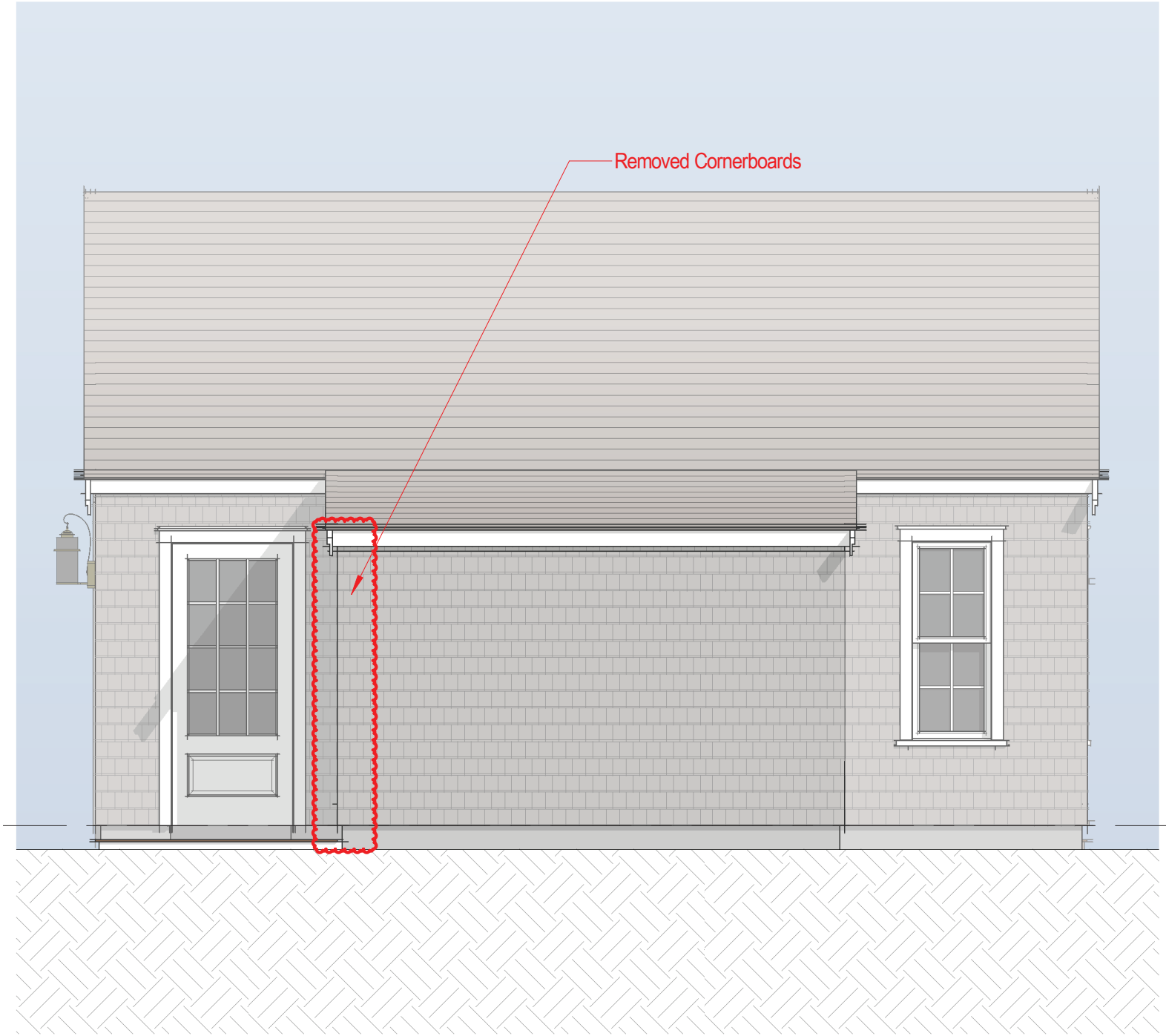
Proposed North Elevation

1/4" = 1'-0"



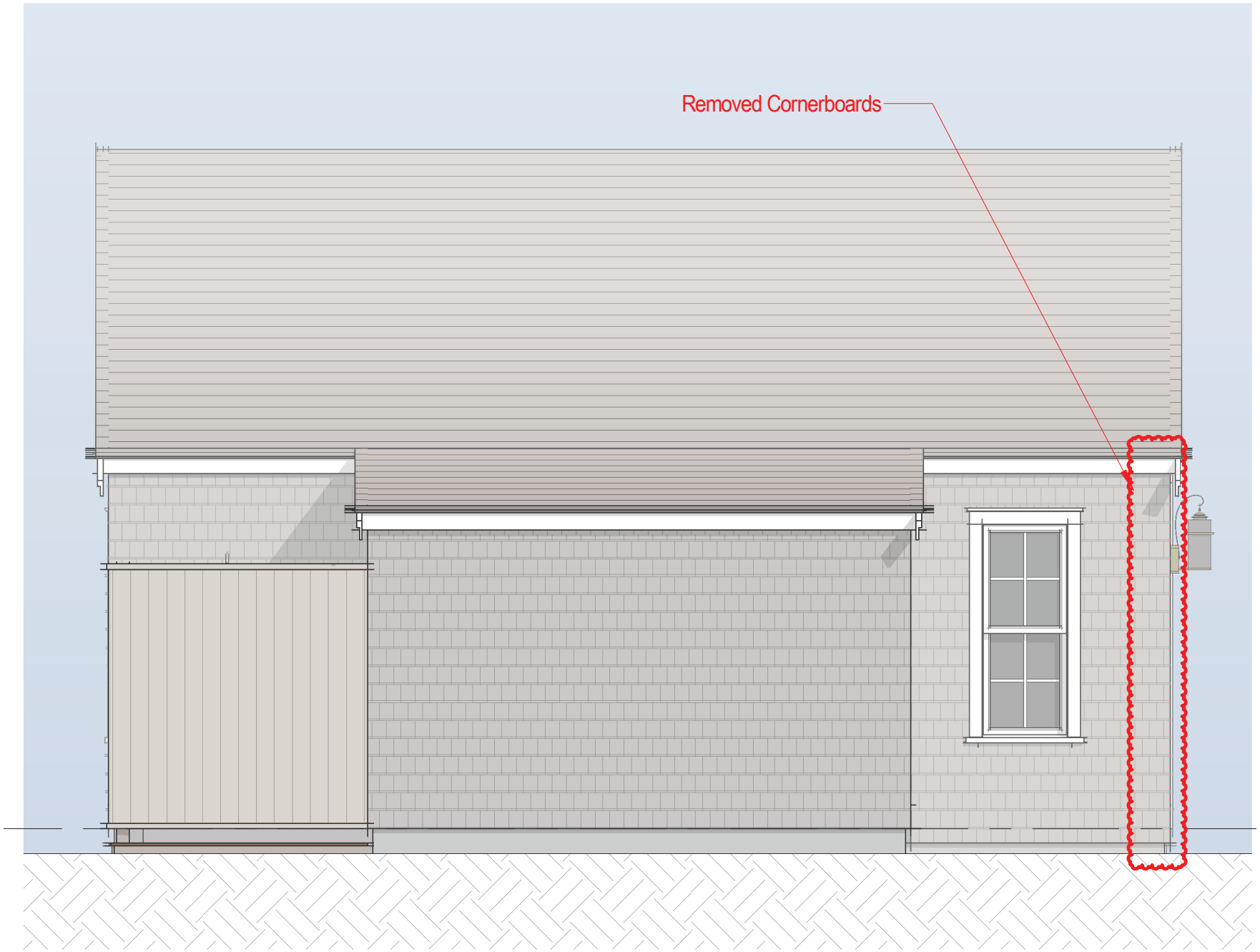
Proposed South Elevation

1/4" = 1'-0"



Proposed West Elevation

1/4" = 1'-0"



Proposed East Elevation

1/4" = 1'-0"

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 SPA: 8' x 8'

Size of Structure or Addition: Length: 48' Sq. Footage 1st floor: _____ Decks~~/Patio~~: Size: 310 SF ☐ 1st floor ☐ 2nd floor

Width: 18' Sq. footage 2nd floor: _____ PATIOS: Size: 825 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways 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 _____

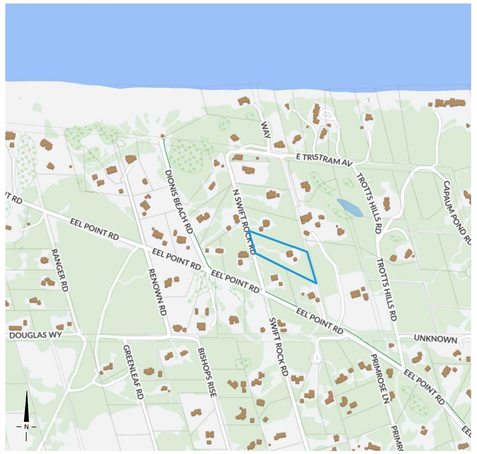
Deck NTW Foundation _____ Fence _____ Shutters _____

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

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

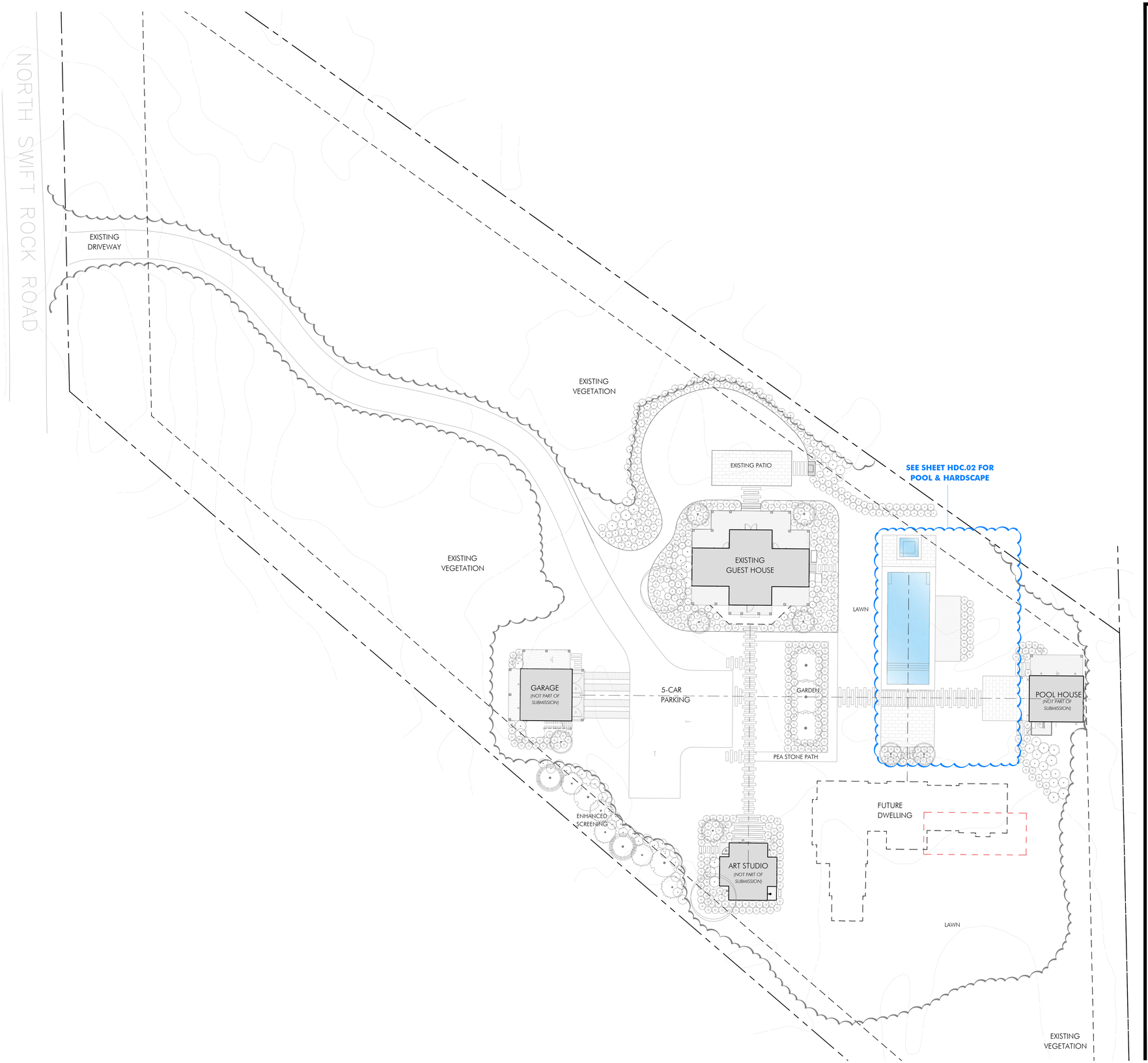


AERIAL MAP: 40/2



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	DECEMBER 3, 2024
SCALE	1" = 20'-0"
DRAWN BY	CP

HDC.01

DESIGN INTENT IMAGERY



GEORGIAN GRANITE PATIO



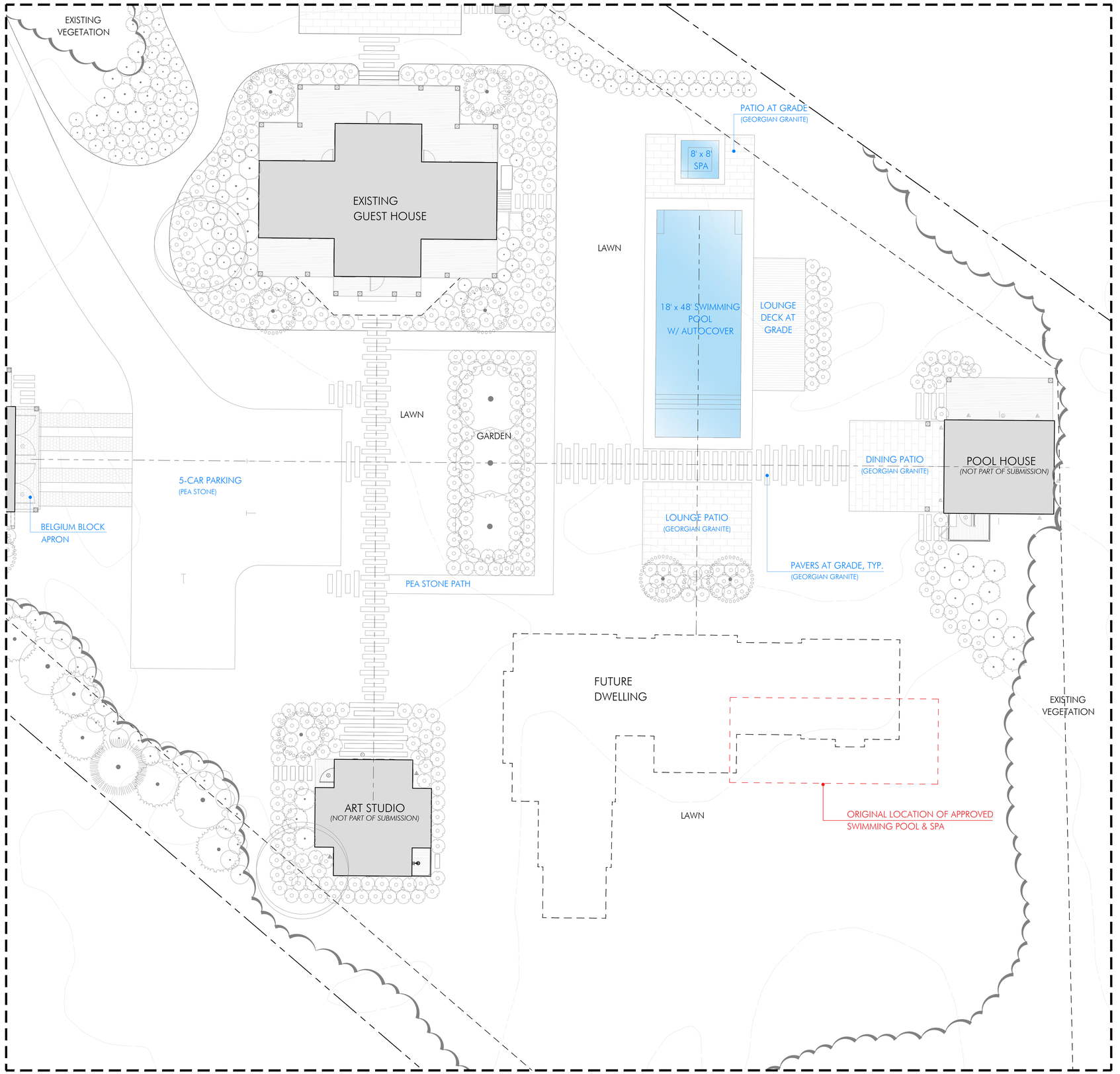
BELGIUM BLOCK



LOUNGE DECK AT GRADE



PAVERS AT GRADE



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PROJECT

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POOL & HARDSCAPE

HDC SUBMISSION
(REVISION TO CERTIFICATE HDC2024-03-10101)

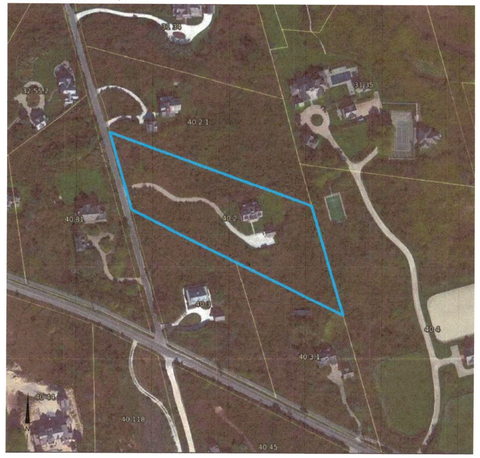
DRAWING INFO

DATE	DECEMBER 3, 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
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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

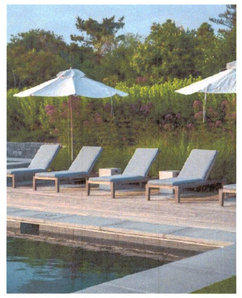
DRAWING INFO

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

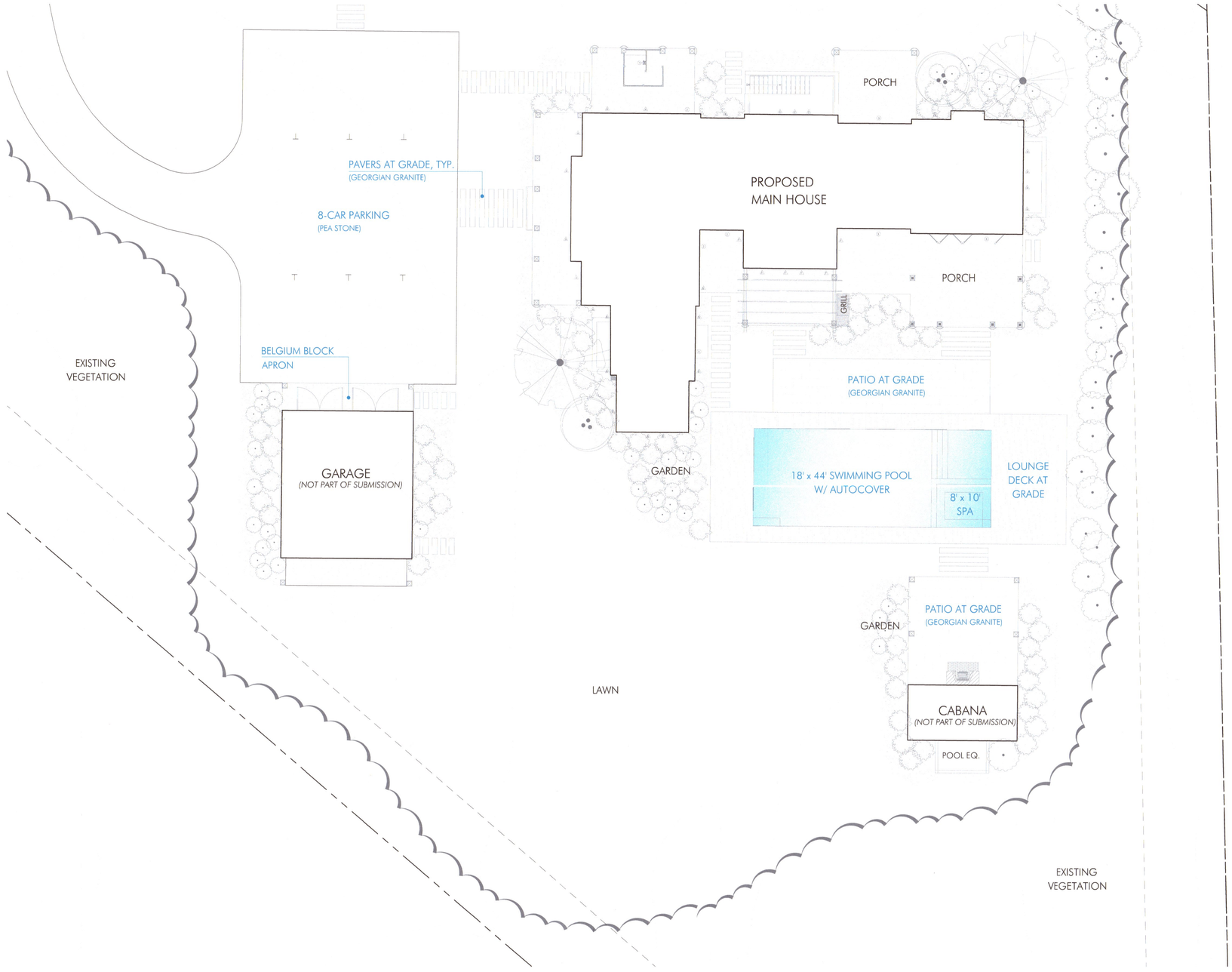


GEORGIAN GRANITE PATIO AT GRADE



BELGIUM BLOCK

RECEIVED
MAR 11 2024



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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°: 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.

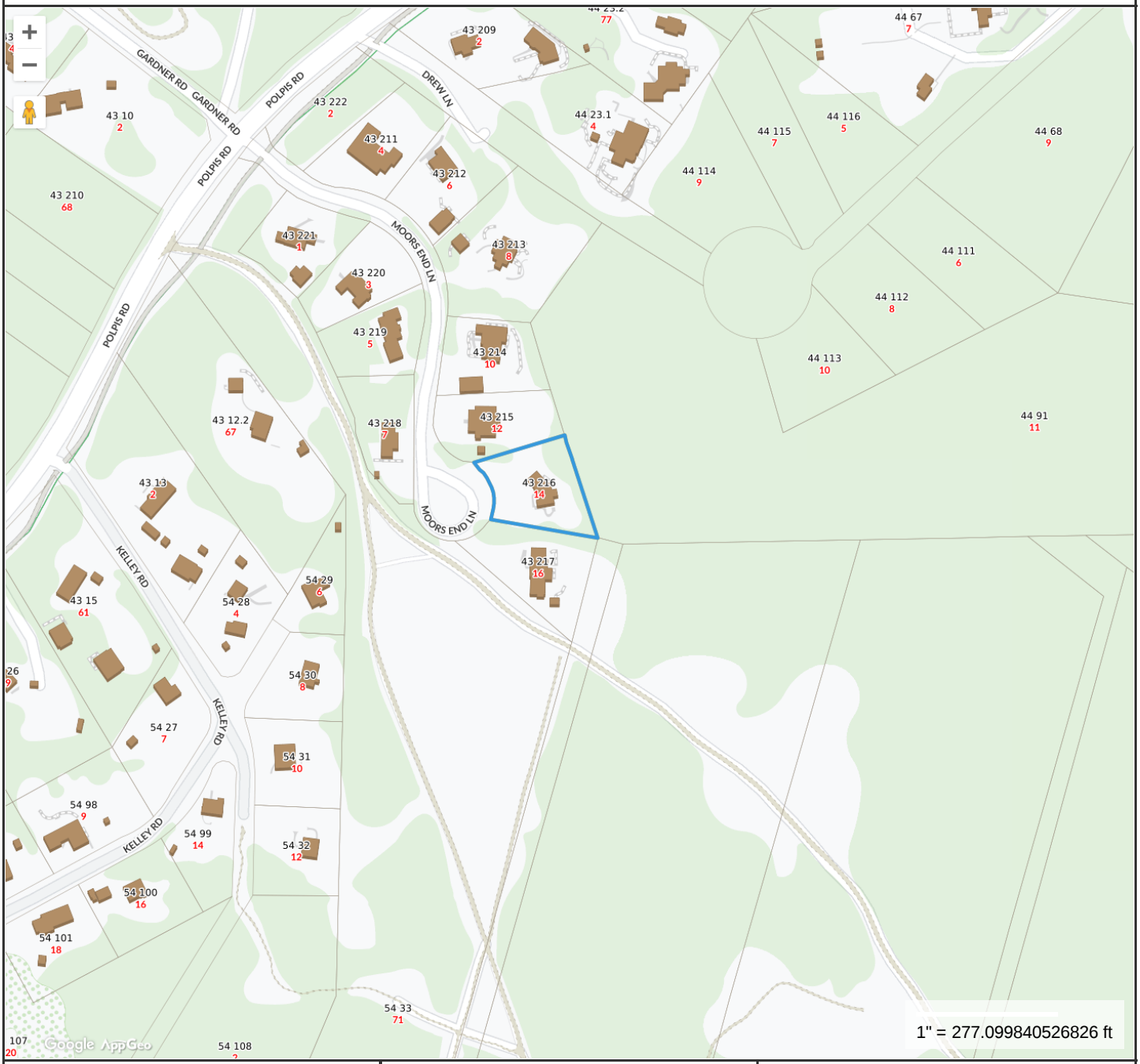
COLORS

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

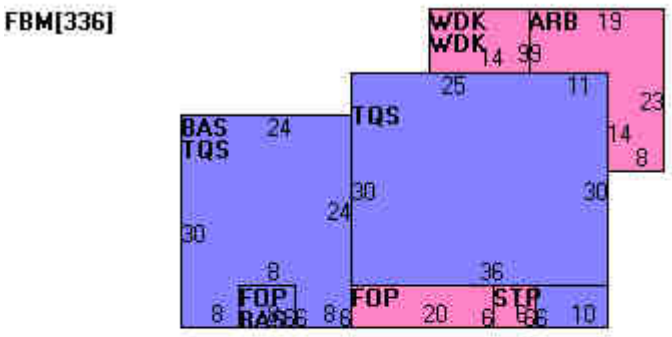
Year Built:	1994
Living Area:	3,409
Replacement Cost:	$1,930,117
Building Percent Good:	98
Replacement Cost Less Depreciation:	$1,891,500

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

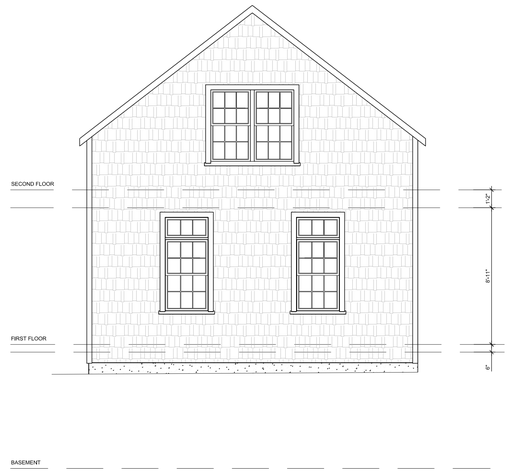
SHEET NUMBER

ID101



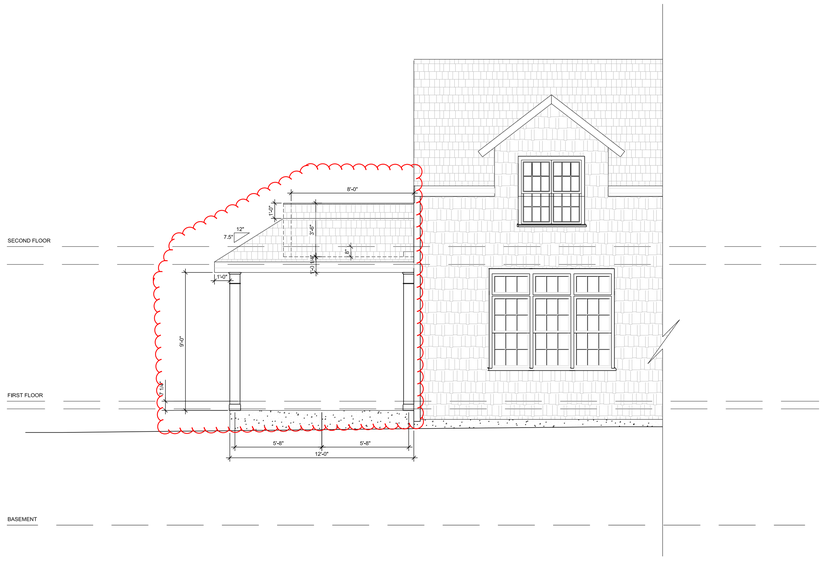
1 NEW ELEVATION

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"

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ISSUE DATE

10/21/2024

REVISION DATE

SHEET TITLE

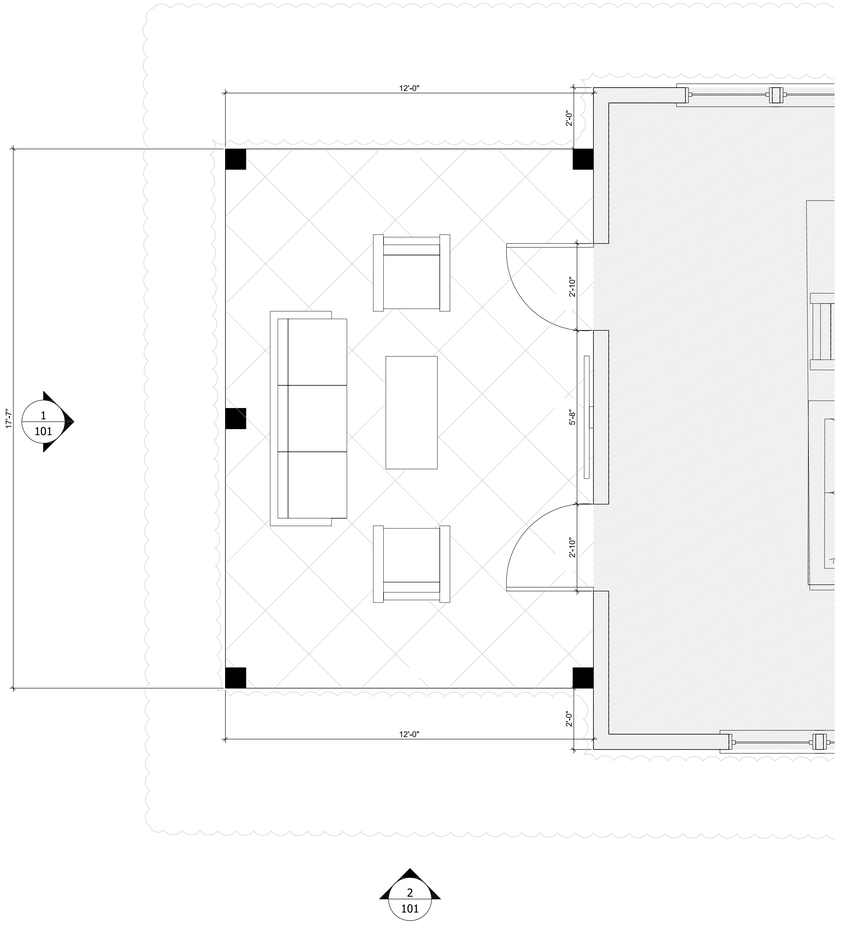
SIDE PORCH ELEVATIONS

PRINT DATE 10/21/2024 12:55 PM

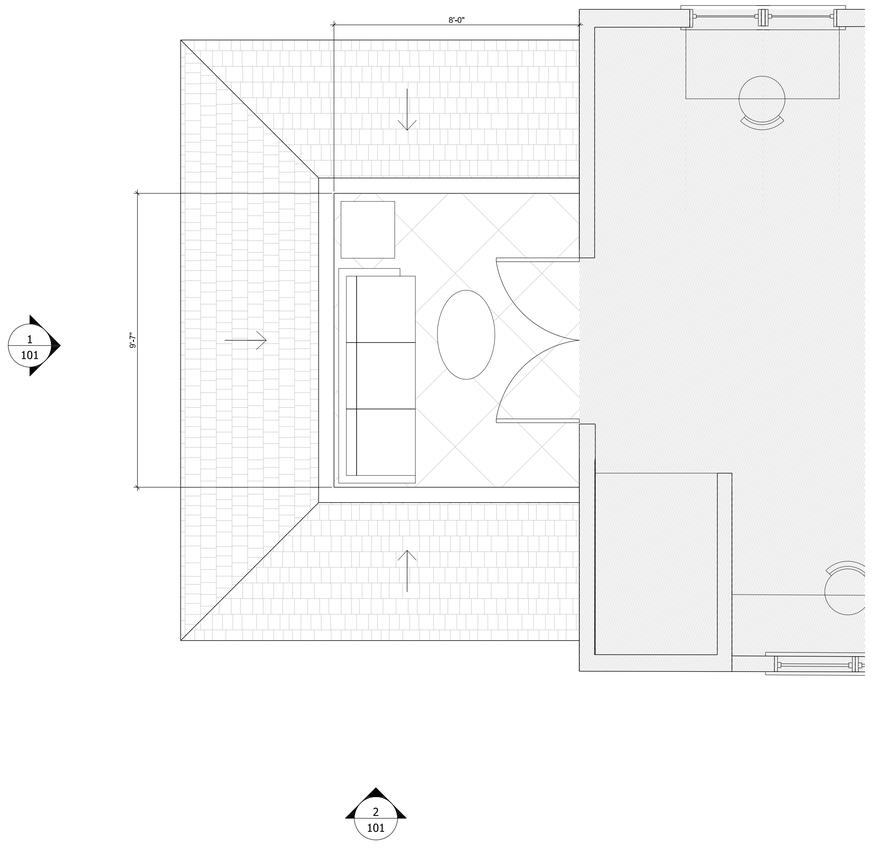
SHEET NUMBER

ID101

c:\users\jadmin\documents\14 moors end\revit\d drawings\front floor plan.dwg



1 FIRST FLOOR PORCH PLAN
SCALE: 1/2"=1'-0"



2 SECOND FLOOR PORCH PLAN
SCALE: 1/2"=1'-0"

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PROJECT NAME AND ADDRESS
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ISSUE DATE
10/21/2024

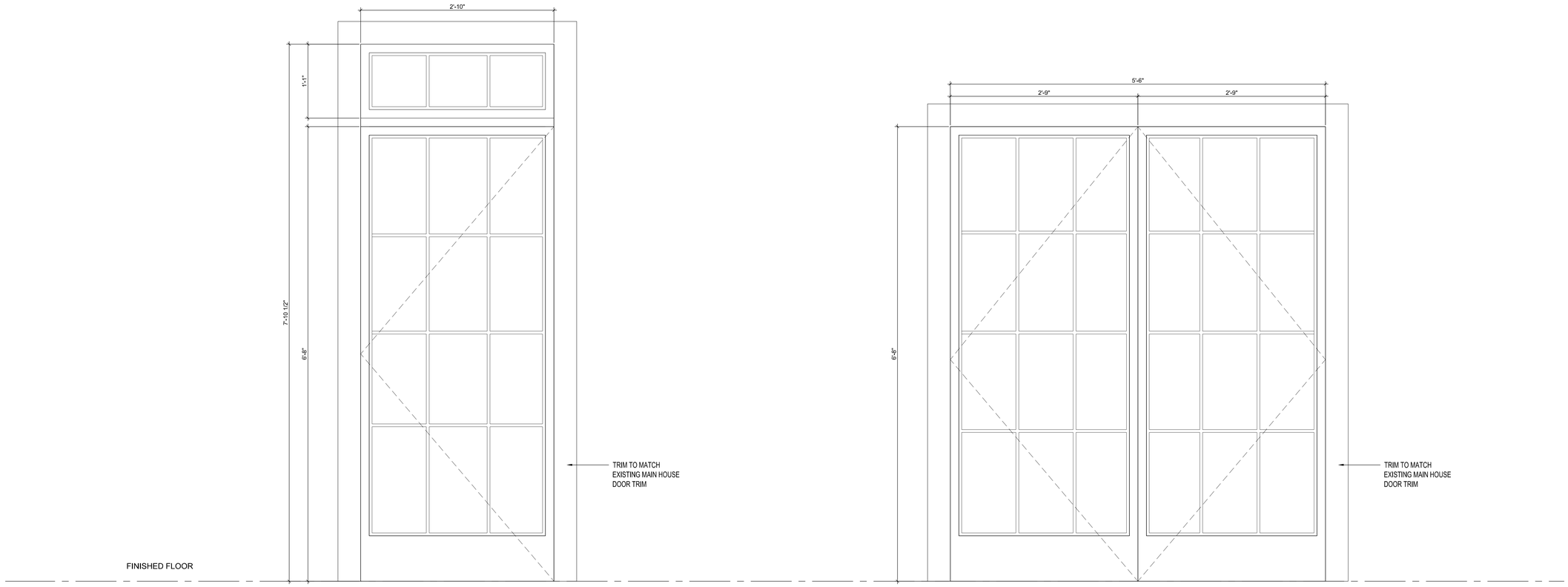
REVISION DATE

SHEET TITLE
SIDE PORCH FLOOR PLANS

PRINT DATE 10/21/2024 12:54 PM

SHEET NUMBER
ID100

c:\users\pedro\documents\14 moors end\cad\id drawings\first floor plan.dwg



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

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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

c:\users\pedro\documents\14 moors end\cad\id drawings\first floor plan.dwg

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

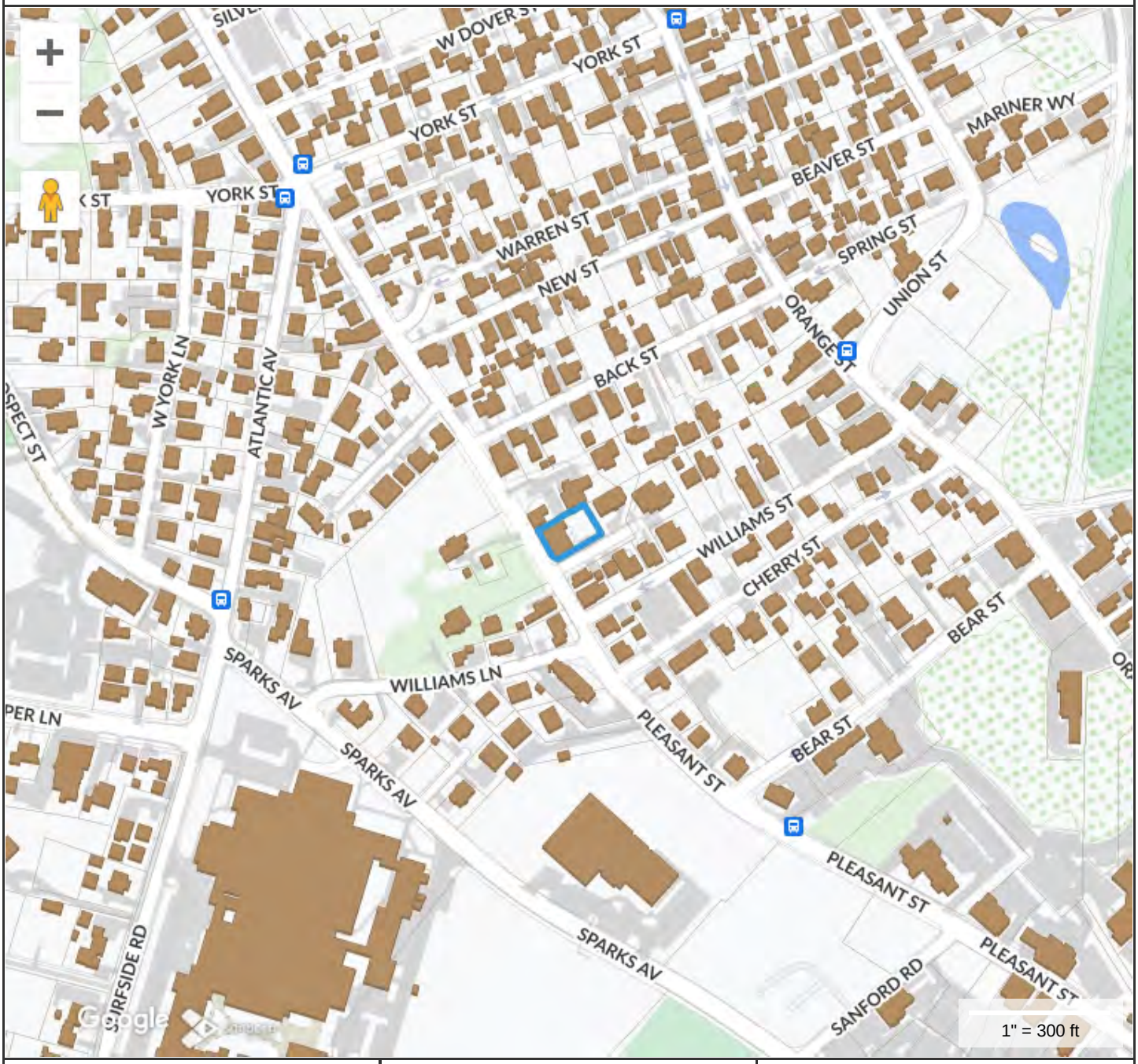
Deck _____ Foundation NTW Fence _____ Shutters _____

* 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.



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

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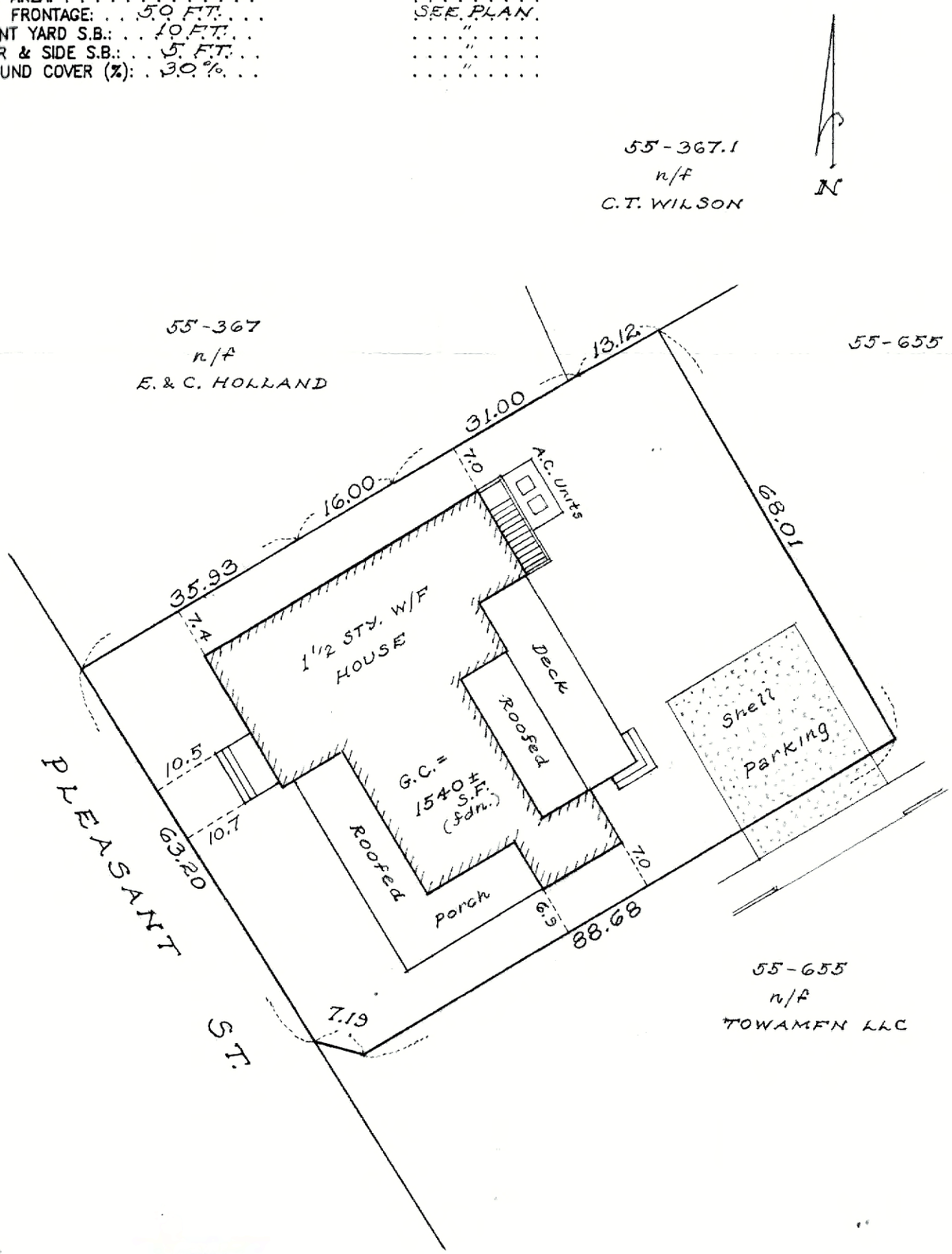
ZONING CLASSIFICATION: R-1	EXISTING:
MIN. AREA: 5000 S.F.	6468± S.F.
MIN. FRONTAGE: 50 FT.	SEE PLAN.
FRONT YARD S.B.: 10 FT.	"
REAR & SIDE S.B.: 5 FT.	"
GROUND COVER (%): 30 %	"



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

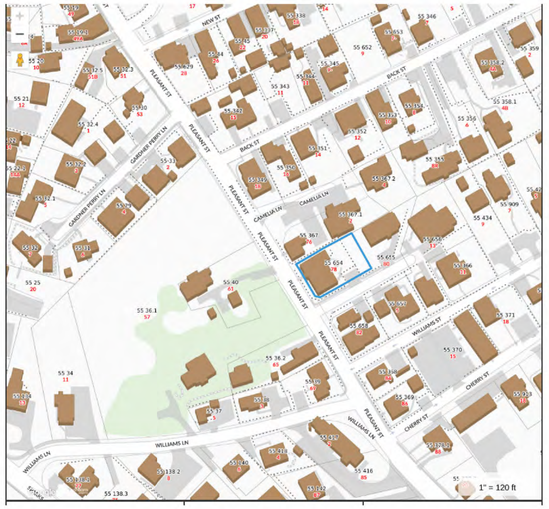
Locus 78 PLEASANT ST.

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

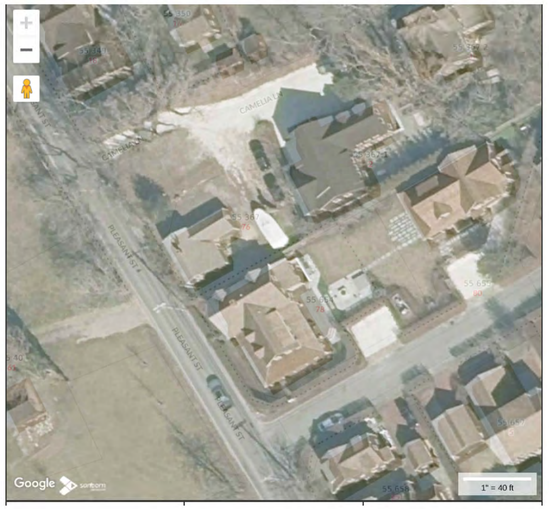
NOT TO BE RECORDED.

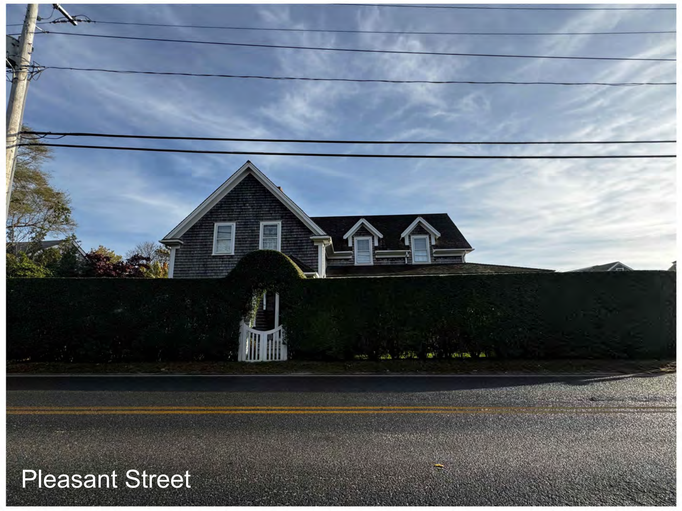
H-6838

C:\JOBS\CWH\BLP




Kimberly Way - Driveway

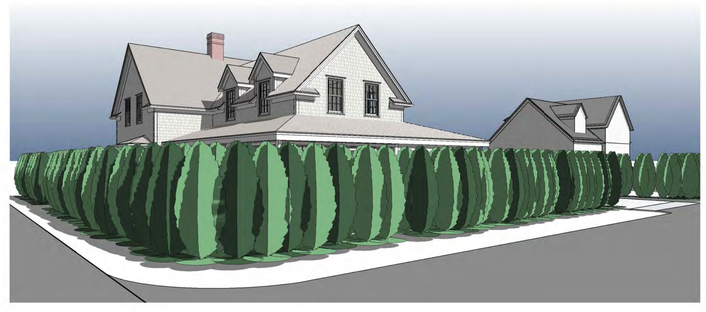



Pleasant Street


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

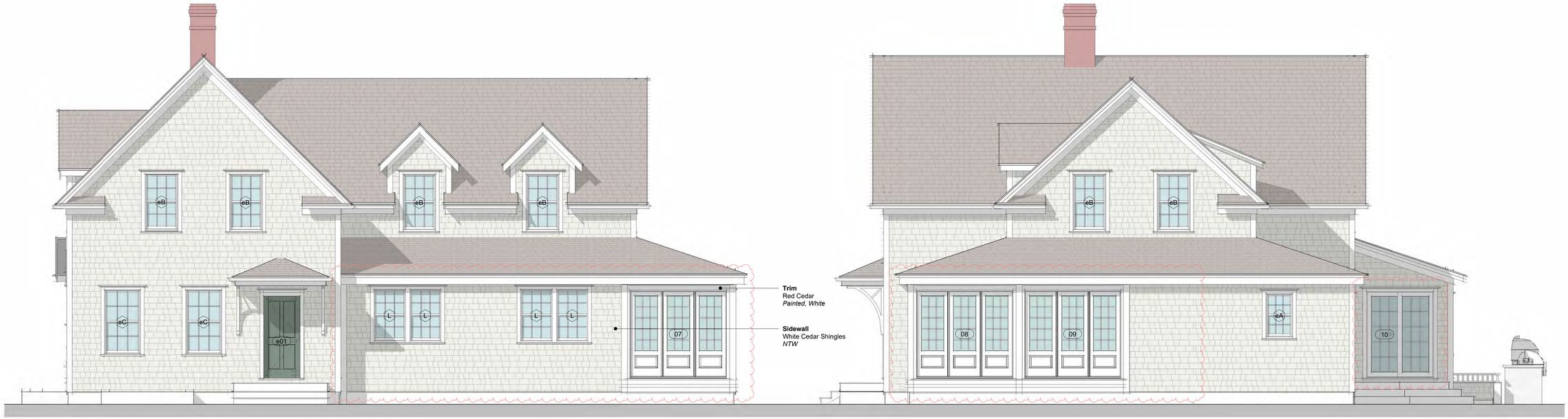
55 / 654

Structure
Site Plan

#	Description	Date
3	HDC Submission	2024.11.04

Site

HDC1.0

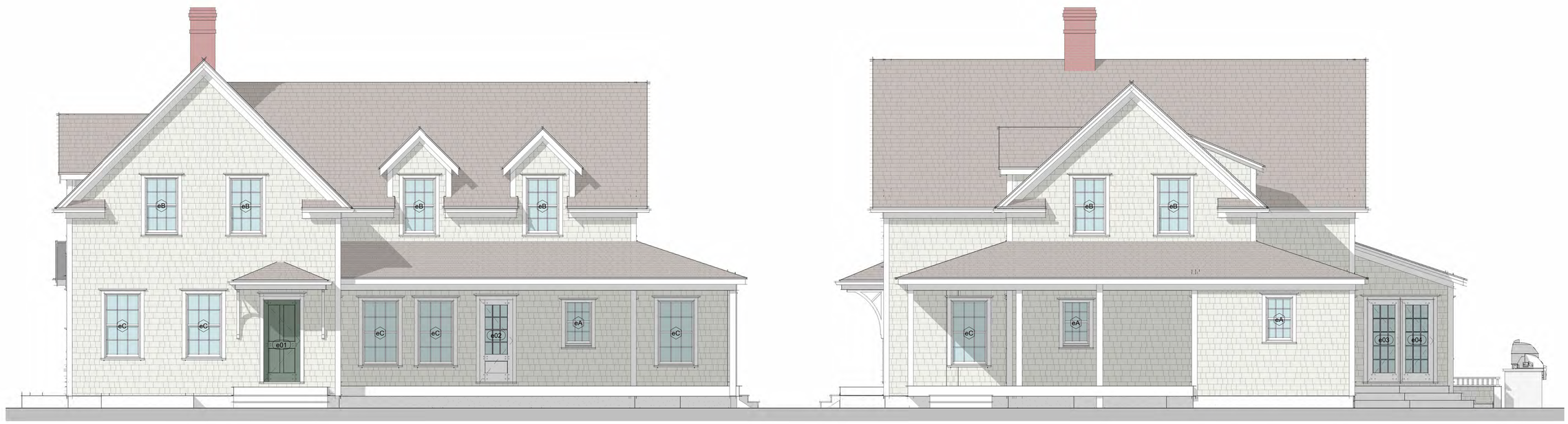


3 South West - Proposed HDC
1/4" = 1'-0"

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"

HDC Submission

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Owner
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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Nantucket, MA

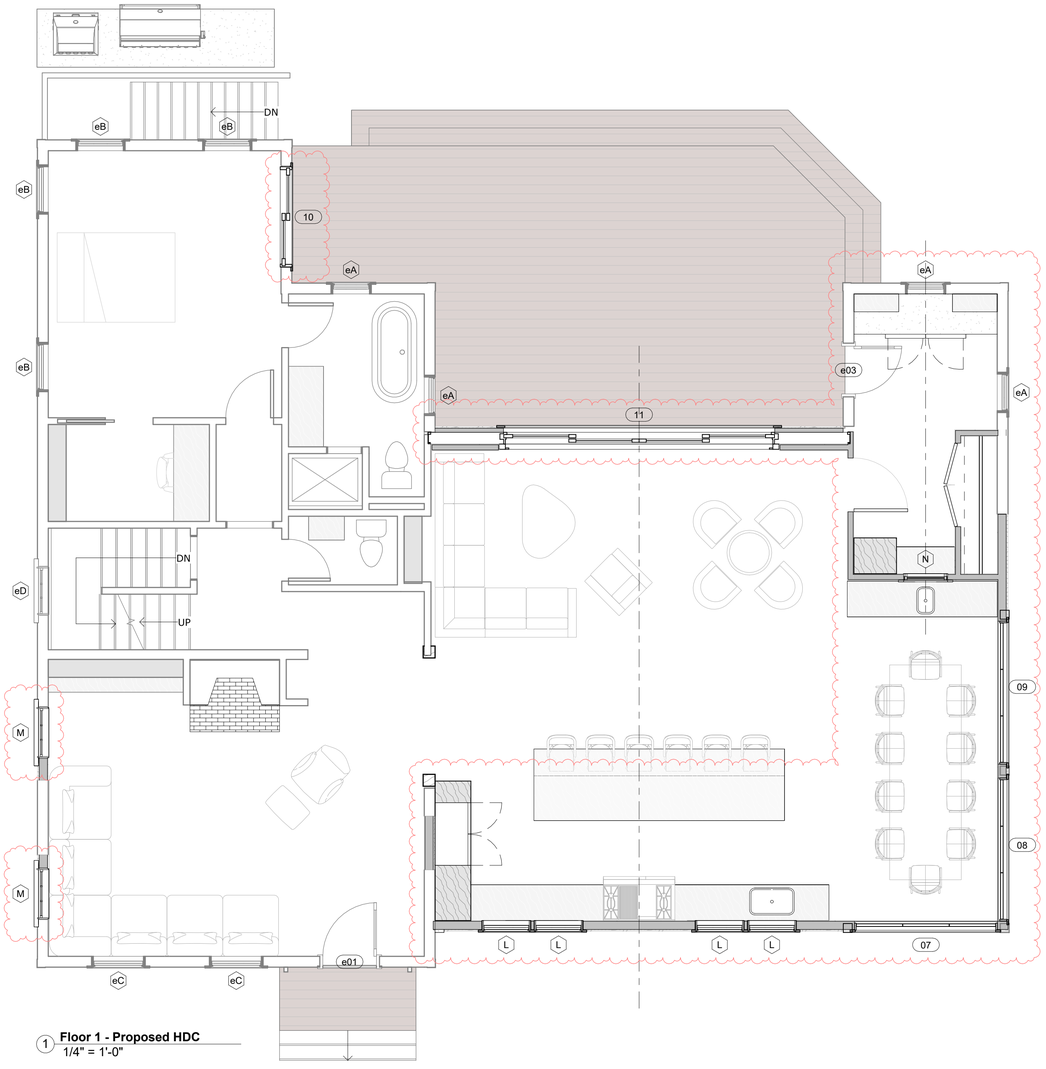
55 / 654

Structure
House

#	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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55 / 654

Structure
House

#	Description	Date
5	HDC Submission	2024.11.04

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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C/O RICH GILLIS
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DOVER, MA 02030

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



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ASPEN, CO 81611

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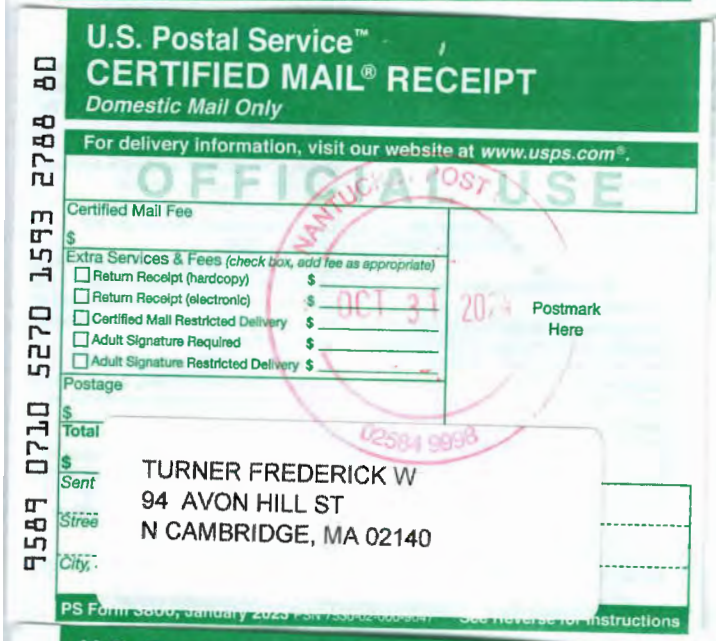

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94 AVON HILL ST
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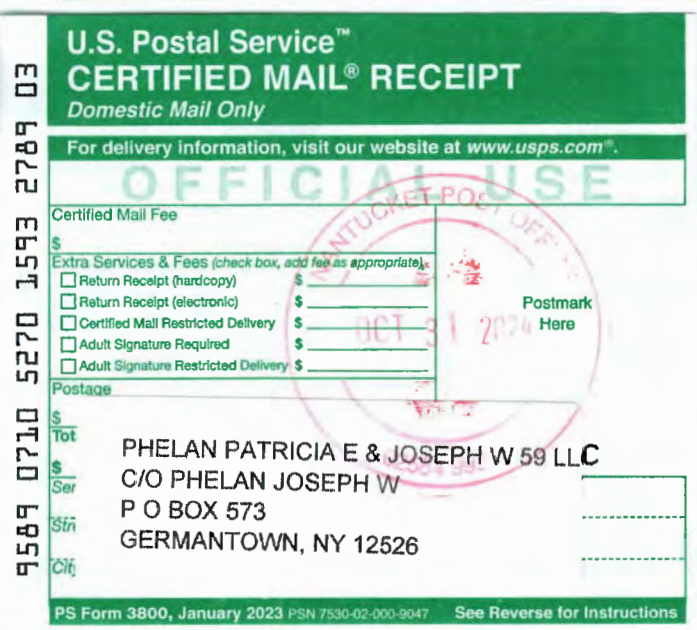

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C/O PHELAN JOSEPH W
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GERMANTOWN, NY 12526

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



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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

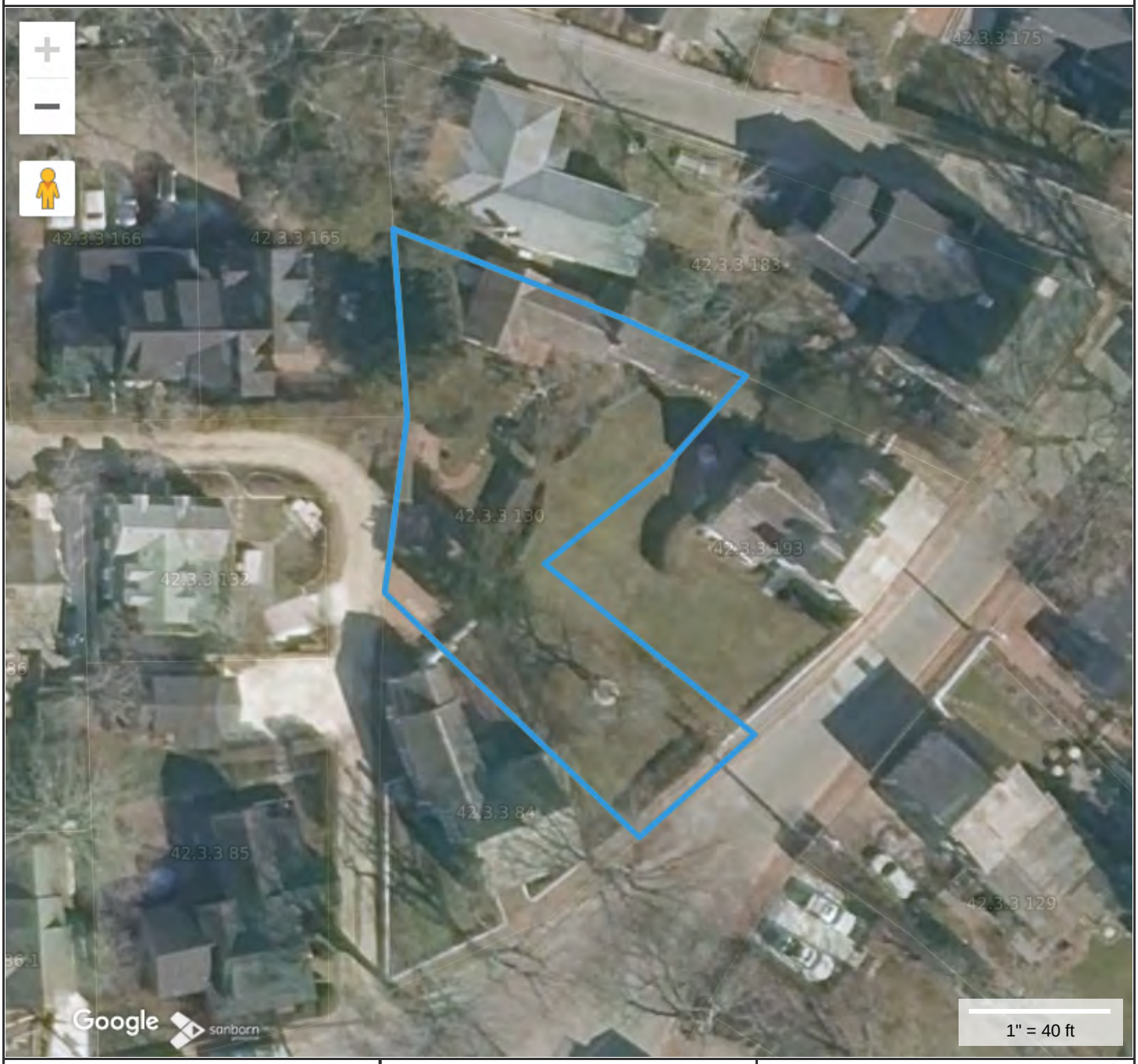
Property ID	185039
Location	2 GREEN LN
Owner	HAMPTON S LYNCH JR TRST

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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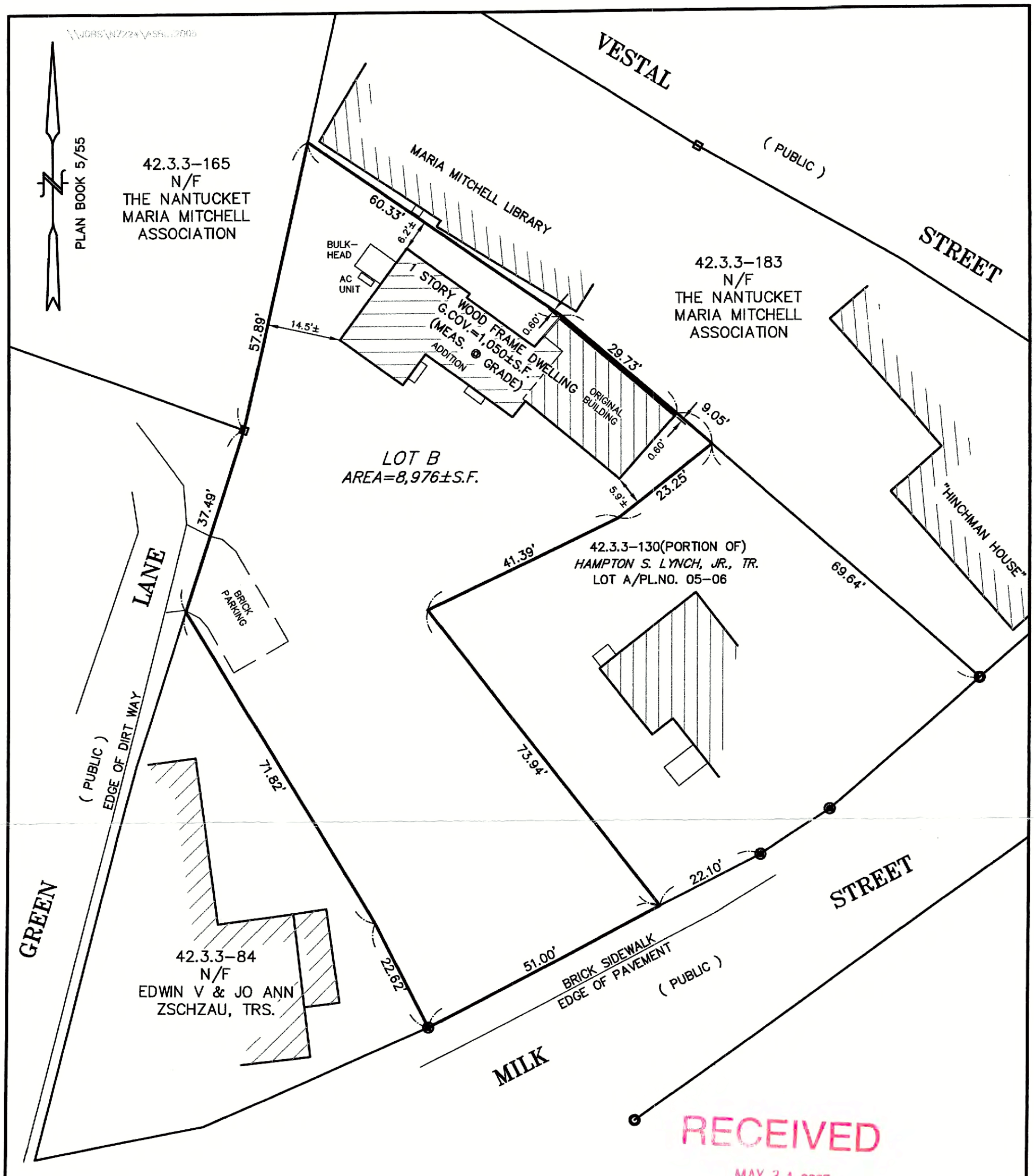


RECEIVED
MAY 31 2005
NANTUCKET
BUILDING DEPT.

- 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:

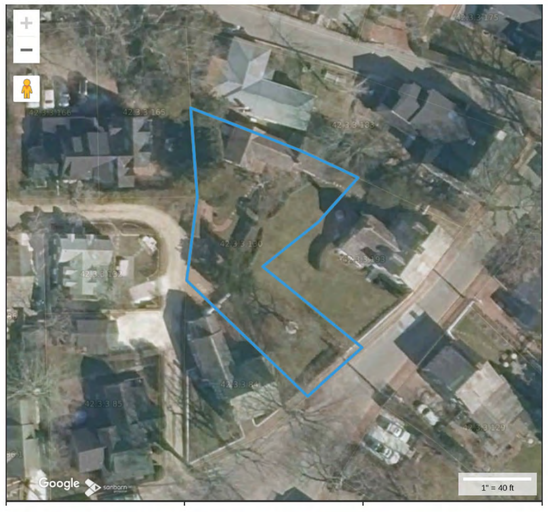
HAMPTON S. LYNCH, JR., TR.

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

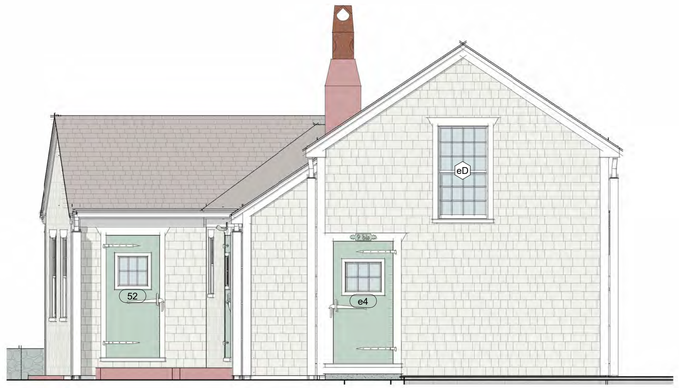
42.3.3 / 130

Structure
Site

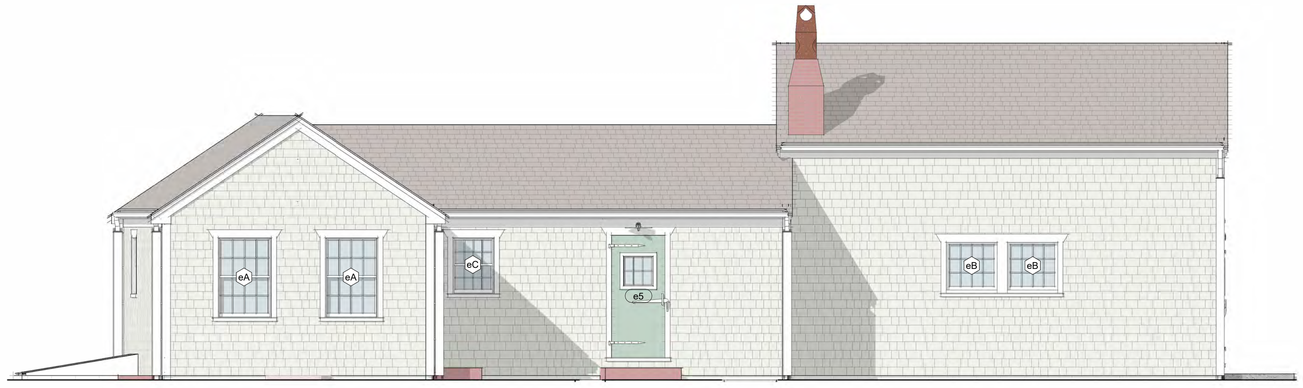
#	Description	Date
1	HDC Submission	2024.11.04

HDC Site

HDC1.0



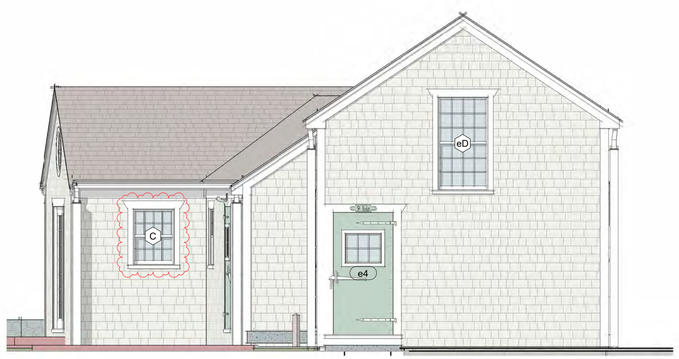
1 **Elevation - East Existing**
1/4" = 1'-0"



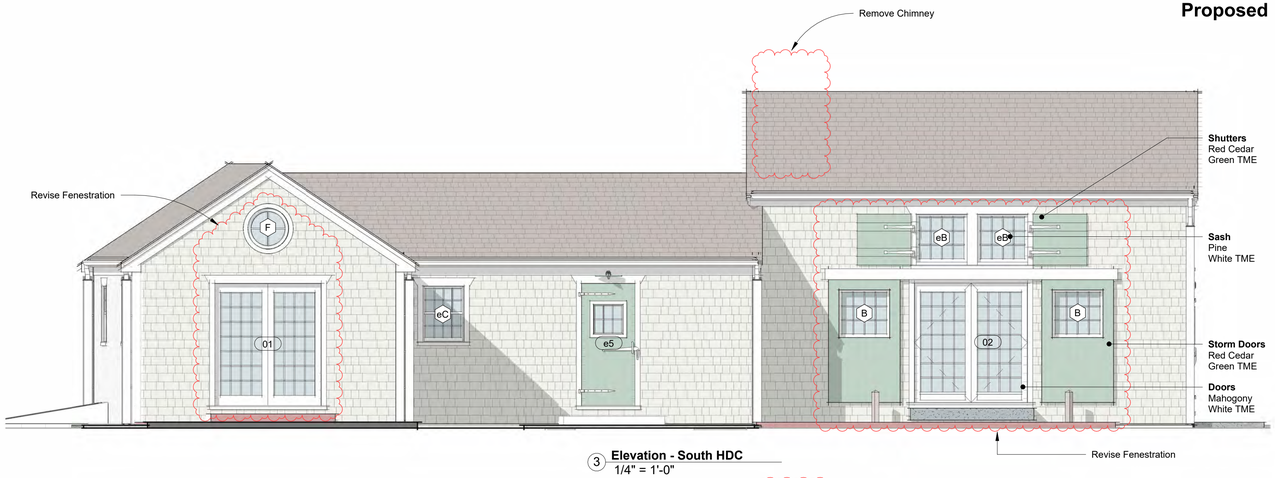
10 **Elevation - South Existing**
1/4" = 1'-0"

Existing

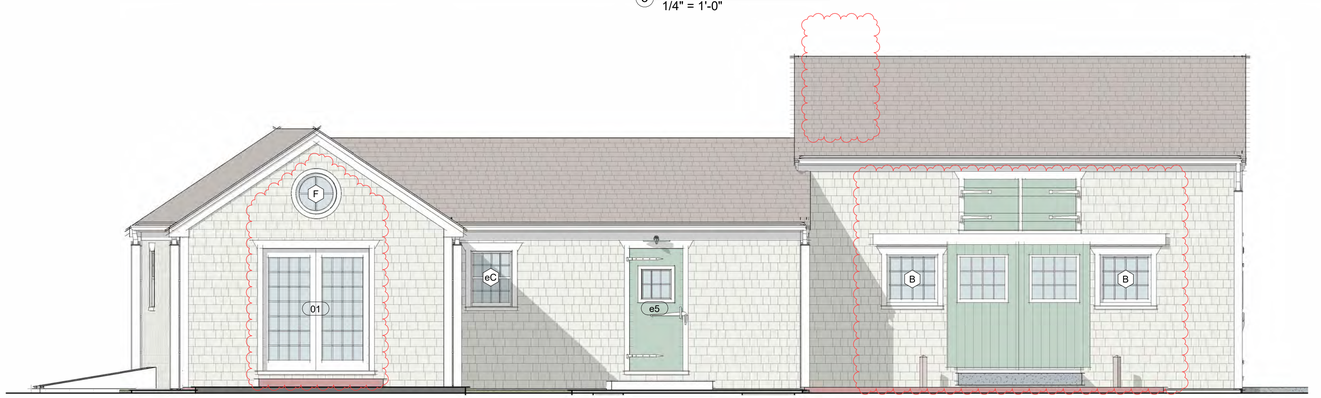
Proposed



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

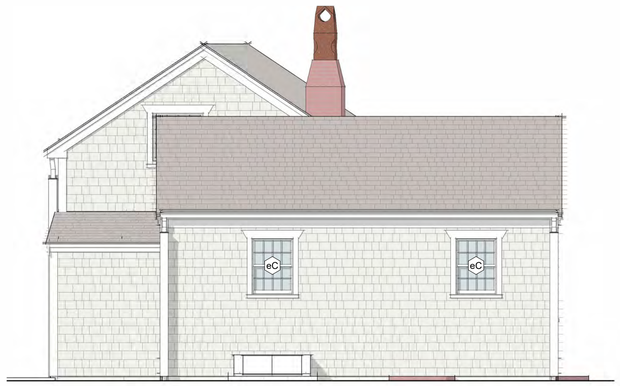
Structure
Carriage House

#	Description	Date
1	HDC Submission	2024.11.04

HDC Submission

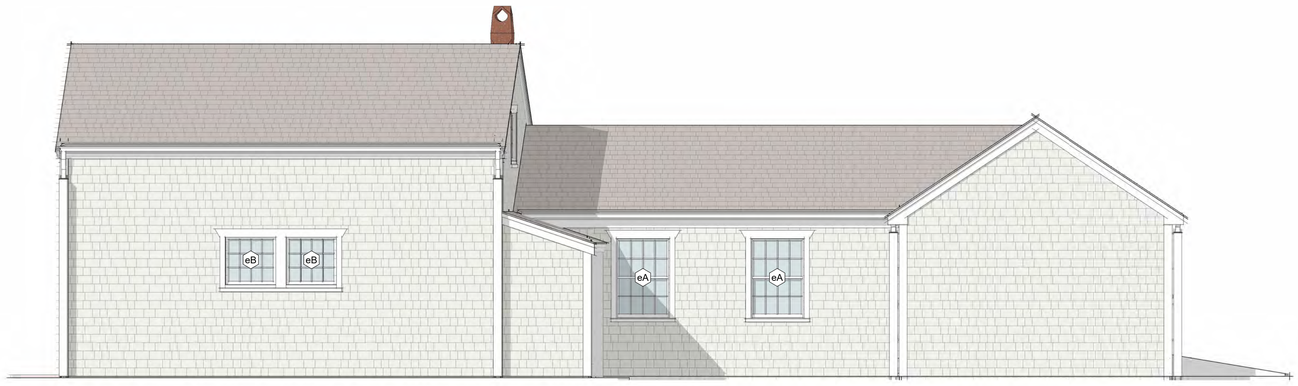
HDC1.1

No Exterior Changes



3 **Elevation - West Existing**
1/4" = 1'-0"

No Exterior Changes

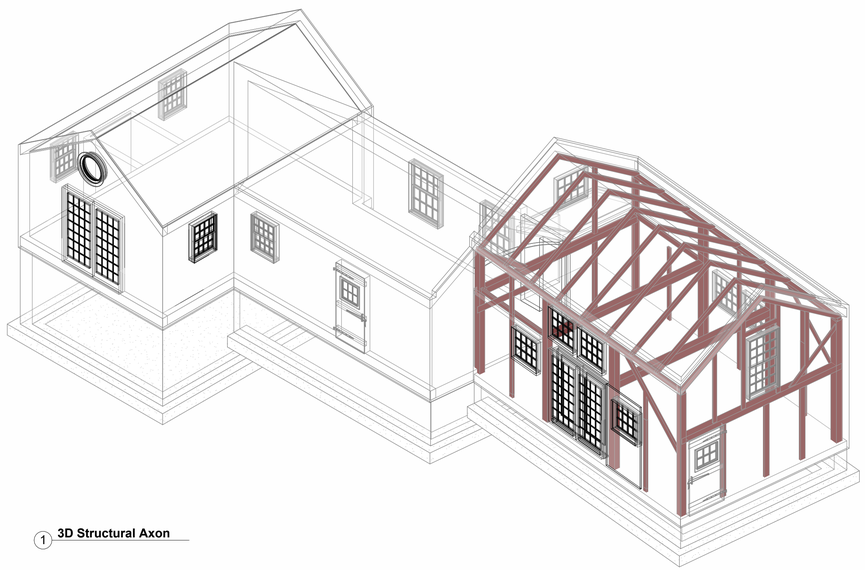


5 **Elevation - North Existing**
1/4" = 1'-0"

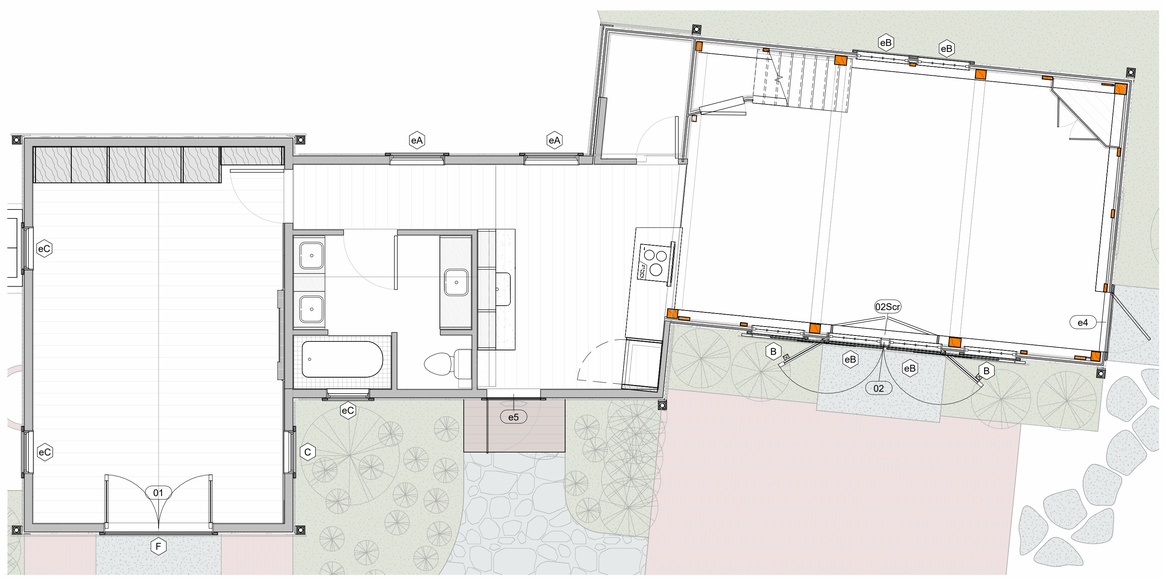
Existing

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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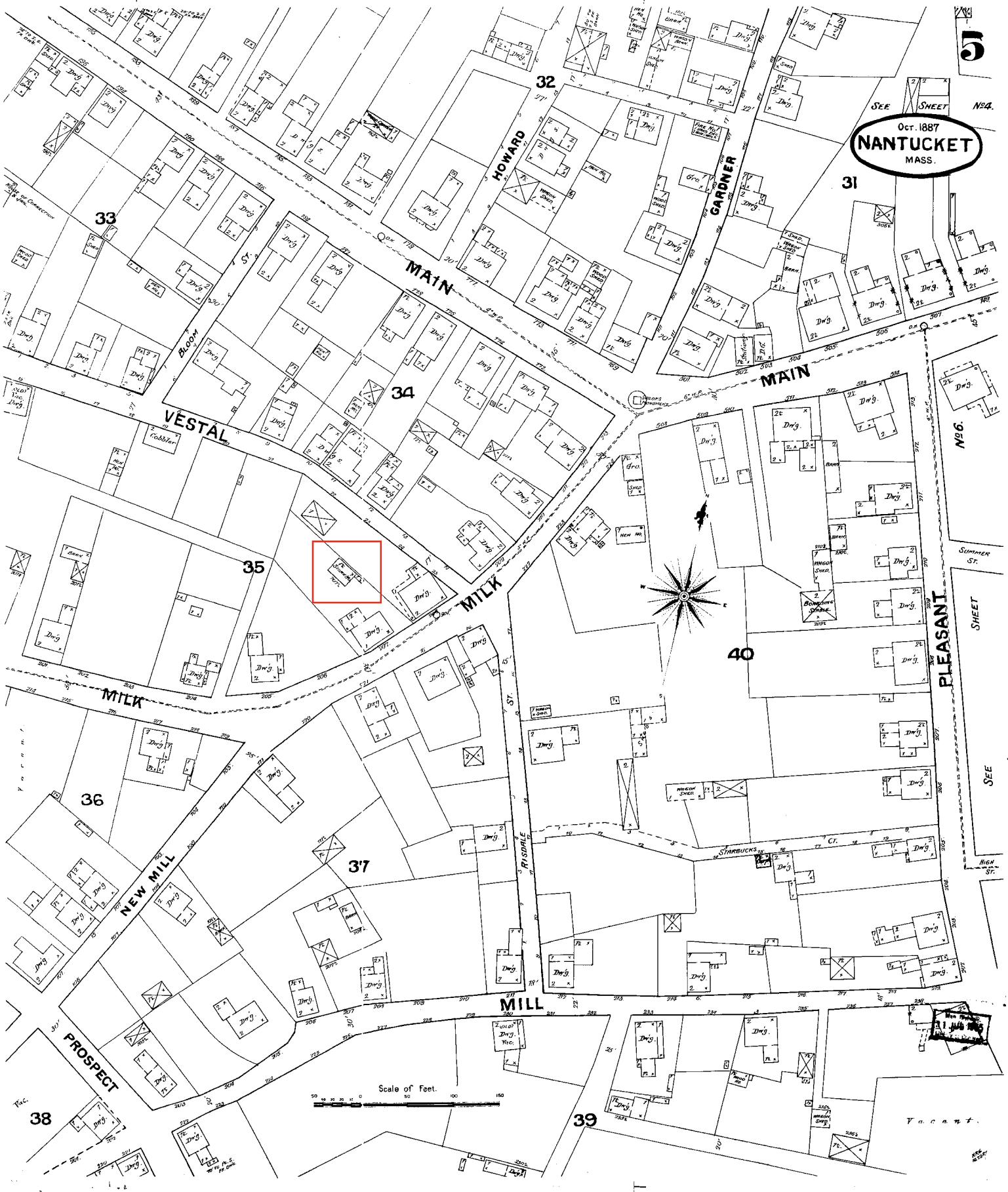
5
SEE SHEET No.4.
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GARDNER
BLOOM ST.
VESTAL
MILK
NEW MILL
PROSPECT
MILL
RISDALE ST.
PLEASANT
STARBUCKS CT.
SUMMER ST.
SEE SHEET No.6.
HIGH ST.
Scale of Feet.
Vacant.

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

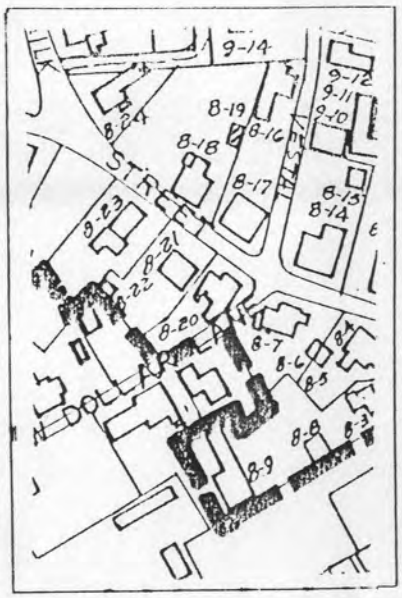
4. Present Owner: LYNCH, EDITH & HAMPTON, ELISE

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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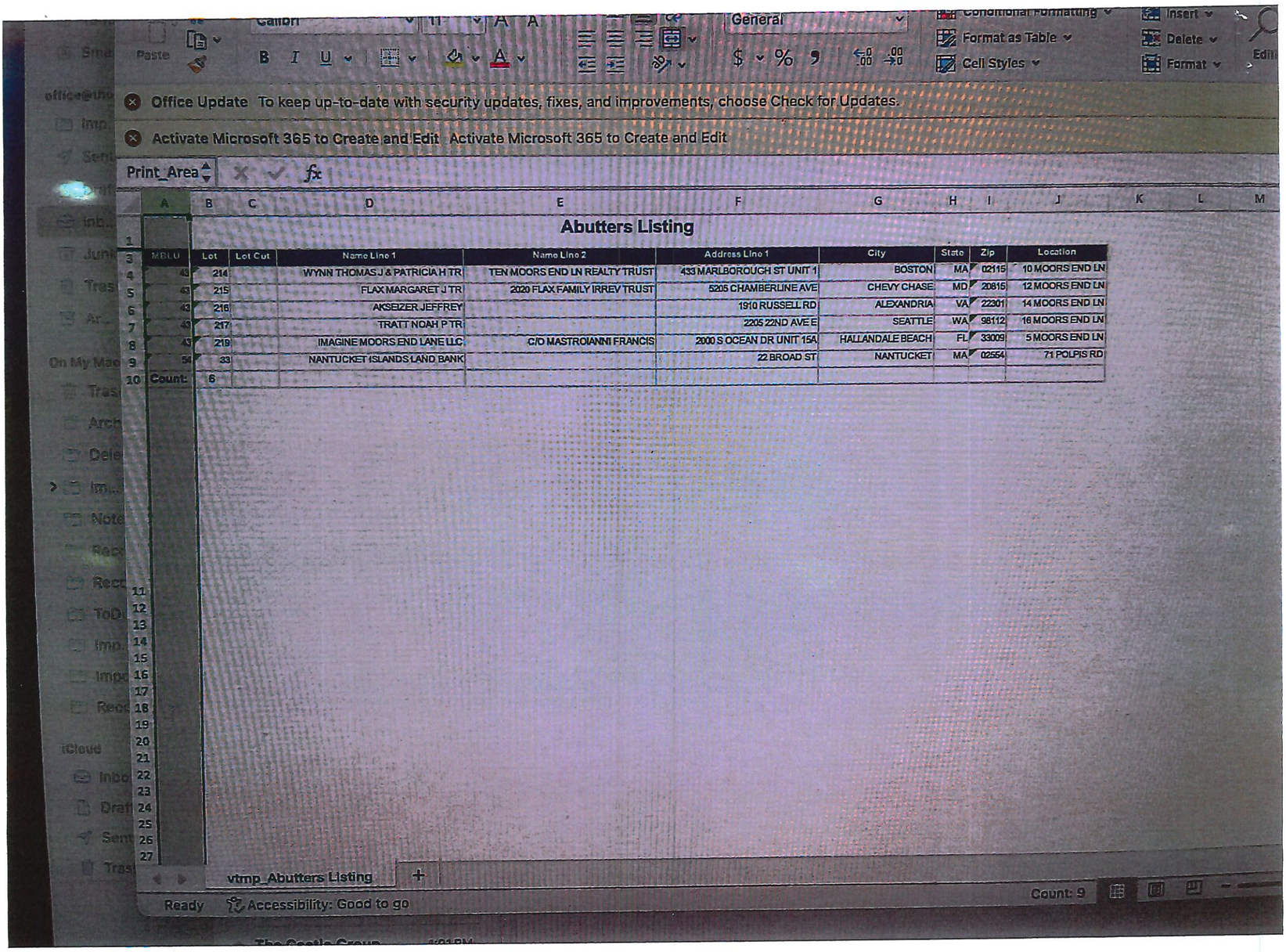


Office Update To keep up-to-date with security updates, fixes, and improvements, choose Check for Updates.

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

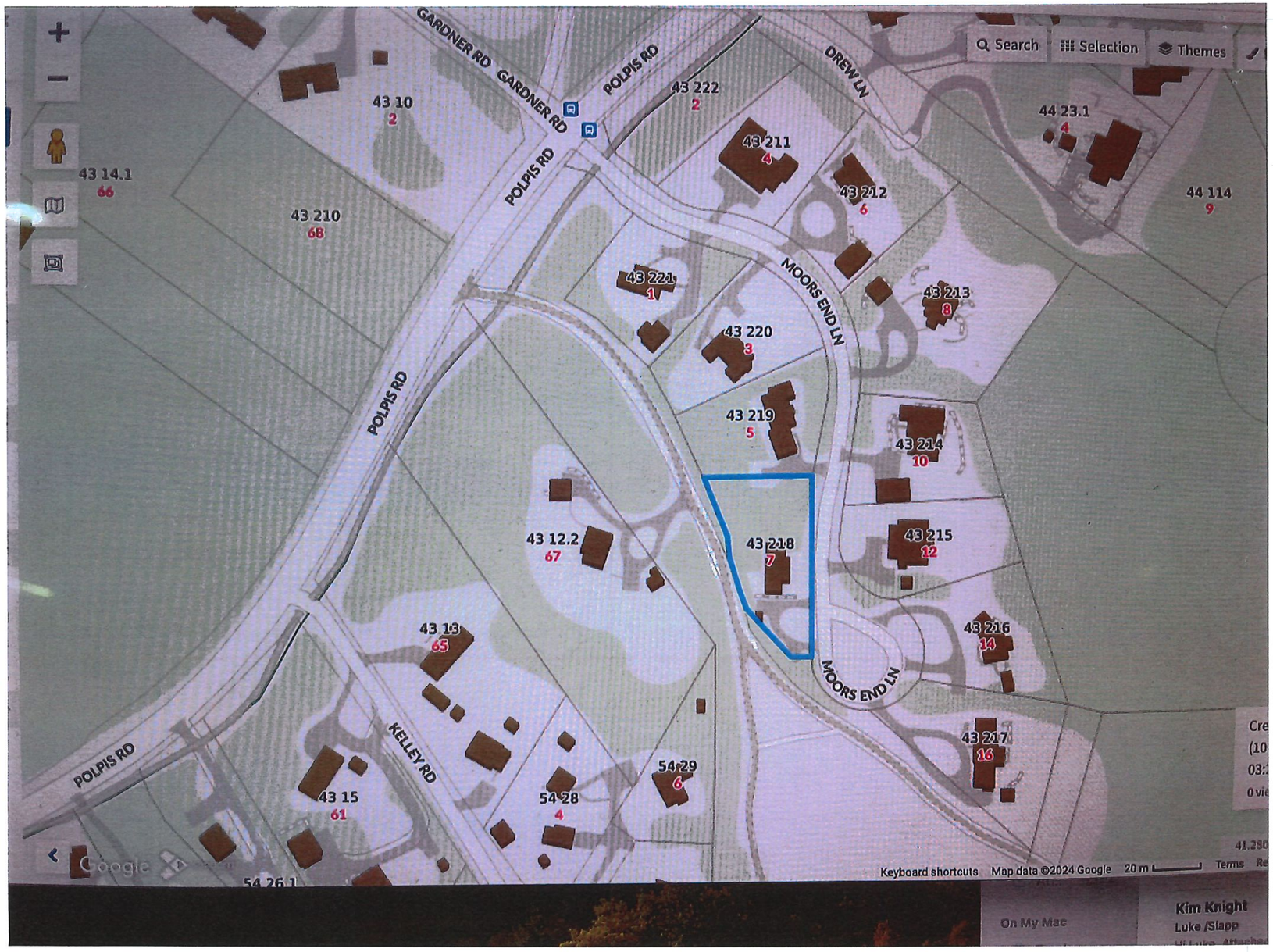
FLAX MARGARET J TR
2020 FLAX FAMILY IRREV TRUST
5205 CHAMBERLINE AVE
CHEVY CHASE, MD 20815

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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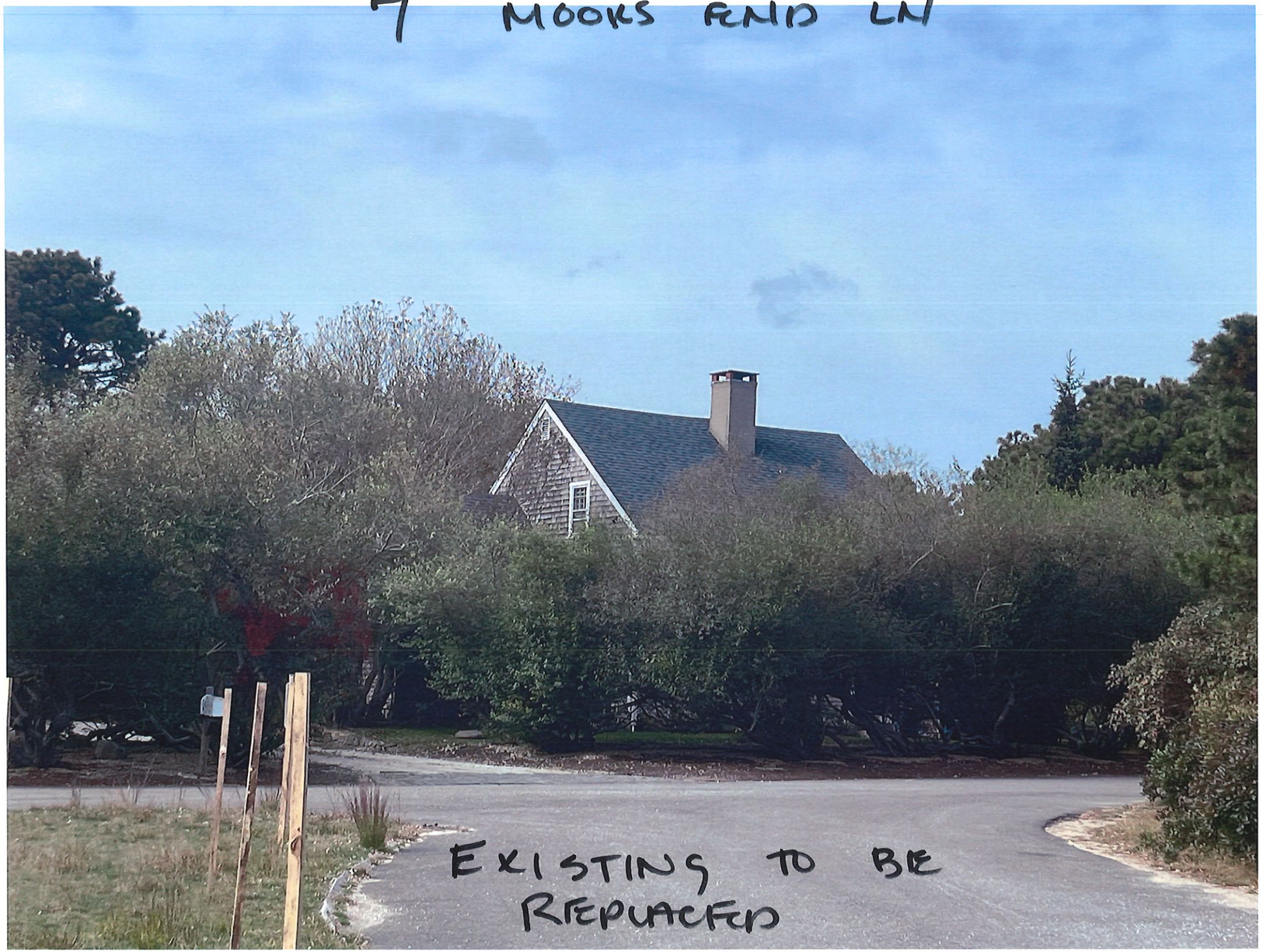
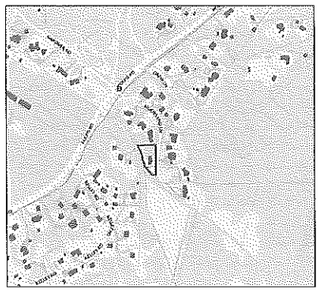
7 MOORS END LN



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

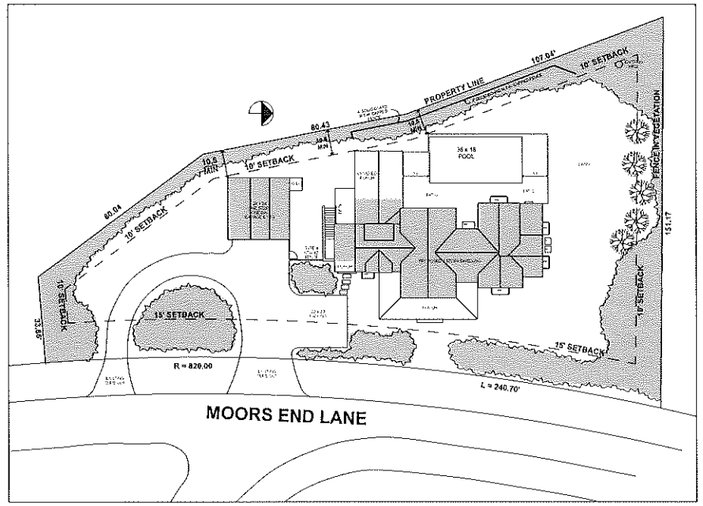
Nantucket , Massachusetts



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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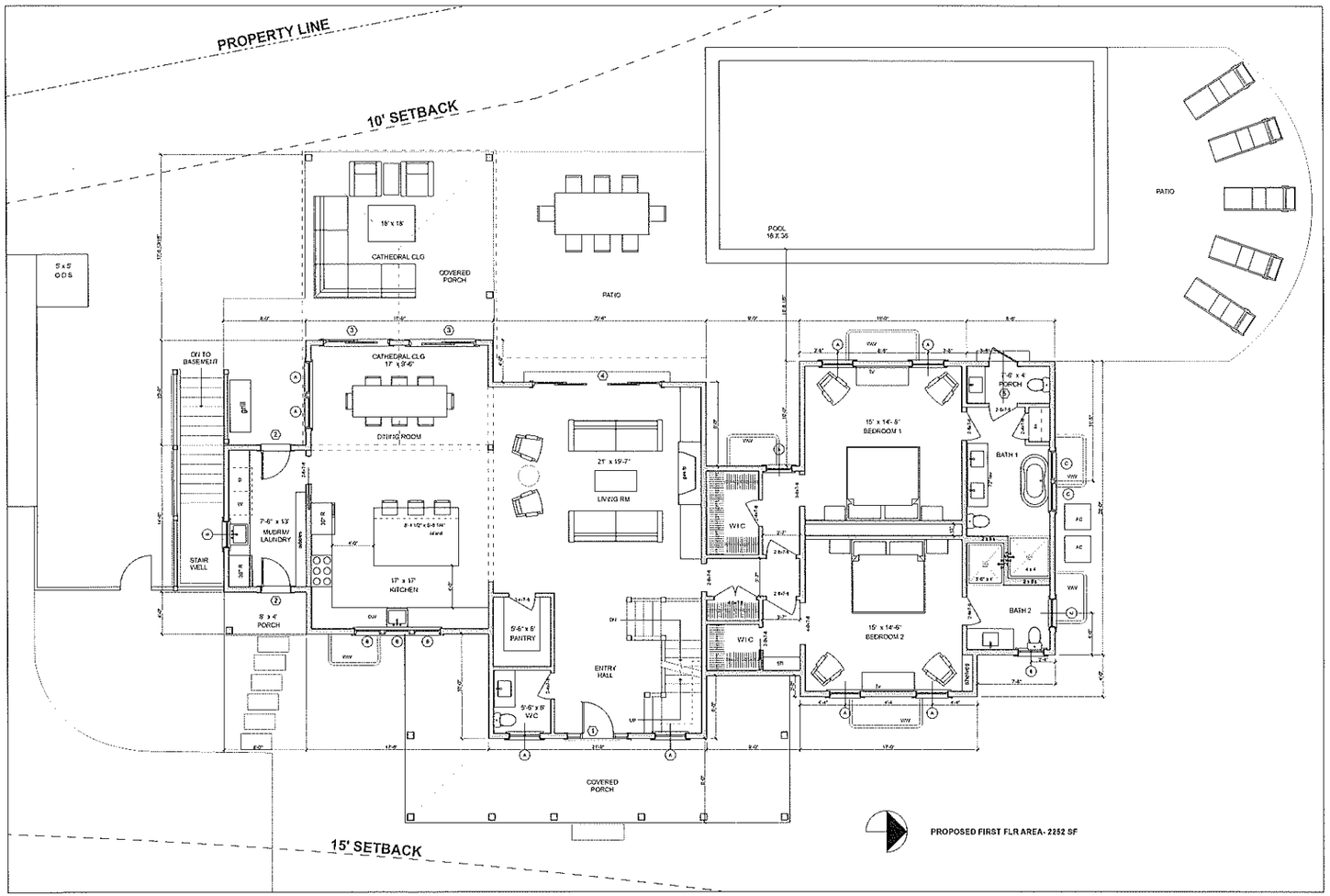

First Floor Plan- Proposed

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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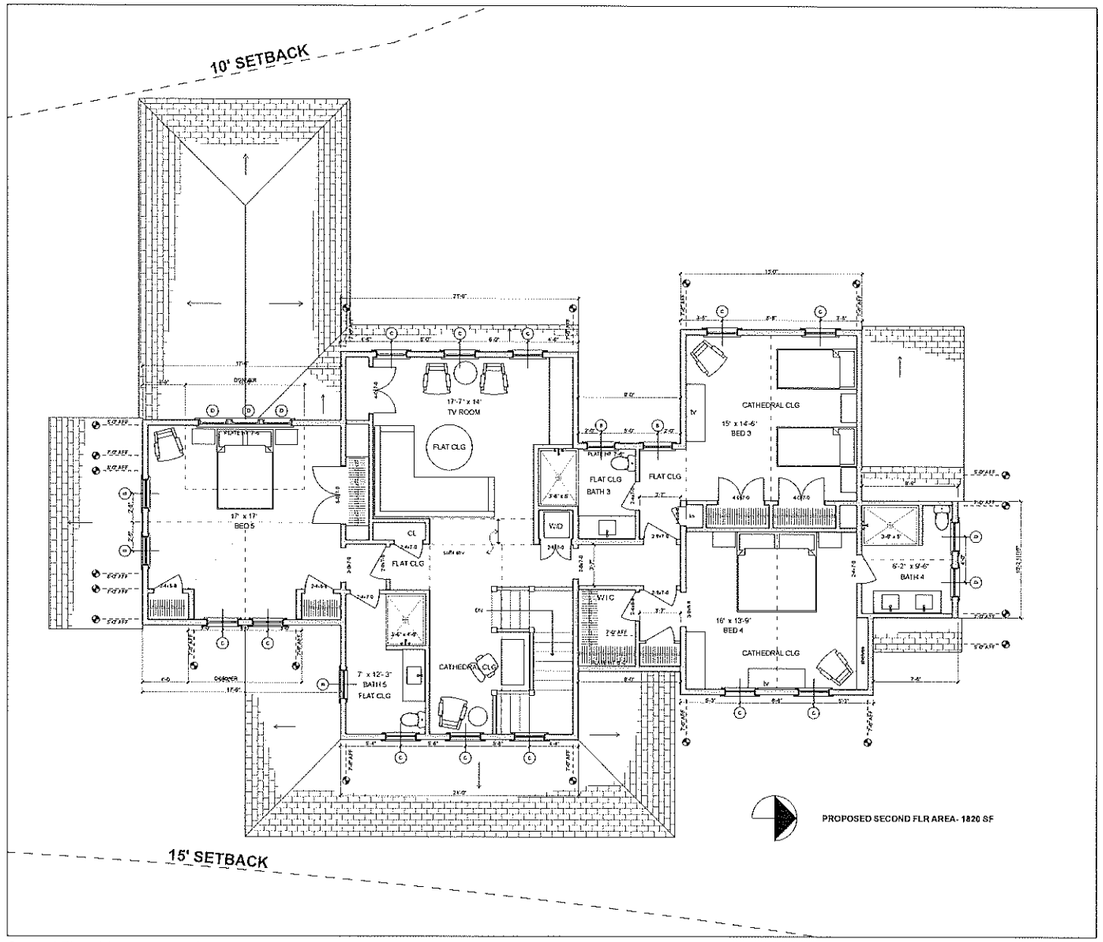
A1.1



Second Floor Plan- Proposed

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

ISSUES/REVISION DATE	
HDC 1	12/19/24

A New House at
7 Moors End Lane
Nantucket, Massachusetts

USE OF DRAWING

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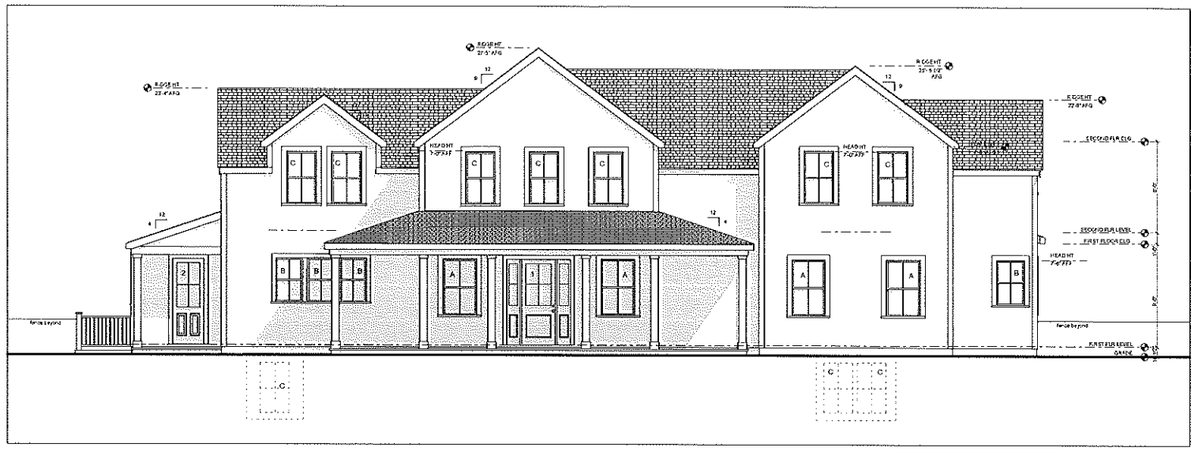
Thornewill Design LLC
48 Dakes Road
Nantucket, Ma. 02554
Tel: 508 228 9161 Fax 508 228 3165

Sheet No:
A1.2

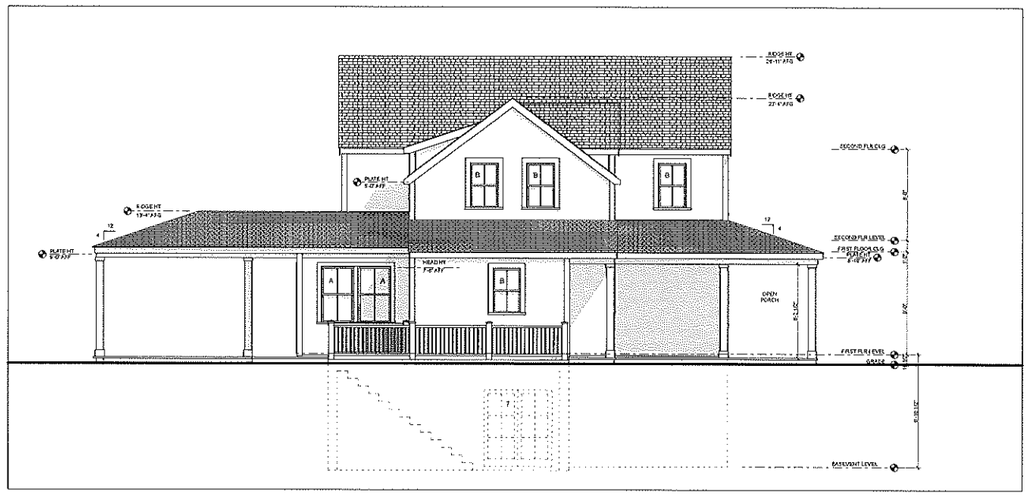
GENERAL NOTES MATERIALS

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" 5" 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

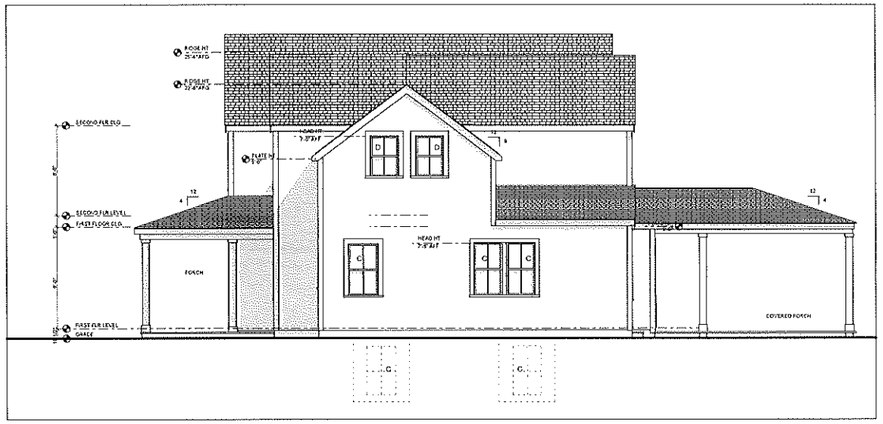
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
1	1	SIMPSON OR EQUAL	3'-0" x 7'-6"	3'-3" x 7'-8 1/2"	36"L 4 LITE ABV/ PANEL BELOW WITH 12" SIDE LIGHTS - (2 LITE) ABV/ PANEL BELOW , MAHOGONY SEALED TO WEATHER	30	31
2	2	SIMPSON OR EQUAL	2'-8 1/8" x 7'-6"	2'-9" x 7'-8 1/2"	4 LITE ABV/ 2 PANEL 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 IN/SWING	30	31
7	1	ANDERSON FWA35611	4'-11 1/4" x 6'-10 3/8"	5'-0" x 6'-11"	6 LITE FRENCH IN/SWING	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 TW2646	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 1	10/18/24

A New House at
7 Moors End Lane
Nantucket, Massachusetts

USE OF DRAWING

These drawings, the ideas and designs incorporated herein, as an instrument of service are and shall remain the property of Thornewill Design LLC and may not be used in whole or in part for any other project without the written permission of Thornewill Design LLC. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions.
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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°: 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

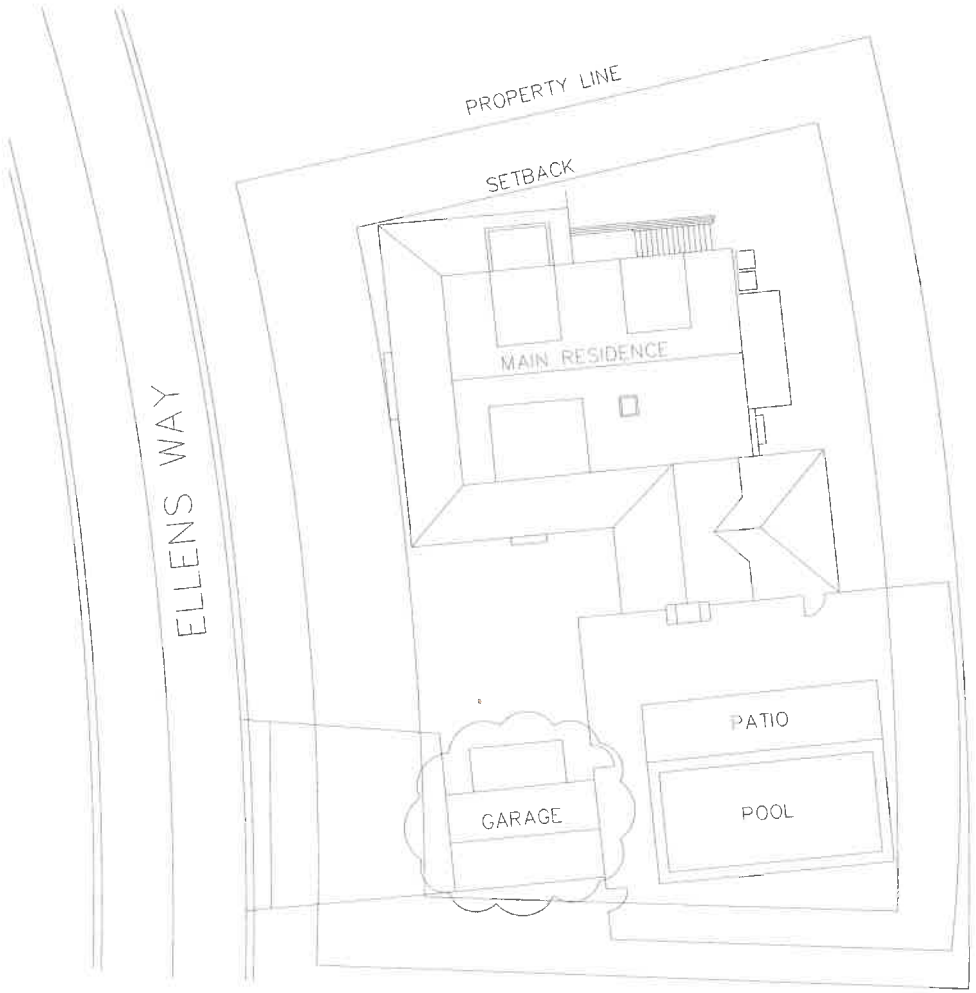
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.4.24

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%

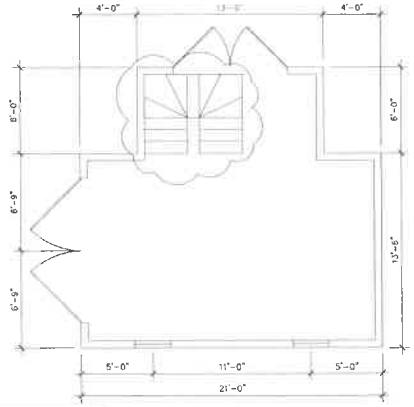
ALL SITE PLAN INFORMATION WAS TAKEN FROM A [illegible] PLAN DRAWN BY:
BRAKEN ENGINEERING, INC.
19 OLD SOUTH RD, UNIT B
NANTUCKET, MA 02554

DRAWING LIST

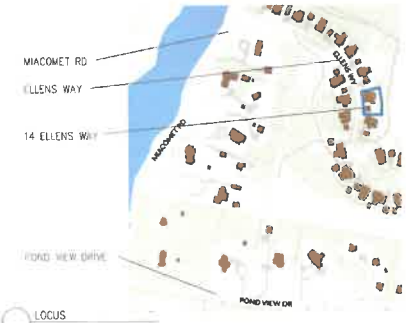
A1.1	SITE PLAN
A3.1	ELEVATIONS

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

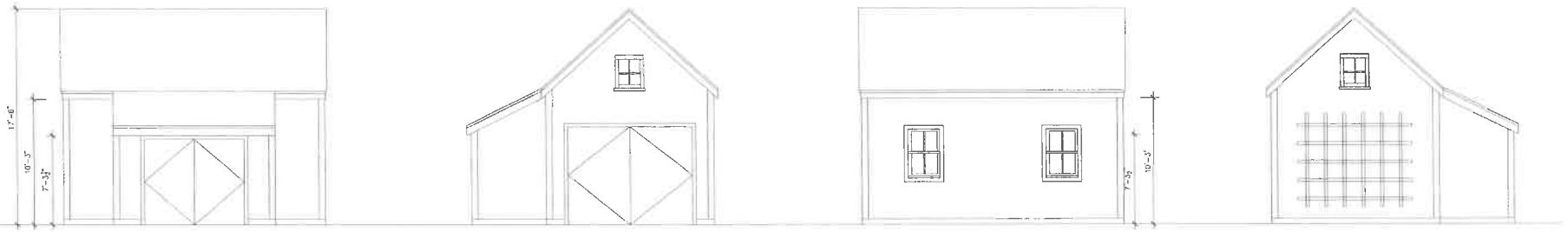
DORAN RESIDENCE
14 ELLENS WAY
NANTUCKET MA 02554

Date: 11.4.24 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No: RYAN
Scale: NOTED

SITE / FLOOR PLAN

A1.1

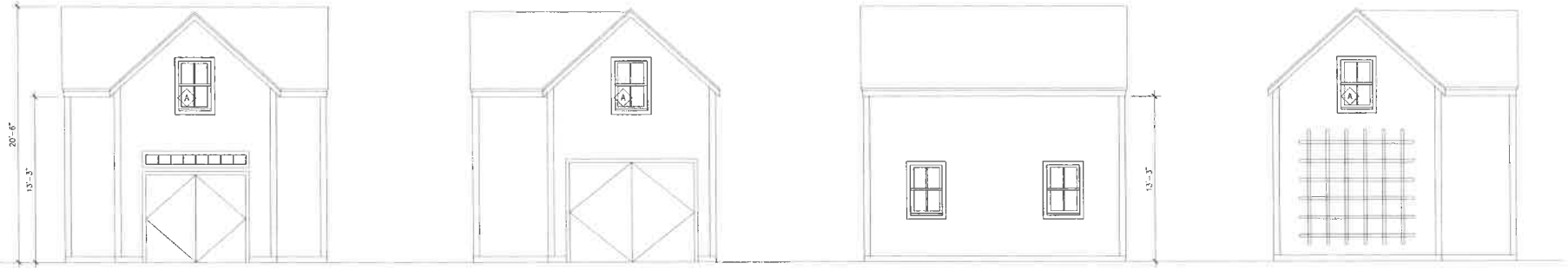


1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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:

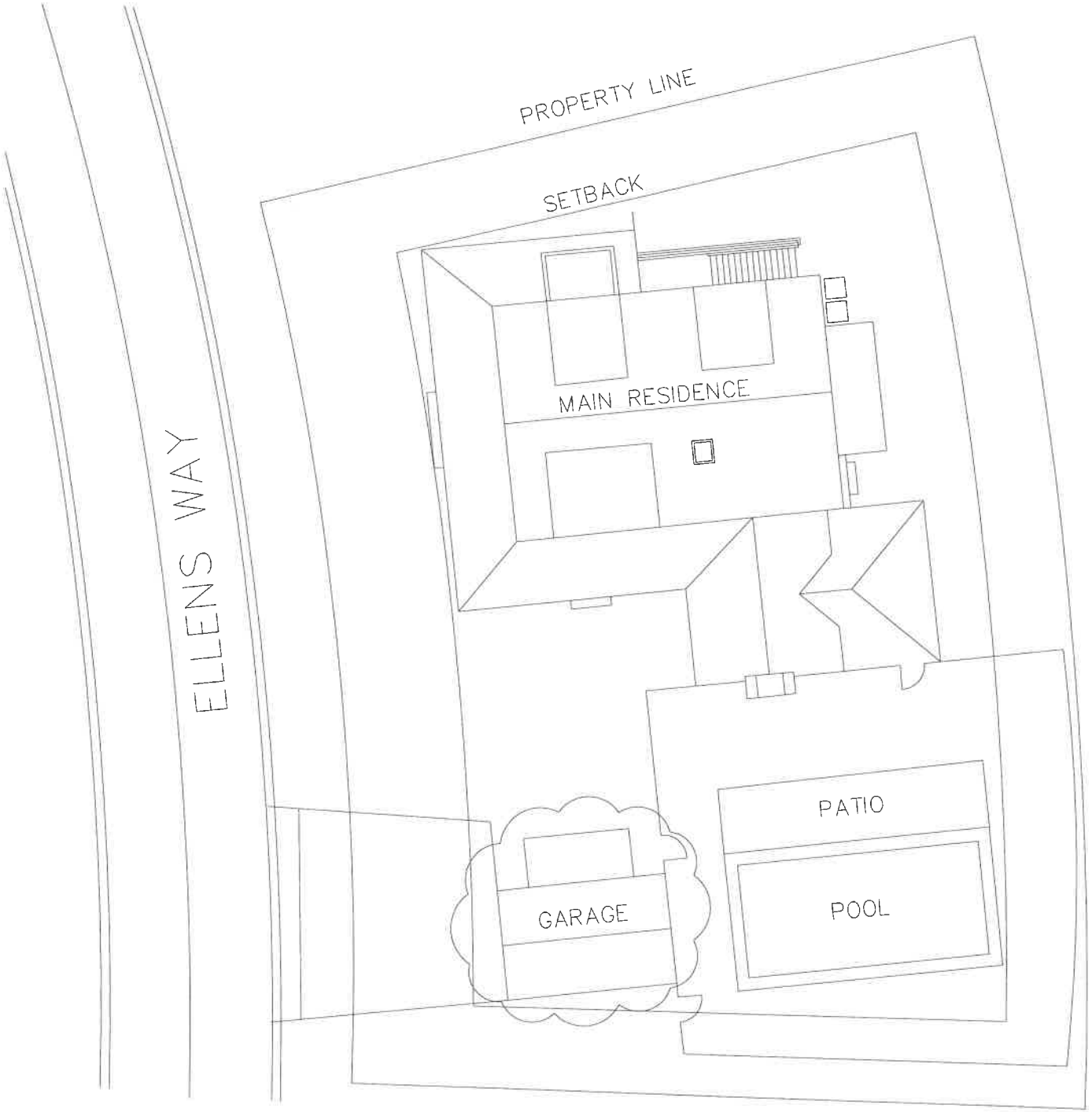
Drawn By: SP
Project No: 2024
Scale: NOTED

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



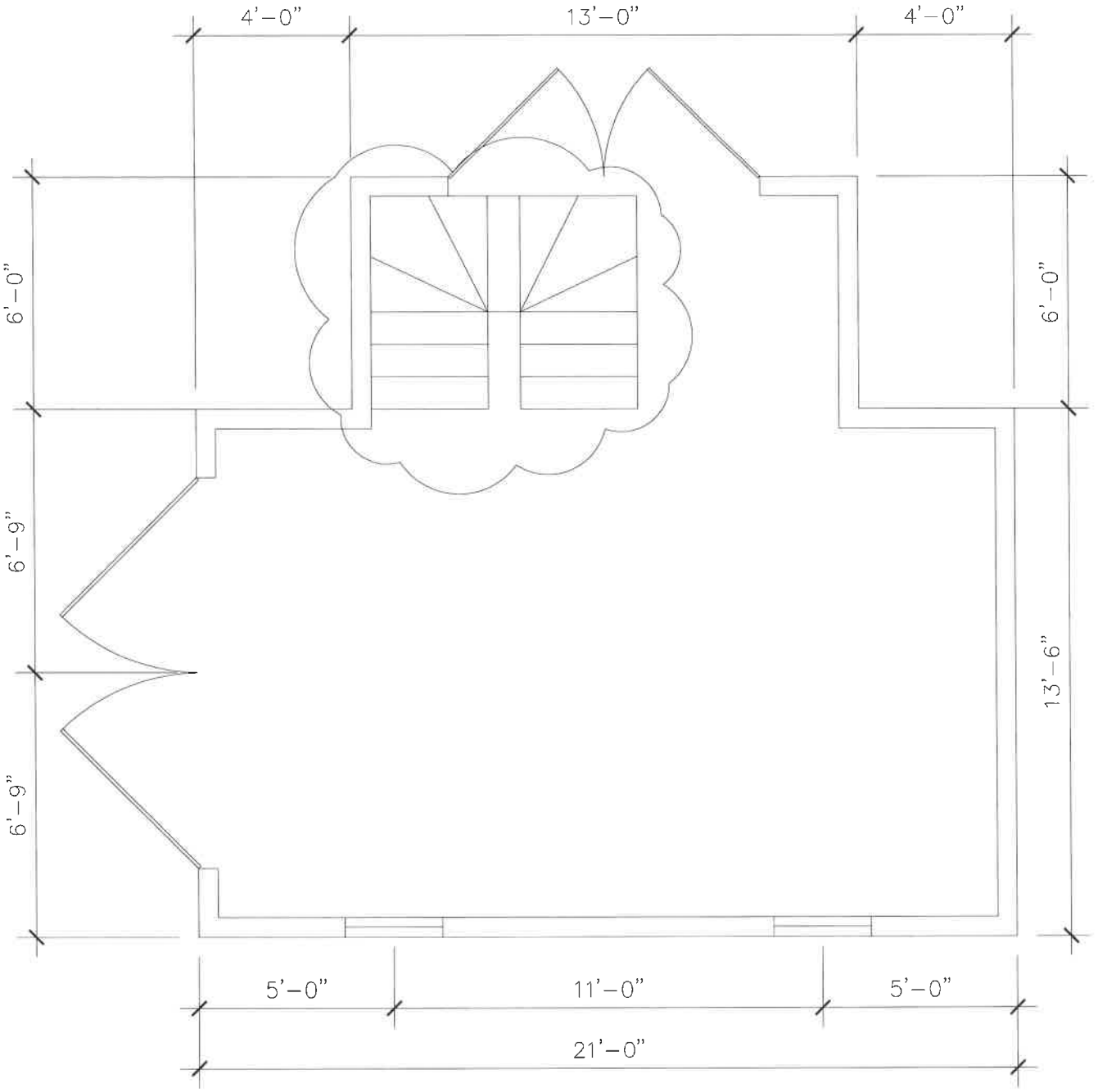
EAST ELEVATION



TION

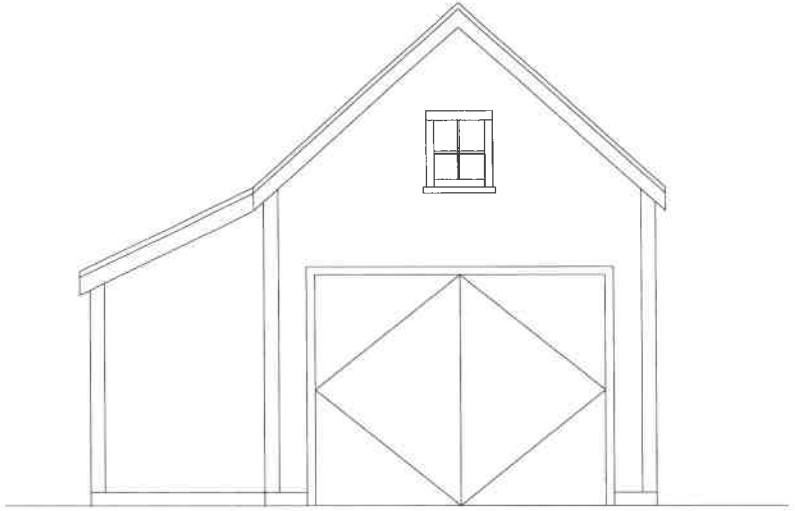


ON

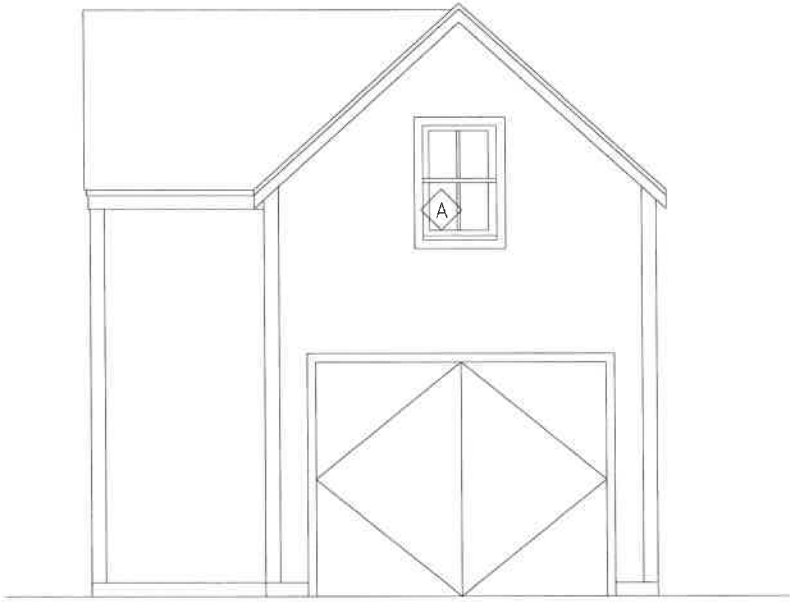


2 GARAGE FLOOR PLAN

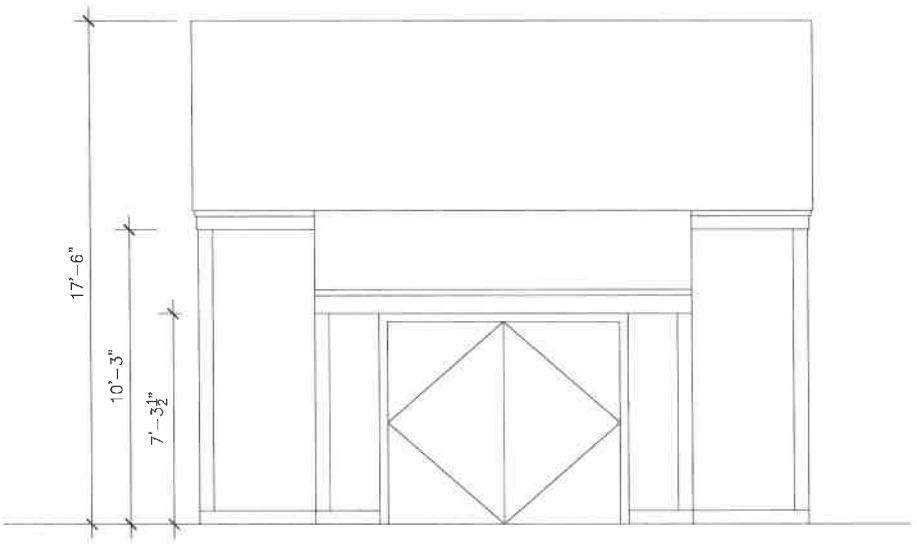
SCALE: 1/8" = 1'–0"



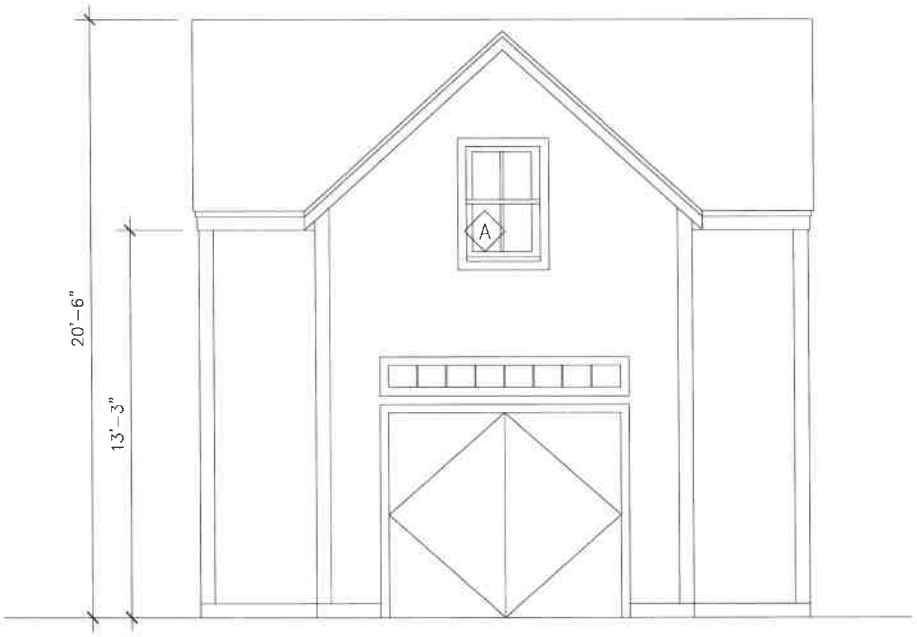
2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



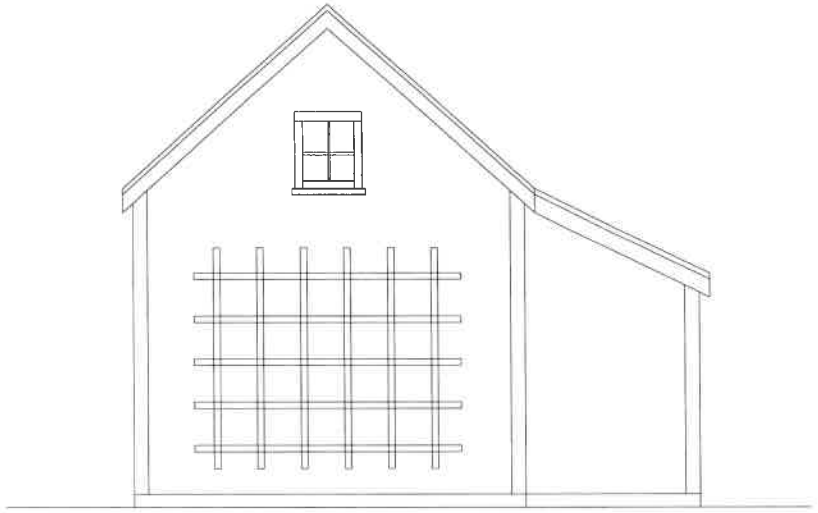
6 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



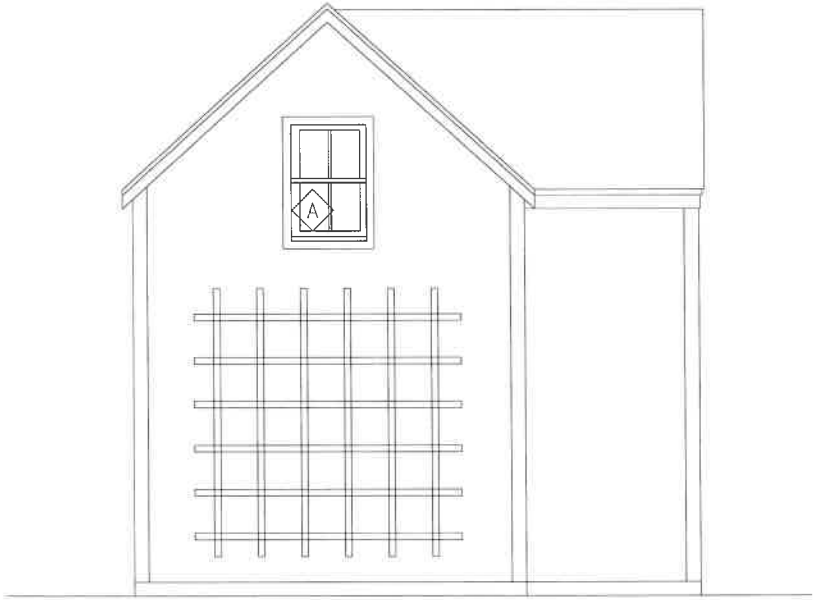
1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



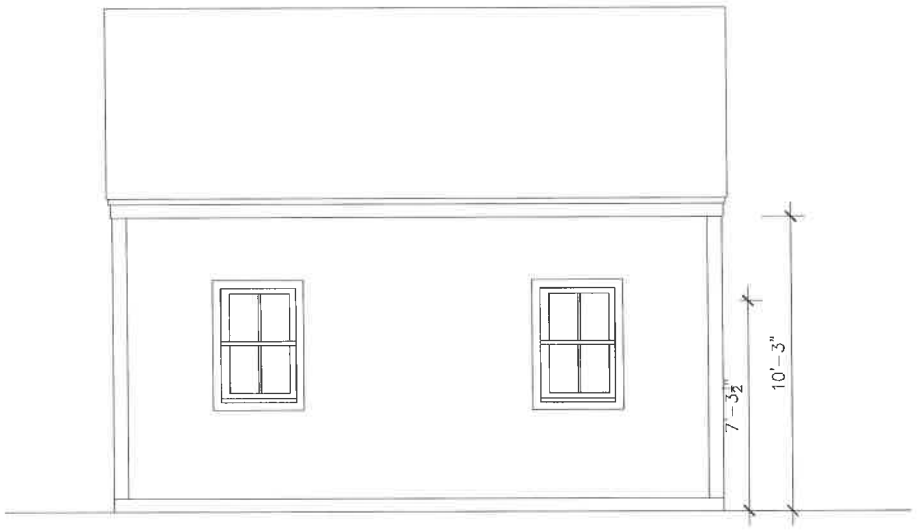
5 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



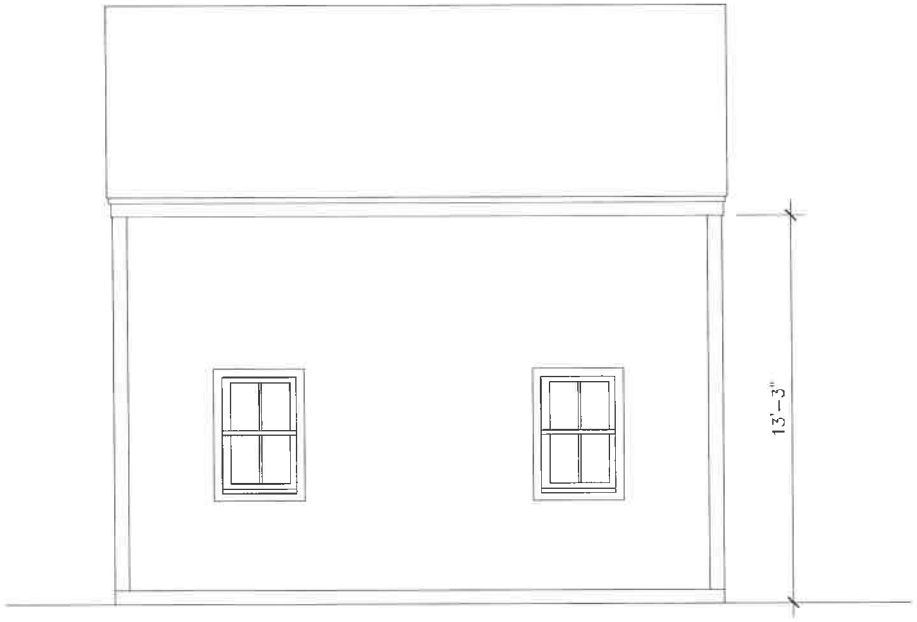
4 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



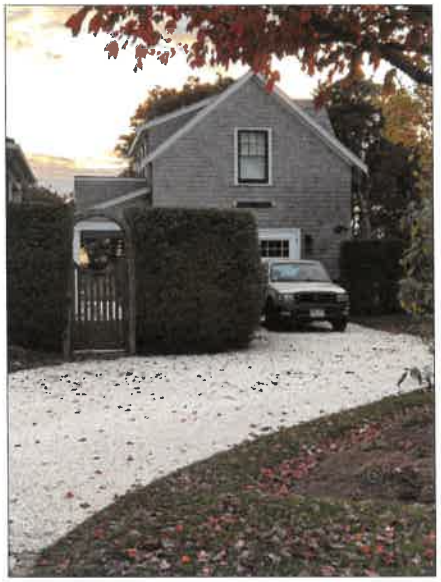
7 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 ELLENS WAY



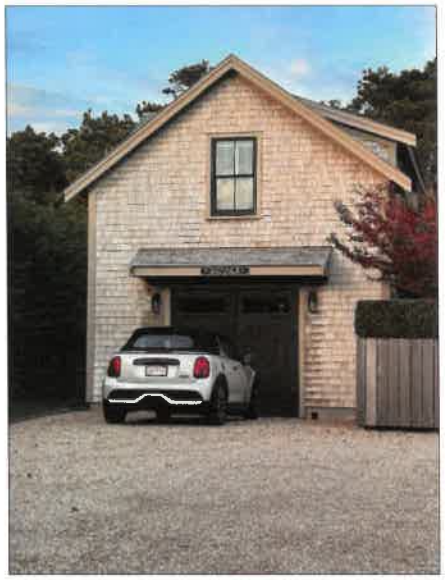
4 ELLENS WAY



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

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.

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)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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~~ ~~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 _____

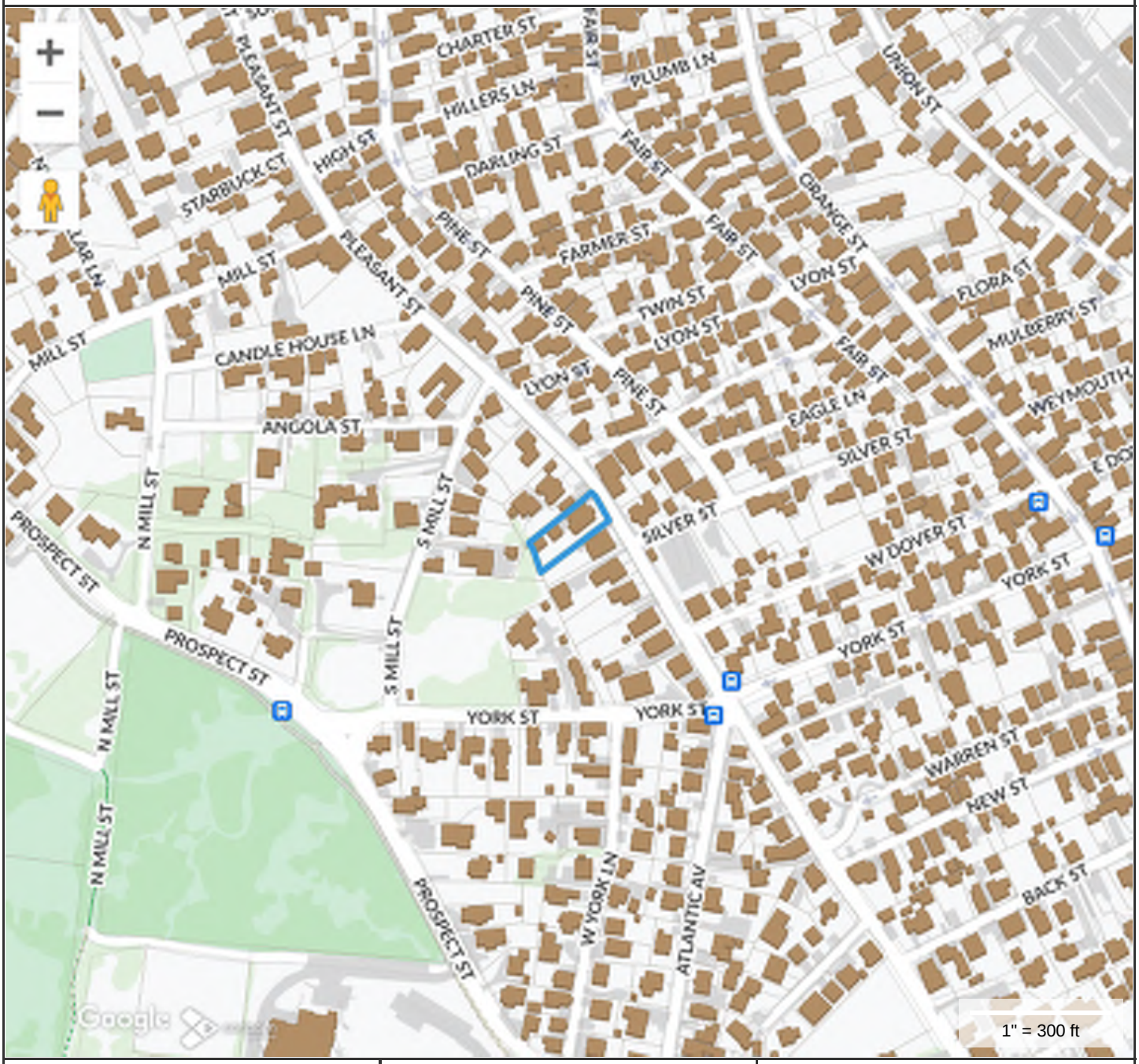
Railing

* 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



Property Information

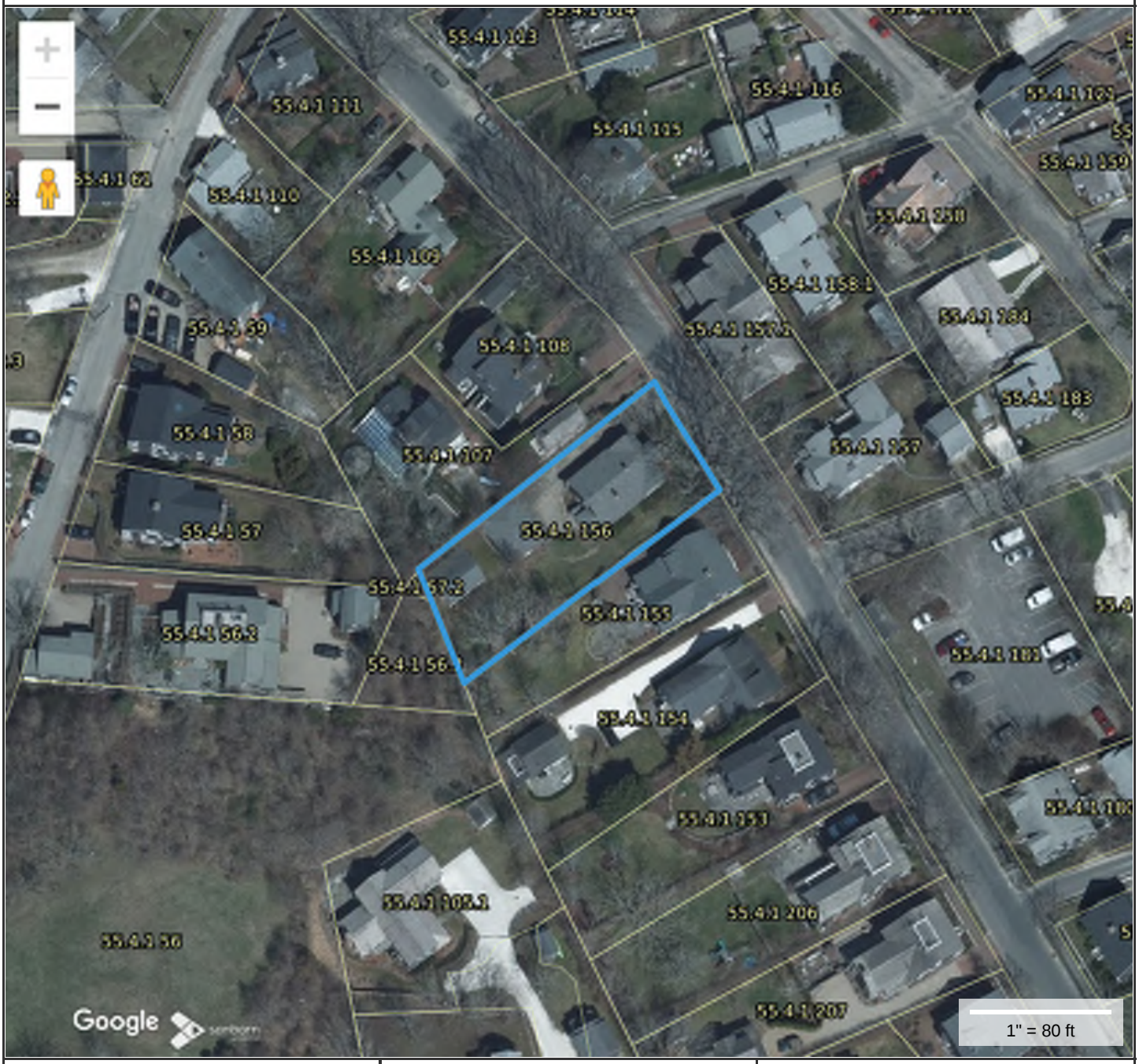
Property ID	11050
Location	35 PLEASANT ST
Owner	BARNES JOSEPH P & ELLEN Q AND

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.



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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: _____

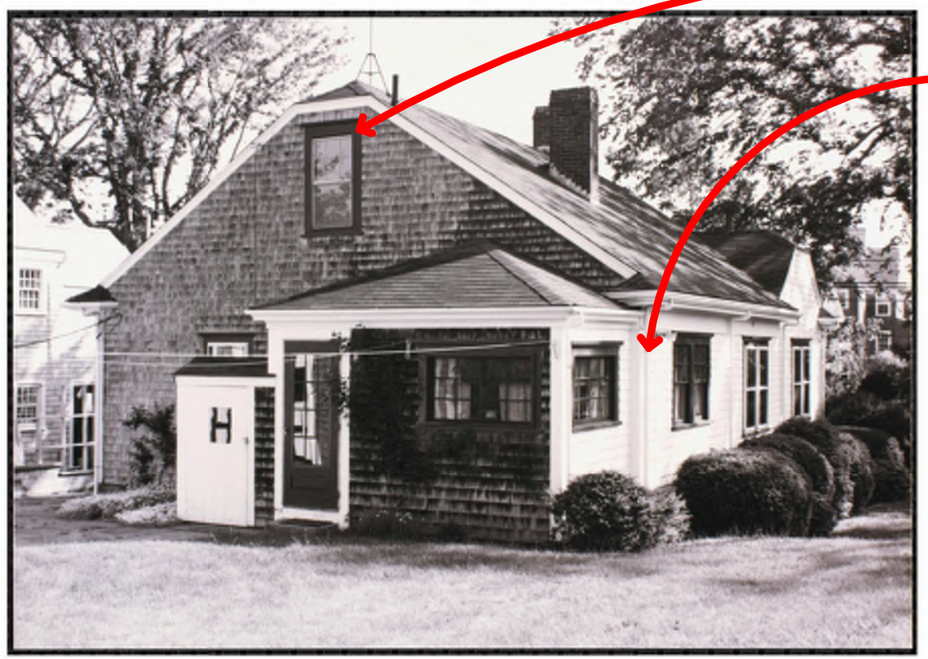
45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

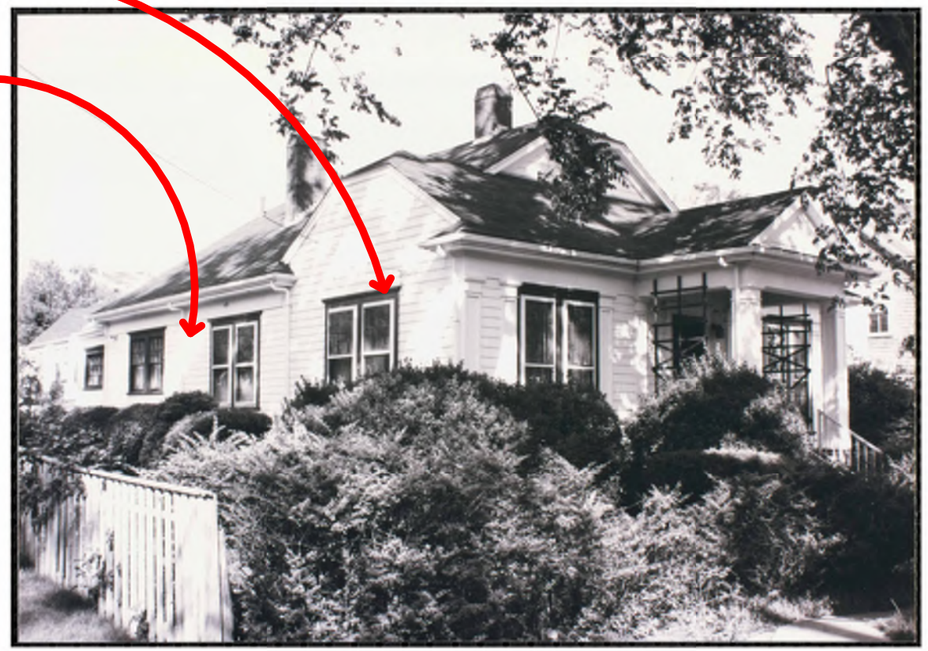




Darker trim color

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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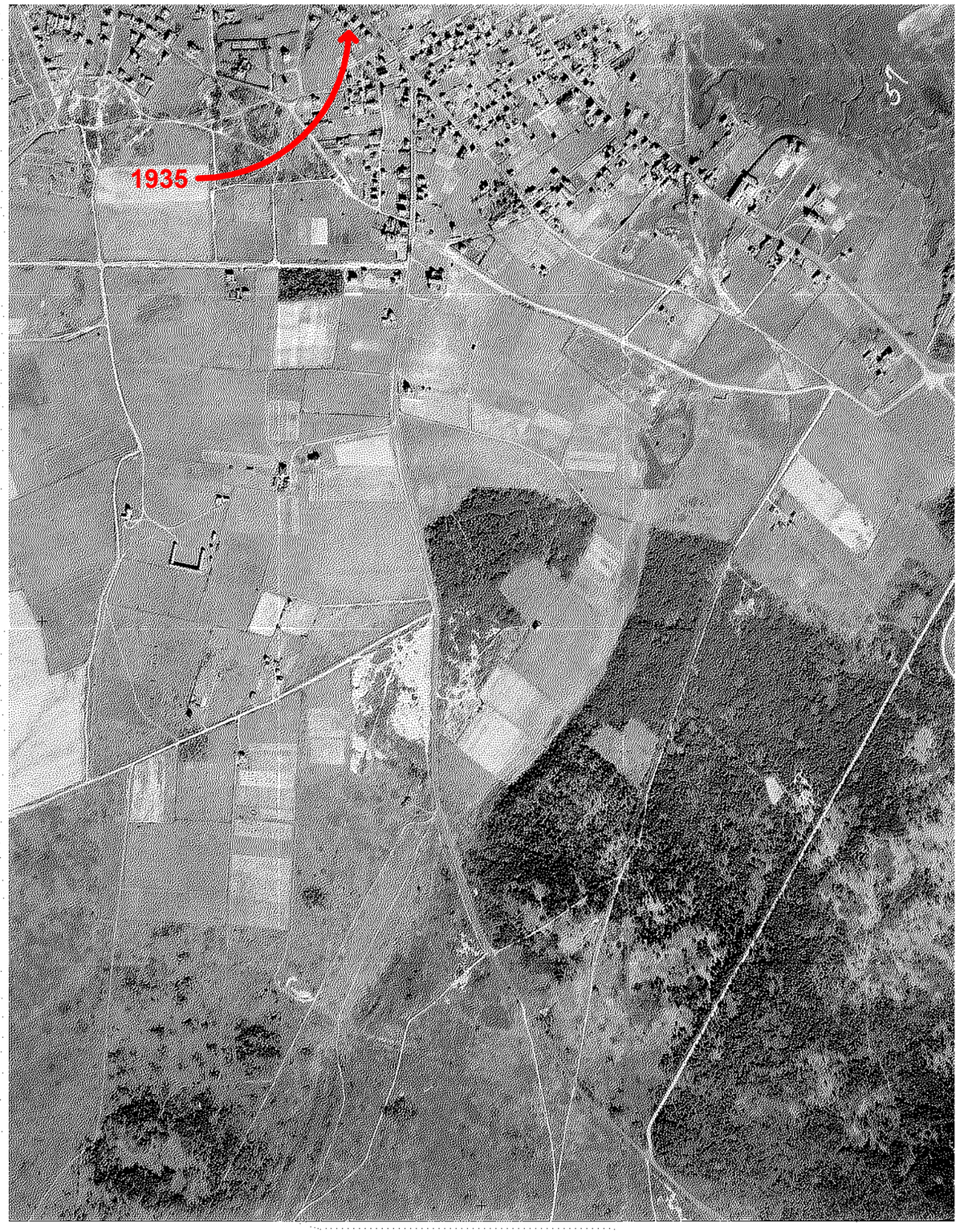



Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCd

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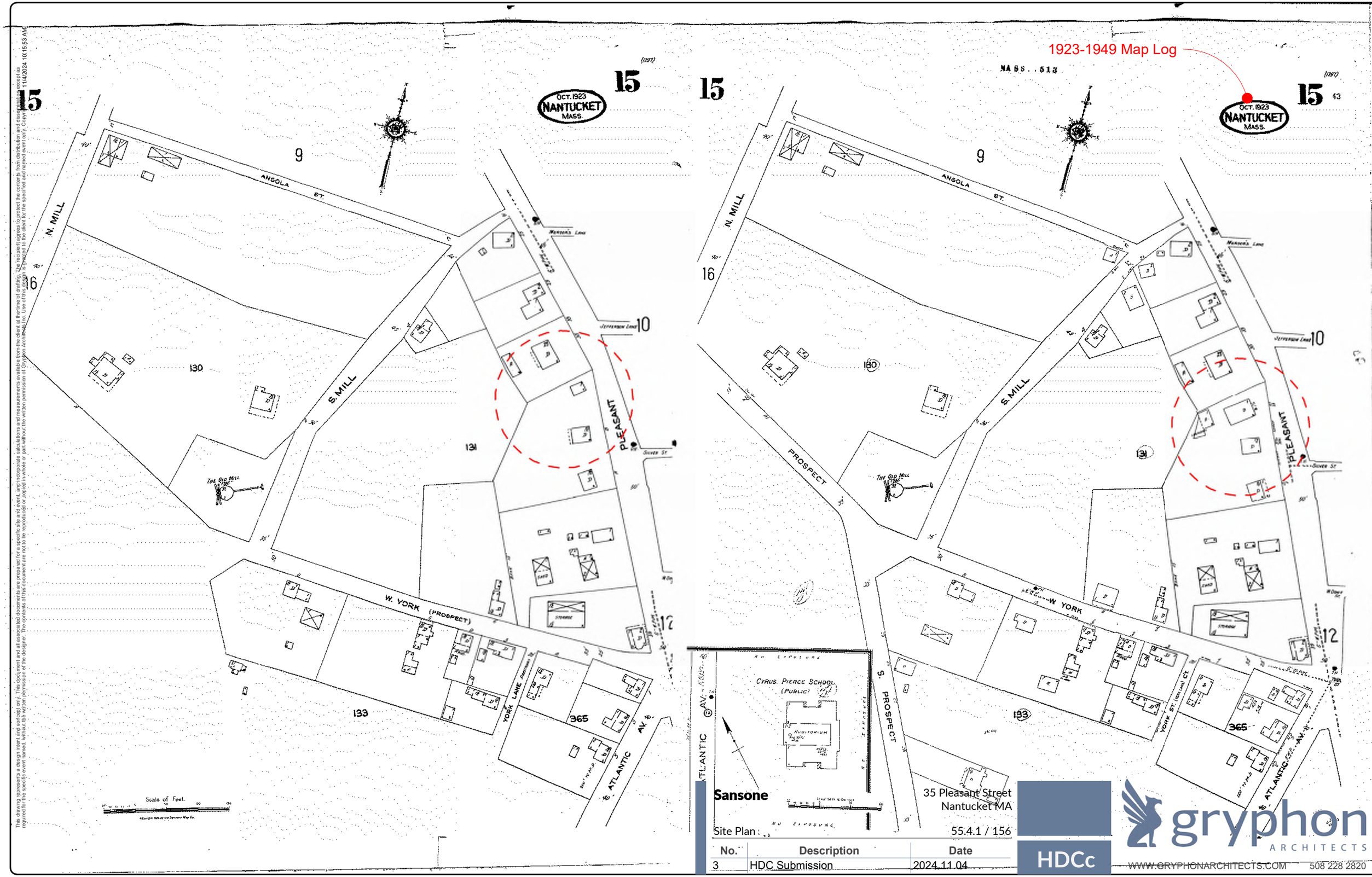

Sansone

35 Pleasant Street
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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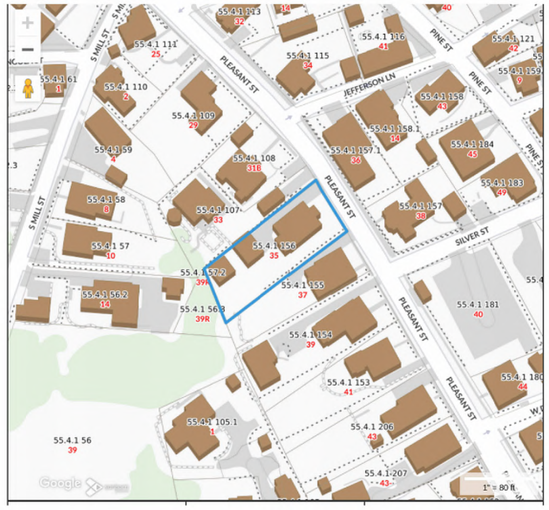
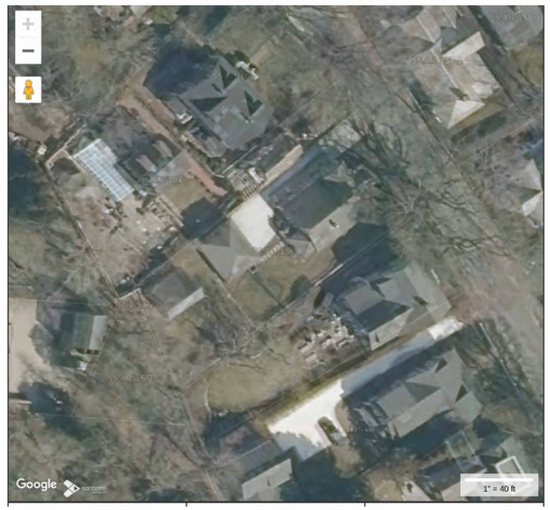
HDC Submission















gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
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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The Sanford Boat Building
2 Sanford Road, Suite 6
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
Main House



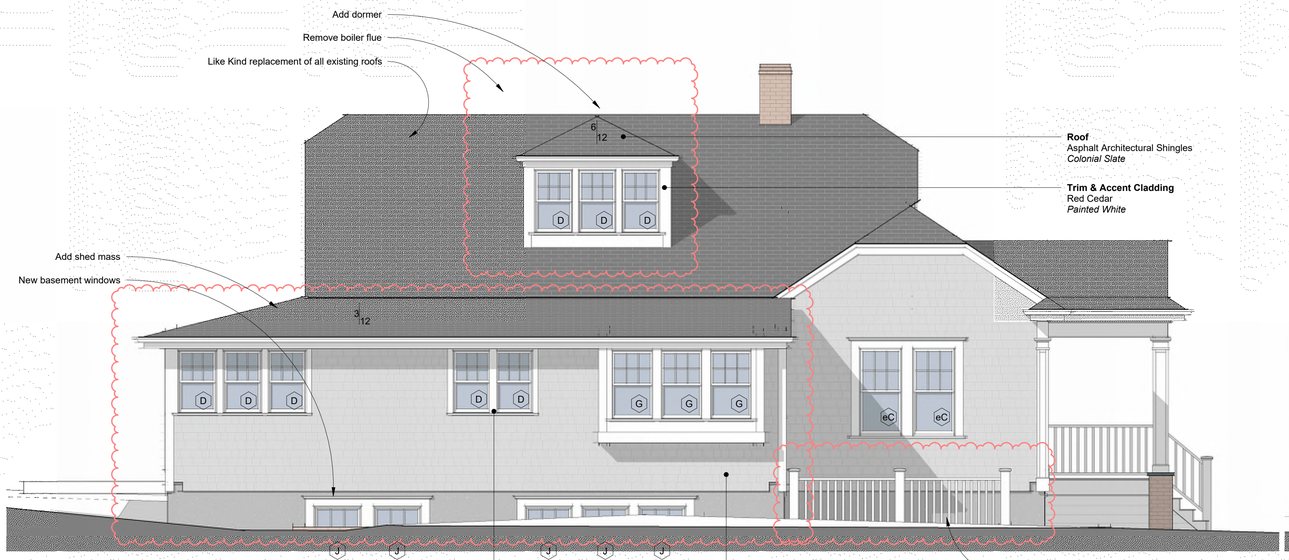
3 **Southeast - Side Yard - Existing**
1/4" = 1'-0"



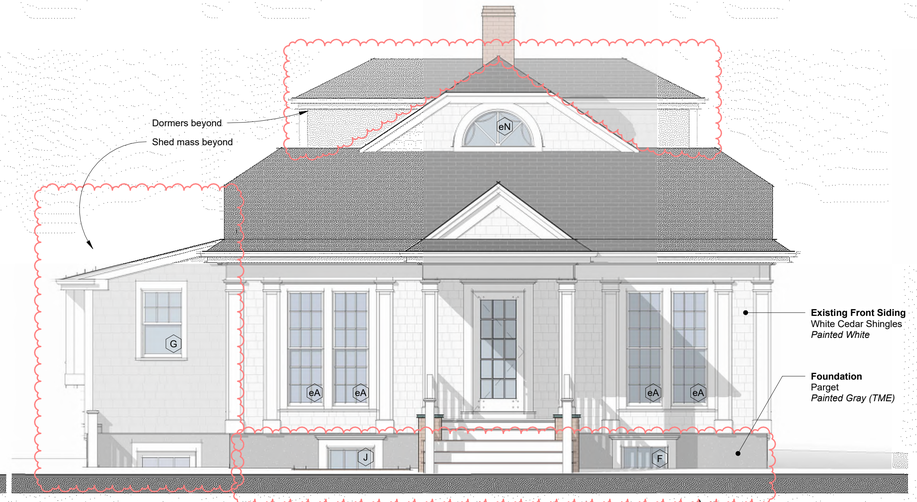
1 **Northeast - Entry - Existing**
1/4" = 1'-0"

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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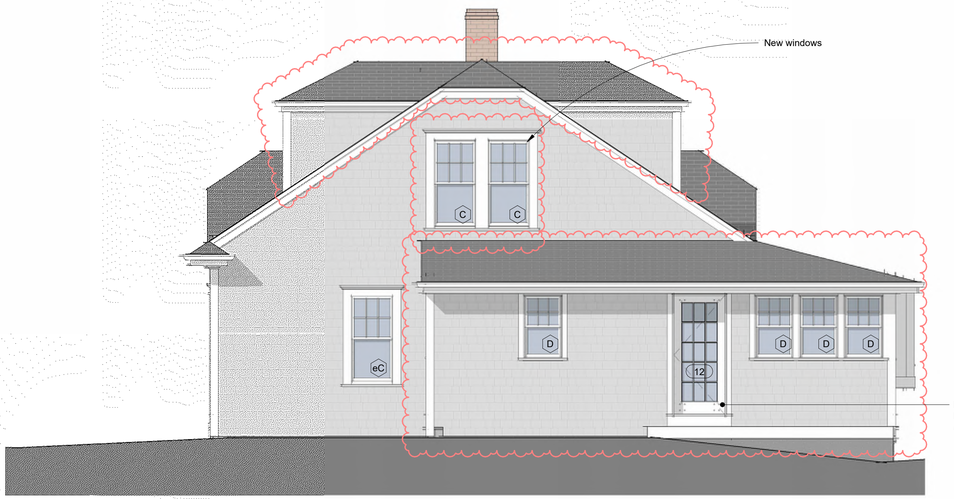
1 **Southwest - Rear - Existing**
1/4" = 1'-0"



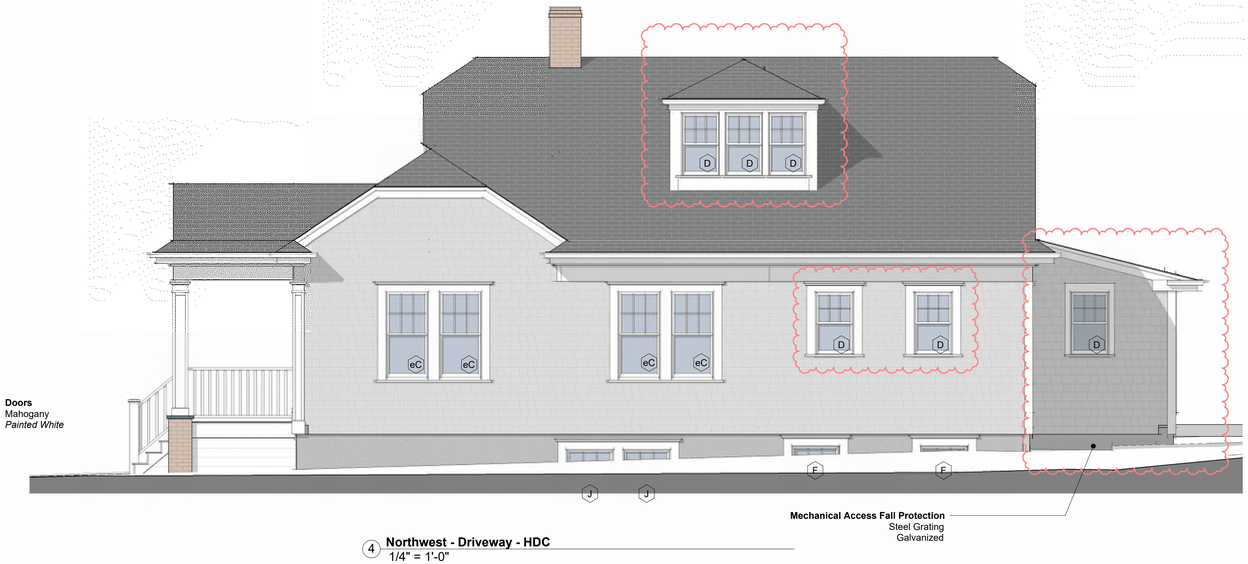
3 **Northwest - Driveway - Existing**
1/4" = 1'-0"

Existing

Proposed



2 **Southwest - Rear - HDC**
1/4" = 1'-0"



4 **Northwest - Driveway - HDC**
1/4" = 1'-0"

HDC Submission

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gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
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
Main House

Work Areas

#	Description	Date
3	HDC Submission	2024.11.04

Elevations

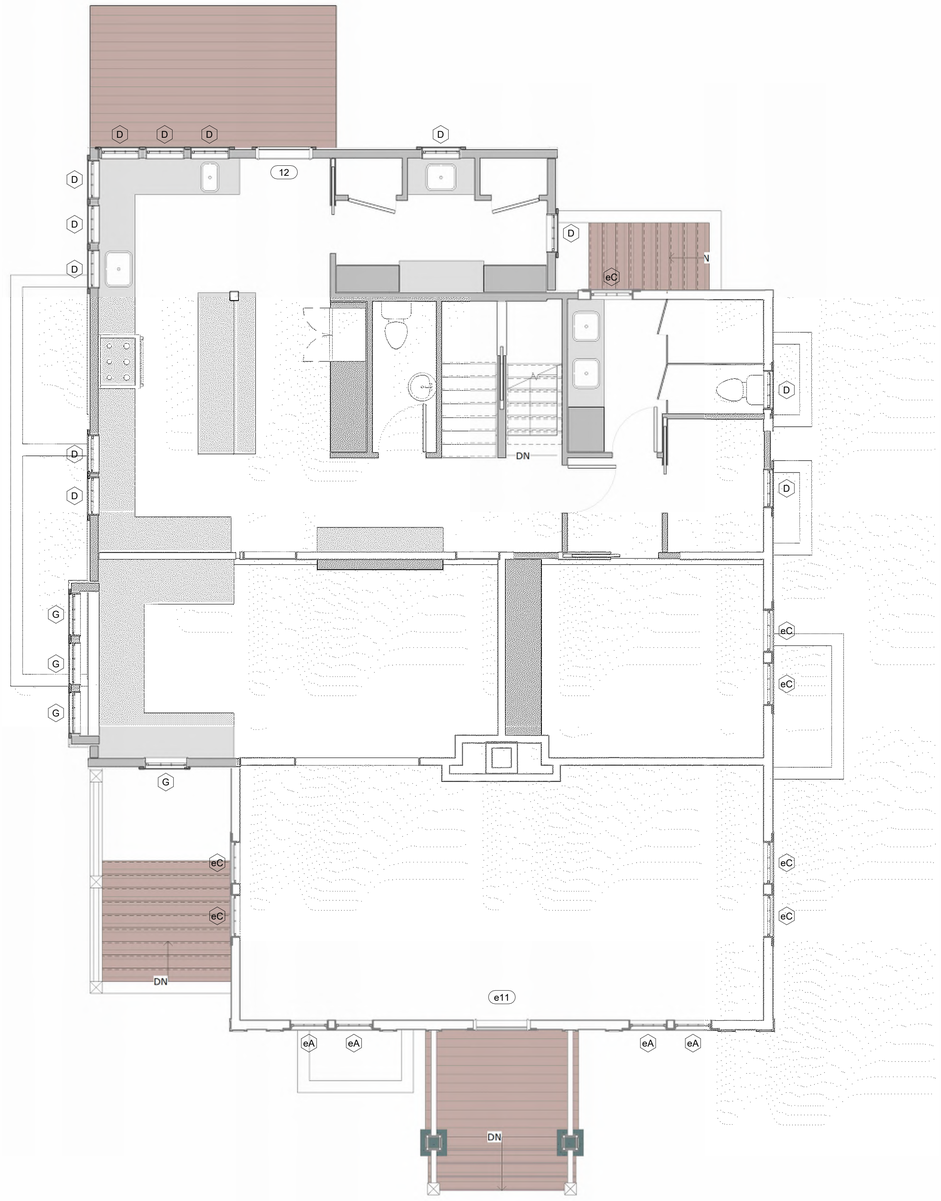
HDC1.2

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
3	HDC Submission	2024.11.04

Plans
HDC1.3

HDC Submission

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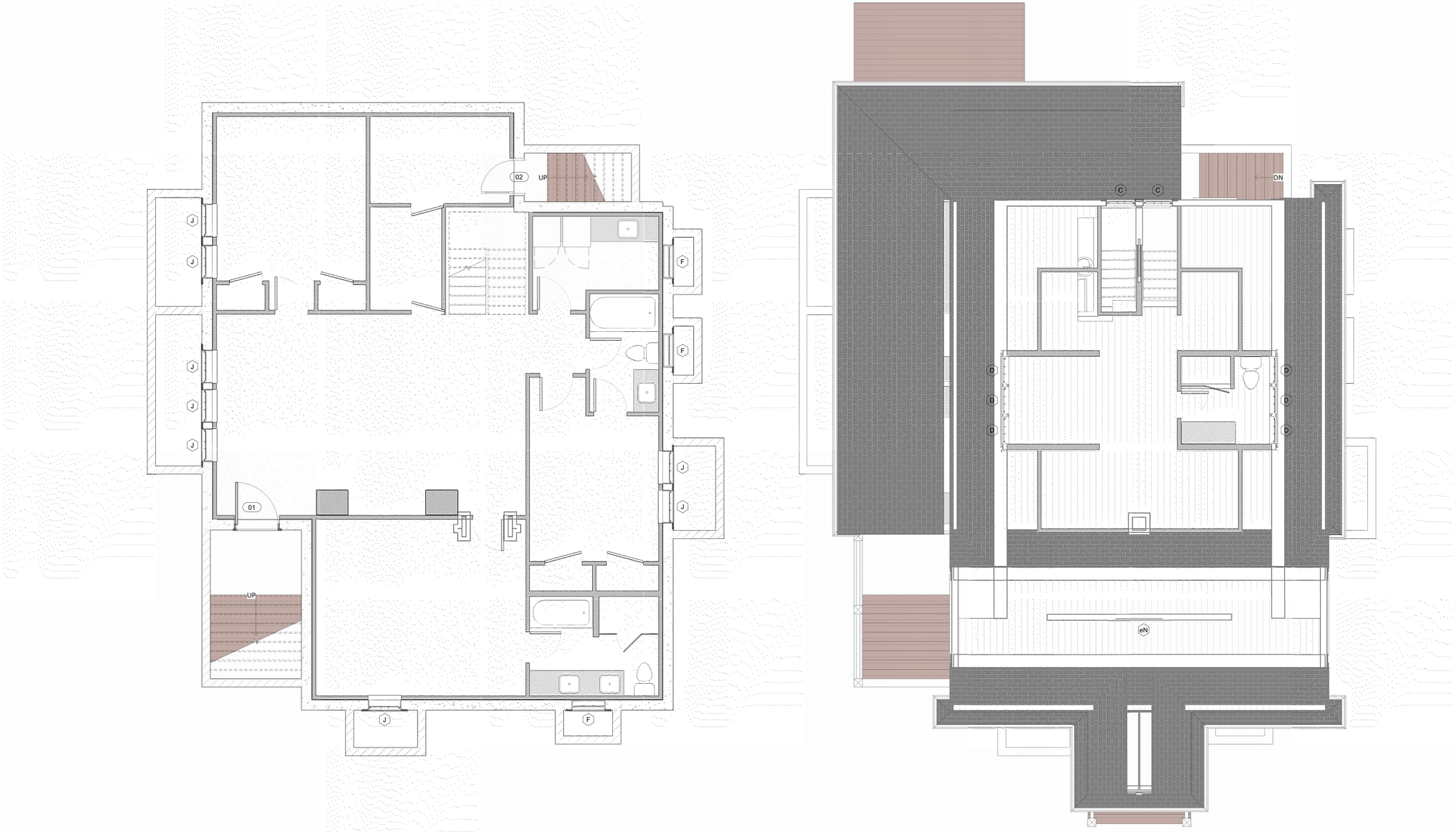

1 **Floor 0 HDC**
1/4" = 1'-0"

2 **Floor 2 HDC**
1/4" = 1'-0"

HDC Submission

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55.4.1 / 156

Structure
Main House

Work Areas

#	Description	Date
3	HDC Submission	2024.11.04

Plans

HDC1.4

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: 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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C/O PORTER JONES
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4016 AMBLE WY
City, State, ZIP+4®
PACE, FL 32571

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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/.

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

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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

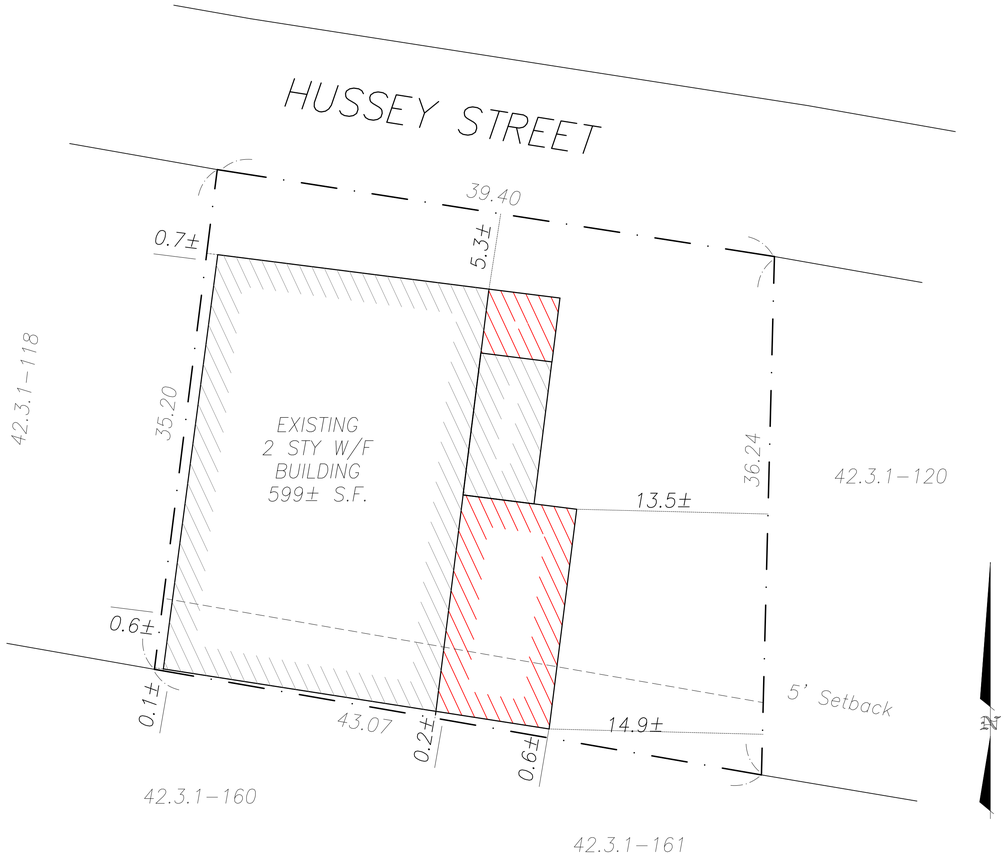
HDC SUBMISSION 11.04.24



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

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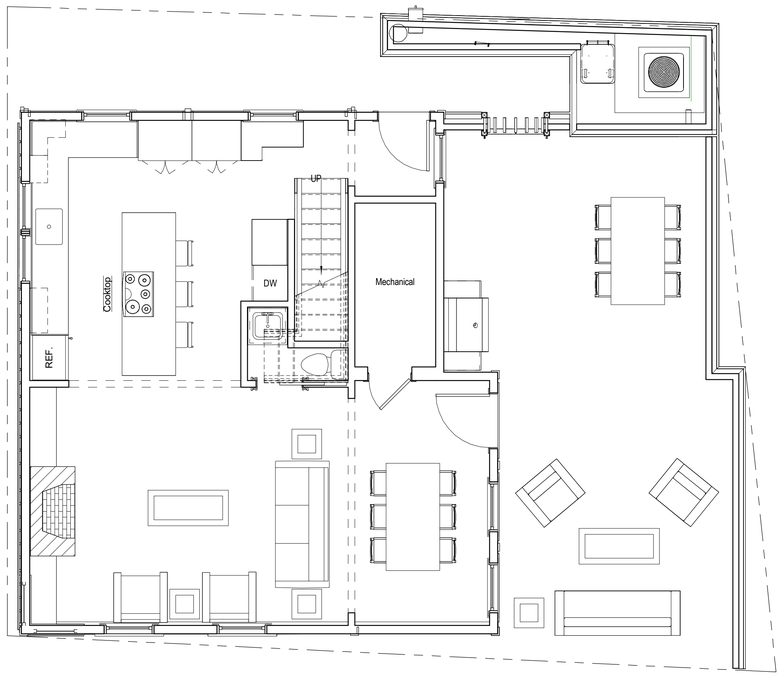
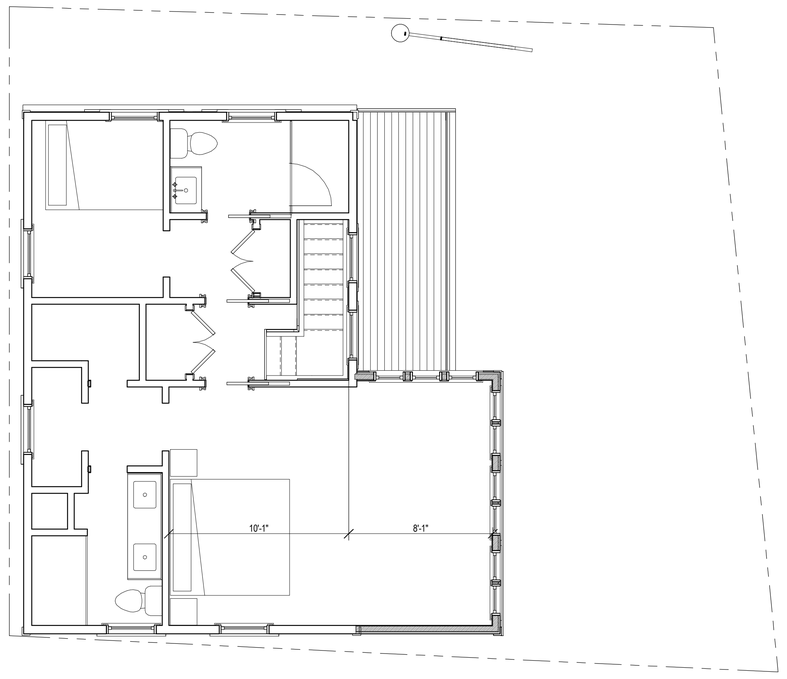
G.1.1
1115

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"

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

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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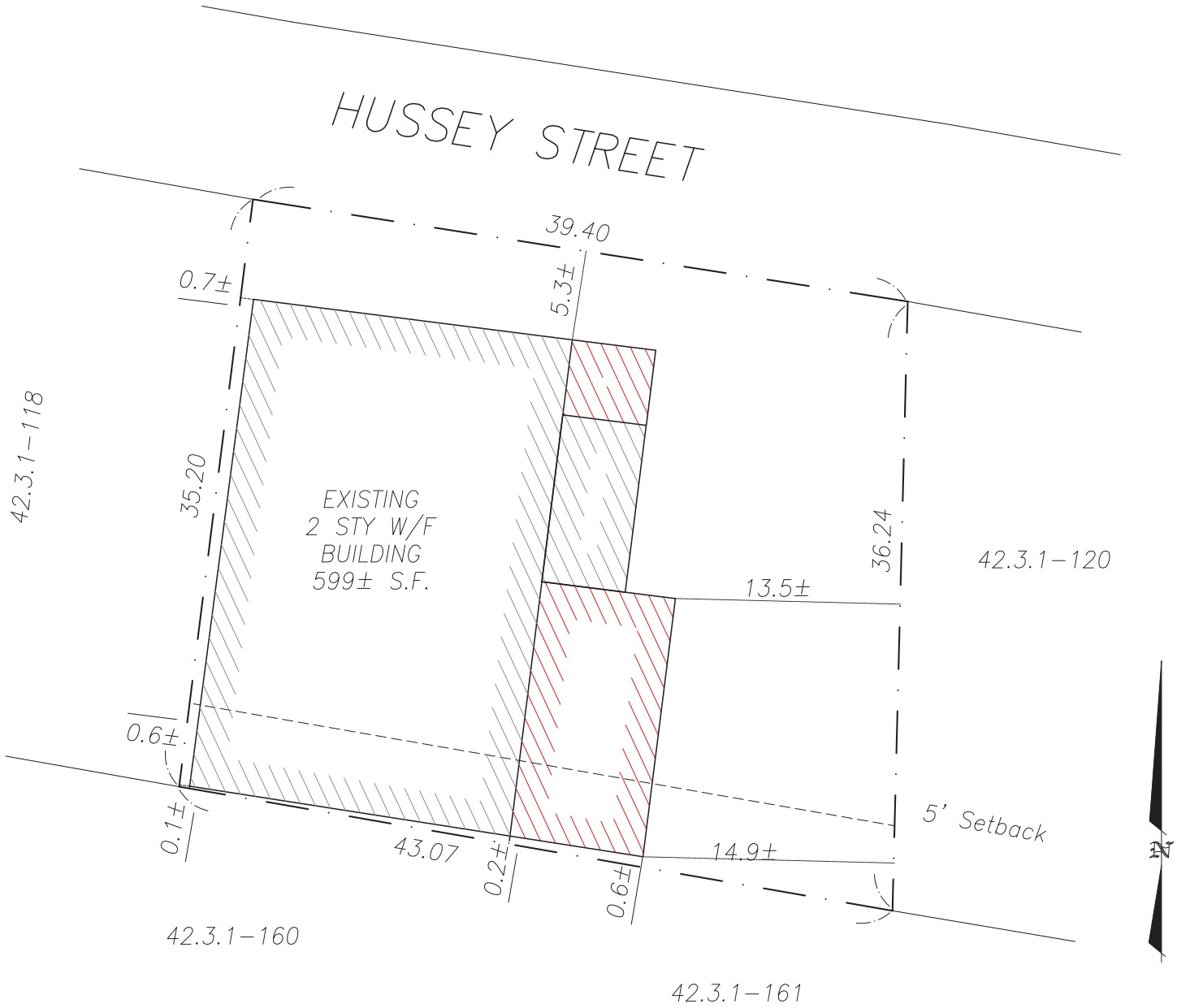
A.201
1912

O'Connor Residence

2 Hussey Street
Nantucket, MA 02554

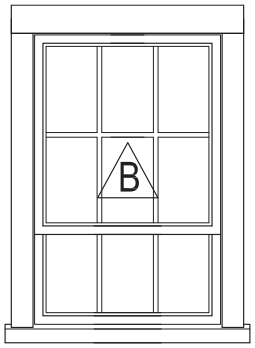


1 Locus Plan
Graphic



Site Plan

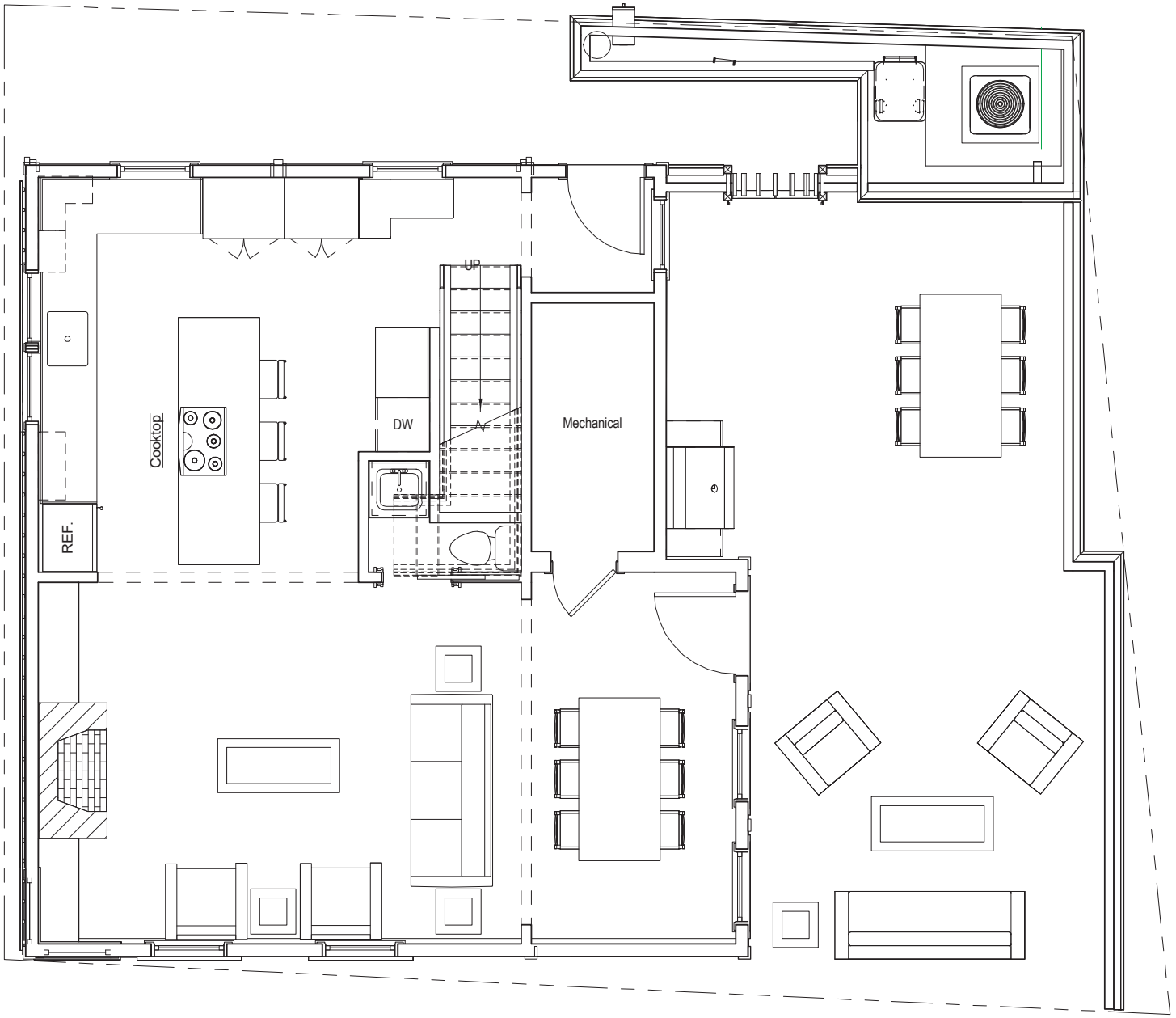
1" = 5'- 0"



TDL
Double Hung
6 / 6
Reuse Existing

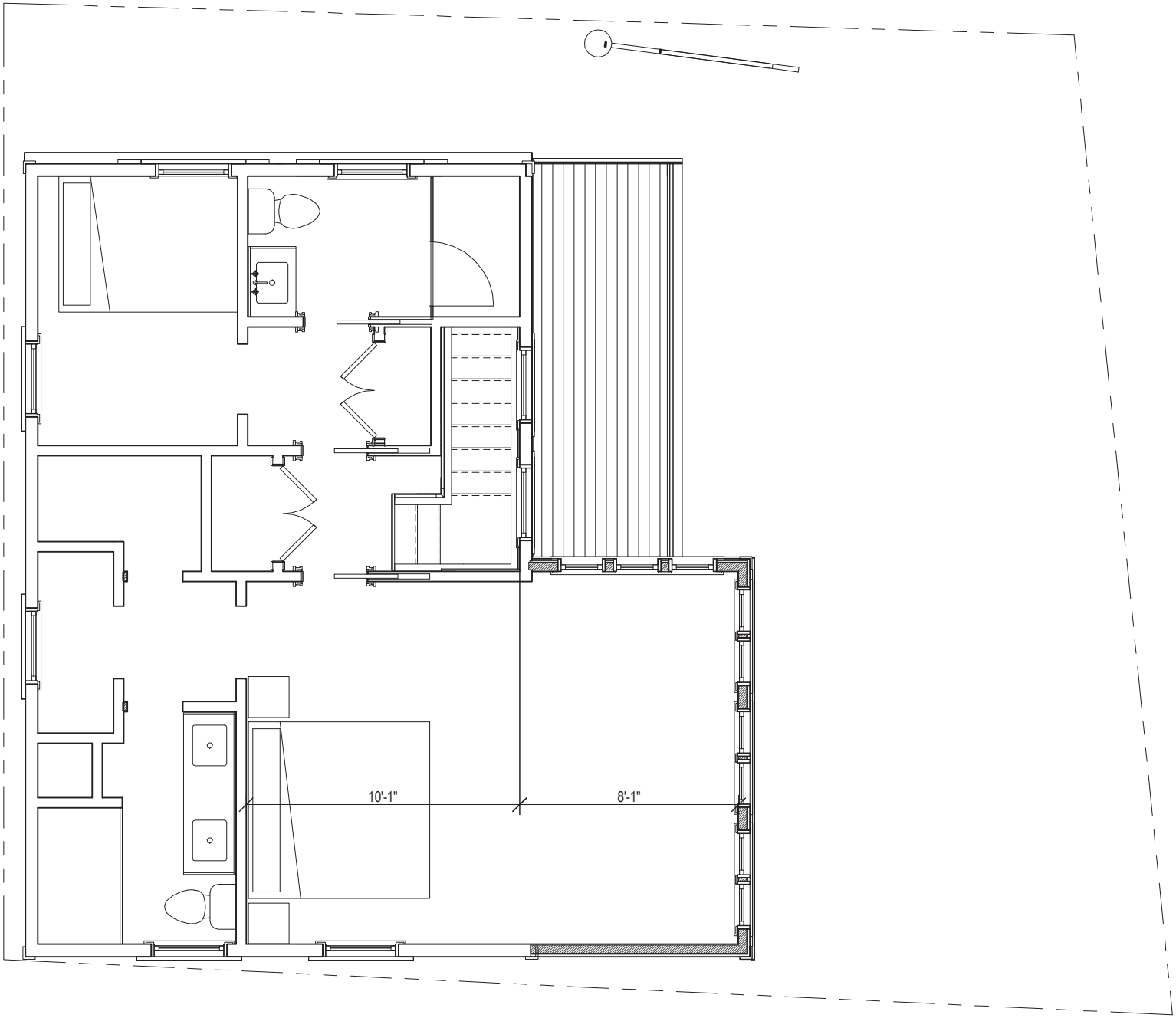
2 Door and Window Schedule

1/4" = 1'-0"



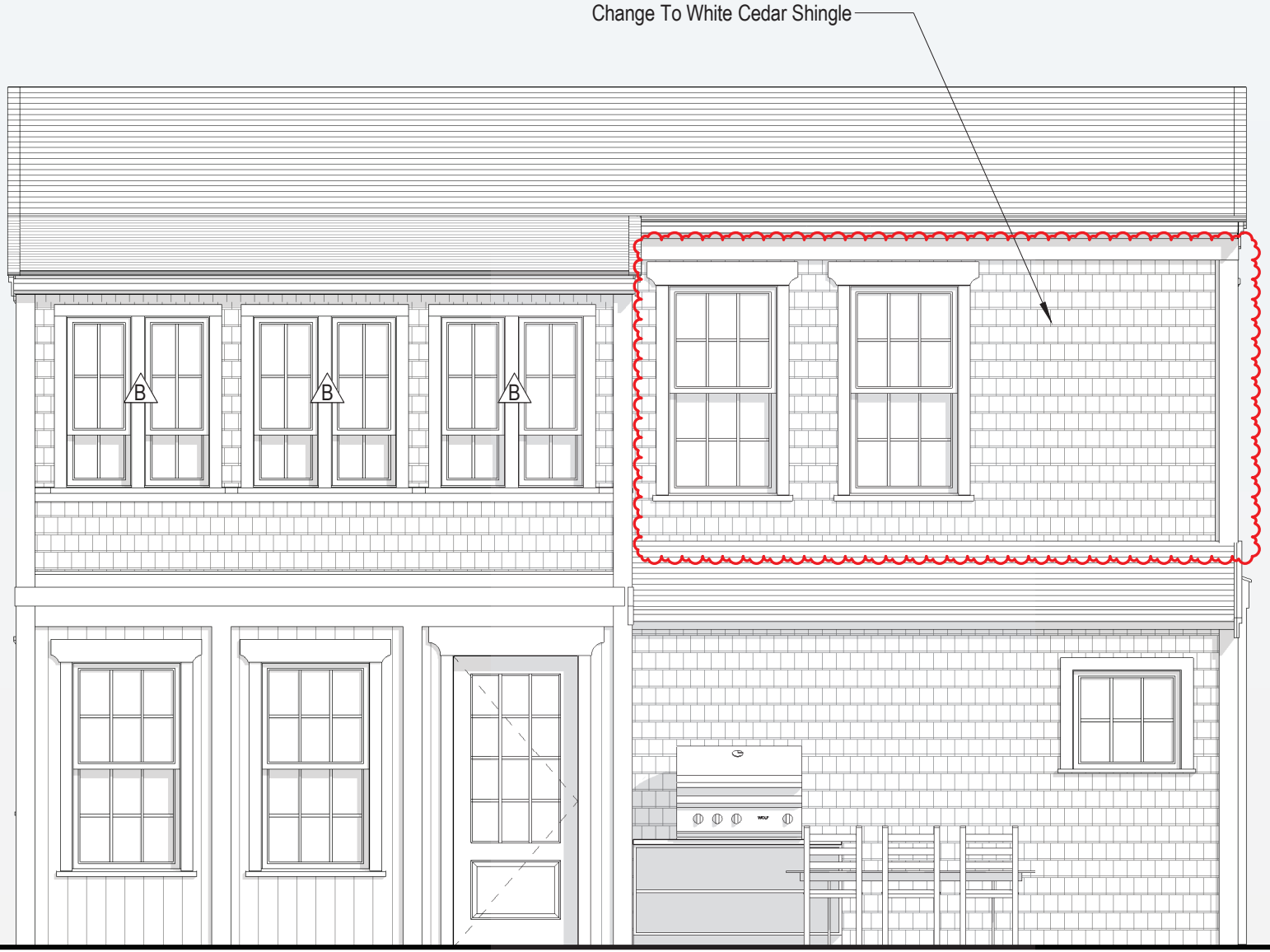
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor - Proposed

1/4" = 1'-0"



1 Proposed East El.

1/4" = 1'-0"



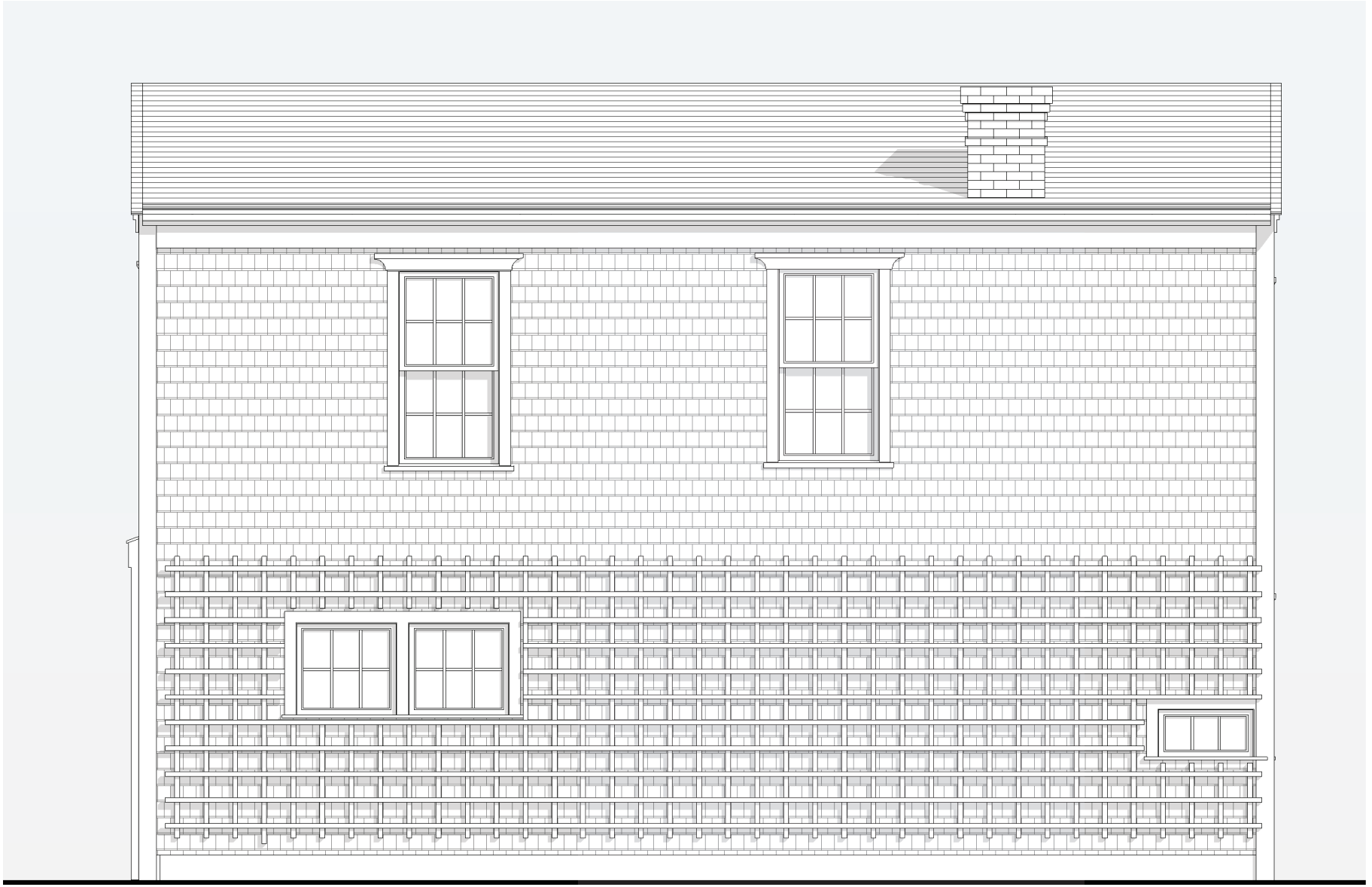
3 Proposed South el.

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

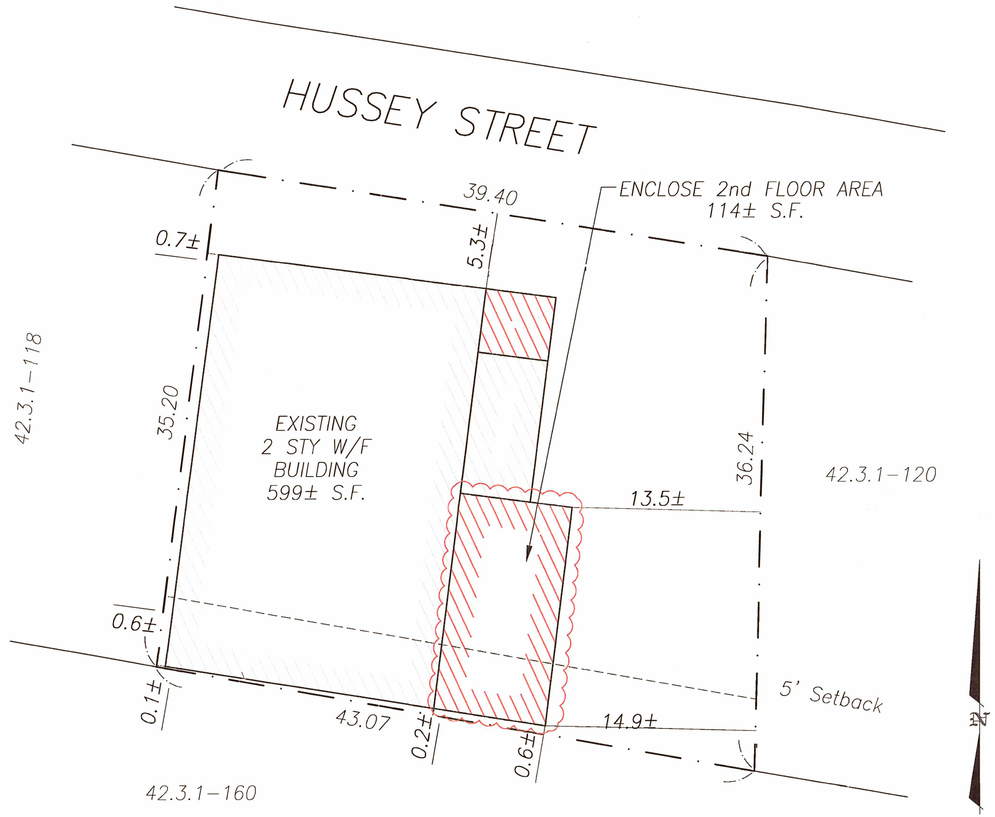
O'Connor Residence

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"

RECEIVED
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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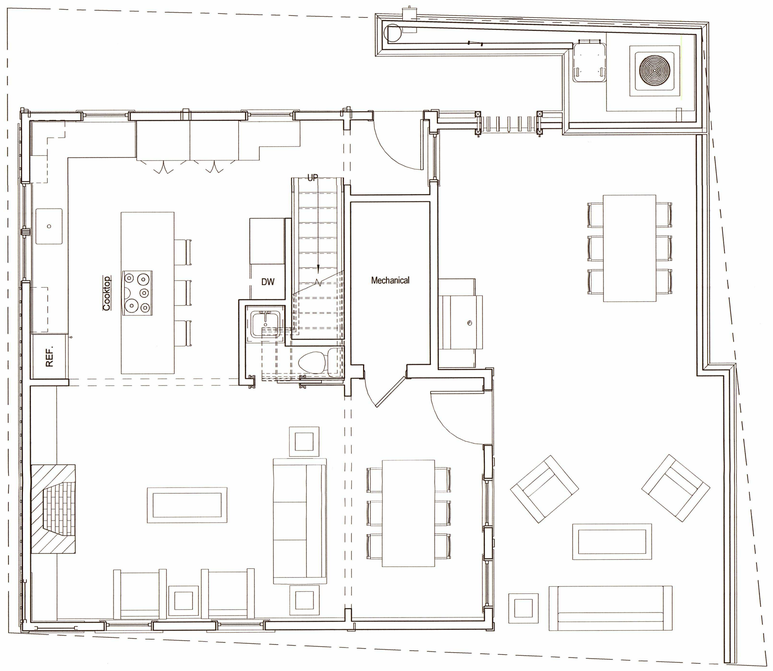
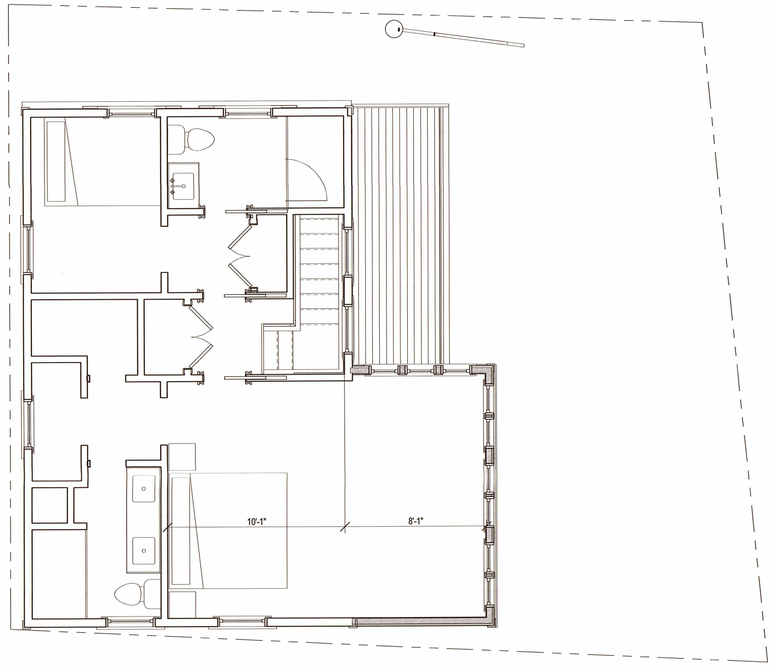
G.1.1
1115

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

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

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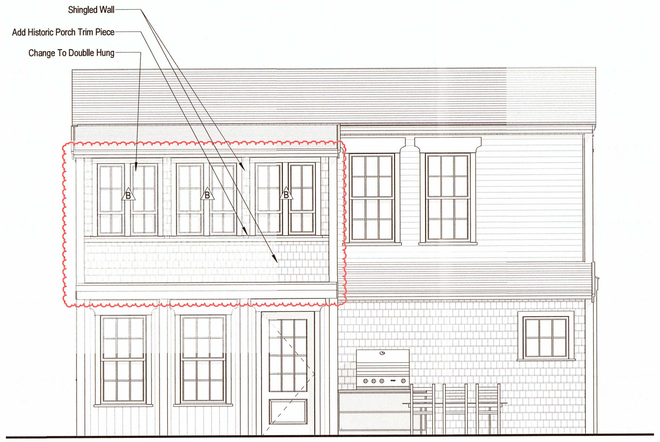
A.101
1912

02.12.23

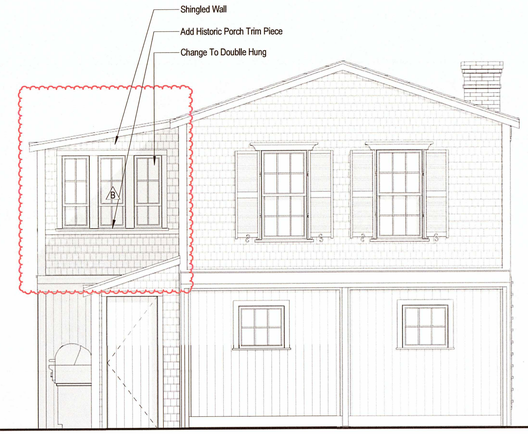
HDC SUBMISSION THROUGH STAFF



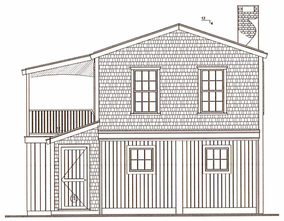
1 Proposed East El.
1/4" = 1'-0"



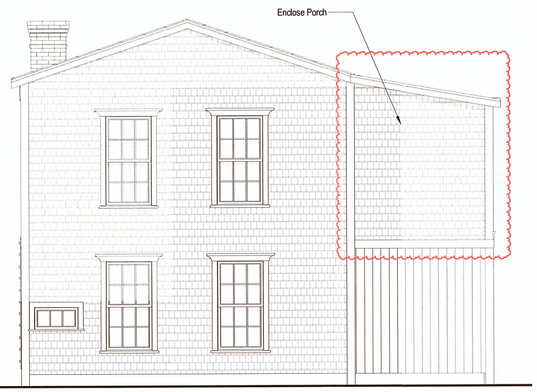
Existing East El.
1/8" = 1'-0"



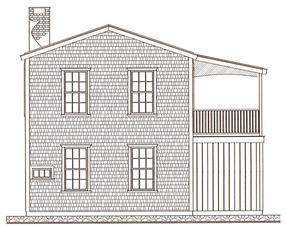
2 Proposed North El.
1/4" = 1'-0"



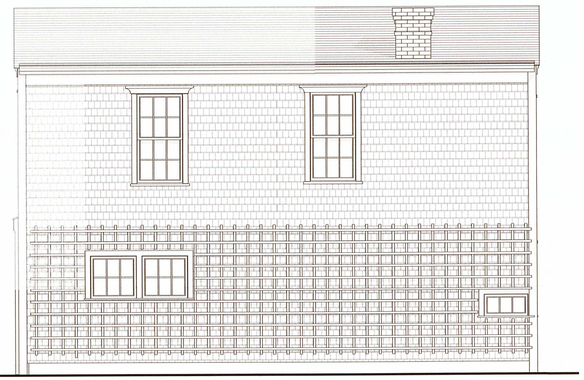
Existing North El.
1/8" = 1'-0"



3 Proposed South el.
1/4" = 1'-0"



Existing South El.
1/8" = 1'-0"



4 West El. No Change
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. 508.325.6990
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	42.3.1 / 119
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Proposed G.C.:	1,487 sf
Total Proposed G.C.:	1,487 sf

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APPROVED
HDC 2022.10.7235

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

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By

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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

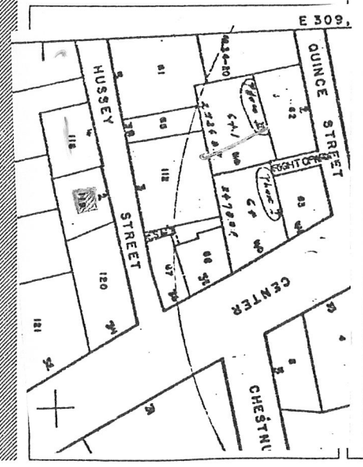
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1909 and before 1923 - Sanborn maps

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

FENCE

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.**

Gmail

David Averett <dwaverett@gmail.com>

hdc authorization

1 message

Stephen Theroux <steve@nantucketarchitecture.com> Thu, Sep 26, 2024 at 10:53 AM
To: David Averett <dwaverett@gmail.com>
Cc: Ronan Bradley <rjbradley10@gmail.com>

David,'

Good morning. I am ready to file the hdc application for the indow replacement and revisions. Please sign the authorization below and return.

Stephen Theroux

Nag

To the ~~Twon~~ TOWN of Nantucket

Nantucket Historic District Commission

To whom it may concern,

I hereby authorize Stephen Theroux Nantucket Architecture Group LTD to sign all hdc applications regarding the hdc fillings for

2 Wannacomet Road , Map: 41 Parcel 573

Thank you

DAVID W. AVERETT
617-595-6790

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
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 Meraz 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:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the 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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 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 _____

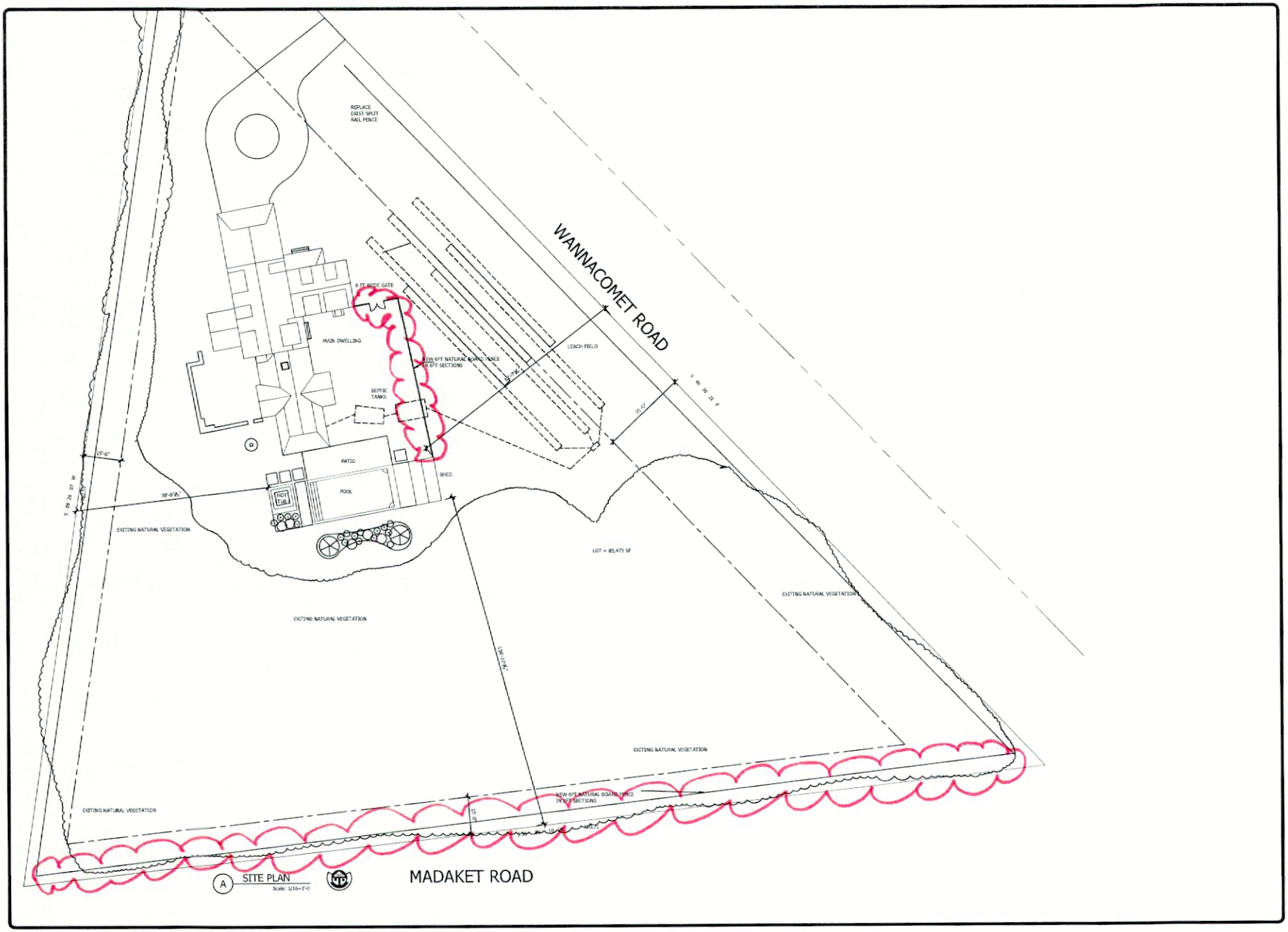
Trim _____ Sash _____ Doors _____

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

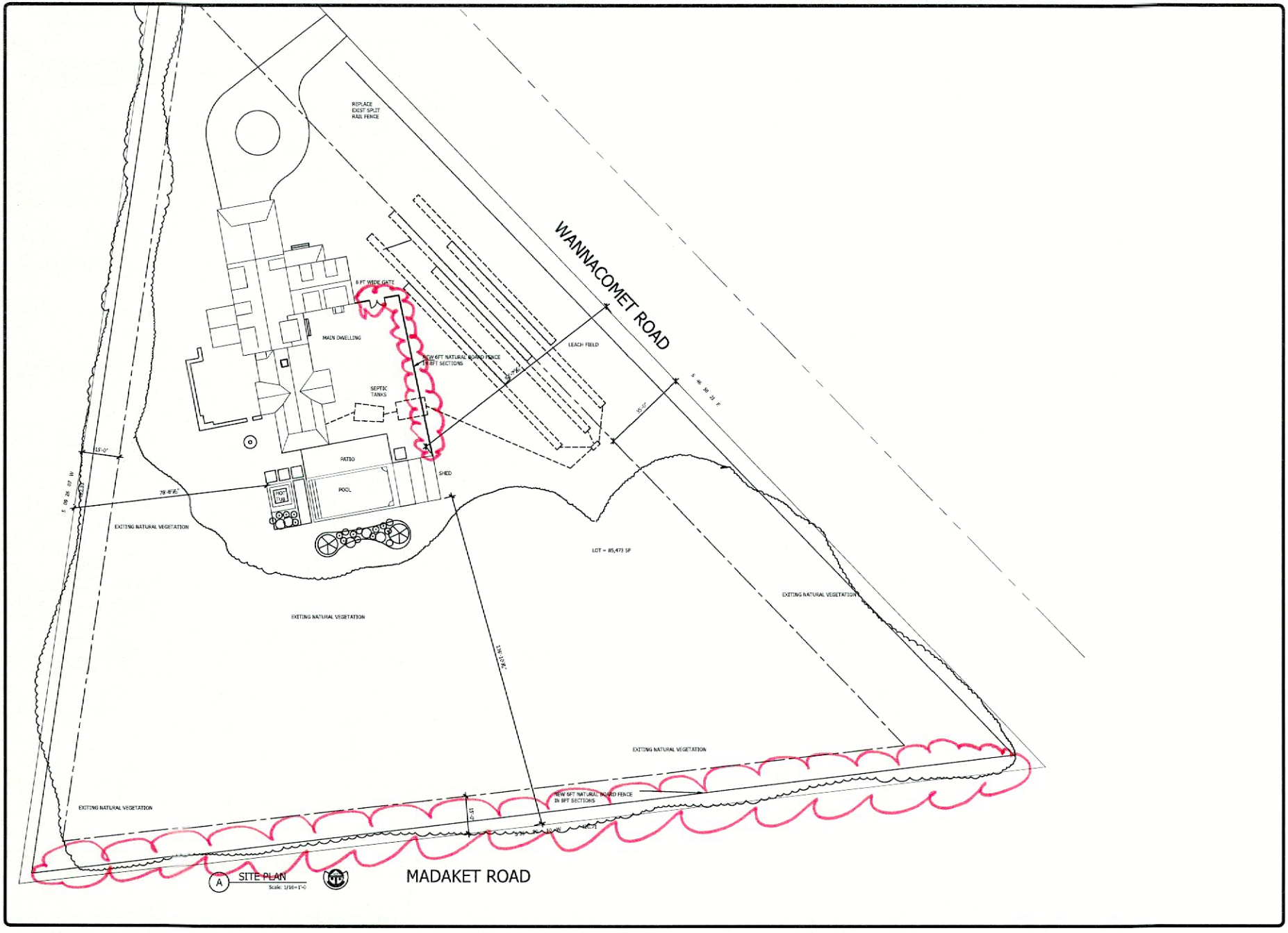
ADDITIONS AND RONOVATIONS FOR:
2 WANNACOMET ROAD.
NANTUCKET, MA 02554
MAP: 41 PARCEL: 573

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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TELEPHONE 508.228.5631
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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



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

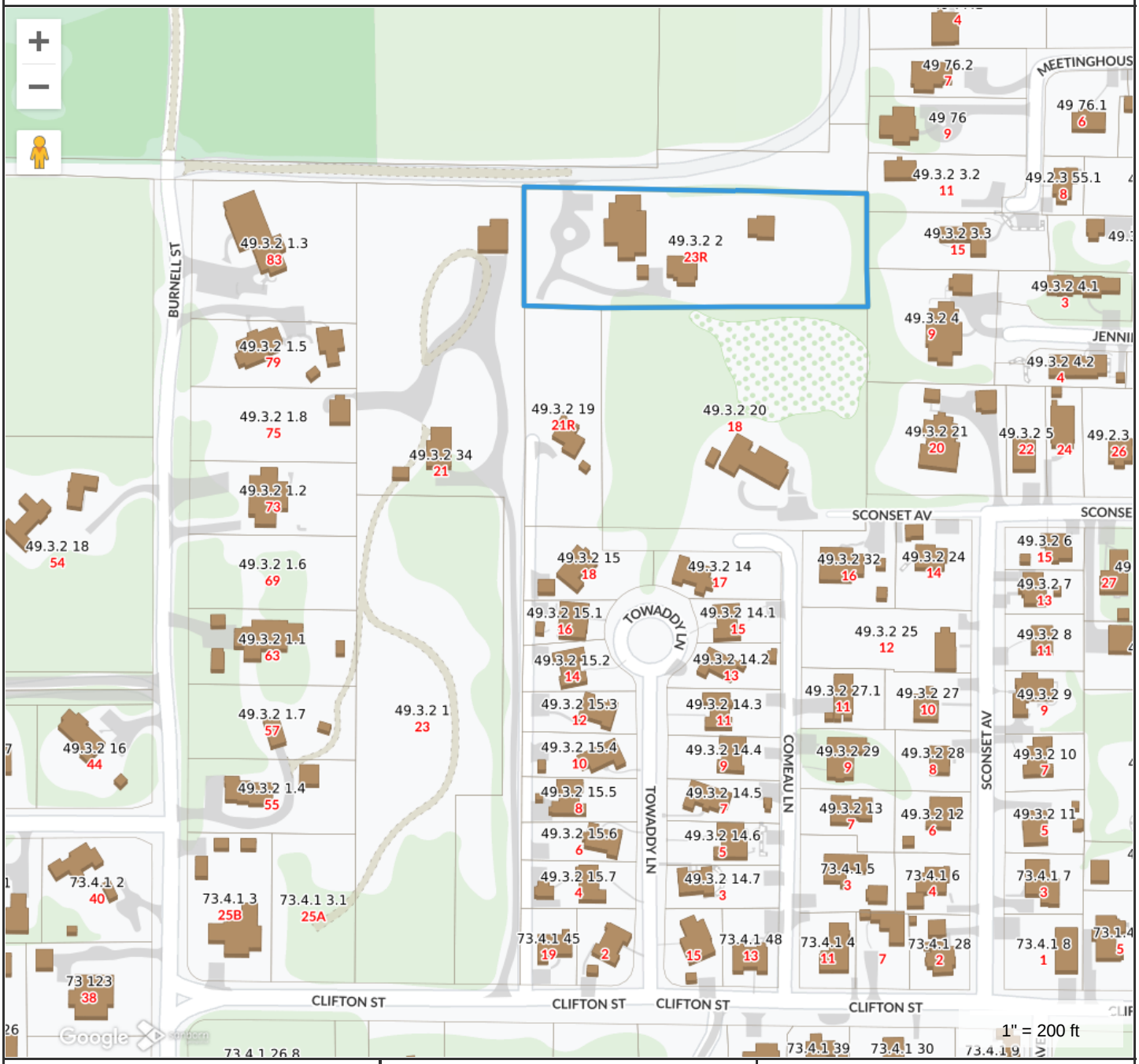
Deck NATURAL MAHOGANY Foundation _____ Fence _____ Shutters _____

* 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

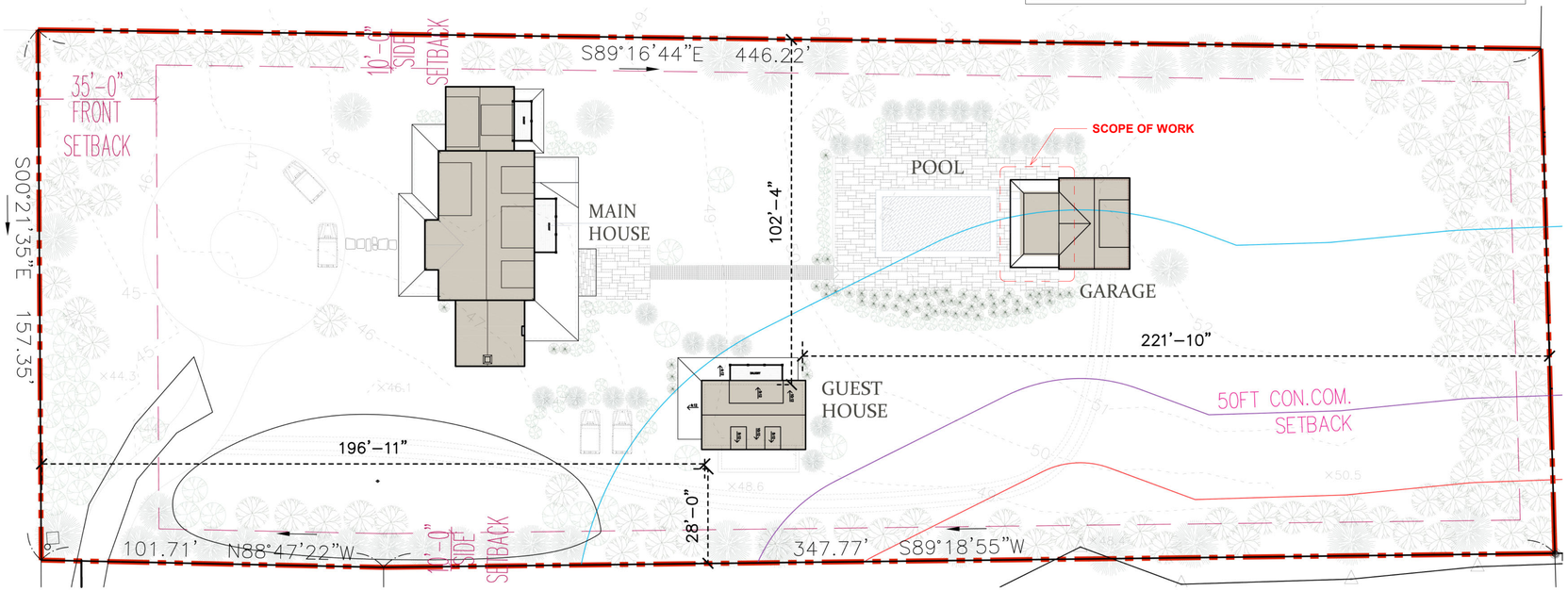


2 Vicinity Map
NTS

Zoning Requirements

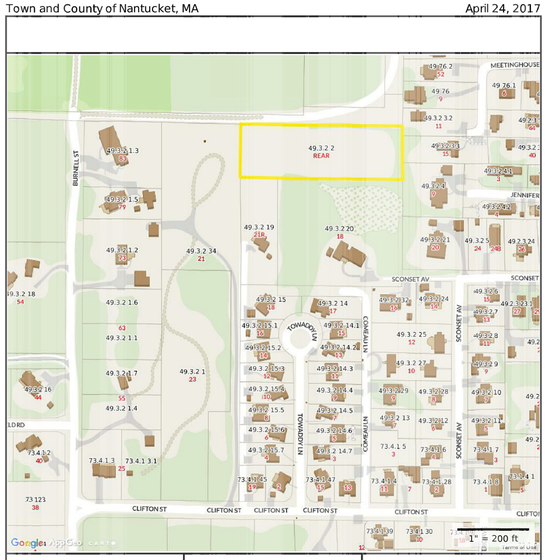
REAR PLAINFIELD
Map: 49.3.2 Parcel: 2 Zoning District: SR-20

	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

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

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

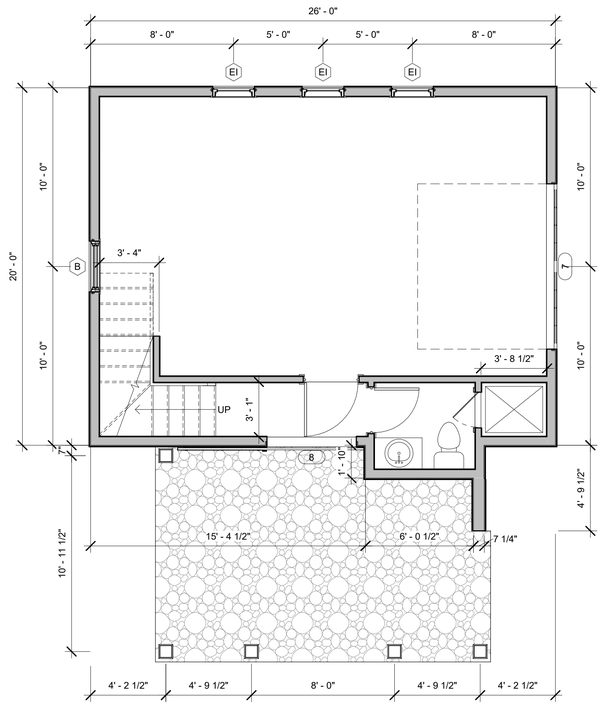
copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

WINDOW SCHEDULE

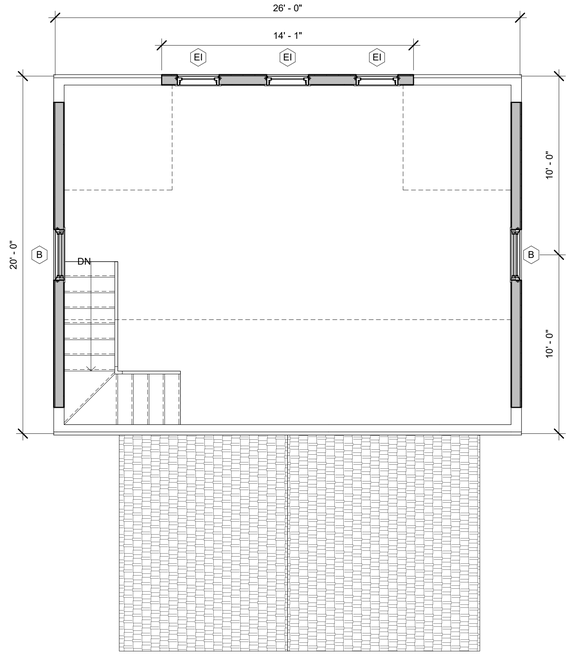
TAG	PHASE	QTY	ROUGH WIDTH	ROUGHT HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	SILL HEIGHT	COMMENTS
B	Existing	3	2' - 10 3/4"	5' - 0 3/4"	Andersen Corporation	A-Series Double Hung			
EI	Existing	7	2' - 4 3/4"	3' - 0 3/4"	Andersen Corporation	A-Series Picture Window			

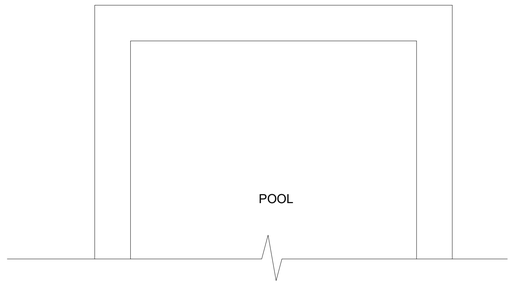
EXTERIOR DOOR SCHEDULE

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"



J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jgggarchitects.com

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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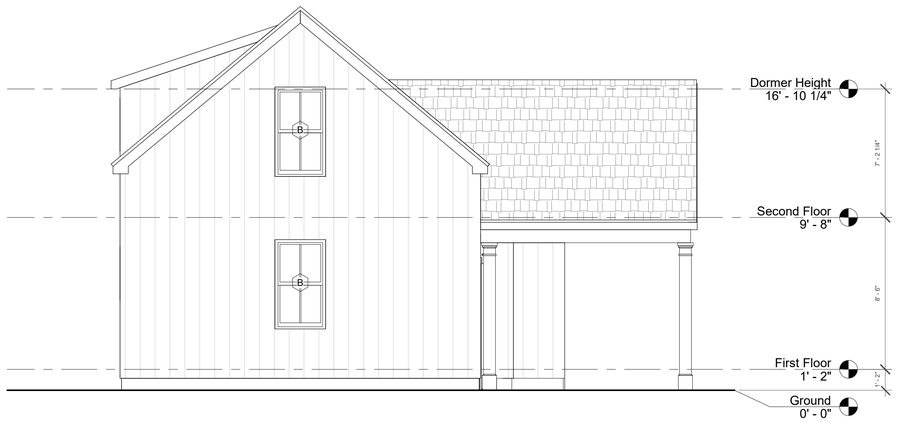
WINDOW SCHEDULE

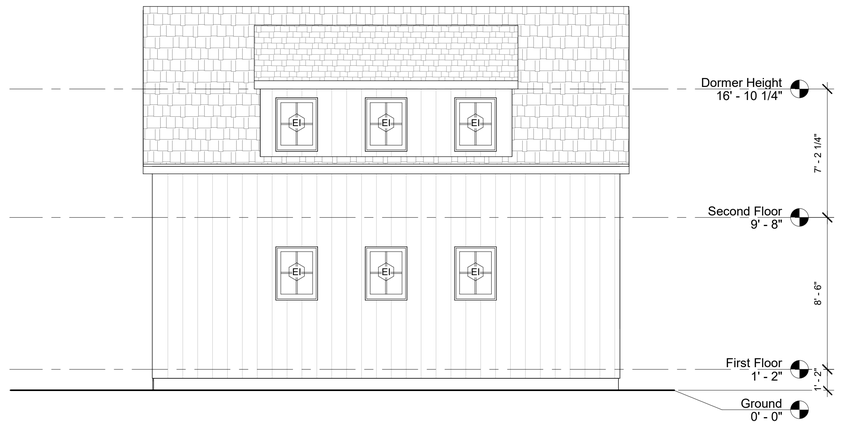
TAG	PHASE	QTY	ROUGH WIDTH	ROUGHT HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	SILL HEIGHT	COMMENTS
B	Existing	3	2' - 10 3/4"	5' - 0 3/4"	Andersen Corporation	A-Series Double Hung			
EI	Existing	7	2' - 4 3/4"	3' - 0 3/4"	Andersen Corporation	A-Series Picture Window			

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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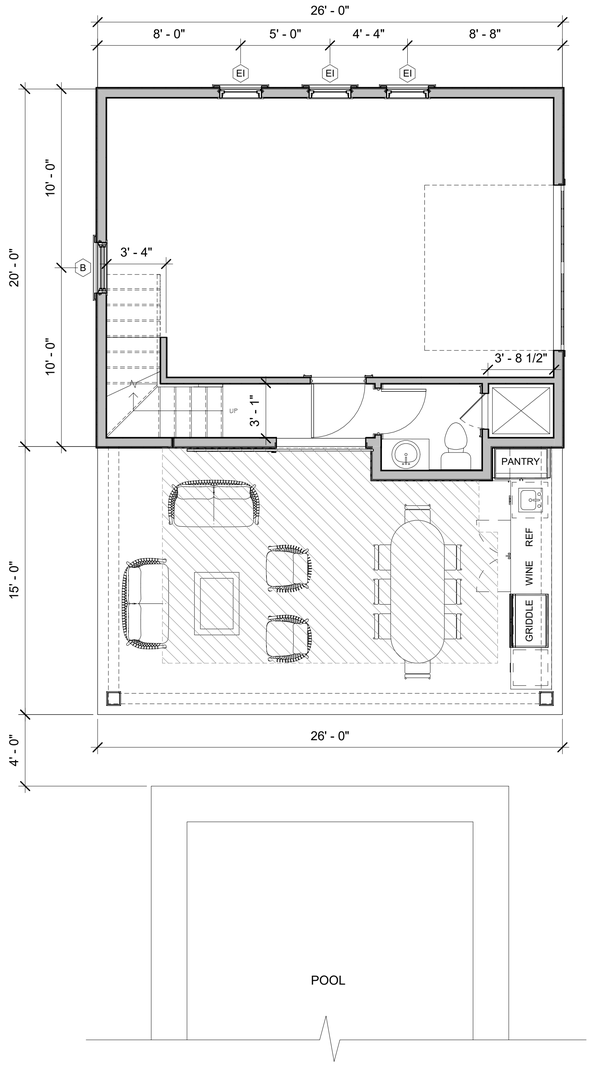
WINDOW SCHEDULE

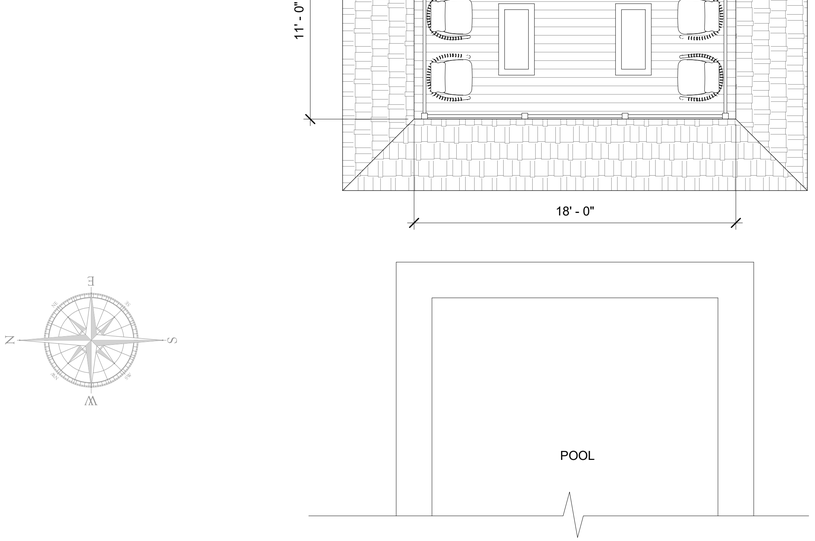
TAG	PHASE	QTY	ROUGH WIDTH	ROUGHT HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	SILL HEIGHT	COMMENTS
B	Existing	3	2' - 10 3/4"	5' - 0 3/4"	Andersen Corporation	A-Series Double Hung			
EI	Existing	6	2' - 4 3/4"	3' - 0 3/4"	Andersen Corporation	A-Series Picture Window			

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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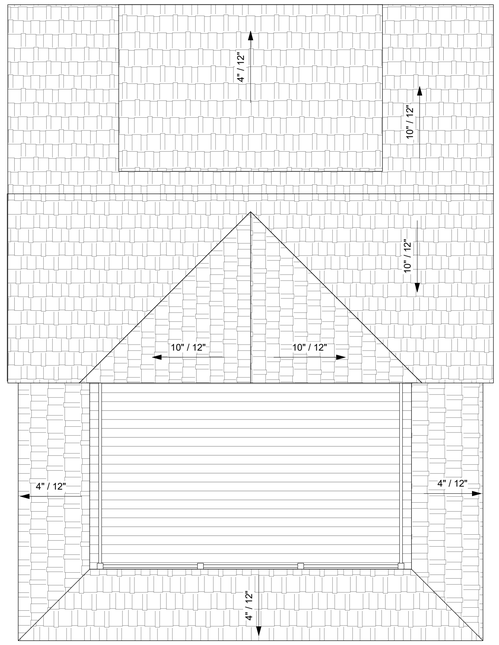
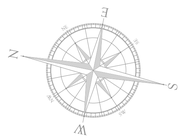


1 Roof Plan Proposed
1/4" = 1'-0"



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WINDOW SCHEDULE

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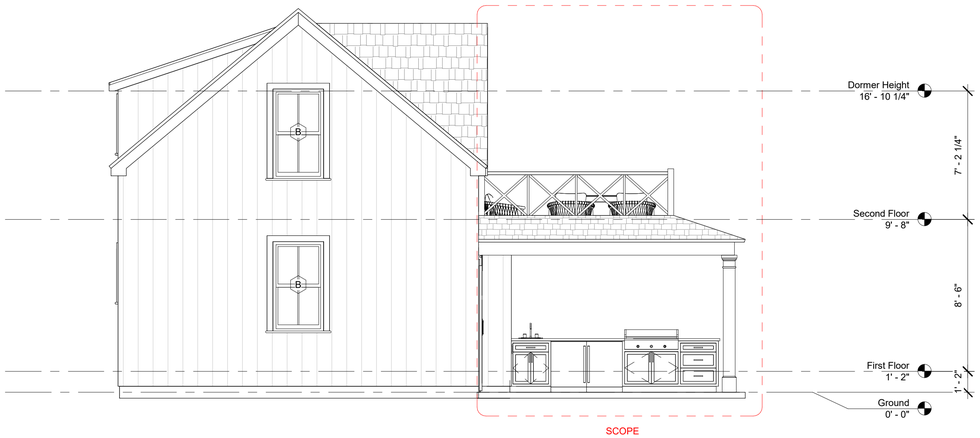
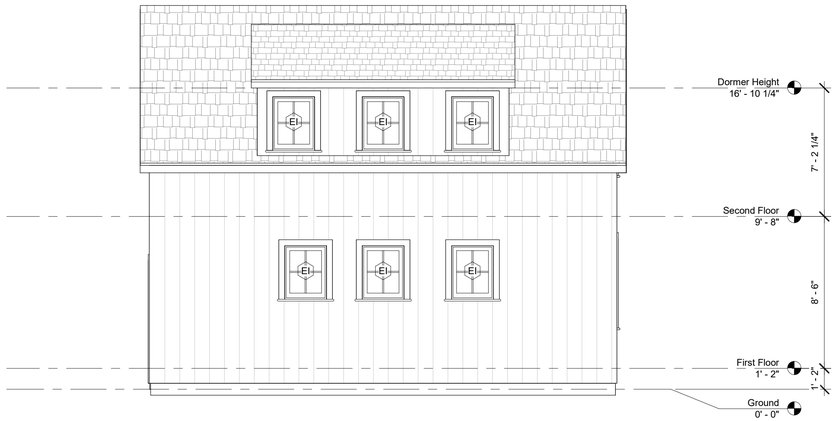
EXTERIOR DOOR SCHEDULE

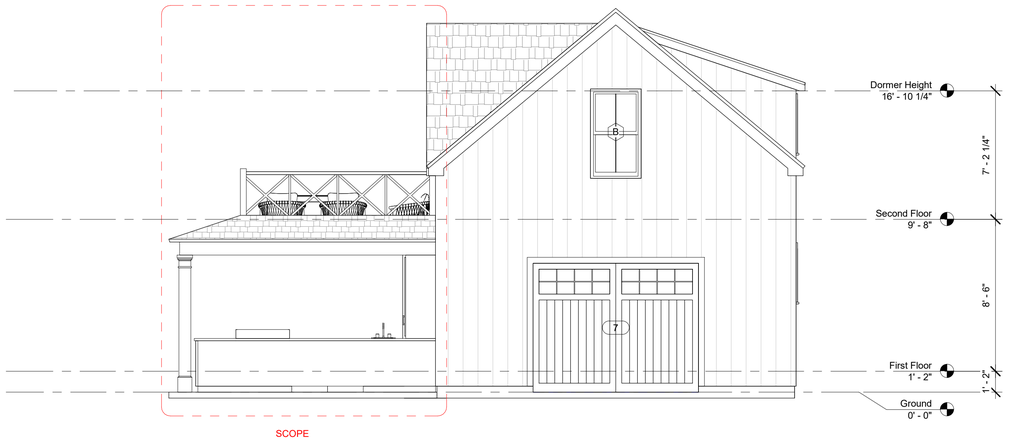
TAG	PHASE	QTY	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	HEAD HEIGHT	COMMENTS
7	Existing	1	7' - 10 1/2"	7' - 0"	Rock N Roll Millwork	Overhead Garage Door	7' - 0"	
8	Existing	1	5' - 0"	7' - 0"	Rock N Roll Millwork	Single Sliding Barn Door	7' - 0"	
R40	New Construction	1	3' - 2 7/16"	7' - 2 1/2"	Marvin Windows and Doors	CUIFD3070	7' - 2"	



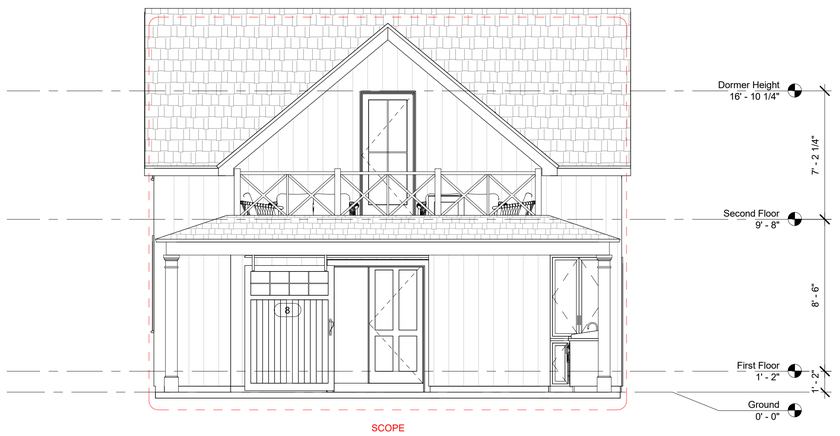
1 Proposed North Elevation
1/4" = 1'-0"



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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SCALE	1/4" = 1'-0"
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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°: 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 _____

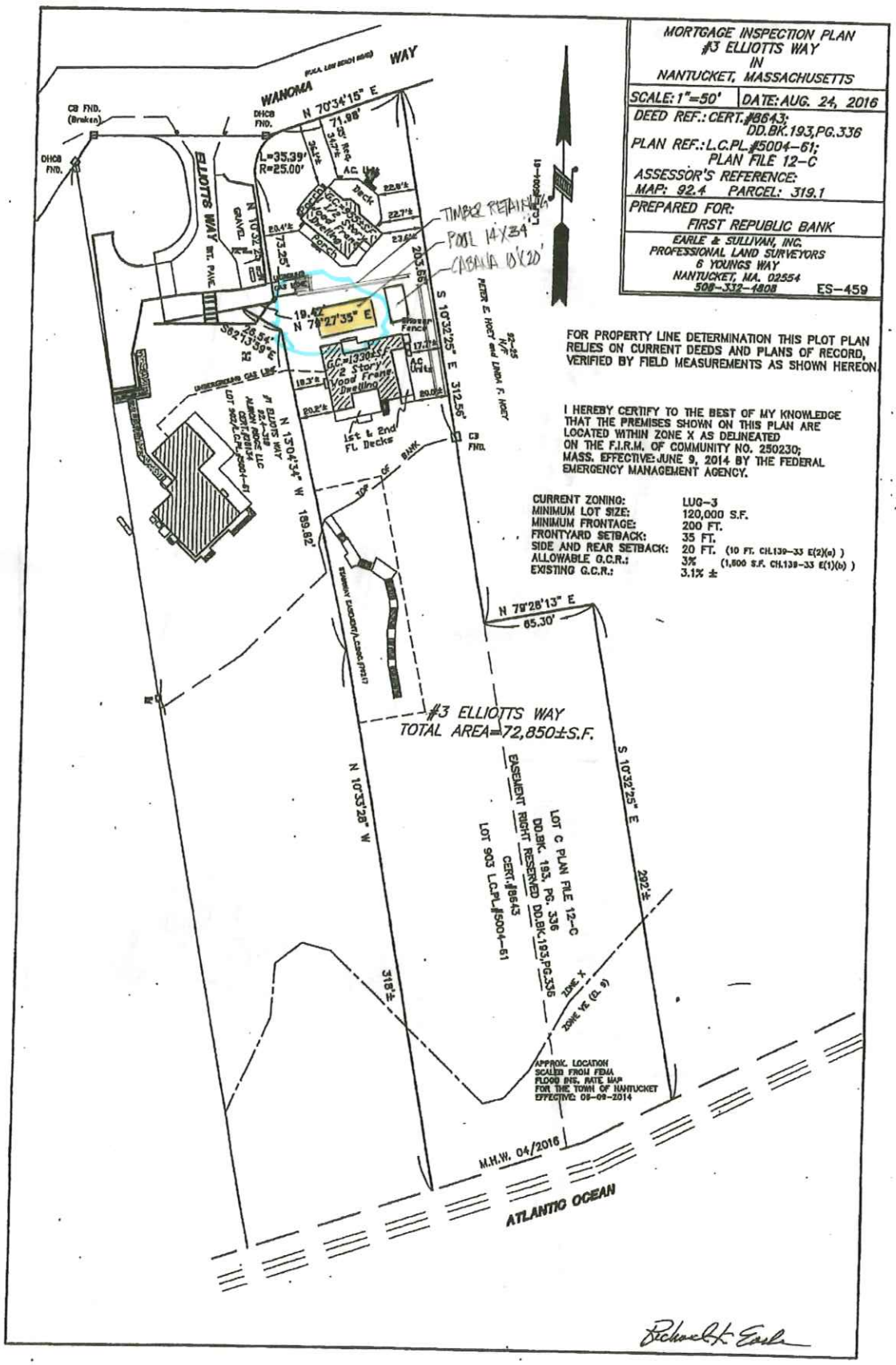
Trim _____ Sash _____ Doors _____

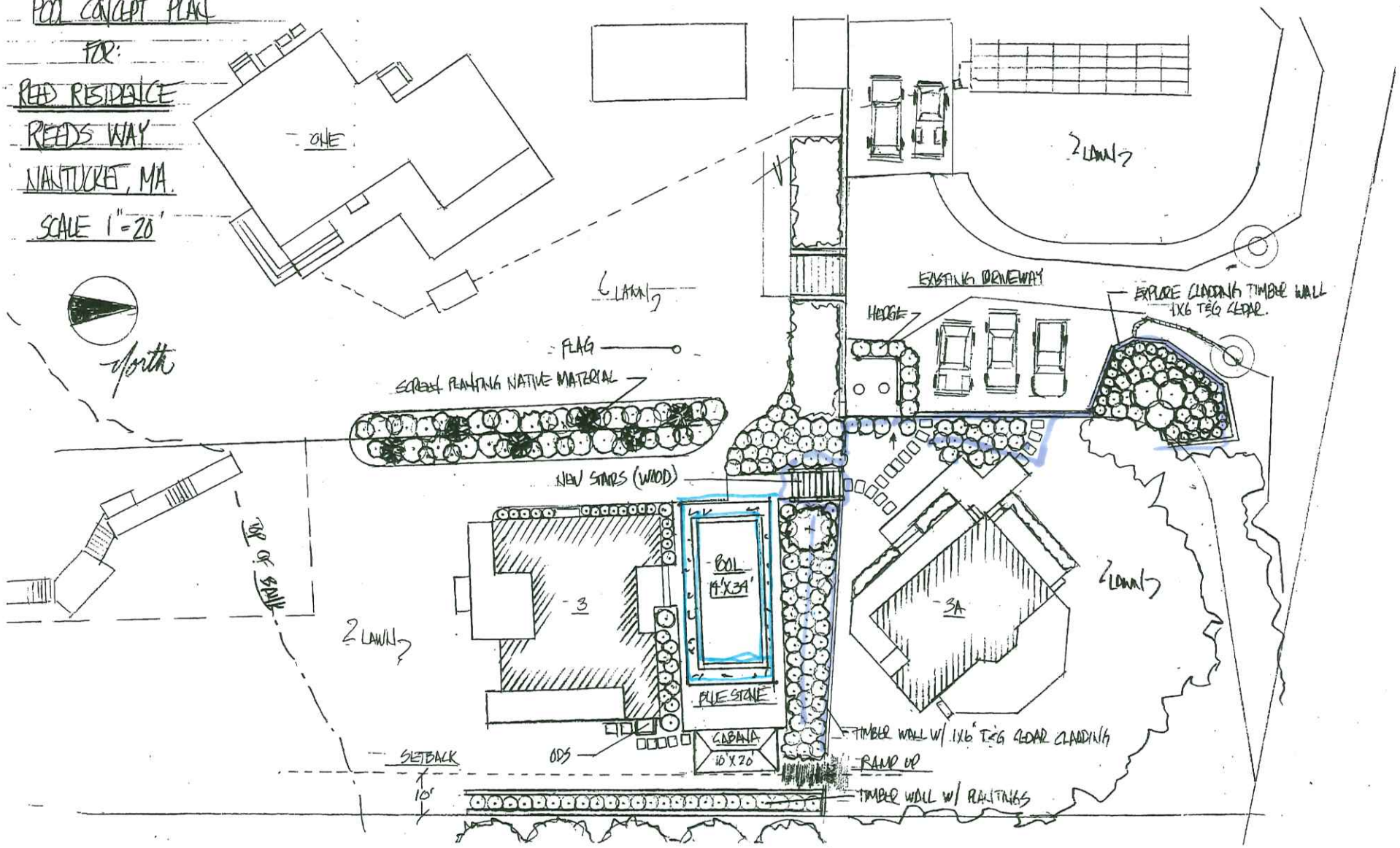
Deck _____ Foundation _____ Fence _____ Shutters _____

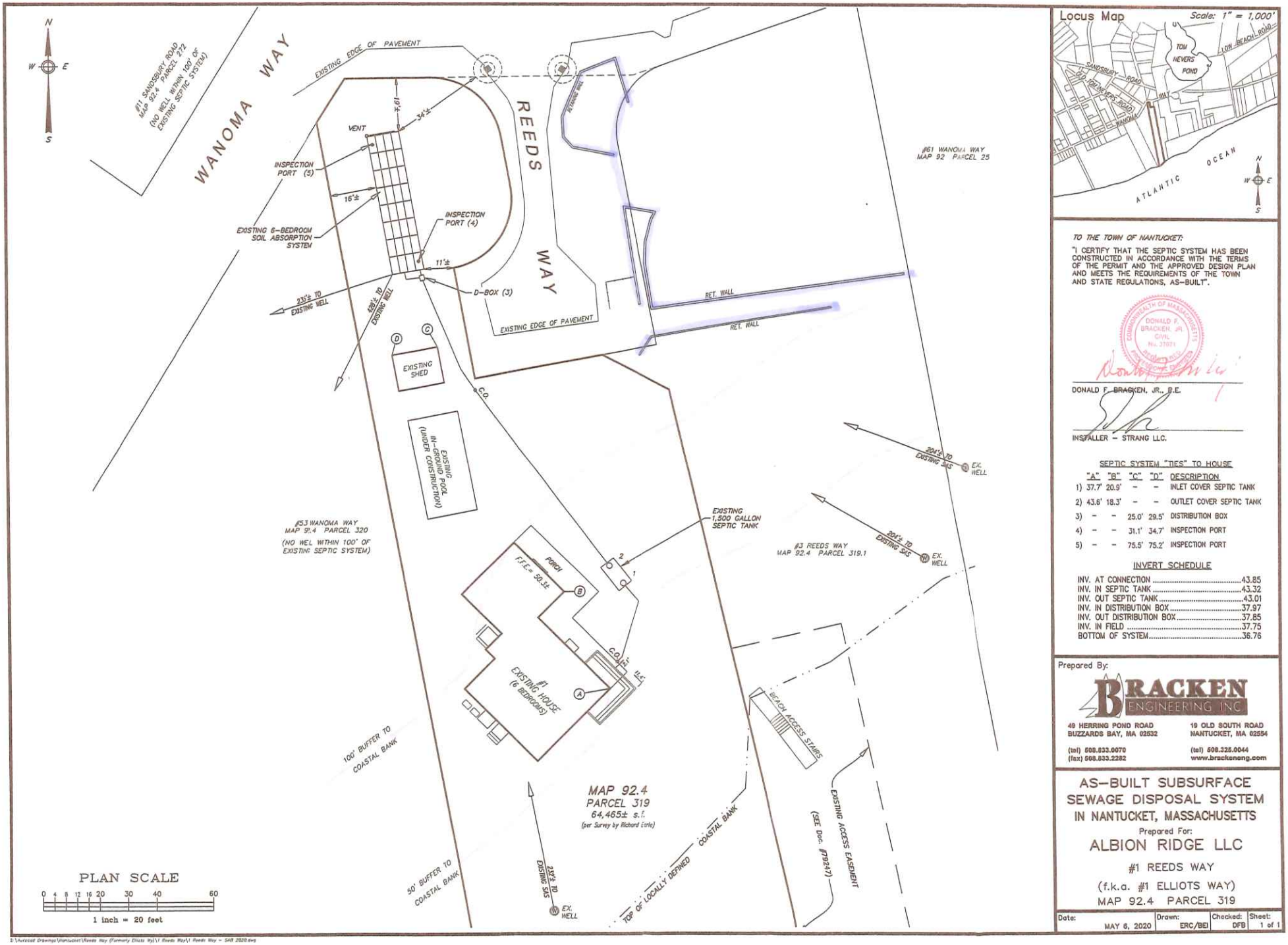
* Attach manufacturer's color samples if color is not from HDC approval list.

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% (1,800 S.F. CH.139-33 E(1)(b))
EXISTING G.C.R.: 3.1% ±
WANOMA WAY
ELLIOTTS WAY
N 70°34'15" E
71.98'
L=35.39'
R=25.00'
TIMBER RETAINING
POOL 14'X34'
CABANA 10'X20'
N 79°27'35" E
19.42'
S 10°32'25" E
312.56'
N 13°04'34" W
189.82'
N 79°28'13" E
65.30'
#3 ELLIOTTS WAY
TOTAL AREA=72,850±S.F.
N 10°33'28" W
S 10°32'25" E
292'±
318'±
LOT C PLAN FILE 12-C
DD.BK. 193, PG. 336
EASEMENT RIGHT RESERVED DD.BK.193,PG.336
CERT.#8643
LOT 903 L.C.PL.#5004-61
ZONE X
ZONE VE (EL 9)
APPROX. LOCATION SCALED FROM FEMA FLOOD INS. RATE MAP FOR THE TOWN OF NANTUCKET EFFECTIVE: 06-09-2014
M.H.W. 04/2016
ATLANTIC OCEAN


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









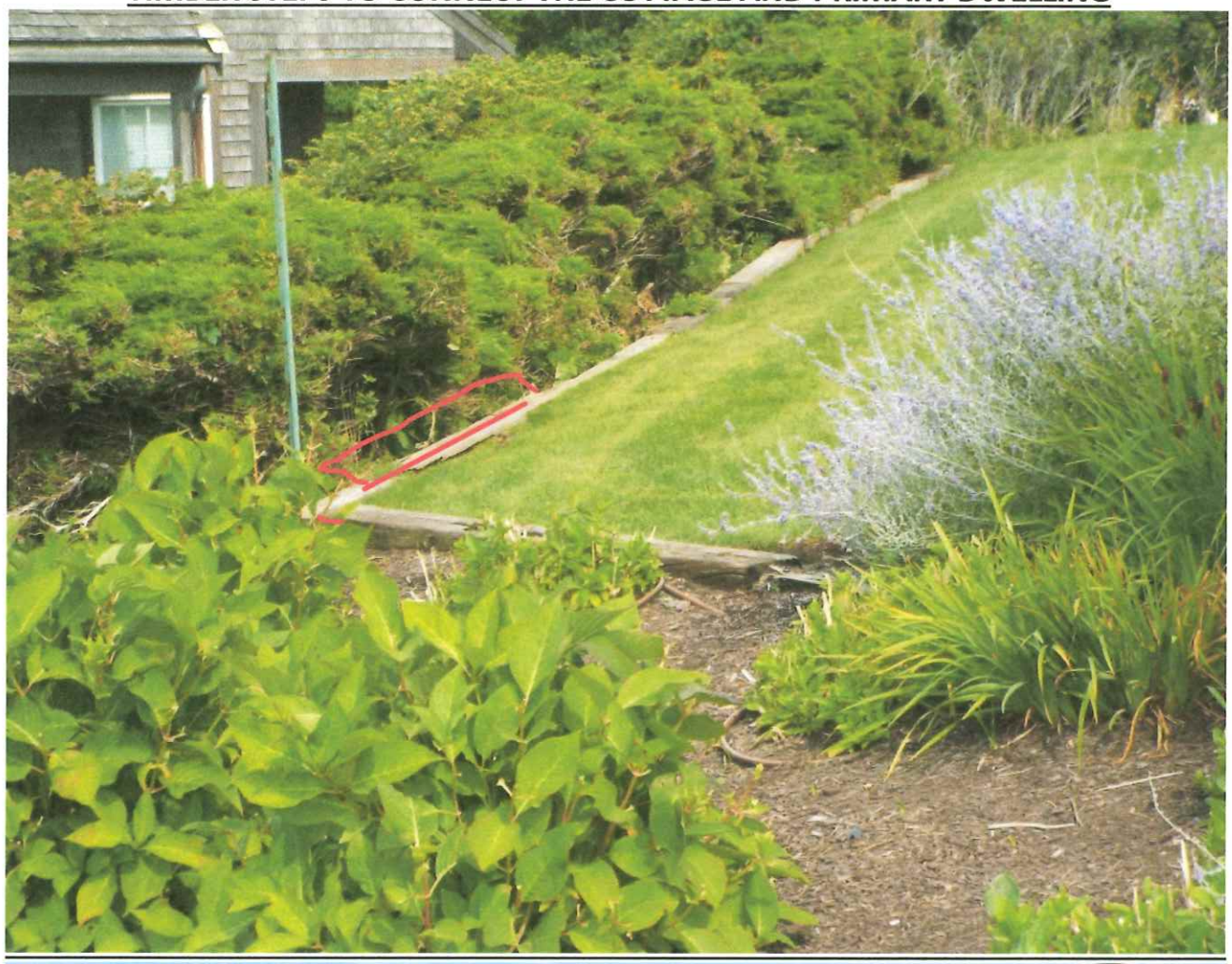


LOOKING DOWN TOWARDS THE FRONT COTTAGE





TIMBER STEPS TO CONNECT THE COTTAGE AND PRIMARY DWELLING



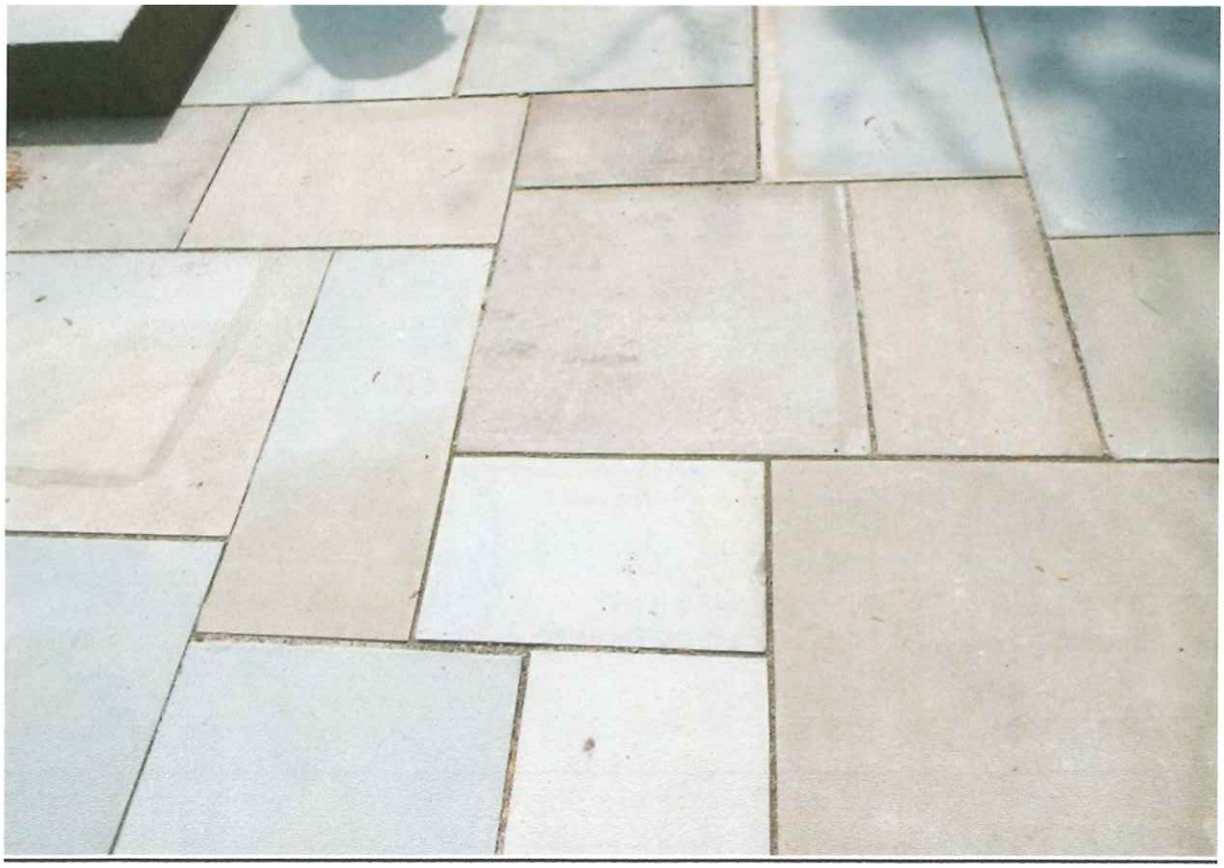








BLUESTONE PATIO



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.

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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°. 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.
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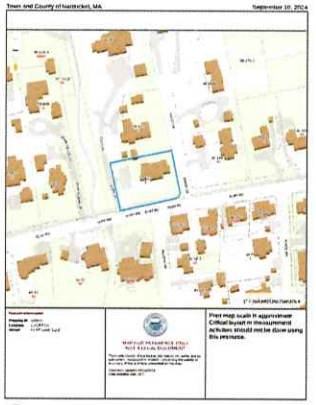
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION CONTRACTS.



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



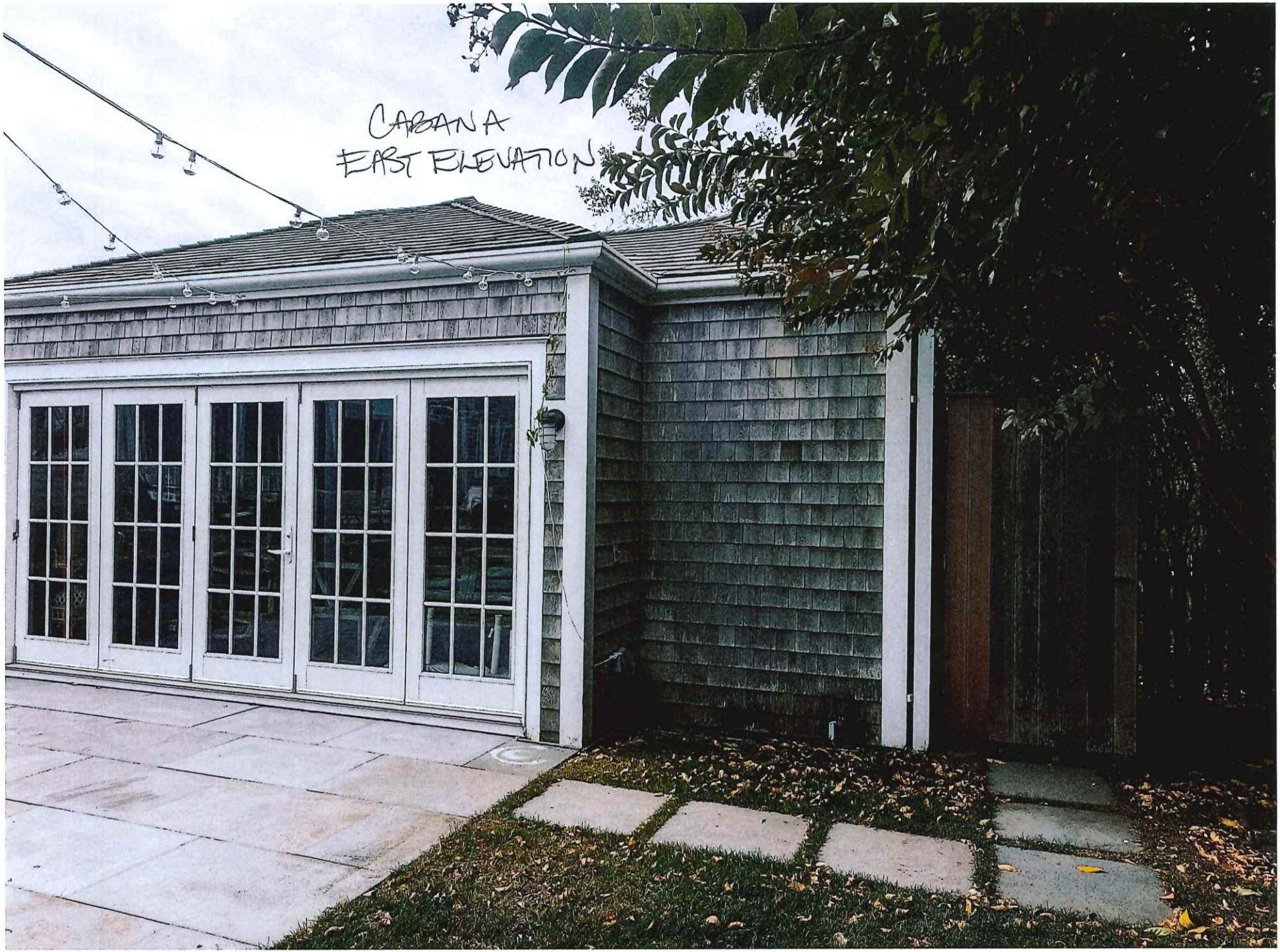
1 CLIFF LANE



1 CLIFF LANE. SHED NORTH / INSET



1 CLUTTLANE SHED EAST / NORTH


CABANA
EAST ELEVATION

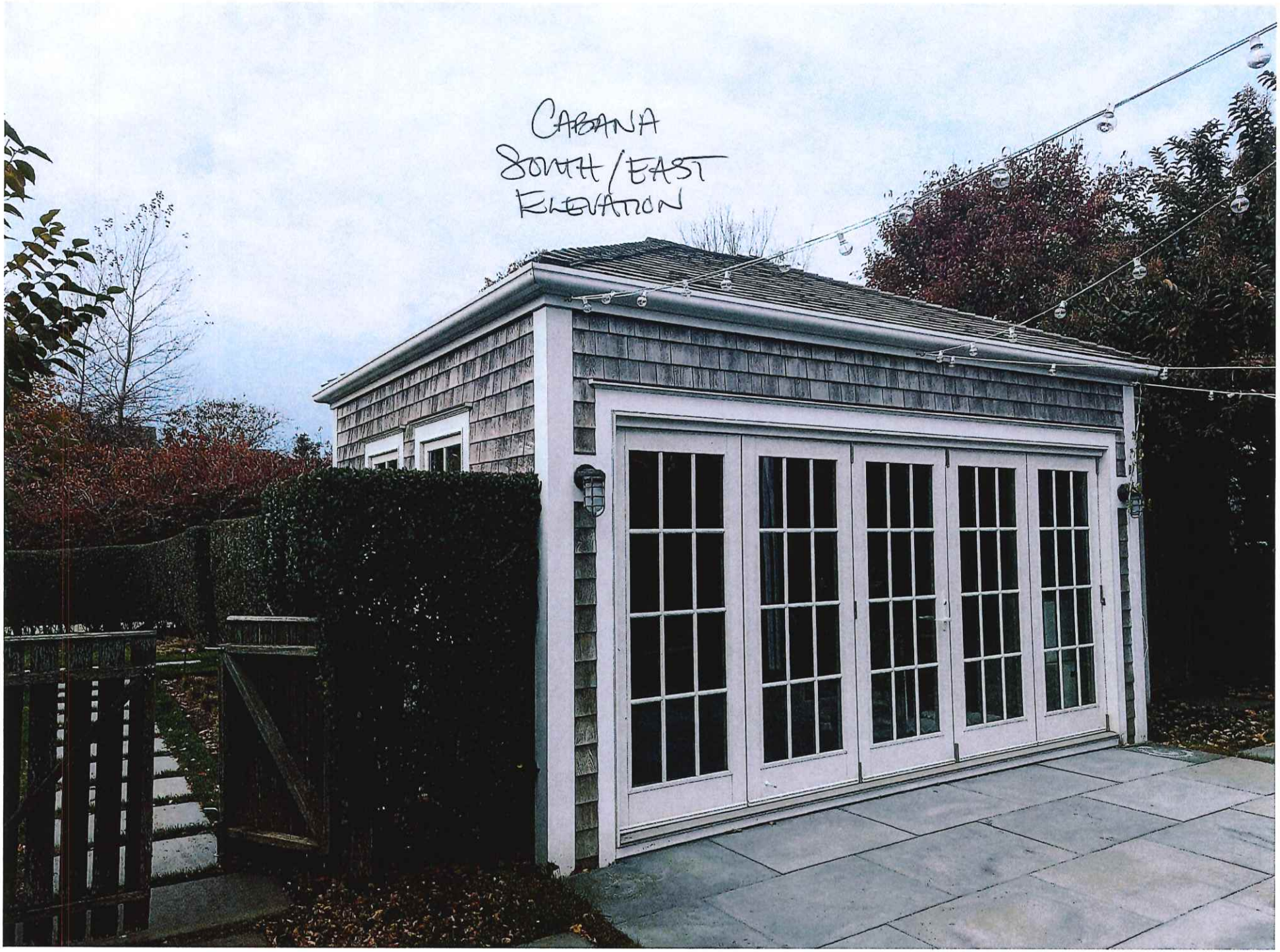

SHED
WEST/SOUTH
CABANA
SHED



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.

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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: 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"

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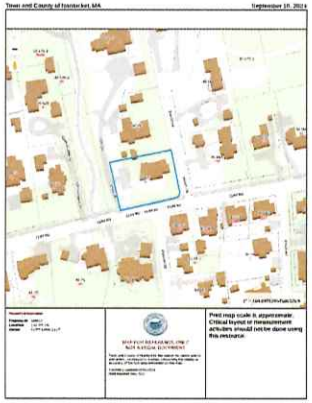

4 Locus Map



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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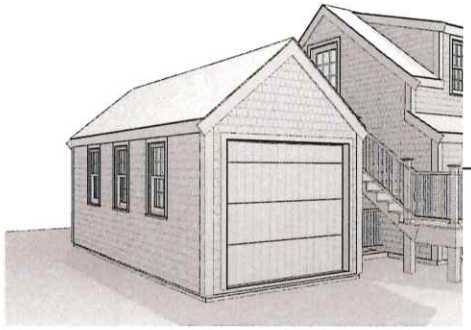
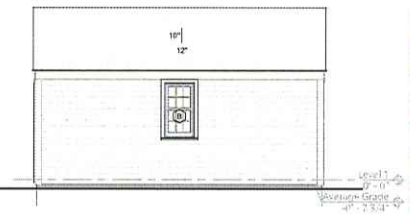
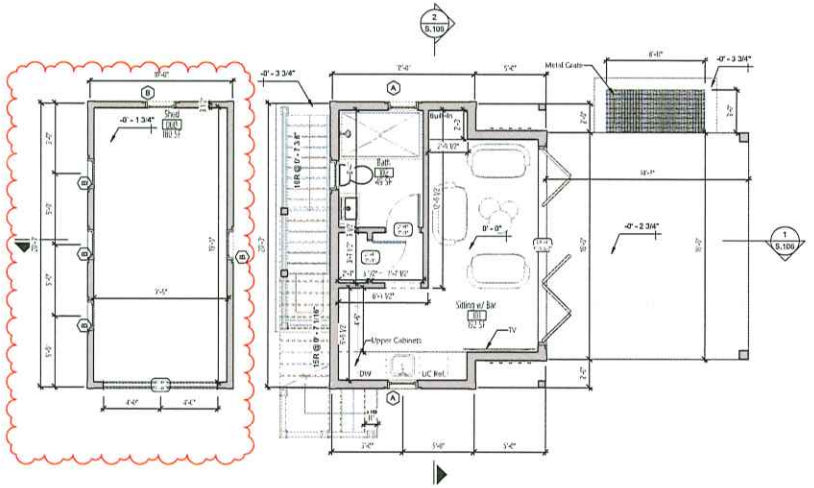


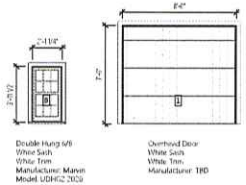
6 3D View 3



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



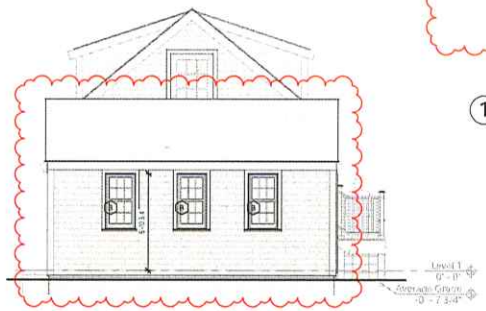
1 Level 1 - Proposed - Shed
1/4" = 1'-0"



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
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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



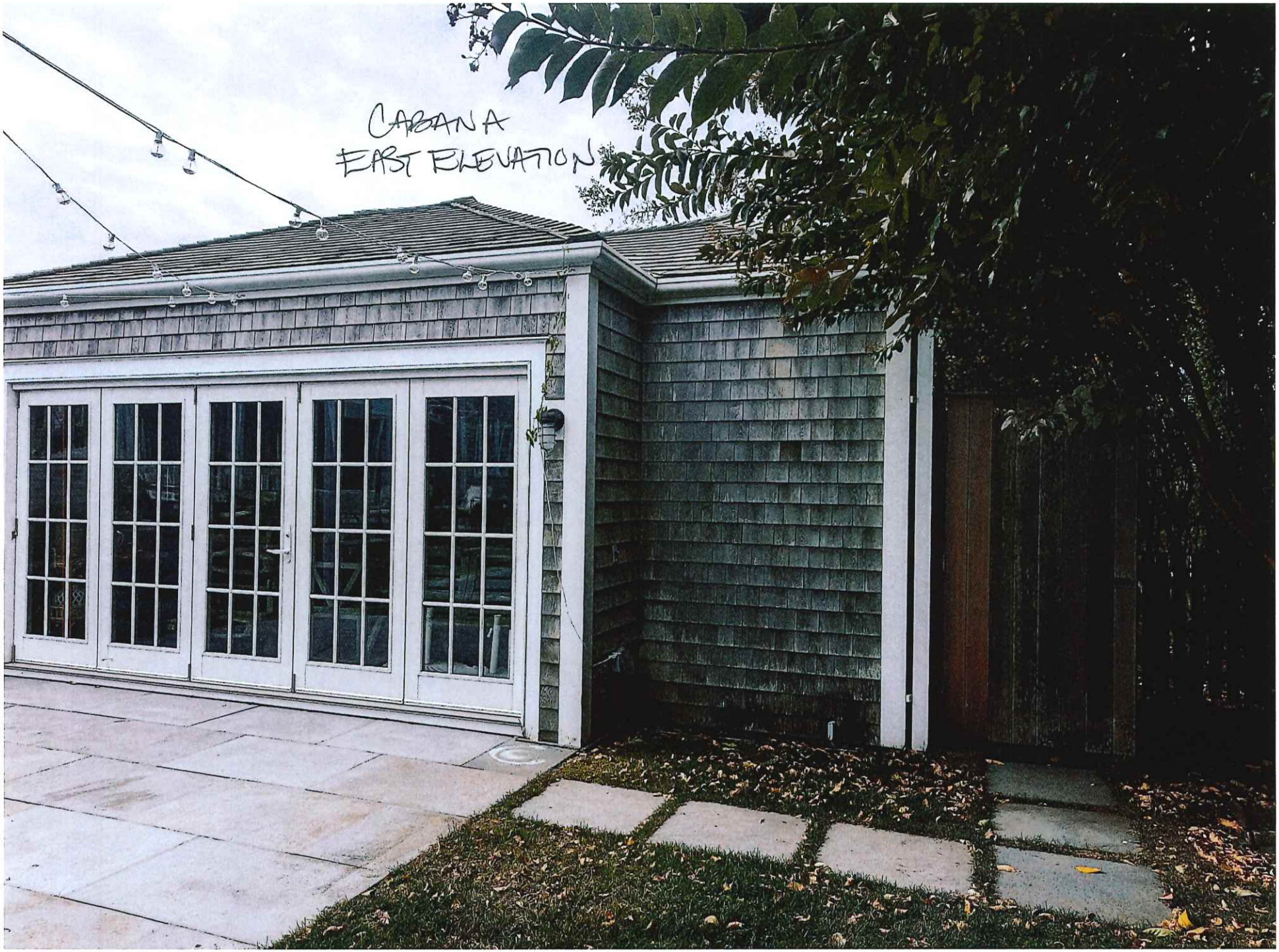
1 CLIFF LANE

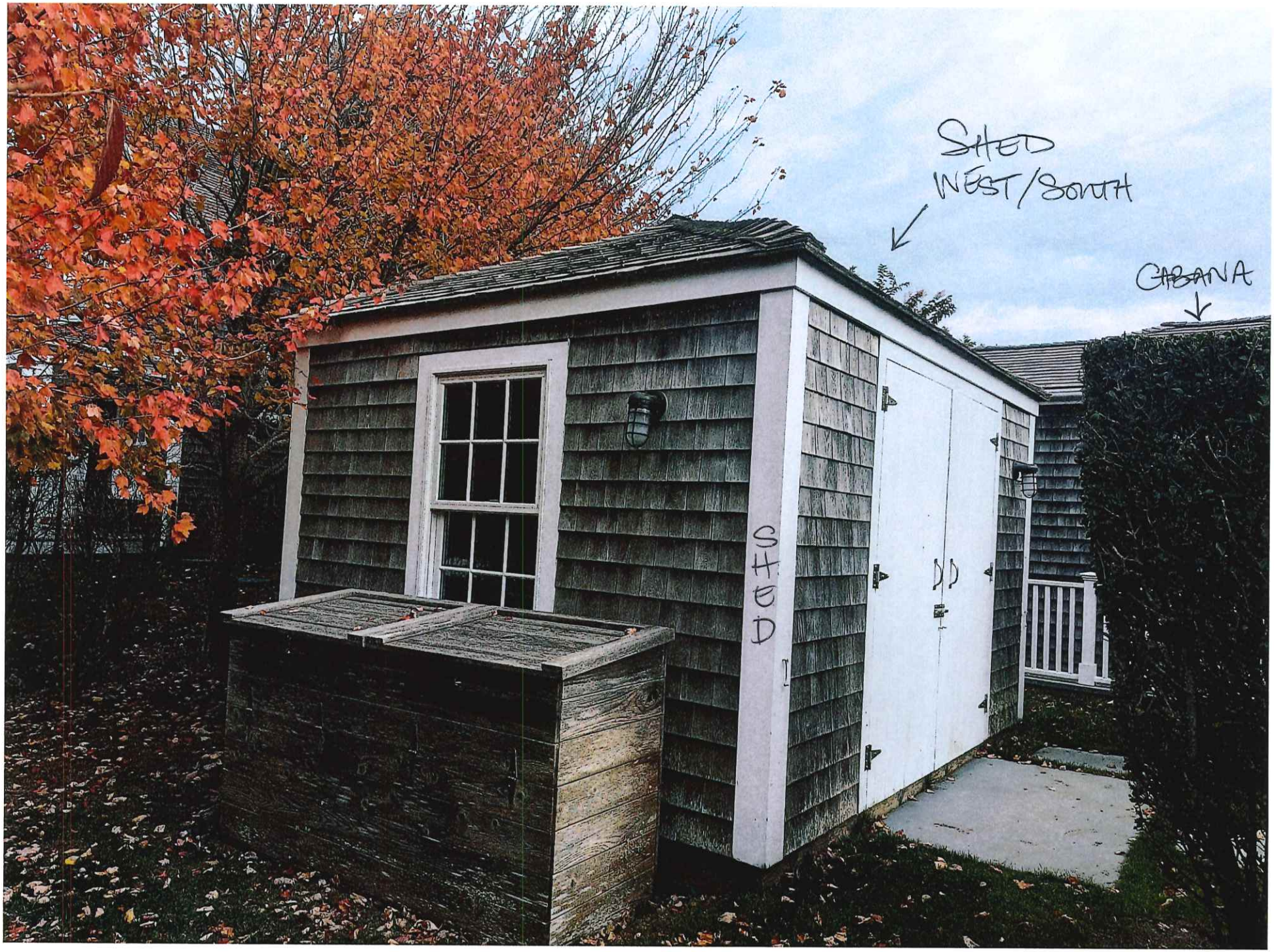


1 CLIFF LANE. SHED NORTH / INSET



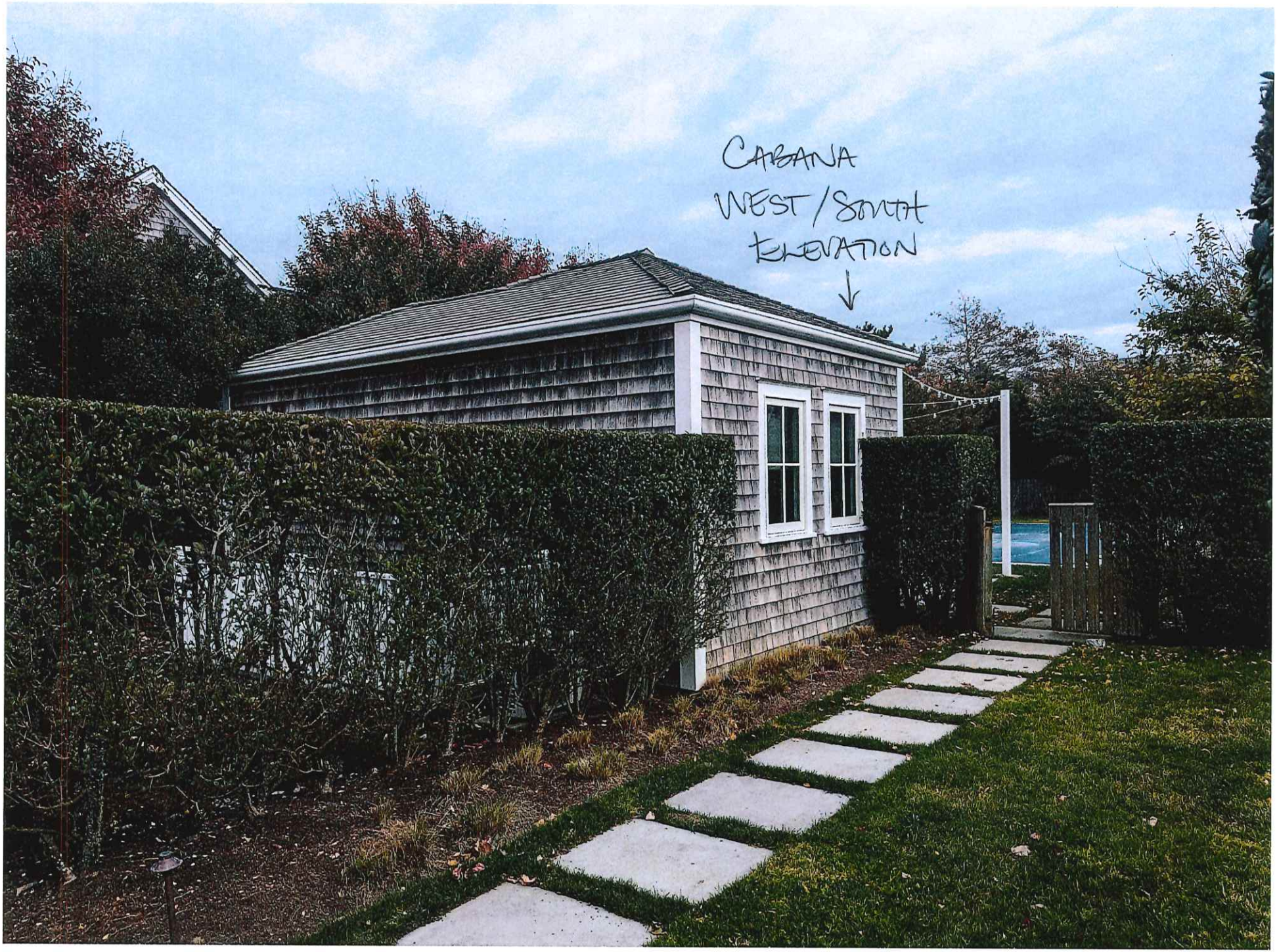
1 CLIFF LANE SHED EAST / NORTH


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

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.

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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

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCIES FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JB STUDIO. JB STUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INSTALLED INCORRECTLY DUE TO: • ILLEGIBLE MARKING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JB STUDIO.
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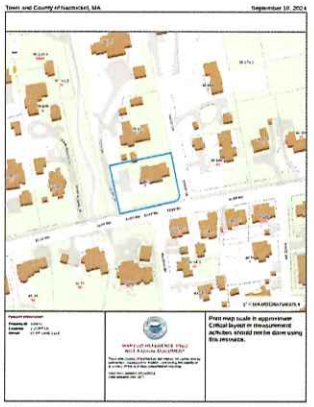
DRAWINGS THAT ARE NOT CLEARLY LABELLED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



1 Site Plan
1" = 18'-0"



2 Locus Map



3 Back Yard View



4 Side View To Existing Cabana

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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 - 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



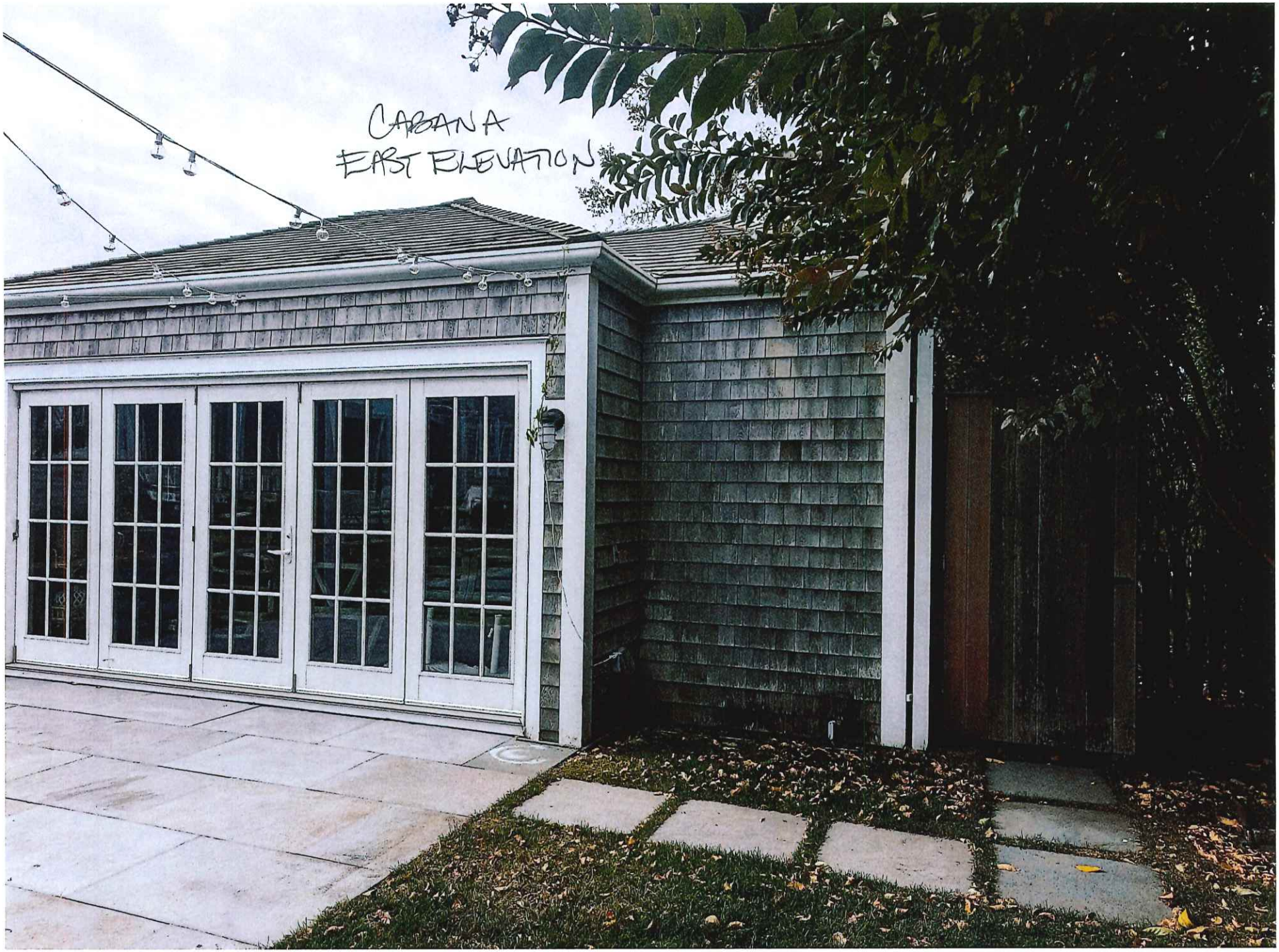
1 CLIFF LANE

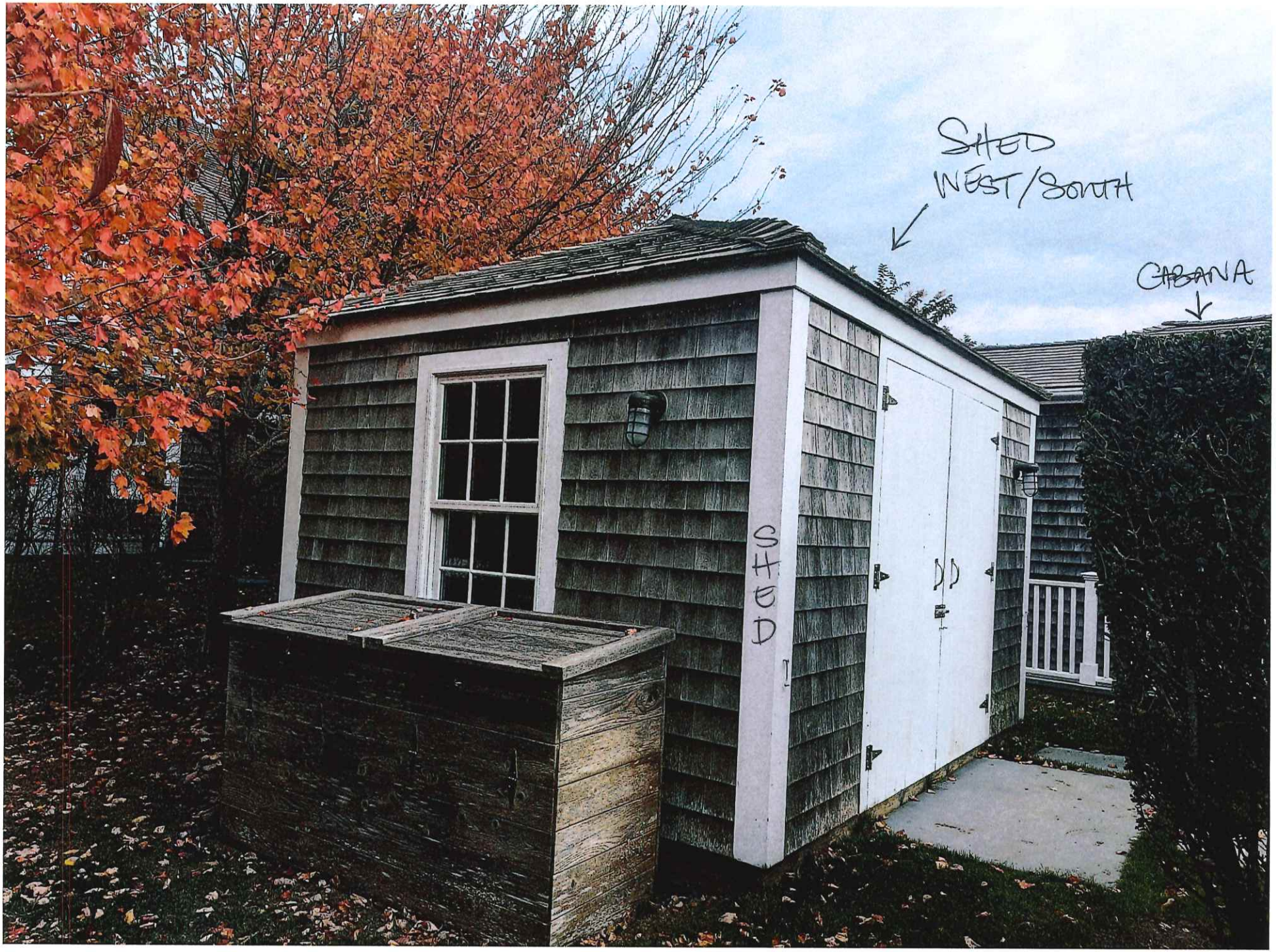


1 CLIFF LANE. SHED NORTH / INSET



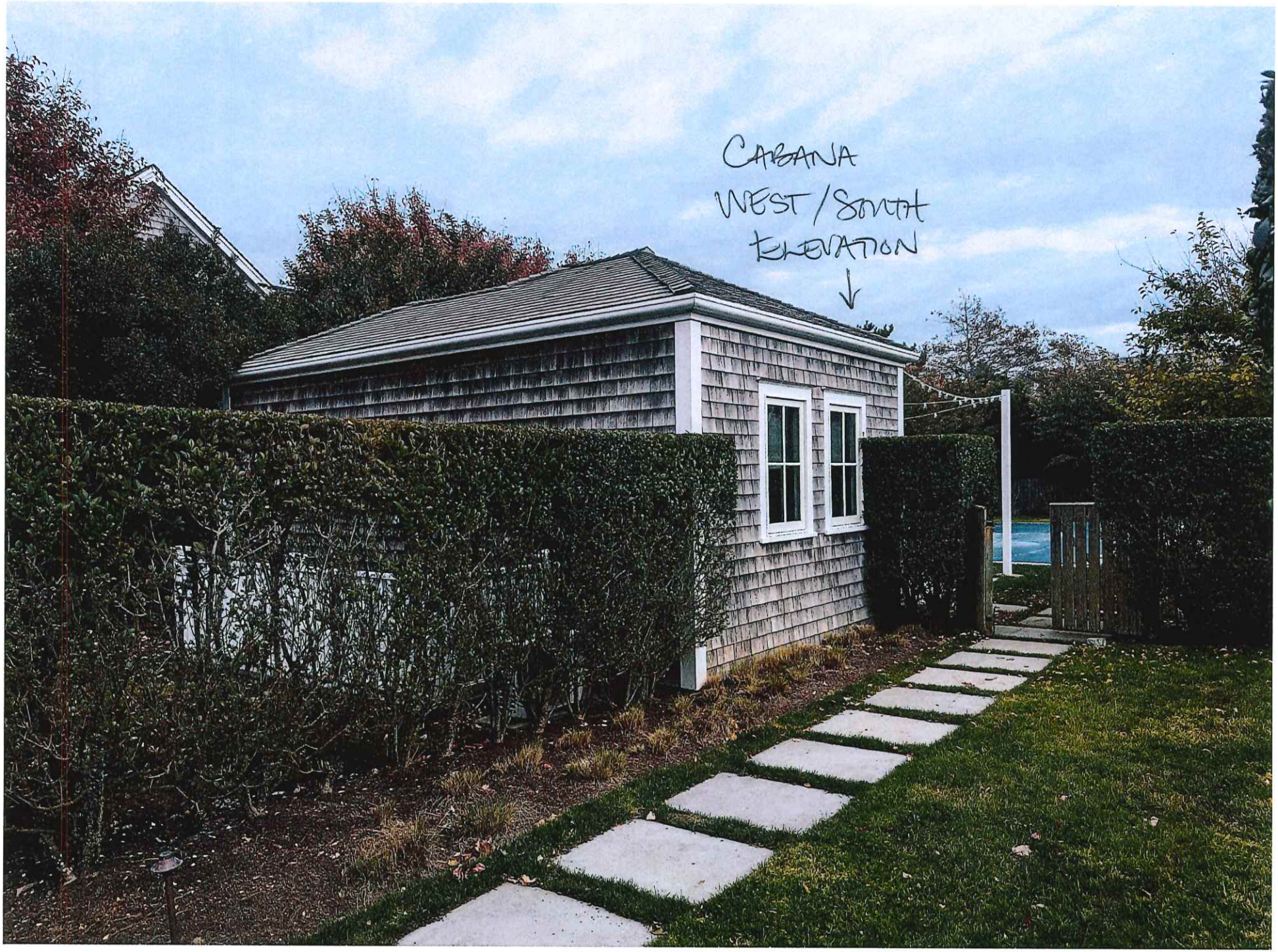
1 CLOTHLANE SHED EAST / NORTH


CABANA
EAST ELEVATION

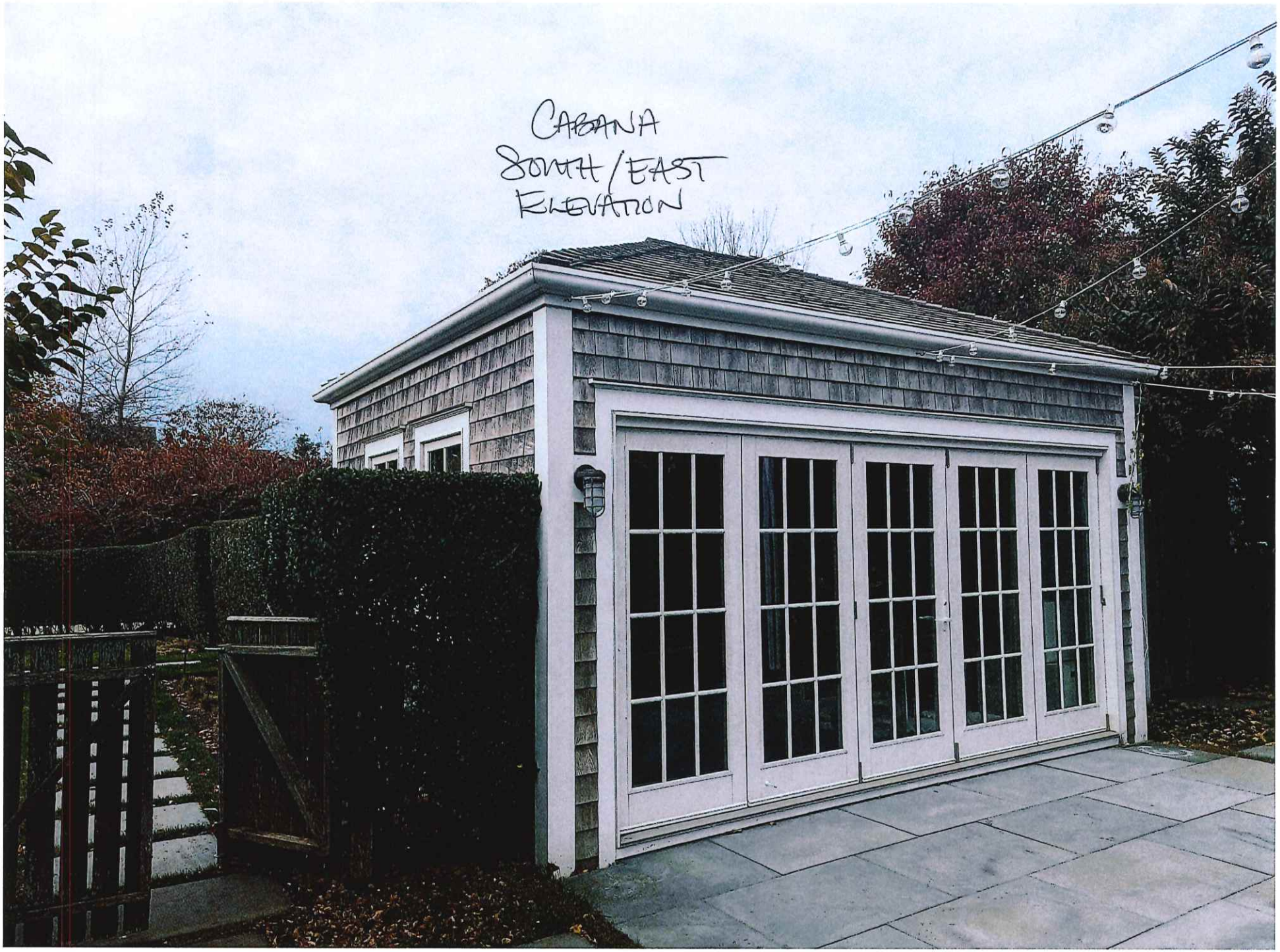

SHED
WEST/SOUTH
CABANA
SHED



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:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the 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: 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.
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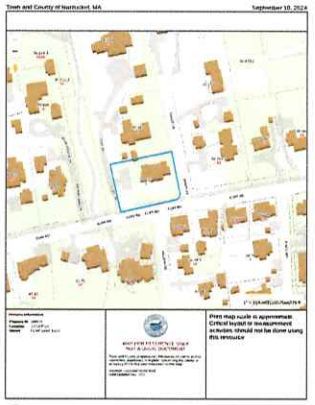
1 Site Plan
3/32" = 1'-0"



2 Locus Map



3 Back Yard View



4 Side View To Existing Cabana

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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 - 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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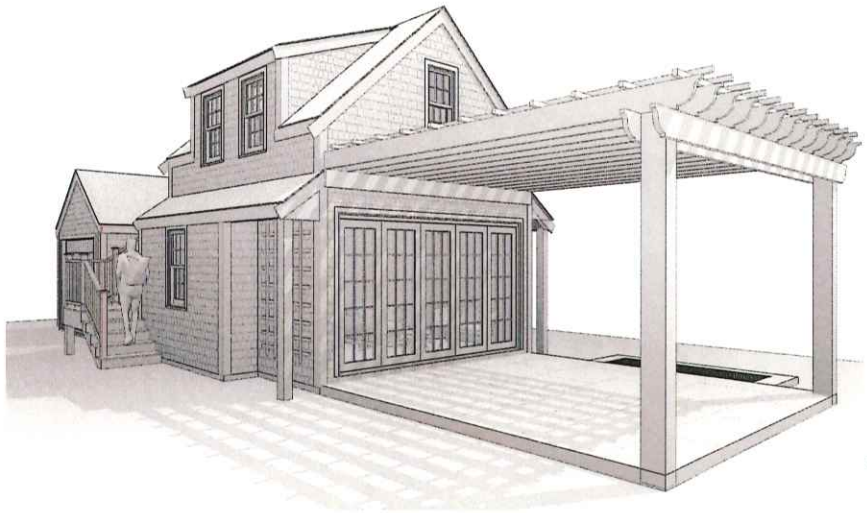
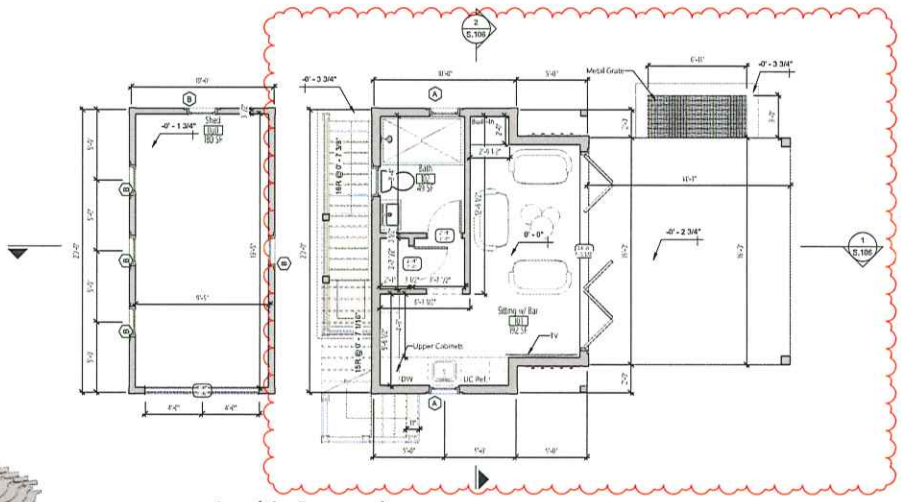
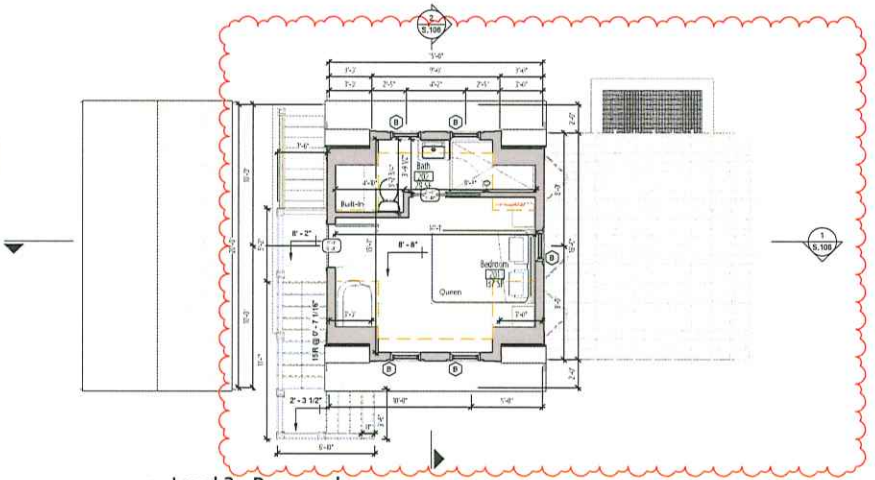


4 3D View 1



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



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

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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

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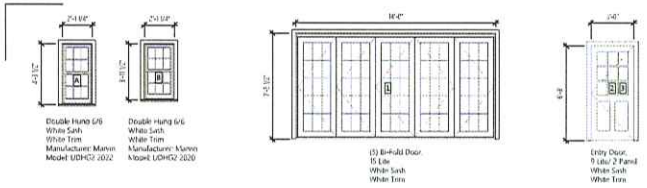
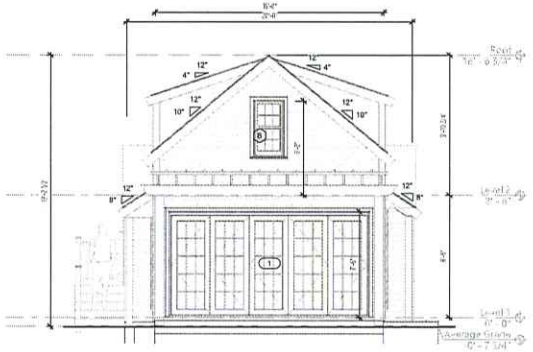
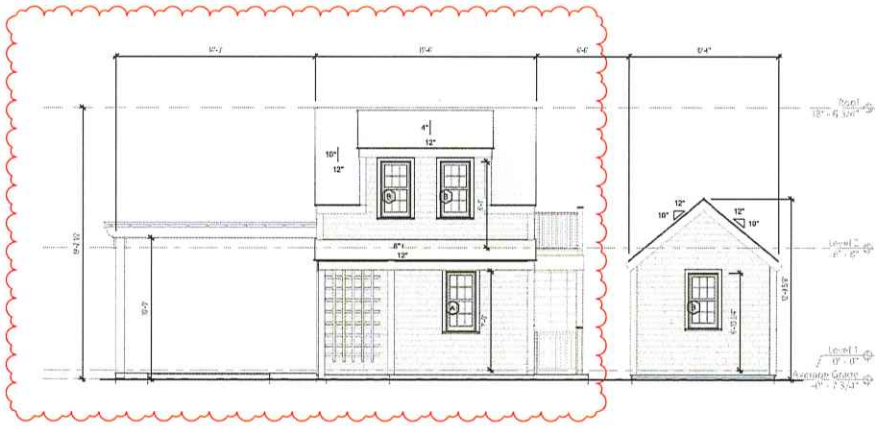


Window Schedule
1/4" = 1'-0"

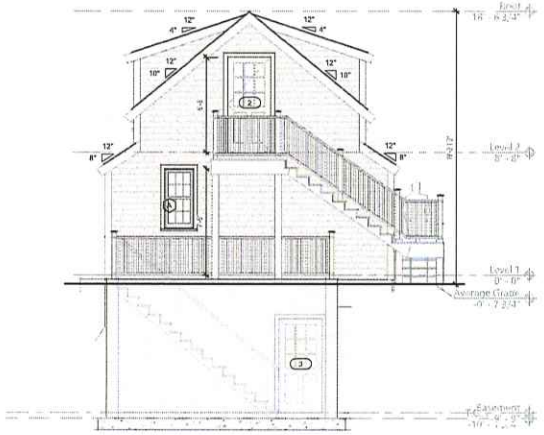
Door Schedule
1/4" = 1'-0"



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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PO Box 3741
Nantucket, MA 02584

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

Project

1 Cliff Ln - Cottage

Nantucket, MA 02554

Sheet
Exterior Elevations

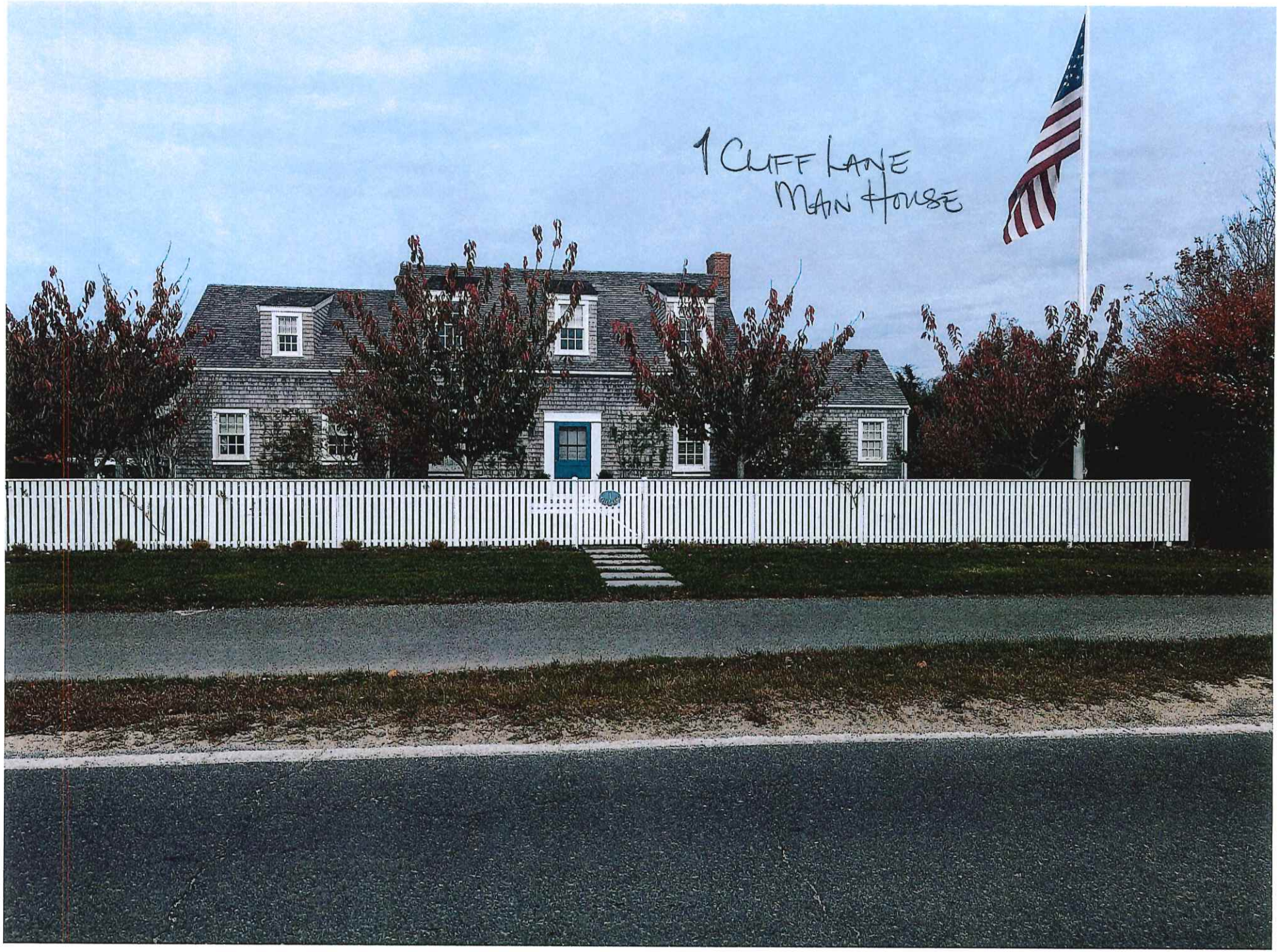
Date
11.04.2024

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



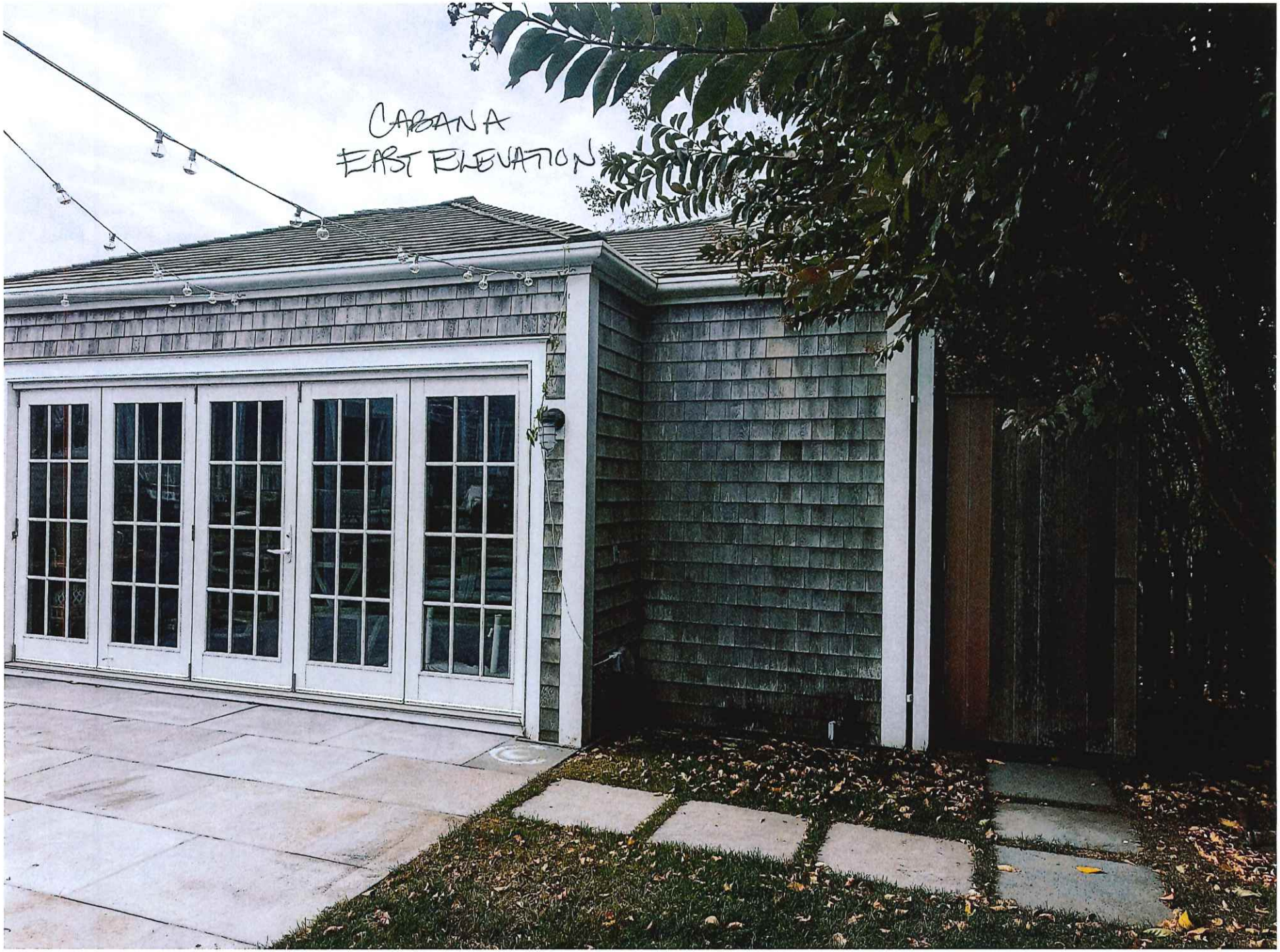
1 CLIFF LANE



1 CLIFF LANE. SHED NORTH / INSET



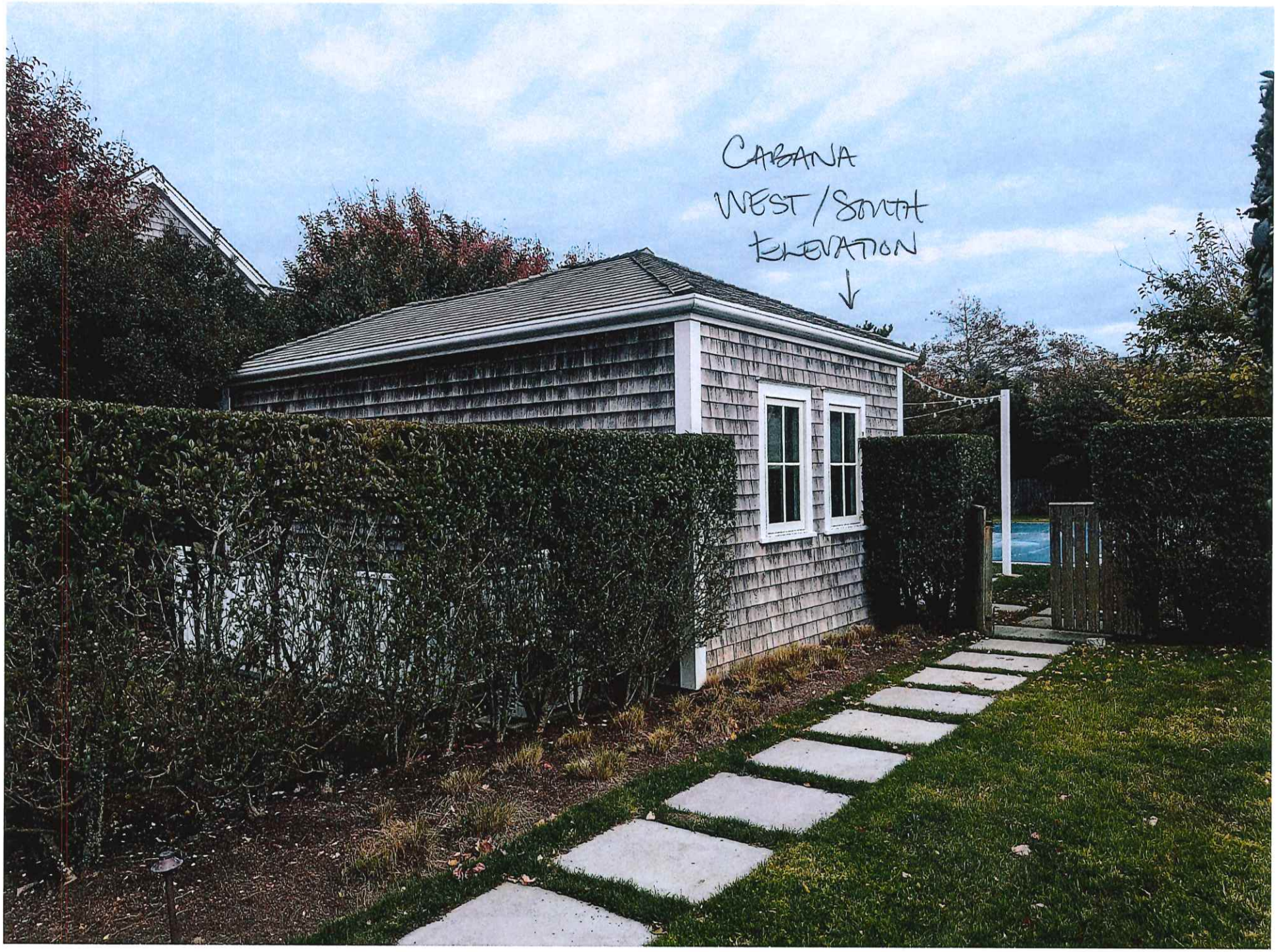
1 CLIFF LANE SHED EAST / NORTH


CABANA
EAST ELEVATION

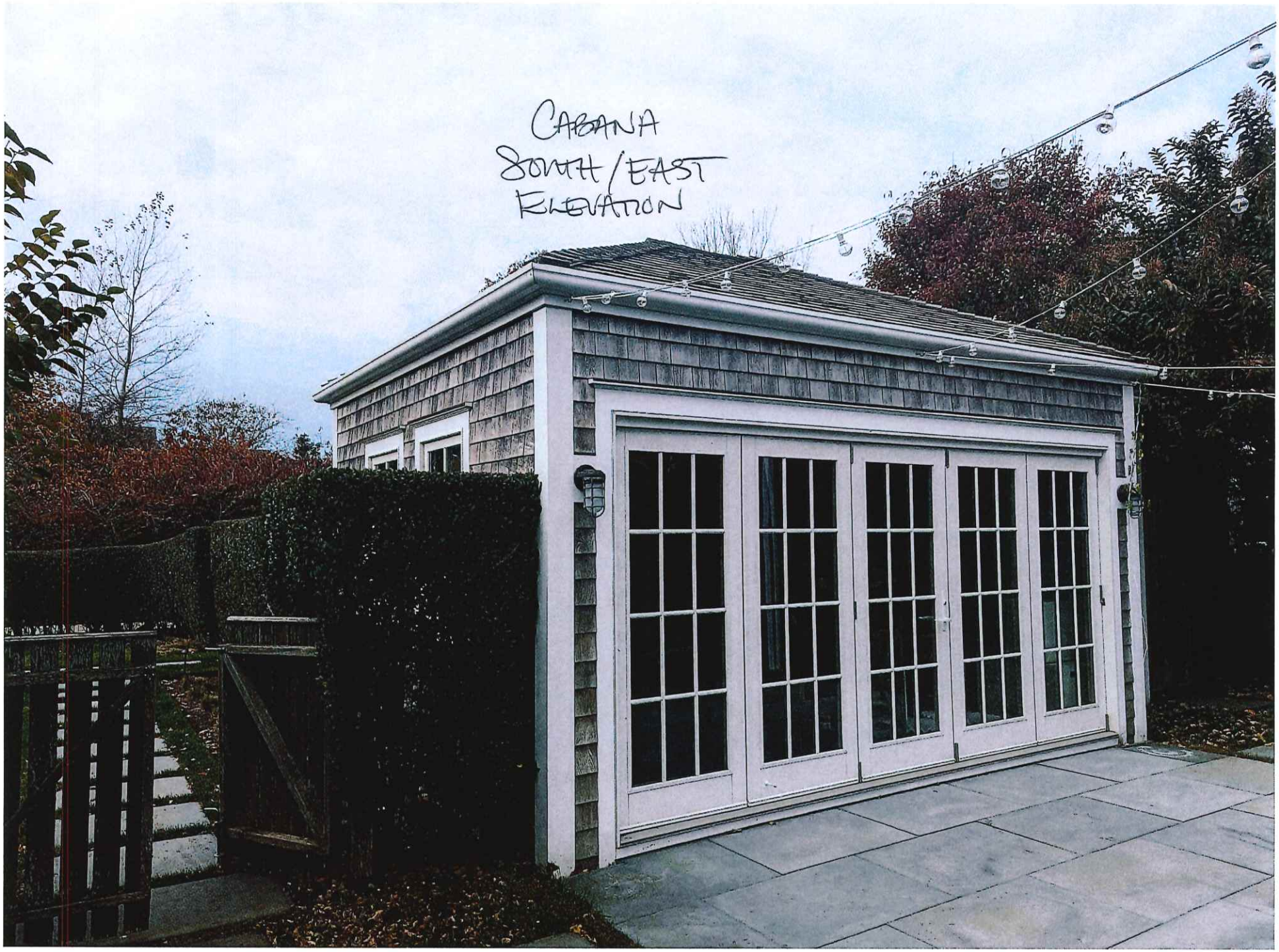

SHED
WEST/SOUTH
CABANA
SHED



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

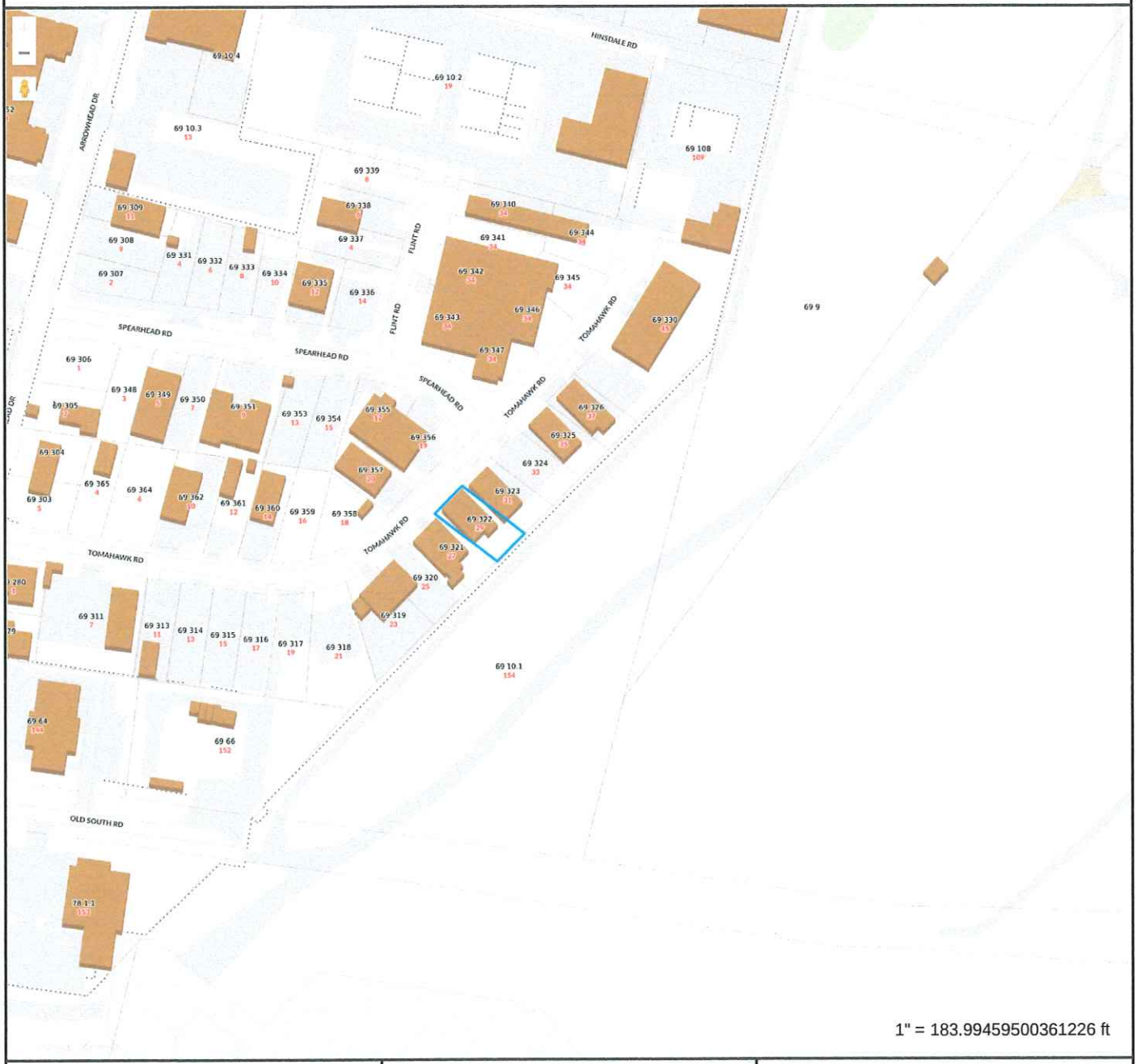
Trim _____ Sash BARN RED Doors FRONT WHITE

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

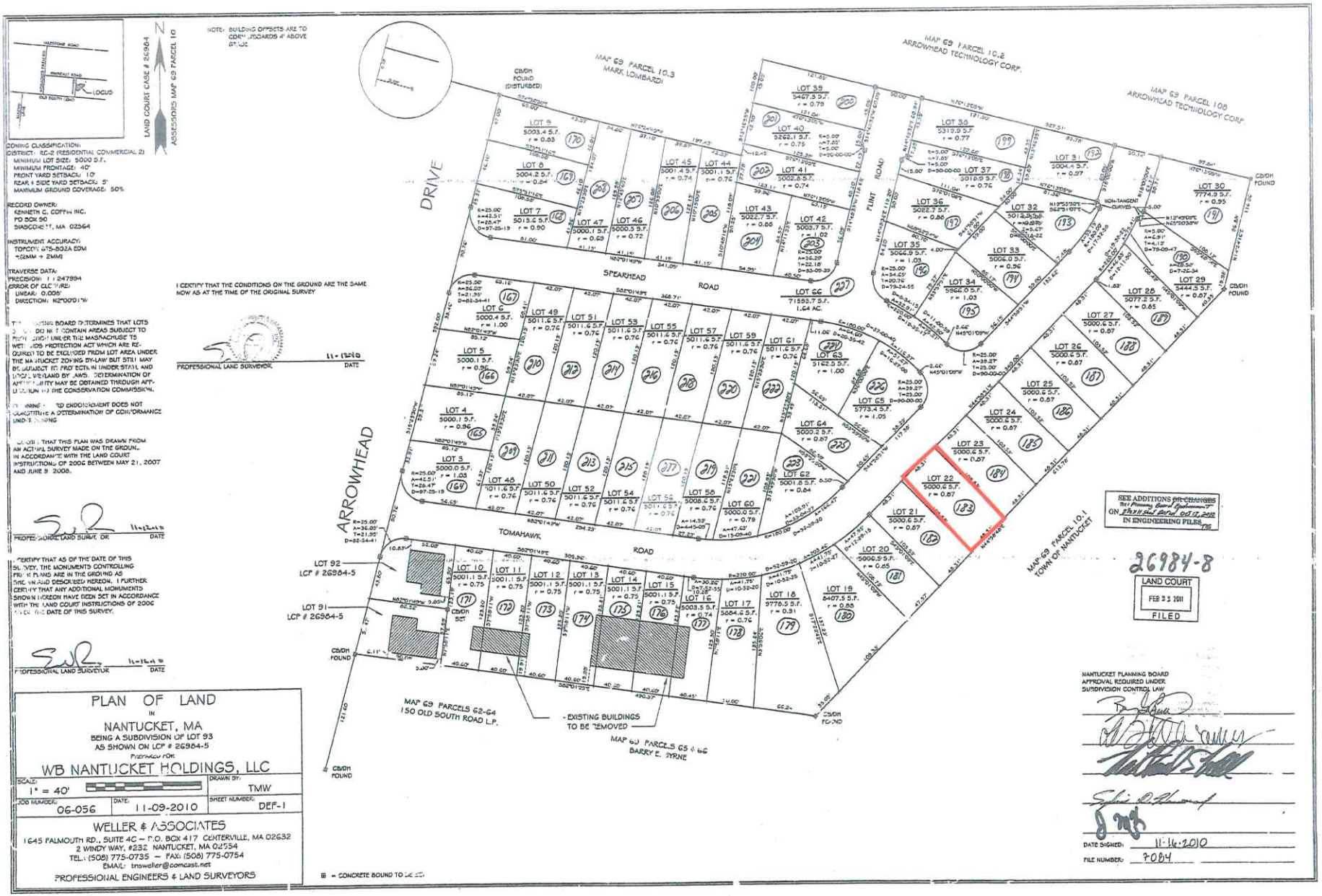
Property ID	188564
Location	29 TOMAHAWK RD
Owner	TRAVAGLIONE RICHARD A TR ETAL

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

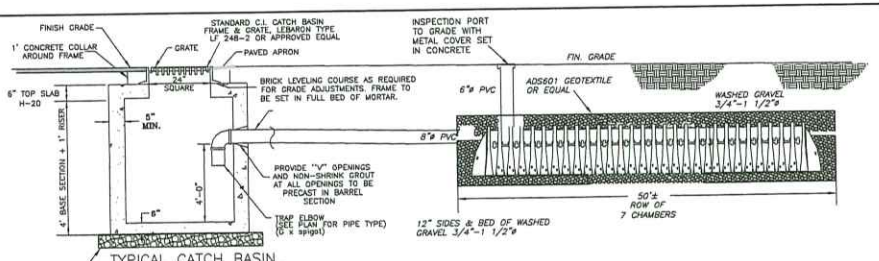
DIMENSIONAL ZONING CLASSIFICATION*:
Residential Commercial (RC-2)

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

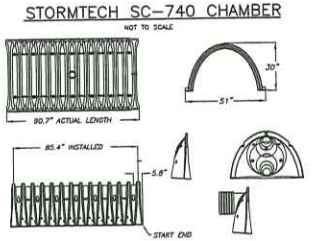
- CBLP ■ — DENOTES CONCRETE BOUND FOUND
- DENOTES EXIST. ELEC. HAND HOLE
- DENOTES EXIST. TELECOMMUNICATION PEDESTAL
- DENOTES EXIST. WATER SHUT OFF
- DENOTES EXIST. HYDRANT
- x42.4 — DENOTES EXIST. GRADE SPOT ELEVATION
- —50— — DENOTES EXIST. GRADE CONTOUR
- DENOTES EXIST. CHERRY TREE
- —FM— DENOTES APPROX. LOC. OF EXIST. 2" FORCE MAIN
- —W— DENOTES APPROX. LOC. OF EXIST. 8" WATER MAIN
- —D— DENOTES APPROX. LOC. OF EXIST. 18" DRAINAGE

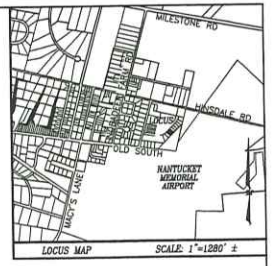


TYPICAL CATCH BASIN WITH OIL & GREASE TRAP
NOT TO SCALE

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

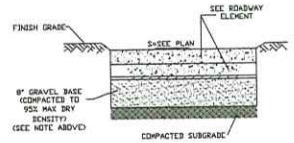
ITEM	#27	#29
STRUCTURE GROUND COVER	2,090± S.F. (42%)	1,870± S.F. (42%)
OTHER IMPERVIOUS AREA	2,210± S.F.	2,380± S.F.
OPEN AREA	700 S.F. (14%)	750 S.F. (15%)
LOT AREA	5,000± S.F.	5,000± S.F.
PARKING REQUIRED	2	4
PARKING PROVIDED	3	4

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

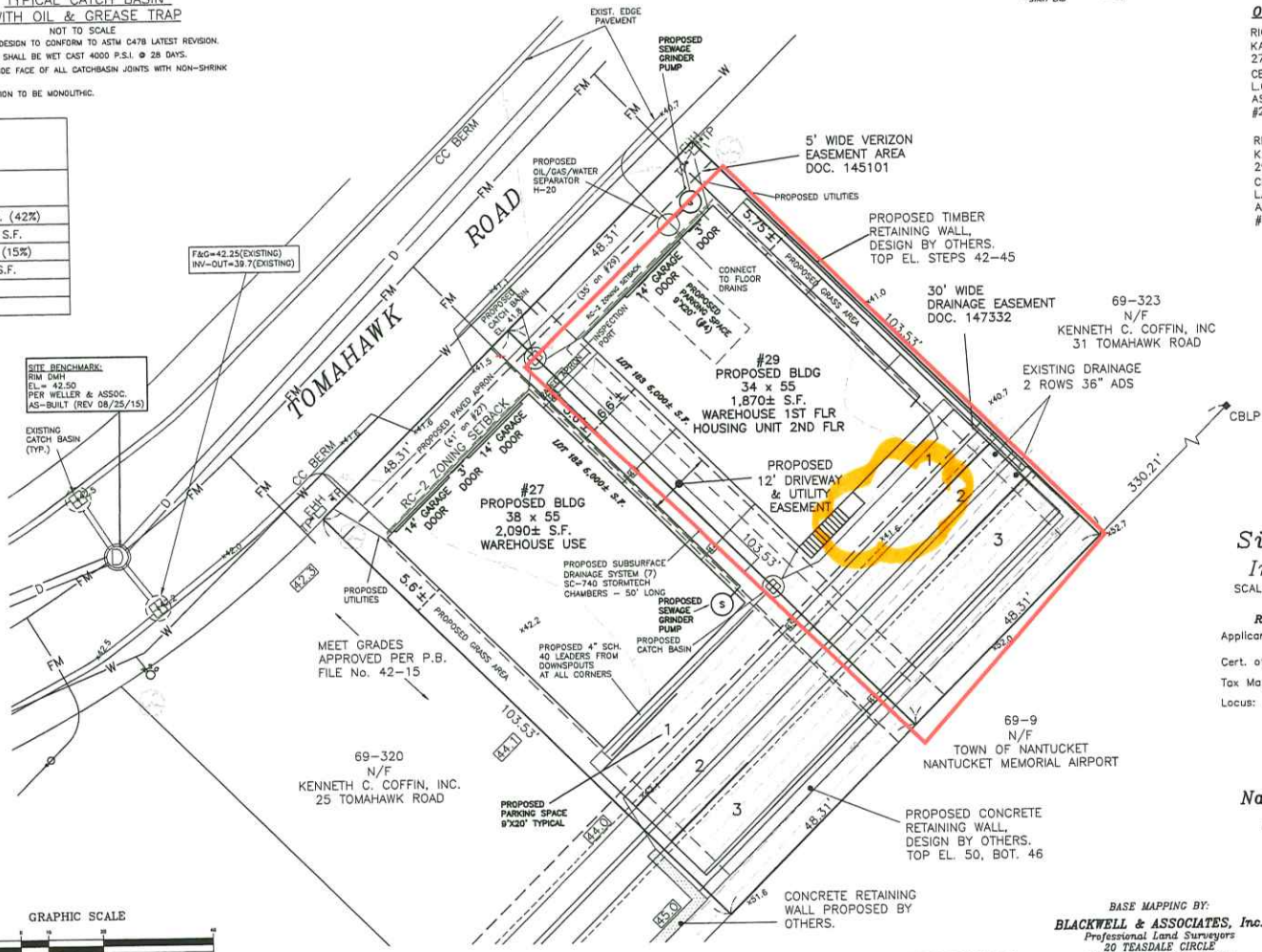
NOTE:
SEWER FORCE MAIN AND WATER MAIN ARE PER WELLER & ASSOCIATES PLAN: "ARROWHEAD ROAD SUBDIVISION AS-BUILT PLAN & PROFILES" DATED: 10-20-14, REV.: 08-25-15

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

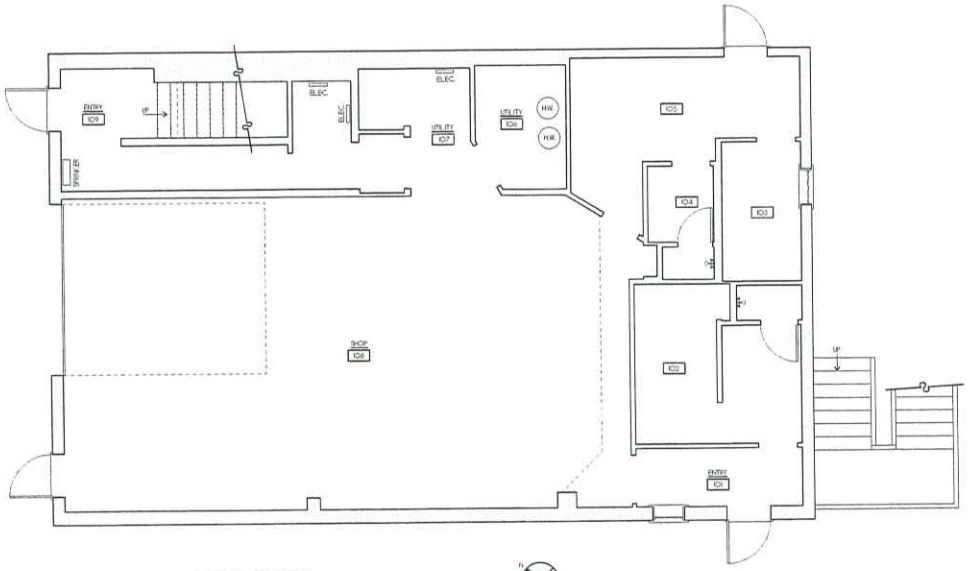
Nantucket Planning Board
MINOR SITE PLAN APPROVAL
PUBLIC WELLHEAD RECHARGE DISTRICT
COMMERCIAL USE SPECIAL PERMIT

Barry Rector, Chairman
Linda Williams, Vice-Chairman
Nathaniel Lowell
John Trudel
Joseph Marcklinger

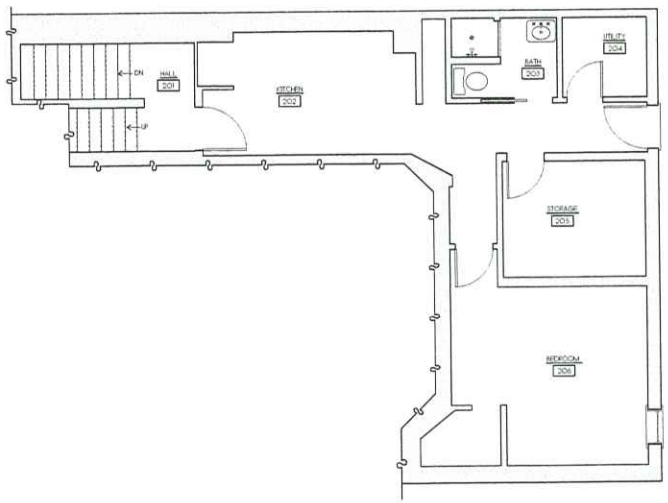
DATE SIGNED FILE # B8237

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

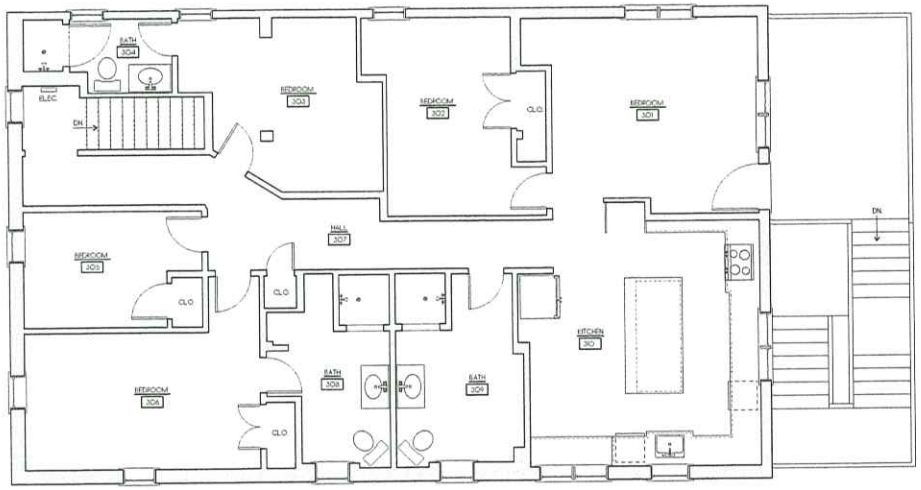
PERMITTING PLAN–NOT FOR CONSTRUCTION



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
1749 S.F.



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



THIRD 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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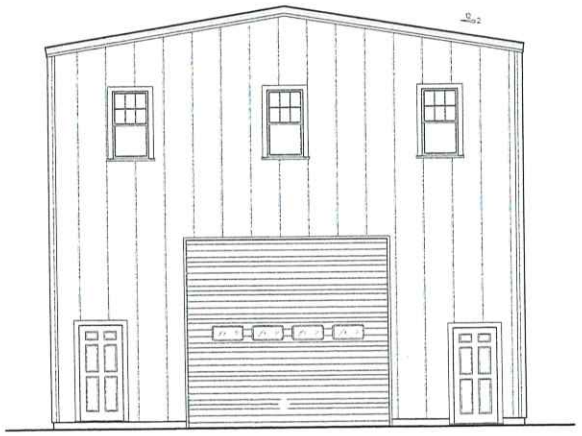
© Elmer McMorrow Design & Associates Inc.

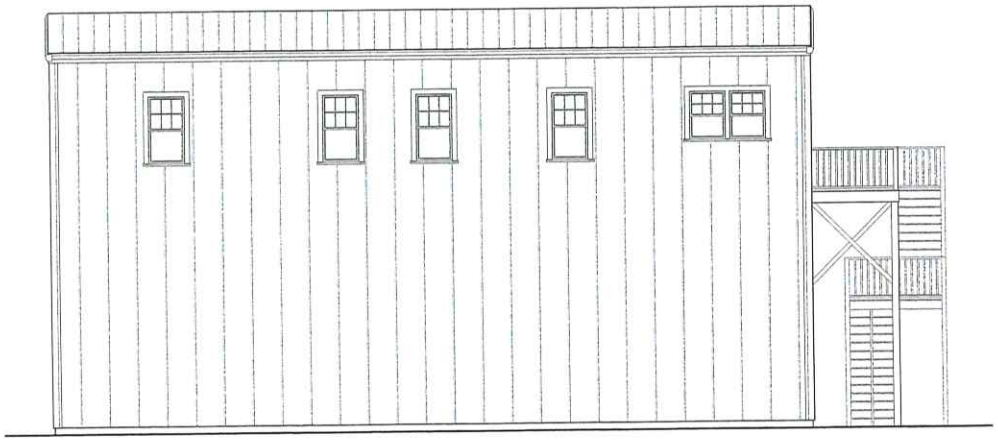
SOUTH WIND LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1032
NANTUCKET, MA 02554
PHONE: 508-228-0456 email: ethan@fhcorp.net

MAP 27 PARCEL 322
FLOOR PLANS
ADDRESS: 29 TOMAHAWK ROAD NANTUCKET, MA 02554
DATE: 11/04/2024
SCALE: 1/4" = 1'-0"

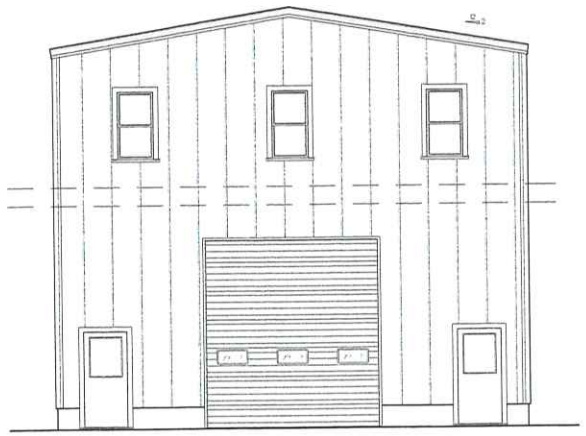
SHEET NO.
a 1



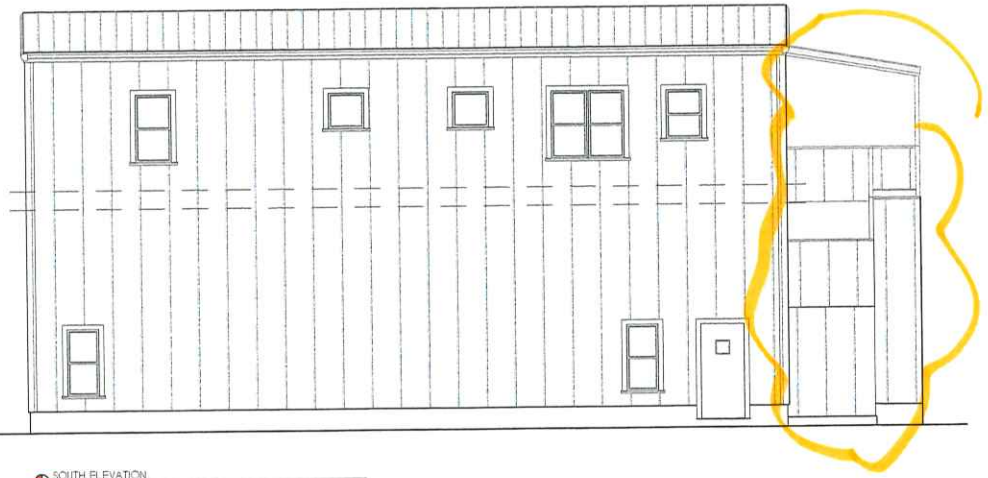
APPROVED WEST ELEVATION (CERT. #67706)
SCALE 1/4"=1'-0"



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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NOTE:
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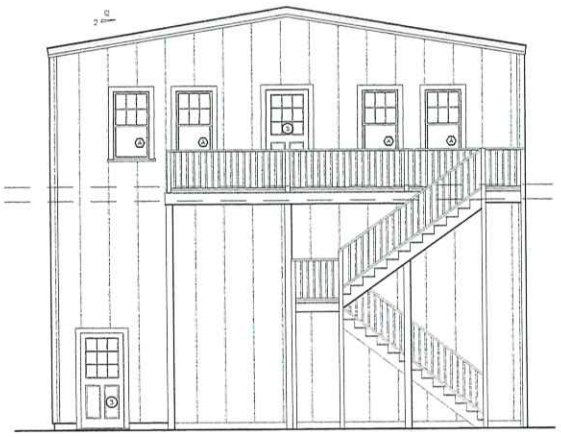
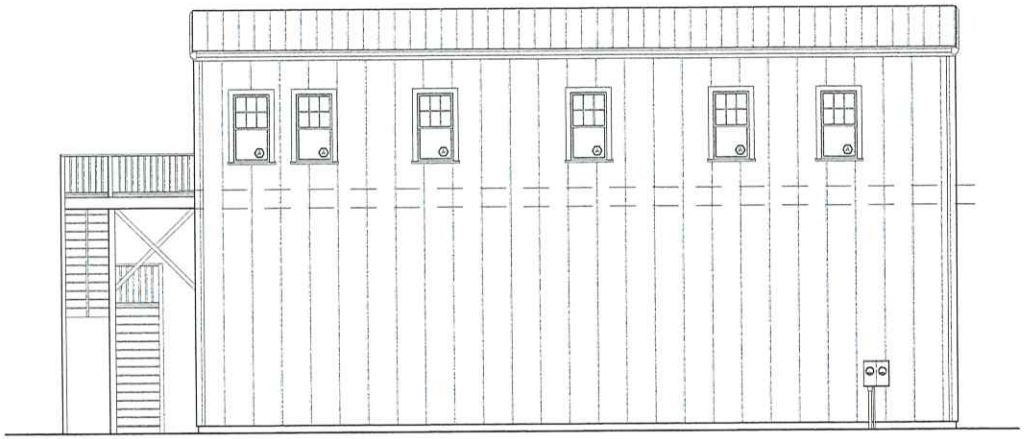
SOUTHWIND LLC DRAWN BY: ETHAN MAGOMON P.O. BOX 1092 MARKSBET, MA. 02554 PHONE 508-228-0456 email: ethan@75principal.net	MAP 69 PARCEL 320 H.D.C. ELEVATIONS ADDRESS: 27 TOMAHAWK WAY, NANTUCKET, MA 02554	DATE: 8/04/2024	SCALE: 1/4" = 1'-0"	SHEET NO. a 2



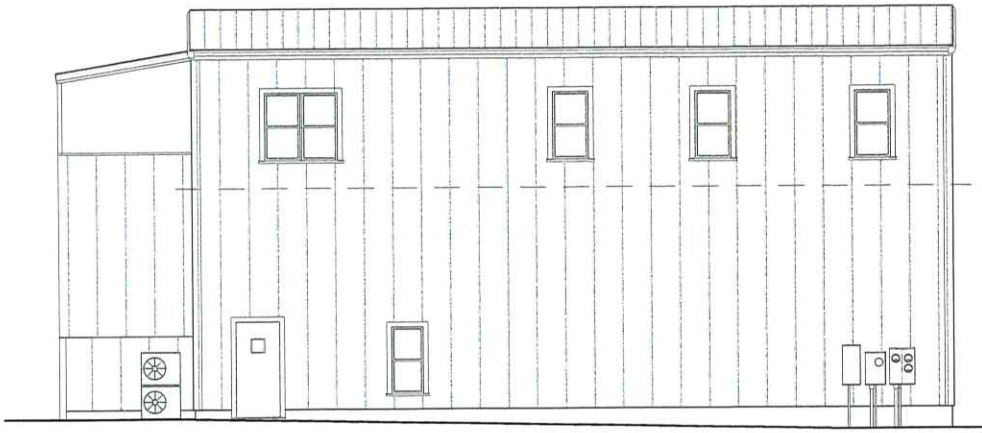
APPROVED EAST ELEVATION (CERT. #677061)
SCALE 1/4"=1'-0"



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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SOUTHWIND LLC DRAWN BY: ETHAN McMERCER P.O. BOX 1010 NANTUCKET, MA. 02554 PHONE 508-228-0456 email: ethan@79wave.com	MAP 67 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.

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

The certificate is valid for three years from 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°. 24

Street & Number of Proposed Work: 26 New St Sias

Owner of record: Stephanie and Peter Kurzina

Mailing Address: 79 Beacon St, 1

Boston, MA 02108

Contact Phone #: 617-501-2223 E-mail: Kurzina@msn.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-8605 E-mail: ben@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Enphase (23) all black PV modules to main house rooftop

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 11/6/24 Signature of owner of record

Signed under penalties of perjury

Sent via email to: hdcsubmissions@nantucket-ma.gov

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

Dear PLUS and the Historic District Commission,

I am the owner of the property located at 26 New St.

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

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:

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Peter and Stephanie Kurzina

STREET ADDRESS 26 New St Sias

MAP/PARCEL 73.4.2 / 24

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11/6/24

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…

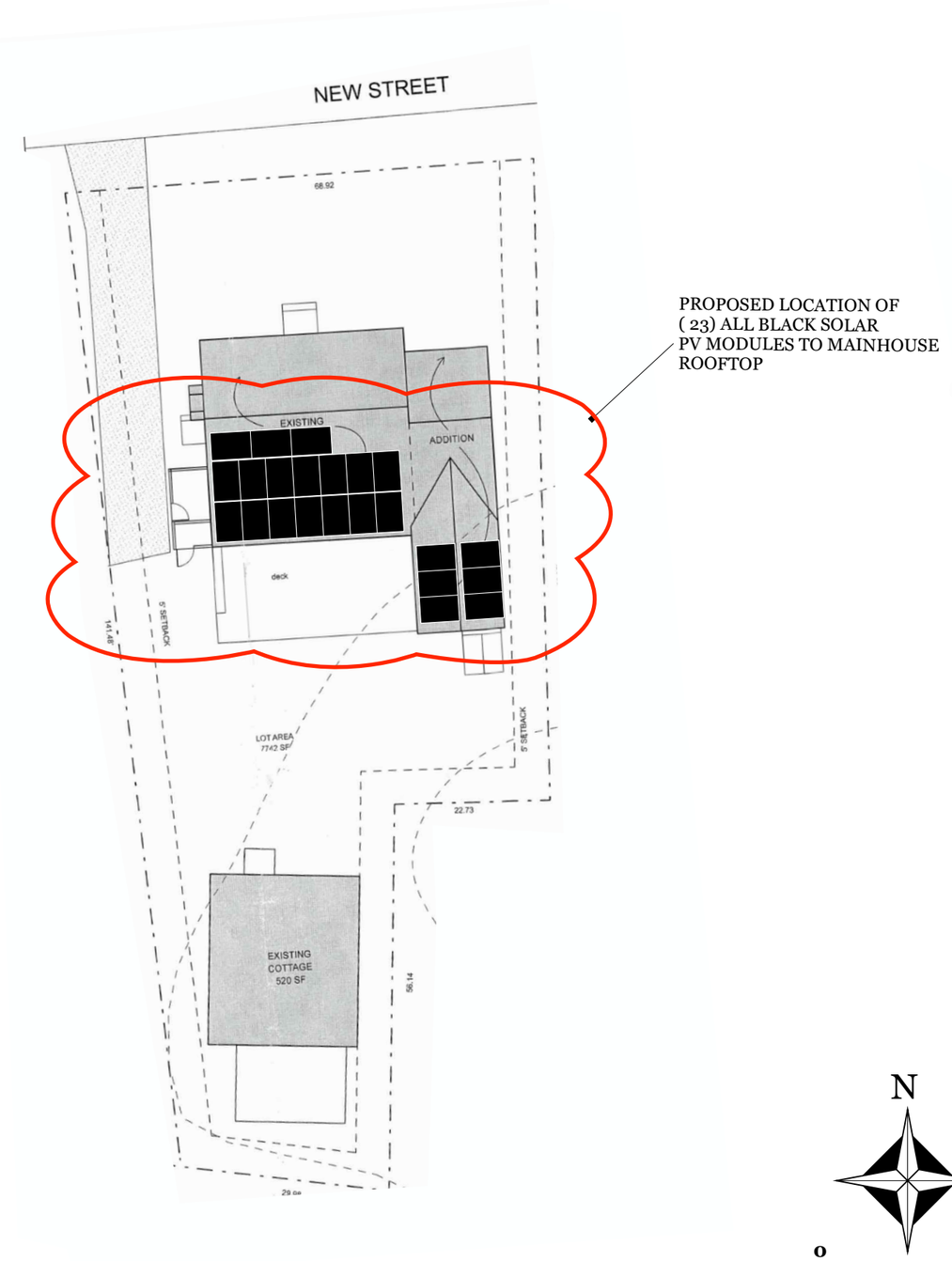
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 11/6/24
Date



Locus Map
Scale: Not to scale

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



Site Plan
Scale: 1" = 20”

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
9.78kW DC, 10.00kW AC

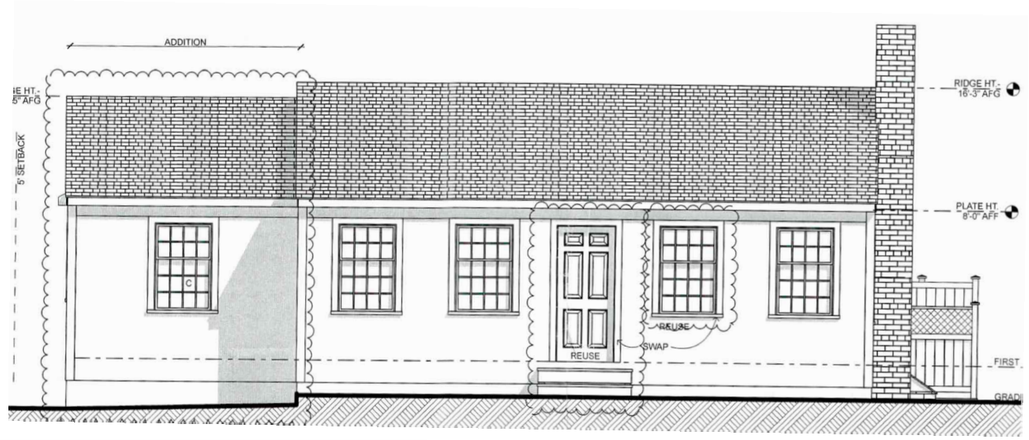
Owner:	Peter Kurzina
Site Address:	26 New Sias St
City, State, Zip:	Nantucket, MA 02564
Map: 73.4.2	Parcel: 24

REVISIONS

	MM/DD/YY	REMARKS
1	10/30/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

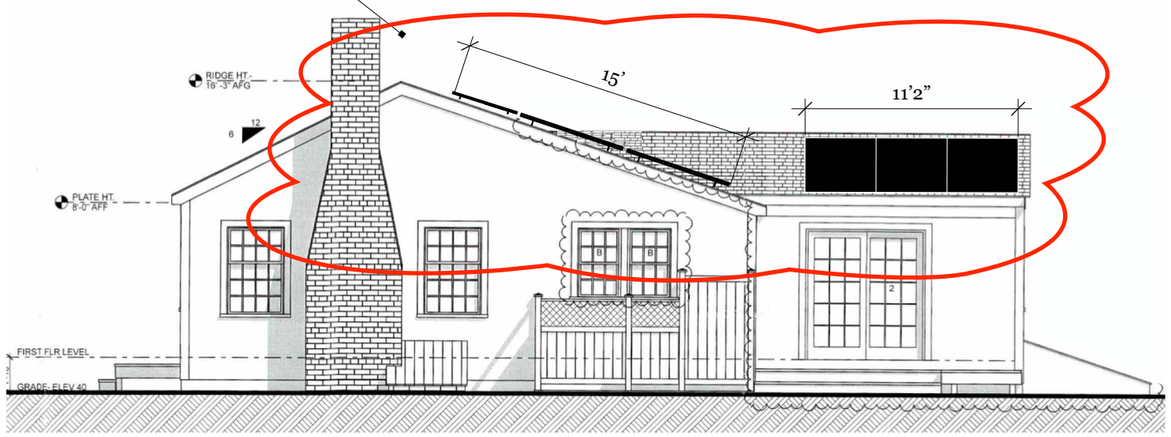
PV 01

NO CHANGES TO NORTH ELEVATION



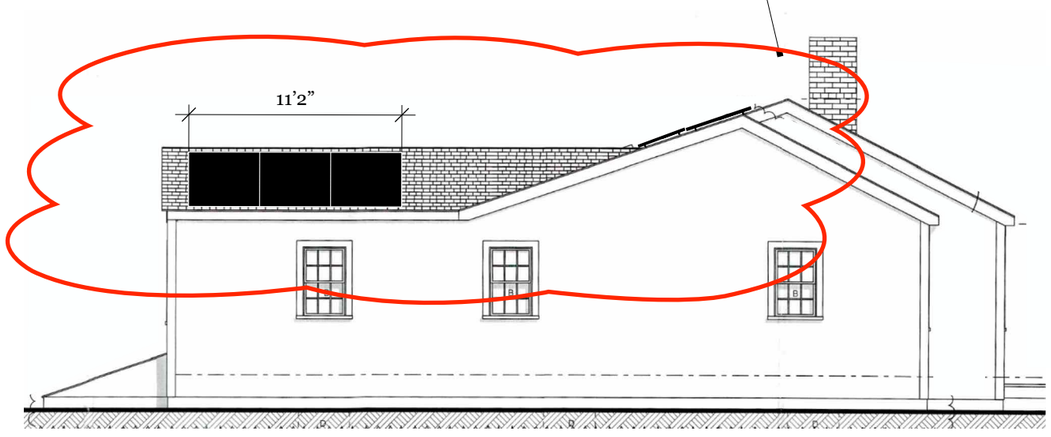
NORTH ELEVATION

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



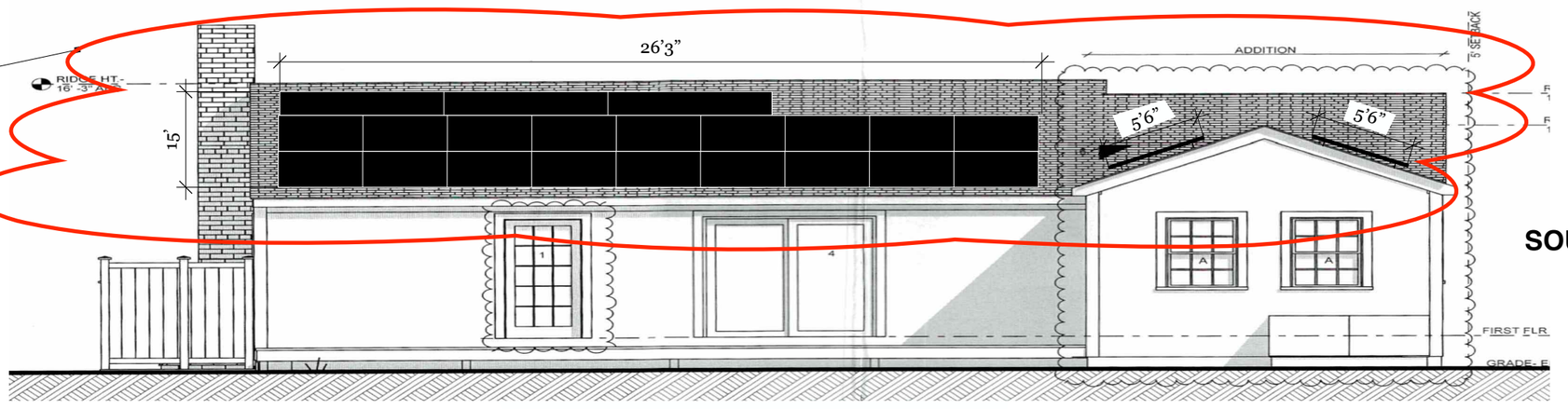
WEST ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

Scale: 1/8" = 1' 0"

0 4' 8'

ELEVATIONS

ROOFTOP SOLAR ARRAY
9.78kW DC, 10.00kW AC

Owner:	Peter Kurzina
Site Address:	26 New Sias St
City, State, Zip:	Nantucket, MA 02564
Map: 73.4.2	Parcel: 24

REVISIONS

1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02





Photo A



Photo B



Photo C

PHOTOS

ROOFTOP SOLAR ARRAY
9.78kW DC, 10.00kW AC

Owner:	Peter Kurzina
Site Address:	26 New Sias St
City, State, Zip:	Nantucket, MA 02564
Map: 73.4.2	Parcel: 24

REVISIONS

1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

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

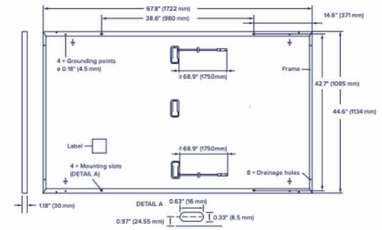
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[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)

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 (1750mm), (−) ≥68.9 in (1750mm)
Connector	Stäubli MC4; IP68

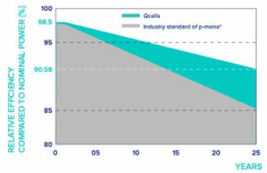


Electrical Characteristics

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
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	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
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	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

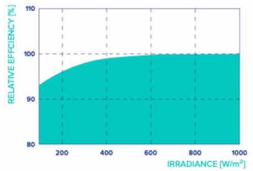


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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).

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
9.78kW DC, 10.00kW AC

Owner:	Peter Kurzina
Site Address:	26 New Sias St
City, State, Zip:	Nantucket, MA 02564
Map: 73.4.2	Parcel: 24

REVISIONS		
1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 310

Street & Number of Proposed Work: 14 TRIPP DRIVE

Owner of record: TRIPP STABLE LLC

Mailing Address: C/O COTTAGE+CASTLE INC
37 OLD SOUTH RD #6, NANTUCKET MA 02554

Contact Phone #: 508.825.8821 E-mail: PAYACLES@COTTAGE
CASTLE INC.COM

AGENT INFORMATION (if applicable)

Name: ROLAND VOYAGES / COTTAGE+CASTLE INC

Mailing Address: 37 OLD SOUTH ROAD #6
NANTUCKET MA 02554

Contact Phone #: 508.825.8821 E-mail: ROLAND@
COTTAGE+CASTLE INC.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other to demo or move 1 section of existing dwelling

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

REVISIONS* 1. East Elevation

Original Builder:

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

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 11/5/24 Signature of owner of record _____ (agent) Signed under penalties of perjury

GREEN SECURELINK CHAIN AND GREEN DIAMOND DISAPPEAR WHEN COPIED HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

VOID VOID VOID VOID VOID VOID

2846

Cottage & Castle, Inc.
37 OLD SOUTH ROAD, SUITE 6
NANTUCKET, MA 02554
PH. (508) 825-8825
DEVELOPMENT ACCOUNT

Nantucket Bank
A division of Blue Hills Bank

EZShield™ Check Fraud Protection for Business

53-7013/2113

Security features. Details on back.

PAY One Hundred And 00/100 Dollars

TO THE ORDER OF

Town of Nantucket
37 Washington Street
Nantucket, MA 02554

DATE	AMOUNT
11/06/2024	$100.00

Memo:

AUTHORIZED SIGNATURE

⑈002846⑈ ⑆211370134⑆ 88 9025248⑈

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
80	51	1	PENA MARIA J		31 FIRST WAY	NANTUCKET	MA	02554	12 TRIPP DR
80	308		FEELEY JAMES D TR	59 S SHORE RD NOM TRUST	59 S SHORE RD	NANTUCKET	MA	02554	59 S SHORE RD
80	312		VISCO STEPHEN J & HOLLY J		2 ZACHARY WAY	NANTUCKET	MA	02554	2 ZACHARY WY
81	6		BLUEFIN PARTNERS LLC		PO BOX 650	NORFOLK	MA	02056	120 MIACOMET RD
81	166		BLUEFIN PARTNERS LLC		PO BOX 650	NORFOLK	MA	02056	MIACOMET RD
Count:	**5**								

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$1.00
☐ 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	$9.68

0056 5

Postmark Here

11/06/2024

Sent To: VISCO STEPHENJ & HOLLY J
Street and Apt. No., or PO Box No.: 2 ZACHARY WAY
City, State, ZIP+4®: NANTUCKET, MA 02554

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

9589 0710 5270 1555 3394 51

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Certified Mail Fee	$4.85
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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 5

Postmark Here

11/06/2024

Sent To: PENA, MARIA J
Street and Apt. No., or PO Box No.: 31 FIRST WAY
City, State, ZIP+4®: NANTUCKET, MA 02554

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

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 5

Postmark Here

11/06/2024

Sent To: Feeley James O Tr 55 SOUTH SHORE ROAD
Street and Apt. No., or PO Box No.: 55 SOUTH SHORE ROAD
City, State, ZIP+4®: NANTUCKET, MA 02554

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

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Norfolk, MA 02056

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Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ 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	$9.68

0056 5

Postmark Here

11/06/2024

Sent To: BLUEFIN PARTNERS LLC
Street and Apt. No., or PO Box No.: PO BOX 650
City, State, ZIP+4®: NORFOLK, MA 02056

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

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

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

Norfolk, MA 02056

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ 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	$9.68

0056 5

Postmark Here

11/06/2024

Sent To: BLUEFIN PARTNERS LLC
Street and Apt. No., or PO Box No.: PO BOX 650
City, State, ZIP+4®: NORFOLK, MA 02056

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: 14 TRIPP DRIVE

Tax Map Number: 80 Parcel Number: 310

Owner of Record: TRIPP STABLE LLC

Description of Proposal: MOVE OFF / DEMO EXISTING MAIN HOUSE

Anticipated HDC Submission Date: 11/18/2024

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...14 TRIPP DRIVE LLC.....

MAILING ADDRESS...ATTN: STEPHEN SILVERSTEIN
308 SMITH NECK RD, DARTMOUTH, MA 02748.....

PROPERTY LOCATION...14 TRIPP DRIVE.....

ASSESSORS MAP/PARCEL...80/310.....

SUBMITTED BY:...Ronald Voyages, CFO, Cottage & Castle, Inc.....

SEE ATTACHED PAGES

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

November 6, 2024
DATE

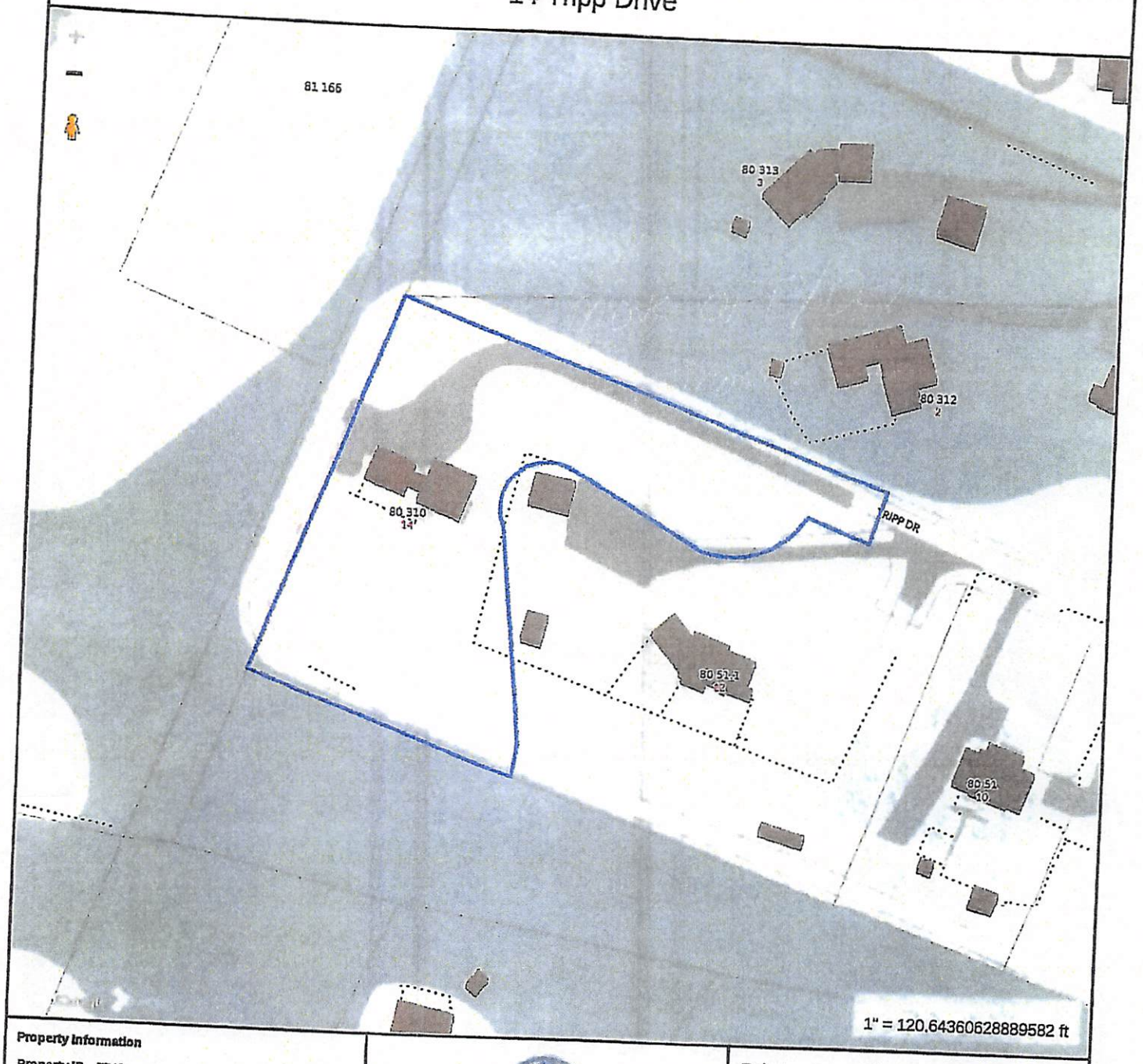
Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.11.06 08:36:43 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Town and County of Nantucket, MA

July 12, 2024

14 Tripp Drive



Property Information

Property ID	7748
Location	14 TRIPP DR
Owner	14 TRIPP DRIVE 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.

14 TRIPP DR

Location 14 TRIPP DR

Mblu 80/ / 310/ /

Acct# 00007748

Owner 14 TRIPP DRIVE LLC

Assessment $2,815,300

PID 7748

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$1,976,000	$839,300	$2,815,300

Owner of Record

Owner 14 TRIPP DRIVE LLC
Co-Owner
Address 307 SMITH NECK RD
DARTMOUTH, MA 02748

Sale Price $3,188,800
Certificate
Book & Page C29187/0
Sale Date 05/05/2023
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
14 TRIPP DRIVE LLC	$3,188,800		C29187/0	00	05/05/2023
ONEIL DIANE A	$0		C22957/0	99	05/05/2008
ONEIL DIANE A & MICHAEL J	$0		C18735/0	99	12/29/1998
TRIPP CATHERINE E	$0		C07709/0		03/24/1996

ıture Owners

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRIPP DRIVE LLC	$3,188,800		C29187/0	00	05/05/2023

ilding Information

Year Built:	1999
Living Area:	3,871
Replacement Cost:	$2,097,330
Building Percent Good:	94
Replacement Cost Less Depreciation:	$1,971,500

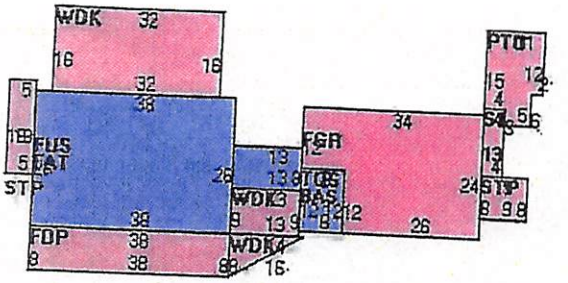
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	7
Total Bthrms:	5
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\03\88\93.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7748_894:

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,188	1,188
FUS	Upper Story, Finished	988	988
FBM	Basement, Finished	1,092	764
TQS	Three Quarter Story	912	684
FAT	Attic, Finished	988	247
FGR	Garage, Finished	720	0
FOP	Porch, Open, Finished	304	0
PTO	Patio	174	0
STP	Stoop	214	0
WDK	Deck, Wood	685	0
		7,265	3,871

Extra Features				
Code	Description	Size	Value	Bldg #
FPL	FIREPLACE	1.00 UNITS	$4,500	1

Legend

Land

Land Use

Use Code	1051
Description	THREE FAM
Zone	LUG1
Neighborhood	450
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.04
Frontage	0
Depth	0
Assessed Value	$839,300

Outbuildings

Outbuildings
No Data for Outbuildings

Legend

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$1,976,000	$839,300	$2,815,300
2023	$1,461,500	$802,600	$2,264,100
2022	$1,089,700	$657,400	$1,747,100
2021	$1,089,700	$680,000	$1,769,700
2020	$1,146,600	$680,000	$1,826,600

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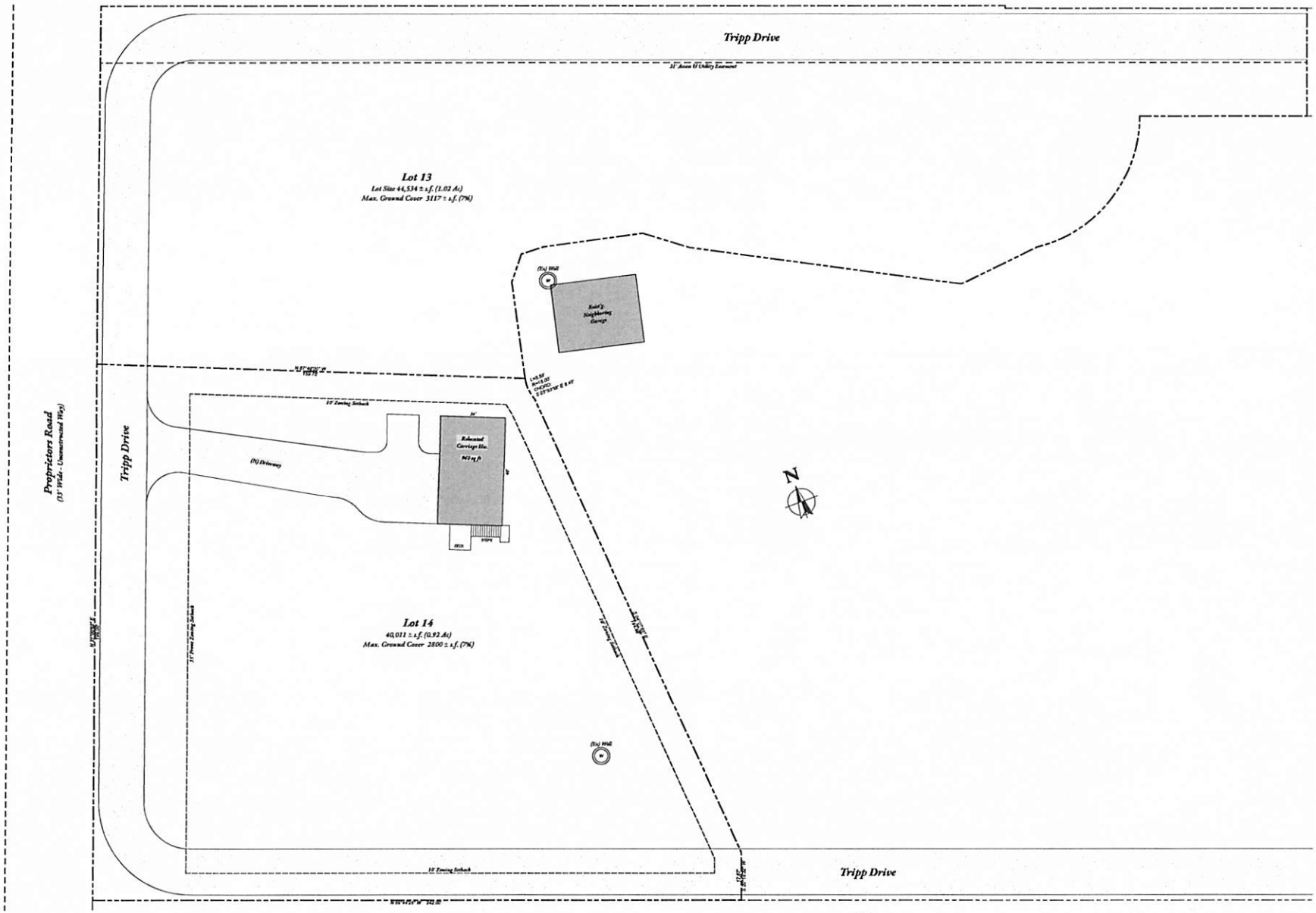


1 SP-1 **Lot 13 & 14 Tripp Drive Relocation Site Plan**

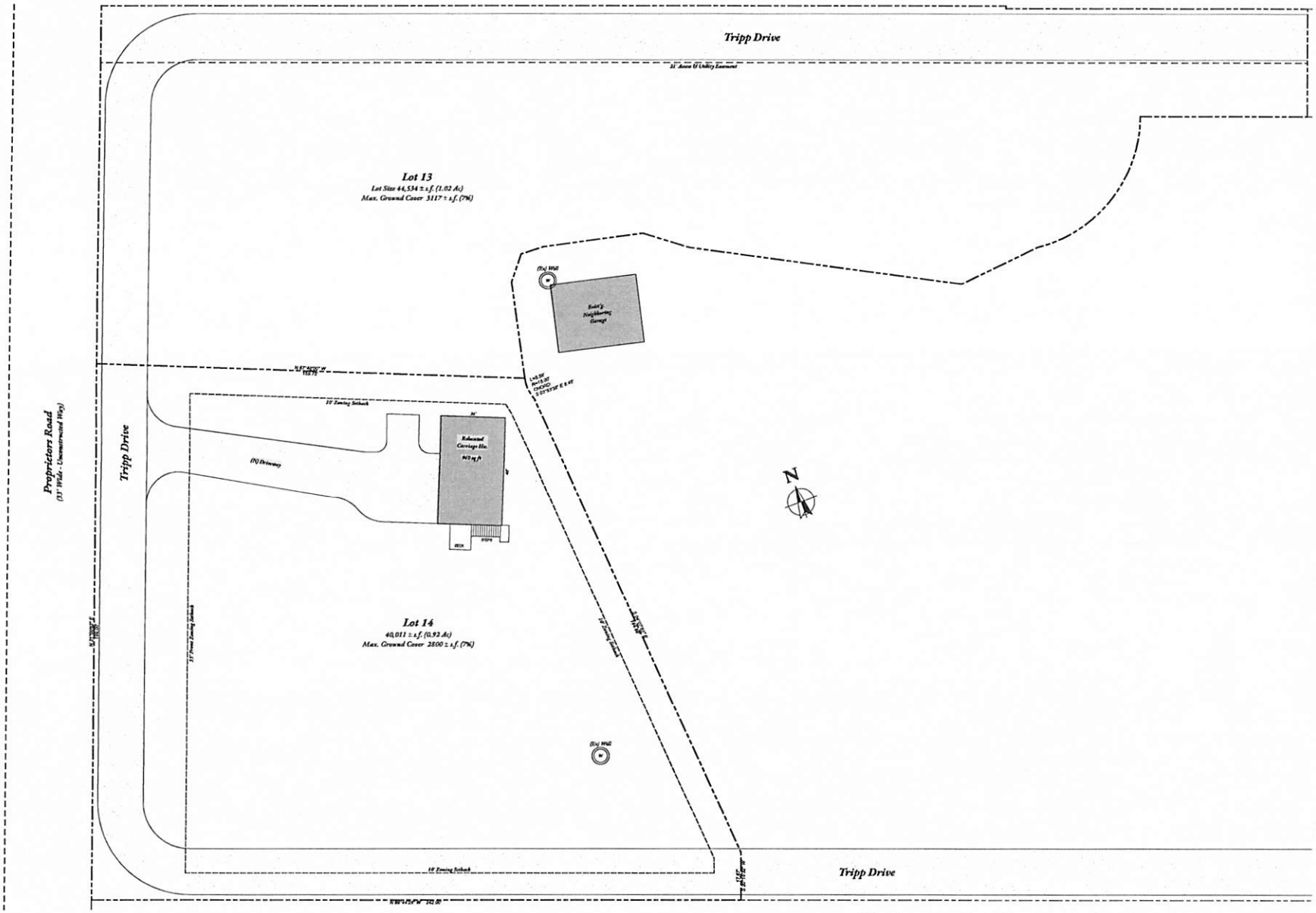
EKMAN**DESIGN**STUDIO
ARCHITECTURE
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
950 EAST 8TH AVENUE DENVER, CO 80203

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508 825 8035
27 OLD SOUTH ROAD, UNIT 86
NANTUCKET, MA 02554

Issued :
HDC Relocation Plan - 11/05/24

Wôpanâak Stables
A Carriage House Relocation for Jamie Feeley
14 Tripp Dr Nantucket MA 02554

SHEET:
SP-1
DATE: 11/5/24



1 SP-1 **Lot 13 & 14 Tripp Drive Relocation Site Plan**

SCALE: 1/16" = 1'-0"

EKMAN**DESIGN**STUDIO
ARCHITECTURE
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2776 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.835.8835
17 OLD SOUTH ROAD UNIT #6
NANTUCKET, MA 02554

Issued :
HDC Relocation Plan - 11/05/24

Wôpanâak Stables
A Carriage House Relocation for Jamie Feeley
14 Tripp Dr Nantucket MA 02554

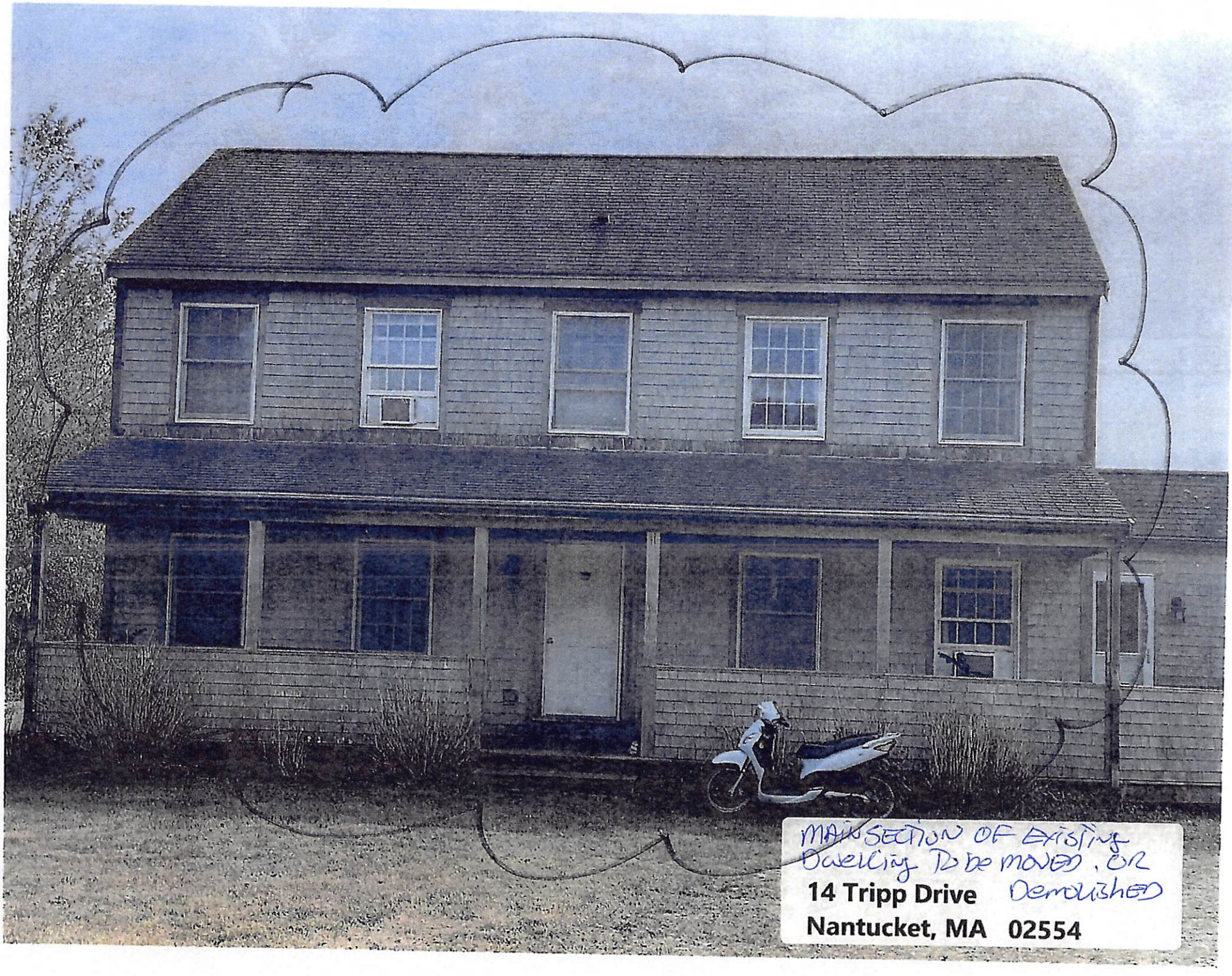
SHEET:
SP-1
DATE: 11/5/24

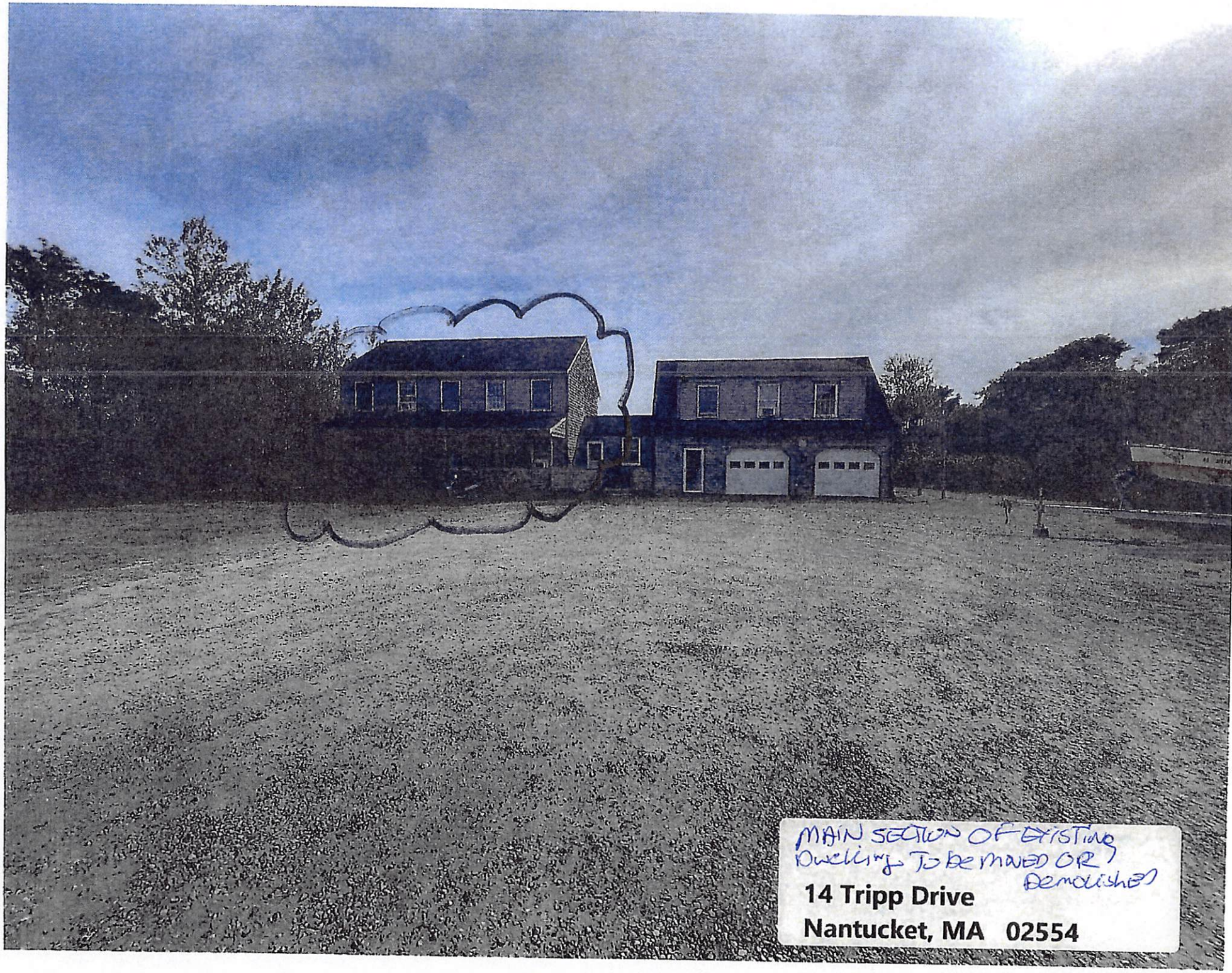


Main section of existing dwelling to be moved off or demolished

14 Tripp Drive
Nantucket, MA 02554


MAIN SECTION OF EXIST.G
DWELLING TO BE MOVED OR
14 Tripp Drive DEMOLISHED
Nantucket, MA 02554


MAIN SECTION OF EXISTING
DWELLING TO BE MOVED, OR
14 Tripp Drive DEMOLISHED
Nantucket, MA 02554


MAIN SECTION OF EXISTING
Dwelling To be MOVED OR
Demolished
14 Tripp Drive
Nantucket, MA 02554


Relocate on property
Demo or Move

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 165

Street & Number of Proposed Work: 165 CLIFF RD.

Owner of record: CONSERVATION FOUNDATION

Mailing Address: PO BOX 13
NANTUCKET, MA. 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVAL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA. 02584

Contact Phone #: (508) 325-4519 E-mail: olival02@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. # 2023-11-9489
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____ Decks/Patio: Size: 8X ☒ 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: UNDER CONSTRUCTION

Original Builder:

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

REVISIONS* (describe)

1. East Elevation – REMOVE PORCH OR REDUCE SIZE
2. South Elevation – EXPAND REAR DECKS-1ST FLOOR
3. West Elevation – REMOVE PORCH OR REDUCE SIZE
4. North Elevation – REMOVE FRONT PORCH OR REDUCE SIZE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways PIER Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

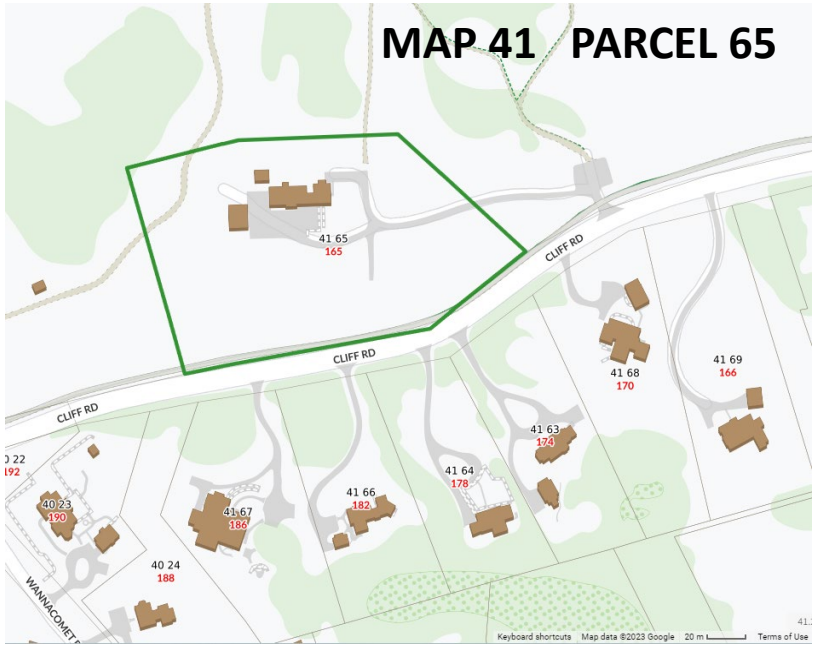
COLORS

Sidewall NTW Clapboard (if applicable) — Roof GRAY
Trim NTW Sash TERRAPINE Doors ESSEX GREEN
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 11/10/24 Signature of owner of record _____ Signed under penalties of perjury

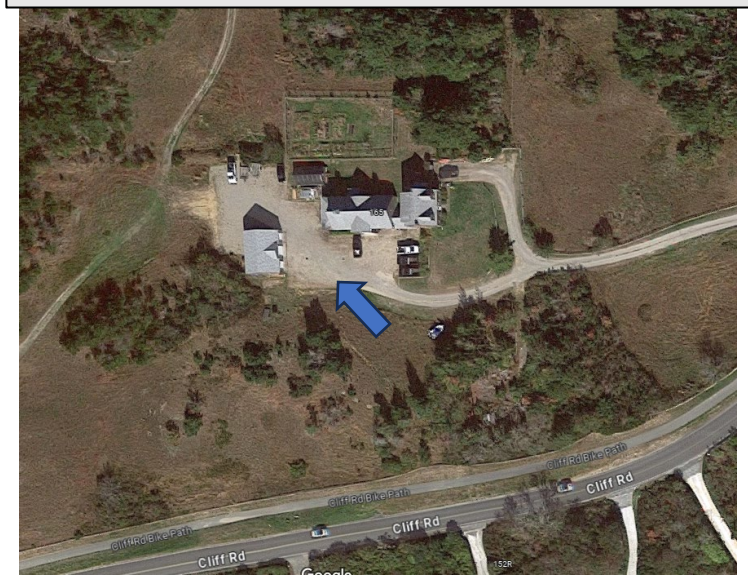




Views of existing building under construction from driveway. Topography blocks the view of first floor.



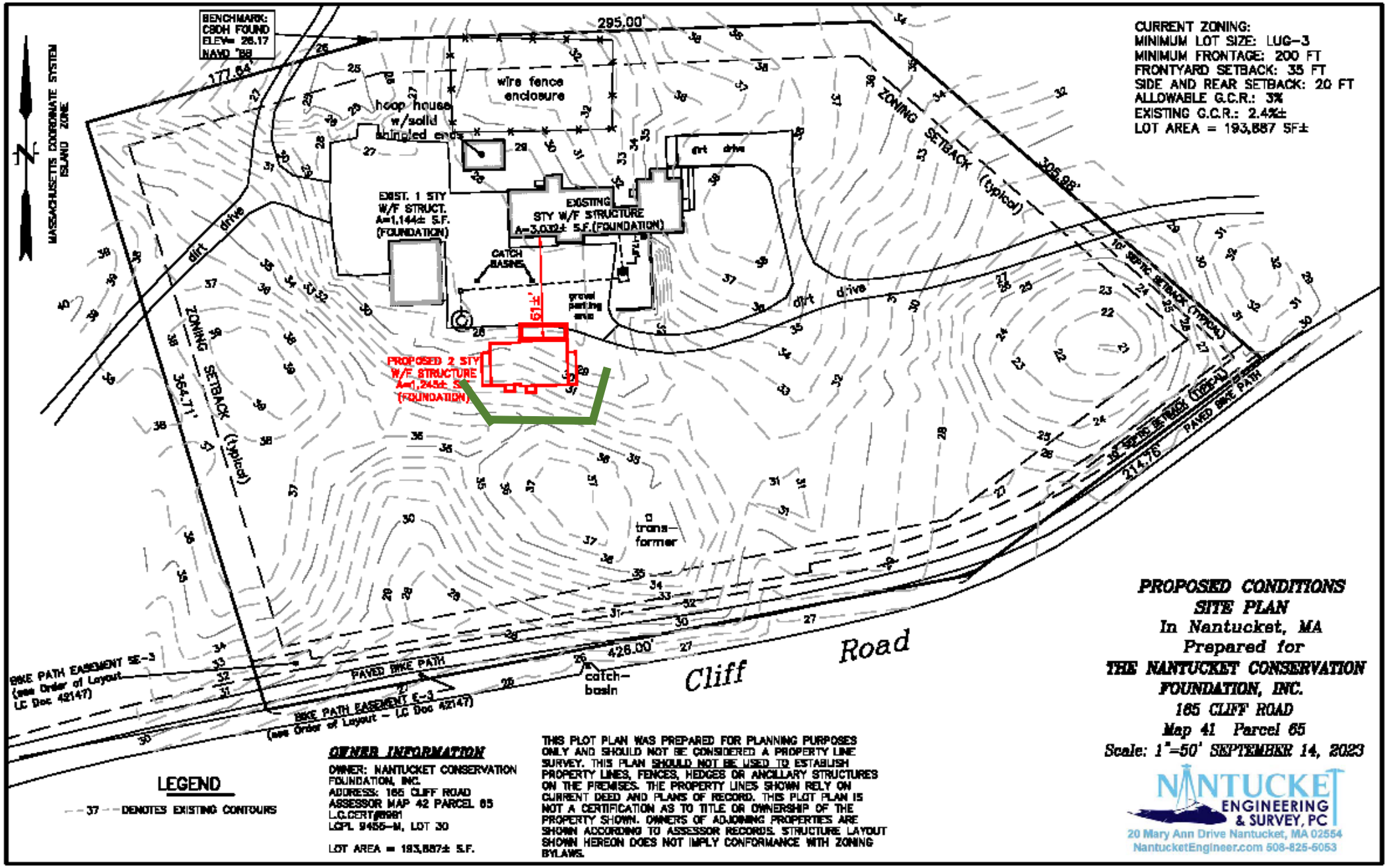
No visibility from Cliff Rd because of Grade change





NANTUCKET CONSERVATION FOUNDATION- 165 CLIFF RD EMPLOYEE HOUSING
Rev to COA 2023-11-9489

The reason for this request to remove the front porch or at least downsize is with the porch on front, the building is encroaching on the existing driveway and other buildings.





Front- facing North and existing structure

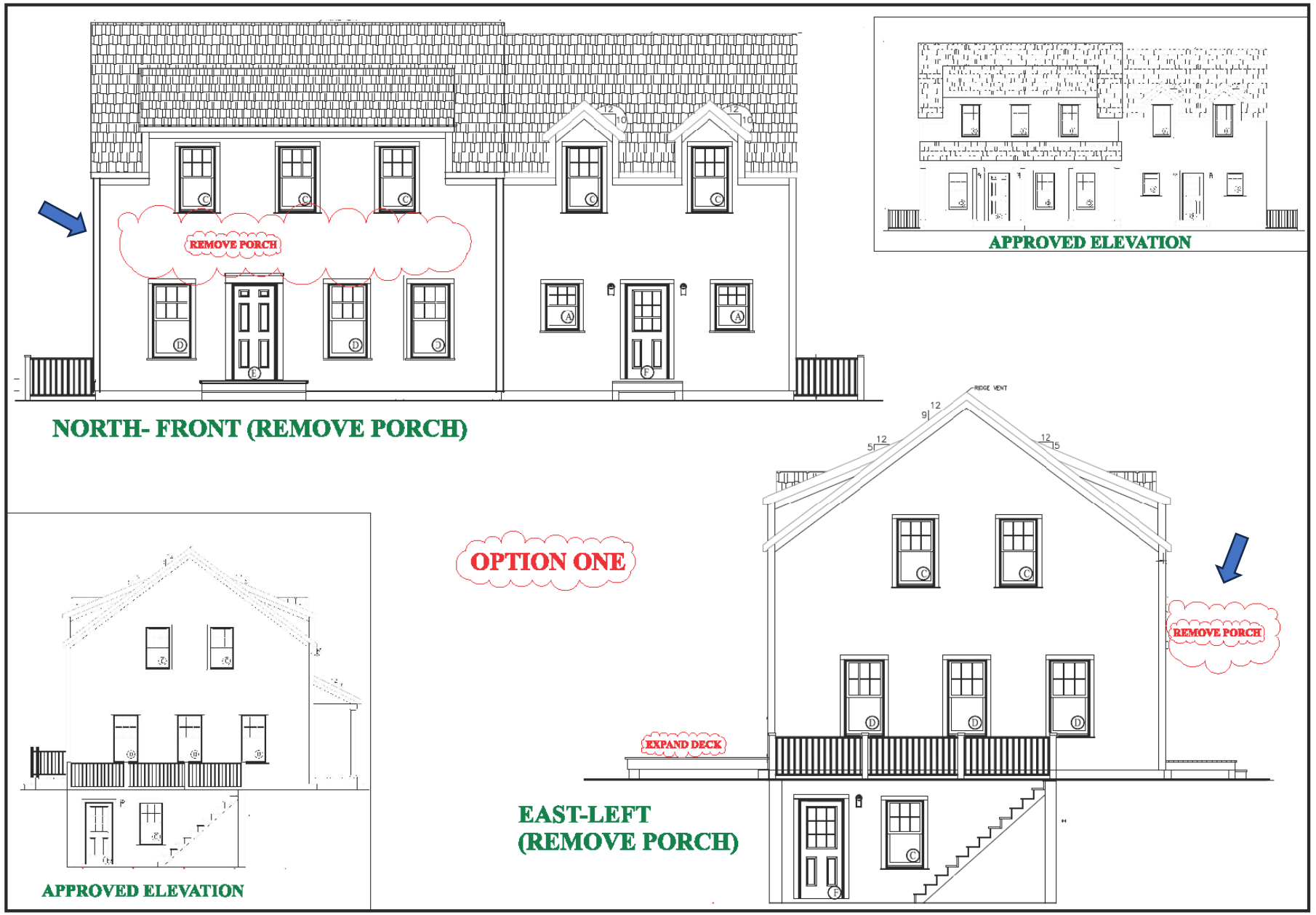


Rear- facing south (note grade is higher between house and Cliff Rd and will be retained)

See building in background and the close proximity to this structure without the front porch….

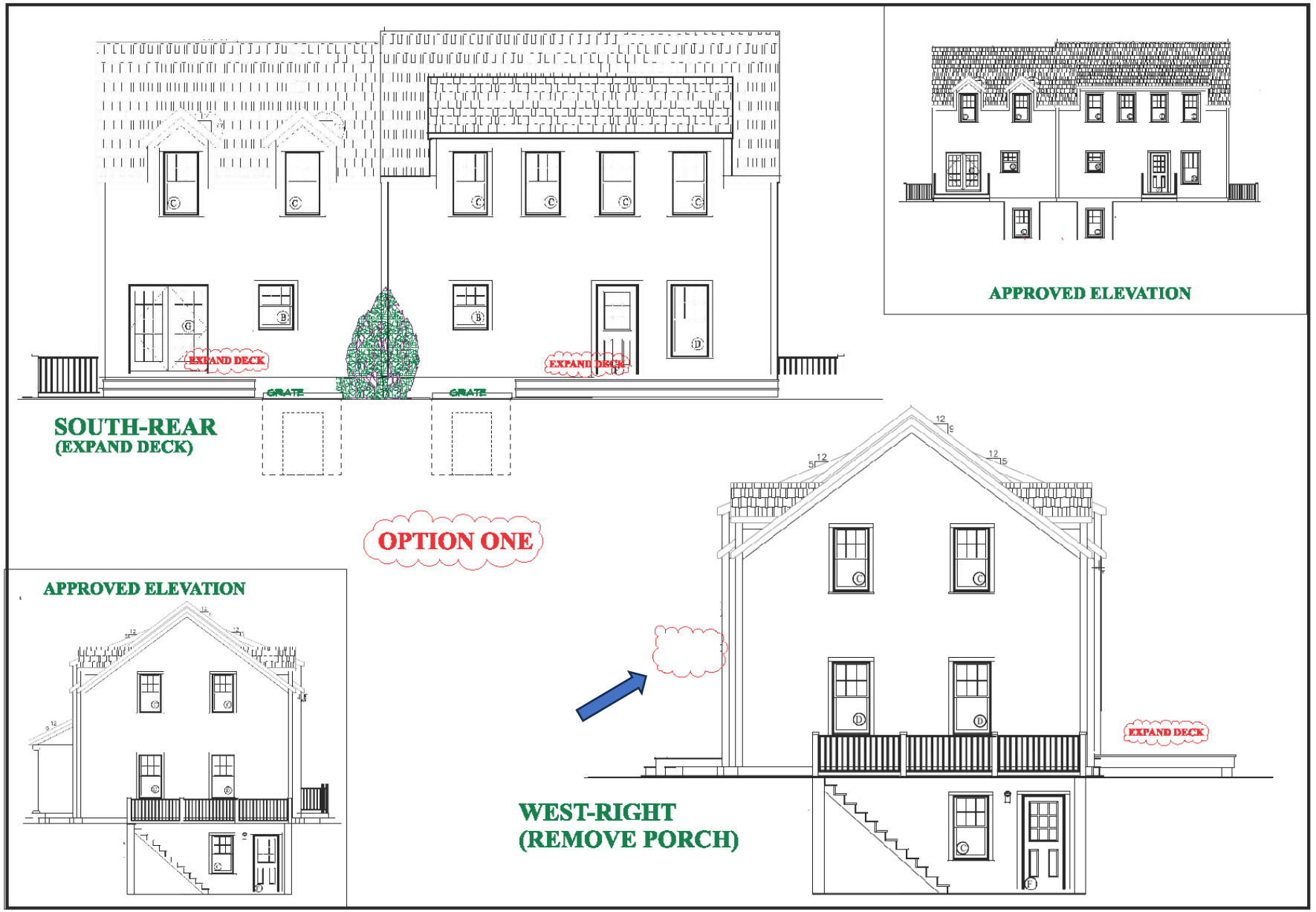
OPTION ONE-
TO REMOVE FRONT PORCH

There is little to no visibility of the front of the house from a road



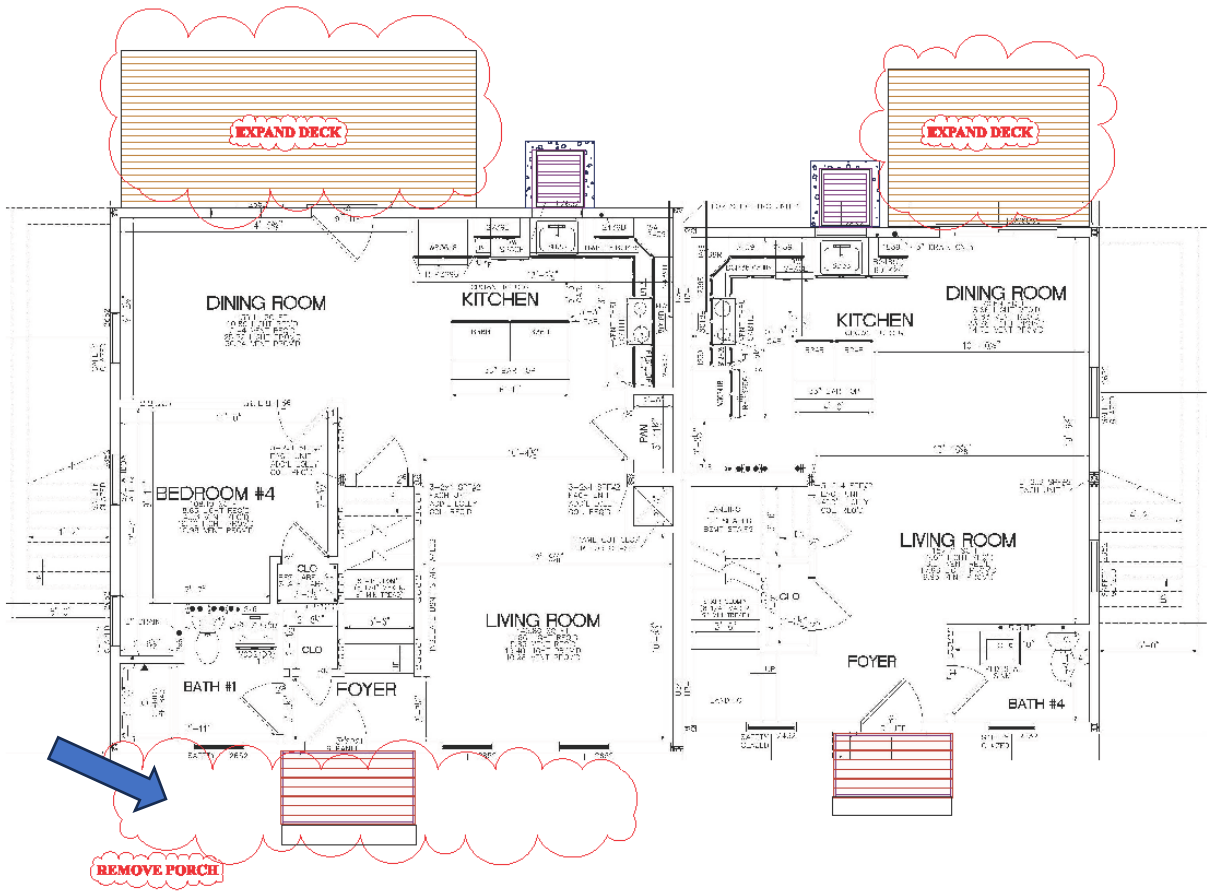
OPTION ONE-
TO REMOVE FRONT PORCH

There is little to no visibility of the front of the house from a road



OPTION ONE-
TO REMOVE FRONT PORCH

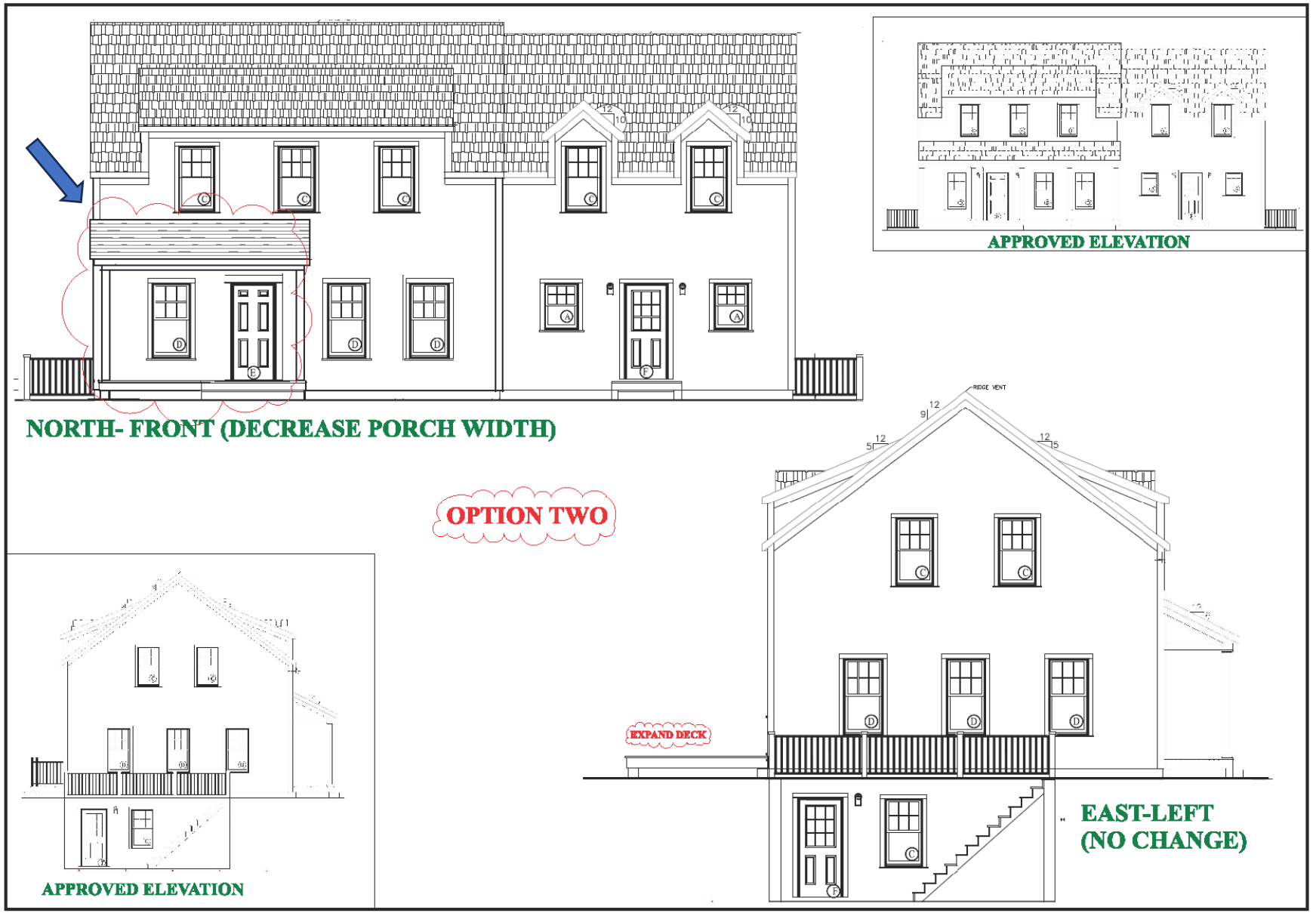
There is little to no visibility of the front of the house from a road



OPTION ONE

OPTION TWO-
PORCH IS REDUCED

The profile toward the driveway would remain the same but across the front would be downsized



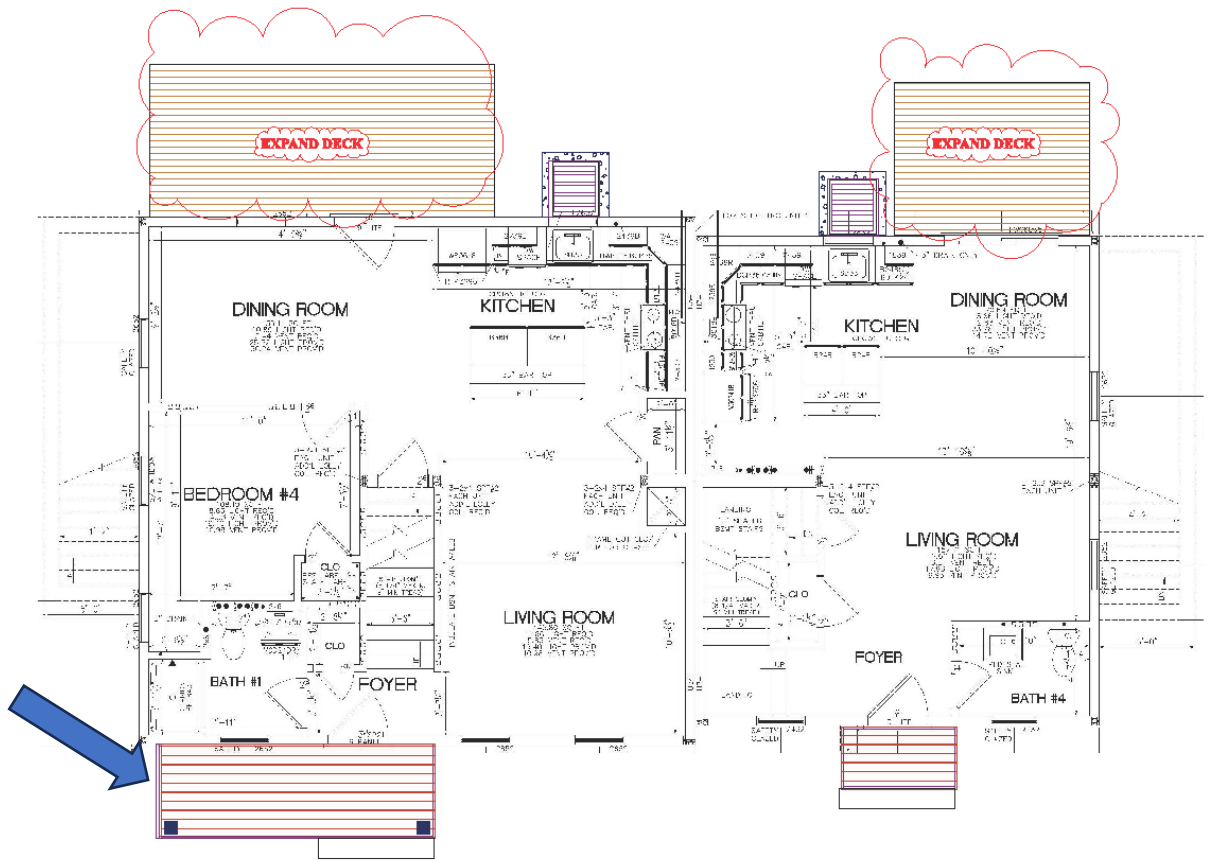
OPTION TWO-
PORCH IS REDUCED

The profile toward the driveway would remain the same but across the front would be downsized



OPTION TWO-
PORCH IS REDUCED

The profile toward the driveway would remain the same but across the front would be downsized



OPTION TWO

46 Easton Street
Demo 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.

$100 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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 (1copy):** of existing elevations

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 22

Street & Number of Proposed Work: 46 Easton Street

Owner of record: Auburn Cottage LLC

Mailing Address: PO Box 458
Springfield, LA 70462

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 20' +/- Sq. Footage 1st floor: 200 +/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' +/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 1947

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 11/7/24 Signature of owner of record _____ Signed under penalties of perjury

9589 0710 5270 1006 2089 47

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

Postage
$

Total Postage and Fees
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Nantucket Conservation Foundation
Street and Apt. No., or PO Box No.
PO Box 13
City, State, ZIP+4®
Nantucket MA 02554

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

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

Postage
$

Total Postage and Fees
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Frances Fayad, TR. Forty Four Easton Street Trust
Street and Apt. No., or PO Box No.
PO Box 458
City, State, ZIP+4®
Springfield, LA 70462

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

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

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Total Postage and Fees
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Sent To
White Elephant Hotel LLC c/o New England Devel Acctng Dept
Street and Apt. No., or PO Box No.
75 Park Plaza Ste 3
City, State, ZIP+4®
Boston MA 02116

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: 46 Easton Street

Tax Map Number: 42.4.1 Parcel Number: 22

Owner of Record: Auburn Cottage LLC

Description of Proposal: Demolish Existing Shed

Anticipated HDC Submission Date: November 18, 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..... Auburn Cottage LLC .....

MAILING ADDRESS..... P.O. Box 458 Springfield, LA 70462 .....

PROPERTY LOCATION..... 46 Easton Street .....

ASSESSORS MAP/PARCEL..... 42.4.1 | 22 .....

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.07 14:25:22 -05'00'

November 7, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

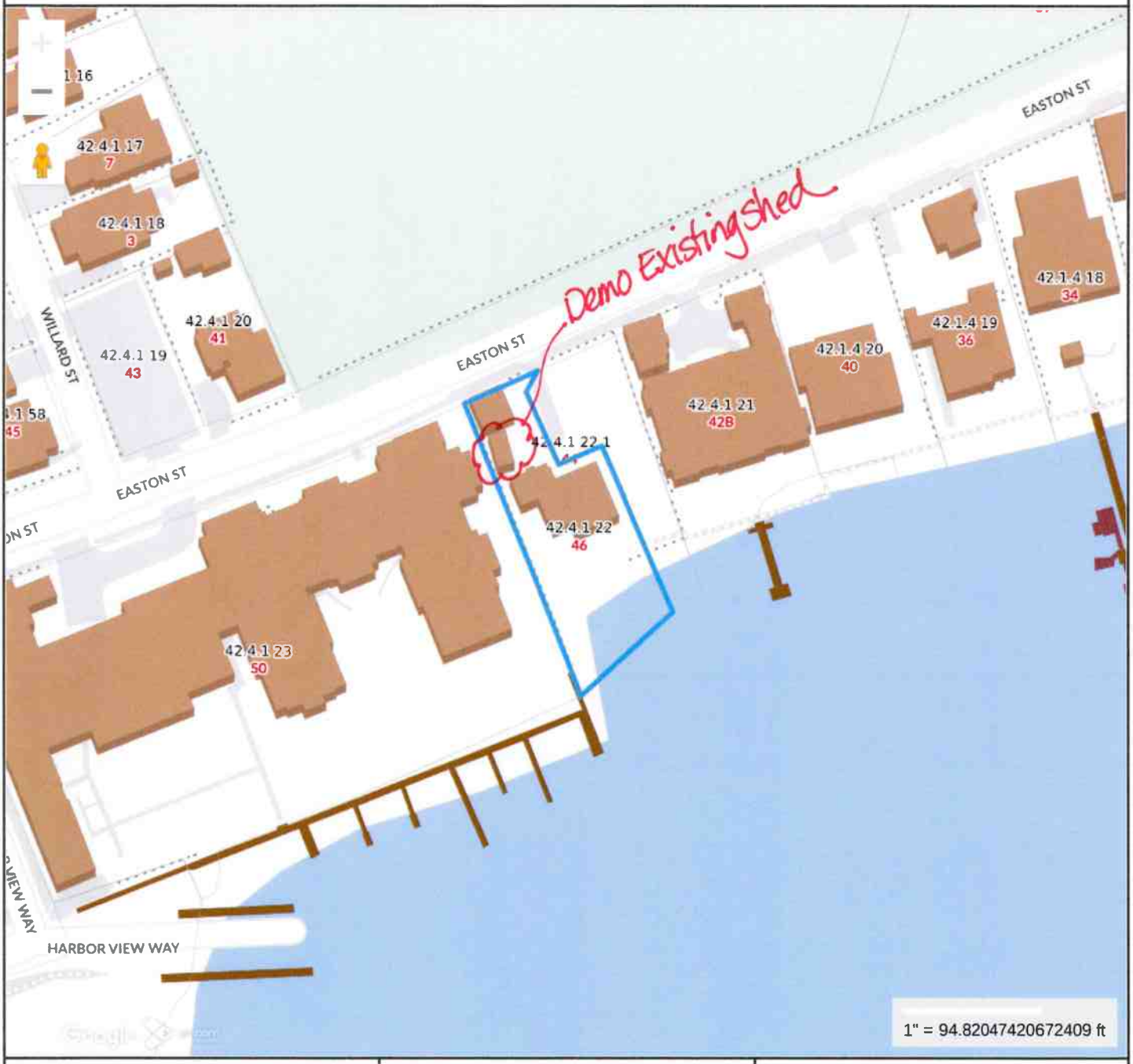
Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
29	28		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	39 EASTON ST
4241	22	1	FAYARD FRANCES TR	FORTY FOUR EASTON STREET TRUST	PO BOX 458	SPRINGFIELD	LA	70462	44 EASTON ST
4241	23		WHITE ELEPHANT HOTEL LLC	C/O NEW ENGLAND DEVEL-ACCTING DEPT	75 PARK PLAZA STE 3	BOSTON	MA	02116	50 EASTON ST
Count:	**3**								

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

FAYARD FRANCES TR
FORTY FOUR EASTON STREET TRUST
PO BOX 458
SPRINGFIELD, LA 70462

WHITE ELEPHANT HOTEL LLC
C/O NEW ENGLAND DEVEL-ACCTING DEPT
75 PARK PLAZA STE 3
BOSTON, MA 02116



Property Information

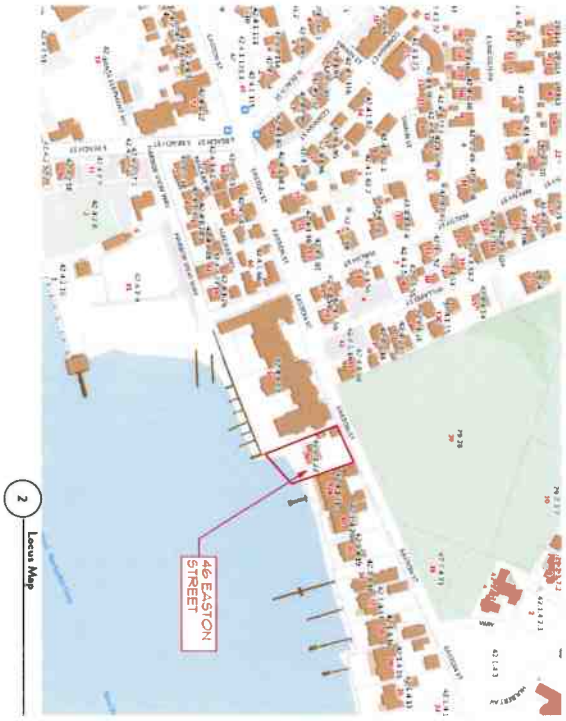
Property ID	10296
Location	46 EASTON ST
Owner	AUBURN COTTAGE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

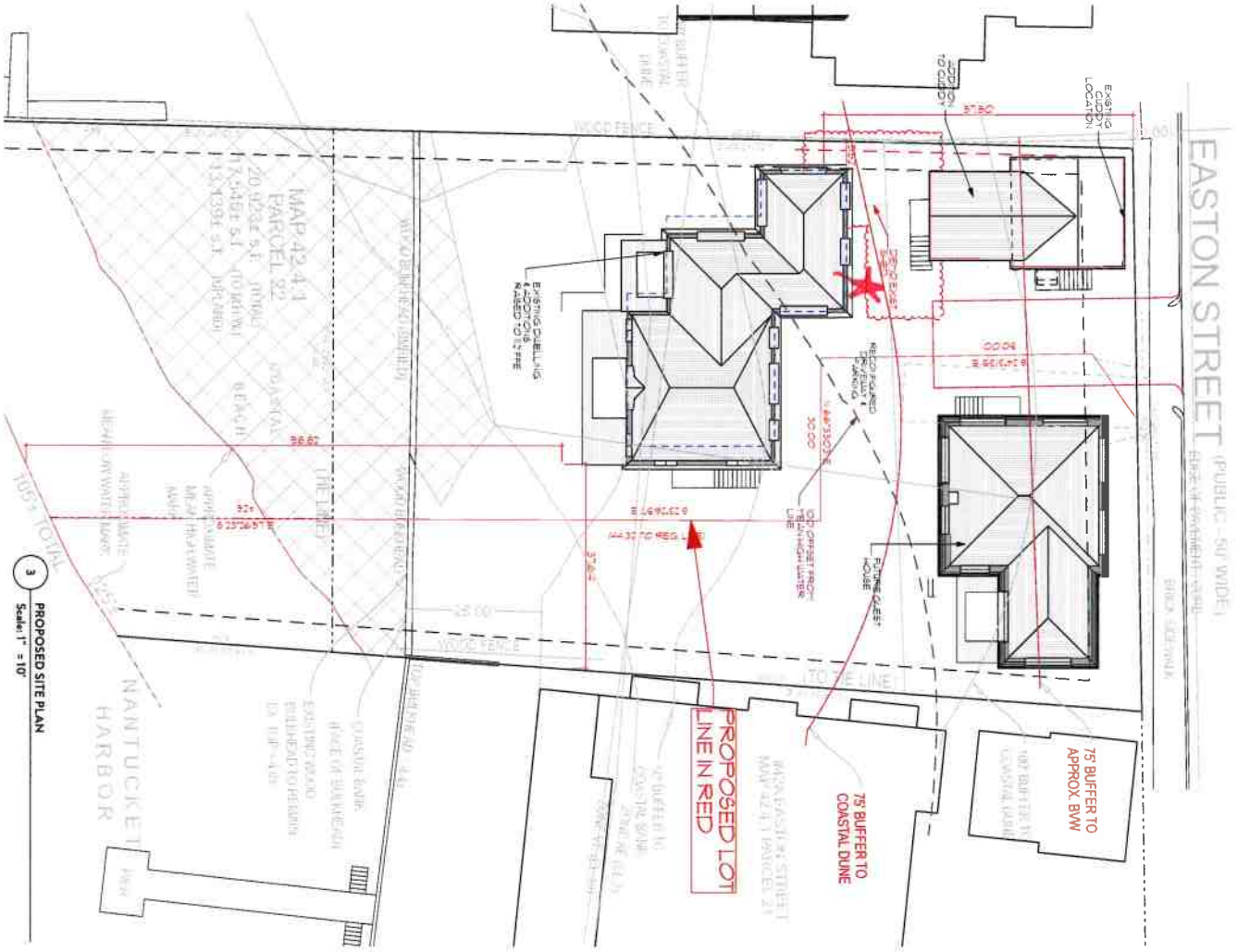
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.



2 Locus Map



3 PROPOSED SITE PLAN
Scale: 1" = 10'

ID# L-1.1

Renovations at
46 Easton Street
Nantucket, MA 02554

MAP NO: 42.4.1 ZONING INFO: R-1
PARCEL NO. 22 PROJECT NO: 13 REVISED: 11/7/24

All drawings and designs contained in + the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Massachusetts Cultural Resource Information System

Scanned Record Cover Page



Inventory No:	NAN.368
Historic Name:	
Common Name:	
Address:	46 Easton St
City/Town:	Nantucket
Village/Neighborhood:	Brant Point
Local No:	4241-022, BP12-5
Year Constructed:	1947
Architect(s):	
Architectural Style(s):	No style
Use(s):	Secondary Dwelling House; Single Family Dwelling House
Significance:	Architecture; Recreation
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, March 18, 2021 at 3:58: PM

NAN.368

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP12-5
MAP/PARCEL#: 4241-022

Recorded by: WAS Date: 05/25/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 46 EASTON ST

2. Building Name: N/A

3. Ownership: Private

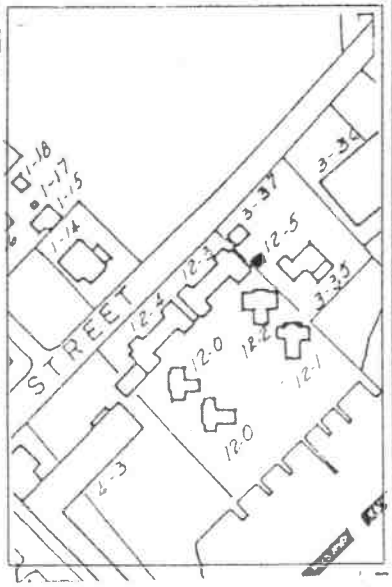
4. Present Owner: KNAPP ALICE F. ET AL

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

NAN. 368

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): NA
12. Setback from Street (ft.):35 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: BP3-35,BP3-37
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

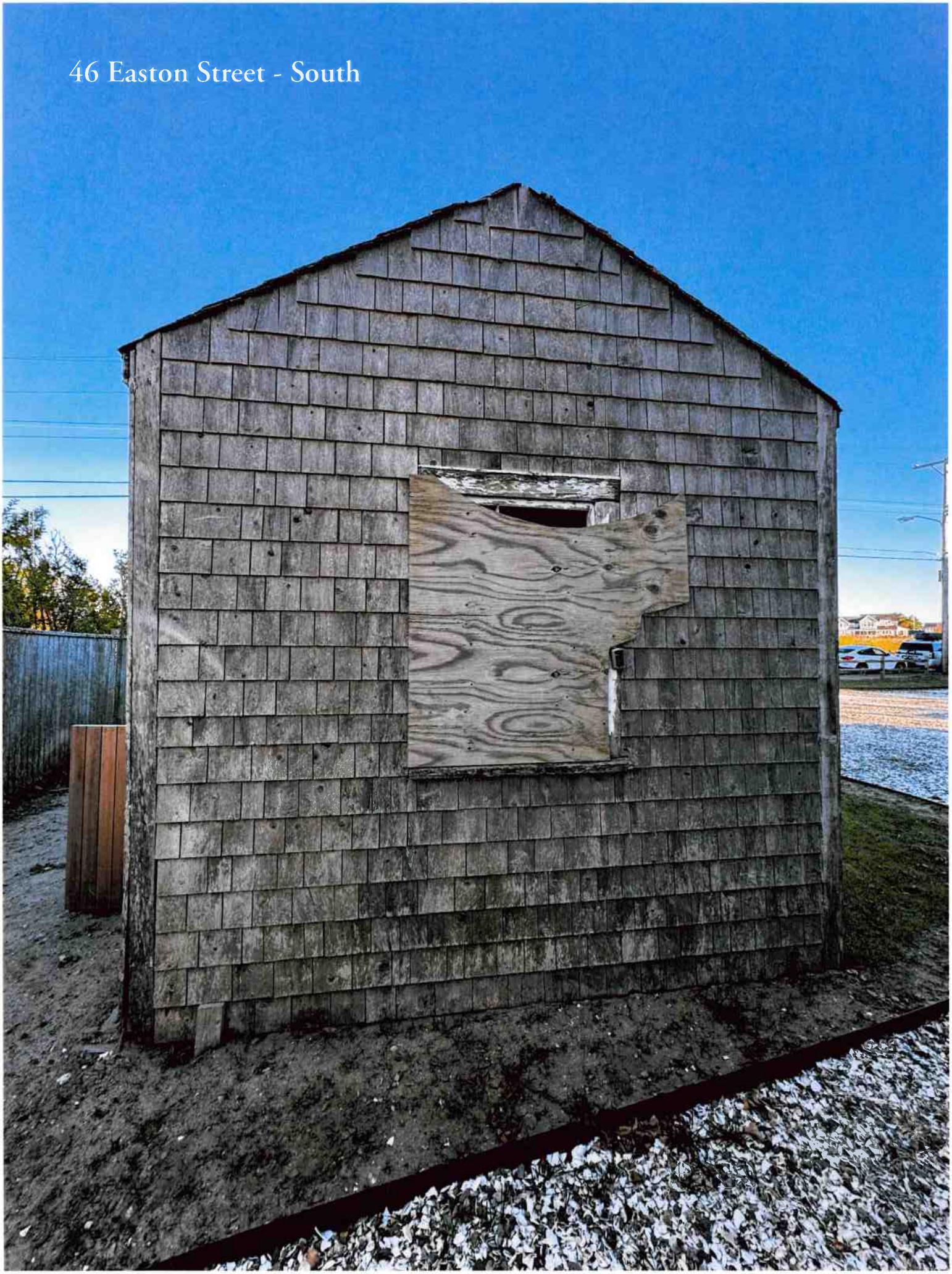
NAN.368

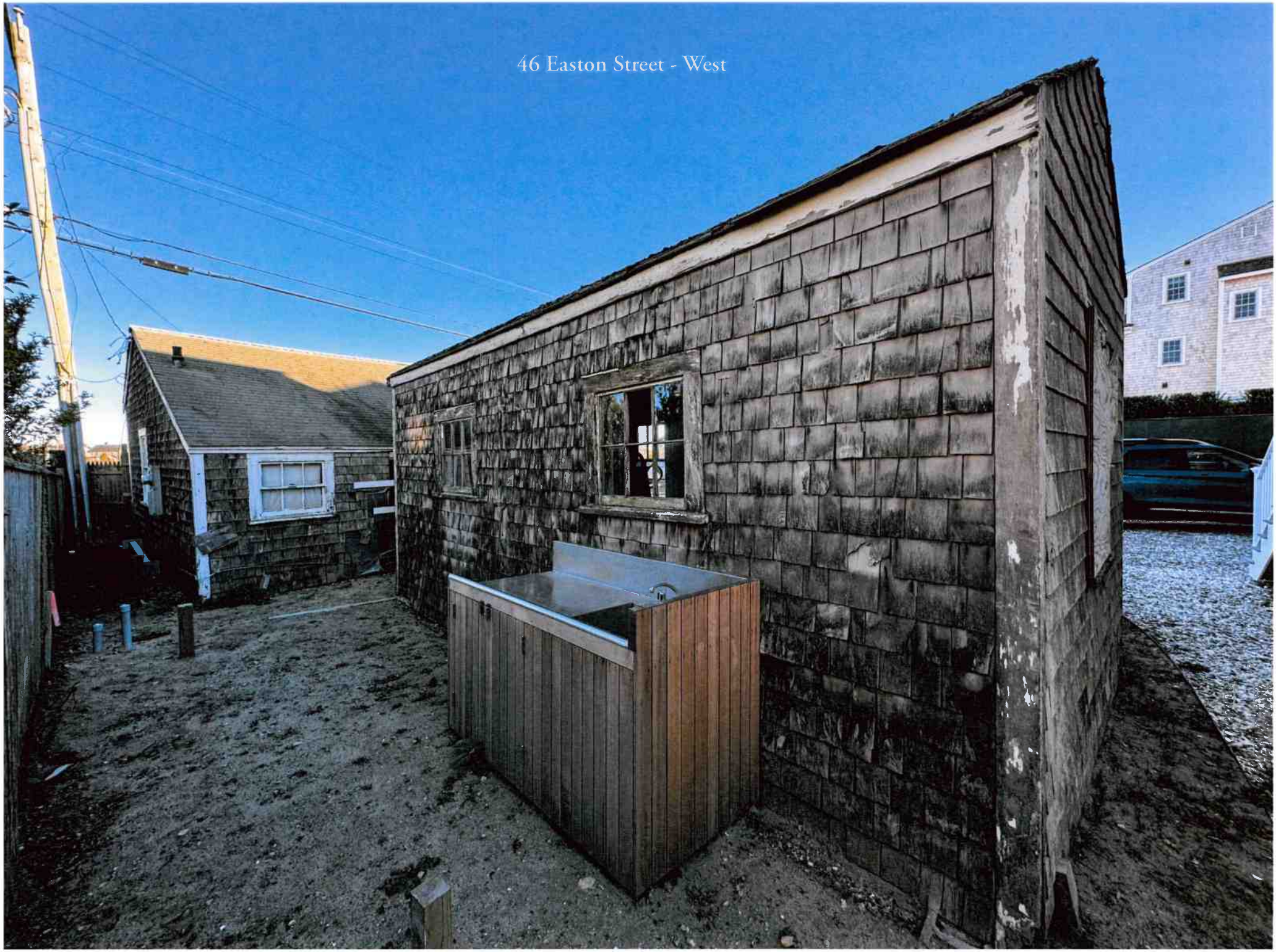
SIGNIFICANCE

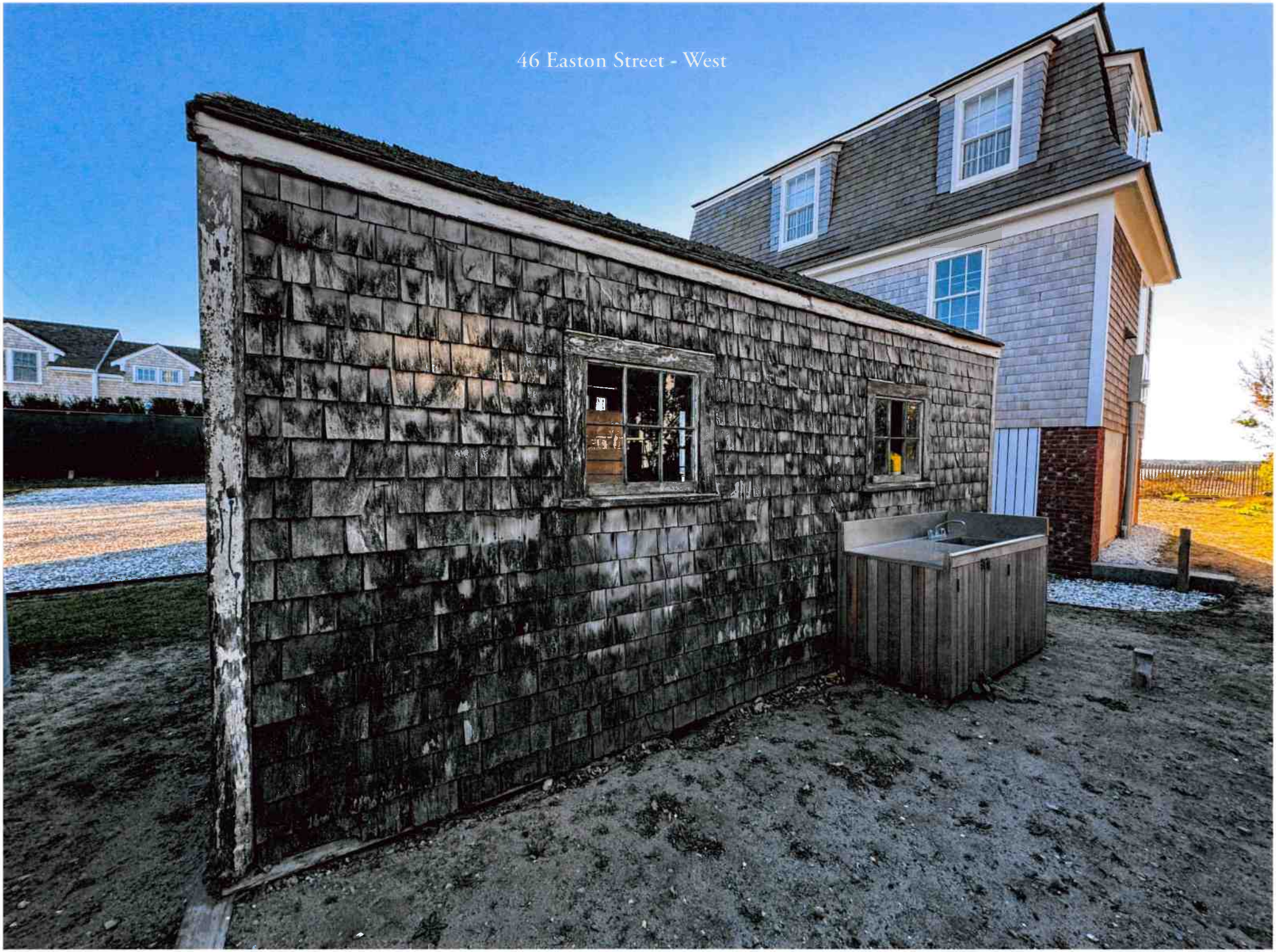
42. Role the Building Plays: National Register: **Non-contributing**
43. Date of Initial Construction: **1947**
Source: **Wannacomet Water Company**
Architect: **Unknown** Builder: **Unknown**
44. Building Type: **Box**
45. Architectural Style: **N/A**
46. Historical and Architectural Importance:
Unknown

47. Sources: **Assessors Records**

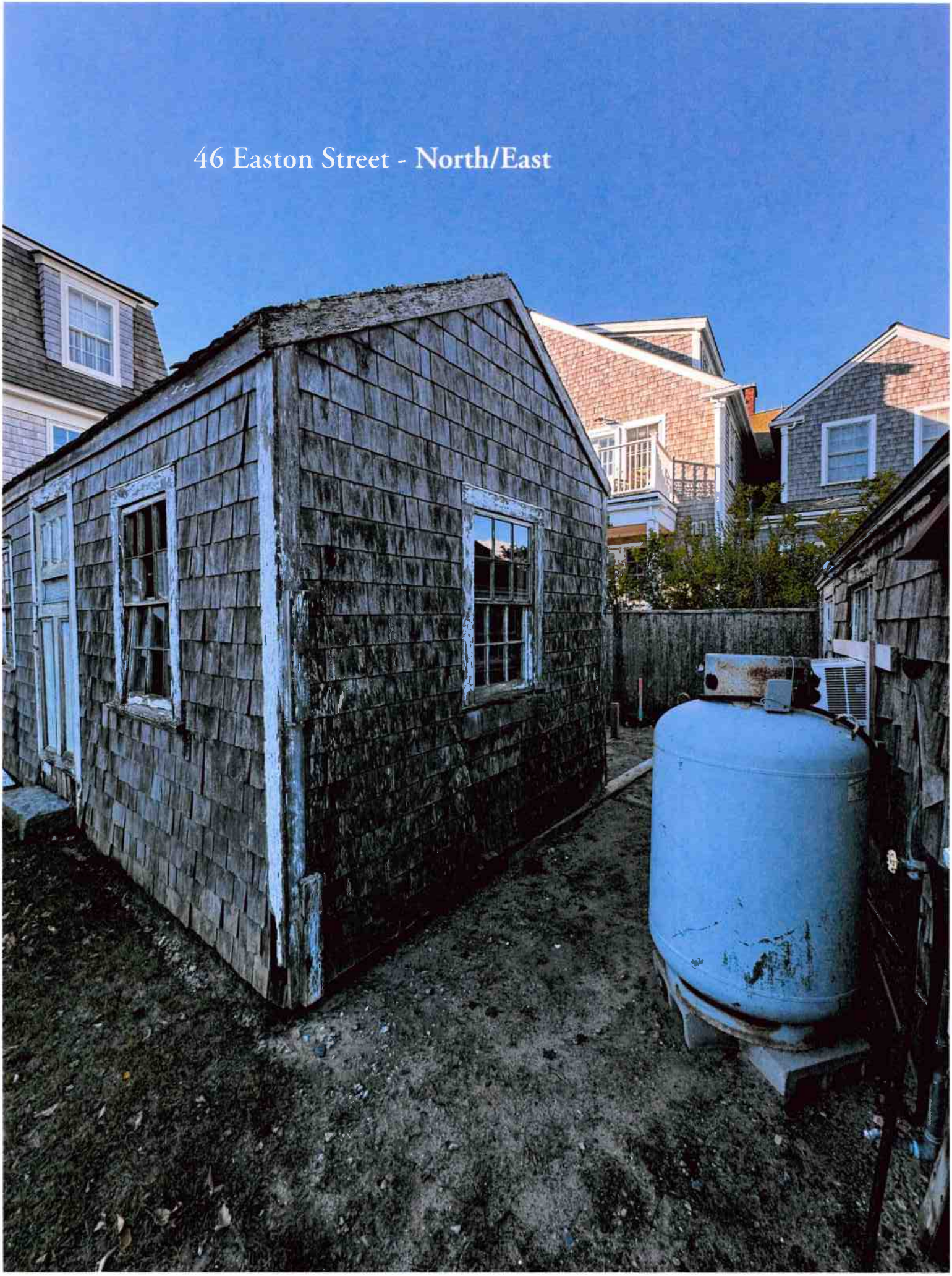

46 Easton Street - East


46 Easton Street - South


46 Easton Street - West


46 Easton Street - West


46 Easton Street - North


46 Easton Street - North/East

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 Auburn Cottage LLC

STREET ADDRESS 46 Easton Street

MAP/PARCEL 42.4.1 / 22

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

November 8, 2024

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

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

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

Signature

11/7/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

October 21, 2021

To the Commissioners,

Auburn Cottage LLC , owner of record of property located at 46 Easton Street, authorize Botticelli and Pohl Architects to sign applications on our behalf.

Sincerely,

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be 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 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.

HC 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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°: 73.4.2 PARCEL N°. 7342-115

Street & Number of Proposed Work: 34 KING ST, SIASCONSET

Owner of record: LYNNETTE & GERARD FALLON

Mailing Address: 38 GOODHUE ST.
S. HAMILTON, MA 01982

Contact Phone #: 978-239-9827 E-mail: lynnette.fallon@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 Add Gable Hood over Existing Front Door Stoop/Steps

Size of Structure or Addition: Length: 58" Sq. Footage 1st floor: _____ ***Decks/Patio: Size: 58" x 58" ☑ 1st floor ☐ 2nd floor

Shutters + Front Door Width: 58" Sq. footage 2nd floor: _____ * Front Stoop (no change in size) Size: _____ ☐ 1st floor ☐ 2nd floor

**Gable Hood depth Sq. footage 3rd floor: _____

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

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

Additional Remarks New Gable Hood Peak Height ~ 9' from ground and 2' rise from edge of gable

Historic Name: REVISIONS* (describe)

Original Date:

Original Builder:

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 9 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural (New Gable Hood)

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

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

Doors* (type and material): ☐ TDL ☑ SDL Front Simpson #7760 Douglas Fir 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 Douglas Fir Natural

Deck _____ Foundation _____ Fence _____ Shutters Benj. Moore #818 Watertown

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

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

Date Nov 3, 2024 Signature of owner of record Lynette Fallon Signed under penalties of perjury

Proposed Work on Façade of 34 King Street, Siasconset, Nantucket

Owners: Lynnette and Gerard Fallon

October 2024 Submission

1. **Shutters.** Replace the current shutters to conform to "Building with Nantucket in Mind." Shutters will be "operable and sized to cover the sash." Style will be a simple panel and a cut-out in the top (see photo). Proposed paint: Benjamin Moore # 818 Watertown Blue (see Paint chip).

2. **Front Stoop.** Rebuild the current front stoop as is (it has rot).

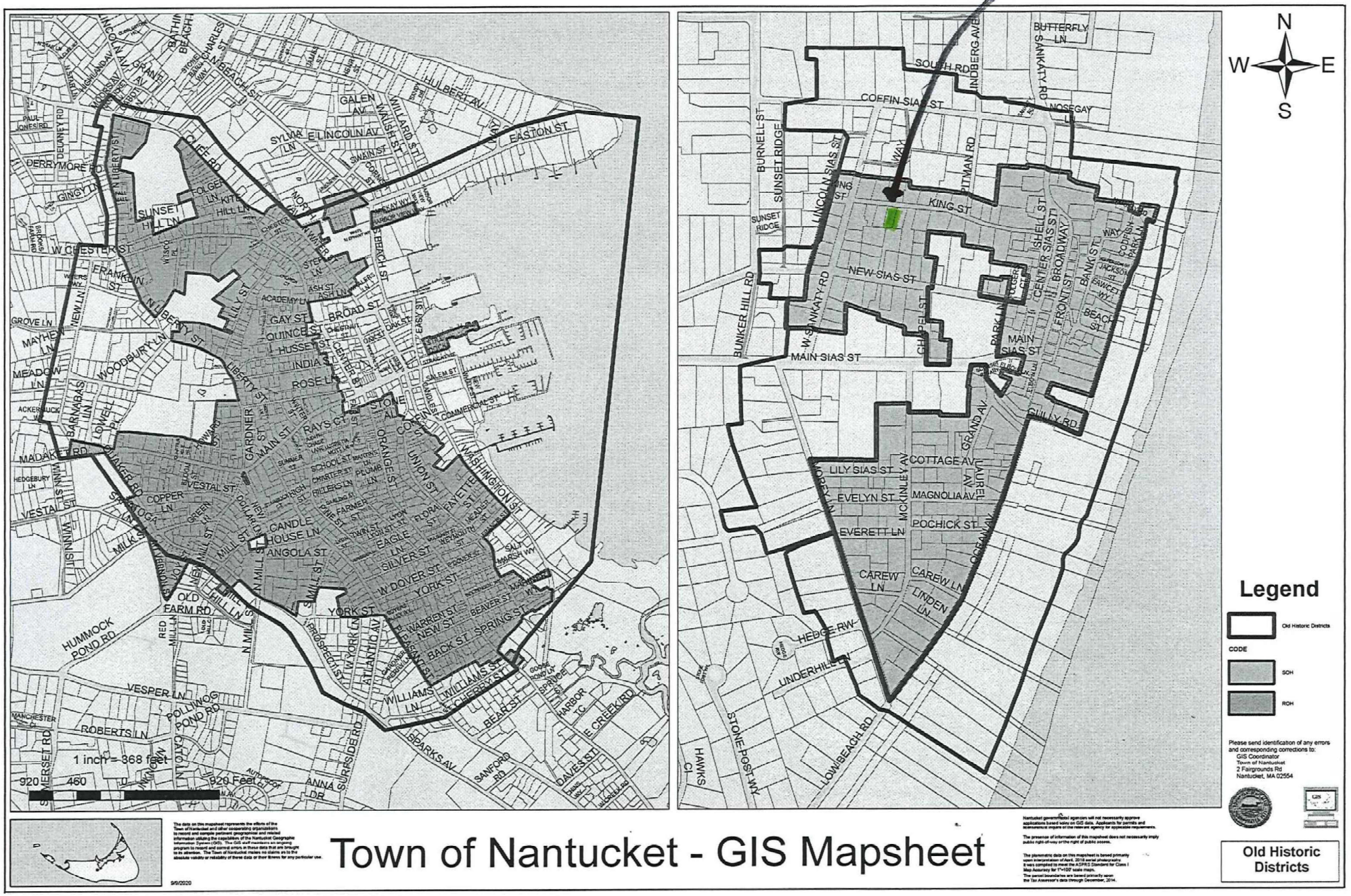
3. **Gable Hood**. Add a "gable hood" over the front stoop. Peak elevation will be 9 feet or less (see attached drawing). Structure will be painted white to match house trim. Roof will be cedar shingles to match façade.

4. **Light Fixture**. Move above the door. Smaller dimensions.

5. **Front Door.** Change the front door to a flat panel with middle divider and six small windows along top (see photo). Wood finish. Existing wood frame storm/screen stays in place.

6. **Paint Chimney**. Paint Chimney white.

LOCUS: 34 KING ST

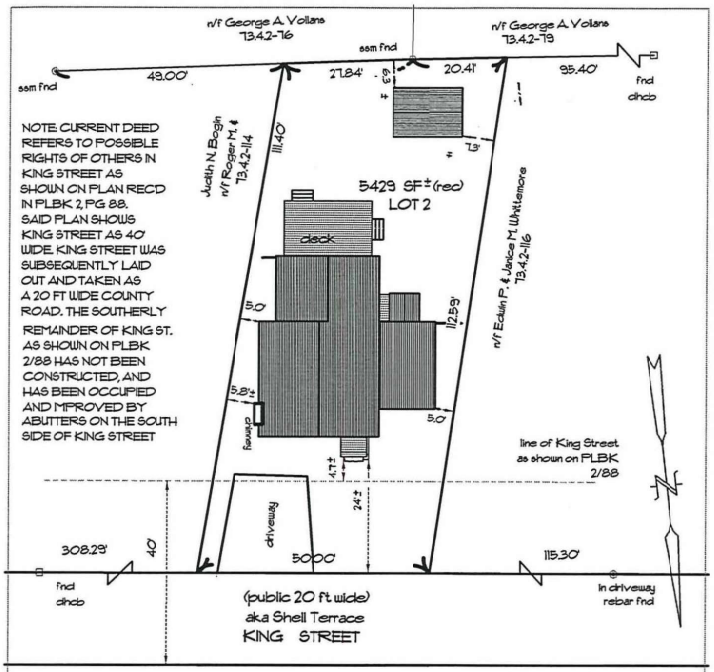


Town of Nantucket - GIS Mapsheet

9/9/2020

34 KING EXISTING SITE

NO CHANGE



AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: MAY 21, 2015

CURRENT ZONING: SOH
MINIMUM LOT SIZE: 5000 SF
MINIMUM FRONTAGE: 50 FT
FRONT YARD SETBACK: 0 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50 %
EXISTNG G.C.R.: 20.8% ± (incl. 10'x14' shed)

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. 15/05

DEED REFERENCE: DBK 1241, PG 243
PLAN REFERENCE: PL BK 22, PG 31
ASSESSOR'S REFERENCE:
MAP: 73.4.2 PARCEL: 115
PREPARED FOR: MICHAEL G. LYNCH

EMACK SURVEYING, LLC
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J-12771

PROPOSED SITE PLAN
SCALE: 1" = 30'

MARK	DATE	DESCRIPTION
	11	

34 KING STREET SITE PLAN

HDC Submission 11 June 2015
HDC Approval # 15-060 3/26 Certificate No: Building Permit No:

34 KING ST

NOV 3, 2024
ADD GABLE HOOD
- NEW FRONT DOOR
- NEW SHUTTERS
- PAINT CHIMNEY WHITE



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

PROPOSED NORTH ELEVATION

34 King Street
Stoneham, MA 02564

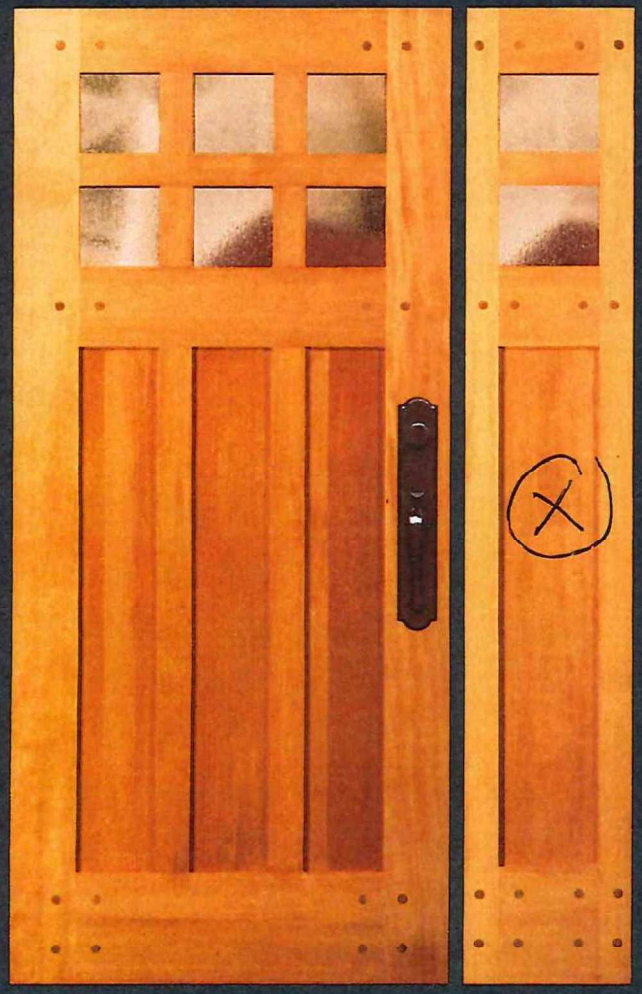
Model Door Canopy for 34 King St.

Fallon 34 King Street, Siasconset Nantucket

Exterior Door Schedule

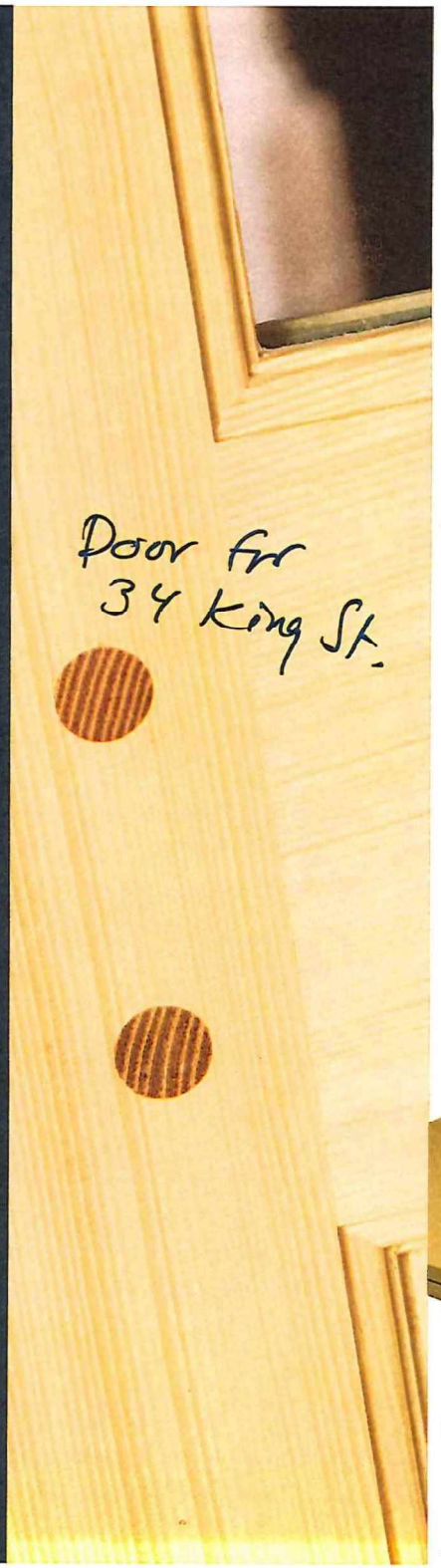
No	Qn	Type	Manu.	Slab Size	Rough Opening		Lights	Comments	
1		Six Light	Simpson #77860	36" x 80"	Existing		6 Light	Replace existing solid front door	





77860 FP

Shown in Douglas fir with 77260 sidelight with flat panels, optional shaker sticking and sea spray glass. Privacy Rating 5.



BEAUTY AND **DURABILITY**

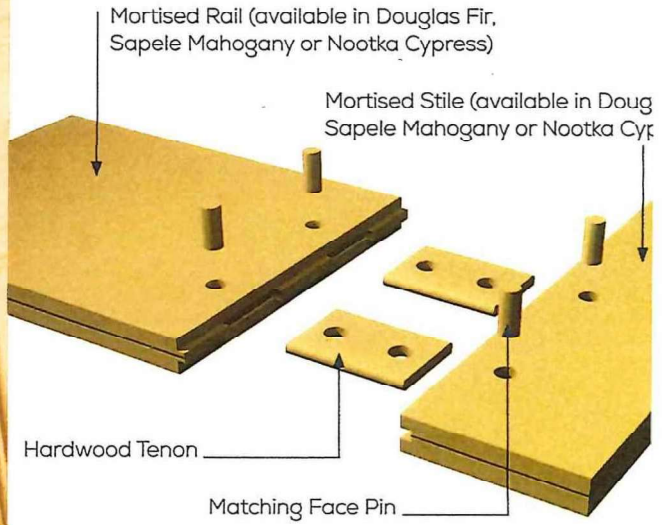
Nicknamed "The Gray Lady" due to its regular foggy conditions, Nantucket is known for being historic, hardy and starkly beautiful. Windblown beaches and weather-beaten shingles are a way of life on this bluste island. This same spirit is reflected in our Nantucket Collection™...doors built to stand up to the elements while standing out, thanks to their classic design and unsurpassed craftsmanship.

EXTENDED WARRANTY

- 10-year warranty on doors made from Douglas Fi Sapele Mahogany and Nootka Cypress
- No building overhang required

UNBEATABLE CONSTRUCTION

- Mortise-and-tenon joinery with face-driven pins
- Two-piece laminated stile-and-rail construction
- Divided lite doors made with SDL construction
- Design pressure ratings of DP50



Shutters for 34 King Street
New England Shutter Company

34 KING - SHUTTERS

818 Watertown Watertown Hoplie Bleue

818 Watertown Watertown Hoplie Bleue

818 Watertown Watertown Hoplie Bleue

818 Watertown Watertown Hoplie Bleue


SURF SOUNDS
34
THE DRIVER OF THIS CAR RAN
MT. WASHINGTON
34 KING STREET 2029

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN 2837
Historic Name:	
Common Name:	
Address:	34 King St
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head, Siasconset,
Local No:	7342-115, SC25-11,
Year Constructed:	C 1975
Architectural Style(s):	No style,
Use(s):	Single Family Dwelling House,
Significance:	Architecture,
Area(s):	NAN C, NAN D
Designation(s):	Nat'l Register District (11/13/1966), Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970),
Building Materials:	Roof Asphalt Shingle, Wall Wood, Wood Shingle; Foundation Concrete Unspecified,
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www sec state ma us/mhc

This file was accessed on Wednesday, October 16, 2024 at 2 32 PM

NAN.2837

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #.SC25-11
MAP/PARCEL#.342-115

Recorded by: AH Date: 09/29/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 34 KING ST

2. Building Name: N/A

3. Ownership: Private

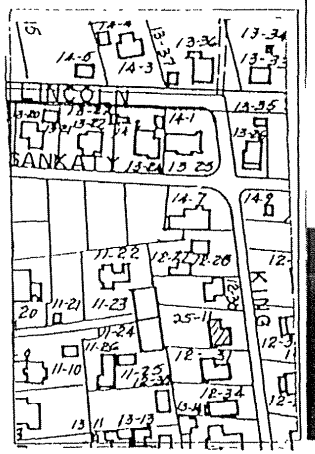
4. Present Owner: GUIDO, LAWRENCE J & JANE S

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 -- 3X2"





NAN.2837

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 20 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: Parking,Privet Hedge
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 12/12,8/8

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: N/A
40. Integrity: N/A
41. Alterations:
N/A

NAN.2837

Survey/Film Roll #: SC25-11

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Since 1975
  Source: 1975 Planometric Map
        Architect: Unknown Builder: Unknown
44. Building Type: Additive,Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
        Unknown

47. Sources: 1975 Planometric Map

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

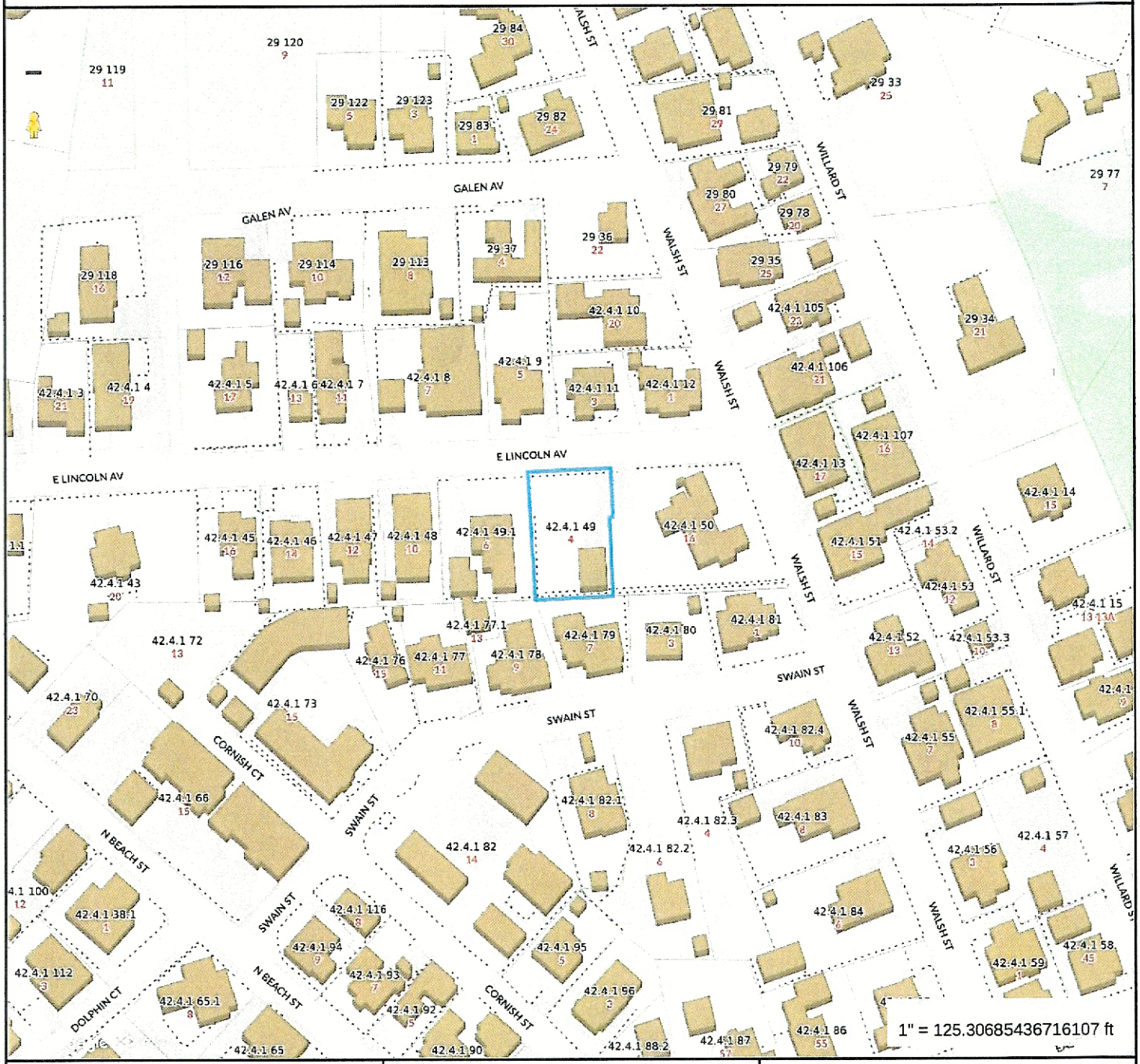
NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

AJ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**



Property Information

Property ID 10316
Location 4 E LINCOLN AV
Owner NESTER BRIAN A & CONSTANTINA P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/16/2024
Data updated Jan. 2021

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

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 4 E. LINCOLN AVE

Tax Map Number: 42.4.1 Parcel Number: 49

Owner of Record: MR & MRS BRIAN NESTER

Description of Proposal: CONSTRUCT NEW DWELLING

Anticipated HDC Submission Date: 11.12.2024

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 BRIAN & CONSTANTINA NESTER

MAILING ADDRESS 1995 AUGUST A DRIVE CENTERVALLEY PA.

PROPERTY LOCATION 4 E LINCOLN AVE

ASSESSORS MAP/PARCEL 42.4.1 49

SUBMITTED BY: SCT NAG

SEE ATTACHED PAGES

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

October 15, 2024
DATE

Mary L. Haley
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Digitally signed by Mary L. Haley
Date: 2024.10.15 12:39:47 -04'00'

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4241	9		5 EAST LINCOLN AVENUE LLC		1270 SOLDIERS FIELDS RD	BOSTON	MA	02135	5 E LINCOLN AV
4241	11		GUDONIS LAUREN B TRST	CEB NOMINEE TRST	56 MASCONOMO ROAD	MANCHESTER	MA	01944	3 E LINCOLN AV
4241	49	1	JONES MARYANN		176 ROWAYTON AVENUE	ROWAYTON	CT	06853	6 E LINCOLN AV
4241	50		CARR MARTHA A TRUSTEE	C/O CARR ROBERT	1023 N EDISON ST	ARLINGTON	VA	22205	16 WALSH ST
4241	79		PETRUZZELLA VITO R	VITO PETRUZZELLA REVOC TR	1332 LITTLE BLUE HERON ST	NAPLES	FL	34108	7 SWAIN ST
Count:	5								

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Arlington, VA 22205

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here

0056 7

11/12/2024

Sent To
Martha Carr TRUSTEE
Street and Apt. No., or PO Box No.
1023 N. EDISON ST
City, State, ZIP+4®
ARLINGTON VA 22205

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

9589 0710 5270 1061 3708 25

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Naples, FL 34108

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

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11/12/2024

Sent To
Mr. VITO PETRUZZELLA
Street and Apt. No., or PO Box No.
1332 LITTLE BLUE HERON ST
City, State, ZIP+4®
NAPLES FL 34108

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

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Manchester, MA 01944

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

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11/12/2024

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

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

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Norwalk, CT 06853

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here

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11/12/2024

Sent To
Ms MARYANN JONES
Street and Apt. No., or PO Box No.
116 ROWAYTON AVE
City, State, ZIP+4®
ROWAYTON CT 06853

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

9589 0710 5270 1061 3707 88

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

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

Brighton, MA 02135

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

Postmark Here

0056 7

11/12/2024

Sent To
5 E. LINCOLN AVE LLC
Street and Apt. No., or PO Box No.
1270 SOLDIERS FIELDS RD
City, State, ZIP+4®
BOSTON MA. 02135

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~~ Merow NAG

AS AGENT FOR Mr & Mrs Brian Nester

STREET ADDRESS 4 E. Lincoln Ave

MAP/PARCEL 42.4.1 Parcel 49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/12/2020

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

11/6/2020
Date

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Brian A. Nester & Constantina Pippis-Nester

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4 East Lincoln Avenue

City: Nantucket State: MA ZIP Code: 02554

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Assessors Map 42.4.1 Parcel 49 -- LC Cert. #27950 & 29632 -- LC Plan 25672-F (Lot 9) & 25672-G (Lot 11)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. N41° 17' 23.14" Long. W70° 05' 55.50" Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 7

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1476 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☒ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: 0 Engineered flood openings: 8

d) Total net open area of non-engineered flood openings in A8.c: 0 sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): 1600 sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): 1600 sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: 0 sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: 0 Engineered flood openings: 0

d) Total net open area of non-engineered flood openings in A9.c: 0 sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): 0 sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): 0 sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Town of Nantucket B1.b. NFIP Community Identification Number: 250230

B2. County Name: Nantucket County B3. State: MA B4. Map/Panel No.: 25019C-0086 B5. Suffix: G

B6. FIRM Index Date: 06/03/1986 B7. FIRM Panel Effective/Revised Date: 06/09/2014

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 7

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4 East Lincoln Avenue

City: Nantucket State: MA ZIP Code: 02554

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: Carlson BRx7 GPS Unit (MaCORS) Vertical Datum: NAVD1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	4.2	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	9.4	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	N/A	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	9.4	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	3.7	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	4.0	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	3.7	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments and describe in the Comments area.

Certifier's Name: Donald F. Bracken Jr. PE, PLS License Number: MA PE 37071

Title: President

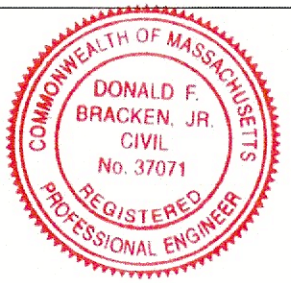
Company Name: Bracken Engineering, Inc

Address: 49 Herring Pond Road

City: Buzzards Bay State: MA ZIP Code: 02532

Telephone: (508) 833-0070 Ext.: 302 Email: don@brackeneng.com

Signature: Donald F. Bracken Jr. Date: 11-1-24



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
Proposed structure will be built upon a crawlspace foundation, equipped with a minimum of (8) Smart Vent Flood Vents (see attached) located within 1-foot of adjacent grade. The vents shall be free of exterior obstructions. Any lattice work or slats shall be 50% open minimum. First floor flooring system shall be flood proofed.
All utilities servicing the structure shall be elevated to the first floor elevation 9.4.
See attached Elevation Views provided by Nantucket Architecture Group LTD

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4 East Lincoln Avenue

City: Nantucket State: MA ZIP Code: 02554

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:	FOR INSURANCE COMPANY USE
4 East Lincoln Avenue	Policy Number:
City: Nantucket State: MA ZIP Code: 02554	Company NAIC Number:

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4 East Lincoln Avenue City: Nantucket State: MA ZIP Code: 02554	**FOR INSURANCE COMPANY USE** Policy Number: _____ Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
4 East Lincoln Avenue

City: Nantucket State: MA ZIP Code: 02554

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One

Photo One Caption: Clear Photo One

Photo Two

Photo Two Caption: Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
4 East Lincoln Avenue

City: Nantucket State: MA ZIP Code: 02554

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption:

Clear Photo Three

Photo Four

Photo Four Caption:

Clear Photo Four



6 WEST ELEVATION



6 SOUTH ELEVATION



6 NORTH ELEVATION



6 EAST ELEVATION

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

NEW RESIDENCE FOR
MR AND MRS BRIAN NESTER
4 EAST LINCOLN NANTUCKET MA

PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B Copyright may 2022
21.08.03.1515

A3

ICC EVALUATION SERVICE

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ICC-ES Evaluation Report

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ESR-2074

Reissued 02/2023

This report is subject to renewal 02/2025.

DIVISION: 08 00 00—OPENINGS

SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526

ICC ES | ICC ES PMG | ICC ES LISTED

"2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence"

A Subsidiary of ICC INTERNATIONAL CODE COUNCIL

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ANAB ACCREDITED ISO/IEC 17065 PRODUCT CERTIFICATION BODY

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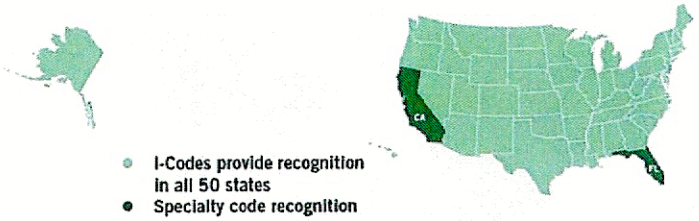
ICC EVALUATION SERVICE



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ICC-ES Evaluation Report

Reissued February 2023

This report is subject to renewal February 2025.

ESR-2074

DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2021 and 2018 *International Energy Conservation Code®* (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with $^1/_4$-inch-by-$^1/_4$-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm^2) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm^2) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

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- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 200 square feet (18.6 m^2) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m^2) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2021).

6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

7.1 The Smart VENT® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).

7.2 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
19 MANTUA ROAD
MOUNT ROYAL, NEW JERSEY 08061
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVENT®	1540-520	15 3/4" X 7 3/4"	200
SmartVENT®	1540-510	15 3/4" X 7 3/4"	200
FloodVENT® Overhead Door	1540-524	15 3/4" X 7 3/4"	200
SmartVENT® Overhead Door	1540-514	15 3/4" X 7 3/4"	200
Wood Wall FloodVENT®	1540-570	14" X 8 3/4"	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 3/4"	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For **SI:** 1 inch = 25.4 mm; 1 square foot = m^2

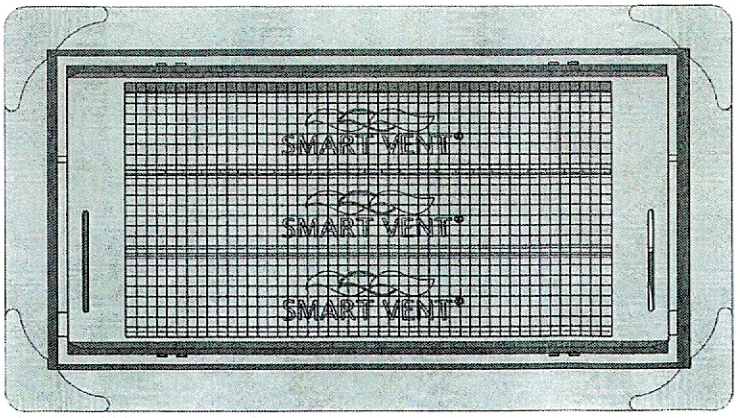

FIGURE 1—SMART VENT: MODEL 1540-510

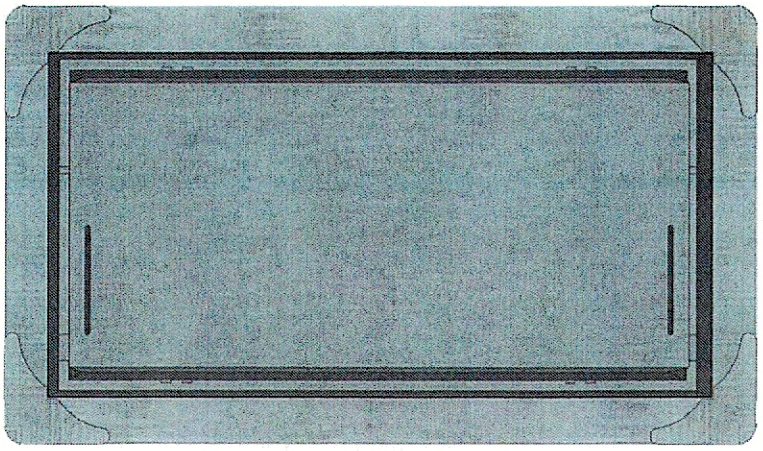

FIGURE 2—SMART VENT MODEL 1540-520

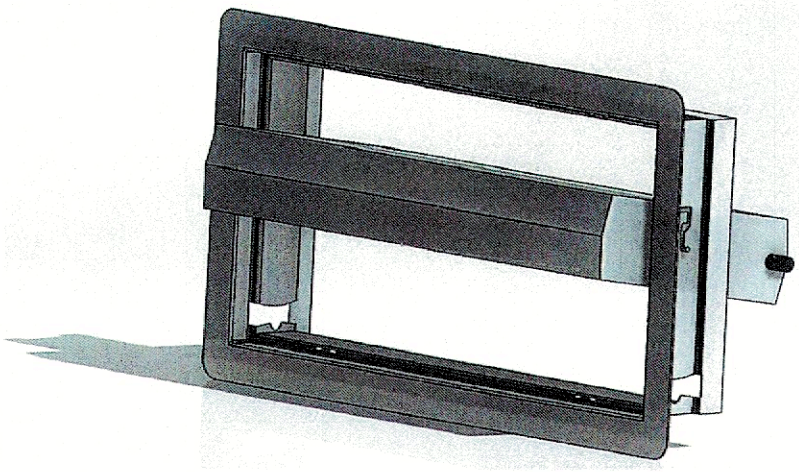

FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

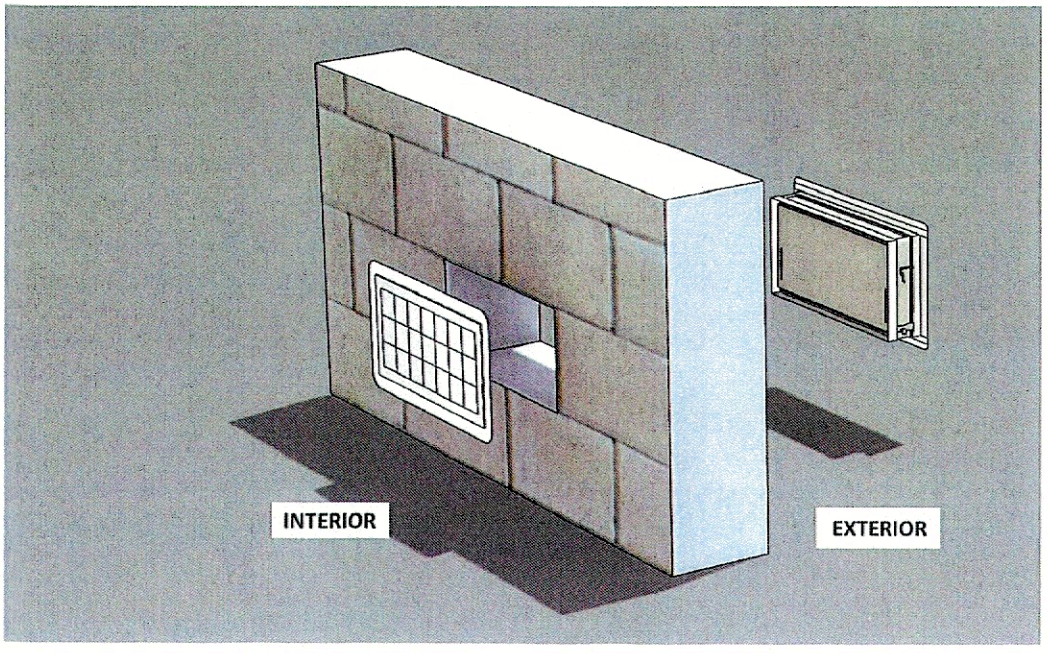

FIGURE 4—FLOOD VENT SEALING KIT

ICC-ES Evaluation Report

ESR-2074 CBC and CRC Supplement

Reissued February 2023

This report is subject to renewal February 2025.

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

- 2019 *California Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with 2019 CBC Chapter 12, provided the design and installation are in accordance with the 2018 *International Building Code®* (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16 , as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the 2019 CRC, provided the design and installation are in accordance with the 2018 *International Residential Code®* (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2023.

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ICC-ES Evaluation Report

ESR-2074 FBC Supplement

Reissued February 2023

This report is subject to renewal February 2025.

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2020 *Florida Building Code—Building*
- 2020 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements are determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential,* as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2018 *International Building Code®* meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—Residential,* as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential.*

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued February 2023.

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B

4 E LINCOLN AV

Location	4 E LINCOLN AV	**Mblu**	4241/ / 49/ /
Acct#	00010316	**Owner**	NESTER BRIAN A & CONSTANTINA P
Assessment	$3,018,700	**PID**	10316
Building Count	1		

Current Value

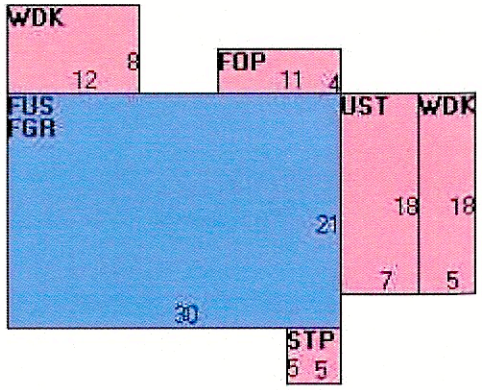
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,347,000	$1,671,700	$3,018,700

Owner of Record

Owner	NESTER BRIAN A & CONSTANTINA P	**Sale Price**	$1,825,000
Co-Owner		**Certificate**	
Address	1995 AUGUSTA DR CENTER VALLEY , PA 18034	**Book & Page**	C27950/0
		Sale Date	10/28/2020
		Instrument	00

Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	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	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10316_11

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	630	630
BAS	First Floor	315	315
FGR	Garage, Finished	315	0
FOP	Porch, Open, Finished	65	0
STP	Stoop	30	0
WDK	Deck, Wood	86	0
		1,441	945

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
NESTER BRIAN A & CONSTANTINA P	$1,825,000		C27950/0	00	10/28/2020
CARR OLIVER T III	$397,926		C26508/0	1J	06/28/2017
CARR MARTHA A TRUSTEE	$0		C15597/0	99	12/29/1992
CARR MARTHA A	$0		C14090/0	99	06/23/1989

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 945
Replacement Cost: $1,296,600
Building Percent Good: 98
Replacement Cost Less Depreciation: $1,270,700

Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle

Building Photo

26'-6" TALL
Hpc Approved

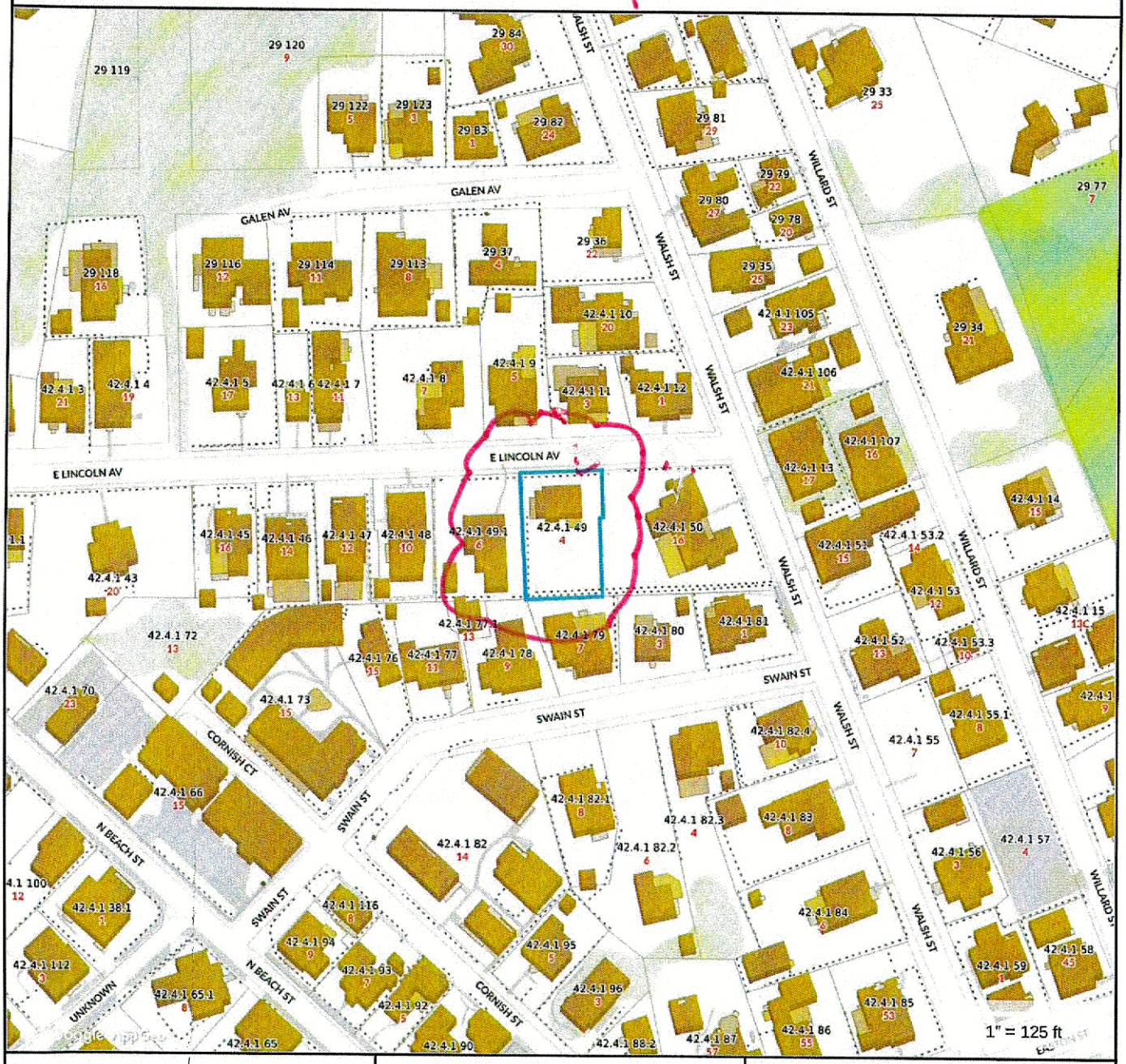


(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\4%20e%20lin

Town and County of Nantucket, MA

OLD 4 E. LINCOLN GIS MAP.

August 5, 2021



Property Information

Property ID	42.4.1 49
Location	4 E LINCOLN AV
Owner	NESTER BRIAN A & CONSTANTINA P

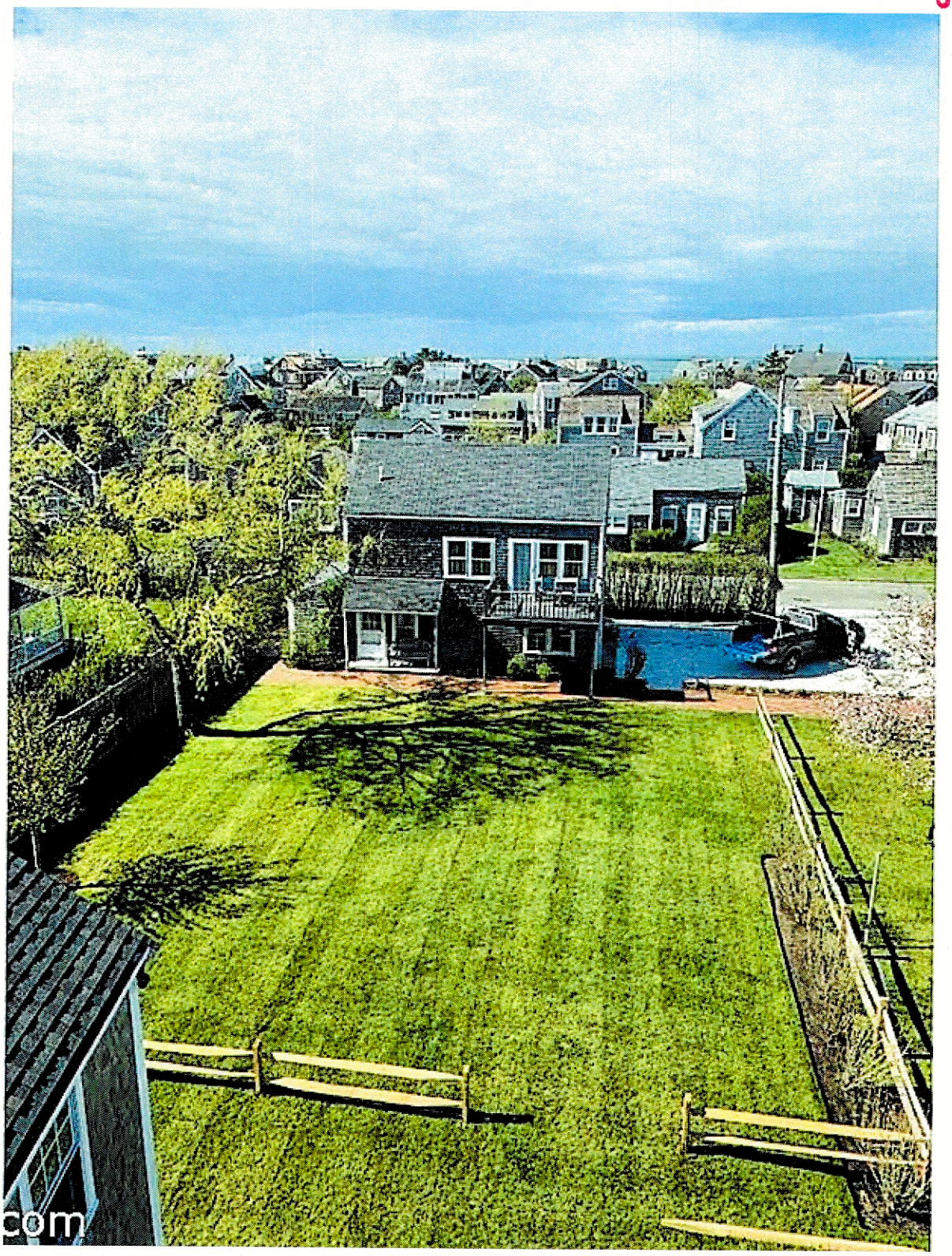
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 07/29/2021
Data updated Jan. 2021

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

4 E. LINCOLN
BEFORE HDC MOVE BACK OF
SITE TO BECOME GARAGE



tucket.com

4. E LINCOLN
GARAGE 26-6"
TALL



HDC Approval
Garage.

CERTIFICATE NO: HDC2020-10-2009 DATE ISSUED: 12/3/2020

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

K MAP N°: 42.4.1 PARCEL N°. 49

et & Number of Proposed Work: 4E LINCOLN AVE

ner of record: 4E LINCOLN LLC

ling Address: 2 BROAD ST
NANTUCKET MA 02554

tact Phone #: 508-228-2728 E-mail:

AGENT INFORMATION (if applicable)

ne: MCA +

ling Address: 2 BROAD ST
NANTUCKET MA 02554

tact Phone #: 508-228-2728 E-mail: DOUG@MHACUTONE.com

FOR OFFICE USE ONLY V4237

Date application received: 9/30/2020 Fee Paid: $ 100

Must be acted on by: ~~10/21/2020~~ 01/20/21

Extended to:

Approved: Disapproved:

Chairman: (acting)

Member: Diane W Coombs

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

Motion to Approve through stuff w/ the horizontal muntins in the garage door lights removed.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

ool (Zoning District ____) ☐ Roof ☐ Other ON LOT

of Structure or Addition: Length: 30 Sq. Footage 1st floor: 655SF Decks/Patio: Size: 15X4 ☐ 1st floor ☒ 2nd floor

Width: 21 Sq. footage 2nd floor: 655SF Size: ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 1310SF TOTAL

erence between existing grade and proposed finish grade: North 12" ± South 12" ± East 12" ± West 12" ±

ght of ridge above final finish grade: North 20'-6" South " East " West "

itional Remarks

REVISIONS*: 1. East Elevation – REPLACE DOOR W/ WINDOW – CHANGE 9 LITE TO BOARD DOOR

toric Name:

ginal Date: (describe) 2. South Elevation – ADD 2 WINDOWS

ginal Builder: 3. West Elevation – CHANGE 6 PANEL DOOR & WINDOW TO DOUBLE DOOR

here an HDC survey form for this building attached? ☐ Yes ☐ N/A 4. North Elevation – CHANGE WINDOW TO DOOR – ADD BALCONY – CHANGE GARAGE DOOR

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

sonry Chimney: ☐ Block Parged ☐ Brick (type) ☐ Other

of Pitch: Main Mass 10 /12 Secondary Mass 5 /12 Dormer 10 /12 Other

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

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

Fence: Height: Type: Length:

ylights (flat only): Manufacturer Rough Opening Size Location

Manufacturer Rough Opening Size Location

tters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material)

aders (material and size):

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

☐ Other

m: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other

C. Dimensions: Fascia 8 Rake 8 Soffit (Overhang) — Corner boards 6 Frieze —

Window Casing 4 Door Frame 4 Columns/Posts: Round Square

ndows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other

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

ors* (type and material): ☐ TDL ☒ SDL Front 4-LITE Rear 4-LITE Side

Garage Door(s): Type Material

rdscape materials: Driveways Walkways Walls

ote: Complete door and window schedules are required.

COLORS

ewall NTW Clapboard (if applicable) — Roof GRAY

n WHITE Sash WHITE Doors WHITE

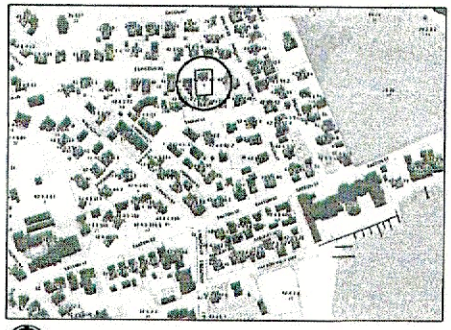
ck — Foundation — Fence — Shutters —

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

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

te 9/28/20 Signature of owner of record 4E LINCOLN LLC Signed under penalties of perjury

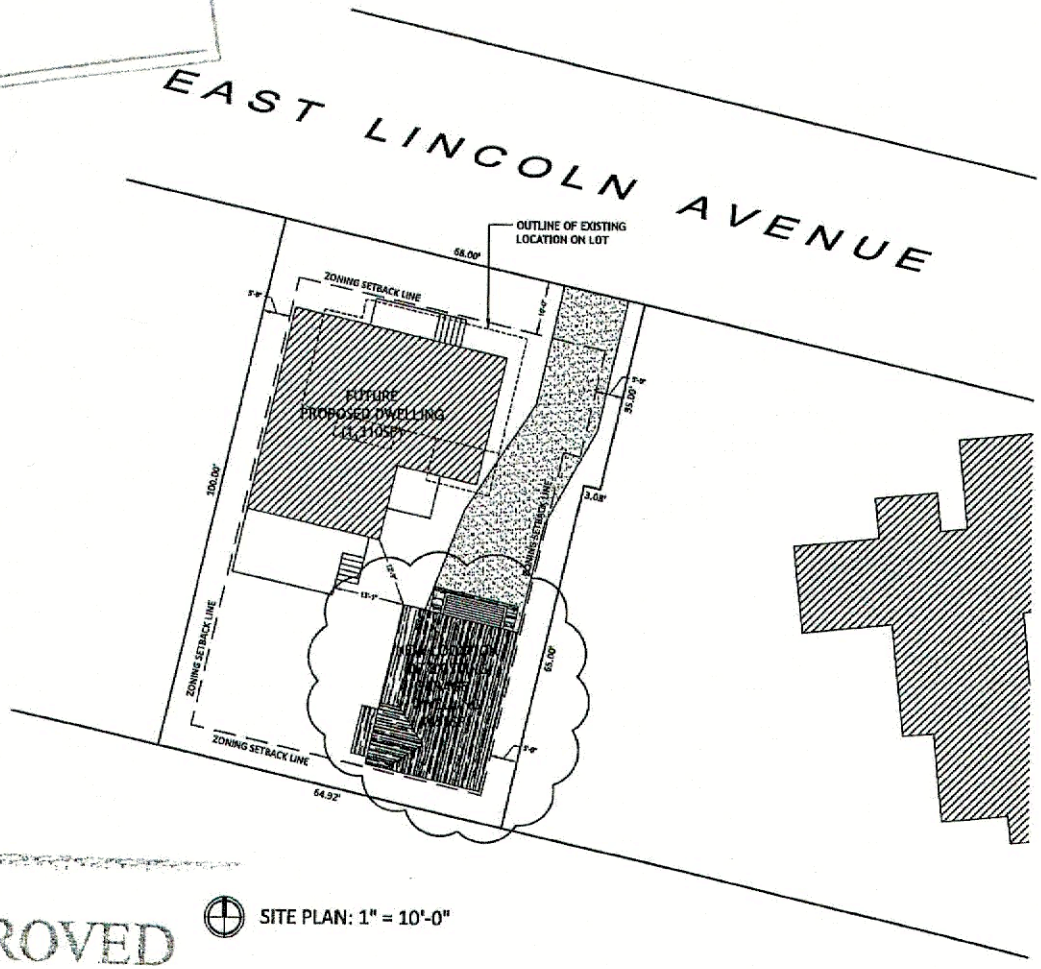
4 EAST LINCOLN



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 10'-0"

RECEIVED
DEC 08 2020
By

APPROVED
HDC 2020-10-2009
No Exterior Changes
Without HDC Approval

HDC STAFF APPROVAL

MARK CUTONE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.1728
MARKCUTONE.COM

SURVEYOR
BRACKEN ENGINEERING
49 HEARING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0030

STRUCTURAL DESIGN
CAPE STRUCTURAL CONSULTANTS
P.O. BOX 788
FALMOUTH, MA 02541
508.457.6784

CONTRACTOR
TODD BURNS BUILDING & RENOVATION
P.O. BOX 1918
NANTUCKET, MA 02584
508.246.8190

4 E LINCOLN
4 E LINCOLN AVENUE
NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: 49

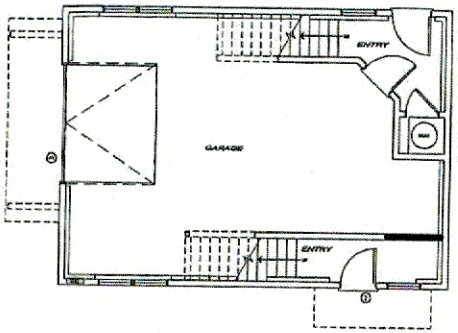
COVER SHEET

C1.1

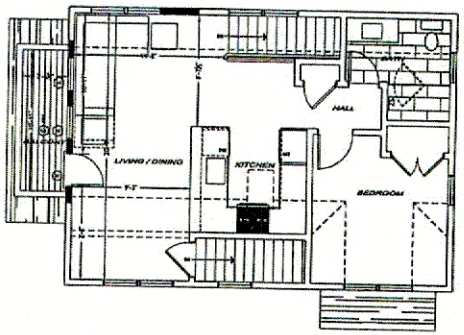
5 DECEMBER 2020

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	–	****DELETED****		
B	–	****DELETED****		
C	1	BOSTON SASH 9x13	R.O.: 3'-4" x 2'-6"	4 LIGHT FIXED WINDOW

DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	–	****DELETED****		
2	1	CUSTOM 2'-6" x 6'-8" DOOR	R.O.: 2'-11" x 6'-11"	4 LIGHT + 1 PANEL DOOR
3	1	CUSTOM OVERHEAD DOOR	R.O.: INFILL EXISTING	CUSTOM OVERHEAD DOOR
4	1	CUSTOM 2'-6"x6'-8"	R.O.: 2'-9" x 6'-11"	4 LIGHT PATIO DOOR



FIRST FLOOR PLAN - 655SF
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - 655SF
SCALE: 1/4" = 1'-0"

MARK CUTONE

3 BROAD STREET
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508.228.7728
MARKCUTONE.COM

SURVEYOR
BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0030

STRUCTURAL DESIGN
CAPE STRUCTURAL CONSULTANTS
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FALMOUTH, MA 02541
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CONTRACTOR
TODD BURNS BUILDING & RENOVATION
P.O. BOX 3918
NANTUCKET, MA 02584
508.346.0199

HDC STAFF
APPROVAL

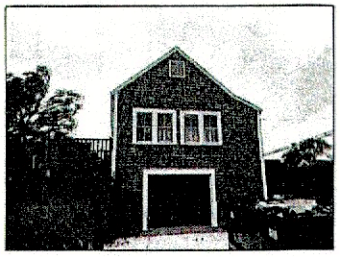
4 E LINCOLN
4 E LINCOLN AVENUE
NANTUCKET, MA 02554
MAP: 42.4.1 PARCEL: 49

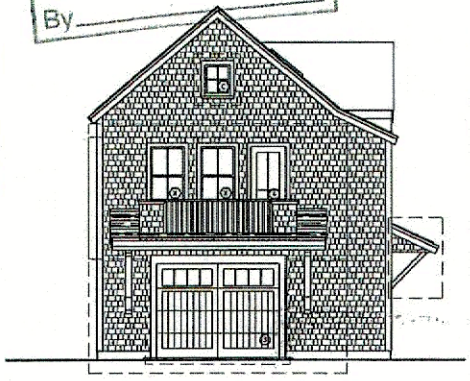
FLOOR PLANS

A1.1

5 DECEMBER 2020

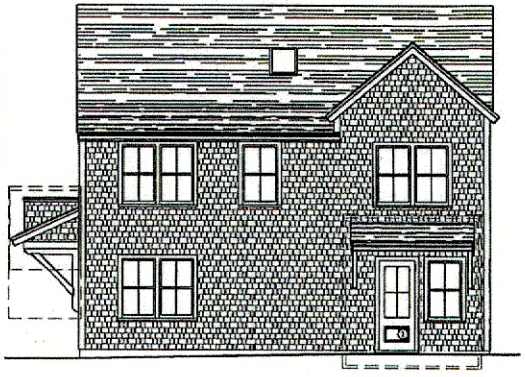
RECEIVED
DEC 08 2020
By





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

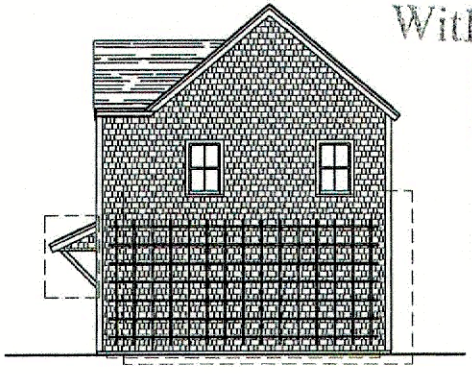




PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

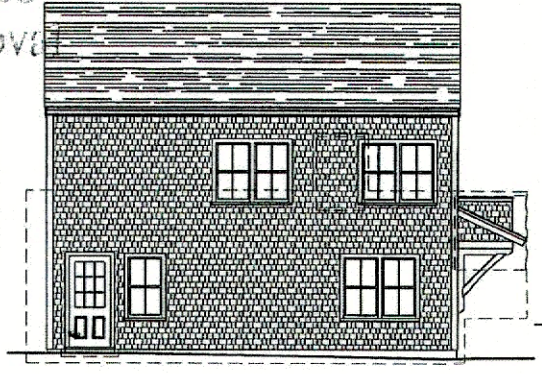
APPROVED
HDC 2020-10-2009
No Exterior Changes
Without HDC Approval





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





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

MARK CUTONE
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR
BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.6070

STRUCTURAL DESIGN
CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.8764

CONTRACTOR
TODD BURNS BUILDING & RENOVATION
P.O. BOX 2513
NANTUCKET, MA 02584
508.246.0190

HDC STAFF APPROVAL

4 E LINCOLN
4 E LINCOLN AVENUE
NANTUCKET, MA 02554
MAP: 42.4.1 PARCEL: 49

ELEVATIONS

A2.1

5 DECEMBER 2020



Property Information

Property ID	10316
Location	4 E LINCOLN AV
Owner	NESTER BRIAN A & CONSTANTINA P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 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°: 42.4.1 PARCEL N°. 49

Street & Number of Proposed Work: 4 E. LINCOLN AVE

Owner of record: MR & MRS BRIAN DESTER

Mailing Address: 4 E. LINCOLN AVE NANTUCKET MA. 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEPHEN C THERIAULT NAIC

Mailing Address: PO BOX 1814 NANTUCKET MA.

Contact Phone #: 228-5231 x 2 E-mail: STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 40-6 Sq. Footage 1st floor: 1479 Decks/Patio: Size: 8x16-11 ☒ 1st floor ☐ 2nd floor

Width: 41-3 Sq. footage 2nd floor: 1308 Size: SEE PLAN ☐ 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'-3 South 32'-3 East 32'-3 West 32'-3

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 11/12 Secondary Mass 5/12 Dormer _____/12 Other _____

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

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

Fence: Height: _____ Type: _____ 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"

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

☐ Other _____

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

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

C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 5/4X4 Door Frame 5/4X4 Columns/Posts: Round _____ Square _____

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof GREY THE GRAINS

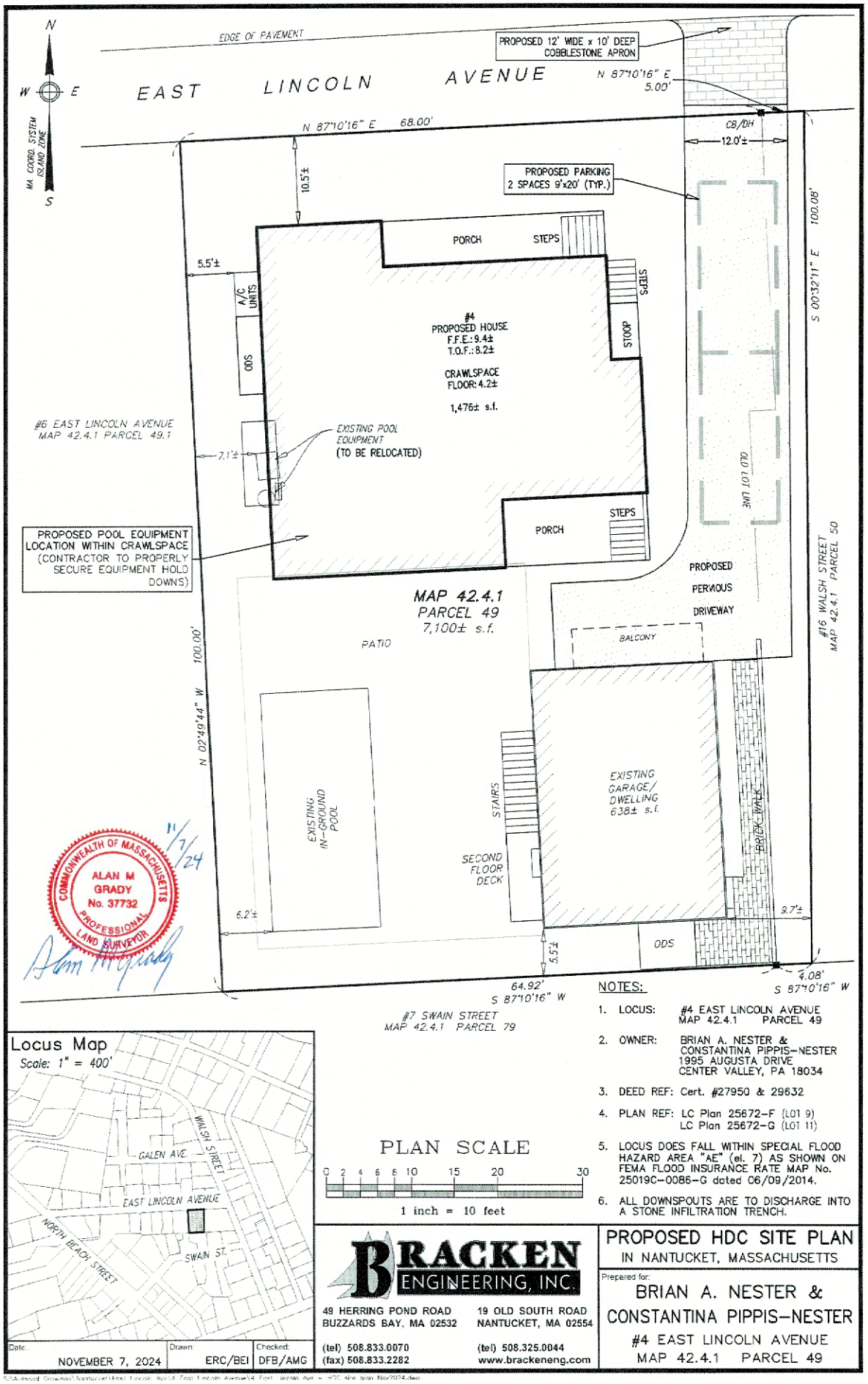
Trim White Sash White Doors White

Deck NTW Foundation _____ Fence _____ Shutters _____

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

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

Date 11/12/12 Signature of owner of record _____ Signed under penalties of perjury



COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
11/7/24

Locus Map

Scale: 1" = 400'

PLAN SCALE

0 2 4 6 8 10 15 20 30

1 inch = 10 feet

NOTES:

1. LOCUS: #4 EAST LINCOLN AVENUE MAP 42.4.1 PARCEL 49
2. OWNER: BRIAN A. NESTER & CONSTANTINA PIPPIS-NESTER 1995 AUGUSTA DRIVE CENTER VALLEY, PA 18034
3. DEED REF: Cert. #27950 & 29632
4. PLAN REF: LC Plan 25672-F (LOT 9) LC Plan 25672-G (LOT 11)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD AREA "AE" (el. 7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
6. ALL DOWNSPOUTS ARE TO DISCHARGE INTO A STONE INFILTRATION TRENCH.

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

Date:	Drawn:	Checked:
NOVEMBER 7, 2024	ERC/BEI	DFB/AMG

PROPOSED HDC SITE PLAN

IN NANTUCKET, MASSACHUSETTS

Prepared for:

BRIAN A. NESTER & CONSTANTINA PIPPIS-NESTER

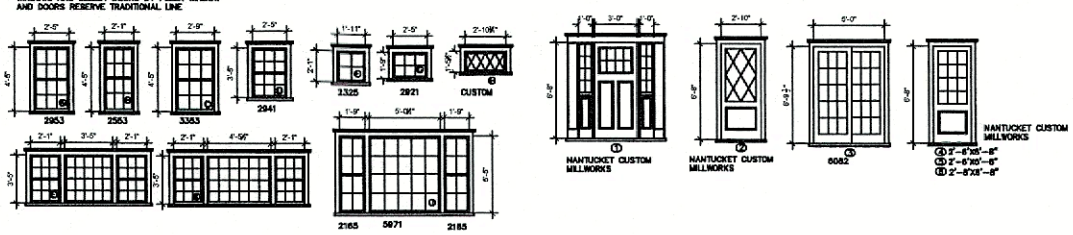
#4 EAST LINCOLN AVENUE

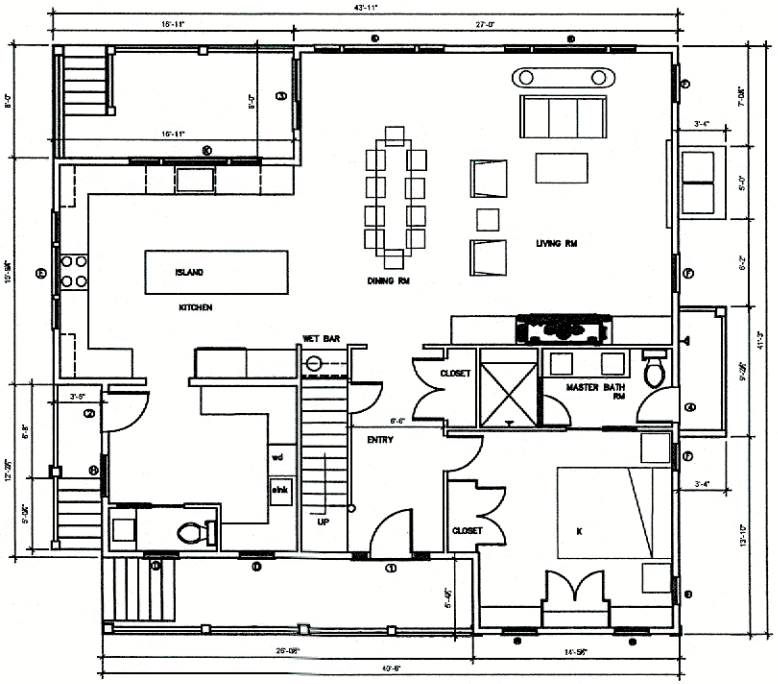
MAP 42.4.1 PARCEL 49

S:\Autocad Drawings\Nantucket\East Lincoln Ave\4 East Lincoln Avenue\4 East Lincoln Ave - HDC site plan Nov2024.dwg

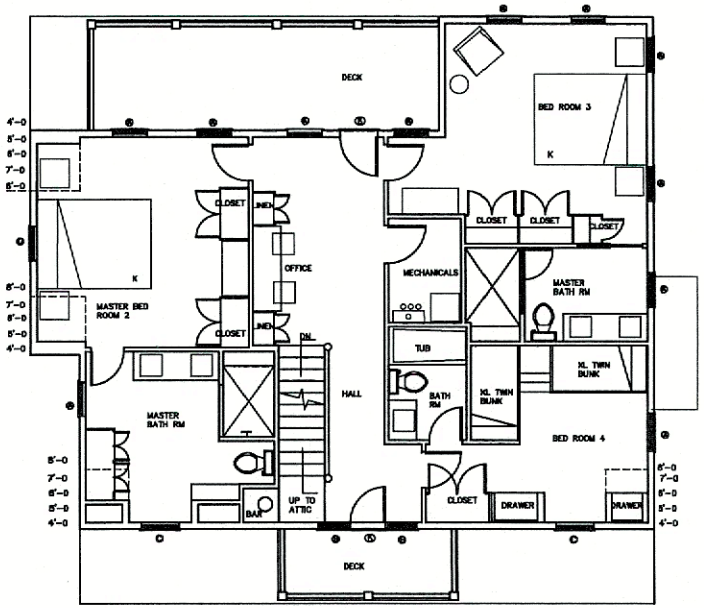
WINDOW AND DOOR SCHEDULE

WINDOWS AND SELECT DOORS BY PELLA WINDOW AND DOORS RESERVE TRADITIONAL LINE





A FIRST FLOOR PLAN
1479 SF
Scale: 1/4"=1'-0



A SECOND FLOOR PLAN
1308 SF
Scale: 1/4"=1'-0

REVISED 10-14-24

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

NEW RESIDENCE FOR
MR AND MRS BRIAN NESTER
4 EAST LINCOLN NANTUCKET MA

PLAN

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

D/B:Copyright nag 2022

21.09.03 1315

A2



6 WEST ELEVATION

Scale: 1/4=1'-0



6 SOUTH ELEVATION

Scale: 1/4=1'-0

REVISED 10-14-24



6 NORTH ELEVATION

NOTE: TOP OF FOUNDATION ELEV. 8.2 Scale: 1/4=1'-0



6 EAST ELEVATION

Scale: 1/4=1'-0

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

NEW RESIDENCE FOR
MR AND MRS BRIAN NESTER
4 EAST LINCOLN NANTUCKET MA

PLAN

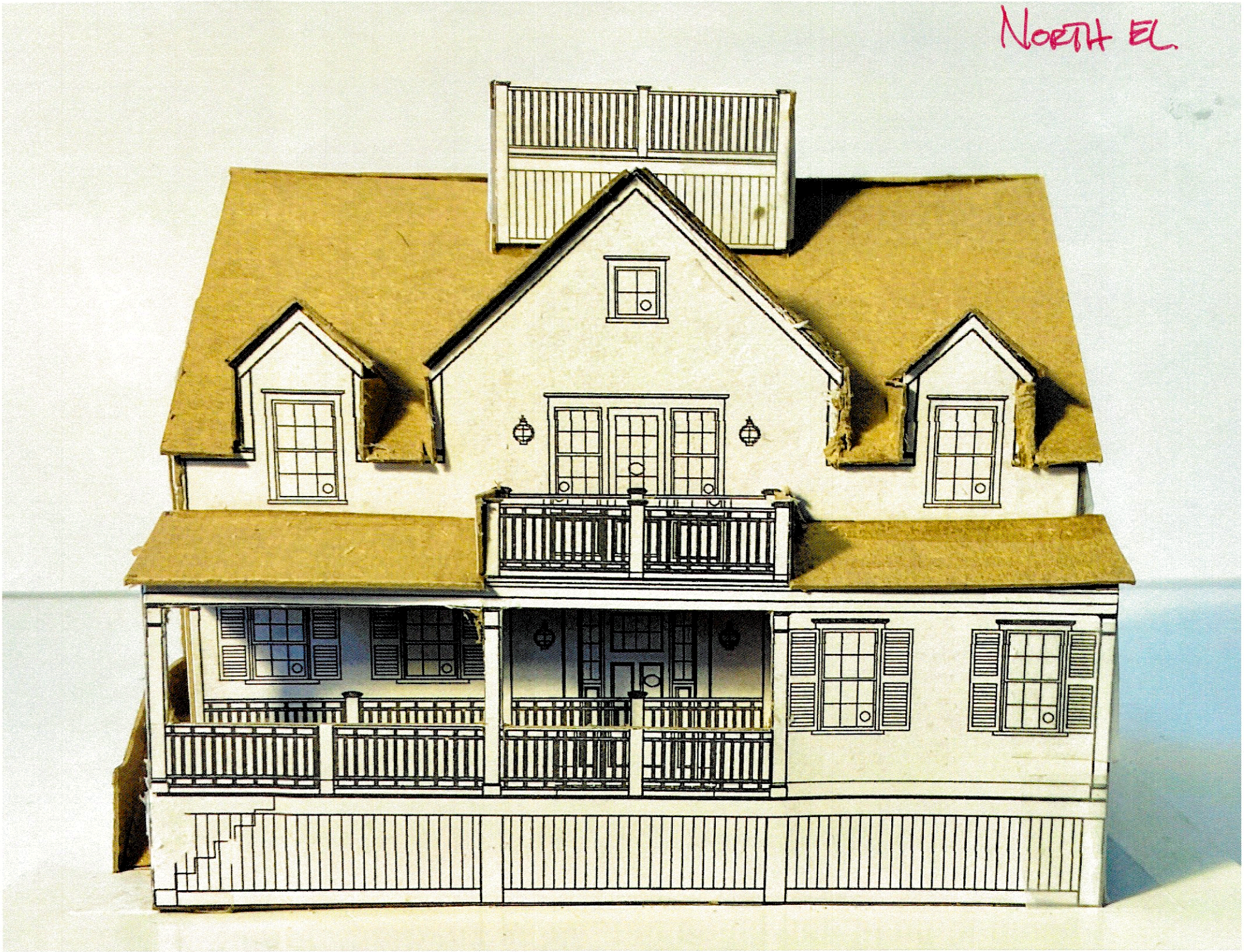
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

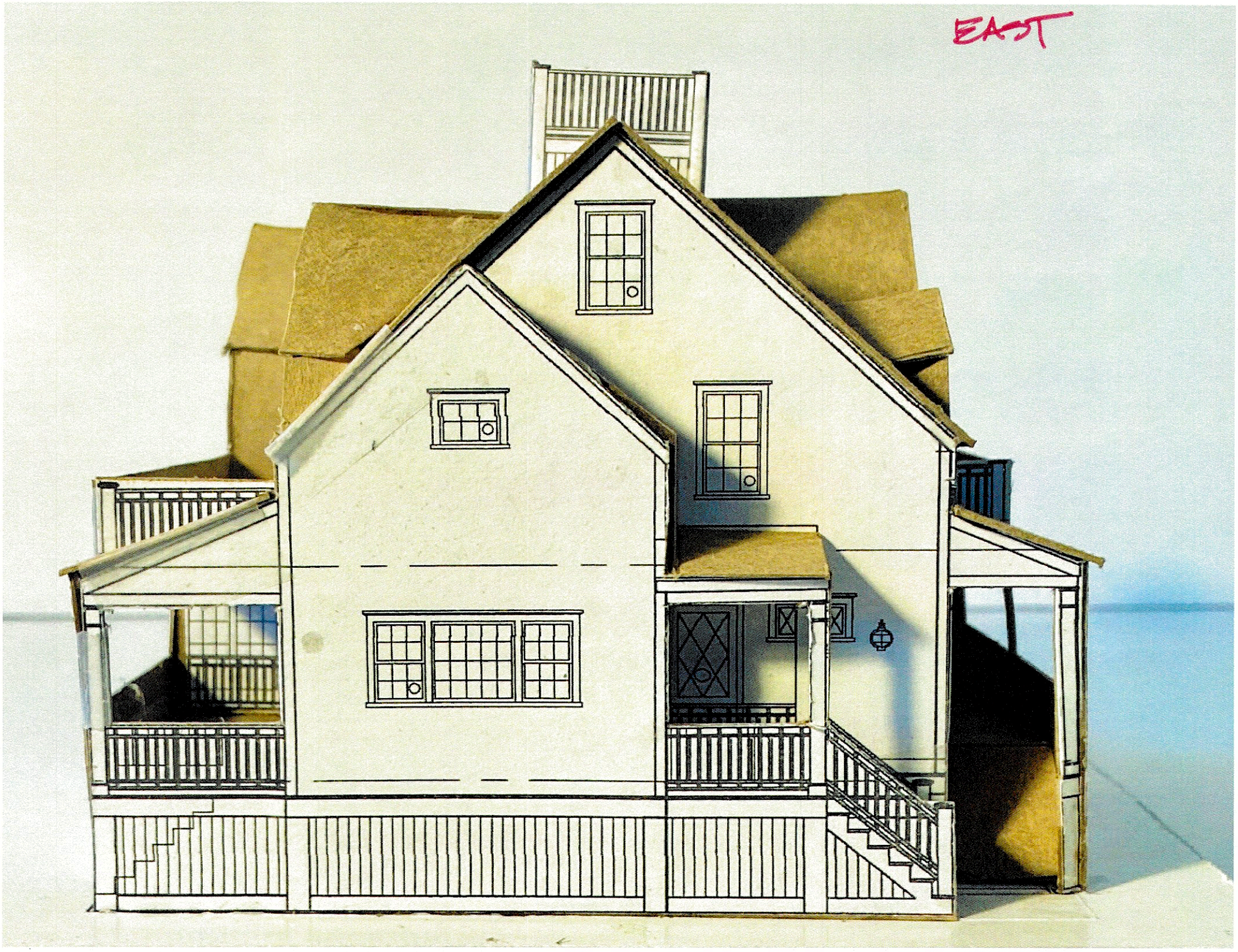
Copyright nag 2022

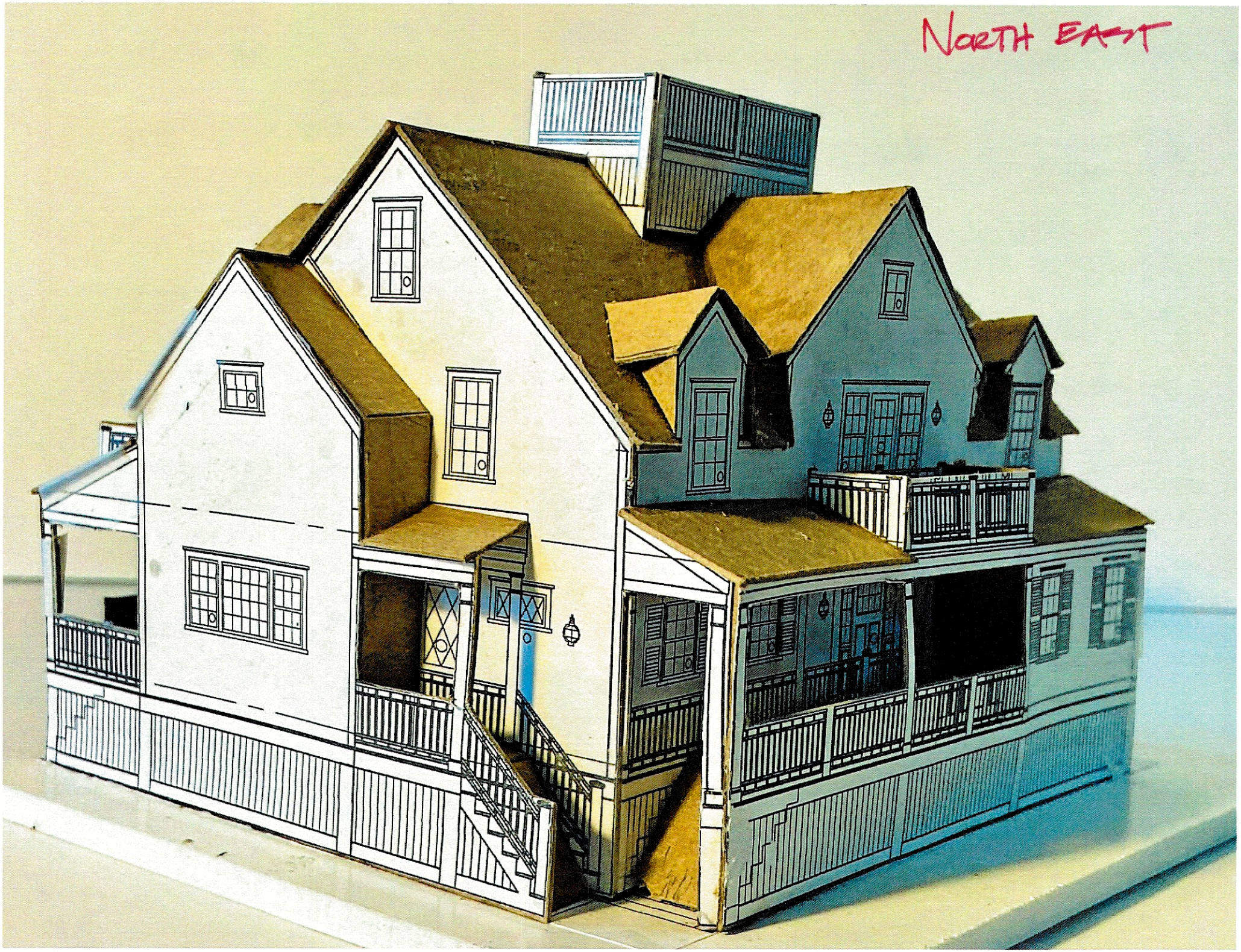
21.09.03 1315

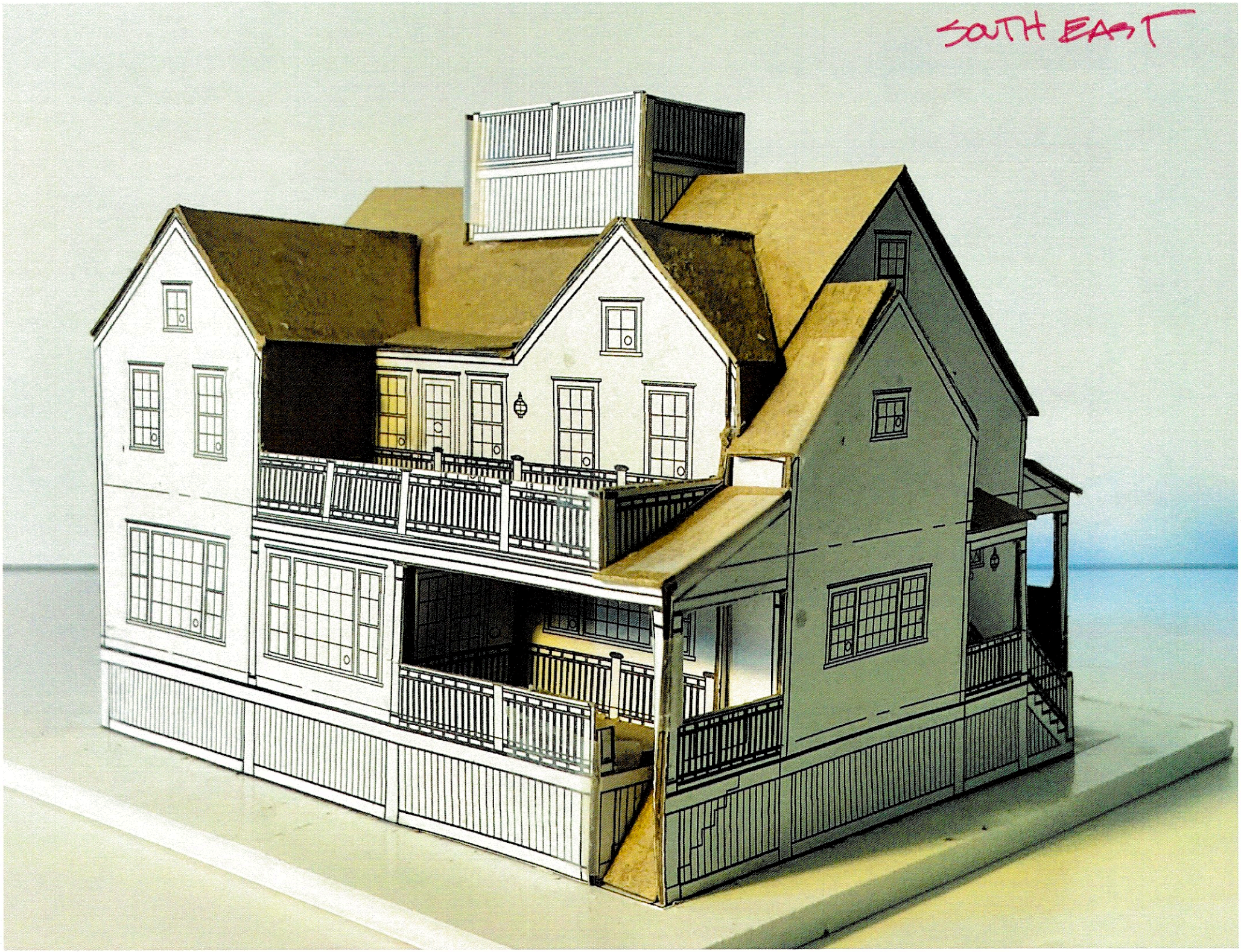
A3

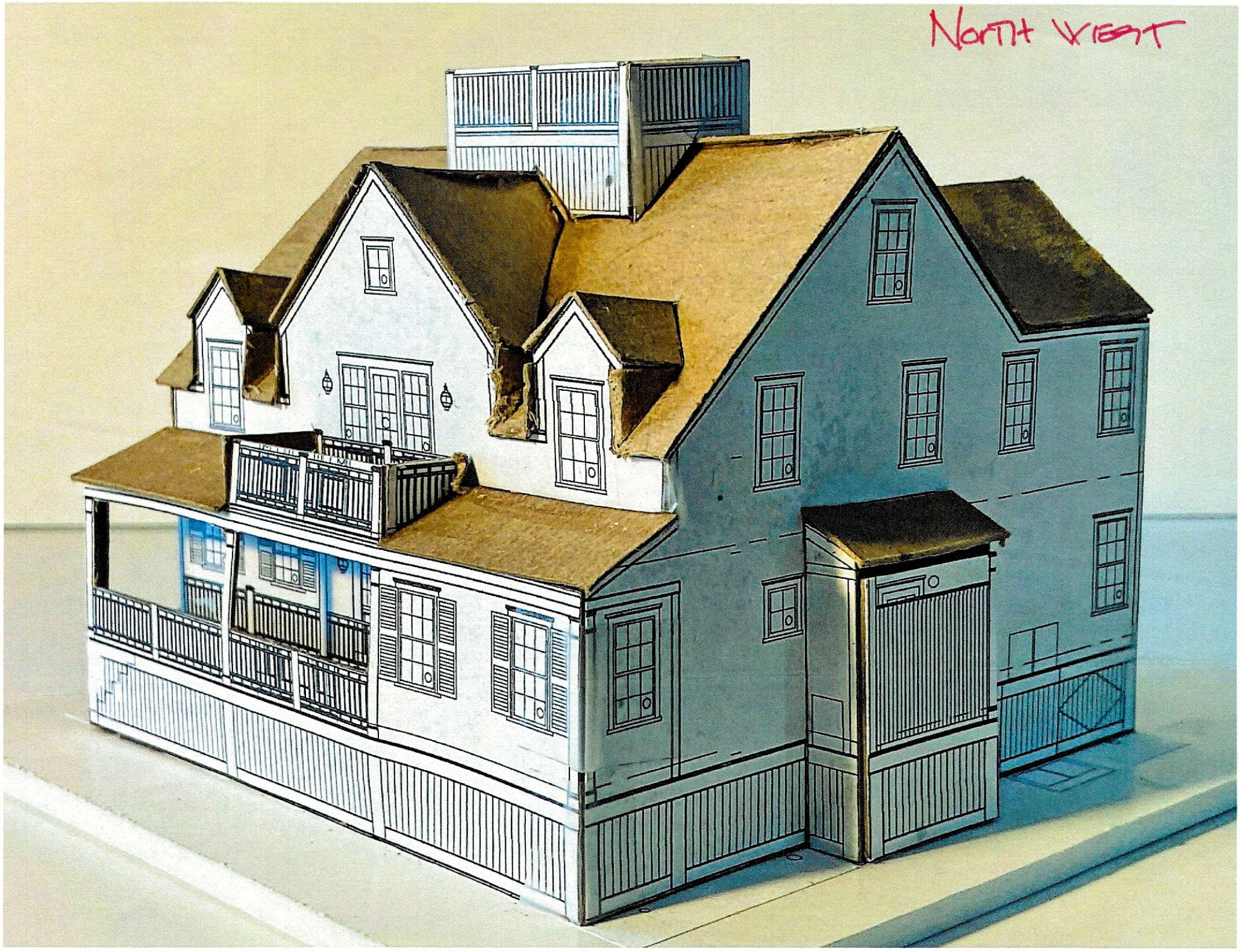
NORTH EL.



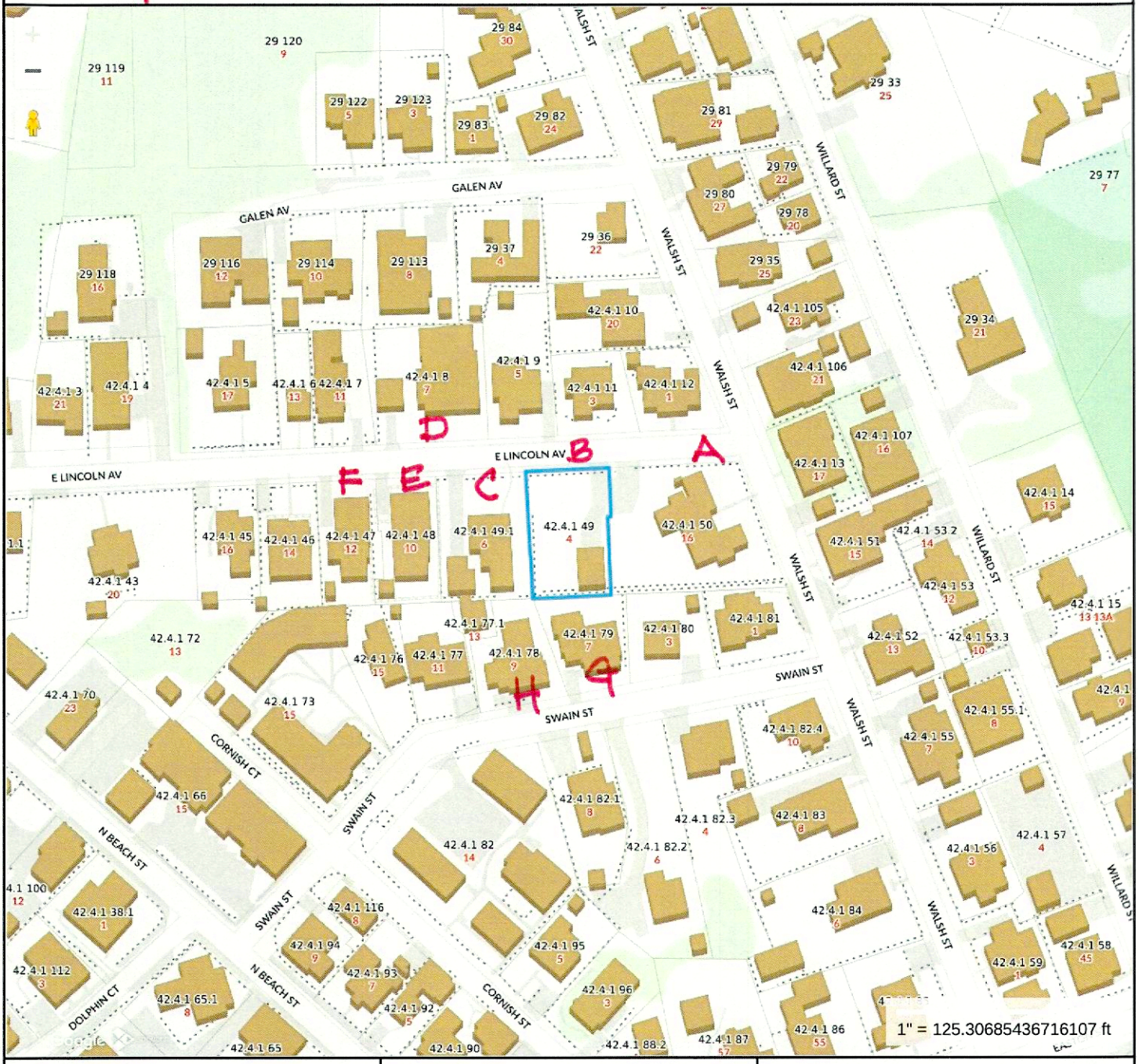

EAST


NORTH EAST


SOUTH EAST


North West

G.I.S. KEY MAP.



Property Information

Property ID	10316
Location	4 E LINCOLN AV
Owner	NESTER BRIAN A & CONSTANTINA P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 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

16 WALSH ST

Location	16 WALSH ST	**Mblu**	4241/ / 50/ /
Acct#	00010318	**Owner**	CARR MARTHA A TRUSTEE
Assessment	$4,818,900	**PID**	10318
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,554,200	$2,264,700	$4,818,900

Owner of Record

Owner	CARR MARTHA A TRUSTEE	**Sale Price**	$0
Co-Owner	C/O CARR ROBERT	**Certificate**	
Address	1023 N EDISON ST ARLINGTON, VA 22205	**Book & Page**	C15597/0
		Sale Date	12/29/1992
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CARR MARTHA A TRUSTEE	$0		C15597/0	99	12/29/1992
CARR MARTHA A	$0		C14090/0	99	06/23/1989

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 4,133
Replacement Cost: $2,890,336
Building Percent Good: 88
Replacement Cost Less Depreciation: $2,543,500

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Excellent
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip

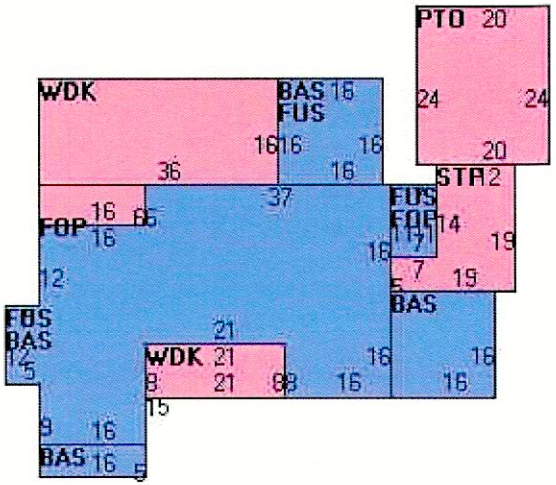
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\03\86\05.jpg)

Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	Central
Total Bedrooms:	7
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10318_11

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,196	2,196
FUS	Upper Story, Finished	1,937	1,937
FOP	Porch, Open, Finished	269	0
PTO	Patio	480	0
STP	Stoop	263	0
WDK	Deck, Wood	744	0
		5,889	4,133

WINDOW SCHEDULE

LTR	UNIT SIZE	RO	MANUF	NOTES
A	2'-0 5/8 x 3'-8	2'-3 x 3'-9	SRESCO	6/4 x 18
B	2'-9 5/8 x 5'-1	3'-0 x 5'-5"	SRESCO	5 x 28
C	2'-0 5/8 x 4'-5	2'-9 x 4'-9	SRESCO	9 x 12

DOOR SCHEDULE (EXTERIOR)

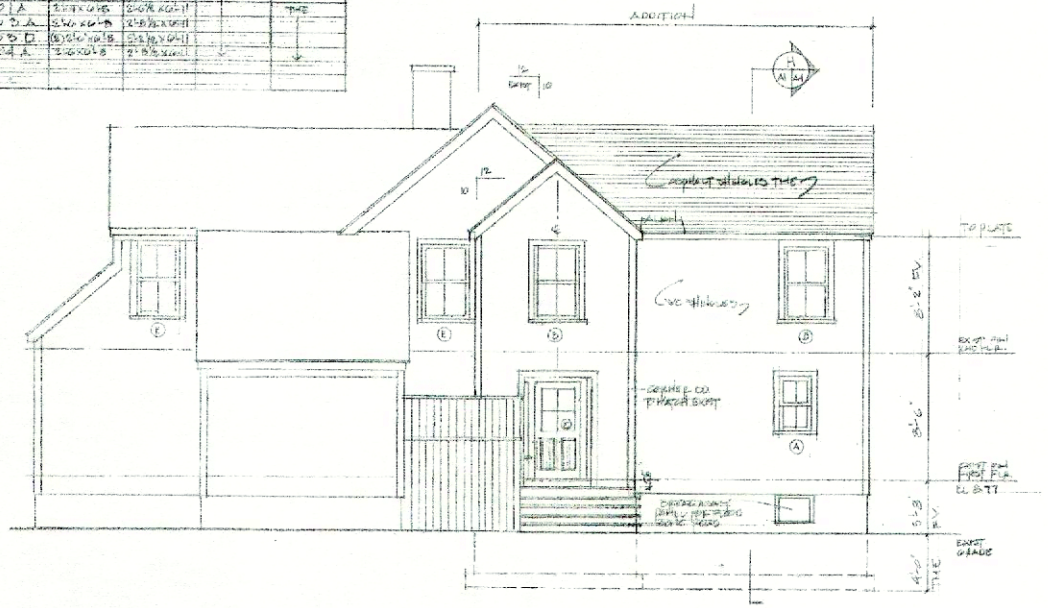
NO	UNIT SIZE	RO	MANUF	NOTES
101A	2'-11 1/2 x 6'-8 1/2	3'-0 x 6'-11	ANDERSEN	PRESCOUR

DOOR SCHEDULE (INTERIOR)

NO	UNIT SIZE	RO	MANUF	COMMENTS
200A	2'-4 x 6'-8	2'-6 1/2 x 6'-11	THE	DOOR HARDWARE
201A	2'-4 x 6'-8	2'-6 1/2 x 6'-11		THE
203A	2'-6 x 6'-8	2'-8 1/2 x 6'-11		
203B	(2) 2'-6 x 6'-8	5'-2 1/2 x 6'-11		
204A	2'-6 x 6'-8	2'-8 1/2 x 6'-11		

ROOM FINISH SCHEDULE

ROOM#	FLOOR	WALLS	CEILING	BASE	TRIM	MISC
SHEHEN	WD THE	PLASTER	PLASTER	THE	THE	
BTH 200	VINYL					
BTH 201	VINYL					
BED 203	WD THE					
BED 204	WD THE					



NORTH ELEVATION

1/4"=1'-0"

NANTUCKET ARCHITECTURE GROUP
ARCHITECTS · DESIGNERS · HISTORIC PRESERVATION · LANDSCAPE
POST OFFICE BOX 1814
NANTUCKET - MASSACHUSETTS-02554
TELEPHONE 508-228-5631 FAX 325-4284

ADDITION TO RESIDENCE FOR
MR. MARTHA A. CARR
15 WALSH STREET
NANTUCKET, MA 02554

MAP 42.41 PARCEL 50

ELEVATION

NO.	9 07 04
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
DIR. SET/PERM NAG	

04 07 20

A5

16 Walsh

28-6" TALL



16 Walcott



C

6 E LINCOLN AV

Location	6 E LINCOLN AV	**Mblu**	4241/ / 49/1 /
Acct#	00010317	**Owner**	JONES MARYANN
Assessment	$3,608,800	**PID**	10317
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,374,400	$2,234,400	$3,608,800

Owner of Record

Owner	JONES MARYANN	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	176 ROWAYTON AVENUE ROWAYTON, CT 06853	**Book & Page**	C19135/0
		Sale Date	10/07/1999
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
JONES MARYANN	$0		C19135/0	99	10/07/1999
JONES BARDWELL & MARYANN	$350,000		C12549/0		07/18/1986

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 1,659
Replacement Cost: $1,705,783
Building Percent Good: 80
Replacement Cost Less Depreciation: $1,364,600

Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip

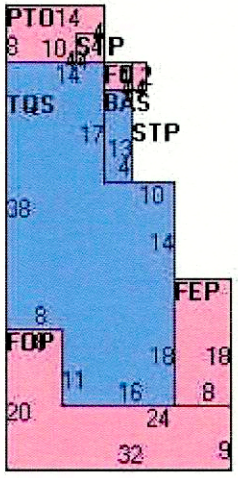
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\02\26\26.jpg)

Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10317_11

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	970	970
TQS	Three Quarter Story	918	689
FEP	Porch, Enclosed, Finished	144	0
FOP	Porch, Open, Finished	392	0
PTO	Patio	96	0
STP	Stoop	24	0
		2,544	1,659


6 E. LINCOLN

D

7 E LINCOLN AV

Location	7 E LINCOLN AV	**Mblu**	4241/ / 8/ /
Acct#	00010280	**Owner**	REGER ANDREW & BROOKE
Assessment	$6,311,200	**PID**	10280
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$4,068,500	$2,242,700	$6,311,200

Owner of Record

Owner	REGER ANDREW & BROOKE	**Sale Price**	$2,183,250
Co-Owner		**Certificate**	
Address	52 BATTIN RD FAIR HAVEN , NJ 07704	**Book & Page**	1759/115
		Sale Date	08/13/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
REGER ANDREW & BROOKE	$2,183,250		1759/115	00	08/13/2020
HELLER JEFFREY L & CAROL E	$2,195,000		1101/159	00	09/10/2007
BATES BRUCE B	$0		1030/091	99	07/03/2006
BATES BRUCE B & NANCY S	$0		0126/488		09/23/1964

Building Information

Building 1 : Section 1

Year Built: 2021
Living Area: 3,768
Replacement Cost: $3,635,385
Building Percent Good: 99
Replacement Cost Less Depreciation: $3,599,000

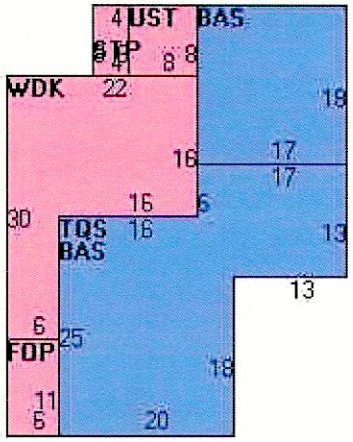
Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle

Building Photo



Exterior Wall 2	Board & Battten
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	5
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Luxurious
Kitchen Style:	Luxurious
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10280_117

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,136	2,136
FUS	Upper Story, Finished	1,632	1,632
ARB	Arbor	420	0
FOP	Porch, Open, Finished	384	0
WDK	Deck, Wood	420	0
		4,992	3,768

Building 2 : Section 1

GARAGE

Year Built: 2021
Living Area: 420
Replacement Cost: $466,084
Building Percent Good: 99
Replacement Cost Less Depreciation: $461,400

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Very Good
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump

Building Photo


Building Photo
(https://images.vgsi.com/photos/NantucketMAPhotos//\0032\7%20e%20lin

Building Layout


Building Layout
(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10280_11

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	336	336
BAS	First Floor	84	84
CAN	Canopy	92	0
FGR	Garage, Finished	336	0
		848	420

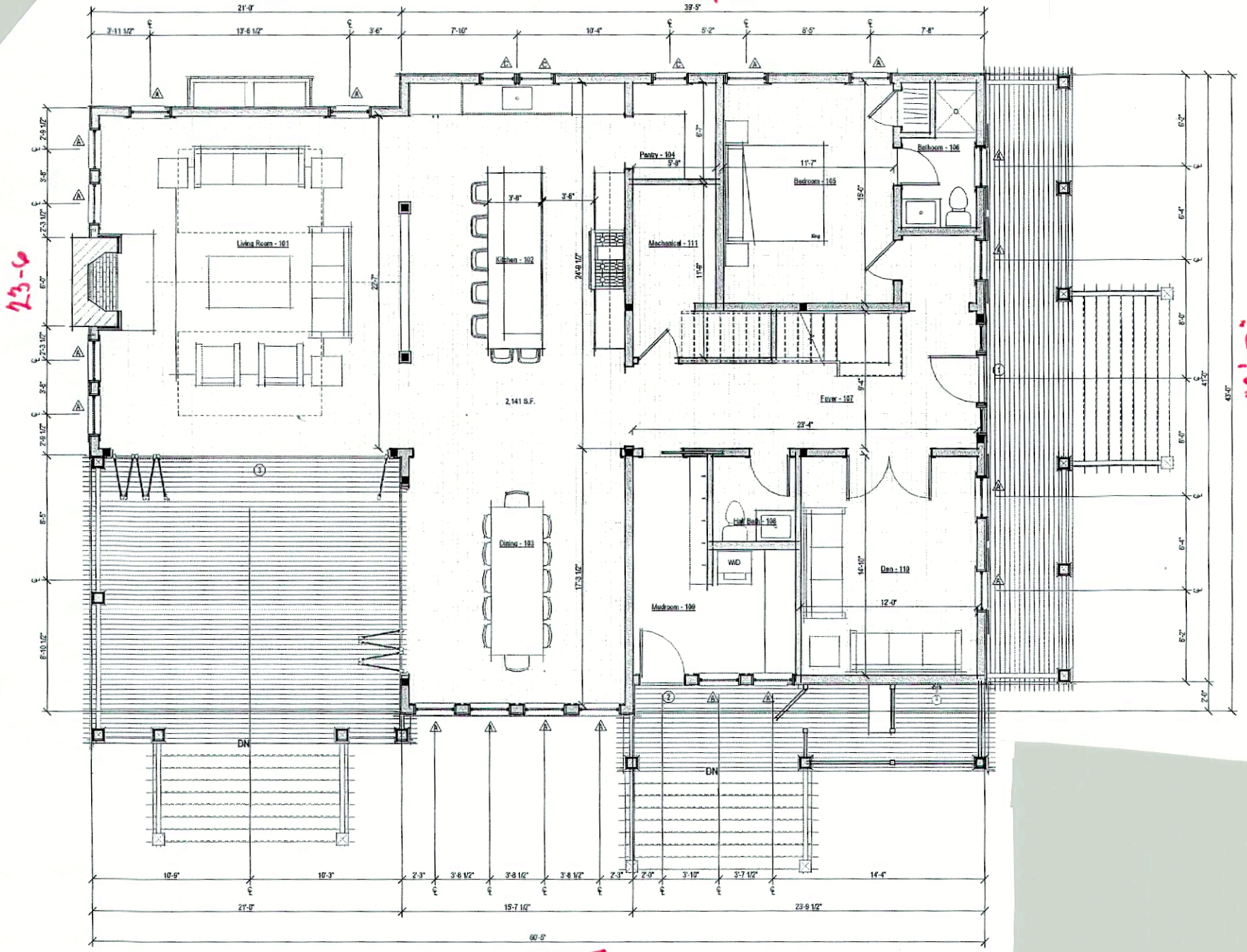

7 E. LINCOLN
32-3" TALL


7 E. LINCOLN

7E. LINCOLN.

21-0

39'-5



43'-0"

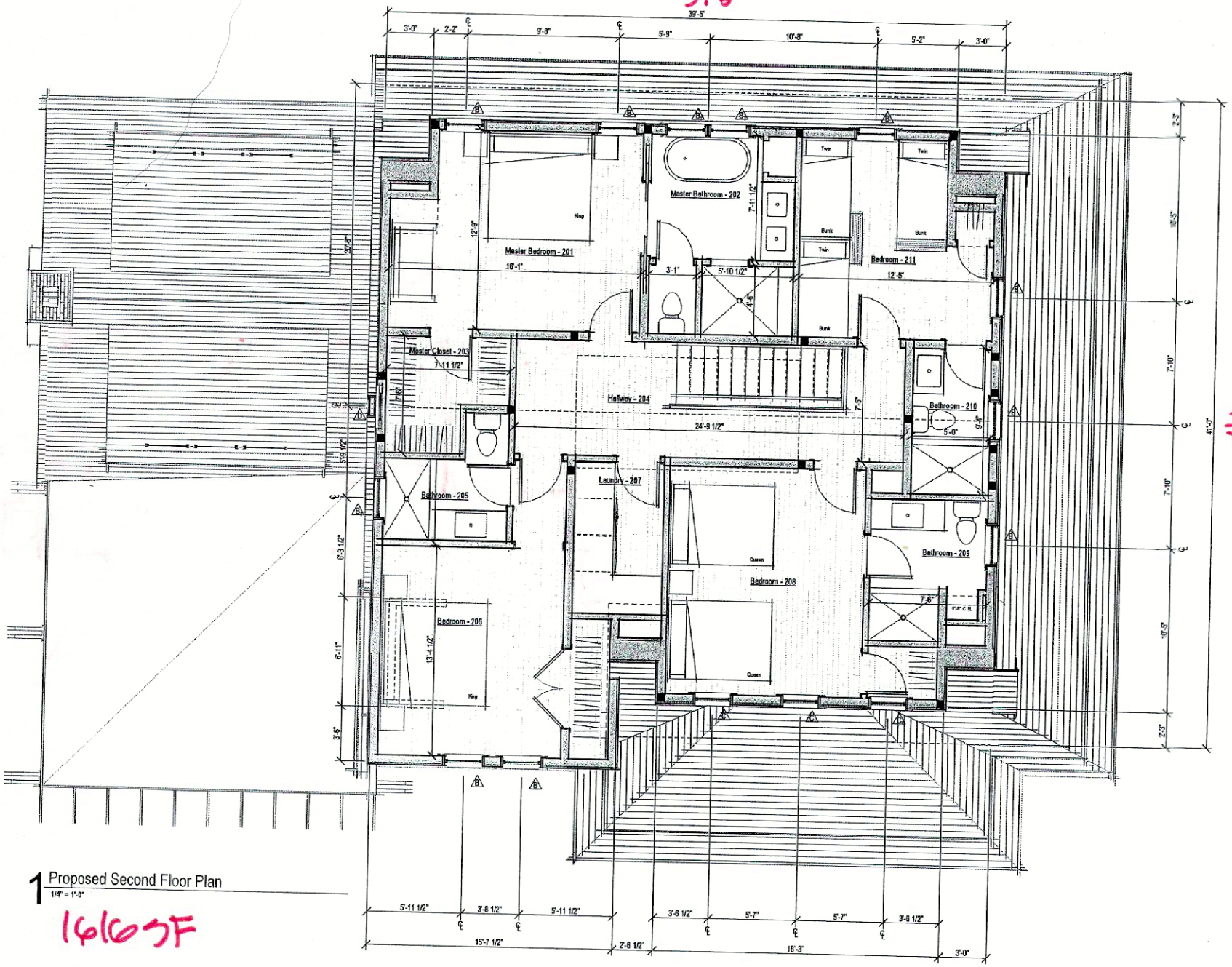
43-0

60-5

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

2,187.5 SF. + 1616 2ND FLR = 3803. SF.

39.6



41

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

16163F

RECEIVED
MAR 10 2021
By

APPROVED

HDC2020-12-2469

No Exterior Changes
Without HDC Approval



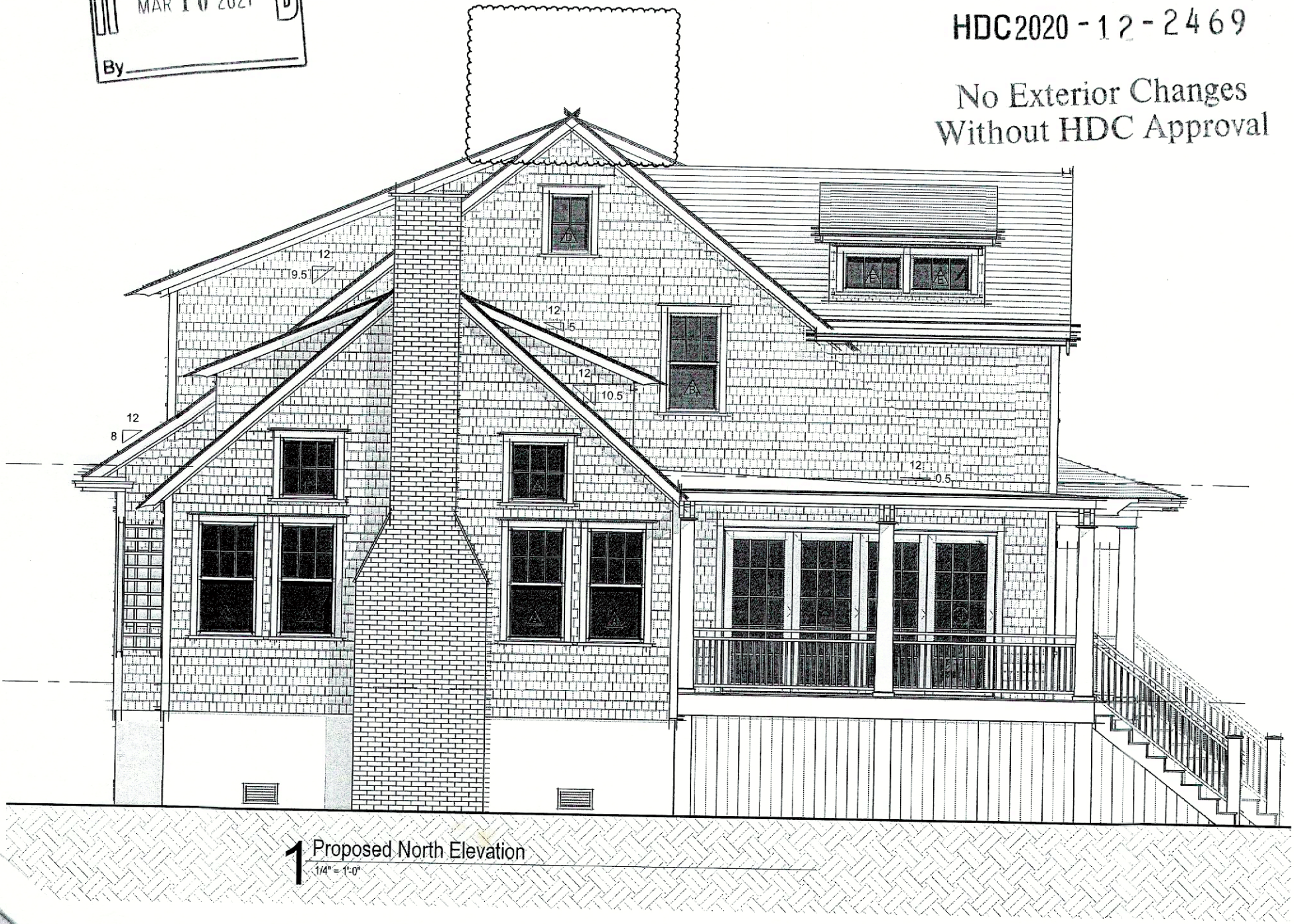
2 Proposed West Elevation
1/4" = 1'-0"

RECEIVED
MAR 10 2021
By

APPROVED

HDC2020-12-2469

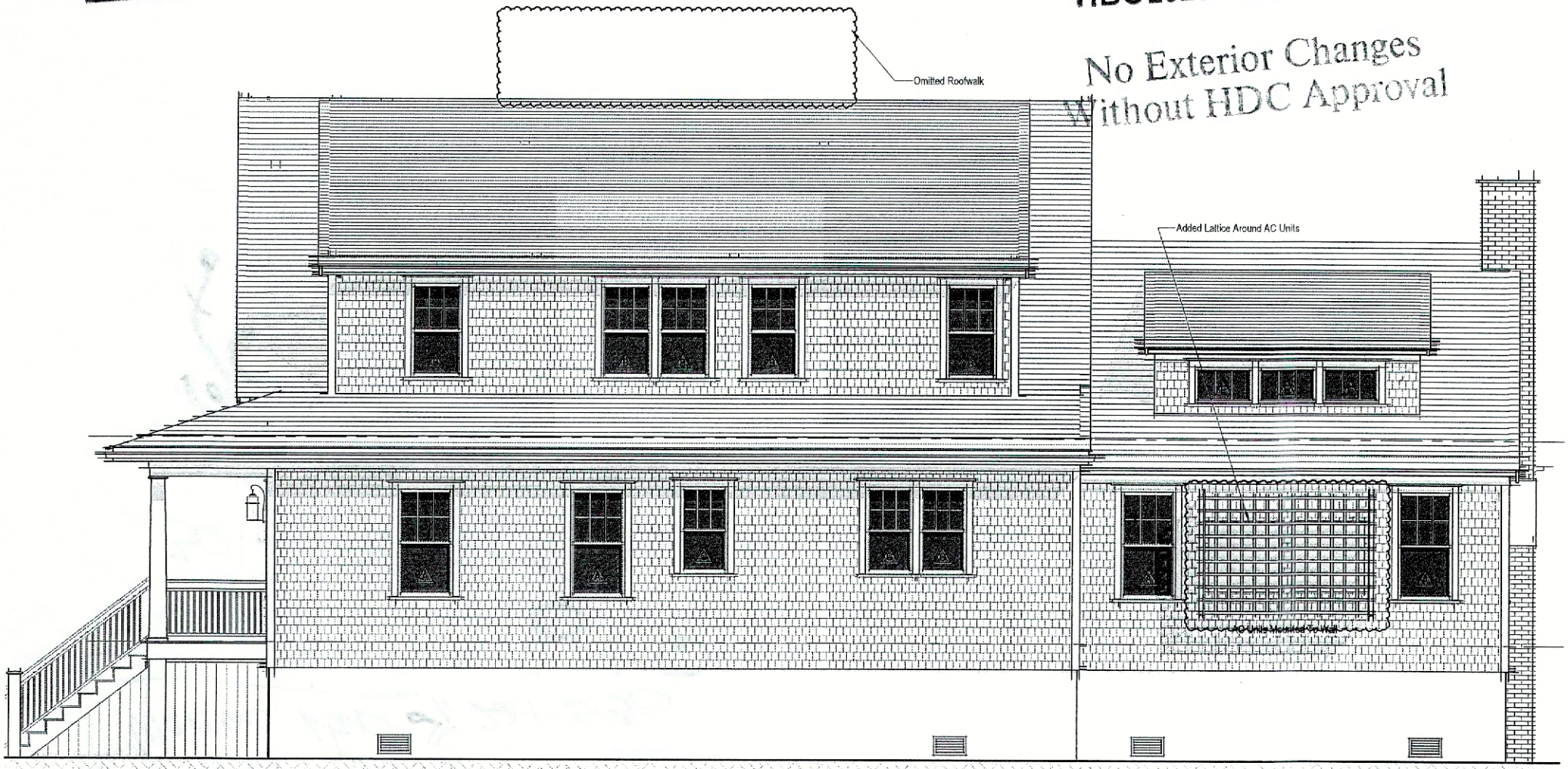
No Exterior Changes
Without HDC Approval



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

RECEIVED
MAR 10 2021
By

APPROVED
HDC2020-12-2469
No Exterior Changes
Without HDC Approval



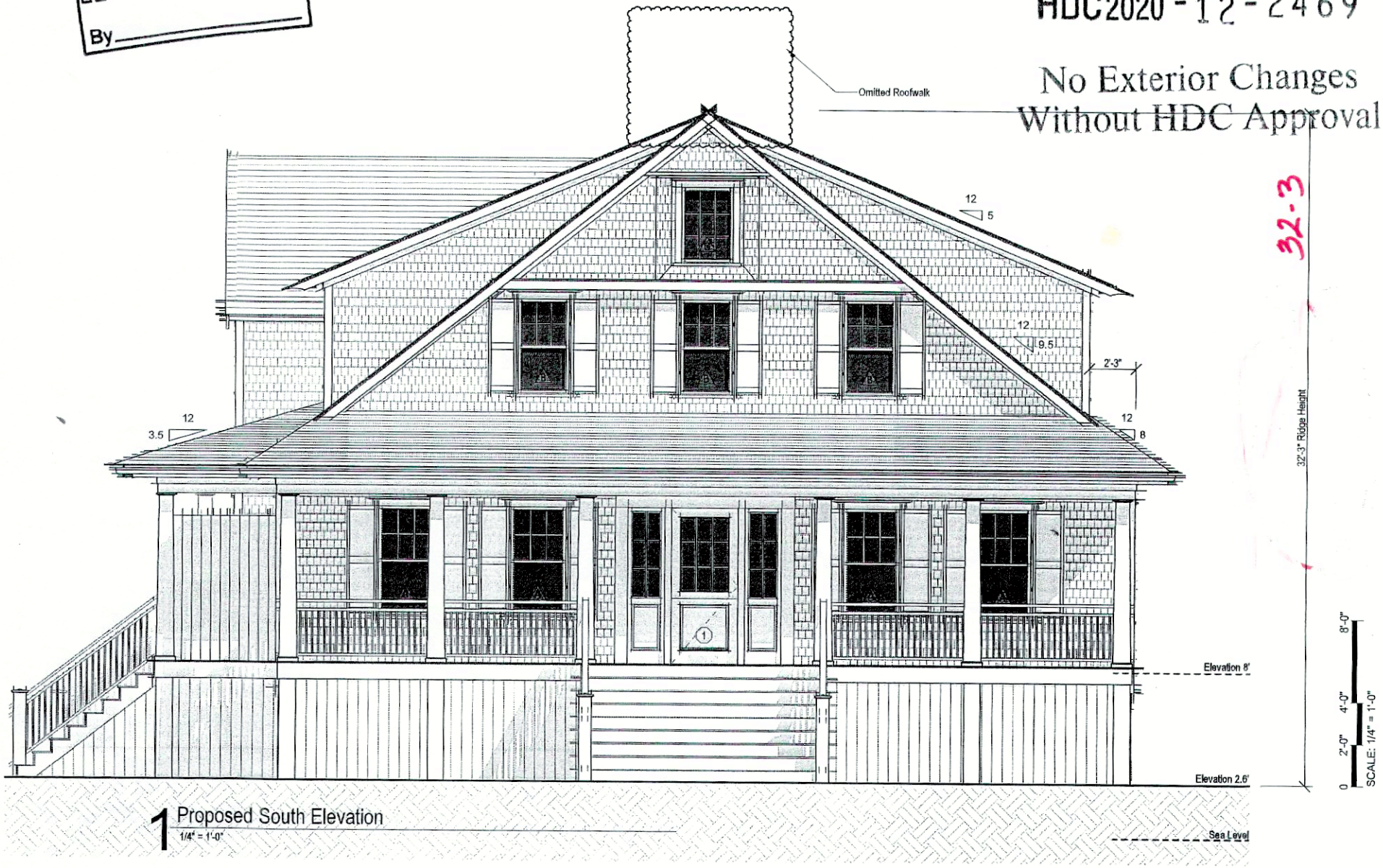
2 Proposed East Elevation
1/4" = 1'-0"

RECEIVED
MAR 10 2021
By

APPROVED

HDC2020-12-2469

No Exterior Changes
Without HDC Approval



32-3

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

E

10 E LINCOLN AV

Location	10 E LINCOLN AV	**Mblu**	4241/ / 48/ /
Acct#	00010315	**Owner**	N SCOTT KNIGHT TR
Assessment	$4,608,000	**PID**	10315
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,390,100	$2,217,900	$4,608,000

Owner of Record

Owner	N SCOTT KNIGHT TR
Co-Owner	COASTAL NOMINEE REALTY TRUST
Address	63 BAY STATE ROAD BOSTON, MA 02215

Sale Price	$0
Certificate	
Book & Page	1649/030
Sale Date	06/11/2018
Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
N SCOTT KNIGHT TR	$0		1649/030	99	06/11/2018
KNIGHT R A ETAL TRUSTEES	$975,000		0642/001	1N	11/16/1999
HART ROBERTA A	$0		0498/300	99	03/22/1996

Building Information

Building 1 : Section 1

Year Built: 2000
Living Area: 2,539
Replacement Cost: $2,701,677
Building Percent Good: 88
Replacement Cost Less Depreciation: $2,377,500

Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

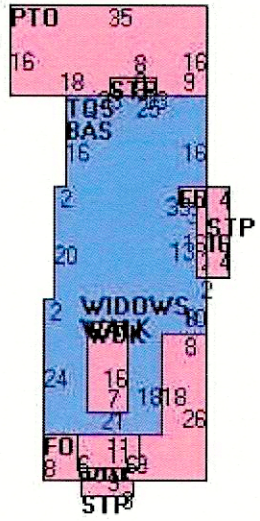
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\47\87.jpg)

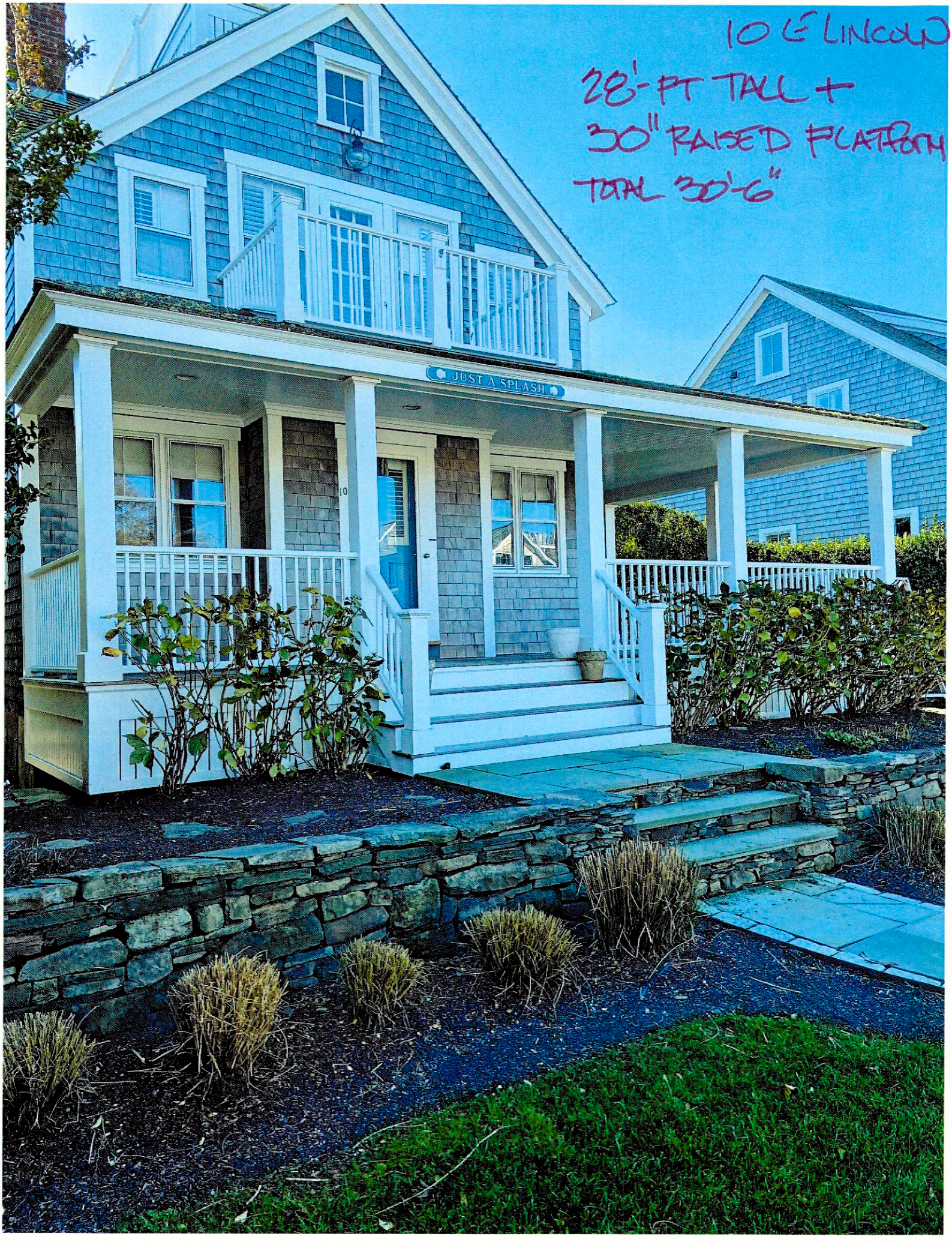
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10315_11

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,451	1,451
TQS	Three Quarter Story	1,451	1,088
FOP	Porch, Open, Finished	417	0
PTO	Patio	536	0
STP	Stoop	115	0
WDK	Deck, Wood	178	0
		4,148	2,539


10 E LINCOLN
28'-PT TALL +
30" RAISED PLATFORM
TOTAL 30'-6"
JUST A SPLASH

10 East Lincoln

10 E. LINCOLN




10 E. LINCOLN

10 E. LINCOLN



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



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

APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission

#35982

APR 18 2000

KNIGHT RESIDENCE
PRIMARY RESIDENCE

10 EAST LINCOLN AVE.
NANTUCKET, MA 02584

CLIENT:
ROBERT & SCOTT KNIGHT
KNIGHT HOUSE
83 BAY STATE ROAD
BOSTON, MA 02215

ARCHITECTS:
D. NEIL PARENT ASSOCIATES
POST OFFICE BOX 2458
NANTUCKET ISLAND
MASS. 02584
t. 508.228.4722
f. 508.228.4567

IN ASSOCIATION WITH:
ADK DESIGN
P.O. BOX 521
NANTUCKET, MA 02584
t. 508.257.4018
f. 508.257.4019
e. adkdesign@hotmail.com

CONSULTANTS:

REVISIONS:
HDC SUBMISSION
HDC REVISIONS 2/21
HDC REVISIONS 3/2
HDC REVISIONS 3/23
HDC REVISIONS 4/6

DESIGN DEVELOPMENT

KEY PLAN:

APR 14 2000

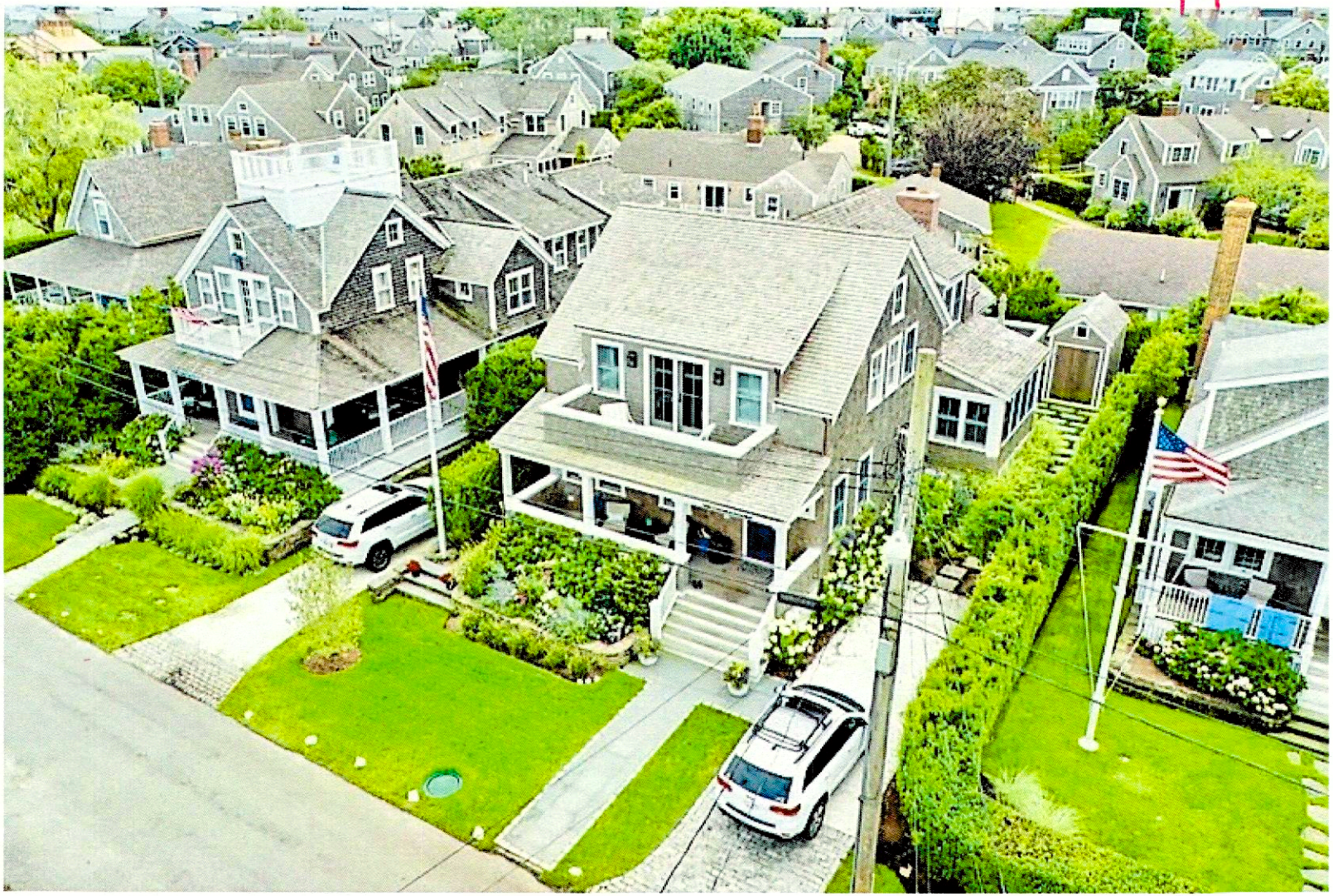
SHEET TITLE:
NORTH & WEST ELEVATIONS

DRAWN BY: ADK
CHECKED BY: DNP
SCALE: 1/4" = 1'-0"
PROJECT NO.
DATE: 5 APRIL 2000

A2.0
DRAWING NO.

E LINCOLN

6 10 12 14



F

12 E LINCOLN AV

Location	12 E LINCOLN AV	**Mblu**	4241/ / 47/ /
Acct#	00010314	**Owner**	KNIGHT ROBERT A TR ETAL
Assessment	$4,406,500	**PID**	10314
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,188,600	$2,217,900	$4,406,500

Owner of Record

Owner	KNIGHT ROBERT A TR ETAL	**Sale Price**	$100
Co-Owner		**Certificate**	
Address	566 COMMONWEALTH AVE PH1 BOSTON, MA 02215	**Book & Page**	1649/036
		Sale Date	06/11/2018
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
KNIGHT ROBERT A TR ETAL	$100		1649/036	99	06/11/2018
KNIGHT ROBERT A ETAL TRUSTEES	$975,000		0642/001	1N	11/16/1999
HART ROBERTA A	$0		0498/300	99	03/22/1996
HART DONALD & ROBERTA	$365,000		0354/191	01	11/02/1990
OLIVER GEORGE C	$0		0277/022		06/01/1987

Building Information

Building 1 : Section 1

Year Built: 2016
Living Area: 2,482
Replacement Cost: $2,240,742
Building Percent Good: 97
Replacement Cost Less Depreciation: $2,173,500

Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Very Good
Stories:	2
Occupancy	1

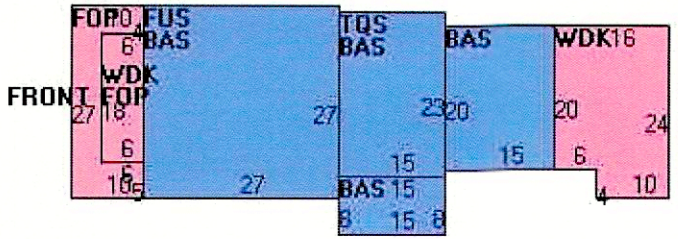
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\03\76\15.jpg)

Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Luxurious
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10314_11

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,494	1,494
FUS	Upper Story, Finished	729	729
TQS	Three Quarter Story	345	259
FOP	Porch, Open, Finished	270	0
WDK	Deck, Wood	468	0
		3,306	2,482


12 E LINCOLN
30FT TALL
GREAT ESCAPE
12

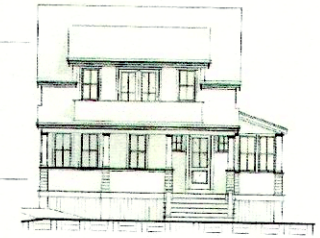
12 E. Lincoln

04 . 27. 16

HDC Submission



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



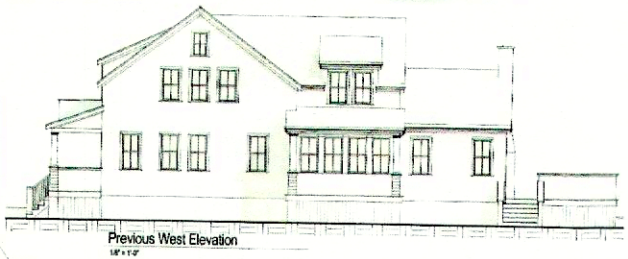
Previous North Elevation
1/4" = 1'-0"



3 North West Perspective



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



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

APPROVED

1528

Knight Residence

12 East Lincoln
Nantucket, MA 02554

emeritus

Elevations

Site Information

Map & Parcel:	42-4.1 / 42
Current zoning:	R1
Minimum Frontage:	80'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	5,600 S.F.
Min. Lot Size:	5,900 S.F.
Allowable G.C.:	1,920 S.F.
Proposed G.C.:	1,450 S.F.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

A.2.3 Facade Elevation Study
E.1.1 Electrical Plan
E.1.2 Unused
G.1.1 Site Plan, Locus Map
A.1.1 First Floor Plan
A.2.1 Elevations
A.2.2 Elevations

Revisions

A.2.1

1528

G

7 SWAIN ST

Location	7 SWAIN ST	**Mblu**	4241/ / 79/ /
Acct#	00010356	**Owner**	NAVILILYLUNA LLC
Assessment	$4,518,300	**PID**	10356
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,299,600	$2,218,700	$4,518,300

Owner of Record

Owner	NAVILILYLUNA LLC	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	1332 LITTLE BLUE HERON CT NAPLES, FL 34108	**Book & Page**	1799/157
		Sale Date	01/29/2021
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
NAVILILYLUNA LLC	$0		1799/157	99	01/29/2021
PETRUZZELLA VITO & CYNTHIA	$3,600,000		1773/48	00	10/15/2020
CARR OLIVER & BONNIE	$0		1761/279	99	08/31/2020
7 SWAIN STREET LLC	$1,300,000		1538/263	1O	05/16/2016
DAMSKER LEE S	$0		1463/140	99	12/11/2014

Building Information

Building 1 : Section 1

Year Built: 2016
Living Area: 2,752
Replacement Cost: $2,353,701
Building Percent Good: 97
Replacement Cost Less Depreciation: $2,283,100

Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Very Good
Stories:	2
Occupancy	1

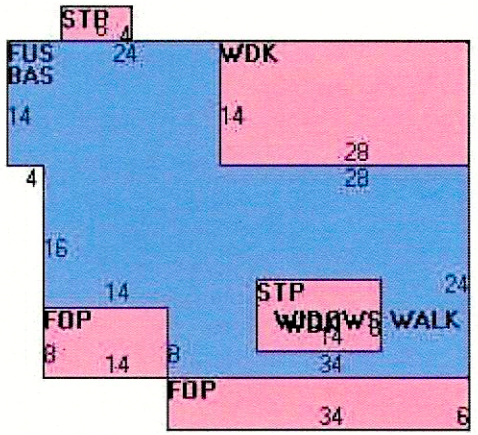
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\03\74\91.jpg)

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	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Luxurious
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10356_11

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,376	1,376
FUS	Upper Story, Finished	1,376	1,376
FOP	Porch, Open, Finished	316	0
STP	Stoop	144	0
WDK	Deck, Wood	392	0
		3,604	2,752

7 SWAN ST



H

9 SWAIN ST

Location	9 SWAIN ST	**Mblu**	4241/ / 78/ /
Acct#	4241078	**Owner**	LANE JAYNE E
Assessment	$4,922,100	**PID**	190067
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,703,300	$2,218,800	$4,922,100

Owner of Record

Owner	LANE JAYNE E	**Sale Price**	$1,800,000
Co-Owner		**Certificate**	
Address	41 MASSASOIT ROAD DUXBURY, MA 02332	**Book & Page**	1592/039
		Sale Date	05/22/2017
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LANE JAYNE E	$1,800,000		1592/039	00	05/22/2017
9 SWAIN STREET LLC	$1,050,000		1538/265	00	05/16/2016
DAMSKER BENJAMIN H II	$0		1463/143	99	12/11/2014

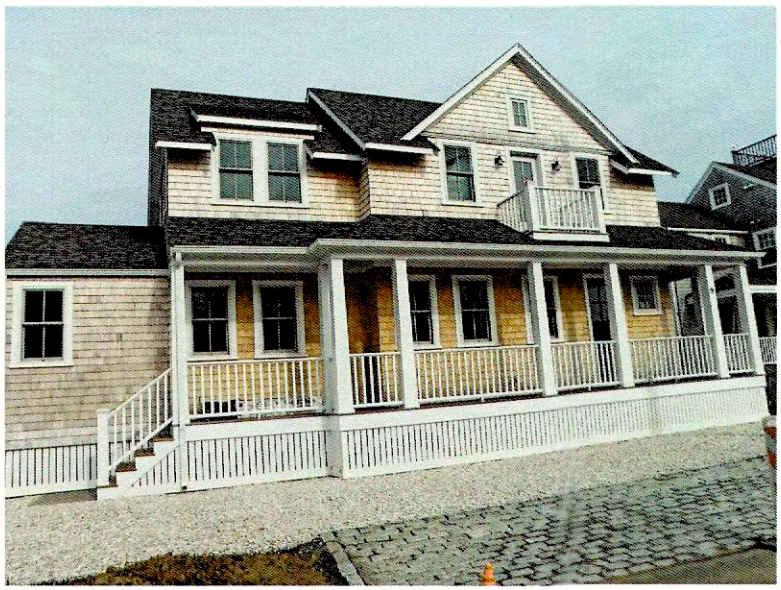
Building Information

Building 1 : Section 1

Year Built: 2017
Living Area: 2,675
Replacement Cost: $2,774,724
Building Percent Good: 97
Replacement Cost Less Depreciation: $2,691,500

Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

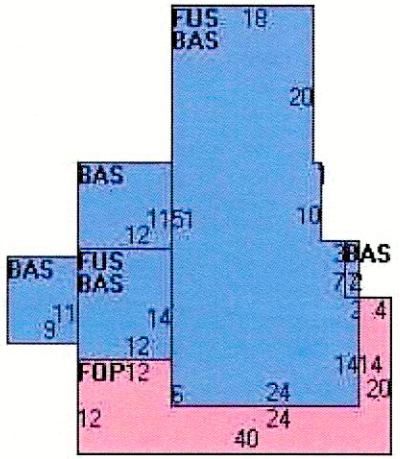
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\04\06\66.jpg)

Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	6
Total Bthrms:	6
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Luxurious
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/190067_1

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,467	1,467
FUS	Upper Story, Finished	1,208	1,208
FOP	Porch, Open, Finished	374	0
STP	Stoop	129	0
WDK	Deck, Wood	294	0
		3,472	2,675

Date: November 4, 2024

To: The Nantucket Historic District Commission

As requested by the Commission:

I Authorize Elisabeth O'Rourke of Jardins Intl. Inc to sign HDC forms on our behalf, and represent our application in front of the Board, for the property located at: 12 Pilgrim Road.

Yours Truly,

Name: Katie Holahan

Signature: Katie Holahan

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 476

Street & Number of Proposed Work: 12 Pilgrim Road

Owner of record: Sea Hero LLC

Mailing Address: 128 Linden Ave, Glence IL 60022

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jardins International Inc.

Mailing Address: 53 Pleasant Street, Nantucket Ma 02554

Contact Phone #: 508-325-9911 E-mail: co@jardinsintl.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:

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

REVISIONS* (describe)

1. East Elevation - Arbor Gate - Solid Board 4' Fence N.T.W
2. South Elevation - Picket Gate & Fencing - Ashlar retaining wall
3. West Elevation - 5&1 Fencing to Match ex
4. North Elevation - Wire Mesh Fence (in vegetation) (Black)

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main 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'	4'	
Type:	5&1	Solid Board	Picket	Wire Mesh
Length:	+/- 73'	15'	7'	+/- 57'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single 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 Walkways Grey Granite Walls Ashlar Granite

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence N.T.W Shutters _____

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

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

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 Elisabeth O'Rourke

AS AGENT FOR Sea Hero LLC

STREET ADDRESS 12 Pilgrim RD

MAP/PARCEL 41/476

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11.13.24

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.

Elisabeth O'Rourke 11.13.24

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 Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

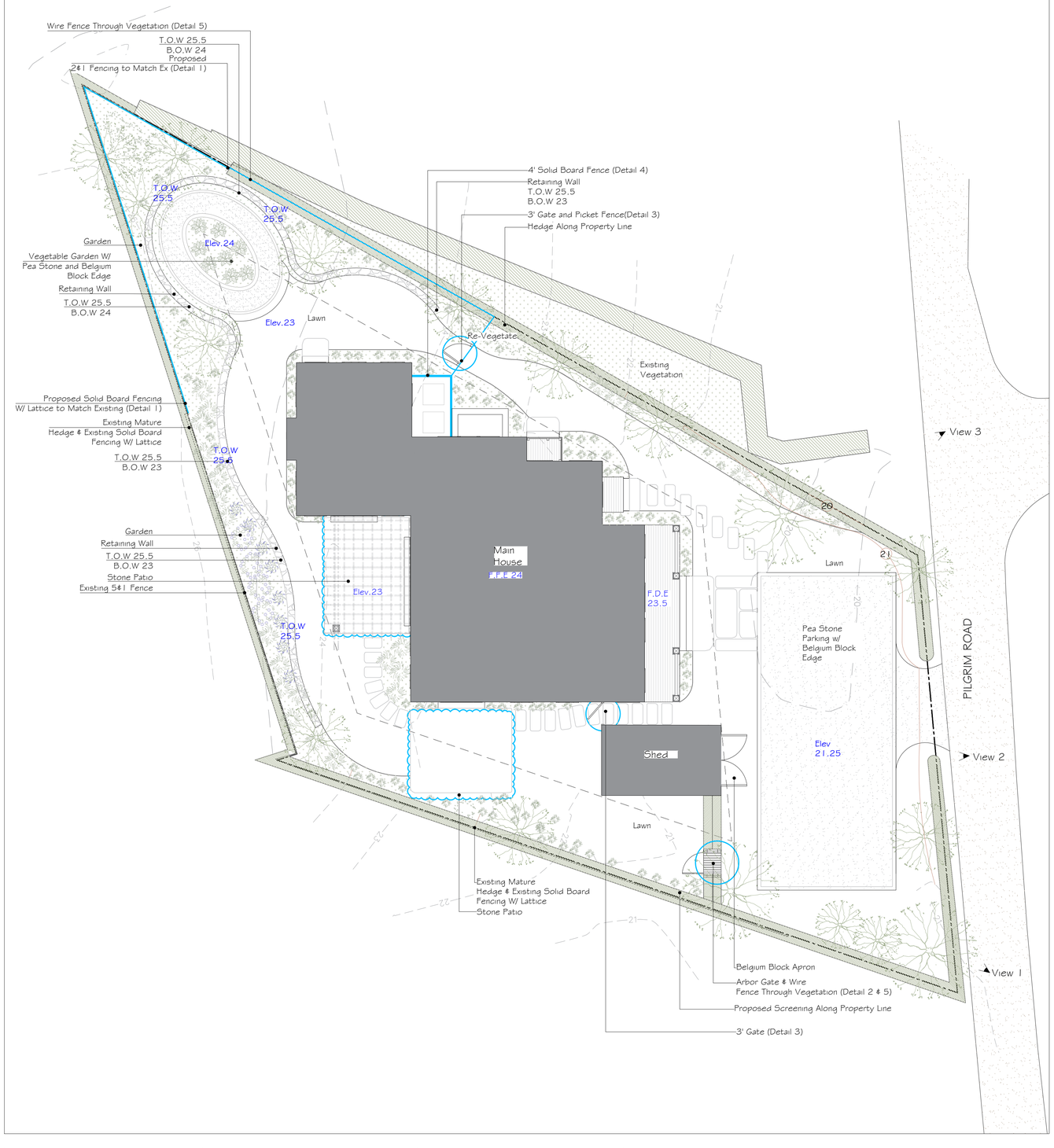
____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**



Street View Images:



View 1



View 2



View 3



Existing Fence Along Property Line



Extended Fencing Location For Property Screening

Example Images:



Ashlar Granite Patio

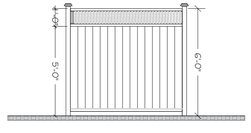


Ashlar Retaining Wall Example Image

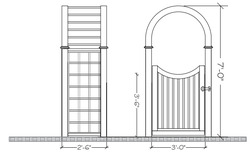


Granite Walkway Image

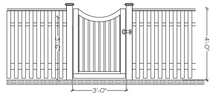
Proposed Landscape Amenities:



1 5 & 1 N.T.W Solid Board Fence
Scale: 1/4" = 1'-0"



2 Arbor Gate Detail
Scale: 1/4" = 1'-0"



3 3' Gate & Picket Fence
Scale: 1/4" = 1'-0"



4 4' N.T.W Solid Board Fence
Scale: 1/4" = 1'-0"



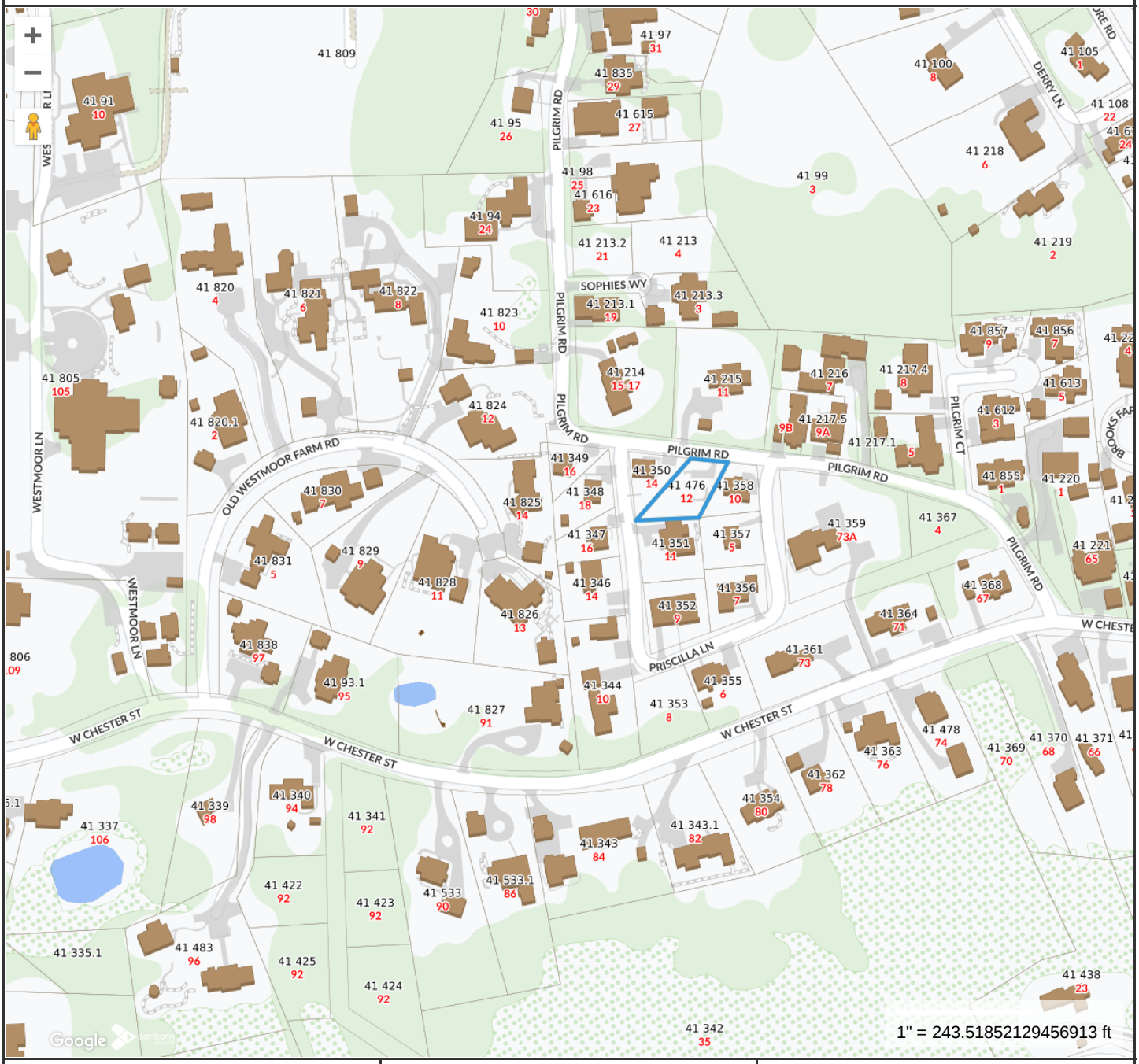
5 Wire Fence Through Vegetation
Scale: 1/4" = 1'-0"

SEA HERO LLC RESIDENCE
12 PILGRIM ROAD
NANTUCKET MA
02554

HDC Plan
Scale: 1/8"=1'
10.21.2024
Page L.1

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com



Property Information

Property ID	2246
Location	12 PILGRIM RD
Owner	SEA HERO 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.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 46

Street & Number of Proposed Work: 4 ATLANTIC AVE

Owner of record: DAMIAN & ELIZABETH ALMODOVAR

Mailing Address: 4 ATLANTIC AVE
NANTUCKET, MA 02554

Contact Phone #: 508-685-7703 E-mail: elizabeth.iprape gmail.com

AGENT INFORMATION (if applicable)

Name: VAL OMAL DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508-325-4319 E-mail: ackvalue@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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: 1923 SANBORN

Original Builder:

REVISIONS* (describe)

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

CHANGE SINGLE GLAZED WINDOWS W/STORMS TO ENERGY EFFICIENT SDL

Is there an HDC survey form for 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 WOODRIGHT WHITE

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

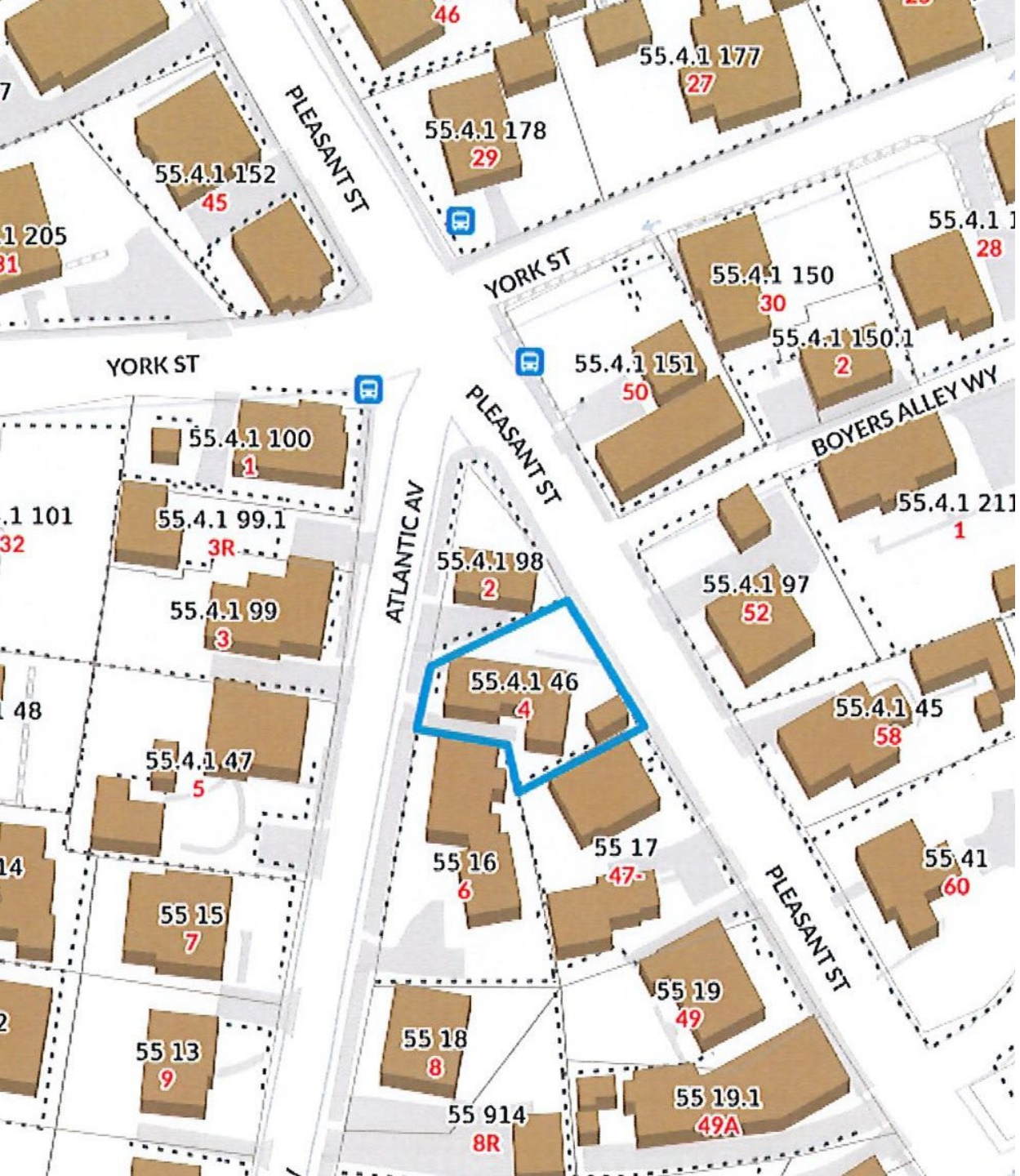
COLORS (TIME)

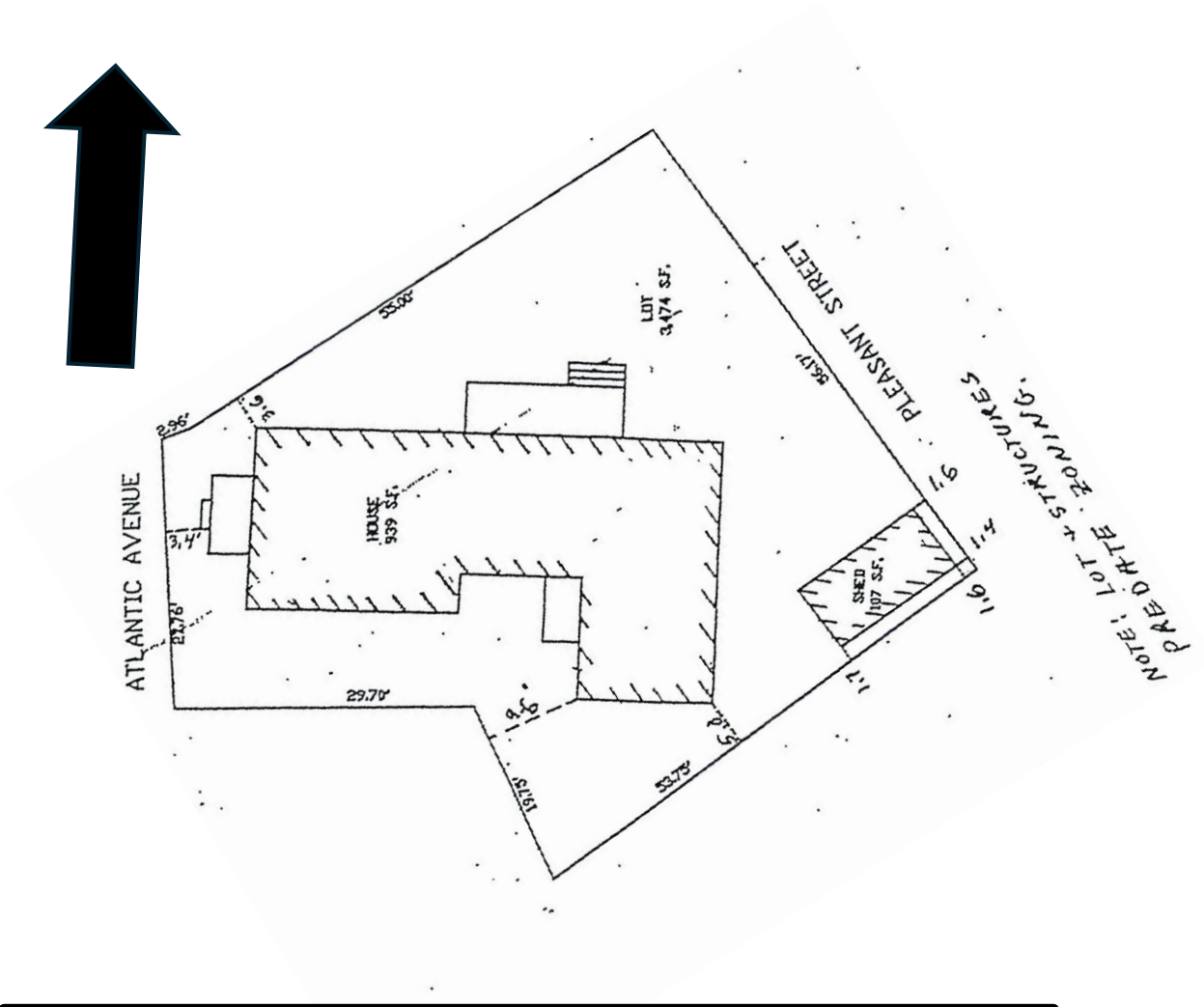
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash WHITE Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 11/12/24 Signature of owner of record _____ Signed under penalties of perjury





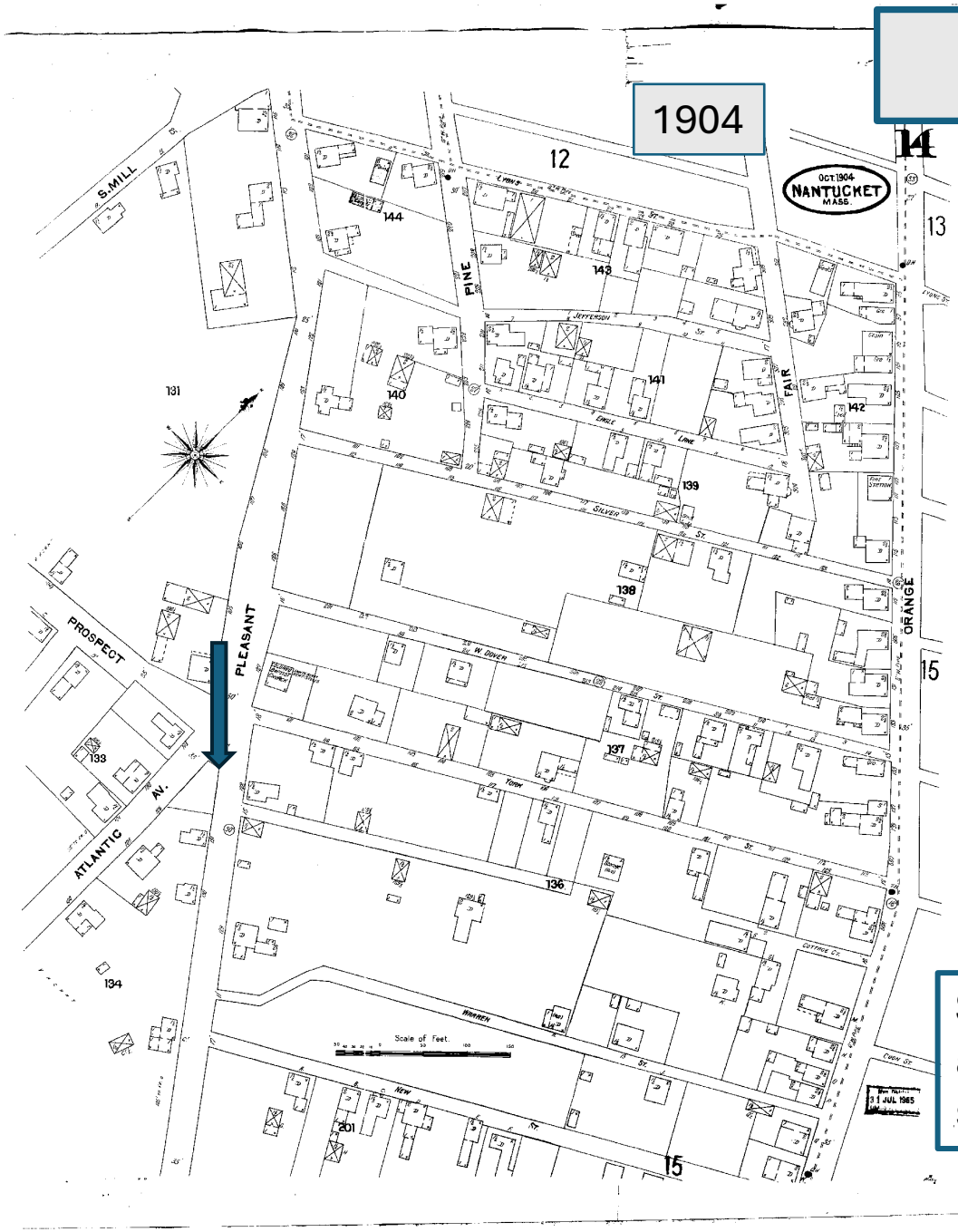
ALMODOBAR- 4 ATLANTIC AVE

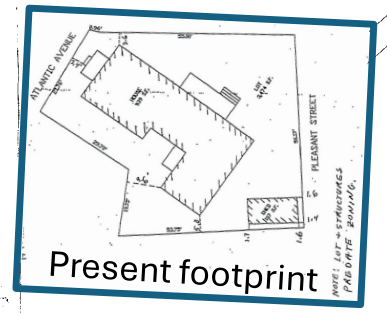
REPLACE WINDOWS

11-12-24

Sanborn maps

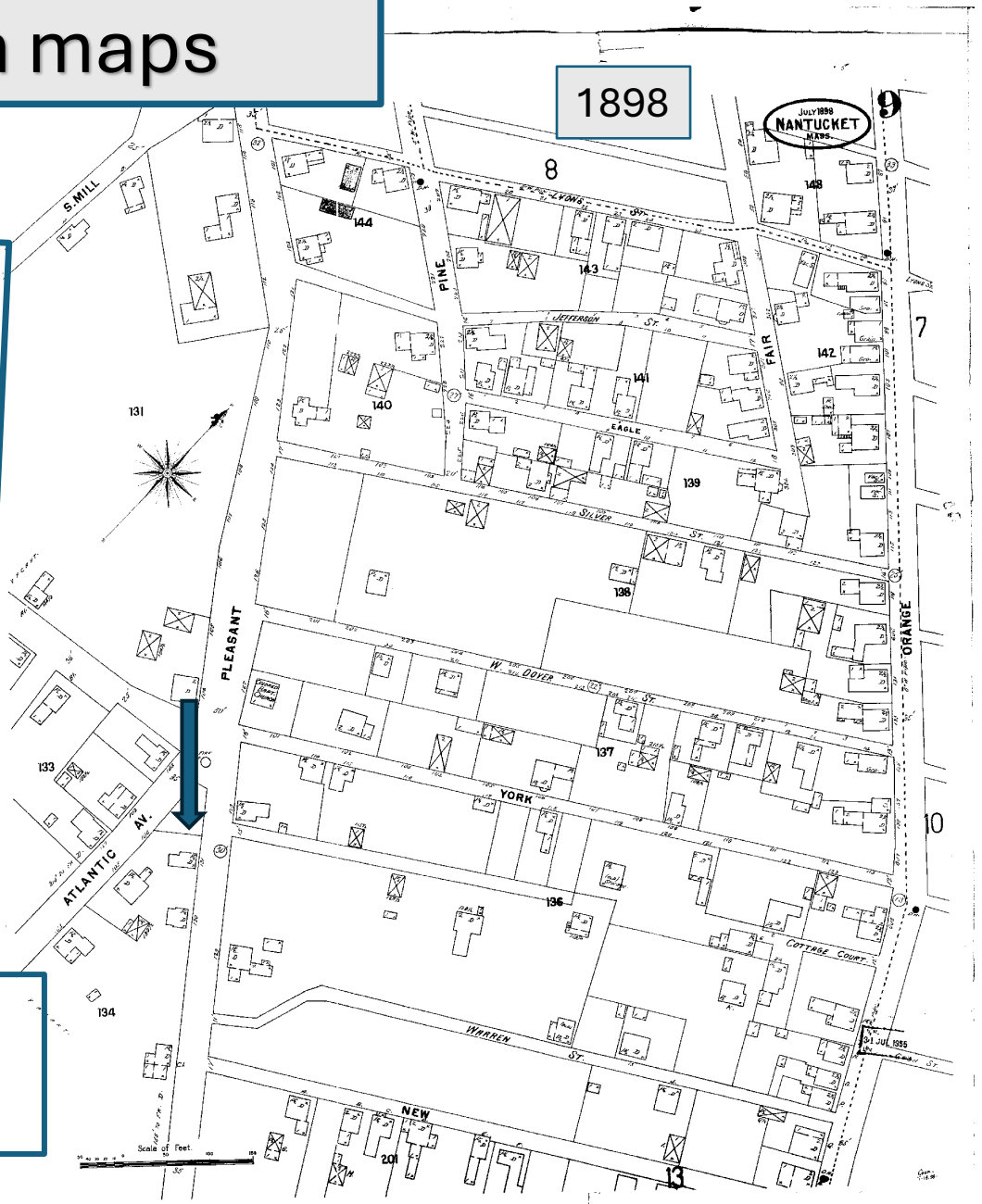
1904





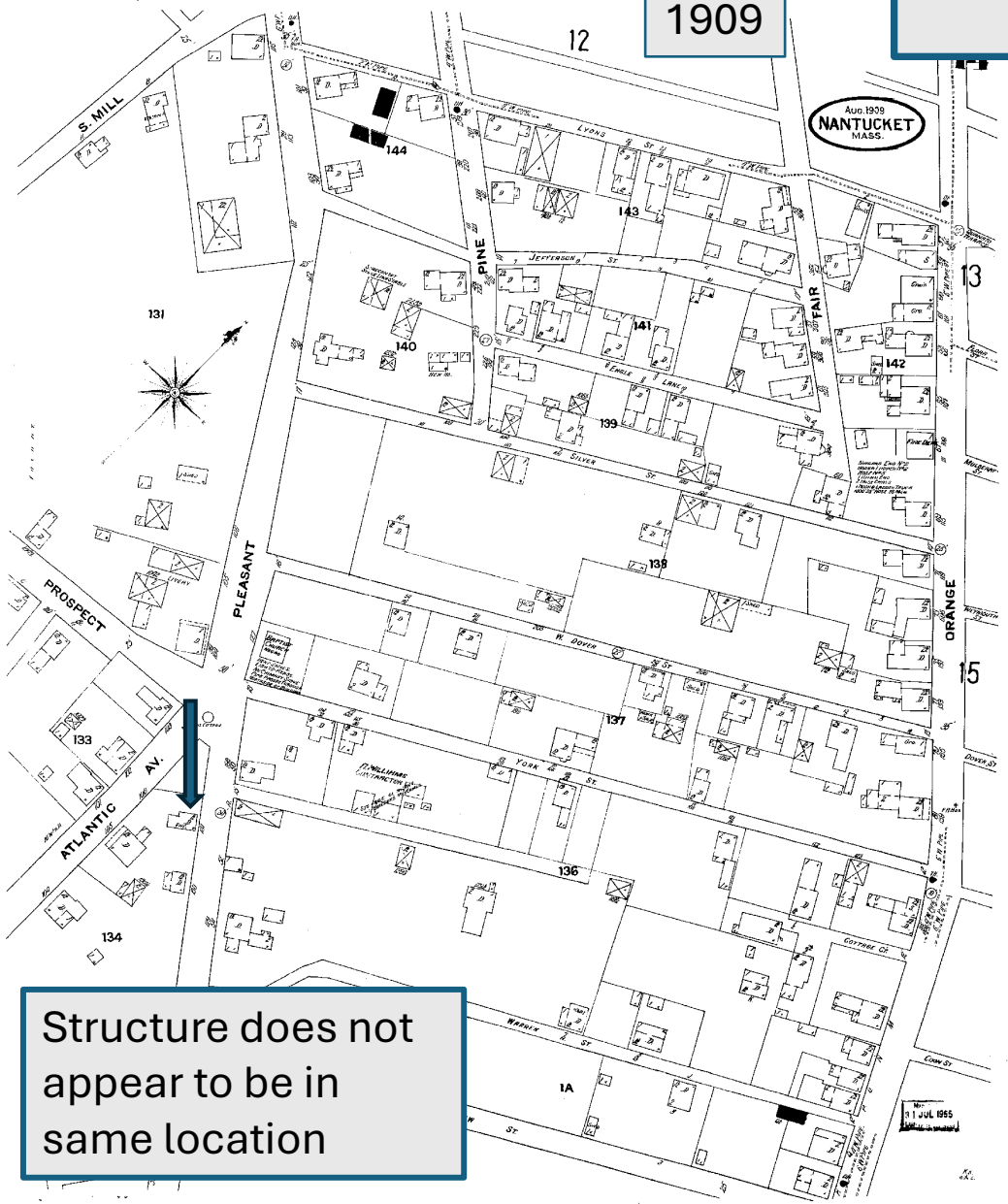
Structure does not appear to be in same location

1898

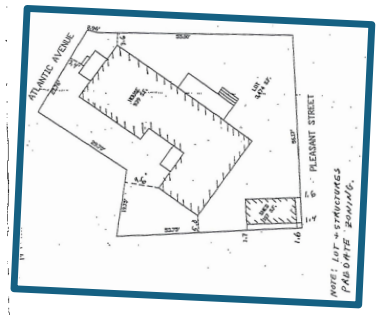


Sanborn maps

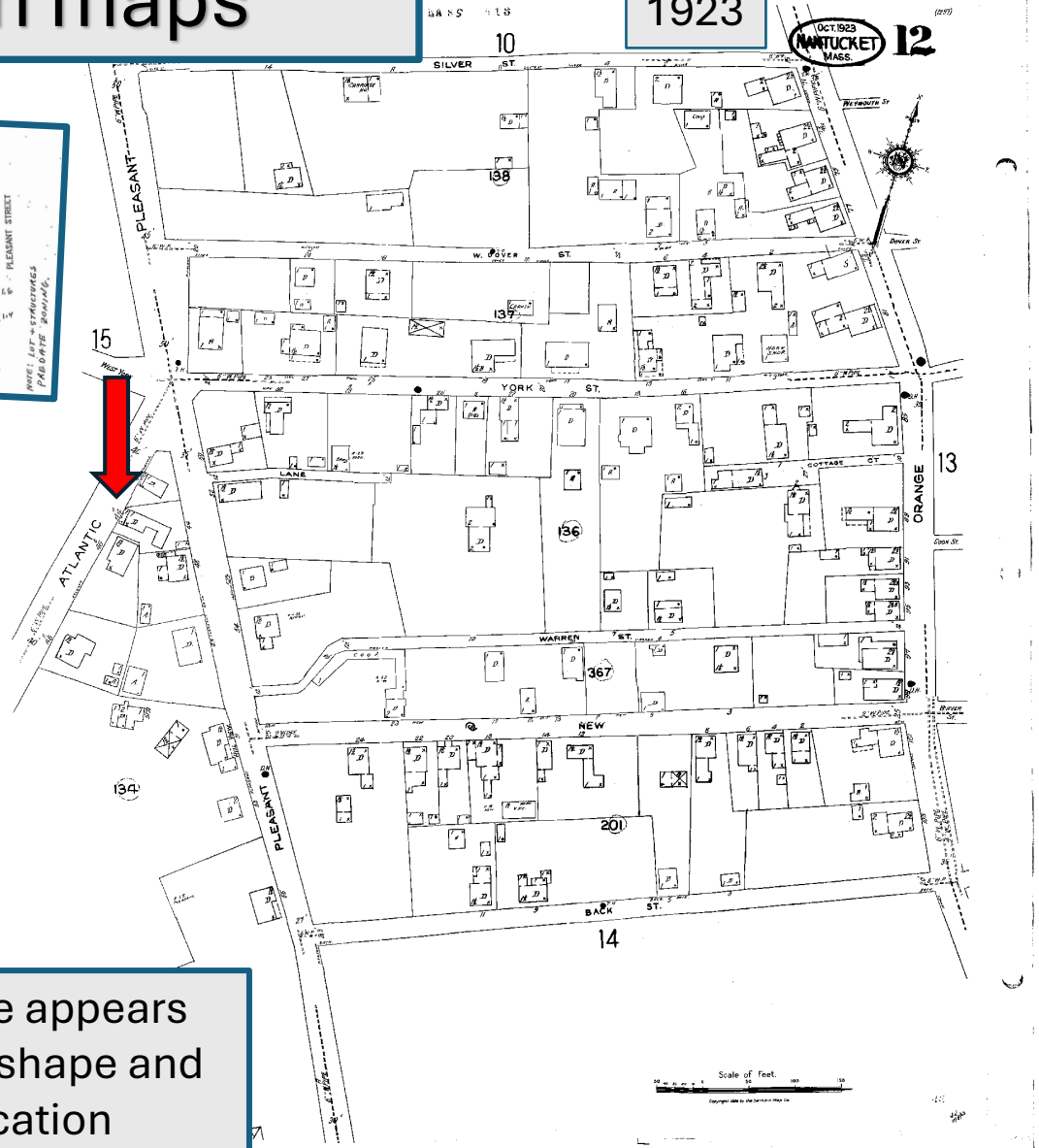
1909



Structure does not appear to be in same location

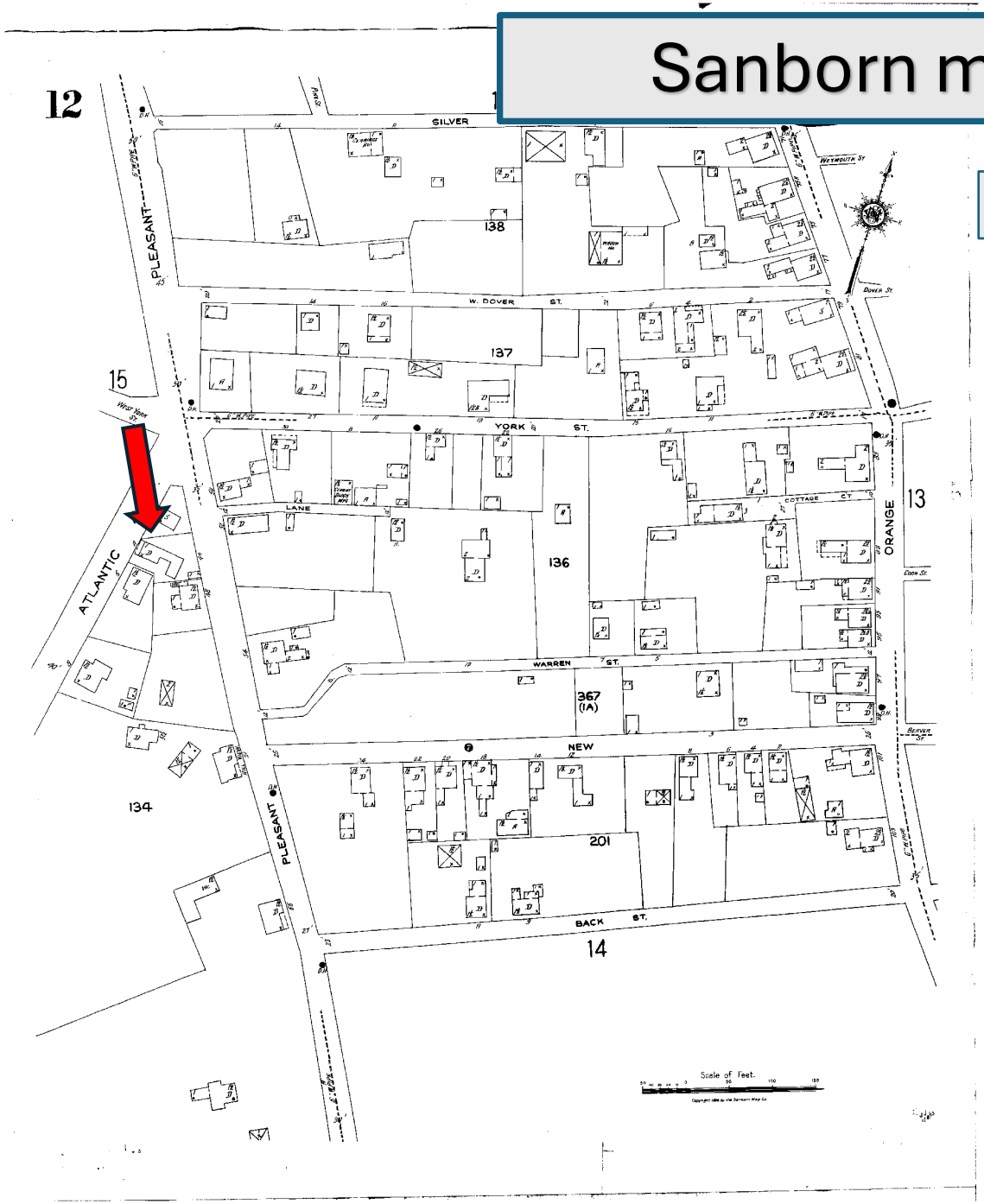


1923

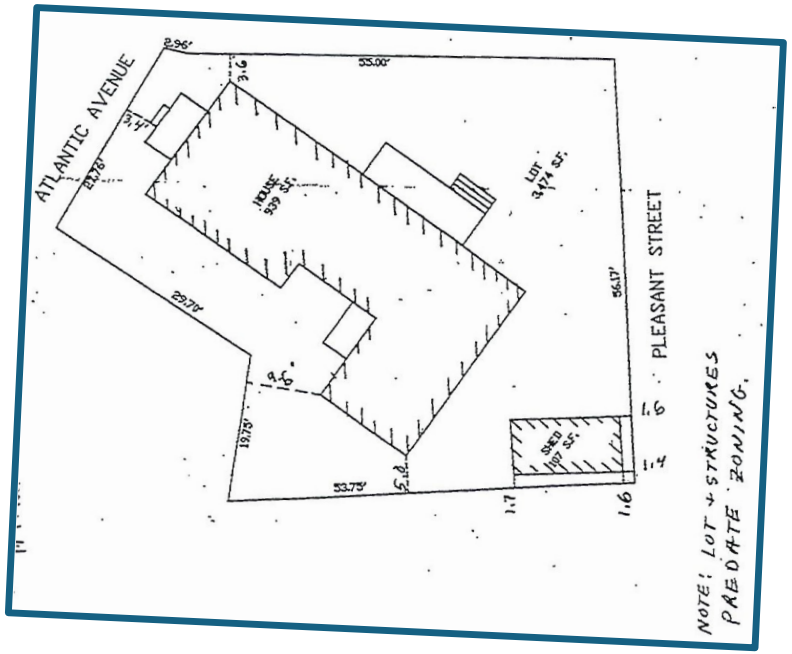


Structure appears in same shape and same location

Sanborn maps

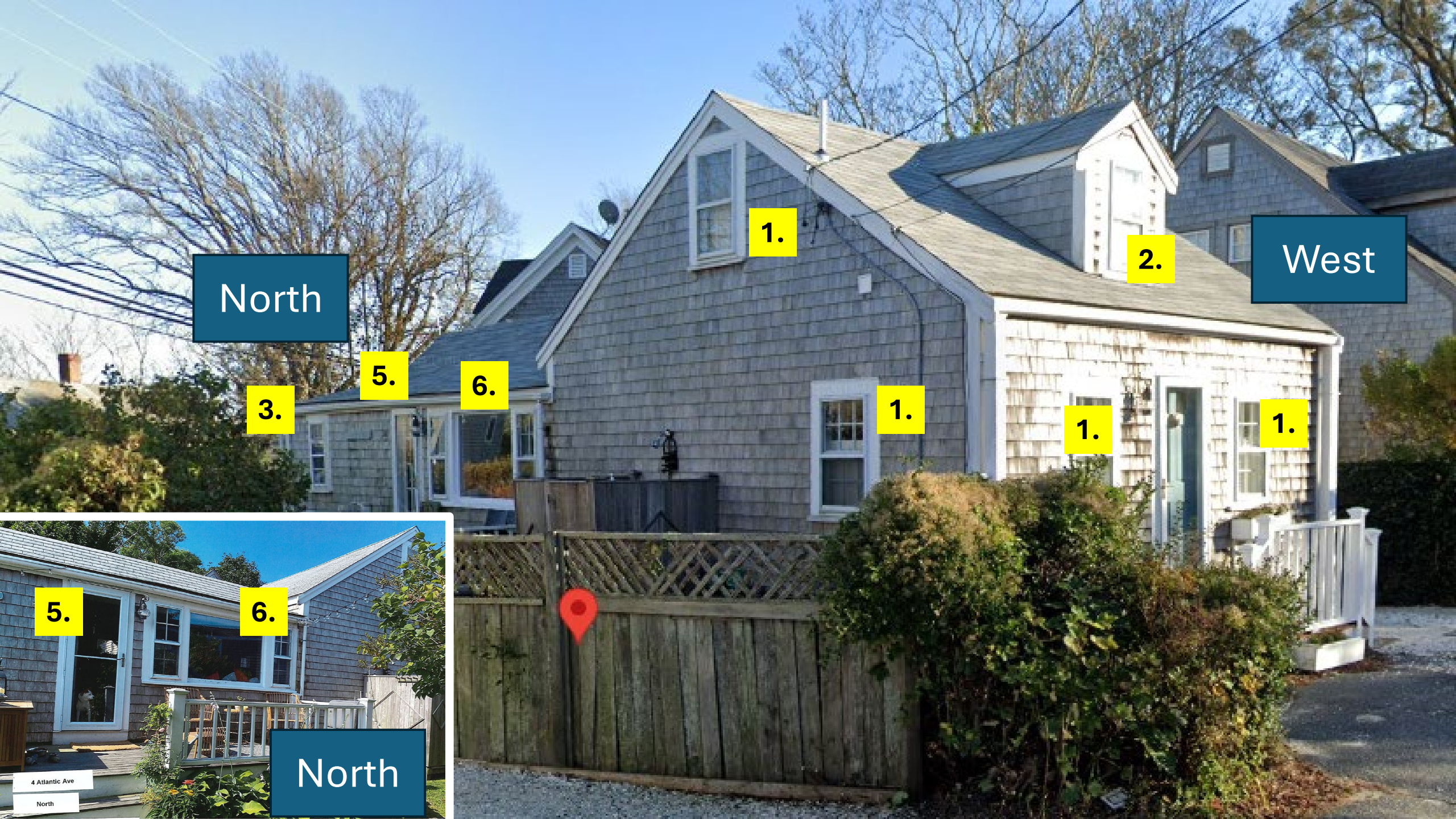


1923- updated in 1949

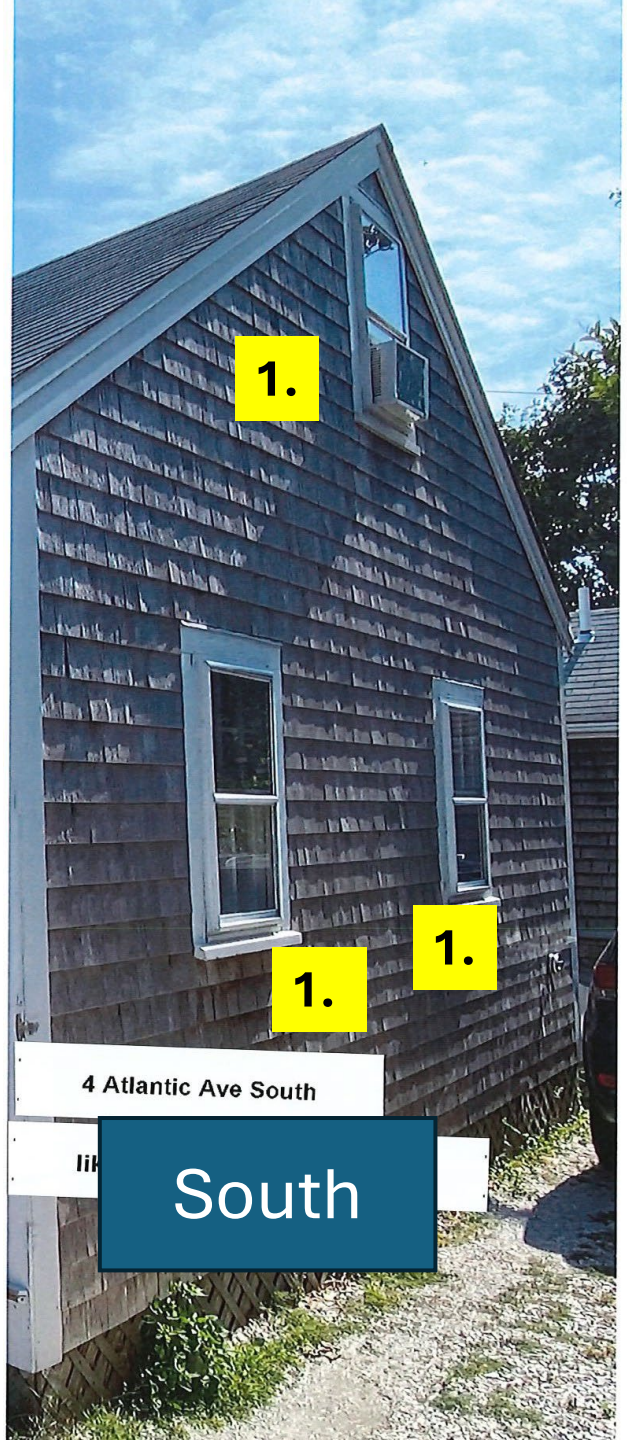


Structure appears in same shape and same location and is unchanged


2.
West
1.
1.


North
West
1.
2.
3.
5.
6.
1.
1.
1.
5.
6.
4 Atlantic Ave
North
North


South
1.
4.
4 Atlantic Ave South


1.
1.
1.
4 Atlantic Ave South
South

East

North



Window Schedule

Tru Divided Light with storms (Existing)

1. 7x9 (6/6) RO: 2’-0 5/8” x 3’-9”

2. 10x18 (2/2) RO: 2’-0 5/8”x 3’-9”

3. 8x10 (4/4) RO: 1’-10” x 3’-5”

4. 23x40 Awning RO: 23” x 40”

5. 2’-6” x 6’-2” door (10 light)

6. 45” x 96” picture unit w/ 4/4 d hung

Anderson Wood Wright SDL Windows replacing existing

1. WHD 2026 RO: 2’-2 5/8” X 3’-8 7/8” (6/6)

2 .WHD 2026 RO: 2’-2 5/8” X 3’-8 7/8” (2/2)

3. WHD 1832 RO: 1’-9 5/8” X 3’-4 7/8” (4/4)

4. AN351 RO: 1’-8 ½”X 3’-4 13/16” (NO GRILLES)

5. Door- FWH2768 RO : 2’-7” x 6’-8” (10 light) modified height

6. WHD1832- WTR4231-WHD -1832:
D HUNG-FIXED-DHUNG
RO: 1’-9 5/8” X 3’-4 7/8” (4/4)
RO: 4’3 5/8” X 3’-3 5/16” FIXED (NO GRILLES)

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I John Schaffer

AS AGENT FOR 9 Gingy LLC

STREET ADDRESS 9 Gingy Lane

MAP/PARCEL 41 / 851

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11/14/22

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.

John Schaffer 11/14/2024

Signature Date

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

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By

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

____ 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.**

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 851

Street & Number of Proposed Work: 9 Gingy Lane Second Dwelling

Owner of record: 9 Gingy Lane LLC

Mailing Address: P.O. Box 1363
Nantucket, MA 02554

Contact Phone #: 774-563-0211 E-mail: josephmirella@yahoo.com

AGENT INFORMATION (if applicable)

Name: Stowe Mountain Builders LLC

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

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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 Change Steps on Front Stoop to comply with Zoning Setback requirements.

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 Door Color to Natural (from white or green)
Change Steps on Front Entry Stoop to comply with Zoning setback.

Is there an HDC survey form for 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 WOOD-FIR Rear WOOD-FIR Side WOOD-FIR

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 Change to Natural

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. (Original Approval was White or Green.)

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

Date 11/13/2024 Signature of owner of record _____ Signed under penalties of perjury

7 Gingy Lane



Property Information

Property ID	187759
Location	9 GINGY LN
Owner	9 GINGY 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 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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NOTES:

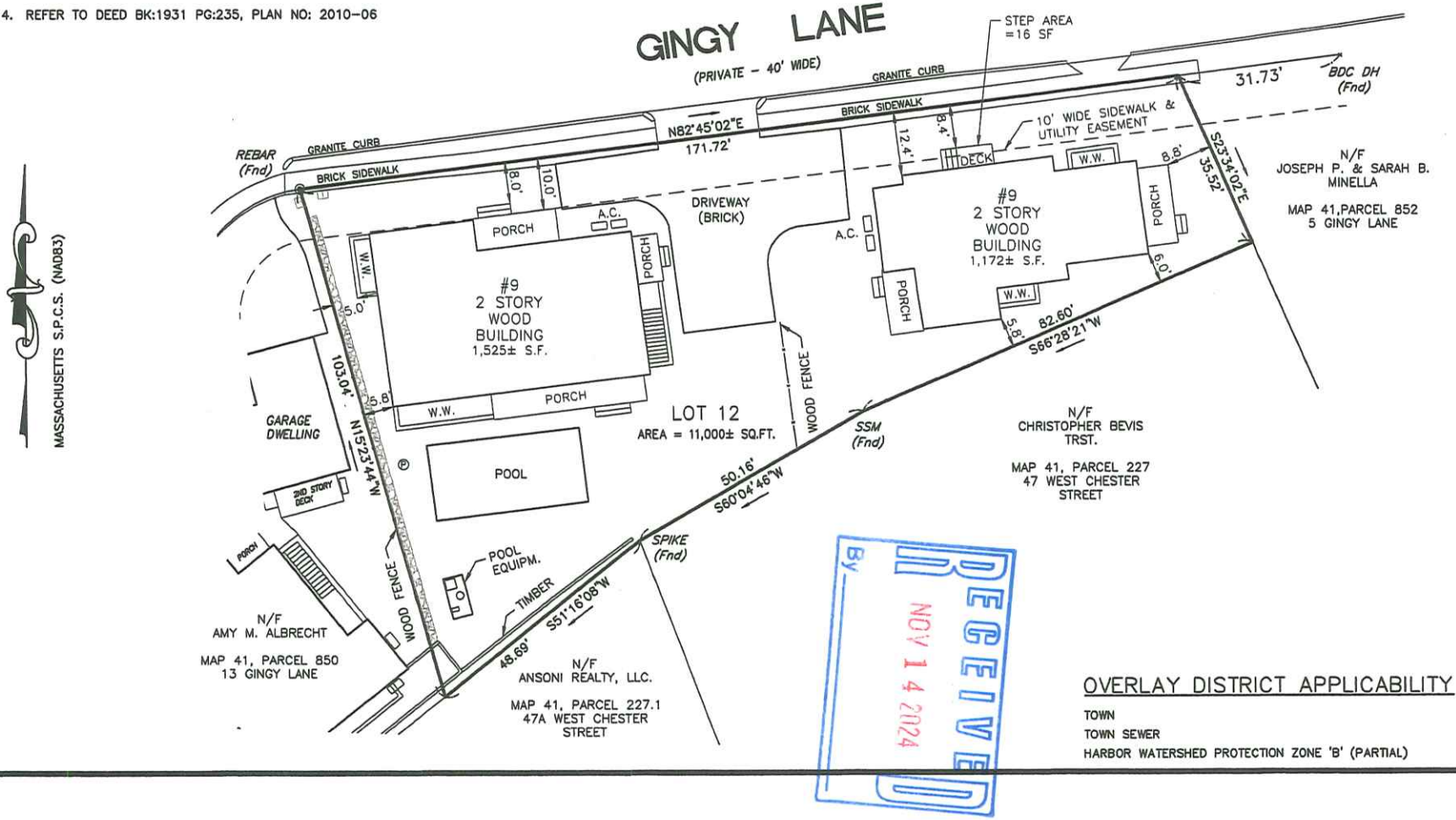
1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON JUNE 10, 2024.
2. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 25019C0086G (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.
4. REFER TO DEED BK:1931 PG:235, PLAN NO: 2010–06

20 0 10 20
SCALE: 1 INCH = 20 FEET

COMMONWEALTH OF MASSACHUSETTS
HRISTO KRASTEV
No. 58052
REGISTERED PROFESSIONAL LAND SURVEYOR

Hristo Krastev

ZONING DISTRICT: RESIDENTIAL 1 (R–1)		
REGULATION	REQUIREMENT	PROVIDED
MIN. LOT AREA	5,000 S.F.	11,000 S.F.
LOT FRONTAGE	50 FT.	171.72 FT.
FRONT SETBACK	10 FT.	8.0 FT.
SIDE SETBACK	5 FT.	5.0 FT.
REAR SETBACK	5 FT.	5.8 FT.
GROUND COVER RATIO	30%	25%



MASSACHUSETTS S.P.C.S. (NAD83)

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OVERLAY DISTRICT APPLICABILITY

TOWN
TOWN SEWER
HARBOR WATERSHED PROTECTION ZONE 'B' (PARTIAL)

REV. DATE:			
DATE: JULY 6, 2024	PROJ.#: 7004	SCALE: 1" = 20'	DRAWN BY: HK/DM
			CHECK BY: HK/DM
ISSUED FOR: APPROVAL			
PREPARED FOR: 9 GINGY LANE LLC			

BUILDING AS-BUILT PLAN
9 GINGY LANE
NANTUCKET, MASSACHUSETTS
ASSESSOR'S MAP: 41 , PARCEL:851

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SDE-LDEC.COM

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BY

9 GINGY LANE

DOOR SCHEDULE

	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	SIMPSON	2 PANEL 6 LIGHTS		30"x70"		
②	SIMPSON	1 PANEL, 9 LIGHTS		30"x70"		
③	SIMPSON	1 PANEL, 12 LIGHTS		28"x70"/6'8"		
④	ANDERSEN	FRENCHWOOD GLIDING, 8 LIGHT		5'0"x6'8"		

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

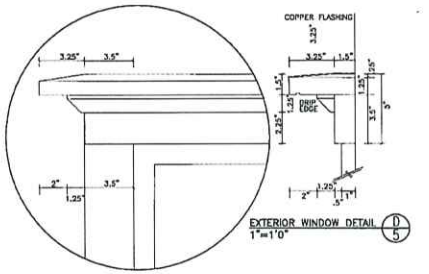
WINDOW SCHEDULE

	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES: CONFIRM	QTY.
Ⓐ	ANDERSEN	8/8,TW/DH	400	TW21046	EGRESS & TEMPERED	
Ⓑ	ANDERSEN	8/8,TW/DH	400	TW21042	EGRESS & TEMPERED	
Ⓒ	ANDERSEN	6/6,TW/DH	400	TW2446	EGRESS & TEMPERED	
Ⓓ	ANDERSEN	6/6,TW/DH	400	TW2442	EGRESS & TEMPERED	
Ⓔ	ANDERSEN	6/6,TW/DH	400	TW2436	EGRESS & TEMPERED	

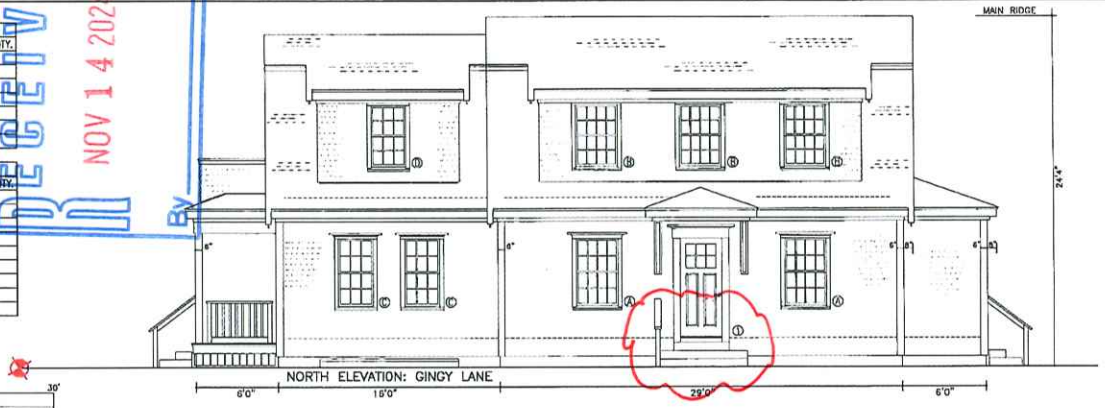
CONFIRM TEMPERED**
CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

COLOR SCHEDULE:
TRIM: W. RED CEDAR NTW
SASH: WHITE
DOORS: ESSEX GREEN
ROOF: RED CEDAR NTW
FENCE: W. RED CEDAR NTW

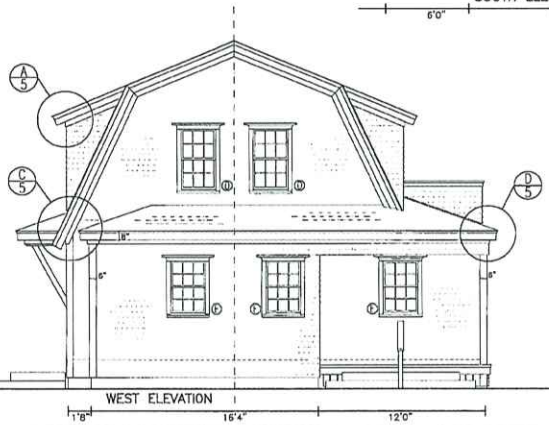
1" 5" 10" 30"

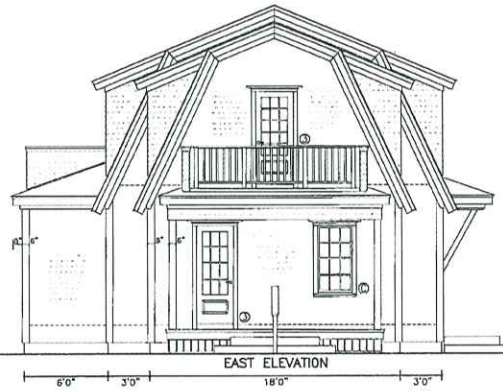


EXTERIOR WINDOW DETAIL D/5
1"=1'0"









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

PROJECT
JOSEPH MINELLA RESIDENCE
9 GINGY LANE
NANTUCKET, MA
DWELLING #2
JOB NO.

NOTES
HDC 06-28-2022
CERT. NO. 04-6078

COPYRIGHT SCI 2022

TITLE
ELEVATIONS:
NORTH & WEST

D.&W. SCHEDULES
DATE
06-28-2022
08-08-2022
SCALE
1/4 " - 1'0"

2



RECEIVED
NOV 14 2024
By

7 GINGY LANE - FRONT STOOP & Front Door



RECEIVED
NOV 14 2024
By

7 Gingy Lane - Front Stoop & Front Door



RECEIVED
NOV 14 2024
By

7 Gingy Lane - Side Door



RECEIVED
NOV 14 2024
By

7 Gingy Lane - Side Door

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

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Chair

Abigail Camp
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ASSOCIATE COMMISSIONERS

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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 Siracuse; Kraig & Helen

STREET ADDRESS 2 L Street

MAP/PARCEL 59.4 / 261

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON November 15, 2024

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

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

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

Brook Meerbergen — Signature

11 · 12 · 2024 — Date

demo/move off

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

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: 2 L STREET

Tax Map Number: 59.4 Parcel Number: 261

Owner of Record: SIRACUSE, KRAIG & HELEN

Description of Proposal:

NEW DWELLING - 1778 SF G.C.; 1 1/2 STORY STRUCTURE; FEMA COMPLIANT; DEMO/MOVE OFF EXISTING

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: November 15, 2024

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

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

If you have any questions, please contact the HDC office at 508.228.7231.

7020 1290 0001 1923 1297

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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

0554 01

NOV 12 2024

Postmark Here

11/12/2024
02554-9998

Sent To EMERY-
Street and Apt. No., or PO Box No. PO BOX 99
City, State, ZIP+4® 02554

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

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Hope Valley, RI 02832

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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

0554 01

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11/12/2024
02554-9998

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Street and Apt. No., or PO Box No. PO Box 02
City, State, ZIP+4® 02832

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

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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

0554 01

NOV 12 2024

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11/12/2024
02554-9998

Sent To NANT. ISL. LAND BANK
Street and Apt. No., or PO Box No. 22 BROAD
City, State, ZIP+4® 02554

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

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Boston, MA 02114

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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

0554 01

NOV 12 2024

Postmark Here

11/12/2024
02554-9998

Sent To BOTANY - RUBENSTEIN
Street and Apt. No., or PO Box No. 25 RUTLAND SQ
City, State, ZIP+4® 02118

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

7020 1290 0001 1923 1259

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Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
Total Postage and Fees
$5.62

0554 01

NOV 12 2024

Postmark Here

11/12/2024
02554-9998

Sent To 056000
Street and Apt. No., or PO Box No. PO BOX 4411
City, State, ZIP+4® 01945

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
594	89		EMERY CHRISTOPHER D TR & CHERYL A TR		PO BOX 99	NANTUCKET	MA	02554	46 TENNESSEE AV
594	92		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	48 TENNESSEE AV
594	200		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	50 TENNESSEE AV
594	201		JOHNSON ELWOOD M SR & CYNTHIA G TRST	JOHNSON REVOCABLE LIVING TRUST	PO BOX 2	HOPE VALLEY	RI	02832	8 M ST
594	202		RUBENSTEIN BENJAMIN & BISTANY ARIENNE M		25 RUTLAND SQ	BOSTON	MA	02118	51 TENNESSEE AV
594	310		OSGOOD ROBERT W IV & EMILY M		PO BOX 441	MARBLEHEAD	MA	01945	43 TENNESSEE AV
Count:	**6**								

7020 1290 0001 1923 1297 EMERY

7020 1290 0001 1923 1280 NAN. ISL. L.B.

7020 1290 0001 1923 1273 JOHNSON REV. TR.

7020 1290 0001 1923 1266 BISTANY - RUBENSTEIN

7020 1290 0001 1923 1259 OSGOOD

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 261

Street & Number of Proposed Work: 2 L STREET

Owner of record: SIRACUSE, KRAIG & HELEN

Mailing Address: 2201 WOODMONT RD
ALEXANDER, VA 22307

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MEERBERGEN DESIGNS

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 OR ☒ Demolition ☐ Revisions to previous Cert. No. _____

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 833 ± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

$100 — Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks REVISIONS* 1. East Elevation

Historic Name: [illegible]

Original Date: SURVEY SAYS... 1966

Original Builder: UNKNOWN

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

(describe)

2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single 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 Nov 12, 2024 Signature of owner of record Brad Mead FOR SU SYRACUSE Signed under penalties of perjury

2L Street

KS

Kraig Siracuse

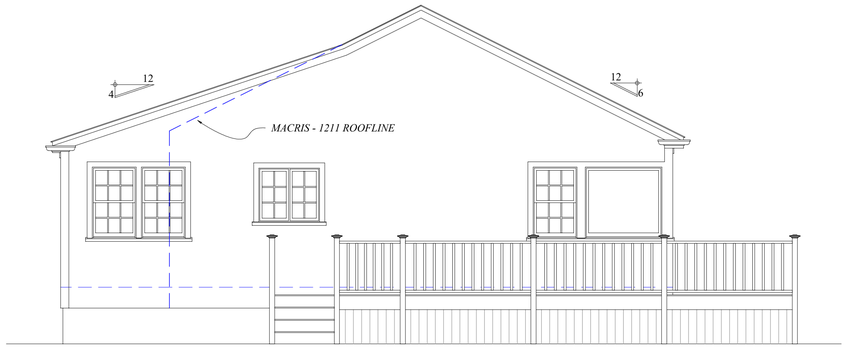
To: You; Cece Siracuse

Tue 11/12/2024 9:17 AM

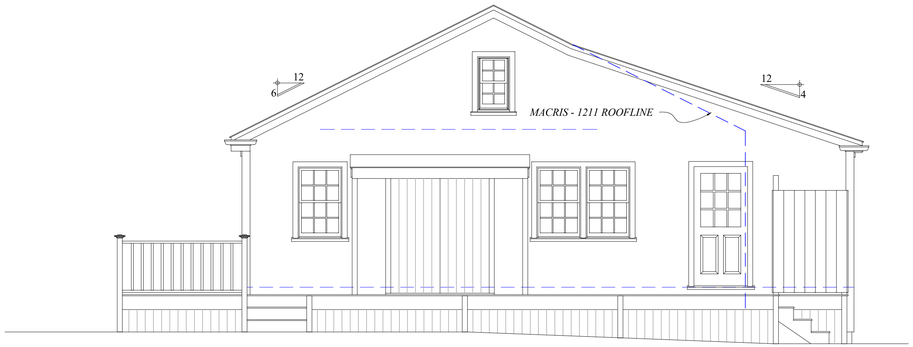
Brook
We give you permission to represent us and sign any and all documents relating to our plans and any actions required related the HDC applications.
Thank you
Kraig Siracuse
Helen C Siracuse

...

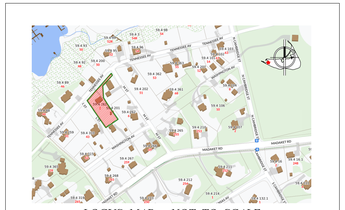
H.D.C. SUBMISSION



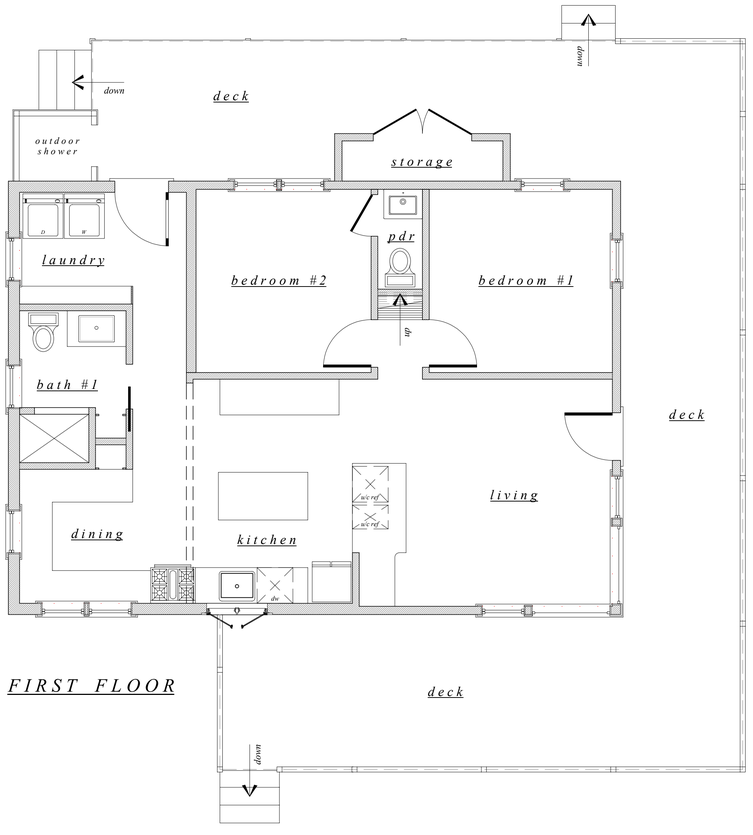
NORTH ELEVATION
facing tennessee



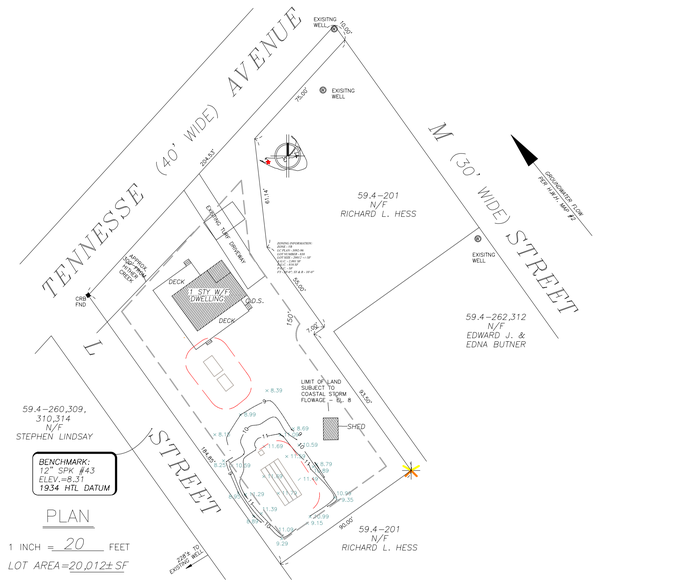
SOUTH ELEVATION
facing 8 M street



LOCUS MAP - NOT TO SCALE
2 "L" STREET - MAP 59.4; PCL 261



FIRST FLOOR





WEST ELEVATION
facing L street



EAST ELEVATION
facing 8 M street

1

MAP - 59.4
PCL - 261

DEMO/MOVE OFF - SIRACUSE
2 L STREET
NANTUCKET, MA

2024
FIRST SUBMISSION

ELEVATIONS, PLAN, SITE, LOCUS
SCALE: 1/4" = 1'-0", 1" = 40'-0"
DATE: 11-11-24

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REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

Massachusetts Cultural Resource Information System
Scanned Record Cover Page

Inventory No:	NAN.1211
Historic Name:	Hither and Yon
Common Name:	
Address:	45 Tennessee Ave
City/Town:	Nantucket
Village/Neighborhood:	Madaket;
Local No:	594-261; M8-4;
Year Constructed:	
Architectural Style(s):	No style;
Use(s):	Out Building; Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, November 11, 2024 at 2:46 PM

NAN.1211

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: M8-4
MAP/PARCEL#594-261

1211

Recorded by: JS Date: 09/14/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 45 TENNESSEE

2. Building Name: HITHER & YON

3. Ownership: Private

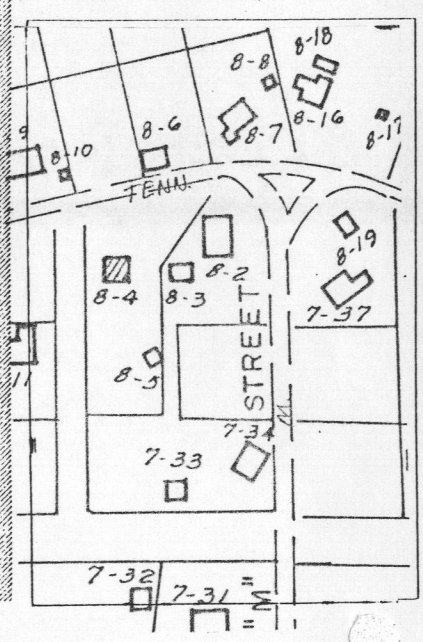
4. Present Owner: TABOR, CYNTHIA K & MASON M.

5. Ownership History:
Unknown

6. Use: Original: Shed Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 20 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: M8-5,Deck
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
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: Pilasters
33. Number of Bays: 3
34. Window Frame Type: Flush Frame
35. Window Sash Type(s) - Front Facade: 6/6,Picture

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
Was a tool shed, converted to a dwelling in 1980.

NAN. 1211

1211

SIGNIFICANCE

42. Role the Building Plays: National Register: Unknown
43. Date of Initial Construction: Unknown
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: N/A



2L STREET - DEMO / MOVE OFF
FACING L & TENNESSEE



2L STREET - DEMO / MOVE OFF
FACING L STREET (SOUTH)



2L STREET - DEMO / MOVE OFF
FACING REAR (EAST)



2L STREET - DEMO / MOVE OFF
FACING 8 M STREET (NORTH)



2L STREET - DEMO / MOVE OFF
FACING TENNESSEE (WEST)



2L STREET - DEMO / MOVE OFF
CMU WALL - P.T. BAND JOIST
(DIMENSIONAL) ON FELT SILL
SEAL/EXP JOINT



2L STREET - DEMO / MOVE OFF
DIMENSIONAL LUMBER



2L STREET - DEMO / MOVE OFF
DIMENSIONAL LUMBER



2L STREET - DEMO / MOVE OFF
DIMENSIONAL LUMBER

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

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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 Siracuse; Kraig & Helen

STREET ADDRESS 2 L Street

MAP/PARCEL 59.4 / 261

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON November 15, 2024

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

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

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

Brook Meerbergen — Signature

11 · 12 · 2024 — Date

new dwelling

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

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: 2 L STREET

Tax Map Number: 59.4 Parcel Number: 261

Owner of Record: SIRACUSE, KRAIG & HELEN

Description of Proposal:

NEW DWELLING - 1778 SF G.C.; 1 1/2 STORY STRUCTURE; FEMA COMPLIANT; DEMO/MOVE OFF EXISTING

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: November 15, 2024

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

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

If you have any questions, please contact the HDC office at 508.228.7231.

7020 1290 0001 1923 1297

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
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

0554 01

NOV 12 2024

Postmark Here

11/12/2024
02554-9998

Sent To EMERY-
Street and Apt. No., or PO Box No. PO BOX 99
City, State, ZIP+4® 02554

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

7020 1290 0001 1923 1273

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

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

Hope Valley, RI 02832

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

0554 01

NOV 12 2024

Postmark Here

11/12/2024
02554-9998

Sent To JOHNSON REV. LIV. TRUST
Street and Apt. No., or PO Box No. PO Box 02
City, State, ZIP+4® 02832

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

7020 1290 0001 1923 1280

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
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

0554 01

NOV 12 2024

Postmark Here

11/12/2024
02554-9998

Sent To NANT. ISL. LAND BANK
Street and Apt. No., or PO Box No. 22 BROAD
City, State, ZIP+4® 02554

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

7020 1290 0001 1923 1266

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

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

Boston, MA 02114

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

0554 01

NOV 12 2024

Postmark Here

11/12/2024
02554-9998

Sent To BOTANY - RUBENSTEIN
Street and Apt. No., or PO Box No. 25 RUTLAND SQ
City, State, ZIP+4® 02118

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

7020 1290 0001 1923 1259

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) $
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
Total Postage and Fees
$5.62

0554 01

NOV 12 2024

Postmark Here

11/12/2024
02554-9998

Sent To 056000
Street and Apt. No., or PO Box No. PO BOX 4411
City, State, ZIP+4® 01945

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
594	89		EMERY CHRISTOPHER D TR & CHERYL A TR		PO BOX 99	NANTUCKET	MA	02554	46 TENNESSEE AV
594	92		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	48 TENNESSEE AV
594	200		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	50 TENNESSEE AV
594	201		JOHNSON ELWOOD M SR & CYNTHIA G TRST	JOHNSON REVOCABLE LIVING TRUST	PO BOX 2	HOPE VALLEY	RI	02832	8 M ST
594	202		RUBENSTEIN BENJAMIN & BISTANY ARIENNE M		25 RUTLAND SQ	BOSTON	MA	02118	51 TENNESSEE AV
594	310		OSGOOD ROBERT W IV & EMILY M		PO BOX 441	MARBLEHEAD	MA	01945	43 TENNESSEE AV
Count:	**6**								

7020 1290 0001 1923 1297 EMERY

7020 1290 0001 1923 1280 NAN. ISL. L.B.

7020 1290 0001 1923 1273 JOHNSON REV. TR.

7020 1290 0001 1923 1266 BISTANY - RUBENSTEIN

7020 1290 0001 1923 1259 OSGOOD

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 261

Street & Number of Proposed Work: 2 L STREET

Owner of record: SIRACUSE, KRAIG & HELEN

Mailing Address: 2201 WOODMONT RD
ALEXANDER, VA 22307

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 _____

Size of Structure or Addition: Length: 62'-4" Sq. Footage 1st floor: 1694 ☐

3344 * .20 ⇒ $668.80

Width: 40'-0" Sq. footage 2nd floor: 1650 ☐

Sq. footage 3rd floor: _____

Decks/Patio: Size: 1194 ☐ ☒ 1st floor ☐ 2nd floor

Size: 368 ☐ ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North NO Δ's South PER CONCOM ORDER East _____ West _____

Height of ridge above final finish grade: North 27'-3" (24'-4") South 26'-9" (23'-9") East SEE NORTH & SOUTH West SEE NORTH & SOUTH

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe)

Original Date:

Original Builder:

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

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 3'-0" ☐ 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 5 /12 Other 5/12 PORCH; 4/12 WART

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles COTTAGE (NTW) ☐ 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 COTT Frieze 1X4
Window Casing _____ Door Frame _____ 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~~ MARVIN

Doors* (type and material): ~~☒~~ TDL ☒ SDL Front 9LT/1 PANEL Rear 10 LT FR Side 12LT/1 PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways WHITESHELL (TME) Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof DUAL GREY
Trim NANTUCKET GREY Sash HAMILTON BLUE (aka CASCADE) Doors ~~FROSTY~~ HAMILTON BLUE (aka CASCADE)
Deck MAHOG 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 11.13.24 Signature of owner of record Brook Reese FOR SIRACUSE Signed under penalties of perjury

2L Street

KS

Kraig Siracuse

To: You; Cece Siracuse

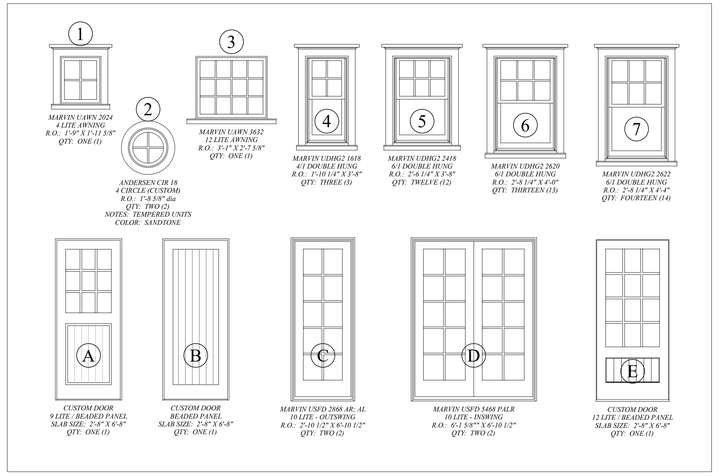
Tue 11/12/2024 9:17 AM

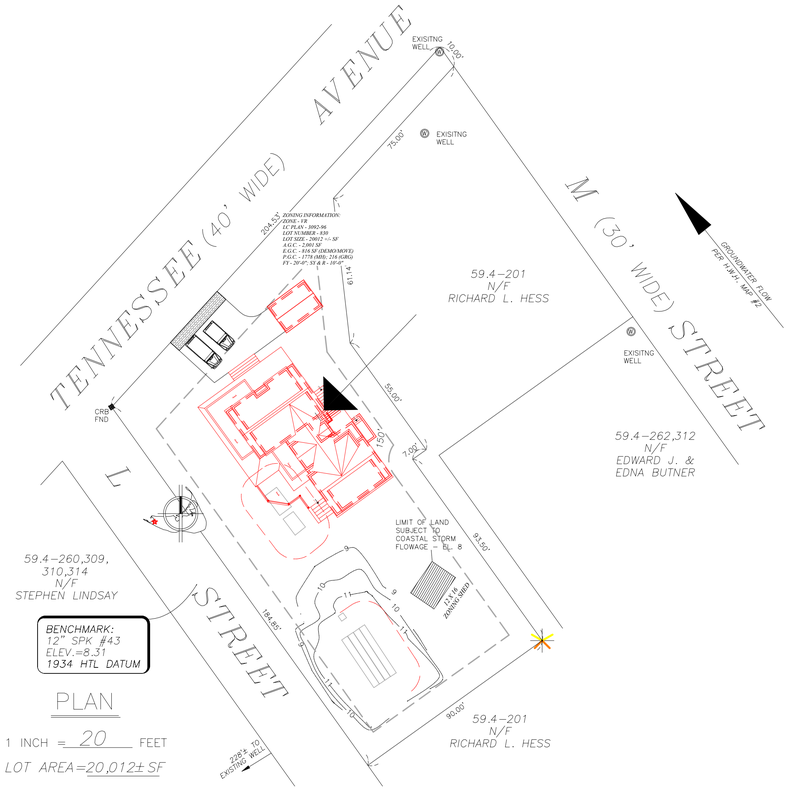
Brook
We give you permission to represent us and sign any and all documents relating to our plans and any actions required related the HDC applications.
Thank you
Kraig Siracuse
Helen C Siracuse

...



NORTH ELEVATION
facing tennessee

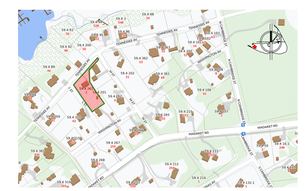




PLAN

1 INCH = 20 FEET

LOT AREA=20,012± SF



LOCUS MAP - NOT TO SCALE
2 "L" STREET - MAP 59.4; PCL 261



WEST ELEVATION
facing L street

1

MAP - 59.4
PCL - 261

NEW DWELLING - SIRACUSE
2 L STREET
NANTUCKET, MA

2024
FIRST SUBM.

NORTH & WEST ELEVS; SITE LOCUS
SCALE: 1/4" = 1'-0"; 1" = 30'-0"
DATE: 1H12.24

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



SOUTH ELEVATION
facing 8 M street



EAST ELEVATION
facing 8 M street

2

MAP - 59.4
PCL - 261

NEW DWELLING - SIRACUSE
2 L STREET
NANTUCKET, MA

2024
BUILT AREA

SOUTH & EAST ELEVS
SCALE 1/4" = 1'-0"
DATE 1H2.24

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

FIRST FLOOR

SECOND FLOOR

3

MAP - 59.4
PCL - 261

NEW DWELLING - SIRACUSE
2 L. STREET
NANTUCKET, MA

2024
PRINT DATE

FLOOR PLANS
SCALE: 1/4" = 1'-0"
DATE: 1H12.24

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



2L STREET - DEMO / MOVE OFF
FACING L & TENNESSEE



2L STREET - DEMO / MOVE OFF
FACING L STREET (SOUTH)



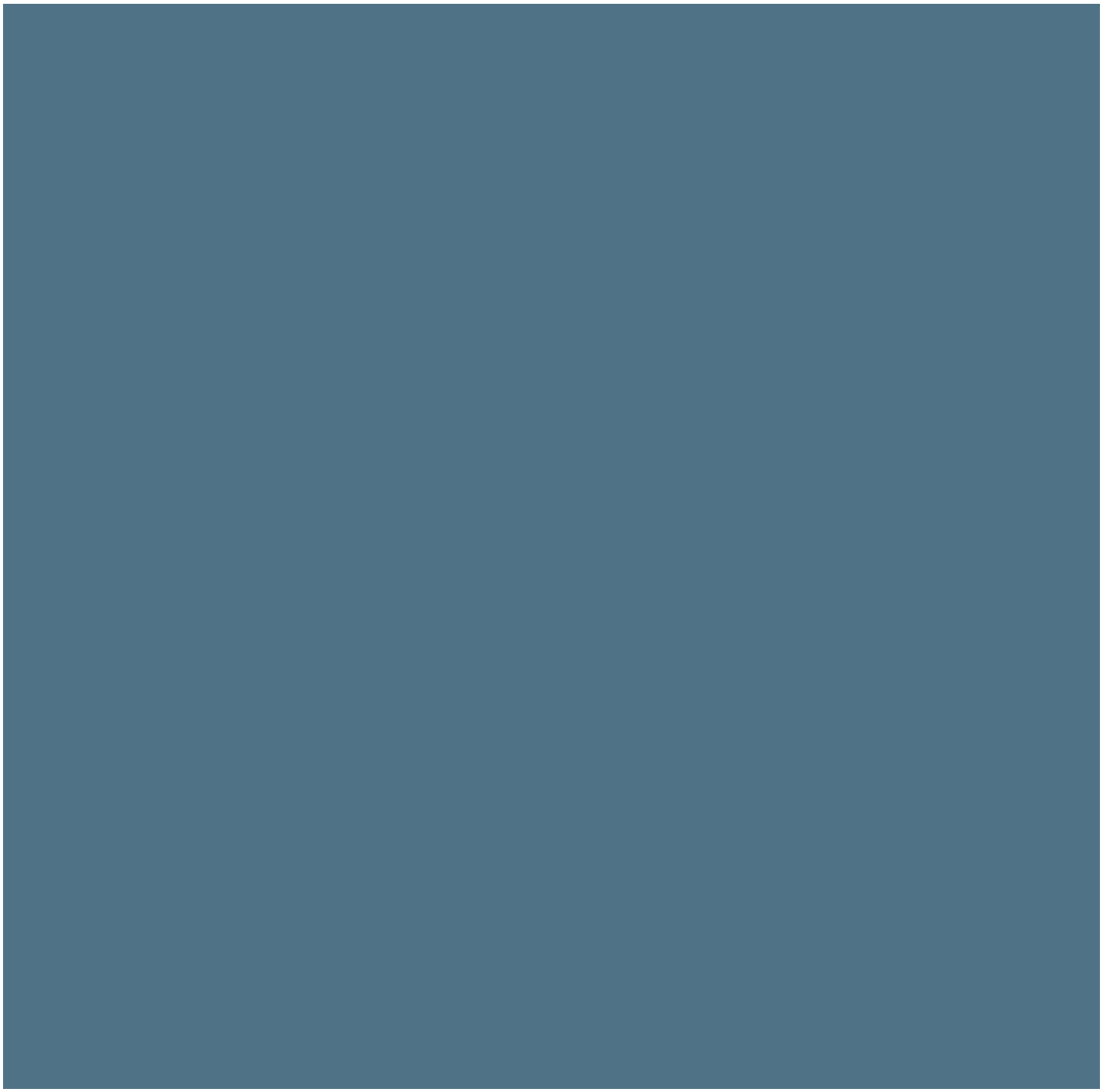
2L STREET - DEMO / MOVE OFF
FACING REAR (EAST)



2L STREET - DEMO / MOVE OFF
FACING 8 M STREET (NORTH)



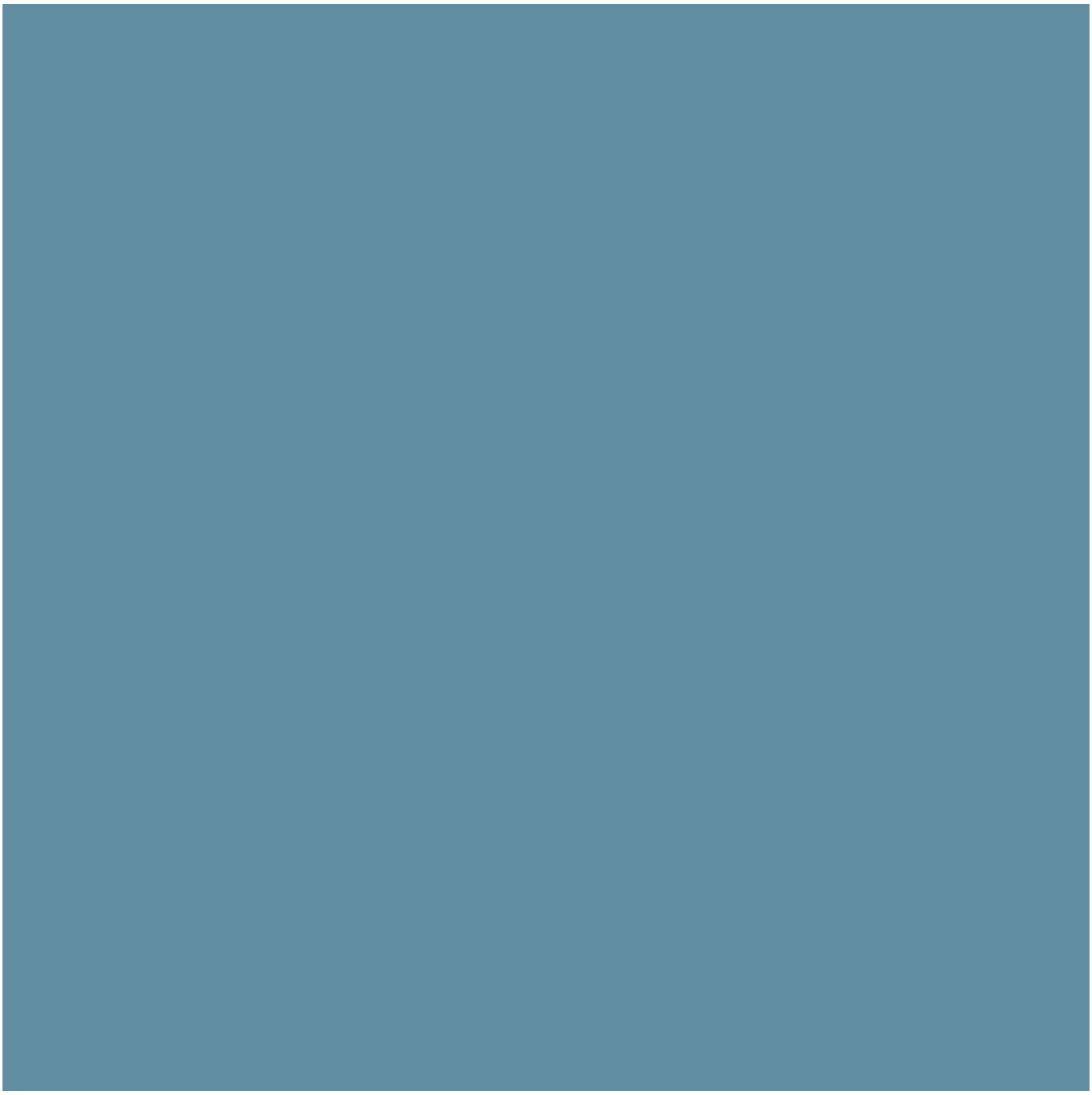
2L STREET - DEMO / MOVE OFF
FACING TENNESSEE (WEST)



MARVIN - CASCADE BLUE



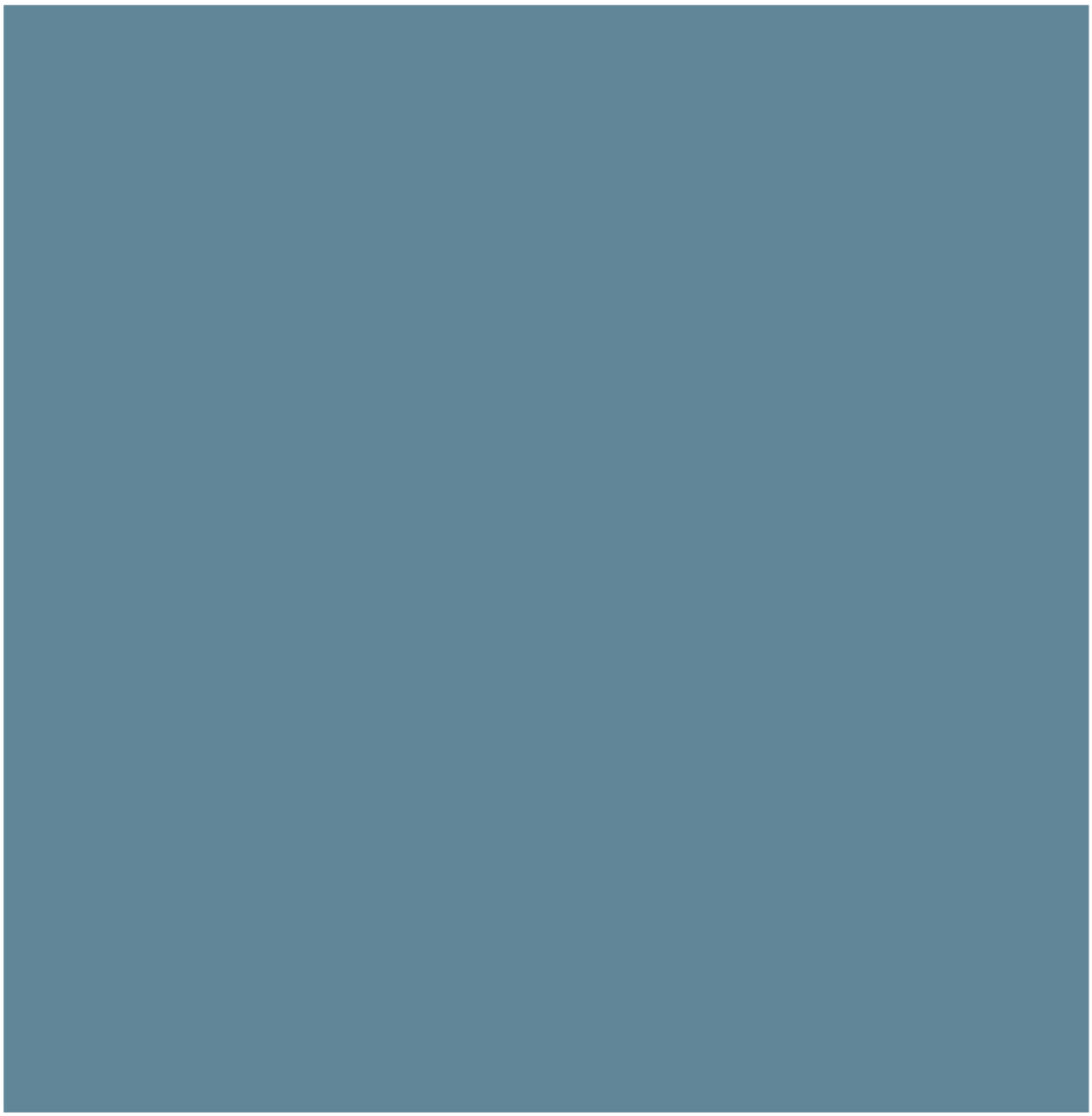
BEN MOORE - NANTUCKET GRAY



ANDERSEN - BLUE DENIM



BEN MOORE - HAMILTON BLUE



BEN MOORE - BUCKLAND BLUE

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 Siracuse; Kraig & Helen

STREET ADDRESS 2 L Street

MAP/PARCEL 59.4 / 261

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON November 15, 2024

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

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

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

Brook F Meerbergen — Signature

11 · 14 · 2024 — Date

new garage

2L Street

KS

Kraig Siracuse

To: You; Cece Siracuse

Tue 11/12/2024 9:17 AM

Brook
We give you permission to represent us and sign any and all documents relating to our plans and any actions required related the HDC applications.
Thank you
Kraig Siracuse
Helen C Siracuse

...

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 59.4 PARCEL N°. 261

Street & Number of Proposed Work: 2 L STREET

Owner of record: SIRACUSE, KRAIG & HELEN

Mailing Address: 2201 WOODMONT RD
ALEXANDER, VA 22307

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 _____

Size of Structure or Addition: Length: 18 Sq. Footage 1st floor: 216 ft Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

432 ft x .20 Width: 12 Sq. footage 2nd floor: 216 ft Size: _____ ☐ 1st floor ☐ 2nd floor

$86.40 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ'S PERMITTED PER CONCOM ORDER South _____ East _____ West _____

Height of ridge above final finish grade: North 17'-9" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

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 16" ☒ 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.) _____

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles COTTAGE ☐ 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 COTT Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

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

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

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

Garage Door(s): Type SWINGING - 6LT/PANEL Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof DUAL GREY

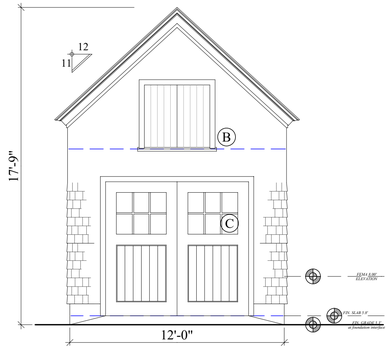
Trim NANTUCKET GREY Sash CASCADE BLUE (MANUF.) Doors CASCADE BLUE (MATCH WINDOWS)

Deck ~~RED~~ Ø APRON - BRICK Foundation GREY Fence _____ Shutters _____

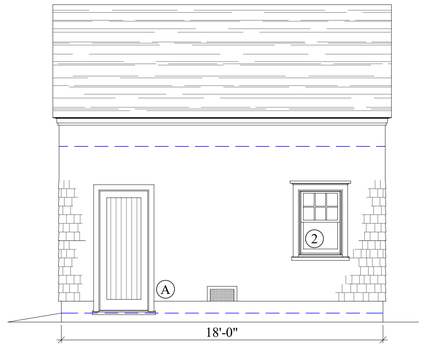
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

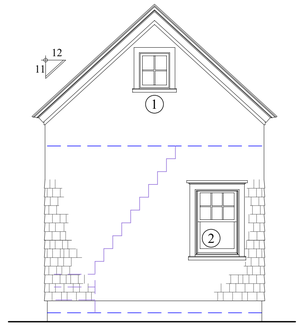
Date 11.14.24 Signature of owner of record Brock P. Merrill FOR SYRACUSE Signed under penalties of perjury



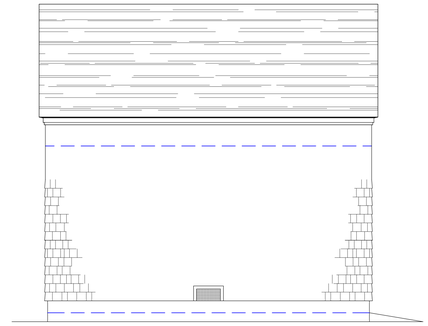
WEST ELEVATION
facing L street



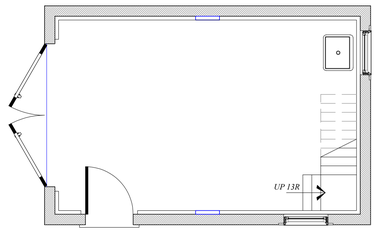
SOUTH ELEVATION
facing house



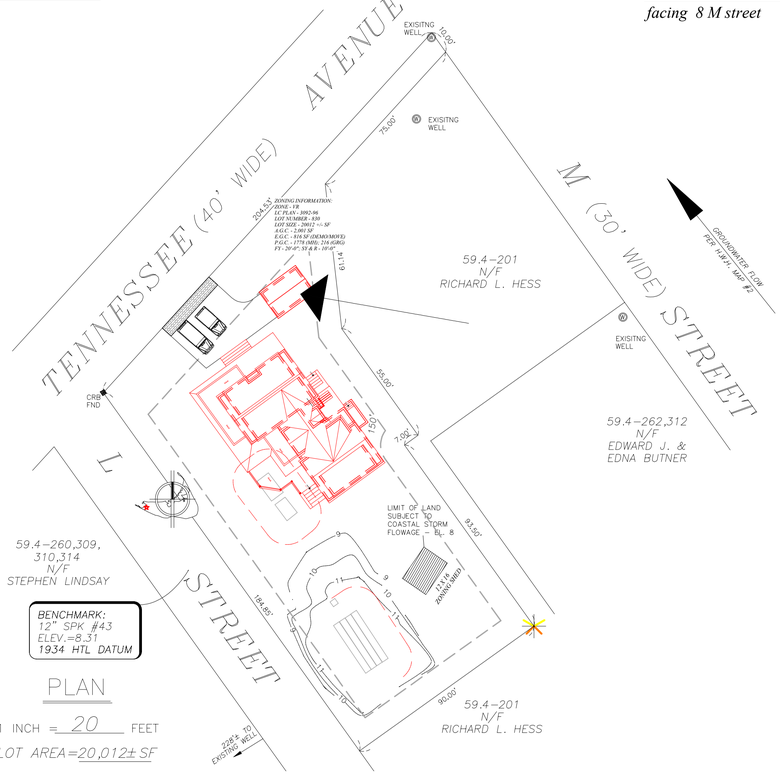
EAST ELEVATION
facing 8 M street



NORTH ELEVATION
facing tennessee



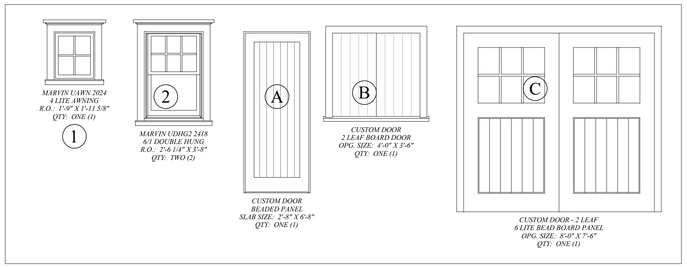
PLAN



PLAN

1 INCH = 20 FEET

LOT AREA=20,012± SF







NORTH ELEVATION
facing tennessee



WEST ELEVATION
facing L street

1

MAP - 59.4
PCL - 261

NEW GARAGE - SIRACUSE
2 L STREET
NANTUCKET, MA

2024
FIRST SUBM.

ELEVATIONS, PLANS, SITE LOCUS
SCALE 1/4" = 1'-0", 1" = 30'-0"
DATE 11/13/24

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REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 3

Street & Number of Proposed Work: 81 Pocomo Road

Owner of record: Pocomo Point LLC

Mailing Address: 1 Clarks Hill Road #102
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 _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1618 +/- 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: 1970

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 11/12/24 Signature of owner of record Amy Ledgin 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.

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

_____ 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)

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.

_____ 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..... Pocomo Point LLC

MAILING ADDRESS..... 1 Clarks Hill Road #102, Framingham, MA 01702

PROPERTY LOCATION..... 81 Pocomo Road

ASSESSORS MAP/PARCEL..... 15/3

SUBMITTED BY:..... Chip Webster Architecture

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.

November 12, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

THEODORAKOS VAIOS TRST
4 THE KIDS REALTY TRUST
100 CONCORD ST 3RD FLOOR
FRAMINGHAM, MA 01702

82 POCOMO LLC
37 CENTER ST
NANTUCKET, MA 02554

ENGLE KRISTEN TRST
C/O POCOMO POINT REALTY TRUST
13535 DESTE DRIVE
PACIFIC PALISADES, CA 90272

9589 0710 5270 1061 3668 04

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

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To: Theodore Vaios Trust 4 the Kid Realty Trust
Street and Apt. No., or PO Box No.: 100 Concord Street 3rd floor
City, State, ZIP+4®: Framingham MA 01702

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

9589 0710 5270 1061 3667 81

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

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To: 82 Pocomo LLC
Street and Apt. No., or PO Box No.: 37 Center Street
City, State, ZIP+4®: Nantucket MA 02554

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

9589 0710 5270 1061 3667 98

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

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To: Engle Kristen Trust C/O Pocomo Realty Trust
Street and Apt. No., or PO Box No.: 3535 Duke Drive
City, State, ZIP+4®: Pacific Palisades, CA 90272

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: 81 Pocomo Road

Tax Map Number: 15 Parcel Number: 3

Owner of Record: Pocomo Point LLC

Description of Proposal: House Move/Demo

Anticipated HDC Submission Date: 12/03/24

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.

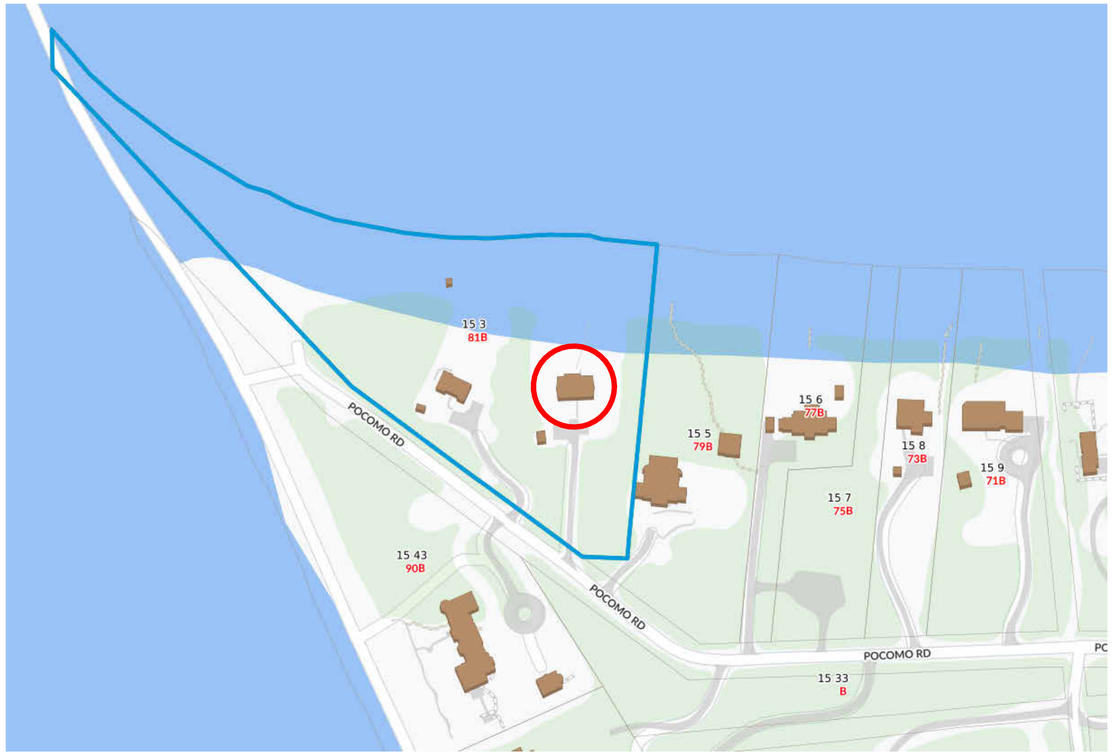
The above meeting policies may be waived at the discretion of the Chair.

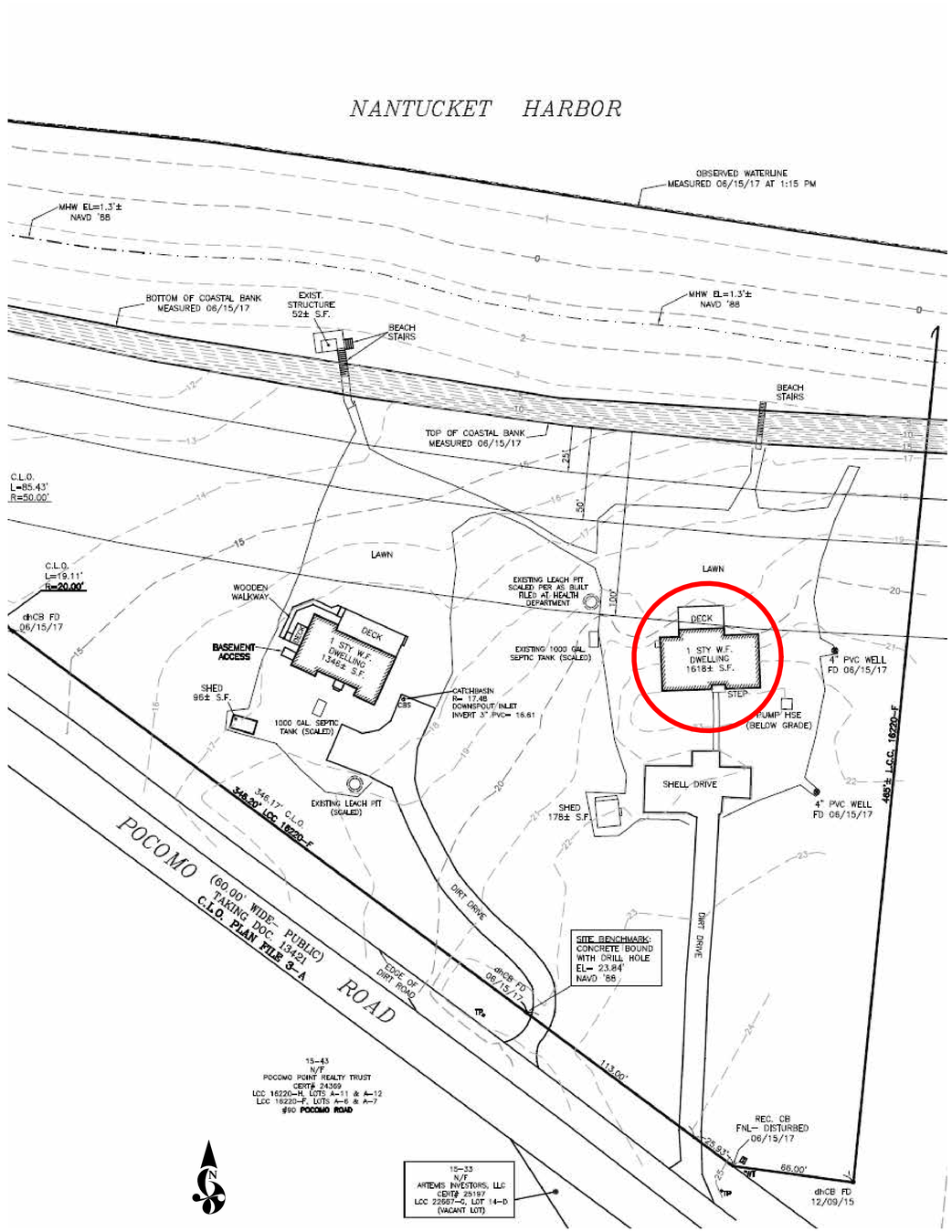
Pocomo Point LLC

New Business - House Move/Demo

81 Pocomo Road, Nantucket, MA







CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Pocomo Point LLC
81 Pocomo Road, Nantucket, MA
House Move/Demo
HDC1 Site Plan - House 1

#	Date	Note
6	2024.11.11	HDC Submission

HDC1

11/11/2024 12:04:20 PM

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SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Pocomo Point LLC
81 Pocomo Road, Nantucket, MA
House Move/Demo
HDC2 Elevations - House 1

#	Date	Note
6	2024.11.11	HDC Submission

HDC2

11/11/2024 12:04:20 PM

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SOUTHEAST CORNER



NORTHEAST CORNER

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Pocomo Point LLC
81 Pocomo Road, Nantucket, MA
House Move/Demo
HDC3 Site Photos - House 1

#	Date	Note
6	2024.11.11	HDC Submission

HDC3

11/11/2024 12:04:21 PM

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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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Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

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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.

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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1346 +/- 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

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

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Leaders (material and size): _____

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Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

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Deck _____ Foundation _____ Fence _____ Shutters _____

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Date 11/12/24 Signature of owner of record Amy Ledon Signed under penalties of perjury

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

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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

_____ 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)

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.

_____ 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..... Pocomo Point LLC

MAILING ADDRESS..... 1 Clarks Hill Road #102, Framingham, MA 01702

PROPERTY LOCATION..... 81 Pocomo Road

ASSESSORS MAP/PARCEL..... 15/3

SUBMITTED BY:..... Chip Webster Architecture

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.

November 12, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

THEODORAKOS VAIOS TRST
4 THE KIDS REALTY TRUST
100 CONCORD ST 3RD FLOOR
FRAMINGHAM, MA 01702

82 POCOMO LLC
37 CENTER ST
NANTUCKET, MA 02554

ENGLE KRISTEN TRST
C/O POCOMO POINT REALTY TRUST
13535 DESTE DRIVE
PACIFIC PALISADES, CA 90272

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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Sent To: Theodore Vaios Trust 4 the Kid Realty Trust
Street and Apt. No., or PO Box No.: 100 Concord Street 3rd floor
City, State, ZIP+4®: Framingham MA 01702

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

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Sent To: 82 Pocomo LLC
Street and Apt. No., or PO Box No.: 37 Center Street
City, State, ZIP+4®: Nantucket MA 02554

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

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
$

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Street and Apt. No., or PO Box No.: 3535 Duke Drive
City, State, ZIP+4®: Pacific Palisades, CA 90272

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: 81 Pocomo Road

Tax Map Number: 15 Parcel Number: 3

Owner of Record: Pocomo Point LLC

Description of Proposal: House Move/Demo

Anticipated HDC Submission Date: 12/03/24

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.

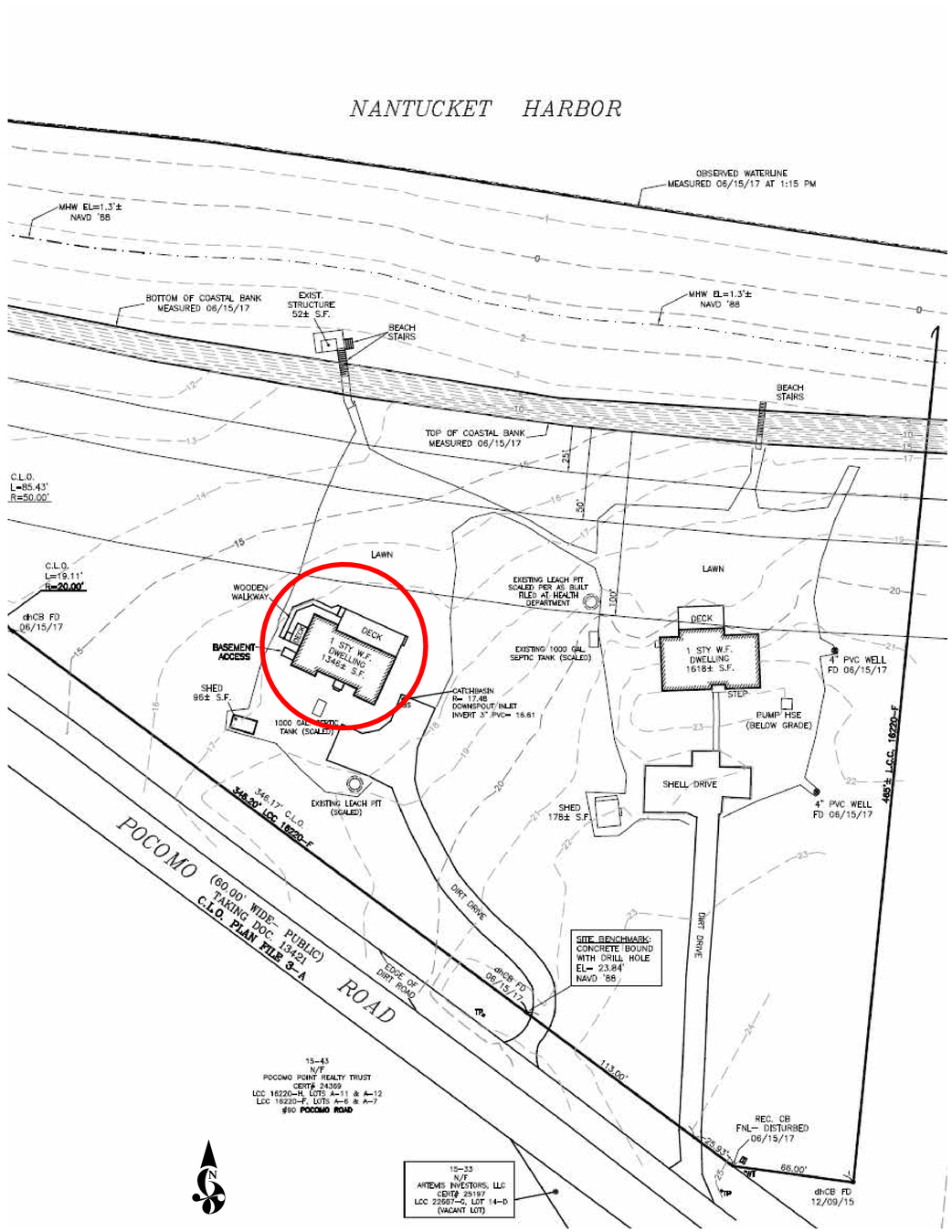
Pocomo Point LLC

New Business - House Move/Demo

81 Pocomo Road, Nantucket, MA







CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Pocomo Point LLC
81 Pocomo Road, Nantucket, MA
House Move/Demo
HDC.1 Site Plan - House 2

#	Date	Note
6	2024.11.11	HDC Submission

HDC.1

11/11/2024 12:29:42 PM

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SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Pocomo Point LLC
81 Pocomo Road, Nantucket, MA
House Move/Demo
HDC.2 Elevations - House 2

#	Date	Note
6	2024.11.11	HDC Submission

HDC.2

11/11/2024 12:29:43 PM

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SOUTHEAST CORNER



NORTHWEST CORNER

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Pocomo Point LLC
81 Pocomo Road, Nantucket, MA
House Move/Demo
HDC.3 Site Photos - House 2

#	Date	Note
6	2024.11.11	HDC Submission

HDC.3

11/11/2024 12:29:44 PM

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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°. 158 & 158-1

Street & Number of Proposed Work: 65 AND 67 OLD SOUTH RD.

Owner of record: LB NANTUCKET LLC

Mailing Address: 8 SPENCER ST.

NANTUCKET, MA. 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OSTAL DESIGN INC.

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: 508 325 4319 E-mail: adval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 1132.60

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: 104'-0" Sq. Footage 1st floor: 3721 SF

Width: 35'-6" Sq. footage 2nd floor: 2772 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 30' South 30' East 30' West 30'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 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 _____ ☐ 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) 6" 8" Corner boards 1X6 Frieze _____

Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 8" or 10"

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

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON OR COMPARABLE

Doors* (type and material): ☐ TDL ☐ SDL Front SOLID W/SIDELIGHTS Rear SLIDERS Side 4 LIGHT

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways ASPHALT Walkways TBD Walls TBD

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof BLACK

Trim WHITE Sash WHITE Doors GREEN OR WHITE

Deck NTW Foundation GREY Fence _____ Shutters _____

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

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

Date 11/19/24 Signature of owner of record _____ Signed under penalties of perjury



MAP 68 PARCELS 158 AND 158.1



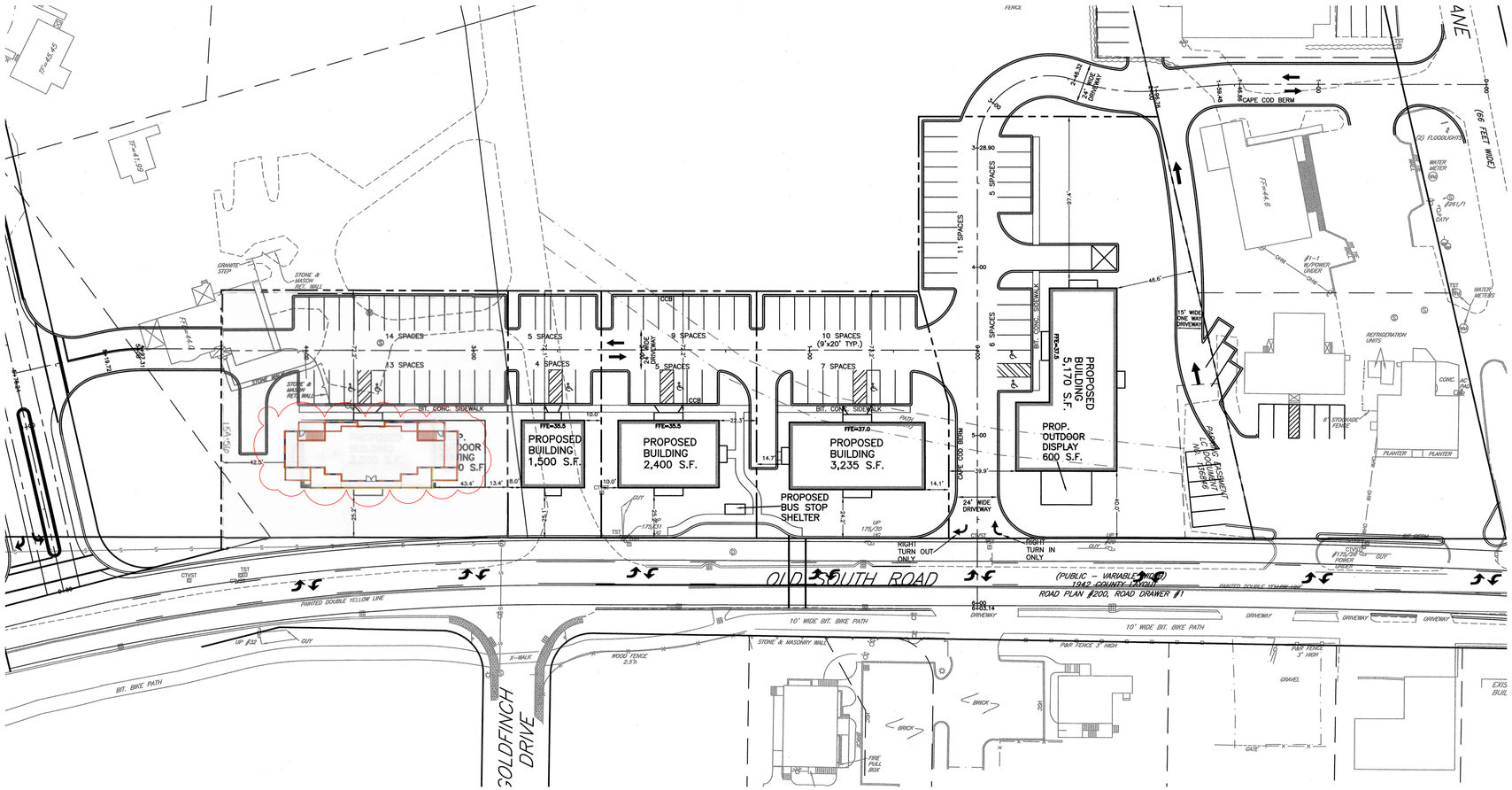
EXISTING COMMERICAL BUILDINGS NEXT TO SITE











SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 11/13/24

LB NANTUCKET, LLC- NEW COMMERCIAL BUILDING
65 AND 67 OLD SOUTH RD

VAL OLIVER DESIGN INC
PO BOX 3057
NANTUCKET, MA 02584



FRONT- FACING OLD SOUTH RD (NORTH)



RIGHT-(WEST)



SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 11/13/24

LB NANTUCKET, LLC- NEW COMMERCIAL BUILDING
65 AND 67 OLD SOUTH RD

VAL OLIVER DESIGN INC
PO BOX 3057
NANTUCKET, MA 02584



REAR- (SOUTH)



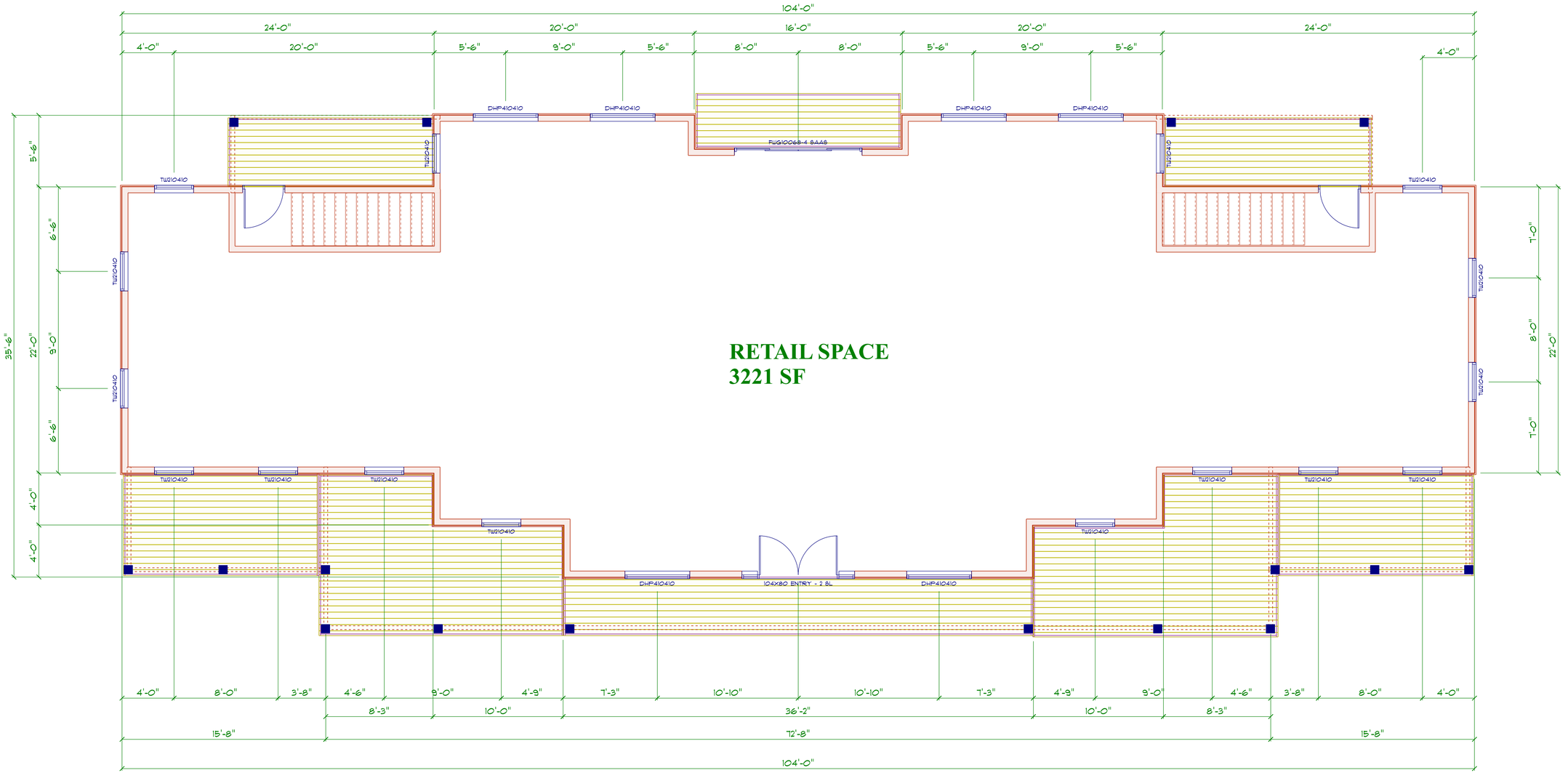


LEFT-(EAST)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 11/13/24

LB NANTUCKET, LLC- NEW COMMERCIAL BUILDING
65 AND 67 OLD SOUTH RD

VAL OLIVER DESIGN INC
PO BOX 3057
NANTUCKET, MA 02584



RETAIL SPACE
3221 SF

ANDERSON 400 SERIES

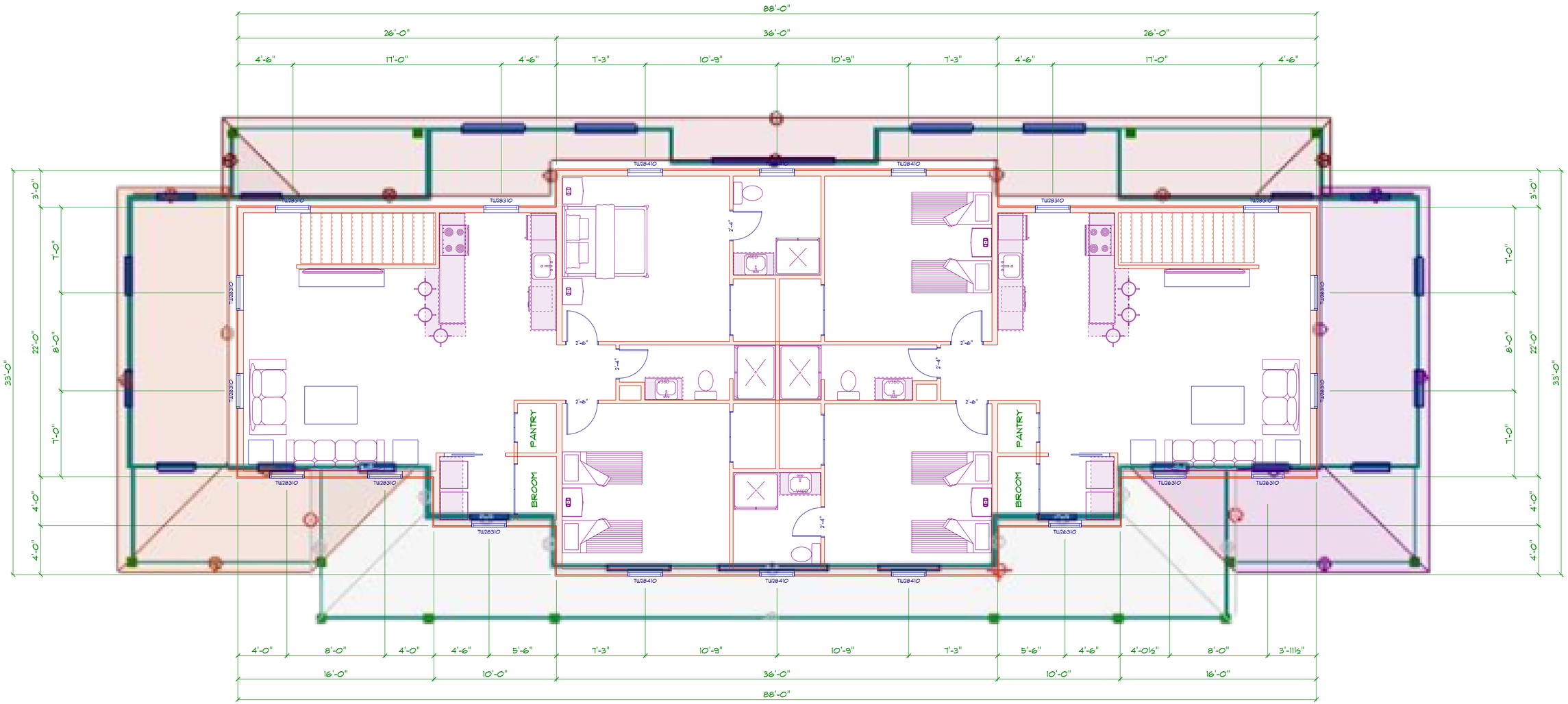
PRODUCT CODE	SIZE	COUNT
36X80 4 LIGHT	3'-0" X 6'-8"	1
DBL 6 PANEL WITH SIDELIGHTS	8'-8" X 6'-8"	1
DHP410410	4'-11 5/16" x 5'-0⅞"	6
FWG10068-4 SAAS	9'-9 X 6'-8"	1
TW210410	2'-11⅝" x 5'-0⅞"	16

FIRST FLOOR - RETAIL/COMMERCIAL

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 11/13/24

LB NANTUCKET, LLC- NEW COMMERCIAL BUILDING
65 AND 67 OLD SOUTH RD

VAL OLIVER DESIGN INC
PO BOX 3057
NANTUCKET, MA 02584



OPENING SCHEDULE

PRODUCT CODE	SIZE	COUNT
TW26310	2'-7⅝" x 4'-0⅞"	3
TW28310	2'-9⅝" x 4'-0⅞"	11
TW28410	2'-9⅝" x 5'-0⅞"	6

SECOND FLOOR - TWO APARTMENTS

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 11/13/24

LB NANTUCKET, LLC- NEW COMMERCIAL BUILDING
65 AND 67 OLD SOUTH RD

VAL OLIVER DESIGN INC
PO BOX 3657
NANTUCKET, MA 02584

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... LB Nantucket LLC

MAILING ADDRESS.....

PROPERTY LOCATION..65 and 67 Old south Rd.....

ASSESSORS MAP/PARCEL..68-158 & 158.1.....

SUBMITTED BY....Val Oliver Design Inc.....

SEE ATTACHED PAGES

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

_____ _____

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: 105 & 67 OLD SOUTH ROAD

Tax Map Number: 68 Parcel Number: 158 & 158.1

Owner of Record: LB NANTUCKET LLC

Description of Proposal: NEW MIXED USE BUILDING - RETAIL FIRST FLOOR / APARTMENTS SECOND FLOOR

Anticipated HDC Submission Date: 11/15/24

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.

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2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

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Nantucket, MA 02554

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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 7

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11/14/2024

PLANZER NEIL R & ANDREA N
22 BLUEBIRD LANE
NANTUCKET, MA 02554

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New York, NY 10019

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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postag	$5.58

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11/14/2024

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EL KAM REALTY COMPANY
Street and A 3 WEST 57TH STREET 7TH FL NEW
City, State, Z YORK, NY 10019

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Naples, FL 34110

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☐ Adult Signature Restricted Delivery	$
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11/14/2024

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Street and Apt. No., or PO Box No. 5795 GRANDE RESERVE WAY # 1003
City, State, ZIP+4® NAPLES, FL 34110

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Wilmington, MA 01887

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total P	$5.58

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11/14/2024

Sent To
RICHMOND GREAT POINT DEVEL LLC
Street a 23 CONCORD ST
City, Sta WILMINGTON, MA 01887

PS For... See Reverse for Instructions

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Domestic Mail Only

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

West Chester, PA 19380

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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Tot	$5.58

0056 7

Postmark Here

11/14/2024

Ser.
Stre SHETRON GENE E
City, C/O SHETRON JOHN
1629 MARGO LN
WEST CHESTER, PA 19380

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

9589 0710 5270 1006 2104 90

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
	$5.58

0056 7

Postmark Here

11/14/2024

OLD SOUTH RETAIL I LLC
23 CONCORD ST
WILMINGTON, MA 01887

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	157	2	OLD SOUTH RETAIL I LLC		23 CONCORD ST	WILMINGTON	MA	01887	63 OLD SOUTH RD
68	176		RICHMOND GREAT POINT DEVEL LLC		23 CONCORD ST	WILMINGTON	MA	01887	12 NANCY ANN LN
68	583		EL KAM REALTY COMPANY		3 WEST 57TH STREET 7TH FL	NEW YORK	NY	10019	99 GOLDFINCH DR
68	584	1	SHETRON GENE E	C/O SHETRON JOHN	1629 MARGO LN	WEST CHESTER	PA	19380	26A BLUEBIRD LN
68	584	2	BRUSCA RAYMOND & LAURA TRS		5795 GRANDE RESERVE WY #1003	NAPLES	FL	34110	26B BLUEBIRD LN
68	586		PLANZER NEIL R & ANDREA N		22 BLUEBIRD LANE	NANTUCKET	MA	02554	22 BLUEBIRD LN
Count:	**6**								

OLD SOUTH RETAIL I LLC
23 CONCORD ST
WILMINGTON, MA 01887

RICHMOND GREAT POINT DEVEL LLC
23 CONCORD ST
WILMINGTON, MA 01887

EL KAM REALTY COMPANY
3 WEST 57TH STREET 7TH FL
NEW YORK, NY 10019

SHETRON GENE E
C/O SHETRON JOHN
1629 MARGO LN
WEST CHESTER, PA 19380

BRUSCA RAYMOND & LAURA TRS
5795 GRANDE RESERVE WY #1003
NAPLES, FL 34110

PLANZER NEIL R & ANDREA N
22 BLUEBIRD LANE
NANTUCKET, MA 02554

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.2.4 PARCEL N°. 20

Street & Number of Proposed Work: 20 Ocean Ave.

Owner of record: Ocean Avenue Nominee Trust

Mailing Address: 1055 Seahaven Dr.
Mamaroneck NY 10543

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 HDC 2024-06-10710

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

Hardscaping - material 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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

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

Roofing material: ☐ 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 Bonded Gravel Walls Parged Concrete

* 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 11/15/2024 Signature of owner of record _____ Signed under penalties of perjury








LAND BANK
LAND BANK

CERTIFICATE NO: _____ DATE ISSUED: 9/24/24

HDC2024-06-10710

RECEIVED JUN 1 2024

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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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Street & Number of Proposed Work: 20 Ocean Ave

Owner of record: Ocean Avenue Nominee Trst

Mailing Address: 1055 Seahaven Dr
Mamaroneck, NY 10543

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

Date application received: 6/25/24 Fee Paid: $ 150.00

Must be acted on by: 8/3/24

Extended to: _____

Approved: X (6-0) (ito) 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: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

Hardscaping - replace retaining walls, steps, patio, & fencing.

Is there an HDC survey form for 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 2
Length: See plan

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Exist shell Walkways Stone Walls Stone

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

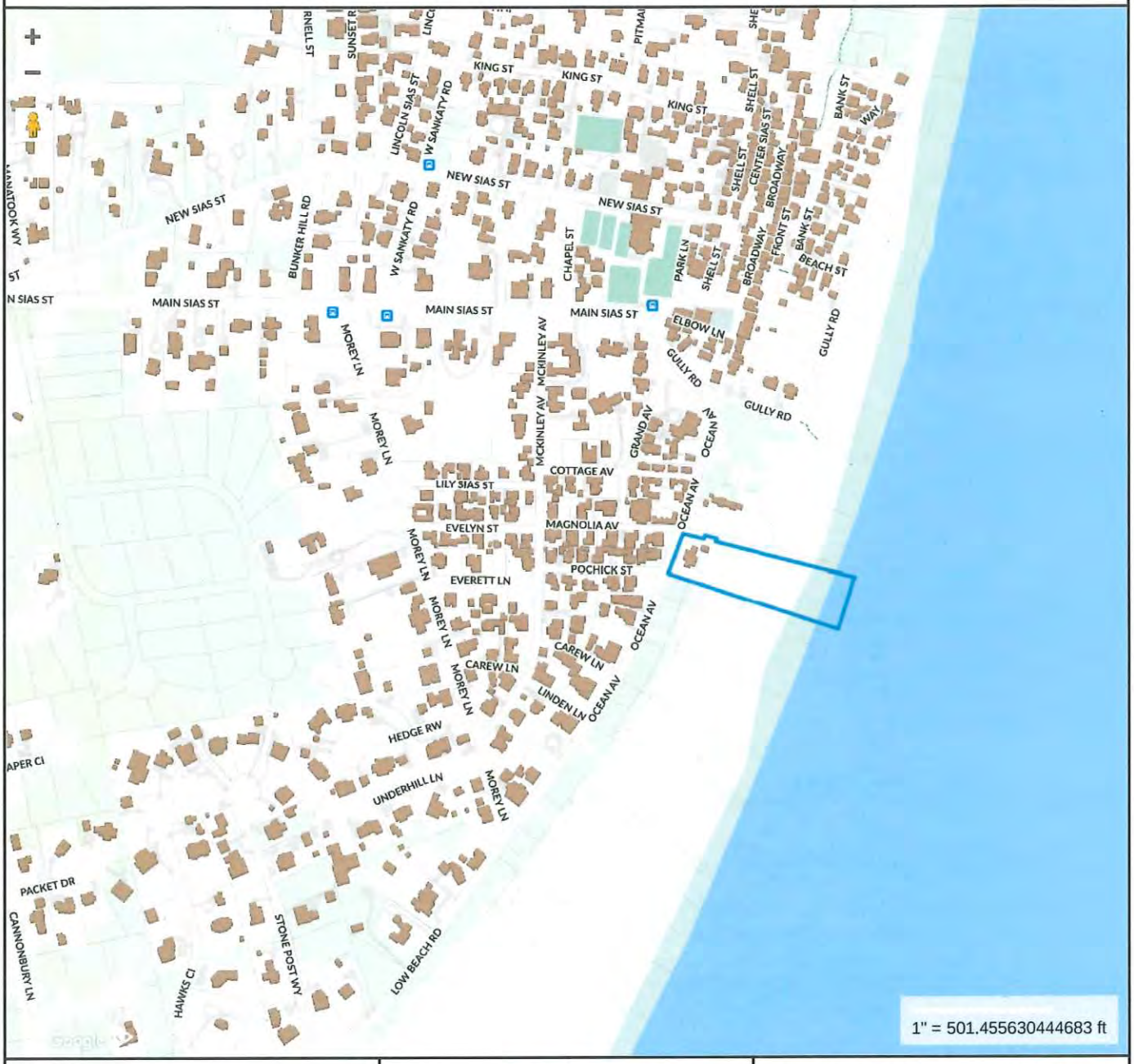
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Natural Shutters _____

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

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

Date 6/13/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11976
Location	20 OCEAN AV
Owner	STUNTZ ELIZABETH COHN TRUSTEE

APPROVED

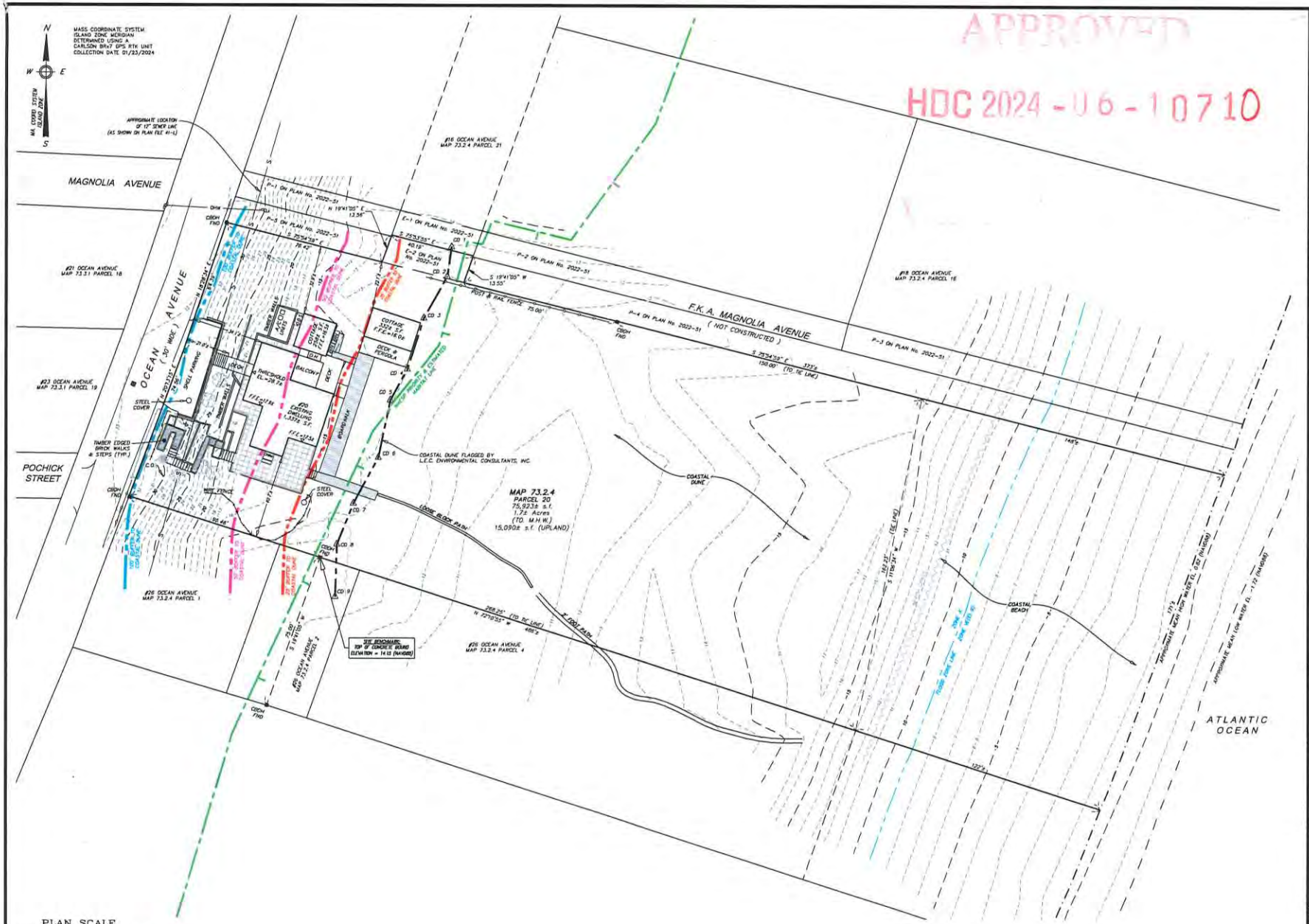
HDC 2024-06-10710

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

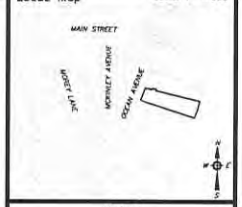
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



APPROVED

HDC 2024-06-10710

Locus Map Scale: 1" = 600'



Notes

1. LOCUS: #20 OCEAN AVENUE MAP 73.2.4 PARCEL 20
2. OWNER: ELIZABETH COHN STUNTZ, Trustee of THE OCEAN AVENUE NOMINEE TRUST 1055 SEAHAVEN DRIVE MAMORONECK, NY 10543
3. DEED REF: Bk. 703 Pg. 115
4. PLAN REF: LC Plan 9595-H (Lot 12) Plan File 41-L
5. VARIANCE REF: Bk:150 Pg:123
6. LOCUS DOES PARTIALLY FALL WITHIN A SPECIAL FLOOD HAZARD ZONE VE(EL.9) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0114-G dated 06/09/2014.
7. LOCUS DOES PARTIALLY FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG-3

	REQUIRED	EXISTING
LOT AREA:	120,000 s.f.	75,923± s.f.
FRONTAGE:	200'	138.95'
FRONT YARD:	35'	21.0'±
SIDE YARD:	20'	22.1'±
REAR YARD:	20'	N.A.
GROUND COVER:	35% (MAX)	2.5% (1,907± s.f.)

Prepared By:
BRACKEN
48 HERRING POND ROAD
WIZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2262
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET (SIASCONSET), MA

Prepared for:
THE OCEAN AVENUE NOMINEE TRUST
#20 OCEAN AVENUE
MAP 73.2.4 PARCEL 20

No.	Date	Revision Description	By
-	-	-	-

Date: FEBRUARY 21, 2024 | Drawn: JMC/DAF/BD | Checked: DFB/DAF | Sheet: 1 of 1

APPROVED

HDC 2024-06-10710

BART



① STEPPING STONES



② BLUESTONE PAVING



③ SERPENTINE STAIRS WITH BLACK WROUGHT IRON HANDRAIL



④ STONE STAIR



⑤ BOULDER WALLS



⑥ STONE WALLS WITH NANTUCKET TYPE II GUARDRAIL - NATURAL FINISH



LEGEND

+10.0	SPOT ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+TB	TOP OF BOULDER

SITE PLAN

20 OCEAN AVENUE

SIASCONSET, MASSACHUSETTS

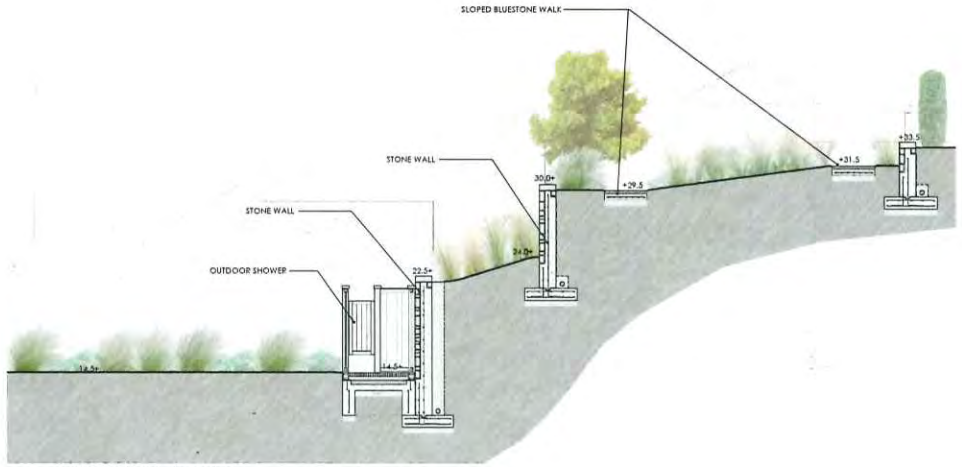
September 10, 2024

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

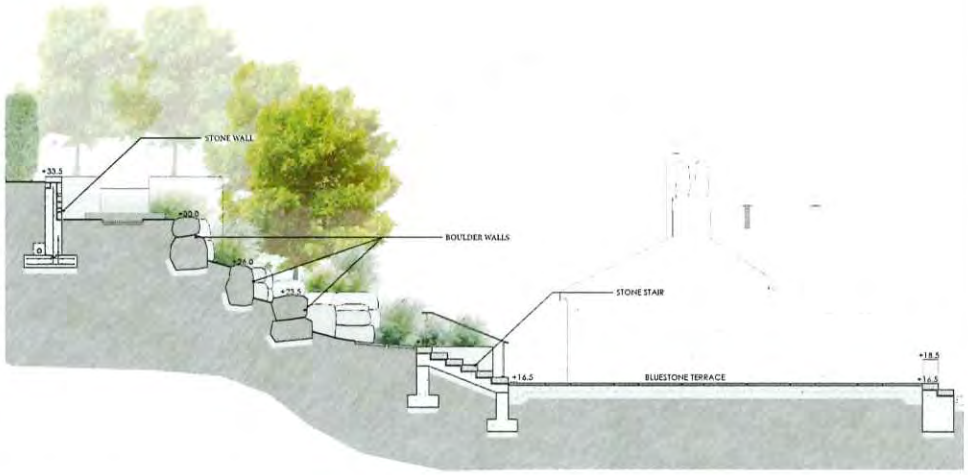
L1



Ⓐ ELEVATION A



Ⓑ SECTION / ELEVATION B



Ⓒ SECTION / ELEVATION C

APPROVED
HDC 2024-06-10710
Changes
Without HDC Approval

SECTIONS AND ELEVATIONS

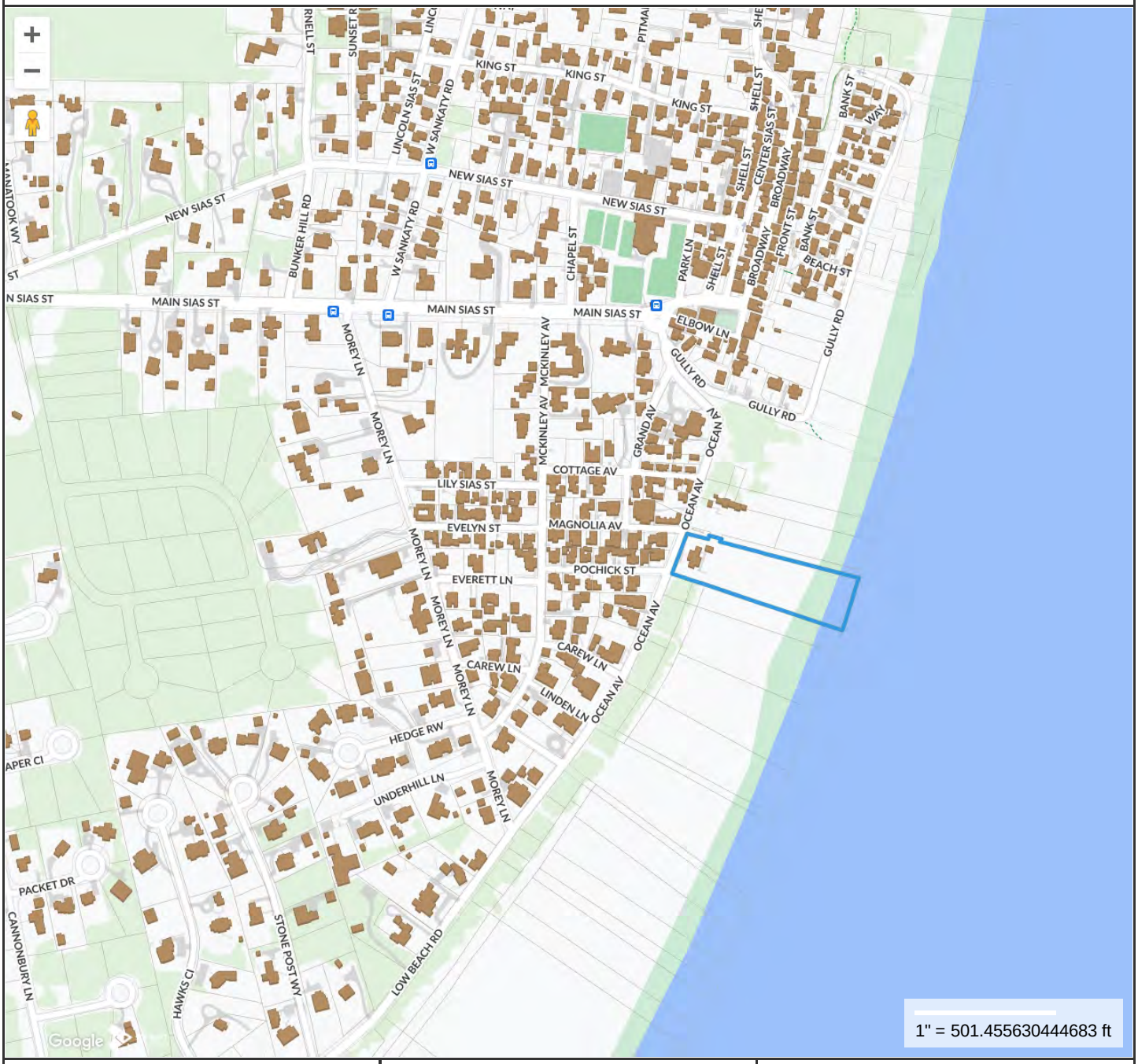
20 OCEAN AVENUE

SIASCONSET, MASSACHUSETTS

September 10, 2024

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

L2



Property Information

Property ID	11976
Location	20 OCEAN AV
Owner	STUNTZ ELIZABETH COHN TRUSTEE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 06/04/2024
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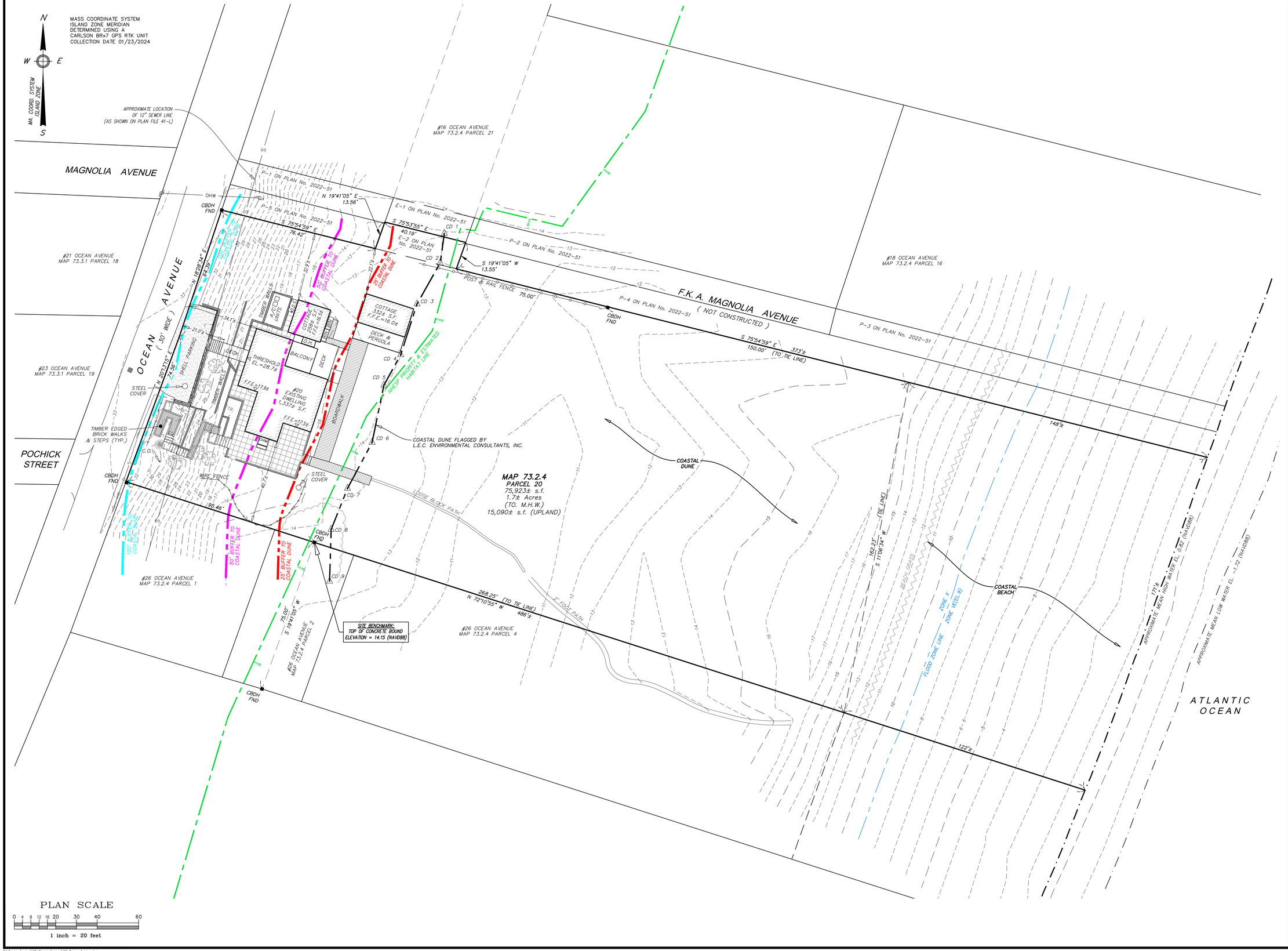


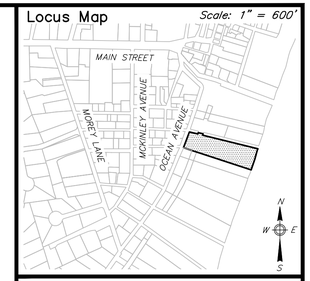
PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

Locus Map

Scale: 1" = 600'



Notes

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ZONE: LUG-3

	REQUIRED	EXISTING
LOT AREA:	120,000 s.f.	75,923± s.f.
FRONTAGE:	200'	138.95'
FRONT YARD:	35'	21.0'±
SIDE YARD:	20'	22.1'±
REAR YARD:	20'	N.A.
GROUND COVER:	3% (MAX)	2.5% (1,927± s.f.)

Prepared By:

BRACKEN ENGINEERING, INC.

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

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EXISTING CONDITIONS PLAN IN NANTUCKET (SIASCONSET), MA

Prepared For:

THE OCEAN AVENUE NOMINEE TRUST

#20 OCEAN AVENUE
MAP 73.2.4 PARCEL 20

No.	Date	Revision Description	By
–	–	–	–

Date:	Drawn:	Checked:	Sheet:
FEBRUARY 21, 2024	JMC/DAF/BEI	DFB/DAF	1 of 1

BART
LANDSCAPE ARCHITECTURE



1 STEPPING STONES



2 BLUESTONE PAVING



3 BONDED GRAVEL WALKWAY
MATERIAL : 3/8" SALT AND PEPPPER GRANITE GRAVEL
MANUFACTUER: FLEXIPAVE



4 SERPENTINE STAIRS WITH BLACK WROUGHT IRON HANDRAIL



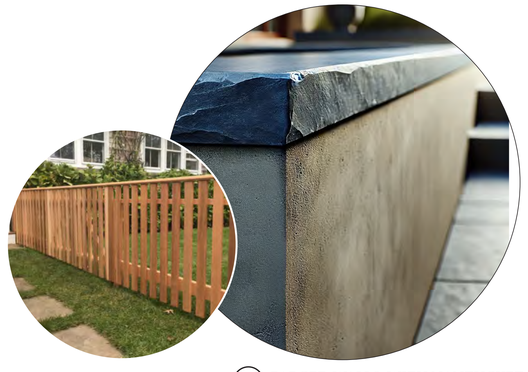
5 STONE STAIR



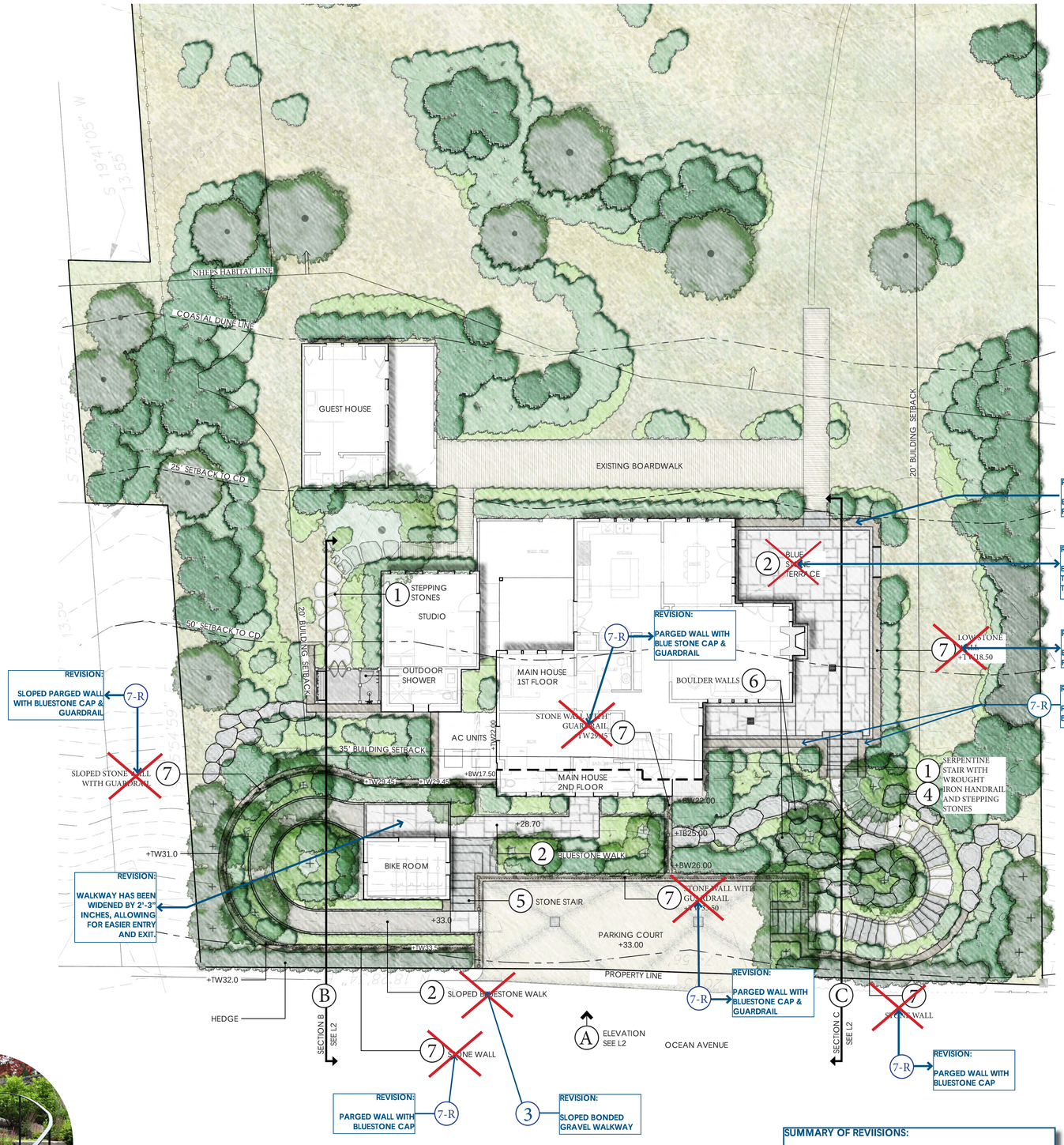
6 BOULDER WALLS



7 STONE WALLS WITH NANTUCKET TYPE II GUARDRAIL - NATURAL FINISH



7-R PARGED WALLS WITH NANTUCKET TYPE II GUARDRAIL - NATURAL FINISH



LEGEND

+10.0	SPOT ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+TB	TOP OF BOULDER

SUMMARY OF REVIISIONS:

1. Stone Veneer Walls: All stone veneer walls have been changed to parged walls with bluestone caps. Please see Image 7-R for reference.

2. Sloped Walkway Material: The sloped bluestone walkway has been updated to a bonded granite gravel walkway, ensuring stability while achieving a more natural look. Please see Image 3 for reference.

3. Bike Shed Access: To improve accessibility, the paving in front of the bike shed has been widened by 2'-3" inches, allowing for easier entry and exit.

4. South Terrace: The south terrace, adjacent south wall, and adjacent east wall will remain as they are, with no changes planned.

SITE PLAN - REVISED

20 OCEAN AVENUE

SIASCONSET, MASSACHUSETTS

November 14, 2024

N S

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

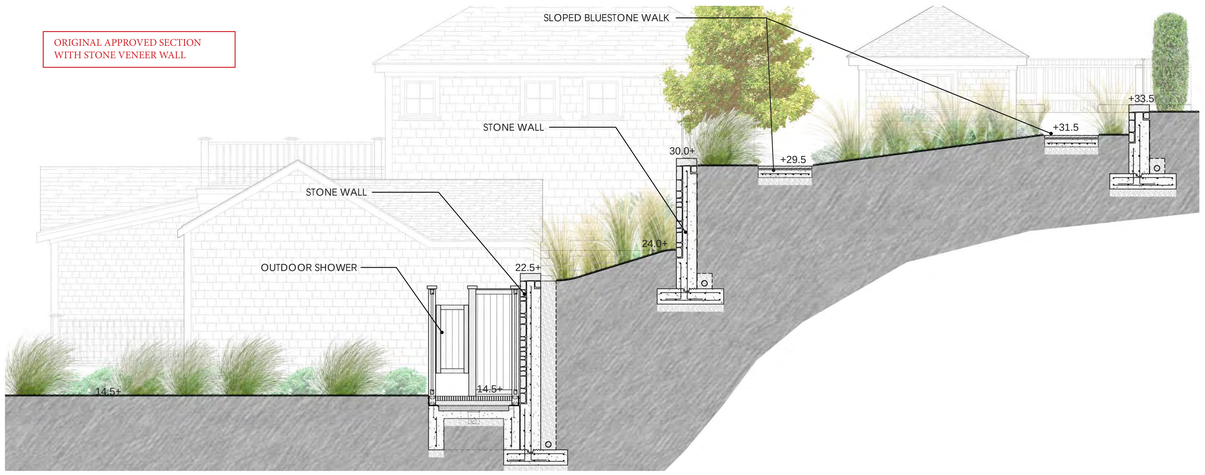
L1

ORIGINAL APPROVED SECTION
WITH STONE VENEER WALL



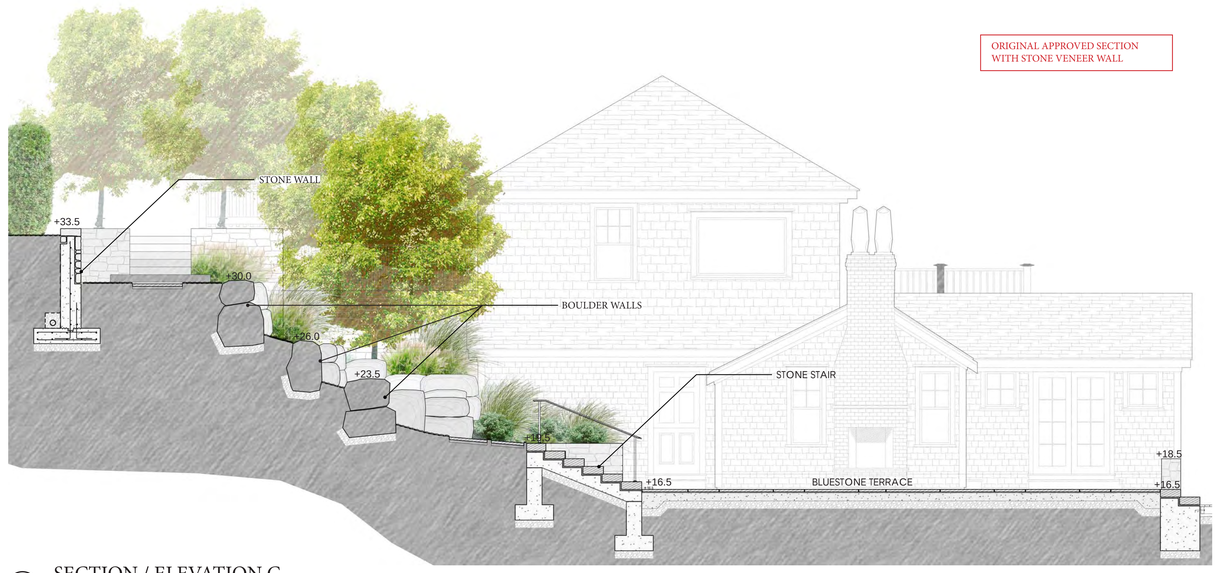
A ELEVATION A

ORIGINAL APPROVED SECTION
WITH STONE VENEER WALL



B SECTION / ELEVATION B

ORIGINAL APPROVED SECTION
WITH STONE VENEER WALL



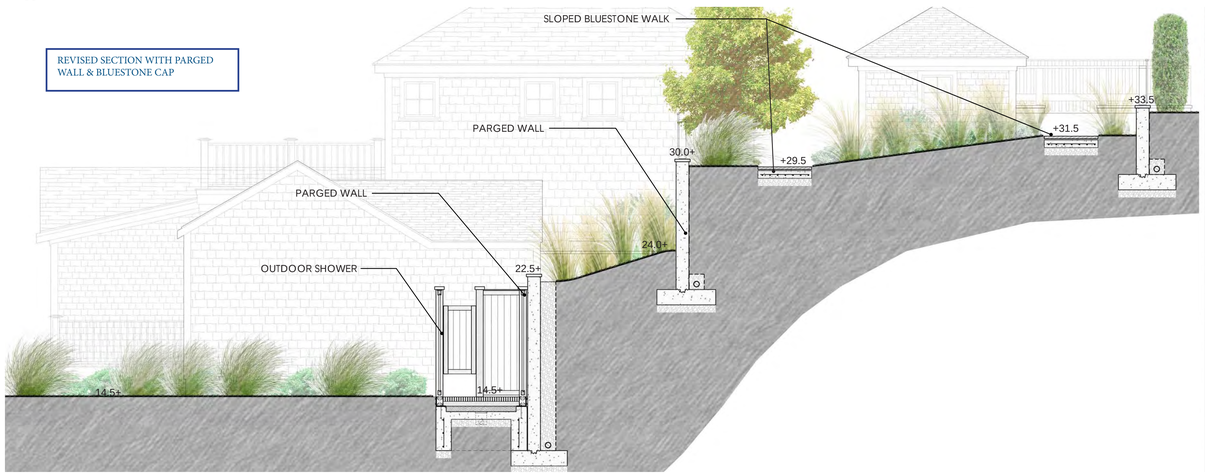
C SECTION / ELEVATION C

REVISED SECTION WITH PARGED
WALL & BLUESTONE CAP



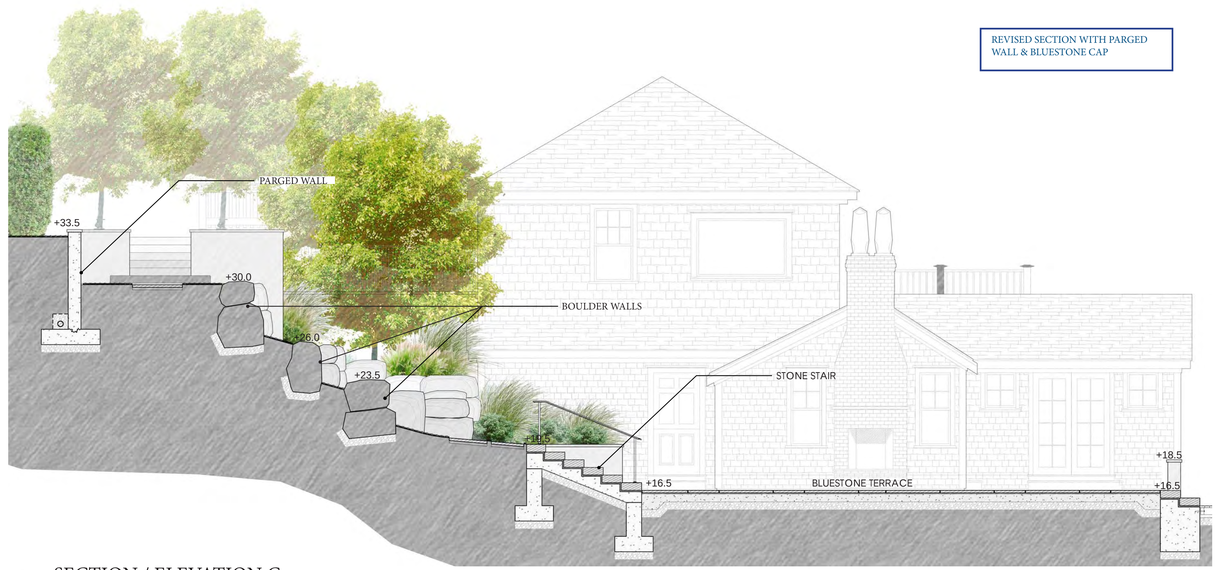
A ELEVATION A

REVISED SECTION WITH PARGED
WALL & BLUESTONE CAP



B SECTION / ELEVATION B

REVISED SECTION WITH PARGED
WALL & BLUESTONE CAP



C SECTION / ELEVATION C

SECTIONS AND ELEVATIONS - REVISED

20 OCEAN AVENUE

SIASCONSET, MASSACHUSETTS

November 14, 2024

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

L2

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:

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

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

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

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

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.

✓ 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 Ocean Avenue Nominee Trust

STREET ADDRESS 20 Ocean Ave.

MAP/PARCEL 73.2.4 / 20

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/15/2024

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

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

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

Signature 11/12/2024
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 34 PARCEL N°. 19

Street & Number of Proposed Work: 4 DAY ST.

Owner of record: SHERLACHED, LLC

Mailing Address: 4 DAY ST
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OTTMER DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325 4279 E-mail: avanottmer@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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NOV 15 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: ©1900

Original Builder:

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

1. OUTDOOR SHOWER (QUINCE ST SIDE)
2. FENCE GATE (LIKE NEIGHBOR) (QUINCE ST SIDE)
3. PICKET FENCE (DAY ST SIDE)
(ALL OTHERS AS EXISTING - 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 (1.) PICKET FENCE - CAPPED MATCH

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

Fence: Height: EXISTING
Type: (2.) BOARD & BATTEN - NEIGHBORS TO MATCH
Length: EXISTING (SEE PHOTOS) 6'0"

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways SAME AS EXISTING Walkways STONES Walls EAST TIMBER - N/C

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 11/5/24 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-9-11
MAP/PARCEL#: 4234-019

Recorded By: AEG Date: 9/2024 Organization: HDC

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IDENTIFICATION:

1. STREET NAME & NO.: 4 Gay St. 2. BUILDING NAME: The While-Away Guests

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Link, Elise

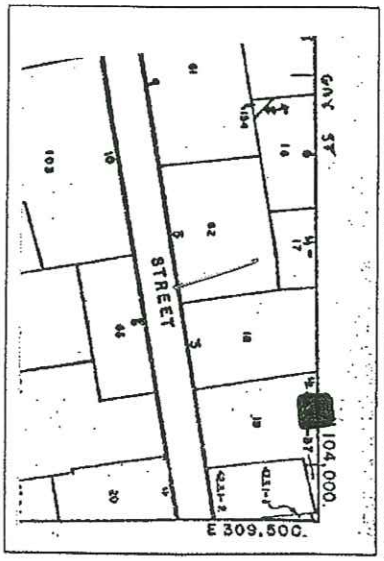
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
moved after 1892 and before 1898 - Sanborn maps

6. USE: Original: _____ Present: Guest House
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: yes - to guests

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: _____

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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
stepped - in, covered w/ a rock or top

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: corbeled molding



26. NUMBER OF BAYS:

- ○ a. three
- ✓ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: w/ side addition

27. WINDOW FRAME TYPE:

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

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

- ✓ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: diamond, oculus

29. PORCH:

- ✓ a. front
- ○ b. side
- ○ c. wrap w/ columns

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 on some
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: rounded wall on addition

31. CONDITION:

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

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: from Orvis St. ca. 1892-98.

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	○ 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: _____

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37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: "Originally a typical Nantucket house, stood at 1 Quince St.... Moved to present site at end of 19th C." -Lancaster. 1892-1898

38. SOURCES:

○ a.	Registry of Deeds:	
○ b.	Assessor's Records:	
⊘ c.	Lancaster, The Architecture of Historic Nantucket, page:	183
○ 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: 5,125 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: hedge		

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

SHELLACKED LLC
4 GAY ST

Hardscape

11-4-24

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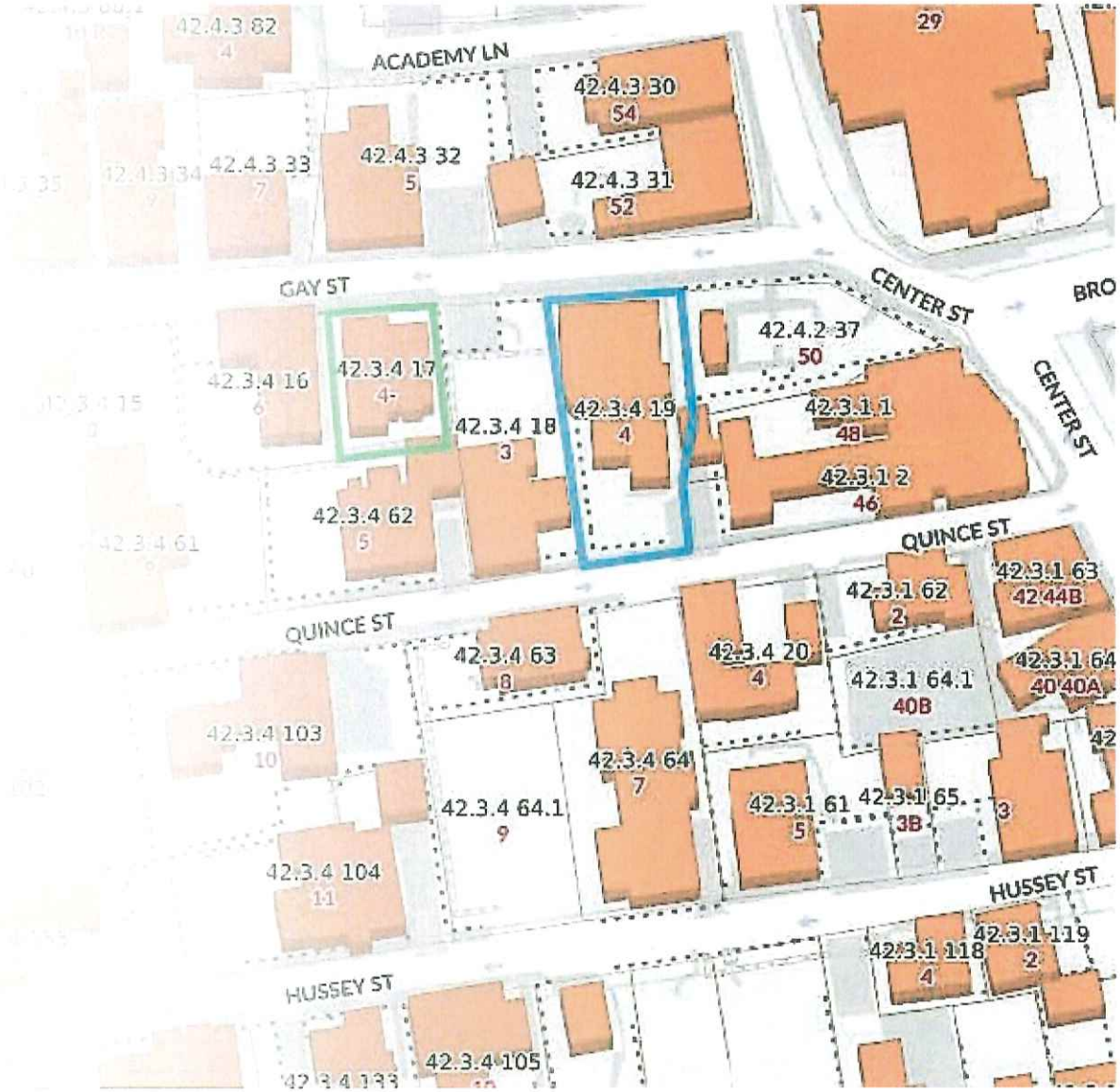


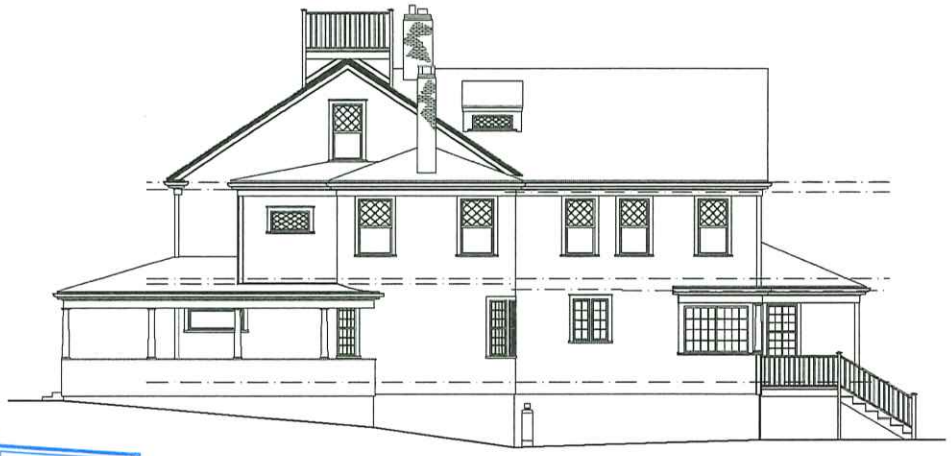
EXISTING HOUSE ELEVATIONS



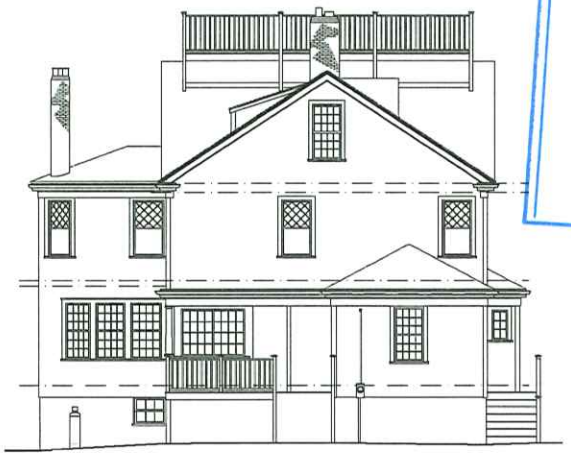




EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

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MARIO RESIDENCE

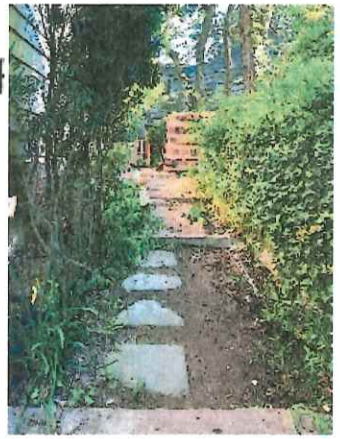
LANDSCAPE PLANTING PLAN 8/20/24 CTO

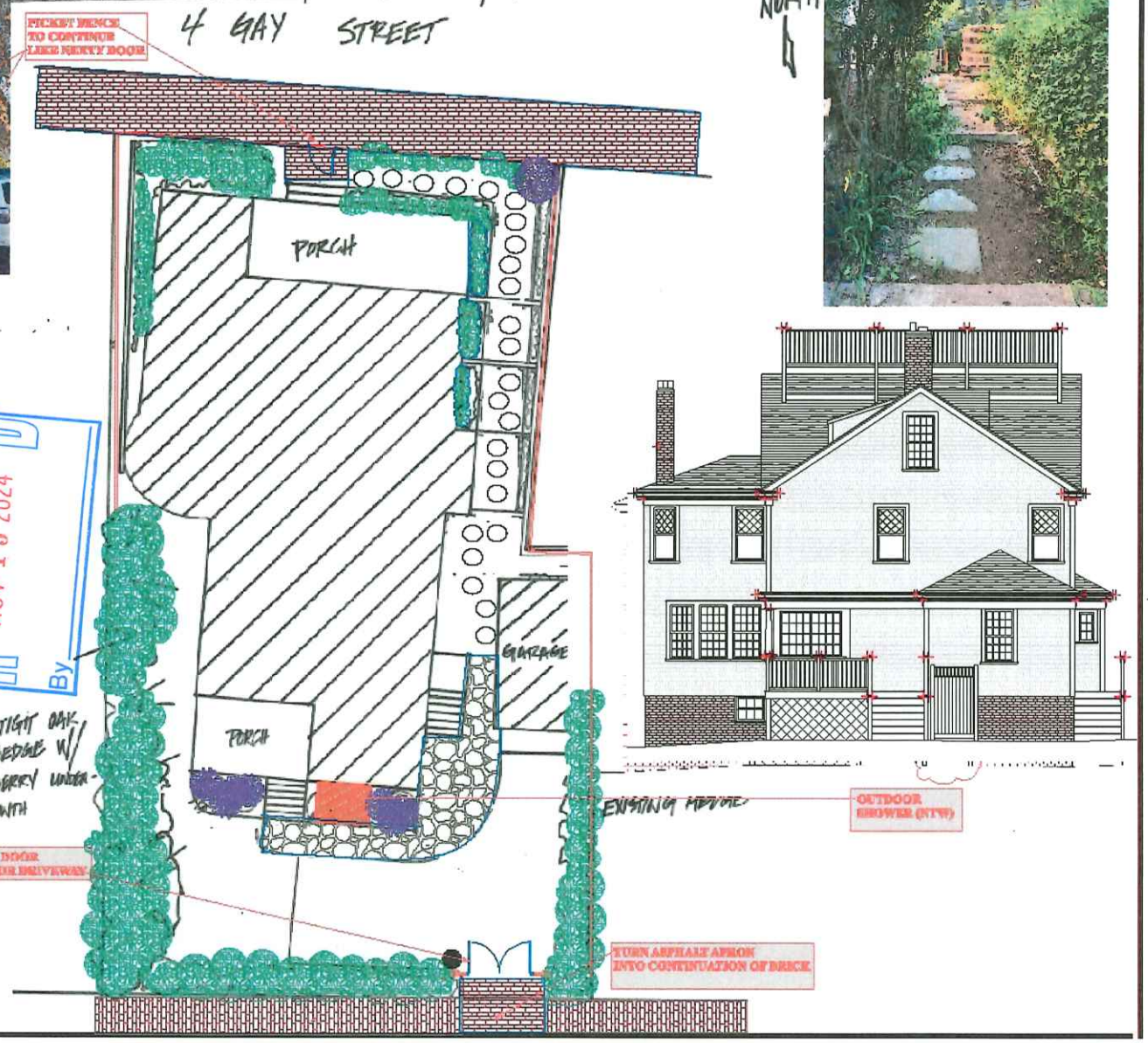
4 GAY STREET











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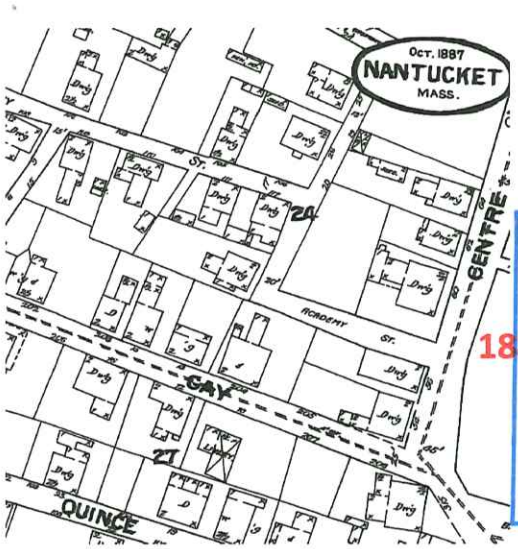

1887

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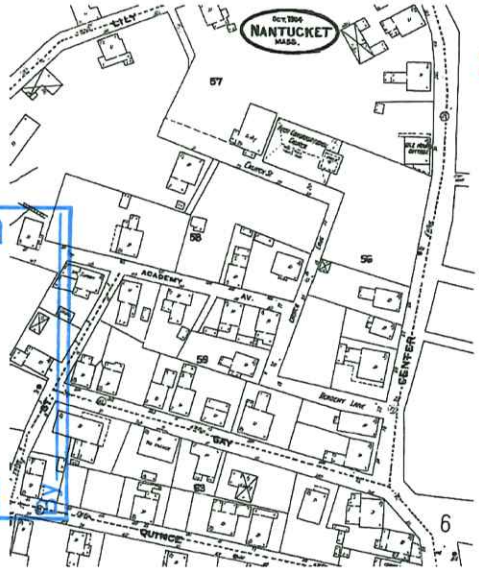
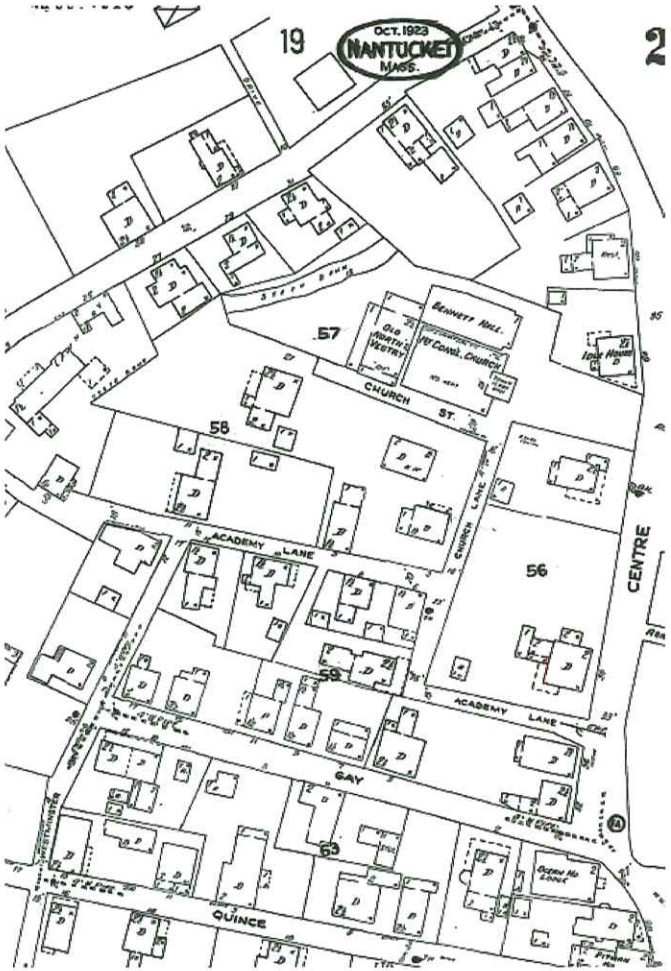
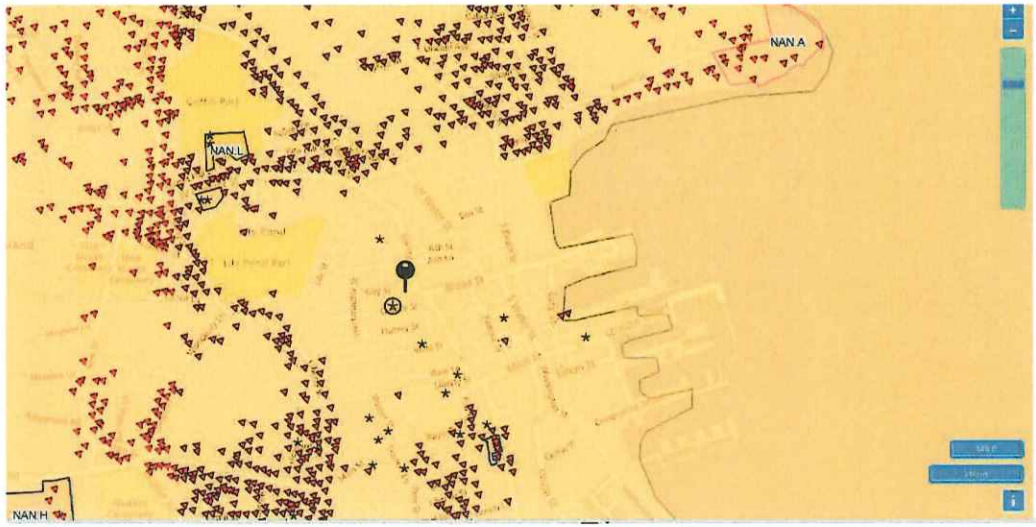
NOV 15 2024



1904



1923



Address Search Tools Layers

Enter a street address, intersection, or place of interest and a Massachusetts town.

4 gay st

Nantucket MA

Search Clear

Address/Place Matches (2)

Street View

4 Gay Street, Nantucket, Massachusetts, 02554

4 Gay St, North Chelmsford, Massachusetts, 01863

NOTHING ON MACRIS OR HABS

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

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

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

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

REQUIRED WHERE APPLICABLE:

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).

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 65 PARCEL N°. 14

Street & Number of Proposed Work: 5 Bartlett Farm Road

Owner of record: Cisco Sanctuary LLC

Mailing Address: 5 Bartlett Farm Road
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
Nantucket MA 02534

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. 2024-04-10223
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

Remove Muntins

Remove Rafter Tails

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other no additional changes

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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.

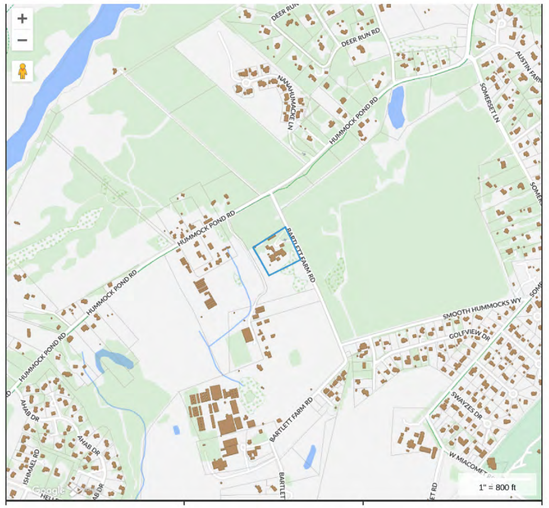
COLORS

Sidewall no additional changes
Clapboard (if applicable) _____
Roof _____
Trim _____
Sash _____
Doors _____
Deck _____
Foundation _____
Fence _____ Shutters _____

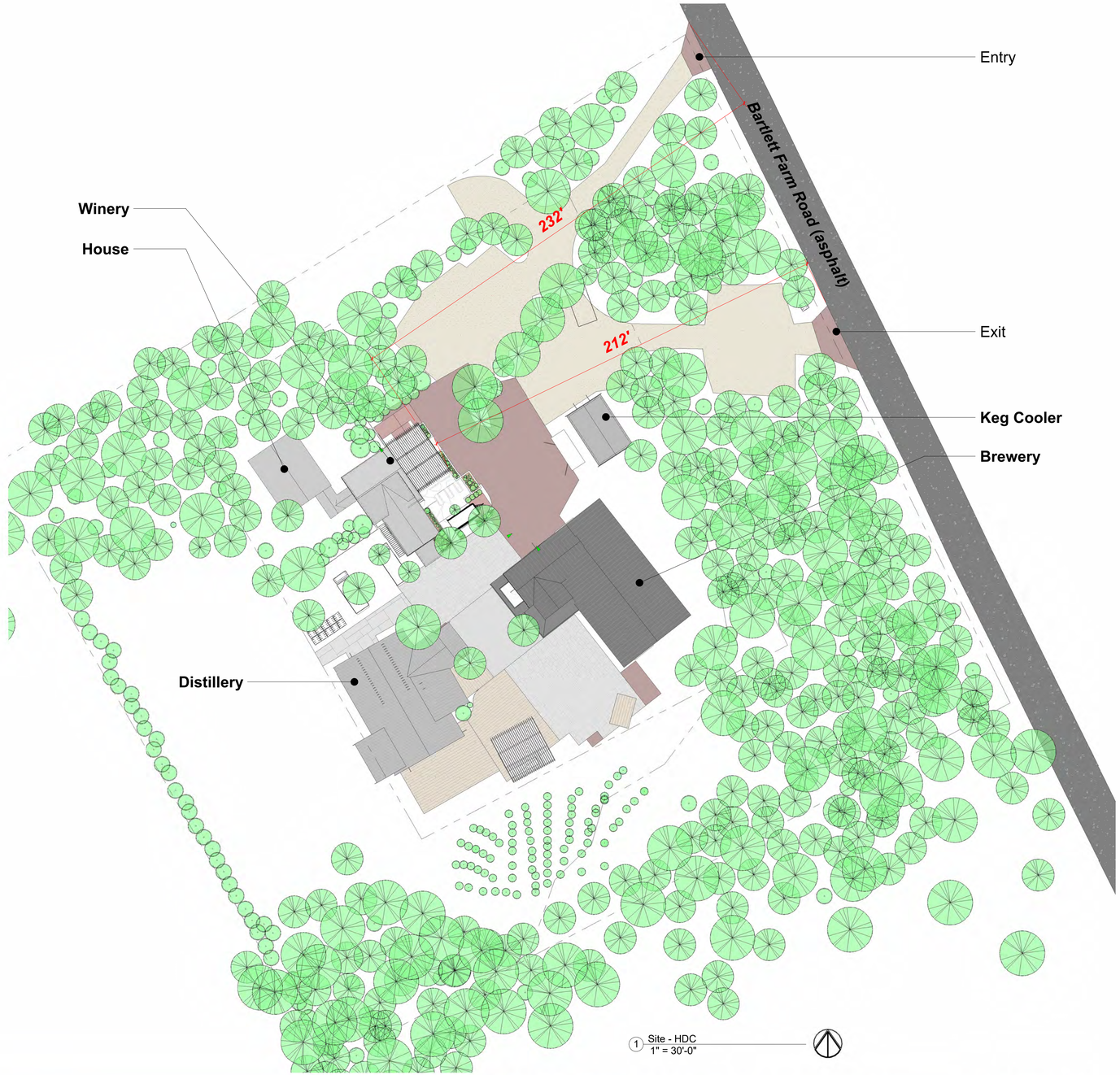
* Attach manufacturer's color samples if color is not from HDC approval list.

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 11-18-24 Signature of owner of record _____ Signed By Gryphon Architects as Agent of Owner Signed under penalties of perjury















HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event or City/Town Authority with the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and intended event. Copyright © 2024.11.07 10:37:26 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
Cisco Sanctuary

Project
Bartlett Farm Rd Complex

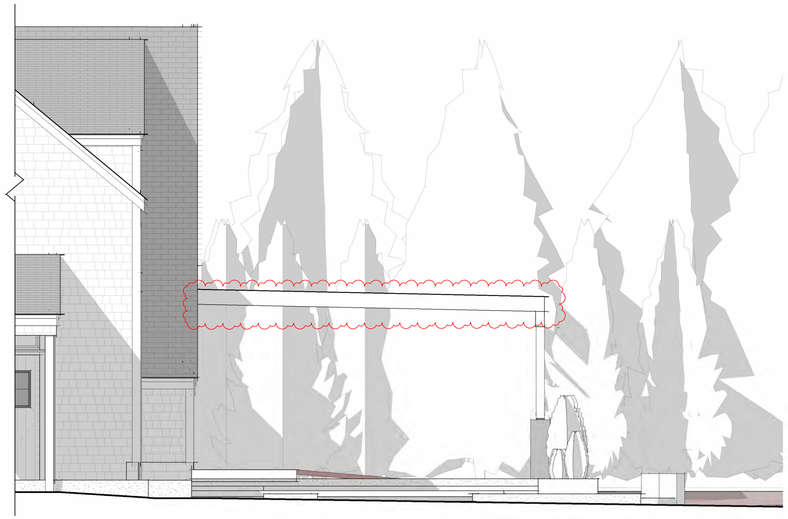
Location
5 Bartlett Farm Road
Nantucket MA 02554

Structure
Winery

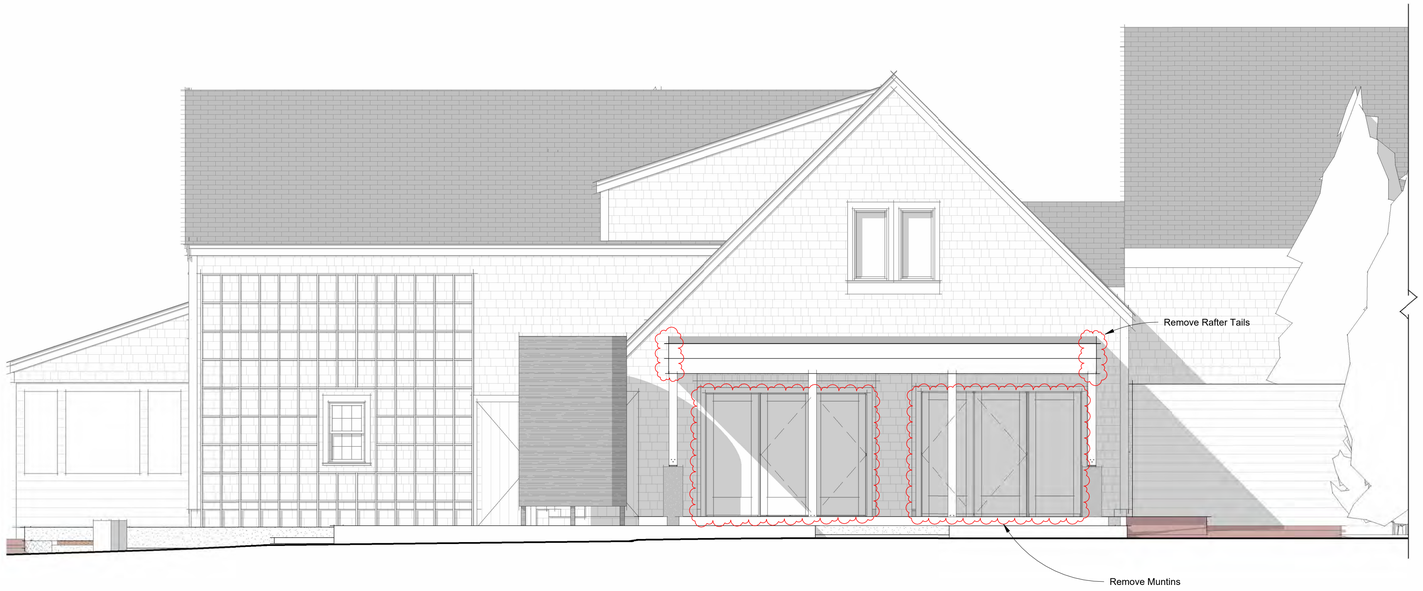
#	Description	Date
3	HDC Submission	2024.11.18

Site Plan

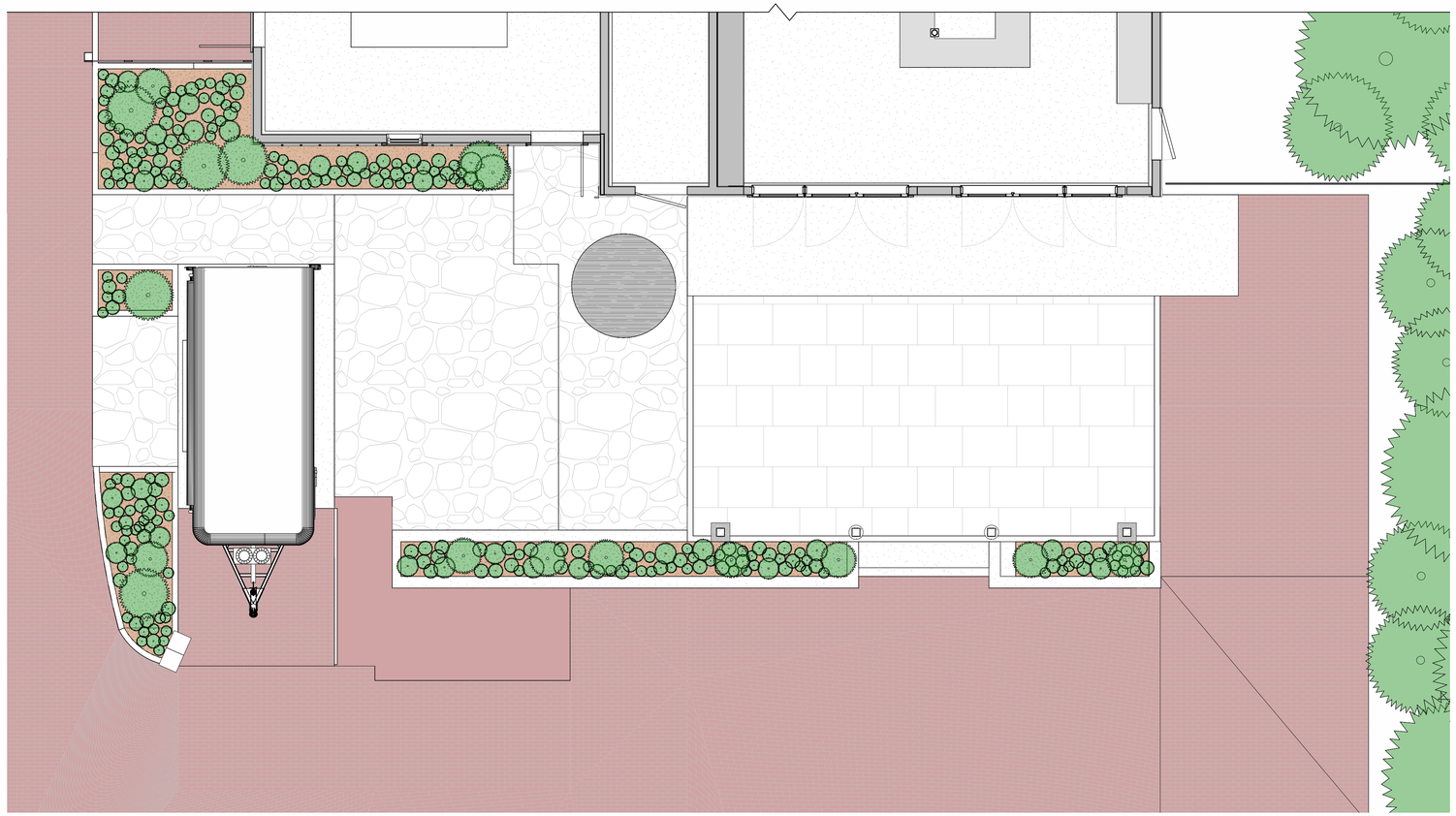
HDC3.0



3 South - HDC - Proposed
1/4" = 1'-0"



1 East - HDC - Proposed
1/4" = 1'-0"



1/4" = 1'-0"
Floor 1 - Proposed - HDC
2

HDC Submission

gryphon
ARCHITECTS

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

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

Owner
Cisco Sanctuary LLC

Project
Winery Renovation

Location
5 Bartlett Farm Road
Nantucket MA
65 / 14

Structure
Winery

#	Description	Date
8	HDC Submission	2024.11.18

HDC Submission

HDC3.1

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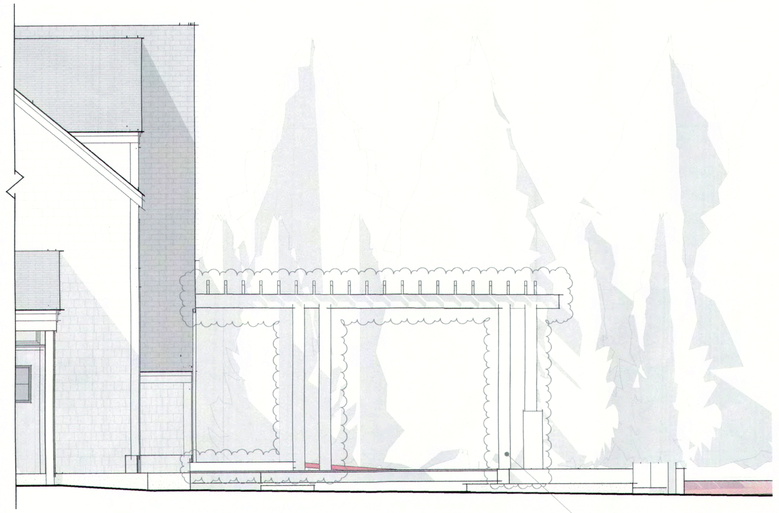
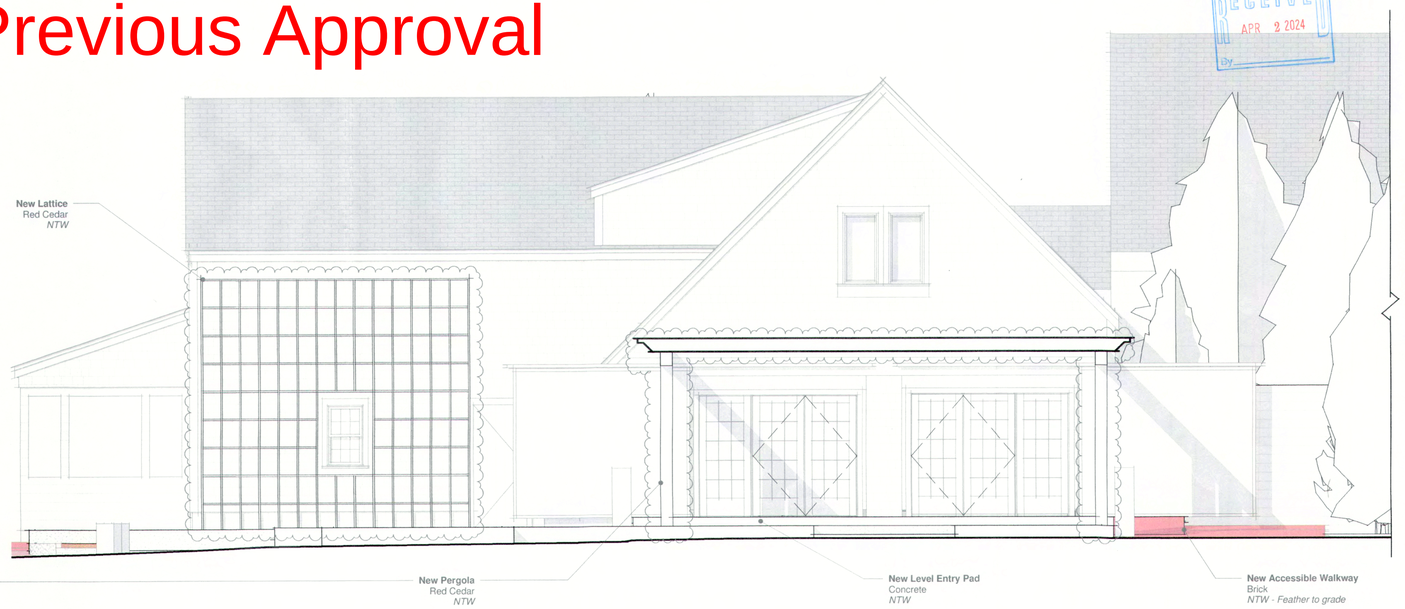
Previous Approval

RECEIVED
APR 2 2024
By



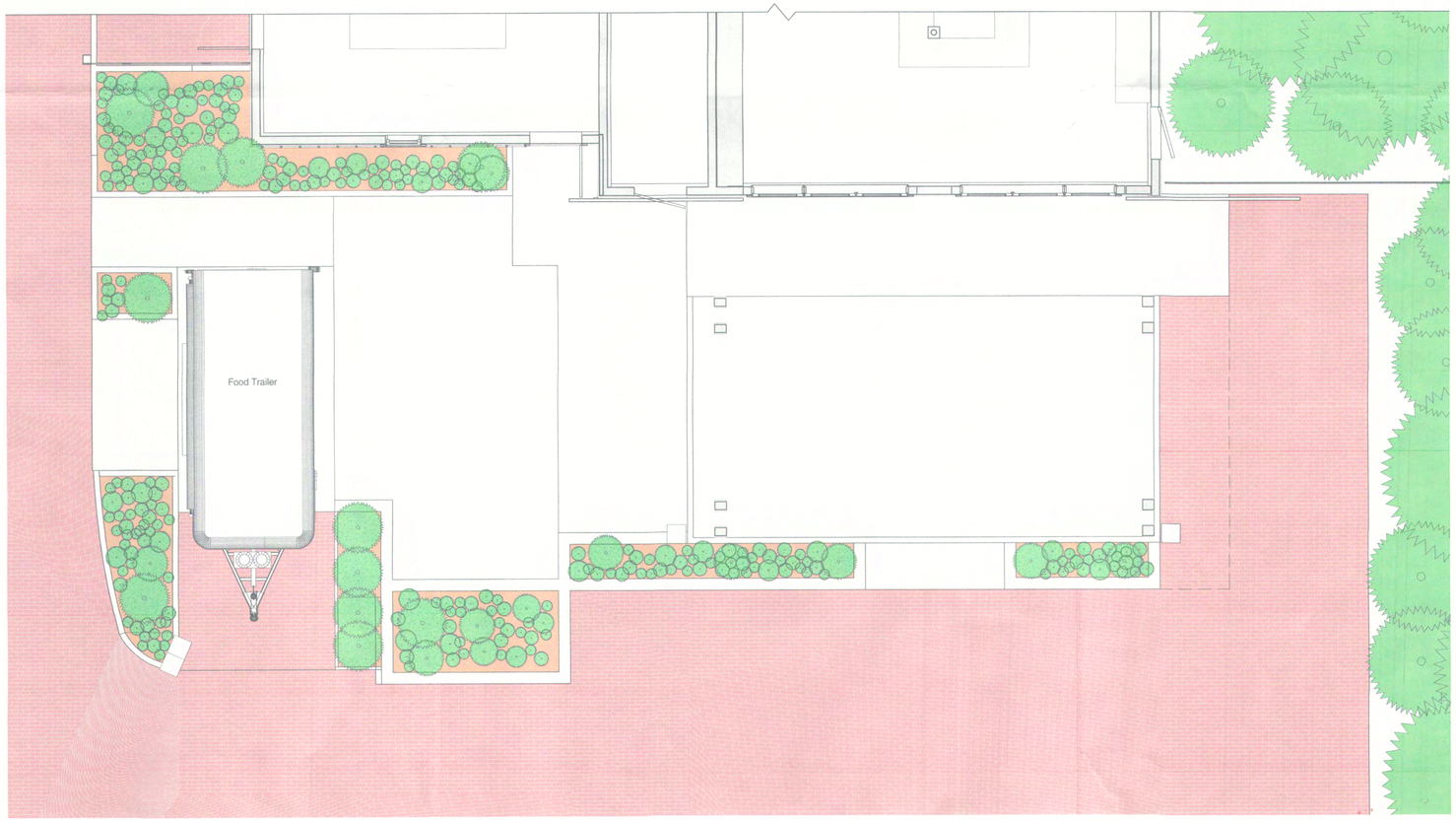
3 South - HDC - Proposed
1/4" = 1'-0"



1 East - HDC - Proposed
1/4" = 1'-0"







1/4" = 1'-0"
Floor 1 - Proposed - HDC 2

HDC Submission

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

Owner
Cisco Sanctuary LLC

Project
Winery Renovation

Location
5 Bartlett Farm Road
Nantucket MA
65 / 14

Structure
Winery

Schematic Design

#	Description	Date
6	HDC Submission	2024.04.0

HDC Submission

HDC2.1

HDC 2024-04-10223

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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°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 Davis Lane

Owner of record: Nicole and Joel Whidden

Mailing Address: 11 Davis Ln
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Renew previously approved COA # 2020-03-0802

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 11/18/2024 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 _____

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

CERTIFICATE NO: HDC2020-03-0802 DATE ISSUED: 6/16/2020

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 DAVIS LN

Owner of record: 11 DAVIS LLC

Mailing Address: 11 DAVIS LN, NANTUCKET, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS

Mailing Address: 8 WILLIAM LN, NANTUCKET, MA, 02554

Contact Phone #: 508 325 1995 E-mail: MATT@EMERITUSDEVELOPMENT.COM

FOR OFFICE USE ONLY J000287

Date application received: 3/2/20 Fee Paid: $ 576.80

Must be acted on by: 5/8/20, 7/7/20

Extended to: _____

Approved: AFW Disapproved: _____

Chairman: _____ (Acting)

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve through staff w/ all south elevation 2nd floor "B" windows eq separated by 4".

MAIN HOUSE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 62'6" Sq. Footage 1st floor: 1,242 S.F. Decks/Patio: Size: ±195 SF ☑ 1st floor ☐ 2nd floor
Width: 22'0" Sq. footage 2nd floor: 1,242 S.F. Size: ±669 SF ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North ±6" South ±6" East ±6" West ±6"
Height of ridge above final finish grade: North ±28'11" South ±28'11" East ±28'11" West ±28'11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass 12 /12 Secondary Mass 12 /12 Dormer 8:9 /12 Other COVERED PORCH ROOF 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) 2 EO CEDAR

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): COPPER

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 6 Rake 1 x 6 Soffit (Overhang) ±1'0" Corner boards N/A Frieze 1x4
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____ TAPERED 5¼" TO 11¼"

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 HAND 4 LITE Rear 4 LITE Side 4 LITE
Garage Door(s): Type N/A Material _____

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

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL
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.

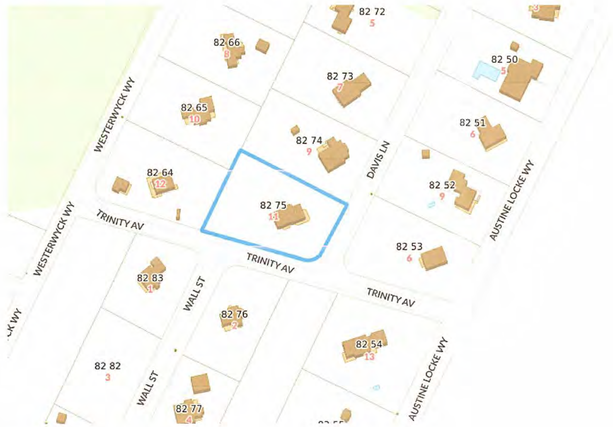
Date 03/04/20 Signature of owner of record _____ Signed under penalties of perjury

Main House

11 Davis Ln
Nantucket, MA 02554

06.19.20

HDC Submission Only / ATS

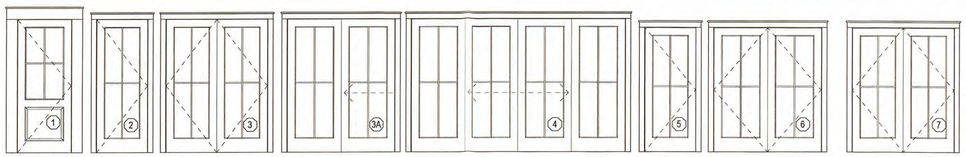


1 Locus Map
Not to Scale



Window Legend
1/4" = 1'-0"

WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
A	21	2'-7"	5'-2"	TBD	≥ 30
B	8	2'-6"	4'-11"	TBD	≥ 30
C	12	2'-5"	4'-4"	TBD	≥ 30
C1	4	2'-5"	3'-10"	TBD	≥ 30
D	3	1'-11"	2'-7"	TBD	≥ 30
E	2	2'-6"	3'-0"	TBD	≥ 30

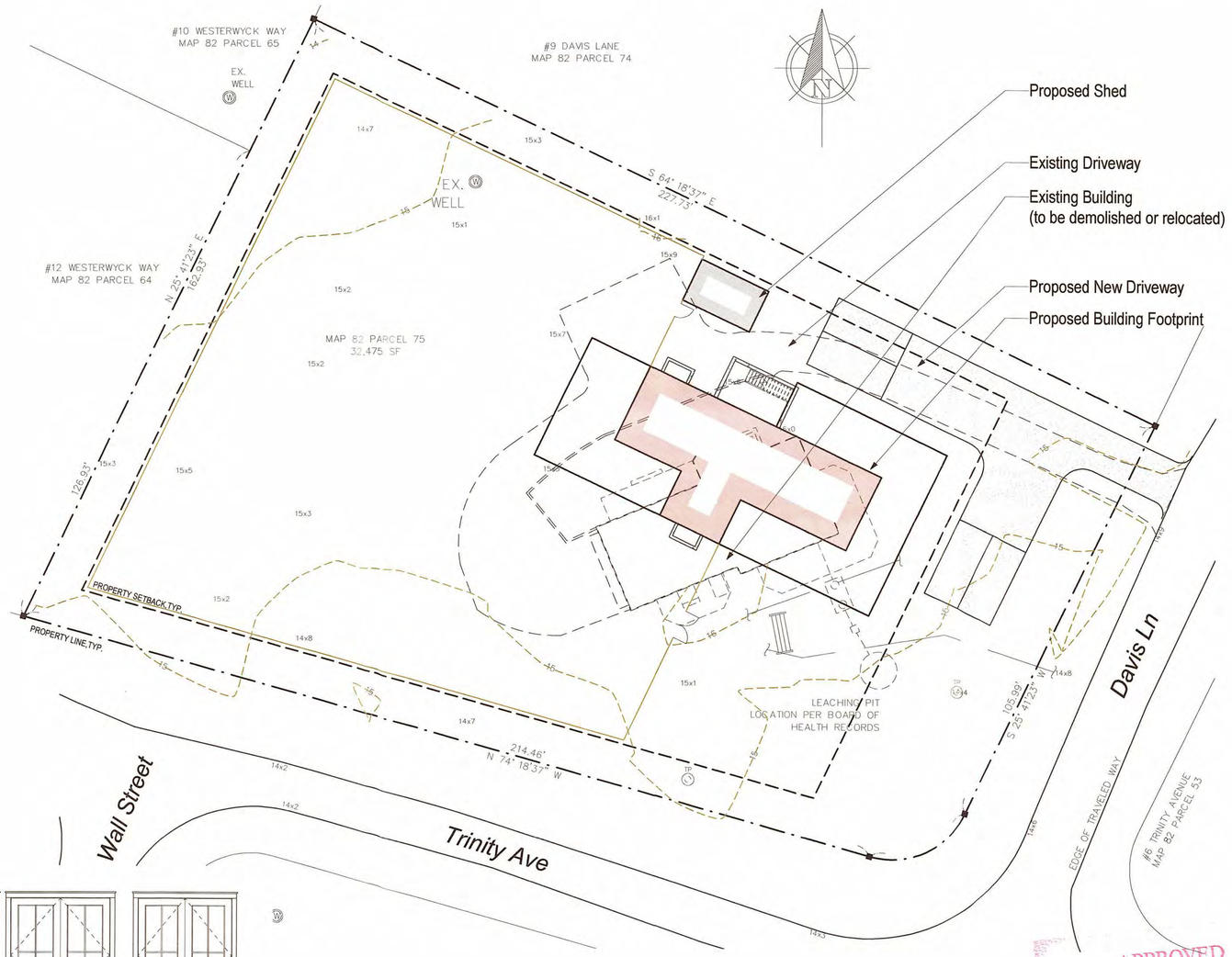


Door Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
1	1	3'-0"	7'-6"	TBD	≥ 30
2	1	2'-10"	7'-6"	TBD	≥ 30
3	3	5'-8"	7'-6"	TBD	≥ 30
3A	2	6'-0"	7'-6"	TBD	≥ 30
4	1	12'-0"	7'-6"	TBD	≥ 30
5	2	2'-10"	7'-0"	TBD	≥ 30
6	2	6'-0"	7'-0"	TBD	≥ 30
7	1	5'-8"	7'-0"	TBD	≥ 30

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 Discrepencies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing





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

APPROVED
HDC 2020-03-0802
No Exterior Changes
Without HDC Approval

RECEIVED
JUN 22 2020
BY:

2004
Main House

11 Davis Ln
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4595
F. 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
Total Proposed G.C.:	1,490 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

Revisions

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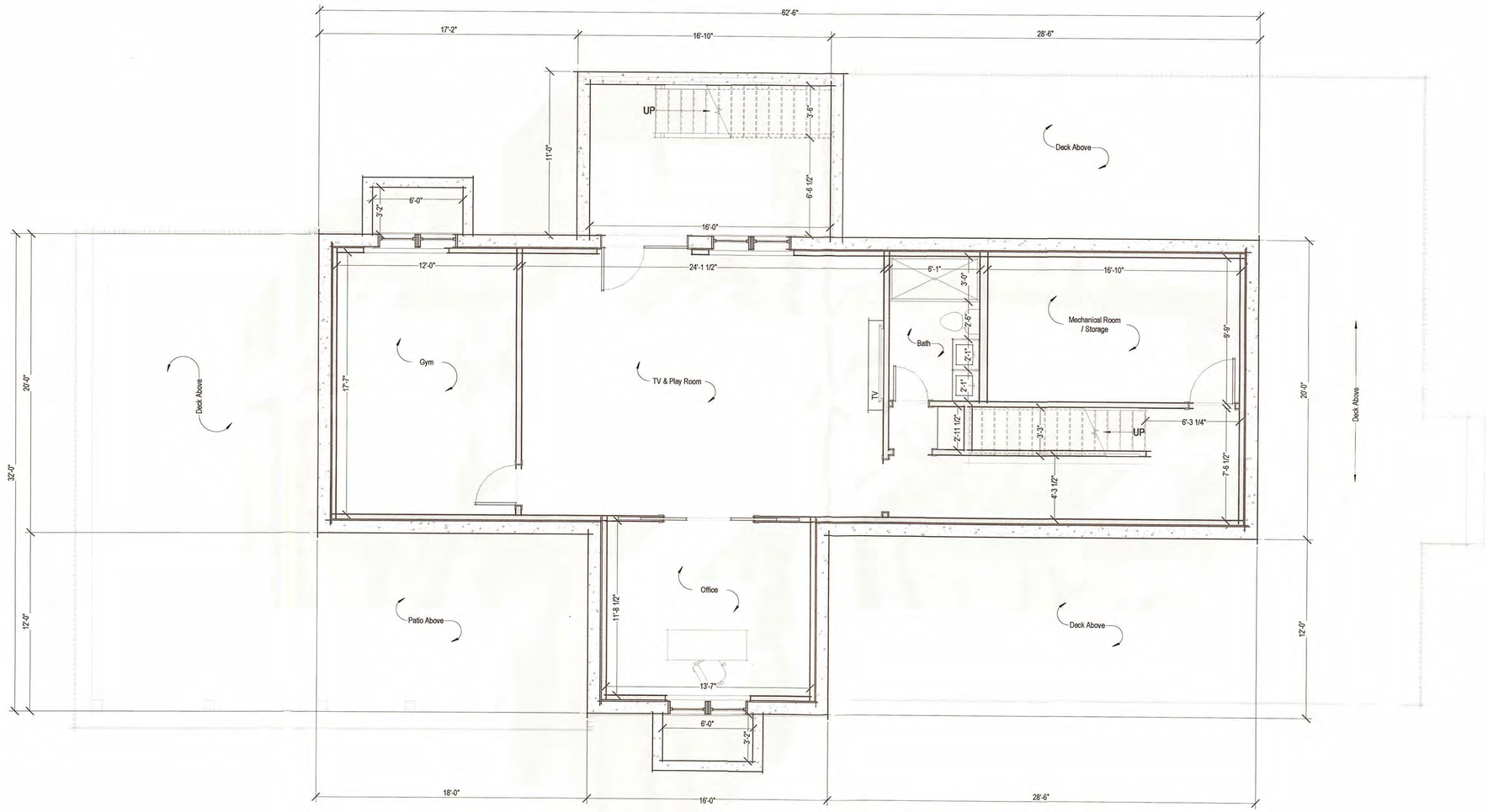
G.1.1
2004

06.19.20

HDC Submission Only / ATS



1 Basement Plan
1/4" = 1'-0"

2004

Main House

11 Davis Ln
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Basement Plan

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
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A.1.0
2004

06.19.20

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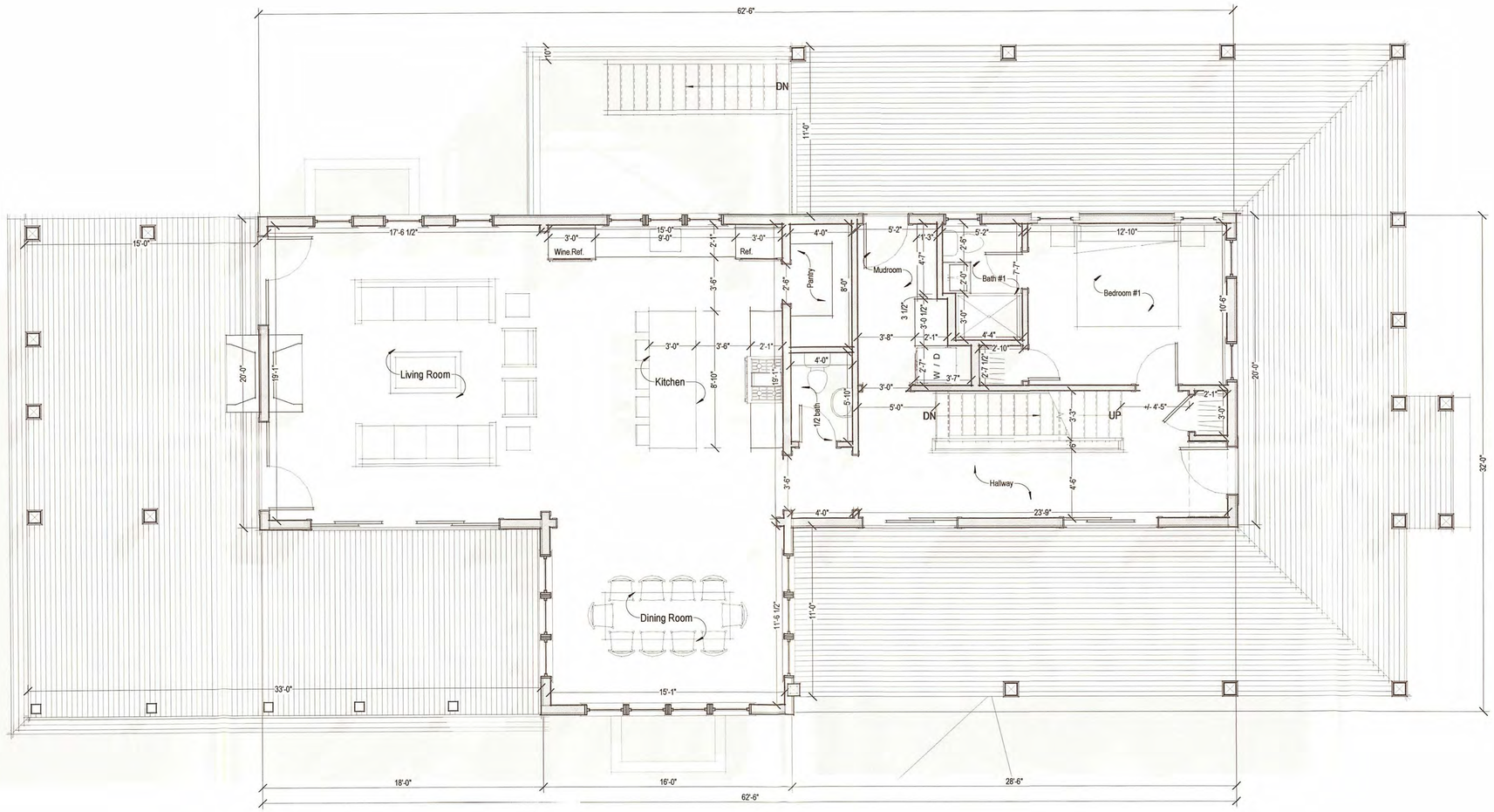

1 First Floor Plan
1/4" = 1'-0"

2004

Main House

11 Davis Ln
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

First Floor Plan

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
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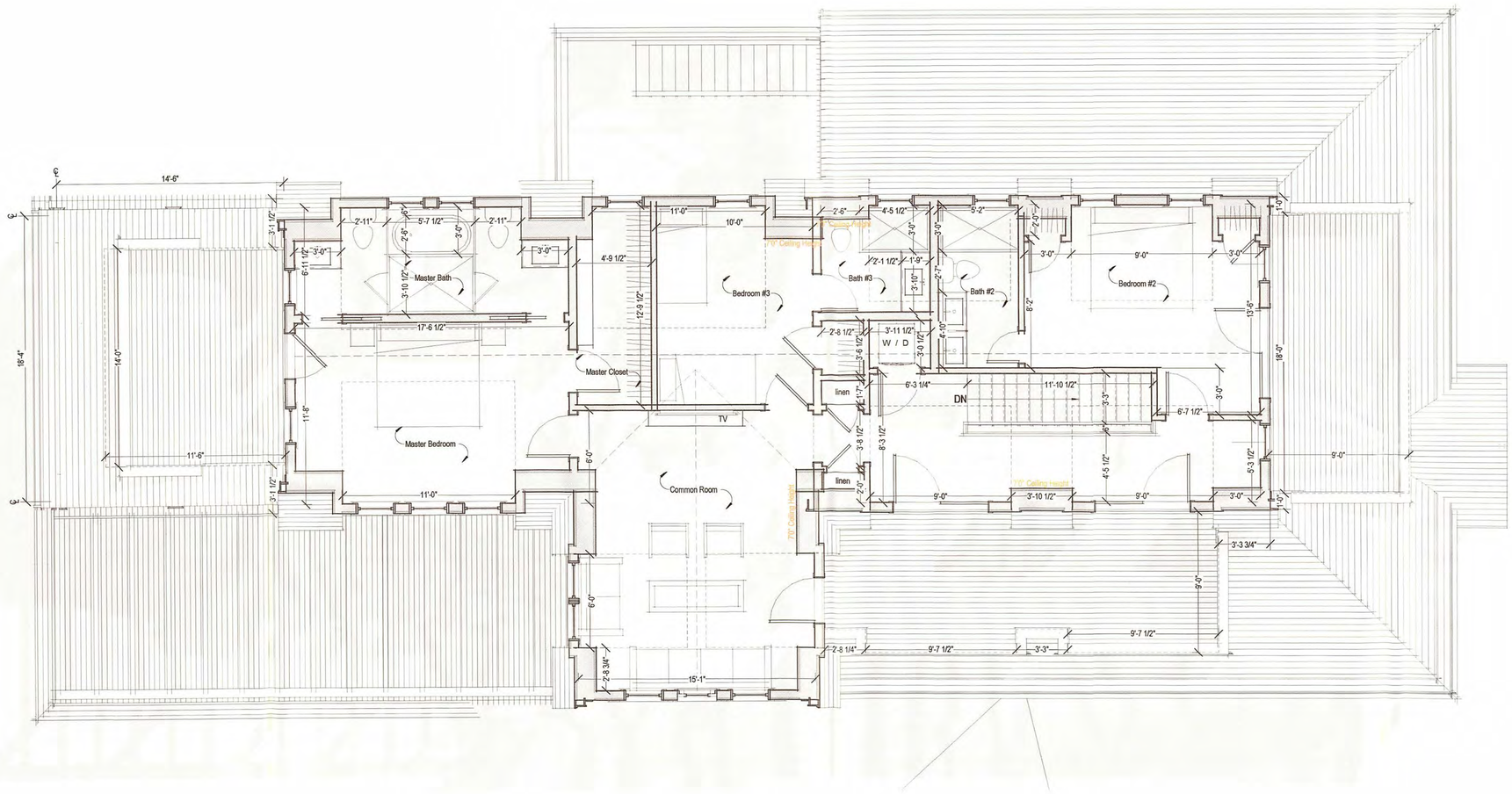
A.1.1
2004

06.19.20

HDC Submission Only / ATS



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

2004

Main House

11 Davis Ln
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Second Floor Plan

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
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A.1.2
2004

06.19.20

HDC Submission Only / ATS



1 East Elevation / No Chnage
1/4" = 1'-0"



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



Previously Proposed South Elevation
1/8" = 1'-0"

APPROVED
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No Exterior Changes
Without HDC Approval

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Nantucket, MA 02554

emeritus
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P. 508.325.4995
F. 508.325.6990
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
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A.2.1
2004

06.19.20

HDC Submission Only / ATS



1 West Elevation / No Chnage
1/4" = 1'-0"



2 North Elevation / No Chnage
1/4" = 1'-0"

APPROVED
HDC 2020 - 03 - 0802
No Exterior Changes Without HDC Approval

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JUN 22 2020
BY:

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Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
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Exterior Elevations

Site Information

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A.2.2
2004

75 Pocomo Rd MH, M/P: 15/7

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 7

Street & Number of Proposed Work: 75 pocomo Rd

Owner of record: Elegance LLc

Mailing Address: 4 winter street

Nantucket, MA 02554

Contact Phone #: (508) 228-0244 E-mail: _____

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. 2024-10-A-11391

☐ 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 Massing + fenestration Revisions
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 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 _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single 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 Natural Clapboard (if applicable) N/A Roof Natural

Trim White Sash White Doors White, Hamilton Blue - Front

Deck Natural Foundation Natural Fence N/A Shutters N/A

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

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

Date 11.18.24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Elegance LLC

STREET ADDRESS 75 Pocomo Rd

MAP/PARCEL 15 / 7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.18.24

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

11.18.24
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 75 Pocomo Rd on the following statement:

PATRICIA A. HALSTED, MANAGER

I ELEGANCE LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

Patricia A. Halsted 10/15/24

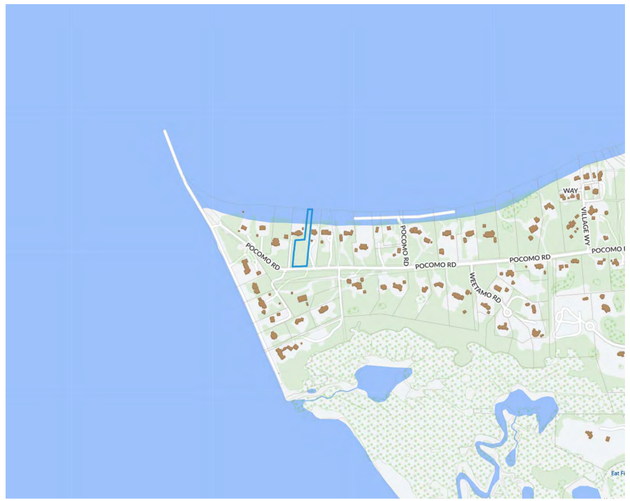
Client Signature MANAGER Date

Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554

11.18.24

HDC SUBMISSION

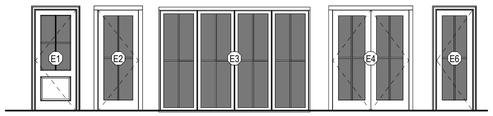


Locus Map



Window Legend

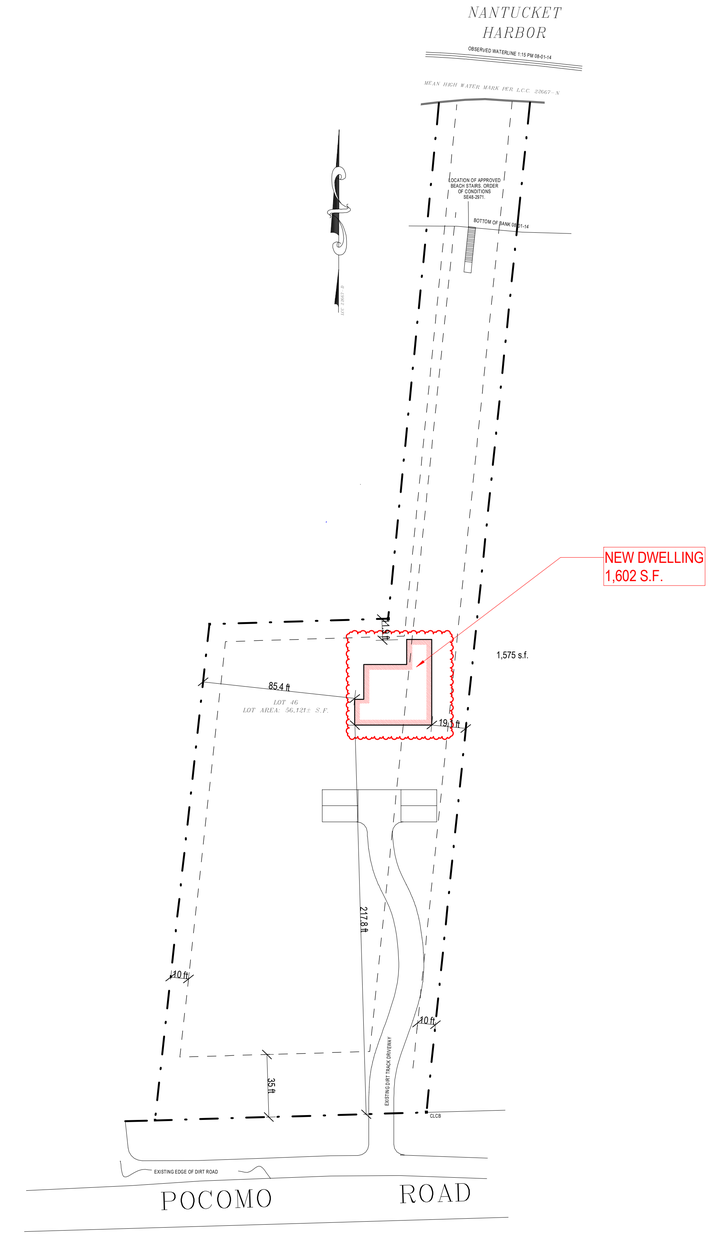
WINDOW SCHEDULE								
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
A	5	2'-10"	5'-4"	2'-10 3/4"	5'-4 3/4"	Andersen Corporation	ADH2848	≥ 30
B	3	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30
C	20	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
D	7	2'-5 1/4"	3'-7 1/4"	2'-6"	3'-8"	Andersen Corporation	ADH2638	≥ 30
R	2	1'-8"	2'-0"	1'-8 3/4"	2'-0 3/4"	Andersen Corporation	ACW2028	≥ 30
S	4	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30



Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	DP RATING
E1	2	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E2	4	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E3	2	11'-3 1/2"	7'-8 5/8"	11'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E4	2	5'-8"	7'-6"	5'-8 3/4" *	7'-6 1/2"	Andersen	≥ 30
E5	1	13'-3 1/2"	7'-8 5/8"	13'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E6	1	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30
E244	2	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30





Site Plan

1" = 40'-0"

1912

Elegance LLC Residence
75 Pocomo Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 3 Date 3

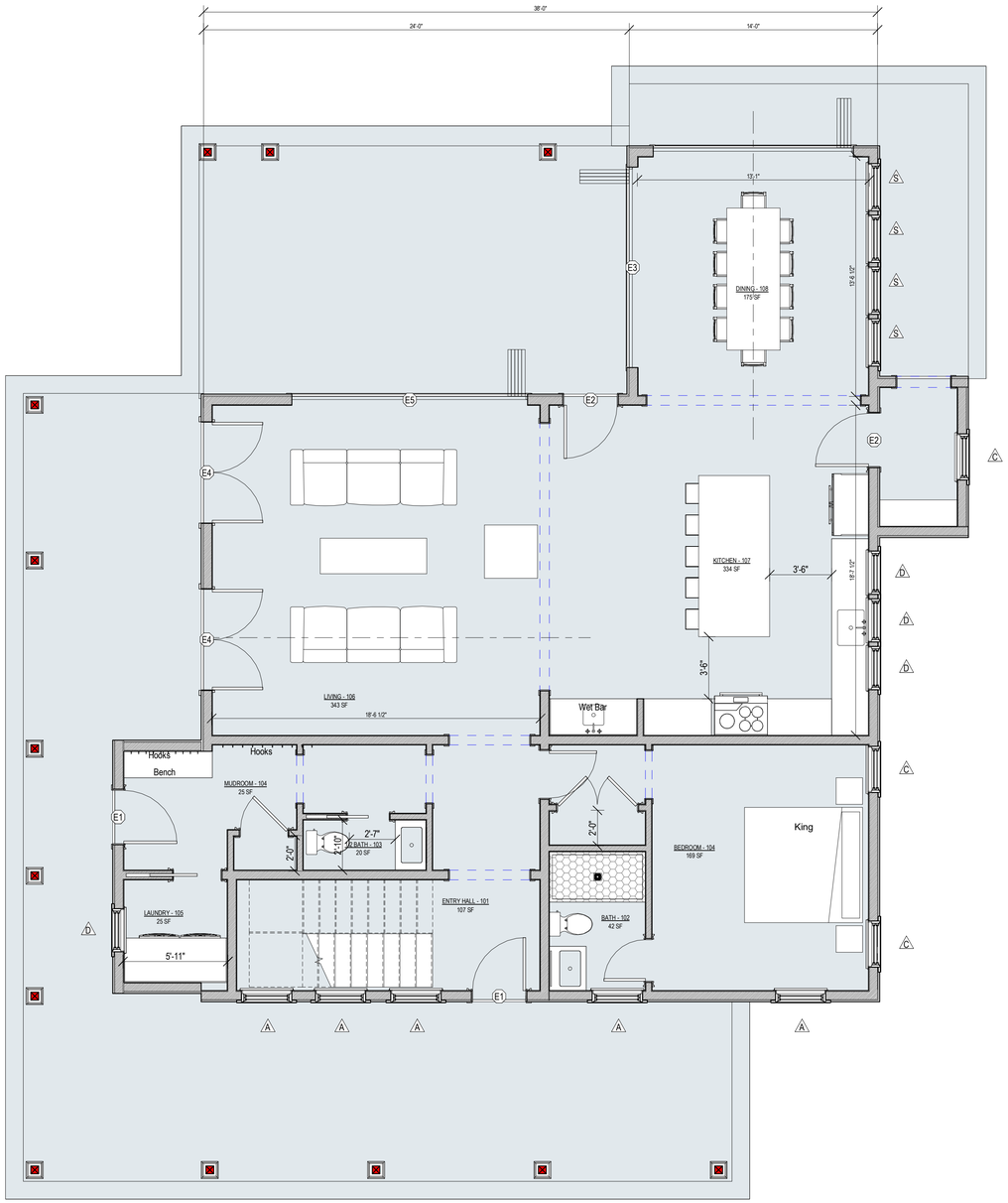
THESE DRAWINGS AND THE DESIGNS INCORPORATED THEREIN AS AN INSTRUMENT OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF EMERITUS DEVELOPMENT LTD. ALL RIGHTS RESERVED. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS AND UNTIL THEY ARE ISSUED AS "FOR CONSTRUCTION". ANY USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES PRIOR TO SUCH ISSUANCE IS AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MAY NOT BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. ANY UNAUTHORIZED USE, DISCLOSURE OR REPRODUCTION IS PROHIBITED AND MAY RESULT IN SEVERE LEGAL ACTION. EMERITUS DEVELOPMENT LTD. RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. VISUAL CONTACT WITH THESE DRAWINGS OR ANY OTHER USE OF THESE DRAWINGS SHALL CONSTITUTE ACCEPTANCE OF THE FOREGOING RESTRICTIONS.

G.101

1912

11.18.24

HDC SUBMISSION



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

1912

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emeritus
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FIRST FLOOR PLAN

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
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Revisions

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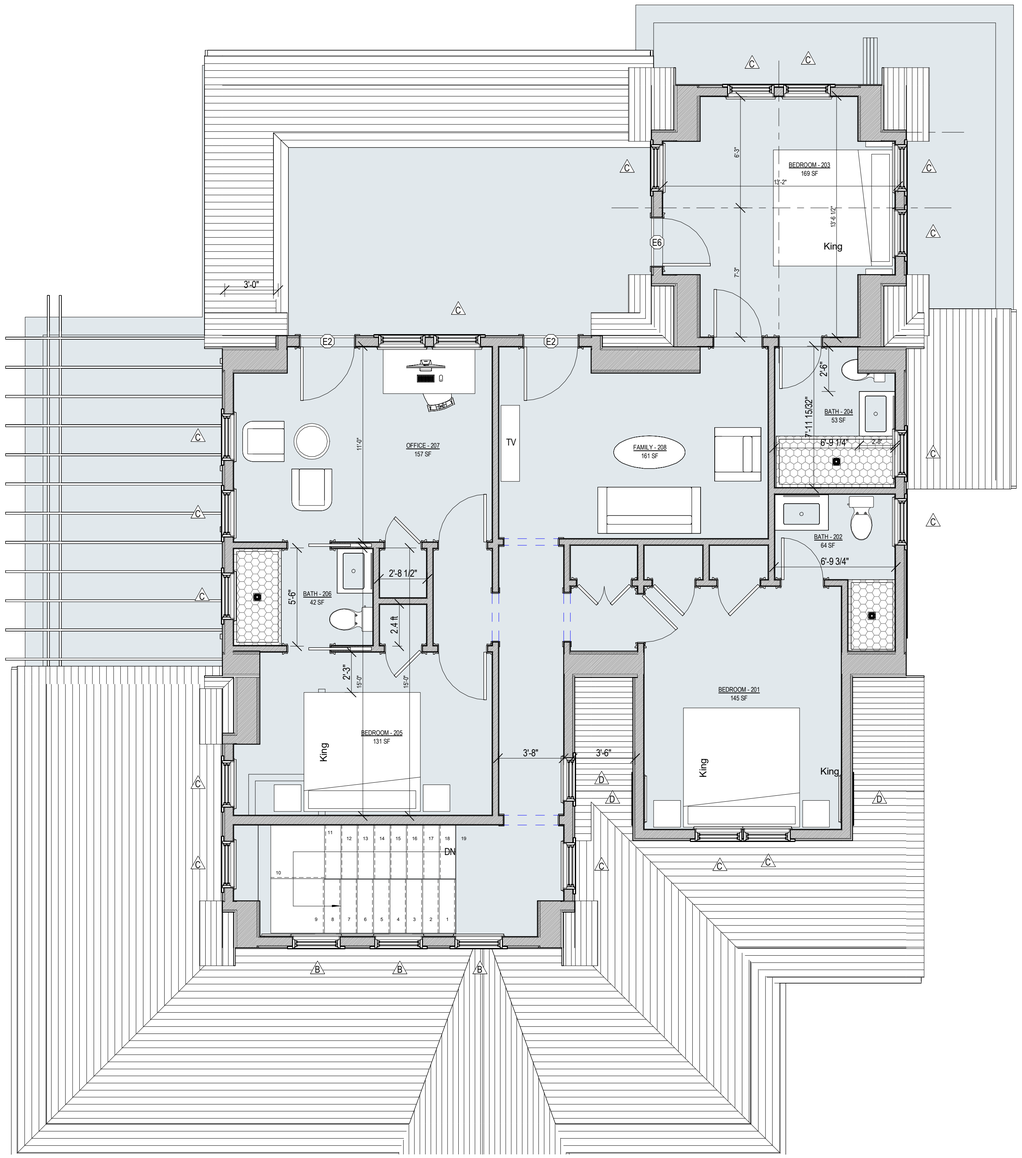
A.101
1912

11.18.24

HDC SUBMISSION



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

1912

Elegance LLC
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75 Pocomo Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
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www.emeritusdevelopment.com

SECOND FLOOR PLAN

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

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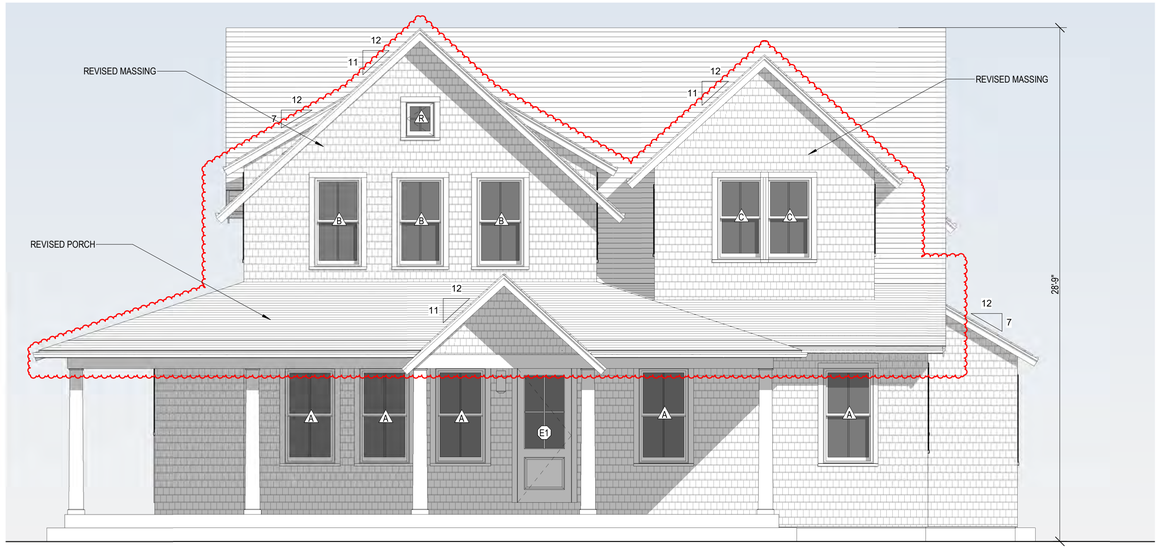
A.102
1912

11.18.24

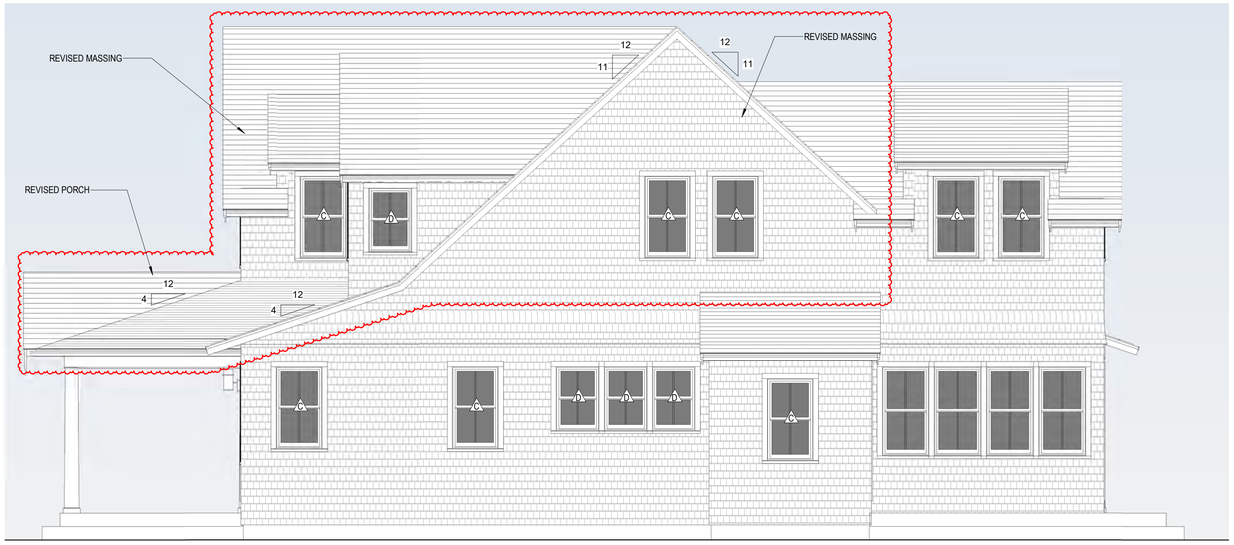
HDC SUBMISSION



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



HDC Approved South Elevation
1/8" = 1'-0"



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



HDC Approved East Elevation
1/8" = 1'-0"

1912

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EXTERIOR ELEVATIONS

Site Information

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Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
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Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 3 Date 3

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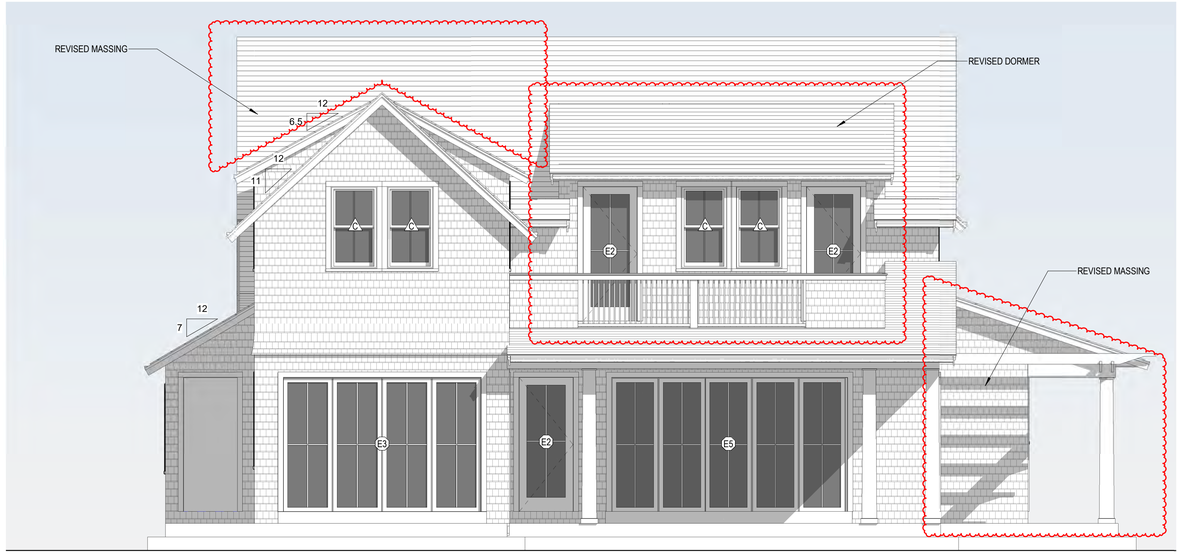
A.201
1912

11.18.24

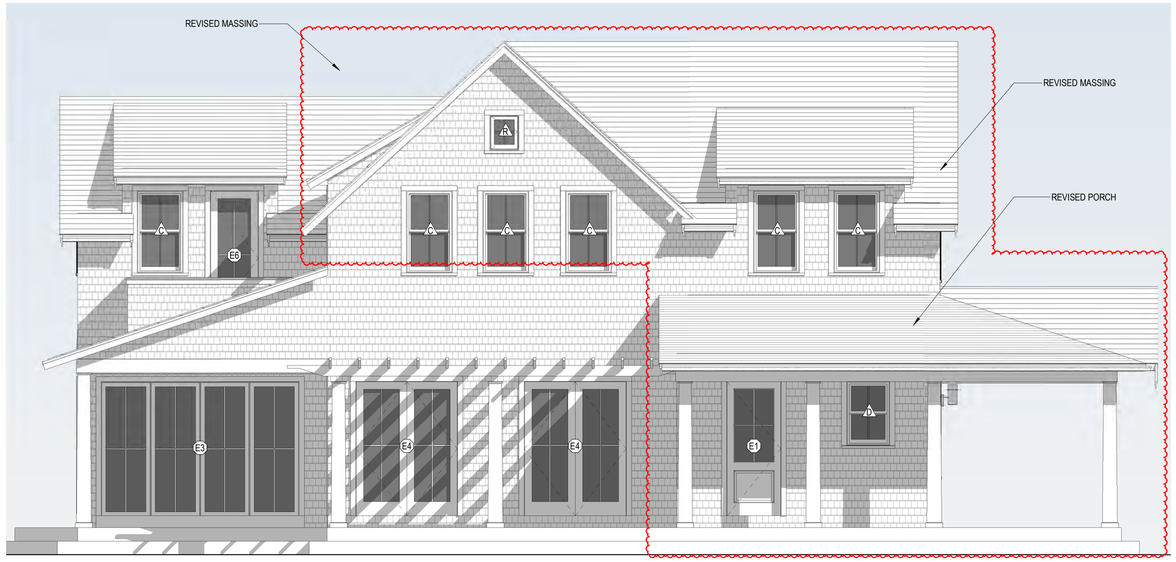
HDC SUBMISSION



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



HDC Approved North Elevation
1/8" = 1'-0"



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



HDC Approved West Elevation
1/8" = 1'-0"

1912

Elegance LLC
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EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
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Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 sf

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Revisions

Revision 3 Date 3

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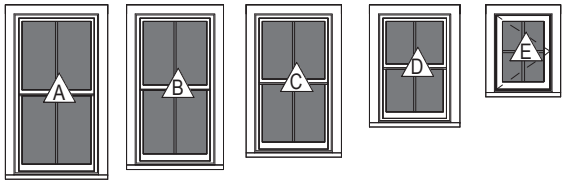
A.202
1912

Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554

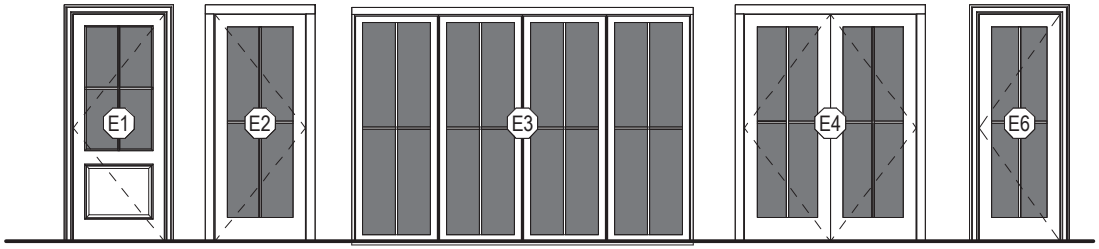


Locus Map



Window Legend

WINDOW SCHEDULE								
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
A	5	2'-10"	5'-4"	2'-10 3/4"	5'-4 3/4"	Andersen Corporation	ADH2848	≥ 30
B	3	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30
C	20	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
D	7	2'-5 1/4"	3'-7 1/4"	2'-6"	3'-8"	Andersen Corporation	ADH2638	≥ 30
R	2	1'-8"	2'-0"	1'-8 3/4"	2'-0 3/4"	Andersen Corporation	ACW2028	≥ 30
S	4	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30



Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	DP RATING
E1	2	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
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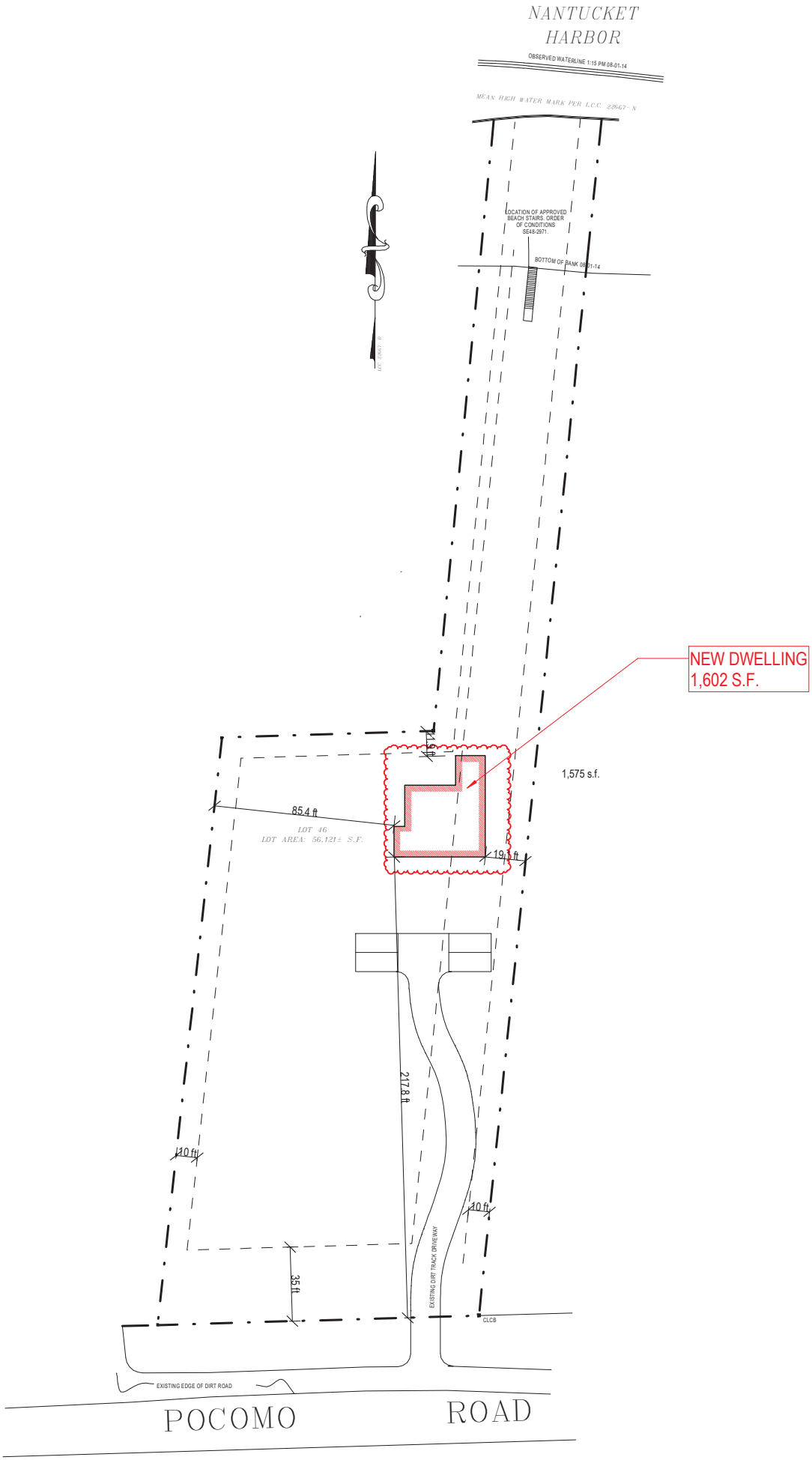
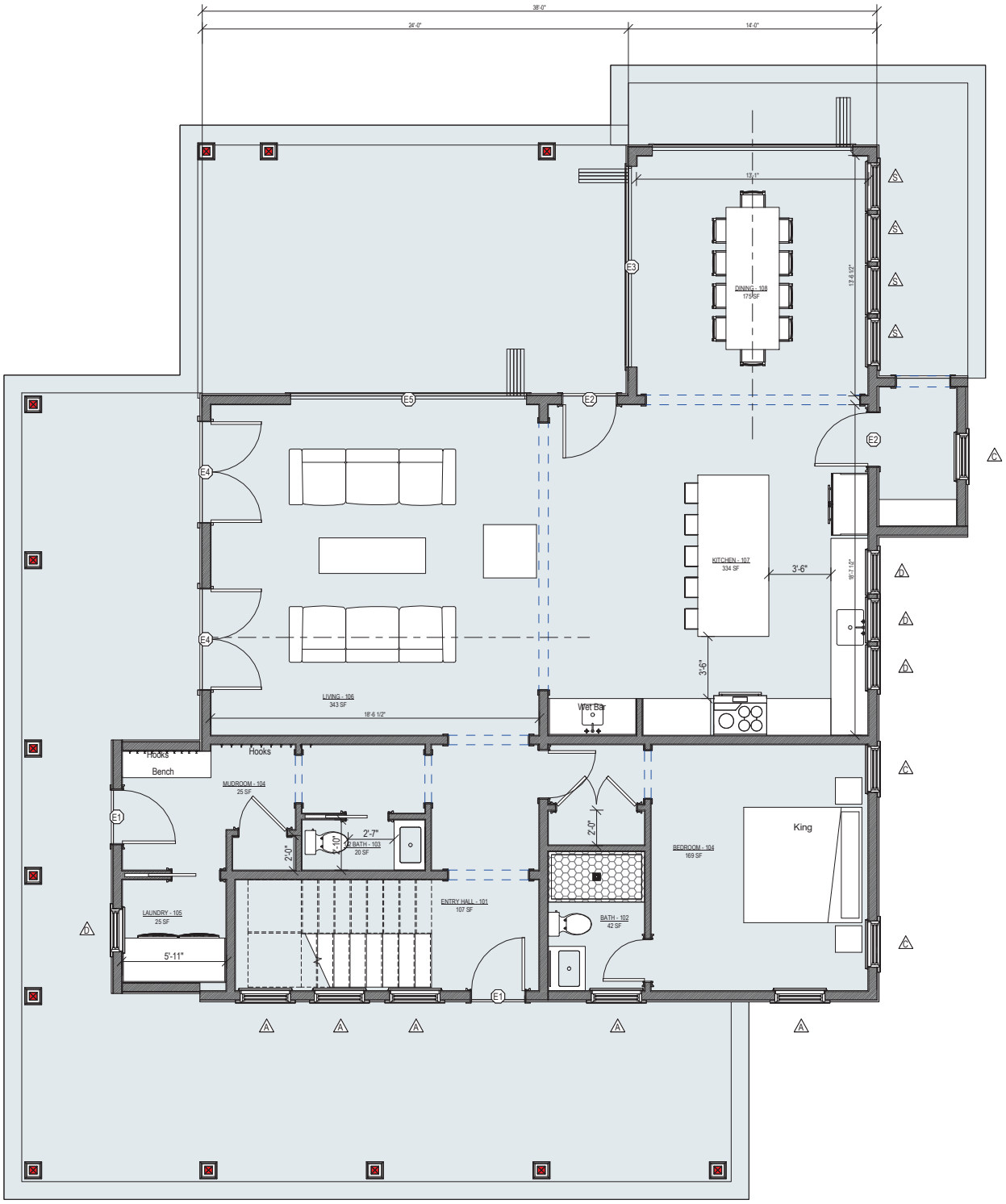
E3	2	11'-3 1/2"	7'-8 5/8"	11'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E4	2	5'-8"	7'-6"	5'-8 3/4" *	7'-6 1/2"	Andersen	≥ 30
E5	1	13'-3 1/2"	7'-8 5/8"	13'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E6	1	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30
E244	2	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30



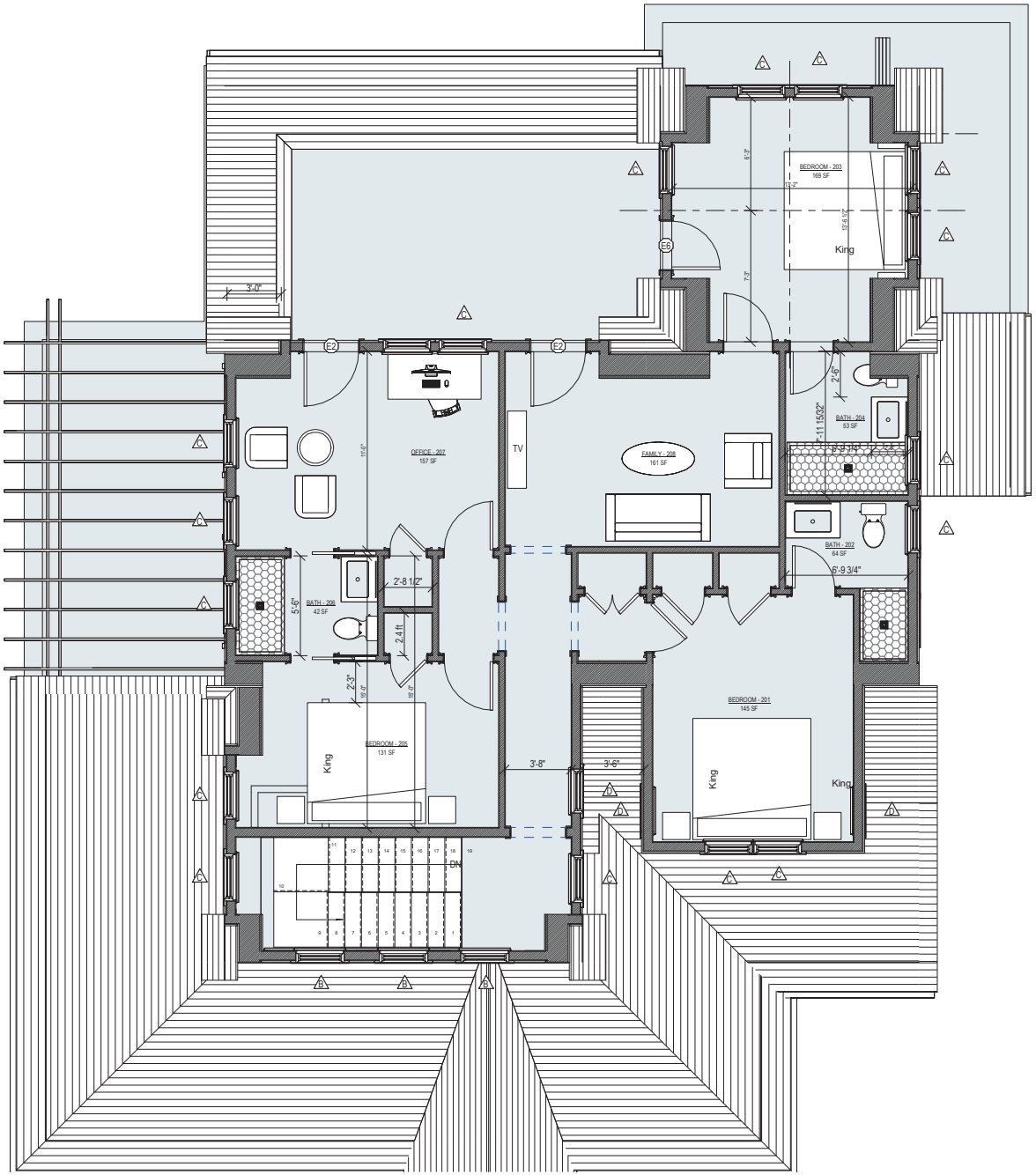
Site Plan

1" = 40'-0"



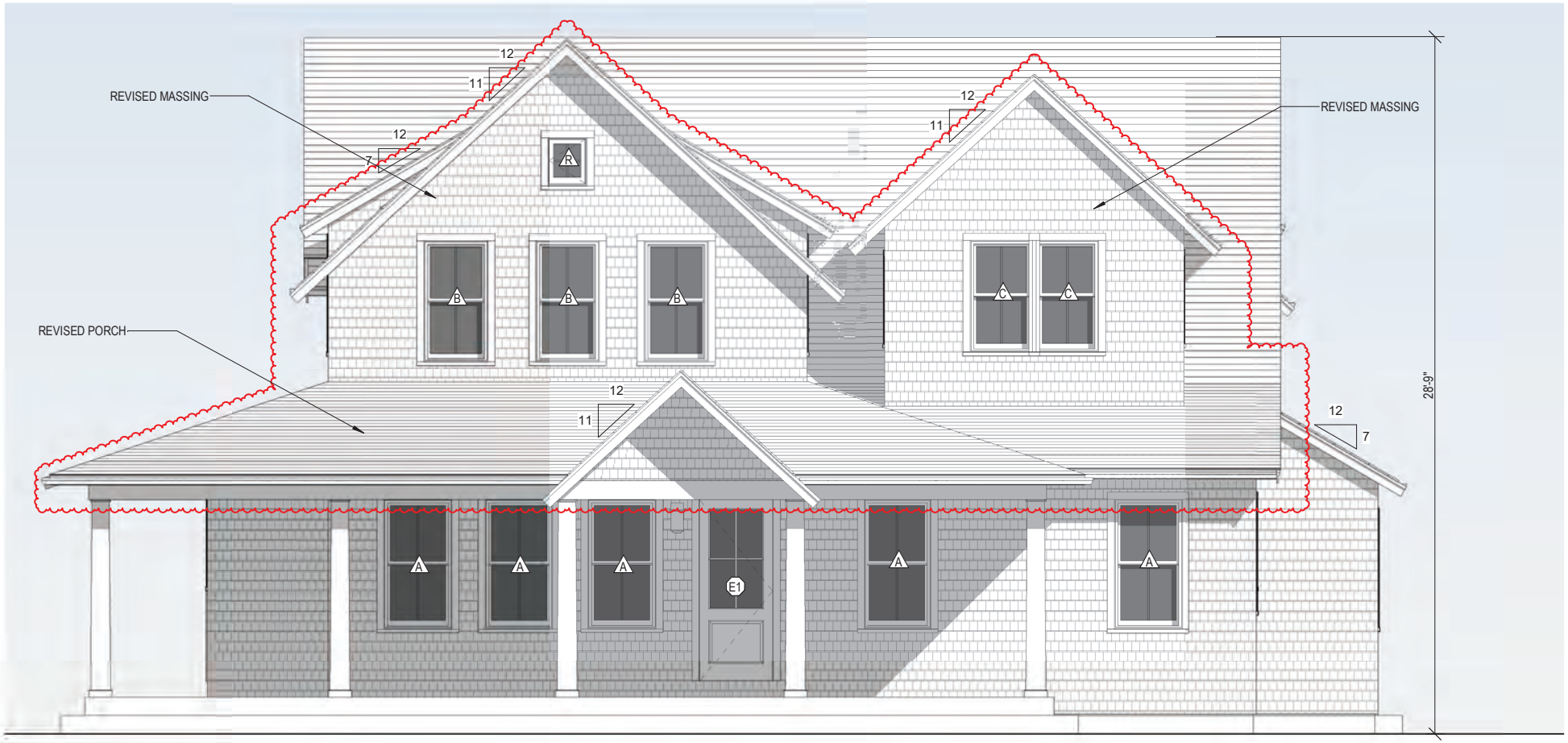
1 First Floor Plan

1/4" = 1'-0"



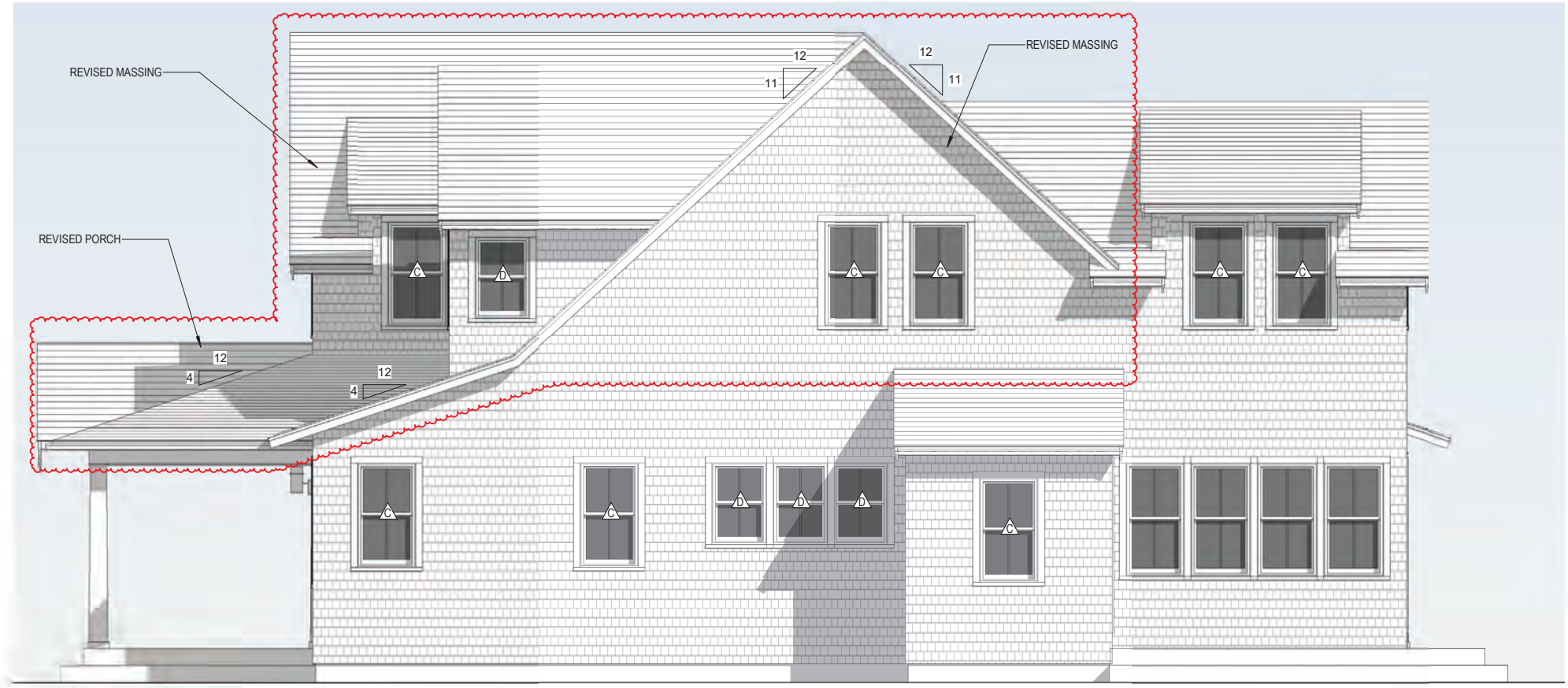
1 Second Floor Plan

1/4" = 1'-0"



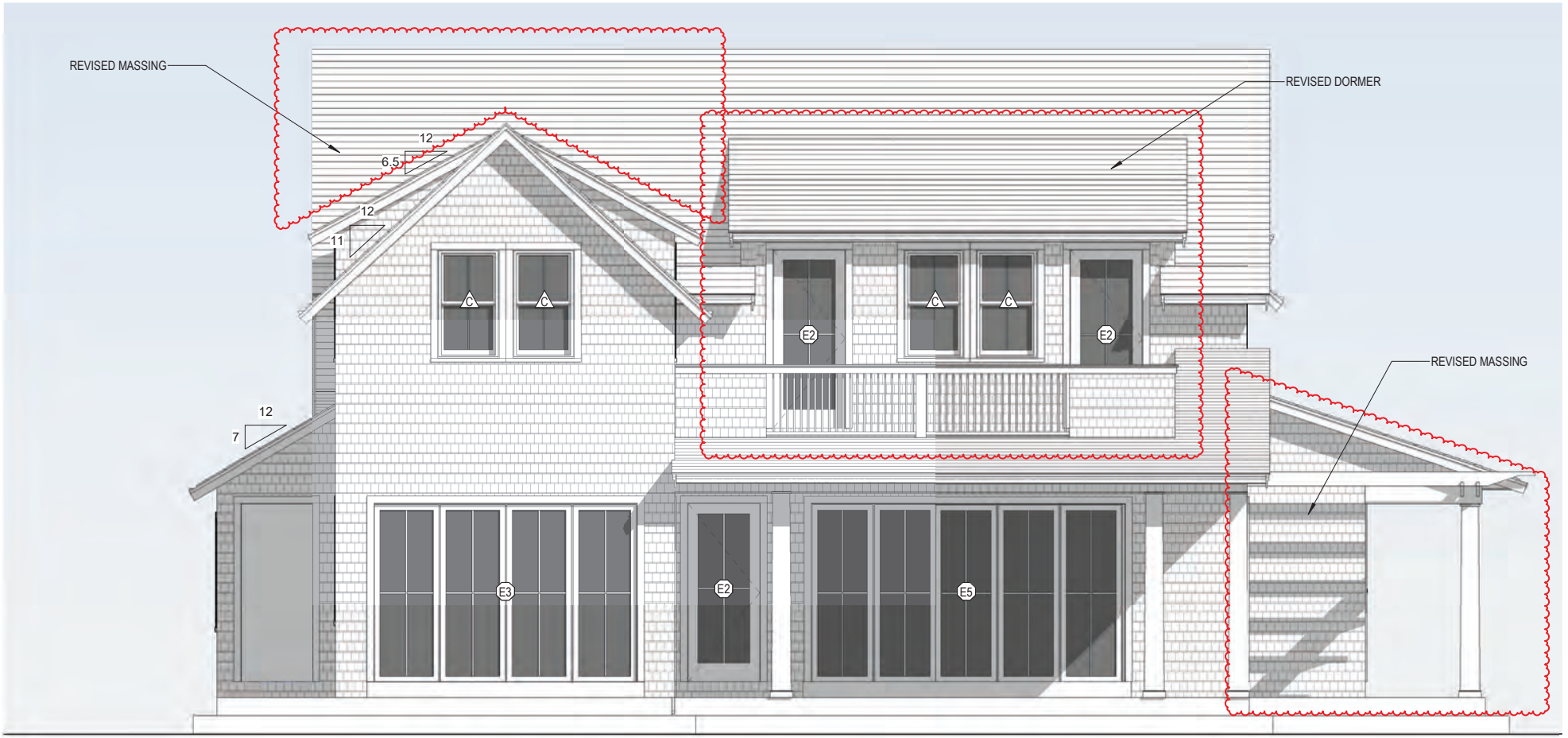
1 South Elevation

1/4" = 1'-0"



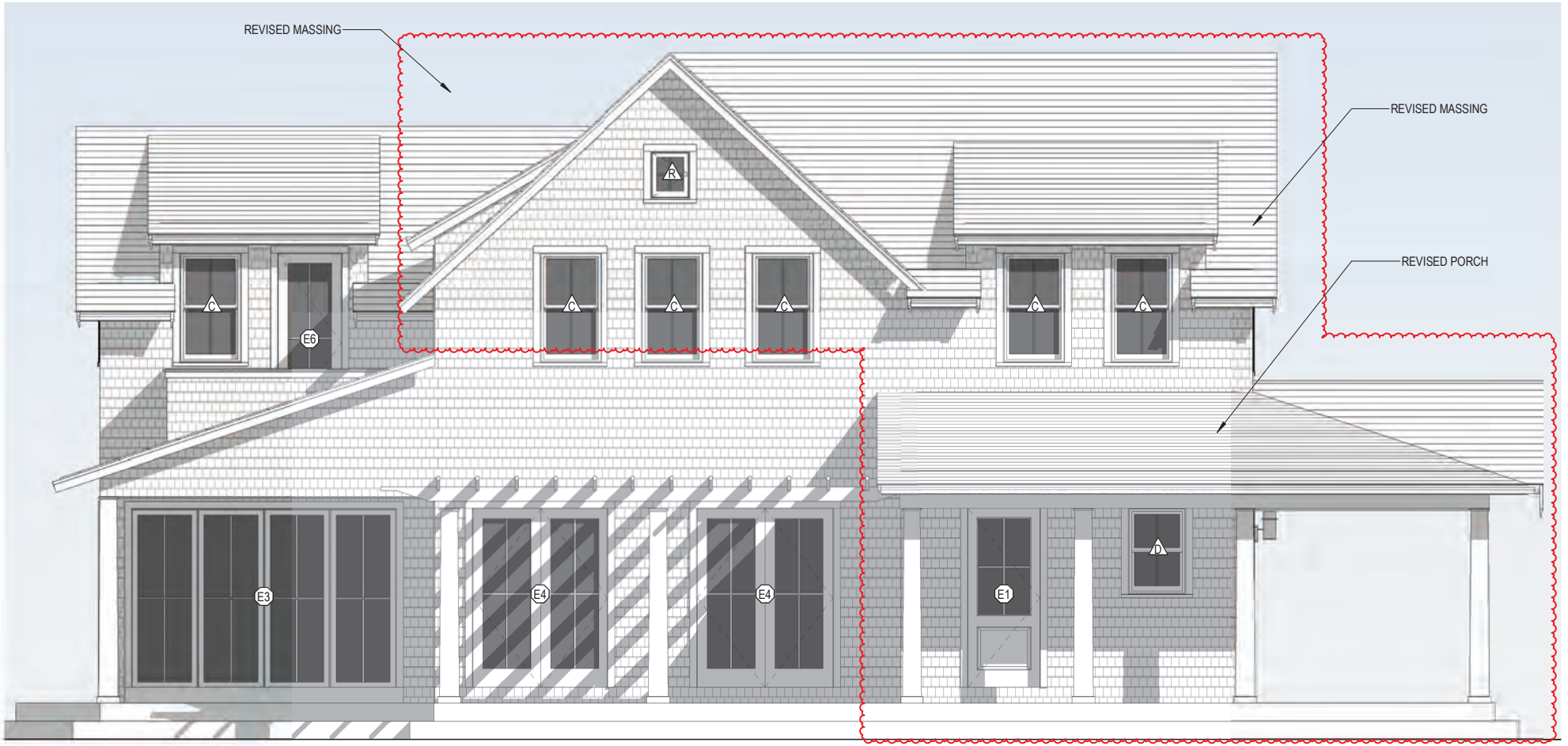
2 East Elevation

1/4" = 1'-0"



1 North Elevation

1/4" = 1'-0"



2 West Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 10/29/24

HDC1024-10-11391

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 7

Street & Number of Proposed Work: 75 Pocomo Rd.

Owner of record: Elegance LLC

Mailing Address: 4 Winter St.
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@e1

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: 10/24/24 Fee Paid: $ 561.20

Must be acted on by: 12/20/24

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. _____

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

Size of Structure or Addition: Length: 49' Sq. Footage 1st floor: 1,571 Decks/Patio: Size: 766 ☑ 1st floor ☐ 2nd floor

Width: 48' Sq. footage 2nd floor: 1,335 Size: 200 ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South 6" +/- East 6" +/- West 6" +/-

Height of ridge above final finish grade: North 27'-11" South 27'-11" East 27'-11" West 27'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*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 7/12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 8 Corner boards n/a Frieze 3

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) n/a Roof Natural

Trim White Sash White Doors White, Hamilton Blue (Front)

Deck Natural Foundation Natural Fence n/a Shutters n/a

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

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

Date 10/21/24 Signature of owner of record _____ Signed under penalties of perjury

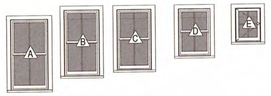
10.21.24

Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554



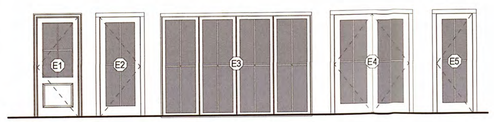
Locus Map



Window Legend

WINDOW SCHEDULE

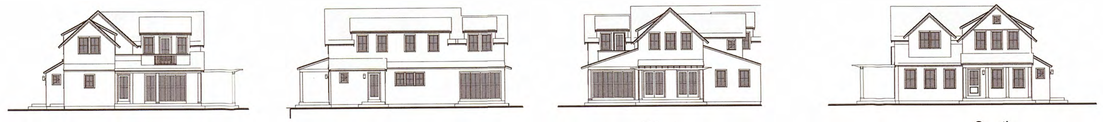
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
A	5	2'-10"	5'-4"	2'-10 3/4"	5'-4 3/4"	Andersen Corporation	ADH2848	≥ 30
B	3	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30
C	20	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
D	4	2'-5 1/4"	3'-7 1/4"	2'-6"	3'-8"	Andersen Corporation	ADH2638	≥ 30
E	5	1'-11 1/4"	2'-7 1/4"	2'-0"	2'-8"	Andersen Corporation	ACW2028	≥ 30
WWWWWWWWW WWWWWWWWW WWWWWWW	1	1'-8"	2'-0"	1'-8 3/4"	2'-0 3/4"	Andersen Corporation	ACW2028	≥ 30

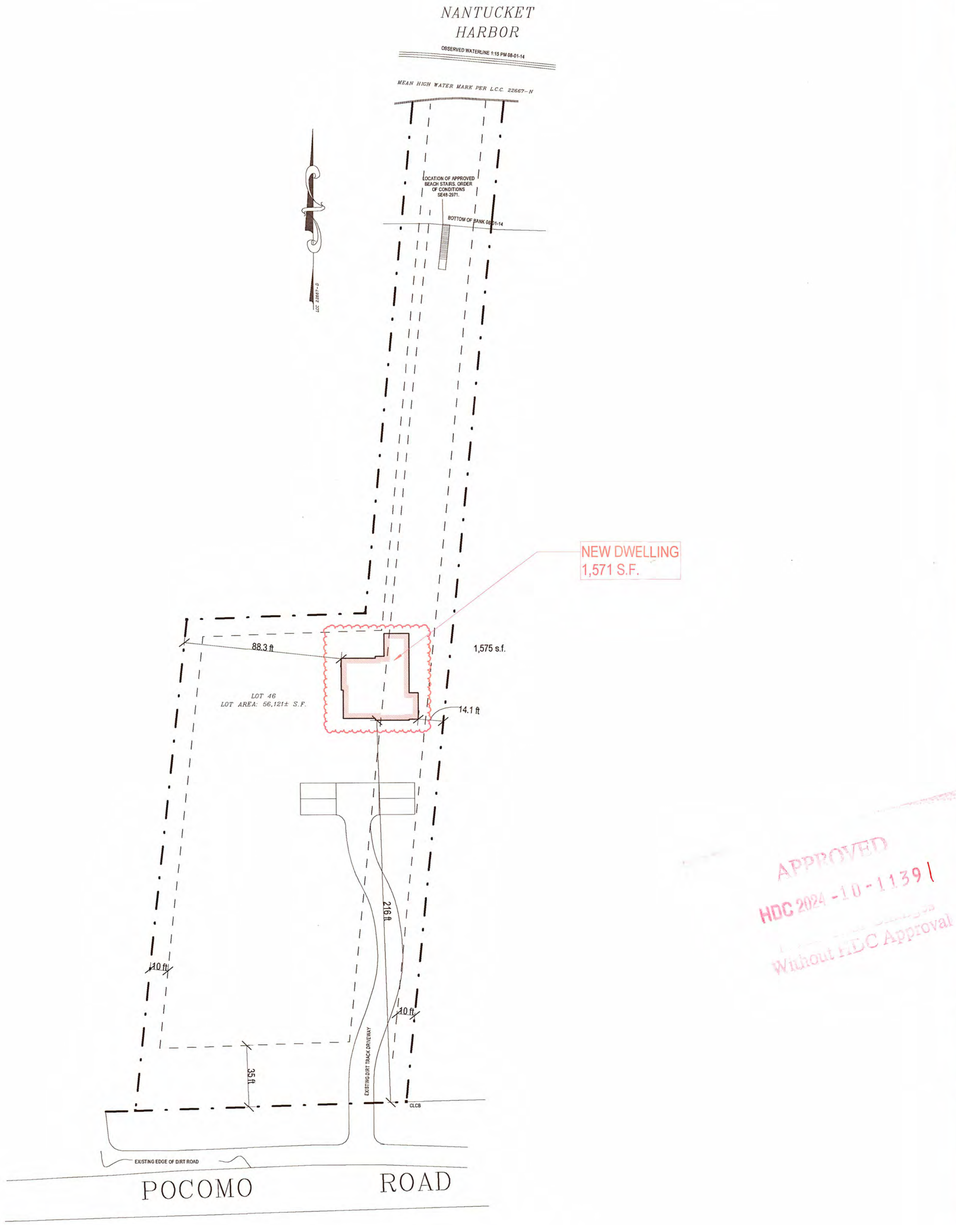


Door Legend

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	DP RATING
E1	2	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E2	3	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E3	3	11'-3 1/2"	7'-8 5/8"	11'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E4	2	5'-8"	7'-6"	5'-8 3/4"	7'-6 1/2"	Andersen	≥ 30
E5	1	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30





Site Plan
1" = 40'-0"

APPROVED
HDC 2024-10-11391
Without HDC Approval

HDC SUBMISSION

1912

Elegance LLC Residence
75 Pocomo Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions
Revision 3 Date 3

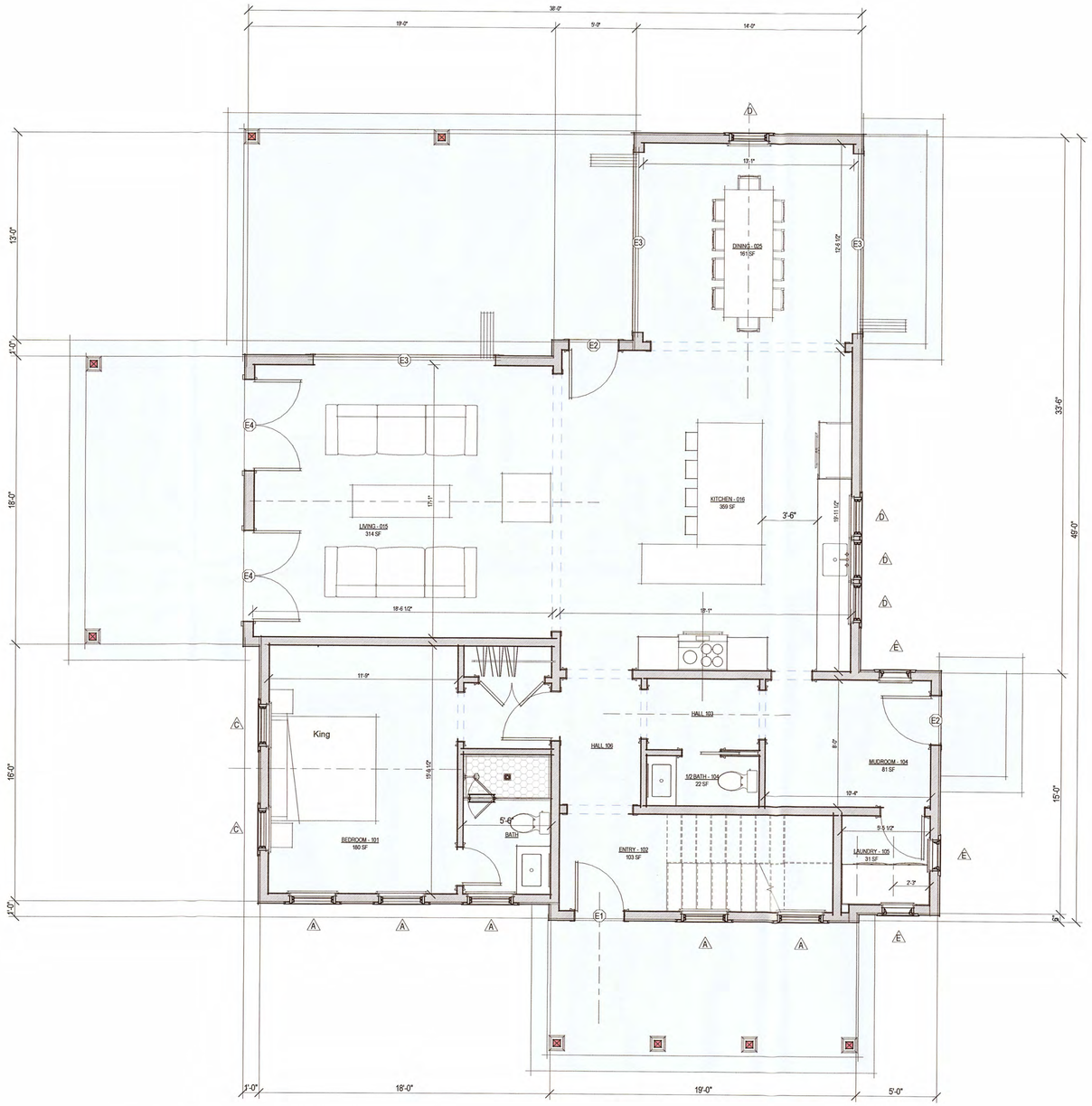
RECEIVED
OCT 21 2024
By

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS WAS PREPARED ONLY AS A PART OF NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
1912

10.21.24

HDC SUBMISSION



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

1912

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FIRST FLOOR PLAN

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A.101
1912

10.21.24

HDC SUBMISSION



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



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

1912

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EXTERIOR ELEVATIONS

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APPROVED
HDC 2024-10-11391
Without HDC Approval

Revisions

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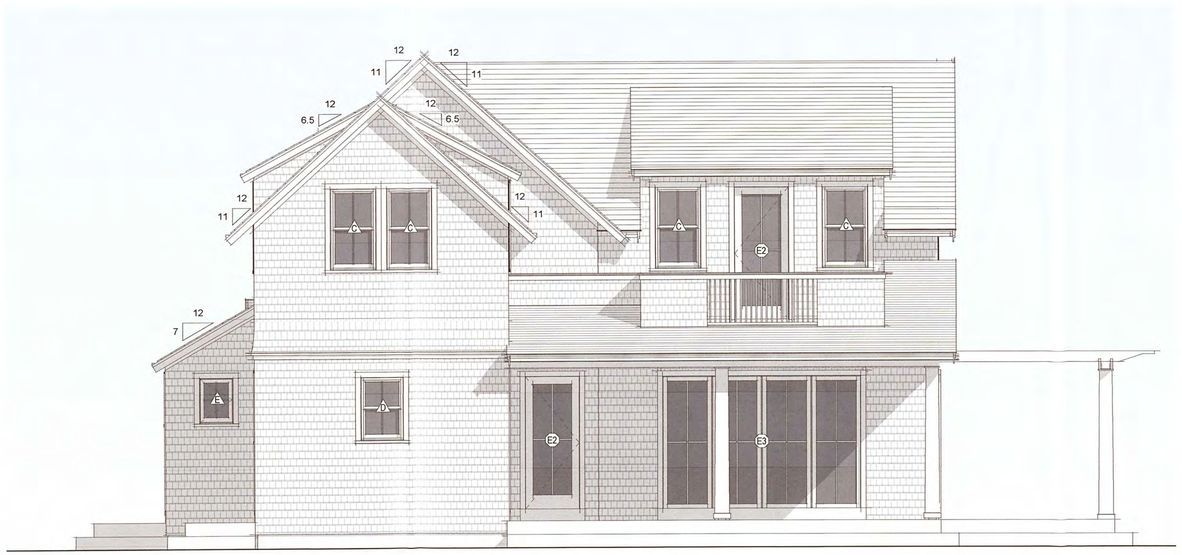
A.201
1912

10.21.24

HDC SUBMISSION



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



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

1912

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A.202
1912

Date: 11/17/2024

To: The Nantucket District Commission

As requested by the Commission:

I Authorize Elisabeth O'Rourke of Jardins Intl. Inc to sign HDC forms on our behalf, and represent our application in front of the Board, for the property located at:

1 Evergreen Way

Yours Truly,

Name: Jessica Castineiras, Executive Director (NiSHA)

Signature: Jessica Castineiras

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.

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(initial to indicate read and understand)

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

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

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 _Elisabeth O'Rourke

AS AGENT FOR NiShA Facility

STREET ADDRESS 1 Evergreen Way

MAP/PARCEL 68 -727

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

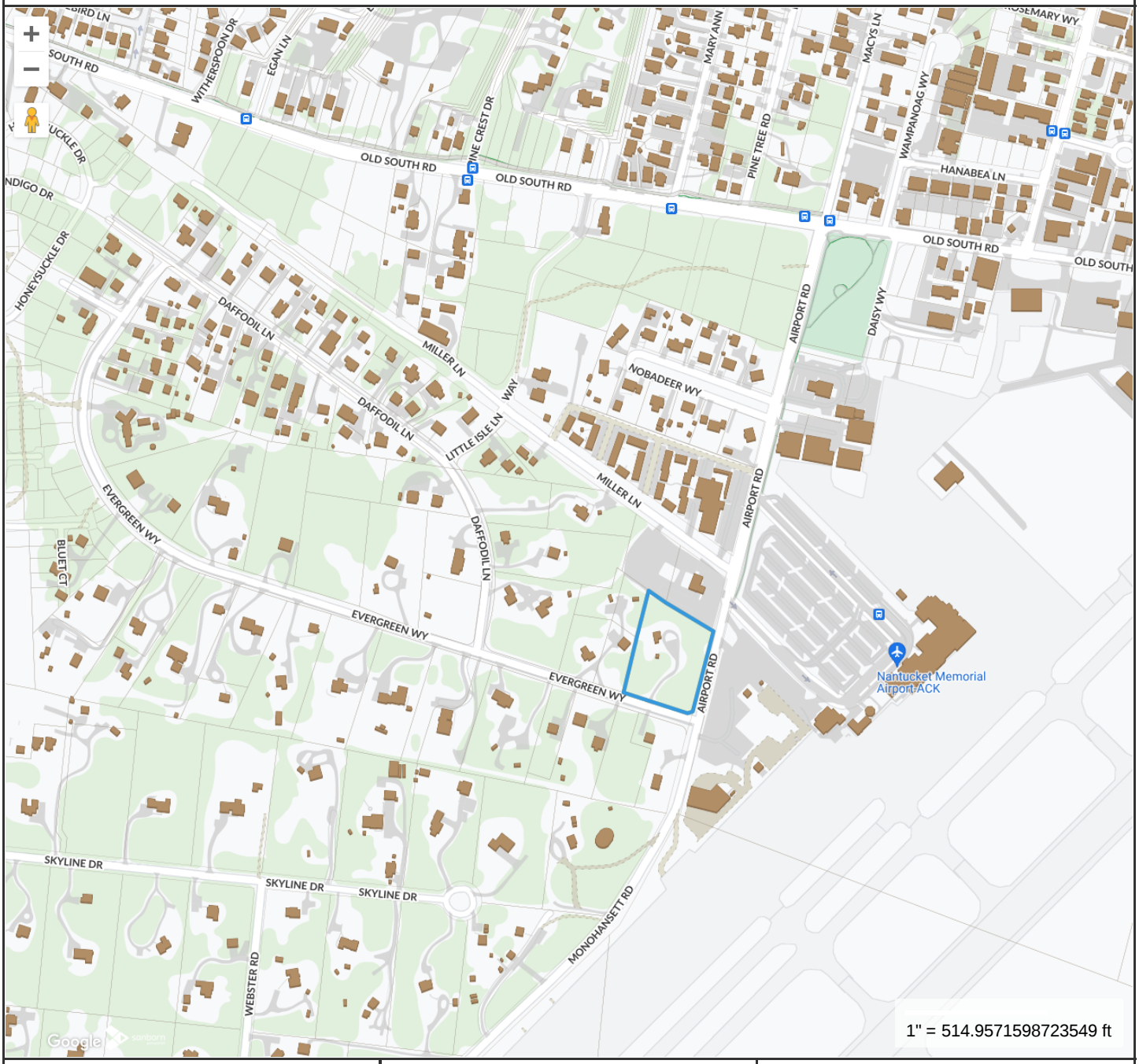
_____

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.

Elisabeth O'Rourke
_____
_ Signature Date 11.18.24



Property Information

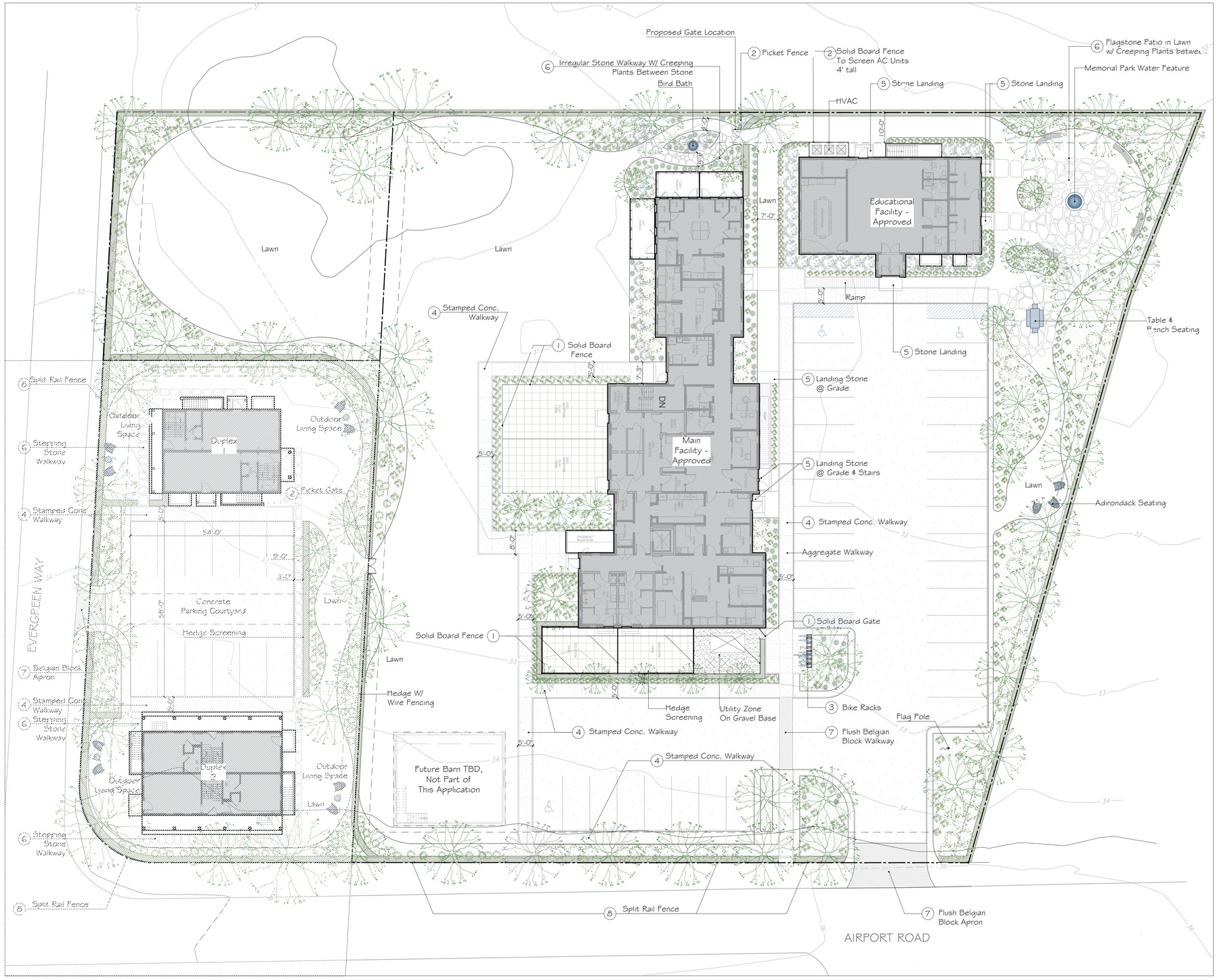
Property ID	6517
Location	1 EVERGREEN WY
Owner	NANTUCKET SAFE HARBOR FOR ANIMALS INC

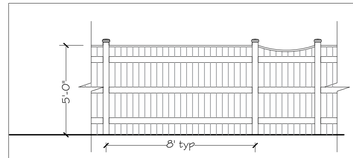
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

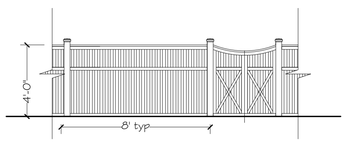
Geometry updated 06/04/2024
Data updated Jan. 2021

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

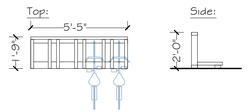




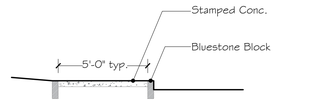
1 'Chesapeake' Solid Board Fence, Vinyl, White
Scale: 1/4"=1'-0"



2 Walpole 'Yorktown' Picket Fence, Vinyl, White
Scale: 1/4"=1'-0"

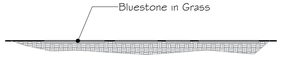


3 Natural Cedar Bike Racks
Scale: 1/4"=1'-0"



4 Stamped Concrete Sidewalk w/ Block Edging
Scale: 1/4"=1'-0"

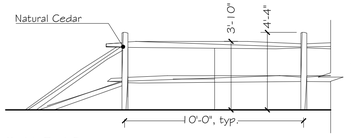
5 Natural Bluestone Steps & Landing Stones
Scale: 1/4"=1'-0"



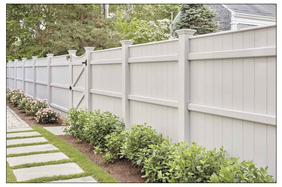
6 Bluestone Flagstone in Grass
Scale: 1/4"=1'-0"



7 Belgian Block Apron & Sidewalk
Scale: 1/4"=1'-0"



8 Split Rail Fence
Scale: 1/4"=1'-0"

















NiSHA FACILITY
AIRPORT RD.
NANTUCKET
MA

Schematic Plan
Plan Scale: 1/16"=1'-0"
Detail Scale: 1/4"=1'-0"
11.15.2024
Page L.1

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

Date: 11/17/2024

To: The Nantucket District Commission

As requested by the Commission:

I Authorize Elisabeth O'Rourke of Jardins Intl. Inc to sign HDC forms on our behalf, and represent our application in front of the Board, for the property located at:

1 Evergreen Way

Yours Truly,

Name: Jessica Castineiras, Executive Director (NiSHA)

Signature: Jessica Castineiras

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

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
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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 _Elisabeth O'Rourke

AS AGENT FOR NiShA Facility

STREET ADDRESS 1 Evergreen Way

MAP/PARCEL 68 -727

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

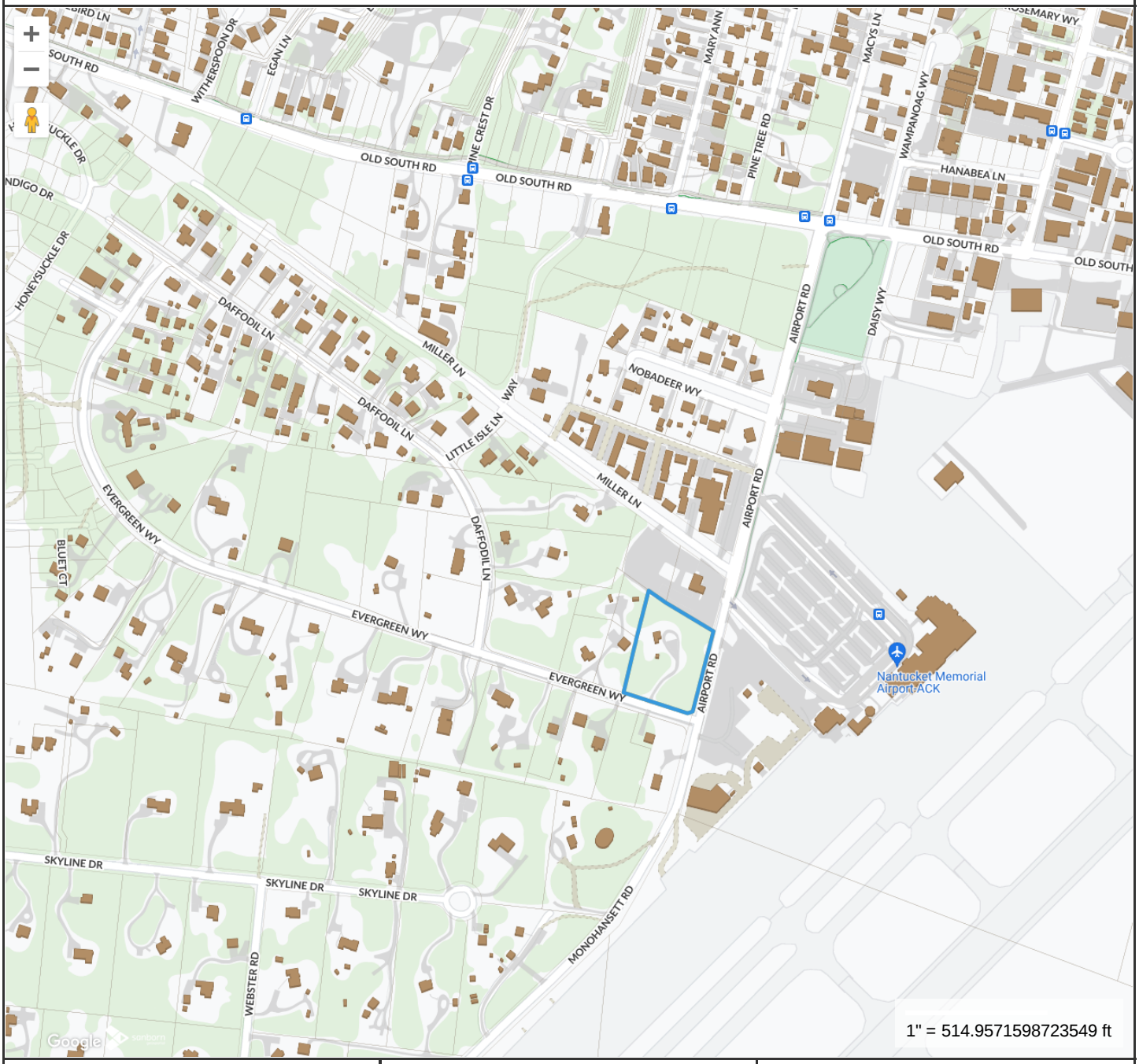
_____

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.

Elisabeth O'Rourke
_____
_ Signature Date 11.18.24



Property Information

Property ID	6517
Location	1 EVERGREEN WY
Owner	NANTUCKET SAFE HARBOR FOR ANIMALS INC

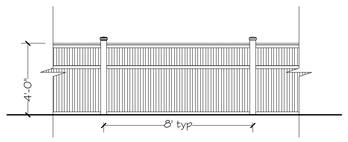
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

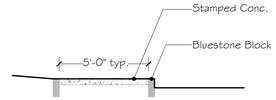
Geometry updated 06/04/2024
Data updated Jan. 2021

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

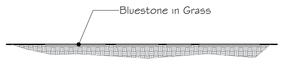




2 Walpole 'Yorktown' Picket Fence, Vinyl, White
Scale: 1/4"=1'-0"



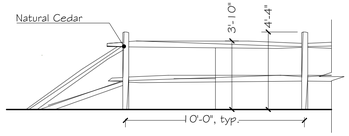
4 Stamped Concrete Sidewalk w/ Block Edging
Scale: 1/4"=1'-0"



6 Bluestone Flagstone in Grass
Scale: 1/4"=1'-0"



7 Belgian Block Apron & Sidewalk
Scale: 1/4"=1'-0"



8 Split Rail Fence
Scale: 1/4"=1'-0"











NiSHA RESIDENCE
AIRPORT RD.
NANTUCKET
MA

Schematic Plan
Plan Scale: 1/16"=1'-0"
Detail Scale: 1/4"=1'-0"
11.15.2024
Page L.2

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

HDC Authorization Letter

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, Jardins International Inc, to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

Timothy Mackie _____

Client Signature Date

53 Pleasant Street
.Nantucket.MA.02554 508.325.4995

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 137 - 13@

Street & Number of Proposed Work: 13-15 Nancy Jane Lane

Owner of record: 13-15 Nancy Jane LLC.

Mailing Address: c/o Core Investments Inc
Boston MA 02199

Contact Phone #: 617-428-8000 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jardins Intl. Inc.

Mailing Address: 53 Pleasant Street
Nantucket MA 02554

Contact Phone #: 508-325-9911 E-mail: ee@jardinsintl.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:

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: 5'
Type: Solid Board Natural
Length: 60 +/-

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways Asphalt Walkways Brick + Stamped Concrete Walls Parged

* 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 11-29-24 Signature of owner of record Elizabeth Allen (agent 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 Elisabeth O'Rourke

AS AGENT FOR 13-15 Nancy Ann LLC

STREET ADDRESS 13-15 Nancy Ann Lane

MAP/PARCEL 68/ 137 &138

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11.18.24

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.

Elisabeth O'Rourke 11.18.24

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 Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

Proposed Landscape Features:


Columnar Oak


Red Maple


Autumnalis Flowering Cherry Tree


Crape Myrtle


Climbing Hydrangea


Endless Summer Hydrangea

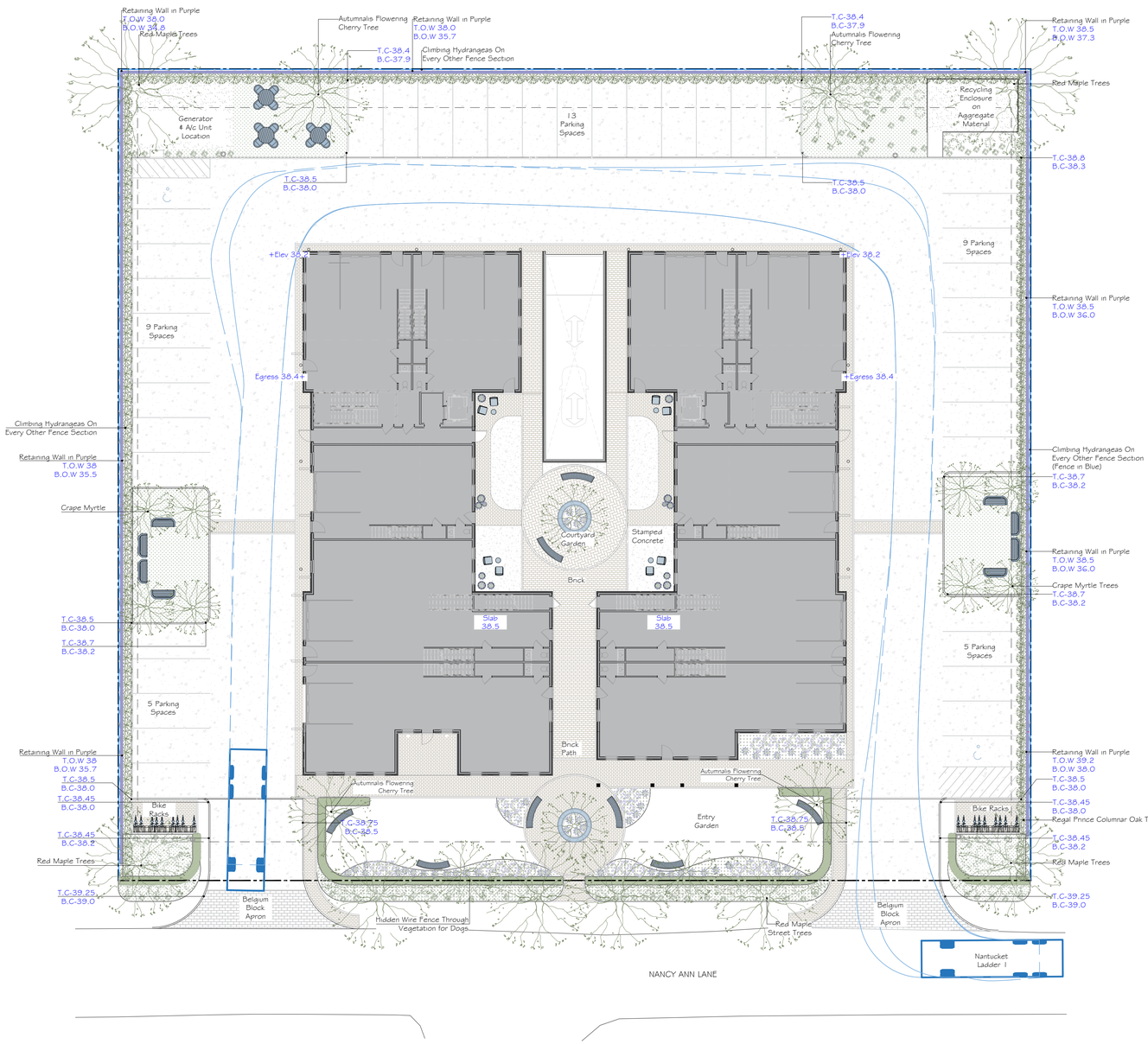

Limelight Hydrangea


Solid Board Fence
(Example Image)


Block & Parged Wall
(Example Image)


Curved Bench (Example Image)


Courtyard Seating
(Example Image)



Layout Notes:

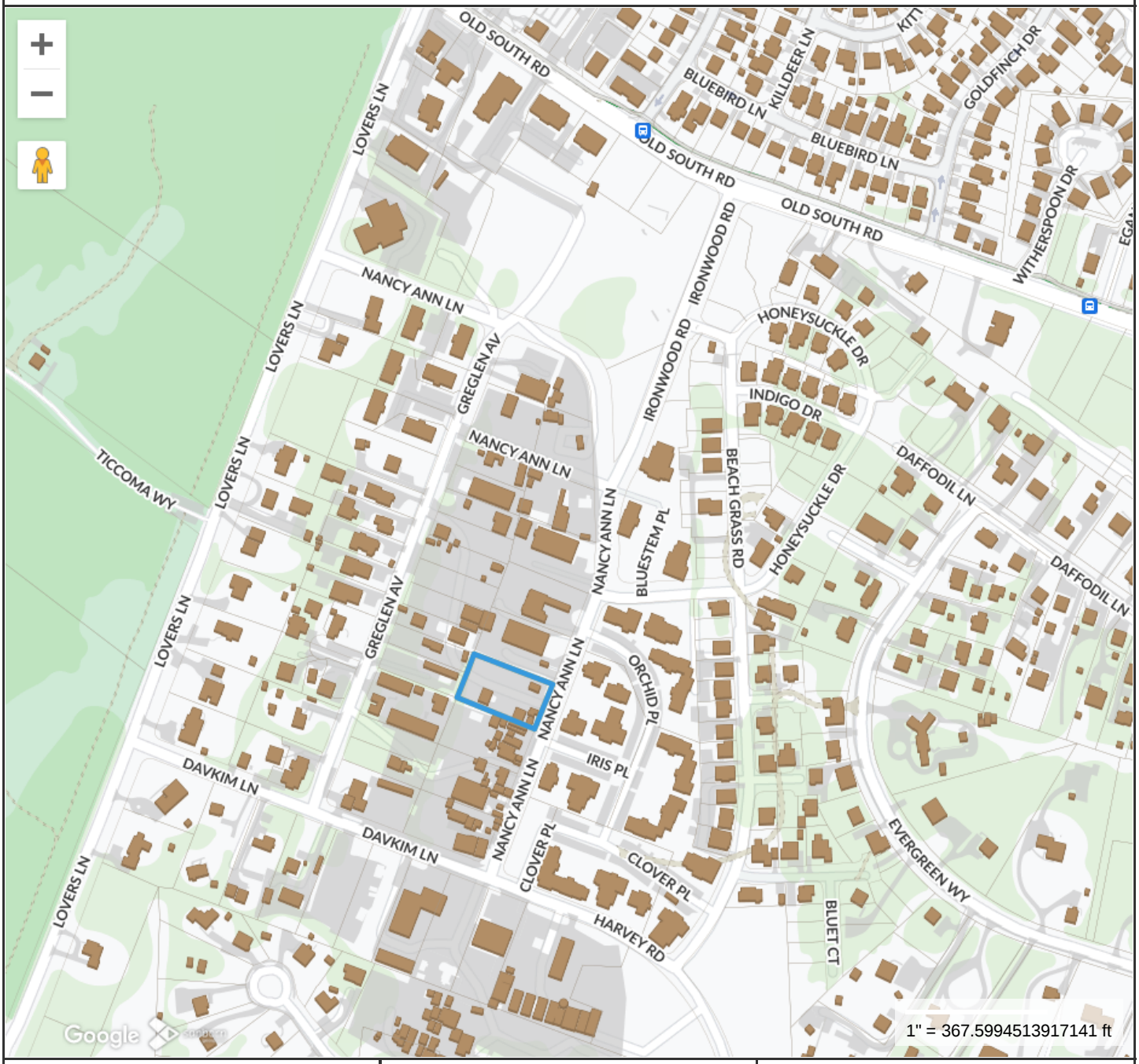
-2 Handicap Accessible Parking Spots
-39 Non-Handicap Parking Spots
-+/-656 Linear Ft Of Fencing Along Property Line
-+/-702 Sq.Ft Of Belgium Block Apron
-+/-12842 Sq.Ft of Pervious Surface
-+/- 3536 Sq.Ft Pervious Surface in Courtyard
- 8 Red Maple Trees
- 4 Cherry Trees
- 12 Crape Myrtles
-194 Columnar Oak Trees

13-15 NANCY ANN LLC
RESIDENCE
13-15 NANCY ANN LANE
NANTUCKET
MA

Schematic Plan
Scale: 1/16"=1'-0"
11.15.2024
Page L.1.0

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com



Property Information

Property ID	6097
Location	13 NANCY ANN LN
Owner	13 AND 15 NANCY ANN 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.

10 Starbuck Rd M/P: 593/62

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.

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

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.**

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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.

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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.

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(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°: 593 PARCEL N°. 62

Street & Number of Proposed Work: 10 Starbuck Rd.

Owner of record: John Wise

Mailing Address: 10, Starbuck Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2022-05-637
☐ Pool (Zoning District _____) ☐ Roof ☑ Other reduce shed length, fenestration revisions

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 160sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation reduce length
2. South Elevation no change
3. West Elevation fenestration revisions, reduce length
4. North Elevation fenestration revisions

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS no changes

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Natural Sash Grey match existing Doors Grey
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 11/18/24 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

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Chairman

Diane Coombs
Vice-Chairman

Val Oliver

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John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR John Wise

STREET ADDRESS 10 Starbuck Rd.

MAP/PARCEL 593/62

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.18.24

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

11.18.24
Date

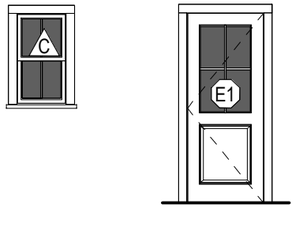
Holloway & Wise Zoning Shed

10 Starbuck Rd
Nantucket, MA 02554



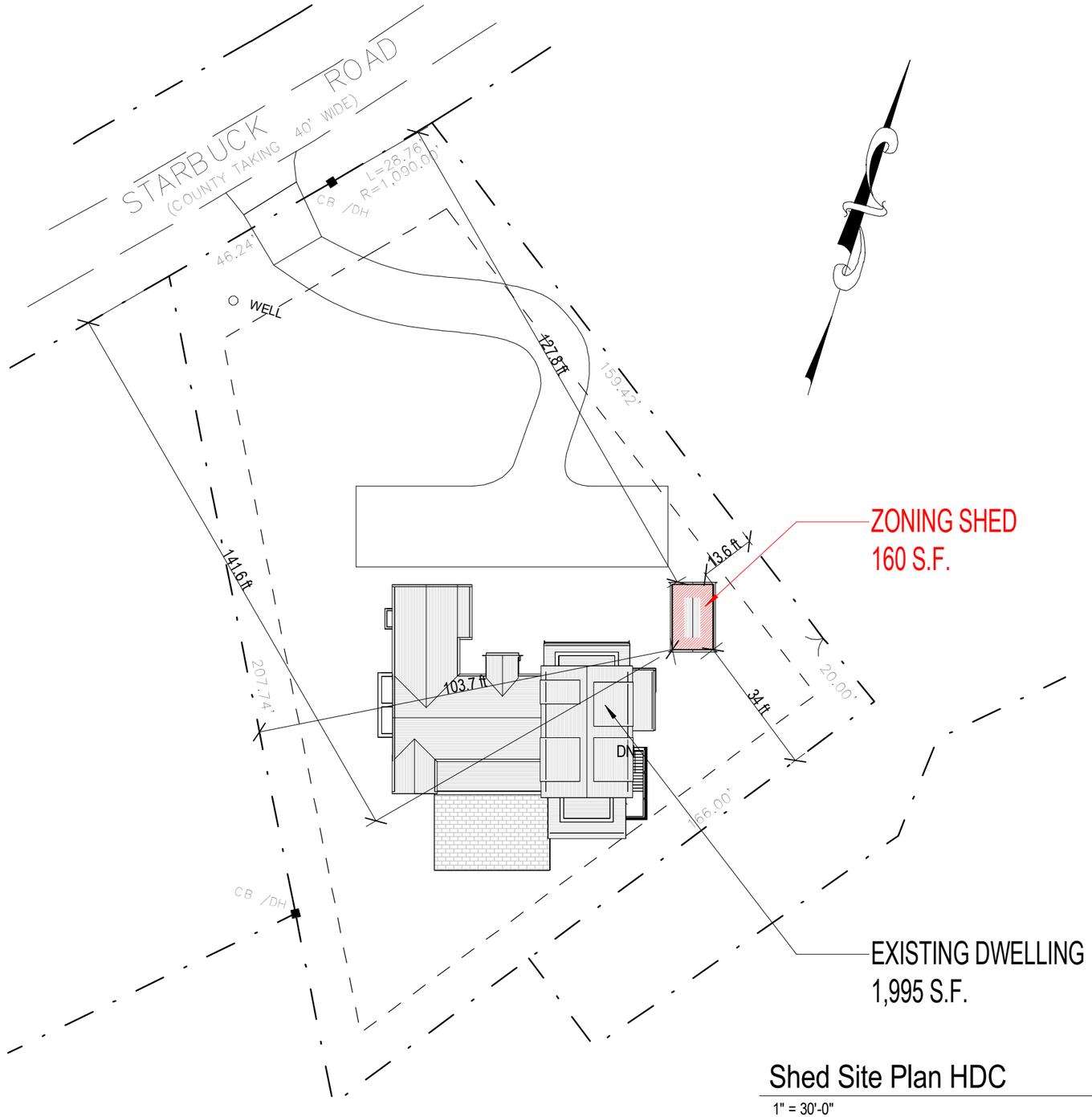
Locus

Not to Scale



Double Hung
2/2 SDL

4 Lite 1 Panel Door



Shed Site Plan HDC

1" = 30'-0"

G.01

Holloway & Wise Residence
10 Starbuck Rd
Nantucket, MA 02554

Zoning Information

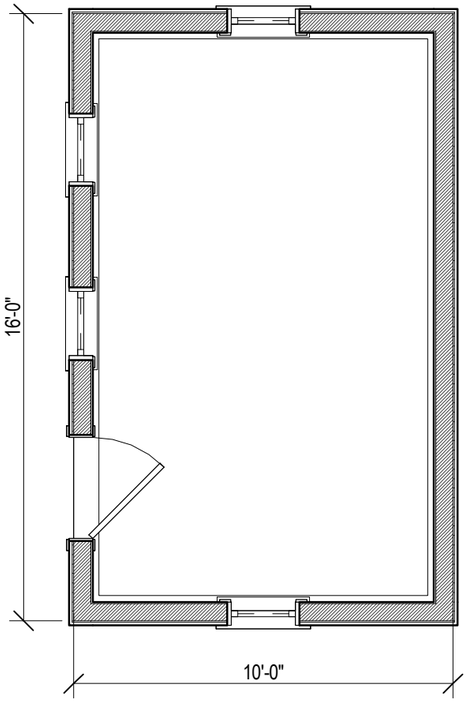
Map & Parcel:	593 / 62
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10'

SHED COVER PAGE

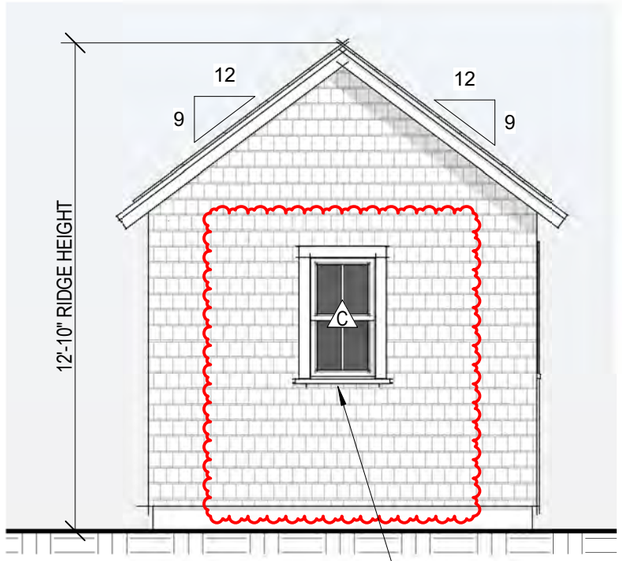
11.18.24

emeritus

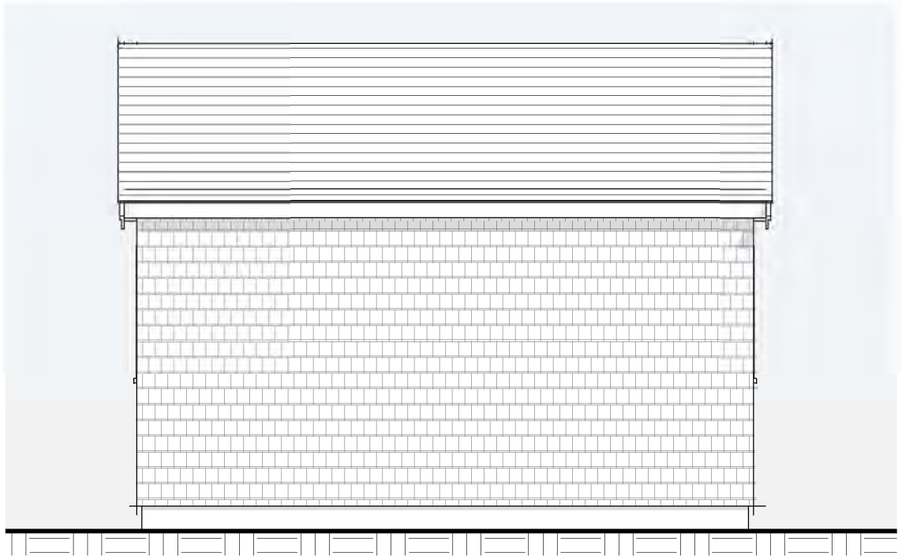
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



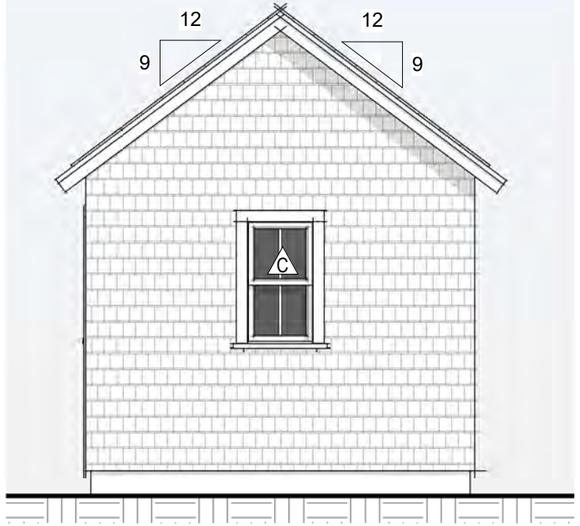
1 Shed Floor Plan
1/4" = 1'-0"



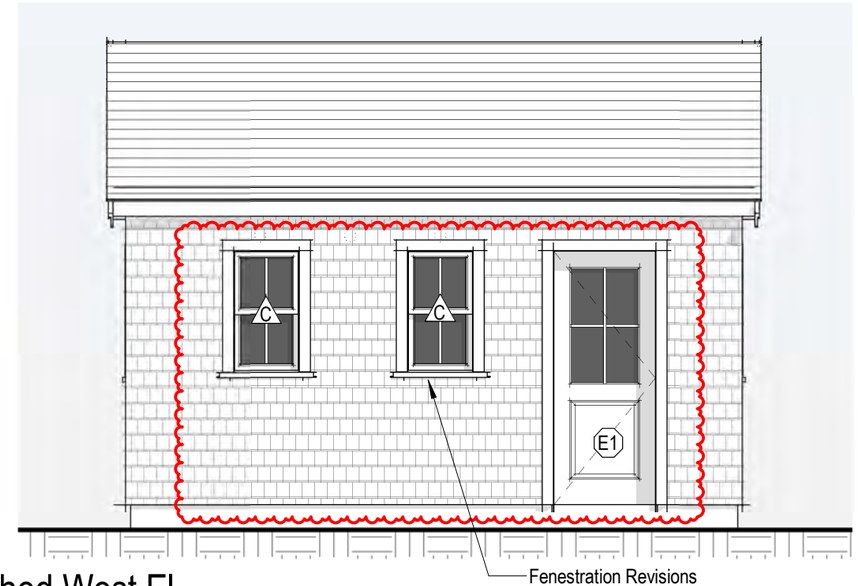
2 Shed North El.
1/4" = 1'-0"



3 Shed East El.
1/4" = 1'-0"



4 Shed South El.
1/4" = 1'-0"



5 Shed West El.
1/4" = 1'-0"

A.111

Holloway & Wise Residence
10 Starbuck Rd
Nantucket, MA 02554

Zoning Information

Map & Parcel:	593 / 62
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10'

Shed Floor Plan & Exterior Elevations

11.18.24

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

CERTIFICATE NO: _____ DATE ISSUED: 6/21/22

HDC2022-05-0347

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 59-2 PARCEL N°. 62

Street & Number of Proposed Work: 10 STARBUCK. RD

Owner of record: JOHN WISE

Mailing Address: 10 STARBUCK. RD.

NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS DEVELOPMENT.

Mailing Address: 8 WILLIAMS LN.

NANTUCKET MA 02554.

Contact Phone #: 508.325.4115 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/12/22 Fee Paid: $ 50

Must be acted on by: 7.1.22

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Raquel Pollard

Member: _____

Member: _____

Member: Caroline Shelton

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 SHED.

Size of Structure or Addition: Length: 20 FT Sq. Footage 1st floor: 200

Width: 10 FT 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 6" +/- South 6" +/- East 6" +/- West 6" +/-

Height of ridge above final finish grade: North 12'-10" South 12'-10" East 12'-10" West 12'-10"

Additional Remarks

Historic Name: N/A

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 3 1/2" Rake 3 1/2" Soffit (Overhang) 3 1/2" Corner boards N/A Frieze 3 1/2"

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL

Trim NATURAL

Deck NATURAL

Clapboard (if applicable) _____

Sash GRAY - MATCH EXISTING.

Foundation NATURAL

Roof NATURAL

Doors GRAY - MATCH EXISTING.

Fence _____ Shutters _____

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

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

Date 05.16.22 Signature of owner of record _____ Signed under penalties of perjury

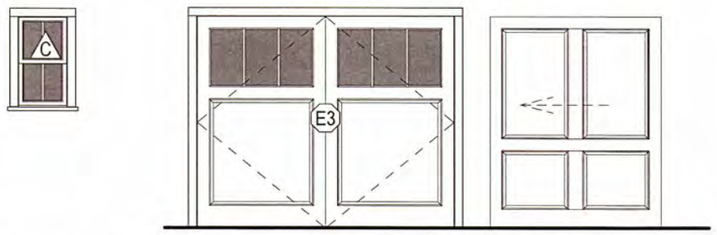
Holloway & Wise Zoning Shed

10 Starbuck Rd
Nantucket, MA 02554



Locus

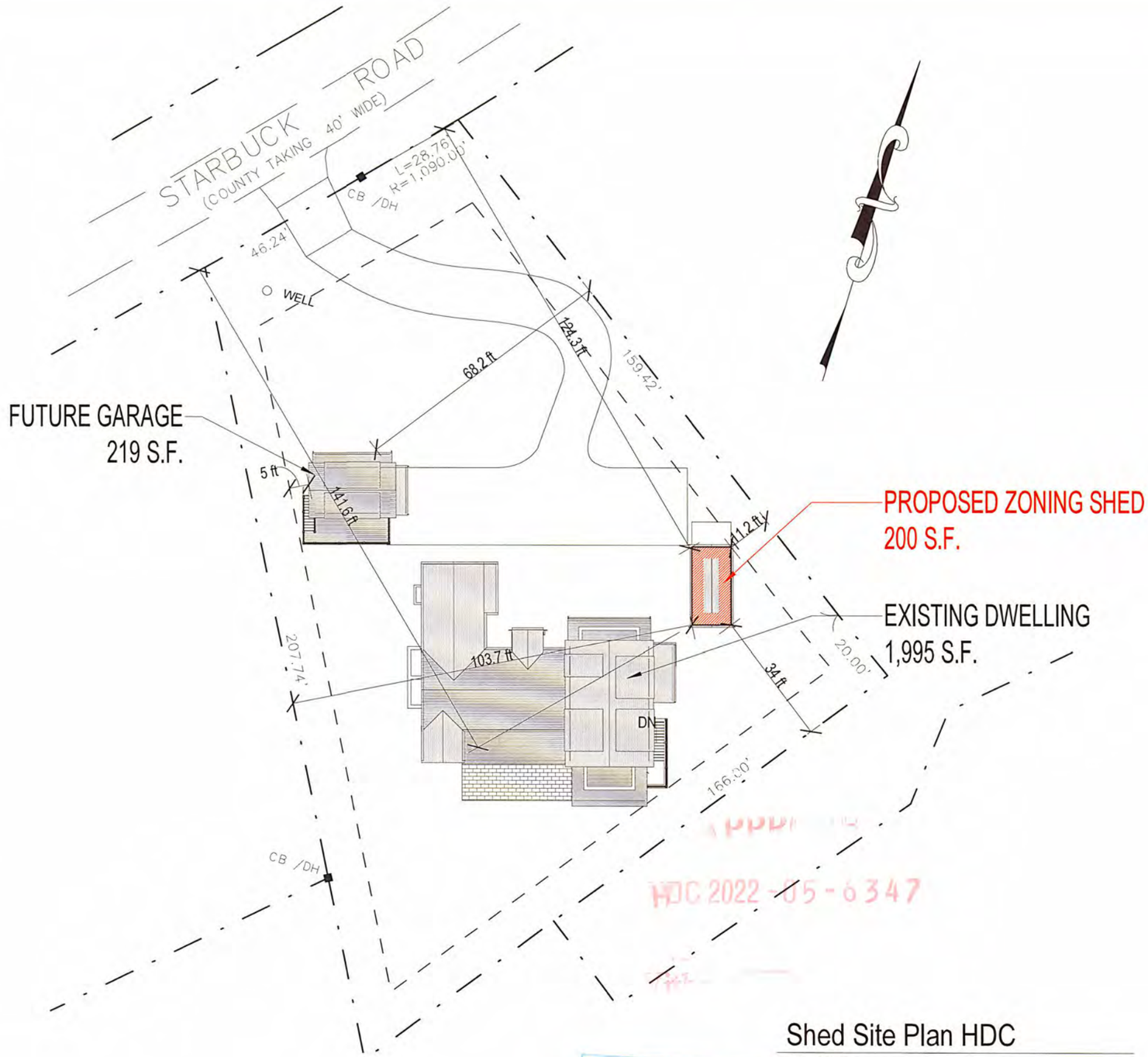
Not to Scale



Double Hung
2/2 SDL

3 Lite 1 Panel Outswing Door

4 Panel Sliding Barn Door



Shed Site Plan HDC

1" = 30'-0"

HDC 2022-05-6347

RECEIVED
MAY 13 2022

G.01

Holloway & Wise Shed
10 Starbuck Rd
Nantucket, MA 02554

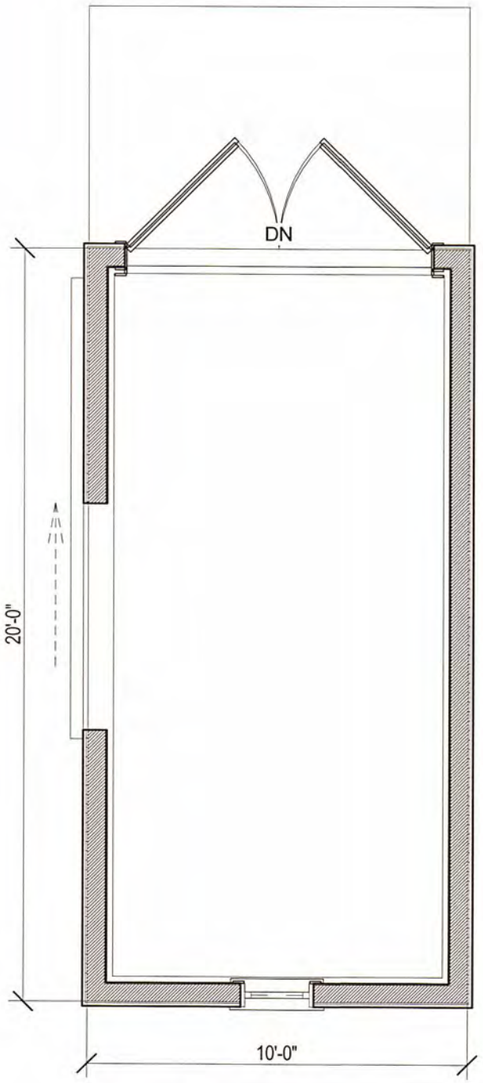
Zoning Information

Map & Parcel:	593 / 62
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10'

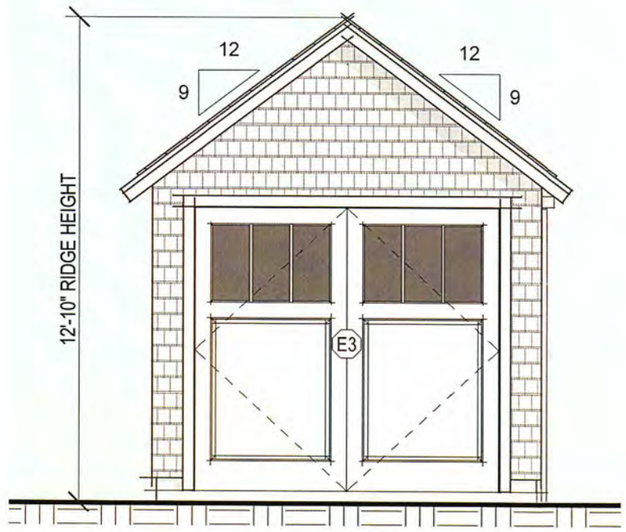
SHED COVER PAGE

05.16.22

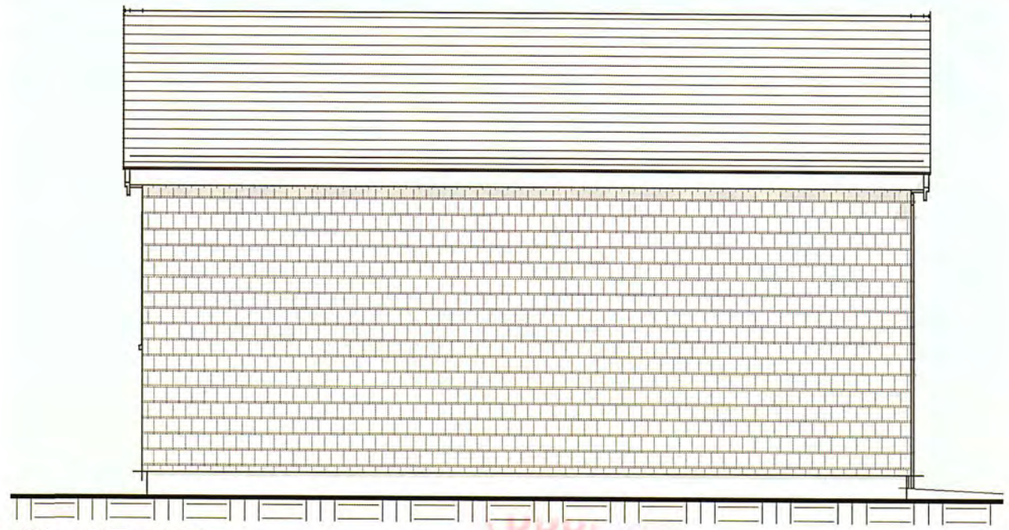
emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



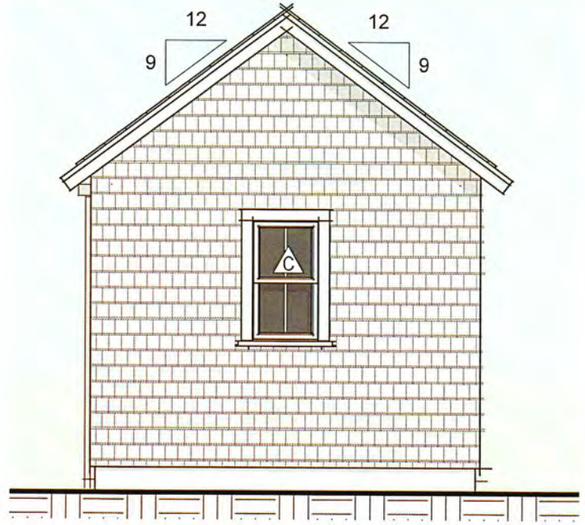
1 Shed Floor Plan
1/4" = 1'-0"



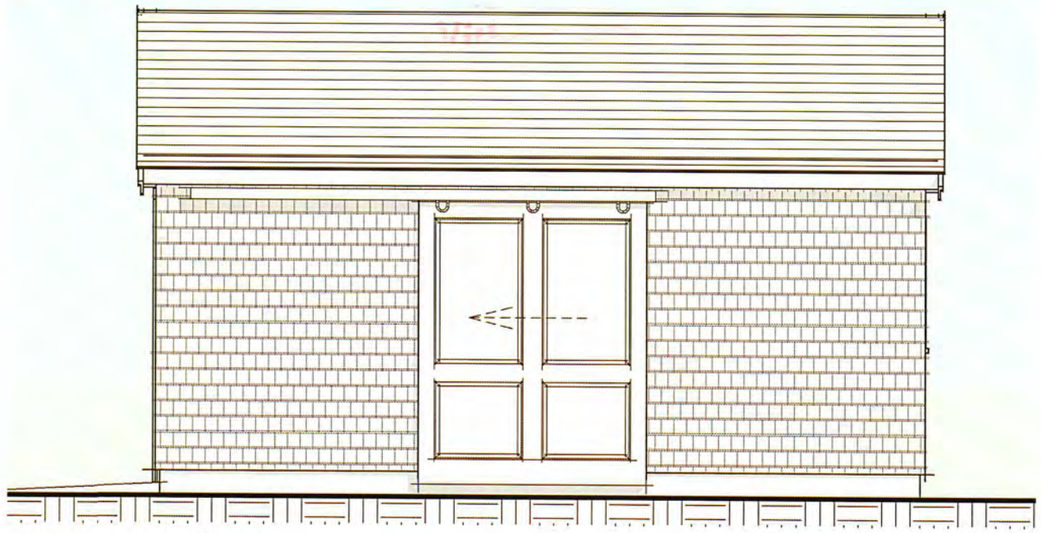
2 Shed North El.
1/4" = 1'-0"



3 Shed East El.
1/4" = 1'-0"



4 Shed South El.
1/4" = 1'-0"



5 Shed West El.
1/4" = 1'-0"

HDC 2022-05-6347
RECEIVED
MAY 13 2022

A.111

Holloway & Wise Shed
10 Starbuck Rd
Nantucket, MA 02554

Zoning Information

Map & Parcel:	593 / 62
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10'

Shed Floor Plan & Exterior Elevations

05.16.22

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.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°: 66 PARCEL N°. 432

Street & Number of Proposed Work: Mizzenmast Extension

Owner of record: Nantucket Islands Land Bank

Mailing Address: 22 Broad St

Nantucket 02554

Contact Phone #: 228-7240 E-mail: eantonietti@nantucketlandbank.org

AGENT INFORMATION (if applicable)

Name: Eleanor Antonietti

Mailing Address: SHAA

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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: PARKING AREA ~~Driveways~~ ASPHALT TO MATCH EXISTING 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 11/18/24 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 Eleanor Antonietti

AS AGENT FOR Nantucket Islands Land Bank

STREET ADDRESS Mizzenmast Extension Parking Lot

MAP/PARCEL 66/432

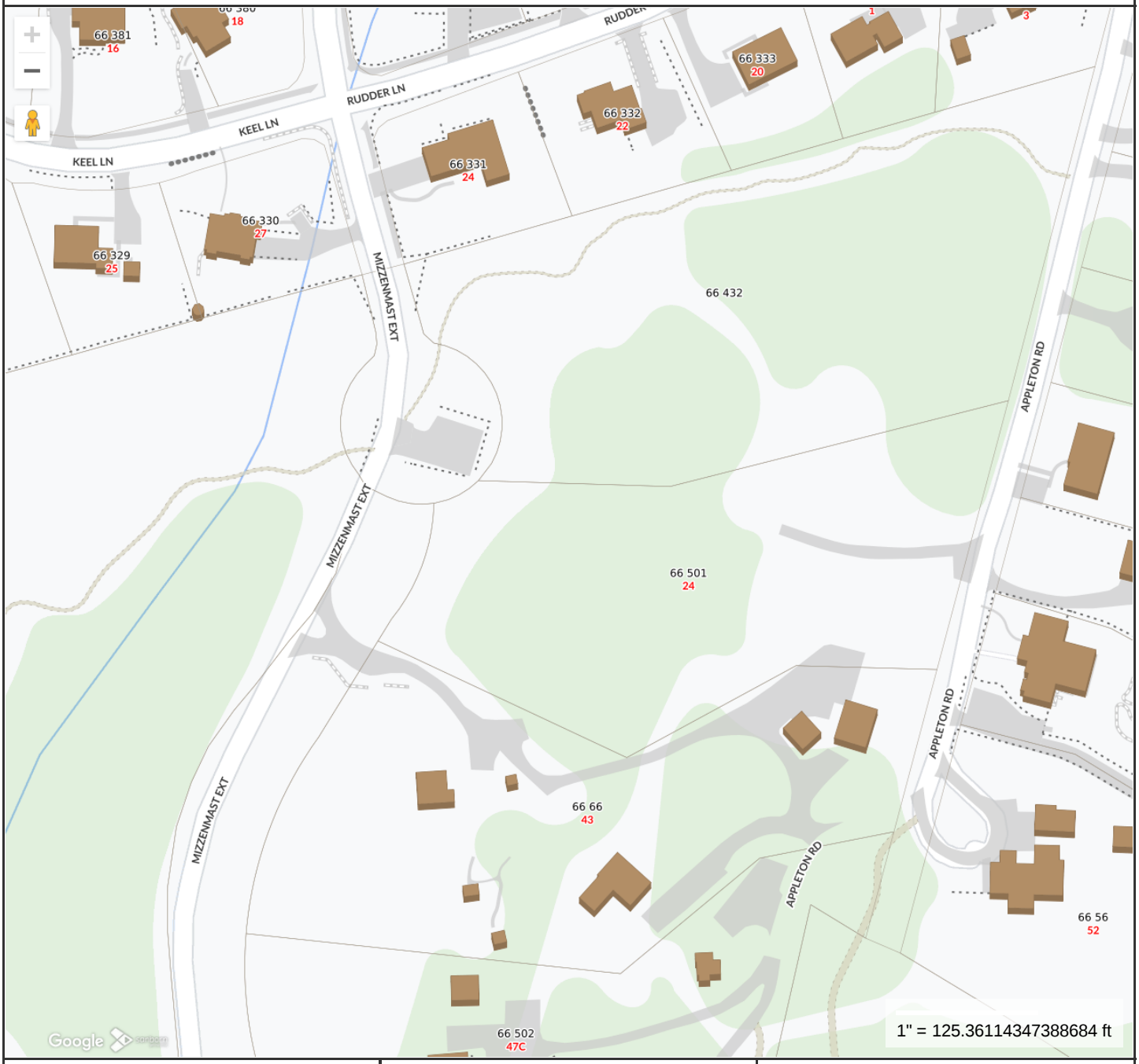
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11/18/24

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 11/18/24 Date



Property Information

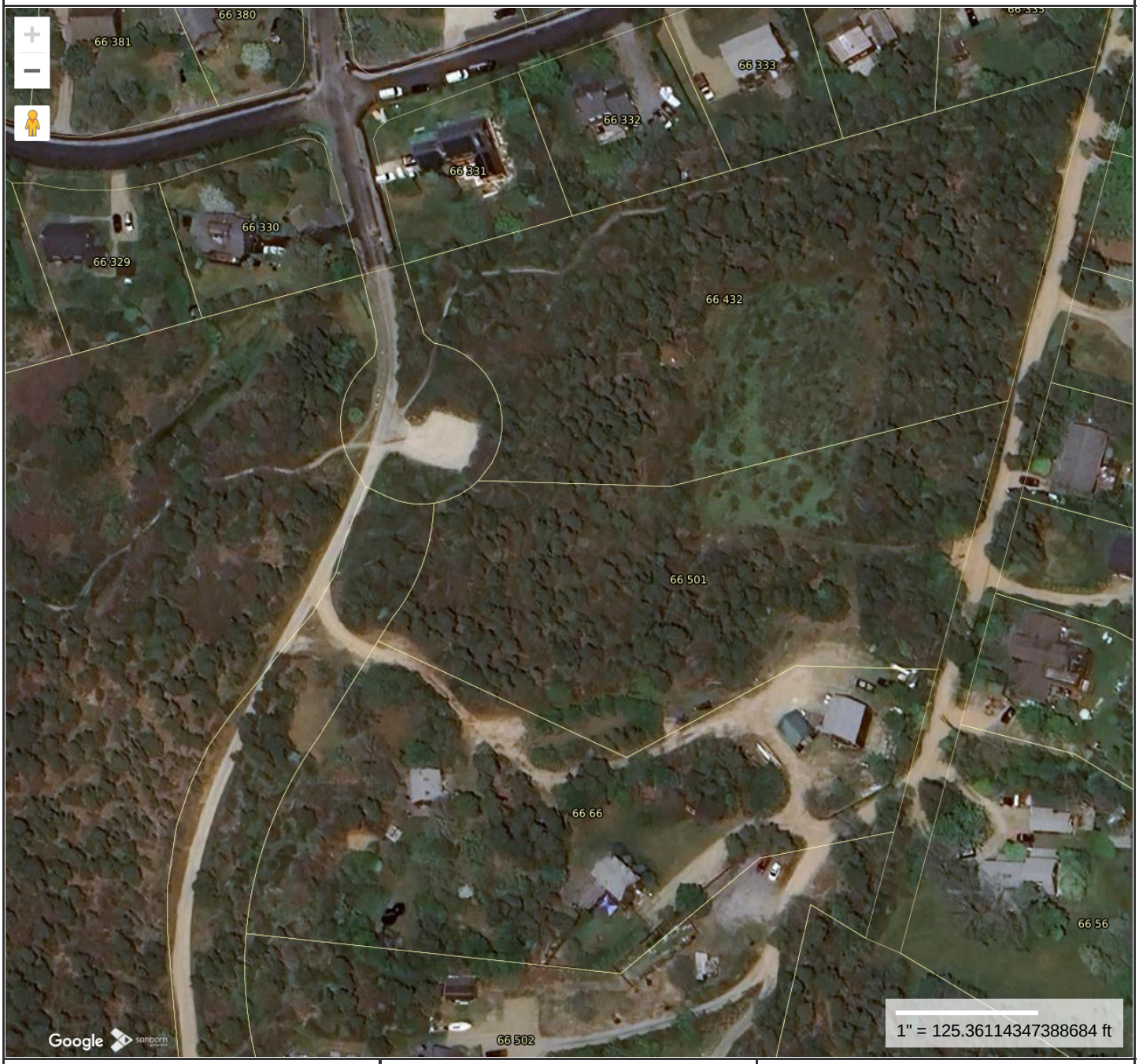
Property ID	5974
Location	50 OLD SOUTH RD
Owner	NANTUCKET ISLANDS LAND BANK

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 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	5974
Location	50 OLD SOUTH RD
Owner	NANTUCKET ISLANDS LAND BANK

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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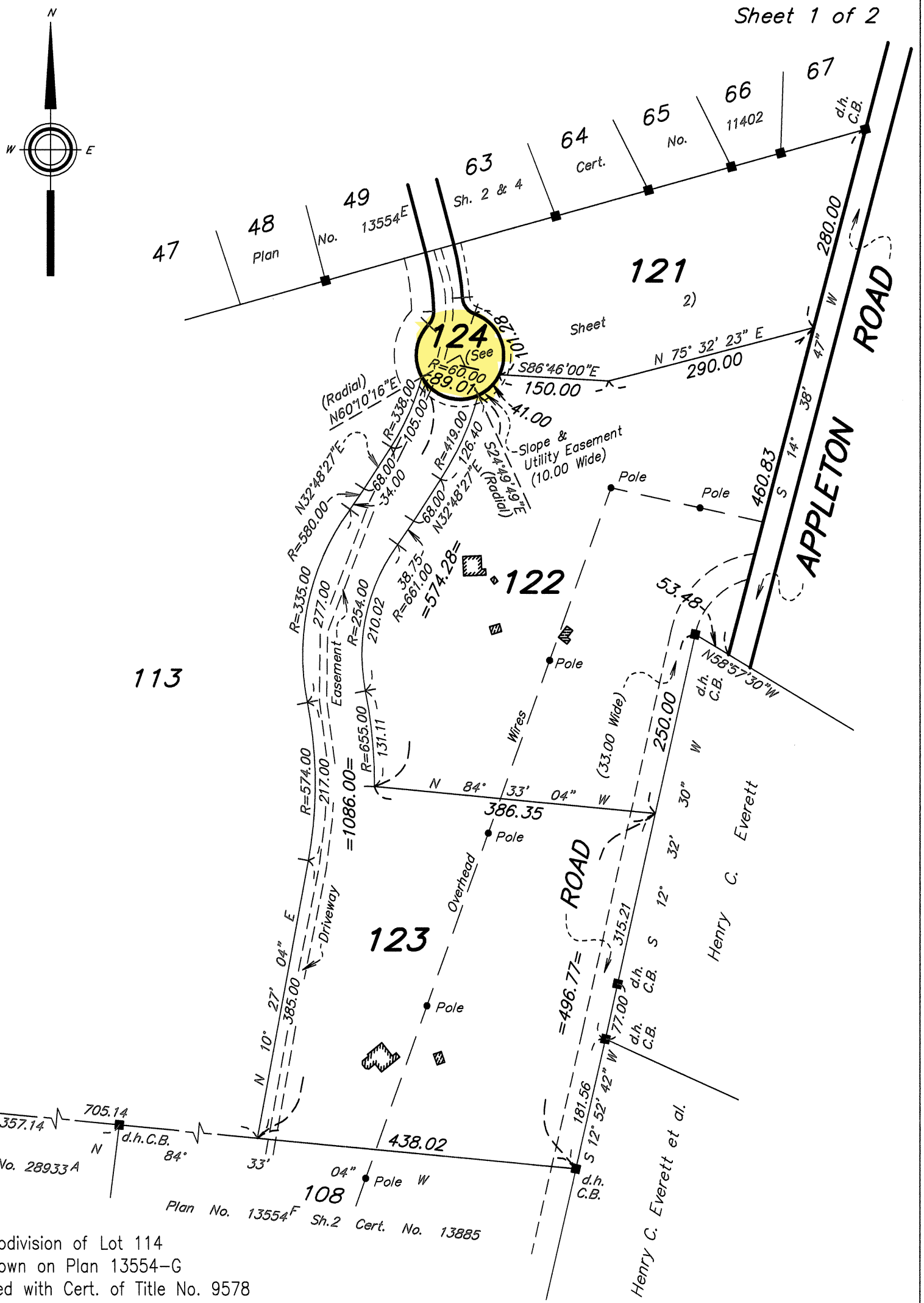
SUBDIVISION PLAN OF LAND IN NANTUCKET

Nantucket Surveyors, Inc., Surveyors

June 2, 1999

13554 I

KEY SHEET
Sheet 1 of 2



Subdivision of Lot 114
Shown on Plan 13554–G
Filed with Cert. of Title No. 9578
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon and on Sheet 2 as Lots 121 through 124 By the Court.

APRIL 25, 2000 *Recorder*

JAV–04A2

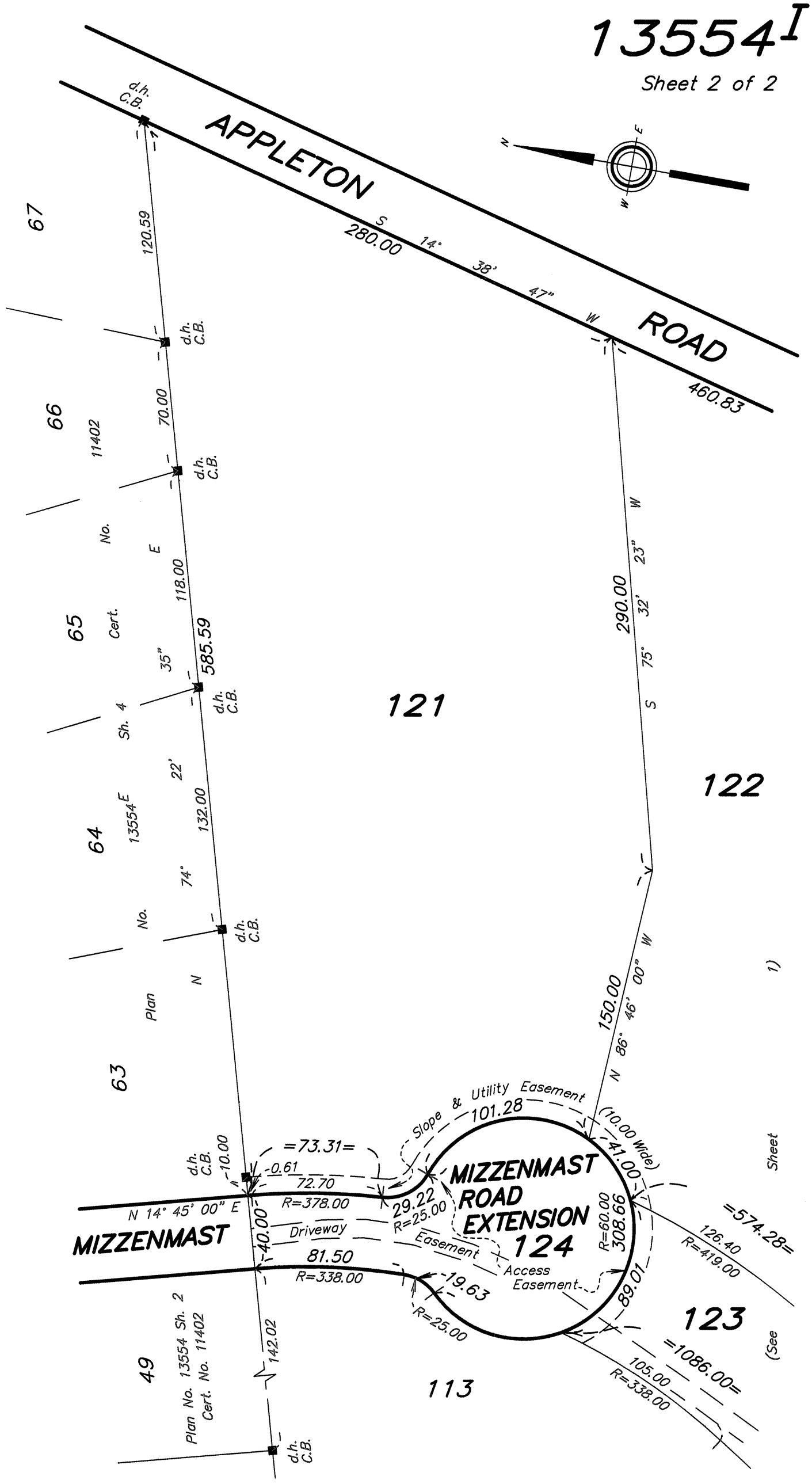
Abutters are shown as on original decree plan.

Copy of part of plan filed in
LAND REGISTRATION OFFICE
APRIL 25, 2000
Scale of this plan 160 feet to an inch
Louis A. Moore, Engineer for Court

THIS PLAN FILED WITH CERTIFICATE NO. 9578

13554 I

Sheet 2 of 2



JAV –0640

Scale of this plan 60 feet to an inch

THIS PLAN FILED WITH CERTIFICATE NO. 9578


LAND BANK
N
W
E
S
Legend
Walking Trails
Proposed Parking Lot
Land Bank Property
0
125
250 Feet


LAND BANK
N
W
E
S
Legend
Walking Trails
Proposed Parking Lot
Land Bank Property
0
30
60 Feet










HUNTING IS PROHIBITED






PRIVATE ROAD
SPEED
20
LIMIT
NO
WAKE
ZONE

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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°: 54 PARCEL N°. 160

Street & Number of Proposed Work: 21 Berkeley Ave

Owner of record: Nantucket Mountain LLC

Mailing Address: 1 Courthouse Lane
Chelmsford, MA 01824

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Ronald Winters

Mailing Address: 7 Thirty Acres Lane
Nantucket MA 02554

Contact Phone #: 5082287450 E-mail: Ronwinters@Thirtyacrewood.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. HNC 2024 04 10209

☐ 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: 2009

Original Builder:

REVISIONS* (describe)

1. East Elevation Replace French Door w/ sliding
2. South Elevation
3. West Elevation Replace French Door w/ sliding + (2) DH w/ taller DH's
4. North Elevation Replace DH windows w/ casements + (1) DH w/ taller DH

Is there an HDC survey form for 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 Match existing

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other Match existing

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

Window Casing _____ Door Frame _____ 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 Slider Wood MARVIN

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 Match existing Sash Match existing Doors Match Existing

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 11/5/24 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 Ron Winters

AS AGENT FOR Nantucket Mountain LLC

STREET ADDRESS 21 Berkley Ave

MAP/PARCEL 54/160

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11-18-24

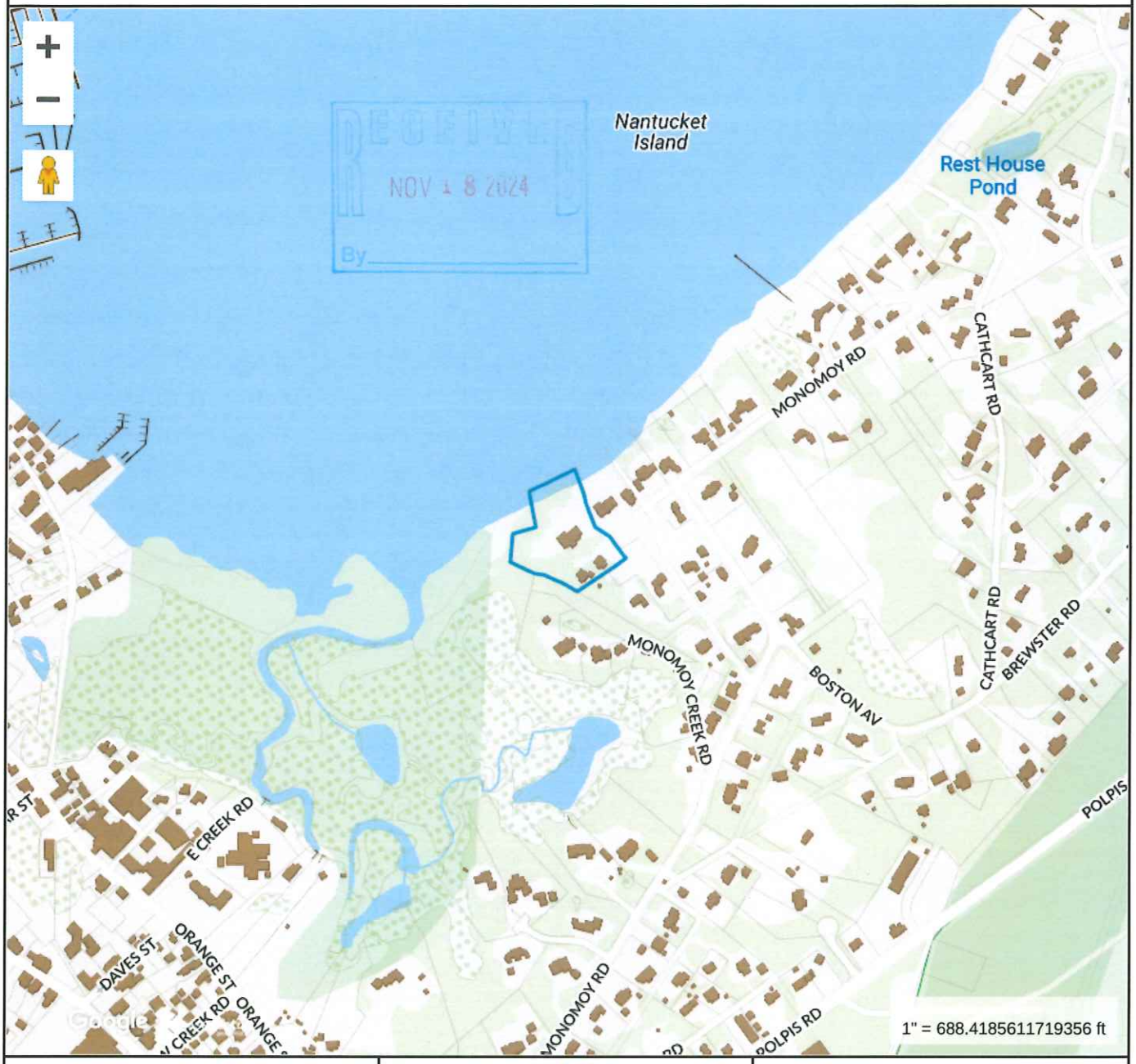
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 11-18-24

Signature Date



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Property Information

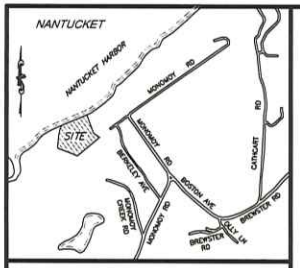
Property ID	3056
Location	21 BERKELEY AV
Owner	NANTUCKET MOUNTAIN LLC

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.



LOCUS NOT TO SCALE

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN ON MAY 19, 2023 AND MARCH 1, 2024 AND SUPPLEMENTED WITH RECORD INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS PARTIALLY LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE AE (EL 8), ZONE VE (EL 9) AND ZONE VE (EL 11) AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0089 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN 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.

LIMITED USE 1 (LUG–1) ZONING DISTRICT

REGULATION	REQUIREMENT
MIN. LOT AREA	40,000 SQ. FT.
LOT FRONTAGE	100'
FRONT SETBACK	35'
SIDE SETBACK	10'
REAR SETBACK	10'
GROUND COVER RATIO	7%

OVERLAY DISTRICT APPLICABILITY

CORE TOWN SEWER DISTRICT
BEACH/DUNE
ZONE II WELLHEAD PROTECTION AREA
WELLHEAD PROTECTION DISTRICT
HARBOR WATERSHED PROTECTION ZONE A

CURRENT OWNER

NANTUCKET MOUNTAIN, LLC
1 COURTHOUSE LANE, STE 6
CHELMSFORD, MA 01824

TITLE REFERENCES:
CERTIFICATE NO. 29226
DEED BK.1941/PG.152

PLAN REFERENCES:
L.C. PLAN 15936–D (LOT 5)
PLAN FILE 9–C (PARCEL 2)

SITE LOCATION:
21 BERKELEY AVENUE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 54 PARCEL 160

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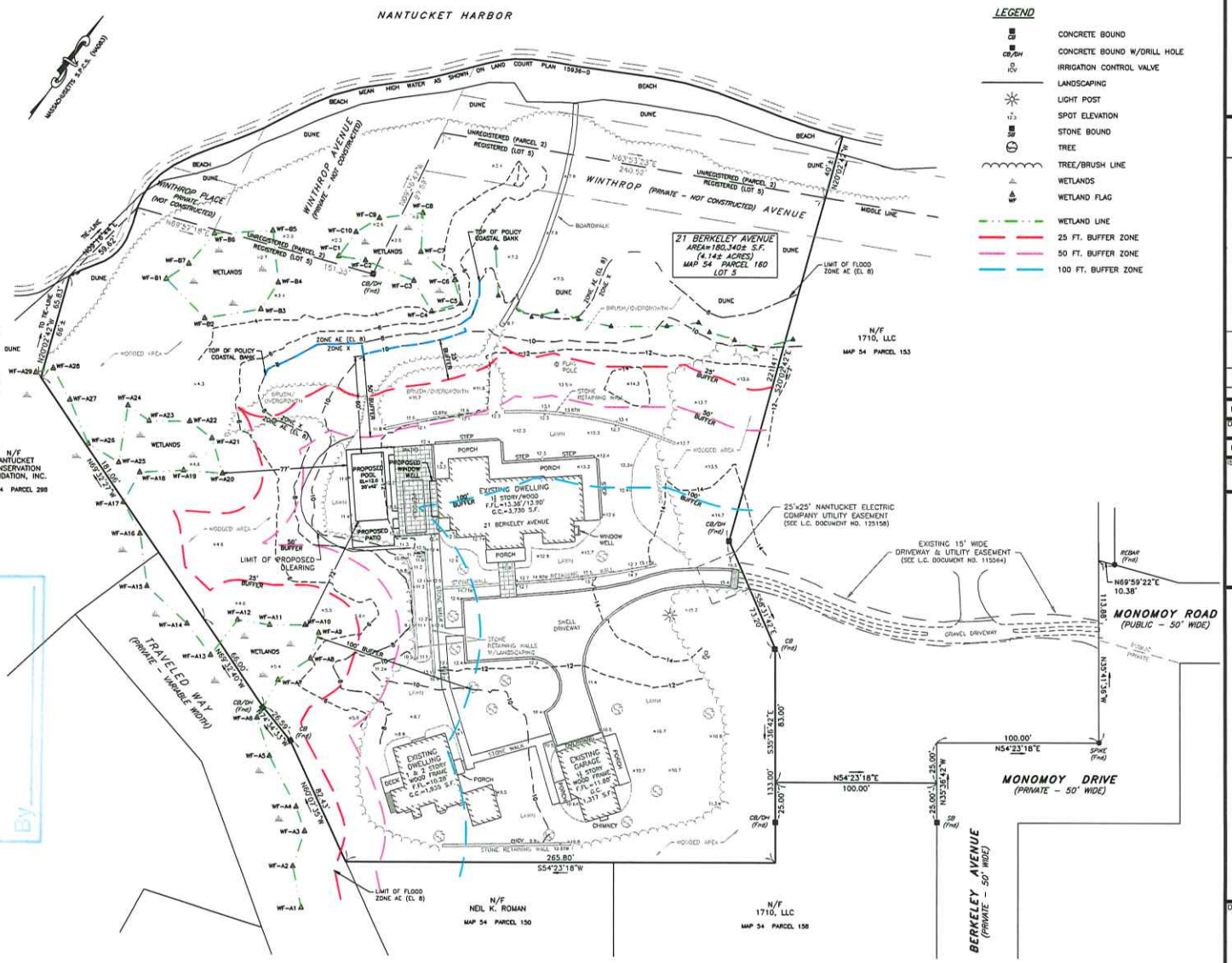


SCALE: 1 INCH = 30 FEET

TAW Received
Date: 03/18/2024

LEGEND

- CONCRETE BOUND
- CONCRETE BOUND W/DRILL HOLE
- IRRIGATION CONTROL VALVE
- LANDSCAPING
- LIGHT POST
- SPOT ELEVATION
- STONE BOUND
- TREE
- TREE/BRUSH LINE
- WETLANDS
- WETLAND FLAG
- WETLAND LINE
- 25 FT. BUFFER ZONE
- 50 FT. BUFFER ZONE
- 100 FT. BUFFER ZONE

NO	DATE	DESCRIPTION	APPROVED
1	3/1/24	EXPANDED TOPOGRAPHY; UPDATE OWNER	RLM

PLAN REVISIONS

DATE: MARCH 15, 2024

DRAWN BY	COMPS. BY	CHECK BY
RLM	RLM/DCM	RLM/DCM

PROJECT NO. 23035

ISSUED FOR: REVIEW

SITE PLAN

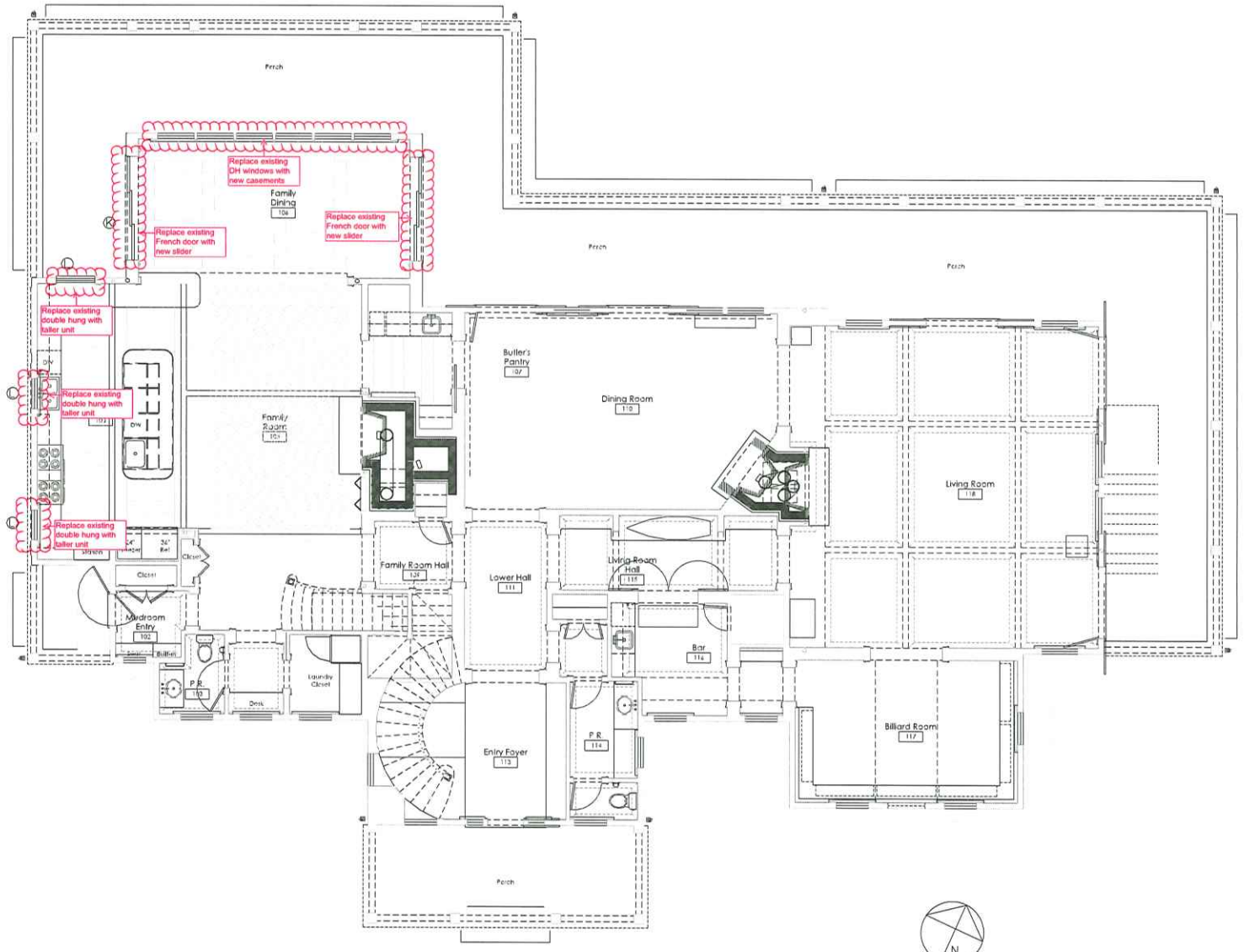
21 BERKELEY AVENUE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 54, PARCEL 160

PREPARED FOR
NANTUCKET MOUNTAIN, LLC

DRAWING TITLE: SITE PLAN

SCALE: 1"=30'

SHEET NO: 1 OF 1



PROPOSED FIRST FLOOR PLAN REVISIONS
1/4" = 1'-0"

General Notes

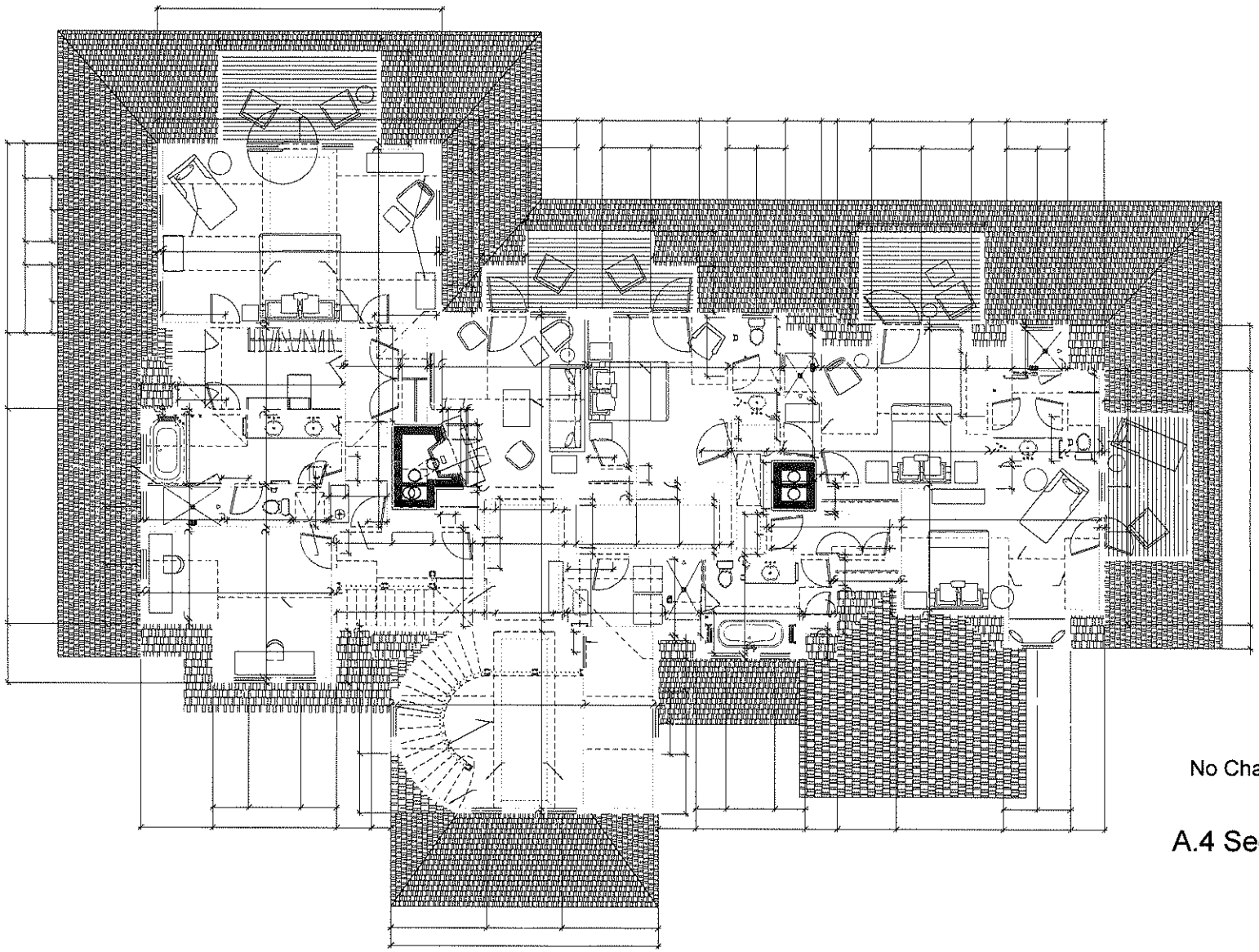
No.	Revision/Issue	Date

Firm Name and Address
Thirty Acre Wood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

WINTERS

Project Name and Address
Armbrester Residence
21 Berkeley Ave.
Nantucket, MA 02554

Project	Sheet
First Floor Plan	A1.3
Date: 10/21/24	
Scale: 1/4"=1'0"	



No Changes This Floor

A.4 Second Floor Plan

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SOUTH ELEVATION– NO CHANGES
1/4" = 1'-0"

General Notes

No.	Revision/Issue	Date

Firm Name and Address
Thirty Acre Wood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
Armbrester Residence
21 Berkeley Ave.
Nantucket, MA 02554

Project	Sheet
Existing South Elev	A.3.1
Date: 11/6/24	
Scale: 1/4"=1'0"	

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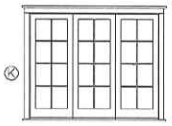
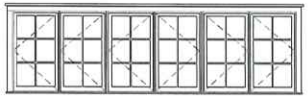
PROPOSED EAST ELEVATION
1/4" = 1'-0"



New 4panel Sliding Wood Door
9'-0"w x 7'-6"h 8 lite panels
9'-1" w x 7'-8 1/2" h R.O.
Custom Marvin, (2) Units Required

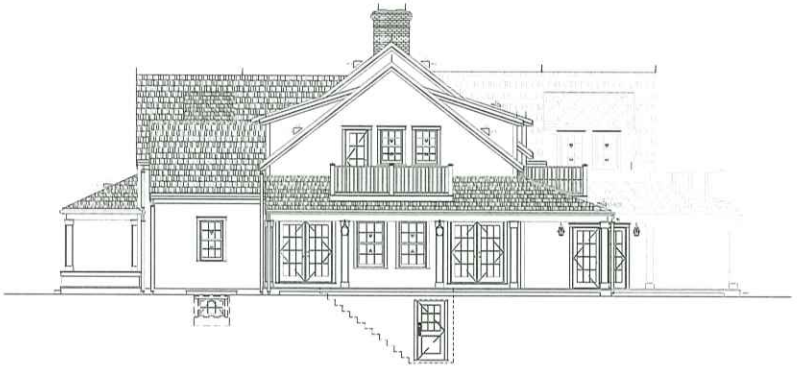


New Double Hung Wood Window
2'-6"w x 4'-2"h 6/6
Custom Marvin window, (3) Units Required



New 6-Lite Casement Wood Windows
6 Individual Units with no Mullion Pockets
Each Unit is 3'-2"w x 5'-9"h (3)LH, (3)RH
12'-3"w x 5'-11"h Overall Rough Opening
Custom Marvin, New Header Required
Provide Storm Panels on Sashes

New Window and Door to match existing Details and Trim



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

General Notes

No.	Revision/Issue	Date

Firm Name and Address
Thirty Acre Wood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

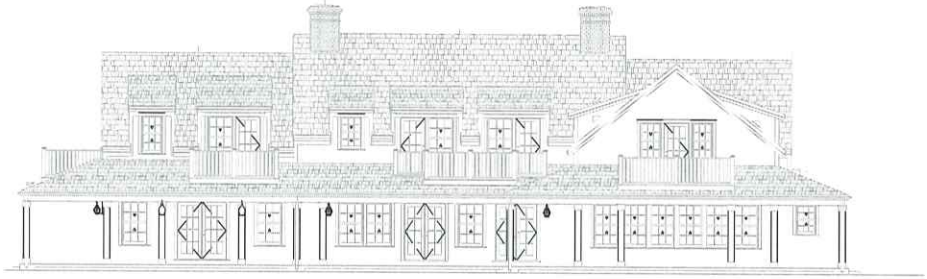
WINTERS

Project Name and Address
Armorester Residence
21 Berkeley Ave.
Nantucket, MA 02554

Project: Proposed East Elev	Sheet: A.3.2
Date: 11/6/24	
Scale: 1/4"=1'0"	



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



EXISTING NORTH ELEVATION
N.T.S.

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Thirty Acre Wood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

WINTERS

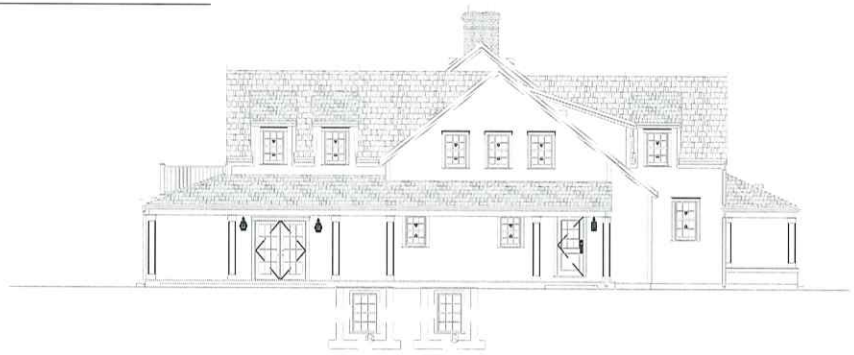
Project Name and Address

Armbrester Residence
21 Berkeley Ave.
Nantucket, MA 02554

Project	Sheet
Proposed North Elev.	A.3.3
Date: 11/6/24	
Scale: 1/4"=1'0"	



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



EXISTING WEST ELEVATION
N.T.S.

General Notes

No.	Revision/Issue	Date

Firm Name and Address
Thirty Acre Wood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

WINTERS

Project Name and Address
Armbrester Residence
21 Berkeley Ave.
Nantucket, MA 02554

Project	Sheet
Proposed West Elev.	A.3.4
Date: 11/6/24	
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°: 68 PARCEL N°. 536

Street & Number of Proposed Work: 3 FALCON COURT

Owner of record: RICHARD BURCH

Mailing Address: 1203 CARROLLTON AVE TOWSON, MD 21204

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

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Scanned copy corrected

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 1995

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation → ADD SECOND FLOOR DORM ON 16' LONG WITH 4 WINDOWS
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 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 NEW ☐ 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 TMB Soffit (Overhang) _____ Corner boards 1X4 Frieze _____

Window Casing 1X4 TMB Door Frame _____ Columns/Posts: Round _____ Square _____

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

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 6/6

Doors* (type and material): ☐ 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 NEW Clapboard (if applicable) _____ Roof BLACK ARCH TAB

Trim WHITE Sash WHITE Doors _____

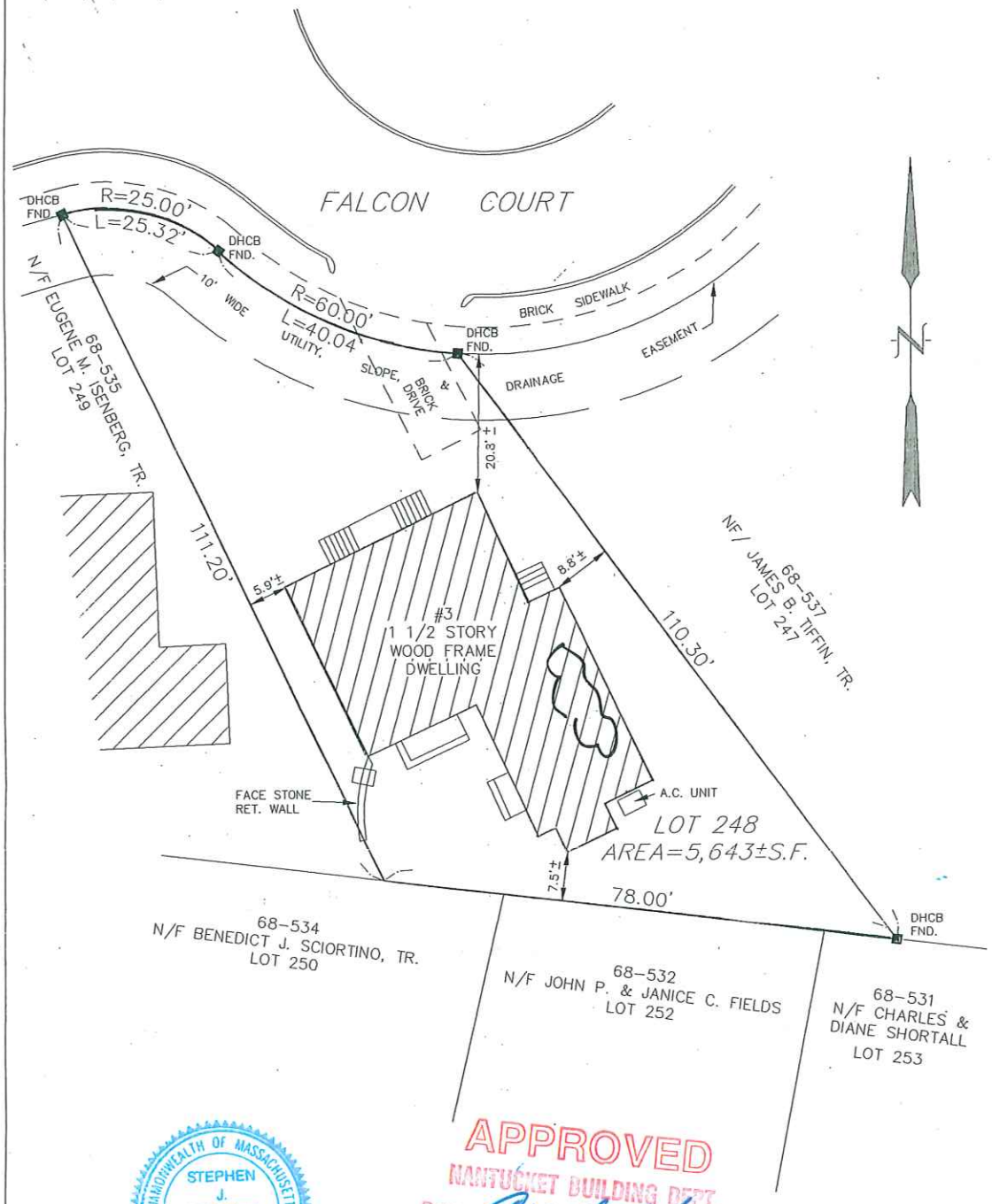
Deck _____ Foundation GRAY Fence _____ Shutters _____

* 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 11/14/2024 Signature of owner of record _____ Signed under penalties of perjury

C:\JOBS\SJS\N3977\536ABP



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COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. SULLIVAN
No. 37080
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED
NANTUCKET BUILDING DEPT.
Date August 9/95
By John H. Dunn

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: JUNE 28, 1995

DEED REFERENCE: CERT.#16,349
PLAN REFERENCE: L.C.PL.#16514-12
ASSESSOR'S REFERENCE:
MAP: 68 PARCEL: 536
PREPARED FOR:

RICHARD P. AMNOTT & KENNETH B. HAYNES

CURRENT ZONING:	RC-2
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	40 FT.
FRONTYARD SETBACK:	20 FT.
SIDE AND REAR SETBACK:	5 FT.
ALLOWABLE G.C.R.:	50%
EXISTING G.C.R.:	25.4%±

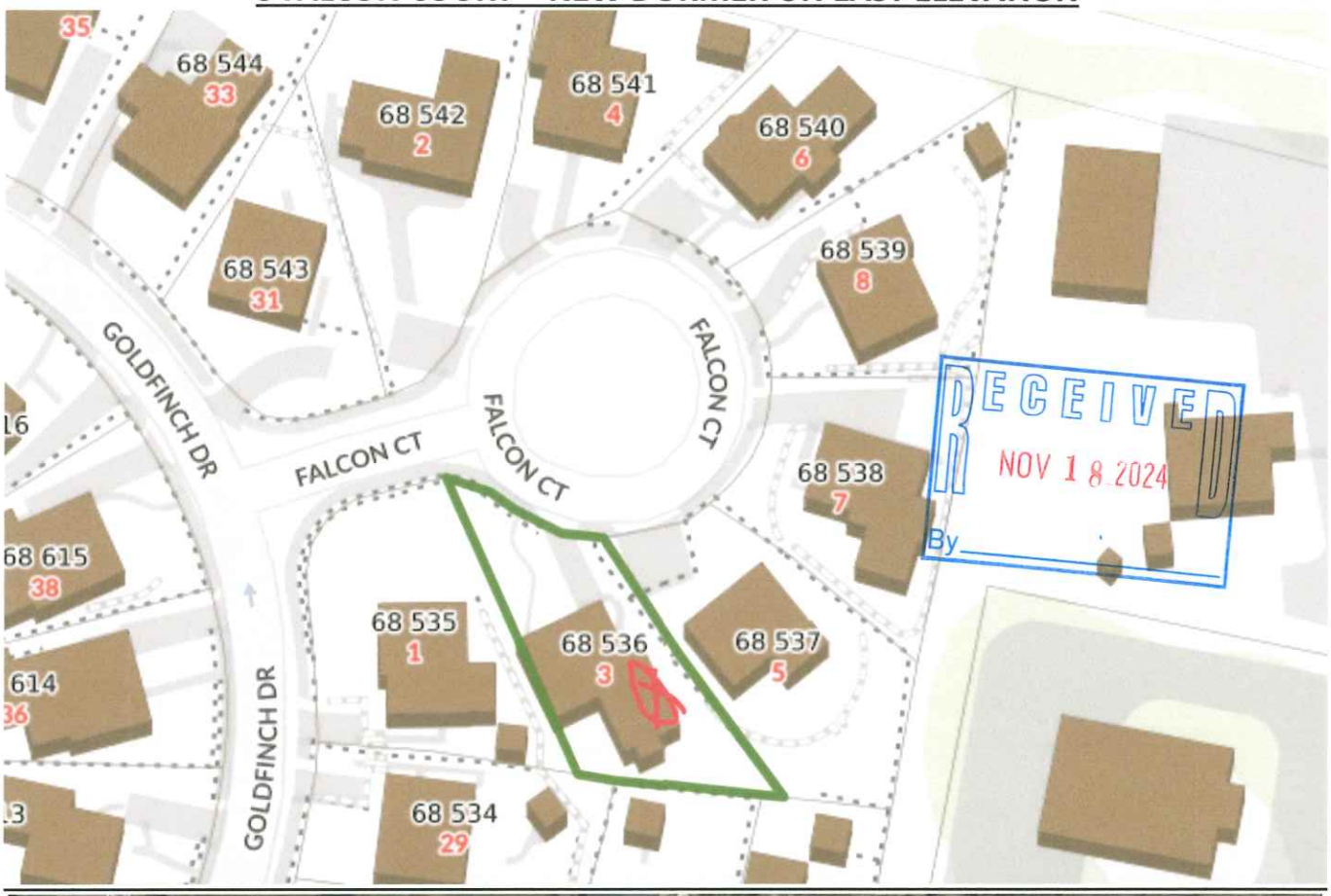
FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

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

N.B. 160-102

N-3977.536

3 FALCON COURT – NEW DORMER ON EAST ELEVATION





NORTH ELEVATION



EAST ELEVATION



ABUTTING PROPERTY DORMERS

7 FALCON COURT

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6 FALCON COURT



1 FALCON COURT



29 GOLDFINCH DRIVE

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NOV 18 2024
By



27 GOLDFINCH DRIVE



38 GOLDFINCH DRIVE



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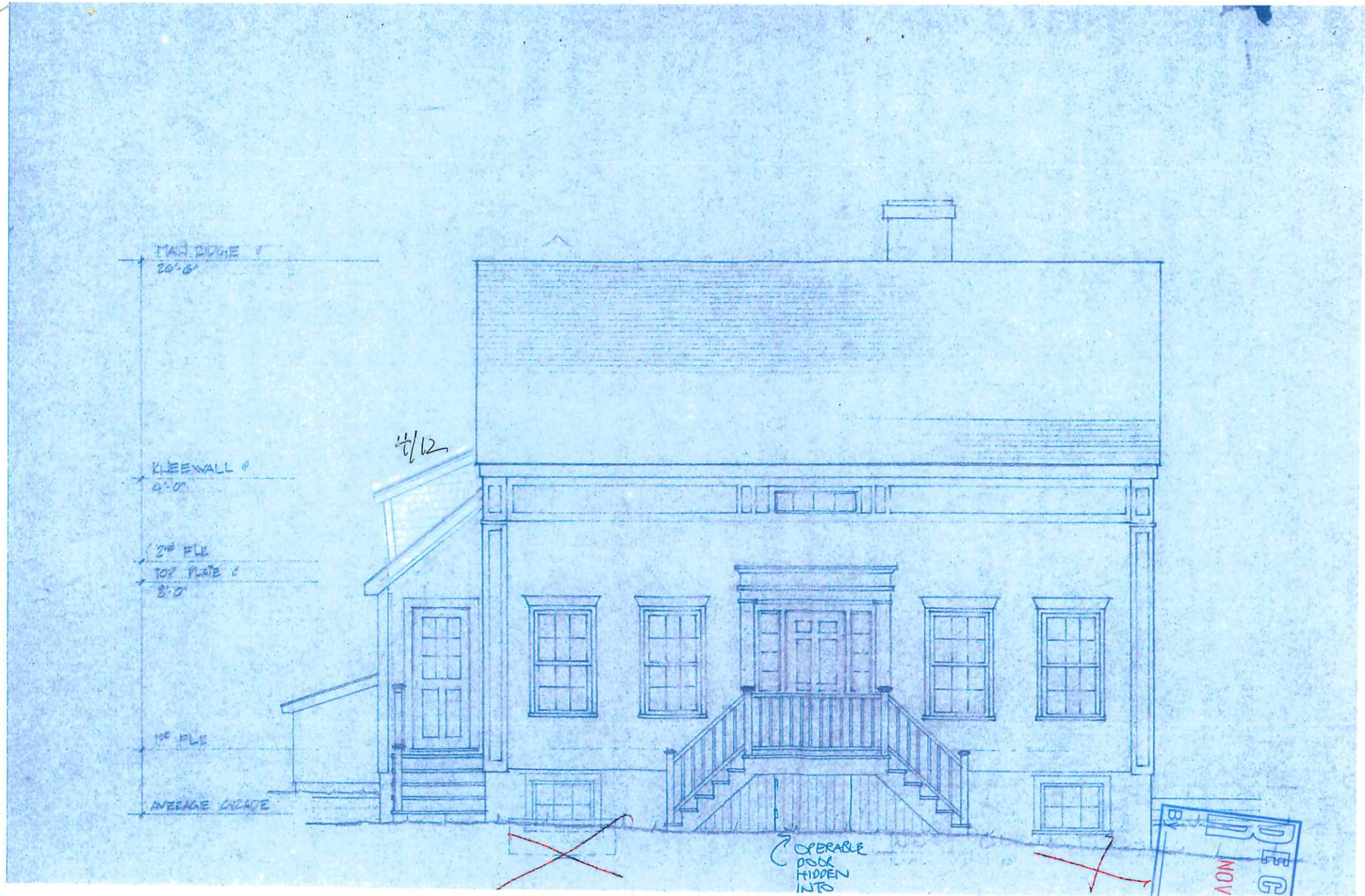
NOV 18 2024
By



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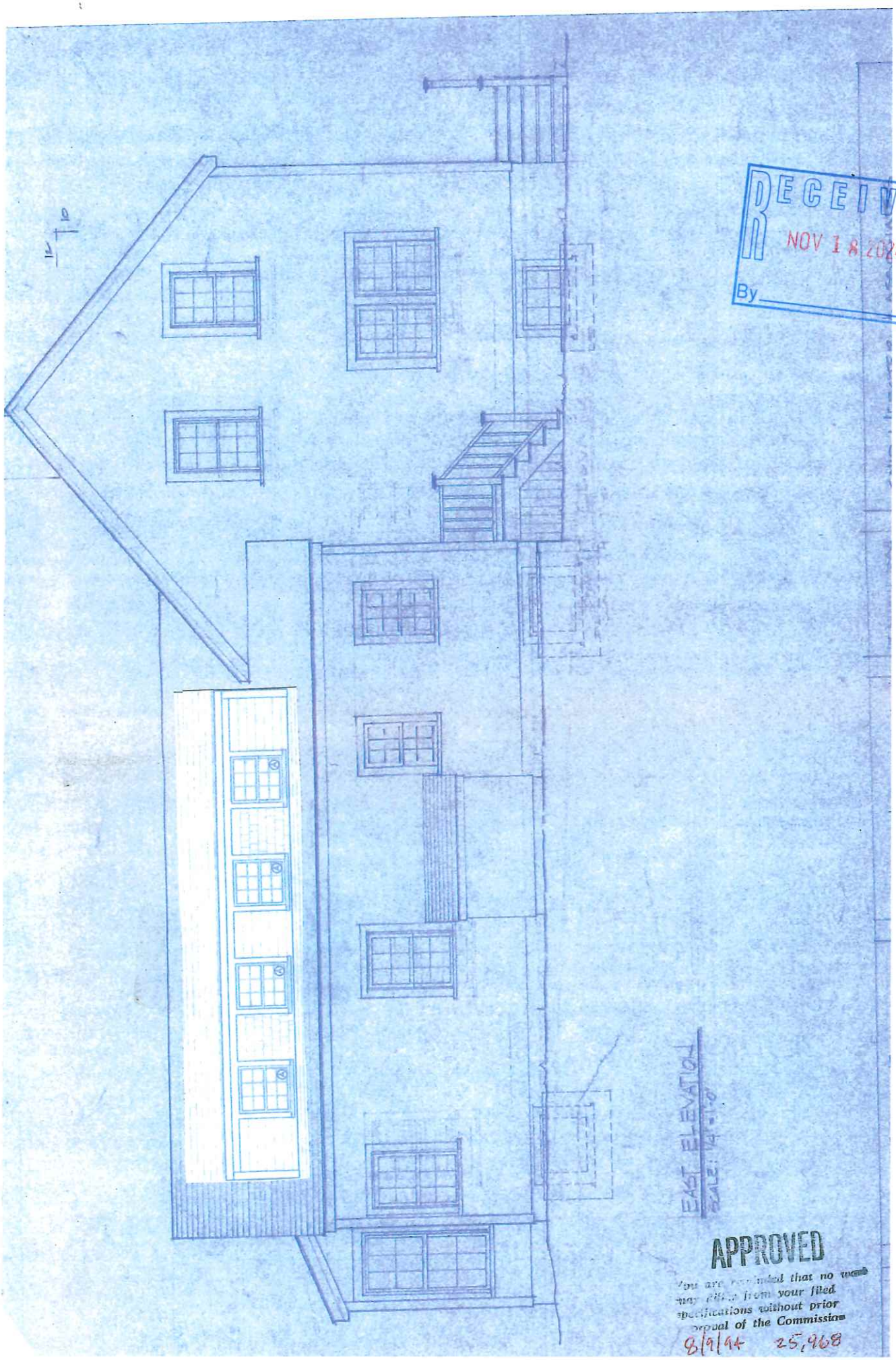

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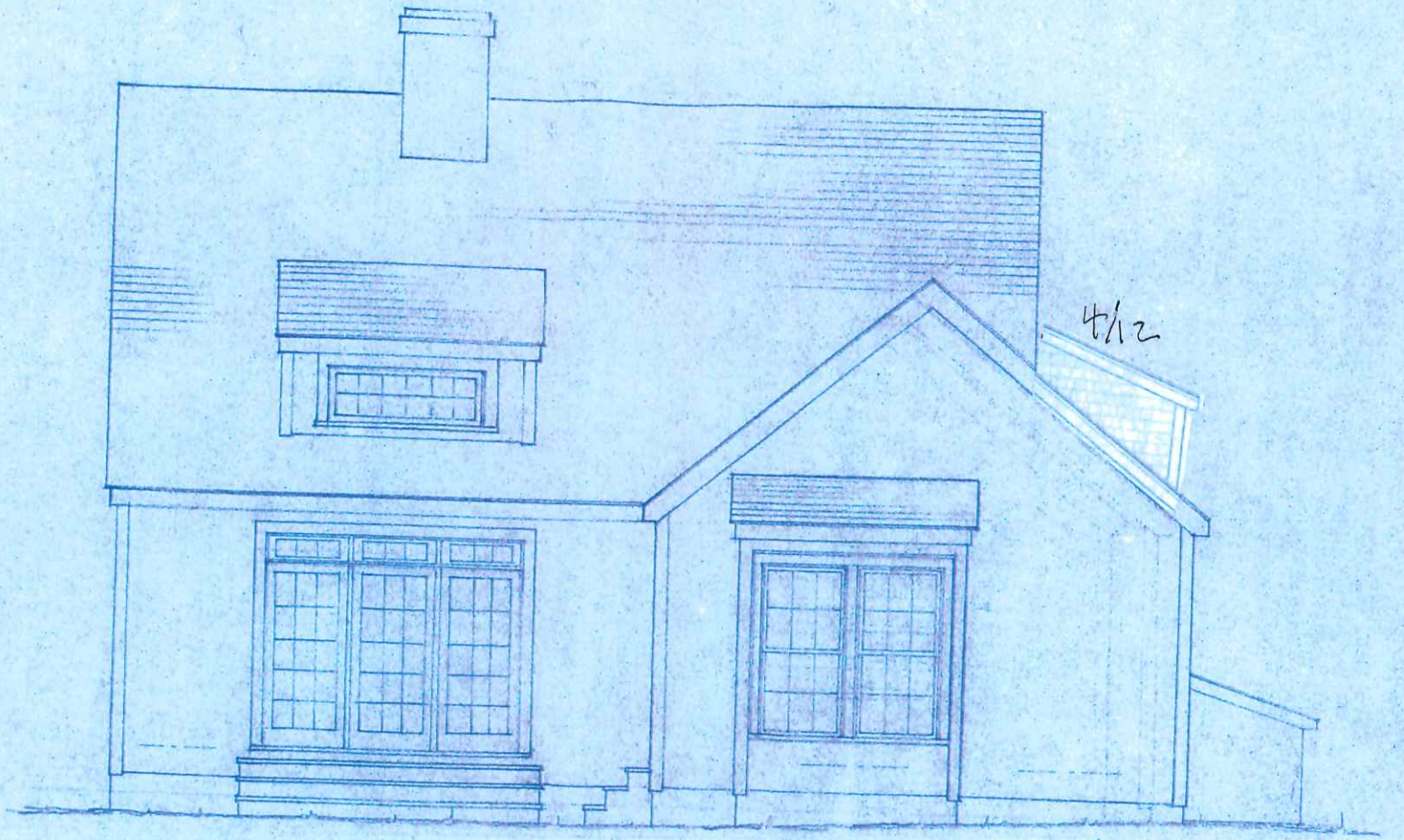
APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission
8/9/94 25,968



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

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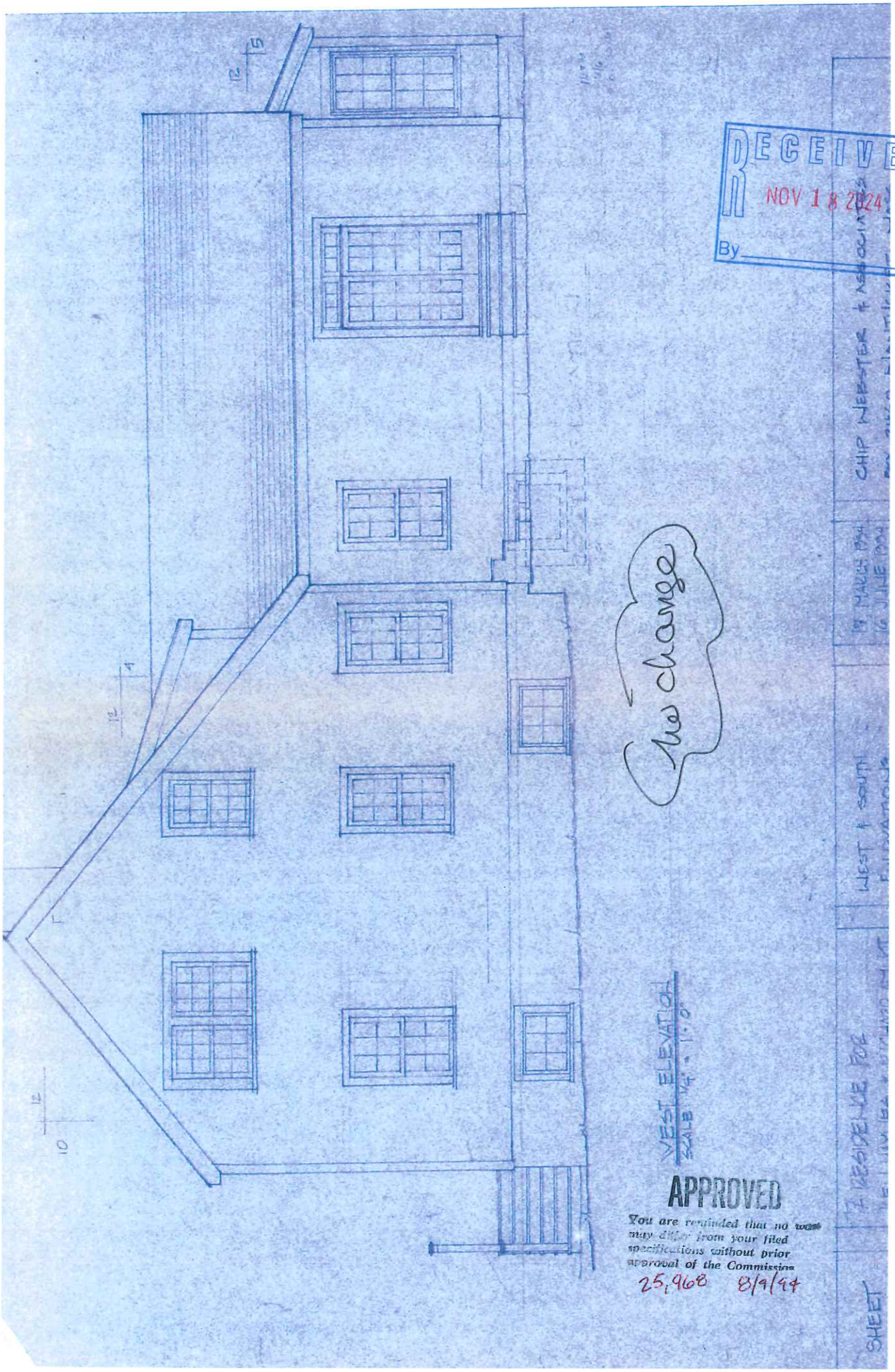
BY
NOV 18 2024


RECEIVED
NOV 18 2024
By
No change
WEST ELEVATION
SCALE 1/4" = 1'-0"
APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission
25,968 8/9/94
CHIP WEBSTER & ASSOCIATES
WEST & SOUTH
SHEET

MARINE
Home Center

SOLD BY:

Marine Home Center
134 Orange St.
Nantucket, MA 02554
508-228-0900

SOLD TO:

,

ANDERSEN WINDOWS & DOORS

CREATED DATE
10/31/2024

LATEST UPDATE
11/18/2024

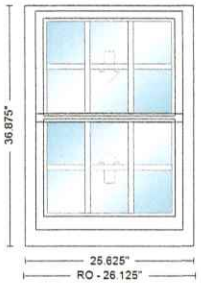
OWNER
Brian King

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
3 FALCON COURT	ACCT# 7787 / JASON 508-280-0290	6669302		233728

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	4	AA	None Assigned		

RO Size: 26 1/8" x 36 7/8"

Unit Size: 25 5/8" x 36 7/8"

TW20210, 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 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, TW20210 Full Screen Aluminum White PN:1610111

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	21.8750	13.7500	2.10000

3 FALCON CT

Location 3 FALCON CT

Acct# 00006325

Assessment $1,398,400

Building Count 1

Mblu 68/ / 536/ /

Owner BURCH RICHARD C & JANA C

PID 6325

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$913,900	$484,500	$1,398,400

Owner of Record

Owner BURCH RICHARD C & JANA C
Co-Owner
Address 1203 CARROLLTON AVE
TOWSON, MD 21204

Sale Price $838,000
Certificate
Book & Page C24881/0
Sale Date 08/15/2013
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BURCH RICHARD C & JANA C	$838,000		C24881/0	00	08/15/2013
AMNOTT RICHARD P & HAYNES	$49,500		C16349/0	1P	06/15/1994
FANTASIA, FRANK D. TR	$0		C15384/0	1L	07/20/1992
MAURY LAWRENCE M TR	$0		C12312/0		12/14/1987

Building Information

Building 1 : Section 1

Year Built: 1995
Living Area: 2,036
Replacement Cost: $1,035,267
Building Percent Good: 87
Replacement Cost Less Depreciation: $900,700

Building Attributes

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 224

Street & Number of Proposed Work: 41 ORANGE STREET

Owner of record: PACT LLC

Mailing Address: 101 S. WEST ST
DOYLESTOWN, PA 18901

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 ~~STRAIGHT~~ West ~~MOVE EXISTING NEXT 6/6~~
Height of ridge above final finish grade: North _____ South _____ East West

Additional Remarks: ~~REMOVE~~ TO THAT SPACE N-ENCLOSE & CONS-FLOOR 8'x16' OPEN DECK TO CREATE INTERIOR LIVING SPACE (CONSTRUCTED AFTER 1998)

Historic Name: 1863

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 TMI 6/6 TMI-BOSTON SASH

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WTW Clapboard (if applicable) _____ Roof TMI
Trim WHITE TMI Sash WHITE TMI 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 11/14/2024 Signature of owner of record _____ Signed under penalties of perjury

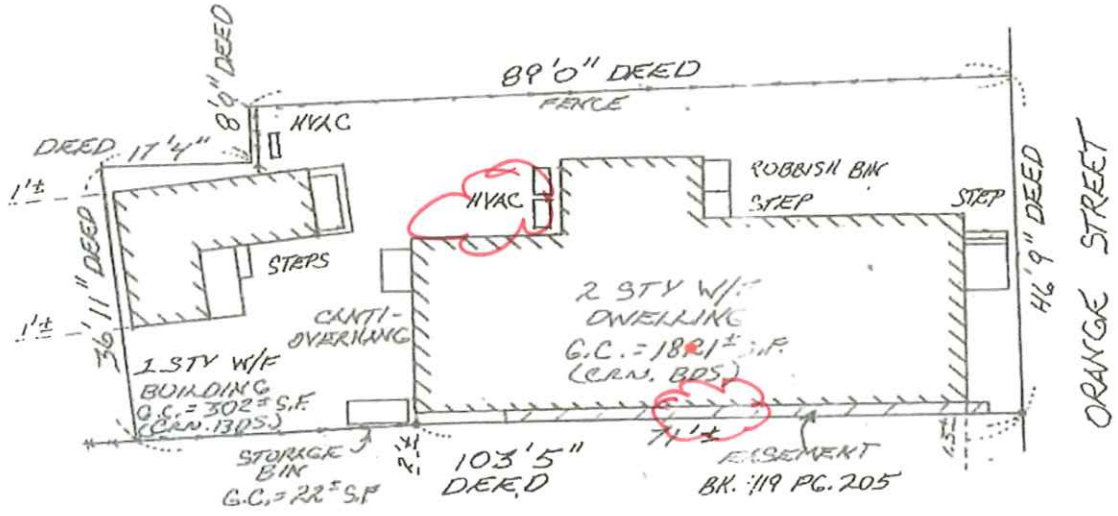
ZONING CLASSIFICATION: ROH

MIN. AREA:	5000 S.F.
MIN. FRONTAGE:	50 FT.
FRONT YARD S.B.:	0 FT.
REAR & SIDE S.B.:	5 FT.
GROUND COVER (%):	40 %

EXISTING:
4800± S.F.
SEE PLAN
" "
" "
" "

N

42.3.2 - 216
N/F
ACK5 REALTY TRUST



42.3.2 - 222
N/F
ELIZABETH J. HUBBELL
REVOCABLE TRUST

COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 33659
REGISTERED PROFESSIONAL LAND SURVEYOR

TO: THE HUNTINGTON NATIONAL 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: 25019C0088G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR'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" = 20' DATE: FEB. 10, 2022

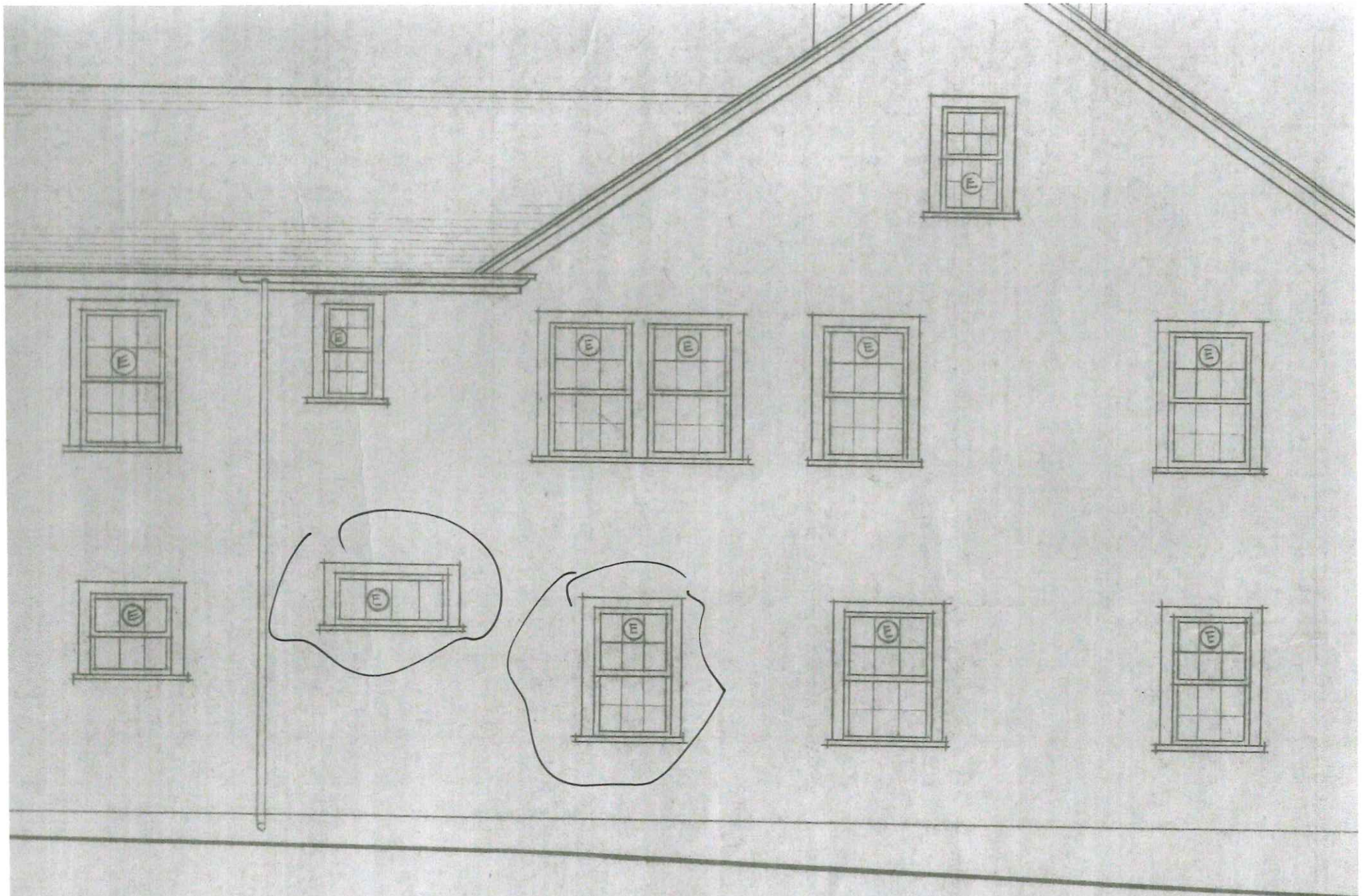
Owner: 41 ORANGE STREET, LLC

Deed/Cert.: BK. 1586 PG. 318 Plan: REF. DEED BK. 60 PG. 345

Tax Map: 42.3.2-224 Locus: 41 ORANGE STREET

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508-228-8910 C-7990

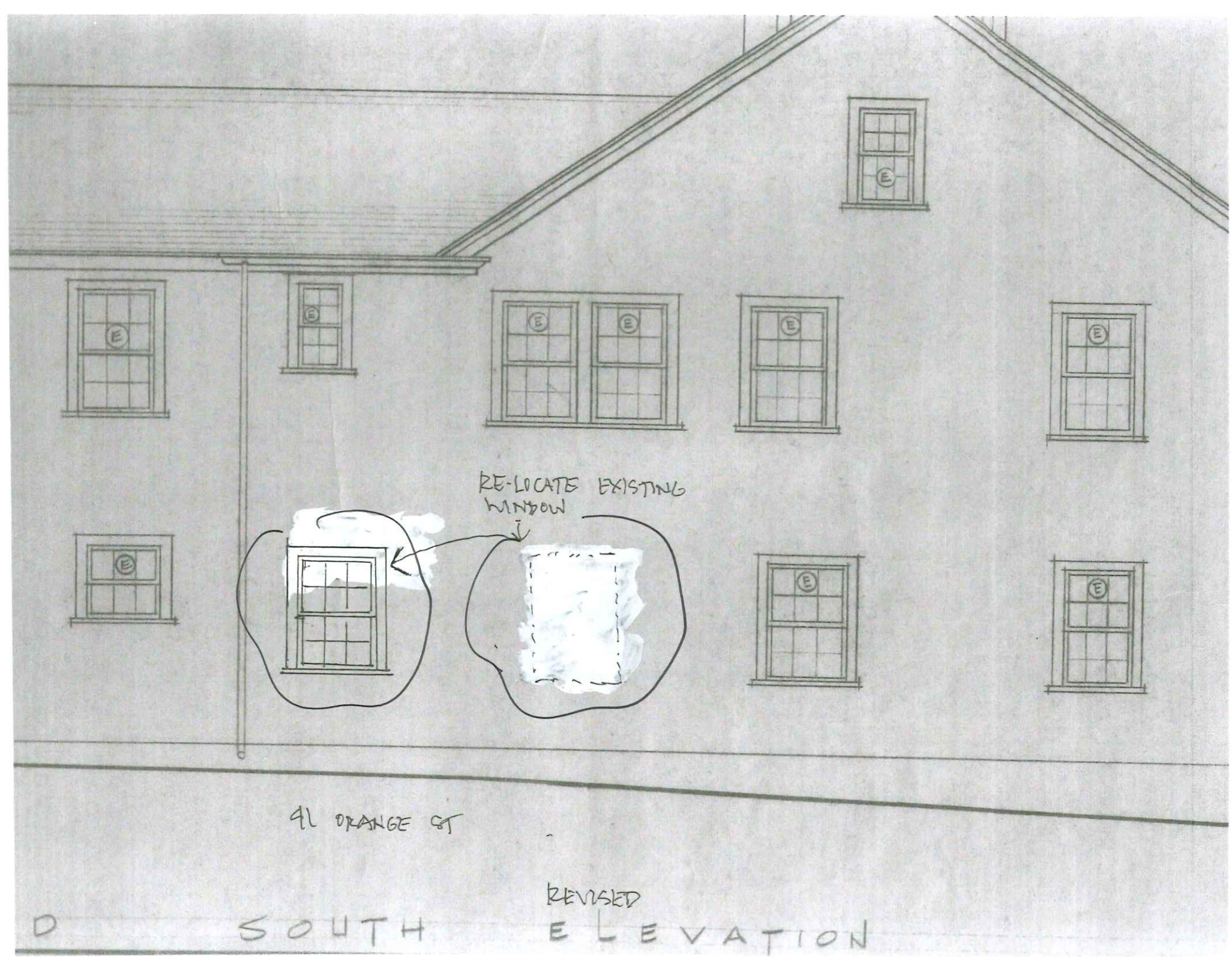

EAST ELEVATION
PARTIAL EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION
PLAN
SCALE:
DATE:
APPROVED BY
DRAWN BY
DRAWING NUMBER



41 ORANGE ST

EXISTING

D SOUTH ELEVATION



REVISED

D SOUTH ELEVATION

MARINE
Home Center

Marine Home Center
134 Orange St
Nantucket, Massachusetts 02554

Quotation

Quote No 149743
Quote Date 10/08/2024
Expiration Date 10/08/2024
Customer 7787
Contact Name JASON LIBBY
Contact Number 508-280-0290
Job
Your Ref VINDOW -JASON 508-280-0290
Delivery On 10/08/2024
Taken By Dan Lussier
Sales Rep Dan Lussier
Time Created 2:28 pm

Invoice Address
Libby Construction
P.O.Box 3651
Nantucket, MA, 025843651

Delivery Address
Libby Construction
41 ORANGE ST -WINDOW -JASON
508-280-0290

Special Instructions	Notes
41 ORANGE ST -INT DOORS -JASON 508-280-0290	

Line	Product Code	Description	Qty/Footage	Price	Per	Total
1		-BOSTON SASH WINDOW -DBL HUNG -SSB GLASS -5/8 OGEE MUNTIN/PUTTY GLAZE -PRIMED 2 SIDES -4-5/8 JAMB -5/4X4 WOOD CASING PRIMED -STD 1.5" WOOD SILL PRIMED 1" HRNS -WHITE VINYL JAMB LINER/LOCK -DP RATED				
2		.				
3	zz_so_WBOS_4986	7X9 6/6 DBL HUNG WINDOW (29 X 45 R.O.) TEMPERED GLASS	10			
4		. 8-9 WEEK LEAD TIME				
5		. I HAVE READ AND UNDERSTAND ALL THE INFORMATION ON THIS QUOTATION. I UNDERSTAND THIS IS NON RETURNABLE, NON EXCHANGEABLE MATERIAL. I ASSUME OWNERSHIP OF SAID MATERIAL UPON SIGNING AND/OR ELECTRONICALLY CONFIRMING THIS DOCUMENT.				

Quotes

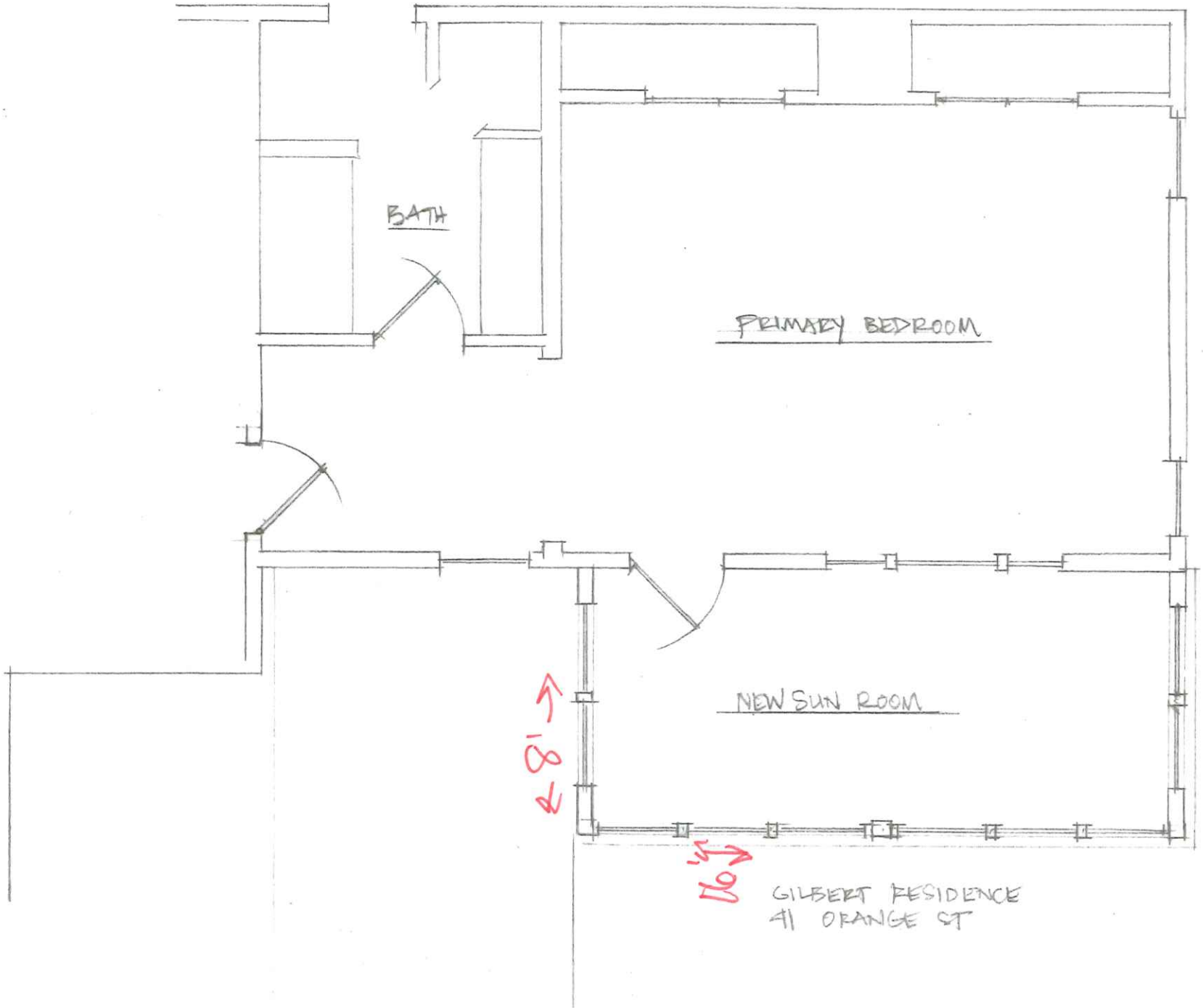
By your signature below, you are agreeing to the Terms and Conditions set forth on back or attached.

Total Amount	
Sales Tax 6.25%	
Quotation Total	

Buyer _____ Date _____

Subject to our terms and conditions of sale. Further copies available on request.



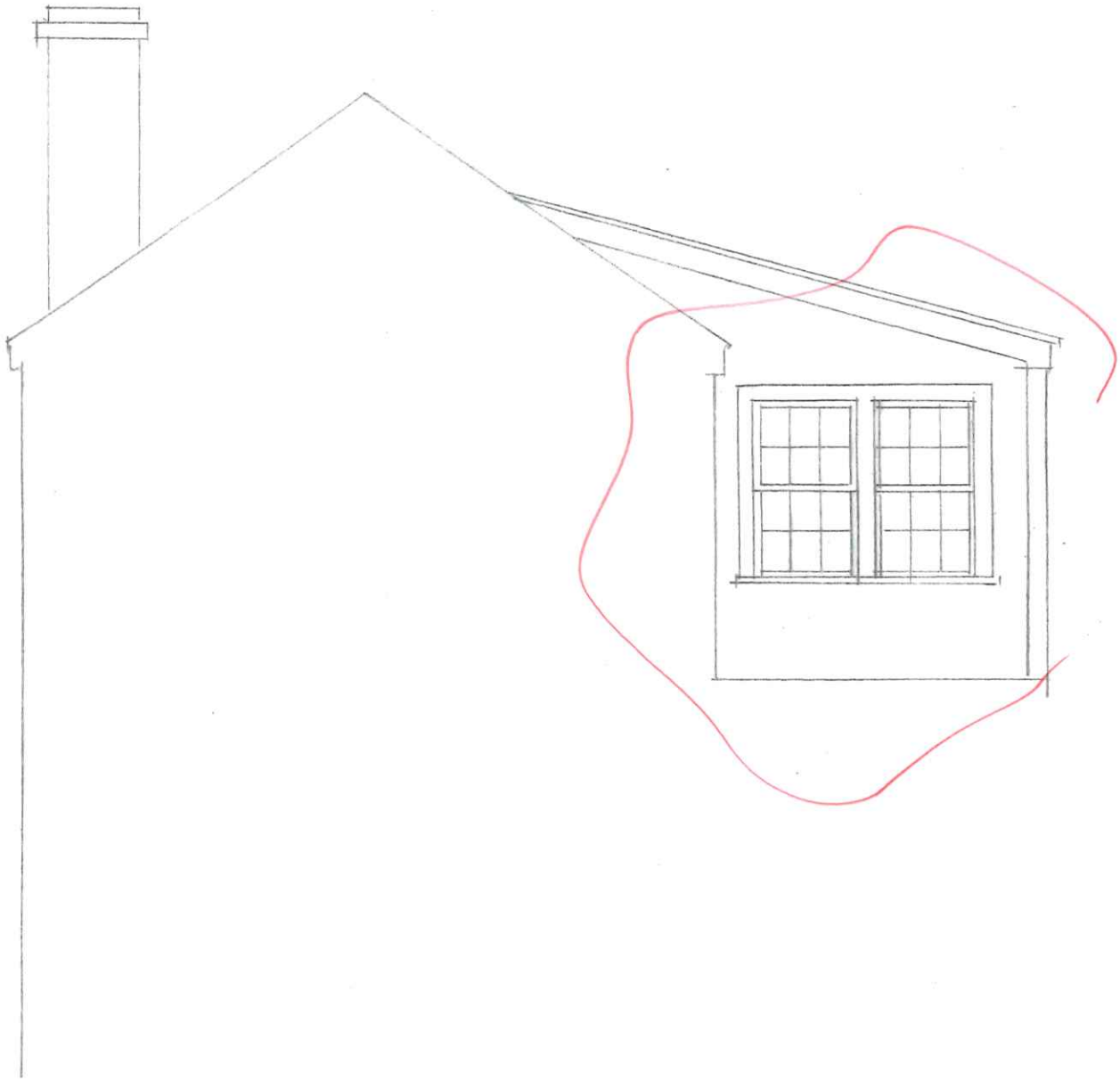

BATH
PRIMARY BEDROOM
NEW SUN ROOM
8'-0"
10'-5"
GILBERT RESIDENCE
41 ORANGE ST

NORTH ELEVATION

41 ORANGE ST

GILBERT RESIDENCE

GILBERT RESIDENCE
41 ORANGE ST.
WEST ELEVATION



GILBERT RESIDENCE
41 ORANGE ST

EAST ELEVATION

41 ORANGE STREET – SECOND-FLOOR ADDITION ENCLOSING DECK/FENESTRATION CHANGES





EAST ELEVATION – FRONT – ADDITION NOT VISIBLE



NORTH ELEVATION



SOUTH ELEVATION – FENESTRATION CHANGE OF TWO WINDOWS





REMOVE THE TRANSOME WINDOW AND RELOCATE THE 6/6 TO THE RIGHT TO THAT SPACE

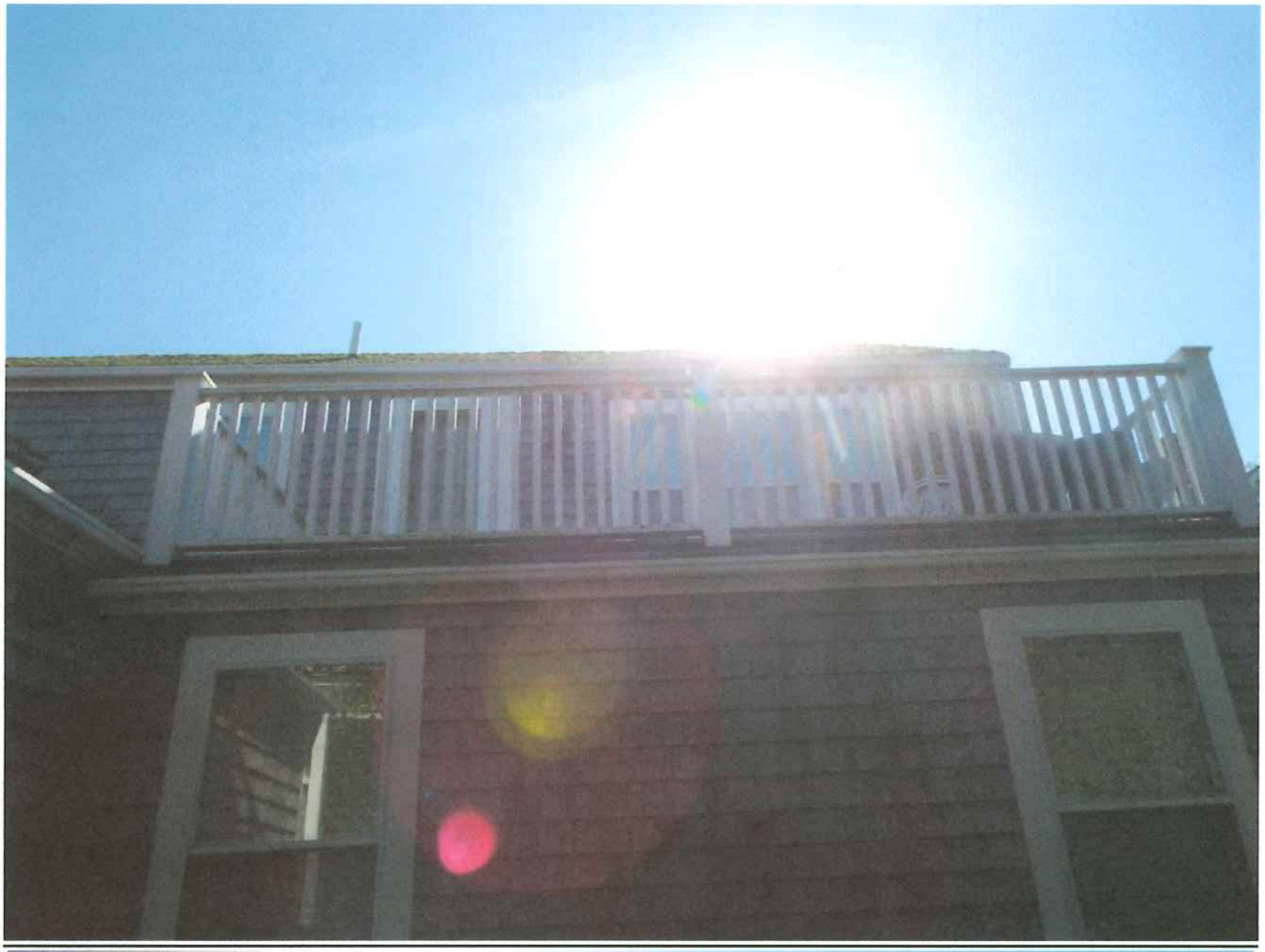


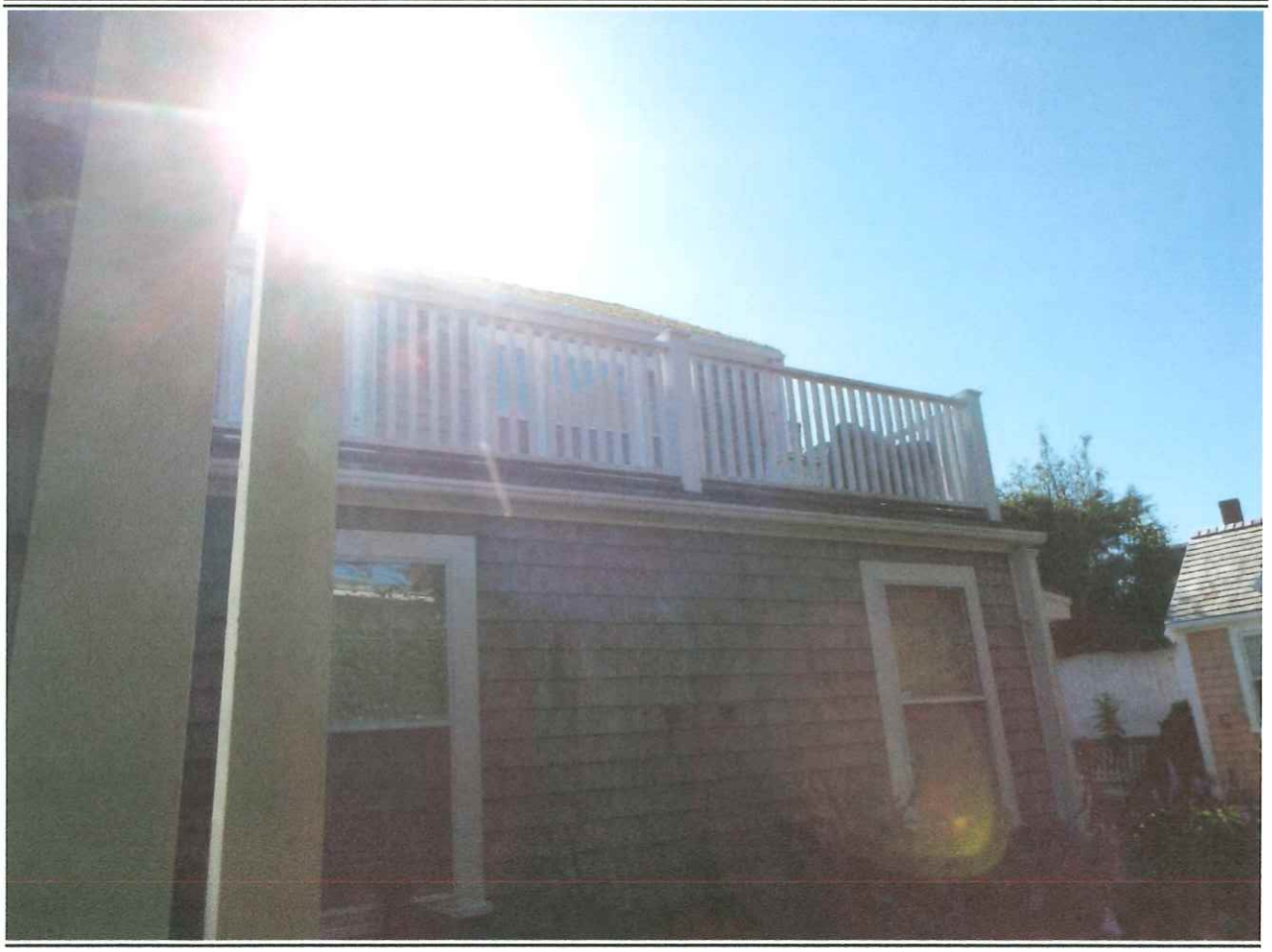
ENCLOSE THE DECK TO EXPAND SECOND FLOOR



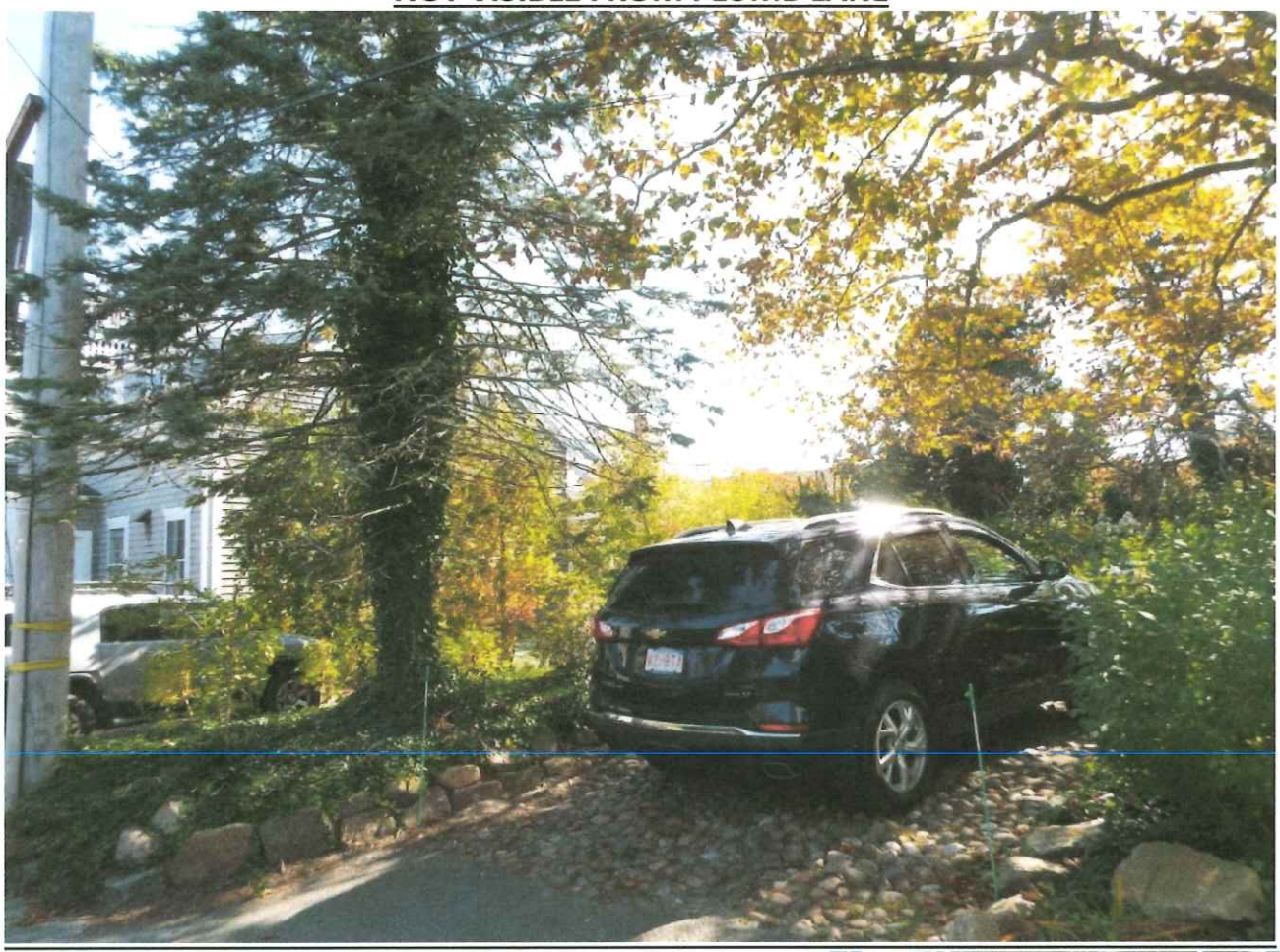








NOT VISIBLE FROM PLUMB LANE











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°: 50 PARCEL N°. 281

Street & Number of Proposed Work: 30 POCHICK

Owner of record: POCHICK PARTNERS LLC

Mailing Address: 1310 SKIPWITH ROAD
MCLEAN, VA 22101

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation 8' WIRE DEER FENCE
2. South Elevation
3. West Elevation - CATTLE GRATE IN GROUND 6'
4. North Elevation 6 FT POSTS ACROSS FRONT - 8' WIRE.

Is there an HDC survey form for 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: 8' DEER FENCE
Type: GALVANIZED -
Length: 830' IN PLANTING

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ _____

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single 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 _____

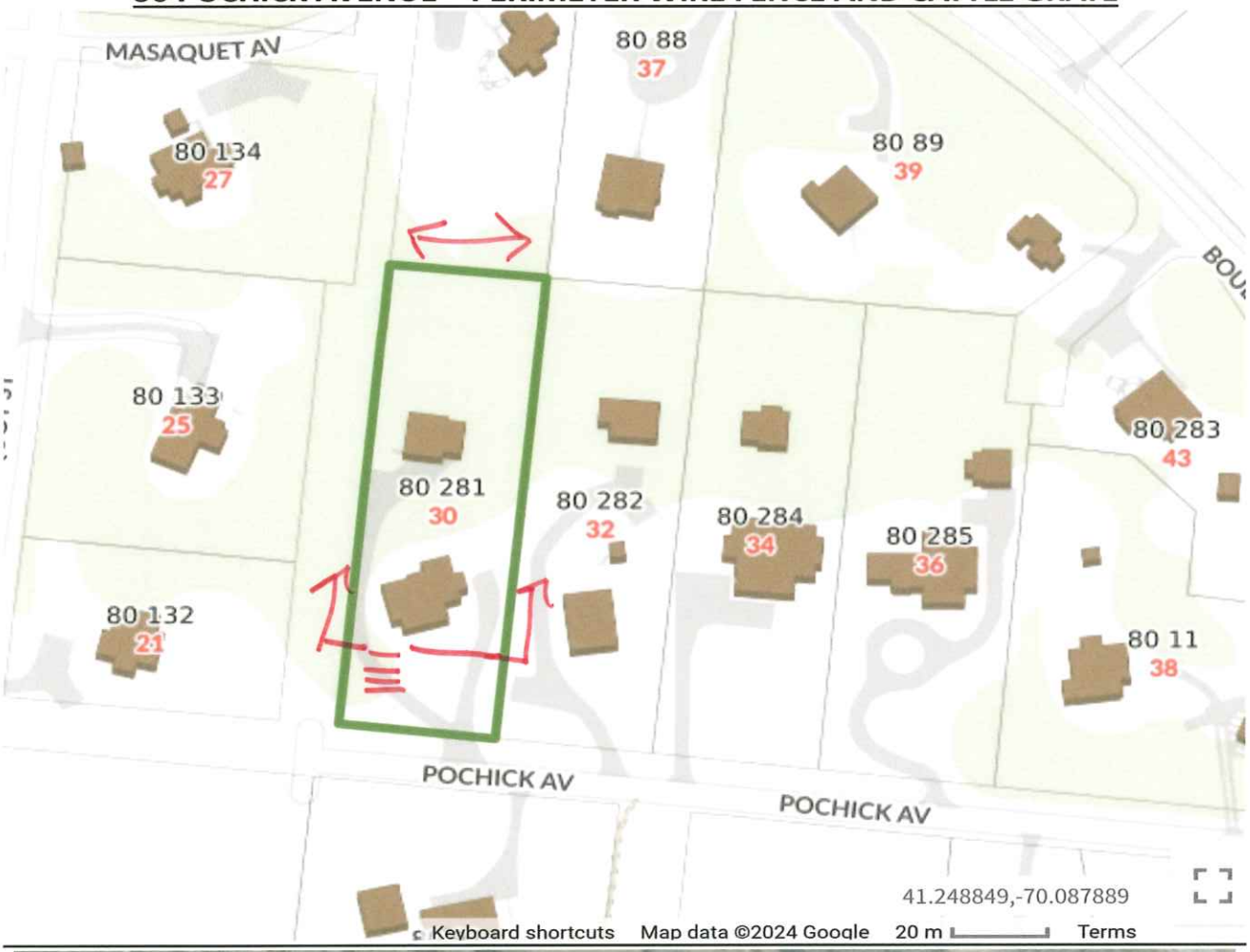
Deck _____ Foundation _____ Fence WIRE Shutters _____

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

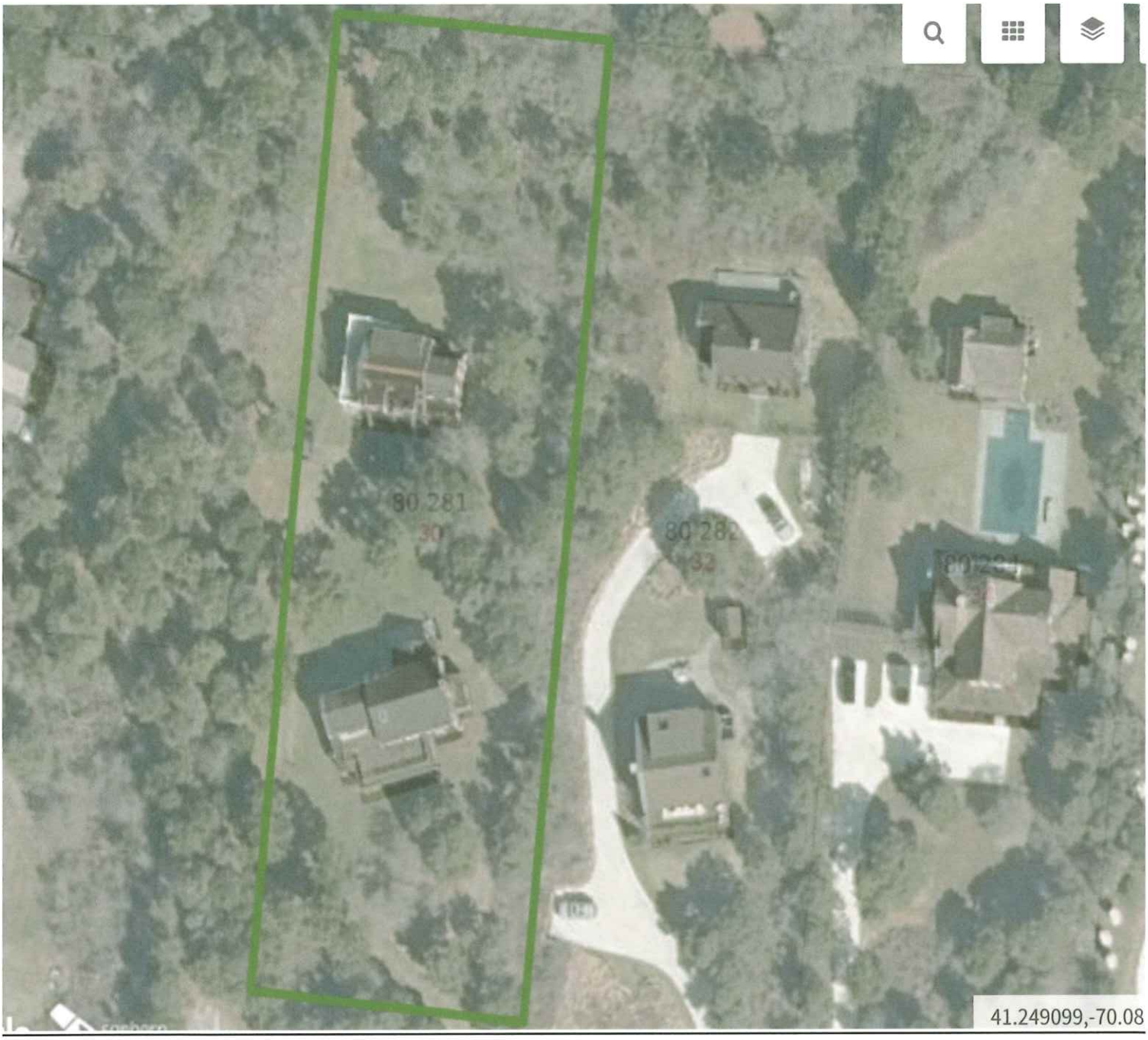
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 11/19/2021 Signature of owner of record _____ Signed under penalties of perjury

30 POCHICK AVENUE – PERIMETER WIRE FENCE AND CATTLE GRATE



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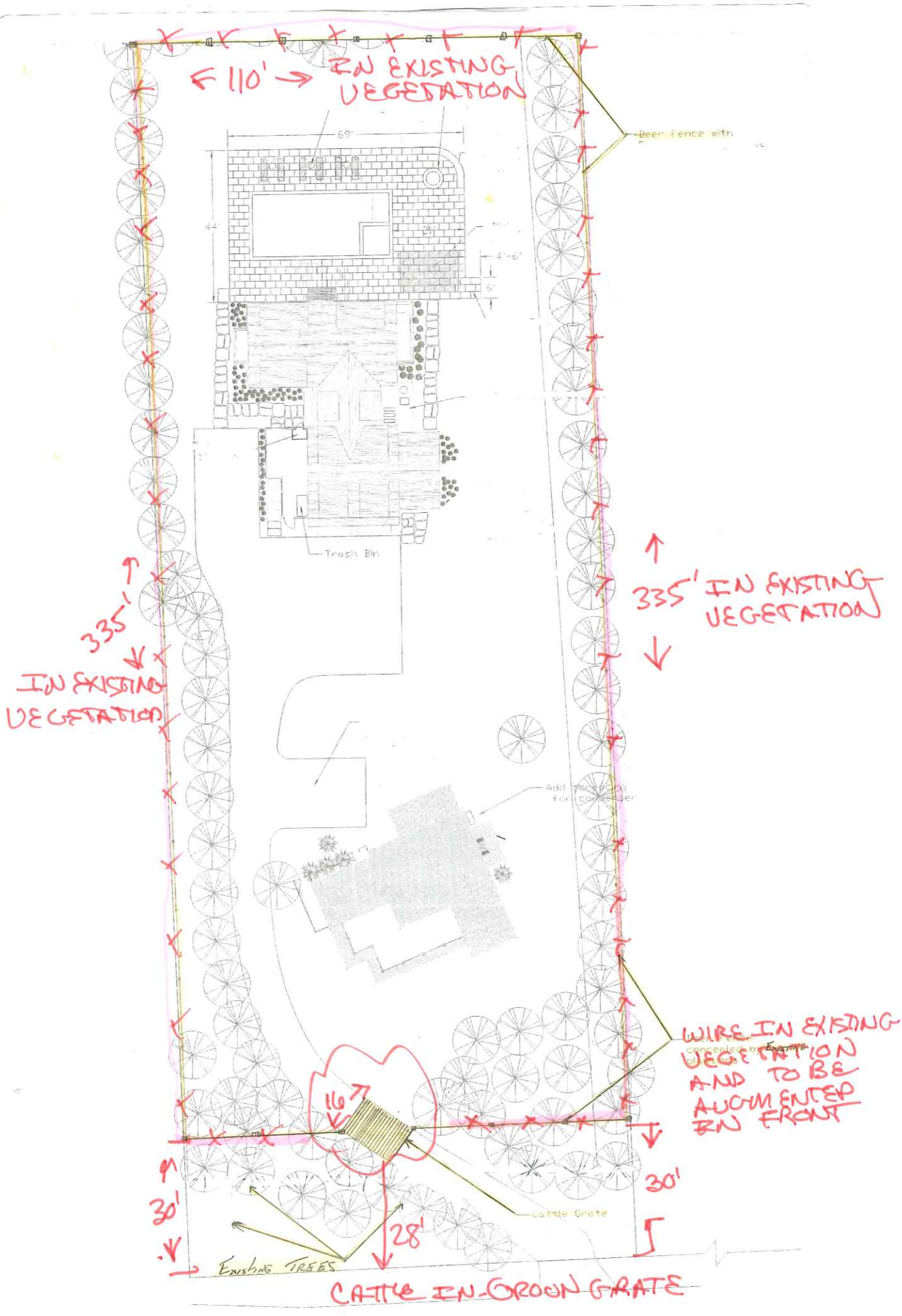
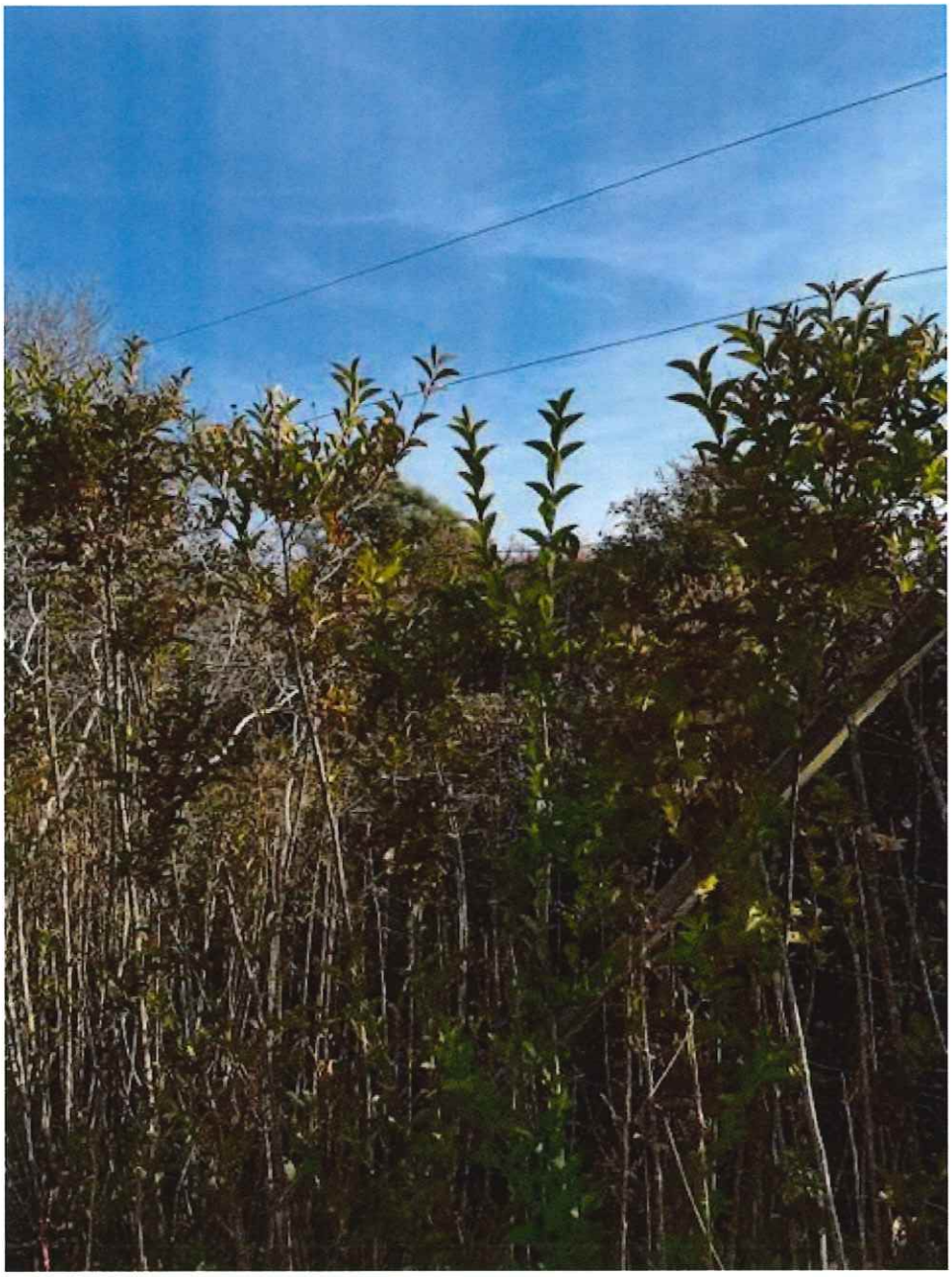
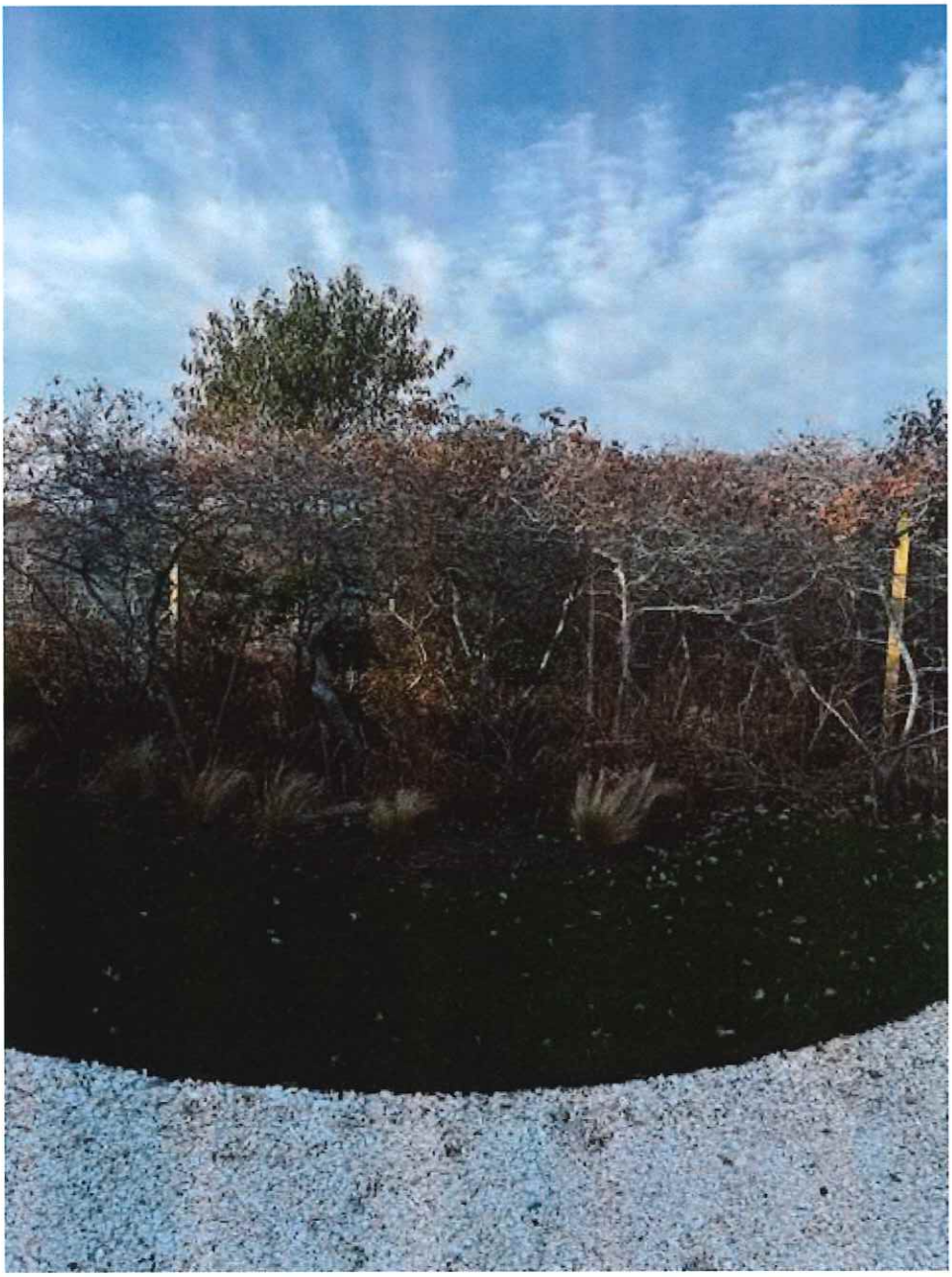
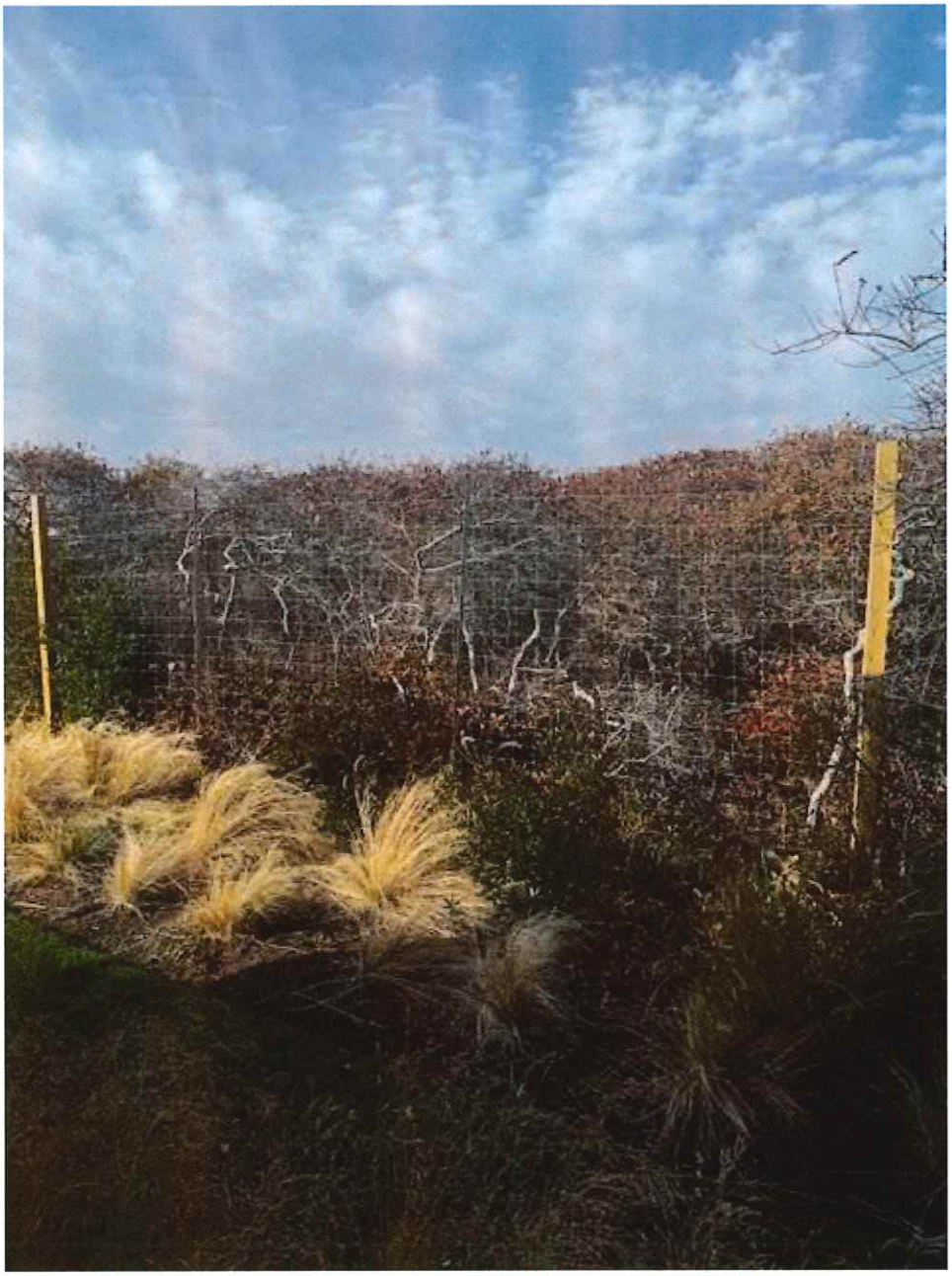
80 282
32
41.249099,-70.08


110'
IN EXISTING VEGETATION
69'
44'
4'-6"
6"
Deer Fence with
Trash Bin
335'
IN EXISTING VEGETATION
335'
IN EXISTING VEGETATION
WIRE IN EXISTING VEGETATION AND TO BE AUGMENTED IN FRONT
16'
30'
30'
28'
Cattle Grate
EXISTING TREES
CATTLE IN-GROUND GRATE









FRONT LOT LINE OF PROPERTY ON THE RIGHT ON POCHICH AVENUE





LOOKING EAST DOWN POCHICK AVENUE











LOOKING BACK TO POCHICK AVENUE FROM INTERIOR OF LOT



WEST PROPERTY LINE – WIRE FENCE TO BE EMBEDDED IN THE EXISTING VEGETATION





EAST PROPERTY LINE FROM INTERIOR



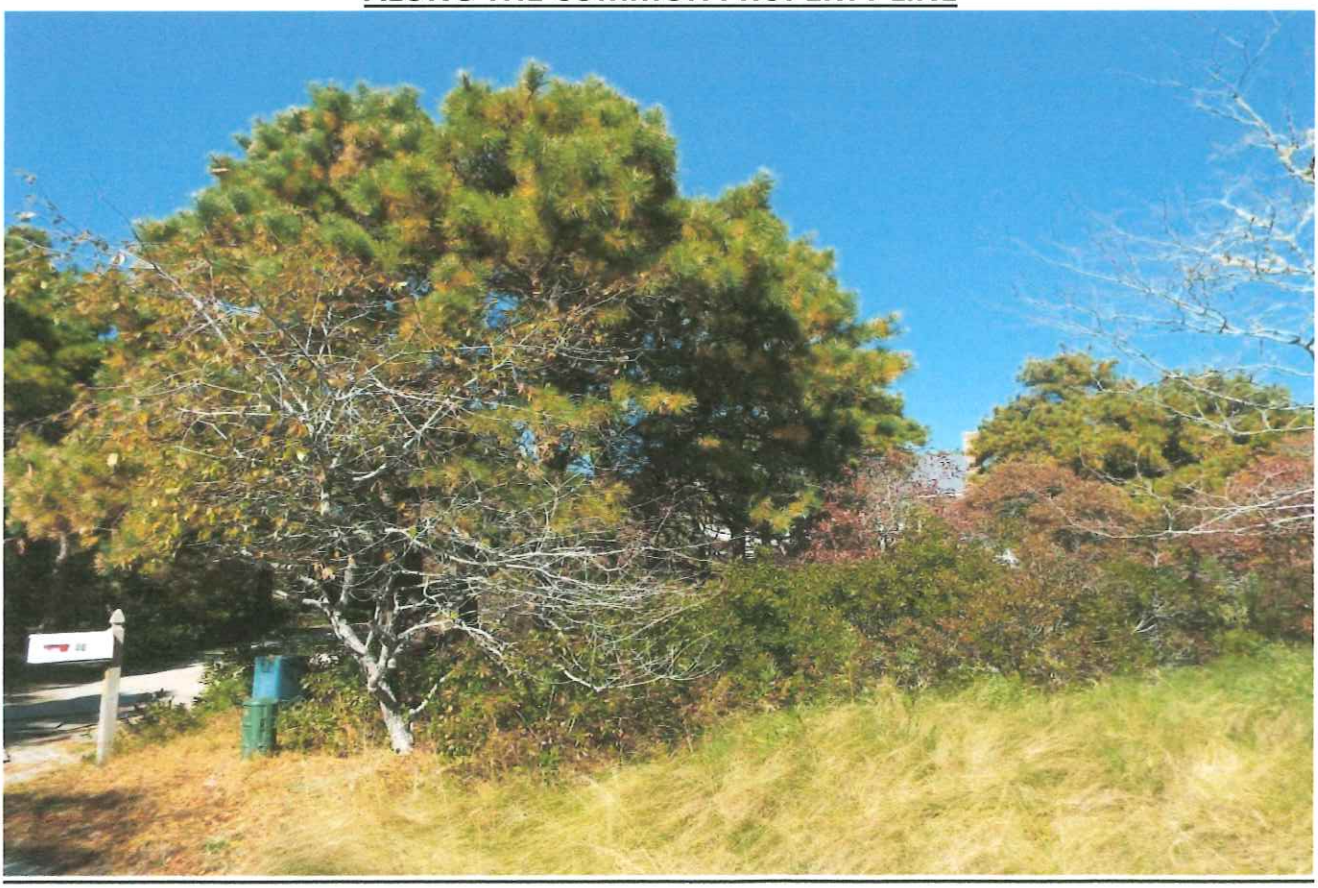


POCHICK AVENUE ENDS AT THE NEXT PROPERTY – LOOKING WEST





EAST PROPERTY LINE FROM THE NEIGHBOR'S SIDE WHO REQUESTED THE WIRE FENCE ALONG THE COMMON PROPERTY LINE



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 990

Street & Number of Proposed Work: 44 Skyline Drive

Owner of record: C-Lay Street Development LLC

Mailing Address: Box 3842

Nantucket, MA 02584

Contact Phone #: 508-228-0689 E-mail: structuresunltd@gmail.com

AGENT INFORMATION (if applicable)

Name: Nantucket Structures Unltd

Mailing Address: 20 Greglen Ave

Nantucket, MA 02554

Contact Phone #: 508-228-0689 E-mail: structuresunltd@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ~~☐ Demolition~~ ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Move on House (1200SF) and garage (616SF) from 20 Greglen Ave

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: ~~1200SF~~ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' Sq. footage 2nd floor: 1816SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE DWELLING/GARAGE ON FROM 20 GREGLEN AVENUE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other Existing

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

No change

* Note: Complete door and window schedules are required.

COLORS

Sidewall To Weather Clapboard (if applicable) _____ Roof Existing

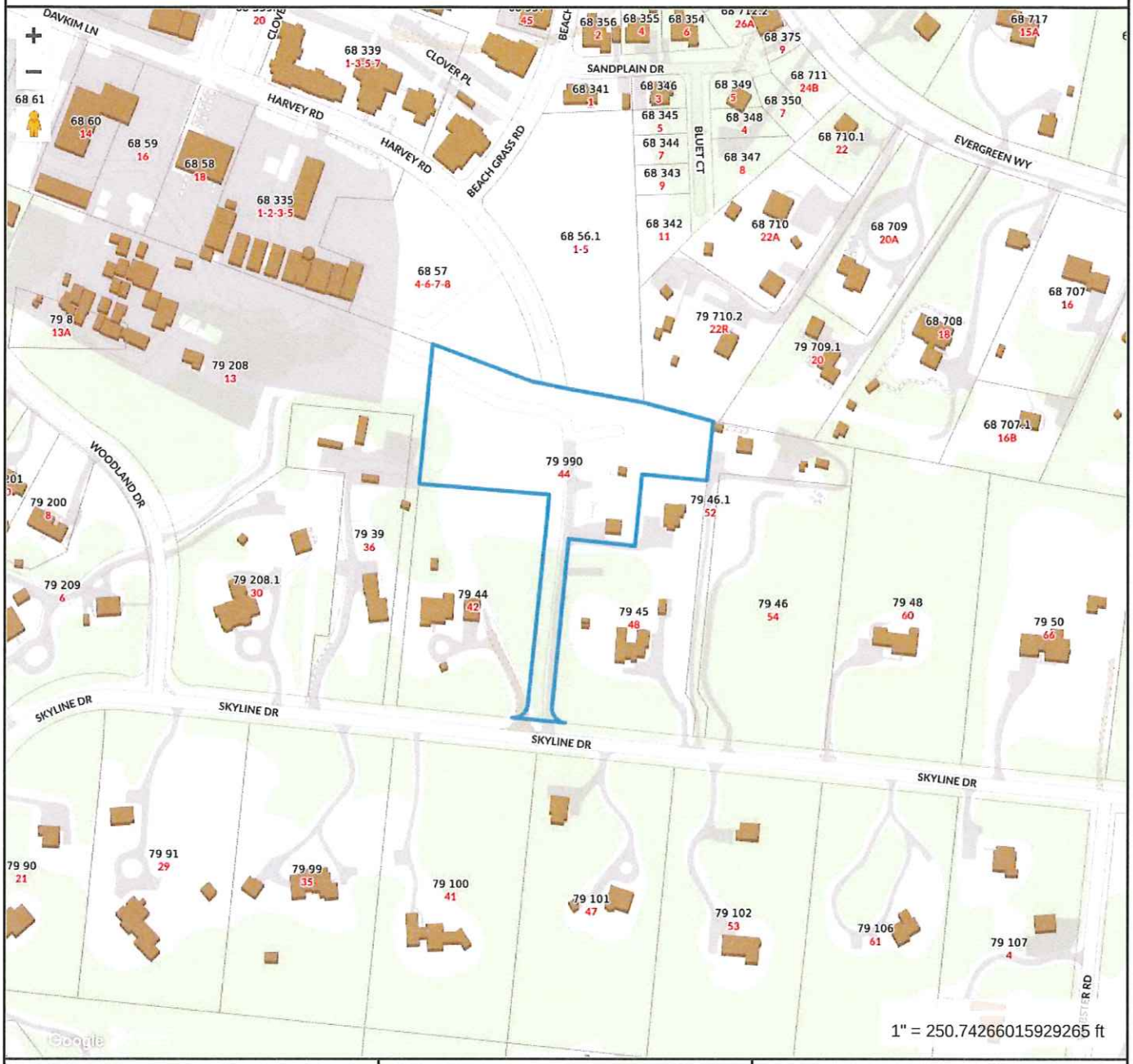
Trim White Sash White Doors Existing

Deck _____ Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/5/24 Signature of owner of record Nancy L. Drahzal, agent Signed under penalties of perjury



Property Information

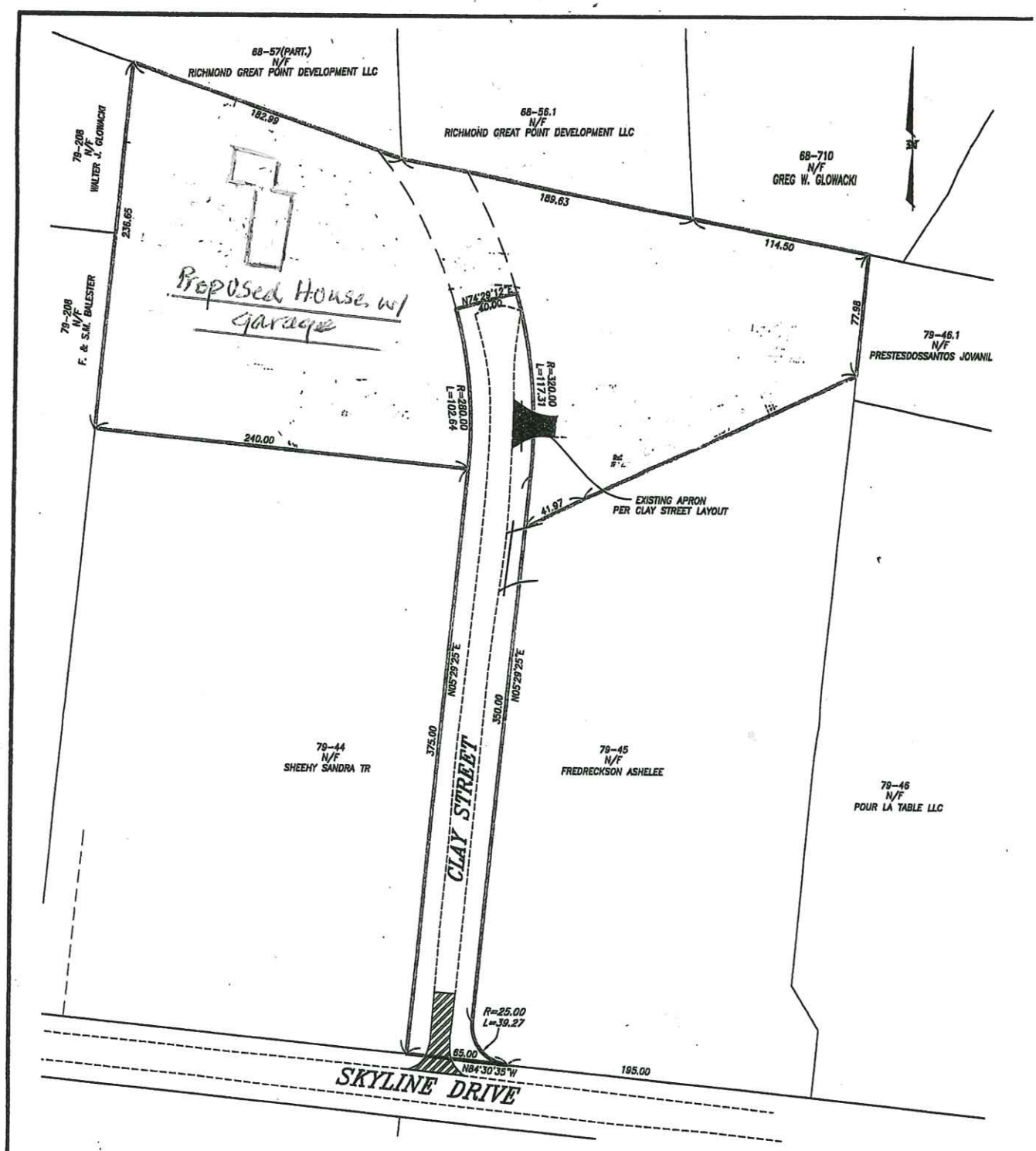
Property ID	190707
Location	44 SKYLINE DR
Owner	CLAY STREET DEVELOPMENT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.-2)

		EXISTING:
MINIMUM LOT SIZE:	80,000 S.F.	80,892± S.F. LOTS A1 AND A2
MINIMUM FRONTAGE:	150 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	15 FT.	SEE PLAN
GROUND COVER %:	4%	SEE PLAN

Edward F. King Jr.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=40' DATE: AUGUST 28, 2023

Owner: . . CLAY STREET DEVELOPMENT, LLC . . . . . .

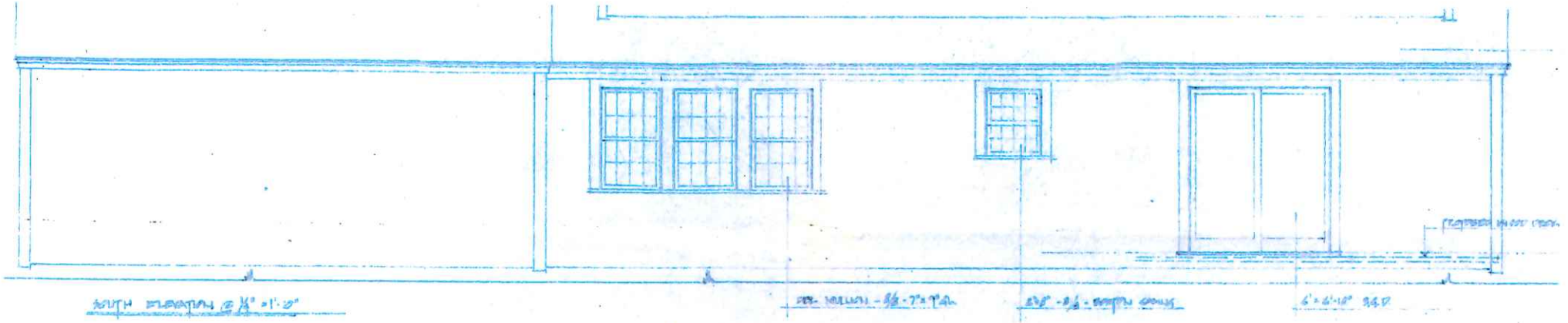
Deed: . . 1840-52 . . Plan: 2017-80; LOTS A1, A2, C1 AND C

Locus: . . . . . 44 SKYLINE DRIVE . . . . . .

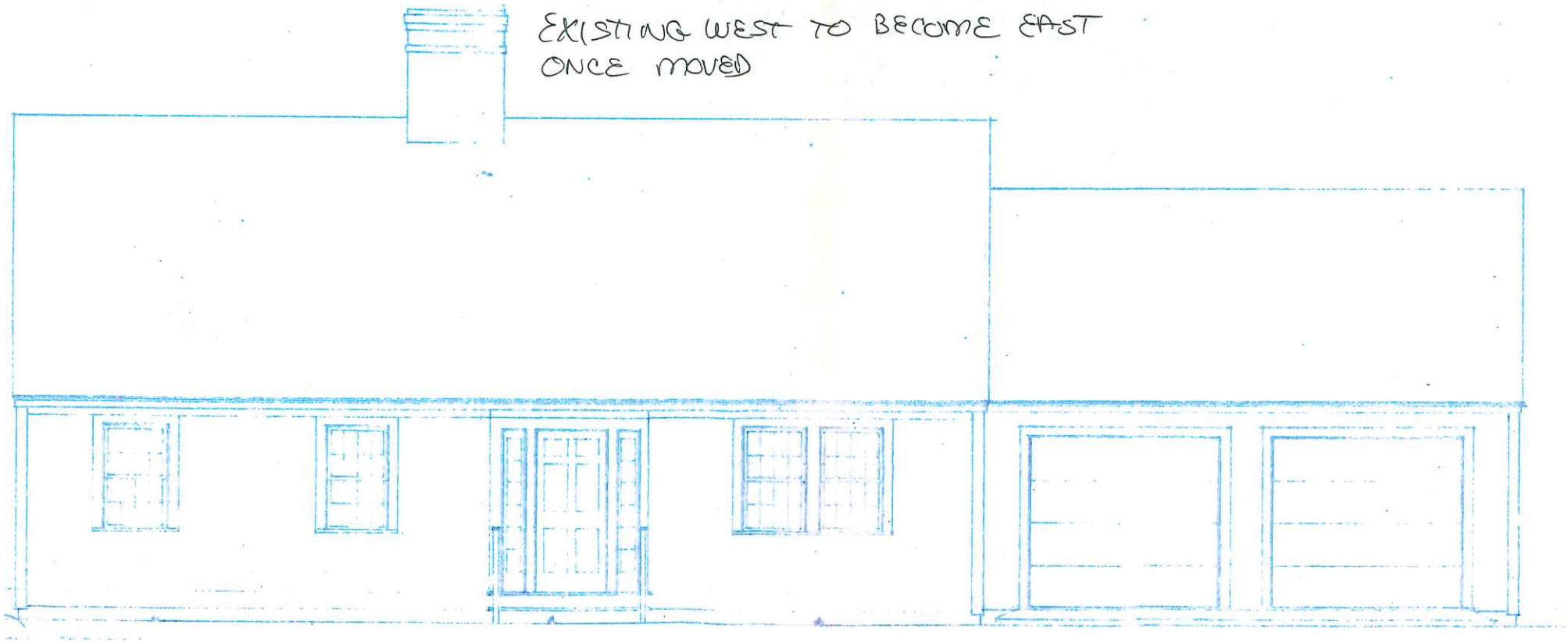
ASSESSOR MAP: . . 79 . . , PARCEL: . 990 . .

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

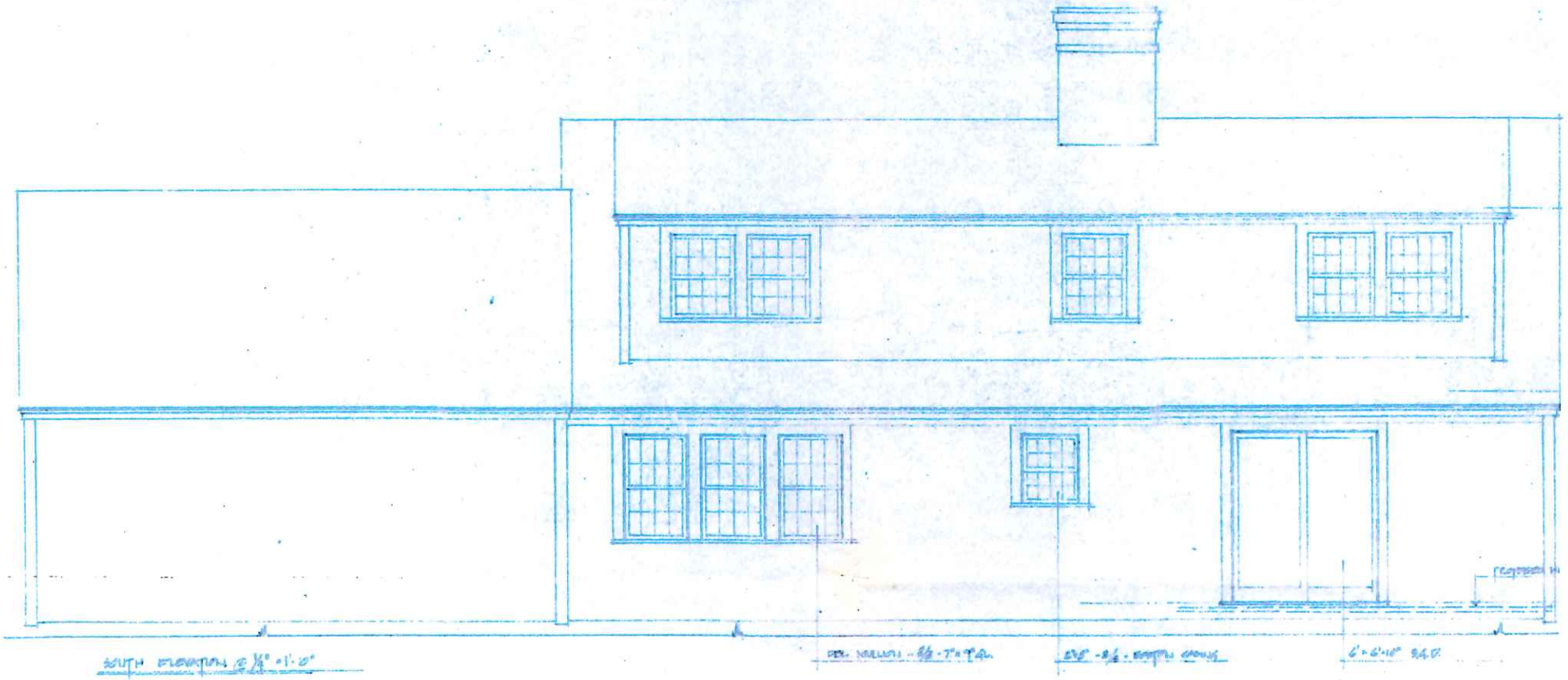
K-1116



EXISTING WEST TO BECOME EAST
ONCE MOVED



EXISTING EAST TO BECOME WEST
ONCE MOVED



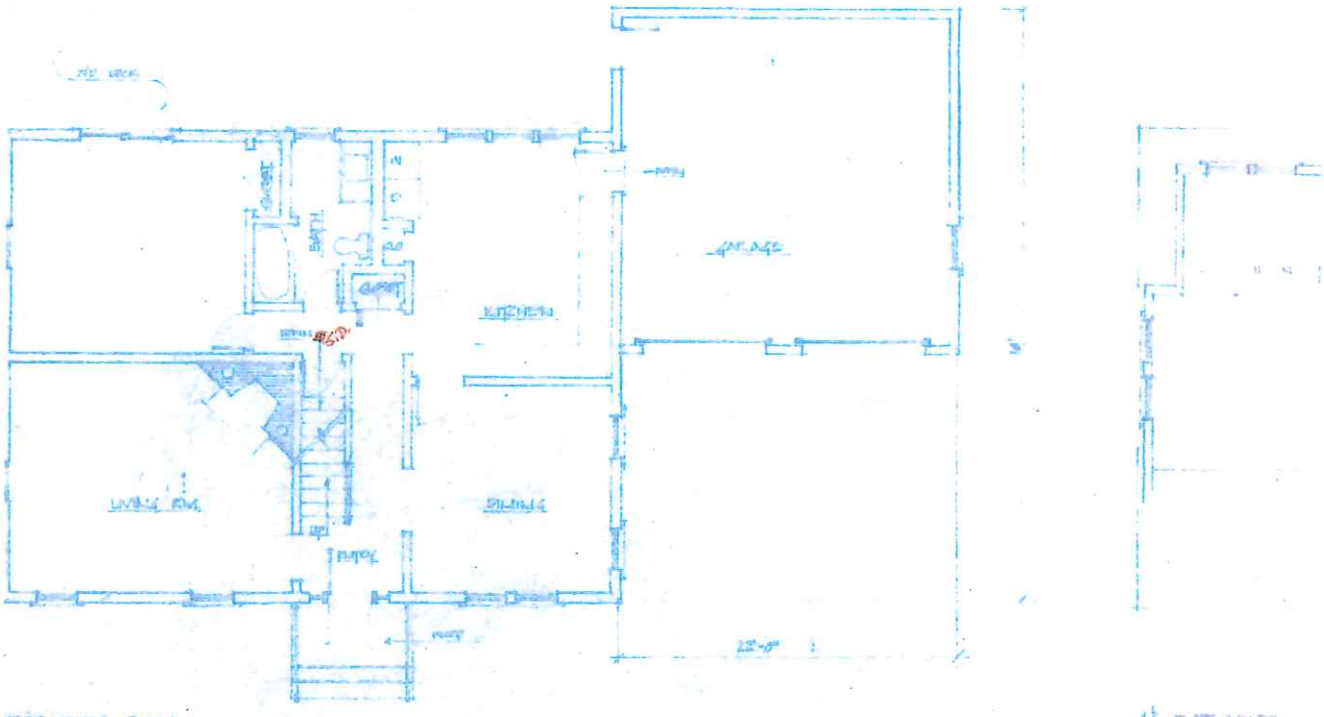
EXISTING SOUTH TO BECOME NORTH ONCE MOVED



ELEVATION

8"×8" - 6/6

7"×9" - 8/8 (TYPICAL 1ST FLOOR)

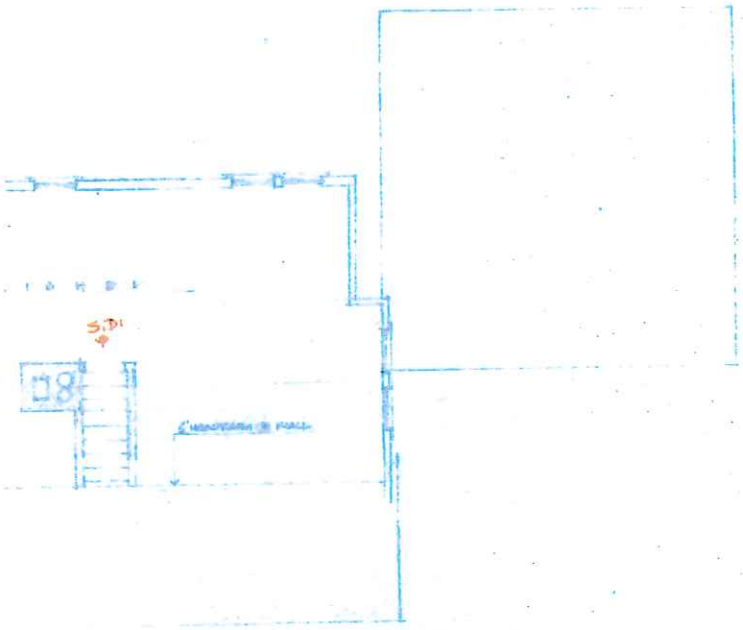


1ST FLOOR PLAN

1/4" = 1'-0"

EXISTING NORTH TO BECOME SOUTH
ONCE MOVED



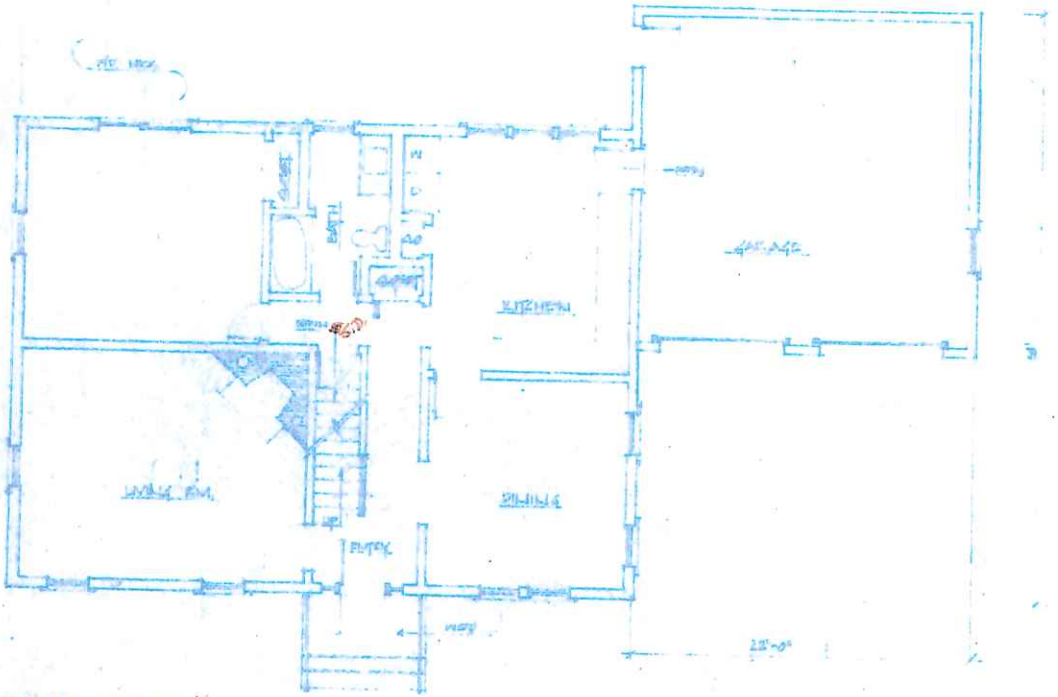


WEST ELEVATION

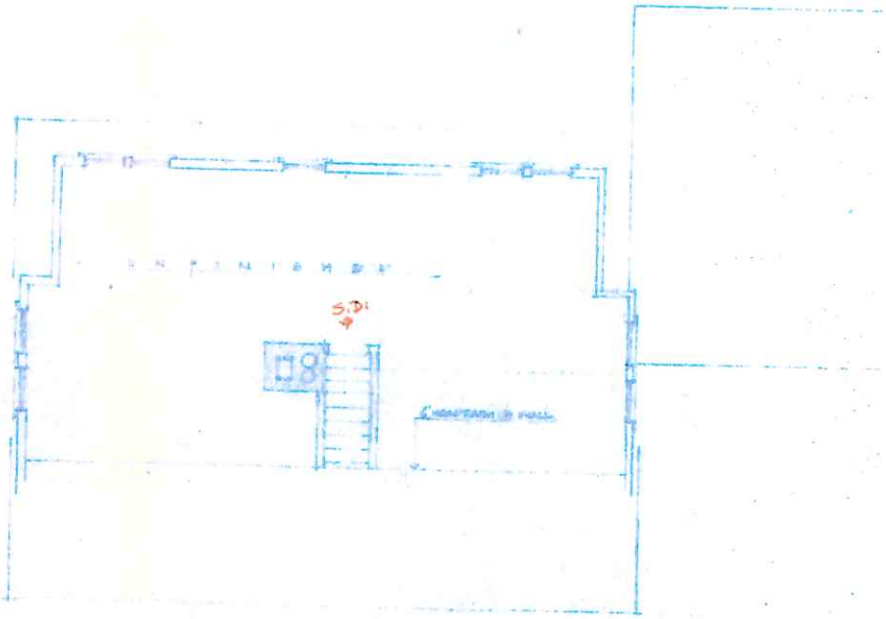
8"×8" -6/6

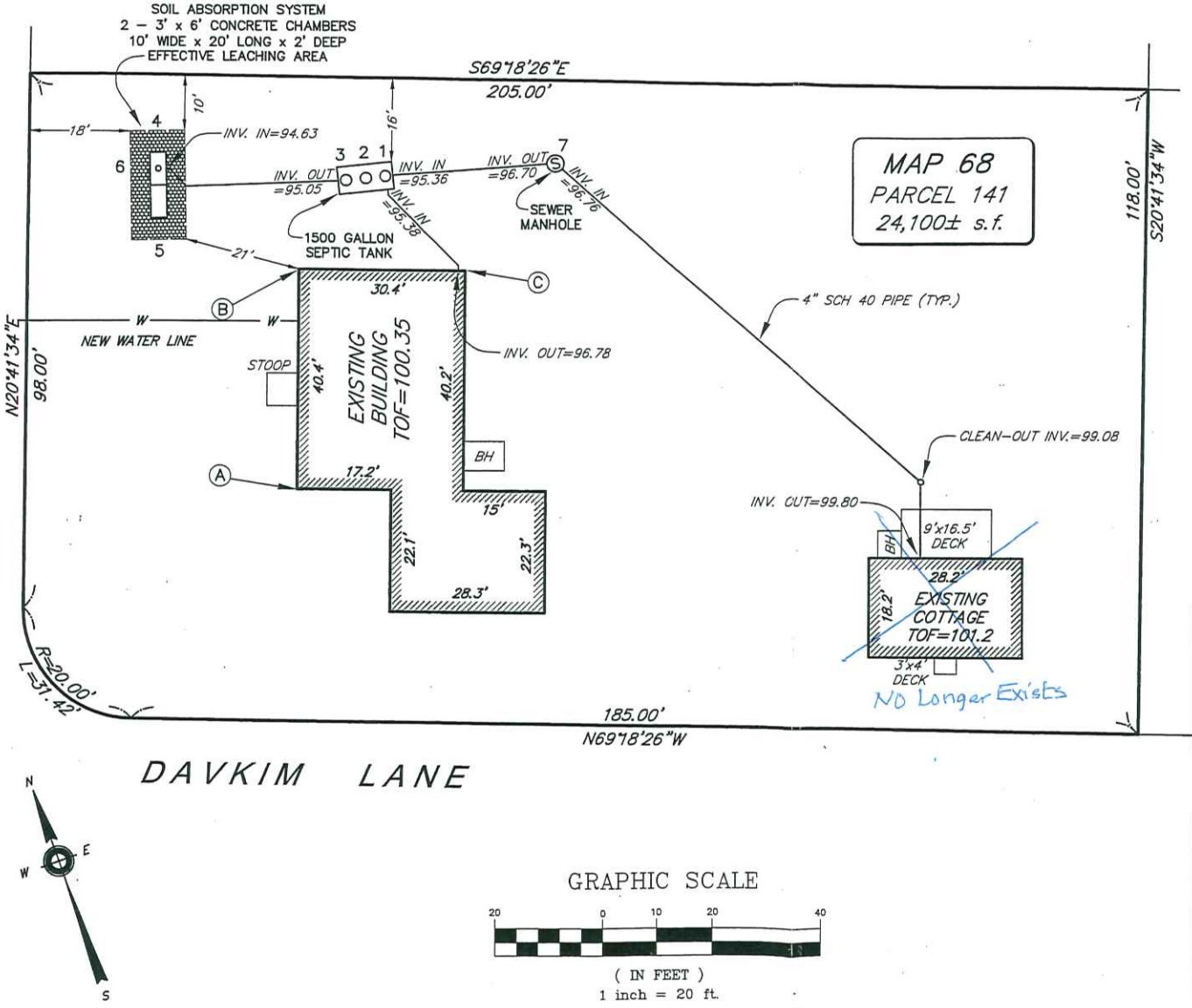
7"×9" - 8/8 (TYPICAL 1ST FLOOR)

EAST ELEVATION



FIRST FLOOR PLAN





SEPTIC SYSTEM
HOUSE "TIES"

	A	B	C	DESCRIPTION
1)	–	23.3'	22.7'	S. TANK INLET LID
2)	–	20.7'	24.9'	S. TANK MIDDLE LID
3)	–	18.5'	27.4'	S. TANK OUTLET LID
4)	66.6'	33.6'	60.4'	CTR. END CONCRETE CHAMBERS
5)	55.6'	27.3'	57.0'	CTR. END CONCRETE CHAMBERS
6)	63.8'	31.7'	59.4'	INSPECTION PORT
7)	–	50.7'	25.6'	SEWER MANHOLE

We certify that this septic system has been constructed in accordance with the terms of the permit and the approved design plan and meets the requirements of the Town and State regulations, as-built.

Donald F. Bracken, Jr. P.E. (DESIGN ENGINEER)

(INSTALLER)

Prepared By:
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting
19 Old South Road, Unit B
P.O. Box 3525
Nantucket, MA 02584 Tel: 508-325-0044

SEPTIC AS-BUILT
IN NANTUCKET, MA

Prepared For:

SHEPLEY WOOD PRODUCTS

#20 GREGLEN AVENUE
MAP 68 PARCEL 141

Date: NOVEMBER 30, 2007		Job No.: 386-01
Drawn By: DLH	Checked By: DFB	Scale: 1" = 20'
Drawing Name: Shepley-SAB.dwg		

386-01

20 GREGLEN AVENUE – MOVE OFF TO 44 SKYLINE DRIVE

WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED









SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED





EAST ELEVATION TO BECOME WEST ELEVATION ONCE MOVED



NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED




MS 7304 AN

20 GREGLEN AVENUE – MOVE OFF TO 44 SKYLINE DRIVE

WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED









SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED





EAST ELEVATION TO BECOME WEST ELEVATION ONCE MOVED



NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED




MS 7304 AM

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: **44 Skyline Drive**

Tax Map Number: **79** Parcel Number: **990**

Owner of Record: **Clay Street Development**

Description of Proposal: **Move house to lot**

Anticipated HDC Submission Date: **9/15/2024**

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... CLAY STREET DEVELOPMENT .....

MAILING ADDRESS..... PO BOX 3842, NANTUCKET, MA 02584 .....

PROPERTY LOCATION..... 44 SKYLINE DRIVE .....

ASSESSORS MAP/PARCEL..... 79/990 .....

SUBMITTED BY:..... PATRICK QUIGLEY .....

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 10:58:48 -04'00'

November 1, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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.

REVISED Nov 2012

9589 0710 5270 1061 3672 38

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Street and Apt. No., or PO Box No. 205 PRESIDENT ST
City, State, ZIP+4® FRAMINGHAM, MA 01701

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Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	56	1	RICHMOND MEADOWS TWO P3P4 LLC		23 CONCORD ST	WILMINGTON	MA	01887	1-5 VIOLET PL
68	57		RICHMOND MEADOWS TWO P5P6 LLC		23 CONCORD ST	WILMINGTON	MA	01887	4-6-7-8 GOOSEBERRY PL
79	44		SHEEHY SANDRA TR	42 SKYLINE NOMINEE TRUST	2009 SPANISH TRAIL	DELRAY	FL	33483	42 SKYLINE DR
79	45		FREDRICKSON ASHELEE		48 SKYLINE DR	NANTUCKET	MA	02554	48 SKYLINE DR
79	46	1	PRESTESDOSSANTOS JOVANILSON		52 SKYLINE DR	NANTUCKET	MA	02554	52 SKYLINE DR
79	100		SAVOCA JOYCE TR		305 PROSPECT STREET	FRAMINGHAM	MA	01701	41 SKYLINE DR
79	101		KILBERT GRAHAM M W TRST &	CLAUDIA M TRST	47 SKYLINE DR	NANTUCKET	MA	O2554	47 SKYLINE DR
79	208		NANTUCKET WOODLAND LP		57 MAIN ST	NANTUCKET	MA	O2554	13 WOODLAND DR
79	710	2	GLOWACKI GREG W		22A EVERGREEN WY	NANTUCKET	MA	02554	22R EVERGREEN WY
Count:	**9**								

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 Andrew Kotchen

AS AGENT FOR Workshop/APD

STREET ADDRESS Zais Realty Trust, Kevin F. Dale, Esq.

MAP/PARCEL 32/46

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11/18/2024

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 11/18/2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

57E - NEW PERGOLA

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

WAPD 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

57E - NEW PERGOLA

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 46

Street & Number of Proposed Work: 57 EEL POINT RD

Owner of record: ZAIS REALTY TRUST, KEVIN F. DALE, ESQ.

Mailing Address: 35 OLD SOUTH ROAD, SUITE D

NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521

NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other FREE STANDING PERGOLA

Size of Structure or Addition: Length: 18'-4" Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

FILING FEE: $50 Width: 10'-6" 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 9'-4" South 9'-4" East 9'-4" West 9'-4"

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 NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER

Trim _____ Sash _____ Doors _____

Deck GOSHEN PAVERS Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

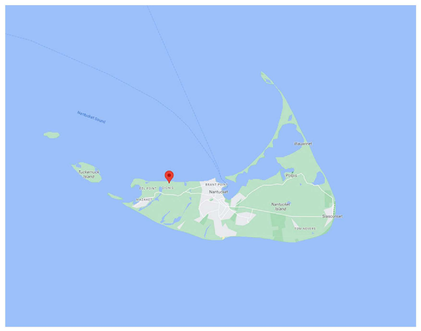
Date 11/18/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

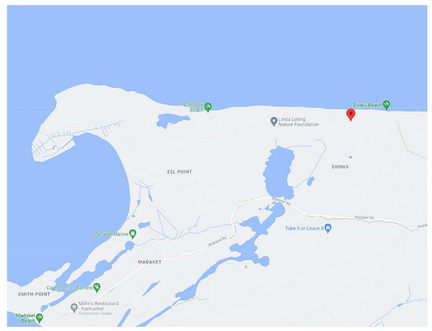
57E PERGOLA

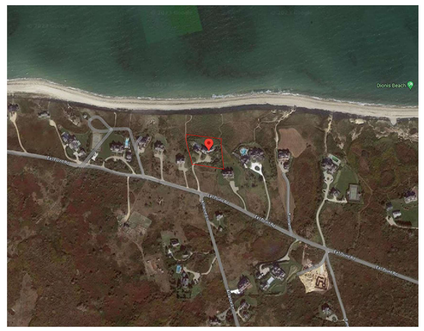
HDC SUBMISSION
PERGOLA
18 NOVEMBER 2024

57 EEL POINT RD.
NANTUCKET, MA, 02554









FINISH: NATURAL TO WEATHER CEDAR

HDC DRAWING INDEX

SHEET NUMBER	SHEET NAME	11/18/2024 HDC SUBMISSION
T-001	TITLE SHEET - PERGOLA	•
G-003	EXISTING CONDITIONS - PERGOLA	•
L-100	SITE PLAN	•
A-110	PERGOLA	•

57E
PERGOLA

57 EEL POINT RD.
NANTUCKET, MA, 02554

OWNER
ZAIS REALTY TRUST
KEVIN F. DALE, ESQ.
BEAUDETTE AND SWAIN, PC
35 OLD SOUTH ROAD, SUITE D
NANTUCKET, MA, 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
ROBERT J. REID BUILDERS
7 WINDY WAY
NANTUCKET, MA 02554
T: (508) 737-6191

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	11/18/2024	HDC SUBMISSION

CONSTRUCTION DOCUMENTS

DRAWN BY:	WRS
CHECKED BY:	ADK/TJZ/MLW
DATE:	11/04/2024
SCALE:	No Scale
PROJ. NO.	

COVER SHEET

T-001

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STREET VIEW - FROM EEL POINT RD LOOKING NORTH



STREET VIEW - FROM EEL POINT RD LOOKING NORTH



START OF DRIVEWAY - FROM EEL POINT RD LOOKING NORTH



ENTRY GATE - LOOKING NORTH



MAIN HOUSE AND GUEST HOUSE - LOOKING NORTH



EXISTING PATIO & POOL

57E

PERGOLA

57 EEL POINT RD.
NANTUCKET, MA, 02554

OWNER

ZAIS REALTY TRUST
KEVIN F. DALE, ESQ.
BEAUDETTE AND SWAIN, PC
35 OLD SOUTH ROAD, SUITE D
NANTUCKET, MA, 02554

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	11/04/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	WRS
CHECKED BY:	ADK/TJZ/MLW
DATE:	11/01/23
SCALE:	No Scale
PROJ. NO.	

EXISTING CONDITIONS - PERGOLA

G-003

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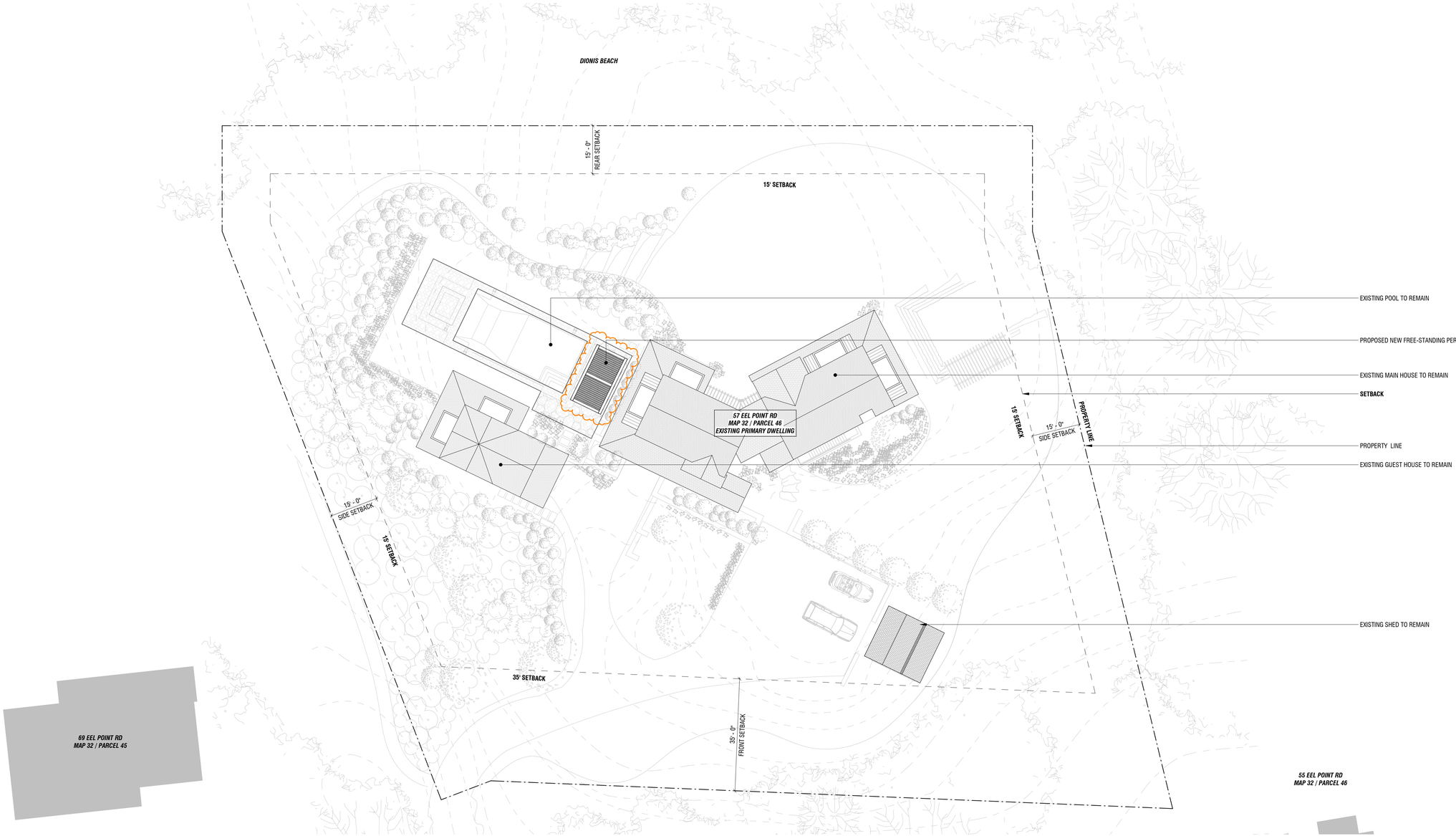

1 **SITE PLAN**
1/16" = 1'-0"

57E

PERGOLA

57 EEL POINT RD.
NANTUCKET, MA, 02554

OWNER

ZAIS REALTY TRUST
KEVIN F. DALE, ESQ.
BEAUDETTE AND SWAIN, PC
35 OLD SOUTH ROAD, SUITE D
NANTUCKET, MA, 02554

ARCHITECT

WORKSHOP/APD

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REVISIONS

SIGN & SEAL

ISSUES

1	11/04/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	WRS
CHECKED BY:	ADK/TJZ/MLW
DATE:	11/04/24
SCALE:	No Scale
PROJ. NO.	

SITE PLAN

L-100

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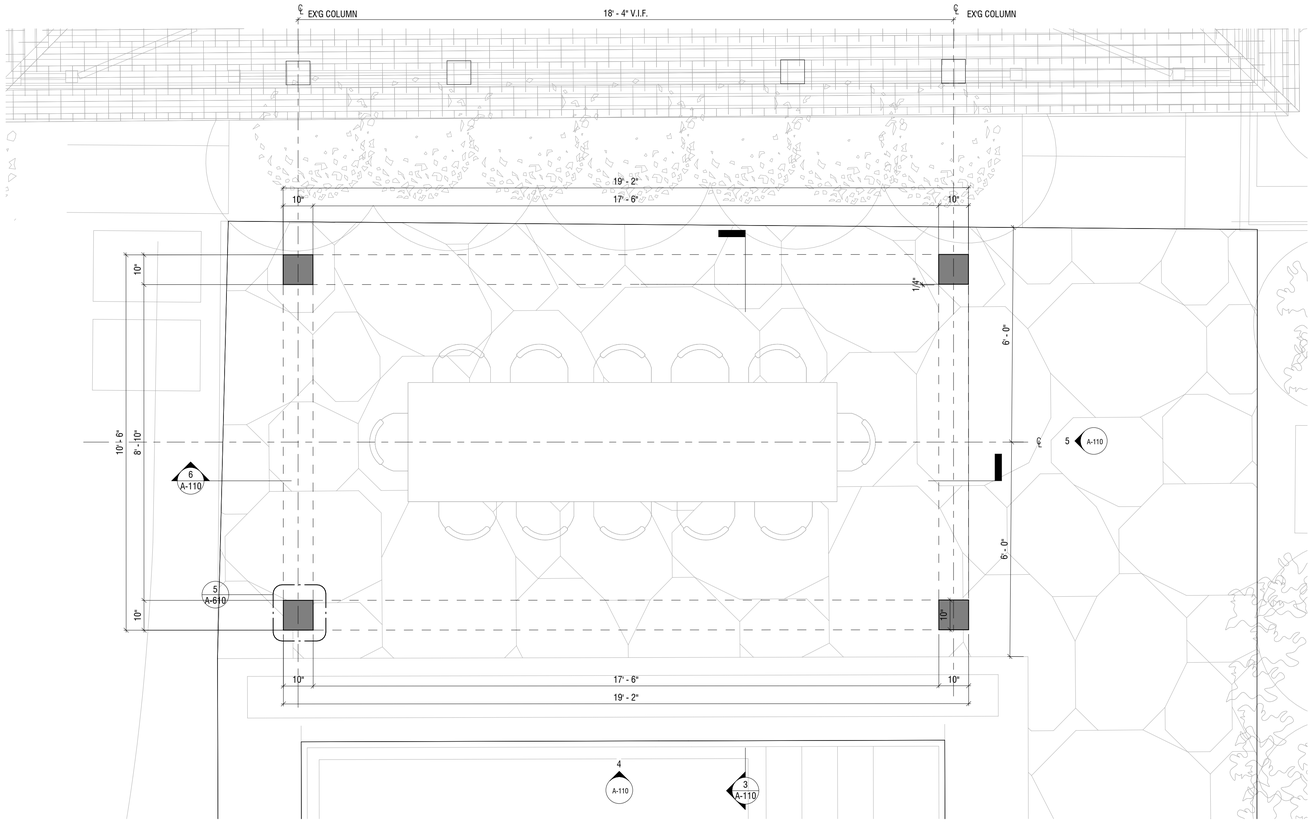
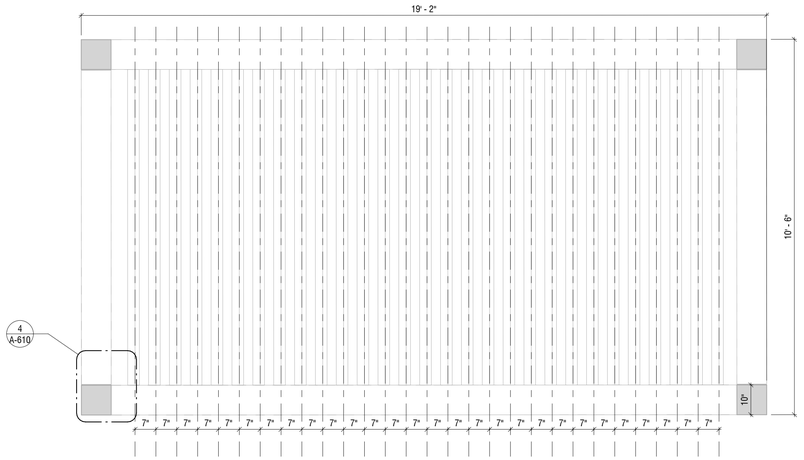
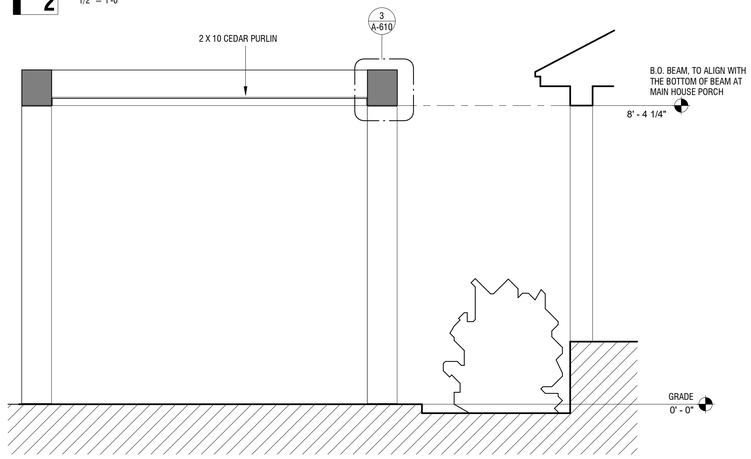


1 PERGOLA PLAN
1/2" = 1'-0"

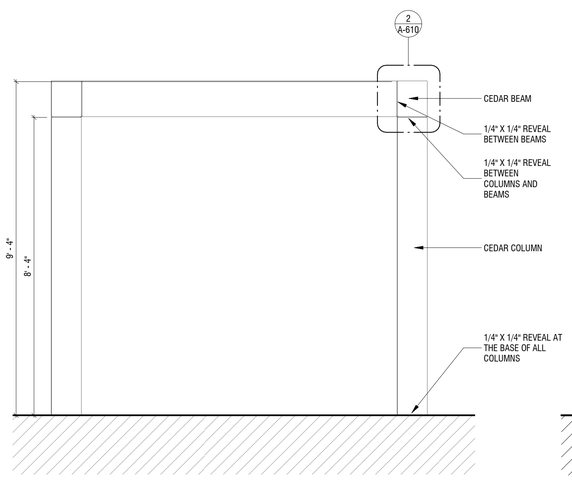


2 PERGOLA RCP
1/2" = 1'-0"

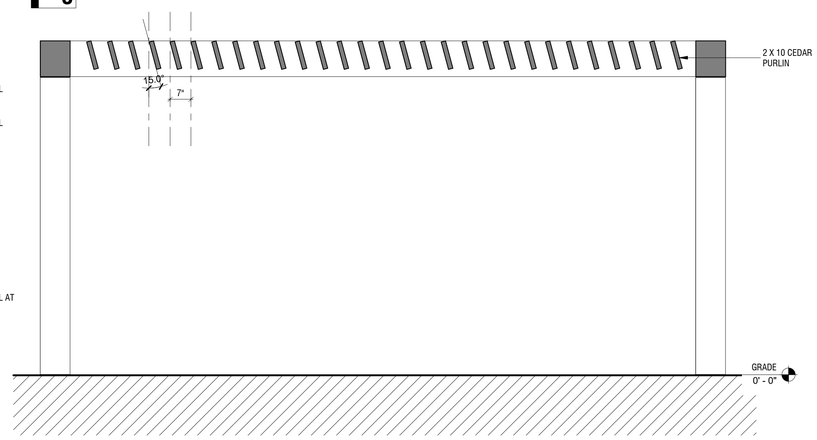




4 PERGOLA SOUTH ELEVATION
1/2" = 1'-0"



5 PERGOLA WEST ELEVATION
1/2" = 1'-0"



3 PERGOLA SECTION 2
1/2" = 1'-0"

6 PERGOLA SECTION 1
1/2" = 1'-0"

57E

PERGOLA

57 EEL POINT RD.
NANTUCKET, MA, 02554

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	11/04/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	WRS
CHECKED BY:	ADK/TJZ/MLW
DATE:	10/03/2024
SCALE:	No Scale
PROJ. NO.	

PERGOLA

A-110

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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°: 49.2.3 PARCEL N°. 25

Street & Number of Proposed Work: 32 SANKATY ROAD

Owner of record: 32 SANKATY LLC

Mailing Address: 32 SANKATY ROAD
SIASCONSET, MA 02564

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 FENESTRATION CHANGES.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1940

Original Builder:

REVISIONS* (describe)

1. East Elevation – CHANGE FRONT DOOR TO 6LT 2panel
2. South Elevation – CHANGE 10LT TO 8LT FD - REMOVE 2 WINDOWS FROM 6 PANEL IN FAVOR OF 2 12LT FD
3. West Elevation – REMOVE GABLE WINDOW
4. North Elevation CHANGE 1/1 TO 6/6 TYME.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 1x4 TME Door Frame 1x6 TME 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 TME.

Doors* (type and material): ☐ TDL ☐ SDL Front 6LT-2PANEL Rear _____ Side 12LT/KKK panel

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof _____

Trim WHITE TME Sash WHITE TME Doors WHITE 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.

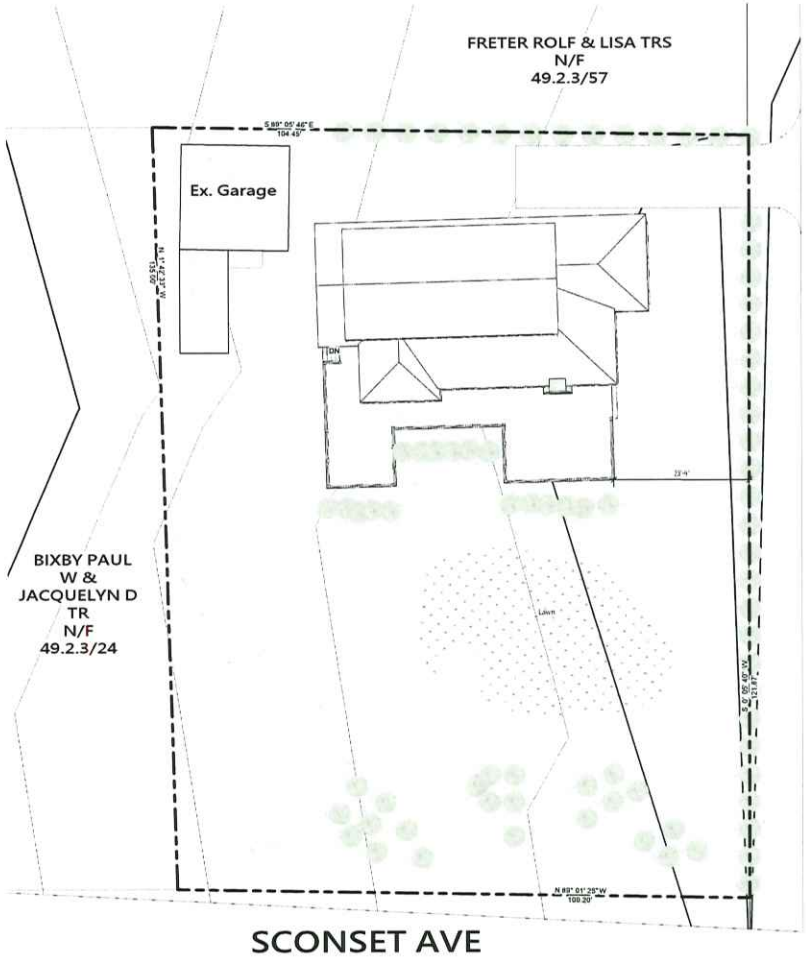
Date 11/18/2024 Signature of owner of record _____ Signed under penalties of perjury

Property Info:

Map & Parcel	49.2.3/25	Lot Size	11,865 sq. ft
District/Zoning	SR10	Allowable Ground Coverage	7,451 sq. ft
Minimum Lot Size	10,000 sq ft	Existing Ground Coverage	1,824 sq. ft
Frontage	75 ft	Proposed Ground Coverage MH	0 sq. ft.
Ground Cover Ratio	25%		
Front Setback	15 ft		
Side/Rear Setback	5 ft	Total Proposed Ground Coverage	0 sq. ft.

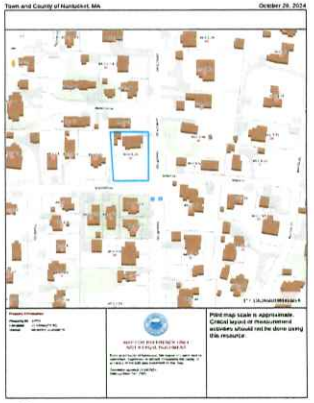
HDC Submission Only - Not For Construction

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 INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION IF THESE 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.



SANKATY ROAD

1 Site Plan - Proposed
1" = 10'-0"



2 Locus Map



5 Lawn View



4 Sankaty Rd View



3 Back Yard View



6 Sconset Ave View

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
32 Sankaty Rd - Main House
Nantucket, MA 02554

Sheet
Site Plan

Date
11.15.2024

Revisions

C.101

Scale
As indicated

11/15/2024 10:23:44 AM

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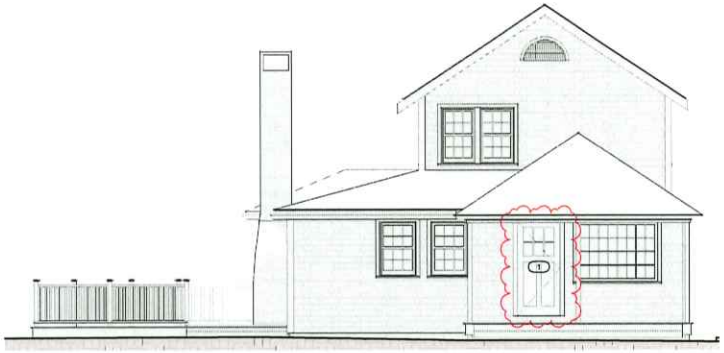
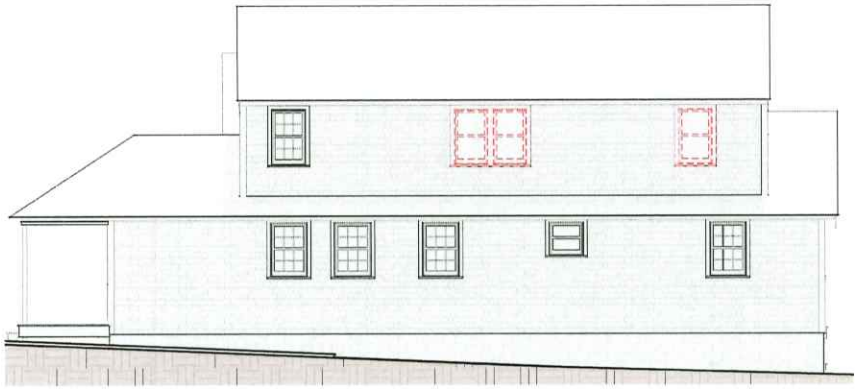
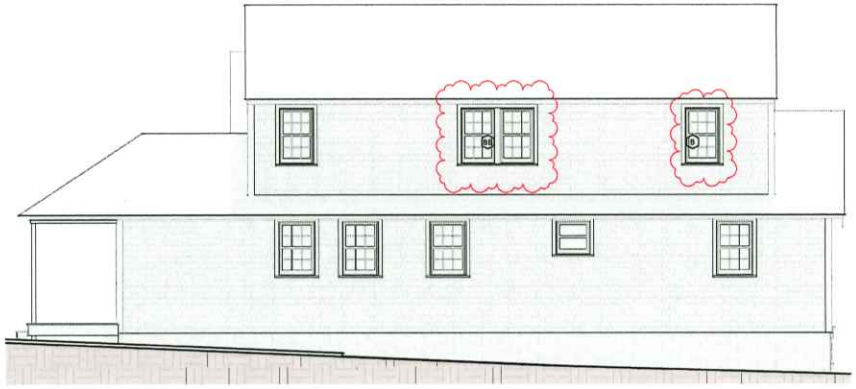
1 East Elevation - Existing/Demo
1/4" = 1'-0"



3 East Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Existing/Demo
1/4" = 1'-0"



4 North Elevation - Proposed
1/4" = 1'-0"

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Project
32 Sankaty Rd - Main House
Nantucket, MA 02554

Sheet
Exterior Elevations

Date
11.15.2024

Revisions

A.201

Scale 1/4" = 1'-0"

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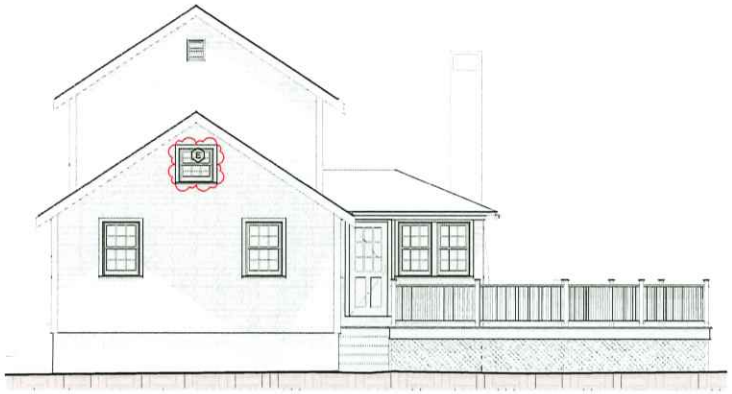
3 West Elevation - Existing/Demo
1/4" = 1'-0"



1 South Elevation - Existing/Demo
1/4" = 1'-0"



4 West Elevation - Proposed
1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"

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Project
32 Sankaty Rd - Main House
Nantucket, MA 02554

Sheet
Exterior Elevations

Date
11.15.2024

Revisions

A.202

Scale 1/4" = 1'-0"

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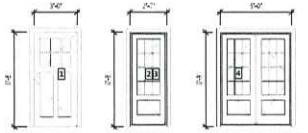
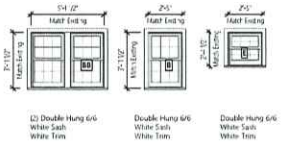
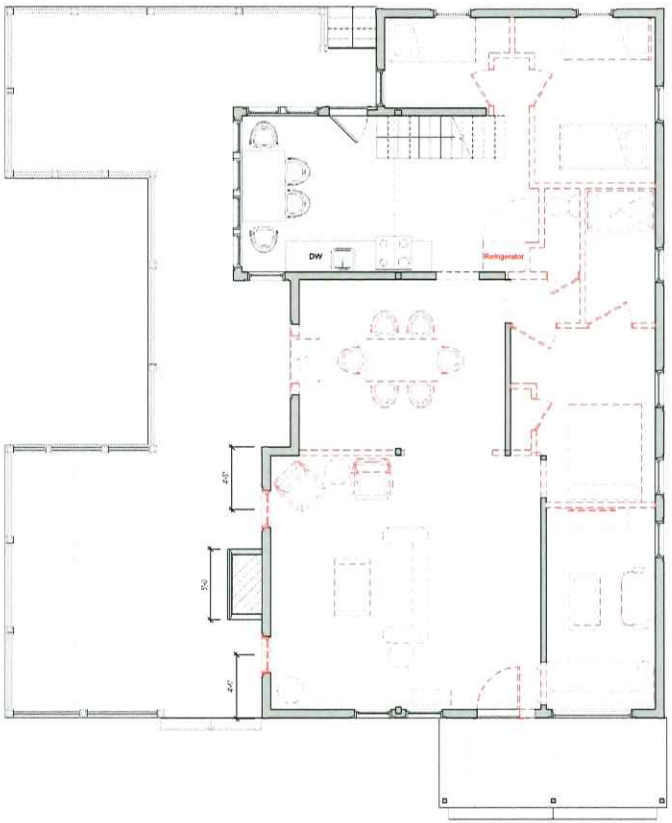


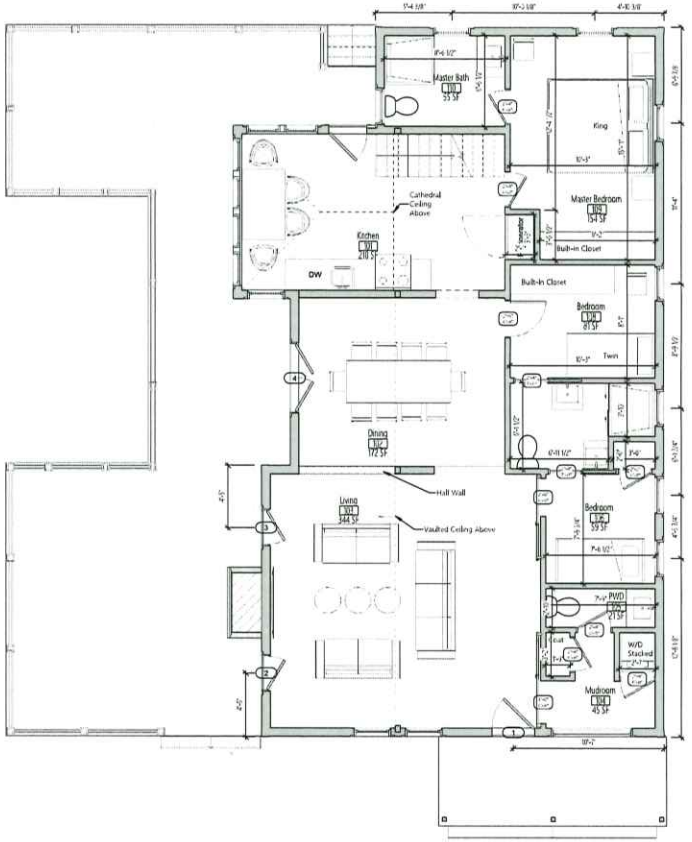
Door Schedule
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"



2 Level 1 - Existing/Demo
1/4" = 1'-0"



1 Level 1 - Proposed
1/4" = 1'-0"

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Project
32 Sankaty Rd - Main House
Nantucket, MA 02554

Sheet
First Floor

Date
11.15.2024

Revisions

A.102

Scale 1/4" = 1'-0"

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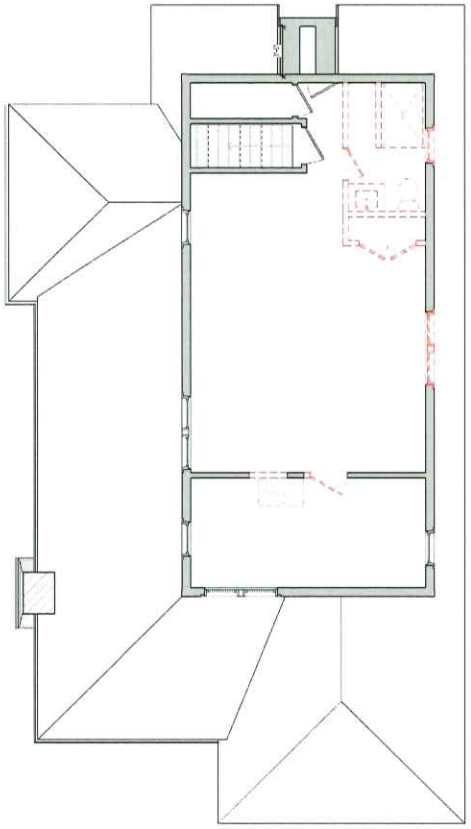
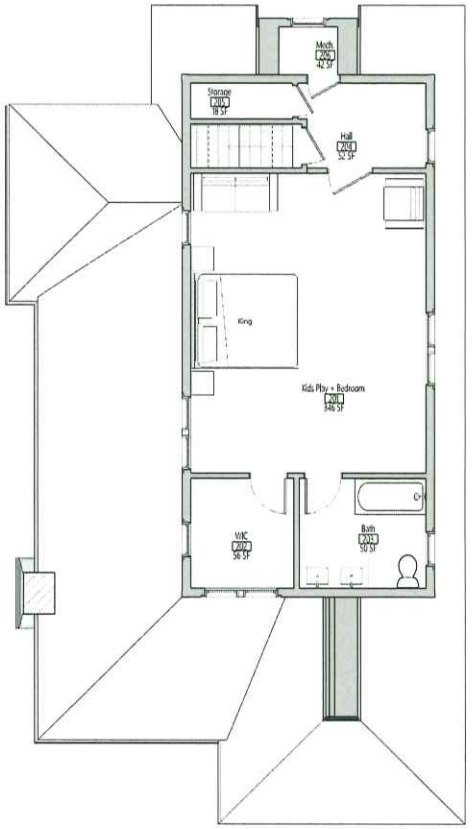


2 Level 2 - Existing/Demo
1/4" = 1'-0"



1 Level 2 - Proposed
1/4" = 1'-0"

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tel: (508) 332-9654
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Project
32 Sankaty Rd - Main House
Nantucket, MA 02554

Sheet
Second Floor

Date
11.15.2024

Revisions

A.103

Scale 1/4" = 1'-0"

11/15/2024 10:24:03 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

Scanned

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is 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: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

RECEIVED NOV 18 2024 By _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 73 ~~49~~ PARCEL N°. 49.1

Street & Number of Proposed Work: 13 HAWKS CIRCLE

Owner of record: KLAUS KLEINFELD

Mailing Address: 3 RYE ROAD
PORT CHESTER, NY 10573

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: NEW ADDITION 255 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

(EXISTING 424 SF RESULT 549 SF) 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 AMMENDED 10'-11" South 10'-11" East _____ West _____

Additional Remarks

Historic Name: 1998

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation → RELOCATE GARAGE NORTH ON LOT
2. South Elevation → REMOVE AND RECONSTRUCT WORKOUT ADDITION - INCREASE MASS 130 SF → 255 SF
3. West Elevation - NO CHANGES TO MAIN MASS OF
4. North Elevation GARAGE ON NORTH OR WEST OR EAST - ROTATED SO WITH GARAGE DOOR TO FACE WEST

*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.) TME

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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 1X6 Soffit (Overhang) _____ Corner boards 1X6 Frieze 1X4

Window Casing 1X4 Door Frame _____ Columns/Posts: Round ____ Square ____

TME

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other RE-USE EXISTING WINDOWS

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type NO CHANGE Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof WEAD NTW

Trim WHITE TIME Sash WHITE TIME Doors WHITE TIME

Deck MAHOGANY 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 11/16/2024 Signature of owner of record _____ Signed under penalties of perjury

CURRENT ZONING CLASSIFICATION:
Sconset Residential 20 (SR-20)

		EXISTING
MINIMUM LOT SIZE:	20,000 S.F.	40,000± S.F.
MINIMUM FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN
SIDE/REAR SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	12.5%	6.7% ±

LEGEND

- CB FND ■ DENOTES CONCRETE BOUND FOUND
- DENOTES EXISTING FIRE HYDRANT
- (S) DENOTES EXISTING SEWER MANHOLE
- WM DENOTES EXISTING WATER METER
- WSO DENOTES EXISTING WATER SHUT OFF
- CBR DENOTES EXISTING BOUND CATCH BASIN
- CBS DENOTES EXISTING SQUARE CATCH BASIN
- UGLP DENOTES EXISTING UNDERGROUND LIQUID PROPANE TANK
- x26.3 DENOTES EXISTING SPOT ELEVATION

New Brick Apron

New Block Apron 10'-0" Deep (From Existing Edge of Pavement) x 16'-0" Wide

New Shell Driveway 16'-0" Wide

Relocated Garage & Rebuilt Work-Out Room [255 +/- SF Total Rebuilt Work-Out Room]

Existing Location of Garage (to be Relocated) and Work-out Room (to be Demolished (130 +/- SF).

73.3.2-67
N/F
CORA V. SONNEN REVOCABLE TRUST
CORA V. SONNEN TRUSTEE
DEED: BK. 1564 PG. 259
PLAN FILE: 11-E, LOT 5
#20 STONE POST WAY

8" PVC
INVERT EL.=16.83

VERTICAL GRANITE CURB

EDGE OF PAVEMENT

1 STY W/F STRUCTURE 531± S.F. (foundation)

STOOP

DECK

THRESHOLD EL.=23.01

SHELL DRIVEWAY

BRICK APRON

UGLP

2 STY W/F STRUCTURE 1,689± S.F. (foundation)

PORCH

DECK

POOL

HAWKS CIRCLE (40' WIDE)

EXISTING SEWER LINE 8" PVC 315±

SITE BENCHMARK:
X-CUT IN RIM OF SEWER MAN HOLE #4
EL.=18.99
PER AS-BUILT PLAN

UTILITY EASEMENT

73.3.2-36
N/F
16 STONE POST LLC
DEED: BK. 1614 PG. 171
PLAN FILE: 11-E, LOT 4
#16 STONE POST WAY

74-37.1
N/F
LBC SCONSET LLC
DEED: BK. 1761 PG. 273
PLAN FILE: 22-C, LOT 6
#9 HAWKS CIRCLE

8" PVC
INVERT EL.=15.68

8" PVC
INVERT EL.=15.57

PLAN FILE 22-C

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SQUARE FOOT MODIFICATION SUMMARY

Existing Garage/Work Out Room: 531 +/- SF (Demolish Work Out Room 130 +/- SF)
Relocated Garage/Work Out Room: 656 +/- SF (Rebuild Work Out Rm 255 SF)

Net Change: + 125 SF

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

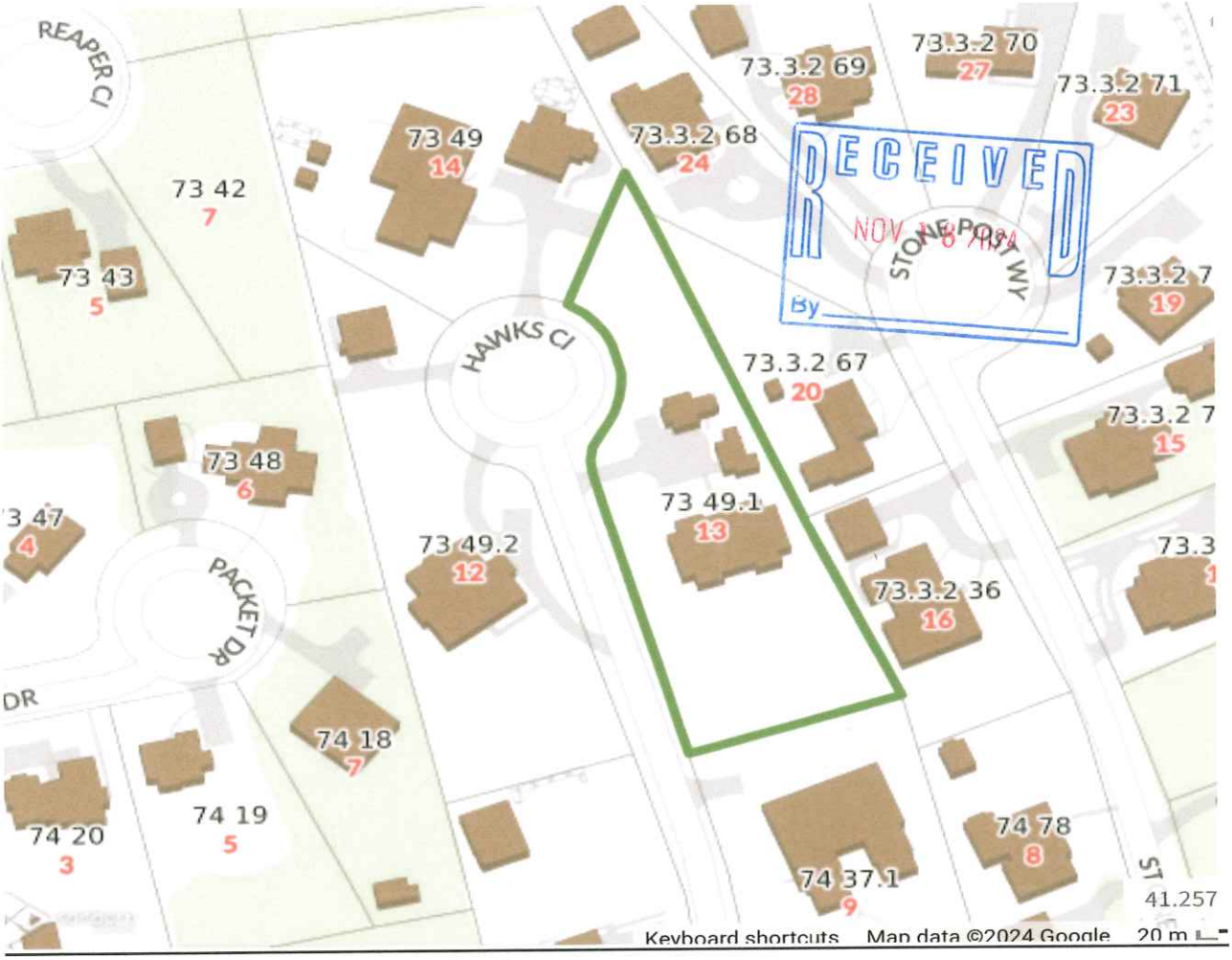
OWNER INFORMATION

KLAUS KLEINFELD
DEED BK. 1295, PG. 261
PLAN FILE 22-C - LOT 5
ASSESSOR'S MAP 73, PARCEL 49.1
#13 HAWKS CIRCLE

Date:
Scale: 1"=20'
Design/Drawn by:
Approved by:

SHEET 1 OF 1

13 HAWKS CIRCLE – RELOCATE GARAGE ON SITE/RENOVATION/ROTATE ORIENTATION







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EXISTING DWELLING



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EXISTING STUDIO/OFFICE



Proposed Garage Relocation & Addition
13 Hawk's Circle
Nantucket, MA



PROJECT SITE
13 Hawk's Circle

LIST OF DRAWINGS		ISSUED
CVR	COVER SHEET	11/15/24
P-1	PHOTO CONTEXT 1	11/15/24
A-1	1ST FLOOR PLAN DOOR/WINDOW KEY	11/15/24
A-2	FRONT ELEVATION	11/15/24
A-3	SIDE ELEVATIONS	11/15/24
A-4	REAR ELEVATION	11/15/24

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.

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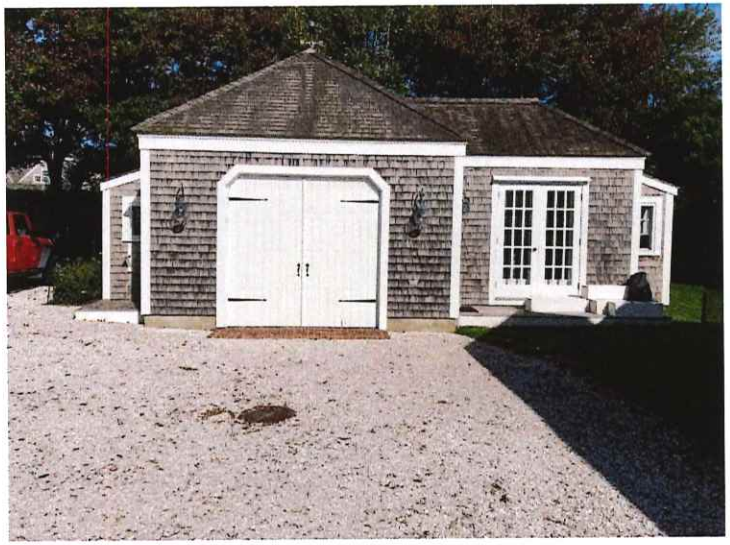
Proposed Garage Relocation/Addition
13 Hawk's Circle
Nantucket, MA

Date: 11/15/24
Rev.:
Drw by: GAB
Scale: As Noted

cvr



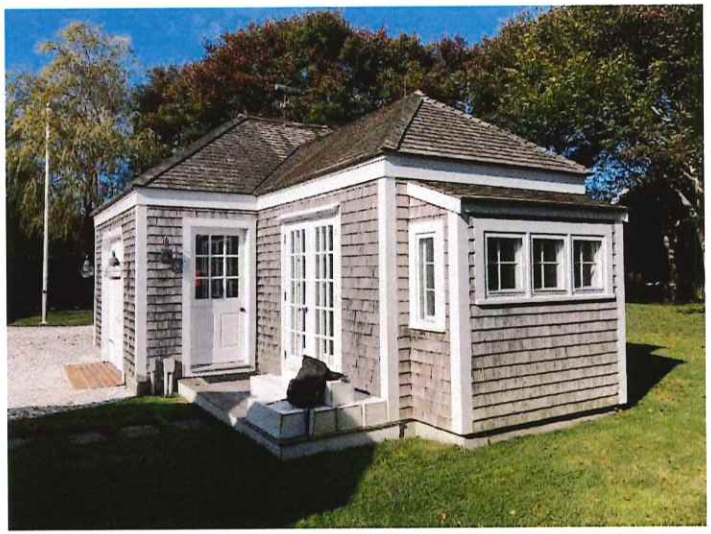
EXISTING SOUTH ELEVATION (Future South-West Elevation)



EXISTING WEST ELEVATION (Future North-West Elevation)
No Modifications



EXISTING NORTH ELEVATION (Future North-East Elevation)



EXISTING EAST ELEVATION (Future South-East Elevation)

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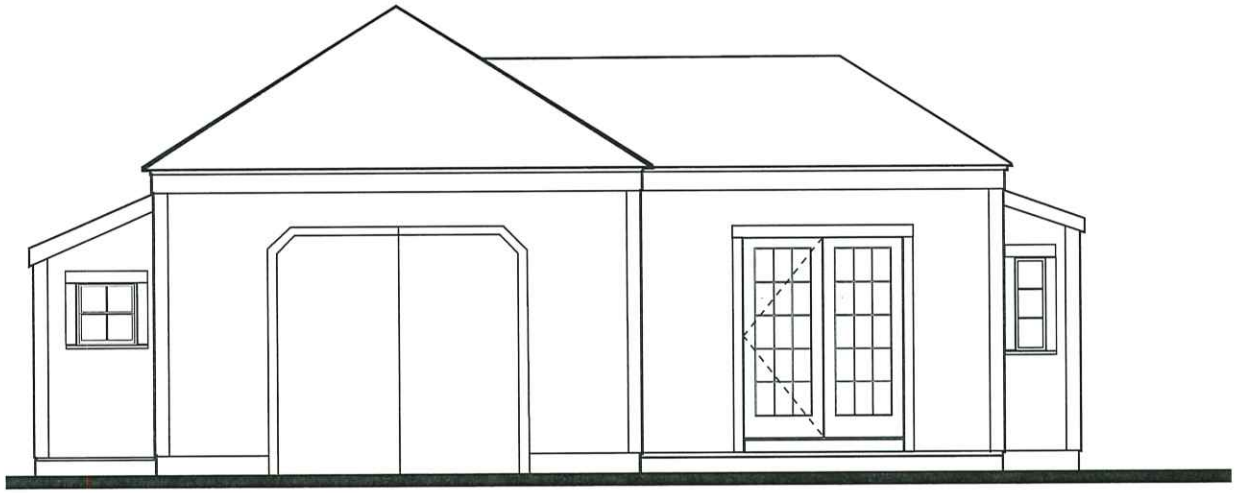
Proposed Garage Relocation/Addition
13 Hawk's Circle
Nantucket, MA

Date: 11/15/24
Rev.:
Drw by: GAB
Scale: As Noted

P1

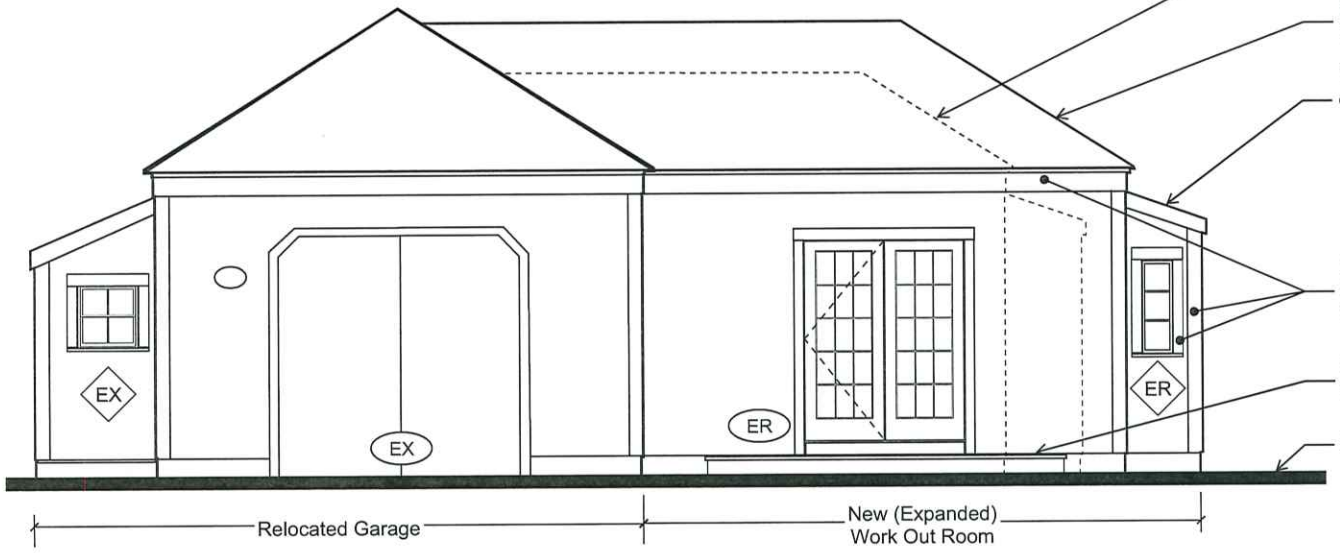


EXISTING (South) ELEVATION
1/4" = 1'-0"

DOOR/WINDOW KEY

ER ER — Existing Door/Window Relocated

EX EX — Existing Door/Window



PROPOSED (South - West) ELEVATION
1/4" = 1'-0"

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Proposed Garage Relocation/Addition
13 Hawk's Circle
Nantucket, MA

Date: 11/15/24
Rev.:
Drw by: GAB
Scale: As Noted

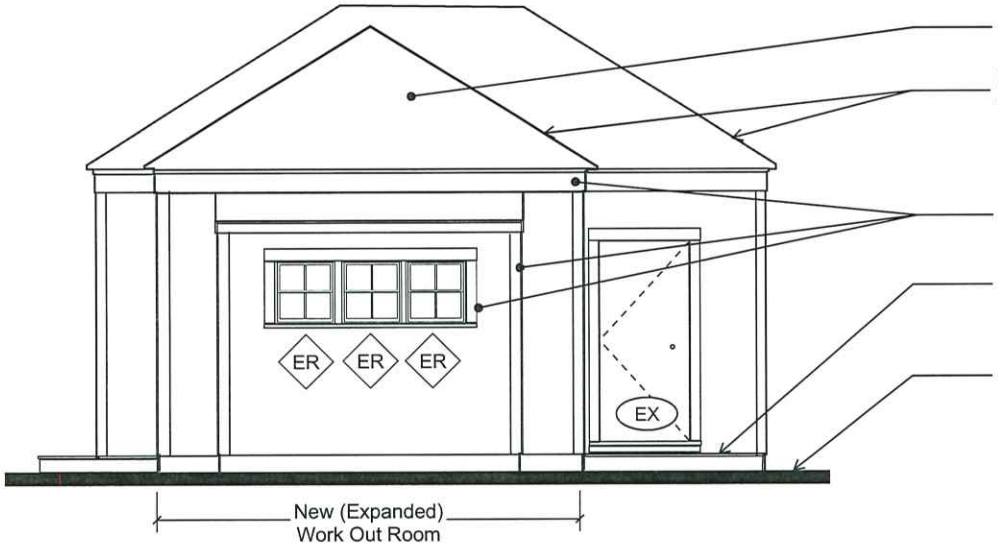
A-2



EXISTING (East) ELEVATION
1/4" = 1'=0"



EXISTING (West) ELEVATION - PROPOSED (North-West)
1/4" = 1'=0"
[NO MODIFICATIONS]



PROPOSED (South - East) ELEVATION
1/4" = 1'=0"

RECEIVED
NOV 18 2024

DOOR/WINDOW KEY

ER ER Existing Door/Window Relocated

EX EX Existing Door/Window

gbda

Proposed Garage Relocation/Addition
13 Hawk's Circle
Nantucket, MA

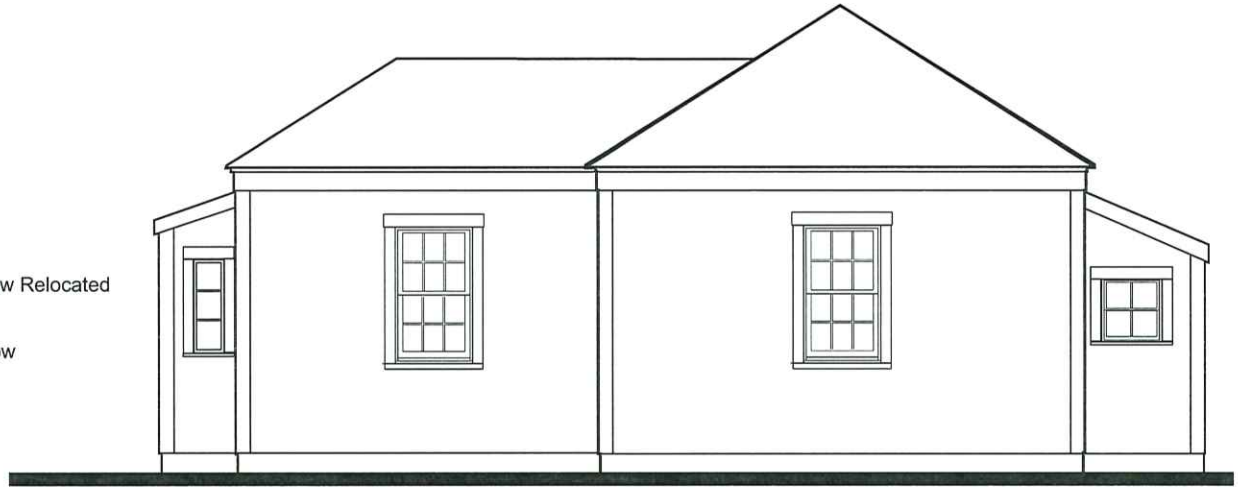
Date: 11/15/24
Rev.:
Drw by: GAB
Scale: As Noted

A-3

DOOR/WINDOW KEY

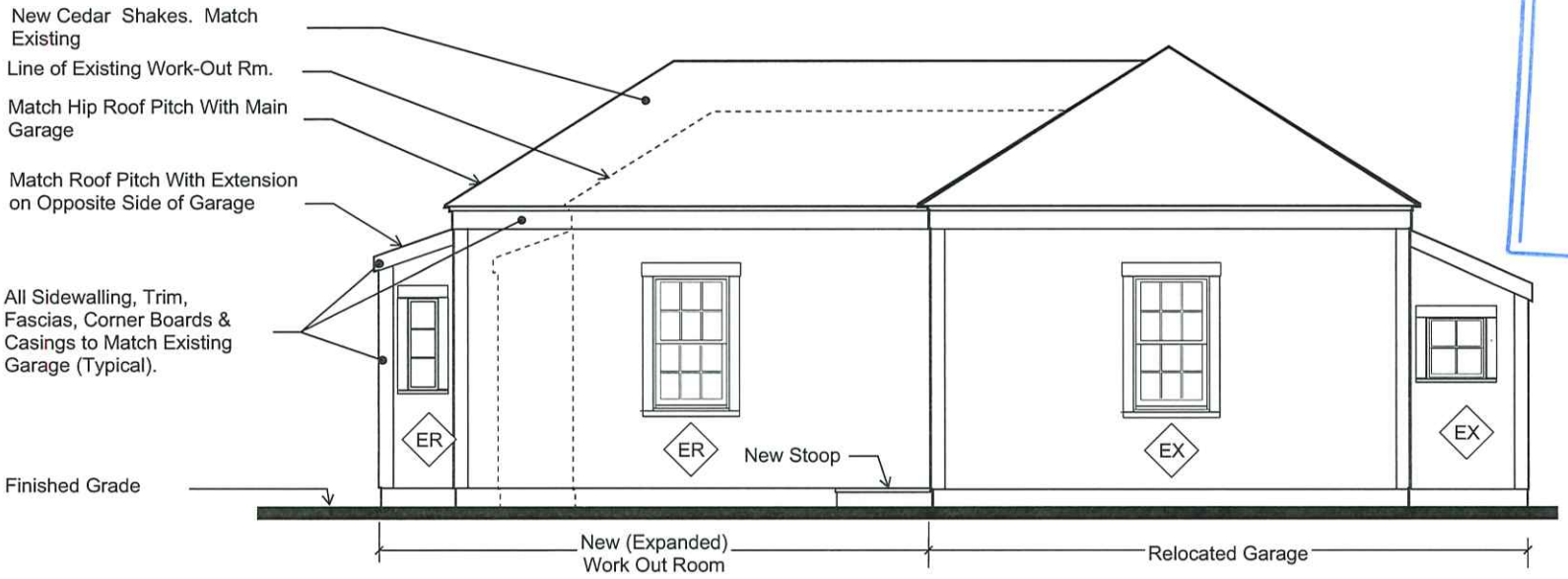
ER ER Existing Door/Window Relocated

EX EX Existing Door/Window



EXISTING (North) ELEVATION

1/4" = 1'-0"



PROPOSED (North - East) ELEVATION

1/4" = 1'-0"

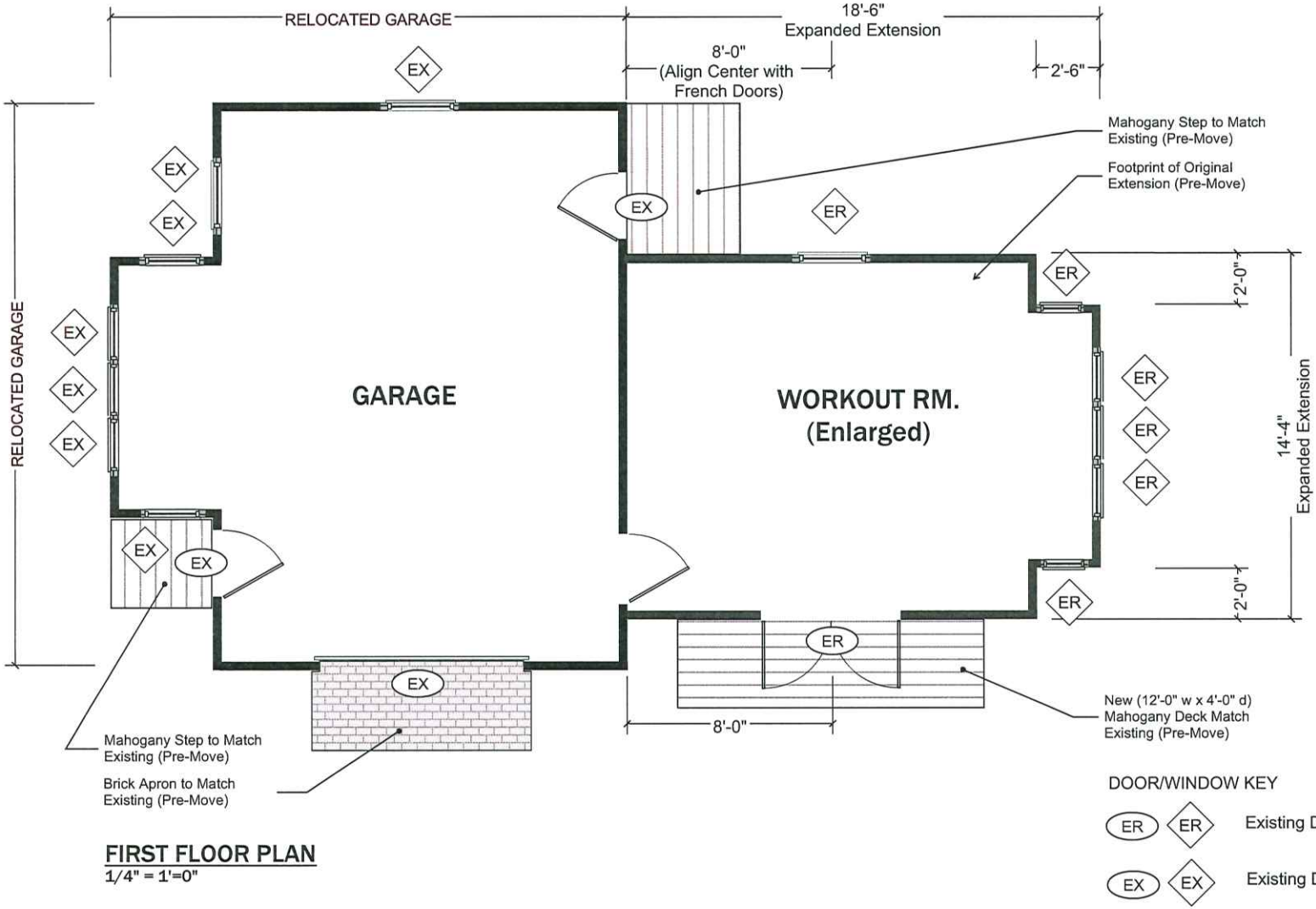
RECEIVED
By
NOV 18 2024

gbda

Proposed Garage Relocation/Addition
13 Hawk's Circle
Nantucket, MA

Date: 11/15/24
Rev.:
Drw by: GAB
Scale: As Noted

A-4



FIRST FLOOR PLAN

1/4" = 1'=0"

DOOR/WINDOW KEY

ER ER Existing Door/Window Relocated

EX EX Existing Door/Window

gbda

Proposed Garage Relocation/Addition
13 Hawk's Circle
Nantucket, MA

Date: 11/15/24
Rev.:
Drw by: GAB
Scale: As Noted

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.

corrected scan

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 49.1

Street & Number of Proposed Work: 13 HAWKS CIRCLE

Owner of record: KLAUS KLEINFELD

Mailing Address: 3 RYE ROAD
PORTCHESTER, NY 10573

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: 1998

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW DRIVEWAY ACCESS - SHELL DRIVEWAY - BELGIAN BLOCK APRON

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL/BELGIAN 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.

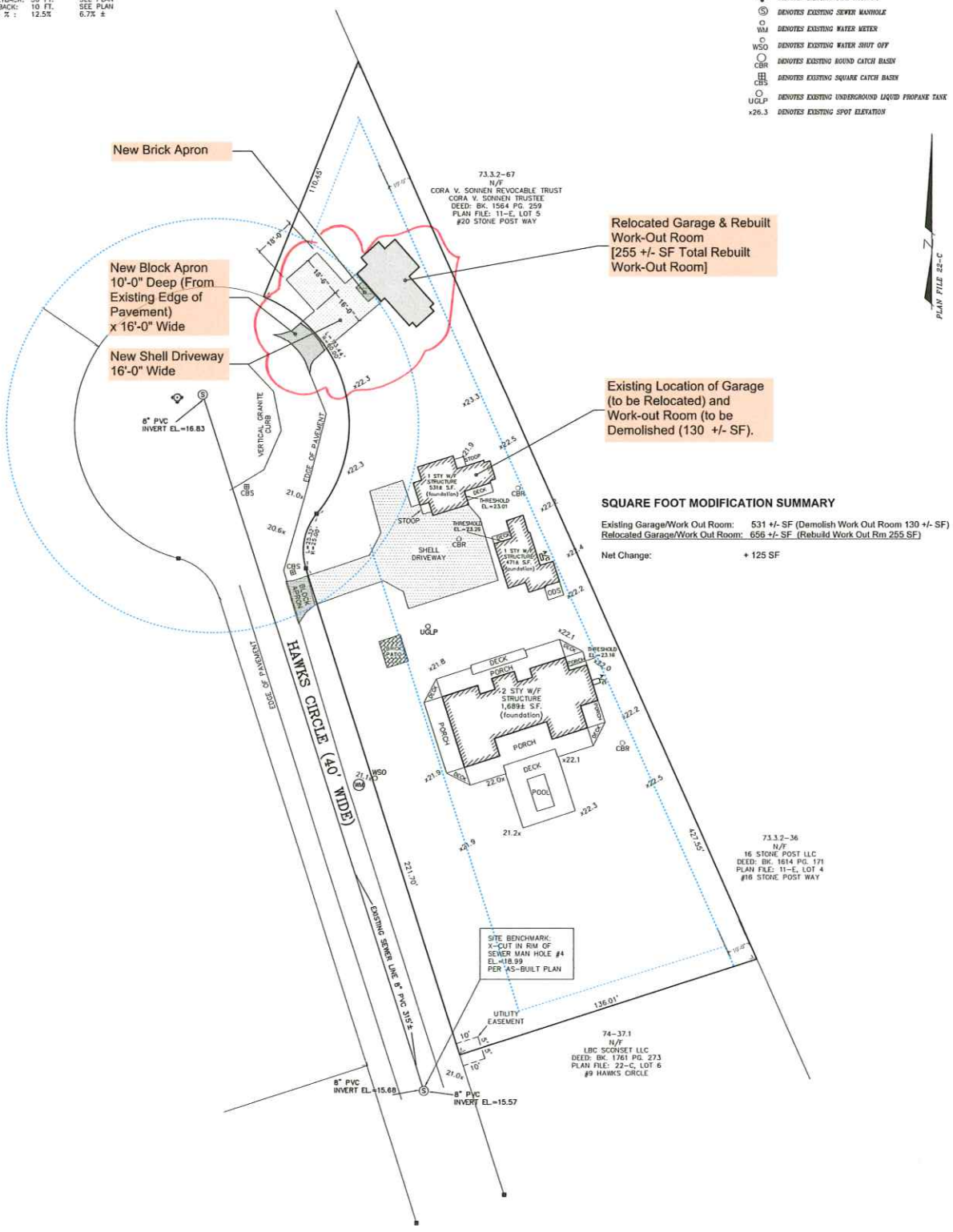
Date 11/06/2024 Signature of owner of record _____ Signed under penalties of perjury

CURRENT ZONING CLASSIFICATION:
Sconset Residential 20 (SR-20)

		EXISTING
MINIMUM LOT SIZE:	20,000 S.F.	40,000± S.F.
MINIMUM FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN
SIDE/REAR SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	12.5%	6.7% ±

LEGEND

- CB FND ■ DENOTES CONCRETE BOUND FOUND
- DENOTES EXISTING FIRE HYDRANT
- (S) DENOTES EXISTING SEWER MANHOLE
- WM DENOTES EXISTING WATER METER
- WSO DENOTES EXISTING WATER SHUT OFF
- CBR DENOTES EXISTING ROUND CATCH BASIN
- CBS DENOTES EXISTING SQUARE CATCH BASIN
- UGLP DENOTES EXISTING UNDERGROUND LIQUID PROPANE TANK
- x26.3 DENOTES EXISTING SPOT ELEVATION



SQUARE FOOT MODIFICATION SUMMARY

Existing Garage/Work Out Room: 531 +/- SF (Demolish Work Out Room 130 +/- SF)
Relocated Garage/Work Out Room: 656 +/- SF (Rebuild Work Out Rm 255 SF)

Net Change: + 125 SF

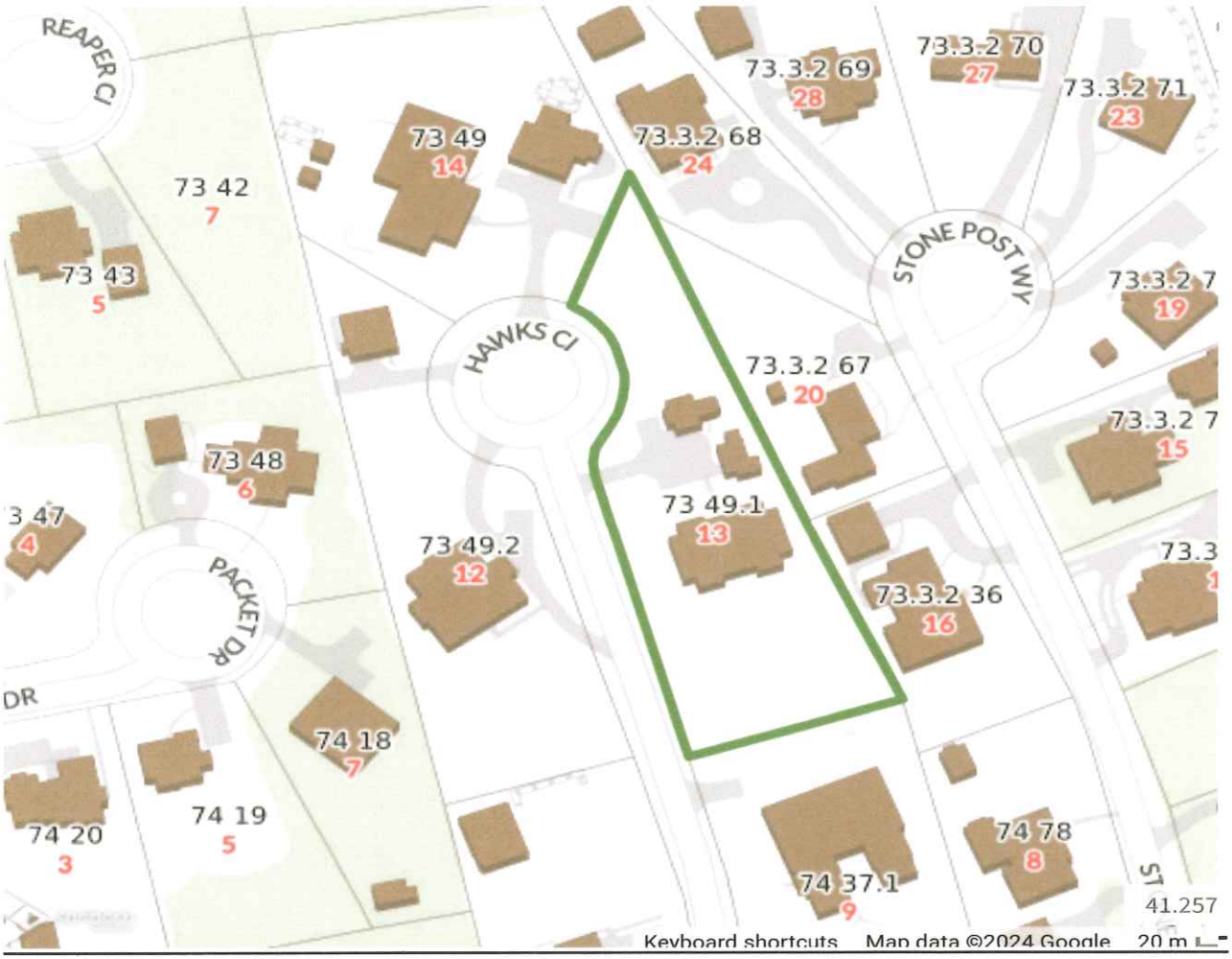
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

OWNER INFORMATION

KLAUS KLEINFELD
DEED BK. 1295, PG. 281
PLAN FILE 22-C - LOT 5
ASSESSOR'S MAP 73, PARCEL 49.1
#13 HAWKS CIRCLE

Date:	Design/Drawn by:	SHEET 1 OF 1
Scale: 1"=20'	Approved by:	

13 HAWKS CIRCLE – RELOCATE GARAGE ON SITE/RENOVATION/ROTATE ORIENTATION





13 HAWKS CIRCLE – NEW DRIVEWAY/COBBLESTONE APRON



NEW DRIVEWAY IOR THE RELOCATED EXISTING GARAGE AND ROTATION OF GARAGE DOORS TO THE STREET – EXISTING DRIVEWAY IS SHELL WITH A 10' DEEP BELGIAN BLOCK DRIVEWAY



EXISTING SOUTH ELEVATION (Future South-West Elevation)



EXISTING WEST ELEVATION (Future North-West Elevation)
No Modifications



EXISTING NORTH ELEVATION (Future North-East Elevation)



EXISTING EAST ELEVATION (Future South-East Elevation)



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 11

Street & Number of Proposed Work: 104 Cliff Road

Owner of record: Richard and Tracey Sears

Mailing Address: 104 Cliff Road
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nathan Barber

Mailing Address: 11 South Valley Road
Nantucket MA 02554

Contact Phone #: 616-675-3711 E-mail: Nateybarber508@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 New fence

Size of Structure or Addition: Length: 32" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 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 6' South _____ East _____ West _____

Additional Remarks New fence

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.

Richard

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 Richard and Tracey Sears

STREET ADDRESS 104 Cliff Road

MAP/PARCEL 41-11

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

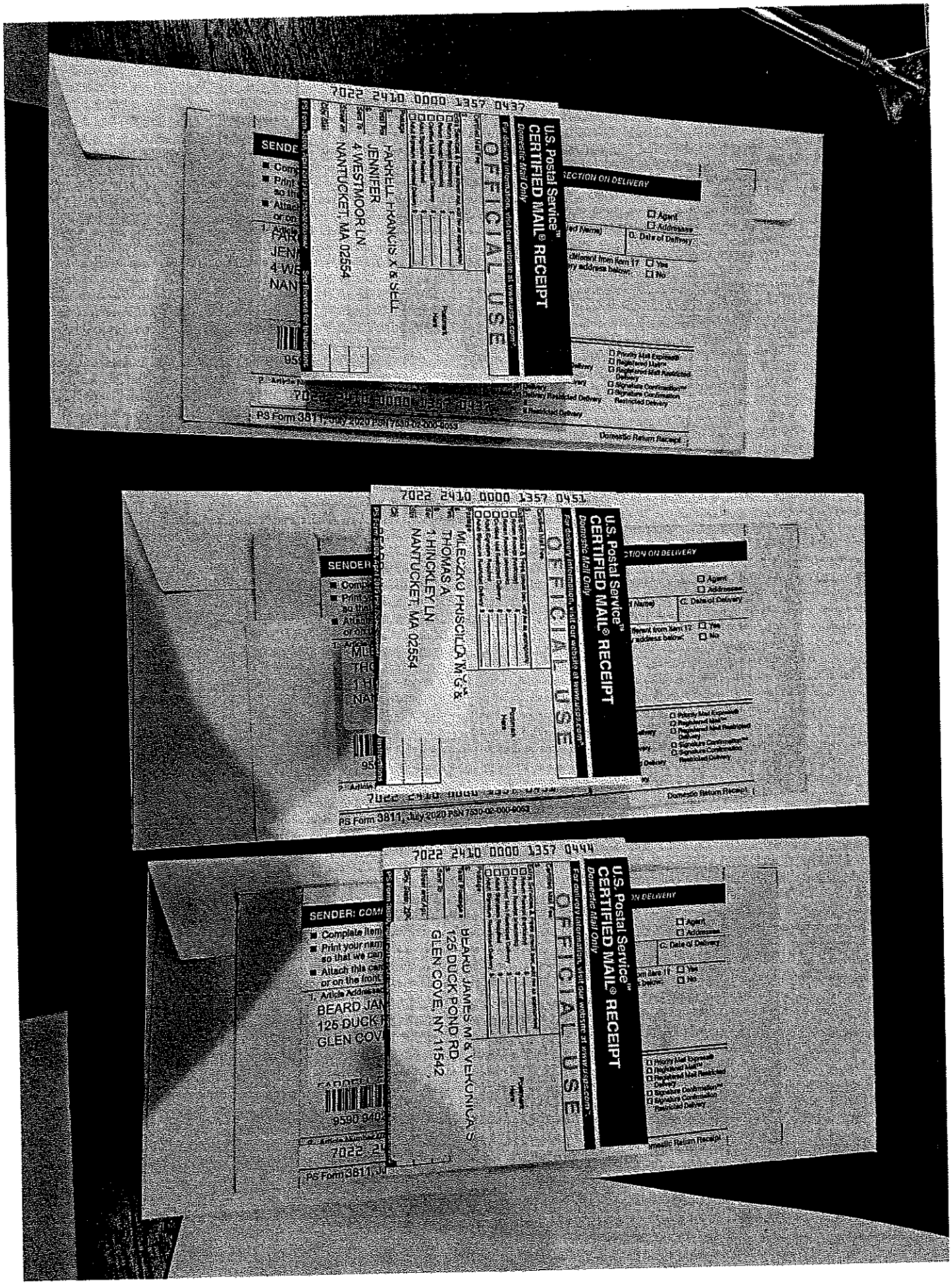
11/__/2024

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 11/1/24 Date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For delivery information, visit our website at www.usps.com®
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JENNIFER
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NANTUCKET, MA 02554
PS Form 3811, July 2020 PSN 7530-02-000-9053
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For delivery information, visit our website at www.usps.com®
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MLECZKO PRISCILLA M G &
THOMAS A
1 HINCKLEY LN
NANTUCKET, MA 02554
PS Form 3811, July 2020 PSN 7530-02-000-9053
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U.S. Postal Service™
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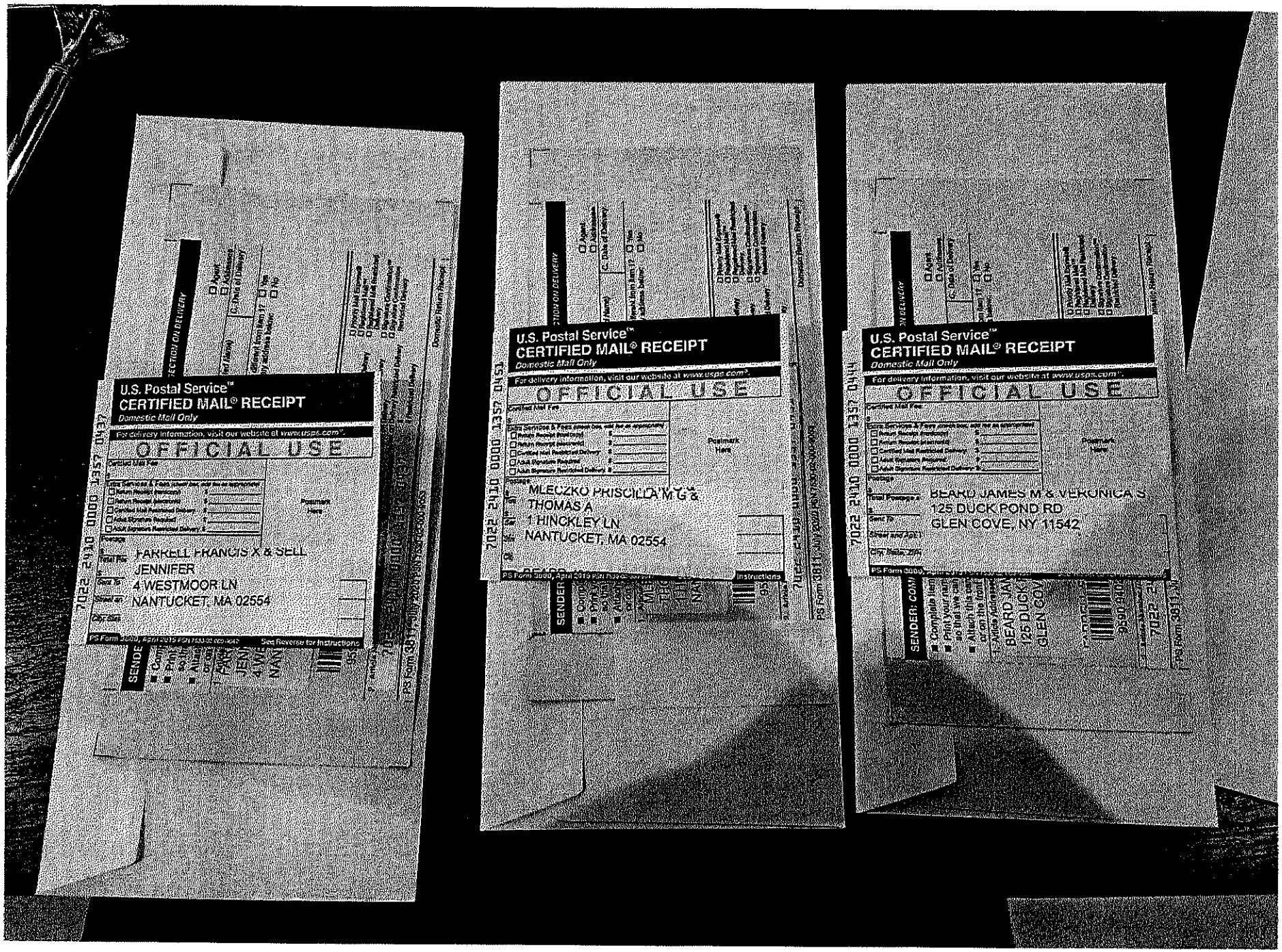
BEARD JAMES M & VERONICA S
125 DUCK POND RD
GLEN COVE, NY 11542
PS Form 3811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For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Postmark Here
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
Article Addressed to:
FARRELL FRANCIS X & SELL
JENNIFER
4 WESTMOOR LN
NANTUCKET, MA 02554
9590 9402 7022 2410 0000 1357 0137
7022 2410 0000 1357 0137
PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt
DELIVERY
Agent
Addressee
Date of Delivery
Yes
No
MLECZKO PRISCILLA M G &
THOMAS A
1 HINCKLEY LN
NANTUCKET, MA 02554
9590 9402 7022 2410 0000 1357 0120
7022 2410 0000 1357 0120
BEARD JAMES M & VERONICA S
125 DUCK POND RD
GLEN COVE, NY 11542
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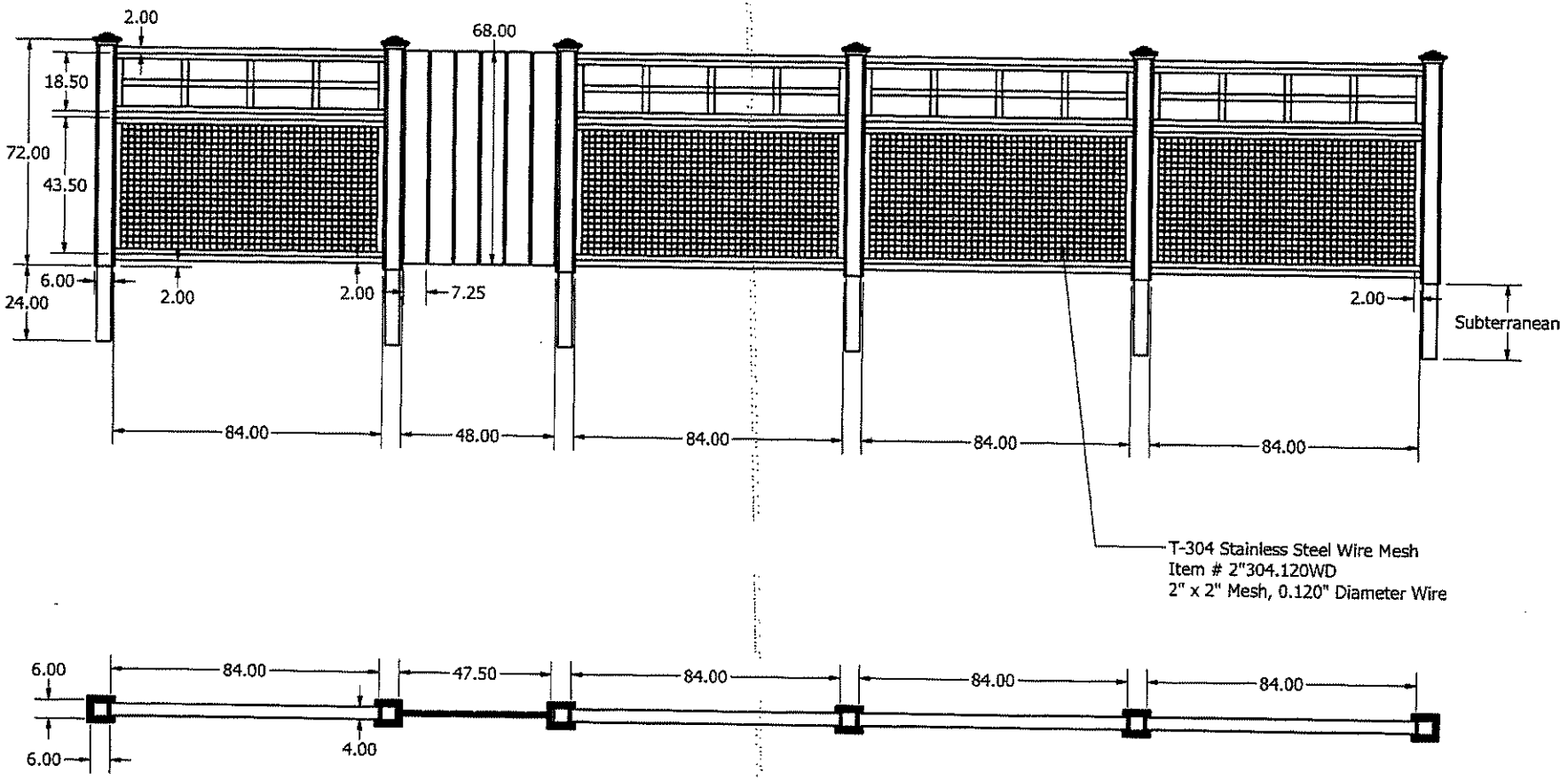
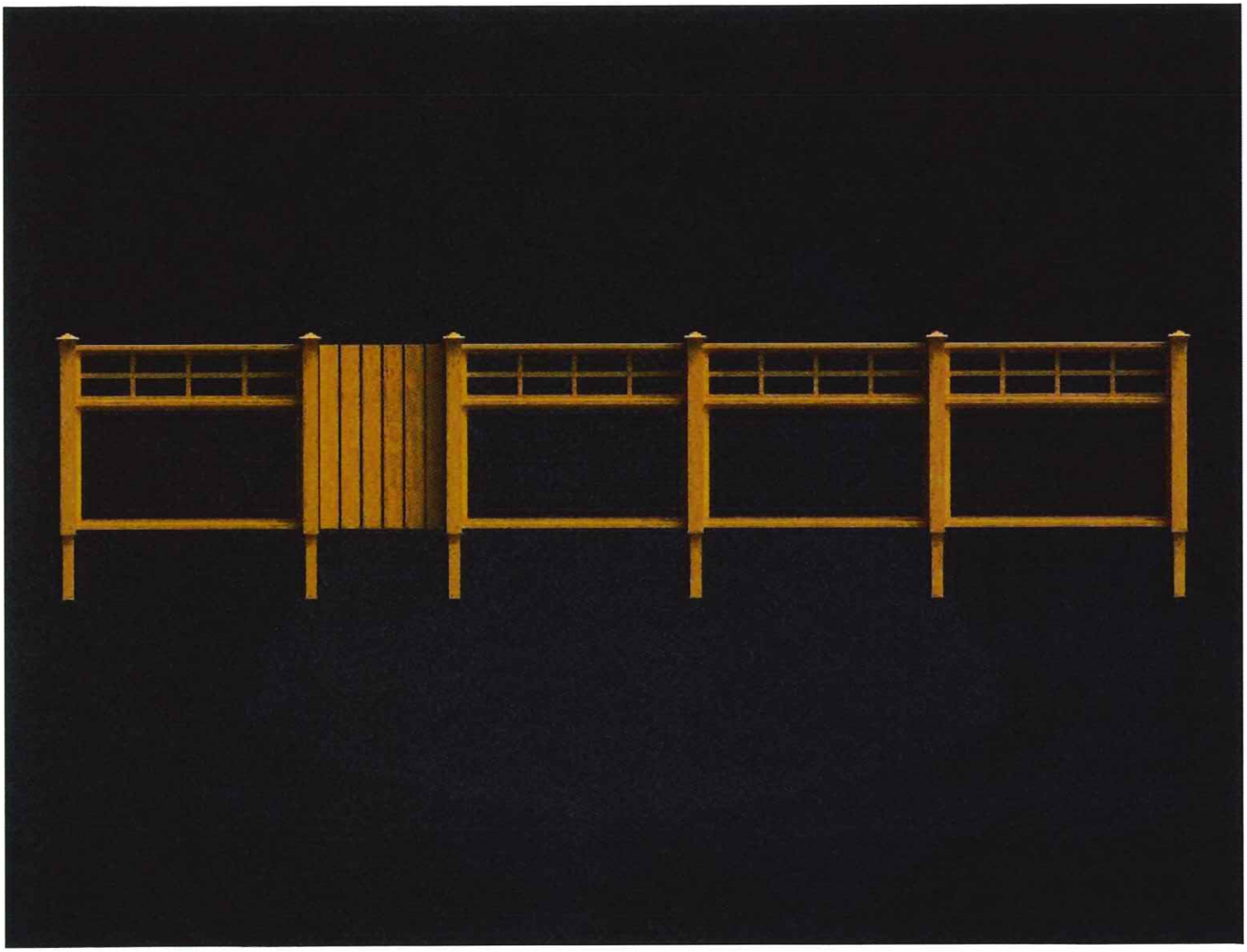
7022 2410 0000 1357 0113

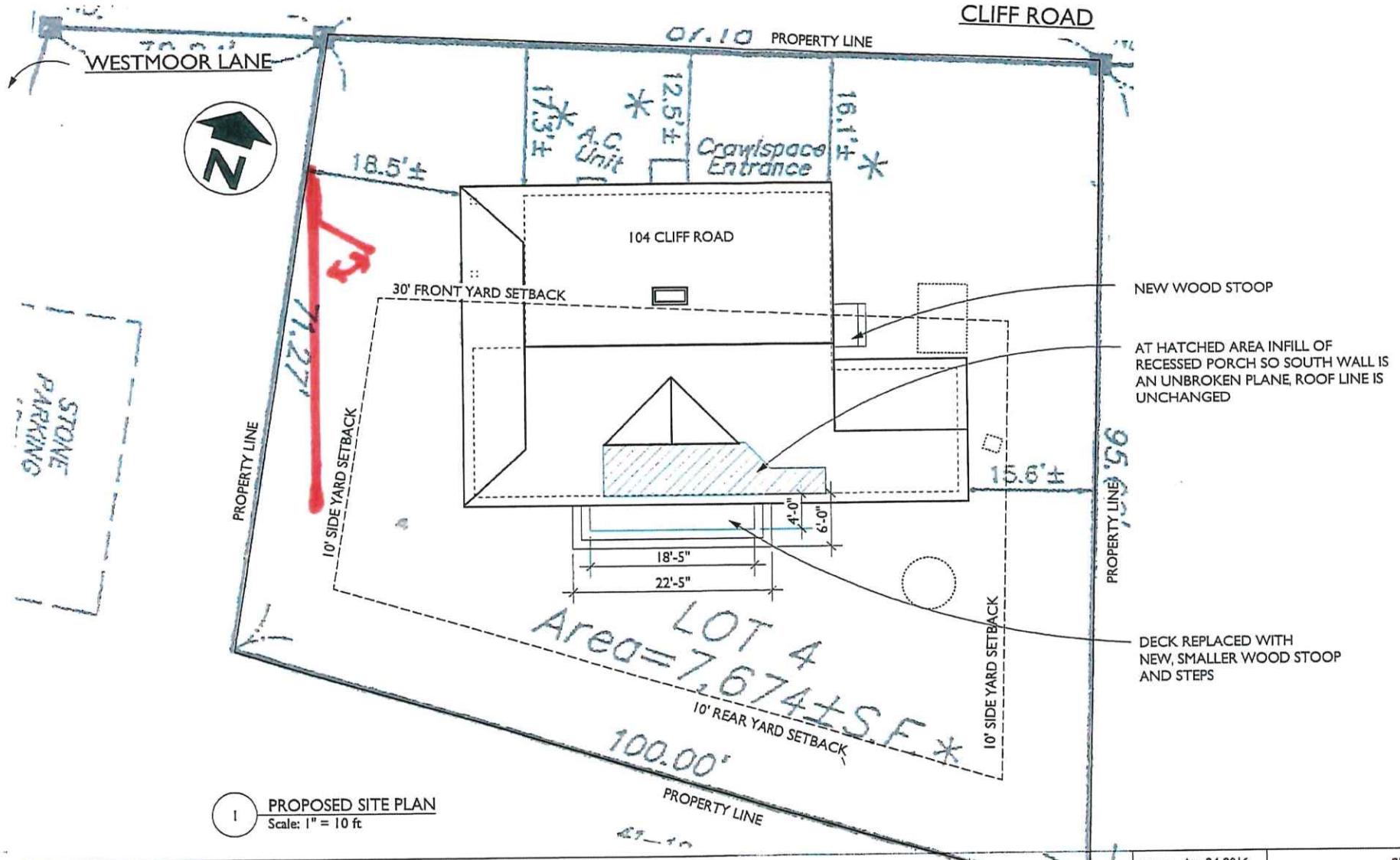


DO NOT SCALE

Unit Number:	Filename: Fence Assembly.iam	11/12/2024	Customer: Amy Pallenberg	NANTUCKET BUILDERS BARBER & SONS EST. 1994
Revision Number: 1		Drawn and checked by Morgan Ravenscroft	Workforce Job Name:	







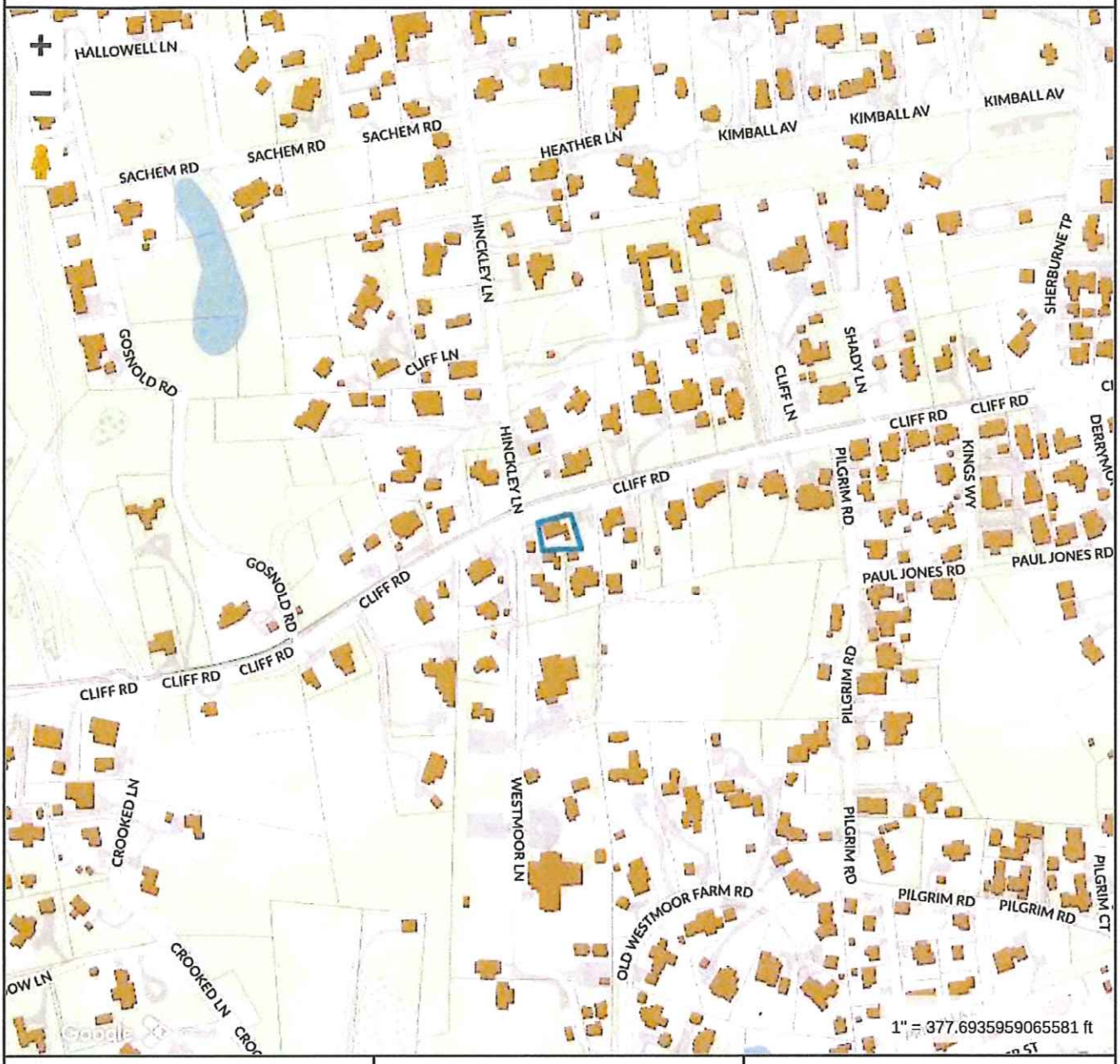
1 PROPOSED SITE PLAN
Scale: 1" = 10 ft

DESIGN ASSOCIATES INC
ARCHITECTURE
PLANNING
HISTORIC PRESERVATION

Renovation and Alteration to
The Sears Residence
Nantucket, MA

DATE: Aug 24, 2016
SCALE: as noted
REV'N:

SITE PLAN
HDC-SP



Property Information

Property ID	1739
Location	104 CLIFF RD
Owner	SEARS RICHARD & TRACEY LYNN

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.

RECEIVED
NOV 19 2024
By

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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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°. 183.1

Street & Number of Proposed Work: 2A WINN ST

Owner of record: SUSAN & KEVIN BANNON

Mailing Address: 61 CROTON AVE
MT KISCO NY 10549

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux NAIA

Mailing Address: PO box 1814
NANTUCKET MA

Contact Phone #: 225-563 x 2 E-mail: STEVE@NANTUCKETARCHITECTS.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: 12-11 Sq. Footage 1st floor: 106 SF 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 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 NO CHANGE
2. South Elevation REPLACE EAST DOOR
3. West Elevation INFILL WALL, NEW WINDOW & DOOR, PORCH.
4. North Elevation NEW PORCH

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 4/12 PORCH

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar 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) TYVEK Corner boards 1X6 Frieze _____
Window Casing 5/4X4 Door Frame 5/4X4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH

Doors* (type and material): ☐ TDL ☐ SDL Front 15 LIGHT Rear _____ Side 9 LIGHT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof RED CEDAR TYVEK
Trim NANTUCKET GREY Sash NANT GREY 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 11/18/2014 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 KEVIN & SUSAN BANNON

STREET ADDRESS 24 WINN STREET

MAP/PARCEL 41 183.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/18/2024

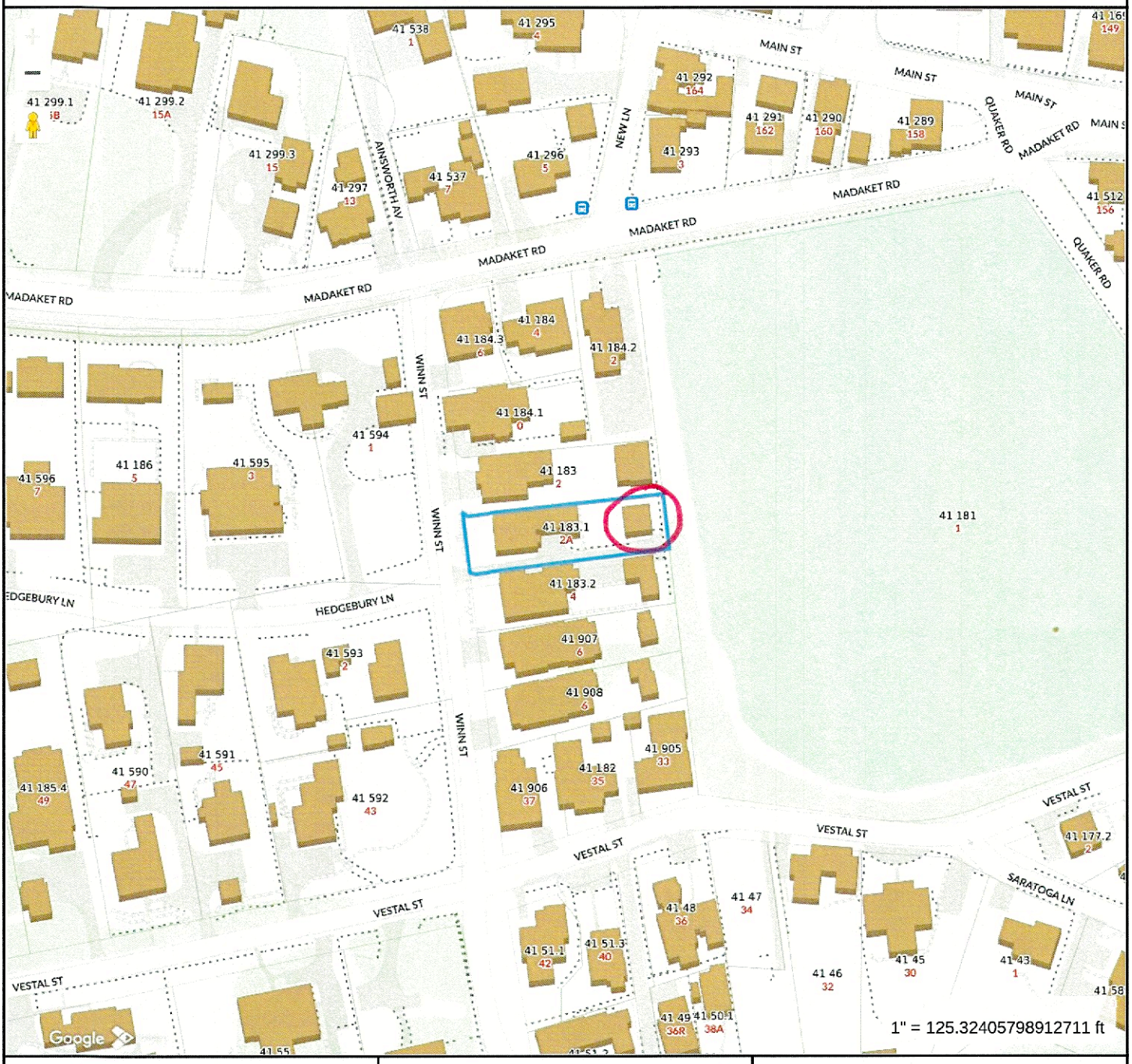
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 11/18/2024

Signature Date



Property Information

Property ID	188369
Location	2A WINN ST
Owner	BANNON SUSAN E

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.

2A WINN ST

Location	2A WINN ST	**Mblu**	41/ / 183/1 /
Acct#	0041-183.1	**Owner**	BANNON SUSAN E
Assessment	$4,556,000	**PID**	188369
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$3,537,900	$1,018,100	$4,556,000

Owner of Record

Owner	BANNON SUSAN E	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	61 CROTON AVE MT KISCO, NY 10549	**Book & Page**	C29405/0
		Sale Date	12/28/2023
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BANNON SUSAN E	$0		C29405/0	99	12/28/2023
BANNON KEVIN J & SUSAN	$2,825,000		C0026342/0	00	01/09/2017
DOM BOYS LLC	$0		C0024188/0	99	04/02/2012
ZEKE DOG LLC	$1,600,000		C0024114/0	00	12/29/2011

Building Information

Building 1 : Section 1

Year Built: 2012
Living Area: 3,326
Replacement Cost: $3,219,371
Building Percent Good: 96
Replacement Cost Less Depreciation: $3,090,600

Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard

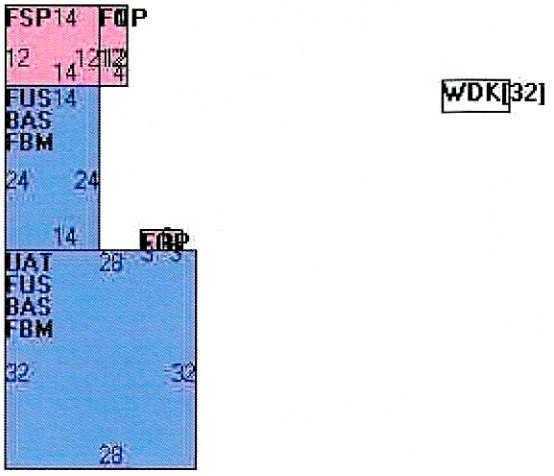
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\02\86\03.jpg)

Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	K Pine/A Wd
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/188369_1

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,232	1,232
FUS	Upper Story, Finished	1,232	1,232
FBM	Basement, Finished	1,232	862
FOP	Porch, Open, Finished	66	0
FSP	Porch, Screen, Finished	168	0
UAT	Attic, Unfinished	896	0
WDK	Deck, Wood	32	0
		4,858	3,326

Building 2 : Section 1

Year Built: 2012
Living Area: 296
Replacement Cost: $412,560
Building Percent Good: 96
Replacement Cost Less Depreciation: $396,100

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Cottage
Model	Residential
Grade:	Good
Stories:	1
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	K Pine/A Wd
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None

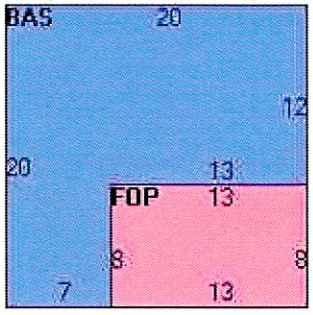
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\02\88\82.jpg)

Total Bedrooms:	
Total Bthrms:	0
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/188369_1

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	296	296
FOP	Porch, Open, Finished	104	0
		400	296

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	109R
Description	MULTI NO 2ND DWG
Zone	R1
Neighborhood	750
Alt Land Appr	No
Category	

Land Line Valuation

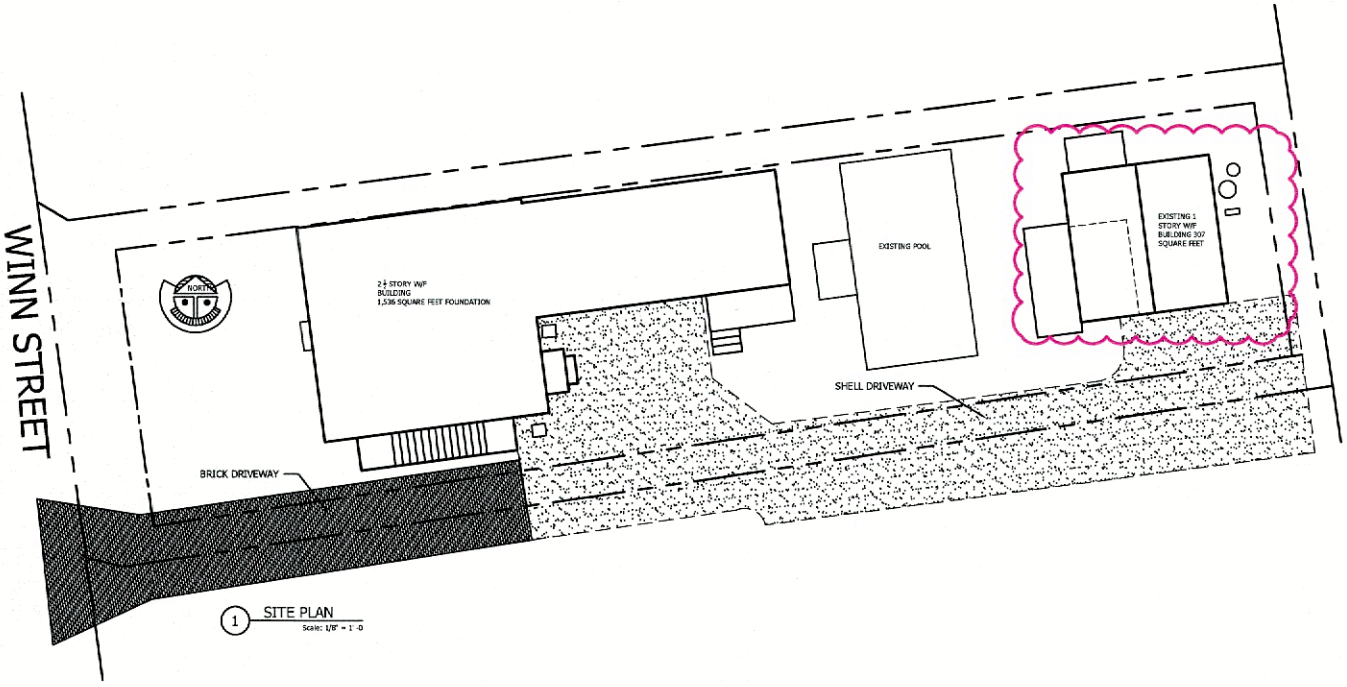
Size (Acres)	0.19
Frontage	
Depth	
Assessed Value	$1,018,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SPL3	GUNITE			405.00 S.F.	$40,500	1
PAT2	PATIO-GOOD			528.00 S.F.	$10,700	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$3,537,900	$1,018,100	$4,556,000
2023	$2,571,300	$892,400	$3,463,700
2022	$2,170,300	$583,200	$2,753,500
2021	$2,170,300	$648,000	$2,818,300
2020	$2,242,600	$648,000	$2,890,600



1 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

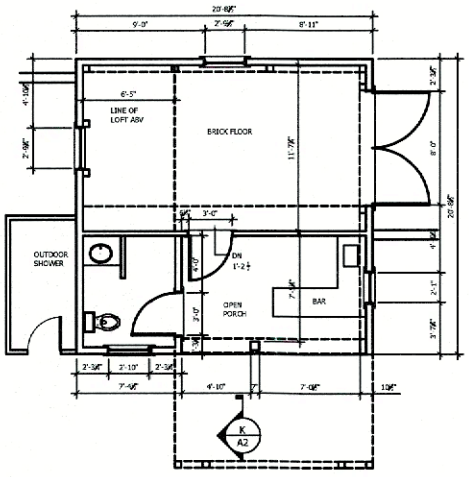
ADDITIONS/ALTERATIONS FOR THE:
BANNON FAMILY:
2A WINN STREET:
NANTUCKET, MASSACHUSETTS 02554:
MAP: 41 PARCEL: 183.1

EXISTING CONDITIONS
SITE PLAN
FLOOR PLANS
EXTERIOR ELEVATIONS
SCALE AS NOTED

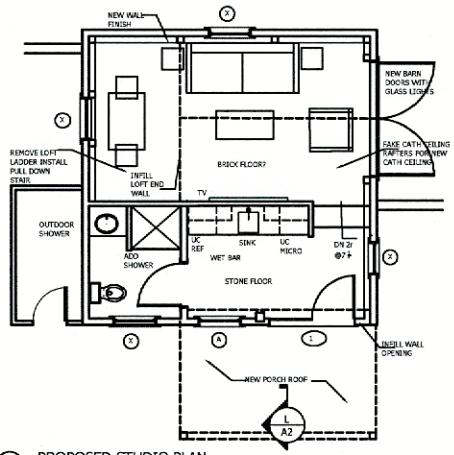
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

client number

A1



A EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0



B PROPOSED STUDIO PLAN
Scale: 1/4" = 1'-0

DRAWINGS ARE FOR PRELIMINARY AND HDC FILING NOT FOR CONSTRUCTION 10.28.24



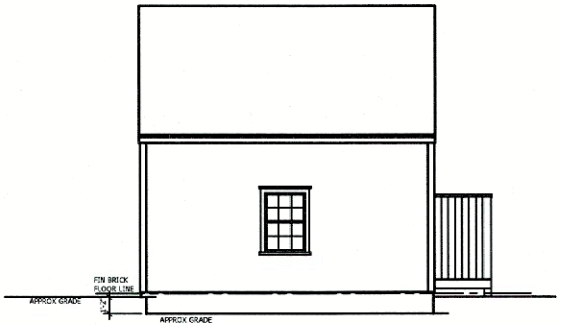
F EXISTING WEST ELEVATION
Scale: 1/4"=1'-0



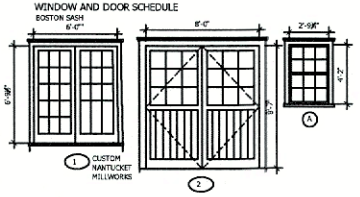
G PROPOSED WEST ELEVATION
Scale: 1/4"=1'-0

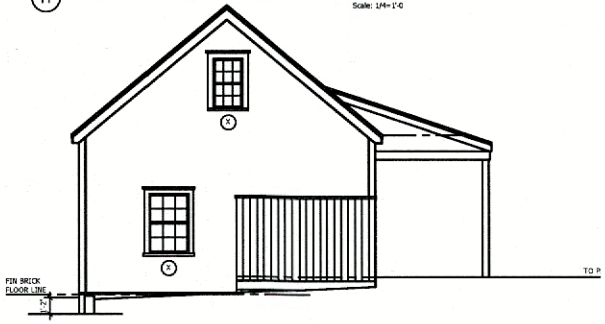


H EXISTING NORTH ELEVATION
Scale: 1/4"=1'-0



E EXISTING EAST ELEVATION - NO CHANGE
Scale: 1/4"=1'-0





H PROPOSED NORTH ELEVATION
Scale: 1/4"=1'-0



C EXISTING SOUTH ELEVATION
Scale: 1/4"=1'-0



D PROPOSED SOUTH ELEVATION
Scale: 1/4"=1'-0

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ADDITIONS/ALTERATIONS FOR THE:
BANNON FAMILY:
2A WINN STREET:
NANTUCKET, MASSACHUSETTS 02554:
MAP: 41 PARCEL: 183.1

EXISTING CONDITIONS
SITE PLAN
FLOOR PLANS
EXTERIOR ELEVATIONS
SCALE AS NOTED

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

client number

A2


EX
Garage




NORTH/WEST
EXIST
FENCE


FRESH CUT FARM FLOWERS
INFILL



Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 6665

Street & Number of Proposed Work: 18 KILLDEER LN

Owner of record: PETER & ELIZABETH HORAN

Mailing Address: 168 TOKENEKE RD
DARIEN CT

Contact Phone #: 203-554-0013 E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEPHEN THORNE NAG

Mailing Address: PO BOX 1814
NANTUCKET MA 02554

Contact Phone #: 228-5031 x 2 E-mail: _____
STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other BASEMENT BULKHEAD

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 ADD 1 WINDOW & BILCO BASEMENT DOOR

*Cloud on drawings and submit photographs of existing elevations. GREEN

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: 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 _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim 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 11/18/2021 Signature of owner of record _____ Signed under penalties of perjury

NAG NANTUCKET ARCHITECTURE GROUP

November 18 ,2024

18 Killdeer Lane
Nantucket, Ma 02554

Map: 68 Parcel 665

AUTHORIZATION LETTER

I Elizabeth Horan 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.

Elizabeth Horan 11.18.24
Signature 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 Theroux N.A.G.

AS AGENT FOR Ms. Elizabeth Horan

STREET ADDRESS 18 Killdeer Lane

MAP/PARCEL 68 / 665

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/15/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

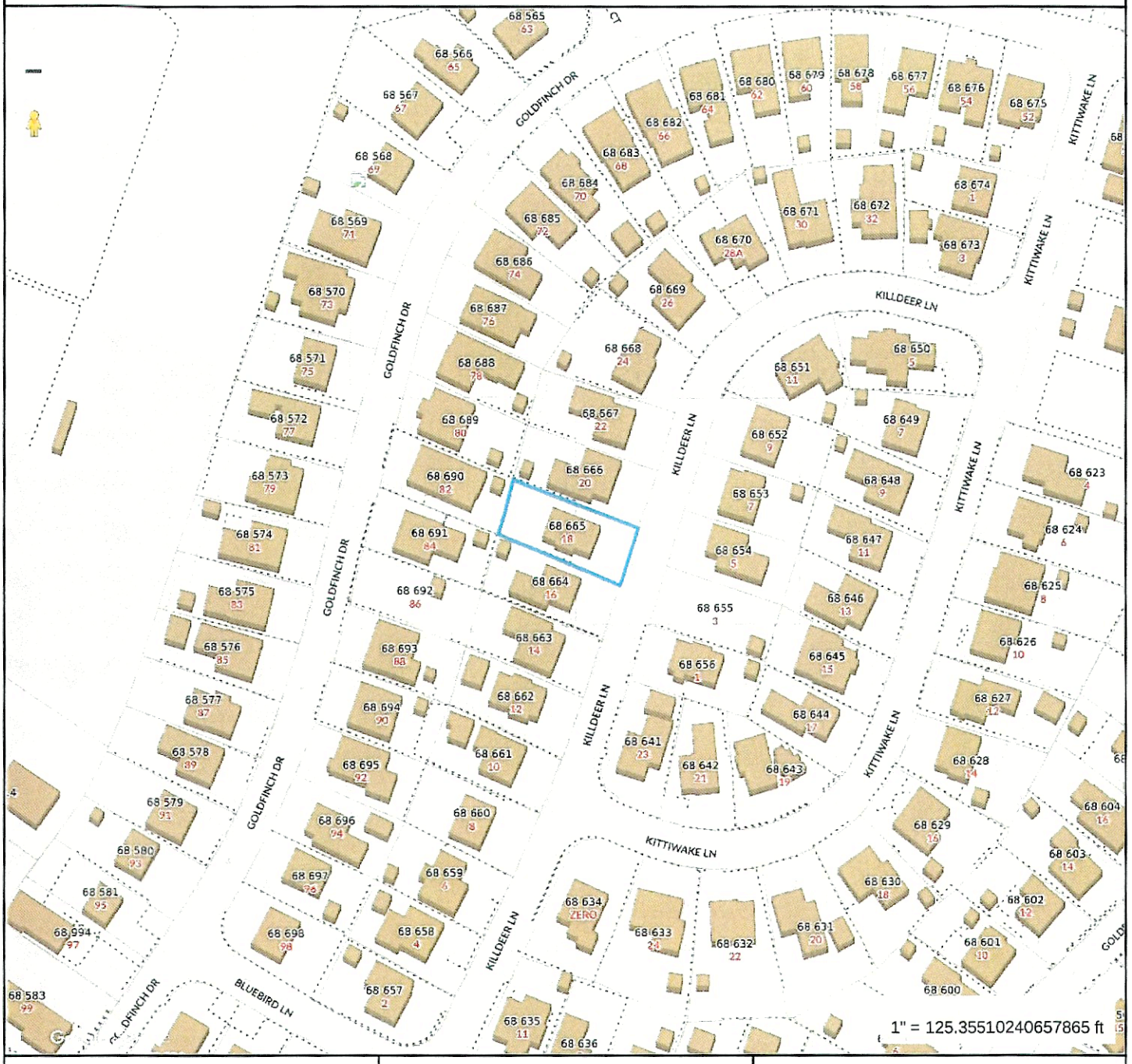
Date 11/18/2024


STEEPLECHASE
18


BULKHEAD BEHIND
OUTDOOR SHOWER
I SEE SANKATY
18




BULKHEAD LOCATION



Property Information

Property ID	6455
Location	18 KILLDEER LN
Owner	STANLEY-BROWN ELIZABETH &

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.

18 KILLDEER LN

Location	18 KILLDEER LN	**Mblu**	68/ / 665/ /
Acct#	00006455	**Owner**	STANLEY-BROWN ELIZABETH &
Assessment	$1,508,600	**PID**	6455
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,016,800	$491,800	$1,508,600

Owner of Record

Owner	STANLEY-BROWN ELIZABETH &	**Sale Price**	$997,000
Co-Owner	HORAN PETER G	**Certificate**	
Address	168 TOKENEKE ROAD DARIEN , CT 06820	**Book & Page**	C21381/0
		Sale Date	08/31/2004
		Instrument	1O

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
STANLEY-BROWN ELIZABETH &	$997,000		C21381/0	1O	08/31/2004
PHILLIPS ELISABETH HUGHES	$561,000		C19718/0	00	11/21/2000
KEIM ROBERT L TRUSTEE	$120,000		C19301/0	1B	01/26/2000
CHRISTOPHER PAPOURAS TR	$1,561,926		C16432/0	1N	08/17/1994
FANTASIA, FRANK D. TR	$0		C15384/0	1L	07/20/1992

Building Information

Building 1 : Section 1

Year Built: 1999
Living Area: 2,272
Replacement Cost: $1,109,125
Building Percent Good: 91
Replacement Cost Less Depreciation: $1,009,300

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2.5
Occupancy	6

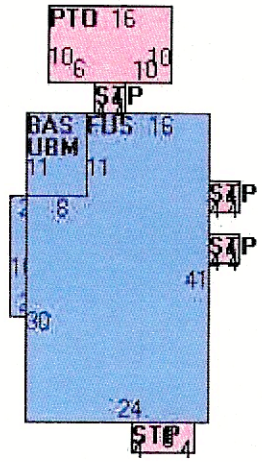
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\97\24.jpg)

Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
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	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8
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/6455_7

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,016	1,016
FUS	Upper Story, Finished	896	896
FHS	Half Story, Finished	720	360
PTO	Patio	160	0
STP	Stoop	80	0
UBM	Basement, Unfinished	1,016	0
		3,888	2,272

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$7,500	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R5
Neighborhood	465
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.12
Frontage	0
Depth	0
Assessed Value	$491,800

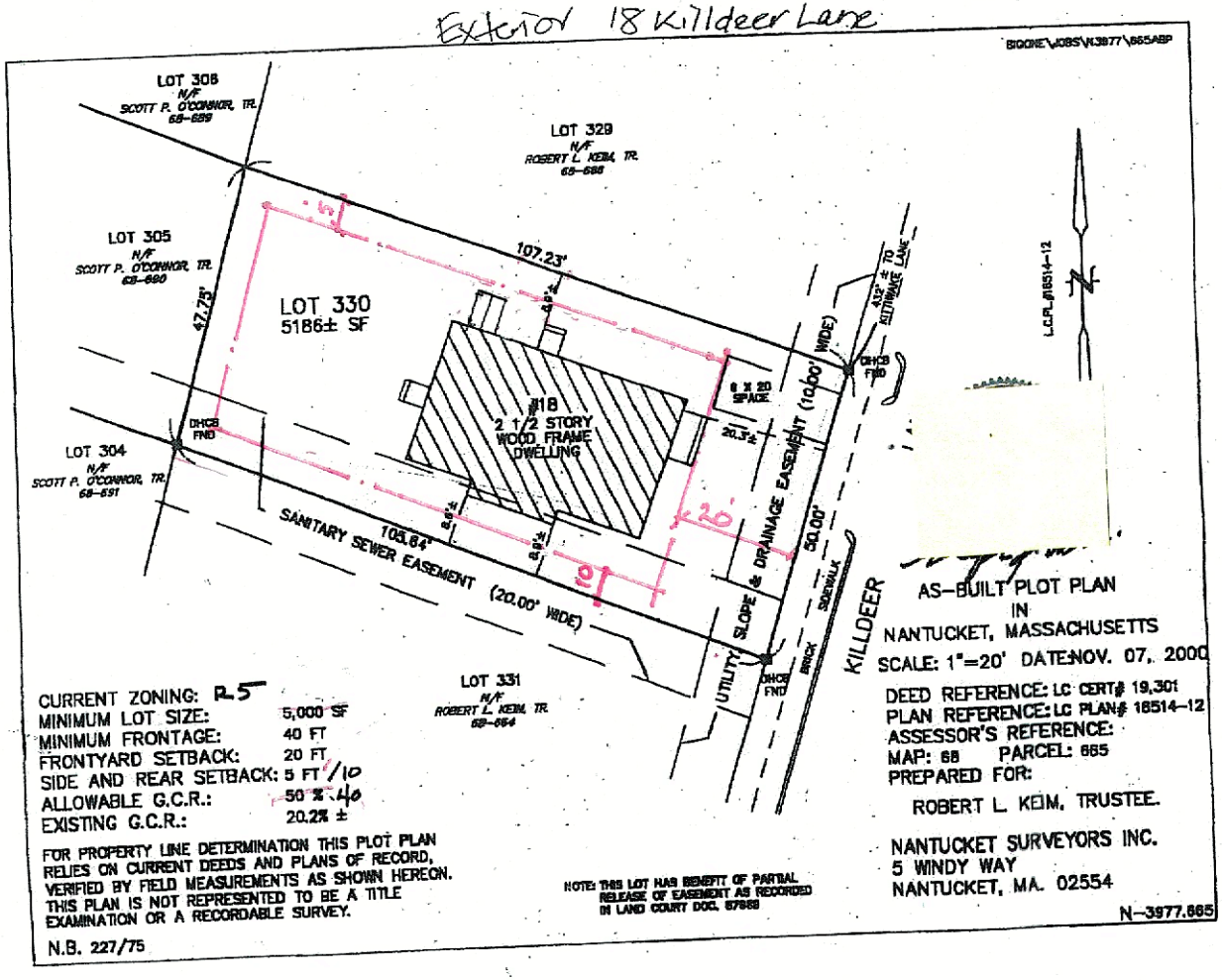
Outbuildings

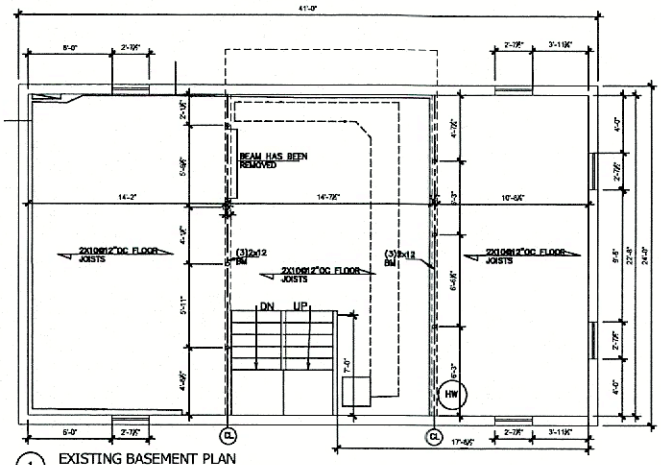
Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,016,800	$491,800	$1,508,600
2023	$724,100	$546,300	$1,270,400

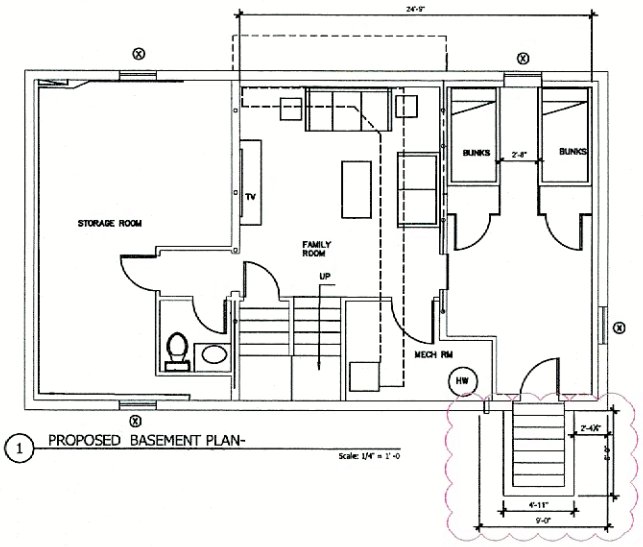
Exterior 18 Killdeer Lane





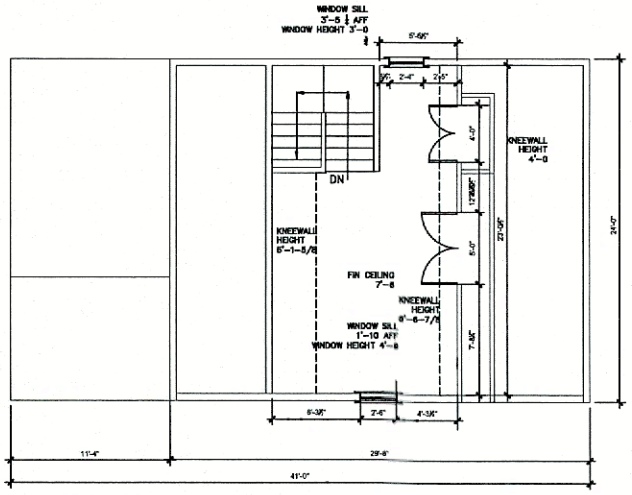
1 EXISTING BASEMENT PLAN

Scale: 1/4" = 1'-0



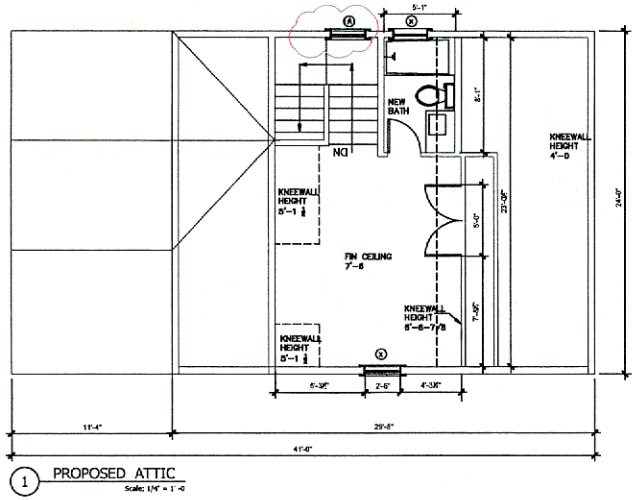
1 PROPOSED BASEMENT PLAN-

Scale: 1/4" = 1'-0



1 EXISTING ATTIC

Scale: 1/4" = 1'-0



1 PROPOSED ATTIC

Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITIONS PLANS FOR :
MS.ELIZABETH HORAN
18 KILLDEER LN, NANTUCKET, MASSACHUSETTS, 02554

PLAN

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

DrB:xxx copyright nag 2015

client number

A1

WINDOW SCHEDULE

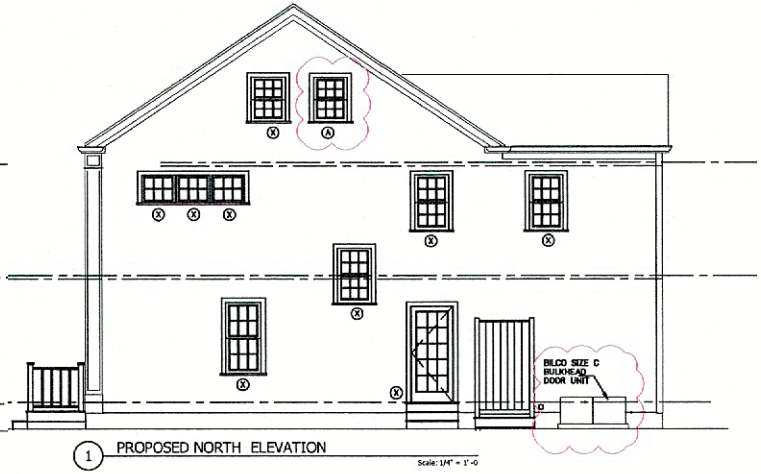


ANDERSEN 400 SERIES UNIT TO MATCH EXISTING



1 EXISTING NORTH ELEVATION

Scale: 1/4" = 1'-0



1 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'-0



1 EXISTING EAST ELEVATION

Scale: 1/4" = 1'-0



1 PROPOSED EAST ELEVATION

Scale: 1/4" = 1'-0



1 EXISTING SOUTH ELEVATION- NO CHANGE

Scale: 1/4" = 1'-0

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EXISTING CONDITIONS PLANS FOR :
MS.ELIZABETH HORAN
18 KILLDEER LN, NANTUCKET, MASSACHUSETTS, 02554

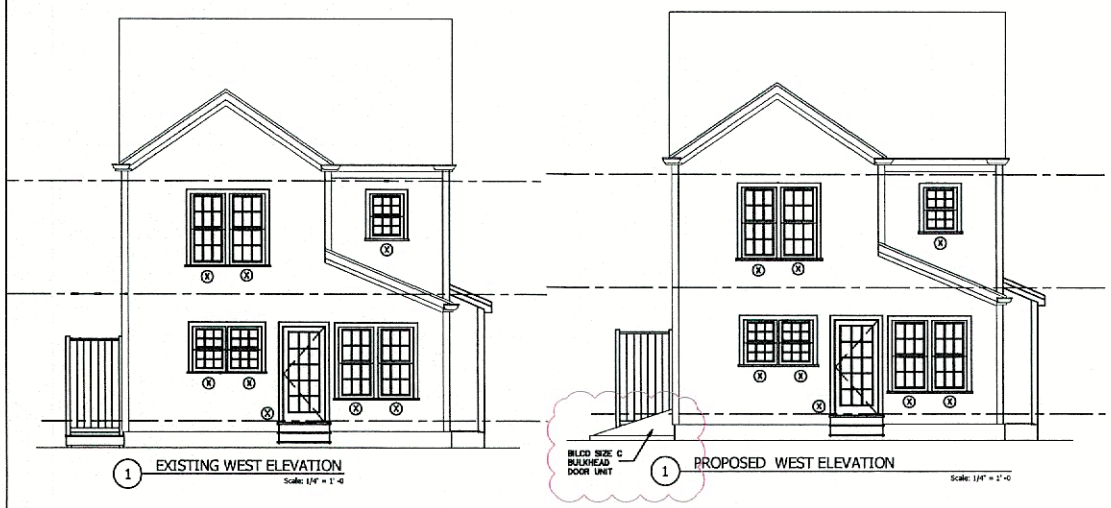
PLAN

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B: xxx copyright nag

client number

A2



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POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITIONS PLANS FOR :
MS.ELIZABETH HORAN
18 KILLDEER LN, NANTUCKET, MASSACHUSETTS, 02554

PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

D/B xxx copyright nag
client number

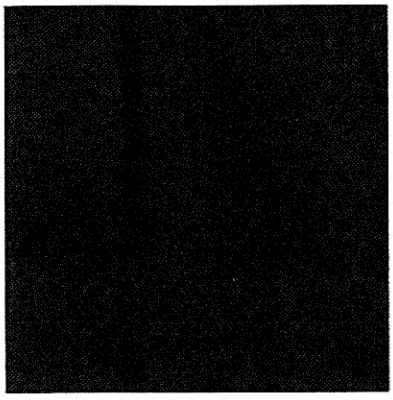
A3

BILCO®

an Amesbury Truth™ company

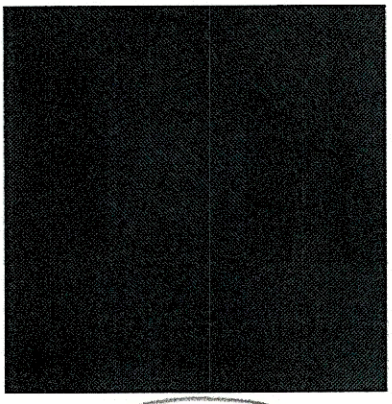
Color Chart

BILCO Classic Series Basement Doors
with powder coat paint finish



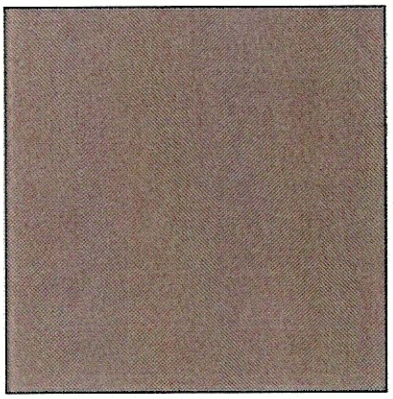
Black

R-47 G-47 B-48



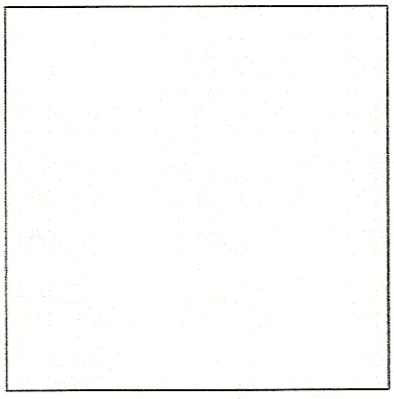
Green

R-50 G-64 B-56



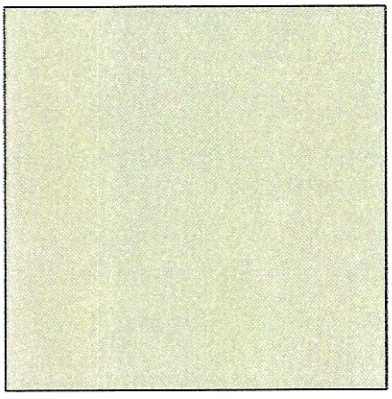
Brick

R-119 G-87 B-82



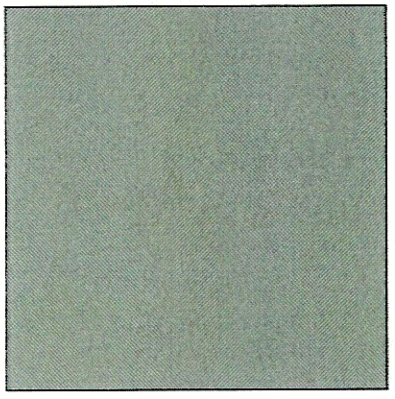
White

R-223 G-222 B-214



Sandstone

R-184 G-179 B-161



Gray

R-122 G-123 B-122

Disclaimer: BILCO has selected neutral colors to complement the exterior of any home. This color chart is for reference only and is not to be used for exact color matching. Shades may vary due to the color and resolution of a computer screen and/or the output of a color printer. BILCO is not responsible or liable for color matches made with this color chart. Please refer to the RGB values under each swatch for exact colors.

Experience. Innovation.

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Type of Door	Door Size (W x L x H)	Door Thickness	Product Weight
Size B	51" x 64" x 22"	0.1 in.	179 lbs.
Size C	55" x 72" x 19-1/2"	0.1 in.	200 lbs.

Common Solutions for Installing a Door on a Non-Standard Areaway

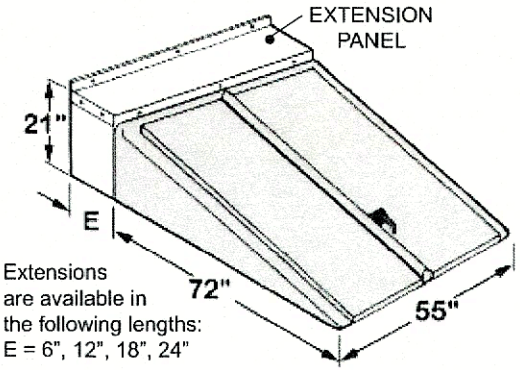
Most existing areaways will accept one of the four standard steel sided Bilco door sizes, or can be modified for a satisfactory installation. This instruction sheet provides some common modifications that can be made to either the basement door or areaway for proper installation on non-standard size or unique areaways:

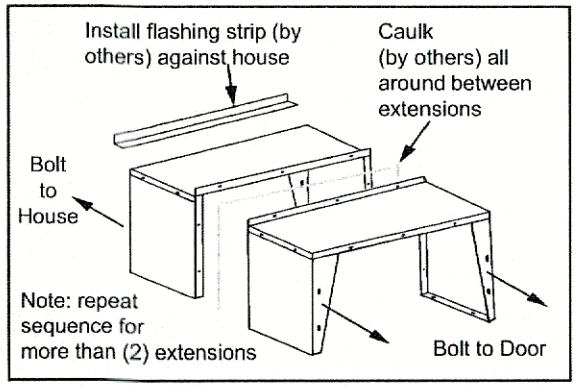
The areaway foundation is too long for a standard door:

The Size C Door, the longest standard door, can be fitted with a Bilco door Extension to increase its length by 6, 12, 18 or 24 inches.

Complete installation instructions are supplied with the extension panels.

For very long areaways, it is possible to install two standard extensions, of any length, back to back. Note that the front of the second extension is then against the house and the rear flange extends downward rather than up. Extreme care is required to apply caulking between the joint with the house in order to avoid leakage. Flashing over the Extension is a good precaution. With two 24 inch extensions and the Size C Door, areaways up to almost ten feet long can be accommodated.





The areaway foundation is too short for a standard door:

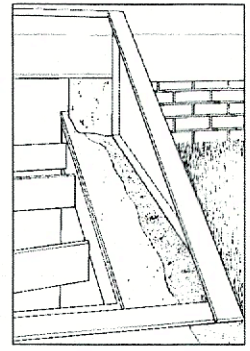
Build a ledge on the outside front of the areaway utilizing one of the following methods:

- Build a form and pour concrete to increase the length.
- Cap the sidewall with a Bilco foundation plate. Position the foundation plate so that it overhangs outside the areaway enough to increase the opening length as required. Anchor the foundation plate to the areaway before installing the door.

The areaway foundation is too wide for a standard door:

Build a ledge on the inside of the areaway utilizing one of the following methods:

- Build a form and pour concrete as shown in the detail on the right.
- Lag bolt a steel angle to the areaway sidewall underneath it for support.
- Cap the sidewall with a Bilco foundation plate. Position the foundation plate so that it overhangs into the areaway enough to reduce the opening width as required. Anchor the foundation plate to the areaway before installing the door.



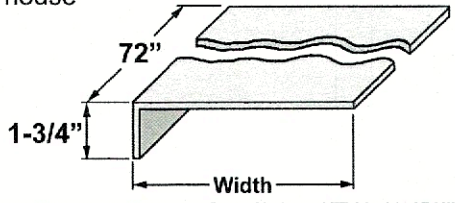
The areaway foundation is too narrow for a standard door:

Build a ledge on the outside of the areaway on either side utilizing one of the following methods:

- Build a form and pour concrete to increase the length.
- Cap the sidewall with a Bilco foundation plate. Position the foundation plate so that it overhangs outside the areaway enough to increase the opening width as required. Anchor the foundation plate to the areaway before installing the door.

OPTIONAL FOUNDATION PLATES

Bilco foundation plates are available from your Bilco Dealer. Foundation Plates are installed on top of the areaway foundation sidewalls to:
• Improve the areaway appearance • Cover rough masonry and small holes, and span voids in brick and concrete block • Reduce the inside width of the areaway foundation • For corner installations with one side supported by the house



Model	Length	Width	Height
FP5	72"	5"	1-3/4"
FP8	72"	8"	1-3/4"
FP11	72"	11"	1-3/4"
FP14	72"	14"	1-3/4"

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°. 744

Street & Number of Proposed Work: 31 DAFFODIL LN.

Owner of record: WILLIAM CHARLES NOGUEIRA

Mailing Address: 31 DAFFODIL LN.
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLMEN DESIGN INC.

Mailing Address: PO BOX 3054
NANTUCKET MA 02584

Contact Phone #: 508-325-4719 E-mail: ackvanolmen@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 359.20 CK #

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 70' Sq. Footage 1st floor: 1398SF
Width: 43' Sq. footage 2nd floor: 1398SF
Sq. footage 3rd floor: —

Decks/Patio: Size: 8X porch ☒ 1st floor ☐ 2nd floor
Size: 12x23 ☒ 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'-9" South 29'-9" East 29'-9" West 29'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 6"-8" Corner boards 1x6 Frieze _____
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 ANDERSON OR COMPARABLE

Doors* (type and material): ☐ TDL ☐ SDL Front 6 PANEL Rear 9 LIGHT Side SIDELS.

Garage Door(s): Type — Material —

Hardscape materials: Driveways EXISTING Walkways EXISTING - AC Walls —

* Note: Complete door and window schedules are required.

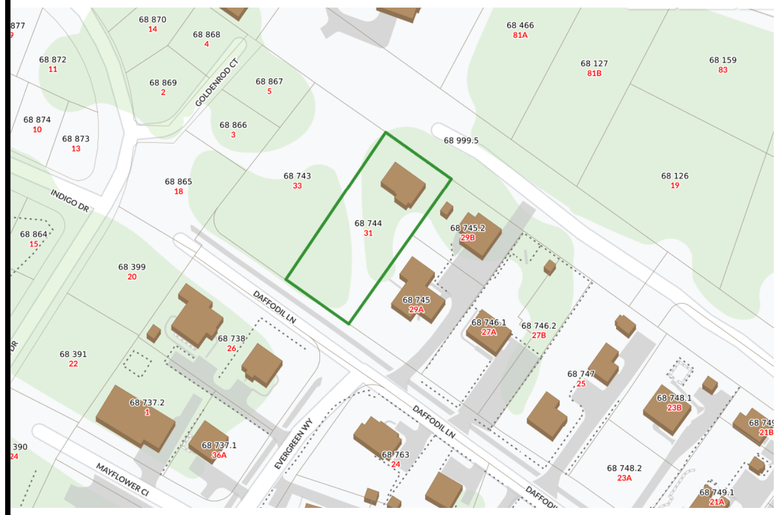
COLORS (TO MATCH EXIST)

Sidewall NTW Clapboard (if applicable) — Roof ARCH. GREY COBBLESTONE
Trim GREY / COTTAGE CORNERS Sash GREY DOVE Doors GREY DOVE
Deck GREY 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 11/20/24 Signature of owner of record X _____ Signed under penalties of perjury



MAP 68 PARCEL 744



EXISTING PROPERTY AND HOUSE



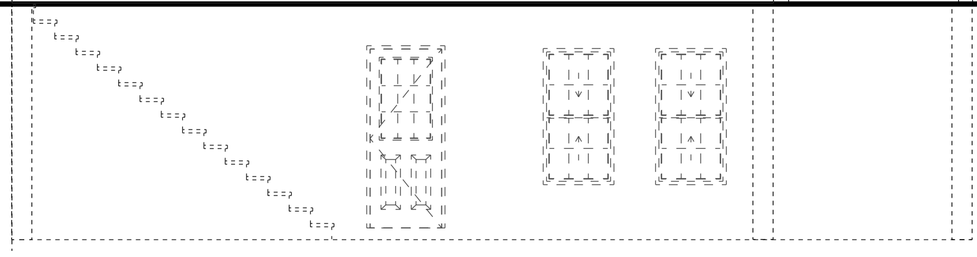
NOGUIERA- 31 DAFFODIL
NEW DWELLING WITH TERTIARY ATTACHED
11-2-24



NOGUIERA- 31 DAFFODIL
NEW DWELLING
11-2-24

REAR (WESTERLY)



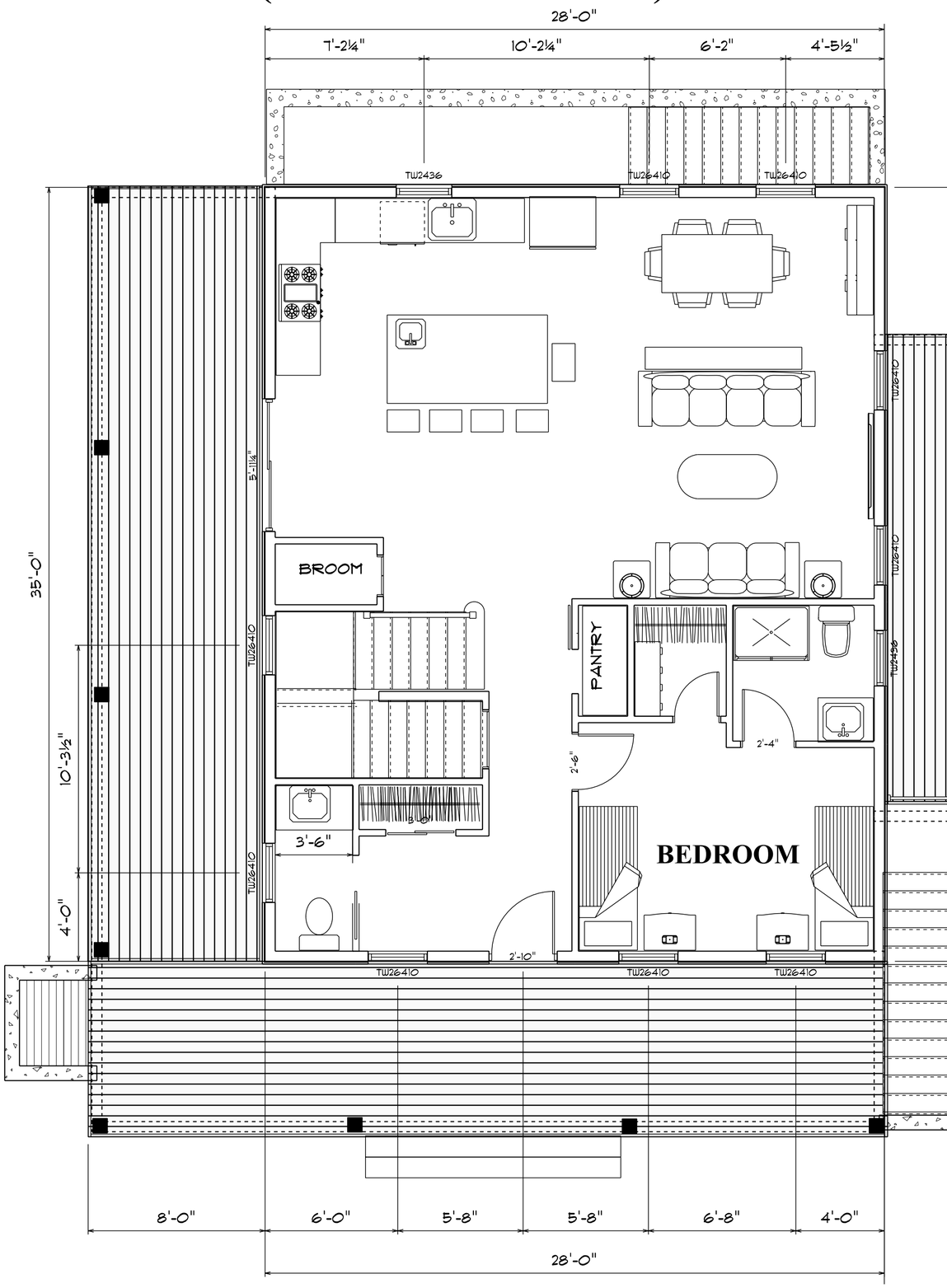


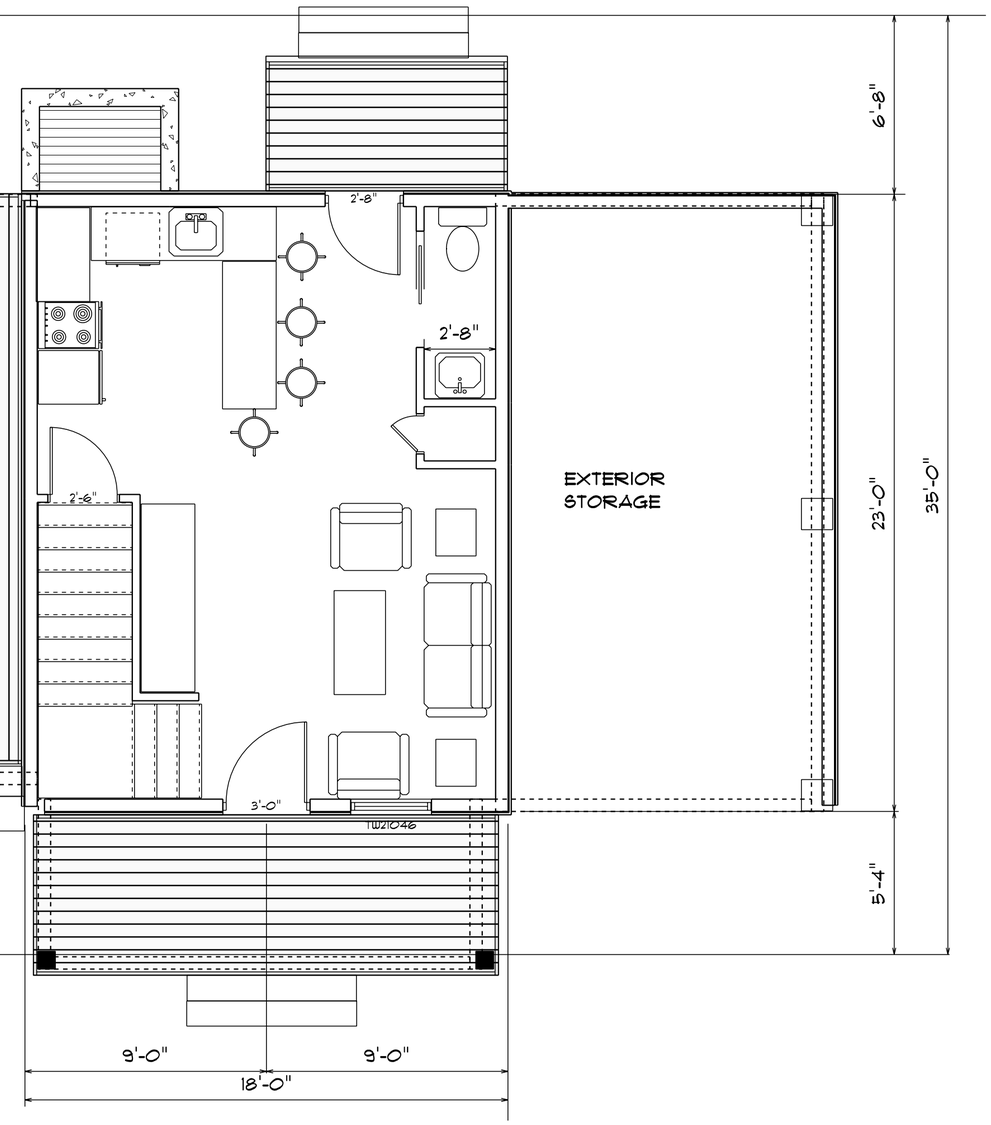


LEFT (SOUTHERLY)

NOGUIERA- 31 DAFFODIL
NEW DWELLING
11-2-24

FIRST FLOOR PLAN-980 SF
(SECOND DWELLING)





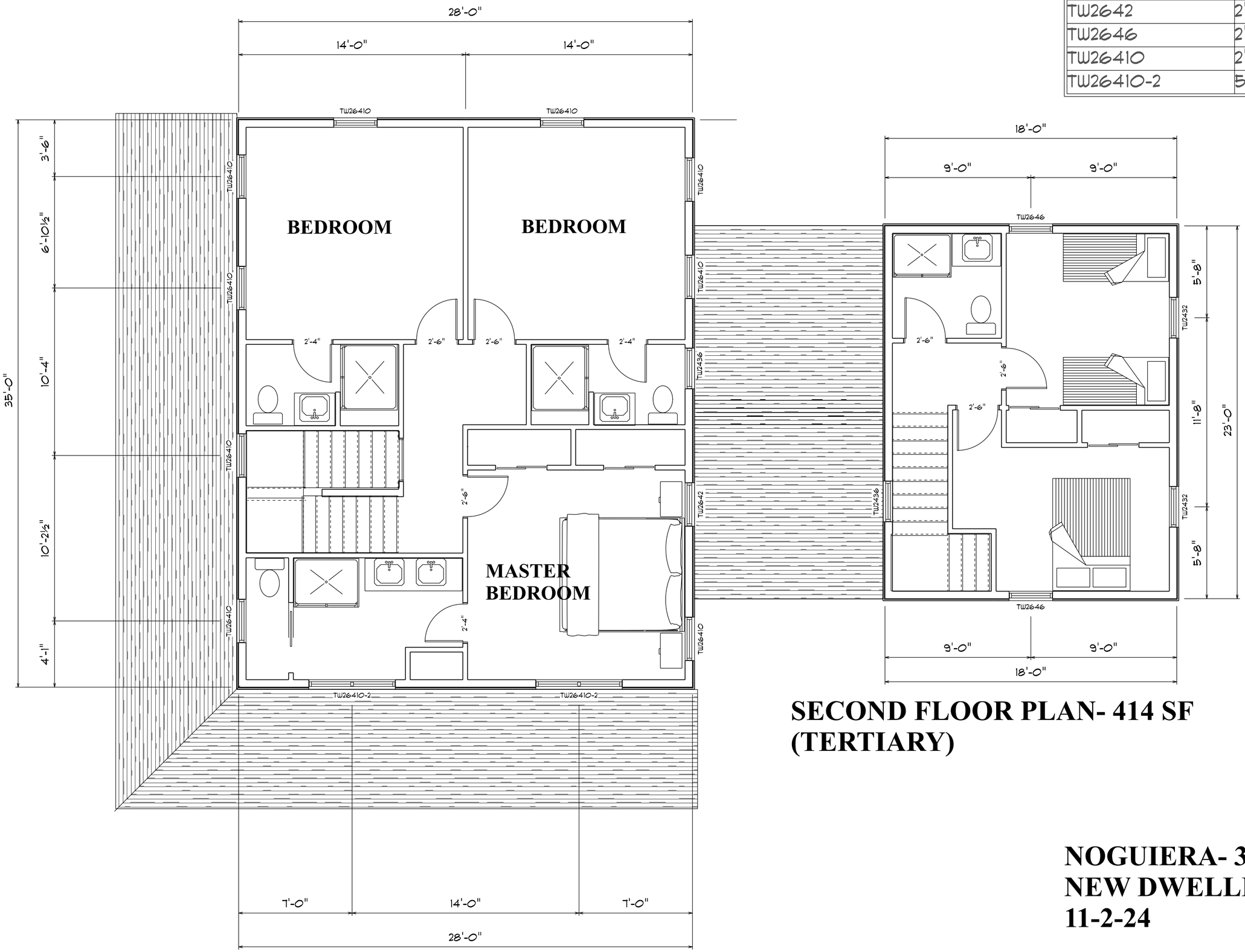
OPENING SCHEDULE				
PRODUCT CODE	SIZE	COUNT		
32X80 DUTCH 1	2'-8"	L	NO	1
34X80 COLONIAL B 1	2'-10"	R	NO	1
36X80 COLONIAL B 1	3'-0"	R	NO	1
FWG6068R	5'-11¼"	NL	YES	1
TW2436	2'-5⅝" x 3'-8⅞"	U	NA	2
TW21046	2'-11⅝" x 4'-8⅞"	U	NA	1
TW26410	2'-7⅝" x 5'-0⅞"	U	NA	9

FIRST FLOOR PLAN-414 SF
(TERTIARY UNIT)

NOGUIERA- 31 DAFFODIL
NEW DWELLING
11-2-24

SECOND FLOOR PLAN-980 SF
(SECOND DWELLING)

OPENING SCHEDULE		
PRODUCT CODE	SIZE	COUNT
TW2432	2'-5⅝" x 3'-4⅞"	2
TW2436	2'-5⅝" x 3'-8⅞"	2
TW2642	2'-7⅝" x 4'-4⅞"	1
TW2646	2'-7⅝" x 4'-8⅞"	2
TW26410	2'-7⅝" x 5'-0⅞"	9
TW26410-2	5'-3⅜" x 5'-0⅞"	2

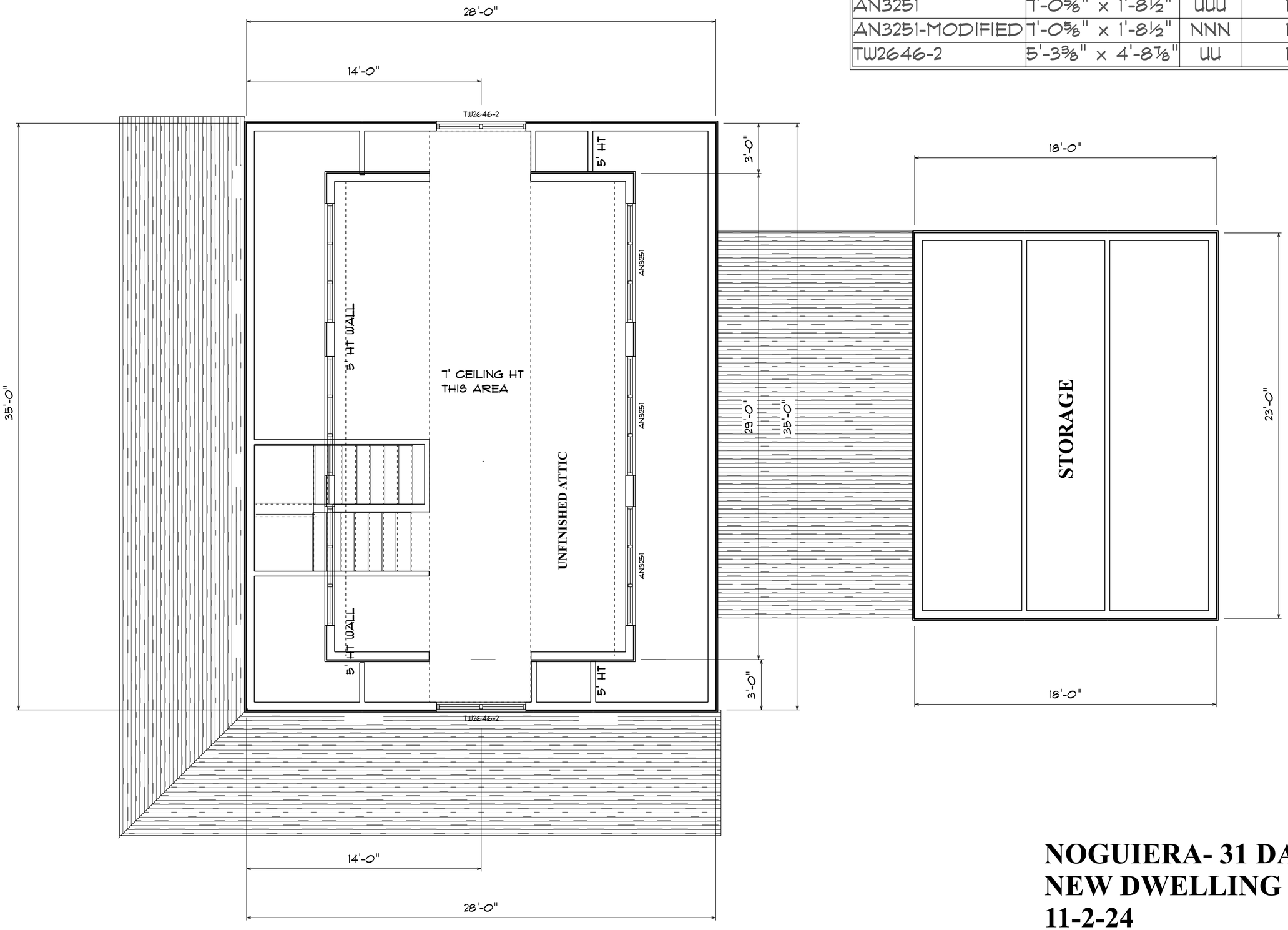


SECOND FLOOR PLAN- 414 SF
(TERTIARY)

NOGUIERA- 31 DAFFODIL
NEW DWELLING
11-2-24

ATTIC FLOOR PLAN-

OPENING SCHEDULE				
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT
AN3251	1'-0 5/8" x 1'-8 1/2"	UUU	NA	3
AN3251-MODIFIED	1'-0 5/8" x 1'-8 1/2"	NNN	NA	3
TW2646-2	5'-3 3/8" x 4'-8 7/8"	UU	NA	2



NOGUIERA- 31 DAFFODIL
NEW DWELLING
11-2-24

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°: 68 PARCEL N°. 744

Street & Number of Proposed Work: 31 DAFFODIL LN.

Owner of record: WILLIAM C. CABRERA NOGUEIRA

Mailing Address: 31 DAFFODIL LN.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: ackvalize@gmail.com

AGENT INFORMATION (if applicable)

Name: VAL OMAR DESIGN INC

Mailing Address: 31 DAFFODIL LN.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: ackval6@gmail.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 _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 15' 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

SWIMMING POOL
BLUESTONE PATIO
FENCE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5/1 6'-HT
Type: 5/1 BOARD + LATTICE
Length: @ 60' AROUND POOL

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST Walkways EXIST Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record X _____ Signed under penalties of perjury

NOGUEIRA-

31 DAFFODIL LN

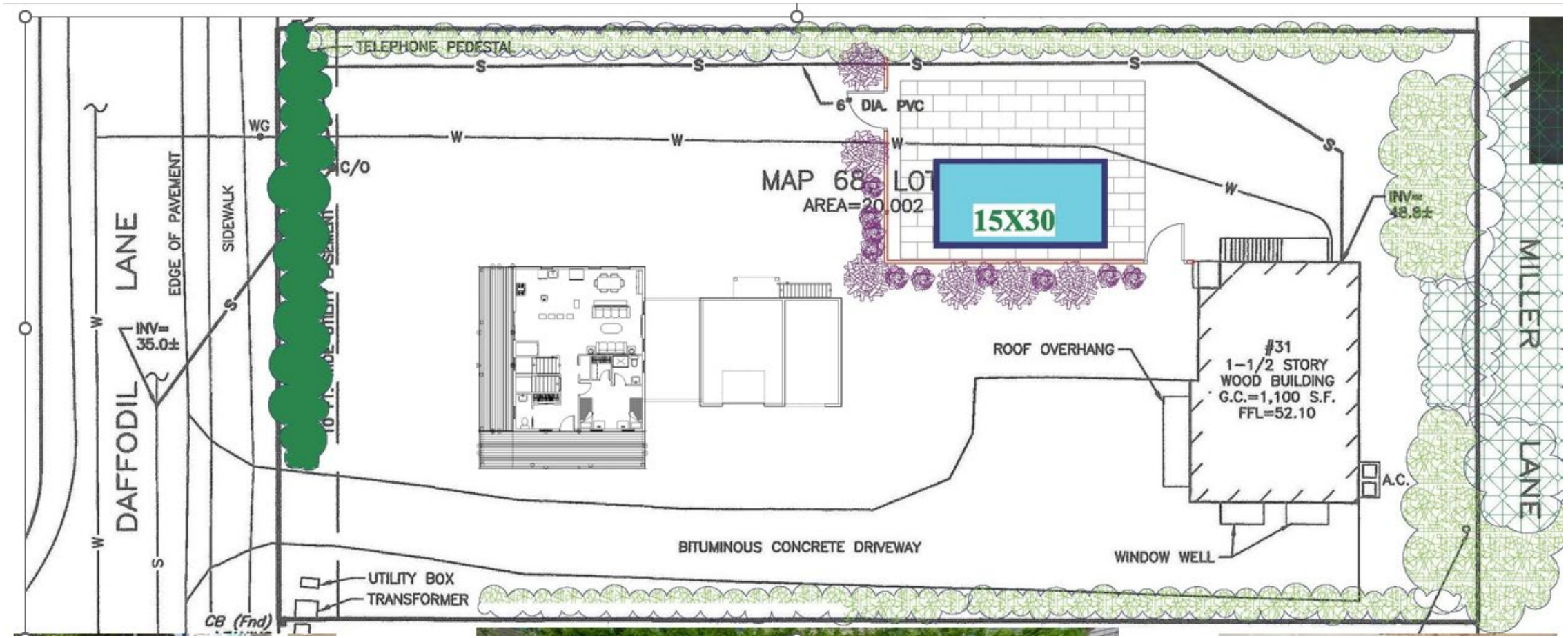
PROPOSED POOL AND HARDSCAPE



VIEW FROM STREET OF EXISTING YARD AND HOUSE






TELEPHONE PEDESTAL
6" DIA. PVC
WG
C/O
MAP 68
LOT
AREA=20,002
15X30
INV=
48.8±
DAFFODIL LANE
EDGE OF PAVEMENT
SIDEWALK
INV=
35.0±
ROOF OVERHANG
#31
1-1/2 STORY
WOOD BUILDING
G.C.=1,100 S.F.
FFL=52.10
A.C.
MILLER LANE
BITUMINOUS CONCRETE DRIVEWAY
WINDOW WELL
UTILITY BOX
TRANSFORMER
CB (Fnd)







CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 119.1

Street & Number of Proposed Work: 4 R Daffodil Lane

Owner of record: Douglas Lebret

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Interscapes by Jesse Dutra

Mailing Address: PO Box 2578 Nantucket MA 02584

Contact Phone #: 508-254-1822 E-mail: jesse@nantucketpools.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R40) ☐ Roof ☒ Other Stacked Stone on Vertical / Area of Pool

Size of Structure or Addition: Length: 36' Width: 15' Pool

Sq. Footage 1st floor: _____ Sq. footage 2nd floor: _____ Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Pool to be Elevated 18" above grade with Vanishing Edge Wall and Catch Basin

Is there an HDC survey form for 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: No Fence Length: Pool has Auto Cover

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/24 Signature of owner of record _____ Signed under penalties of perjury

LEBRECT / 4 DAFODIL LANE, NANTUCKET / WATERSCAPES DESIGN GROUP / HDC / POOL WITH CATCH BASIN / 11 20 24



LOCUS NOT TO SCALE

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0089 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN 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.

RESIDENTIAL 40 (R–40) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	40,000 SQ. FT.
LOT FRONTAGE	75 FT.
FRONT SETBACK	30 FT.
SIDE SETBACK	10 FT.
REAR SETBACK	10 FT.
GROUND COVER RATIO	10%

CURRENT OWNER

GINA & DOUGLAS LEBRECHT
4 DAFFODIL LANE
NANTUCKET, MA 02554

TITLE REFERENCE:
DEED BK. C24280/0

SITE LOCATION:
4R DAFFODIL LANE
NANTUCKET, MASSACHUSETTS

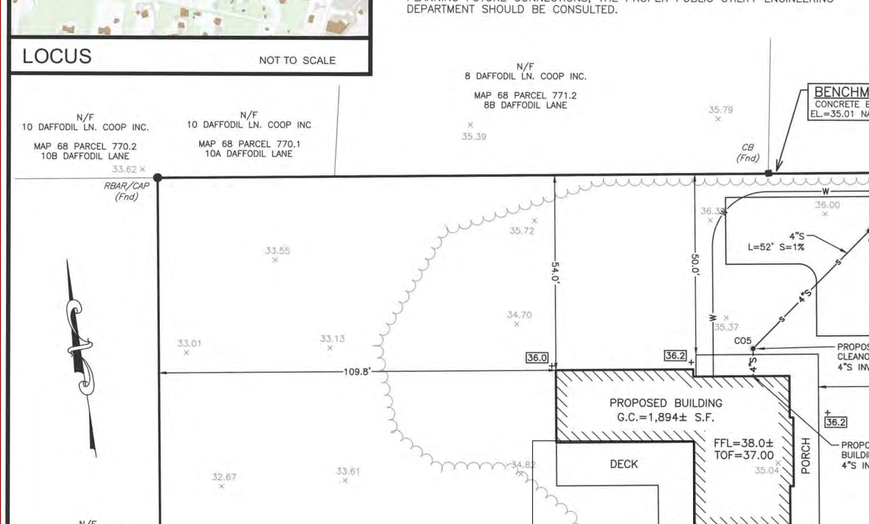
ASSESSORS REFERENCE:
MAP 68 PARCEL 719.1

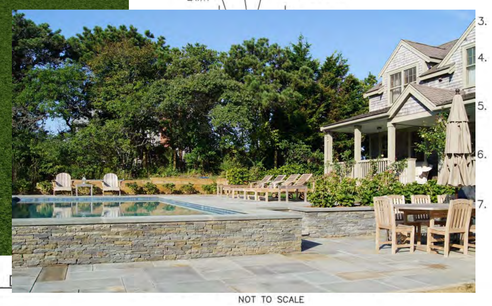
OVERLAY DISTRICT APPLICABILITY

TOWN OVERLAY DISTRICT
CORE SEWER DISTRICT
WELLHEAD PROTECTION DISTRICT
ZONE II WELLHEAD PROTECTION
NHESP NATURAL COMMUNITIES
LOCAL HISTORIC


NE STREET VIEW


SE STREET VIEW


CONCEPTUAL PLAN


NOT TO SCALE



PROPOSED POOL LOCATION


S STREET VIEW

N/F 8 DAFFODIL LN. COOP INC. MAP 68 PARCEL 771.2 8B DAFFODIL LANE
N/F 10 DAFFODIL LN. COOP INC. MAP 68 PARCEL 770.2 10B DAFFODIL LANE
N/F 10 DAFFODIL LN. COOP INC MAP 68 PARCEL 770.1 10A DAFFODIL LANE
N/F VOORHIS SUSANHAN NOLDEN TRS. MAP 68 PARCEL 772.1 6A DAFFODIL LANE
N/F CHRISTOPHER ANDREWS MAP 68 PARCEL 772.2 6B DAFFODIL LANE
N/F LORI A. GEDDES MAP 68 PARCEL 718 13 EVERGREEN WAY
N/F KATHRYN D. GEDDES MAP 68 PARCEL 720 11 EVERGREEN WAY
N/F STEPHEN & TAMMIE MURPHY MAP 68 PARCEL 722 2 DAFFODIL LANE
BENCHMARK CONCRETE BOUND EL.=35.01 NAVD 88
RBAR/CAP (Fnd)
CB (Fnd)
EXIST. WATER (APPROXIMATE)
EX. 10" SEWER
EDGE OF PAVEMENT
LITTLE ISLE LANE (PRIVATE – 40' WIDE)
DAFFODIL LANE (PRIVATE – 40' WIDE)
PROPOSED SEWER CLEANOUT CO4 4"S INV.=33.41
PROPOSED WATER SERVICE
PROPOSED SEWER WYE CONNECTION 6"S INV.=30.60
PROPOSED 4" SEWER L=52' S=1%
L=84' S=1% MIN.
L=83' S=1% MIN.
20' WIDE ROAD EASEMENT
PROPOSED 12–FT. DRIVEWAY
PROPOSED SEWER CLEANOUT CO3 4"S INV.=32.57
PROPOSED SEWER CLEANOUT CO2 4"S INV.=31.73
PROPOSED SEWER CLEANOUT CO5 4"S INV.=33.87
PROPOSED SEWER CLEANOUT (CO1) AT 4"x6" PIPE SIZE TRANSITION FITTING 4"S INV.=30.90 6"S INV.=30.82
PROPOSED BUILDING SEWER 4"S INV.=34.00
PROPOSED BUILDING G.C.=1,894± S.F.
FFL=38.0± TOF=37.00
DECK
PORCH
STAIRWELL
PROPOSED POOL 15' x 36' WITH 3' CATCH BASIN
GRAVEL DRIVEWAY
CONCRETE DRIVEWAY
EXISTING BUILDING
PLAYGROUND
4R DAFFODIL LANE LOT 993 AREA=40,010± S.F. MAP 68 PARCEL 719.1
LOT 994 AREA=40,010± S.F. MAP 68 PARCEL 719 4 DAFFODIL LANE
PROPOSED & EXISTING STREETS, SHOULDERS, WALKS & DRIVEWAYS
SCALE: 1 INCH = 20 FEET
20 0 10 20 40
PVC (SDR35) THREADED PLUG
IRRIGATION BOX
LAWN
SEWER OR DRAIN CROSSING
NOT TO SCALE

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.

PERMITTING

COMMONWEALTH OF MASSACHUSETTS DANIEL C. MULLOY CIVIL No. 41757 REGISTERED PROFESSIONAL ENGINEER

CTION PLAN
ANE
PARCEL 719.1
CHUSETTS
PREPARED FOR GINA & DOUGLAS LEBRECHT

SCALE: 1"=20'
SHEET NO. 1 OF 1

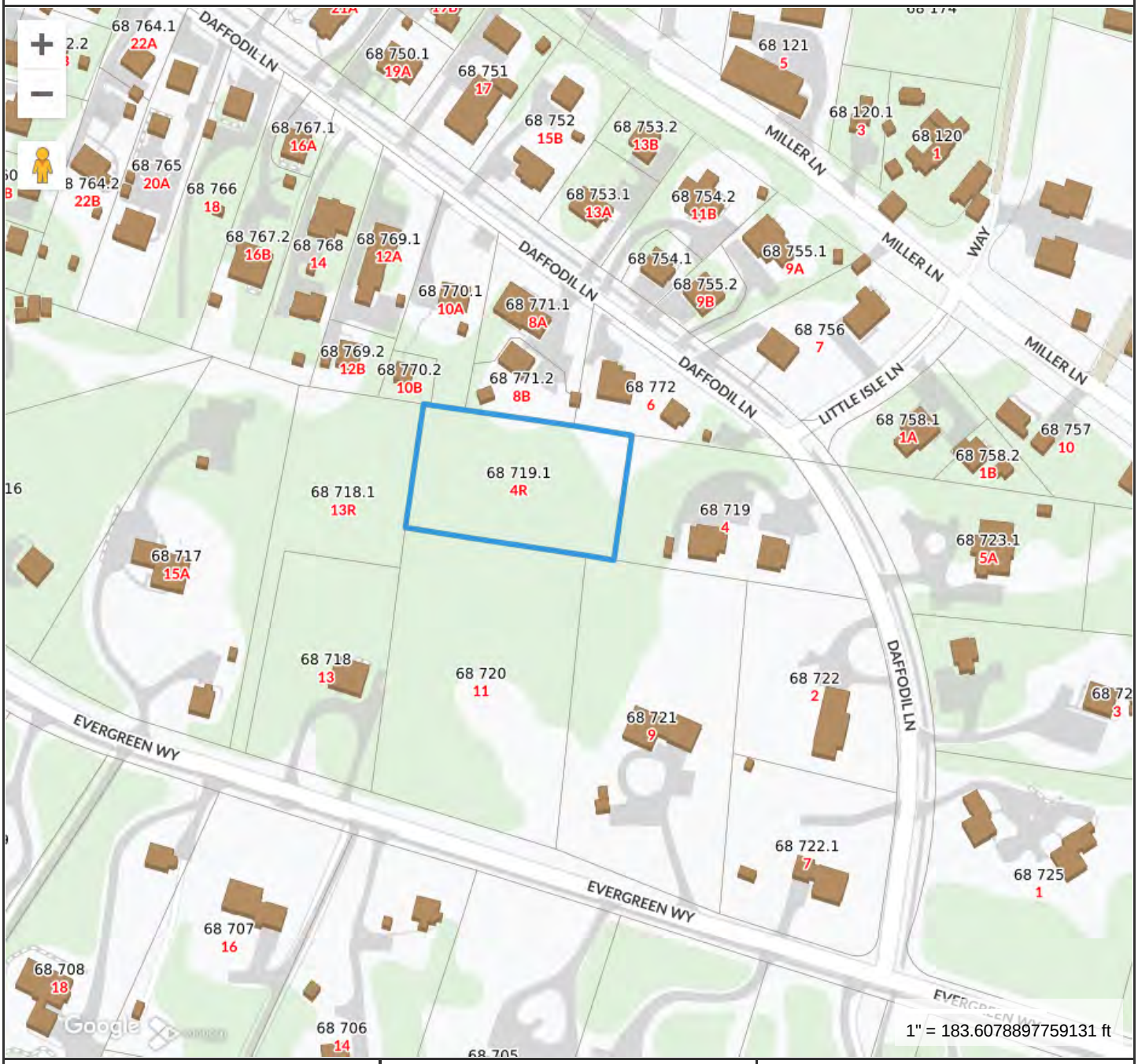
APPROVED | DESCRIPTION | NO. | DATE

Scale: 1/20" = 1 ft


SEWER







Property Information

Property ID	191220
Location	4R DAFFODIL LN
Owner	LEBRECHT DOUGLAS & GINA

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.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Waterscapes by Jesse Dutra

AS AGENT FOR Douglas Lebrect

STREET ADDRESS 4R Deffocil Lane

MAP/PARCEL 68 719.1

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.

Signature [signature] Date 11/21/24

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°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 Davis Lane

Owner of record: Nicole + Joel Whidden

Mailing Address: 11 Davis Lane
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other move off or demo main dwelling

Size of Structure or Addition: Length: 54' Sq. Footage 1st floor: 1,340 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 1,340 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 25'-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

Is there an HDC 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 Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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 11/21/24 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.

Matthew MacEachern
_____

Signature Date

11 DAVIS LN

Location	11 DAVIS LN	**Mblu**	82/ / 75/ /
Acct#	00008020	**Owner**	WHIDDEN NICOLE & JOEL P
Assessment	$3,877,200	**PID**	8020
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,578,100	$2,299,100	$3,877,200

Owner of Record

Owner	WHIDDEN NICOLE & JOEL P	**Sale Price**	$2,891,300
Co-Owner		**Certificate**	
Address	47 HIGH POINT RD WESTPORT , CT 06880	**Book & Page**	C27873/0
		Sale Date	09/23/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
WHIDDEN NICOLE & JOEL P	$2,891,300		C27873/0	00	09/23/2020
COOPED UP REALTY TRUST	$2,162,500		C27680/0	1O	04/14/2020
COWEN JUDITH P TRUSTEE	$0		C20348/0	99	06/27/2002
COWEN JUDITH P	$0		C18150/0	99	12/03/1997
COWEN, BRUCE D.	$425,000		C15410/0	01	08/07/1992

Building Information

Building 1 : Section 1

Year Built:	1988
Living Area:	2,680
Replacement Cost:	$1,618,340
Building Percent Good:	92
Replacement Cost Less Depreciation:	$1,488,900

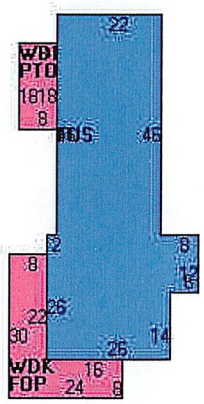
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	Heat Pump
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0029\11%20davis_2

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/8020_923(

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,340	1,340
FUS	Upper Story, Finished	1,340	1,340
FOP	Porch, Open, Finished	368	0
PTO	Patio	144	0
UBM	Basement, Unfinished	148	0
WDK	Deck, Wood	1,128	0
		4,468	2,680

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG2
Neighborhood	800
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.75
Frontage	0
Depth	0
Assessed Value	$2,299,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SPL3	GUNITE			576.00 S.F.	$57,500	1
WHPL	PERM HOTTUB			1.00 UNITS	$9,700	1
BTH2	W/PLUMBING			168.00 S.F.	$22,000	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,578,100	$2,299,100	$3,877,200
2023	$1,129,300	$2,189,800	$3,319,100
2022	$800,200	$1,622,000	$2,422,200
2021	$752,800	$1,520,600	$2,273,400
2020	$901,000	$1,672,700	$2,573,700

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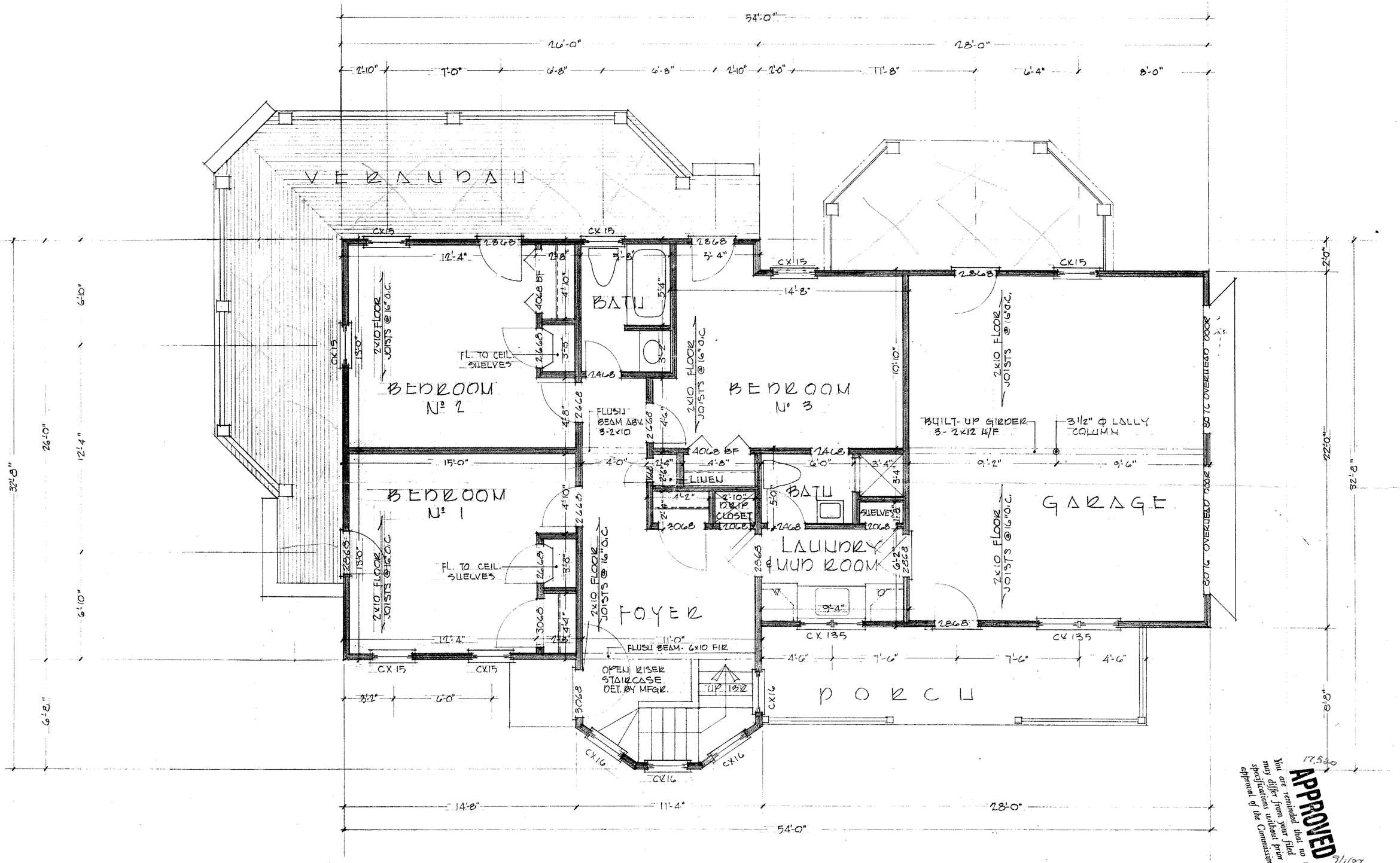

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You are reminded that no work may differ from your filed specifications without prior approval of the Commission.
9/1/87

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PROPOSED EPSTEIN RESIDENCE • CISCO ESTATES

FIRST FLOOR PLAN

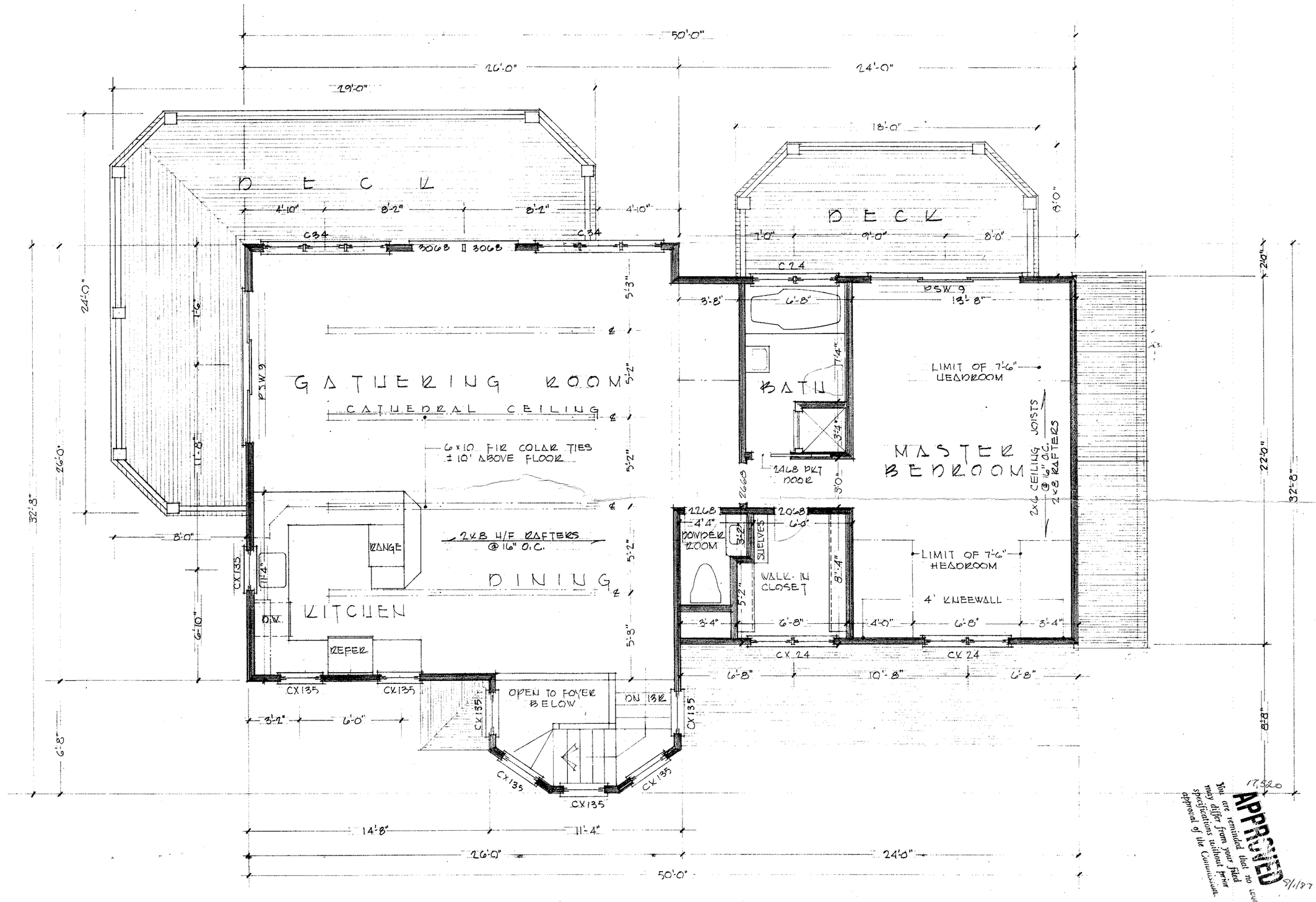
D. NEIL PARENT
DESIGNER

POST OFFICE BOX 2458
NANTUCKET • ISLAND
MASS • 02584

SCALE: 1/4" = 1'-0" DATE: 07-20-87
DRAWN BY: D.N.P. REV: 08-29-87

DRAWING NUMBER N • 0487 • 351

SHEET



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PROPOSED EPSTEIN RESIDENCE ▵ CISCO ESTATES

SECOND FLOOR PLAN

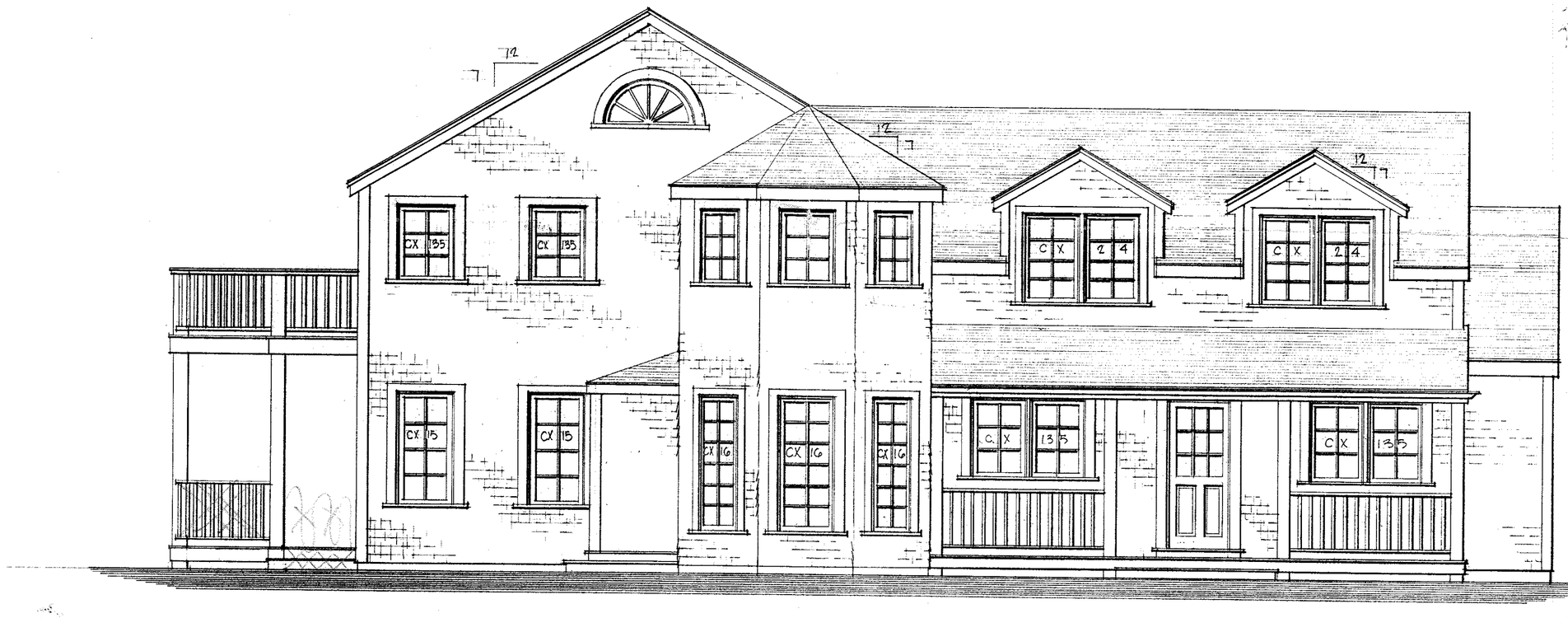
D ▵ NEIL ▵ PARENT
DESIGNER

POST OFFICE BOX 2450
NANTUCKET ▵ ISLAND
MASS ▵ 02584

SCALE: 1/4" = 1'-0" DATE: 07-21-87
DRAWN BY: DNP REV: 08-28-87

DRAWING NUMBER N ▵ 0487 ▵ 351

SHEET



17,520

APPROVED 9/1/87

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PROPOSED EPSTEIN RESIDENCE ▵ CISCO ESTATES

NORTHERLY ELEVATION

D ▵ NEIL ▵ PARENT
DESIGNER

POST OFFICE BOX 2458
NANTUCKET ▵ ISLAND
MASS ▵ 02584

SCALE: 1/4" = 1'-0" DATE: 05-17-87
DRAWN BY: DNP REV: 08-29-87

DRAWING NUMBER N▵0487▵351

SHEET



17,520
APPROVED 9/1/87
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PROPOSED EPSTEIN RESIDENCE ▵ CISCO ESTATES

SOUTHERLY ELEVATION

D ▵ NEIL ▵ PARENT
DESIGNER

POST OFFICE BOX 2458
NANTUCKET ▵ ISLAND
MASS ▵ 02584

SCALE: 1/4"=1'-0" DATE: 05-19-87
DRAWN BY: DNP REV: 08-28-87

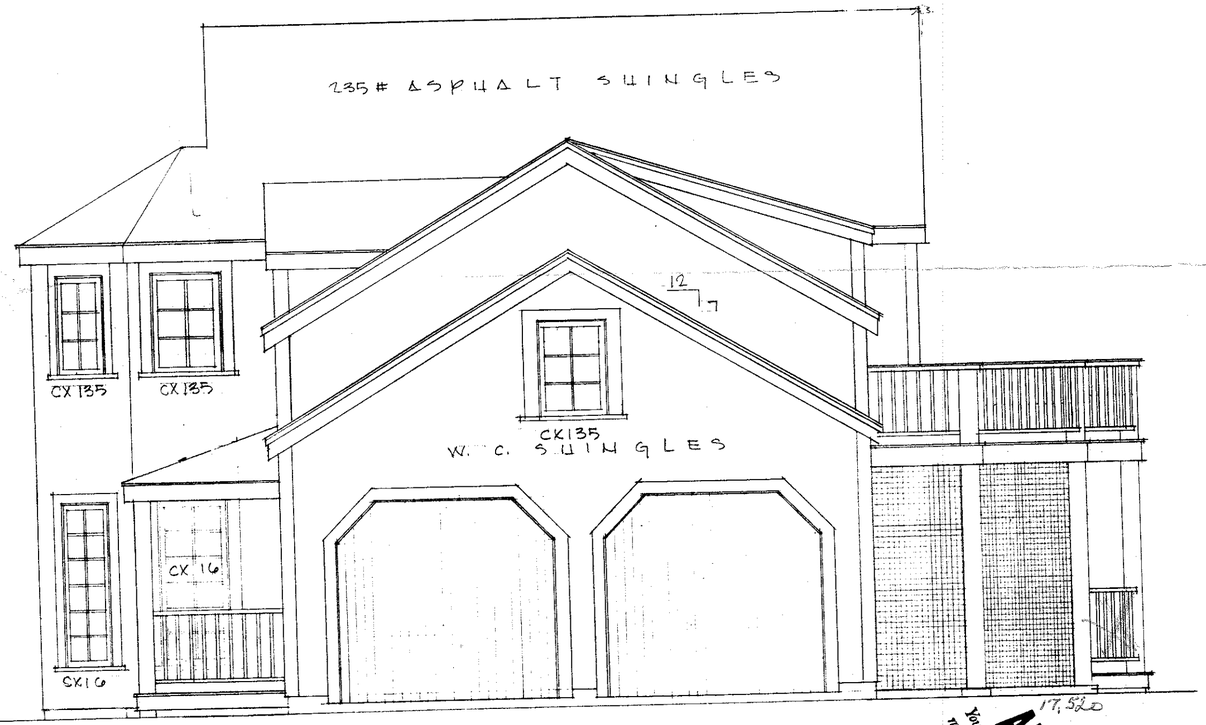
DRAWING NUMBER N▵0487-351

SHEET -



EASTERLY ELEVATION

no 1st Floor decks
under 2nd Floor decks
Railing will remain
11/2/87 SMF



WESTERLY ELEVATION

17,520

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PROPOSED EPSTEIN RESIDENCE • CISCO ESTATES

EAST & WEST ELEVATION

D • NEIL • PARENT
DESIGNER

POST OFFICE BOX 2458
NANTUCKET • ISLAND
MASS • 02584

SCALE: 1/4" = 1'-0" DATE: 05-19-87
DRAWN BY: DNP REV: 08-29-87

DRAWING NUMBER N • 0487-351

SHEET



East Elevation



South Elevation



West Elevation

Whidden Residence M/P 82/75

11 Davis

Nantucket, MA, 02554

HDC Application Existing Site Photography

emeritus







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: 11 Davis Lane

Tax Map Number: 82 Parcel Number: 75

Owner of Record: Nicole & Joel Whidden

Description of Proposal: Move off or Demo Dwelling

Anticipated HDC Submission Date: 12/2/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Nicole & Joel Whidden

MAILING ADDRESS..... 11 Davis Ln Nantucket, Ma 02554

PROPERTY LOCATION..... 11 Davis Ln

ASSESSORS MAP/PARCEL..... 82 / 75

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.20 10:31:14 -05'00'

November 20, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
82	53		RLK III LLC		60 SHERWOOD DR	HUNTINGTON	NY	11743	6 TRINITY AV
82	60		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	5 TRINITY AV
82	64		DECATUR XIX LLC		1473 NORTH OCEAN BLVD	PALM BEACH	FL	33480	12 WESTERWYCK WY
82	65		GAGLIANO CISCO HOUSE LLC		21 PRINCESS DRIVE	MADISON	CT	06443	10 WESTERWYCK WY
82	74		HAMELBURG GERALD & BARBARA TRS		442 SAVOIE DRIVE	PALM BEACH GARDENS	FL	33410	9 DAVIS LN
82	76		ERISMAN STEPHEN B		PO BOX 934	NANTUCKET	MA	02554	2 WALL ST
82	83		FOGARTY BRIAN P & DOREEN M		18 CORY LANE	READING	MA	01867	1 WALL ST
Count:	**7**								

9589 0710 5270 1006 2131 01

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

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RLK III LLC
60 SHERWOOD DR
HUNTINGTON, NY 11743

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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GAGLIANO CISCO HOUSE LLC
21 PRINCESS DRIVE
MADISON, CT 06443

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DECATUR XIX LLC
1473 NORTH OCEAN BLVD
PALM BEACH, FL 33480

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02554-9998

FOGARTY BRIAN P & DOREEN M
18 CORY LANE
READING, MA 01867

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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HAMELBURG GERALD & BARBARA TRS
442 SAVOIE DRIVE
PALM BEACH GARDENS, FL 33410

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2131 49

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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

Postmark Here

ERISMAN STEPHEN B
PO BOX 934
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 89 PARCEL N°. 16

Street & Number of Proposed Work: 20 MADEQUECHAM VALLEY ROAD

Owner of record: JOHN G WOFFORD TR

Mailing Address: 4708 ESSEX AVE
CHEVY CHASE, MD 20815

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE GROUP LTD

Mailing Address: POST OFFICE BOX 1814
NANTUCKET, MA 02554

Contact Phone #: 508-228-5621 x 2 E-mail: STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ 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 23-0± South 23'-0± East 23'-0± West 23'-0±

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW FULL BASEMENT UNDER HOUSE MOVE.
EXTEND EXISTING SOUTH DECK 4'-0
2 NEW WINDOWS ABOVE GRADE

Is there an HDC survey form for 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 EX /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other TMF
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash WHITE Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. ALL EXISTING TO REMAIN

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 21 NOVEMBER 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 STEPHEN THERAX

AS AGENT FOR JOHN WOFFORD

STREET ADDRESS 20 MADEQUECHAM VALLEY ROAD

MAP/PARCEL 89/16

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

21 NOVEMBER 2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. Completed Application Form: Description of ALL work must be indicated on application form.

✓ 2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. Application Fee: See back of application for fee schedule or call the office.

✓ 4. Locus Map (3 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. Site Plan (3 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. As-Built Plans (1copy): of existing elevations

✓ 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

Sct (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.

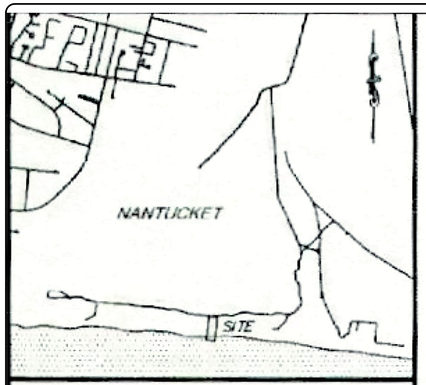
Bill McGuire

From: John Wofford <johnwofford@earthlink.net>
Sent: Thursday, November 21, 2024 9:55 AM
To: John Knight
Cc: Carrie Wofford; Bill McGuire; Stephen Theroux; Christopher Wofford; Martha Wofford
Subject: Re: HDC Application

I authorize the filing by Steve Theroux to file.

John G WOFFORD

Sent from my iPhone



LOCUS NOT TO SCALE

ZONING REQUIREMENTS:

THE SITE IS ZONED LIMITED USE 3 (LUG-3)

	REQUIRED	EXISTING
LOT AREA	120,000 S.F.	87,110 S.F.
LOT FRONTAGE	200 FT.	200 FT.
FRONT YARD SETBACK	35 FT.	139.3 FT.
REAR YARD SETBACK	20 FT.	195.1 FT.
SIDE YARD SETBACK	20 FT.	13.4 FT.
MAX GROUND COVER RATIO	35%	2.5 %

OVERLAY DISTRICT APPLICABILITY

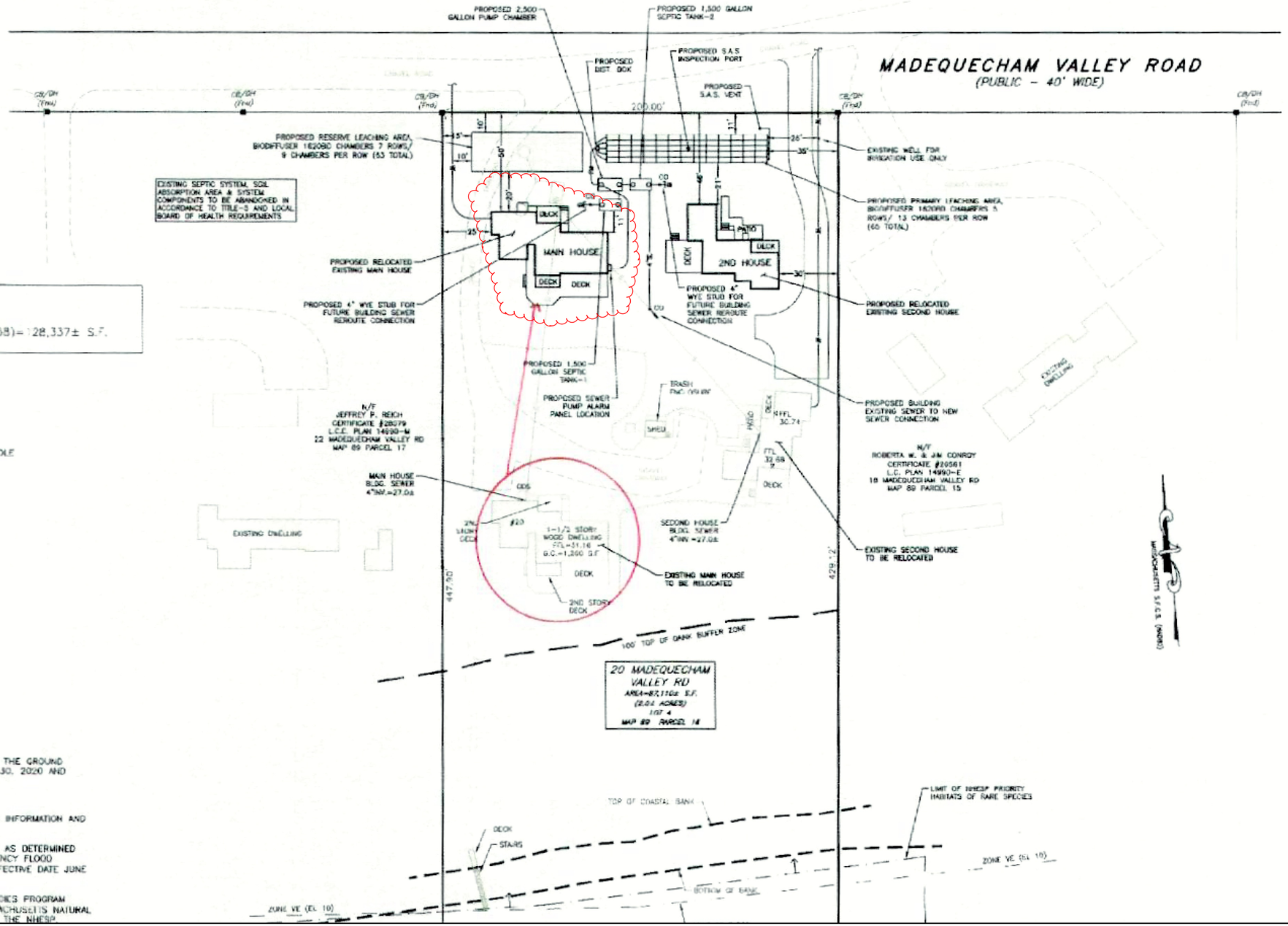
FLOOD ZONE VE (EL. 10)

CURRENT LOT AREA=87,110 S.F.
ALLOWABLE GROUND COVER=2,613 S.F.

LOT AREA BASED ON L.C. PLAN 14990-E (OCT. 23, 1968)= 128,337± S.F.
ALLOWABLE GROUND COVER=3,850 S.F.

LEGEND

- CB/DH — CONCRETE BOUND W/DRILL HOLE
- LANDSCAPING/OVERGROWTH
- PROPANE TANK
- SEWER SERVICE
- SPOT ELEVATION
- TELEPHONE PEDESTAL
- TOPOGRAPHIC CONTOUR
- TRANSFORMER
- WELL



NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN JULY 30, 2020 AND AUGUST 7, 2020 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. LOCATION OF EXISTING SEPTIC SYSTEM COMPONENTS ARE FROM RECORD INFORMATION AND ARE APPROXIMATE LOCATIONS.
4. THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE VE (EL 10) AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0156 G (EFFECTIVE DATE JUNE 9, 2014).
5. THIS SITE IS LOCATED WITHIN THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITATS OF RARE SPECIES AS SHOWN IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 14TH EDITION, EFFECTIVE AUGUST 1, 2017, ISSUED BY THE NHESP.

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PLANS FOR :
MS CARRIE WOFFORD 20 MADEQUECHAM VALLEY ROAD
NANTUCKET, MASSACHUSETTS, 02554

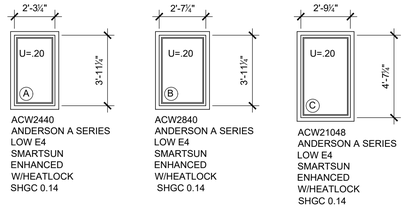
SITE PLAN

SCALE: 1' -0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:2411.20
REVISIONS:
REVISIONS:
REVISIONS:
D/B: Copyright nag 2024

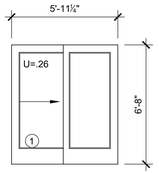
2408.23.1422

HDC1



1 WINDOW SCHEDULE

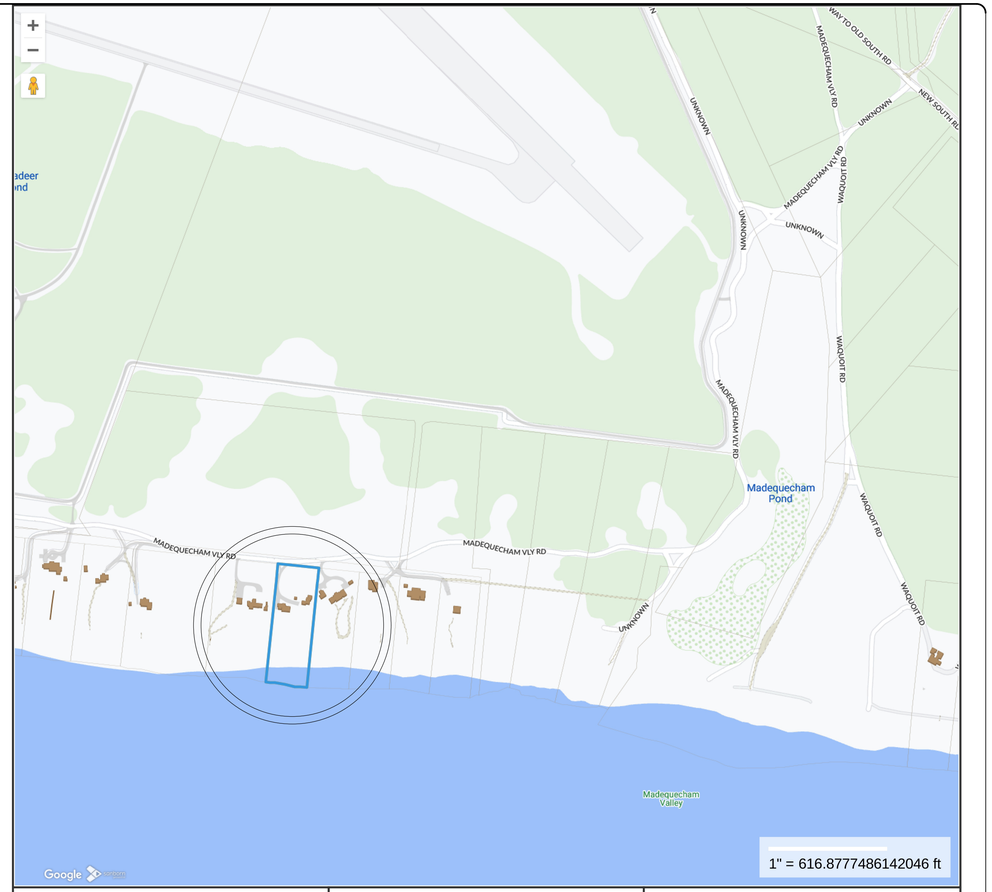
Scale: 1/4" = 1' -0



ANDERSON A SERIES 6068L
FRENCHWOOD GLIDING PATIO DOOR
LOW E4
SMARTSUN
ENHANCED
W/HEATLOCK
SHGC 0.26

2 DOOR SCHEDULE

Scale: 1/4" = 1' -0



Property Information

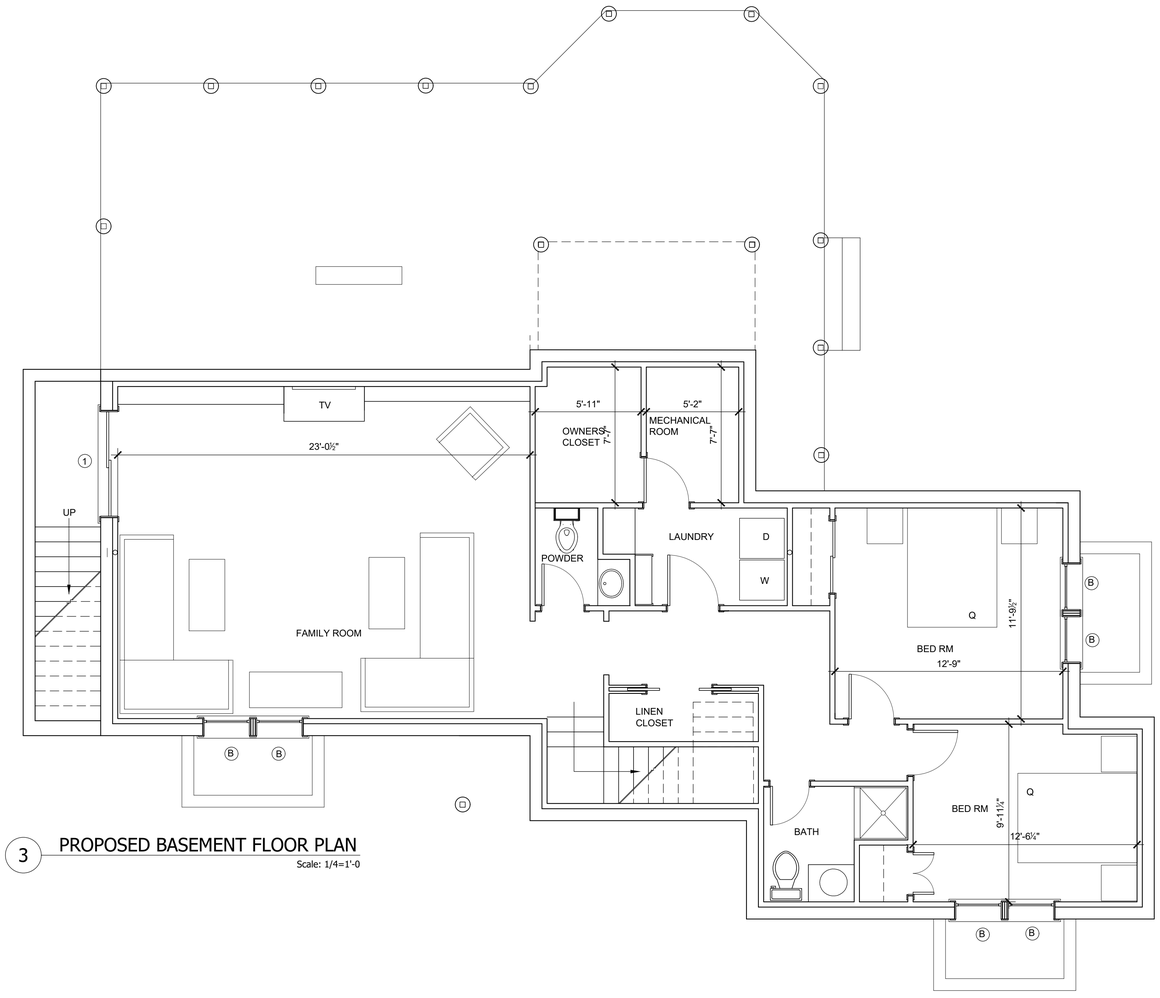
Property ID	8680
Location	20 MADEQUECHAM VLY RD
Owner	WOFFORD JOHN G TR

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.



3 PROPOSED BASEMENT FLOOR PLAN

Scale: 1/4=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
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WWW.NANTUCKETARCHITECTURE.COM

PLANS FOR :
MS CARRIE WOFFORD 20 MADEQUECHAM VALLEY ROAD
NANTUCKET, MASSACHUSETTS, 02554

FOUNDATION PLAN
BASEMENT PLAN
SCALE: 1' -0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2411.20
REVISIONS:	
REVISIONS:	
REVISIONS:	

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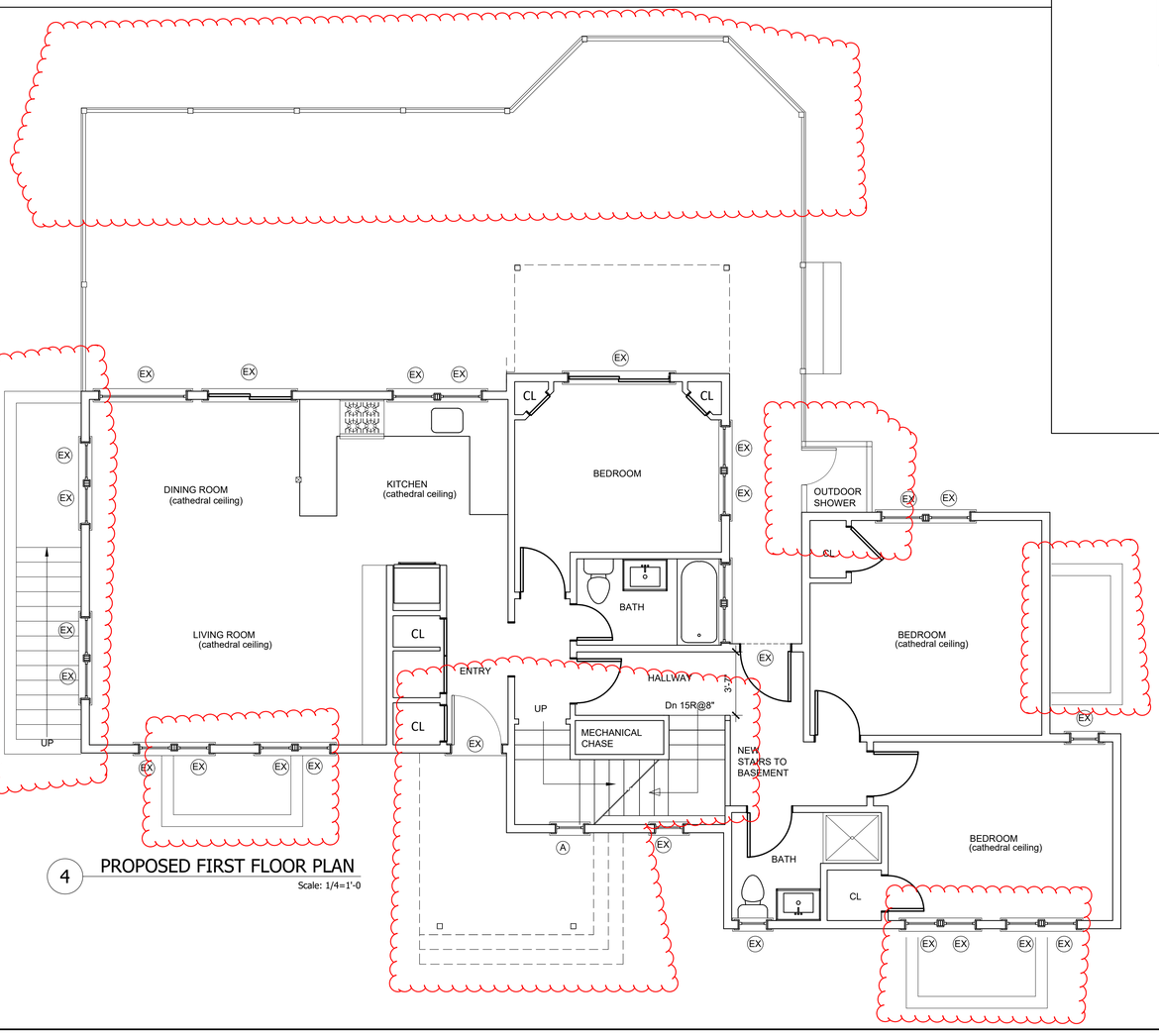
2408.23.1422

HDC2



5 EXISTING FIRST FLOOR PLAN

Scale: 1/4=1'-0

4 PROPOSED FIRST FLOOR PLAN

Scale: 1/4=1'-0

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TELEPHONE 508.228.5631
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PLANS FOR :
MS CARRIE WOFFORD 20 MADEQUECHAM VALLEY ROAD
NANTUCKET, MASSACHUSETTS, 02554

FIRST FLOOR PLAN
PROPOSED/EXISTING
SCALE 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2411.20
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	Copyright nag 2024

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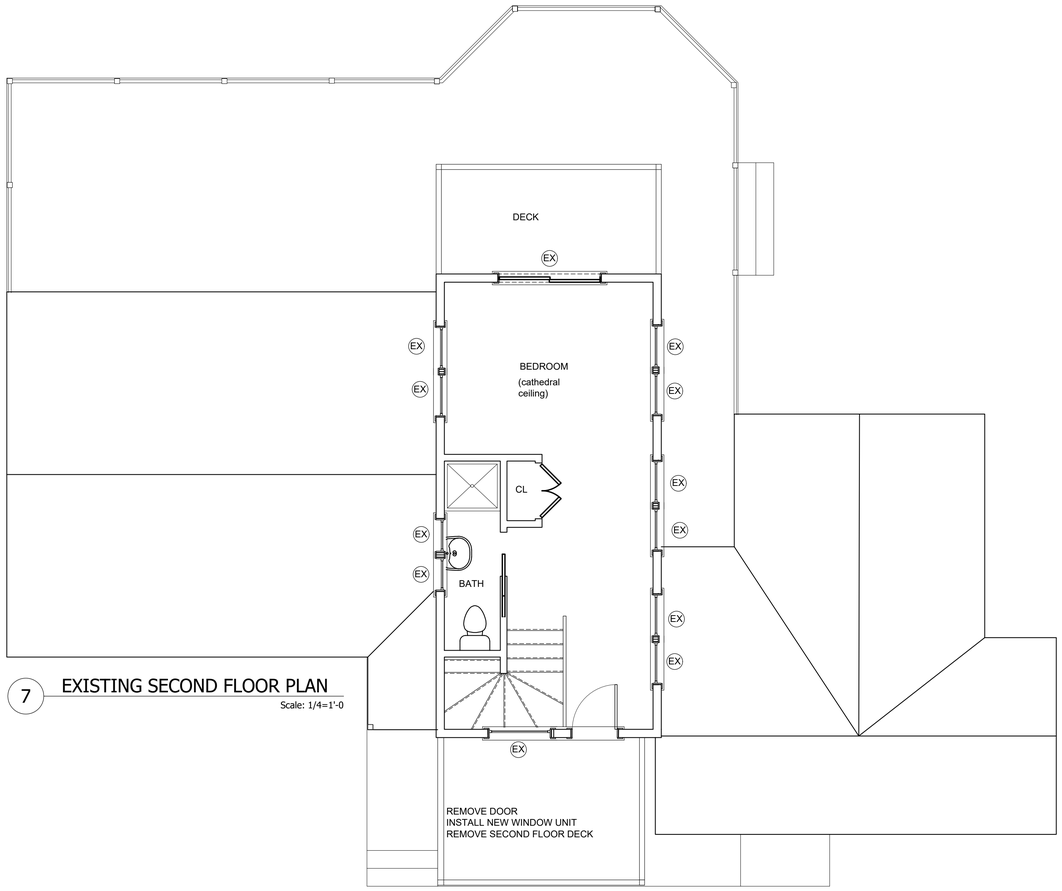
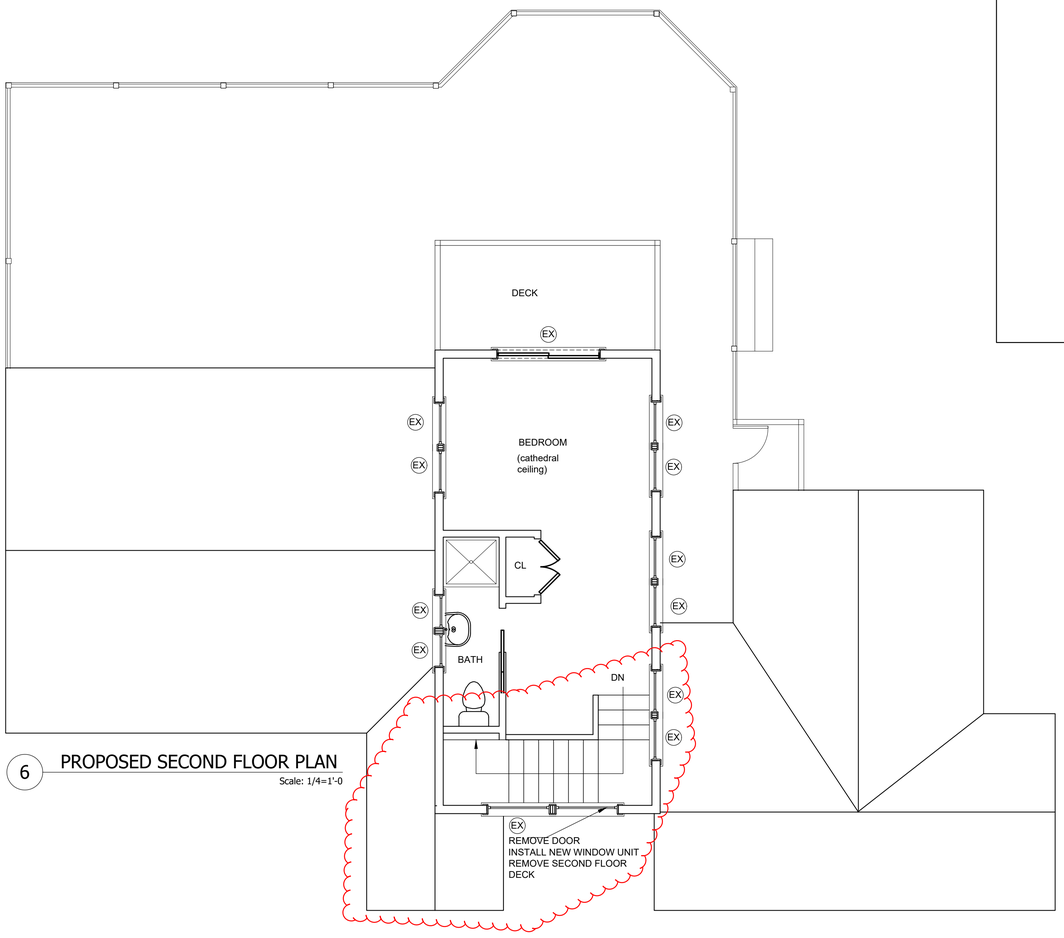
HDC3



7 EXISTING SECOND FLOOR PLAN

Scale: 1/4=1'-0



6 PROPOSED SECOND FLOOR PLAN

Scale: 1/4=1'-0

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TELEPHONE 508.228.5631
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PLANS FOR :
MS CARRIE WOFFORD 20 MADEQUECHAM VALLEY ROAD
NANTUCKET, MASSACHUSETTS, 02554

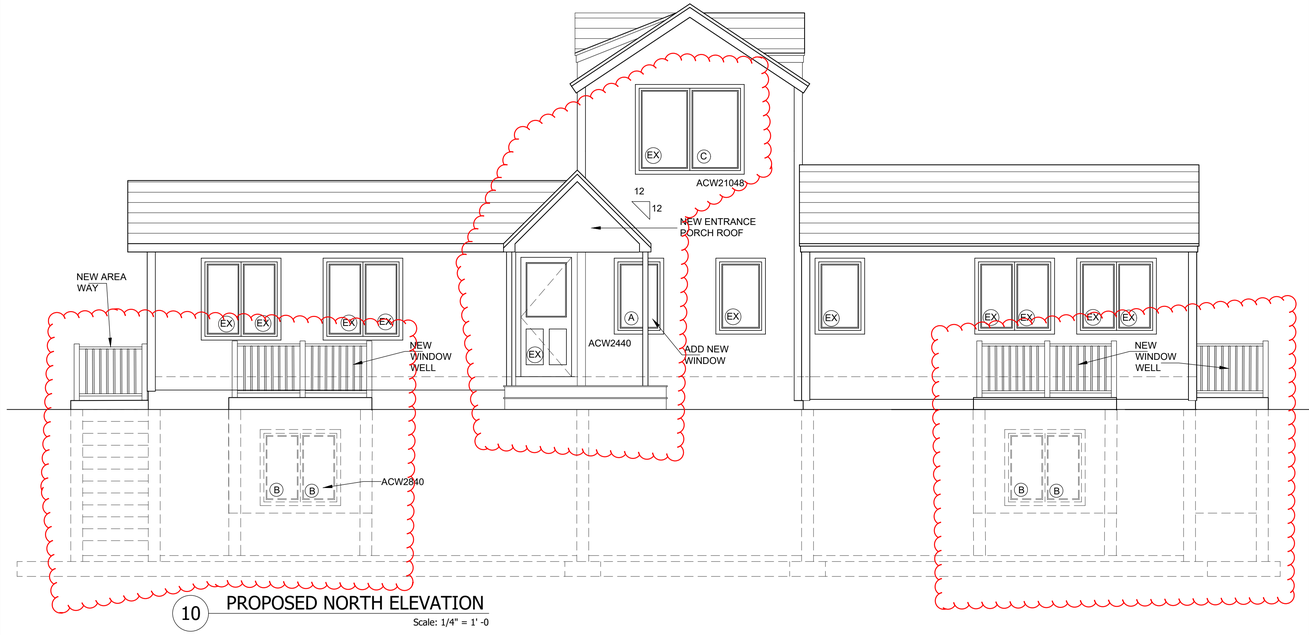
SECOND FLOOR PLAN
PROPOSED/EXISTING
SCALE 1/4" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS: 2411.20
REVISIONS:
REVISIONS:
REVISIONS:

D/B: Copyright nag 2024

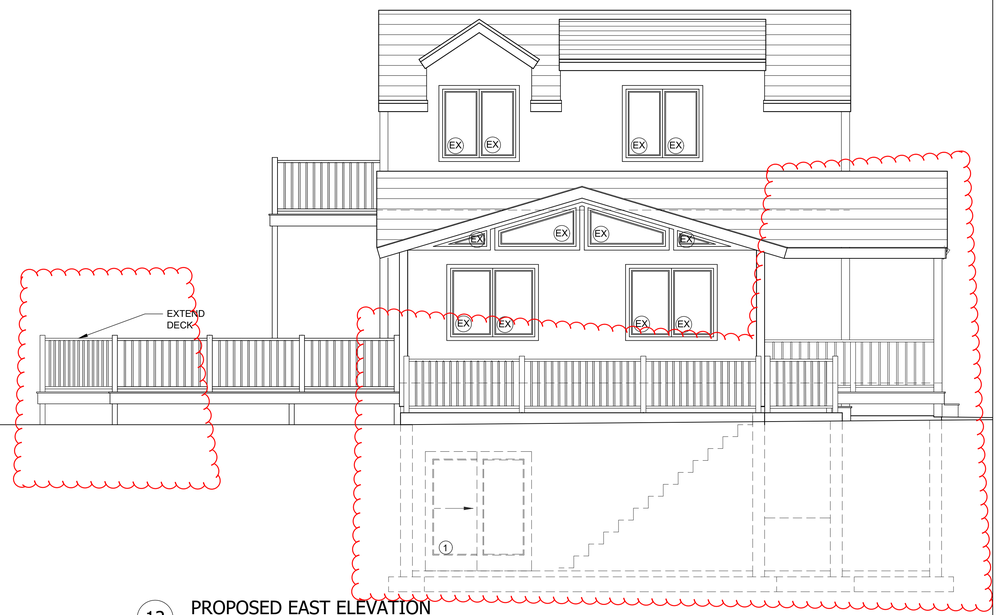
2408.23.1422

HDC4



10 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1' -0



12 PROPOSED EAST ELEVATION

Scale: 1/4" = 1' -0



9 EXISTING NORTH ELEVATION

Scale: 1/4" = 1' -0



11 EXISTING EAST ELEVATION

Scale: 1/4" = 1' -0

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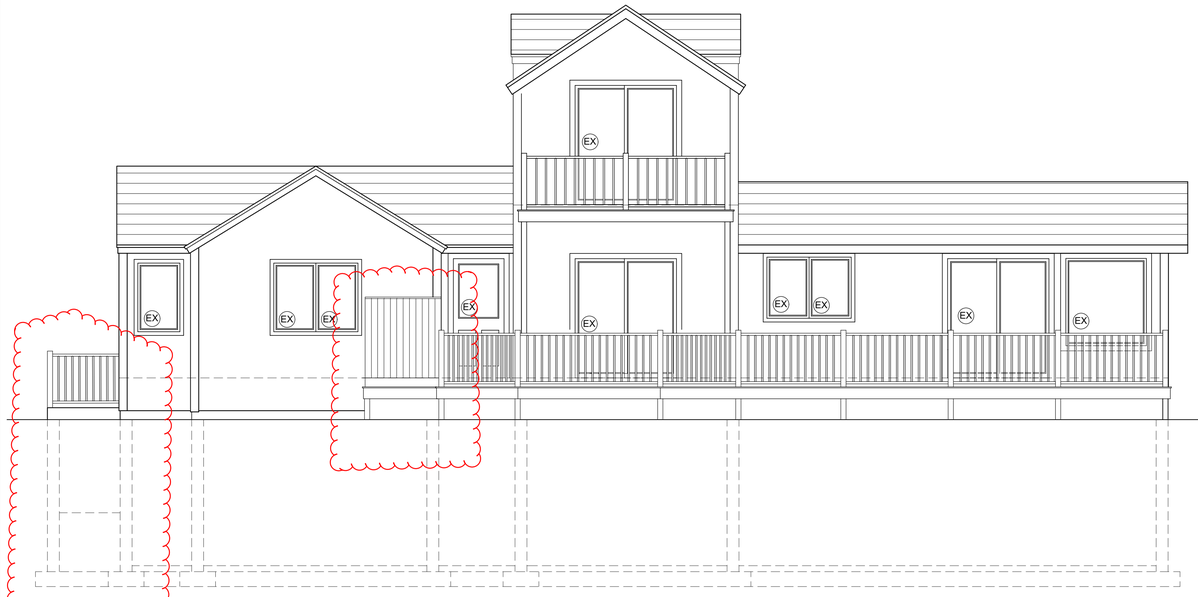
PLANS FOR :
MS CARRIE WOFFORD 20 MADEQUECHAM VALLEY ROAD
NANTUCKET, MASSACHUSETTS, 02554

EXTERIOR ELEVATIONS
SCALE 1/4" = 1' -0

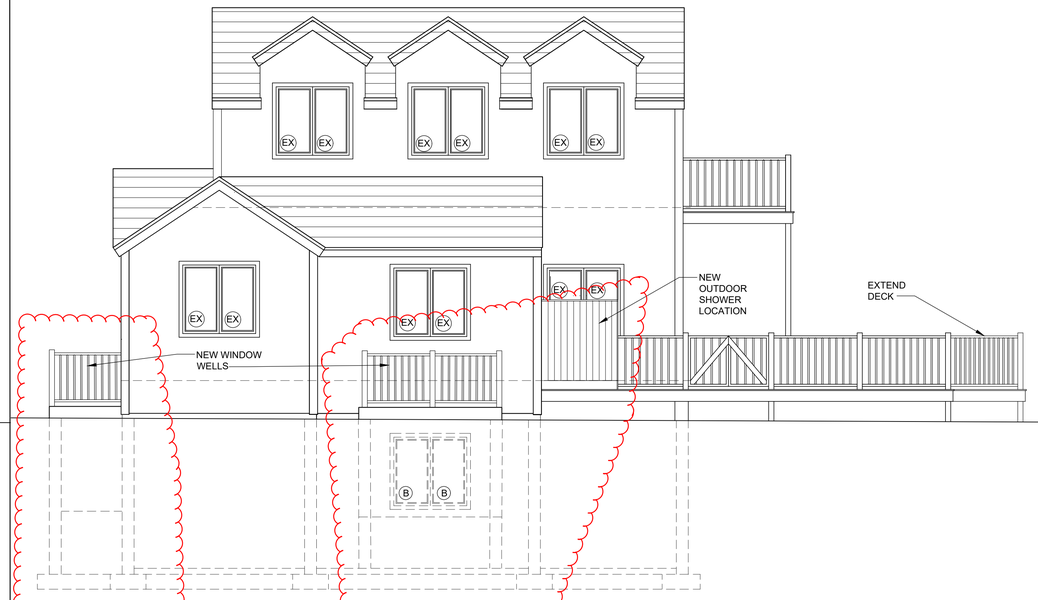
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2411.20
REVISIONS:	
REVISIONS:	
D/B:	Copyright nag 2024

2408.23.1422

HDC5



14 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1' -0



16 PROPOSED WEST ELEVATION
Scale: 1/4" = 1' -0



13 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1' -0



15 EXISTING WEST ELEVATION
Scale: 1/4" = 1' -0

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PLANS FOR :
MS CARRIE WOFFORD 20 MADEQUECHAM VALLEY ROAD
NANTUCKET, MASSACHUSETTS, 02554

EXTERIOR ELEVATIONS
SCALE 1/4" = 1' -0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:2411.20
REVISIONS:
REVISIONS:
REVISIONS:
D/B: Copyright nag 2024

2408.23.1422

HDC6









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 710.2

Street & Number of Proposed Work: 22 R EVERGREEN WAY

Owner of record: CAREY COLONAKIS

Mailing Address: 22 EVERGREEN WAY
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLMEN DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: arkvan102@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 1207.00

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: 48' Sq. Footage 1st floor: 1344SF

Width: 28' Sq. footage 2nd floor: 1344SF

Sq. footage 3rd floor: 650SF.

Decks/Patio: Size: 8X ☒ 1st floor ☐ 2nd floor

Size: 12X ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 30' South 30' East 30' West 30'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7.5 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer — Rough Opening — Size _____ Location —

Manufacturer — Rough Opening — Size _____ Location —

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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 8"

Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8" OR 10"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON OR COMPARABLE SDL

Doors* (type and material): ☐ TDL ☒ SDL Front 4 PANEL Rear SLIDERS Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways TBD Walkways TBD Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NW Clapboard (if applicable) — Roof BLACK

Trim WHITE Sash WHITE Doors WHITE

Deck NW Foundation GRAY Fence _____ Shutters —

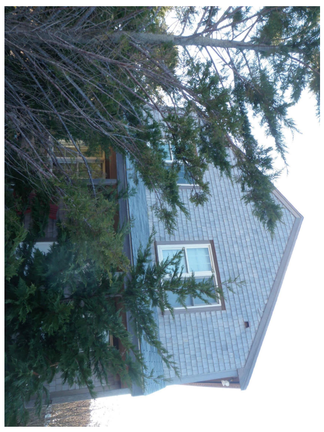
* Attach manufacturer's color samples if color is not from HDC approval list.

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 11/21/24 Signature of owner of record X _____ Signed under penalties of perjury













GLOWACKI- 22R EVERGREEN
NEW DWELLING
11-15-24

FRONT ELEVATION



RIGHT ELEVATION



SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 11-21-24

GREG GLOWACKI- PROPOSED
DWELLING
22R EVERGREEN

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

REAR ELEVATION



LEFT ELEVATION



SCALE: 1/4"=1'

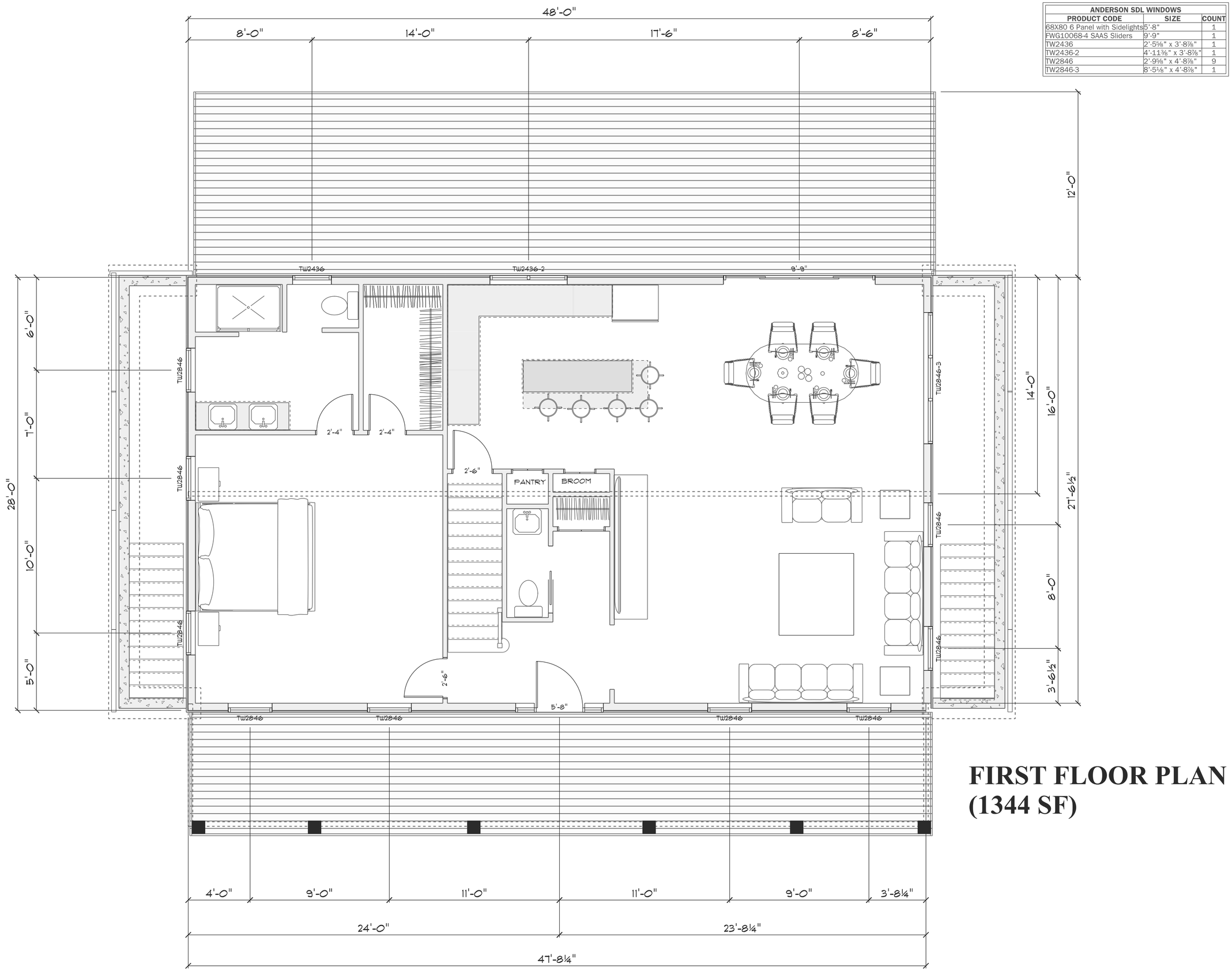
DRAWN BY: VO

DATE: 11-21-24

GREG GLOWACKI- PROPOSED
DWELLING
22R EVERGREEN

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

ANDERSON SDL WINDOWS		
PRODUCT CODE	SIZE	COUNT
68X80 6 Panel with Sidelights	5'-8"	1
FWG10068-4 SAAS Sliders	9'-9"	1
TW2436	2'-5⅜" x 3'-8⅞"	1
TW2436-2	4'-11⅜" x 3'-8⅞"	1
TW2846	2'-9⅜" x 4'-8⅞"	9
TW2846-3	8'-5⅛" x 4'-8⅞"	1



FIRST FLOOR PLAN
(1344 SF)

SCALE: 1/4"=1'

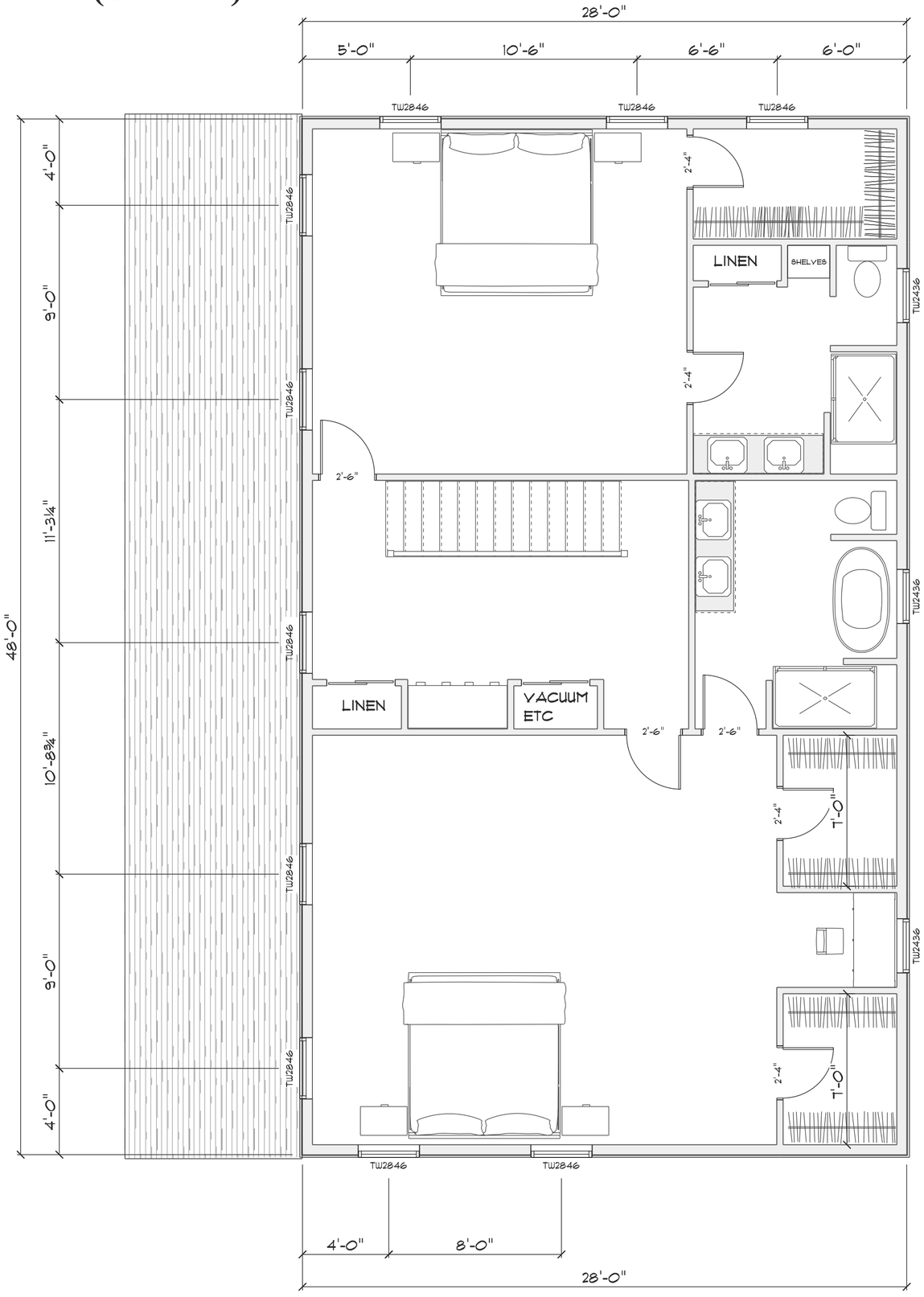
DRAWN BY: VO

DATE: 11-21-24

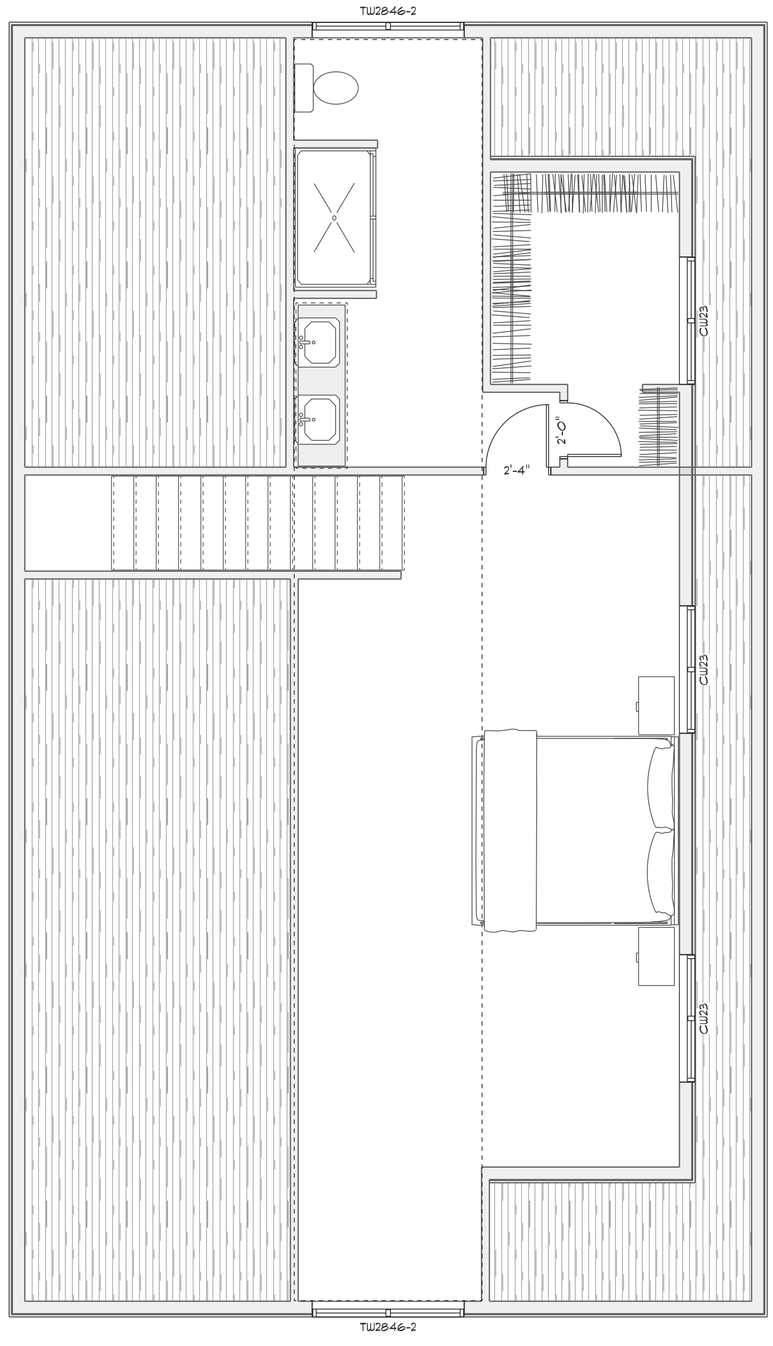
GREG GLOWACKI- PROPOSED DWELLING

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

SECOND FLOOR PLAN
(1344 SF)



ATTIC FLOOR PLAN
(650 SF)



ANDERSON SDL WINDOWS		
PRODUCT CODE	SIZE	COUNT
68X80 6 Panel with Sidelights	5'-8"	1
CW23	4'-8½" x 2'-11 15/16"	3
FWG10068-4 SAAS Sliders	9'-9"	1
TW2436	2'-5⅝" x 3'-8⅞"	1
TW2436-2	4'-11⅜" x 3'-8⅞"	1
TW2846	2'-9⅝" x 4'-8⅞"	9
TW2846-3	8'-5⅛" x 4'-8⅞"	1
CW23	4'-8½" x 2'-11 15/16"	3

SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 11-21-24

GREG GLOWACKI- PROPOSED DWELLING

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°: 67 PARCEL N°. 72

Street & Number of Proposed Work: 8 BAYBERRY LN.

Owner of record: JOSHUA MARSH

Mailing Address: 8 BAYBERRY LN.
NANTUCKET MA 02554

Contact Phone #: 774-563-0057 E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLIVAL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4219 E-mail: acvaliv@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other CABANA

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: Ø (OPEN STRUCTURE) 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 13'-4" ± South 13'-4" ± East 13'-4" ± West 13'-4" ±

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

OPEN CABANA W/ BASEMENT FOR POOL EQUIPTMENT

Is there an HDC survey form for 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 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 N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A

Window Casing 1X4 Door Frame N/A 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 SHUTTERS FOR WINDOWS Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BRICK Walkways BRICK Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof BRICK

Trim NTW Sash WHITE Doors N/A

Deck NTW Foundation COBBLE Fence N/A Shutters NTW / WHITE

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/21/24 Signature of owner of record _____ Signed under penalties of perjury

MAP 67 PARCEL 72

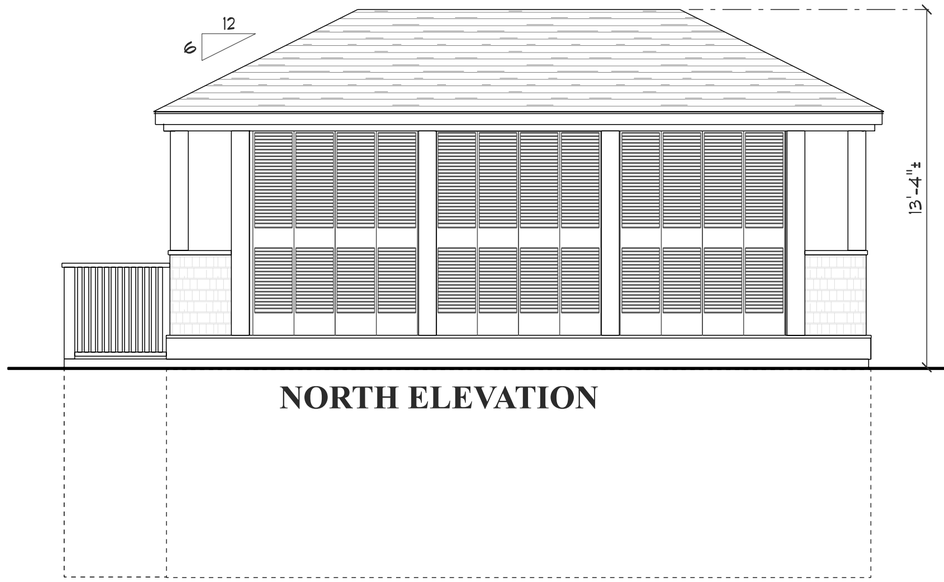
MAP 67 PARCEL 72



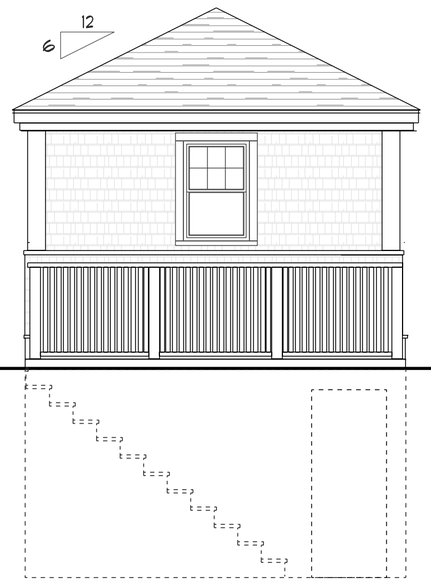




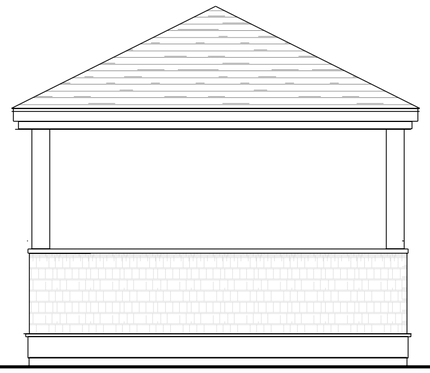
VAL OLIVER DESIGN, INC PO BOX 3057 NANTUCKET, MA 02584	**JOSH MORASH- 8 BAYBERRY** **PROPOSED CABANA**	SCALE: 1/4"=1' DRAWN BY: VO DATE: 11-22-24



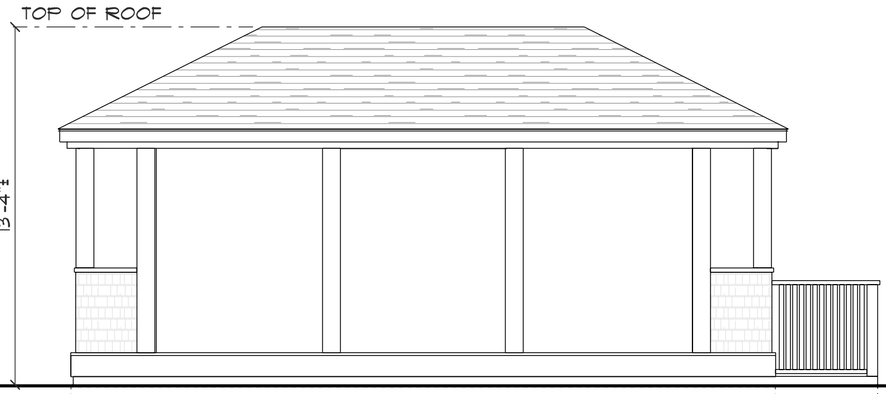
NORTH ELEVATION



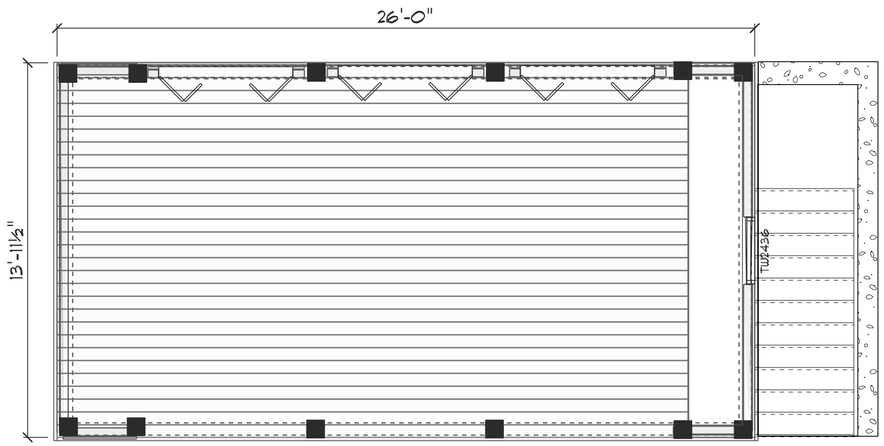
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 11-22-24

JOSH MORASH
PROPOSED CABANA

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.

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PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 123

Street & Number of Proposed Work: 38 Burnell St

Owner of record: Tim Carruthers & Liz Weiss

Mailing Address: 135 Seaport Blvd. #902
Boston, MA 02210

Contact Phone #: 781 325 6128 E-mail: timjc01@aol.com

AGENT INFORMATION (if applicable)

Name: David Troast

Mailing Address: PO Box 2153
Nantucket MA 02584

Contact Phone #: 508 325-2078 E-mail: david@ernstlandesign.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 SR-20) ☐ Roof ☒ Other Plunge pool/spa and patio

Size of Structure or Addition: Length: 13' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 7' Sq. footage 2nd floor: _____ Size: 600 # ☐ 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 Description: Install new plunge pool + patio to replace existing patio.
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 patio - bluestone

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

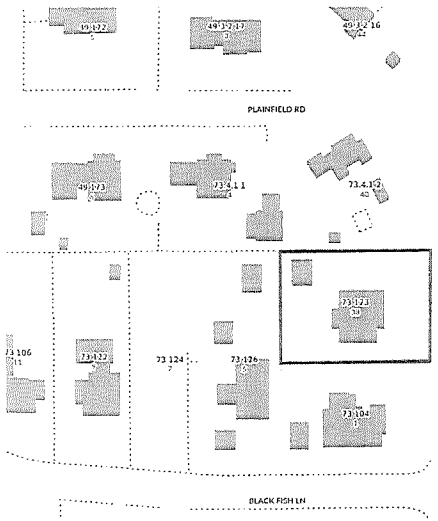
Trim _____ Sash _____ Doors _____

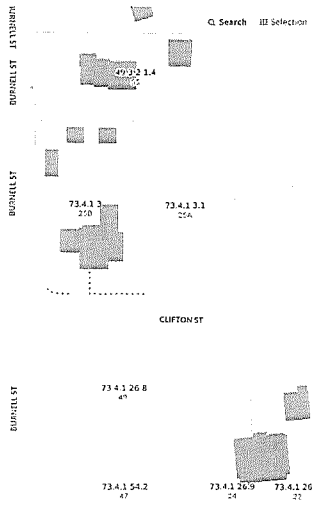
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 11/22/24 Signature of owner of record Timothy Carruthers Signed under penalties of perjury







ERNST LAND DESIGN

W. DAVID TROAST
P.O. BOX 2153
NANTUCKET MA
02584
(508)-228-5614
DAVID@ERNSTLANDDESIGN.COM

PRIVATE RESIDENCE

38 BURNELL ST
NANTUCKET MA
02554

PROJECT INFO:

MAP: 73
PARCEL: 123
ZONE: SR-20

DESIGN INFO:

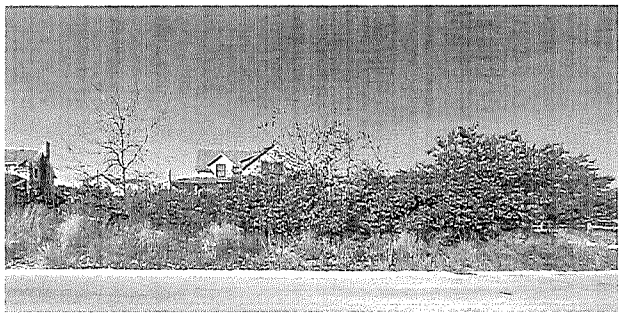
DESIGN: D.TROAST
DRAFT: A.C.L.
REVISIONS:

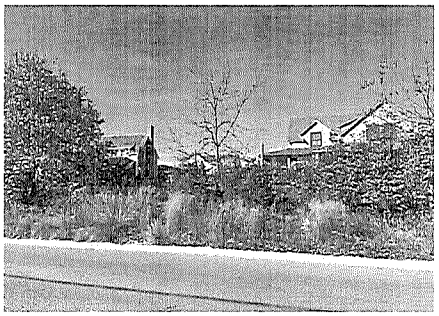
1.
2.
3.
4.
5.
6.
7.
8.
9.

LOCUS MAP

SCALE: NTS
DATE: 11/20/2024

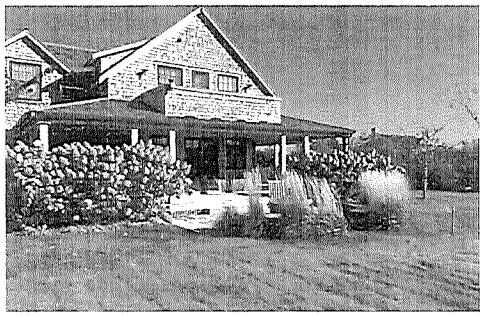
HDC 1.0





1 VIEW OF EASTERLY LOT LINE FROM BURNELL STREET
SCALE: NTS







2 EXISTING BLUESTONE TERRACE & SEAT WALL TO BE REMOVED
SCALE: NTS

ERNST LAND DESIGN
W. DAVID TROAST
P.O. BOX 2153
NANTUCKET MA
0 2 5 5 4
(508)-228-5614
DAVID@ERNSTLANDDESIGN.COM

PRIVATE RESIDENCE

38 BURNELL ST
NANTUCKET MA
0 2 5 5 4

PROJECT INFO:

MAP: 73
PARCEL: 123
ZONE: SR-20

DESIGN INFO:

DESIGN: D.TROAST
DRAFT: A.C.L.
REVISIONS:

1.
2.
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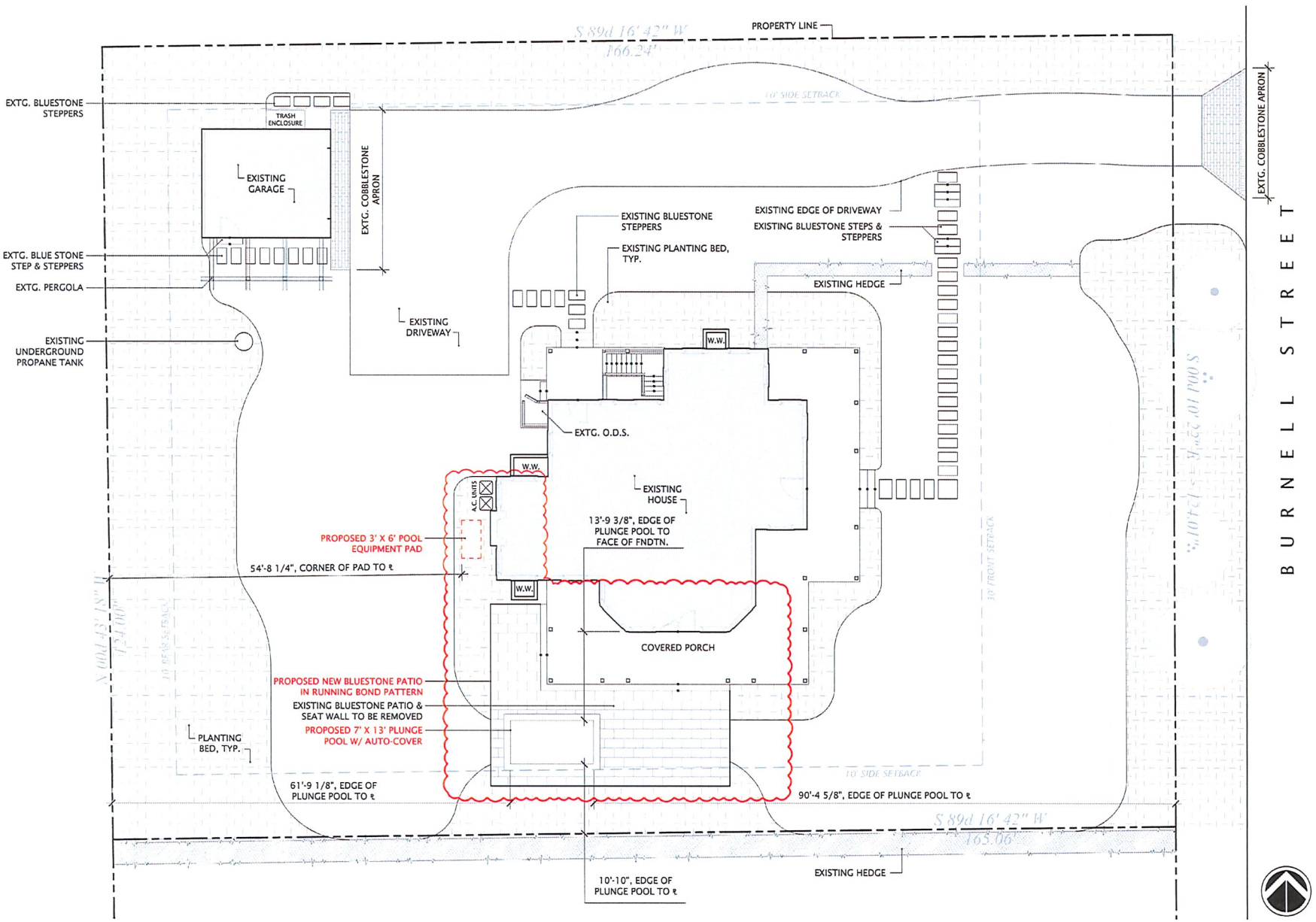
6.
7.
8.
9.

EXISTING CONDITIONS

SCALE: NTS
DATE: 11/20/2024

HDC 1.1



ERNST LAND DESIGN

W. DAVID TROAST
P.O. BOX 2153
NANTUCKET MA
02584
(508)-228-5614

PRIVATE RESIDENCE

38 BURNELL STREET
NANTUCKET MA
02554

PROJECT INFO:

MAP: 73
PARCEL: 123
ZONE: SR-20
AREA: 0.47 AC

DESIGN INFO:

DESIGN: D.TROAST
DRAFT: A.C.L.

SHEET INFO:

SCALE: 1"=10'-0"
DATE: 11/20/23

REVISIONS:
1.
2.
3.
4.
5.

SITE PLAN

HDC 1.2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 3572

Street & Number of Proposed Work: 45 BEACH GRASS RD

Owner of record: HAFSA LEWIS + COREY CORBIN

Mailing Address: PO BOX 2059 NANTUCKET, MA 02584

Contact Phone #: 603.793.6674 E-mail: HAFSALEWIS@GMAIL.com

AGENT INFORMATION (if applicable)

Name: HAFSA LEWIS

Mailing Address: (SAME)

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 FT 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: 4FT
Type: VINYL - WHITE
Length: 42 FEET

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 11.22.24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	191383
Location	45B BEACH GRASS RD
Owner	LEWIS HAFSA

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.

Price

Pickup
27 in stock at Hyannis

Pickup
15 in stock at Hyannis

Pickup
Free Ship to Store



Hover Image to Zoom

No-Dig Permanent 4 ft. x 6 ft. Nantucket Vinyl Picket Fence Panel with Post and Anchor Kit

by **WamBam Fence**

Related Videos & 360° View

Product Images

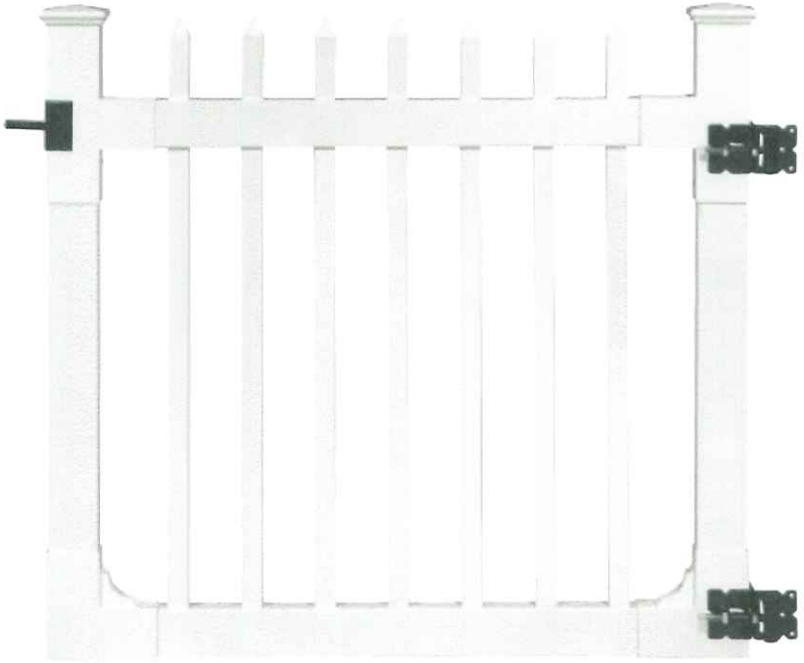
8 SECTIONS

Framed

Flat Top

Expert Installation Available

Feedback



Hover Image to Zoom

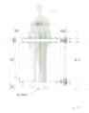
4 ft. x 4 ft. Nantucket Vinyl Picket Fence Gate with Stainless Steel Hardware

by **WamBam Fence**

Product Images





3 GATES TOTAL

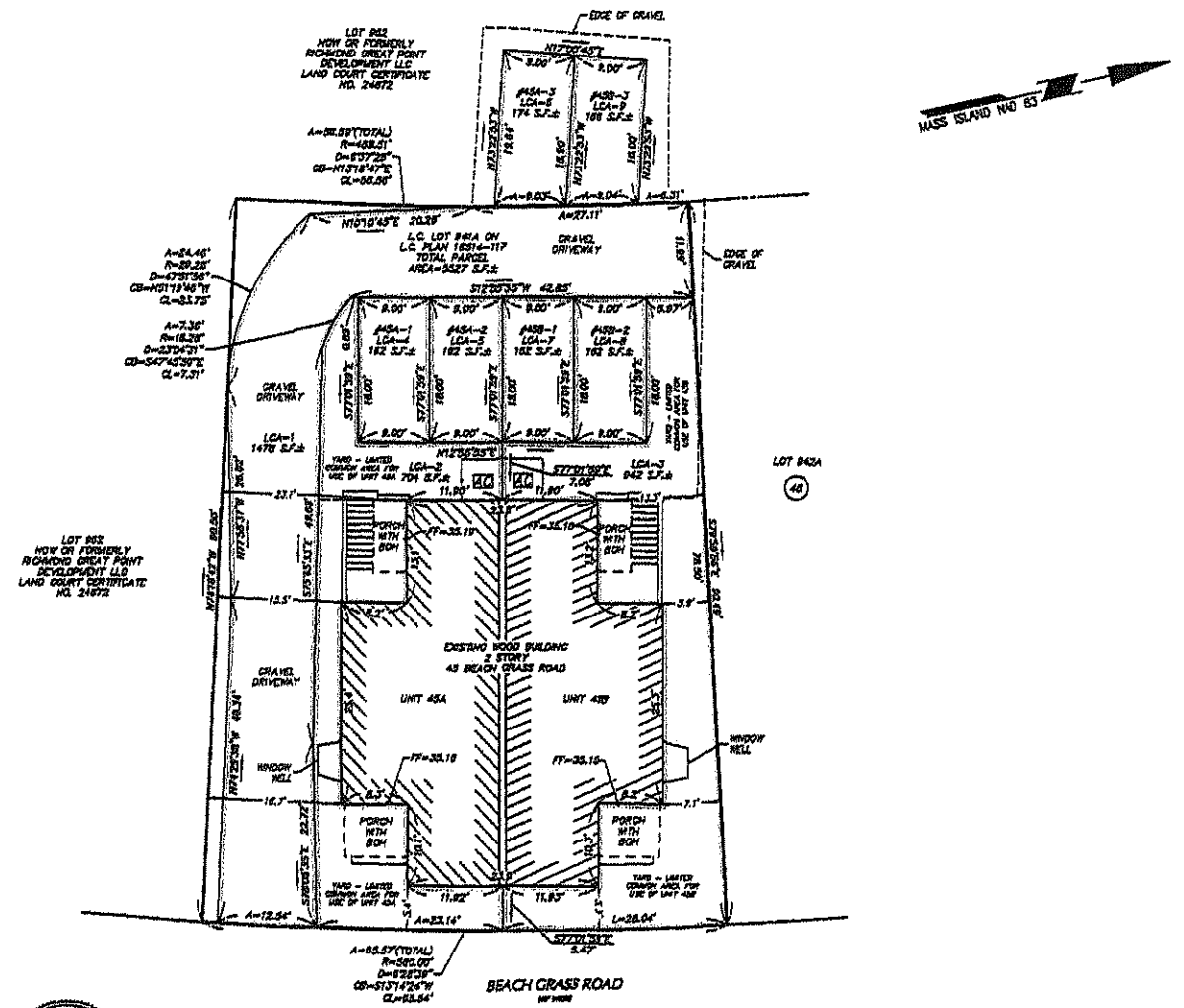
1 ON SIDE

1 IN FRONT

1 IN BACK

45A & 45B BEACH GRASS





I CERTIFY:

1. THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
2. THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
3. THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES, AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

11/8/2021

ANDREW C. IVES — DATE SIGNED

PROFESSIONAL LAND SURVEYOR MASS STATE LIC. No. 50679

COMMONWEALTH OF MASSACHUSETTS — ANDREW C. IVES — No. 50679 — PROFESSIONAL LAND SURVEYOR

SCALE: 1 INCH = 10 FEET

Date	Description	No.
11/08/21	ADDRESSED COMMENTS	1
REVISIONS		

LANGAN

Langan MA, Inc.
560 Boylston Street, Ste 510
Boston, MA 02199

T: 617.824.9100 F: 617.824.9101 www.langan.com

Project

45 BEACH GRASS ROAD
CONDOMINIUM
LOT NO. 1013
LAND COURT PLAN 16514-133

45 BEACH GRASS ROAD
NANTUCKET, MASSACHUSETTS 02554

Drawing Title

SITE PLAN

Project No.	140162001
Date	JUNE 23, 2021
Drawn By	BS
Checked By	ACI

Drawing No. CP101

Sheet 1 of 2

LANGAN

PROJECT NO. 140162001

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°: 17

Street & Number of Proposed Work: 14 UNION

Owner of record: TACCAT LLC

Mailing Address: 10 MARSHALL AVE
MARSHFIELD, MA 02048

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 693
02554

Contact Phone #: 81388 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. 2021-12-5423
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: N/A
Historic Name: N/A

Original Date: N/A - NO DATE GIVEN - BASED ON FRAME ETC. LATE 1700's/EARLY 1800's

Original Builder: NO BUILDER INFO

REVISIONS* (describe)
1. East Elevation ALL SASH TO WHITE PAINT / REMOVE ROOFWALK; REMOVE SHUTTERS; REMOVE SKYLIGHTS; REMOVE CHIMNEYCOWLS;
2. South 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

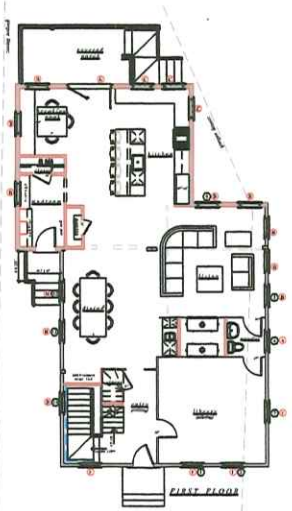
Sidewall _____ Clapboard (if applicable) CoA _____ Roof _____
Trim _____ Sash WHITE (WAS CHROME GRN) Doors FRONT & SIDE ⇒ ESSEX GREEN (CoA WAS CHROME GREEN)
Deck _____ Foundation _____ Fence _____ Shutters _____

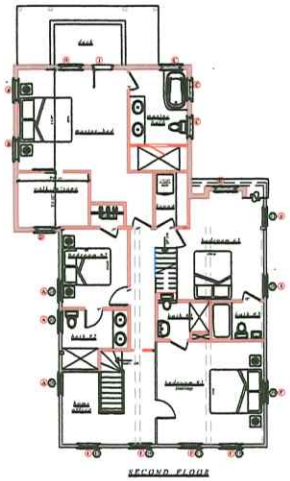
* Attach manufacturer's color samples if color is not from HDC approval list.

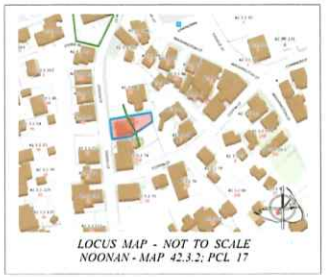
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/21/24 Signature of owner of record Brook P Meerbergen FOR TACCAT LLC Signed under penalties of perjury

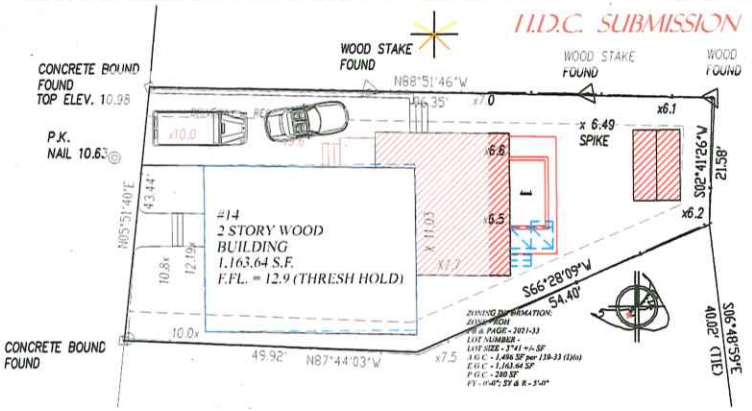
RECEIVED NOV 25 2024

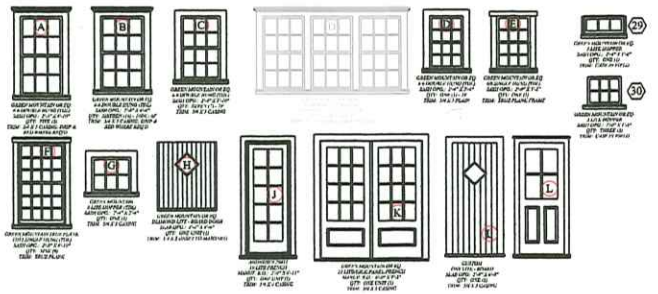






H.D.C. SUBMISSION





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NOV 25 2024

previous CoA
2021-12-5423



-1
MAP - 42.3.2
PCL - 17

ADDITION & NEW FOUNDATION - TAGGART LLC
14 UNION STREET
NANTUCKET, MA

7024

FIRST & SECOND FLOOR FRAMING PLANS
SCALE: 1/4"=1'-0"
DATE: 07.2022

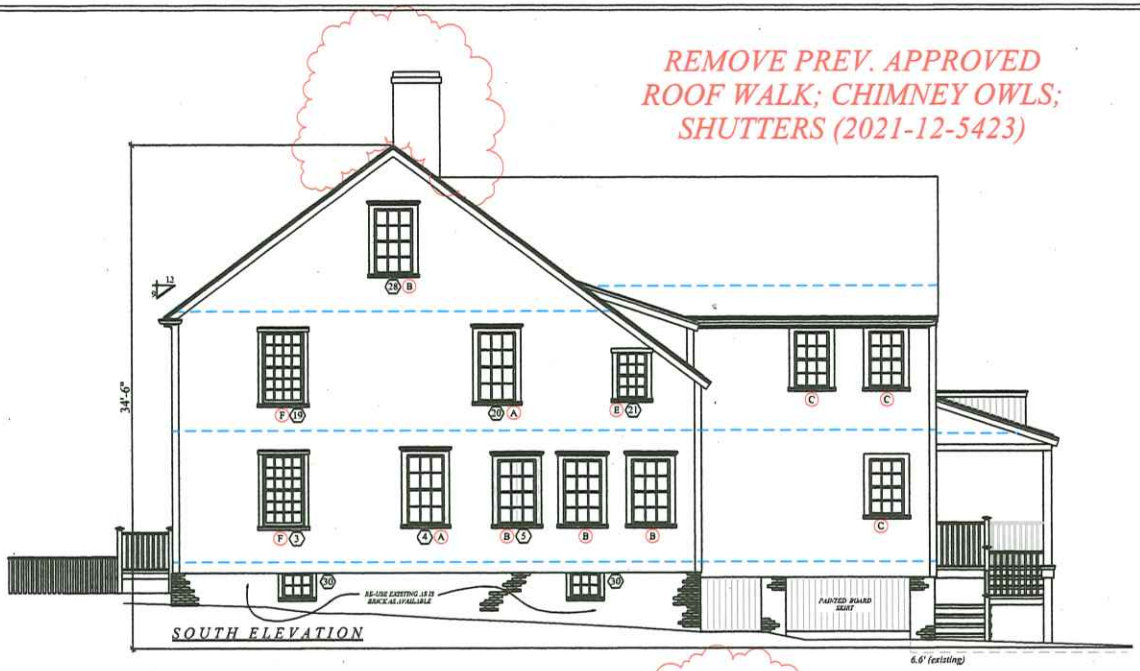
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

REMOVE PREV. APPROVED
ROOF WALK; CHIMNEY OWLS;
SHUTTERS (2021-12-5423)



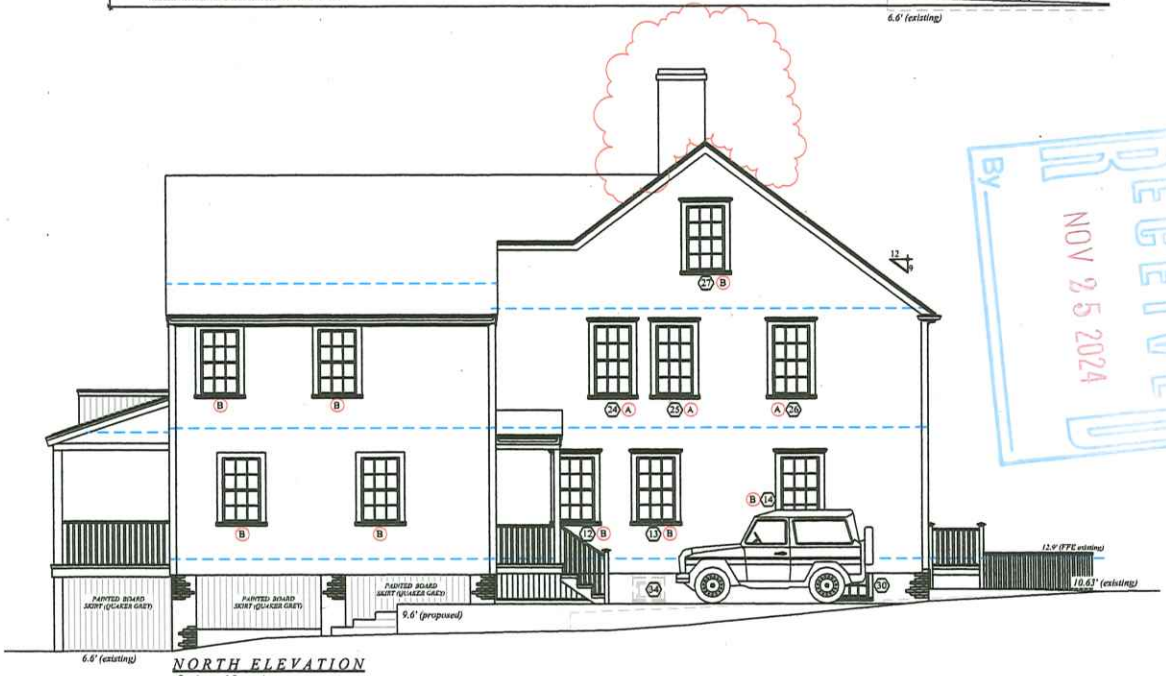
WEST ELEVATION
facing union street



SOUTH ELEVATION



EAST ELEVATION
facing yard



NORTH ELEVATION
facing 10 union

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By
NOV 25 2024

2
MAP - 42.3.2
PCL - 17

ADDITION & NEW FOUNDATION - TACCAT LLC
14 UNION STREET
NANTUCKET, MA

2024

REVISIONS
SD REVISIONS
SCALE: 1/8" = 1'-0"
DATE: 07.26.22

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

36. STYLE OF ARCHITECTURE:

Lancaster later variation

○ 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: _____

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37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:
- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 231.
- ○ 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:

3,575 SF

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:
- ✓ a. at sidewalk
- ✓ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ✓ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)
- ✓ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ✓ d. residential
- ○ e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a. barn	○ b. privy	○ c. shop	○ d. arbor
○ e. carriage house	○ f. shed	○ g. gardens	○ h. deck
○ i. garage	○ j. greenhouse	✓ k. fence	○ l. parking

○ m. scallop shanty n. landscape features: _____ o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-18-28
MAP/PARCEL#: 4232-017

Recorded By: AEG Date: 10/29 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 14 Union St. 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Dunham, Harold & Marion N

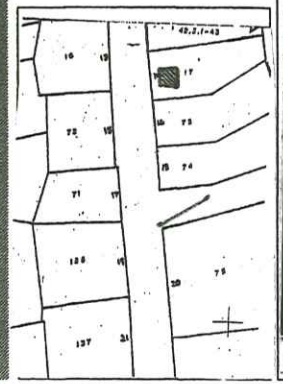
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

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

RECEIVED NOV 25 2024

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: pilasters

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: cased

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
✓c. 6/6 ○ f. other: 2 H. fixed in bas

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
✓a. corner boards (plain) ○ e. blinds
✓b. corner boards (beaded) ✓f. watertable
✓c. corner board (single) ○ g. pilasters
✓d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ✓a. excellent ○ c. fair
✓b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ✓b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
✓a. box ○ c. gable front ✓e. side-gabled
✓b. additive ○ d. gable ell ○ f. other: _____

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 42.3.4 PARCEL N°. 159

Street & Number of Proposed Work: 6 Woodbury Lane

Owner of record: Frederick & Elizabeth Osborn

Mailing Address: 6 Woodbury Ln.
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: 16' Sq. Footage 1st floor: 138 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 8' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: Addition

Historic Name:

Original Date: 1823 - rebuilt from

Original Builder: Vermont farmhouse

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 _____/12_____ Secondary Mass TME /12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles ~~[illegible]~~ ☑ Clapboard (exposure: TME inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia TME Rake _____ Soffit (Overhang) _____ Corner boards TME Frieze _____

Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other Reuse existing

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear 15 light Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall ~~Natural~~ TME Clapboard (if applicable) _____ Roof Natural

Trim TME Sash existing Doors TME

Deck _____ Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/25/2024 Signature of owner of record _____ Signed under penalties of perjury

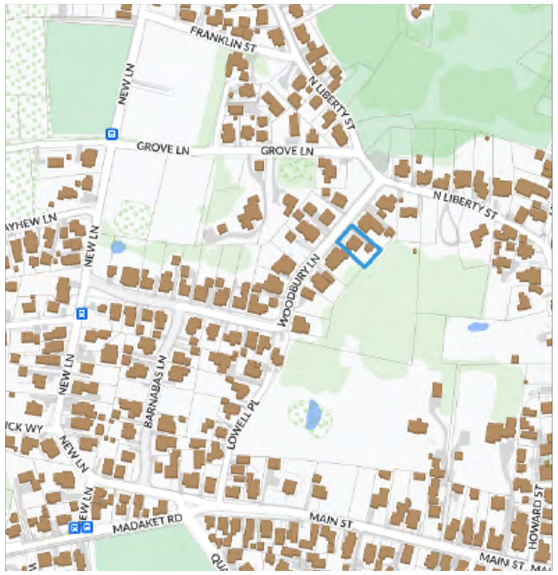

6



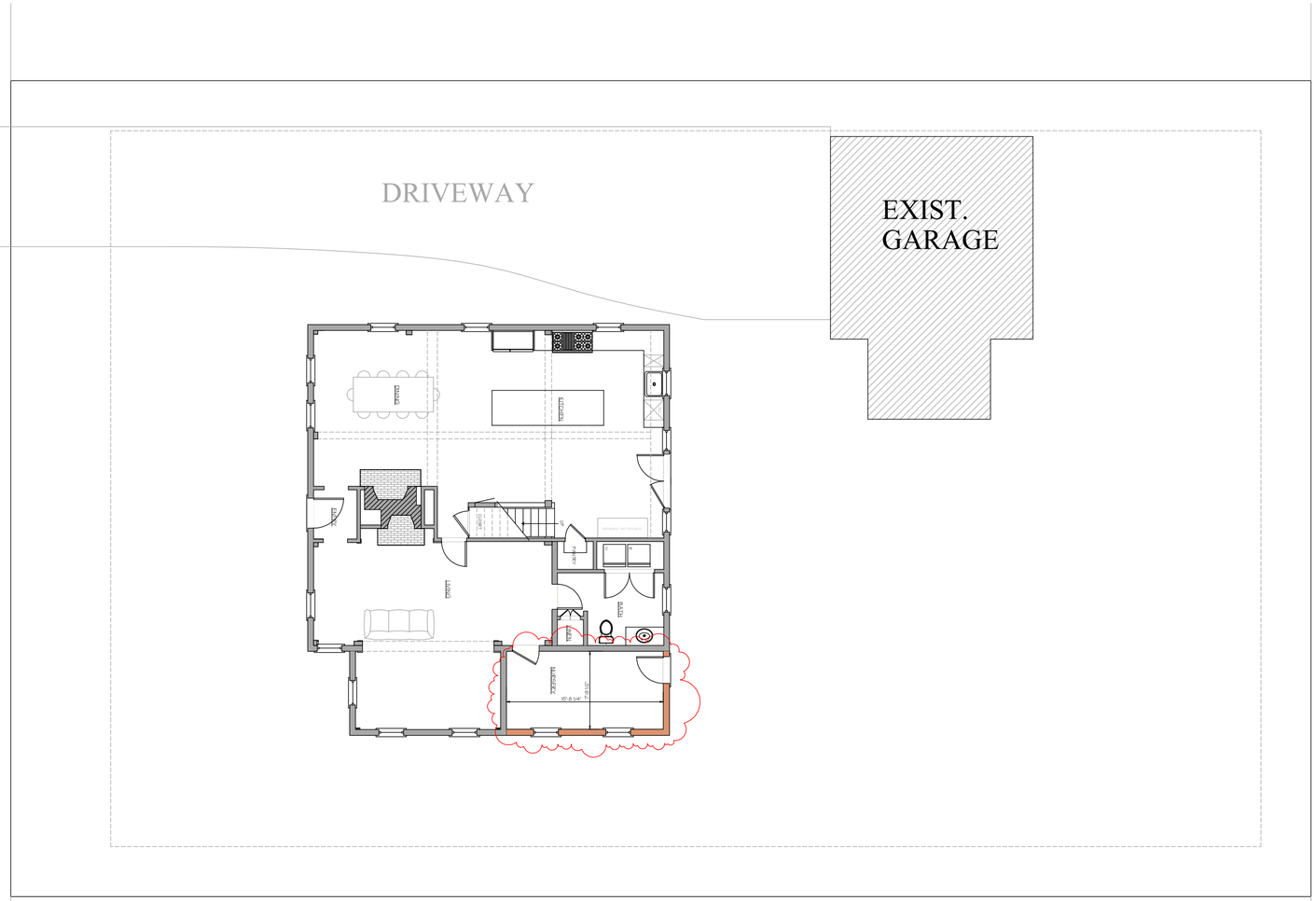

7
7 WOODBURY LANE
8 Woodbury Lane
BB 59036



THE OSBORN RESIDENCE
6 WOODBURY LN.
NANTUCKET, MA 02554



WOODBURY LANE



SITE PLAN
SCALE: 1" = 10'

MAP & PARCEL: 42.3.4 / 159
ZONE: R1
FRONT / REAR SETBACKS: 10' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 10,604 S.F.
GROUND COVER RATIO: 30%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,332 S.F.
- GARAGE: 496 S.F.

PROPOSED NEW GROUND COVER: 138 s.f.
TOTAL GROUND COVER: 1,966 s.f.
ALLOWABLE GROUND COVER: 3,181 S.F.

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

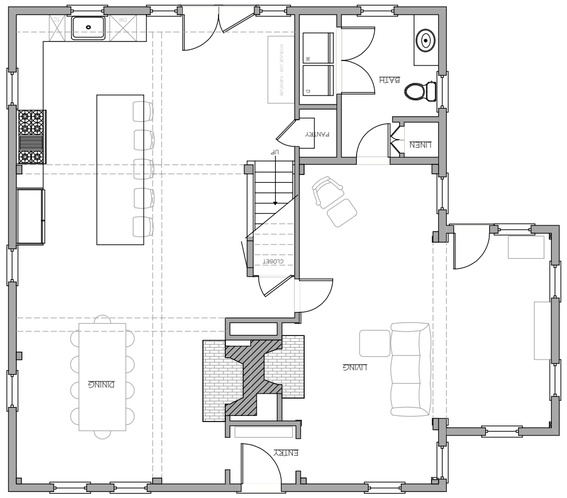
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 11/25/2024
SCALE: AS NOTED

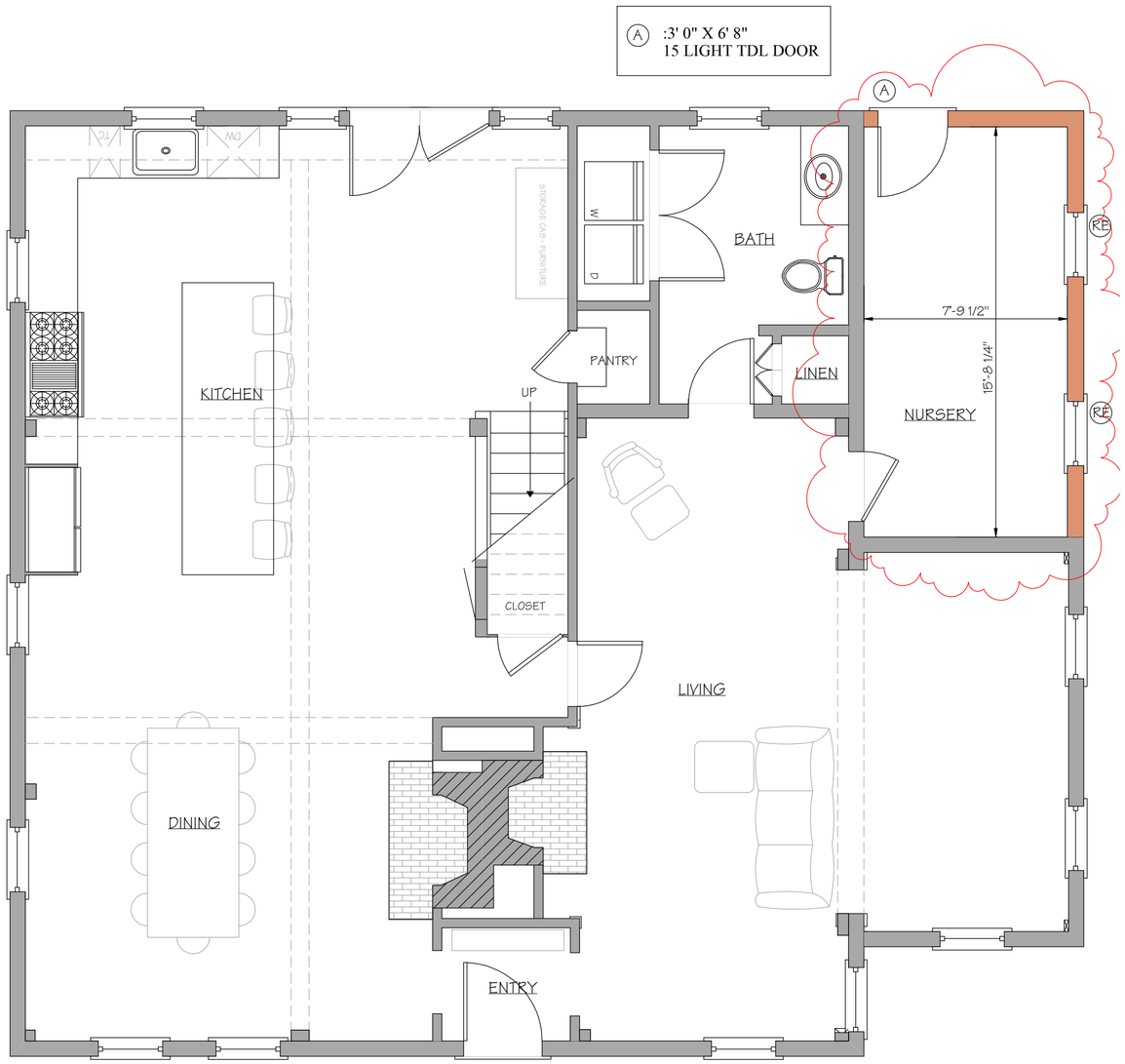
M/P: 42.3.4 / 1

THE OSBORN RESIDENCE
6 WOODBURY LN.
NANTUCKET, MA

A



AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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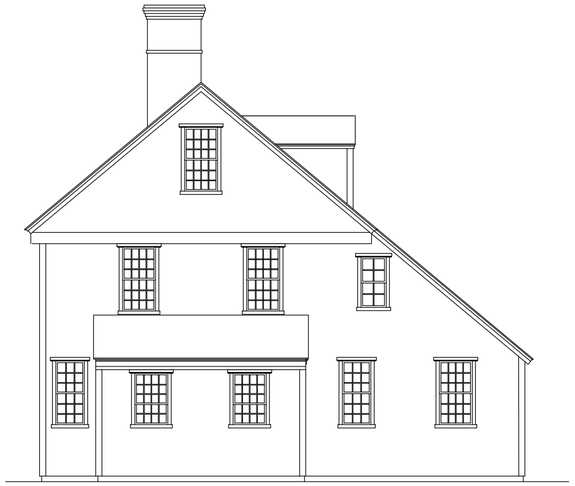
FIRST FLOOR PLAN
DATE: 11/25/2024
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 159

THE OSBORN RESIDENCE
6 WOODBURY LN.
NANTUCKET, MA

1



AS-BUILT



WEST ELEVATION - NO CHANGE



SOUTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

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(508) 228-2044 NORMANDRESIDENTIAL.COM

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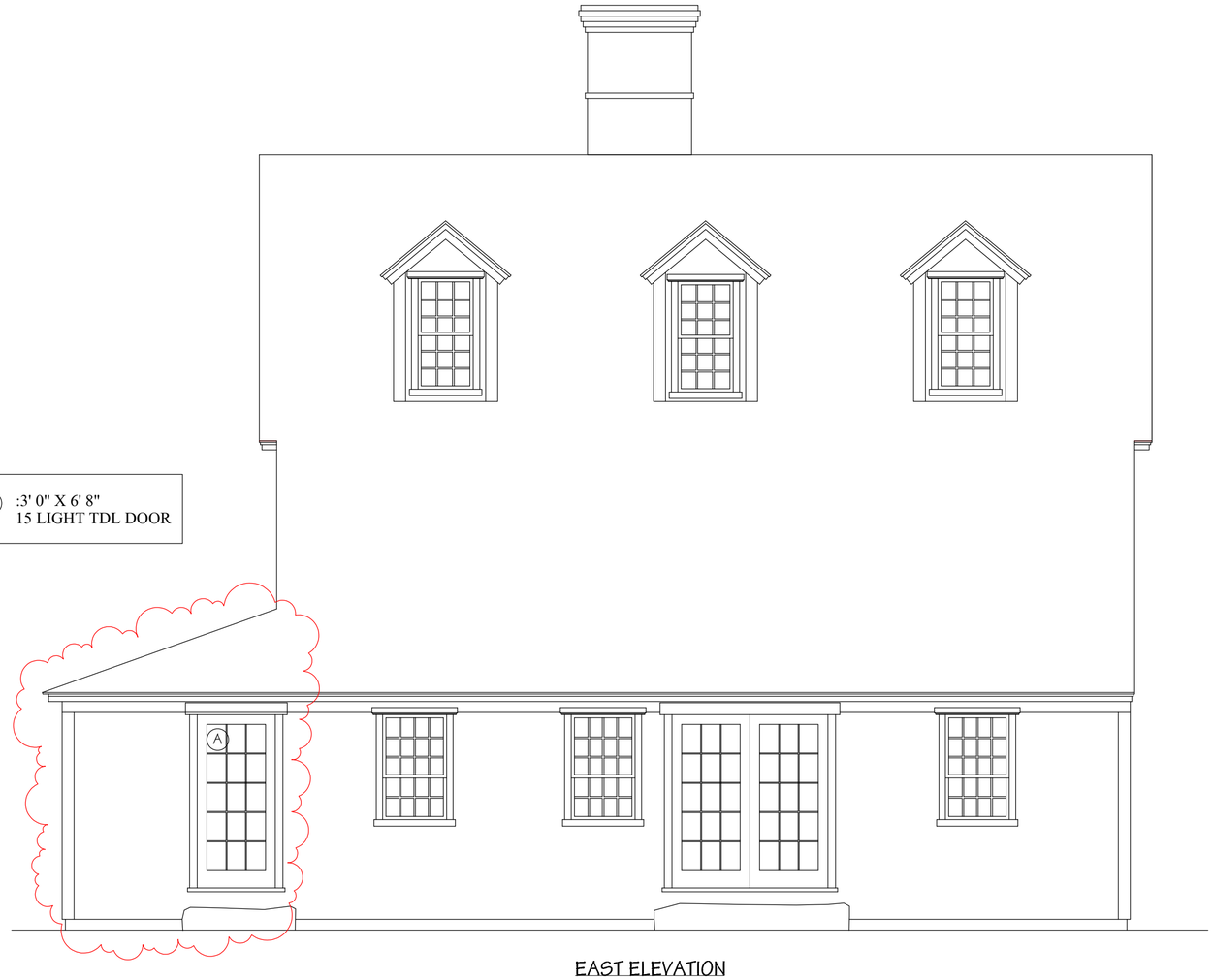
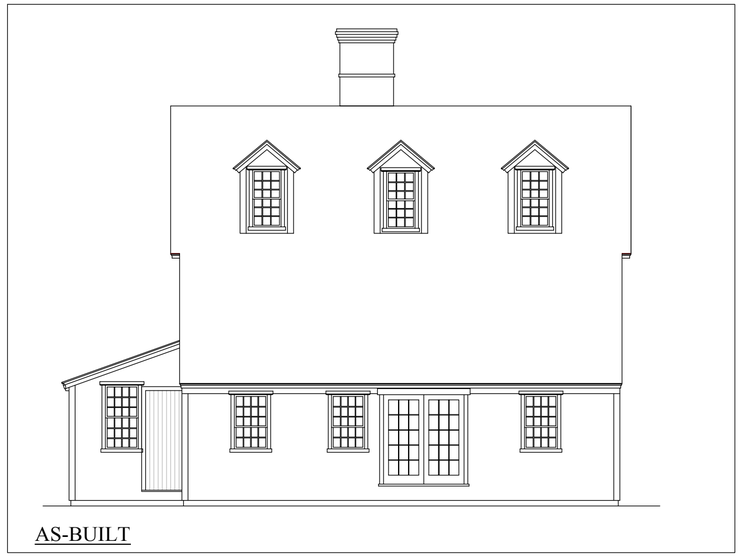
ELEVATIONS
DATE: 11/25/2024
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 159

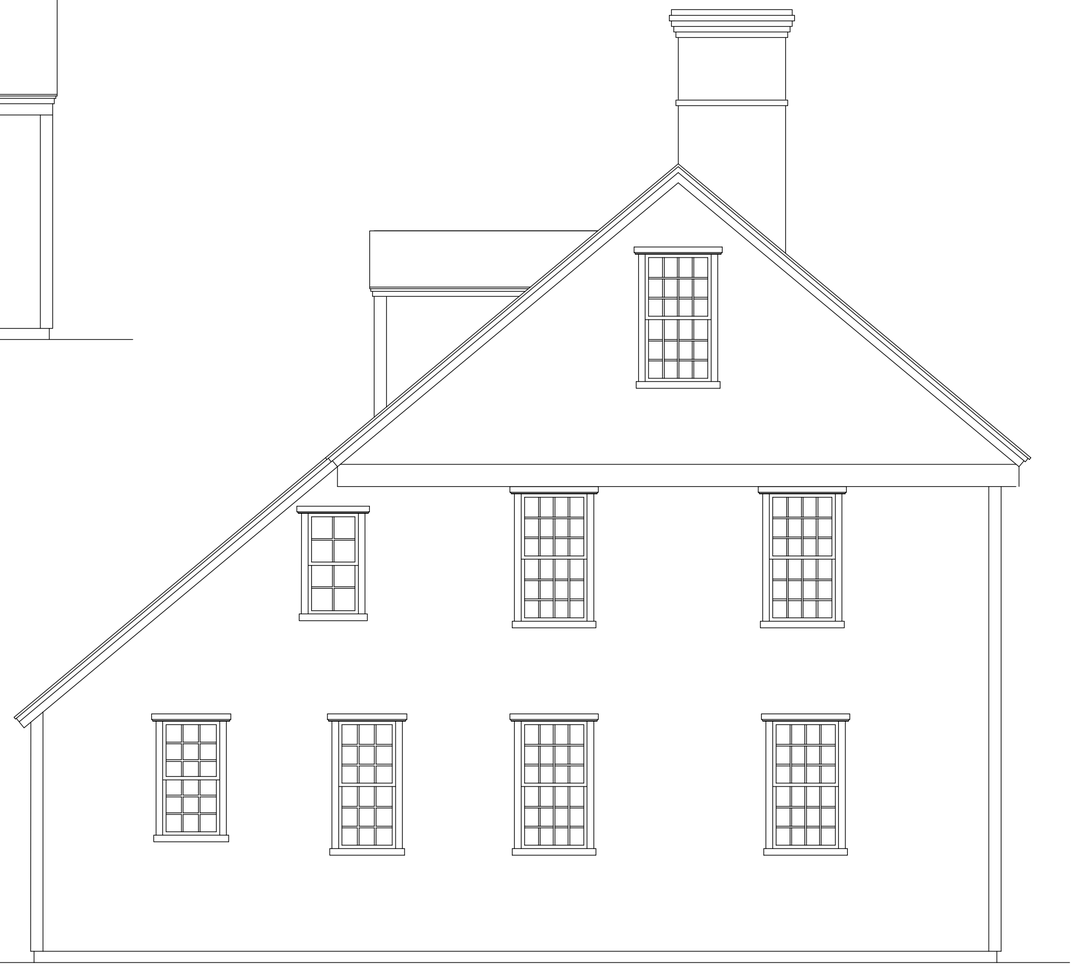
THE OSBORN RESIDENCE
6 WOODBURY LN.
NANTUCKET, MA



EAST ELEVATION



AS-BUILT



NORTH ELEVATION - NO CHANGE

NOT FOR CONSTRUCTION

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 the express authorization. All applicable copyright laws can and will be enforced.

ELEVATIONS
DATE: 11/25/2024
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 159

THE OSBORN RESIDENCE
6 WOODBURY LN.
NANTUCKET, MA

3

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... Frederick & Elizabeth Osborn

MAILING ADDRESS... 6 Woodbury Lane Nantucket MA

PROPERTY LOCATION... 6 Woodbury Lane

ASSESSORS MAP/PARCEL... 42.3.4/159

SUBMITTED BY:... Ben Normand

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.

November 21, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.21 14:54:20 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

RIOLO PETER J & KATHLEEN C
33 OLIPHANT AVE
DOBBS FERRY, NY 10522

WOODBURY LANE ASSOCIATION
C/O MARY LOCKLEY
7 MEADOW VIEW DR
NANTUCKET, MA 02554

SOKOL MARTIN & AMI
10103 LAKE COVE LN
TAMPA, FL 33618

SCHWARZMAN MARK E & NANCIE K TRST
58 PINE RIDGE RD
GREENWICH, CT 06830

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: 6 Woodbury Lane

Tax Map Number: 42.3.4 Parcel Number: 159

Owner of Record: Frederick & Elizabeth Osborn

Description of Proposal: Addition to main house
-138 s.f.

Anticipated HDC Submission Date: 11/26/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 1006 2239 19

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Greenwich, CT 06830

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

0554 15
Postmark Here
11/22/2024

Sent To: Mark & Nancy Schwarzman Trst
Street and Apt. No., or PO Box No.: 58 Pine Ridge Rd.
City, State, ZIP+4®: Greenwich, CT 06830

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2239 33

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Tampa, FL 33618

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

0554 15
Postmark Here
11/22/2024

Sent To: Martin & Ami Sokol
Street and Apt. No., or PO Box No.: 10103 Lake Cove Ln.
City, State, ZIP+4®: Tampa, FL 33618

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

9589 0710 5270 1006 2239 02

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Dobbs Ferry, NY 10522

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

0554 15
Postmark Here
11/22/2024

Sent To: Peter & Kathleen Riola
Street and Apt. No., or PO Box No.: 33 Oliphant Ave
City, State, ZIP+4®: Dobbs Ferry, NY 10522

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2239 26

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.
Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554 15
Postmark Here
11/22/2024

Sent To: Woodbury Lane Assc. c/o Many Locks
Street and Apt. No., or PO Box No.: 7 Meadow View Dr.
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

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:

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.

RAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

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 Frederick & Elizabeth Osborn

STREET ADDRESS 6 Woodbury Lane

MAP/PARCEL 42.3.4/159

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11/25/2024

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 11/25/2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 08

Street & Number of Proposed Work: 50 CLIFF ROAD

Owner of record: SOMETHING INC.

Mailing Address: 50 CLIFF ROAD

NANTUCKET MA 02554

Contact Phone #: 774 936 1174 E-mail: Matt@somethingnantucket.com

AGENT INFORMATION (if applicable)

Name: PETER FERNANDES

Mailing Address: 5A GREEN MEADOWS DRIVE

NANTUCKET MA 02554

Contact Phone #: _____ E-mail: PeterLfernandes@Icloud.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 INSTALLING KITCHEN HOOD.

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 — INSTALLING KITCHEN HOOD.
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 o any revisions to this application will initiate a new sixty-day review period.

Date 05 Nov 2024 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

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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 PETER FERNANDES.

AS AGENT FOR MATT FEE

STREET ADDRESS 50 CLIFF ROAD

MAP/PARCEL 41, 28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

25 NOV 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

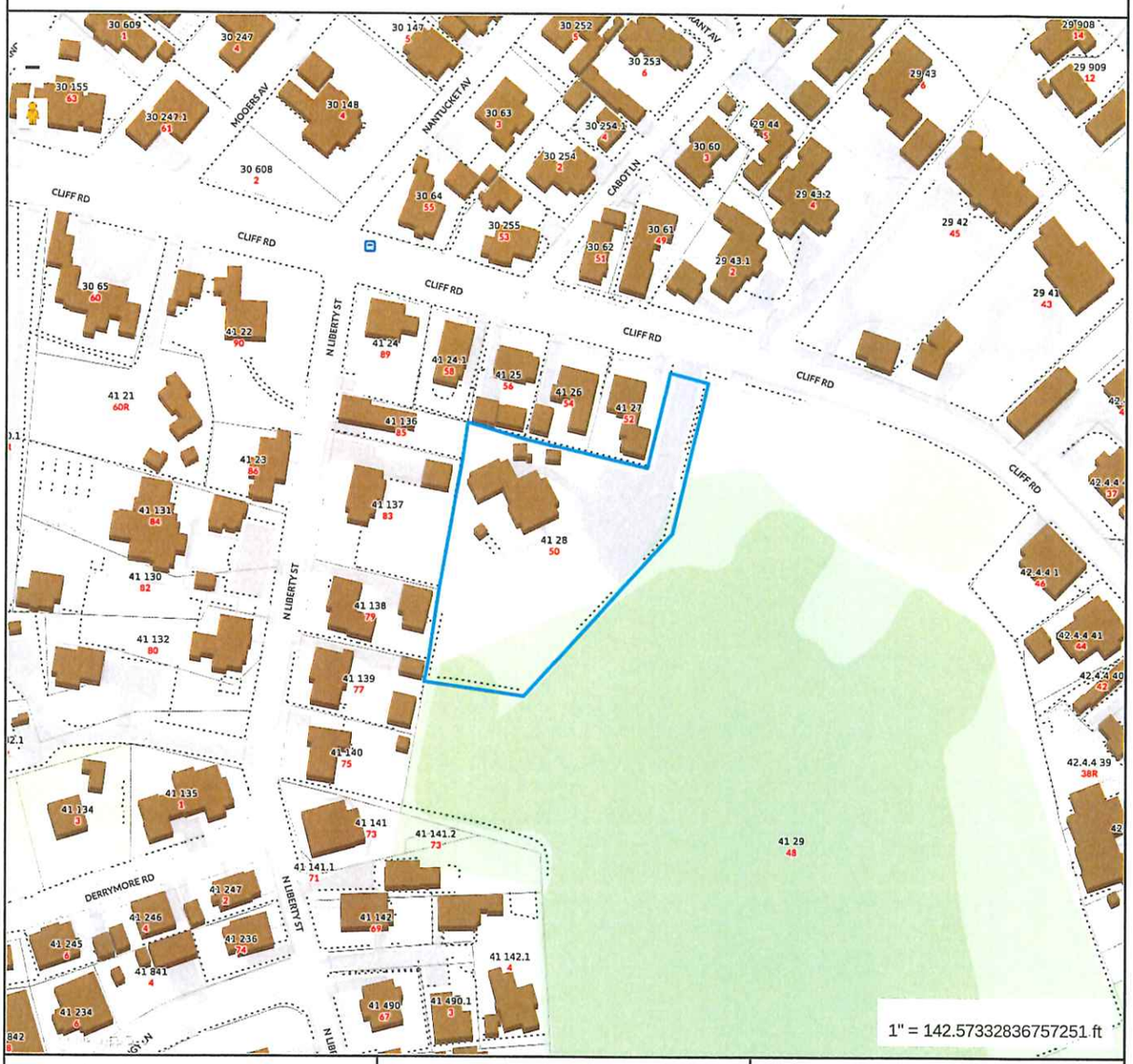
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

25 NOV 2024

Date



Property Information

Property ID	41 28
Location	50 CLIFF RD
Owner	SOMETHING INC

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.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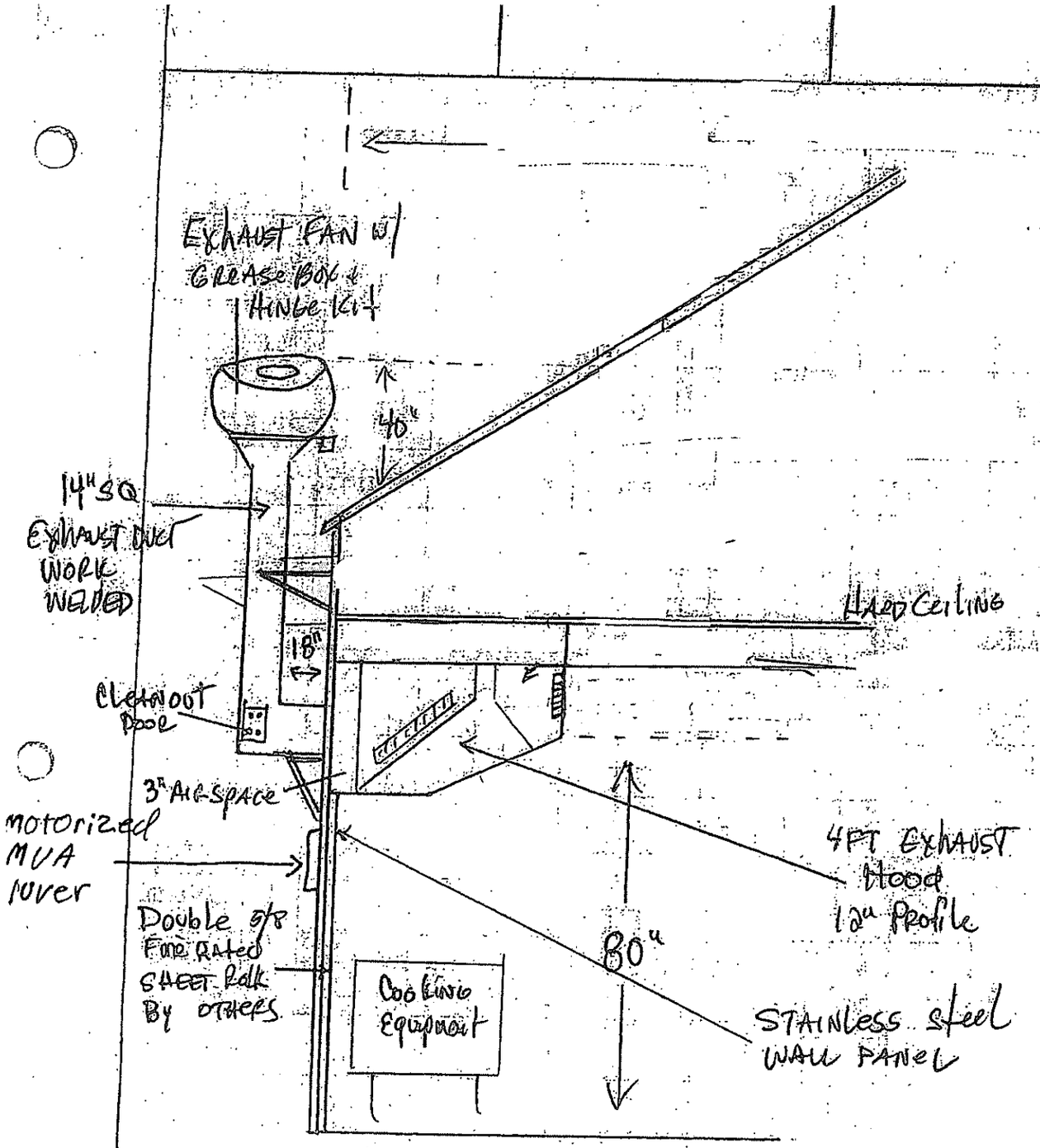


SIDE SECTION OF Kitchen
EXHAUST Hood System

Job location || Something Natural
50 Cliff Rd.
Nantucket Ma. 02554

FOR QUESTIONS, CALL THE
Boston/Rhode Island Mechanical
REGION 26
PHONE: (617) 681 - 7077
EMAIL: rep26@econ-air.com

HOOD INFORMATION - JOB#7175013

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM SIZE(S) WIDTH	LONG	HEIGHT	DIA	CFM	VEL	SP	HOOD CONSTRUCTION	HOOD CONFIG END TO END	ADJ
1		5412 ESX-2	ECON-AIR	4' 0"	450 DEG	1	MEDIUM	200	800			4"	10"	800	1467	-0.299"	430 SS WHERE EXPOSED	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S) TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY	TYPE	WIRE GUARD	UTILITY CABINET(S) LOCATION	SIZE	FIRE SYSTEM TYPE	SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
1		SS BAFFLE WITH HANDLES	2	16"	20"	30%	2	LSS SERIES E26	NO							NO	252 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION
1		RIGHT QUARTER END PANEL 27" TOP WIDTH, 0" BOTTOM WIDTH, 27" HIGH 430 SS
		LEFT QUARTER END PANEL 27" TOP WIDTH, 0" BOTTOM WIDTH, 27" HIGH 430 SS
		INSULATION FOR TOP OF HOOD.
		INSULATION FOR BACK OF HOOD.

GREASE DUCT & CHIMNEY SPECIFICATIONS:
PROVIDE GREASE DUCT EQUAL TO ECON-AIR MODEL 'EDW'
ROUND 20 GAUGE 430 STAINLESS STEEL DUCTWORK. MODEL 'EDW'
IS LISTED TO UL-1978 AND IS INSTALLED USING 'V' CLAMP LOCKING
CONNECTIONS SEALED WITH 3M FIRE BARRIER 2000 PLUS. MODEL 'EDW'
DOES NOT REQUIRE WELDING PROVIDING IT HAS BEEN INSTALLED PER
THE MANUFACTURES INSTALLATION GUIDE.
PROVIDE RATED ACCESS DOORS AT EVERY CHANGE IN DIRECTION AND EVERY 12' ON CENTER.
PER MANUFACTURES LISTING MODEL 'EDW' HORIZONTAL RUNS LESS THAN 75 FT. CAN BE
SLOPED 1/16" PER 12", HORIZONTAL RUNS MORE THAN 75 FT. CAN BE SLOPED 3/16" PER 12",
DUCT SHOULD BE SLOPED AS MUCH AS POSSIBLE TO REDUCE THE CHANCE OF GREASE
ACCUMULATION IN HORIZONTAL RUNS.

IF THE DUCT OR CHIMNEY IS WITHIN 18 INCHES OF COMBUSTIBLE MATERIAL, PROVIDE
UL-2221 OR UL-103 HT LISTED DOUBLE WALL GREASE DUCT OR DOUBLE WALL CHIMNEY
EQUAL TO ECON-AIR MODEL 'EDW- 2R, 2R TYPE HT, 3R, OR 3Z' ROUND 20 GAUGE 430
STAINLESS INNER DUCT INSULATED WITH A 24 GAUGE 430 STAINLESS OUTER SHELL.

ECON-AIR RECOMMENDS THE USE OF LISTED, PRE-FABRICATED ROUND GREASE EXHAUST DUCT TO REDUCE STATIC PRESSURE IN THE SYSTEM, MINIMIZE INSTALLATION AND INSPECTION TIMES, AND ENSURE DUCT IS LIQUID TIGHT

HVAC DISTRIBUTION NOTE

HIGH VELOCITY DIFFUSERS OR HVAC RETURNS SHOULD NOT BE PLACED WITHIN TEN (10) FEET OF THE EXHAUST HOOD. PERFORATED DIFFUSERS ARE RECOMMENDED.

VERIFY CEILING HEIGHT

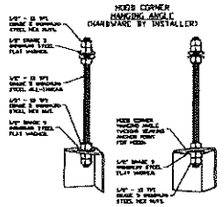
___' - ___"

HEIGHT REQUIRED TO VERIFY THAT HOOD FITS SPACE AND TO SIZE THE ENCLOSURE PANELS

CUSTOMER APPROVAL TO MANUFACTURE:

APPROVED AS NOTED ☐
APPROVED WITH NO EXCEPTION TAKEN ☐
REVISE AND RESUBMIT ☐

SIGNATURE _____
YOUR TITLE _____ DATE _____



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 OMNIMUNO ALL-THREAD SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 OMNIMUNO STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 OMNIMUNO 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.

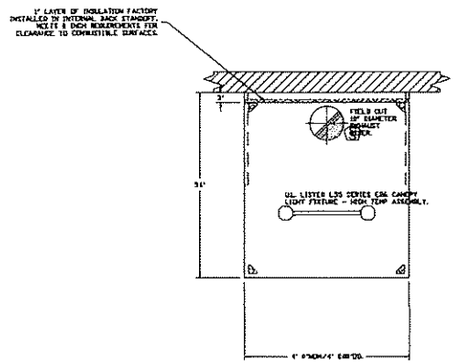
REVISIONS

DESCRIPTION	DATE

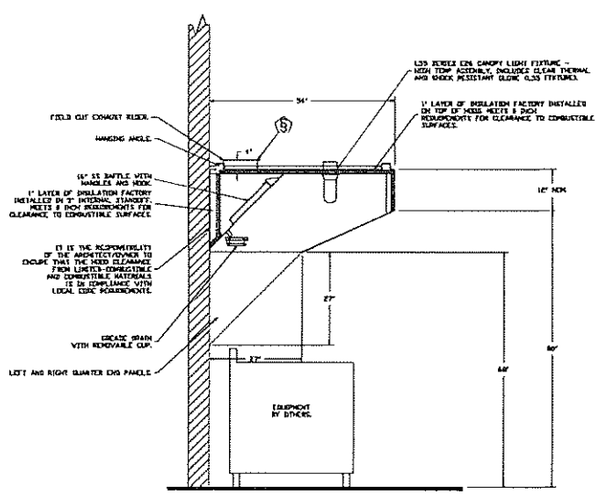
econ.air
www.econair.com
Boston/Rhode Island Mechanical
3 Boulevard St, 2nd Floor, Milton, MA 02186 PHONE: (617) 681 - 7077 FAX: 9102725600 EMAIL: rep26@econair.com

SOMETHING NATURAL - Nantucket MA
50 Cliff Road,
Nantucket, MA, 02554

DATE: 11/19/2024
DWG.#: 7175013
DRAWN BY:
SCALE: 3/4" = 1'-0"
MASTER DRAWING
SHEET NO. 1



PLAN VIEW – HOOD #1
4' 0.00" LONG 5412ESX-2



SECTION VIEW – MODEL 5412ESX-2
HOOD – #1

REVISIONS

DESCRIPTION	DATE

econ·air
Boston/Rhode Island Mechanical
www.econair.com
3 Boulevard St, 2nd Floor, Milton, MA, 02186 PHONE: (617) 641 - 7077 FAX: 8182279009 EMAIL: reg26@econair.com

SOMETHING NATURAL - Nantucket MA
50 Cliff Road,
Nantucket, MA, 02554

DATE: 11/19/2024
DWG.#: 7175013
DRAWN BY:
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO.
2

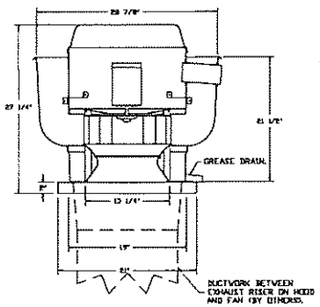
EXHAUST FAN INFORMATION — JOB#7175013

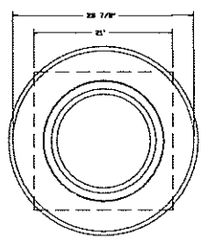
FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1		1	DUSQHFA	CAPTIVEAIRE	800	1.000	1441	TEAO-ECM	0.500	0.3098	1	115	6.3	304 FPM	83	14.2

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1		1	ECM WIRING PACKAGE - EXHAUST - MANUAL OR 0-10VDC REFERENCE SPEED CONTROL -MSC-(TELCOD, CCW ROTATION
		1	HINGE KIT - SHIPS LOOSE FOR CURB SUPPLIED BY OTHERS
		1	GREASE BOX
		1	2 YEAR PARTS WARRANTY

FAN #1 DUSQHFA - EXHAUST FAN





TOP VIEW

FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS
- RESTAURANT MODEL.
- UL793 AND UL762 AND UL/C-1645
- 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 CLEAN-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

- ECM WIRING PACKAGE - EXHAUST - MANUAL OR 0-10VDC REFERENCE SPEED CONTROL -MSC- (TELCOD, CCW ROTATION
- HINGE KIT - SHIPS LOOSE FOR CURB SUPPLIED BY OTHERS
- GREASE BOX
- 2 YEAR PARTS WARRANTY.

REVISIONS

DESCRIPTION	DATE

econ.air

www.econair.com

Boston/Rhode Island Mechanical

3 Boulevard St, 2nd Floor, Malden, MA, 02148 PHONE: (617) 681 - 7977 FAX: 9192270900 EMAIL: rep26@econair.com

SOMETHING NATURAL - Nantucket MA
50 Cliff Road,
Nantucket, MA, 02554

DATE: 11/19/2024

DWG.#: 7175013

DRAWN BY:

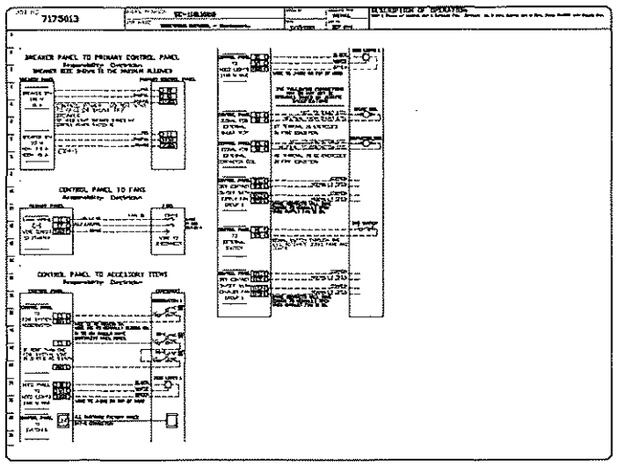
SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 3

ELECTRICAL PACKAGE - JOB#7175013

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLER				
				LOCATION	QUANTITY		TYPE	#	HP	VOLT	FLA
1		SE-[illegible]	WALL MOUNT IN SS BOX	SS WALL MOUNT BOX	1 LIGHT 1 FAN	SMART CONTROLS BASIC W/ RELAY ON/OFF WITH SUPPLY	EXHAUST	1	0.500	0.5	0.3



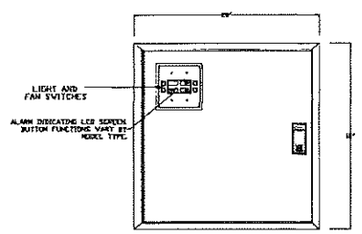
DO NOT INSTALL CONTROL BOX OR TOUCHPAD NEAR APPLIANCES OR ANY HEAT SOURCE

BOX MUST BE INSTALLED IN A SERVICABLE LOCATION, AND AWAY FROM ANY GREASE & HEAT SOURCES.

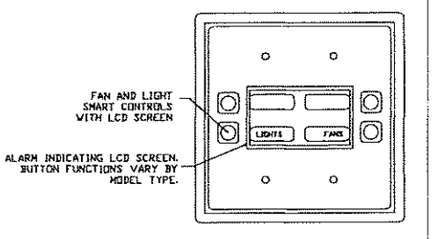
SPECIFICATIONS: ELECTRICAL PACKAGE (SEE TABLE FOR DETAILS)
A PRE-WIRED ELECTRICAL CONTROL PACKAGE SHALL BE PROVIDED TO OPERATE THE HOOD LIGHTS AND FANS. THE WIRING OPTION, LOCATED IN A HINGED COVERED ELECTRICAL BOX, SHALL INCLUDE A STAINLESS STEEL SWITCH PANEL CONSISTING OF AND LCD SCREEN INTERFACE TO PROVIDE FAN(S) & LIGHT CONTROL, A STARTER/OVERLOAD ASSEMBLY OR VFD FOR EACH 3 PHASE FAN (OPTIONAL), NUMBERED INPUT/OUTPUT TERMINAL STRIPS, AND A TERMINAL STRIP FOR DOUBLE-DUAL FIRE SYSTEM MICROSWITCH CONNECTION. ONE MICROSWITCH IS WIRED TO A RELAY FOR SUPPLY FAN SHUTDOWN AND A RELAY FOR ADDITIONAL FIRE SYSTEM ACTIVATED DRY CONTACTS, AND THE OTHER MICROSWITCH REMAINS OPEN FOR CONNECTION OF BUILDING FIRE ALARM SYSTEM (DRY CONTACTS). A WIRING DIAGRAM SHOWING THE CONNECTIONS OF THESE PARTS IS LOCATED ON THE DOOR.

ELECTRICAL CONDUIT DROPS FROM THE FAN(S) SHALL BE CONNECTED TO THE NUMBERED TERMINAL STRIP. CONDUIT BETWEEN THE PRE-WIRE PACKAGE AND THE FAN(S) SHALL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR.

DETAIL OF REMOTE S/S BOX



DETAIL OF HMI LCD TOUCHPAD



REVISIONS

DESCRIPTION	DATE

econ·air
www.econair.com
Boston/Rhode Island Mechanical
3 Boulevard St, 2nd Floor, Milton, MA, 02186 PHONE: (617) 691-7077 FAX: 6132275993 EMAIL: rsp26@econair.com

SOMETHING NATURAL - Nantucket MA
50 Cliff Road,
Nantucket, MA, 02554

DATE: 11/19/2024

DWG.#: 7175013

DRAWN BY:

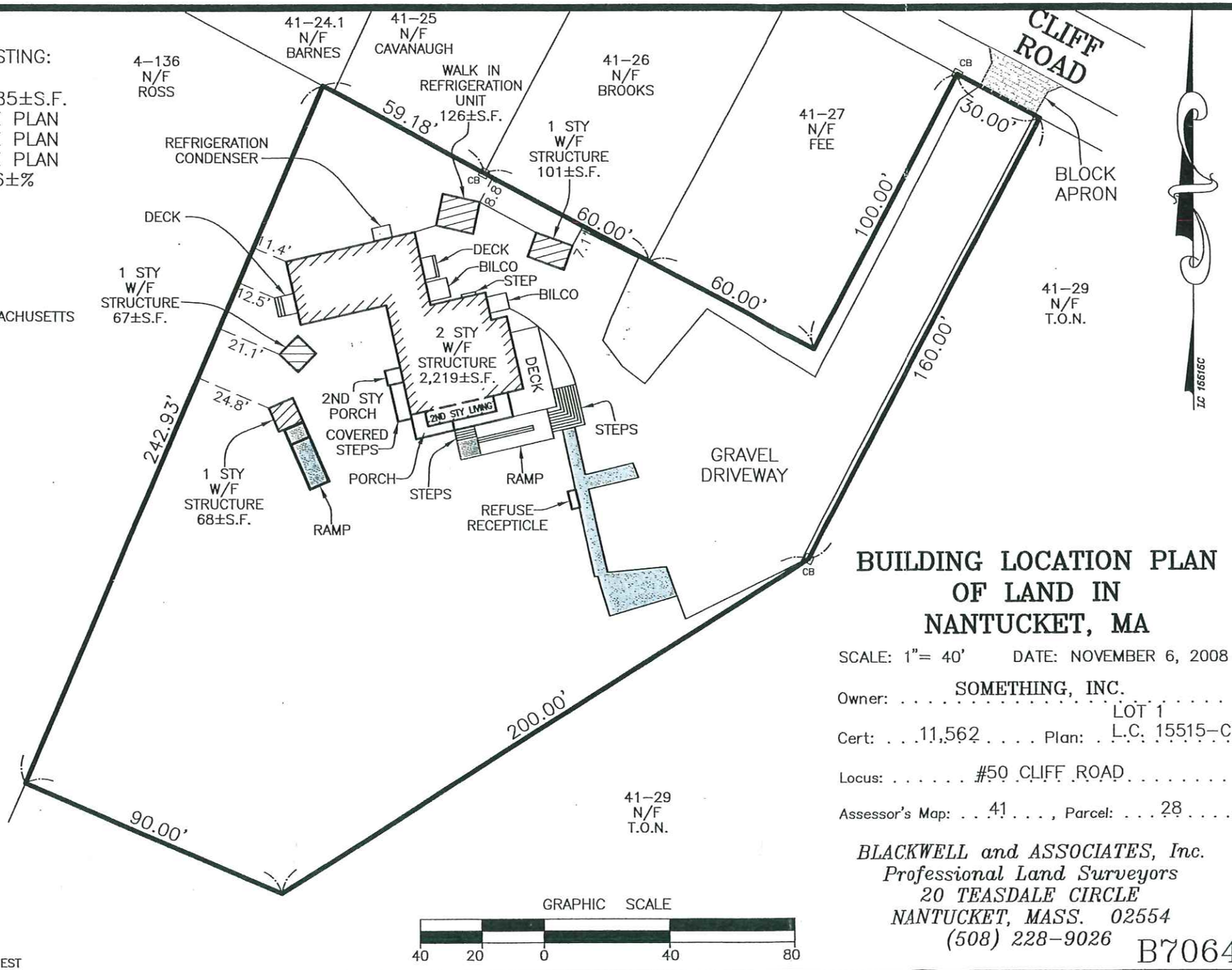
SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 4

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R–OH)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	41,385±S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	6±%



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MA

SCALE: 1"= 40' DATE: NOVEMBER 6, 2008

Owner: SOMETHING, INC.

Cert: 11,562 Plan: LOT 1 L.C. 15515–C

Locus: #50 CLIFF ROAD

Assessor's Map: 41, Parcel: 28

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

B7064

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.

C:\SPF\PROJ\KJP\B7064\BLP.DWG 11/6/2008 10:45:51 AM EST

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 92

Street & Number of Proposed Work: 16 Allens Lane

Owner of record: Roberts, Andrew & Roni

Mailing Address: 16 Allens Lane Nantucket

Contact Phone #: 508-221-2328 E-mail: rrroberts31@msn.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other replace windows w/ 2/1 's on main house

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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 _____

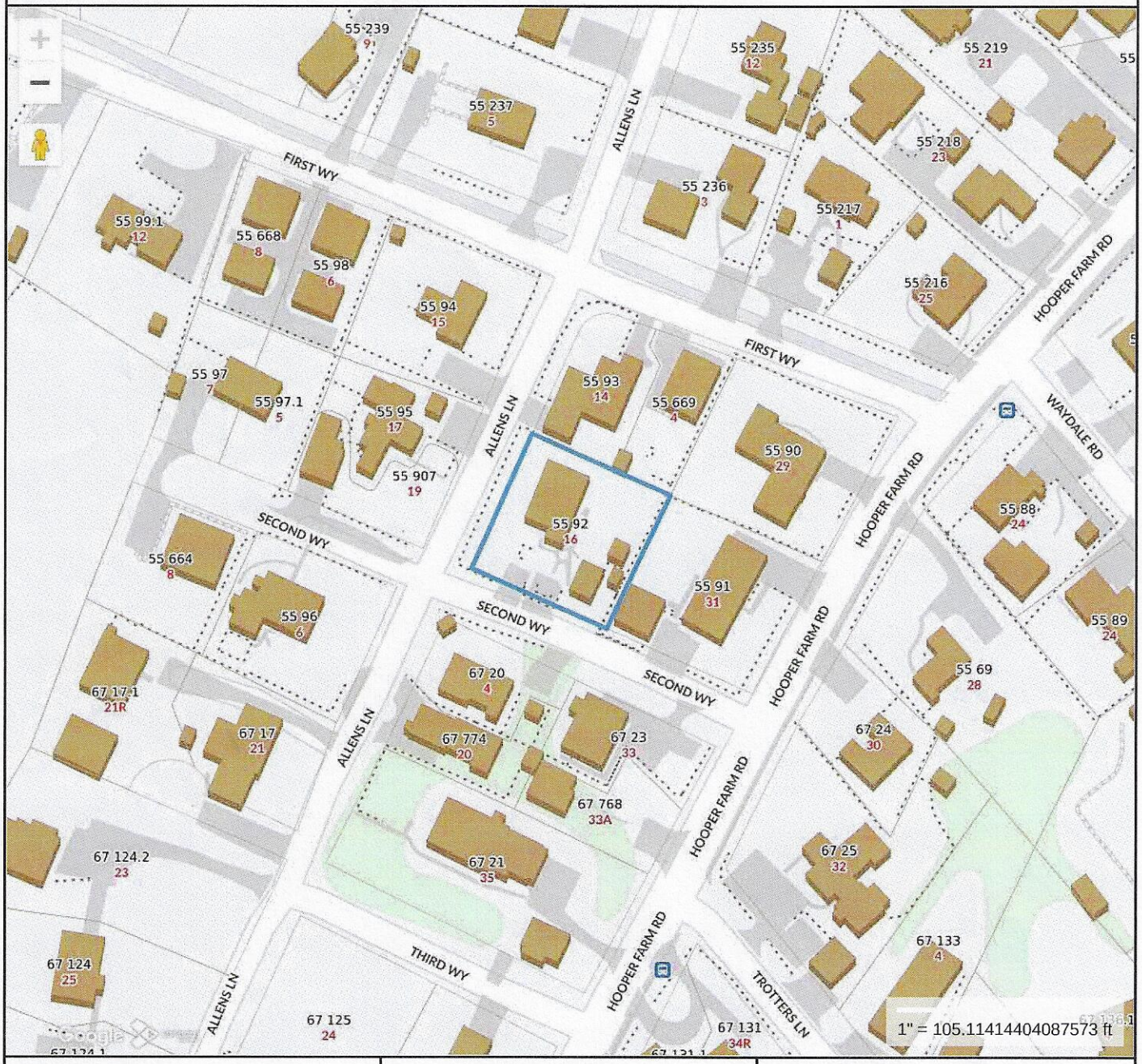
Trim _____ Sash _____ Doors _____

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.

_____ 9/10/15



Property Information

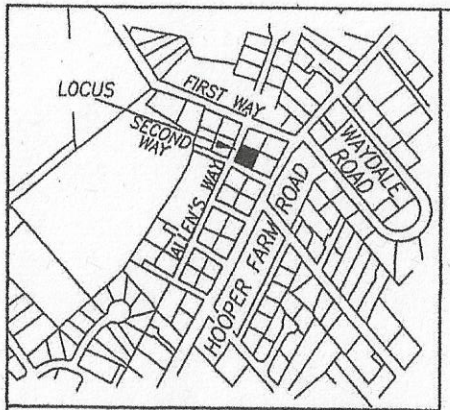
Property ID	3257
Location	16 ALLENS LN
Owner	ROBERTS ANDREW & RONI N

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

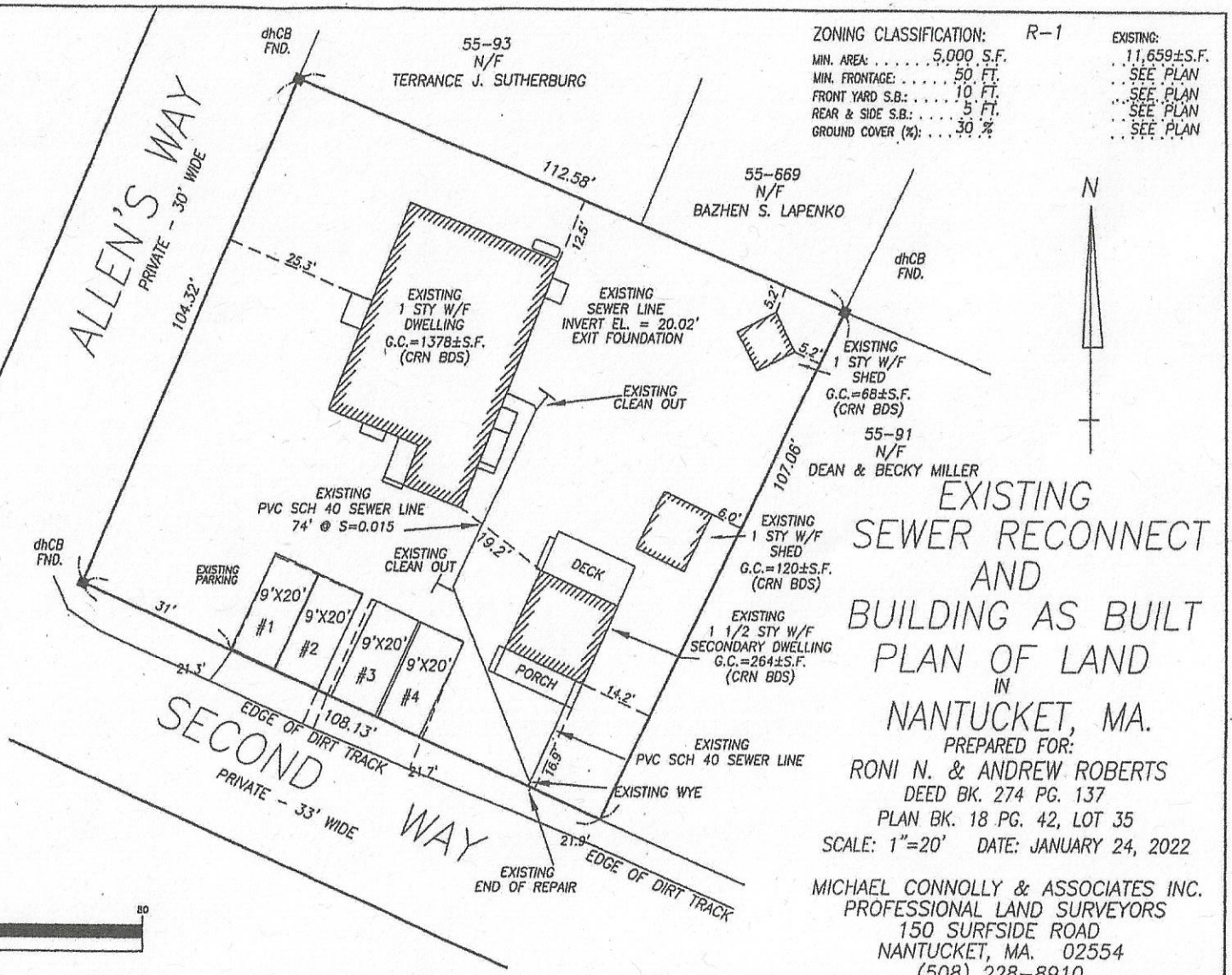


LOCUS MAP SCALE: 1"=1200'±

LOCUS
16 ALLEN'S WAY
ASSESSORS MAP 55 PARCEL 92

ZONING CLASSIFICATION: R-1

		EXISTING:
MIN. AREA:	5,000 S.F.	11,659±S.F.
MIN. FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD S.B.:	10 FT.	SEE PLAN
REAR & SIDE S.B.:	5 FT.	SEE PLAN
GROUND COVER (%):	30 %	SEE PLAN



COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 49652
PROFESSIONAL LAND SURVEYOR

I CERTIFY, AS OF : 1/24/2022 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

C:\PROJ\MEC\C-5098\SD
\MIKE4 .J3

EXISTING SEWER RECONNECT AND BUILDING AS BUILT PLAN OF LAND IN NANTUCKET, MA.

PREPARED FOR:
RONI N. & ANDREW ROBERTS
DEED BK. 274 PG. 137
PLAN BK. 18 PG. 42, LOT 35
SCALE: 1"=20' DATE: JANUARY 24, 2022

MICHAEL CONNOLLY & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MA. 02554
(508) 228-8910

C-5098

ANDERSEN WINDOWS & DOORS

SOLD BY:

Island Lumber Company Inc. Nantucket
PO Box 716
Nantucket, MA 02554-0716
Fax: 508-228-3477

SOLD TO:

CREATED DATE
11/18/2024

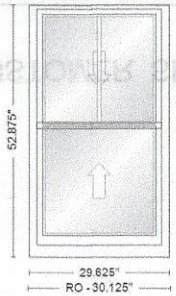
LATEST UPDATE
11/18/2024

OWNER
KEVIN HUYSER

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
RONI ROBERTS	ROBERTS	6749976		

ORDER NOTES: **DELIVERY NOTES:**



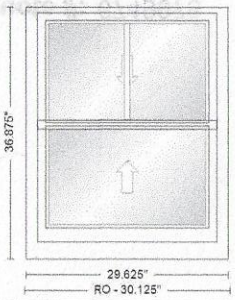
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	12	AA		$657.59	$7,891.08

RO Size: 30 1/8" x 52 7/8" **Unit Size: 29 5/8" x 52 7/8"**

TW2442, 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 Finelight Grilles-Between-the-Glass Division, 2 Wide, 1 High, Specified Equal Light Pattern, White, 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, TW2442 Full Screen Aluminum White PN:1610122

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.28	NO	A1	25.8750	21.7500	3.92000



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	AA		$541.63	$541.63

RO Size: 30 1/8" x 36 7/8" **Unit Size: 29 5/8" x 36 7/8"**

TW24210, 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 Finelight Grilles-Between-the-Glass Division, 2 Wide, 1 High, Specified Equal Light Pattern, White, 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, TW24210 Full Screen Aluminum White PN:1610119

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.28	NO	A1	25.8750	13.7500	2.48000

SUB-TOTAL:	$8,432.71
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$527.04
TOTAL:	$8,959.75

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





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°. 727

Street & Number of Proposed Work: 1 Evergreen Way Lot 2

Owner of record: Nantucket Safe Harbor for Animals Inc.

Mailing Address: PO Box 2844
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 William Lane
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-07-10767

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Trim color and material change

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Trim Color change
2. South Elevation Trim Color change
3. West Elevation Trim color change
4. North Elevation Trim Color change

*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 Composite

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 (No change) Clapboard (if applicable) N/A Roof Charcoal (no change)

Trim Grey Sash Black (no change) Doors Hamilton Blue (No change)

Deck Natural (No change) Foundation Natural (No change) 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 11/18/24 Signature of owner of record _____ Signed under penalties of perjury

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Completed application -Application Fee- $50.00.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
✓	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
✓	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

✓	Signed Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Matthew MacEachern Date: 11.22.24

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for _____on the following statement:

I ___Jessica Castineiras_____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

Jessica Castineiras March 11, 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.

_____

Signature Date

NiSHA

1 Evergreen Way
Duplex - Lot 2

11.18.24

HDC Submisssion



North



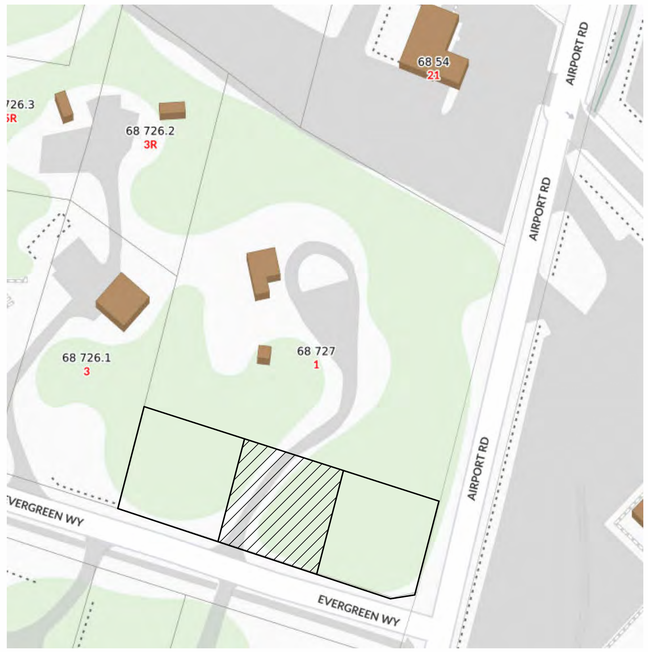
East



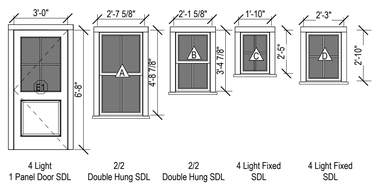
South



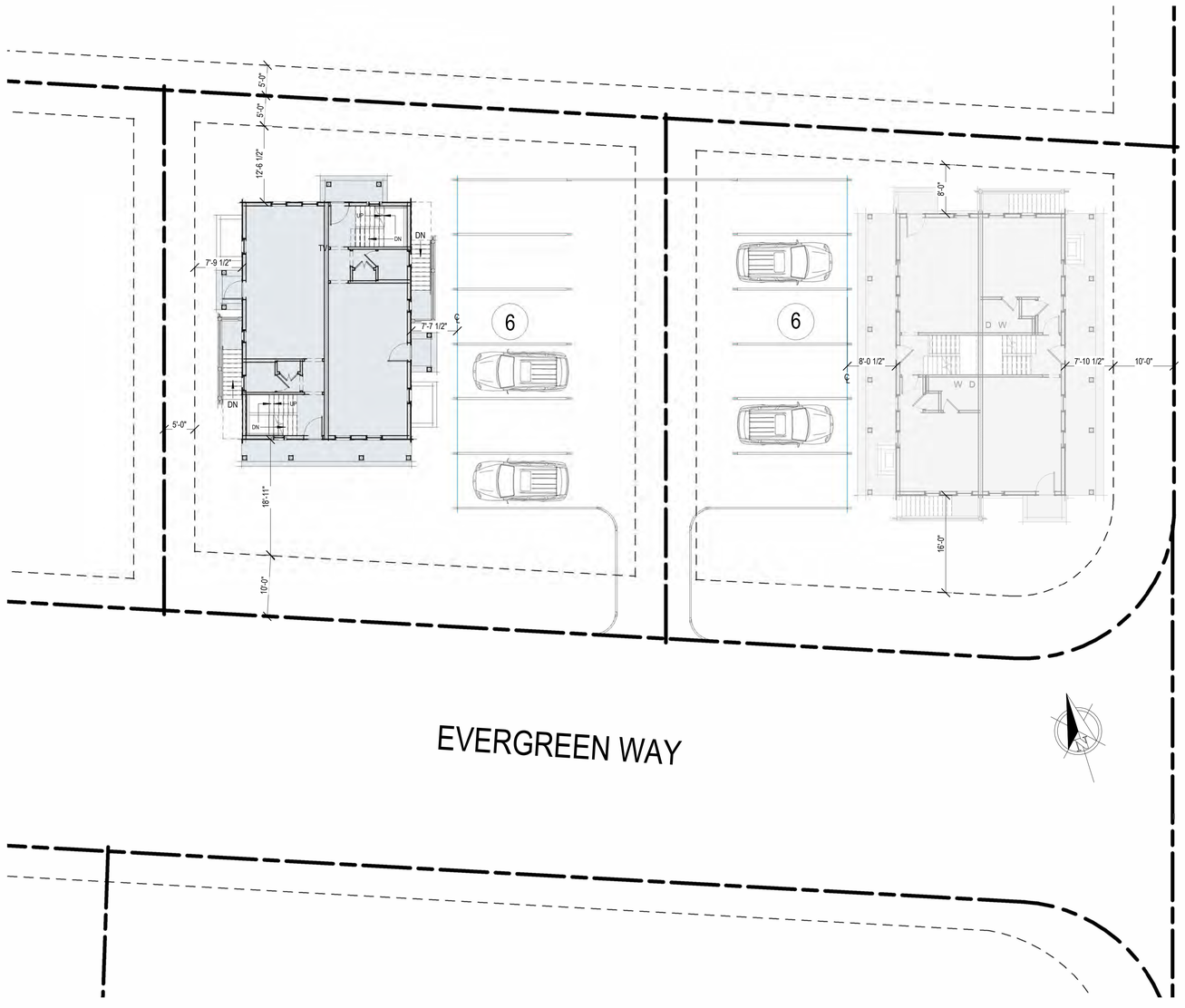
West



Locus Map
12" = 1'-0"



Exterior Door and Window Schedule
1/4" = 1'-0"



Site Plan
3/32" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER PAGE

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	69,33 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

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.01 COVER PAGE
A.1.1 FLOOR PLANS
A.2.1 EXTERIOR ELEVATIONS

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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G.01

2306

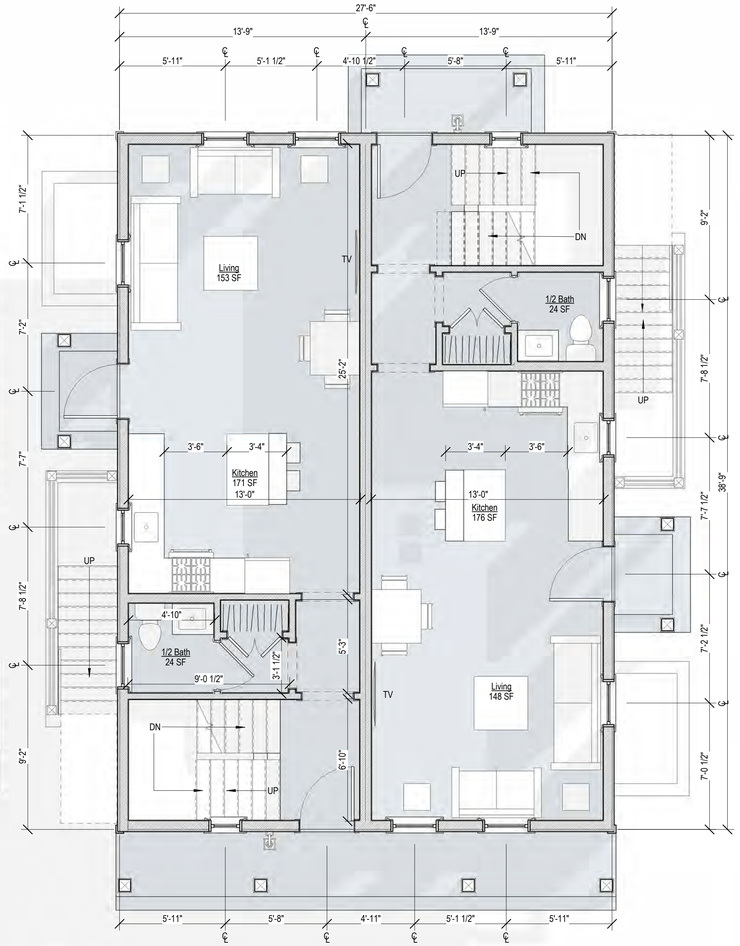
11.18.24

HDC Submisssion



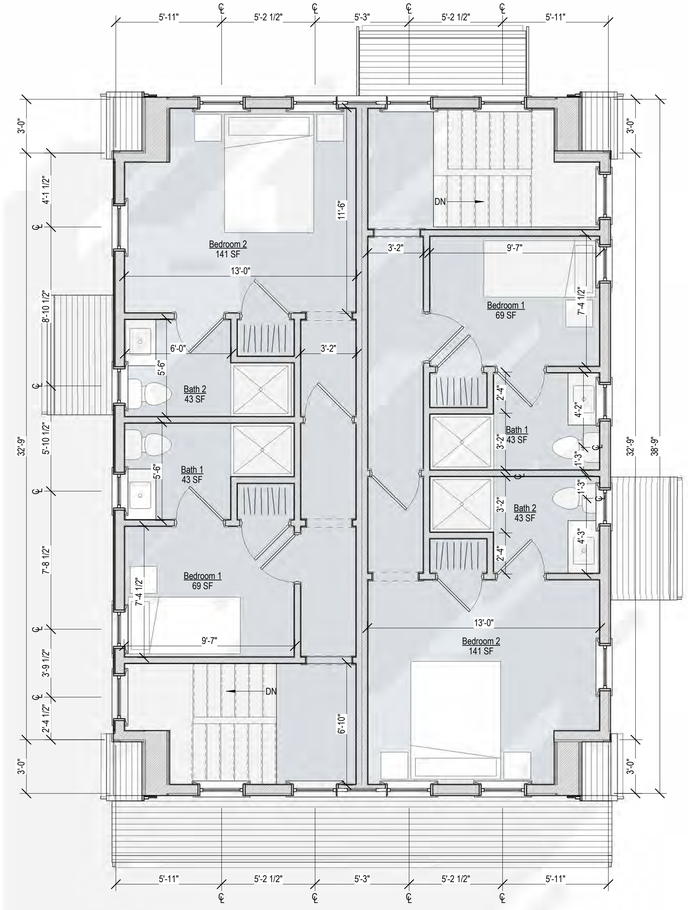
Basement Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	69,33 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

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A.1.1

2306

11.18.24



North Elevation - Proposed
1/4" = 1'-0"



West Elevation - Proposed
1/4" = 1'-0"

REQUEST TO CHANGE TRIM COLOR FROM
NATURAL TO GREY



South Elevation - Proposed
1/4" = 1'-0"



East Elevation - Proposed
1/4" = 1'-0"

HDC Submisssion

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	69,33 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

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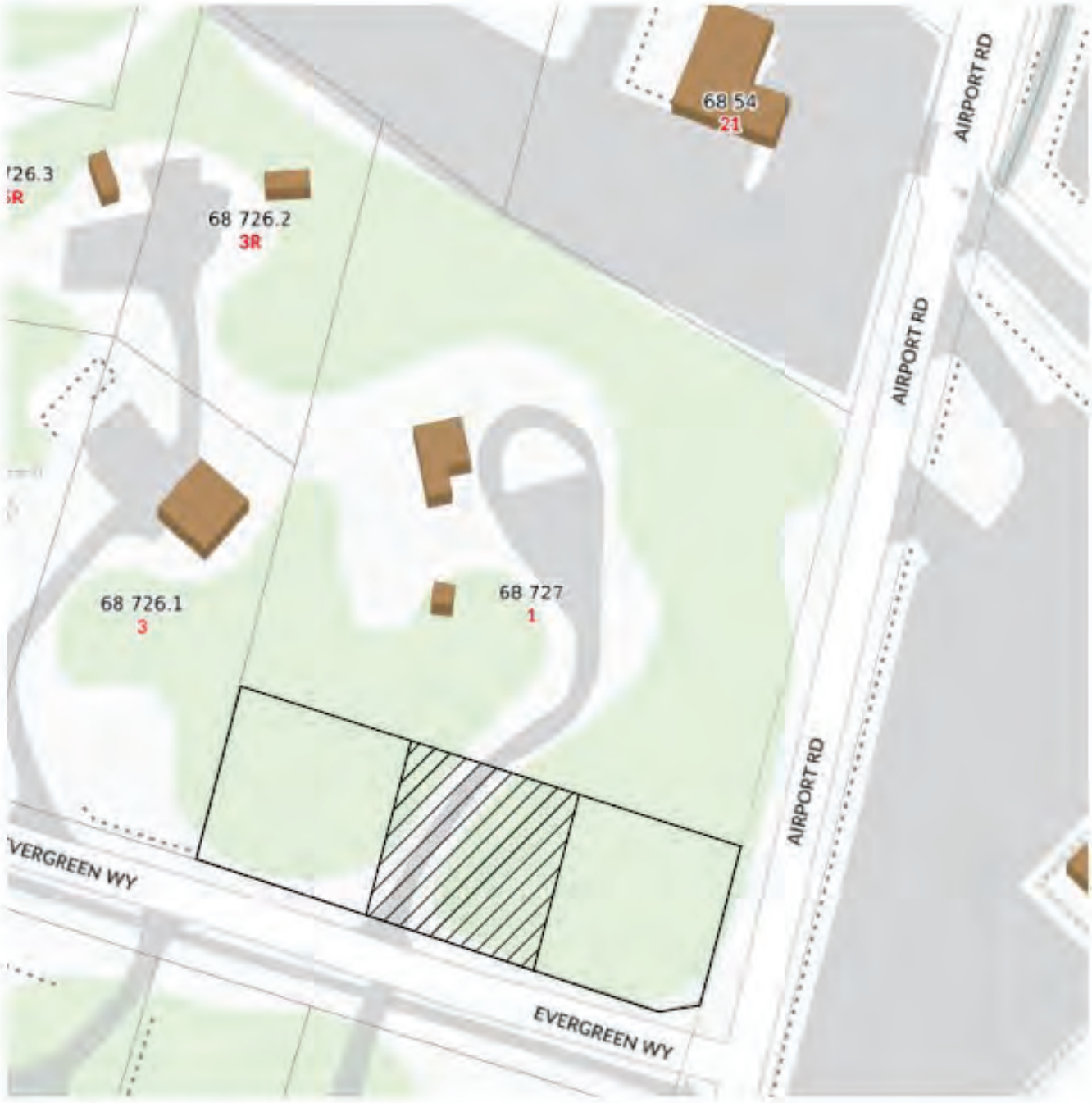
A.2.1
2306

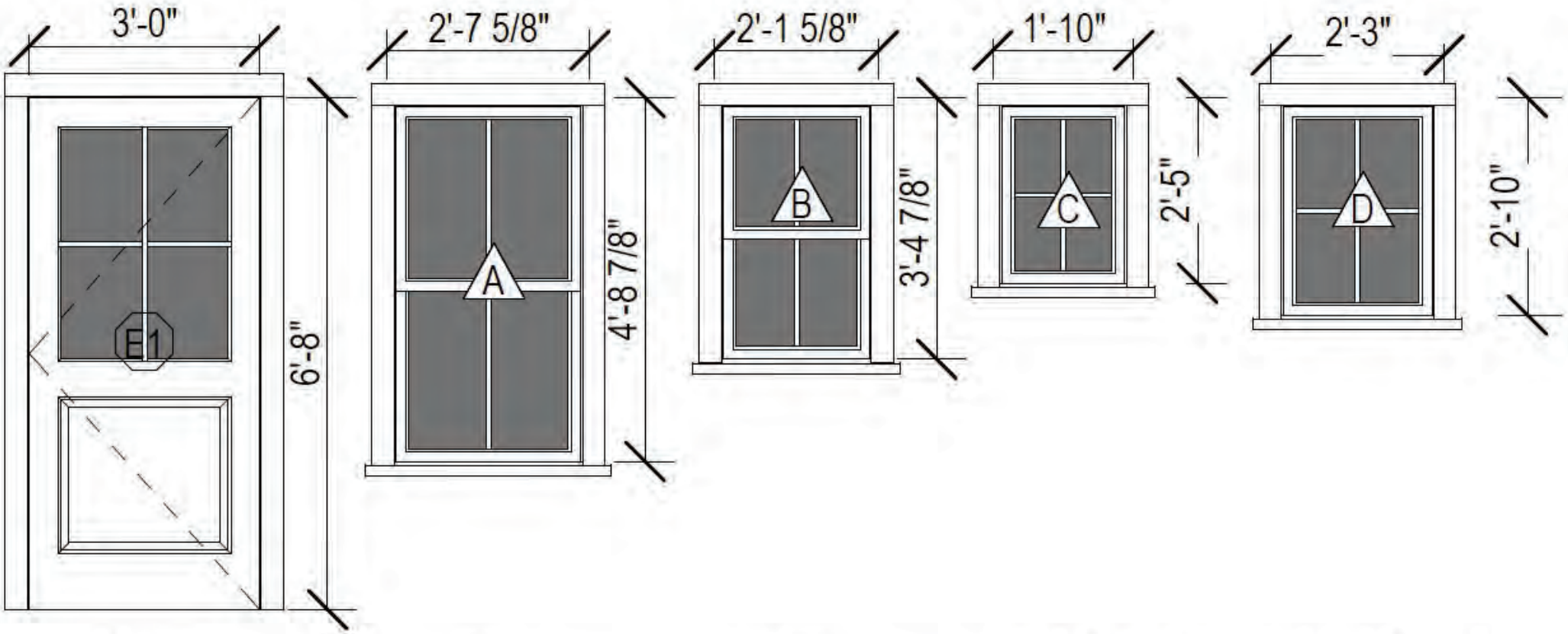
NiSHA

1 Evergreen Way
Duplex - Lot 2

11.18.24



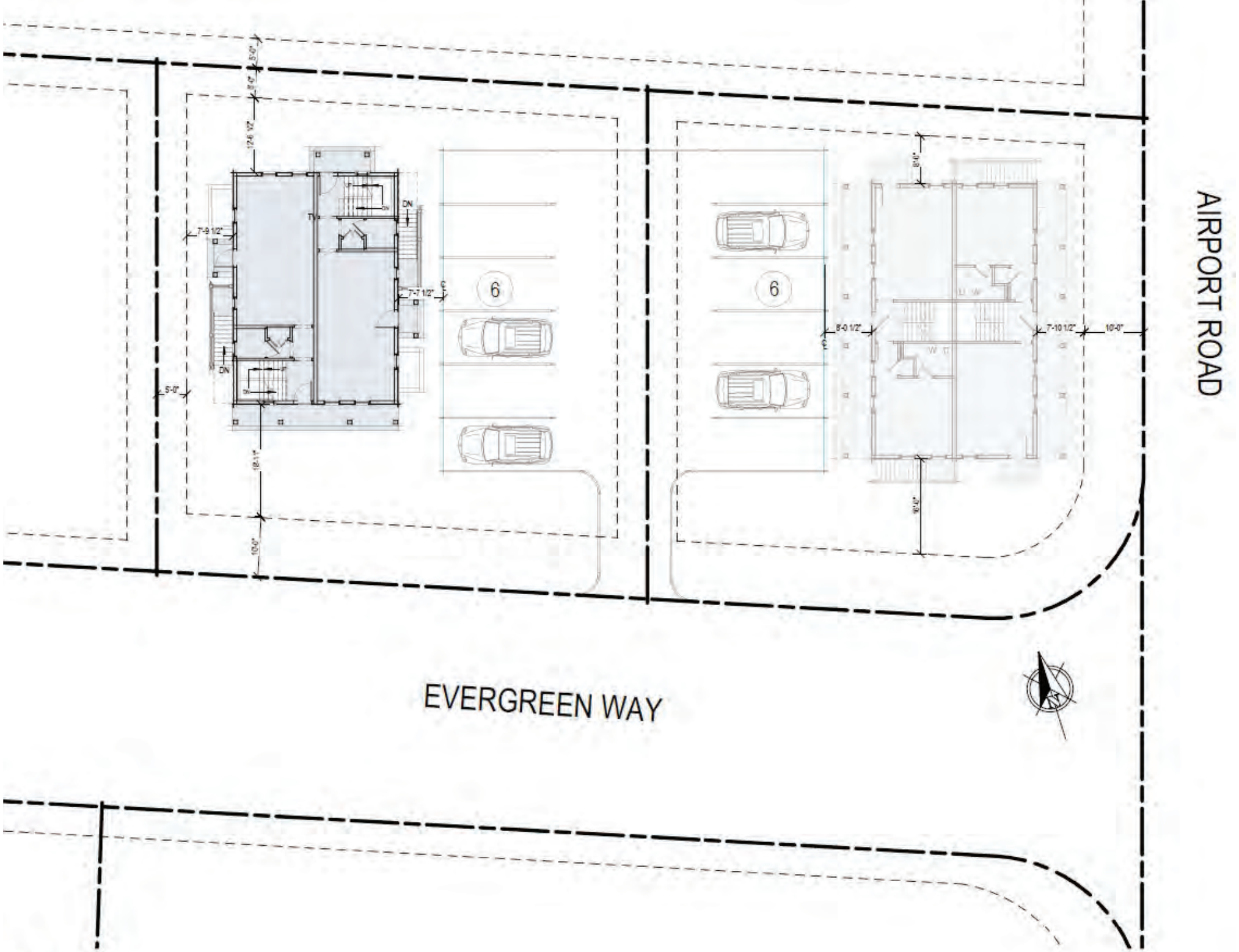
Locus Map
12" = 1'-0"



4 Light 1 Panel Door SDL	2/2 Double Hung SDL	2/2 Double Hung SDL	4 Light Fixed SDL	4 Light Fixed SDL

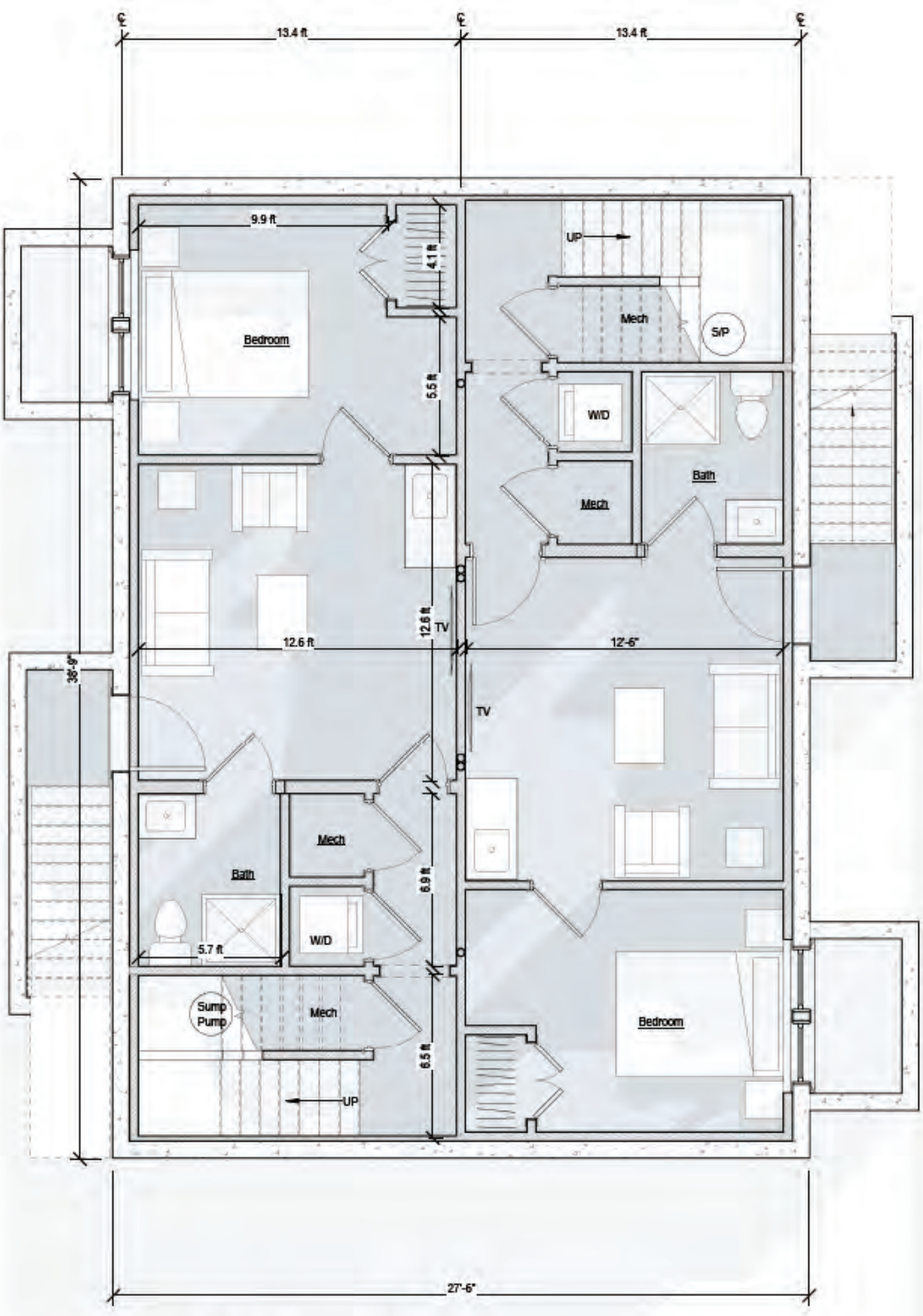
Exterior Door and Window Schedule

1/4" = 1'-0"



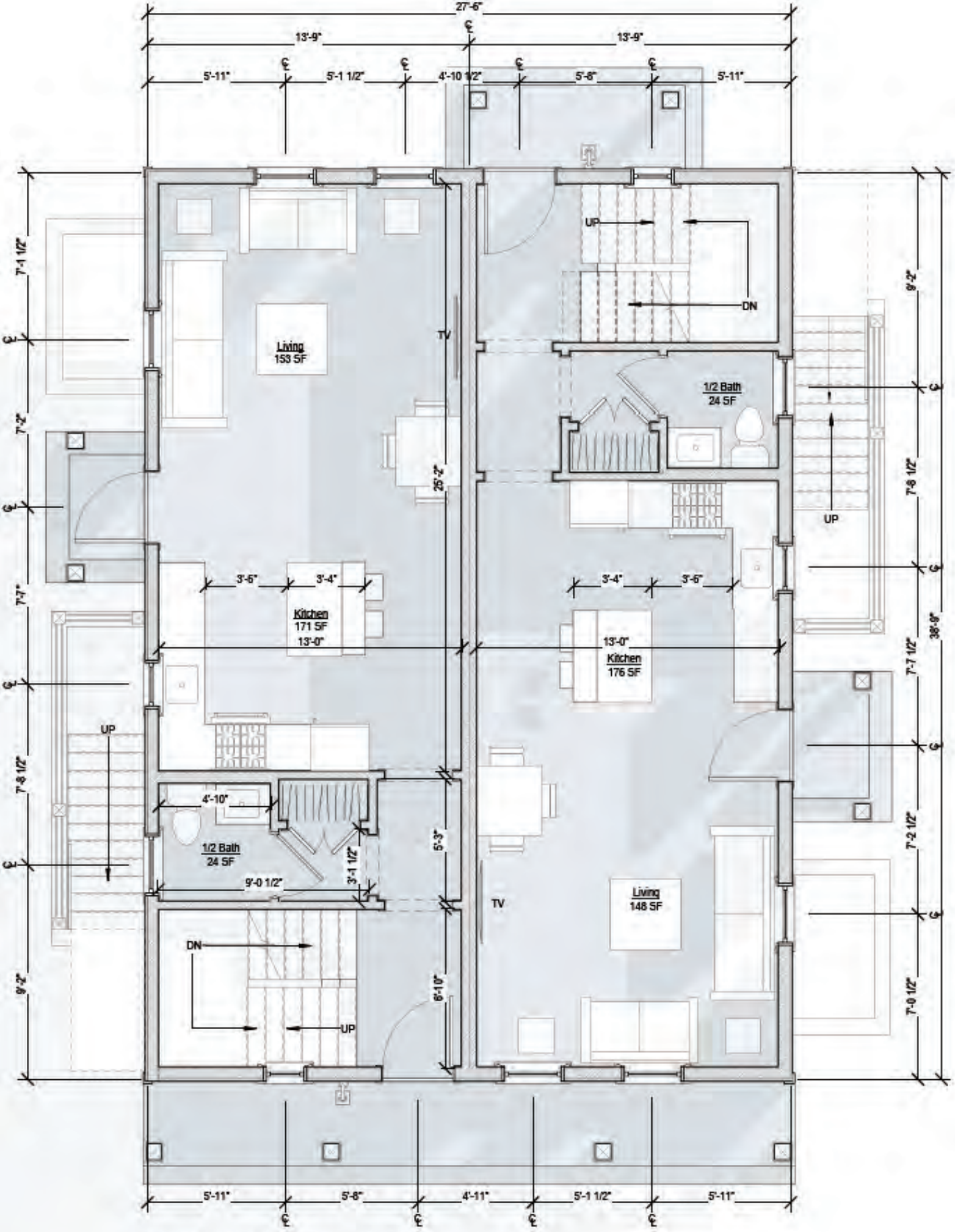
Site Plan

3/32" = 1'-0"



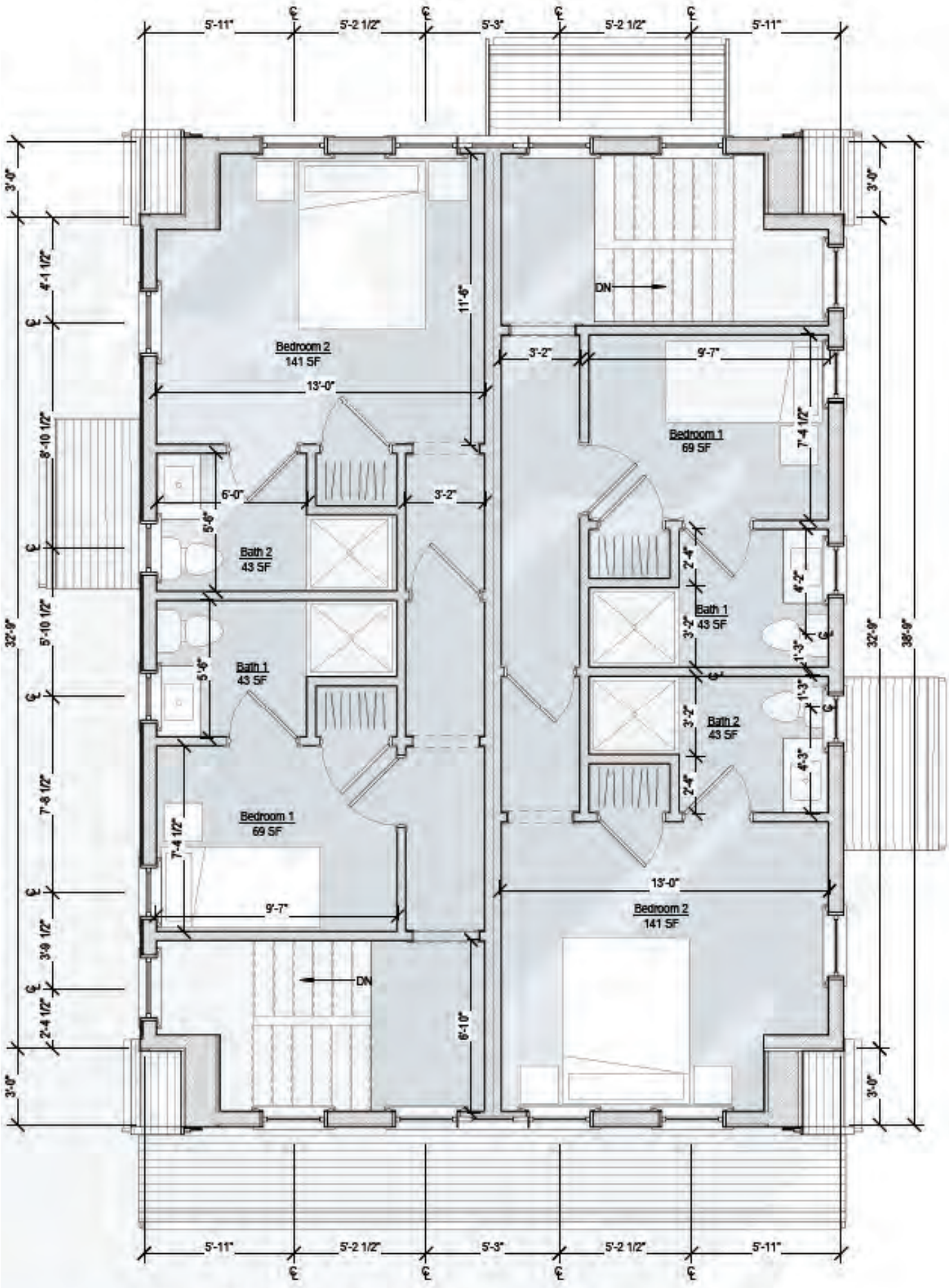
Basement Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

REQUEST TO CHANGE TRIM COLOR FROM NATURAL TO GREY



South Elevation - Proposed

1/4" = 1'-0"

REQUEST TO CHANGE TRIM COLOR FROM NATURAL TO GREY



East Elevation - Proposed

1/4" = 1'-0"

REQUEST TO CHANGE TRIM COLOR FROM NATURAL TO GREY



West Elevation - Proposed

1/4" = 1'-0"

REQUEST TO CHANGE TRIM COLOR FROM NATURAL TO GREY

CERTIFICATE NO: _____ DATE ISSUED: 8/06/24

HDC2024 07-10767

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°: 68 PARCEL N°. 727

Street & Number of Proposed Work: 1 Evergreen Way Lot 2

Owner of record: Nantucket Safe Harbor for Animals Inc

Mailing Address: Po Box 2844

Nantucket, MA 02584

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@emeritusltd.com

FOR OFFICE USE ONLY 001331

Date application received: 7/3/24 Fee Paid: $ 432.80

Must be acted on by: 8/30/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Main gables, add gable vents or appropriately proportioned 4-lite fixed windows.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 38'9" Sq. Footage 1st floor: 1,082 Decks/Patio: Size: 11'x 27' ☑ 1st floor ☐ 2nd floor

Width: 27'6" Sq. footage 2nd floor: 1,082 Size: 10'x 11' ☐ 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 28'-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
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10/12 Secondary Mass _____/12 7 Dormer _____/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 _____

Gutters: ☐ Wood ☑ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): Aluminum

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 5½"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 4 Lite / 1 Panel Rear 4 Lite / 1 panel Side 4 Lite / 1 Panel

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 Charcoal

Trim Natural Sash Black Doors 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 7/01/24 Signature of owner of record _____ Signed under penalties of perjury

NiSHA

1 Evergreen Way
Duplex - Lot 2


North


East


South

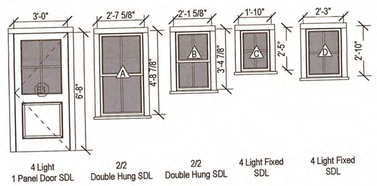

West

10.17.24

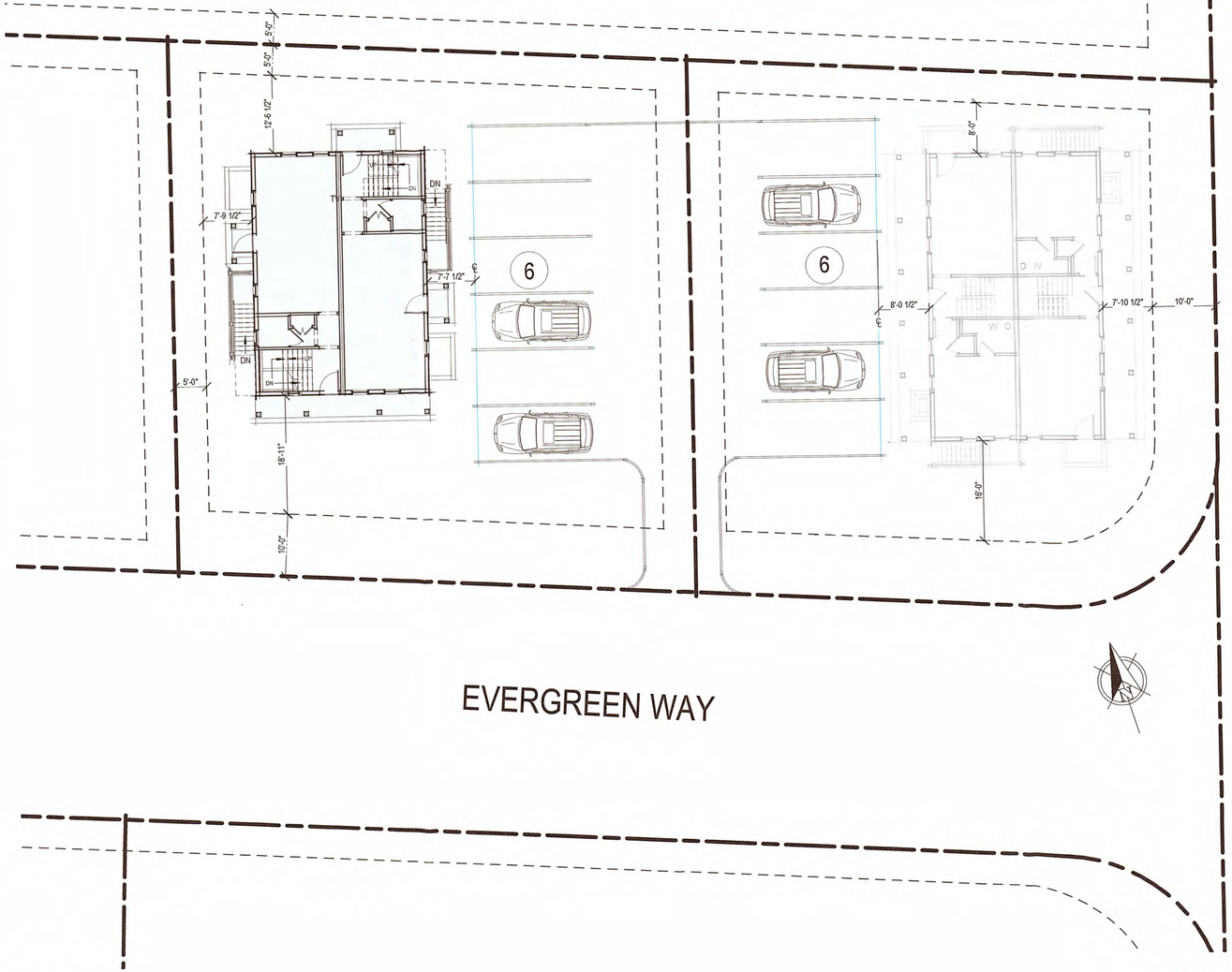
HDC Submisssion



Locus Map
12" = 1'-0"



Exterior Door and Window Schedule
1/4" = 1'-0"



Site Plan
3/32" = 1'-0"

APPROVED
HDC 2024-07-10767
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
OCT 11 2024
By

2306
NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

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OCT 11 2024
By

COVER PAGE

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6933 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER PAGE
G.102 COVER PAGE Copy 1
A.1.2 FLOOR PLANS
A.1.1 FLOOR PLANS
A.2.1 EXTERIOR ELEVATIONS
A.2.2 EXTERIOR ELEVATIONS
P.1 Perspective
P.1.1 NW Perspective
P.1.2 NE Perspective
P.1.3 SW Perspective
P.1.4 SE Perspective

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Revisions

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G.101
2306

10.17.24

HDC Submisssion



1 Basement Plan - Proposed NO CHANGE THIS FLOOR
1/4" = 1'-0"

2306

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1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6550
www.emeritusdevelopment.com

FLOOR PLANS

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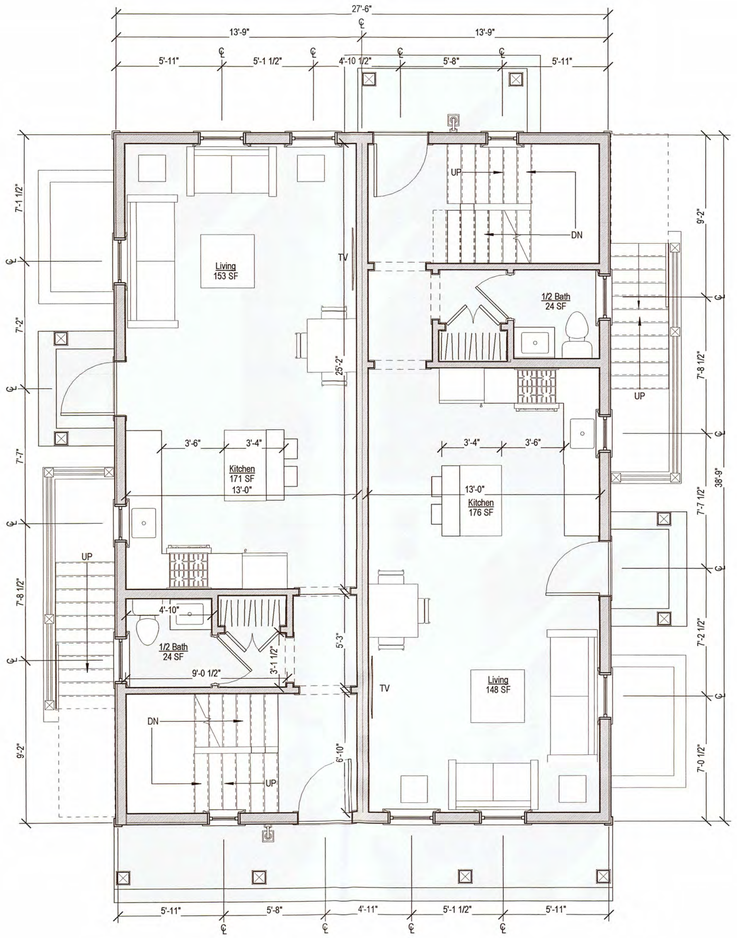
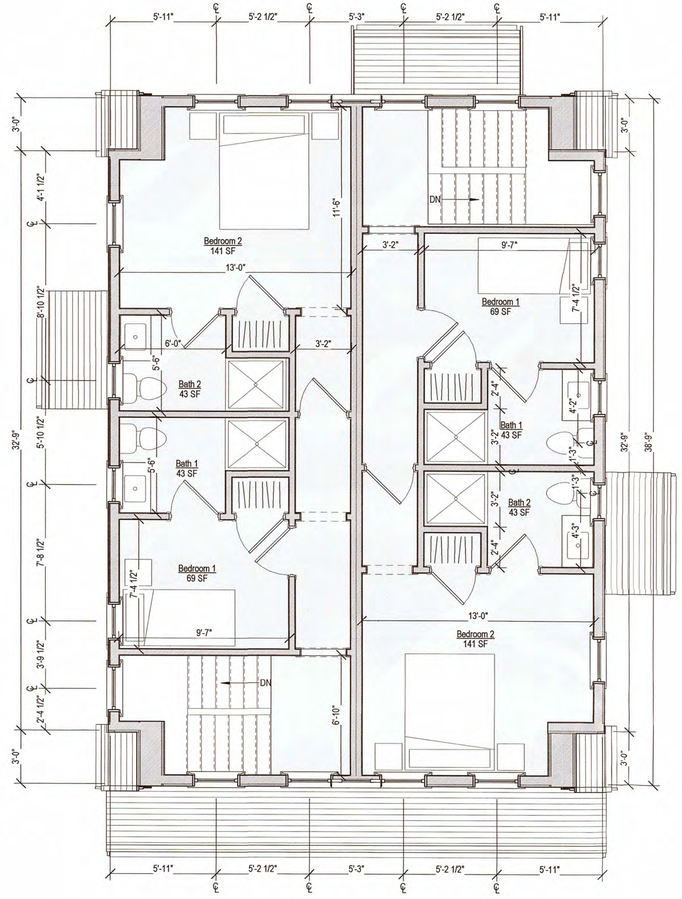
A.1.1
2306

10.17.24

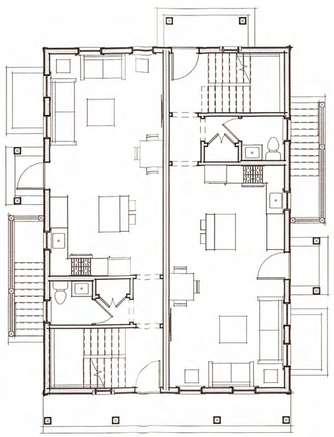
HDC Submisssion



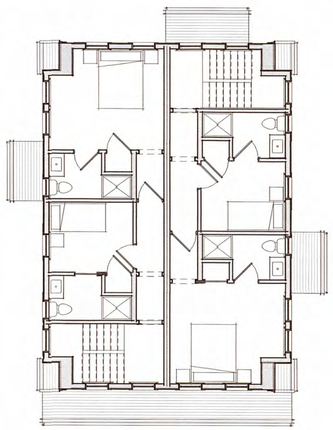
1 First Floor Plan - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"



Prev. HDC - First Floor Plan
1/8" = 1'-0"



Prev. HDC - Second Floor Plan
1/8" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

Site Information

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Total Proposed G.C.:	13,938 SQF

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A.1.2

2306

10.17.24

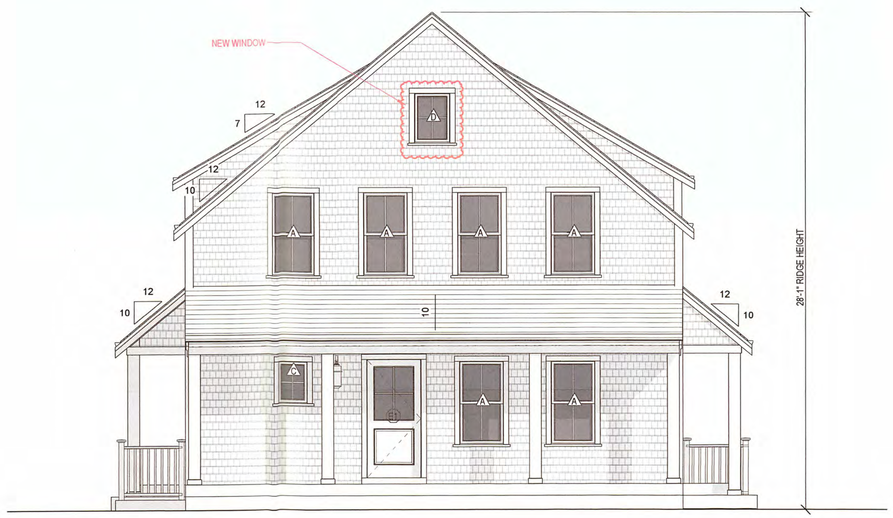
HDC Submisssion



1 North Elevation - Proposed
1/4" = 1'-0"



Prev. HDC - North Elevation
1/8" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



Prev. HDC - South Elevation
1/8" = 1'-0"

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HDC2024-07-10767
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6860
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

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P.1	Perspectives
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P.1.2	NE Perspective
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P.1.4	SE Perspective

Revisions

2nd Floor Dormers' Window Change	06.12.19

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A.2.1
2306

10.17.24

HDC Submisssion



1 West Elevation - Proposed
1/4" = 1'-0"



Prev. HDC - West Elevation
1/8" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"



Prev. HDC - East Elevation
1/8" = 1'-0"

APPROVED
HDC 2024-07-10767
NO EXTERIOR CHANGES
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1 Evergreen Way
Duplex - Lot 2

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8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
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Revisions

2nd Floor Dormers' Window Change	06.12.19

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A.2.2
2306

10.17.24

HDC Submisssion



NE Perspective



NW Perspective



SE Perspective



SW Perspective

2306

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1 Evergreen Way
Duplex - Lot 2

emeritus

8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Perspectives

Site Information

Map & Parcel:	68/727
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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°. 727

Street & Number of Proposed Work: 1 Evergreen Way Lot 3

Owner of record: Nantucket Safe Harbor for Animals Inc

Mailing Address: PO Box 2844
Nantucket, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-07-10768

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Trim color + material change

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Trim color change + add window well
2. South Elevation " + add basement walkout
3. West Elevation " + add window well
4. North Elevation " + add basement walkout

Is there an HDC survey form for 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 composite

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 (no change) Clapboard (if applicable) _____ Roof Charcoal (no change)

Trim Grey Sash Black (no change) Doors Hamilton Blue (no change)

Deck Natural (no change) Foundation Natural (no change) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/02/24 Signature of owner of record _____ Signed under penalties of perjury

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Completed application -Application Fee- $50.00.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
✓	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
✓	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

✓	Signed Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Matthew MacEachern Date: 11.18.24

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for _____on the following statement:

I ___Jessica Castineiras_____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

Jessica Castineiras March 11, 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.

_____

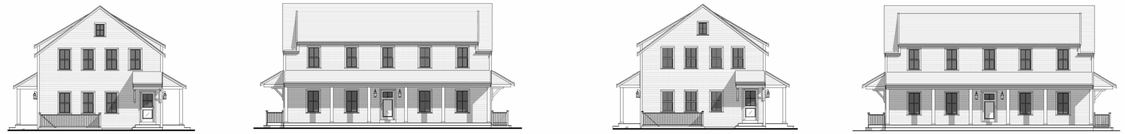
Signature Date

NiSHA

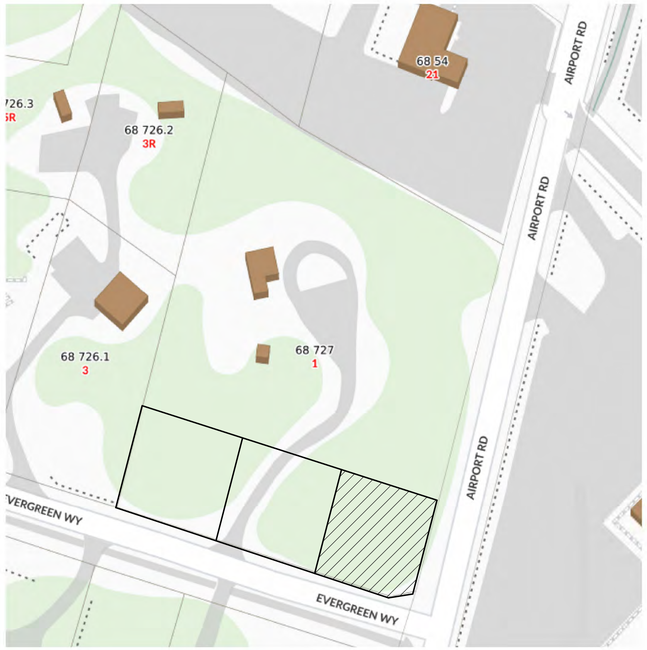
1 Evergreen Way
Duplex - Lot 3

11.18.24

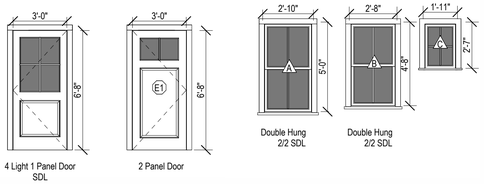
HDC Submisssion



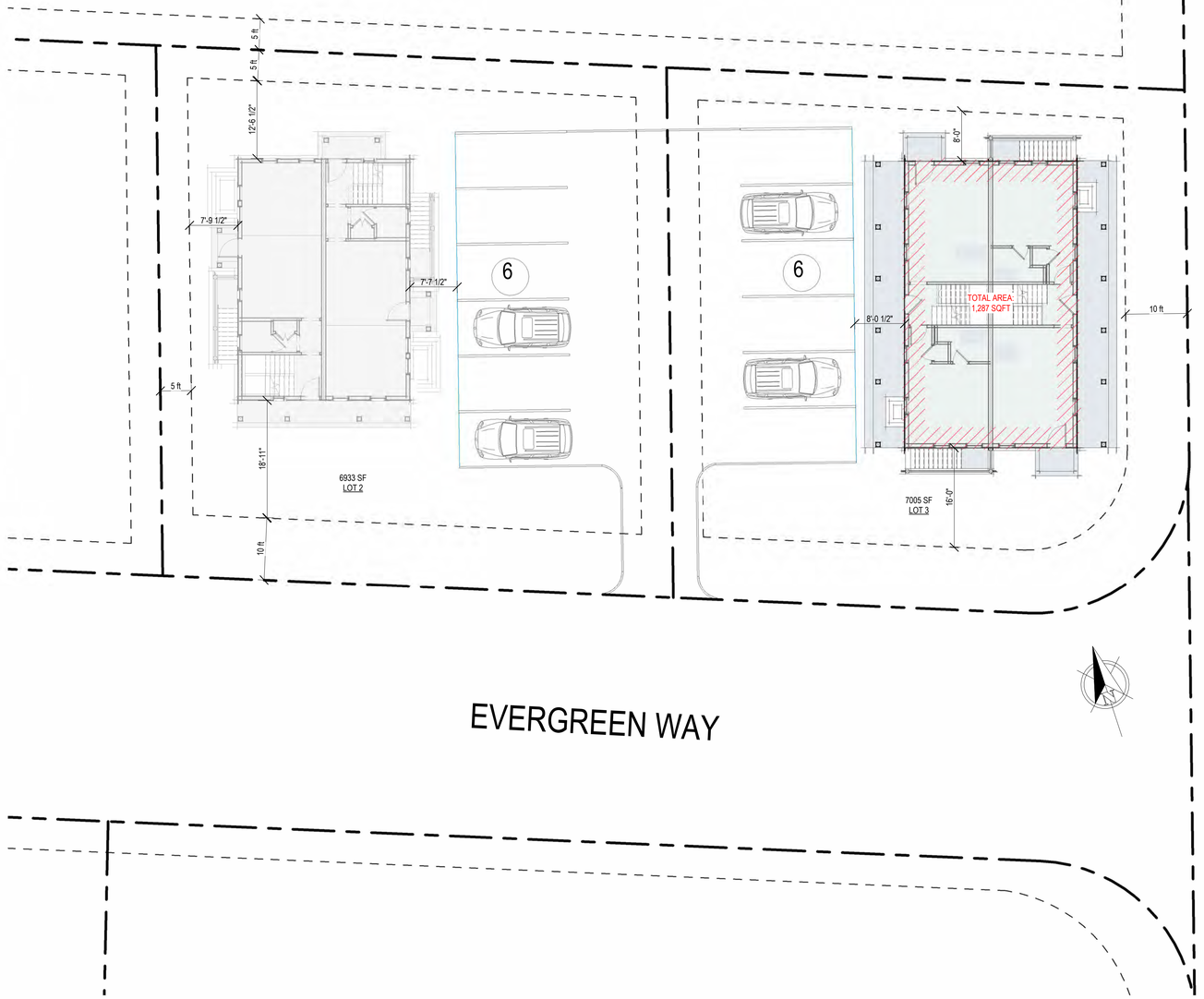
North | East | South | West



Locus Map
1/4" = 1'-0"



Exterior Door and Window Schedule
1/4" = 1'-0"



1 Site Plan
3/32" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6,989 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	1,287 SQFT
Total Proposed G.C.:	1,287 SQFT

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.0.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

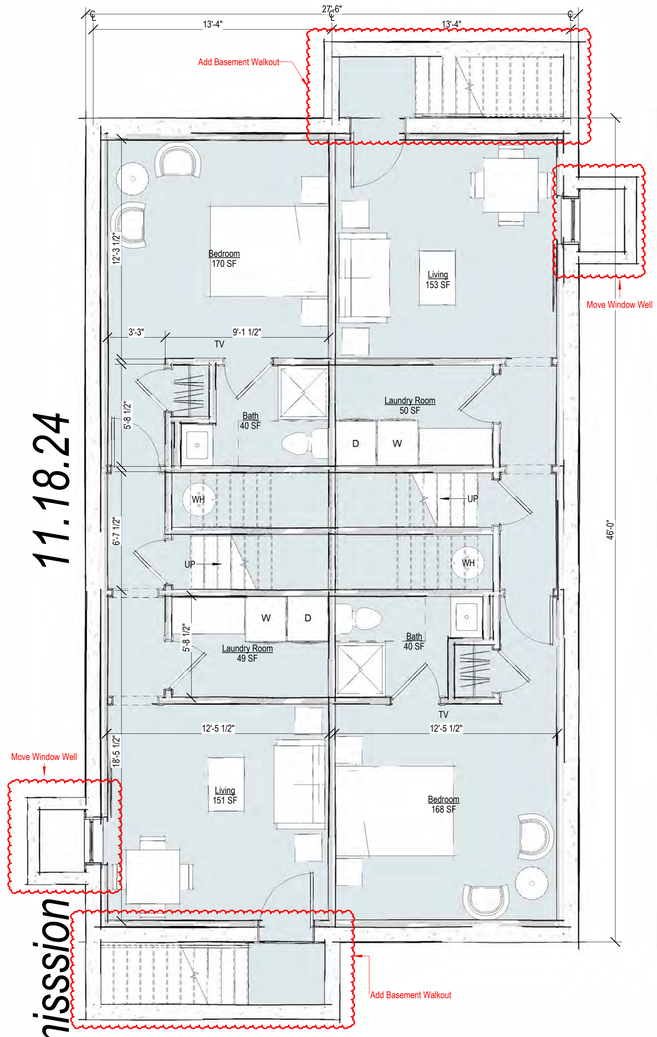
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.0.1

2306

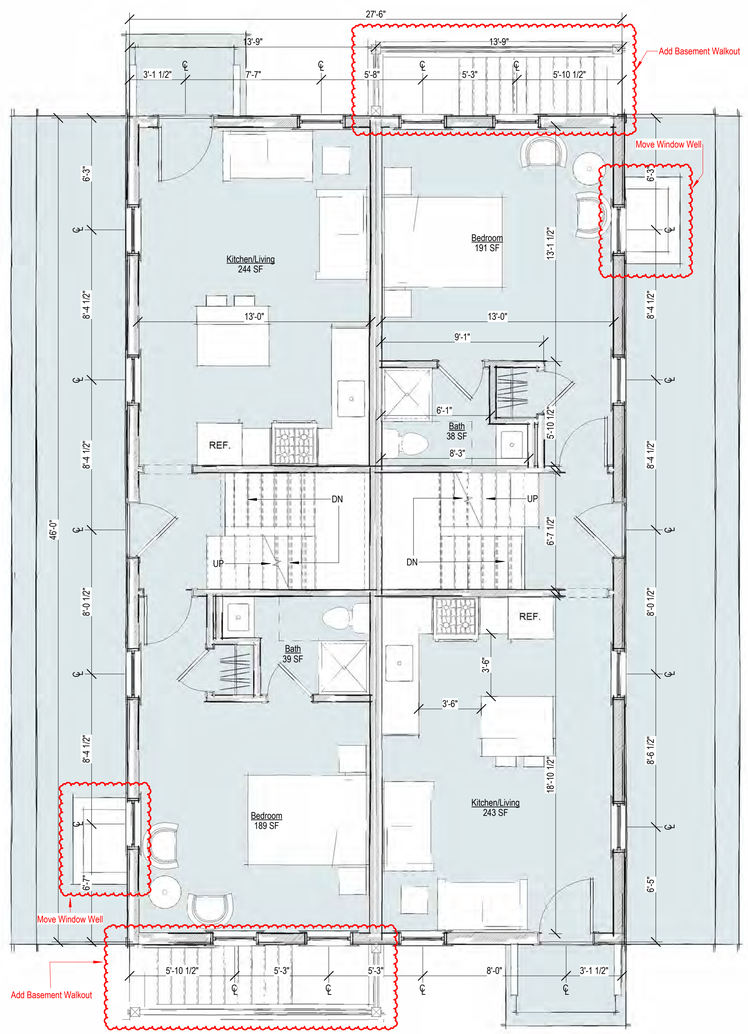
11.18.24

HDC Submisssion



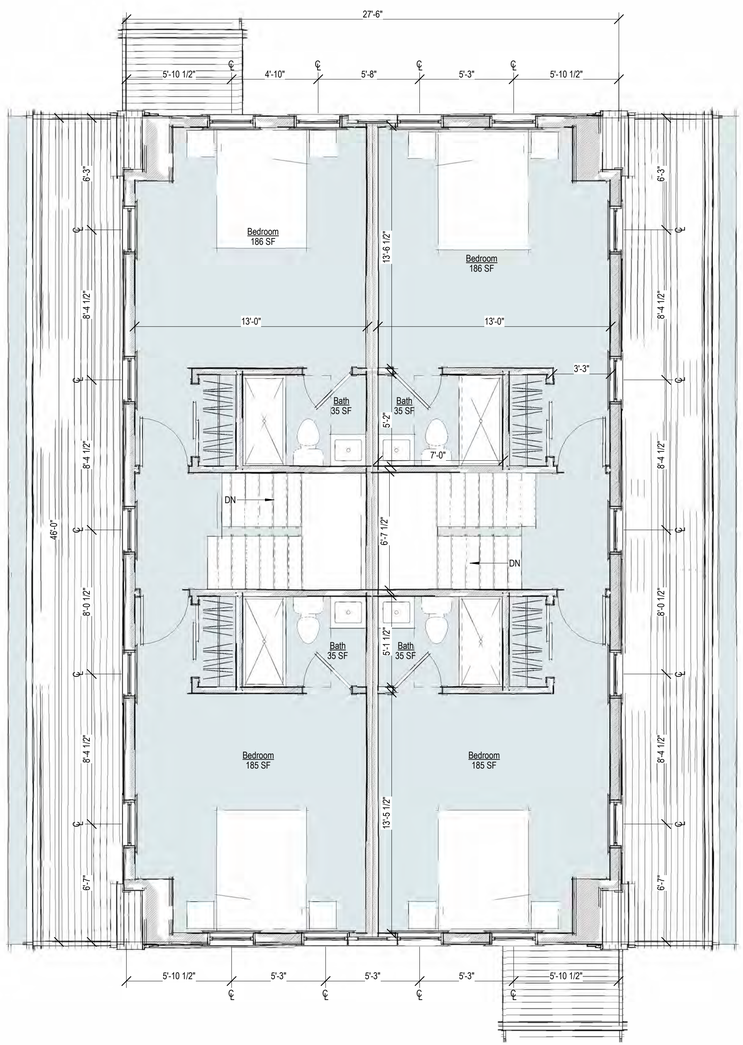
Basement Plan - Proposed

1/4" = 1'-0"



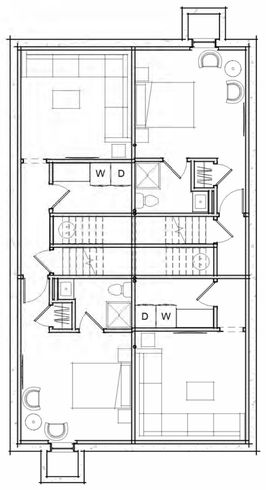
First Floor Plan - Proposed

1/4" = 1'-0"



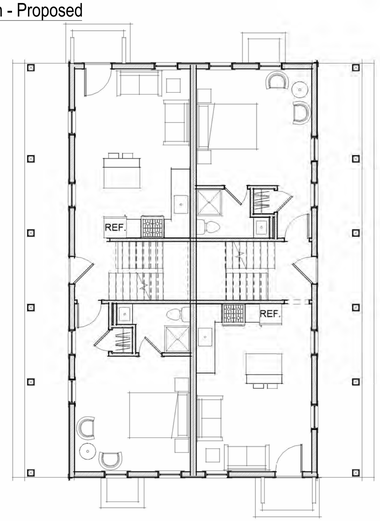
Second Floor Plan - Proposed NO CHANGE THIS LEVEL

1/4" = 1'-0"



Prev. HDC - Baseman Floor

1/8" = 1'-0"



Prev. HDC - First Floor Plan

1/8" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6,989 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	1,287 SQFT
Total Proposed G.C.:	1,287 SQFT

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SHEET INDEX

G.0.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations

Revisions

Revision 1 Date 1

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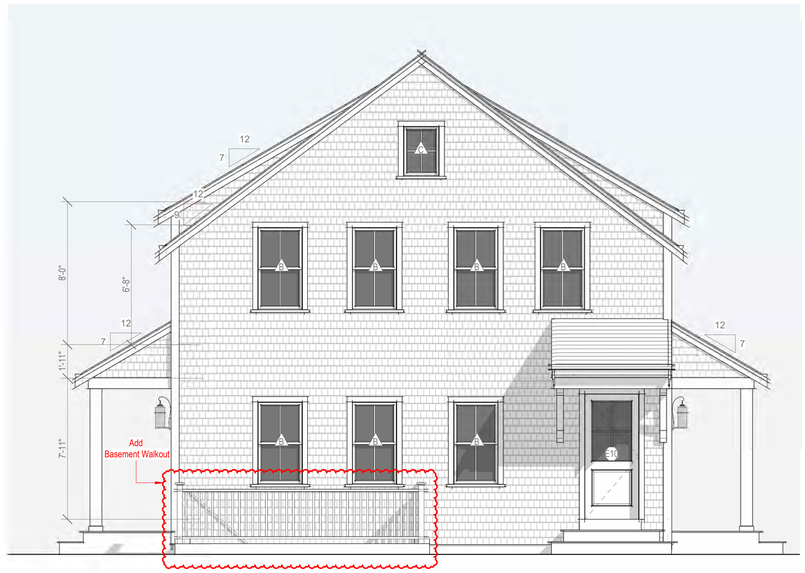
A.1.1

2306

11.18.24

HDC Submisssion



North Elevation - Proposed

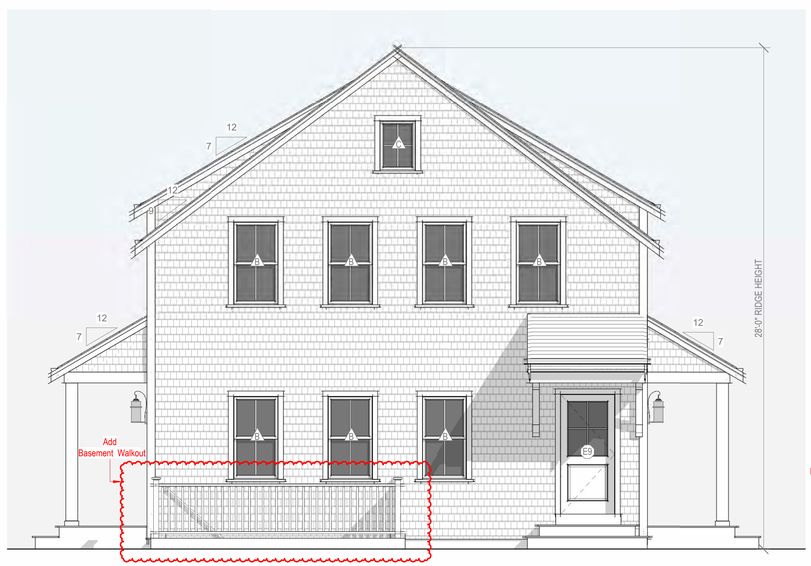
1/4" = 1'-0"



West Elevation - Proposed

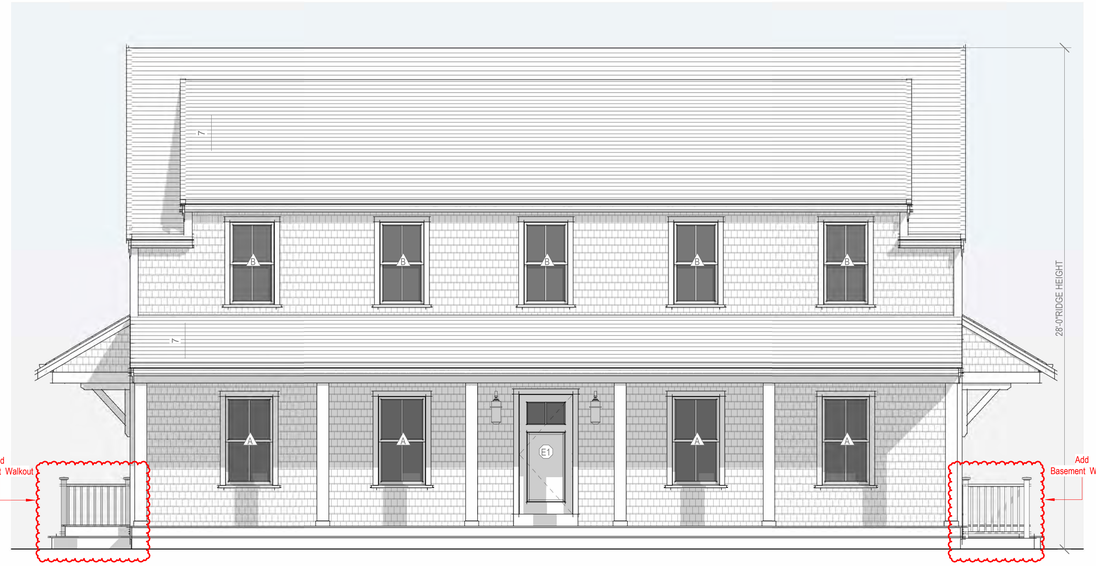
1/4" = 1'-0"

REQUEST TO CHANGE TRIM COLOR FROM
NATURAL TO GREY



South Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6,989 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	1,287 SQFT
Total Proposed G.C.:	1,287 SQFT

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SHEET INDEX

G.0.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations

Revisions

Revision 1	Date 1

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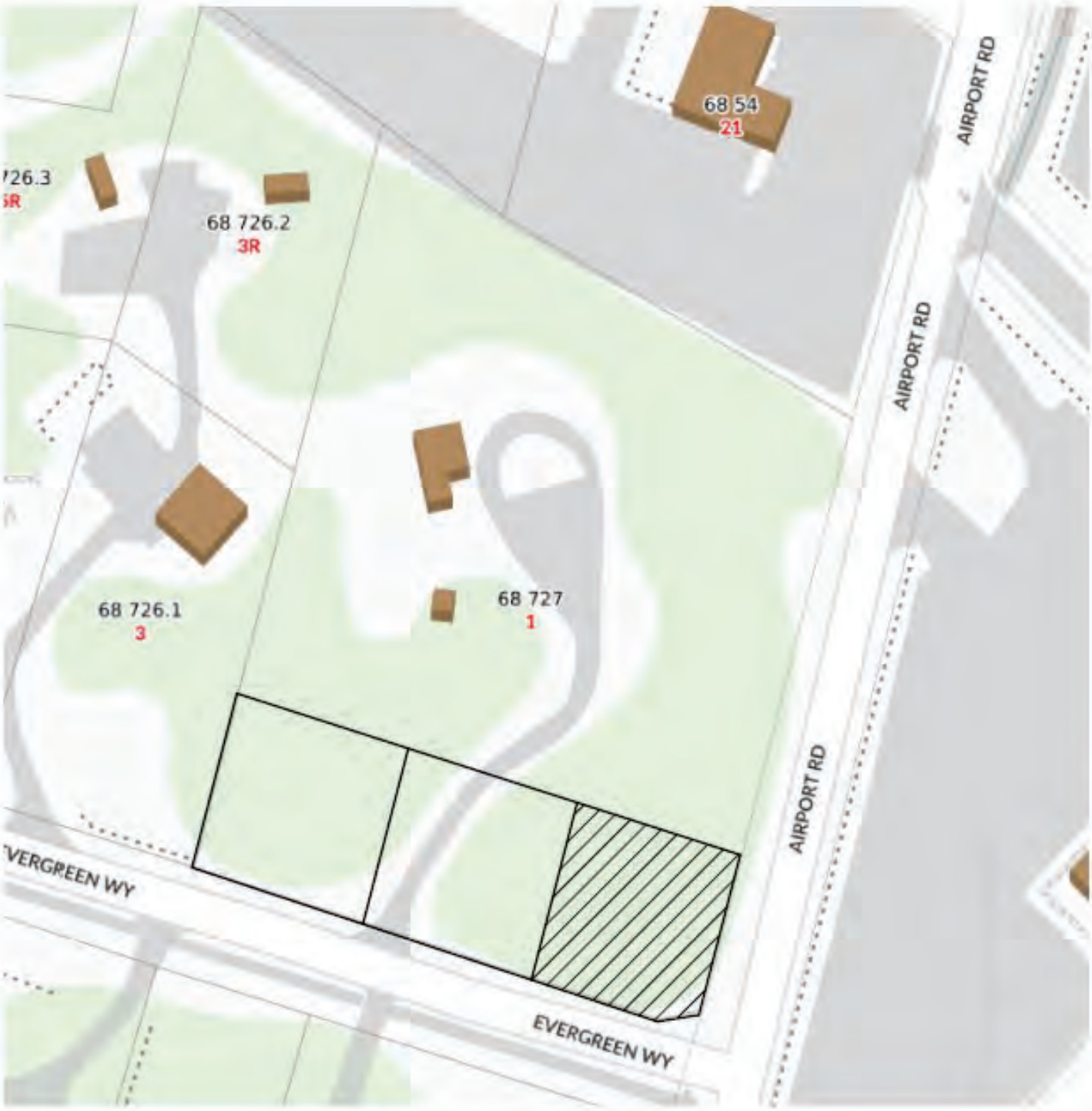
A.2.1

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3



Locus Map

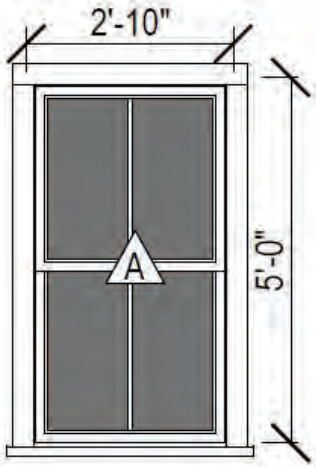
1/4" = 1'-0"



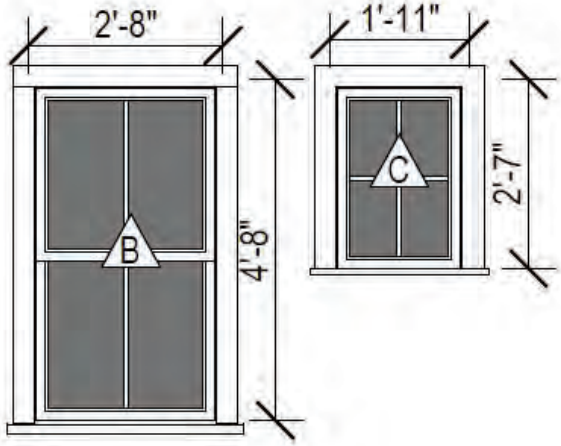
4 Light 1 Panel Door
SDL



2 Panel Door



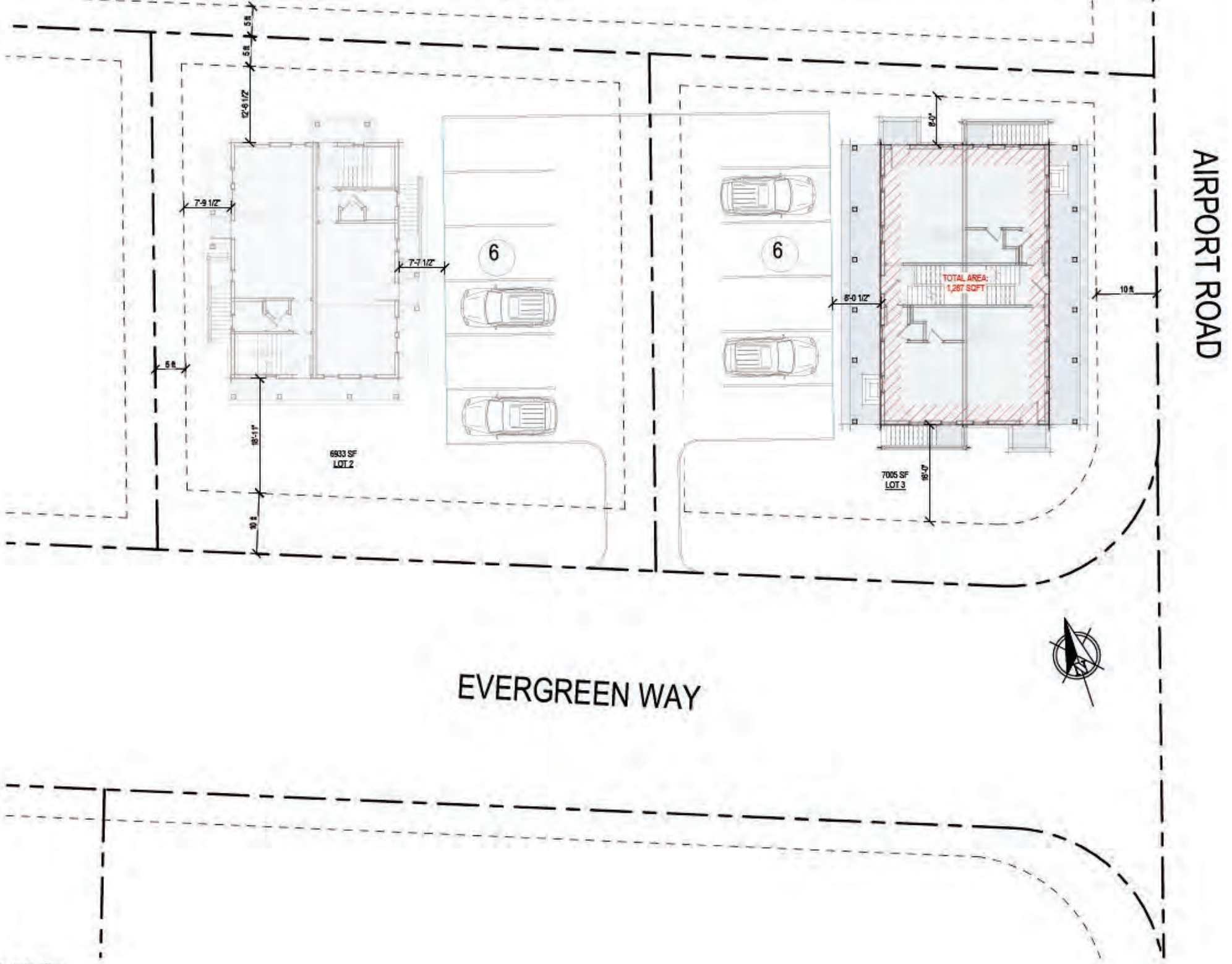
Double Hung
2/2 SDL



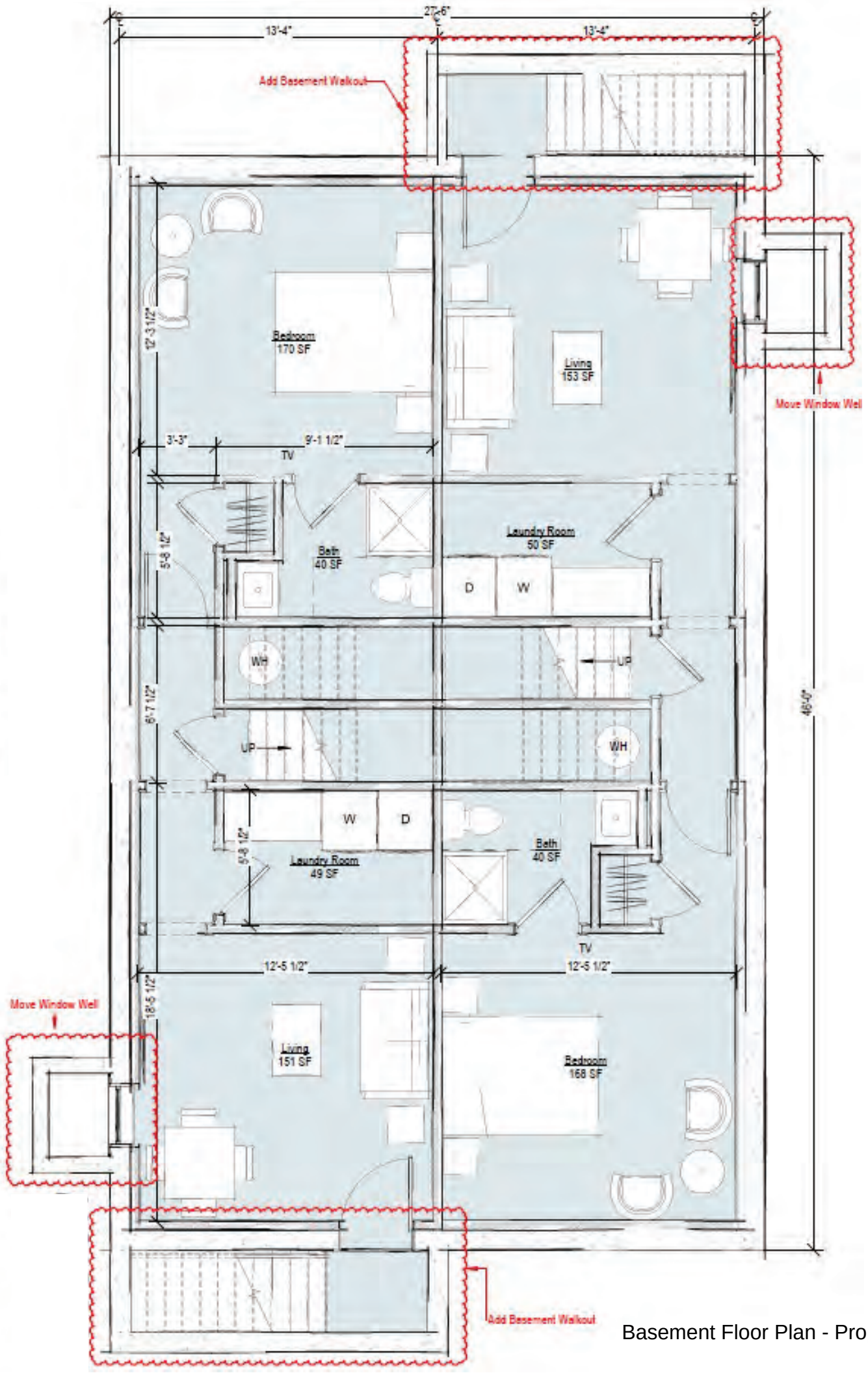
Double Hung
2/2 SDL

Exterior Door and Window Schedule

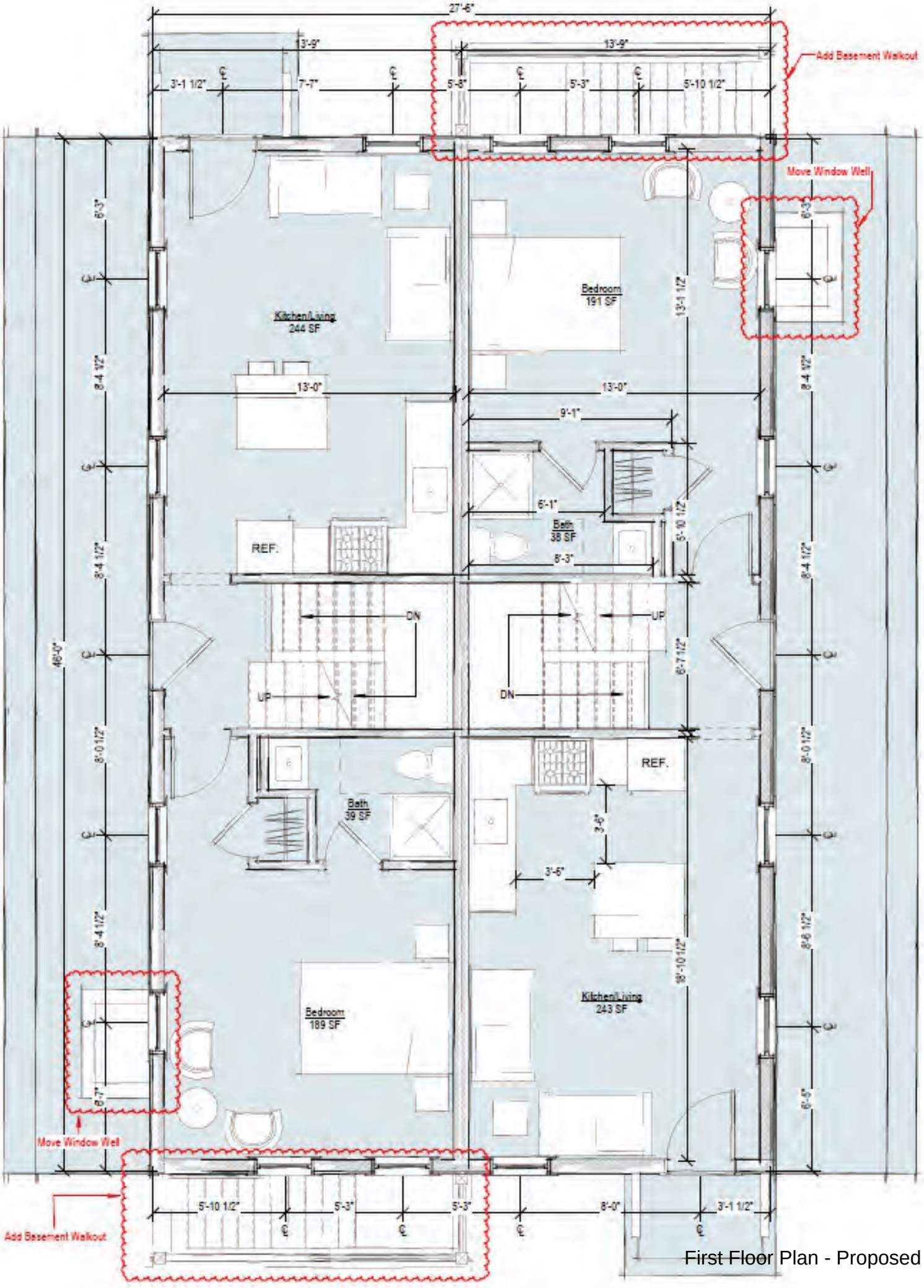
1/4" = 1'-0"



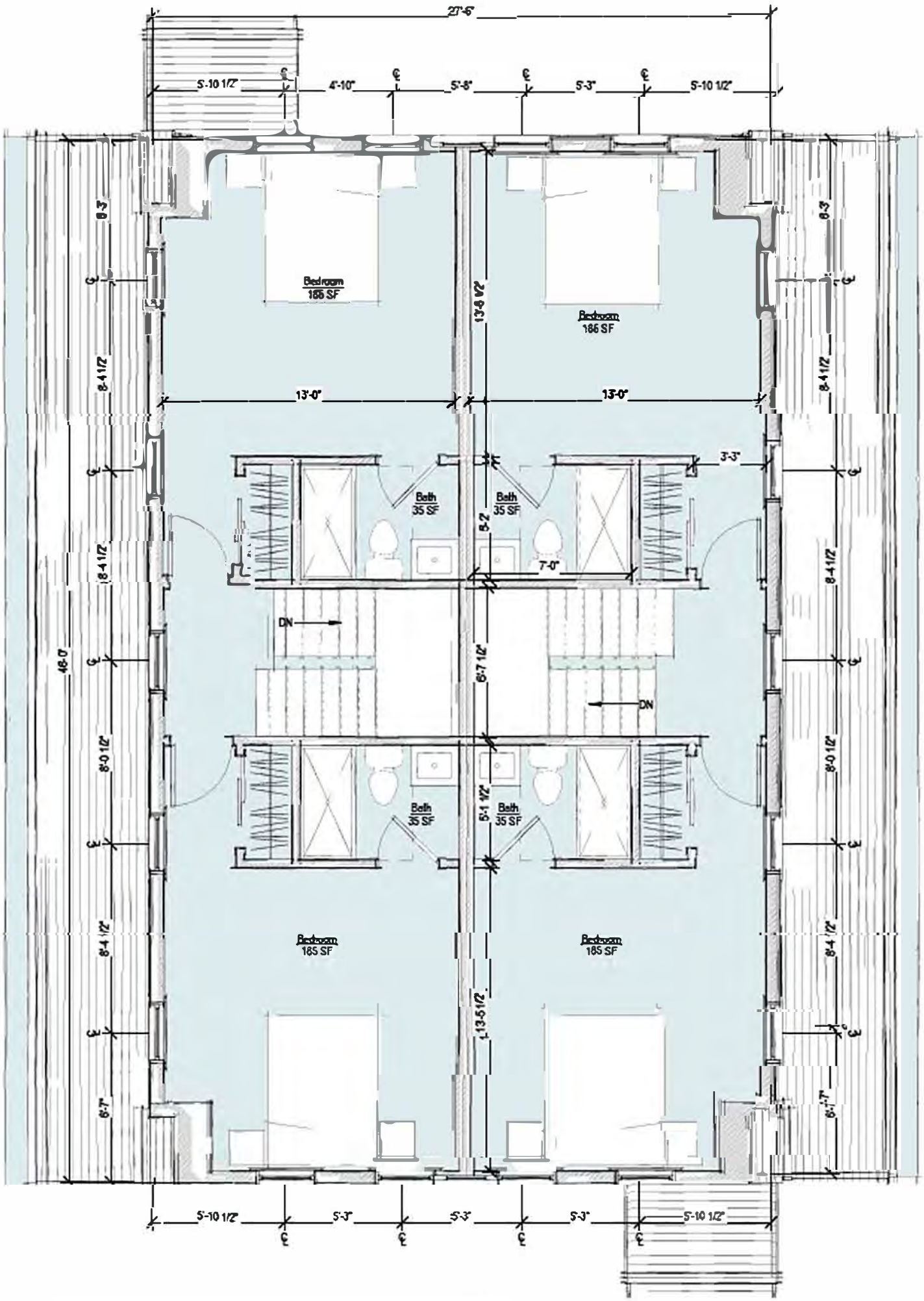
1 Site Plan
3/32" = 1'-0"



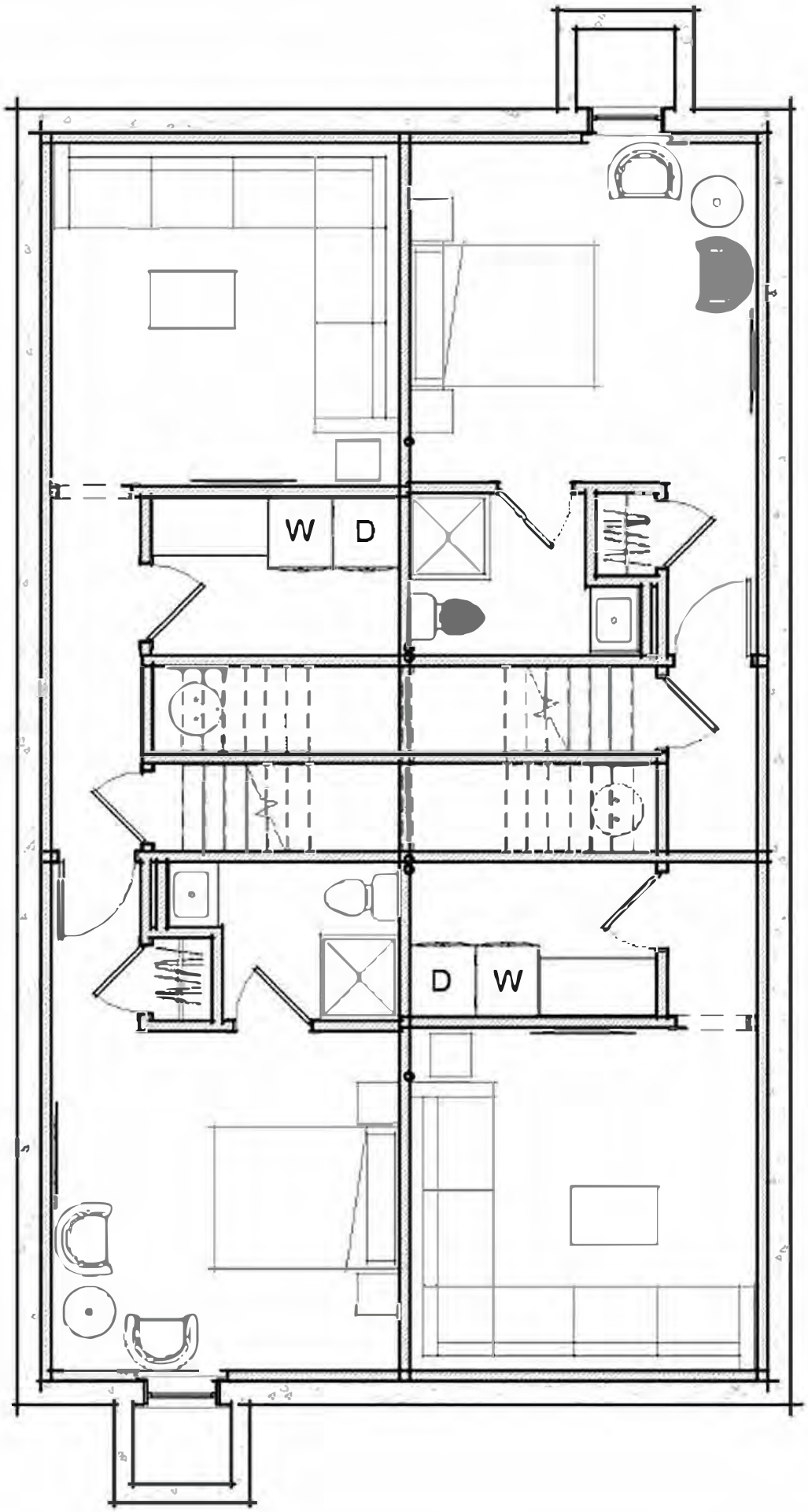
Basement Floor Plan - Proposed



First Floor Plan - Proposed

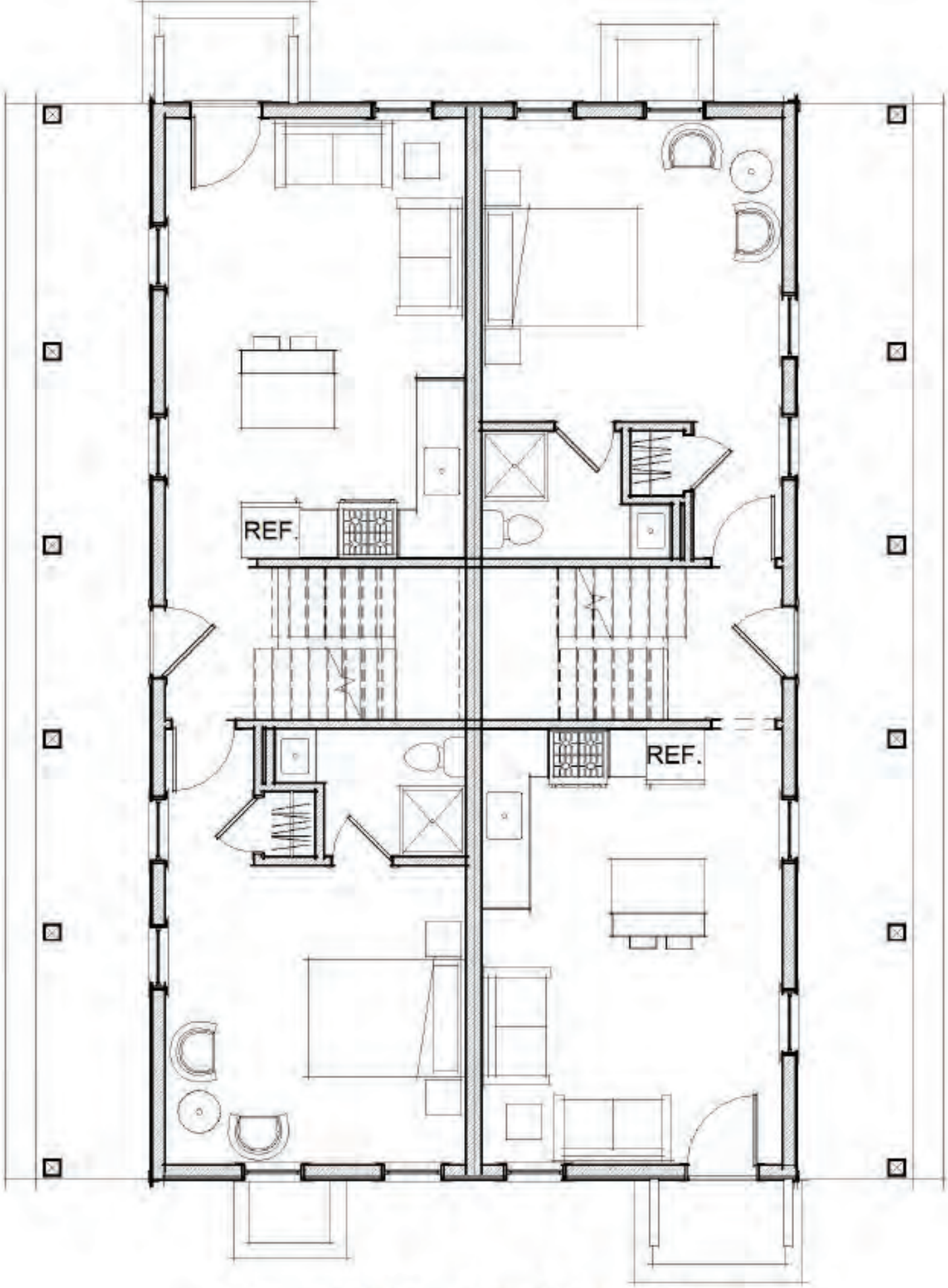


Second Floor Plan - Proposed



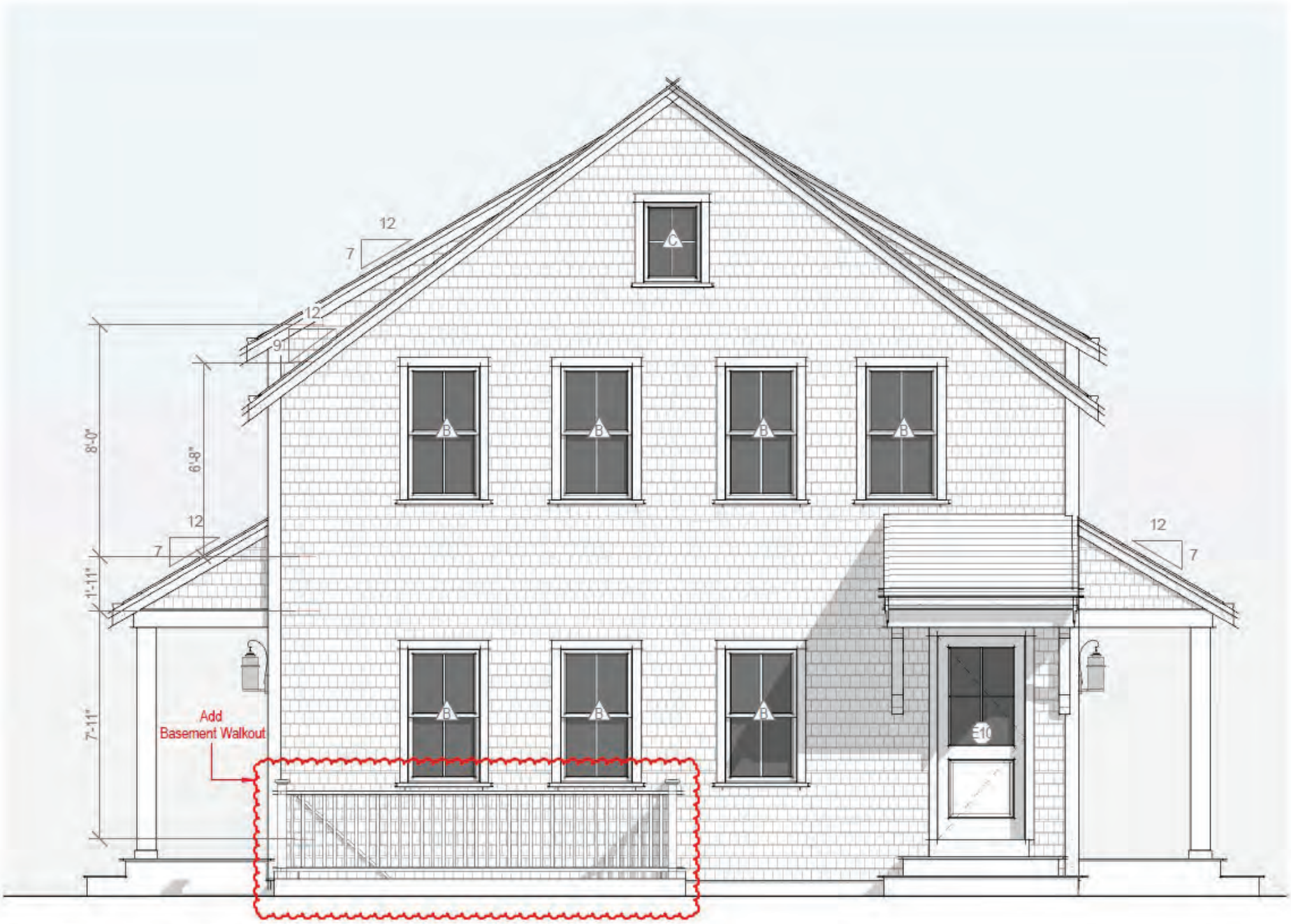
Prev. HDC - Basement Floor

1/8" = 1'-0"



Prev. HDC - First Floor Plan

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

REQUEST TO CHANGE TRIM COLOR FROM NATURAL TO GREY



West Elevation - Proposed

1/4" = 1'-0"

REQUEST TO CHANGE TRIM COLOR FROM NATURAL TO GREY



South Elevation - Proposed

1/4" = 1'-0"

REQUEST TO CHANGE TRIM COLOR FROM NATURAL TO GREY



East Elevation - Proposed

1/4" = 1'-0"

REQUEST TO CHANGE TRIM COLOR FROM NATURAL TO GREY

CERTIFICATE NO: _____ DATE ISSUED: 8/8/24

HDC2024-07-10768

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 727

Street & Number of Proposed Work: 1 Evergreen Way Lot 3

Owner of record: Nantucket Safe Harbor for Animals Inc

Mailing Address: PO Box 2844
Nantucket, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

CO1332

Date application received: 7/3/24 Fee Paid: $ 513.70

Must be acted on by: 8/30/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Main gables, add gable vents or appropriate proportioned 4-lite fixed windows. East & West elevations, align 2nd floor windows (over fenestration below.)

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 46'0" Sq. Footage 1st floor: 1,283 sf Decks/Patio: Size: 46'x 6' ☑ 1st floor ☐ 2nd floor

Width: 27'6" Sq. footage 2nd floor: 1,283sf Size: 7'x 4' ☐ 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 28'0" 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 9 /12 Secondary Mass _____/12 7 Dormer _____/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 _____

Gutters: ☐ Wood ☑ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): Aluminum

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 5½"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 4Lite/1Panel Rear 4 Lite/1 panel Side 4 Lite / 1 Panel

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 Charcoal

Trim Natural Sash Black Doors 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 7/6/24 Signature of owner of record _____ Signed under penalties of perjury

NiSHA

1 Evergreen Way
Duplex - Lot 3

09.17.24

HDC Submisssion



North



East



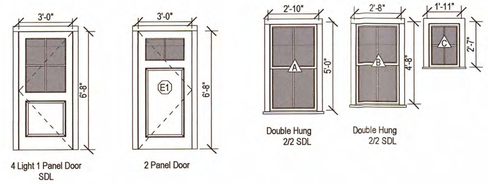
South



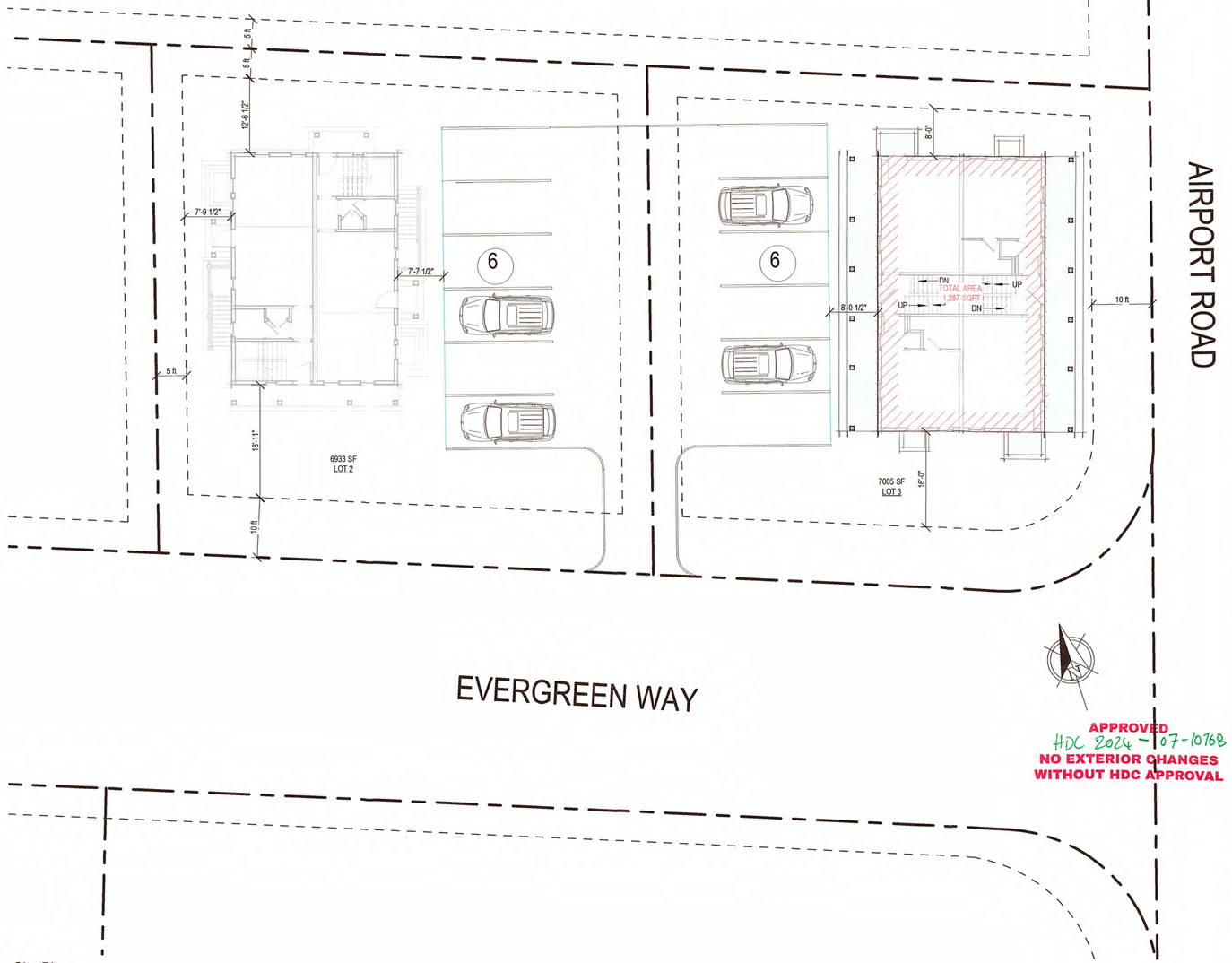
West



Locus Map
1/4" = 1'-0"



Exterior Door and Window Schedule
1/4" = 1'-0"



1 Site Plan
3/32" = 1'-0"

APPROVED
HDC 2024-07-10768
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
NOV 21 2024
By

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6,989 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	1,287 SQFT
Total Proposed G.C.	1,287 SQFT

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

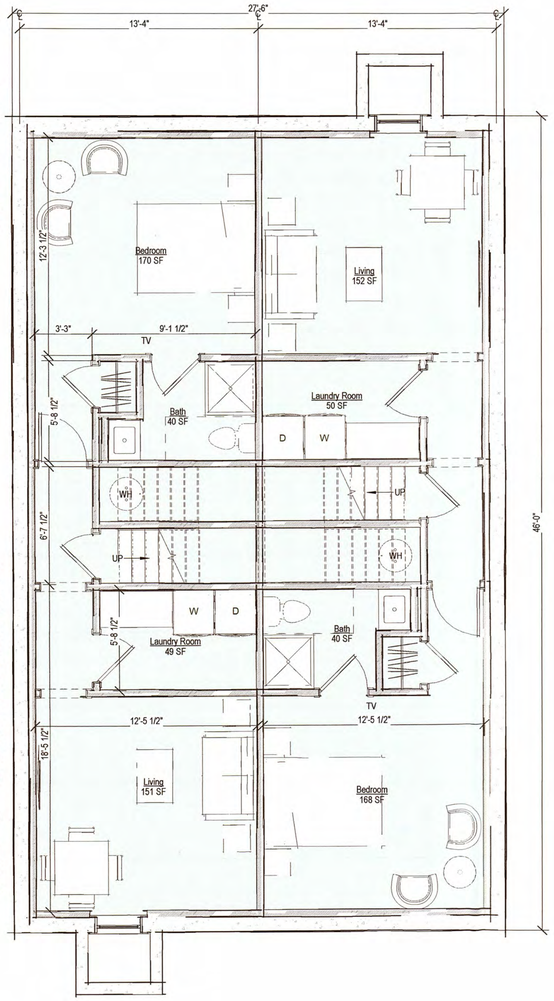
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

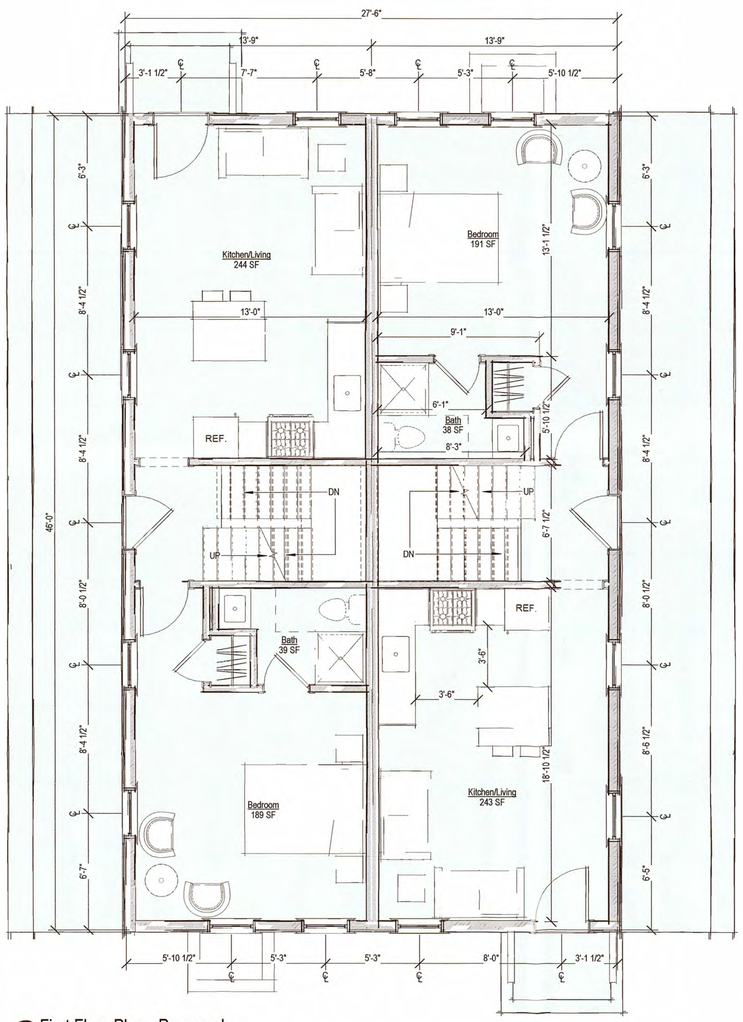
G.0.1
2306

09.17.24

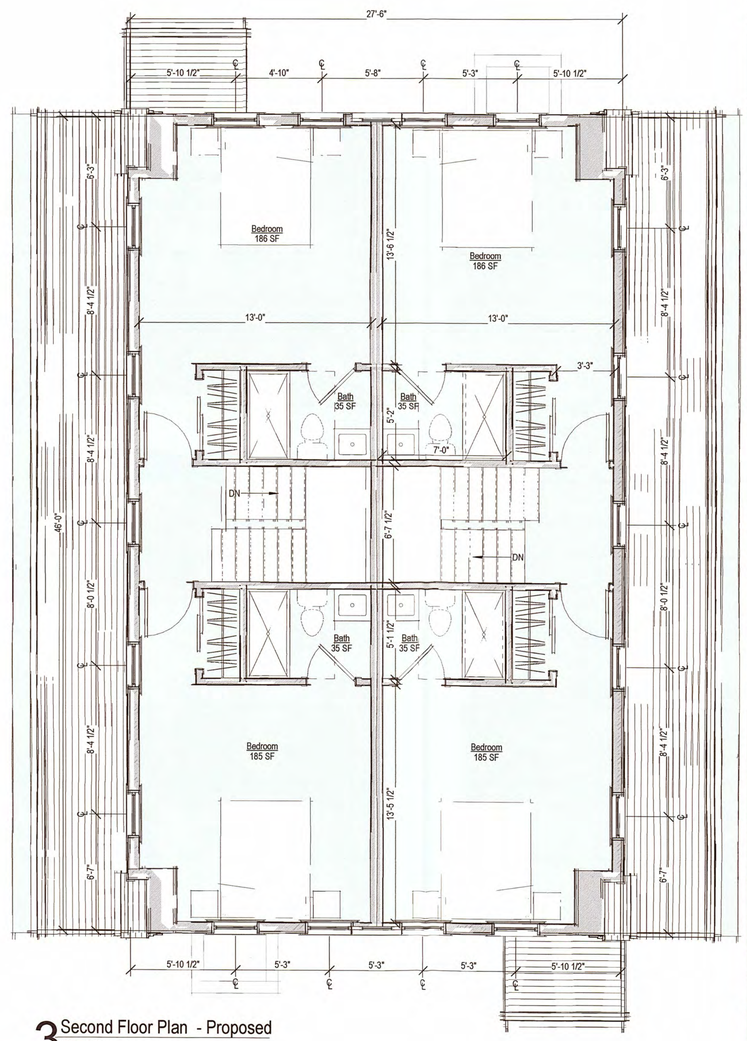
HDC Submisssion



1 Basement Plan - Proposed
1/4" = 1'-0"



2 First Floor Plan - Proposed
1/4" = 1'-0"



3 Second Floor Plan - Proposed
1/4" = 1'-0"

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1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6,989 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	1,287 SQFT
Total Proposed G.C.:	1,287 SQFT

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Revisions

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A.1.1
2306

09.17.24

HDC Submisssion



1 West Elevation - Proposed
1/4" = 1'-0"



Prev. HDC - West Elevation
1/8" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"



Prev. HDC - East Elevation
1/8" = 1'-0"

APPROVED
HDC 2024-07-1068
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4999
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6,989 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	1,287 SQFT
Total Proposed G.C.:	1,287 SQFT

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Revisions

Revision 1	Date 1

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A.2.2
2306

09.17.24

HDC Submisssion



1 North Elevation - Proposed
1/4" = 1'-0"



Prev. HDC - North Elevation
1/8" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



Prev. HDC - South Elevation
1/8" = 1'-0"

APPROVED
HDC 2024-07-10768
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6,989 SQF
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Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	1,287 SQFT
Total Proposed G.C.:	1,287 SQFT

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RECEIVED
NOV 21 2024
By

Revisions

Revision 1	Date 1

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A.2.1
2306

09.17.24

HDC Submisssion



NE Perspective



NW Perspective



SE Perspective



SW Perspective

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4955
www.emeritusltd.com

Perspectives

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage	50'
Front Setback:	10'
Side/Rear Setback	5'/10'
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Proposed G.C.:	1,287 SQFT
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Revisions

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 28

Street & Number of Proposed Work: 23 POND VIEW DRIVE

Owner of record: Mr. Charlie Sapinaro

Mailing Address: 23 POND VIEW DRIVE
NANTUCKET, MA. 02552

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux NAG

Mailing Address: PO BOX 1814
NANTUCKET MA

Contact Phone #: 228-5031 X2 E-mail: _____

STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ 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
3. West Elevation
4. North Elevation

REMOVE EXIST ROOF WALK-(ROTTING)
REMOVE EXIST CHIMNEY.

Is there an HDC survey form for 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 11/25/2024 Signature of owner of record _____ Signed under penalties of perjury

NAG NANTUCKET ARCHITECTURE GROUP

November 20, 2024

23 Pond View Drive
Nantucket, Ma 02554

Map: 81 Parcel 28

AUTHORIZATION LETTER

I Charlie Sapienza 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.

11/21/24

Signature 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 Theroux NAG

AS AGENT FOR Mr & Mrs Charles Saponaro

STREET ADDRESS 23 Pond View Drive

MAP/PARCEL 51 / 28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/25/2024

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

11/25/24

Date

23 POND VIEW DR

Location	23 POND VIEW DR	**Mblu**	81/ / 28/ /
Acct#	00007791	**Owner**	DELASCASAS GUILLERMO
Assessment	$2,378,700	**PID**	7791
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$997,600	$1,381,100	$2,378,700

Owner of Record

Owner	DELASCASAS GUILLERMO	**Sale Price**	$1,497,500
Co-Owner		**Certificate**	
Address	1205 N GARFIELD ST APT 309 ARLINGTON, VA 22201	**Book & Page**	C25321/0
		Sale Date	09/10/2014
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
DELASCASAS GUILLERMO	$1,497,500		C25321/0	00	09/10/2014
TORPIE JENNIFER ETAL	$0		C25226/0	99	06/04/2014
HOLTZ DENNIS A TRST	$0		C25204/0	99	05/07/2014
TORPIE RICHARD J	$0		C19423/0	99	05/01/2000
TORPIE RICHARD JOHN & BARBARA	$0		C10239/0	UNKQ	10/01/1982

Building Information

Building 1 : Section 1

Year Built: 1979
Living Area: 2,448
Replacement Cost: $1,008,948
Building Percent Good: 89
Replacement Cost Less Depreciation: $898,000

Building Attributes	
Field	**Description**
Style:	Modern/Contemp
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1

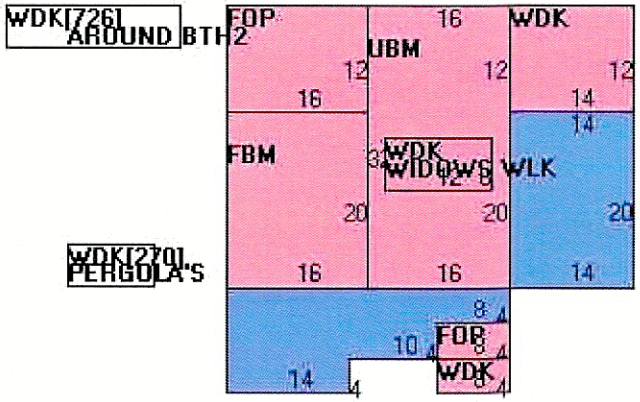
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\03\57\83.jpg)

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	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7791_899

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,392	1,392
FUS	Upper Story, Finished	832	832
FBM	Basement, Finished	320	224
FOP	Porch, Open, Finished	224	0
UBM	Basement, Unfinished	512	0
WDK	Deck, Wood	1,268	0
		4,548	2,448

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$10,900	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG2
Neighborhood	550
Alt Land Appr	No
Category	

Land Line Valuation

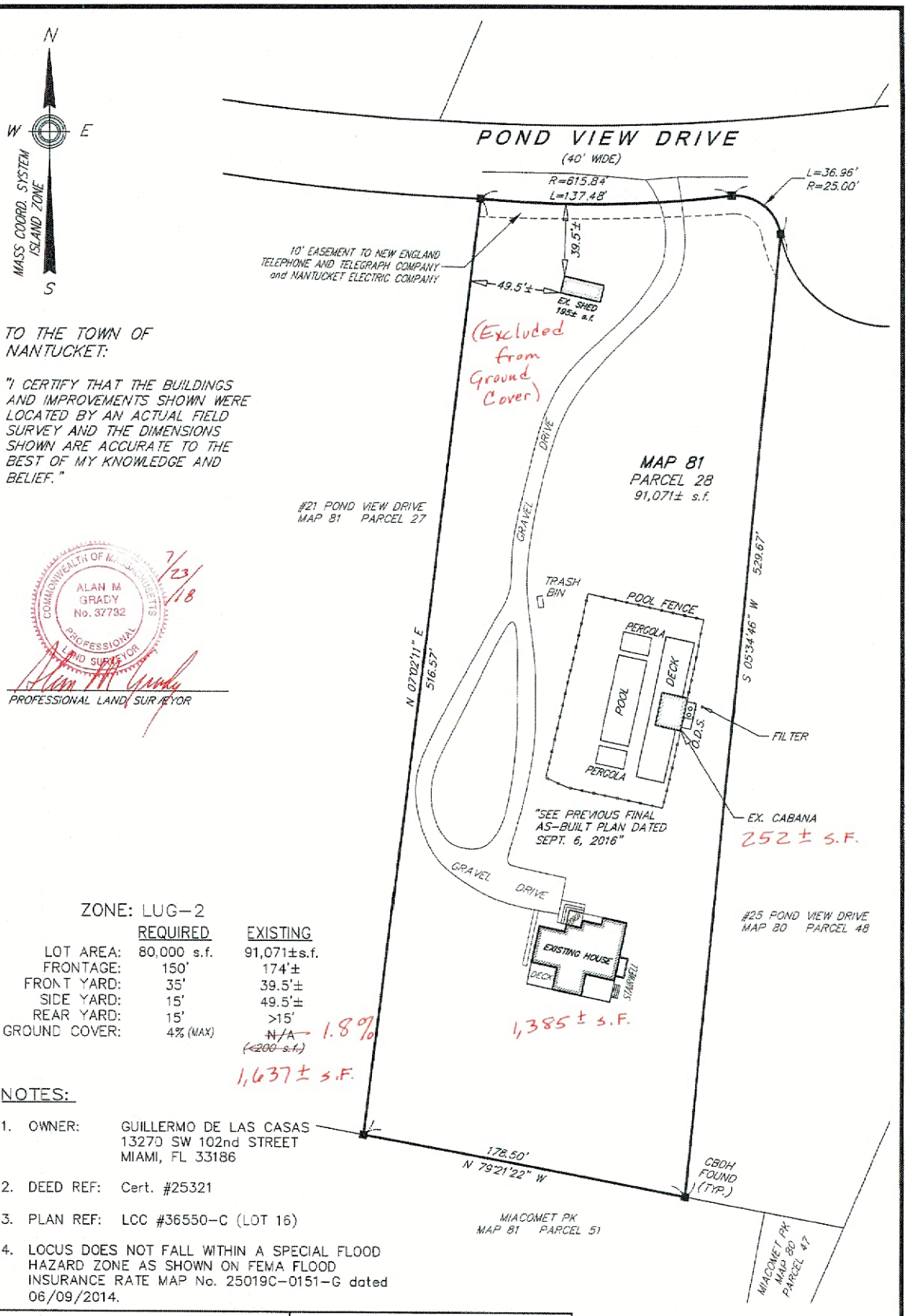
Size (Acres)	2.1
Frontage	0
Depth	0
Assessed Value	$1,381,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SPL3	GUNITE			768.00 S.F.	$76,700	1
BTH2	W/PLUMBING			83.00 S.F.	$10,900	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**



TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDINGS AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
7/23/18

PROFESSIONAL LAND SURVEYOR

ZONE: LUG-2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	91,071±s.f.
FRONTAGE:	150'	174'±
FRONT YARD:	35'	39.5'±
SIDE YARD:	15'	49.5'±
REAR YARD:	15'	>15'
GROUND COVER:	4% (MAX)	~~N/A~~ 1.8% (~~<200 s.f.~~) 1,637 ± s.F.

NOTES:

1. OWNER: GUILLERMO DE LAS CASAS
   13270 SW 102nd STREET
   MIAMI, FL 33186
2. DEED REF: Cert. #25321
3. PLAN REF: LCC #36550-C (LOT 16)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0151-G dated 06/09/2014.

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

SHED AS-BUILT PLAN

IN NANTUCKET, MASSACHUSETTS

Prepared for:

GUILLERMO DE LAS CASAS

#23 POND VIEW DRIVE

MAP 81 PARCEL 28

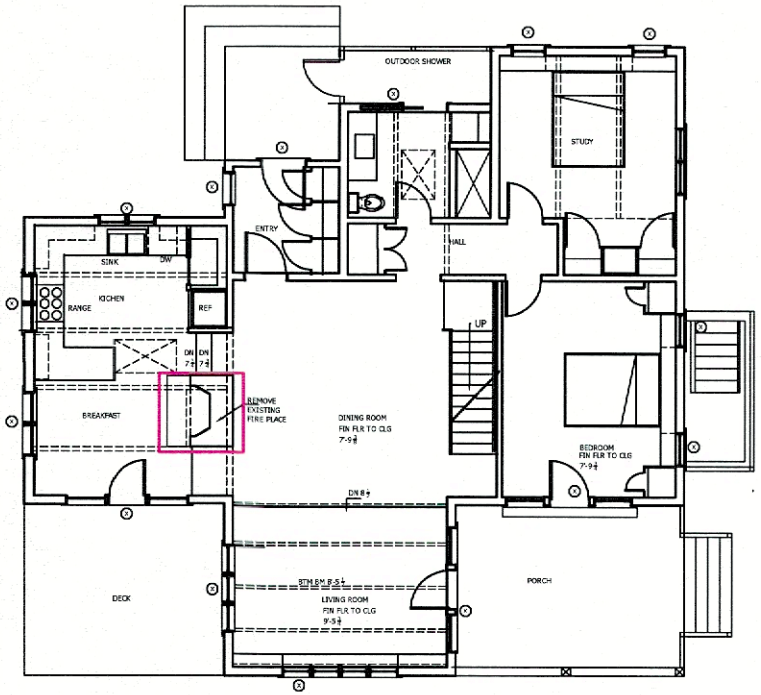
PLAN SCALE

0 10 20 30 40 50 75 100 150

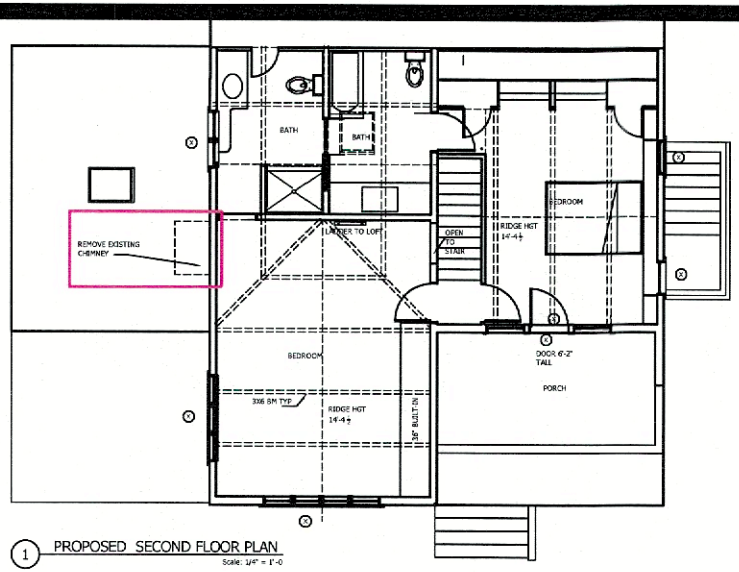
1 inch = 50 feet

Date:	Drawn:	Checked:
JULY 23, 2018	ERC/BEI	AMG

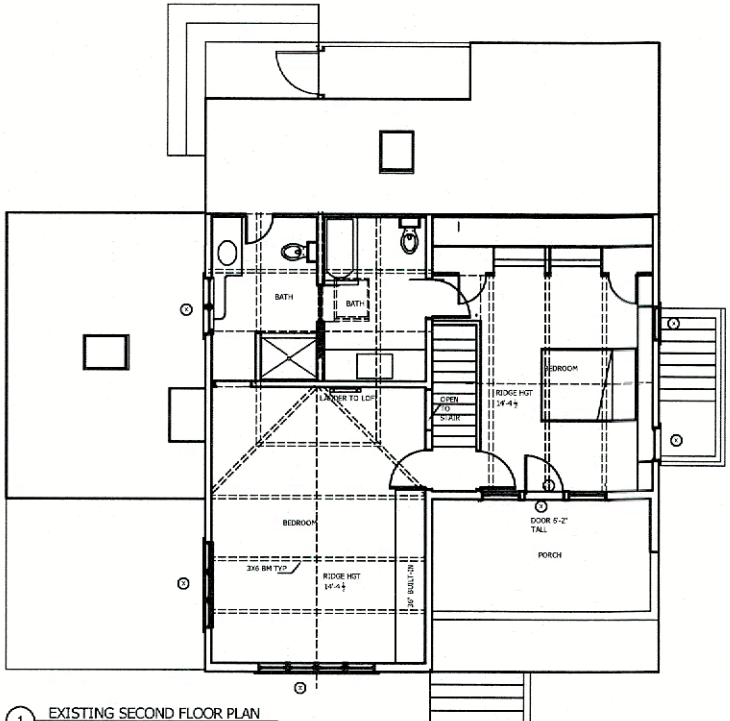
S:\Autocad Drawings\Nantucket\Pond View Drive\23 Pond View Drive\23 Pond View Drive - Shed AB.dwg



1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0



1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0



1 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 RONOVATIONS FOR:
CHARLIE SAPONARO
23 POND VIEW DRIVE
NANTUCKET, MA. 02554
MAP: 81 PARCEL: 28

EXISTING EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS: 2410.25
REVISIONS:
REVISIONS:
REVISIONS:
D/B:
2408.24

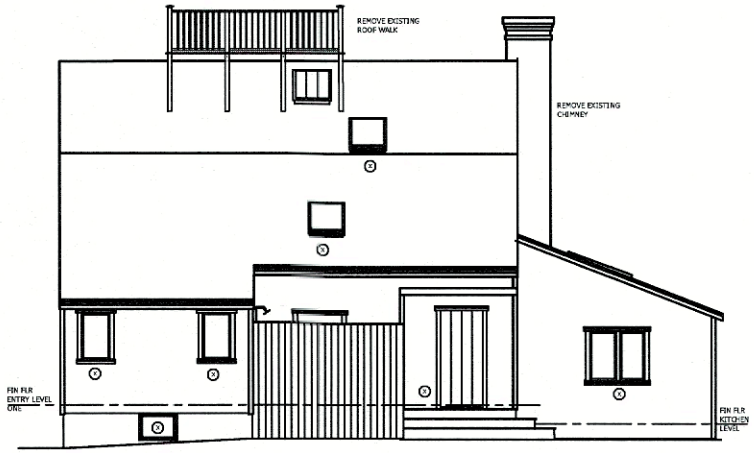
HDCA1



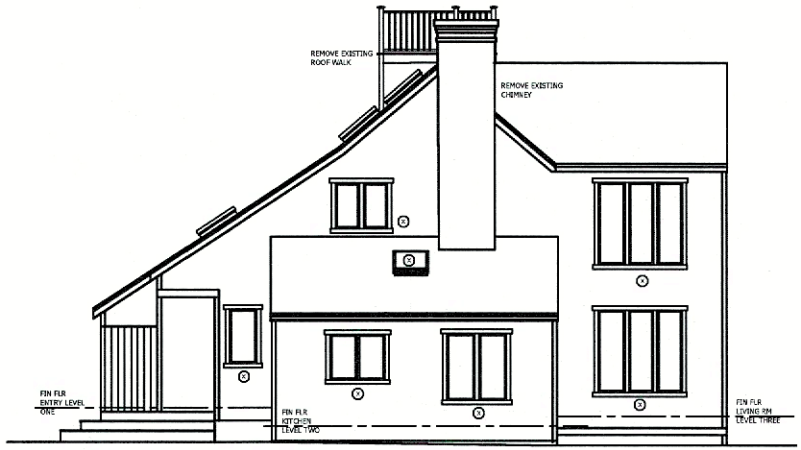
1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0



1 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0



1 NORTH ELEVATION
Scale: 1/4" = 1'-0



1 WEST ELEVATION
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
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NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITIONS RONOVATIONS FOR:
CHARLIE SAPONARO
23 POND VIEW DRIVE
NANTUCKET, MA. 02554
MAP: 81 PARCEL: 28

EXISTING EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2410.25
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	2408.24

HDCA2



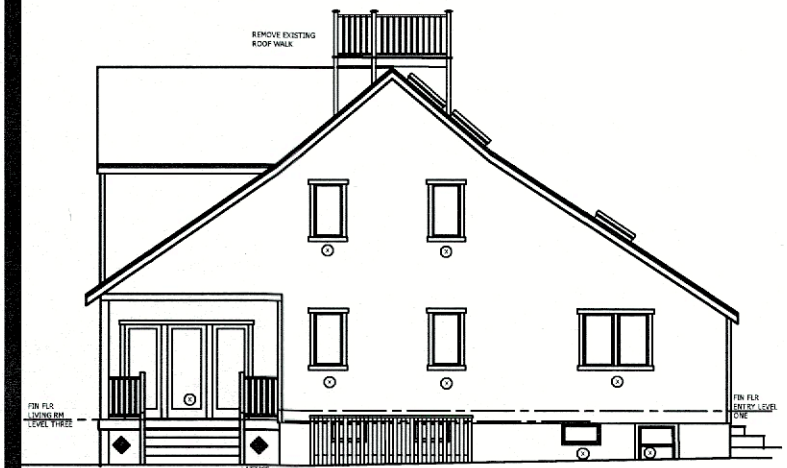
1 PROPOSED EAST ELEVATION

Scale: 1/4" = 1'-0



1 PROPOSED SOUTH ELEVATION

Scale: 1/4" = 1'-0



1 EAST ELEVATION

Scale: 1/4" = 1'-0



1 SOUTH ELEVATION

Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITIONS RONOVATIONS FOR:
CHARLIE SAPONARO
23 POND VIEW DRIVE
NANTUCKET, MA. 02554
MAP: 81 PARCEL: 28

EXISTING EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2410.25
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

2408.24

HDCA3









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 55

Street & Number of Proposed Work: 8 NICANOOSE

Owner of record: NO WORRIES LLC

Mailing Address: 6 NICANOOSE WAY

NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLMEN DESIGN INC.

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: avanolmen@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: 10' Sq. Footage 1st floor: 80' Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 8' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 13'-2" ± South 13'-2" ± East 13'-2" ± West 13'-2" ±

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____

Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ ☒ SDL's (Simulated Divided Lights) Manufacturer TBD.

Doors* (type and material): ☐ TDL ☐ SDL Front 9 LIGHT Rear _____ Side BATTEN

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BRICK Walkways BRICK Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall WW Clapboard (if applicable) — Roof BLACK DECK (TIMEHOUSE)

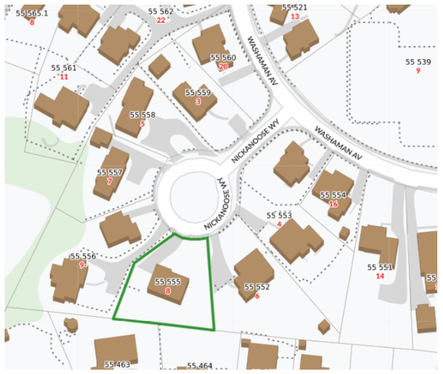
Trim WHITE Sash WHITE Doors WHITE

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 11/25/24 Signature of owner of record _____ Signed under penalties of perjury



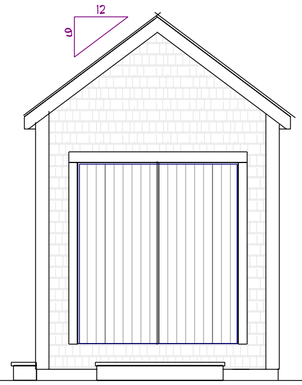


SHED LOCATION





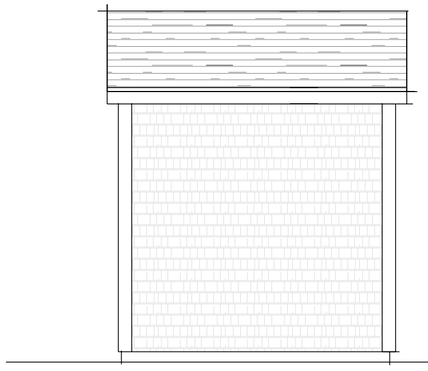
EAST ELEVATION



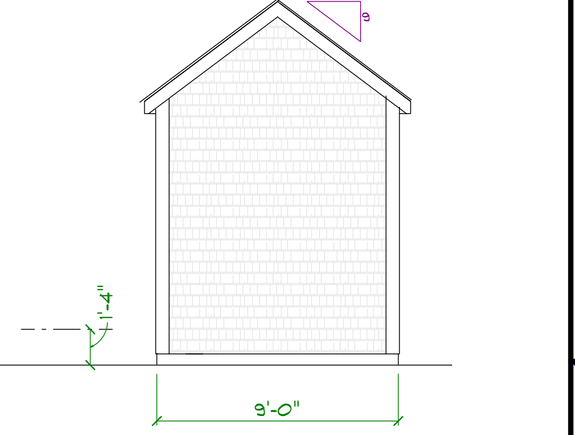
NORTH ELEVATION

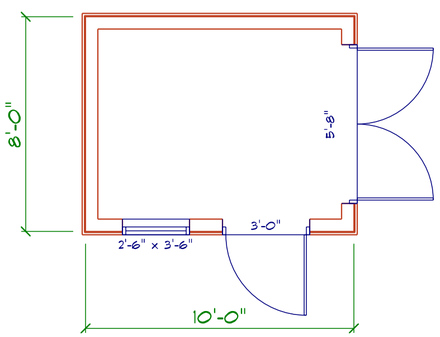


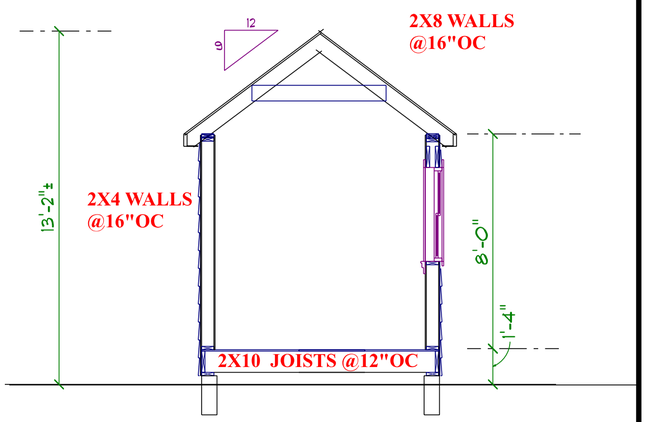
SOUTH ELEVATION



WEST ELEVATION







SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 11-21-24

MEEHAN- 8 NICKANOOSE WAY
PROPOSED SHED

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

n/a 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCJ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

Gmail **Reid Yenor <rkyenor@gmail.com>**

17 and 19 Fairgrounds, Nantucket

1 message

Gerald Platt <gerald.platt@gmail.com> Fri, Aug 23, 2024 at 9:45 AM
To: Dustin Maury <dustin@mauryassociates.com>, rkyenor@gmail.com, Gideon Platt <gideon.platt@gmail.com>, Larry Maury <larrymaury@gmail.com>

To whom it may concern,

Please be advised that I authorize Reid Yenor to represent us in all matters pertaining to the Historic District Commission, in regard to 17 Fairgrounds and 19 Fairgrounds.

Thank you

Gerald Platt

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 156

Street & Number of Proposed Work: 19 Fairgrounds

Owner of record: 19 FGR ACK LLC

Mailing Address: 1324 Lexington Ave STE 245
New York, NY 10128

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Reid Yeaw

Mailing Address: 54 Old South rd
Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkyeaw@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: 74'-0" Sq. Footage 1st floor: 4,070 Decks/Patio: Size: 3x5 ☒ 1st floor ☐ 2nd floor
Width: 30'-0" Sq. footage 2nd floor: 4,070 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6'-0" South 0'-0" East 0'-0" West 0'-0"

Height of ridge above final finish grade: North 28'-4" South 28'-9" East 28'-9" West 28'-9"

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 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7.5 /12 Secondary Mass ____/12 Dormer ____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x8 Soffit (Overhang) 6" Corner boards 5/4x6 Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other Andersen 400
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front 6-Pane/ Rear _____ Side 4-Lite
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Grey
Trim Grey Sash White Doors White
Deck NTW Foundation Grey Fence _____ Shutters _____

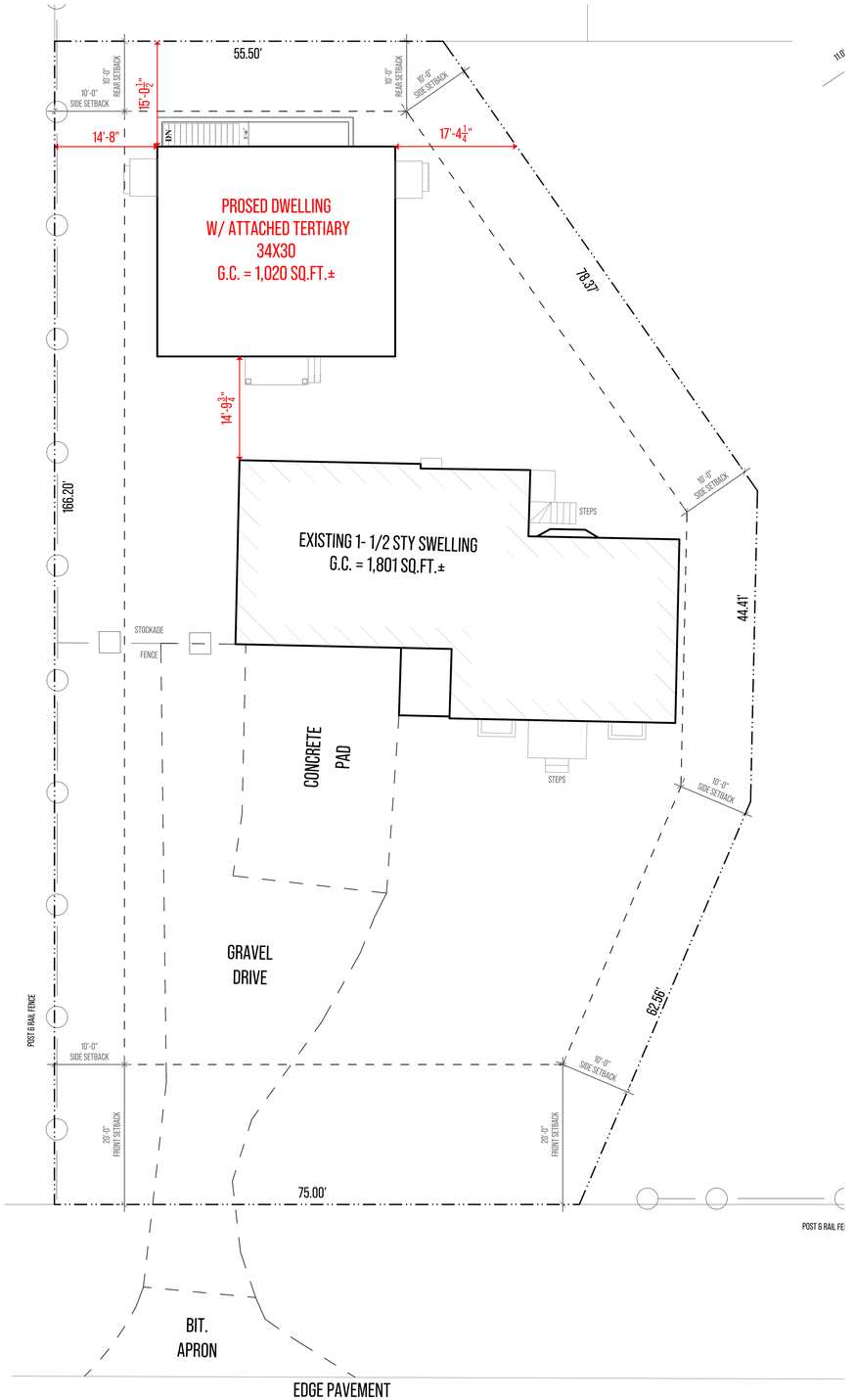
Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/25/2024 Signature of owner of record Reid Yeaw Signed under penalties of perjury



VIEW OF 19 FAIRGROUNDS ROAD FROM PUBLIC WAY

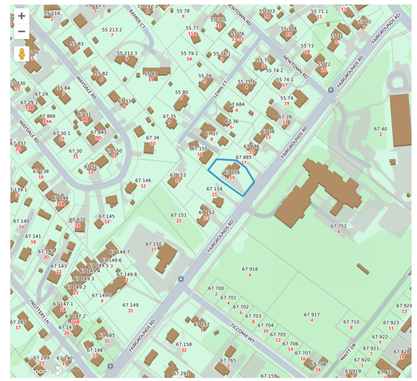


1 SITE PLAN

SCALE : 1:10

N

0' 5' 15' 35'



2 LOCUS MAP

NOTES

ADDRESS: 19 FAIRGROUNDS RD

MAP/PARCEL: 67/156

ZONING CODE: R10

LOT AREA = 14,466 SQ.FT. ±

SETBACKS

FRONT = 20'

SIDE/REAR = 10'

GROUND COVER (25%)

TOTAL ALLOWABLE = 3,616.5 SQ.FT. ±

EXISTING DWELLING = 1,801 SQ.FT. ±

TOTAL AVAILABLE = 1,815.5 SQ.FT. ±

PROPOSED STRUCTURE= 1,020 SQ.FT.±

TOTAL PROPOSED = 2,821 SQ.FT. ±

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
19 FAIRGROUNDS RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
NOVEMBER 25, 2024

PROJECT:
NEW DWELLING

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

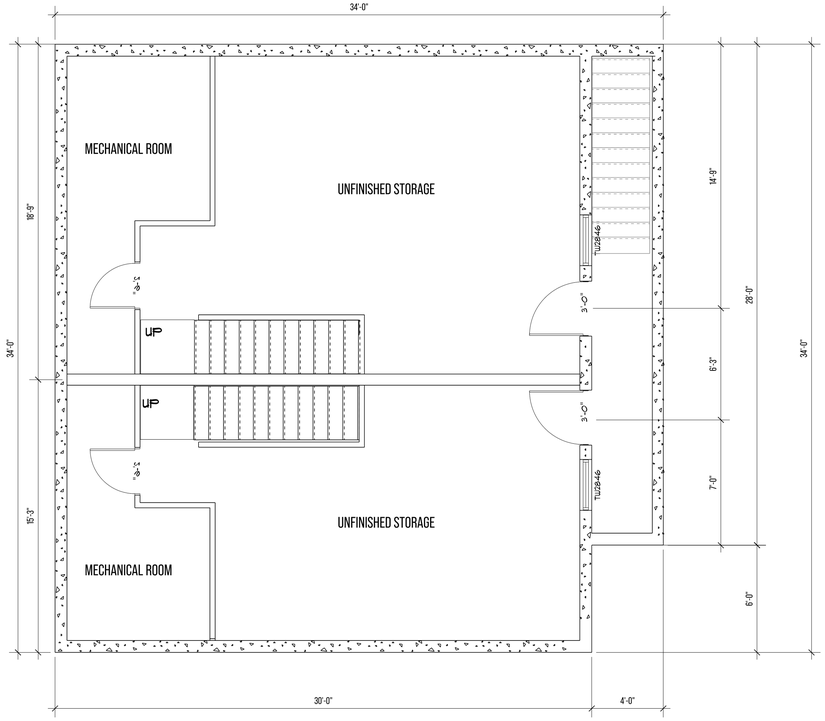
SITE PLAN

SHEET NUMBER

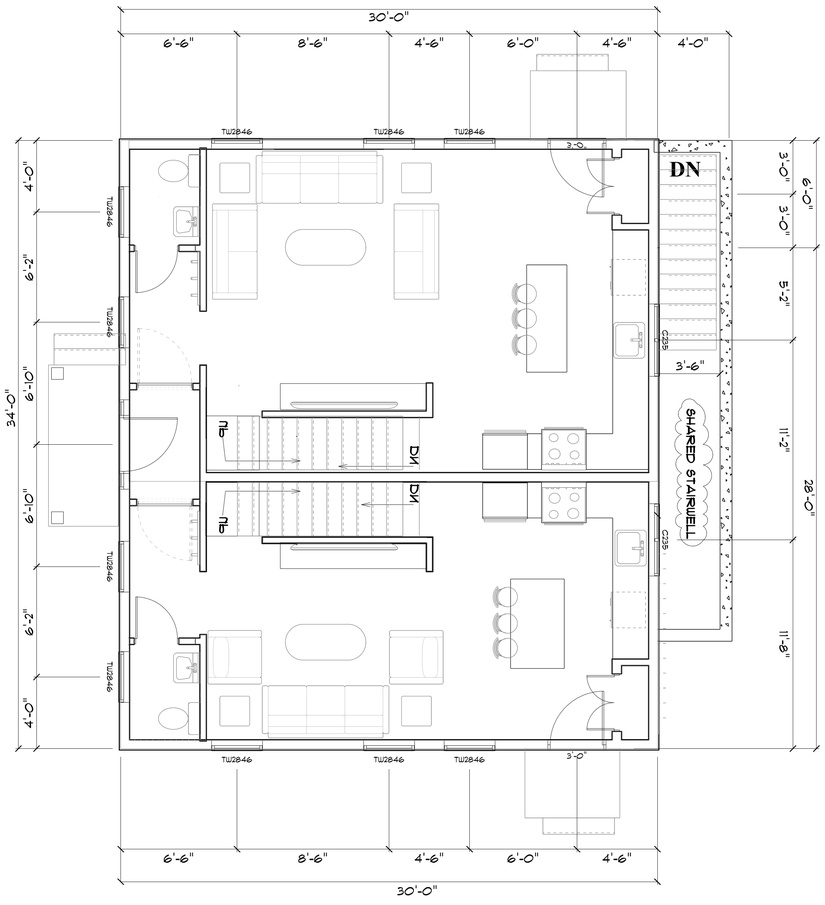
A-0.00

DRAWN BY

REID YENOR



1 BASEMENT
SCALE : $\frac{1}{4}$" = 1



2 FIRST FLOOR (1020 SQ.FT.)
SCALE : $\frac{1}{4}$" = 1

PROJECT INFORMATION

ADDRESS:
19 FAIRGROUNDS RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
NOVEMBER 25, 2024

PROJECT:
NEW DWELLING

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

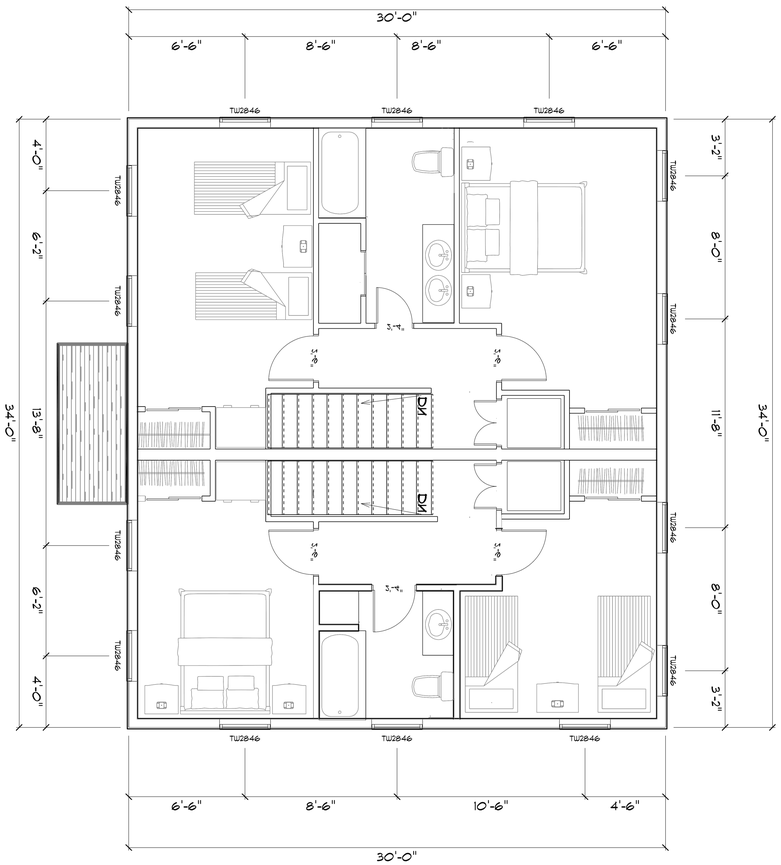
REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE
FLOOR PLAN

SHEET NUMBER
A-1.00

DRAWN BY
REID YENOR



2 SECOND FLOOR (1020 SQ.FT.)
SCALE : $\frac{1}{4}$" = 1

PROJECT INFORMATION

ADDRESS:
19 FAIRGROUNDS RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
NOVEMBER 25, 2024

PROJECT:
NEW DWELLING

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

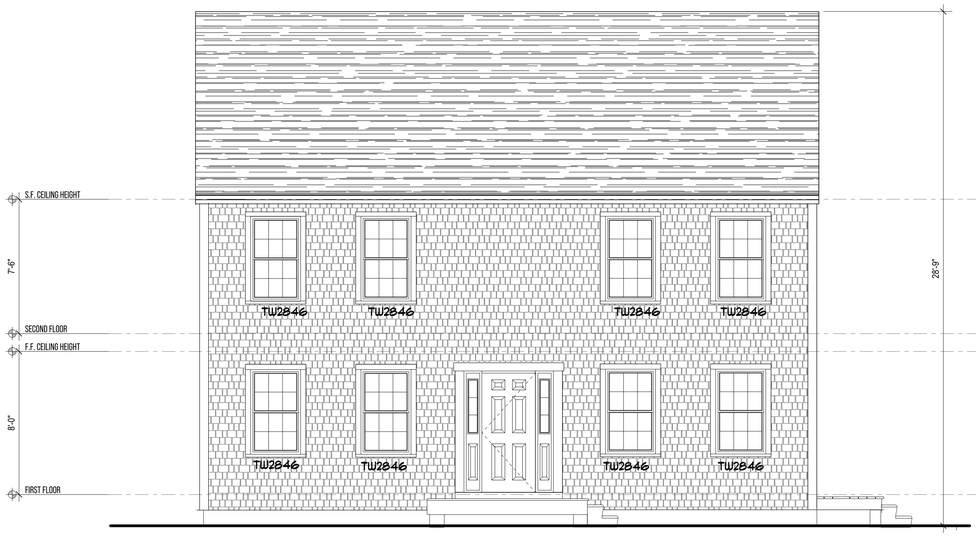
REVISION HISTORY:

DATE	DESCRIPTION

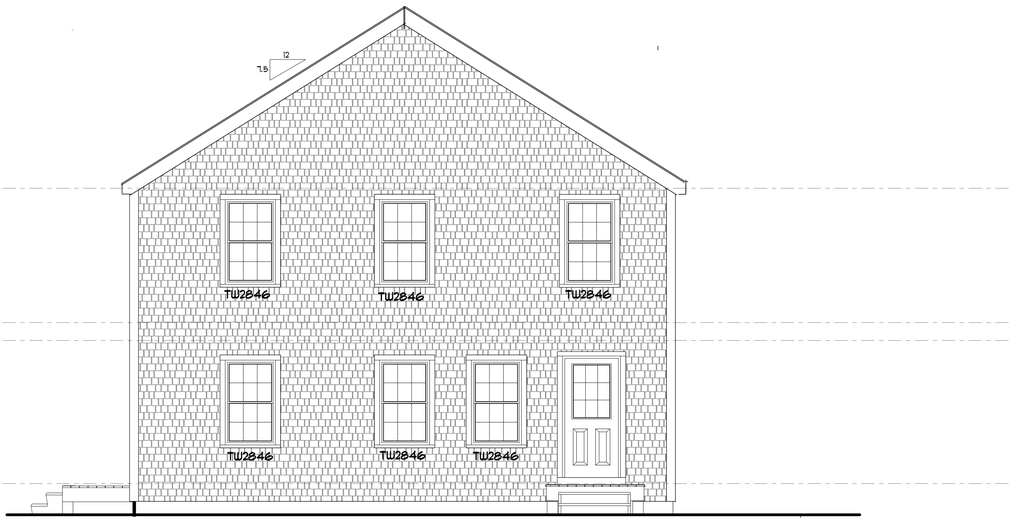
DRAWING TITLE
FLOOR PLAN

SHEET NUMBER
A-1.10

DRAWN BY
REID YENOR

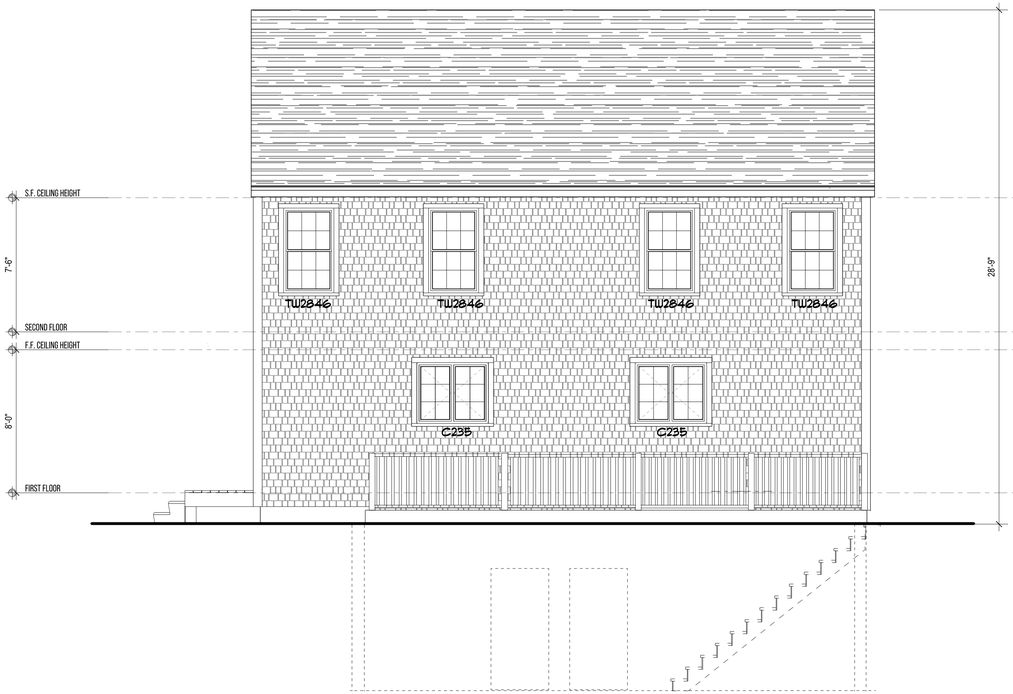


1 FRONT ELEVATION
SCALE : $\frac{1}{4}$" = 1

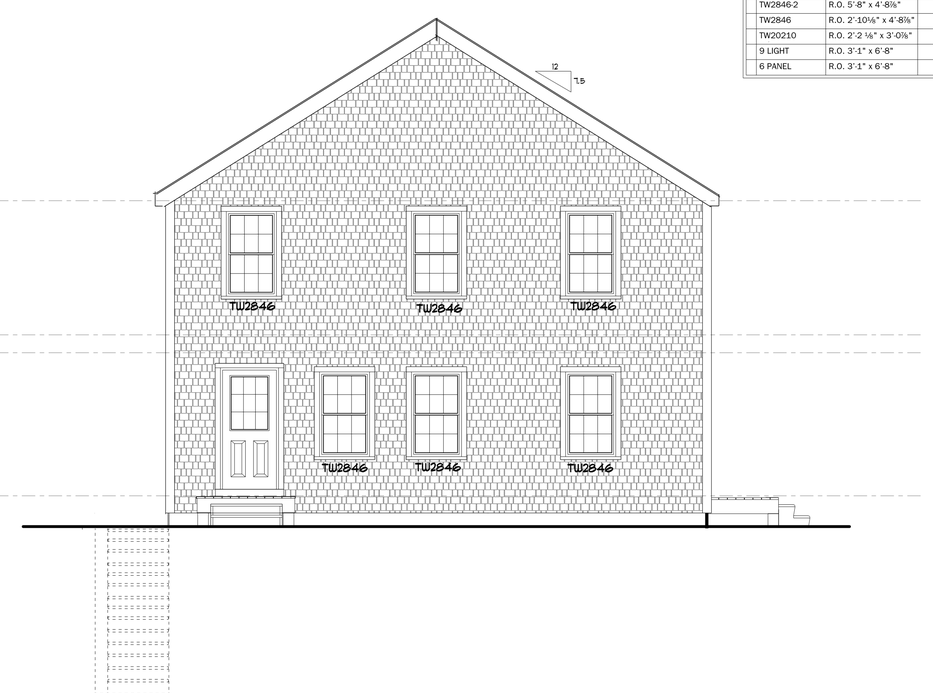


2 RIGHT ELEVATION
SCALE : $\frac{1}{4}$" = 1

WINDOWS AND DOORS (ANDERSON 4 SERIES)		
PRODUCT CODE	R.O. SIZE	U-VALUE
C235	R.O. 4'-0½" x 3'-5⅛"	0.430
TW2846-2	R.O. 5'-8" x 4'-8⅛"	0.300
TW2846	R.O. 2'-10⅛" x 4'-8⅛"	0.300
TW20210	R.O. 2'-2 ⅛" x 3'-0⅛"	0.300
9 LIGHT	R.O. 3'-1" x 6'-8"	0.320
6 PANEL	R.O. 3'-1" x 6'-8"	0.340



3 REAR ELEVATION
SCALE : $\frac{1}{4}$" = 1



4 LEFT ELEVATION
SCALE : $\frac{1}{4}$" = 1

PROJECT INFORMATION

ADDRESS:
19 FAIRGROUNDS RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
NOVEMBER 25, 2024

PROJECT:
NEW DWELLING

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

DRAWN BY

REID YENOR

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER…19 FGR ACK LLC……

MAILING ADDRESS…1324 LEXINGTON AVE STE 245, NEW YORK, NY 10128

PROPERTY LOCATION……19 Fairgrounds Rd……

ASSESSORS MAP/PARCEL…67/156……

SUBMITTED BY:…REID YENOR……

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

August 22, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

GARDNER CHARLES J
BOX 577
NANTUCKET, MA 02554

PESHNACHKI VLATKO ETAL
10 LEWIS CT
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA O2554

17 FGR ACK LLC
1324 LEXINGTON AVE STE 245
NEW YORK, NY 10128

9589 0710 5270 1403 5890 76

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
$

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NOV 25 2024
02584 9998

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Street and Apt. No., or PO Box No. 16 Broad St.
City, State, ZIP+4® Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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NOV 25 2024
02584 9998

Sent To Gardner Charles J
Street and Apt. No., or PO Box No. Box 577
City, State, ZIP+4® Nantucket, MA 02554

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Total Postage and Fees
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NOV 25 2024
02584 9998

Sent To 17 FGR ACK LLC
Street and Apt. No., or PO Box No. 1324 Lexington Ave STE 245
City, State, ZIP+4® New York, NY 10128

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
NANTUCKET POST OFFICE
NOV 25 2024
02584 9998

Sent To Peshnachki Vlatko E Tal
Street and Apt. No., or PO Box No. 10 Lewis CT
City, State, ZIP+4® Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR 19 FGR ACK LLC

STREET ADDRESS 19 Fairgrounds Ground Rd

MAP/PARCEL 67 / 156

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/25/2024

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.

Reid Yenor — 11/25/2024

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°: 20 PARCEL N°. 58

Street & Number of Proposed Work: 17 EAT FIRE SPRING ROAD

Owner of record: 17 EAT FIRE SPRING ROAD LLC

Mailing Address: ONE COURTHOUSE LANE SUITE 8

CHELMSFORD MA 01824

Contact Phone #: 774 810 0421 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 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: 1987

Original Builder:

REVISIONS* (describe)

1. East Elevation CHANGE ALL WINDOWS FROM BROSCO TO ANDERSEN (TME)
2. South Elevation CHANGE TRIM FROM RED TO WHITE TO MATCH DOOR + WINDOWS
3. West Elevation (FRONT DOOR TO REMAIN NATURAL)
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 ALL WINDOWS (TME)

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front EXISTING Rear TME Side TME

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

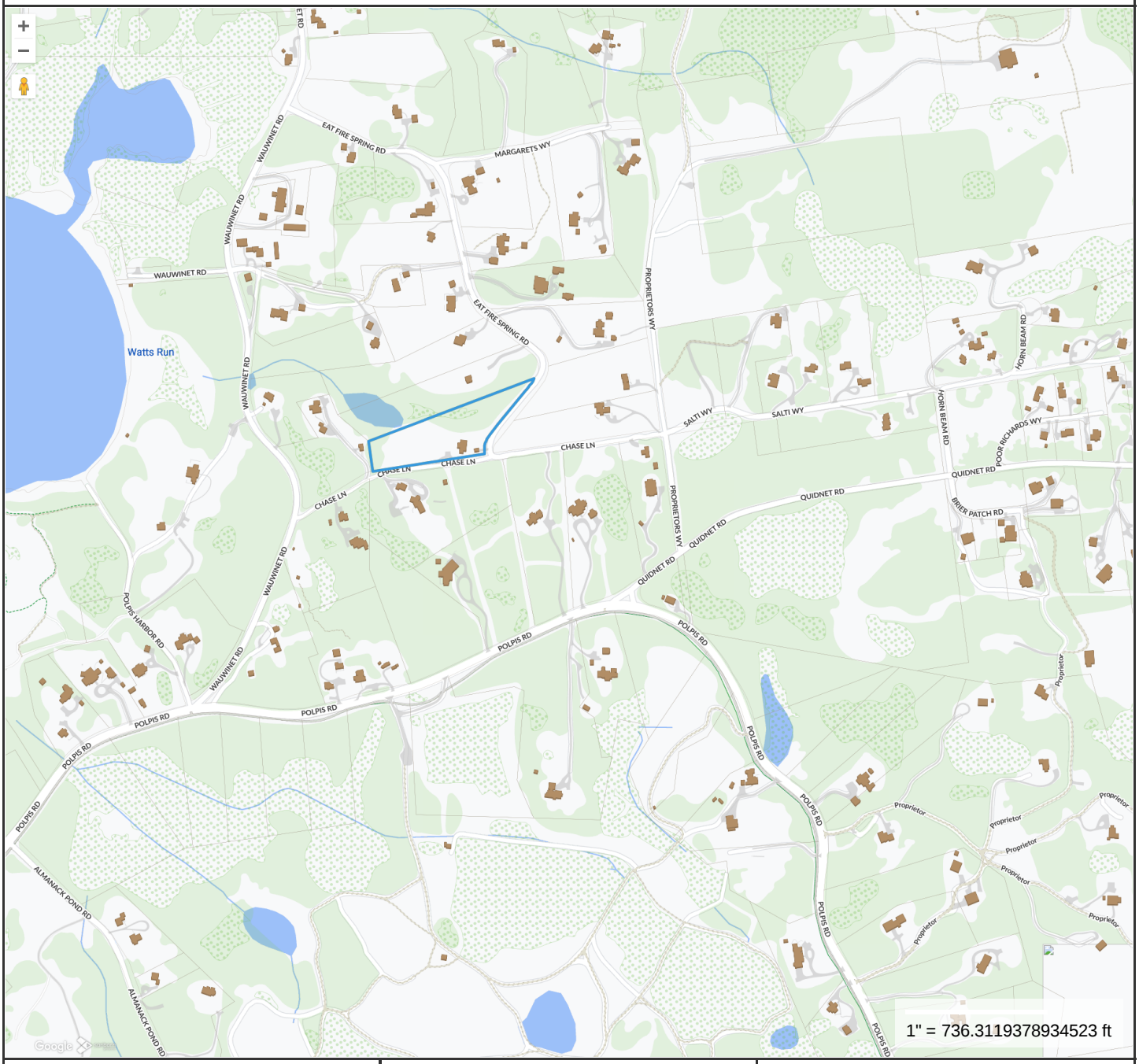
Trim WHITE Sash EXISTING (WHITE) Doors WHITE EXISTING FRONT NATURAL EXISTING

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11-17-2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	402
Location	17 EAT FIRE SPRING RD
Owner	17 EAT FIRE SPRING 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 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

17 EAT FIRE SPRING RD

Location	17 EAT FIRE SPRING RD	**Mblu**	20/ / 58/ /
Acct#	00000402	**Owner**	17 EAT FIRE SPRING ROAD LLC
Assessment	$3,365,900	**PID**	402
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,346,900	$2,019,000	$3,365,900

Owner of Record

Owner	17 EAT FIRE SPRING ROAD LLC	**Sale Price**	$2,152,326
Co-Owner	C/O PARKER SCHEER LLP	**Certificate**	
Address	ONE COURTHOUSE LN, SUITE 6 CHELMSFORD, MA 01824	**Book & Page**	C25473/0
		Sale Date	12/18/2014
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
17 EAT FIRE SPRING ROAD LLC	$2,152,326		C25473/0	00	12/18/2014
MURRAY MORGAN J TRUSTEE	$0		C16944/0	99	09/01/1995
MURRAY MORGAN J & JOAN D	$1,200,000		C13493/0		01/29/1988

Building Information

Building 1 : Section 1

Year Built:	1987
Living Area:	3,576
Replacement Cost:	$1,511,555
Building Percent Good:	87
Replacement Cost Less Depreciation:	$1,315,100

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip

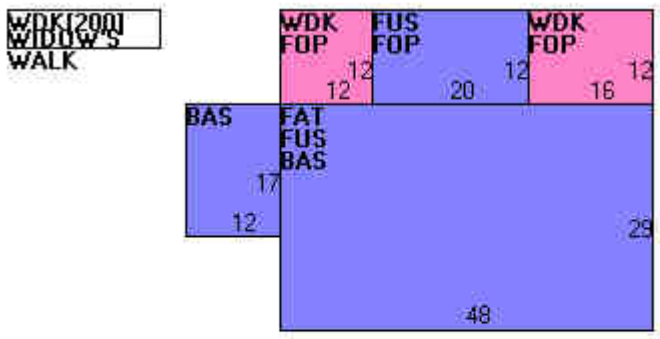
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0024\17%20eat%20fire_24314.JPG)

Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/402_465.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	1,632	1,632
BAS	First Floor	1,596	1,596
FAT	Attic, Finished	1,392	348
FOP	Porch, Open, Finished	576	0
WDK	Deck, Wood	536	0
		5,732	3,576

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$10,600	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,000	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3
Neighborhood	750
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	3.42
Frontage	0
Depth	0
Assessed Value	$2,019,000

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR5	W/LOFT GOOD			240.00 S.F.	$16,900	1
PAT1	PATIO-AVG			280.00 S.F.	$3,300	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,346,900	$2,019,000	$3,365,900
2023	$983,300	$1,773,400	$2,756,700
2022	$735,400	$1,166,600	$1,902,000

2021	$735,400	$1,296,200	$2,031,600
2020	$774,000	$1,296,200	$2,070,200

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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.
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3. **As Built Plans (1 copy):** of existing elevations
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7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
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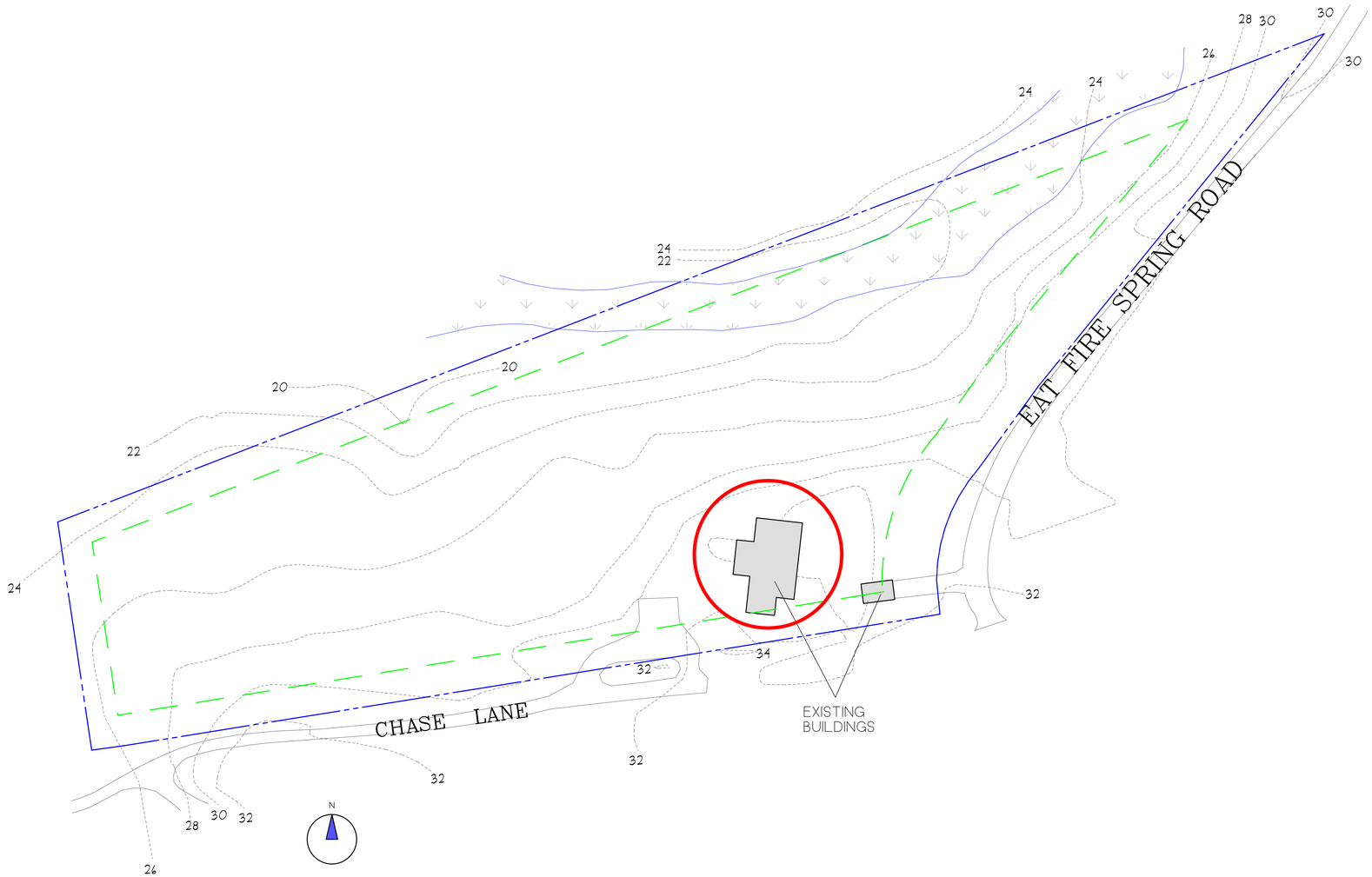
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008



REVISIONS:
11/15/2024: PROGRESS PRINT

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NOTE:
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NOTE:
ALL MEASUREMENTS WERE TAKEN FROM THE EXISTING INTERIOR FINISED CONDITIONS.

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17 EAT FIRE SPRING ROAD LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1062
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 20 PARCEL: 58
H.D.C. SITE PLAN
ADDRESS: 17 EAT FIR SPRING ROAD NANTUCKET, MA 02564
DATE: 11/15/2024
SCALE: 1" = 40'

SHEET NO.
S 1


EAST


NORTH


WEST


SOUTH


SOUTH

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 20 PARCEL N°. 58

Street & Number of Proposed Work: 17 EAT FIRE SPRING ROAD

Owner of record: 17 EAT FIRE SPRING ROAD LLC

Mailing Address: ONE COURTHOUSE LANE SUITE 8

CHLLMSFORD MA 01824

Contact Phone #: 774 810 0421 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ETMDA ETHAN TOMORROW 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 COLOR CHANGE & 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: 1987

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE WINDOWS FROM BROSCO TO ANDERSEN (TME)

CHANG TRIM FROM RED TO WHITE TO MATCH HOUSE

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

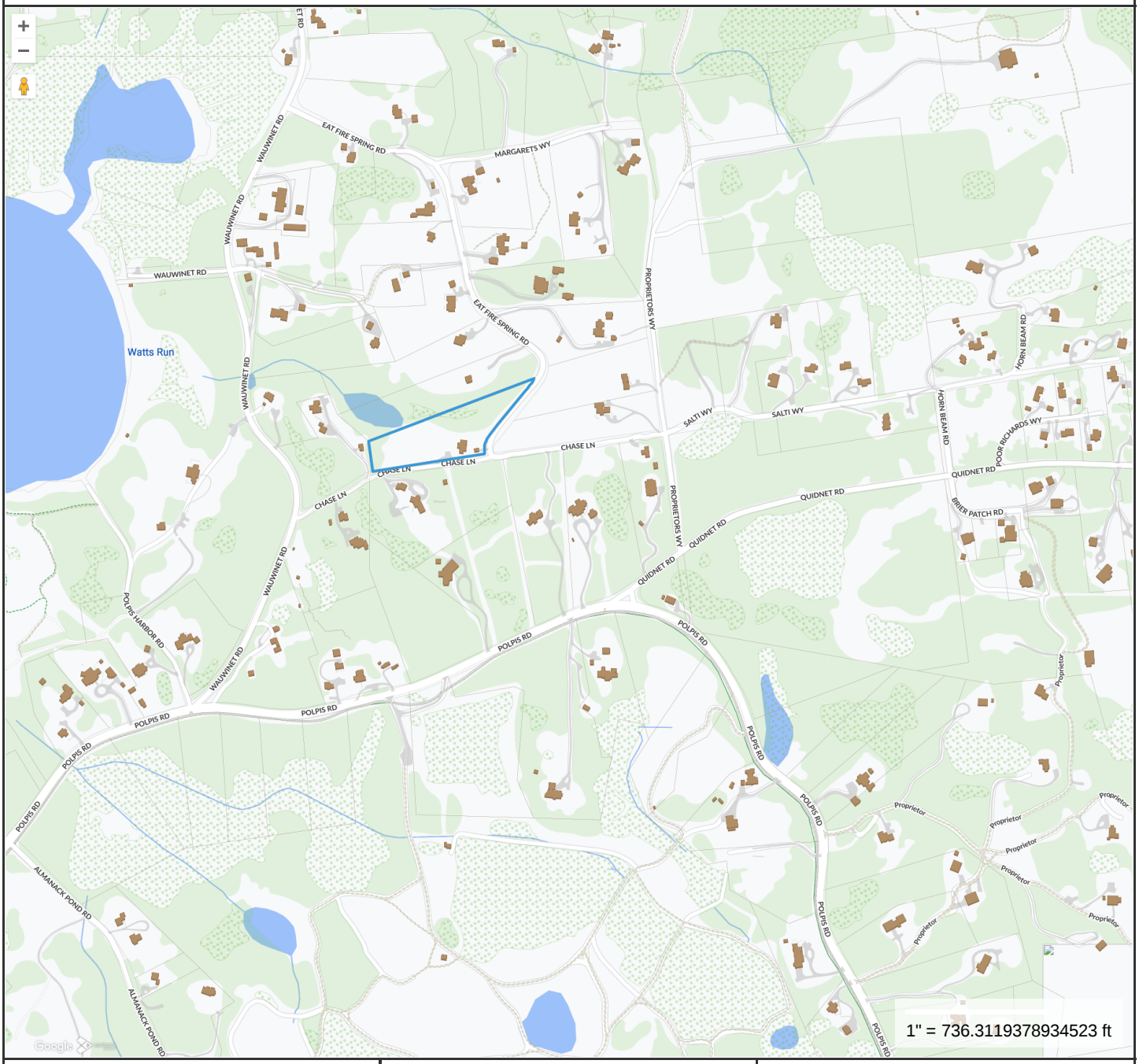
Trim WHITE Sash EXISTING (WHITE) Doors WHITE

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 11.17.2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	402
Location	17 EAT FIRE SPRING RD
Owner	17 EAT FIRE SPRING 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 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

17 EAT FIRE SPRING RD

Location	17 EAT FIRE SPRING RD	**Mblu**	20/ / 58/ /
Acct#	00000402	**Owner**	17 EAT FIRE SPRING ROAD LLC
Assessment	$3,365,900	**PID**	402
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,346,900	$2,019,000	$3,365,900

Owner of Record

Owner	17 EAT FIRE SPRING ROAD LLC	**Sale Price**	$2,152,326
Co-Owner	C/O PARKER SCHEER LLP	**Certificate**	
Address	ONE COURTHOUSE LN, SUITE 6 CHELMSFORD, MA 01824	**Book & Page**	C25473/0
		Sale Date	12/18/2014
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
17 EAT FIRE SPRING ROAD LLC	$2,152,326		C25473/0	00	12/18/2014
MURRAY MORGAN J TRUSTEE	$0		C16944/0	99	09/01/1995
MURRAY MORGAN J & JOAN D	$1,200,000		C13493/0		01/29/1988

Building Information

Building 1 : Section 1

Year Built:	1987
Living Area:	3,576
Replacement Cost:	$1,511,555
Building Percent Good:	87
Replacement Cost Less Depreciation:	$1,315,100

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip

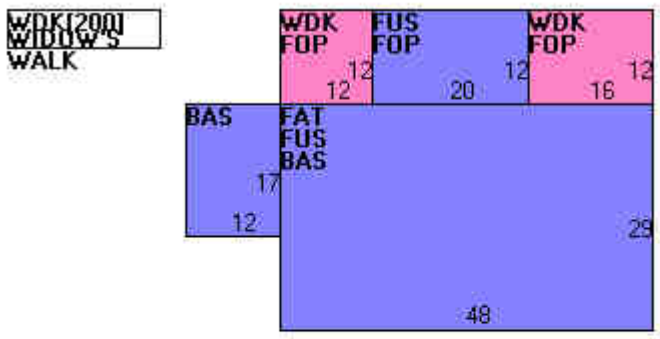
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0024\17%20eat%20fire_24314.JPG)

Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/402_465.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	1,632	1,632
BAS	First Floor	1,596	1,596
FAT	Attic, Finished	1,392	348
FOP	Porch, Open, Finished	576	0
WDK	Deck, Wood	536	0
		5,732	3,576

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$10,600	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,000	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3
Neighborhood	750
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	3.42
Frontage	0
Depth	0
Assessed Value	$2,019,000

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR5	W/LOFT GOOD			240.00 S.F.	$16,900	1
PAT1	PATIO-AVG			280.00 S.F.	$3,300	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,346,900	$2,019,000	$3,365,900
2023	$983,300	$1,773,400	$2,756,700
2022	$735,400	$1,166,600	$1,902,000

2021	$735,400	$1,296,200	$2,031,600
2020	$774,000	$1,296,200	$2,070,200

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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)
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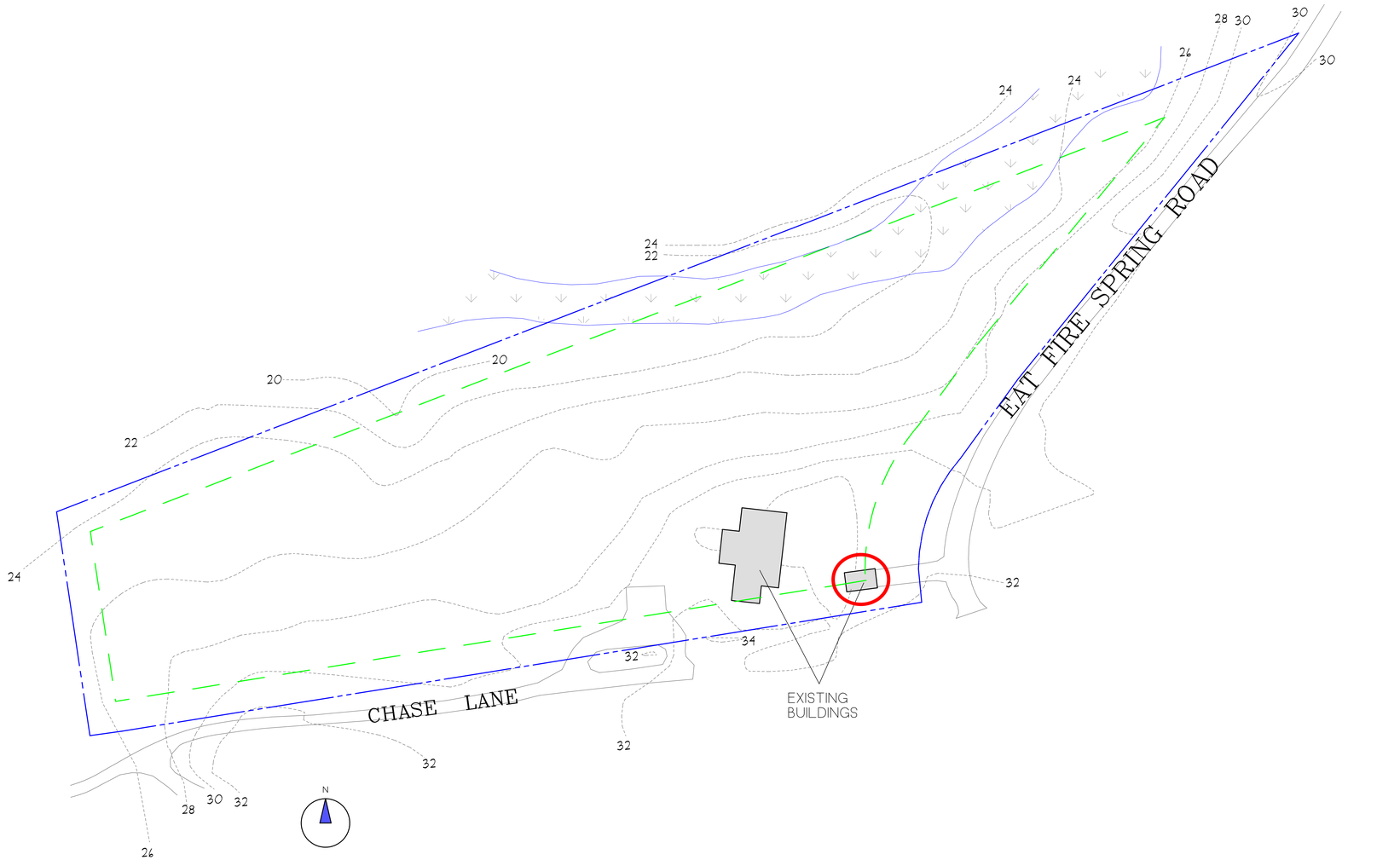

REVISIONS:
11/15/2024: PROGRESS PRINT

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P.O. BOX 1062
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PHONE 508-228-0456 email: ethan67@comcast.net

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H.D.C. SITE PLAN
ADDRESS: 17 EAT FIR SPRING ROAD NANTUCKET, MA 02564
DATE: 11/15/2024
SCALE: 1" = 40'

SHEET NO.
S 1


EAST


NORTH


WEST


SOUTH

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°: 42.4.3 PARCEL N°. 14.1

Street & Number of Proposed Work: 1 Wyers Ln

Owner of record: MARGARET MIGNOSA

Mailing Address: 74 Waltham St #1
Boston, MA 02118

Contact Phone #: _____ E-mail: meg.mignosa@yahoo.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: greg@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: 10'x10' ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: 10'x10' ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ 10'x10'

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Material now - Relocate existing Granite walk

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Material Change of Patio
Proposal 10'x10' bluestone patio
Proposed 10'x10' Granite 4"x4" block patio

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Bluestone Walls Granite

* 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 o any revisions to this application will initiate a new sixty-day review period.

Date 11/25/24 Signature of owner of record _____ Signed under penalties of perjury

M

Meg Mignosa Nov 25

to me

From Meg Mignosa meg.mignosa@yahoo.com

To Greyson Keller greyson@gardengroupnantucket.com

Date Nov 25, 2024 at 4:55 PM

Standard encryption (TLS)

Learn more

To whom it may concern,

I, Margaret Mignosa, owner of 1 Wyers Ln, 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,

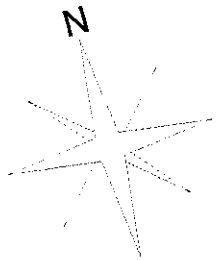
Meg Mignosa
1 Wyers Ln

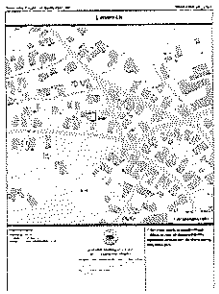
HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW CHECKLIST

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.





NOTES:
- CHANGE OF MATERIAL - FROM BRICK TO BLUESTONE
- LARGE FORMAT BLUESTONE STEPS DIVIDED BY GROUND COVER
- RELOCATE GRANITE RETAINING WALL TO ENCLOSE DINING AREA

WYERS LN

48.34'

34.5'

40.21'

HORNBEAM HEDGE

MATERIAL CHANGE (BRICK TO BLUESTONE)

MATERIAL CHANGE:
10'X10'
BLUESTONE
PATIO

MATERIAL CHANGE:
BLUESTONE STEPPING STONES (1.5'X5')

RELOCATE GRANITE RETAINING WALL

1 WYERS LN

PROPOSED 10'X10' GRANITE BLOCK PATIO
WITH WATER BUBBLER

HORNBEAM HEDGE

10'X10'
BLUESTONE
PATIO

PROPOSED 10'X10' BLUESTONE PATIO

MATERIAL CHANGE: THROUGH-WAY
(BRICK TO BLUESTONE)

BLUESTONE PATIO NEXT DOOR



SERENITY MEDITATION
PATIO WITH WATER FEATURE
4"X4" GRANITE COBBLE



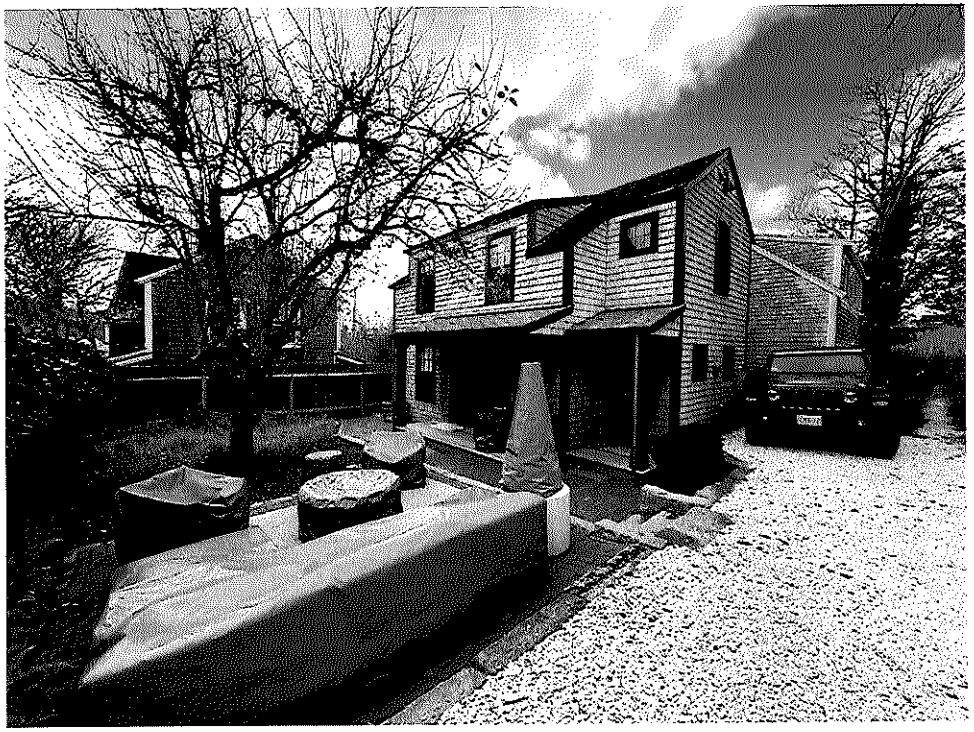
REPURPOSE 2' MILL WHEEL
AS WATER FOUNTAIN



NOTES CONTINUED:
- CHANGE OF MATERIAL - BRICK TO BLUESTONE FOR THROUGH-WAY.
- PROPOSED 10'X10' BLUESTONE PATIO
- EACH "ROOM" IS SEPARATED BY LOW HEDGING

Revision #: 1 Date: 11/25/2024	Scale: 1/8" = 1'	Landscape Plan: L1 Mignosa - Garden Design	Landscape Design by: G. Keller Studio Viburnum

1 WYERS LN
MAP - 42.4.3
PARCEL - 14.1









1 Wyers LN



Property Information

Property ID	191269
Location	1 WYERS LN
Owner	MIGNOSA MARGARET 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.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

n/a 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RY 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 13.1

Street & Number of Proposed Work: 9 Bartlett rd

Owner of record: 9 Bartlett LLC

Mailing Address: 56 Downing Parkway
Pittsfield, MA 01201

Contact Phone #: 413-822-4246 E-mail: mryan@sampco.com

AGENT INFORMATION (if applicable)

Name: Neil Yeaw

Mailing Address: 54 Old South rd
Nantucket, MA

Contact Phone #: 646-670-7188 E-mail: rkyeaw@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: 25'-6" Sq. Footage 1st floor: 615 Sq.ft ± Decks/Patio: Size: 5x5 ☒ 1st floor ☐ 2nd floor
Width: 22'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-6" South 0'-0" East 0'-6" West 0'-0"

Height of ridge above final finish grade: North 18'-9" South 18'-9" East 18'-9" West 18'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass X /12 Dormer ____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) 4'-6" Corner boards 5/4 X6 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other Andersen 400
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear _____ Side 5-Lite

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) N/A Roof Grey

Trim match existing (white) Sash white Doors white

Deck NTW Foundation grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/25/2024 Signature of owner of record Neil Yeaw Signed under penalties of perjury

Gmail **Reid Yenor <rkyenor@gmail.com>**

HDC Authorization

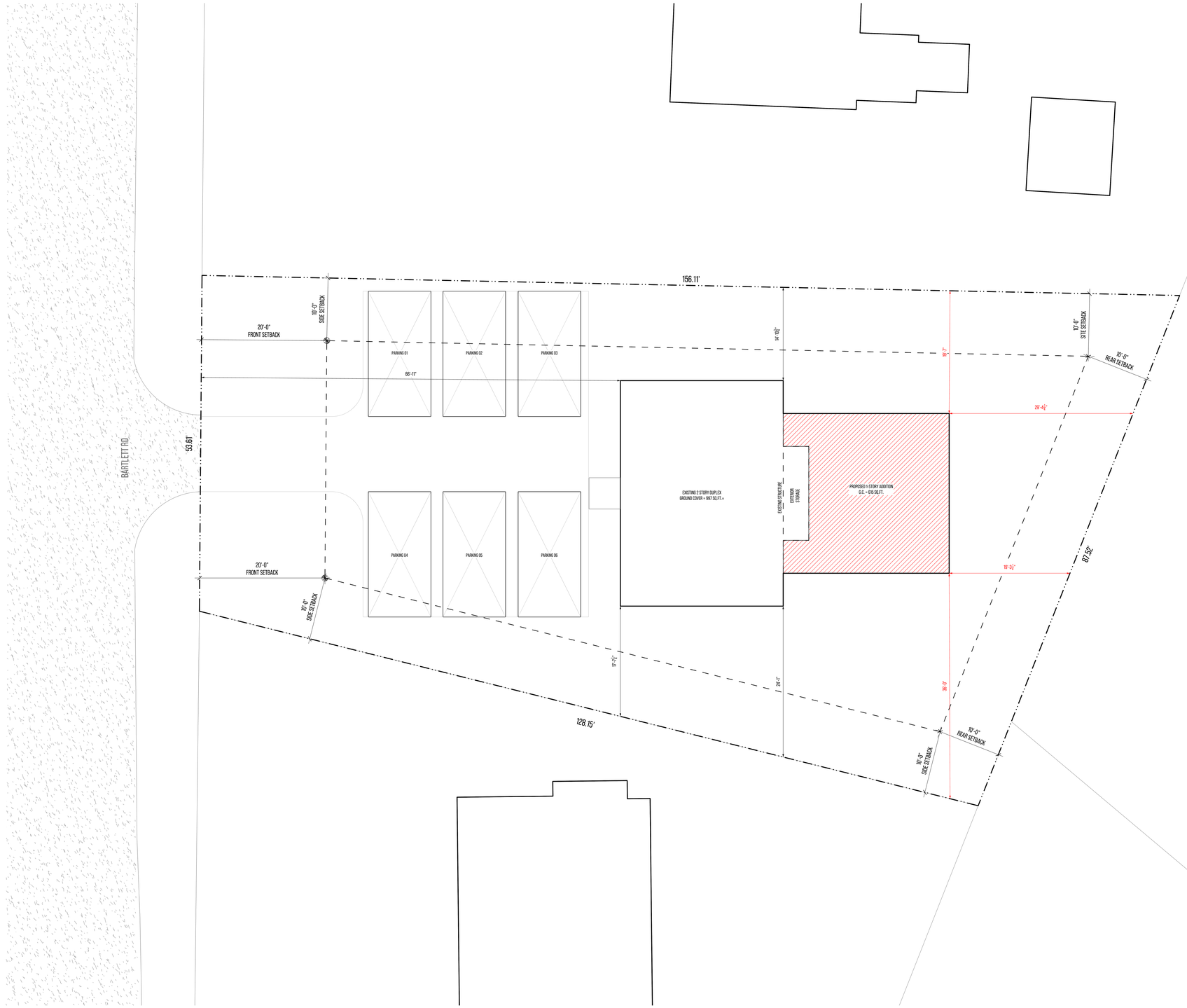
Michael O. Ryan <mryan@sampco.com> Tue, Nov 19, 2024 at 5:04 PM
To: Yenor Reid <rkyenor@gmail.com>

"I authorize Reid Yenor to represent 9 Bartlett Rd in all matters regarding the HDC."

On Nov 19, 2024, at 3:26 PM, Reid Yenor <rkyenor@gmail.com> wrote:

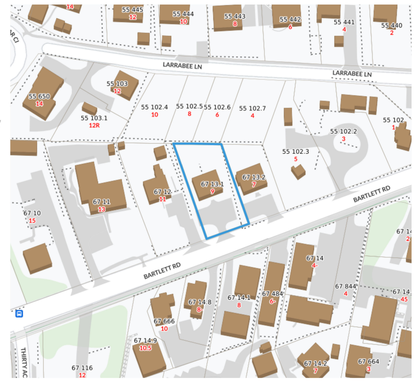
[Quoted text hidden]

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.



1 SITE PLAN

SCALE : 1/8" = 1'



2 LOCUS MAP

NOTES

ADDRESS: 9 BARTLETT RD

MAP/PARCEL: 67/13.1

ZONING CODE: R10

LOT AREA = 9,746 SQ.FT. ±

SETBACKS

- FRONT = 20'
- SIDE/REAR = 10'

GROUND COVER (25%)

- TOTAL ALLOWABLE = 2,436 SQ.FT. ±
- EXISTING DWELLING = 997 SQ.FT. ±
- TOTAL AVAILABLE = 1,500 SQ.FT. ±
- PROPOSED ADDITION = 615 SQ.FT.±
- **TOTAL PROPOSED = 1,612 SQ.FT. ±**

N

0' 8' 16' 32'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
9 BARTLETT RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
NOVEMBER 19, 2024

PROJECT:
DUPLEX ADDITION

CLIENT:
RYAN

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

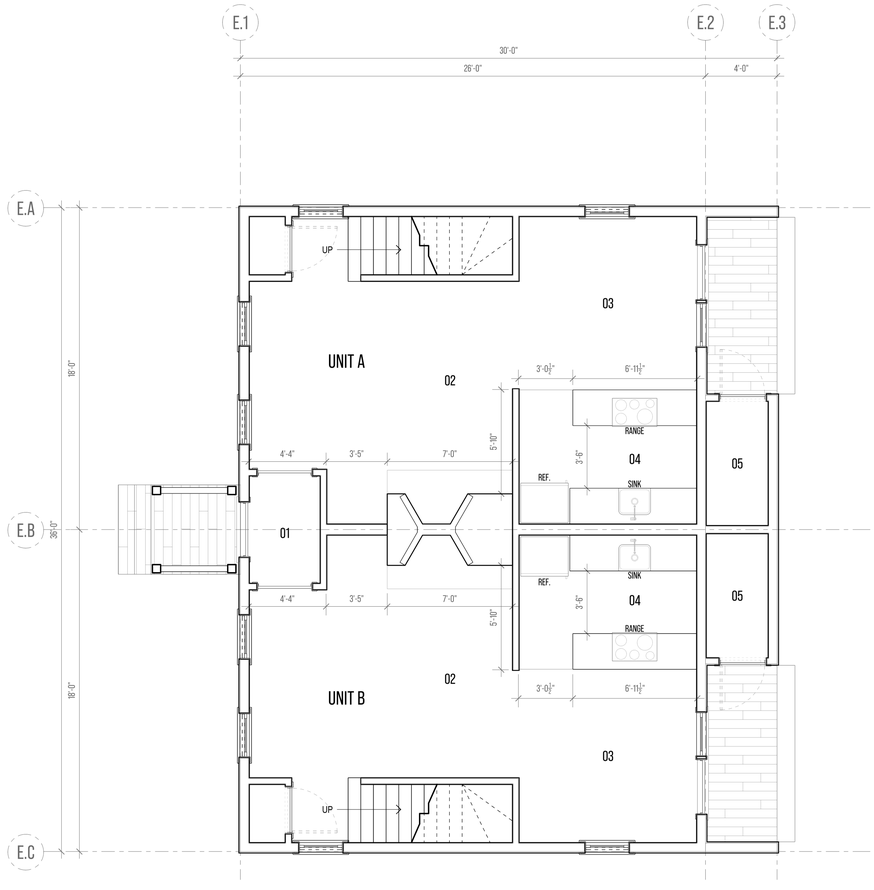
SITE PLAN

SHEET NUMBER

A-0.00

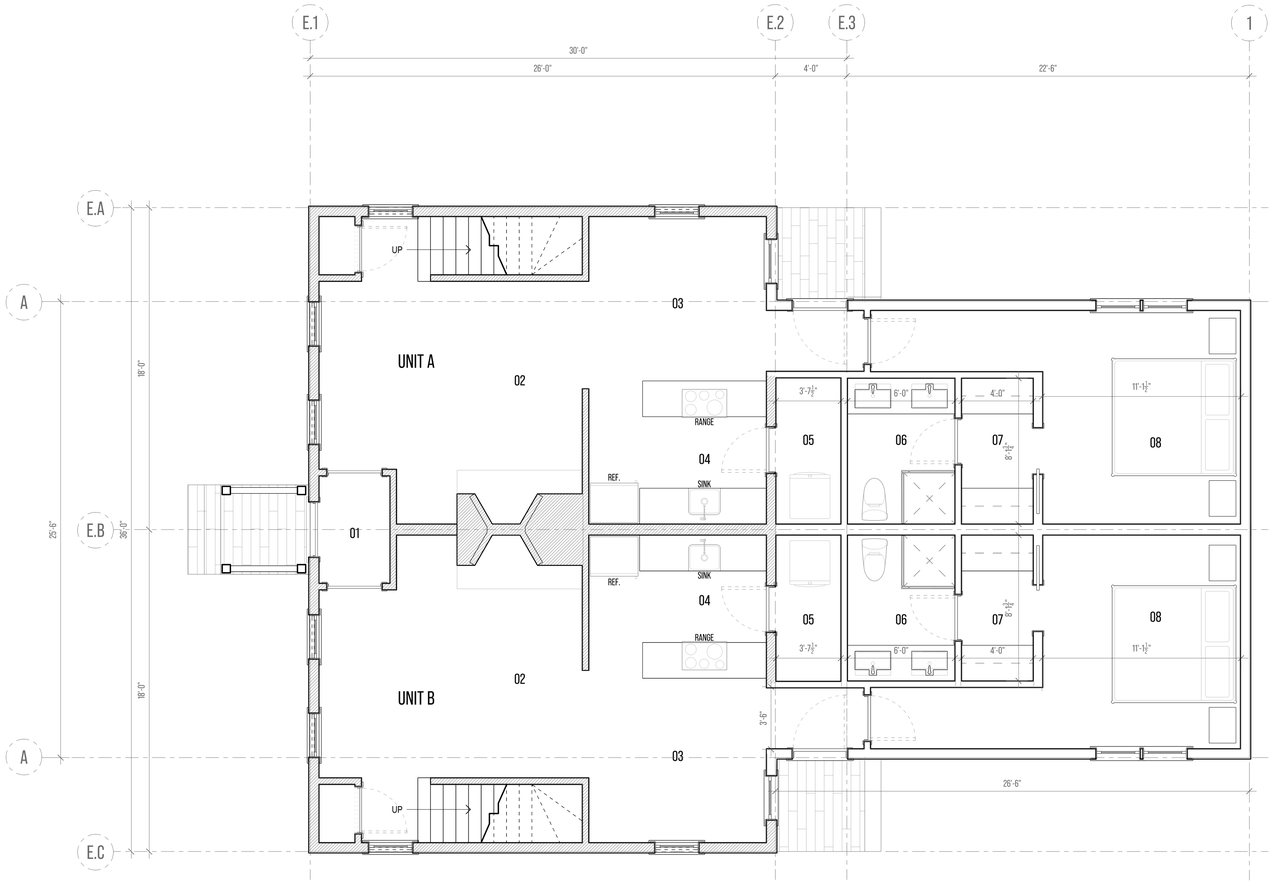
DRAWN BY

REID YENOR



1 EXISTING FIRST FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1'



2 PROPOSED FIRST FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1'

LEGEND

01 EXISTING FOYER
02 EXISTING LIVING
03 EXISTING DINING
04 EXISTING KITCHEN
05 EXISTING LAUNDRY
06 PROPOSED BATHROOM
07 PROPOSED CLOSET
08 PROPOSED BEDROOM
EXISTING STRUCTURE
PROPOSED STRUCTURE

0' 4' 8' 16'

yenor DESIGN COMPANY

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02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

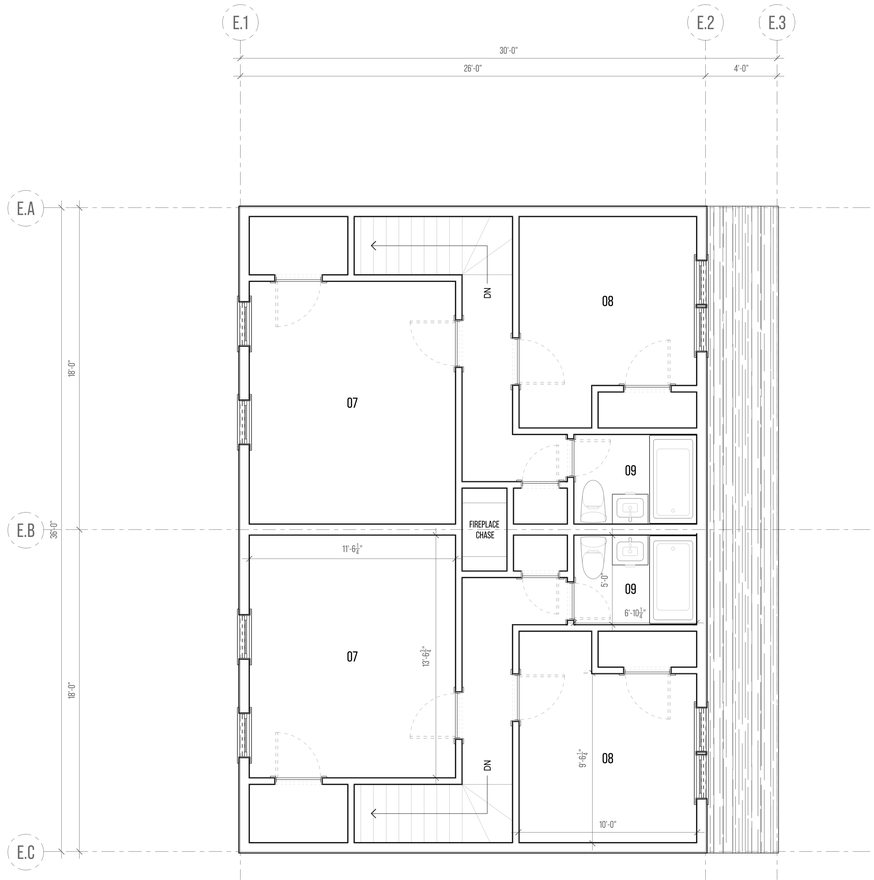
DRAWING TITLE

FIRST
FLOOR PLAN

SHEET NUMBER

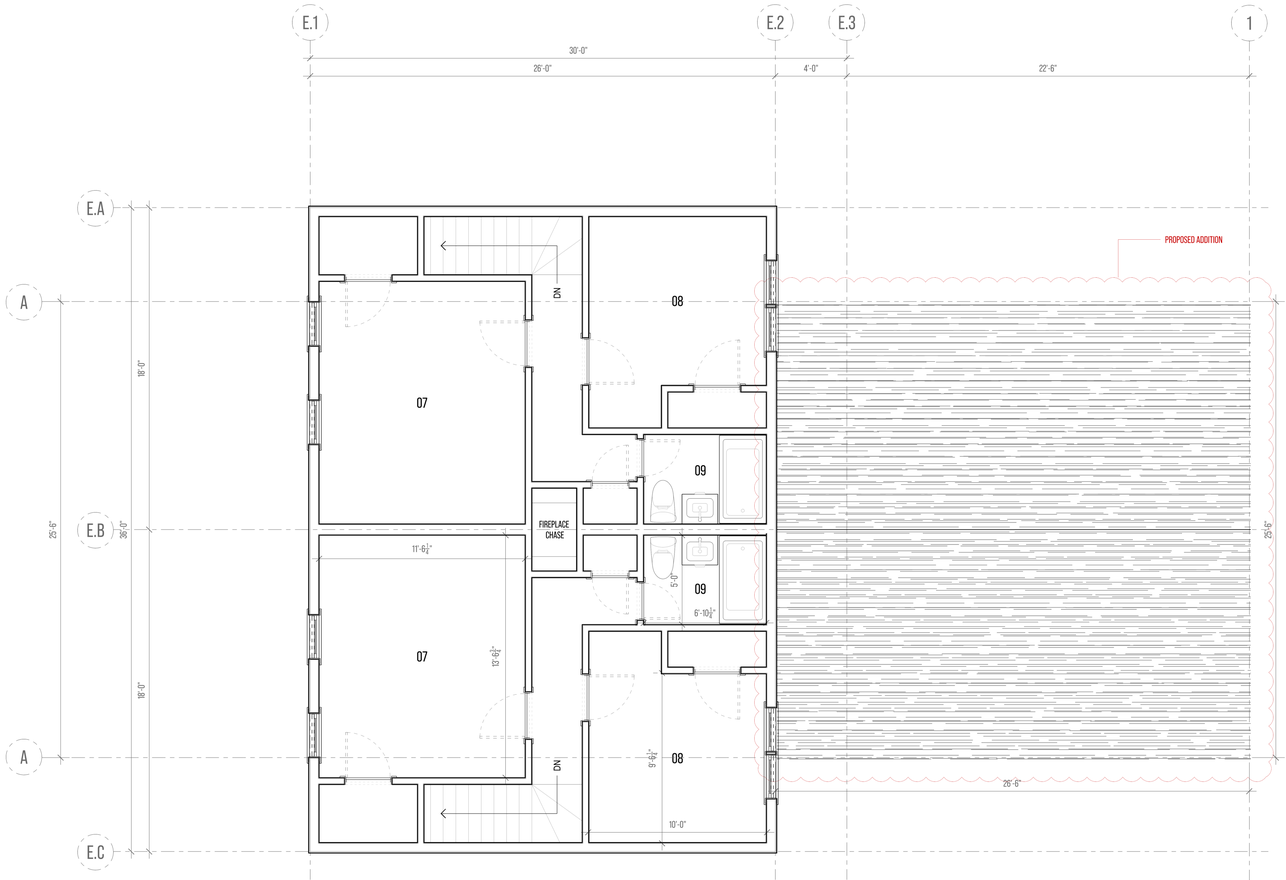
A-1.10

DRAWN BY



1 EXISTING SECOND FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1'

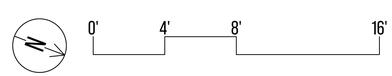


2 PROPOSED SECOND FLOOR PLAN (NO CHANGE)

SCALE : $\frac{1}{4}$" = 1'

LEGEND

07 BEDROOM 01 (FRONT)
08 BEDROOM 02 (REAR)
09 BATHROOM



yenor DESIGN COMPANY

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NOVEMBER 19, 2024

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54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

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TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A-1.20

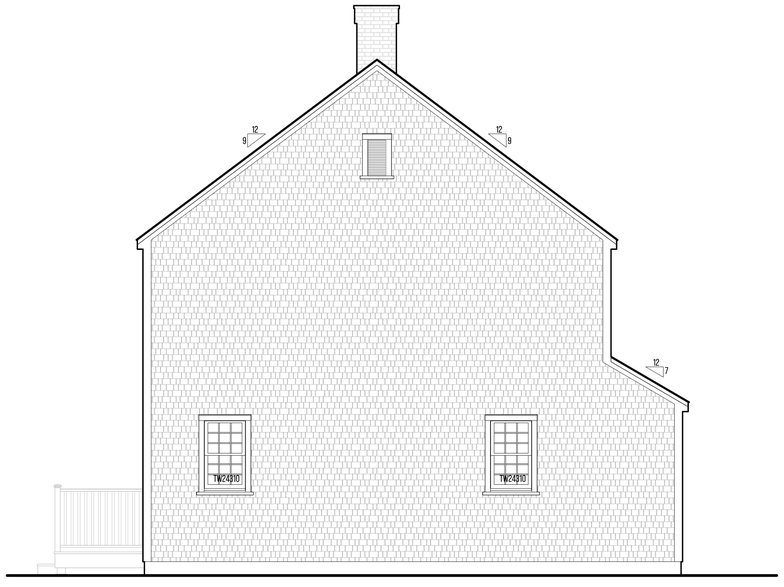
DRAWN BY



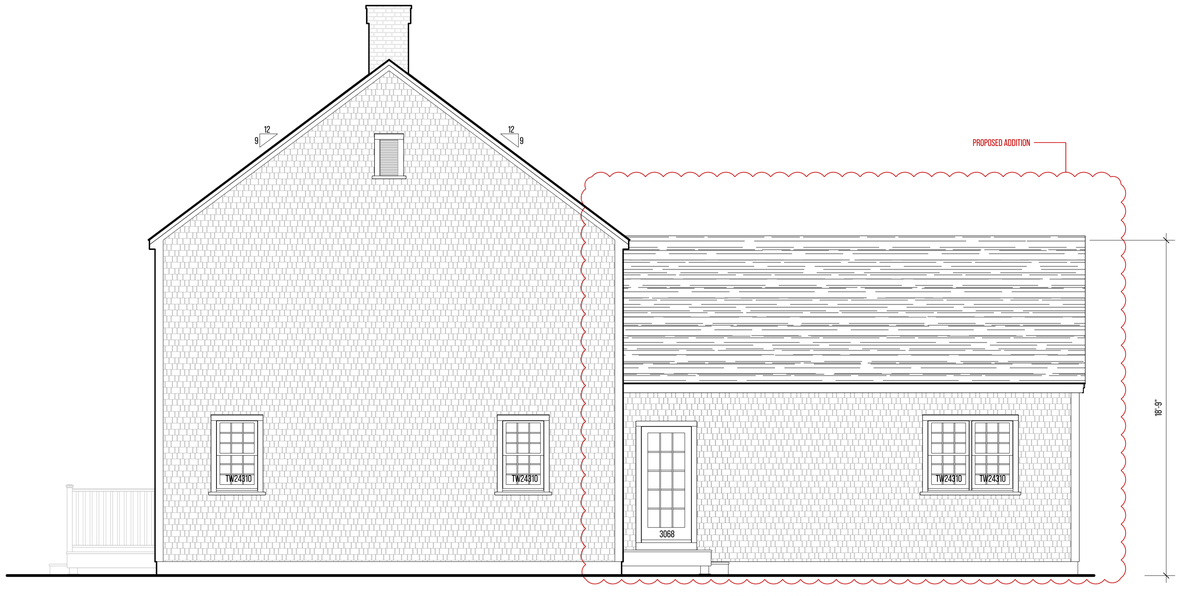
1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION (NO CHANGE)
1/4" = 1'-0"

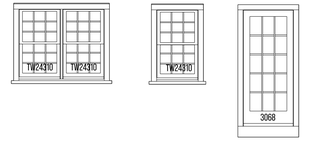


2 EXISTING EAST ELEVATION
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

PROPOSED WINDOW & DOOR SCHEDULE



yenor DESIGN COMPANY

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NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

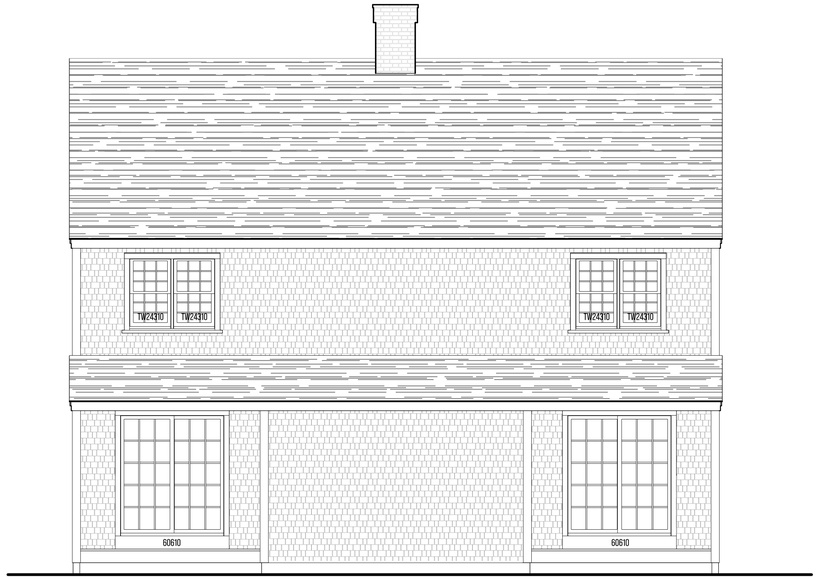
DRAWING TITLE

EXTERIOR ELEVATIONS

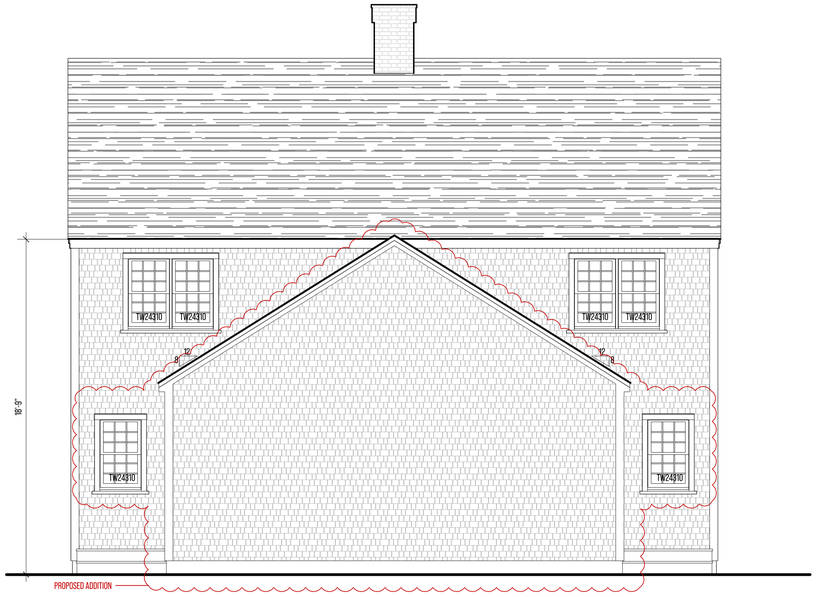
SHEET NUMBER

A-3.00

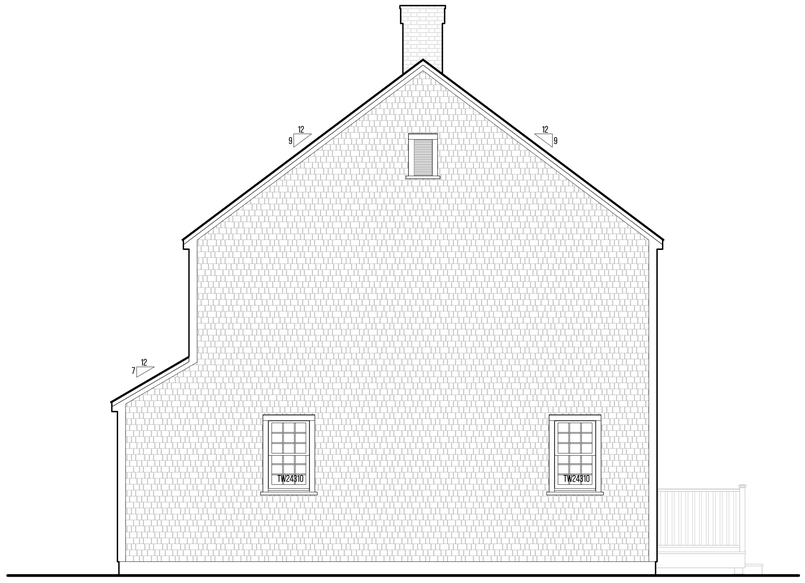
DRAWN BY



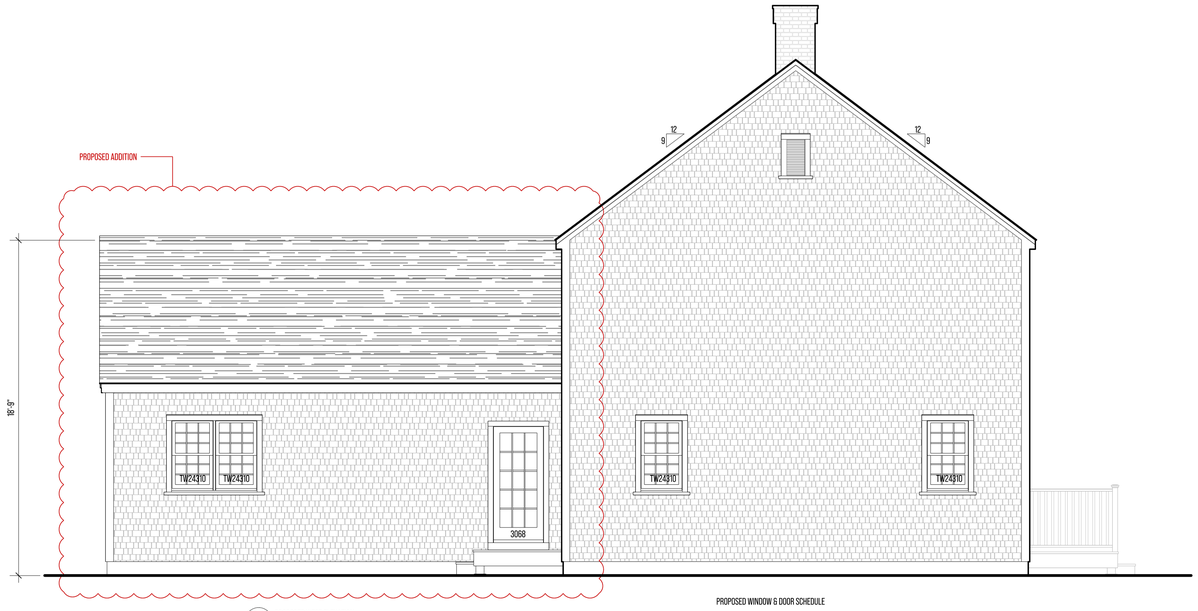
3 EXISTING NORTH ELEVATION
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



4 EXISTING WEST ELEVATION
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
1/4" = 1'-0"

PROPOSED WINDOW & DOOR SCHEDULE



yenor DESIGN COMPANY

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MASSACHUSETTS
02554

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NOVEMBER 19, 2024

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DUPLEX ADDITION

CLIENT:
RYAN

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YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

REID YENOR

9 BARTLETT RD - VIEW FROM BARTLETT RD



FRONT OF HOUSE



RIGHT SIDE



LEFT 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 Reid Yenor

AS AGENT FOR 9 Bartlett LLC

STREET ADDRESS 9 Bartlett rd

MAP/PARCEL 67 / 13.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/26/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

11/26/2024 — 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°: 82 PARCEL N°. 57

Street & Number of Proposed Work: 19 AUSTINE LOCKE WAY

Owner of record: COHEN STEVEN L TRUST

Mailing Address: PO BOX 1602
NANTUCKET, MA 02554

Contact Phone #: 508-325-7770 E-mail: erika@shelter7.com

AGENT INFORMATION (if applicable)

Name: Shelter 7

Mailing Address: PO BOX 1602
NANTUCKET, MA 02554

Contact Phone #: 508-325-7770 E-mail: erika@shelter7.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. 2024-03-10096
☐ 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 WINDOW CHANGE - SEE PLANS
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 MARVIN

Doors* (type and material): ☐ TDL ☑ SDL Front MARVIN ULTIMATE Rear _____ Side _____
Garage Door(s): Type ALUM CLAD Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash WHITE Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/26/24 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.

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.

EH 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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 Erika Hayes

AS AGENT FOR SHELTER 1 LLC | COHEN STEVEN L TRUST

STREET ADDRESS 19 AUSTINE LOCKE WAY

MAP/PARCEL 82 | 57

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11 | 26 | 24

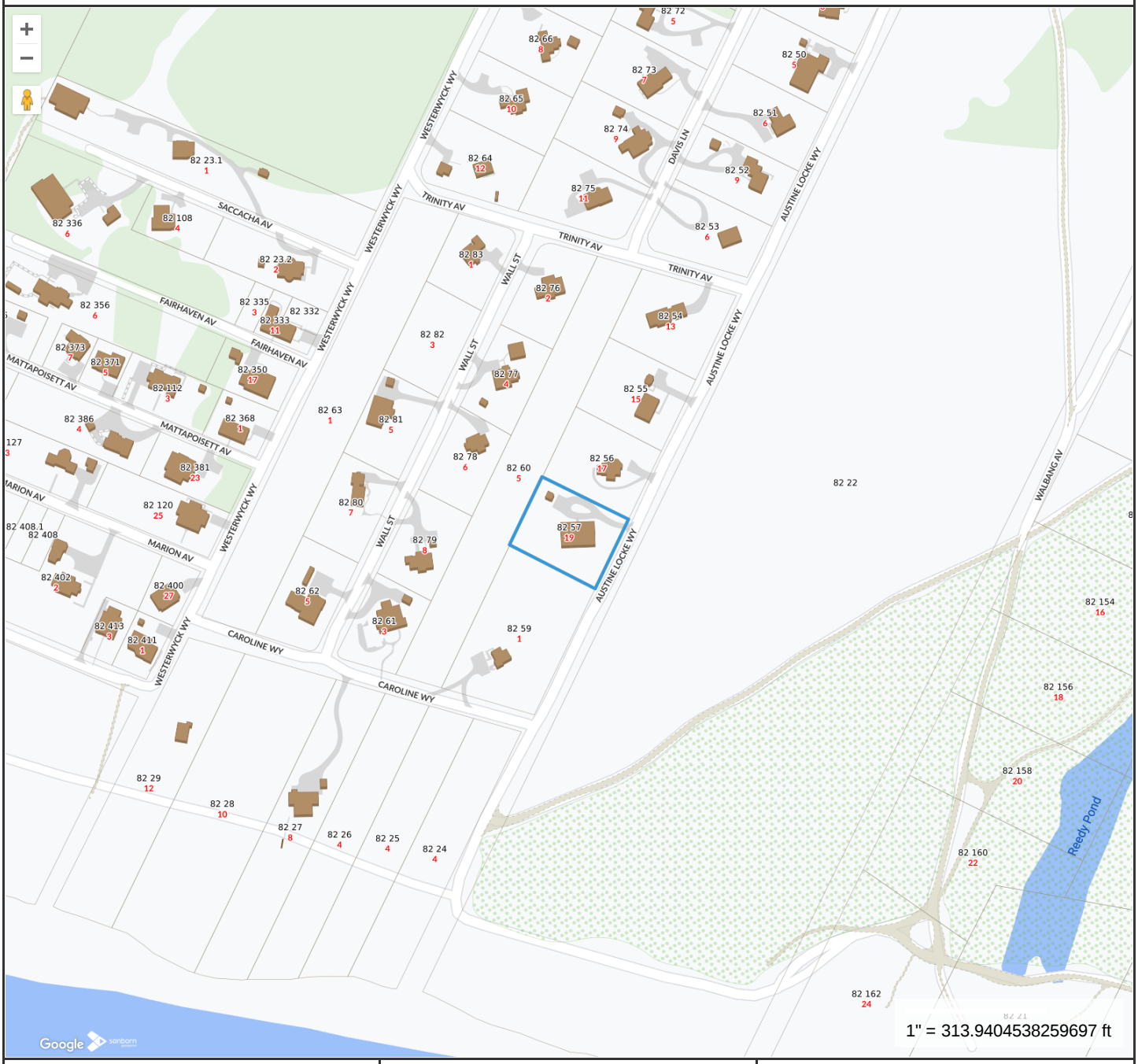
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

Erika C. Hayes — Signature

11 | 26 | 24 — Date



Property Information

Property ID	82 57
Location	19 AUSTINE LOCKE WY
Owner	COHEN STEVEN L TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Property Info:

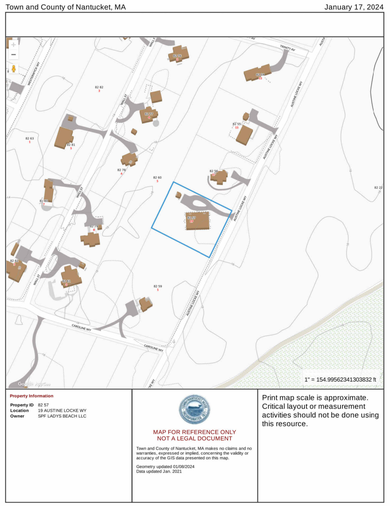
Map & Parcel:	82.57/19	Lot Size:	31,514 sq. ft.
District/Zoning:	LUG-2	Allowable Ground Coverage:	1,261 sq. ft.
Minimum Lot Size:	80,000 sq.ft.	Existing Ground Coverage:	1,484 sq. ft.
Frontage:	150 ft.	Proposed Ground Coverage MH:	0 sq. ft.
Ground Cover Ratio:	4%		
Front Setback:	35 ft.		
Side/Rear Setback:	15 ft.	Total Proposed Ground Coverage:	0 sq. ft.



1 **Site Plan**
1/16" = 1'-0"



3 **Aerial View**



2 **Locus Map**



4 **Front View**



5 **Rear View**

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978.764.6802P 508.257.4001F

ISSUE
11.07.2024
RE-ISSUE

CLIENT
Crissy/Gibson

MAP / PARCEL / 57

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
Site Plan - Main House

11/7/2024

C.101

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2 East Elevation - No Change From Approved

1/4" = 1'-0"



5 North Elevation - No Change From Approved

1/4" = 1'-0"

SHELTER 7

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978.764.6802P 508.257.4001F

ISSUE
11.07.2024
RE-ISSUE

CLIENT
Crissy/Gibson

MAP / 57
PARCEL /

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
Exterior Elevations

11/7/2024

A.201

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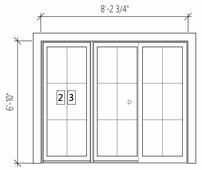
2 West Elevation - No Change From Approved

1/4" = 1'-0"



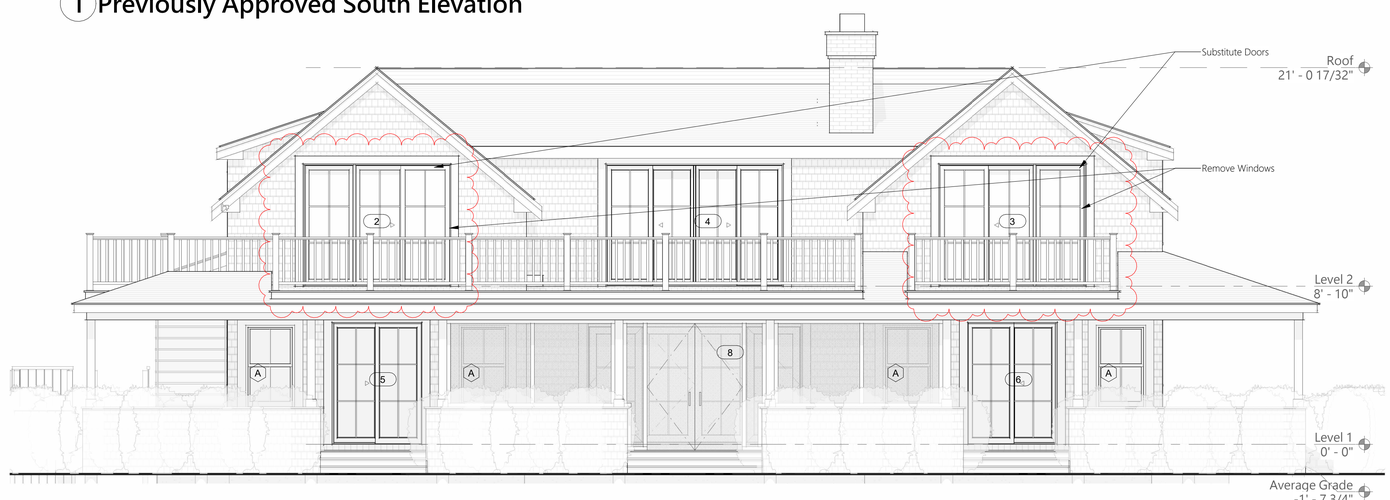
(3) Sliding French Door,
6 Lite
White Sash
White Trim

Door Schedule

1/4" = 1'-0"



1 Previously Approved South Elevation



4 South Elevation - Proposed

1/4" = 1'-0"

SHELTER 7
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ISSUE
11.07.2024
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CLIENT
Crissy/Gibson

MAP / PARCEL / 57

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
Exterior Elevations

11/7/2024

A.202

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1 3D View 1



3 3D View 3



2 3D View 2



4 3D View 4

SHELTER 7

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ISSUE
11.07.2024
RE-ISSUE

CLIENT
Crissy/Gibson

MAP / 57
PARCEL /

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
3D Views

11/7/2024

A.220

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SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY , INCLUDING DIRECT , INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 47

Street & Number of Proposed Work: 17 MILL ST

Owner of record: SEVENTEEN MILL STREET LLC

Mailing Address: C/O DAVID POUR, 25 W. 94th ST. UNIT 1, NY NY 10025

Contact Phone #: 646 387 2875 E-mail: dpour.pbillman@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1804

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 PG STONE RIBBON DRIVEWAY / BRICK APRON

Hardscape materials: Driveways RIBBON DRIVEWAY / APRON 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 11/13/2024 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 DAVID B. POOR

AS AGENT FOR SEVENTEEN MILL STREET LLC

STREET ADDRESS 17 MILL ST.

MAP/PARCEL 55.4.1 PARCEL 47

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.

DavidBPoor 4/13/24

Signature Date

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING 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.
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	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----------
Y	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
Y	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
Y	**Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board.** **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
Y	All documents MUST be legible. All sets MUST BE collated and stapled.
Y	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

Y	Signed Affidavit: see reverse side. Brad Blair

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

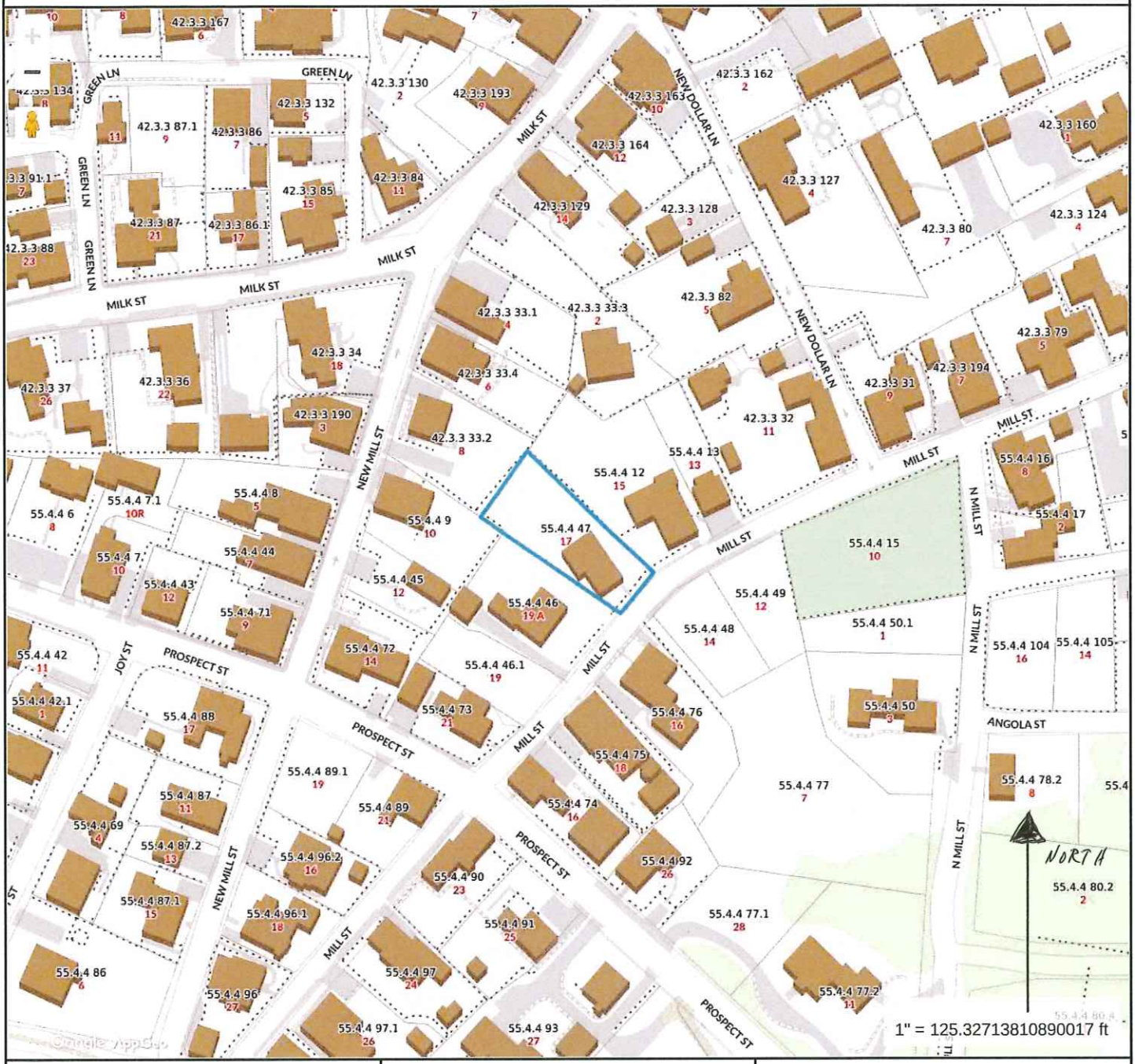
**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: David Ploz Date: 11/15/24



Property Information

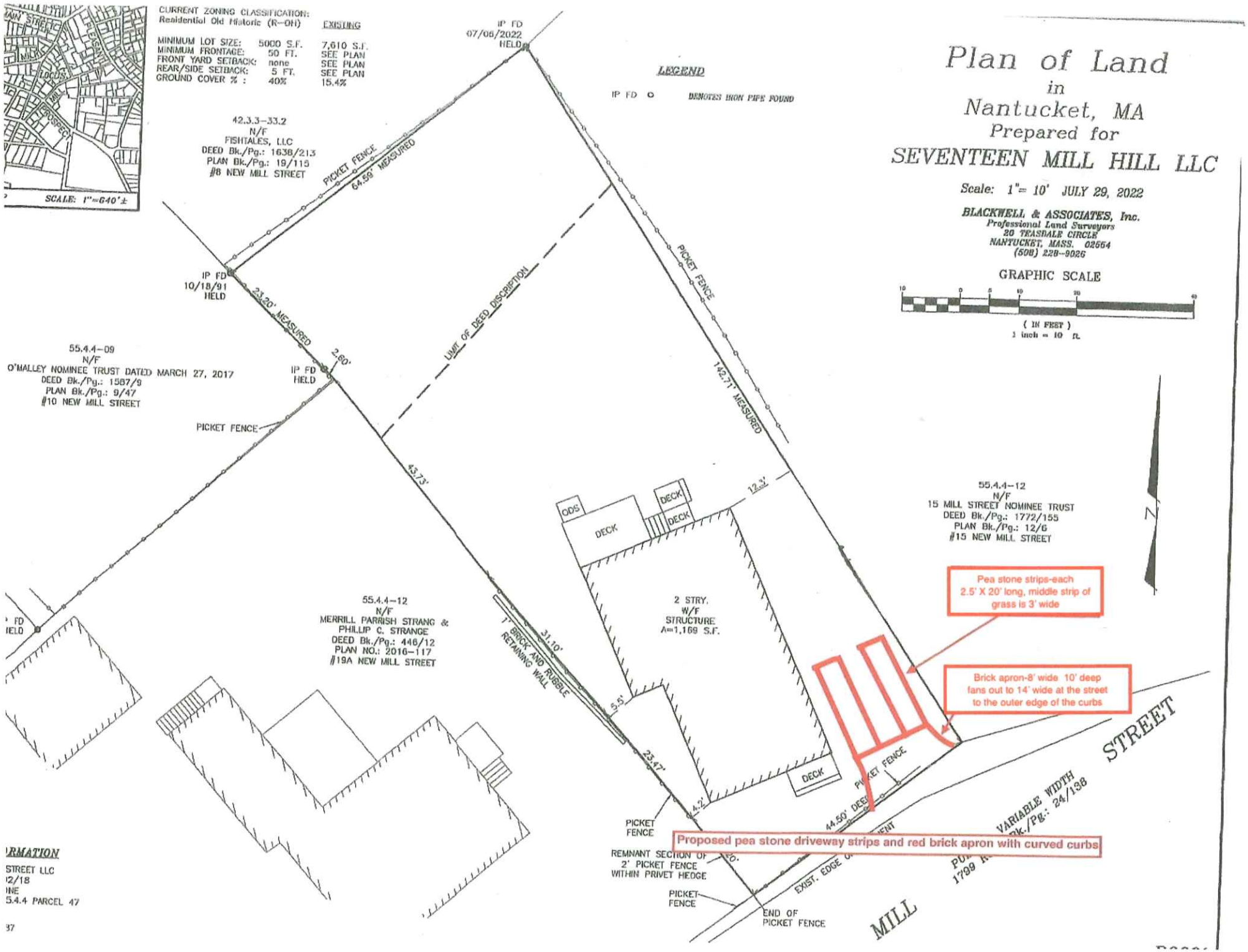
Property ID	55.4.4 47
Location	17 MILL ST
Owner	SEVENTEEN MILL STREET LLC

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.

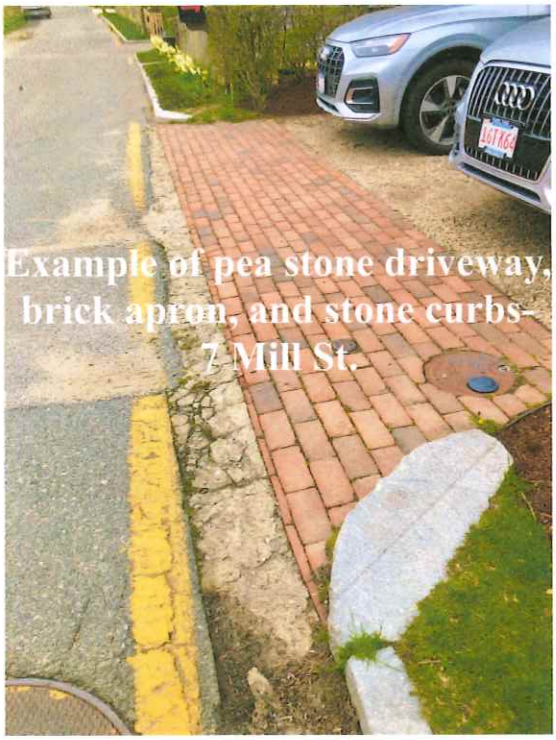
Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

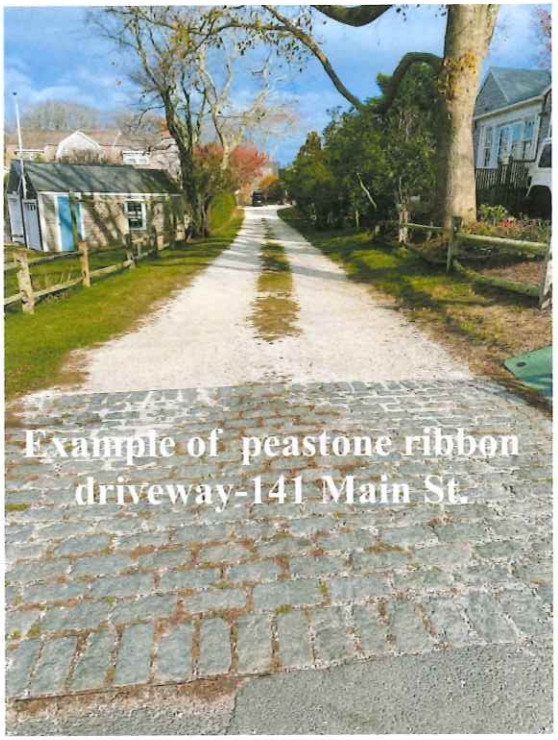


Plan of Land
in
Nantucket, MA
Prepared for
SEVENTEEN MILL HILL LLC
Scale: 1"= 10' JULY 29, 2022
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)
EXISTING
MINIMUM LOT SIZE: 5000 S.F. 7,610 S.F.
MINIMUM FRONTAGE: 50 FT. SEE PLAN
FRONT YARD SETBACK: none SEE PLAN
REAR/SIDE SETBACK: 5 FT. SEE PLAN
GROUND COVER % : 40% 15.4%
SCALE: 1"=640'±
LEGEND
IP FD DENOTES IRON PIPE FOUND
IP FD 07/06/2022 HELD
42.3.3-33.2
N/F
FISHTALES, LLC
DEED Bk./Pg.: 1638/213
PLAN Bk./Pg.: 19/115
#8 NEW MILL STREET
PICKET FENCE
64.59' MEASURED
IP FD 10/18/91 HELD
23.20' MEASURED
2.60'
IP FD HELD
LIMIT OF DEED DISCRIPTION
55.4.4-09
N/F
O'MALLEY NOMINEE TRUST DATED MARCH 27, 2017
DEED Bk./Pg.: 1587/9
PLAN Bk./Pg.: 9/47
#10 NEW MILL STREET
PICKET FENCE
142.71' MEASURED
43.73'
12.3'
ODS
DECK
DECK
DECK
55.4.4-12
N/F
15 MILL STREET NOMINEE TRUST
DEED Bk./Pg.: 1772/155
PLAN Bk./Pg.: 12/6
#15 NEW MILL STREET
N
Pea stone strips-each 2.5' X 20' long, middle strip of grass is 3' wide
55.4.4-12
N/F
MERRILL PARRISH STRANG &
PHILLIP C. STRANGE
DEED Bk./Pg.: 446/12
PLAN NO.: 2016-117
#19A NEW MILL STREET
1' BRICK AND RUBBLE RETAINING WALL
31.10'
2 STRY.
W/F
STRUCTURE
A=1,169 S.F.
5.5'
23.47'
4.2'
DECK
Brick apron-8' wide 10' deep fans out to 14' wide at the street to the outer edge of the curbs
PICKET FENCE
44.50' DEED
PICKET FENCE
REMNANT SECTION OF 2' PICKET FENCE WITHIN PRIVET HEDGE
PICKET FENCE
END OF PICKET FENCE
EXIST. EDGE OF
Proposed pea stone driveway strips and red brick apron with curved curbs
VARIABLE WIDTH
Bk./Pg.: 24/138
STREET
MILL
RMATION
STREET LLC
2/18
NE
5.4.4 PARCEL 47
37

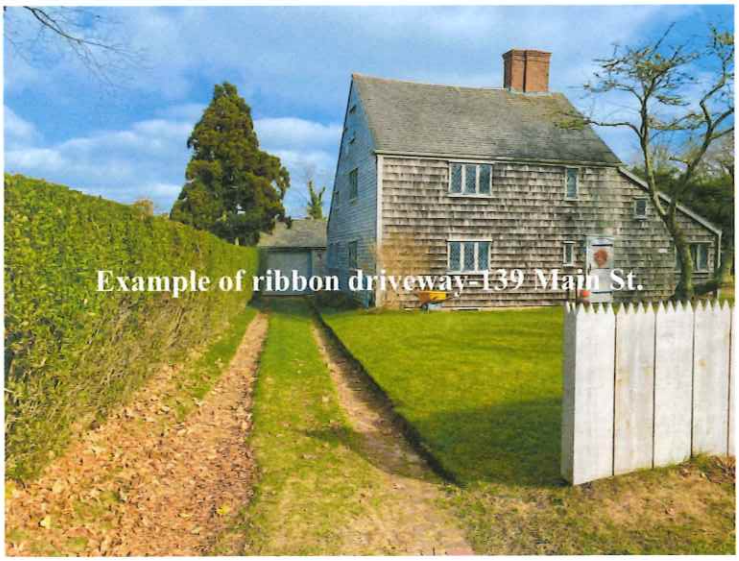

Pea stone strips
each 2.5ft wide x 20' long:
middle strip is grass
3 ft. wide
8'
Brick apron
wide x 10ft deep
Fans out to 14' at either side of curbs
17 Mill St.
proposed pea stone ribbon driveway
and red brick apron with curved curbs



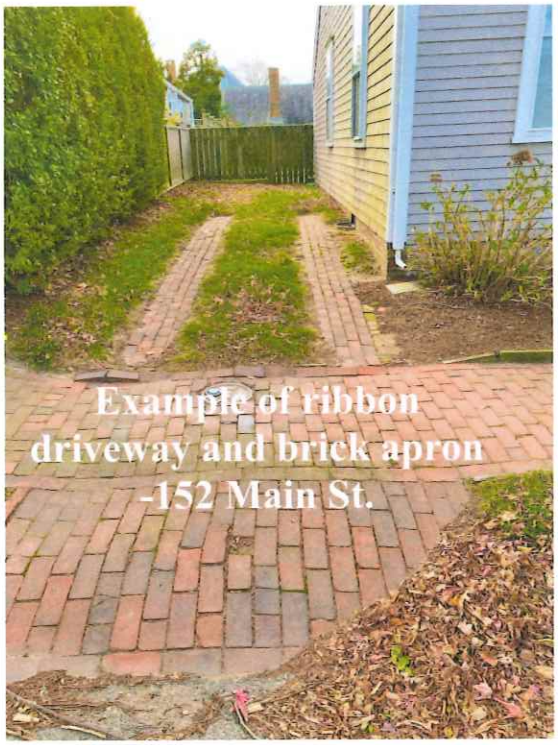
Example of pea stone driveway, brick apron, and stone curbs- 7 Mill St.



Example of peastone ribbon driveway-141 Main St.



Example of ribbon driveway-139 Main St.



Example of ribbon driveway and brick apron -152 Main 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°: 42.2.4 PARCEL N°. 2

Street & Number of Proposed Work: 29 Old South Wharf

Owner of record: NIR Retail LLC

Mailing Address: 95 Park Plaza

Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Paul Beaulieu (Main Street Architects)

Mailing Address: 25 Mathewsen Drive Suite #120

Weymouth, MA 02189

Contact Phone #: 781-331-4458 E-mail: pbeaulieu@mainstreetarchitects.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. HDC2021-08-4362

☐ Pool (Zoning District _____) ☐ Roof ☑ Other removal of double door for new single door & new Fire rated Electric door

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: C. 1969

Original Builder: Beinecke

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation no change
2. South Elevation no change
3. West Elevation new doors "see drawings"
4. North Elevation no change

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☑ Other new trim to match existing "Like in kind"

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 grey

Trim Grey Sash _____ Doors Red" new doors painted to match"

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 11/22/2024 Signature of owner of record Paul Beaulieu As Agent For 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 Paul Beaulieu (Main Street Architects)

AS AGENT FOR NTR LLC

STREET ADDRESS [redacted] 27 Old South Wharf

MAP/PARCEL 42.2.4/2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/26/2024

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

11/22/2024
Date

NIR Retail II LLC

27 Old South Wharf, Nantucket, MA 02554



Locus Map



Existing West Elevation



South West Elevation



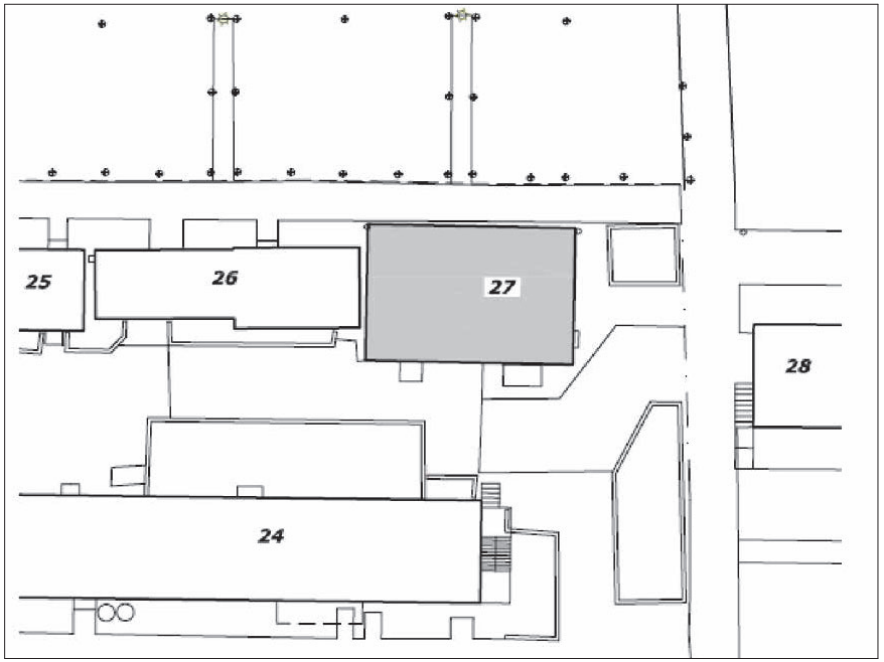
North West Elevation



North East Elevation

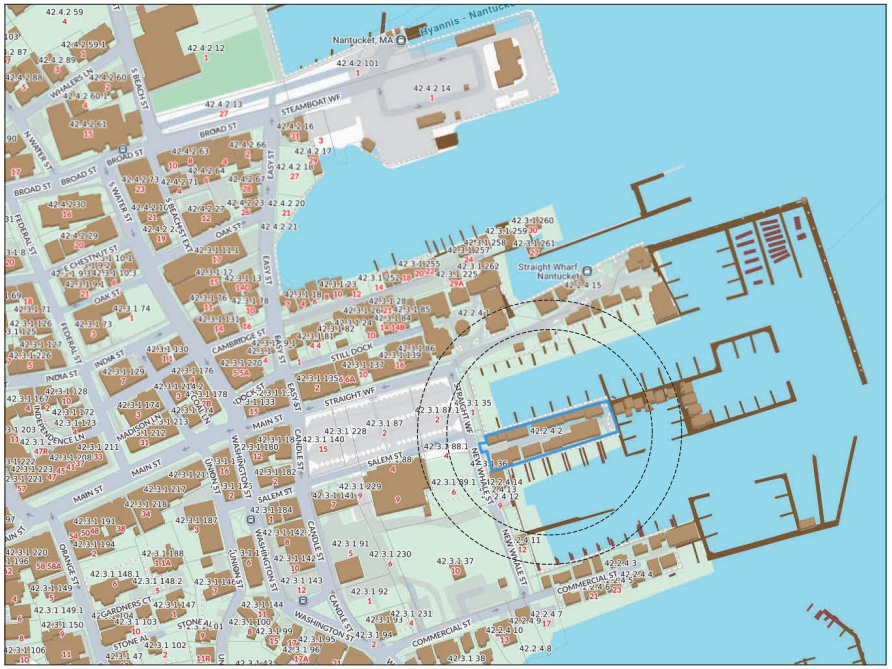


South East Elevation



LOCUS MAP

Scale 1/16" - 1'-0"



SITE PLAN

Graphic Scale

PROPOSED NEW DOORS
27 Old South Wharf
Nantucket, MA
02554

ZONING INFORMATION

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback	0ft / 5 ft

25 Mathewson Dr.
Suite 120
Weymouth, MA.
02189-2345
TEL: 781-331-4458
FAX: 781-331-4897

Main Street Architects

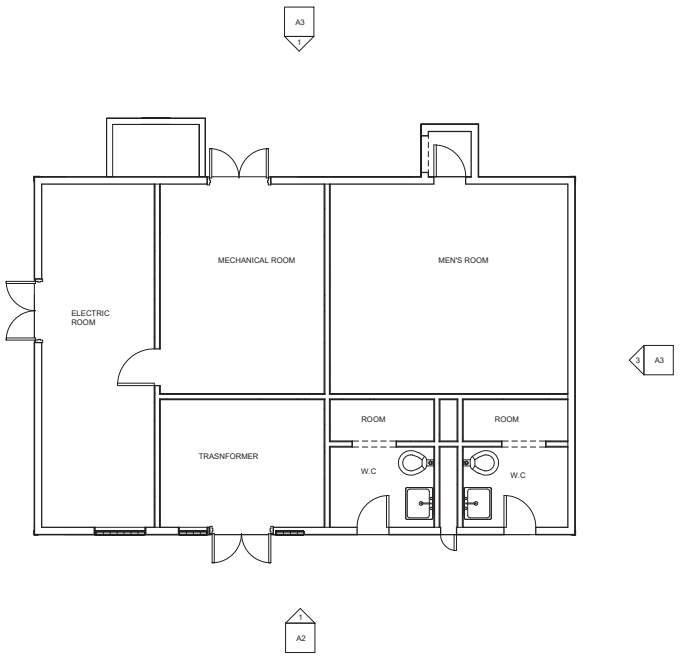
NIR
27 OLD SOUTH WHARF
NANTUCKET, MA
02554

COVER SHEET

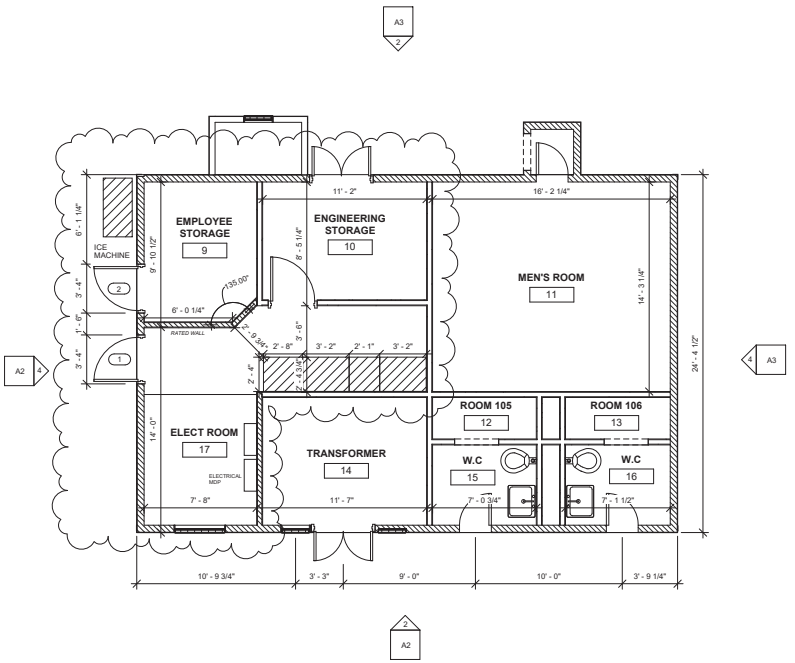
REVISIONS:
1 HDC SUBMITTAL 11/26/24

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 11-22-24
SCALE: AS NOTED
DRAWN BY: CAD
JOB NO.: XXXX.XX

DRAWING NO:
C1



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

Door Schedule				
MARK	COUNT	HEIGHT	WIDTH	DESCRIPTION
1	1	7' - 0"	3' - 0"	FIRED RATED METAL DOOR PAINTED RED TO MATCH EXISTING
2	1	7' - 0"	3' - 0"	WOOD PANEL DOOR PAINTED RED LIKE-IN-KIND

Main Street Architects
25 Mathewson Dr.
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02189-2345
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FAX: 781-331-4897

NIR
27 OLD SOUTH WHARF
NANTUCKET, MA
02554

EXISTING AND PROPOSED FLOOR PLANS

REVISIONS:
1 HDC SUBMITTAL 11/26/24

- ISSUED FOR PERMITTING
- ISSUED FOR PRICING
- ISSUED FOR CONSTRUCTION

DATE: 11-22-24
SCALE: AS NOTED
DRAWN BY: CAD
JOB NO.: XXXX.XX

REGISTERED ARCHITECT
PEMBROKE, MASS.
COMMONWEALTH OF MASSACHUSETTS

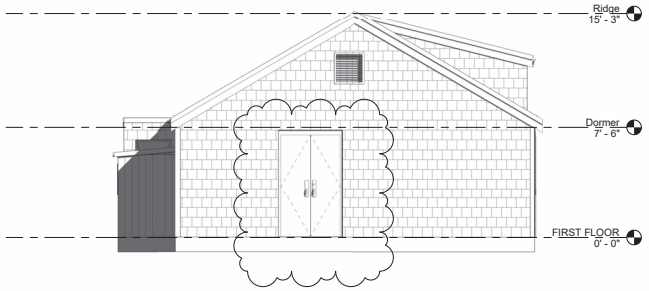
DRAWING NO:
A1



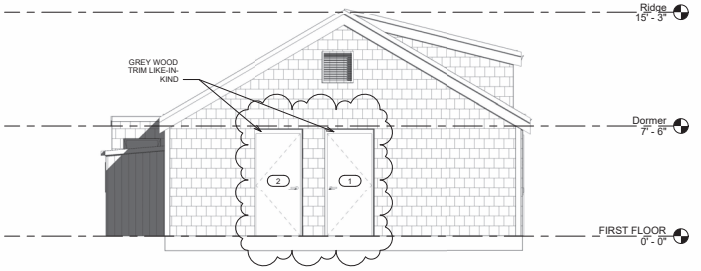
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



3 EXISTING LEFT ELEVATION
1/4" = 1'-0"



4 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

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FAX: 781-331-4897
Main Street Architects

NIR
27 OLD SOUTH WHARF
NANTUCKET, MA
02554

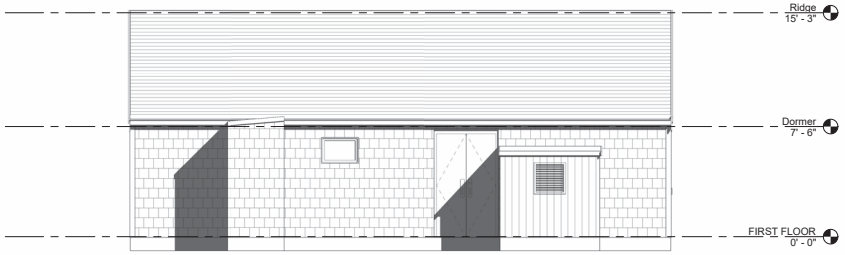
EXISTING AND PROPOSED ELEVATIONS

REVISIONS:
1 **HDC SUBMITTAL 11/26/24**

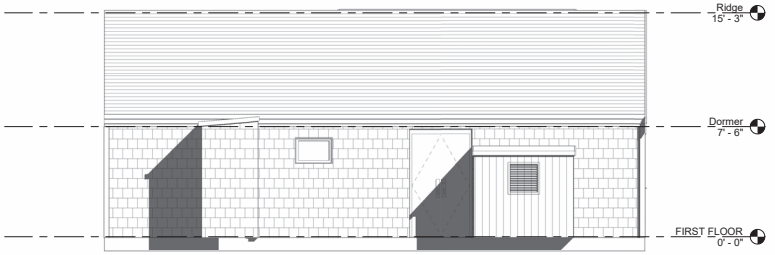
ISSUED FOR PERMITTING	
ISSUED FOR PRICING	
ISSUED FOR CONSTRUCTION	
DATE:	11-22-24
SCALE:	AS NOTED
DRAWN BY:	CAD
JOB NO.:	XXXX.XX

REGISTERED ARCHITECT
PEMBROKE, MASS.
COMMONWEALTH OF MASSACHUSETTS

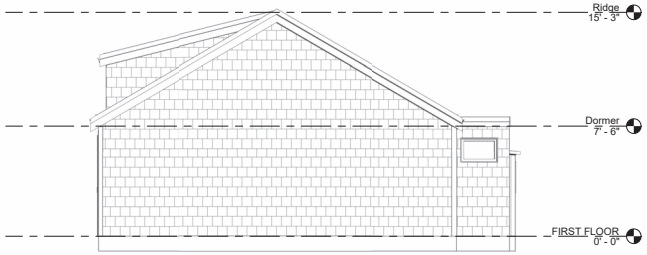
DRAWING NO:
A2



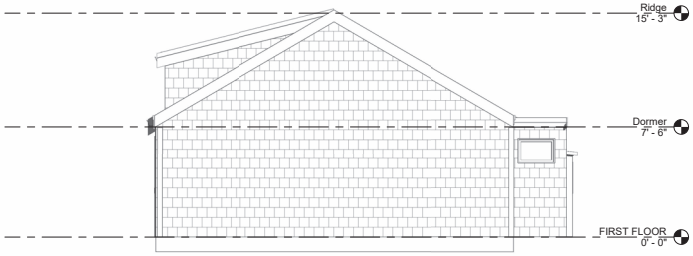
1 EXISTING REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"



3 EXISTING RIGHT ELEVATION
1/4" = 1'-0"



4 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

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Main Street Architects

NIR
27 OLD SOUTH WHARF
NANTUCKET, MA
02554

EXISTING AND PROPOSED ELEVATIONS

REVISIONS:
1 HDC SUBMITTAL 11/26/24

ISSUED FOR PERMITTING
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DATE: 11-22-24
SCALE: AS NOTED
DRAWN BY: CAD
JOB NO.: XXXX.XX

DRAWING NO:
A3

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-14-26
MAP/PARCEL#: 4224-002

Recorded By: AEG Date: 10/18 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 1 Old South Wharf 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER:

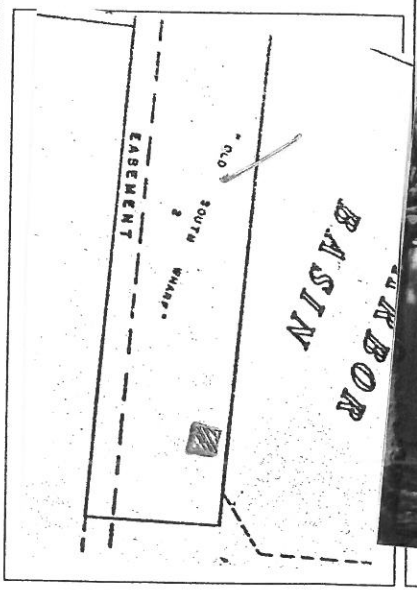
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

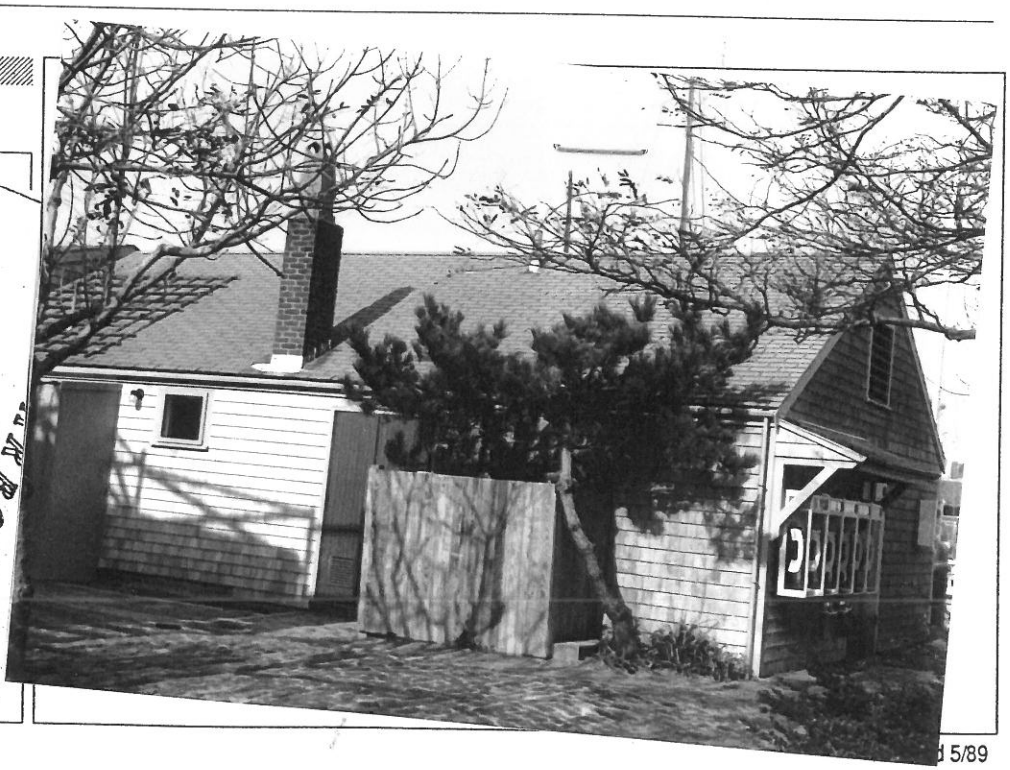
6. USE: Original: W.C.S Present: W.C.S
○ a. seasonal ○ b. year-round

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: none visible

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: trellis

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: thin molding

26. NUMBER OF BAYS:

- ✓ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 6 ft. fixed

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ✓ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ✓ g. pilasters
- ✓ h. trellis
- ○ i. other: _____

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	○ 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: ○ 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) _____

_____

CERTIFICATE NO: HDC2021-08-4362 DATE ISSUED: 9/7/2021

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.2.4 PARCEL N°. 2

Street & Number of Proposed Work: 27 Old South Wharf

Owner of record: NIR Retail LLC

Mailing Address: 75 Park Plaza
Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: _____

FOR OFFICE USE ONLY 000674

Date application received: 8/9/21 Fee Paid: $ 50

Must be acted on by: 9/25/21

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: [signature]

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ATS w/the roof pitch reduced so it can be pulled off the ridge and move it 6" off the face of the building.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 dormer

Size of Structure or Addition: Length: 12'-1" Sq. Footage 1st floor: 71 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 5'-10½" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: c.1969

Original Builder: BEINECKE

REVISIONS* (describe)
1. East Elevation Add Dormer
2. South Elevation " "
3. West Elevation " "
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 3 /12____ Other _____

Roofing material: ☐ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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 1¼" Soffit (Overhang) _____ Corner boards 4½" Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single 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 Grey

Trim Grey Sash Red 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 8/09/21 Signature of owner of record [signature] Signed under penalties of perjury

IV. NEW BUSINESS 08/17/2021

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Andrew Reger **08-4349**	7 East Lincoln Avenue	Roofwalk, drop hgt, clr chg	42.4.1/8	Emeritus

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	None
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	Anne Mastain, 5 East Lincoln Avenue
Concerns (5:12)	**MacEachern** – Presented project; height is dropping 2'3"; asked this be held so he can talk to his client. **Backus** – This is a historic neighborhood; the commission originally did not want the roof walk because it added height and wasn't appropriate to this structure. Staff did receive the abutters' letters. Read HSAB comments 8/23: appreciate lowering the ridge; roof walk & porch skirt should be natural to weather; broken roof walk skirt is a concern but might not be visible between gable projection and shed dormer. **Mastain** – We had objected to the height of this structure; and even though the height is lowered, the roof walk would overlook our outdoor shower; we object to it because it adds height. **Thornewill** – She still doesn't think a roof walk is appropriate on this style of house. Appreciates dropping the ridge. **Coombs** – She agrees with Ms. Thornewill; the roof walk and skirt are inappropriate. There are not many roof walks on this street. **Camp** – Concurs about the roof walk; it goes off a dormer and doesn't add to the architecture. The Essex green is a little dark; would prefer a lighter color. **Welch** – Agrees with what's been said. Okay with the height reduction and color change.
Motion	**Motion to Hold for revision. (Welch)**
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye Certificate #

	Liz Norris **08-4363**	14 Lowell Place	Rev. 2188: window change	41/164	Emeritus

Voting	Pohl, Camp, Coombs, Oliver, Thornewill
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (5:21)	**MacEachern** – Presented project. **Backus** – Read HSAB comments 8/23: no concerns **Coombs** – Likes the reduction in fenestration but thinks a finger window would look better. **Oliver** – No concerns; it's not visible and appropriate. **Camp** – No concerns. **Thornewill** – No concerns.
Motion	**Motion to Approve as submitted. (Oliver)**
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye Certificate # **HDC2021-08-4363**

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HDC2021-08-4362
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

	NIR Retail, LLC **08-4362**	27 Old South Wharf	Add Dormer	42.2.4/2	Emeritus

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Thornewill
Recused	(McLaughlin back 5:25)
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (5:25)	**MacEachern** – Presented project, to lift a mechanical above possible flood waters. **Backus** – Beinecke-era structure circa 1969; the proposed dormer is not a proper architectural element. Read HSAB comments 8/23: prefer to avoid dormer; if needed, dormer should have a one-foot setback from the face of the building; 27 Old South Wharf dormer should be noted as a deliberate exception to accommodate existing internal infrastructure, since this would be the first and only dormer on either of the rows of buildings on Old South wharf; concerned about setting a precedent. **Oliver** – She gets the function of this and is okay with it. It's a minimal change. It could have a shallower pitch. **Coombs** – It should come off the roof and eave; it's not that bad and has an essential reason for being there. **Camp** – It doesn't look like it quite fits and shouldn't come off the ridge and sit on the eave; it should be traditionally set back with a better-fitting window. **McLaughlin** – It looks odd being the only dormer. **Pohl** – Reduce the roof pitch to come off the ridge and rebate it off the eave.
Motion	**Motion to Approve through staff with the roof pitch reduced so ti can be pulled off the ridge and move it 6" off the face of the building. (Oliver)**
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye Certificate # **HDC2021-08-4362**

OK

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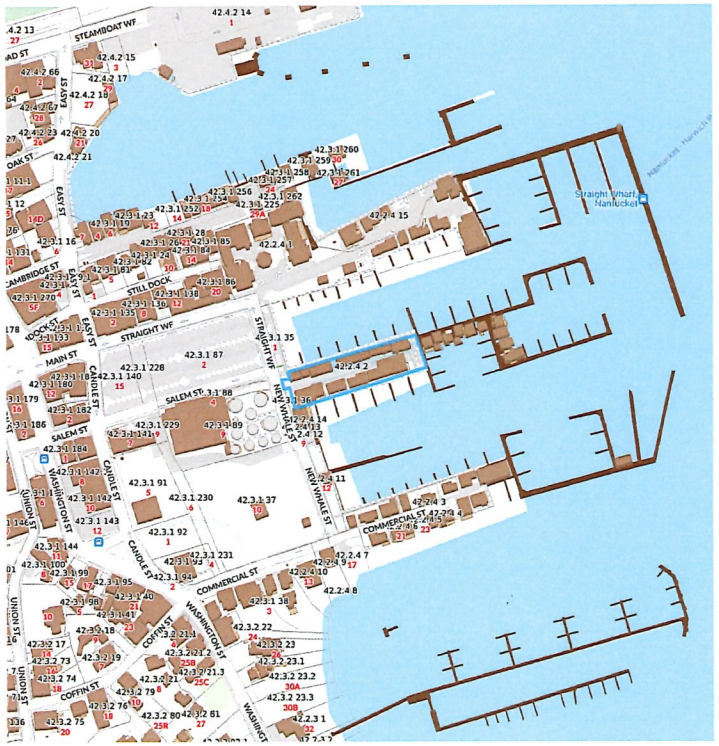
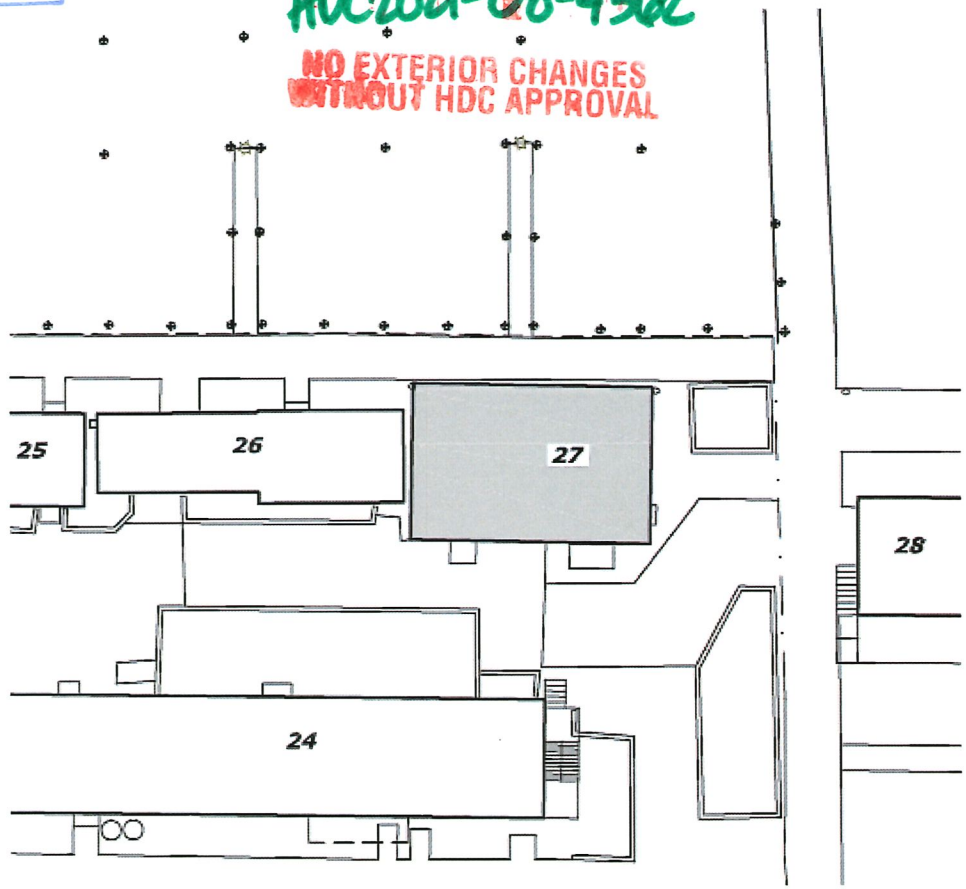
Proposed Dormer

27 Old South Wharf
Nantucket, MA



Locus Map

Graphic Scale



Site Plan

Scale: 1/16" - 1'-0"

G.1.1

NIR
27 Old South Wharf
Nantucket, MA 02554

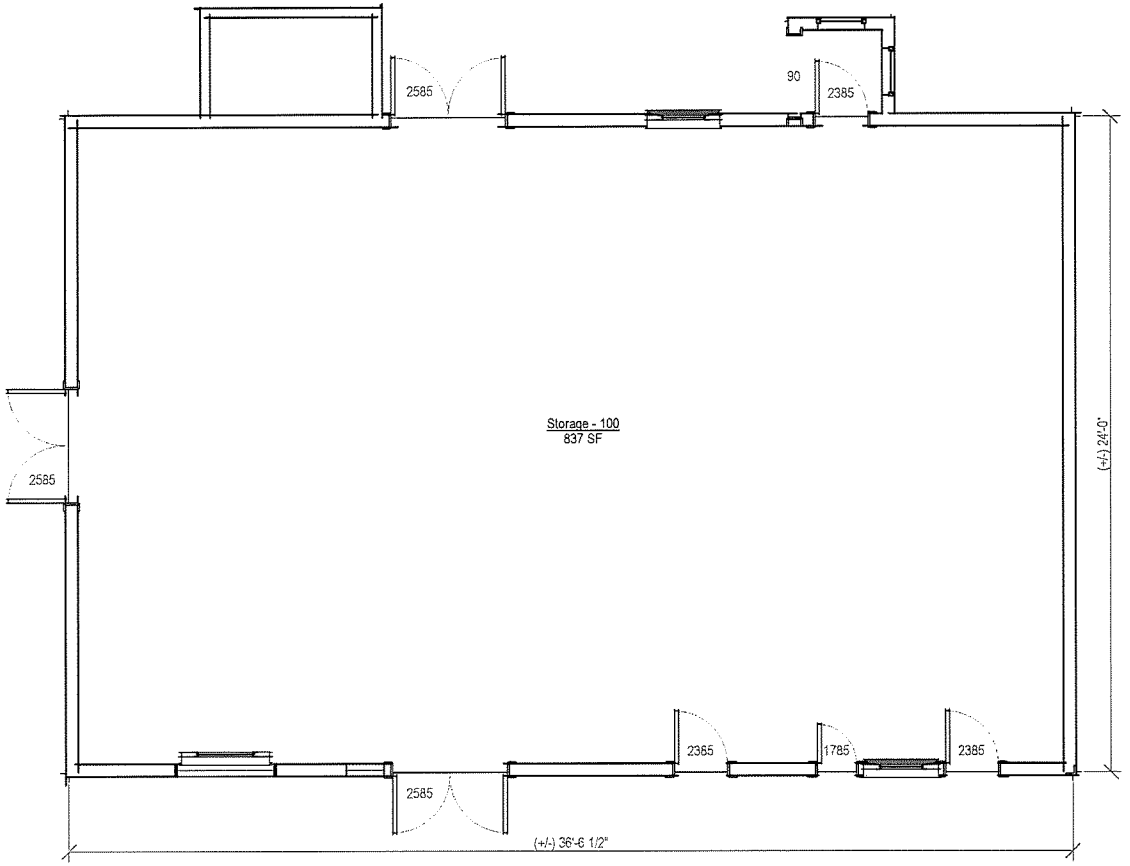
Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft

Cover Sheet

08.09.21

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



A.1.1

NIR
27 Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft

Existing First Floor Plan
Scale: 1/4" - 1'-0"
08.09.21

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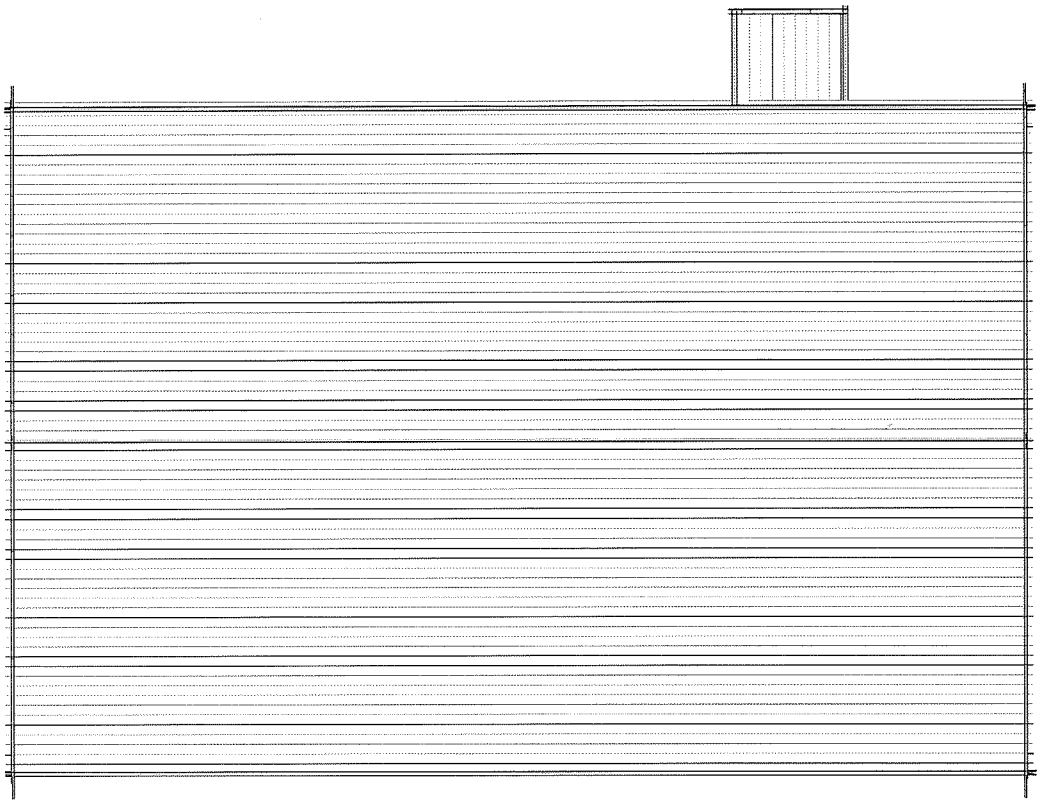
6 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



A.1.2

NIR
27 Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft

Existing Roof Plan
Scale: 1/4" - 1'-0"
08.09.21

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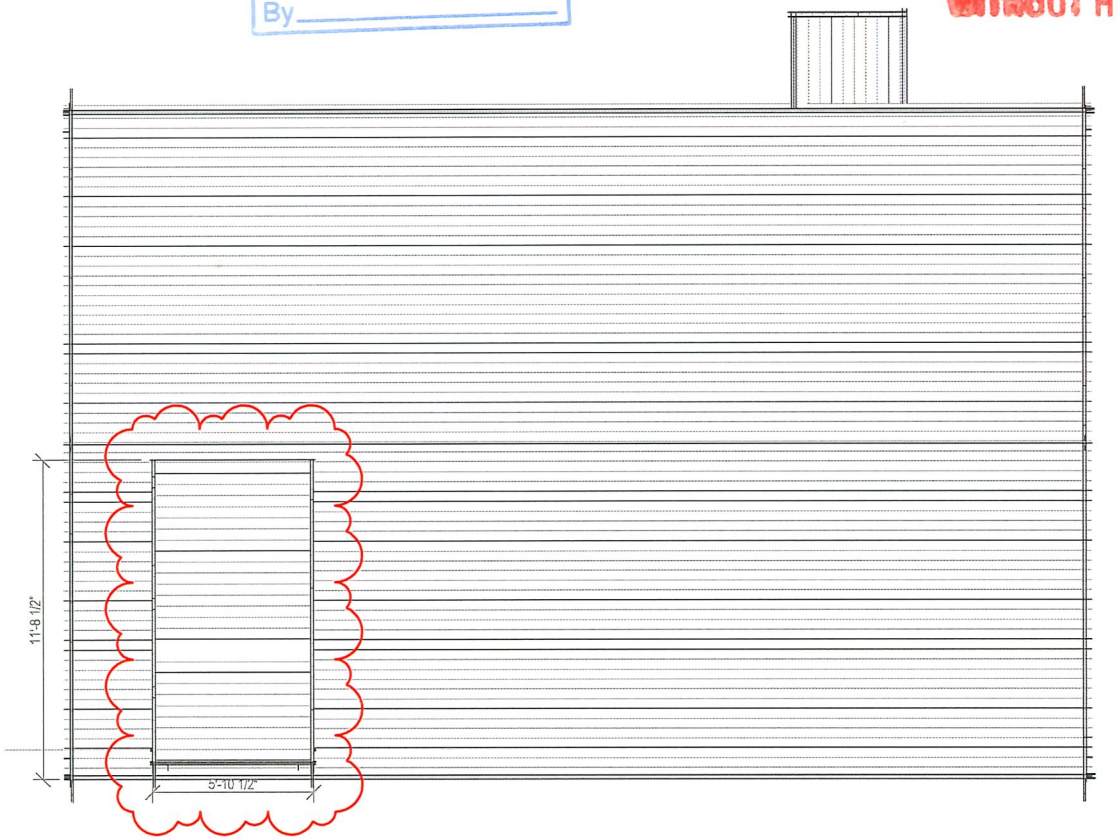

A.1.3

NIR
27 Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft

Proposed Roof Plan
Scale: 1/4" - 1'-0"
08.09.21

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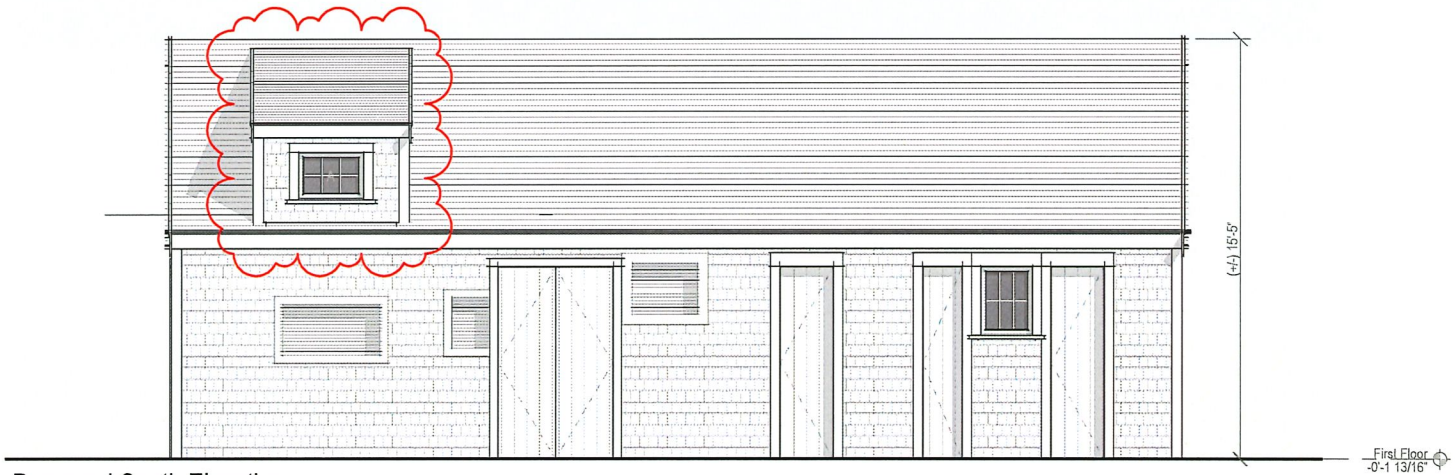
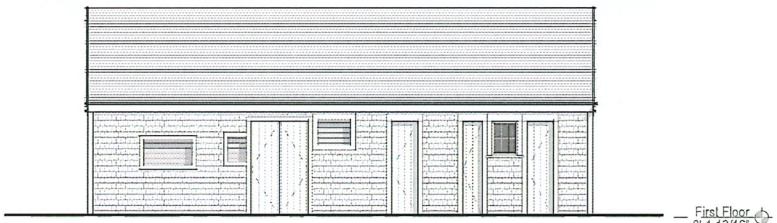


Proposed South Elevation

1/4" = 1'-0"



Existing South Elevation

1/8" = 1'-0"



Fixed
6 Lite TDL

WINDOW SCHEDULE			
WINDOW	UNIT WIDTH	UNIT HEIGHT	Description
A	2'-6 3/4"	1'-9 1/2"	Fixed

Window Legend

1/4" = 1'-0"

A.2.1

NIR
27 Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft

South Elevation

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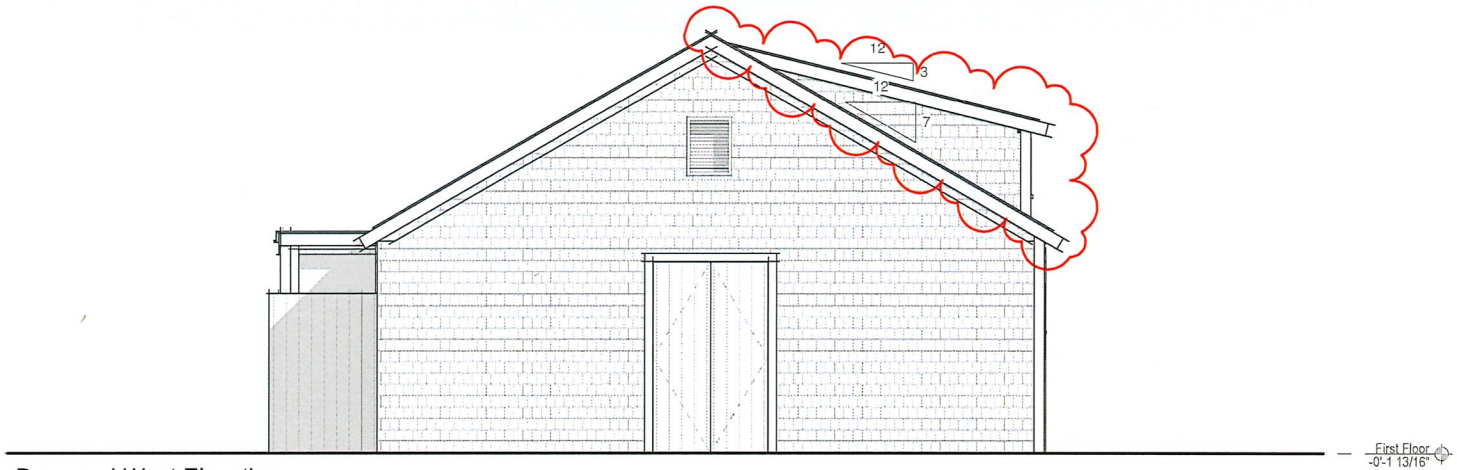
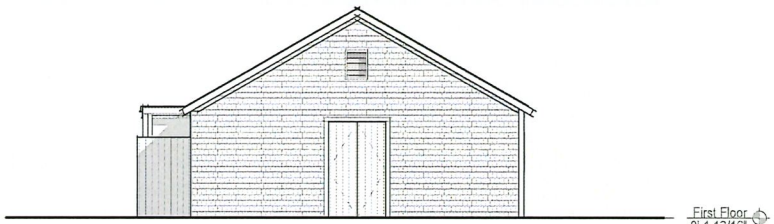


Proposed West Elevation

1/4" = 1'-0"



Existing West Elevation

1/8" = 1'-0"

A.2.2

NIR
27 Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft

West Elevation

08.09.21

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Nantucket, MA 02554
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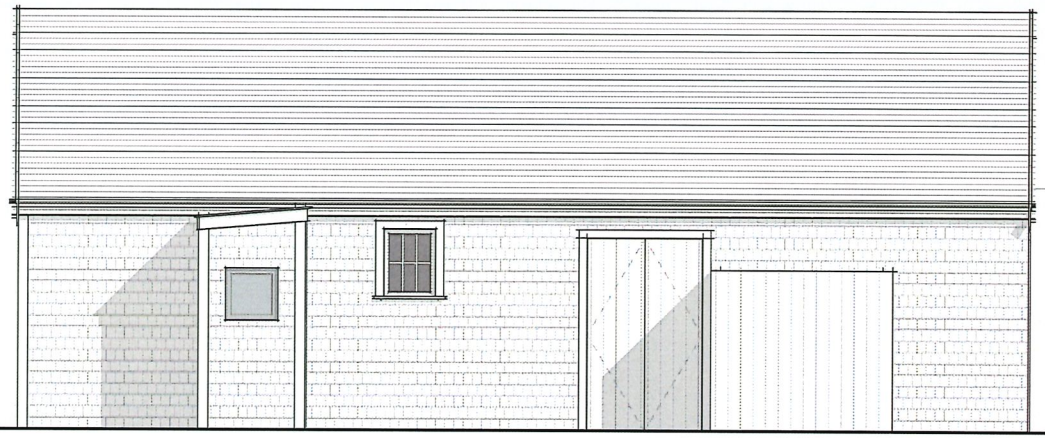
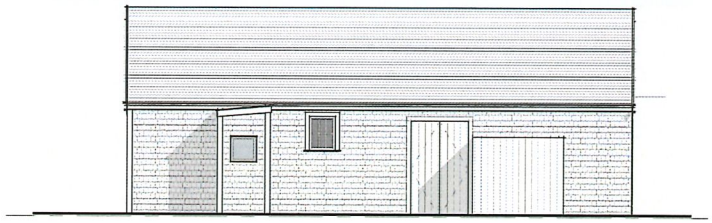


Proposed North Elevation

1/4" = 1'-0"



Existing North Elevation

1/8" = 1'-0"

A.2.3

NIR
27 Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft

North Elevation

08.09.21

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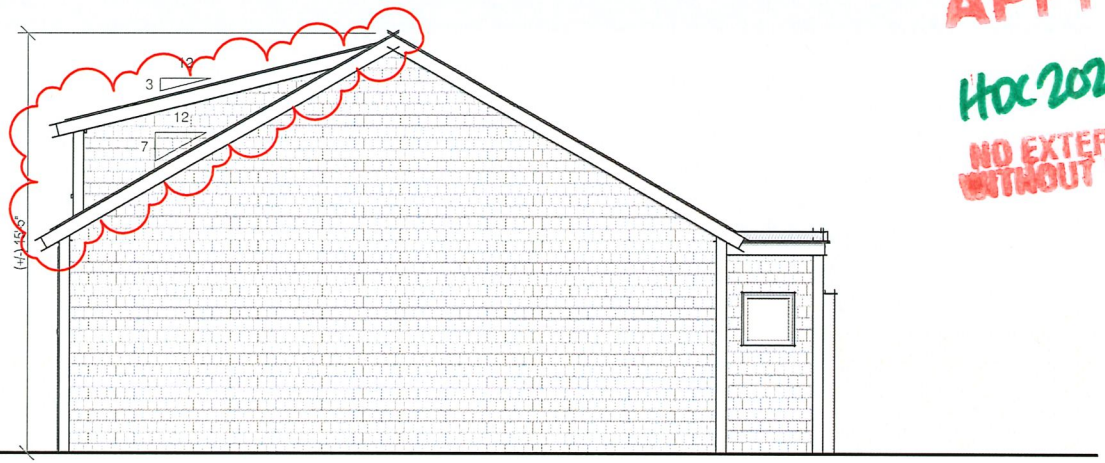
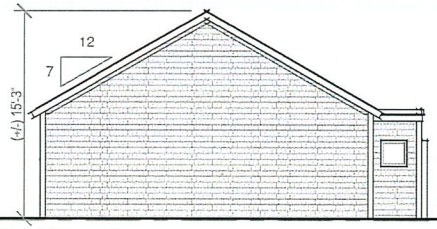
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL



Proposed East Elevation

1/4" = 1'-0"



Existing East Elevation

1/8" = 1'-0"

A.2.4

NIR
27 Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft

East Elevation

08.09.21

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

STAFF APPROVAL CHECKLIST

Planning and Land Use Services

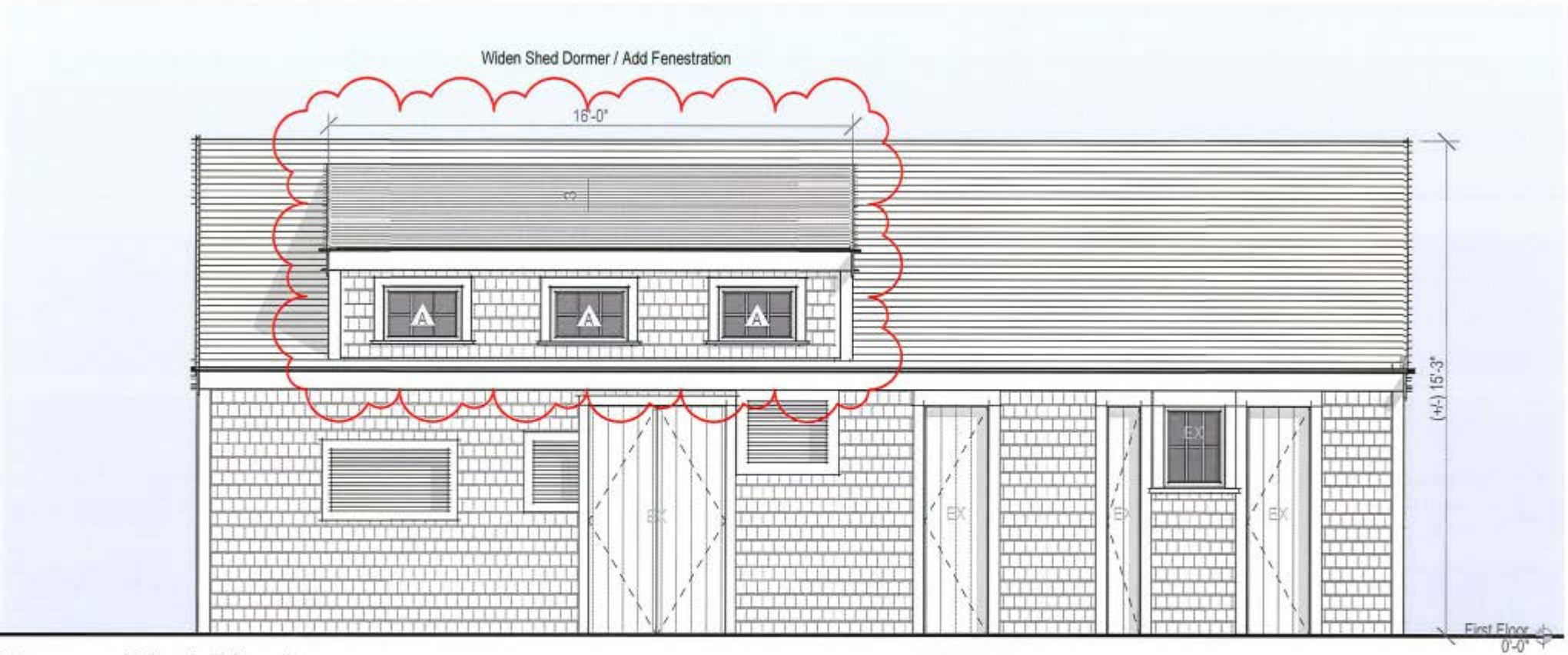
Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your Staff Approval.

	Sign In submission at Front Desk
	HDC case number: (ex. HDC2020-XX-XXXX) If applicable HDC 2021-08-4362 27 Old Sw Staff
	Meeting Approval Date: 09.07.2021 Copy of Minutes (application item circled)
	Four (4) Large (24"x36") sets of plans (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 x 11
	Additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.



Proposed North Elevation

1/4" = 1'-0"

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HDC 2021-12-5442

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

12 Pond View Dr
Pool and Hardscaping/

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 12.02.2024 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

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.

X Covid 10 Day Waiver

X

REQUIRED WHERE APPLICABLE:

Owners Authorization Letter

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR ACK 12 Pond View LLC

STREET ADDRESS 12 Pond View Dr

MAP/PARCEL 81/9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.02.2024

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 11.25.2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....ACK 12 Pond View LLC.....

MAILING ADDRESS.....49 Union Park Unit 3, Boston Ma 02129.....

PROPERTY LOCATION.....12 Pond View Dr.....

ASSESSORS MAP/PARCEL.....81/9.....

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: 2024.11.25 13:41:26 -05'00'

November 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
81	8		FRUIT SHARON TRST	SNF DECLARATION OF TRUST	12 EAGLE COURT	EDWARDSVILLE	IL	62025	14 POND VIEW DR
81	10		MACDONALD SANDRA A		10 POND VIEW DRIVE	NANTUCKET	MA	02554	10 POND VIEW DR
81	23		WELLS NANTUCKET INVEST LLC	C/O DAVID WALLACE-WELLS	477 FDR DRIVE APT M 1407	NEW YORK	NY	10002	13 POND VIEW DR
81	24		WORK LEILANI D TRST ETAL		PO BOX 2462	NANTUCKET	MA	02584	15 POND VIEW DR
81	179		RIPSAW INVESTMENTS LLC		166 BLACK ROCK DR	HINGHAM	MA	02043	22 ELLENS WY
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 12 Pond View Dr

Tax Map Number: 81 Parcel Number: 9

Owner of Record: ACK 12 Pond View LLC

Description of Proposal:

Pool 15 x 30 with Bluestone Patio, Spa 6 x 10, Fire Pit, Patio with Outdoor Kitchen, Pickleball Court, Bocce Court, Entrance Gate

Anticipated HDC Submission Date: 12.02.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

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If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 81 PARCEL N°. 9

Street & Number of Proposed Work: 12 POND VIEW DR.

Owner of record: MK 12 POND VIEW LLC.

Mailing Address: 49 UNION PARK UNIT 3
BOSTON MA 02129

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MAYFLOWER 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 LUG2) ☐ Roof ☒ Other SPA, PATIO, OUTDOOR KITCHEN, FIRE PIT.

Size of Structure or Addition: Length: 30 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 1615 total ☐ 1st floor ☐ 2nd floor

Width: 15 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 Elevatior
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 (EXIST) Walkways BLUESTONE 2X3 Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

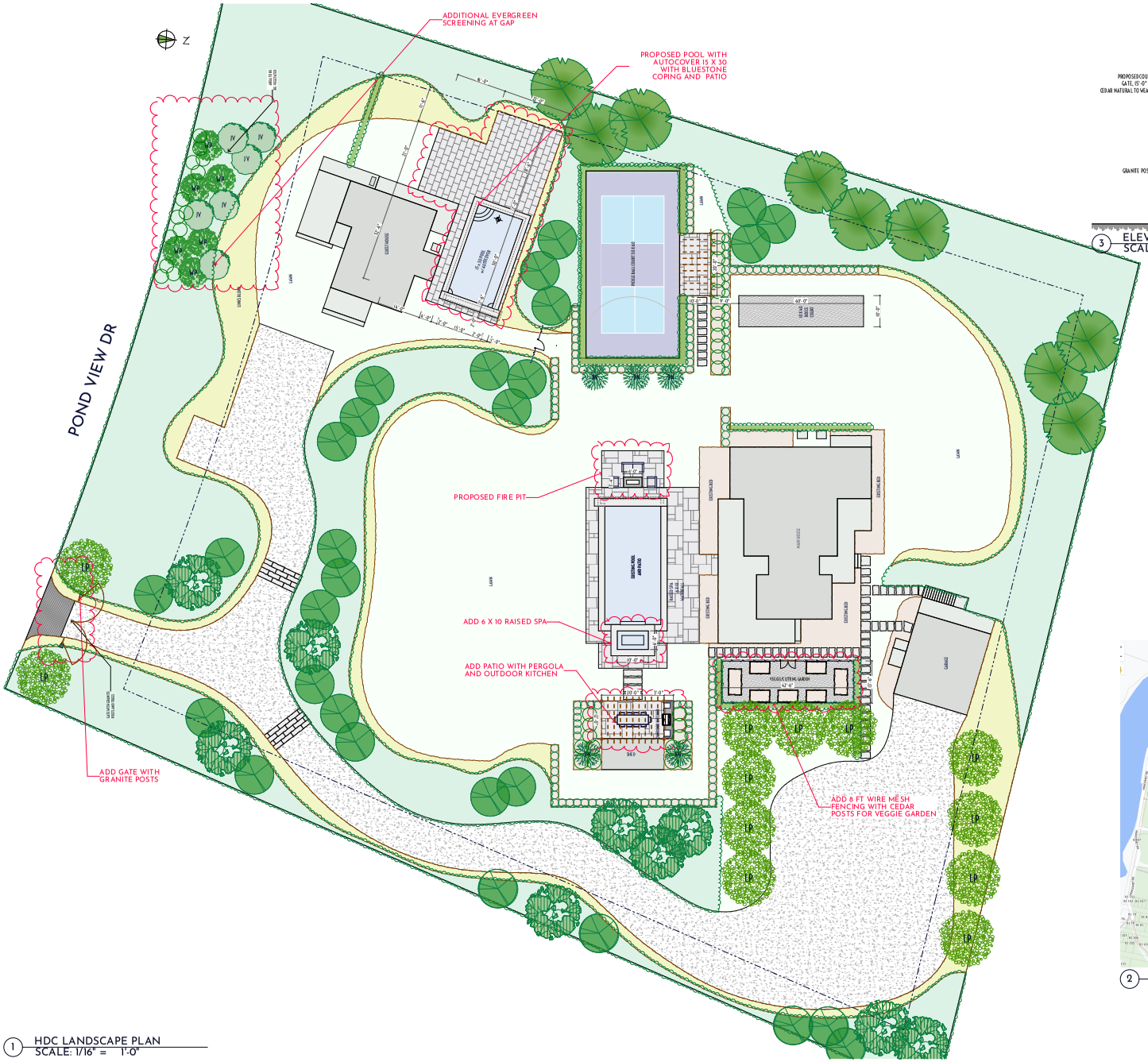
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ ~~Fence~~ NTW. GATE Shutters _____

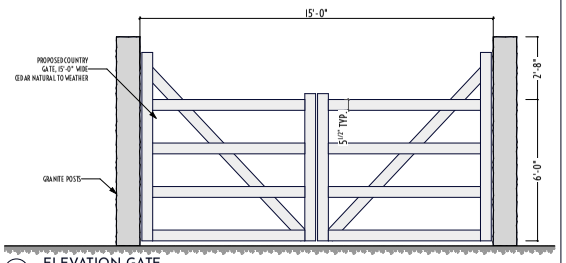
* Attach manufacturer's color samples if color is not from HDC approval list.

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 11/25/2024 Signature of owner of record _____ Signature/position of agent _____



1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



3 ELEVATION GATE
SCALE: 3/8" = 1'-0"



2 LOCUS M-81 P-9

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
12 Pond View
Nantucket, Ma.
02554

M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-1

Surveyor	Contact
Santos	Contact

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 LOCUS M-81 P-9

MARK	DATE

HDC Locus

Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
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Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-A

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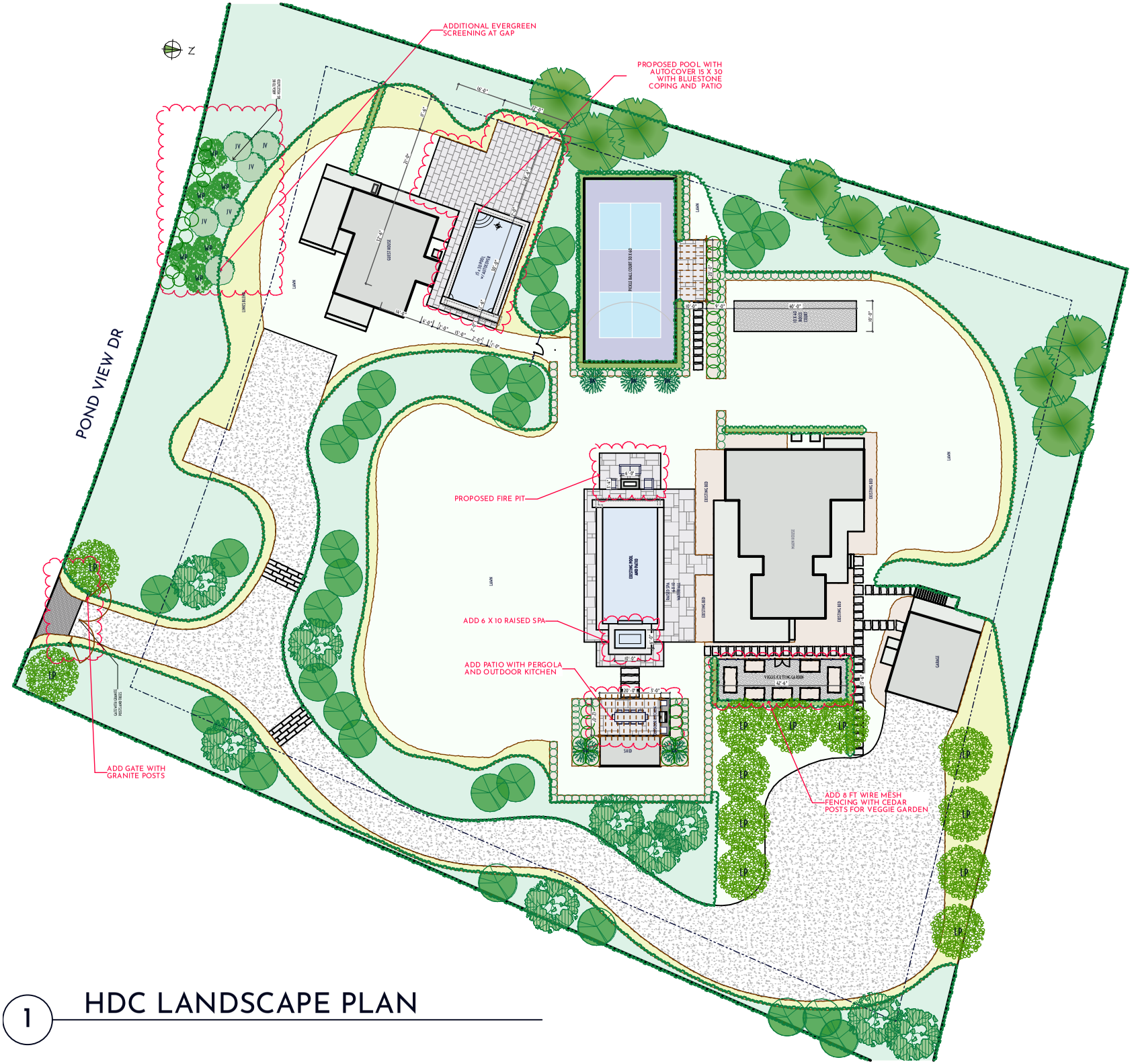

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
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Zoning: LUG 2
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Scale: As Noted
Plotted: 11/27/24
Drawing No.:
HDC-B

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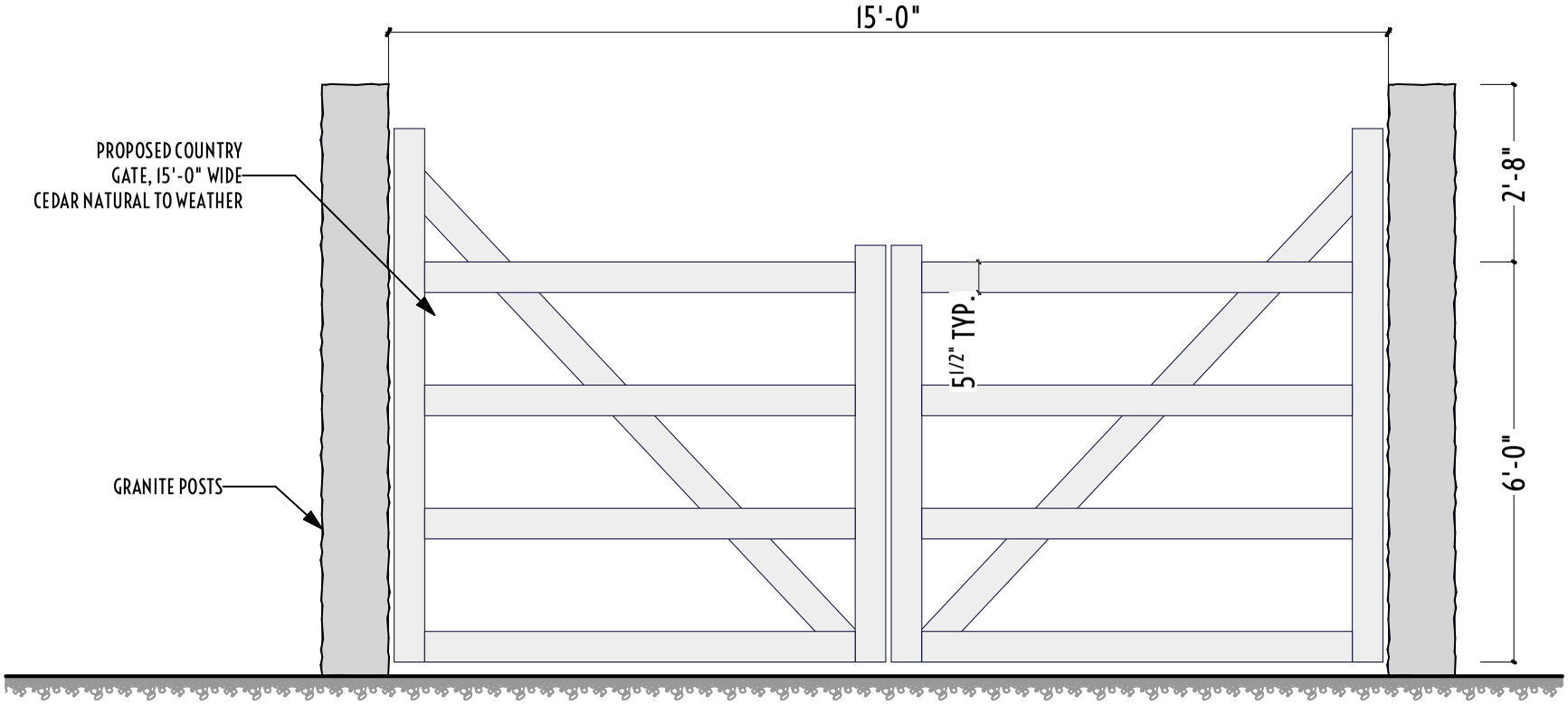

1 ELEVATION GATE
SCALE: 3/8" = 1'-0"

MARK	DATE

HDC Gate Elevation

Landscape at
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Nantucket, Ma.
02554
M: 81
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Plotted: 11/27/24
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HDC-C

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1 12 Pond View Dr View 1



2 12 Pond View Dr View 2



3 12 Pond View Dr View 3



4 12 Pond View Dr View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

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Nantucket, Ma.
02554
M: 81
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Plotted: 11/27/24
Drawing No.:
HDC-D

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1 POOL w: BLUESTONE COPING



2 COLONIAL STONE OUTDOOR KITCHEN



3 COLONIAL STONE FIRE PIT

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

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12 Pond View
Nantucket, Ma.
02554
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HDC-E

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

12 Pond View Dr
Bocce Court
2024.12.02

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

_____COPY:
_____BUSINESS:
EMAIL ☐

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.
200 ck16187	3.	**Application Fee:** See back of application for fee schedule or call the office.
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SUBMITTED BY:.....Atlantic Landscaping.....

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Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.25 13:41:26 -05'00'

November 25, 2024

DATE

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In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

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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°: 81 PARCEL N°. 9

Street & Number of Proposed Work: 12 POND VIEW DR.

Owner of record: ACK 12 POND VIEW LLC.

Mailing Address: 49 UNION PARK UNIT 3
BOSTON MA 02129

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING.
6 MARBLEWAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscaping.inc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other BOCCE COURT

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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~~ BOCCE COURT - STONE DUST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

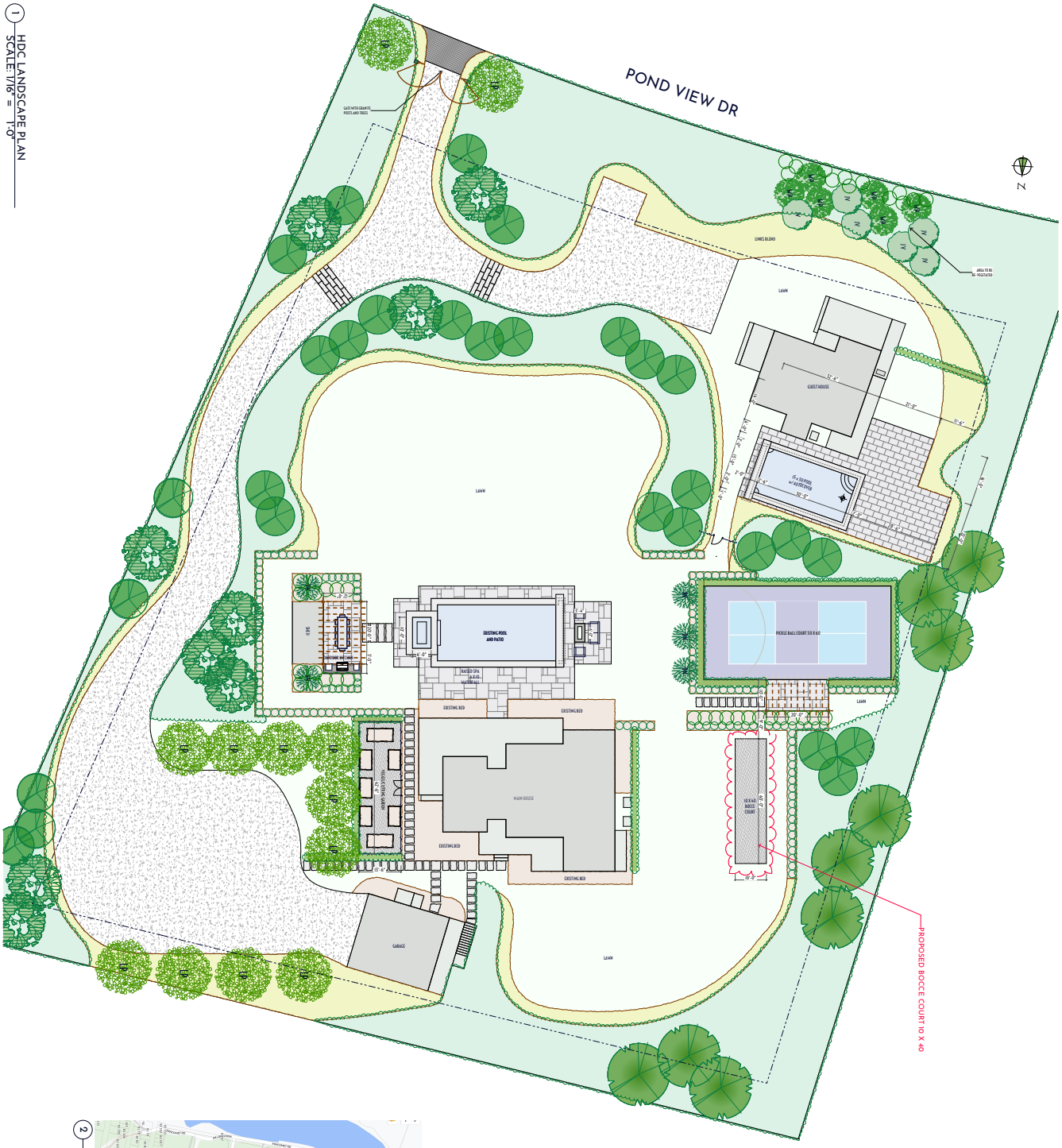
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 11/27/2024 Signature of owner of record [signature] Signed under penalties of perjury

1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



2 LOCUS M-81 P-9



Landscape at
12 Pond View
Nantucket, Ma.
02554

M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Platted: 11/27/24
Drawing No.:

HDC-1

Surveyor Contact
Santos Contact

All drawing & designs conceived on the sole property of Atlantic Landscaping Inc. Publication or use of these plans without written permission or approval from Atlantic Landscaping Inc.

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

MARK	DATE

atlantic LANDSCAPING, INC.



1 LOCUS M-81 P-9

MARK	DATE

HDC Locus

Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
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Zoning: LUG 2
Front Setback: 35
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Drawing No.:

HDC-A

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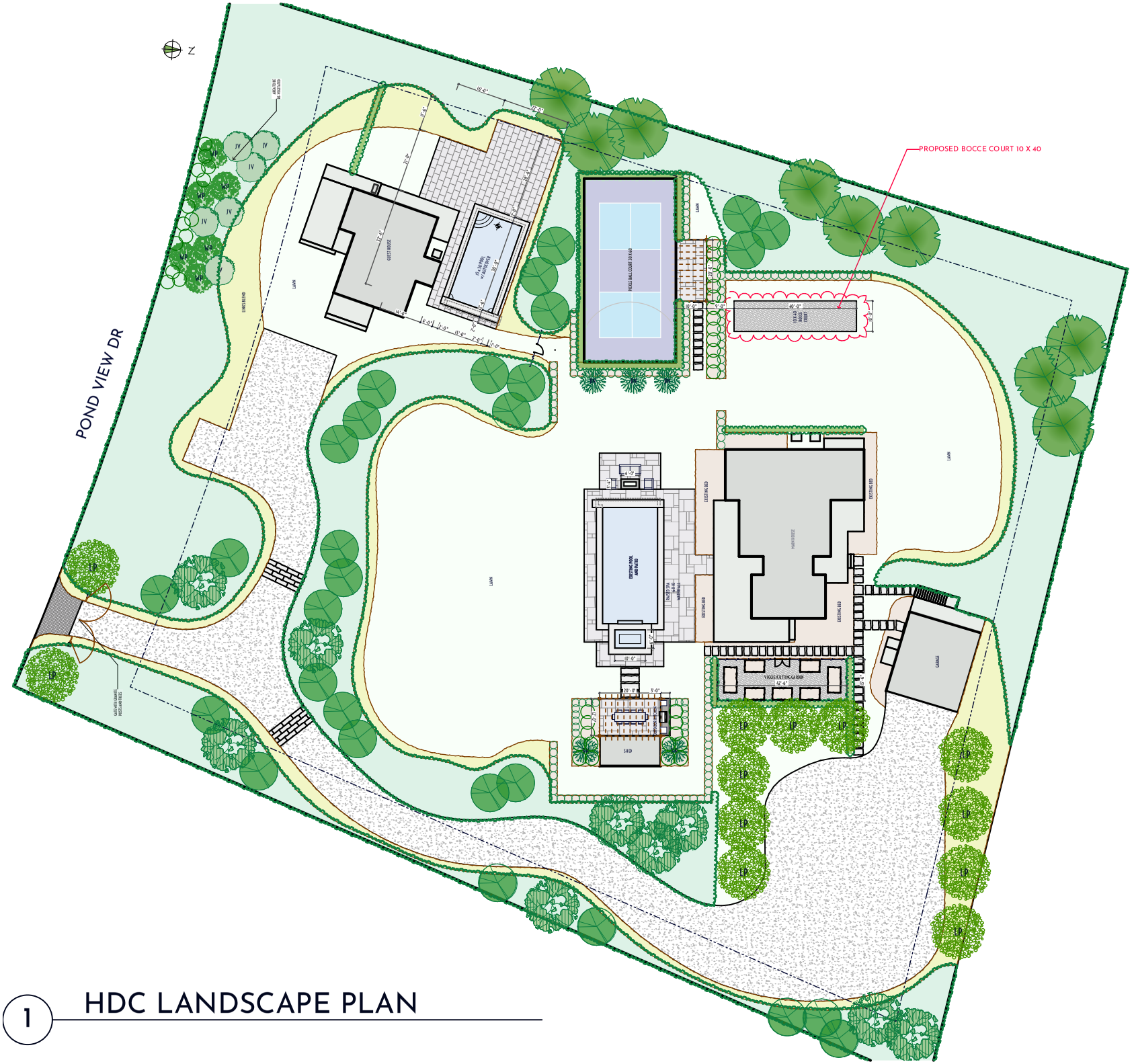

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Landscape at
12 Pond View
Nantucket, Ma.
02554
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HDC-B

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1 12 Pond View Dr View 1



2 12 Pond View Dr View 2



3 12 Pond View Dr View 3



4 12 Pond View Dr View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
12 Pond View
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02554
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HDC-D

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1 BOCCE COURT

MARK	DATE

HDC Materials Photos

Landscape at
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02554
M: 81
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Drawing No.:
HDC-E

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

12 Pond View Dr
Pickleball Court
12.02.2024 Rev Jan 2020

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

_____COPY:
_____BUSINESS:
EMAIL ☐

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.

200 ck 16188 3. **Application Fee:** See back of application for fee schedule or call the office.

☑ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

☑ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

☑ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

☑ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

☑ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

☑ Covid 10 Day Waiver

☑

REQUIRED WHERE APPLICABLE:

Owners Authorization Letter

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

☑ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

☑ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR ACK 12 Pond View LLC

STREET ADDRESS 12 Pond View Dr

MAP/PARCEL 81/9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.02.2024

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 11.25.2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....ACK 12 Pond View LLC.....

MAILING ADDRESS.....49 Union Park Unit 3, Boston Ma 02129.....

PROPERTY LOCATION.....12 Pond View Dr.....

ASSESSORS MAP/PARCEL.....81/9.....

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: 2024.11.25 13:41:26 -05'00'

November 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
81	8		FRUIT SHARON TRST	SNF DECLARATION OF TRUST	12 EAGLE COURT	EDWARDSVILLE	IL	62025	14 POND VIEW DR
81	10		MACDONALD SANDRA A		10 POND VIEW DRIVE	NANTUCKET	MA	02554	10 POND VIEW DR
81	23		WELLS NANTUCKET INVEST LLC	C/O DAVID WALLACE-WELLS	477 FDR DRIVE APT M 1407	NEW YORK	NY	10002	13 POND VIEW DR
81	24		WORK LEILANI D TRST ETAL		PO BOX 2462	NANTUCKET	MA	02584	15 POND VIEW DR
81	179		RIPSAW INVESTMENTS LLC		166 BLACK ROCK DR	HINGHAM	MA	02043	22 ELLENS WY
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 12 Pond View Dr

Tax Map Number: 81 Parcel Number: 9

Owner of Record: ACK 12 Pond View LLC

Description of Proposal:

Pool 15 x 30 with Bluestone Patio, Spa 6 x 10, Fire Pit, Patio with Outdoor Kitchen, Pickleball Court, Bocce Court, Entrance Gate

Anticipated HDC Submission Date: 12.02.2024

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

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2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
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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.

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PROPERTY DESCRIPTION

TAX MAP N°: 81 PARCEL N°. 9

Street & Number of Proposed Work: 12 POND VIEW DR

Owner of record: ACK 12 POND VIEW LLC.

Mailing Address: 14 UNION PARK UNIT 3
BOSTON MA 02129

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapingine.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other PICKLEBALL COURT

Size of Structure or Addition: Length: 60-0 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30-0 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

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Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

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Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

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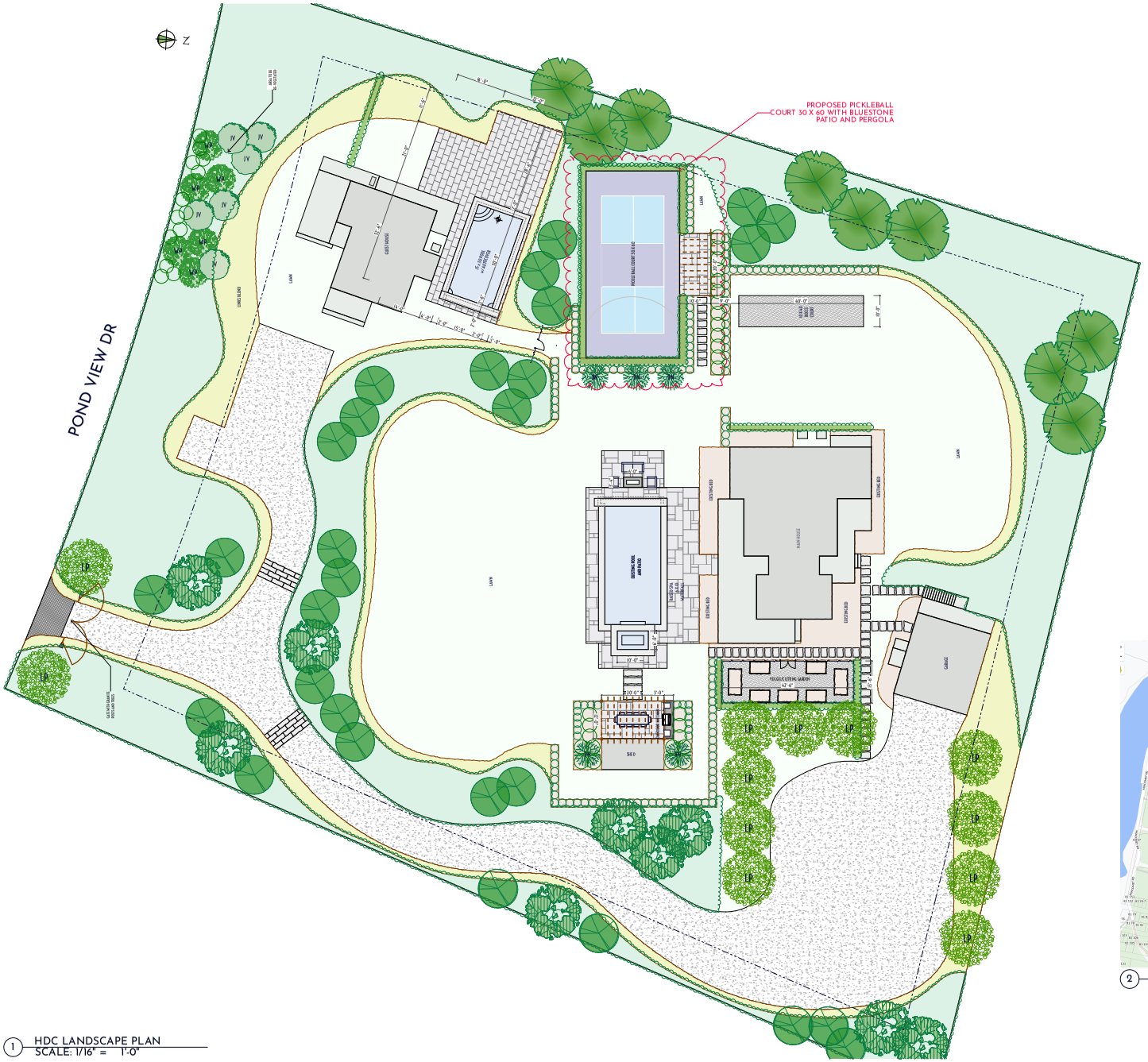
Date 11/21/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



2 LOCUS M-81 P-9

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
12 Pond View
Nantucket, Ma.
02554

M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-1

Surveyor	Contact
Santos	Contact

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HDC-A

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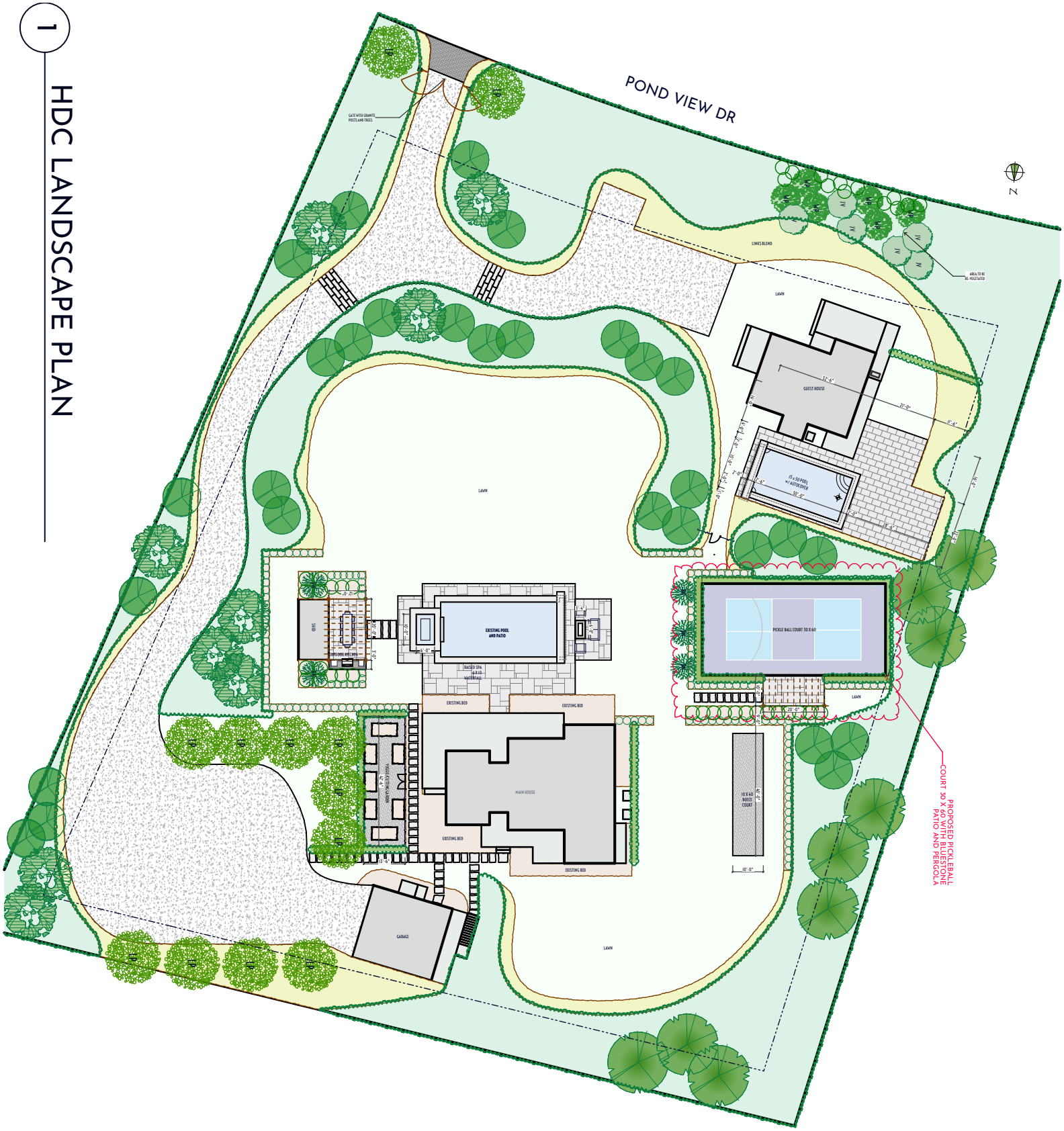
1

HDC LANDSCAPE PLAN



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HDC-B

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HDC Site Plan

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MARK	DATE

atlantic LANDSCAPING, INC



1 12 Pond View Dr View 1



2 12 Pond View Dr View 2



3 12 Pond View Dr View 3



4 12 Pond View Dr View 4

atlantic LANDSCAPING, INC

MARK	DATE

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HDC-D

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1 PICKLEBALL

MARK	DATE

HDC Materials Photos

Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-E

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

7 Stone Post Way
Hardscaping
12.02.2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
ck 16186	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
☑		Covid 10 Day Waiver
☑		Owners Authorization Letter

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR 7 Stone Post Way LLC

STREET ADDRESS 7 Stone Post Way

MAP/PARCEL 74/79

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.02.2024

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 11.26.2024 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°: 74 PARCEL N°. 79

Street & Number of Proposed Work: 7 Stone Post Way

Owner of record: 7 Stone Post Way LLC.

Mailing Address: 79 Fuller Ave
Chatham NJ 07928

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Atlantic Lands Surveying
6 Market Way Nantucket MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandssurveying.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: 588 SF ☐ 1st floor ☐ 2nd floor

Width: _____ 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 2x3 Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

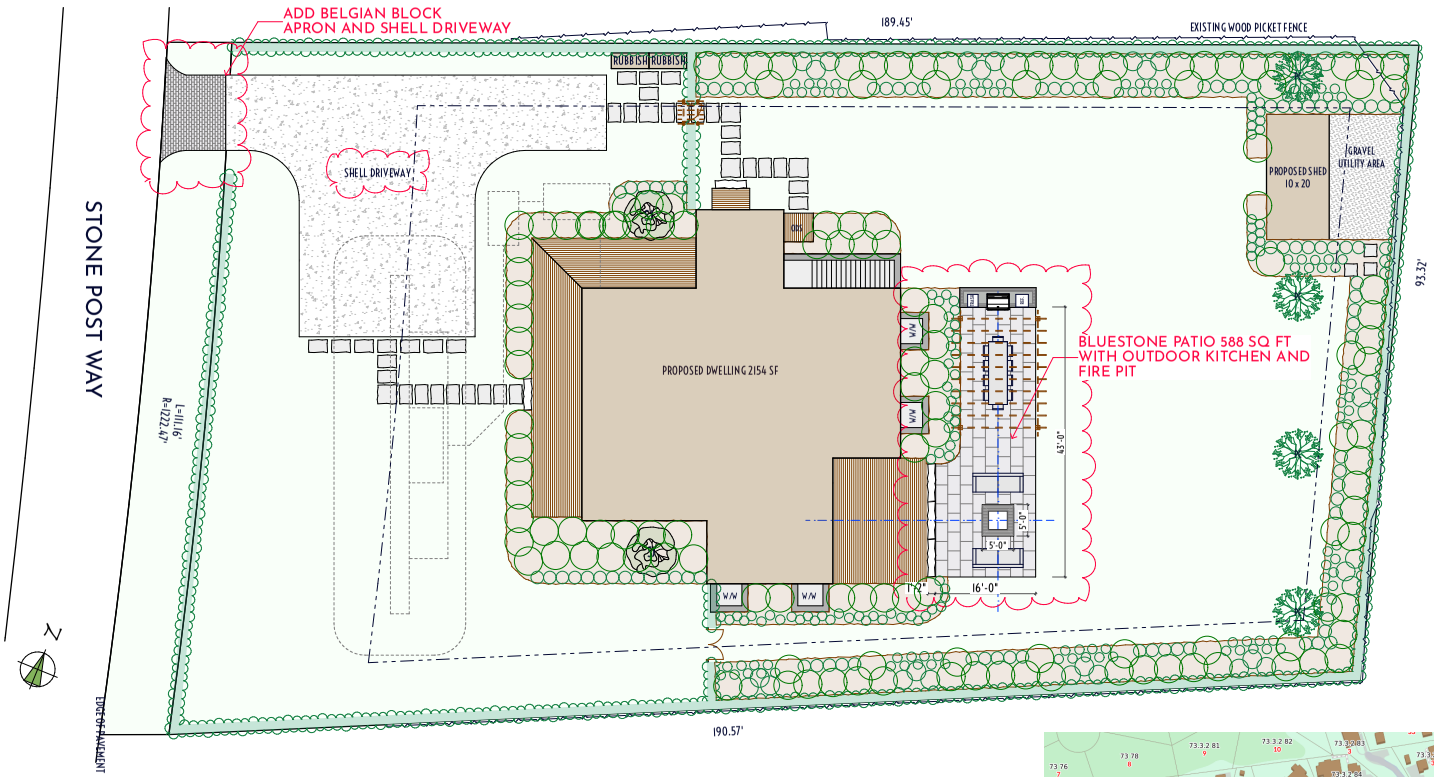
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

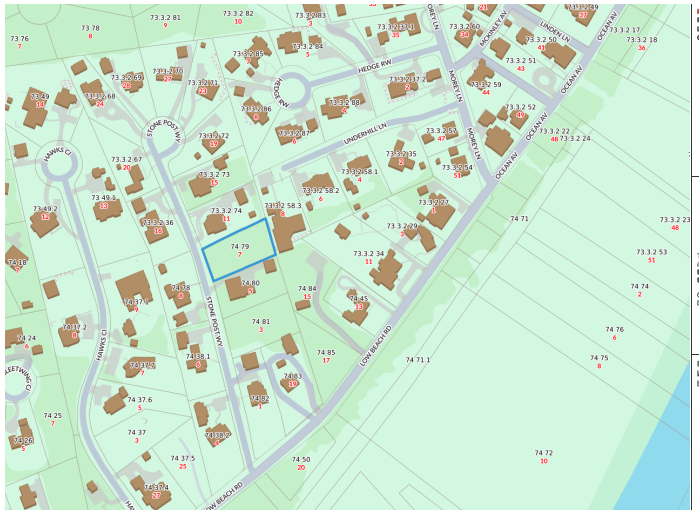
* Attach manufacturer's color samples if color is not from HDC approval list.

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 12/02/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-74 P-79

Property Information
Property ID 7005
Location 7 STONE POST WY
Owner 7 STONE POST 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.

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7 Stone Post Way
Nantucket, Ma.
02554

M: 74
P: 79
Zoning: SR20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:

HDC-1

Surveyor	Contact
Bracken	LC

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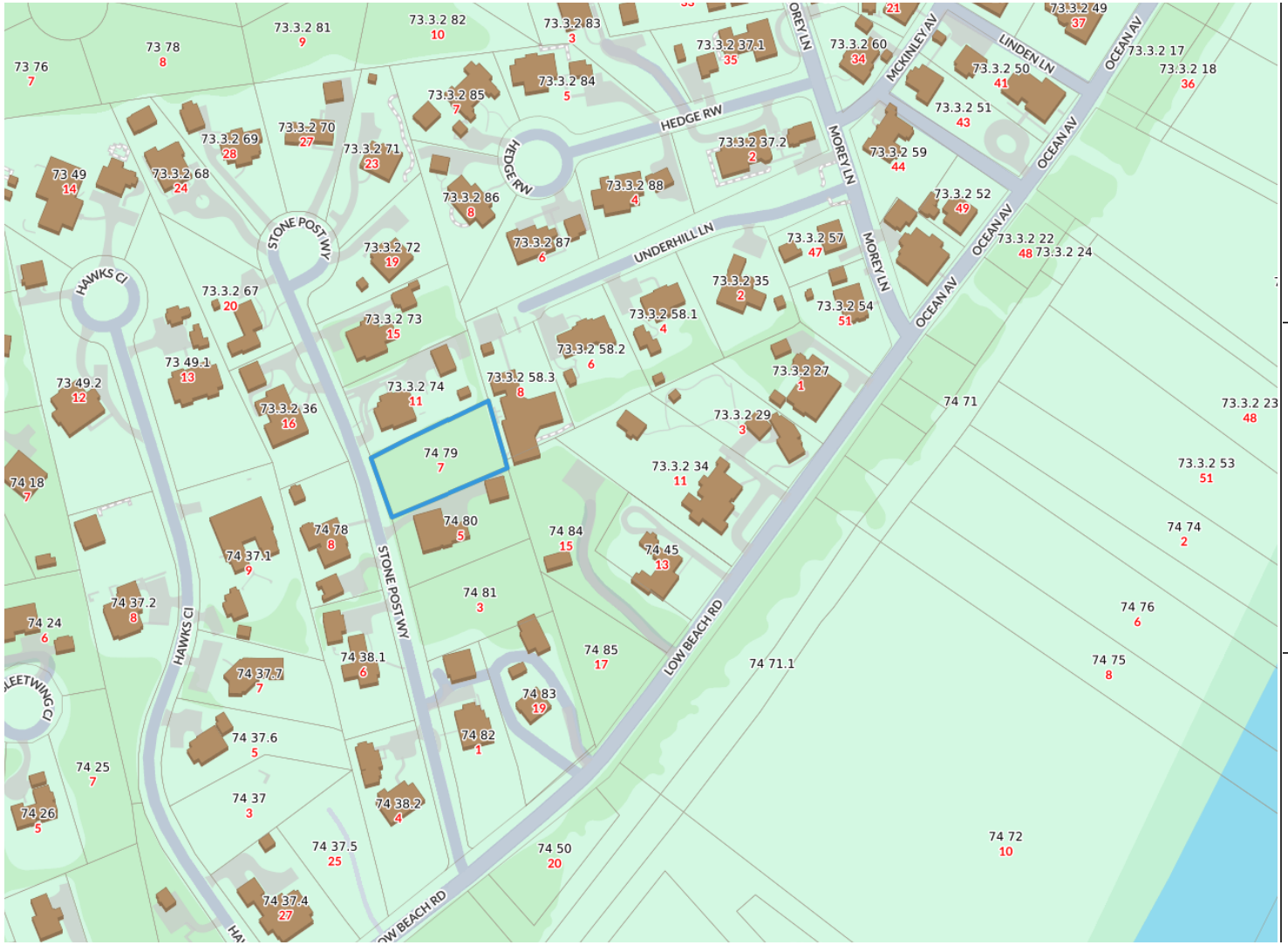

Property Information

Property ID	7005
Location	7 STONE POST WY
Owner	7 STONE POST WAY 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.

1 LOCUS M-74 P-79

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
7 Stone Post Way
Nantucket, Ma.
02554
M: 74
P: 79
Zoning: SR20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:

HDC-A

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1

HDC LANDSCAPE PLAN

Landscape at
7 Stone Post Way
Nantucket, Ma.
02554
M: 74
P: 79
Zoning: SR20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:

HDC - B

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

MARK	DATE

atlantic LANDSCAPING, INC

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1 7 Stone Post Way View 1



2 7 Stone Post Way View 2



3 7 Stone Post Way View 3

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
7 Stone Post Way
Nantucket, Ma.
02554
M: 74
P: 79
Zoning: SR20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:
HDC-C

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1 COLONIAL STONE FIRE PIT



2 COLONIAL STONE OUTDOOR KITCHEN



3 BLUESTONE PATIO

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
7 Stone Post Way
Nantucket, Ma.
02554
M: 74
P: 79
Zoning: SR20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:
HDC-D

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

10 Lewis Court
Pool

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 12.02.2024 **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.

200, ck 0867 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 Peshnachki, Vlatko Etal

STREET ADDRESS 10 Lewis Court

MAP/PARCEL 67/155

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.02.2024

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

11.26.2024
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°: 62 PARCEL N°. 155

Street & Number of Proposed Work: 10 LEWIS COURT

Owner of record: PESHNACHKI, VLATKO ETAL

Mailing Address: 10 LEWIS COURT
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapingine.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R10) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 400 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 GRAVEL EXIST Walkways BLUESTONE 2x3 Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

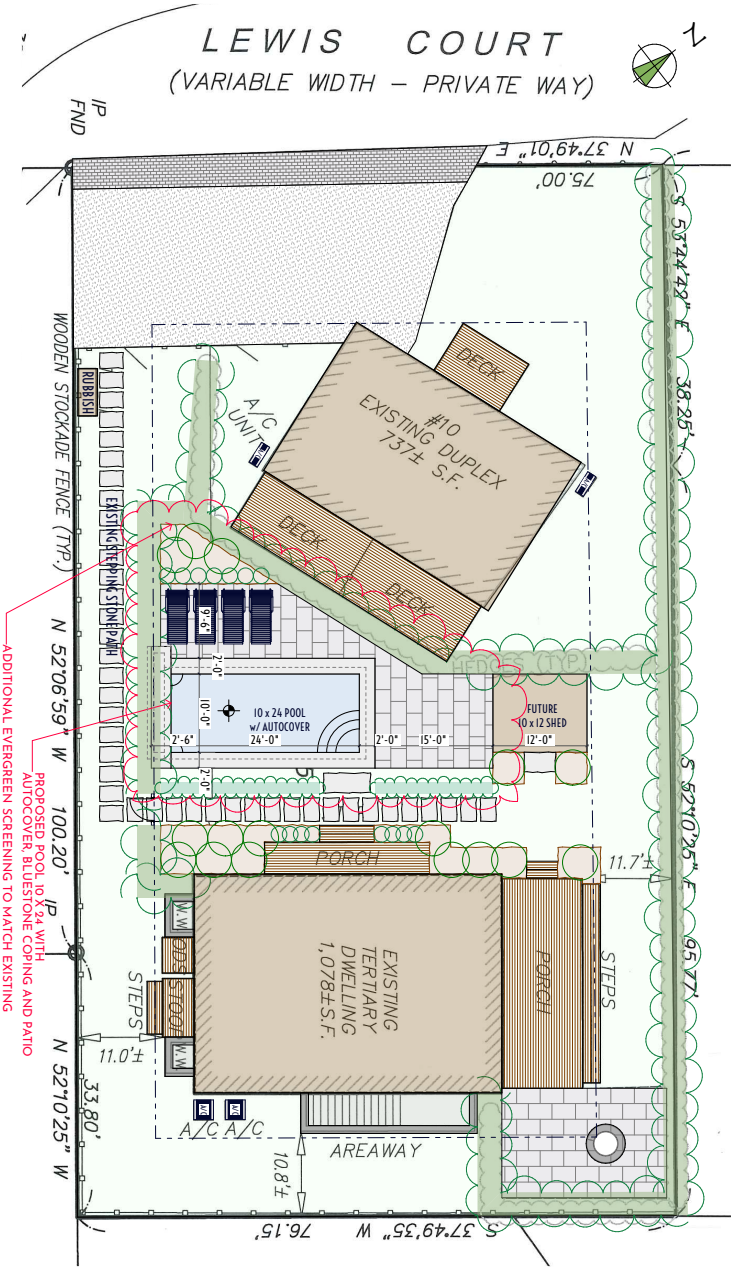
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

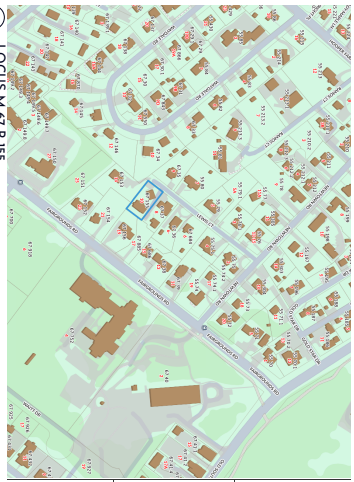
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/26/2024 Signature of owner of record _____ Signed under penalties of perjury

1 HDC LANDSCAPE PLAN
SCALE 1/8" = 1'-0"



2 LOCUS M-67 P-155



Surveyor	Contact
Bracken	LC

All drawings & designs conceived are the sole property of Atlantic Landscaping Inc. Publication or use of these plans without written approval from Atlantic Landscaping Inc.

HDC-1

M: 67
P: 155
Zoning: R-10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Platted: 11/26/24
Drawing No.:

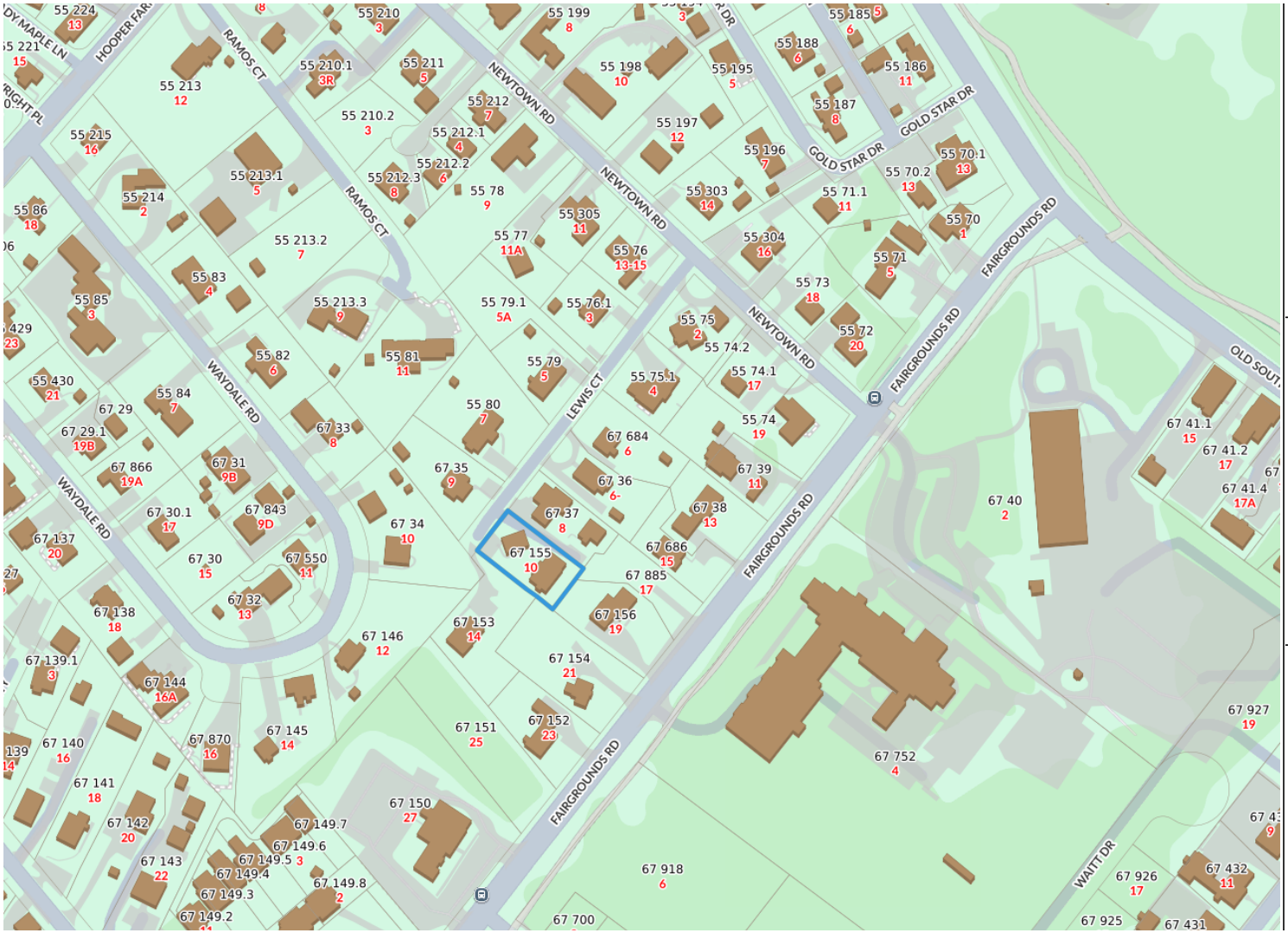
Landscape at
10 Lewis Court
Nantucket, Ma.
02554

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

MARK	DATE

atlantic LANDSCAPING, INC.



1 LOCUS M-67 P-155

Property Information

Property ID	5463
Location	10 LEWIS CT
Owner	PESHNACHKI VLATKO 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.

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
10 Lewis Court
Nantucket, Ma.
02554
M: 67
P: 155
Zoning: R-10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:

HDC-A

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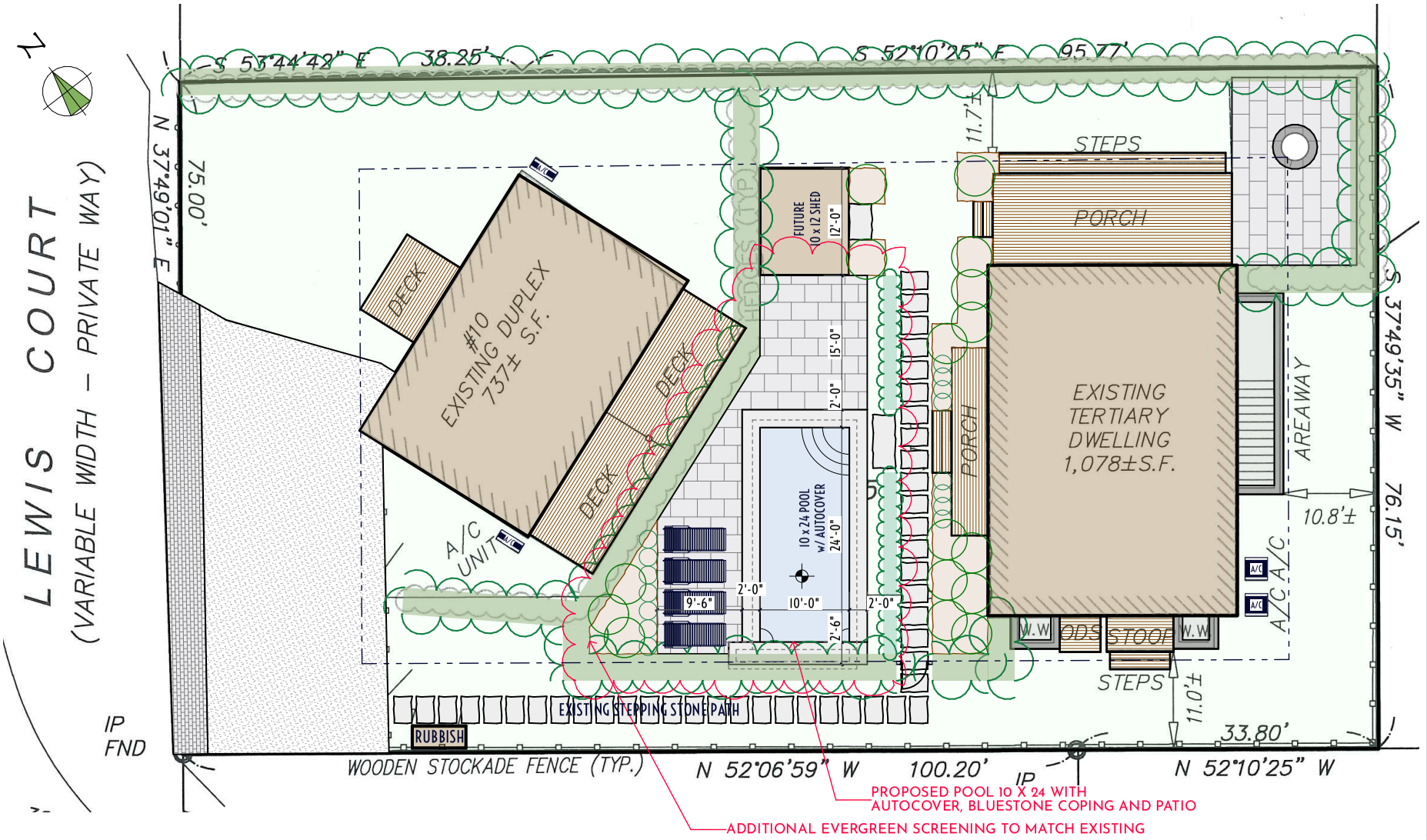

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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10 Lewis Court
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1 10 Lewis Ct View 1



2 10 Lewis Ct View 2



3 10 Lewis Ct View 3



4 POOL w: BLUESTONE COPING

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
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02554
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Drawing No.:
HDC-D

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

5 Barstow Rd
Pool

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 12.02.2024 **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.

200 ck 0868 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 FIVE BARSTOW LLC

STREET ADDRESS 5 BARSTOW RD

MAP/PARCEL 40/46

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.02.2024

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 11.27.2024 Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....5 Barstow LLC.....

MAILING ADDRESS.....6 Youngs Way Nantucket Ma 02554.....

PROPERTY LOCATION.....5 Barstow Rd.....

ASSESSORS MAP/PARCEL.....40/46.....

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.

November 25, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.25 13:51:10 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
40	40		FRIES KENNETH W TRST	CALCAM NANTUCKET NOM TRUST	40 GREAT BROOK PATH	CARLISLE	MA	01741	20 SWIFT ROCK RD
40	43		HOULIHAN SWIFT ROCK LLC		4 WEST RED OAK LN STE 200	WHITE PLAINS	NY	10604	28 SWIFT ROCK RD
40	45		BARRY JOHN M		80 SACHEM TRL	CONCORD	MA	01742	22 EEL POINT RD
40	46	2	CONGDON WILLIAM R & SARA P TRST		PO BOX 108	NANTUCKET	MA	02554	6 BARSTOW RD
40	47		5 PRIMROSE LLC		1201 WILSON BLVD STE 2320	ARLINGTON	VA	22209	5 PRIMROSE LN
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 BARSTOW RD

Tax Map Number: 40 Parcel Number: 46

Owner of Record: FIVE BARSTOW LLC

Description of Proposal: POOL 15 X 30 WITH AUTOCOVER AND BLUESTONE COPING, BLUESTONE PATIOS, BOCCE COURT

Anticipated HDC Submission Date: 12.02.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 46

Street & Number of Proposed Work: 5 BARSTOW RD.

Owner of record: FIVE BARSTOW LLC.

Mailing Address: 6 YOUNGS WAY
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District LW62) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 658 SF ☐ 1st floor ☐ 2nd floor

Width: 15-0 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 N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

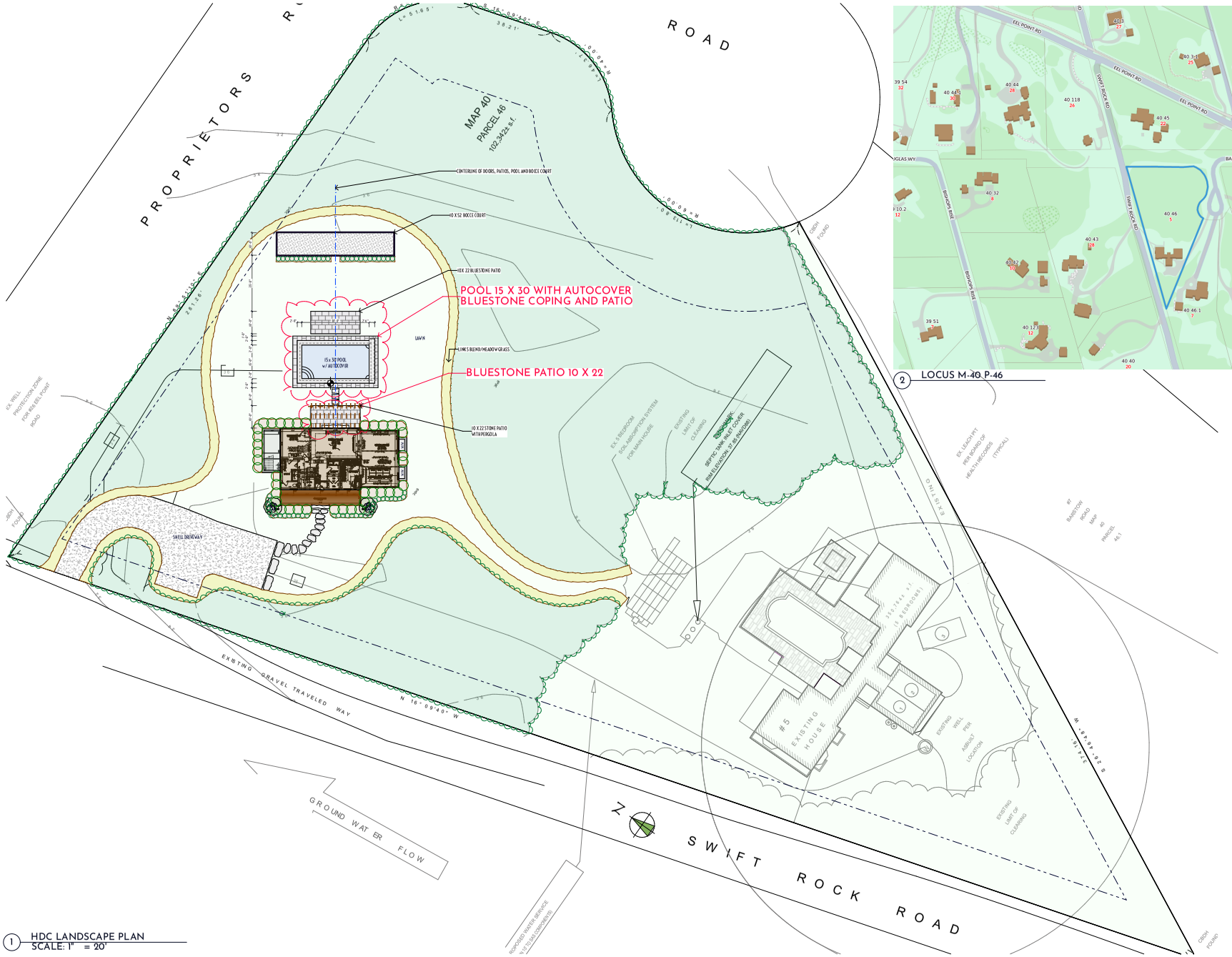
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/27/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 20'

2 LOCUS M-40 P-46

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
5 Barstow Rd
Nantucket, Ma.
02554

M: 40
P: 46
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-1

Surveyor	Contact
Bracken	LC

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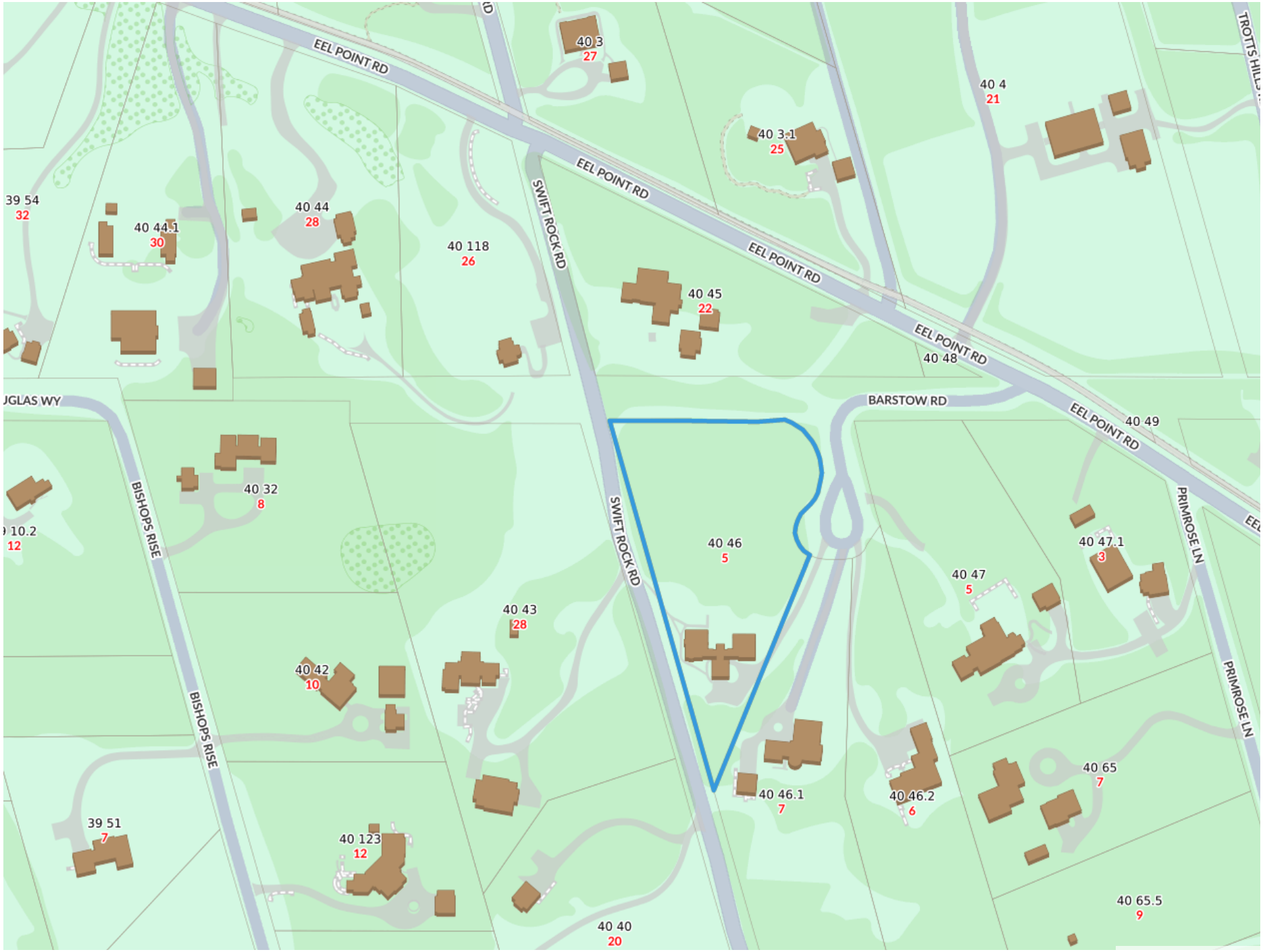

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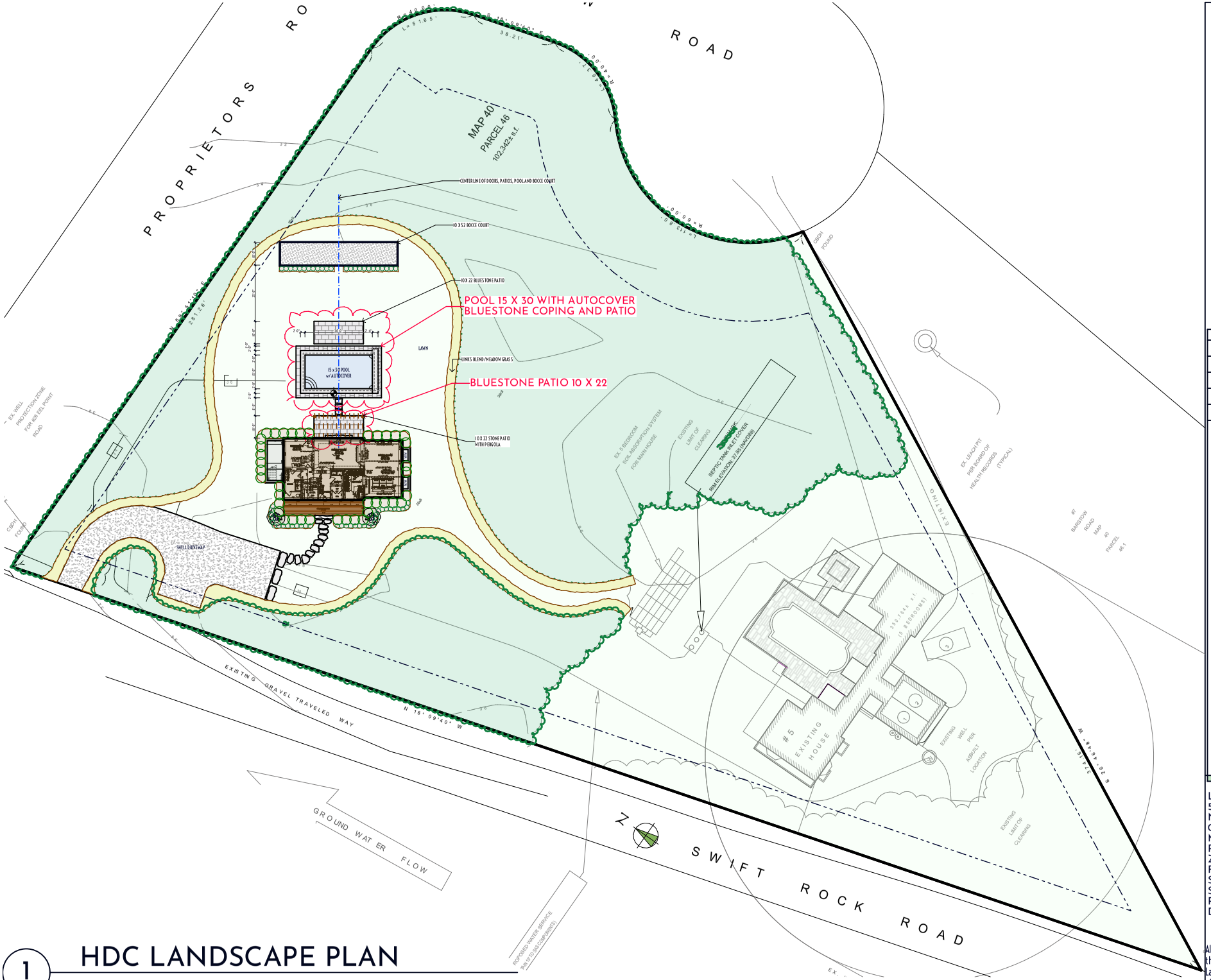

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HDC-B

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1 View 1 from Barstow



2 View 2 from Barstow



3 View 3 from Barstow



4 View 4 from Barstow

MARK	DATE

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5 Barstow Rd
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Plotted: 11/27/24
Drawing No.:

HDC-C

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1 View 1 from Swift Rock



2 View 2 from Swift Rock



3 POOL w: BLUESTONE COPING

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

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Nantucket, Ma.
02554
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Drawing No.:
HDC-D

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

5 Barstow Rd
Bocce Court
12.02.2024

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_____COPY:
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EMAIL ☐

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Jesse Dutra

STAFF

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Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR FIVE BARSTOW LLC

STREET ADDRESS 5 Barstow Rd

MAP/PARCEL 40/46

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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November 25, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.25 13:51:10 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
40	40		FRIES KENNETH W TRST	CALCAM NANTUCKET NOM TRUST	40 GREAT BROOK PATH	CARLISLE	MA	01741	20 SWIFT ROCK RD
40	43		HOULIHAN SWIFT ROCK LLC		4 WEST RED OAK LN STE 200	WHITE PLAINS	NY	10604	28 SWIFT ROCK RD
40	45		BARRY JOHN M		80 SACHEM TRL	CONCORD	MA	01742	22 EEL POINT RD
40	46	2	CONGDON WILLIAM R & SARA P TRST		PO BOX 108	NANTUCKET	MA	02554	6 BARSTOW RD
40	47		5 PRIMROSE LLC		1201 WILSON BLVD STE 2320	ARLINGTON	VA	22209	5 PRIMROSE LN
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 BARSTOW RD

Tax Map Number: 40 Parcel Number: 46

Owner of Record: FIVE BARSTOW LLC

Description of Proposal: POOL 15 X 30 WITH AUTOCOVER AND BLUESTONE COPING, BLUESTONE PATIOS, BOCCE COURT

Anticipated HDC Submission Date: 12.02.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 46

Street & Number of Proposed Work: 5 BARSTOW RD.

Owner of record: FIVE BARSTOW LLC.

Mailing Address: 6 YOUNGS WAY
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
linds@atlanticlandscapingine.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other ROCKER COURT 10X52

Size of Structure or Addition: Length: 52'0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10-0 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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 _____

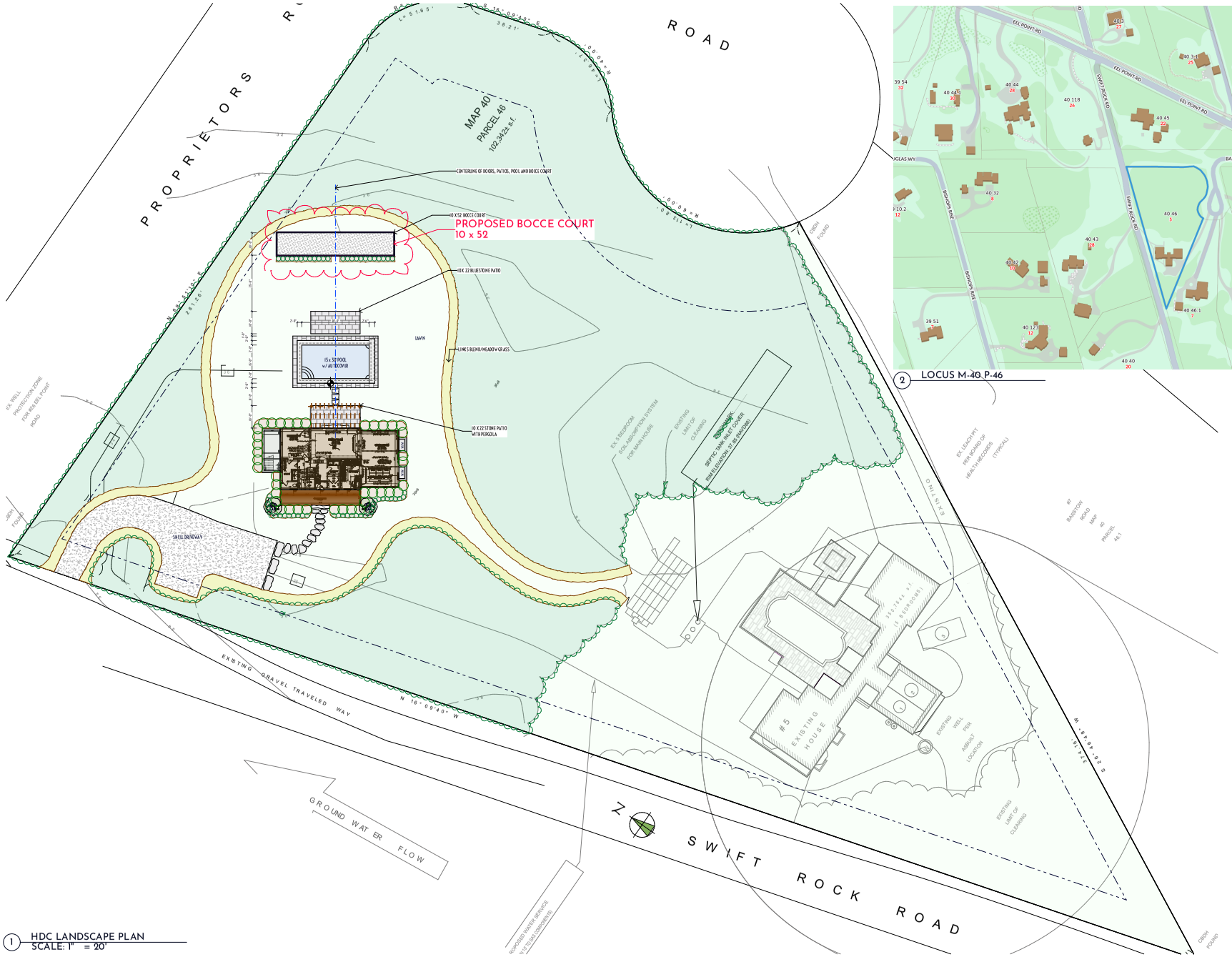
Trim _____ Sash _____ Doors _____

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 11/27/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 20'

2 LOCUS M-40 P-46

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

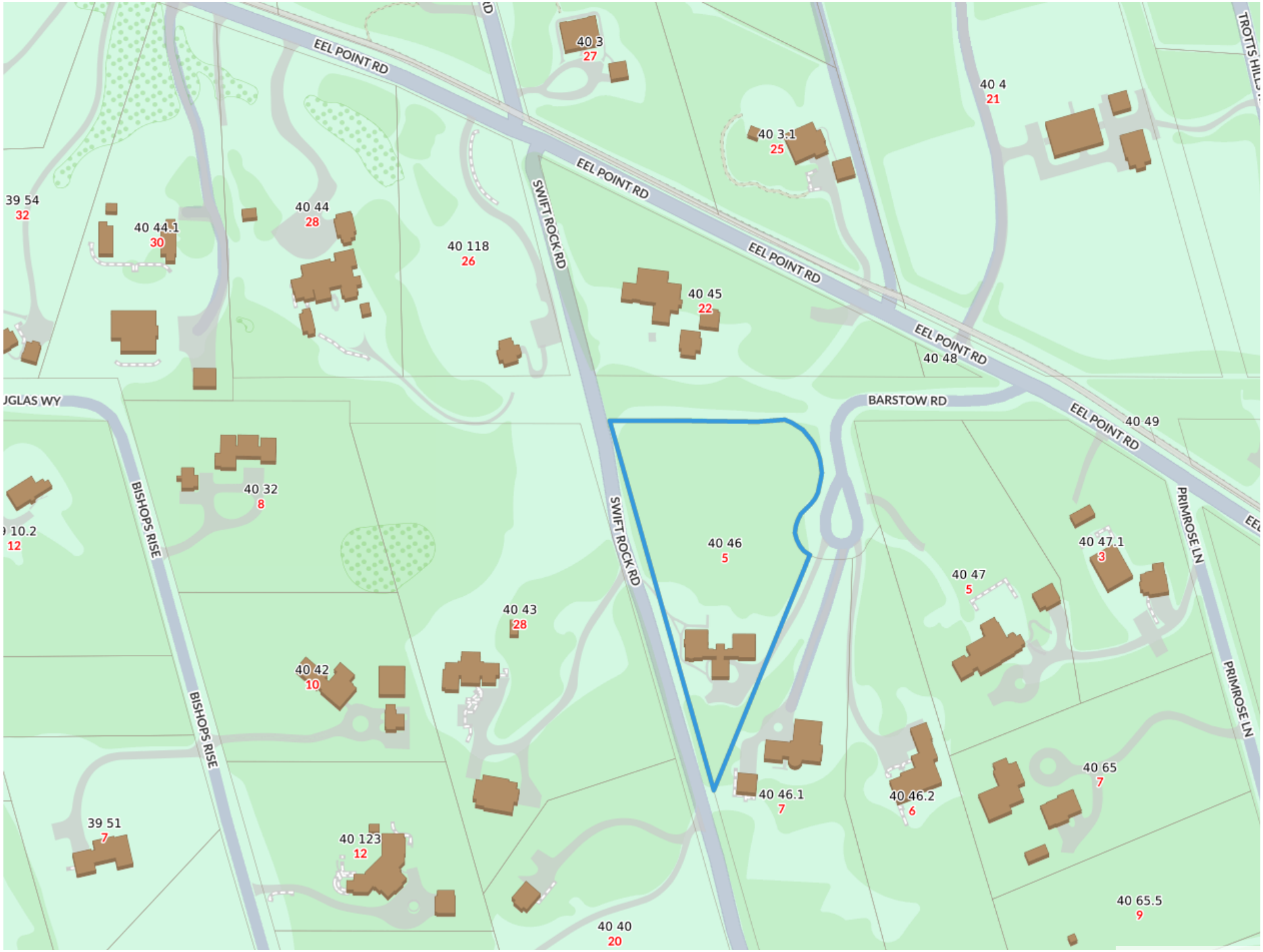
Landscape at
5 Barstow Rd
Nantucket, Ma.
02554

M: 40
P: 46
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
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-40 P-46

atlantic LANDSCAPING, INC

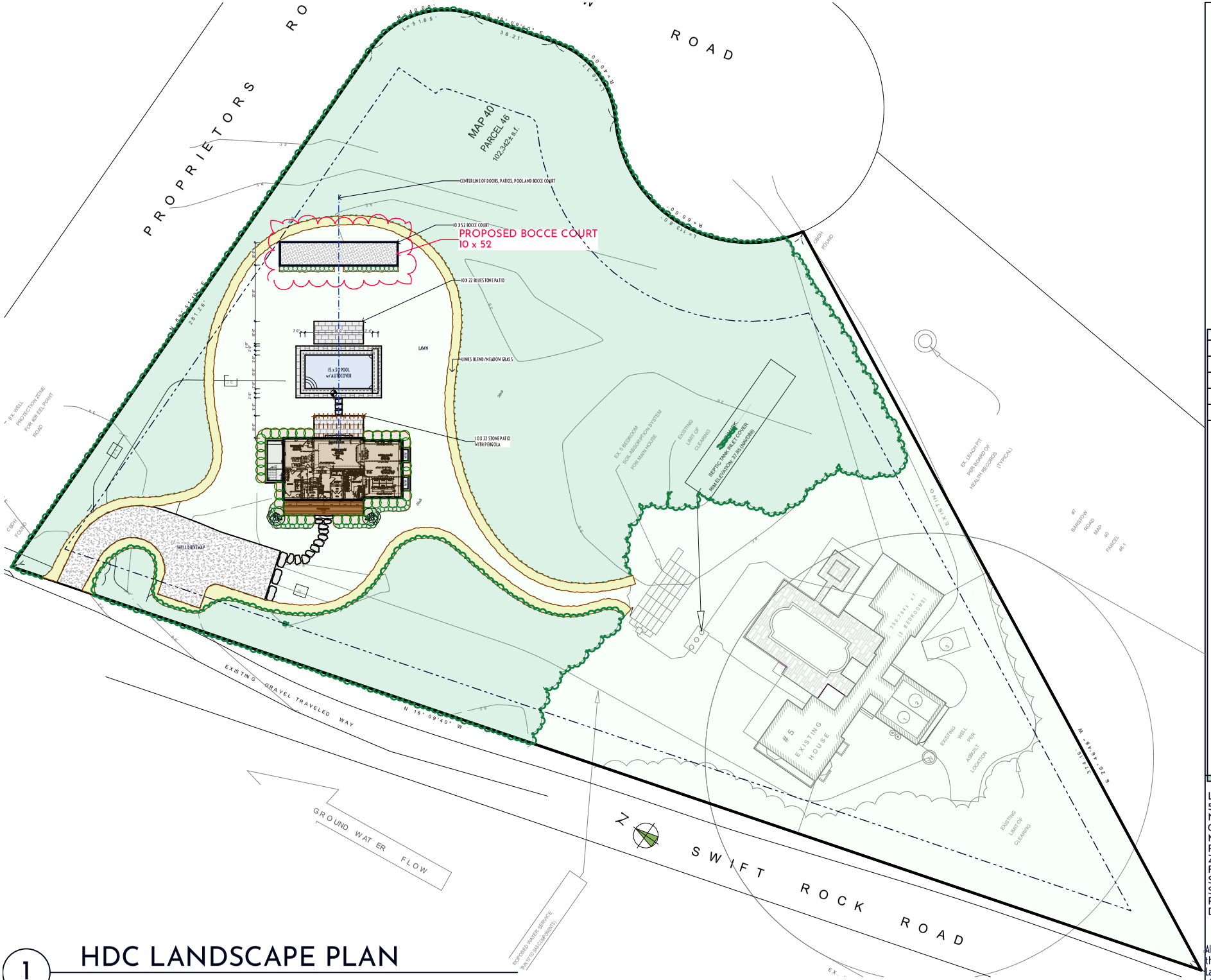
MARK	DATE

HDC Locus

Landscape at
5 Barstow Rd
Nantucket, Ma.
02554
M: 40
P: 46
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-A

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



HDC LANDSCAPE PLAN

1

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
5 Barstow Rd
Nantucket, Ma.
02554
M: 40
P: 46
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
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 View 1 from Barstow



2 View 2 from Barstow



3 View 3 from Barstow



4 View 4 from Barstow

MARK	DATE

HDC Site Photos

Landscape at
5 Barstow Rd
Nantucket, Ma.
02554
M: 40
P: 46
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 View 1 from Swift Rock



2 View 2 from Swift Rock



3 BOCCE COURT

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
5 Barstow Rd
Nantucket, Ma.
02554
M: 40
P: 46
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:
HDC-D

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

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°: 75 PARCEL N°. 77

Street & Number of Proposed Work: 32 Flintlock Rd.

Owner of record: 32 Flintlock Rd. LLC

Mailing Address: 32 Flintlock Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritushh.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: 21'-6" Sq. Footage 1st floor: 430 sf
Width: 20' Sq. footage 2nd floor: 430 sf
Sq. footage 3rd floor: _____

Decks/Patio: Size: 9'-6"x6'6" ☐ 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 24'-6" +/- South " " East " " West " "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer 6 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 4" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 6"

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 Vertical Board Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/02/24 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 32 Flintlock Road LLC

STREET ADDRESS 32 Flintlock Road

MAP/PARCEL 75 / 77

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.26.24

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 11.26.24

Signature Date

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

June 19, 2024

Name: Jane & Phillip Corwin

Address: 32 Flintlock Road

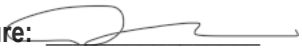
Authorization Letter

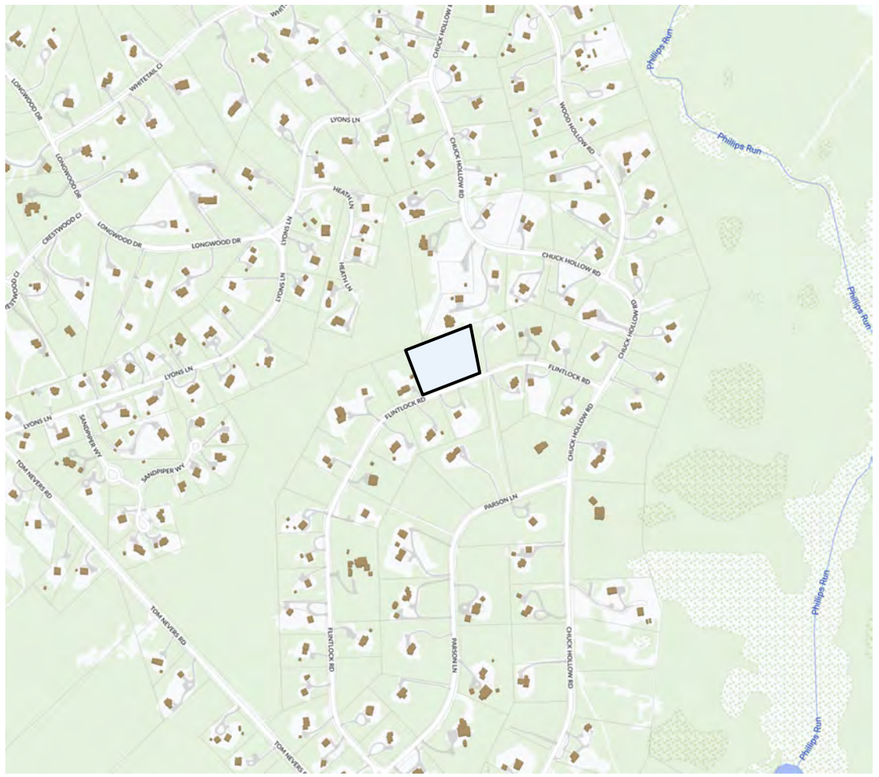
Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 32 Flintlock Road per our collaboration.

Thank you for your understanding.

Date: 6/20/24

Signature: 



Locus

Not to Scale

Double Hinged Door
Vertical Board

Double Hinged Door
w/ Transom
Vertical Board

Single French Door
12 Lite 1 Panel SDL

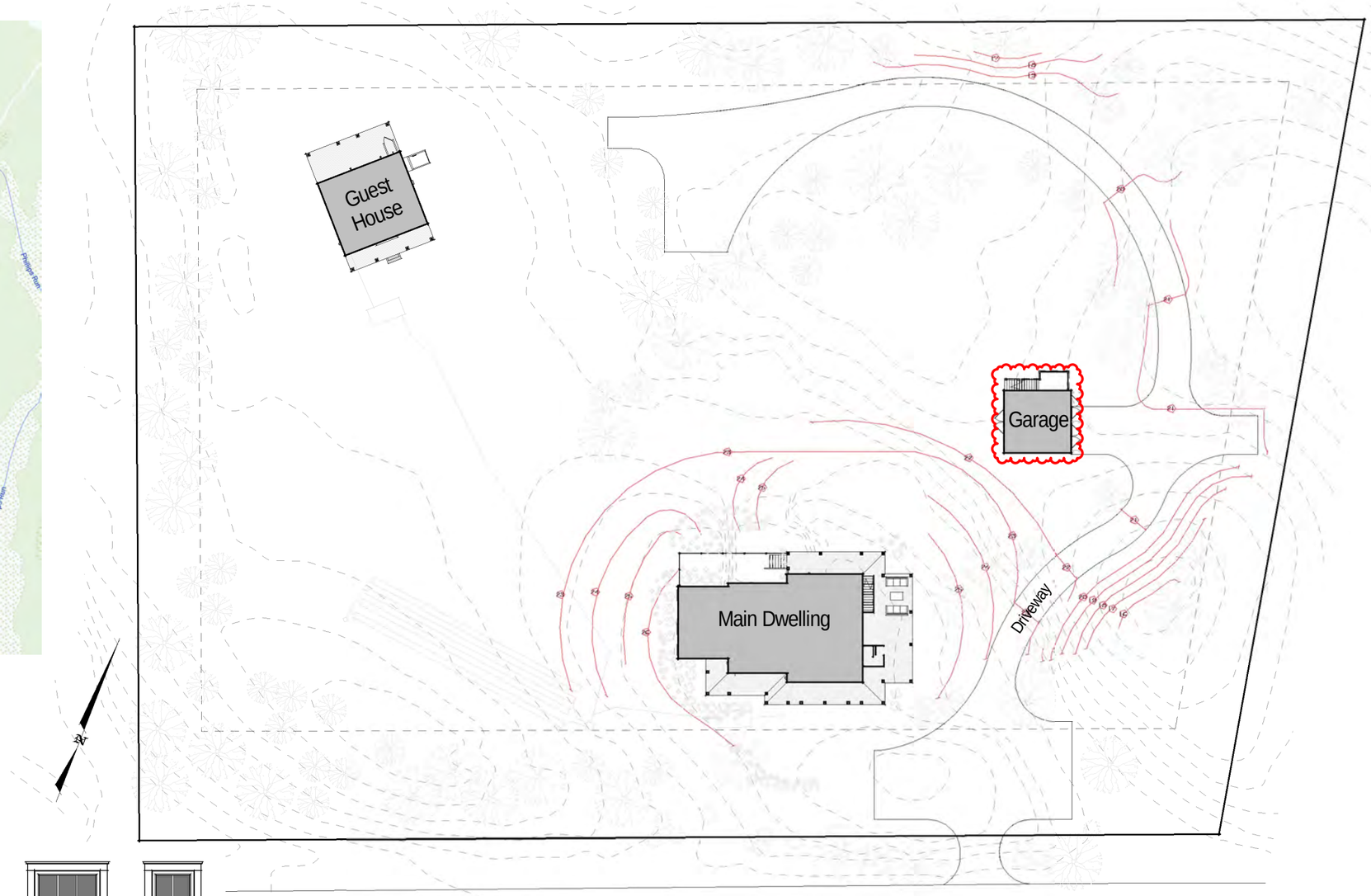
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Fixed
4 Lite SDL

Window / Door Legend

3/16" = 1'-0"



Site Plan

1" = 40'-0"

A.0

32 Flintlock Road

Nantucket, MA

Zoning Information

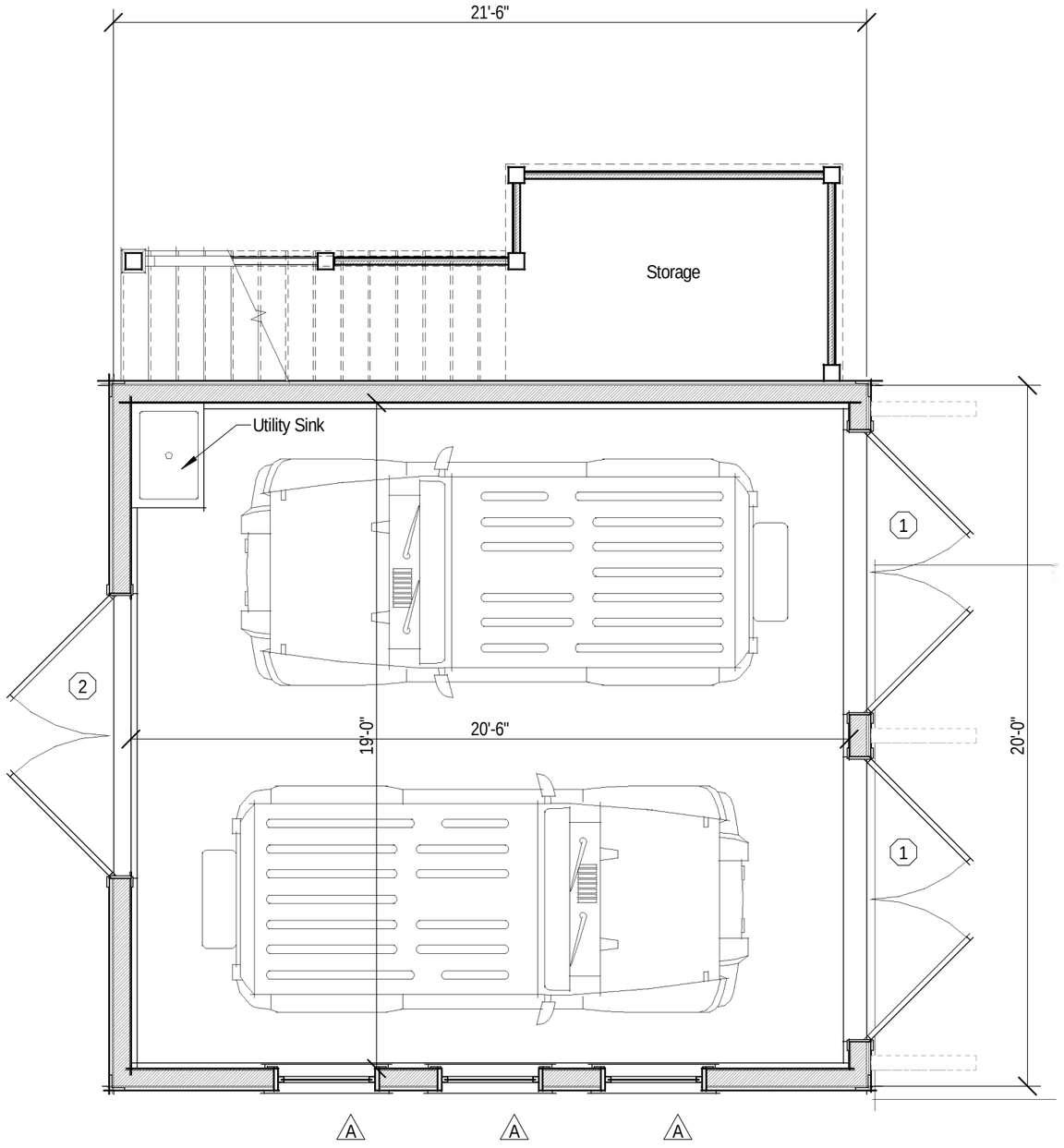
Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Site Plan

11.26.24

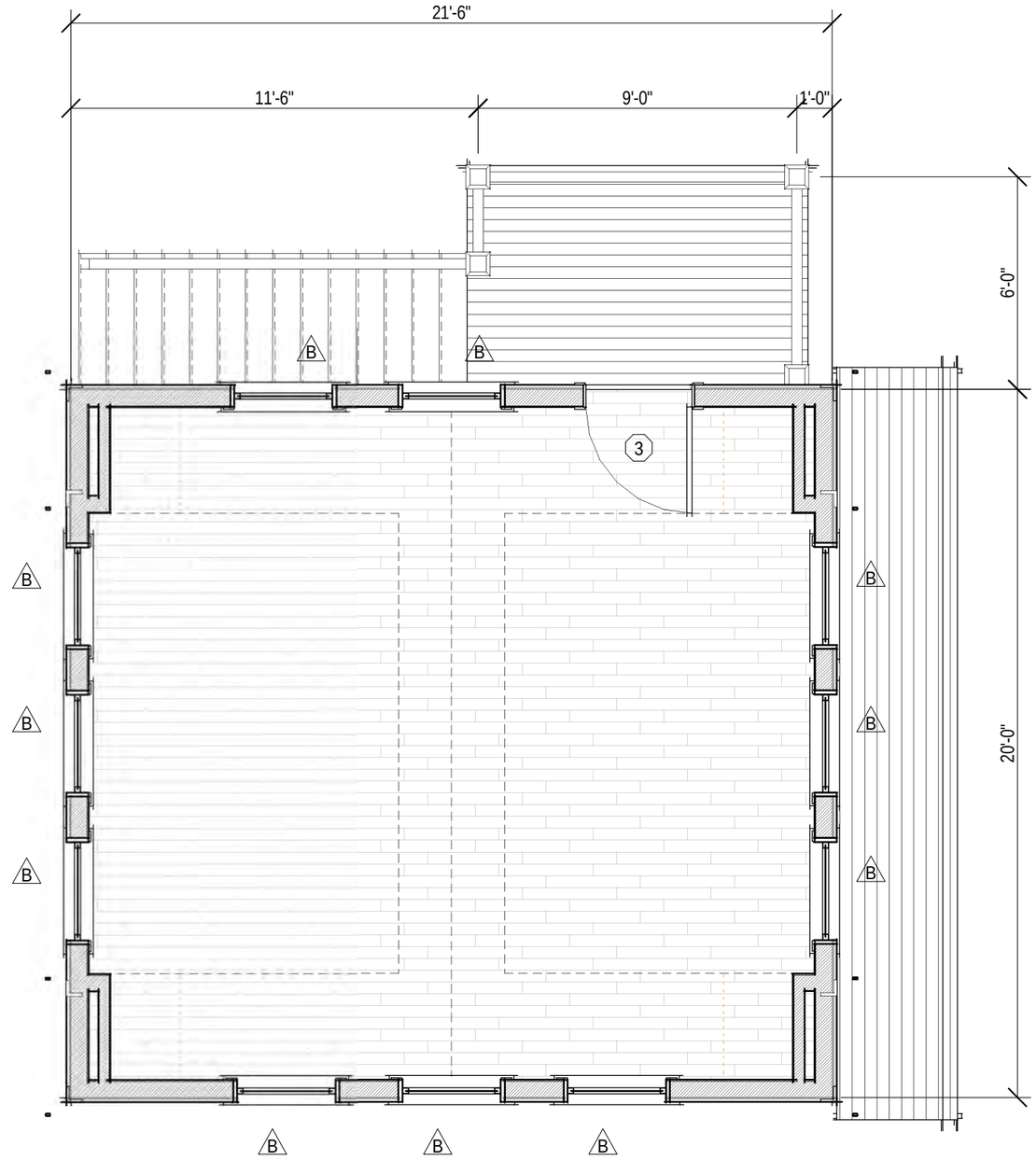
emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Garage Slab

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"

A.1

32 Flintlock Road
Nantucket, MA

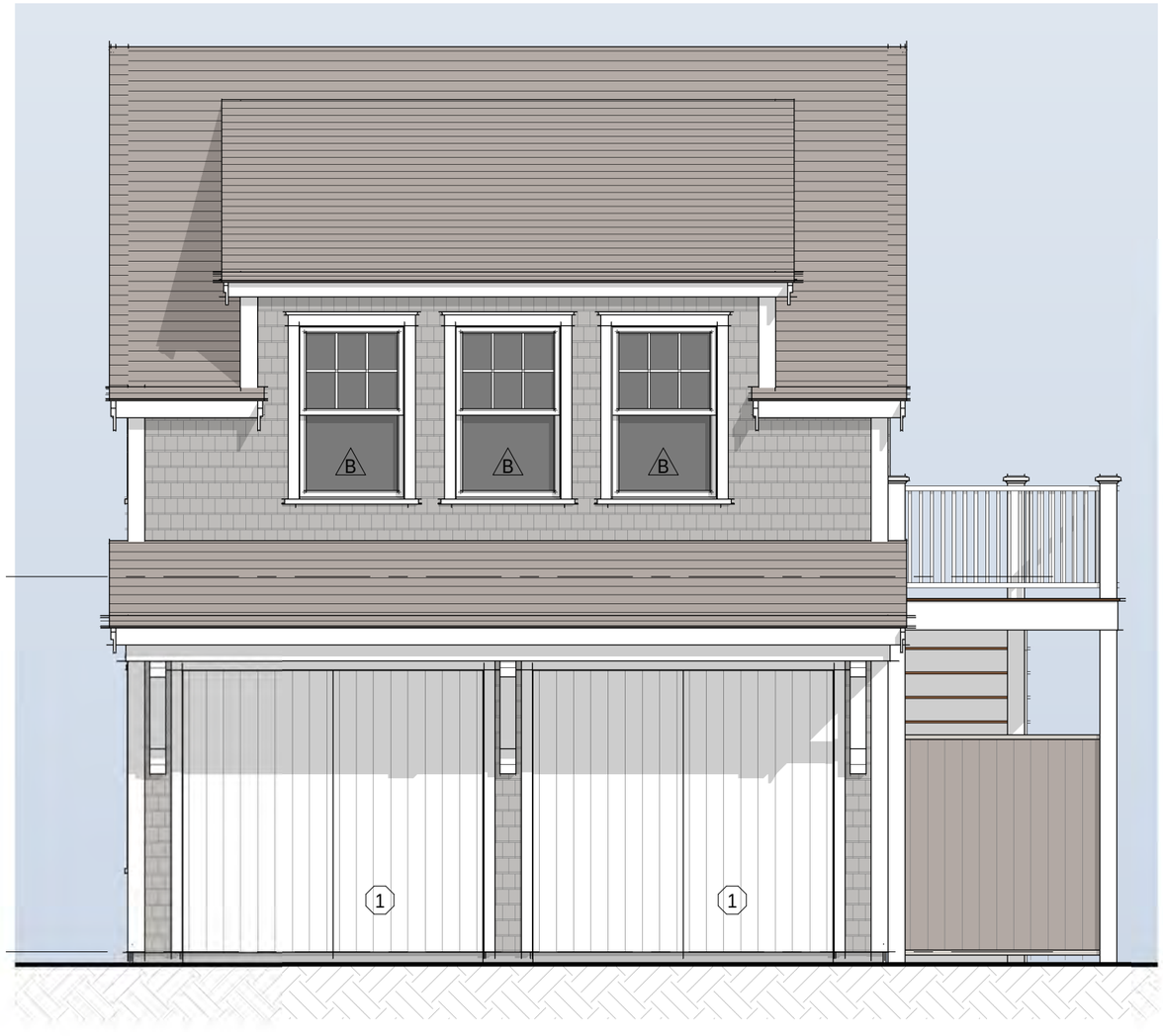
Zoning Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Garage Plans

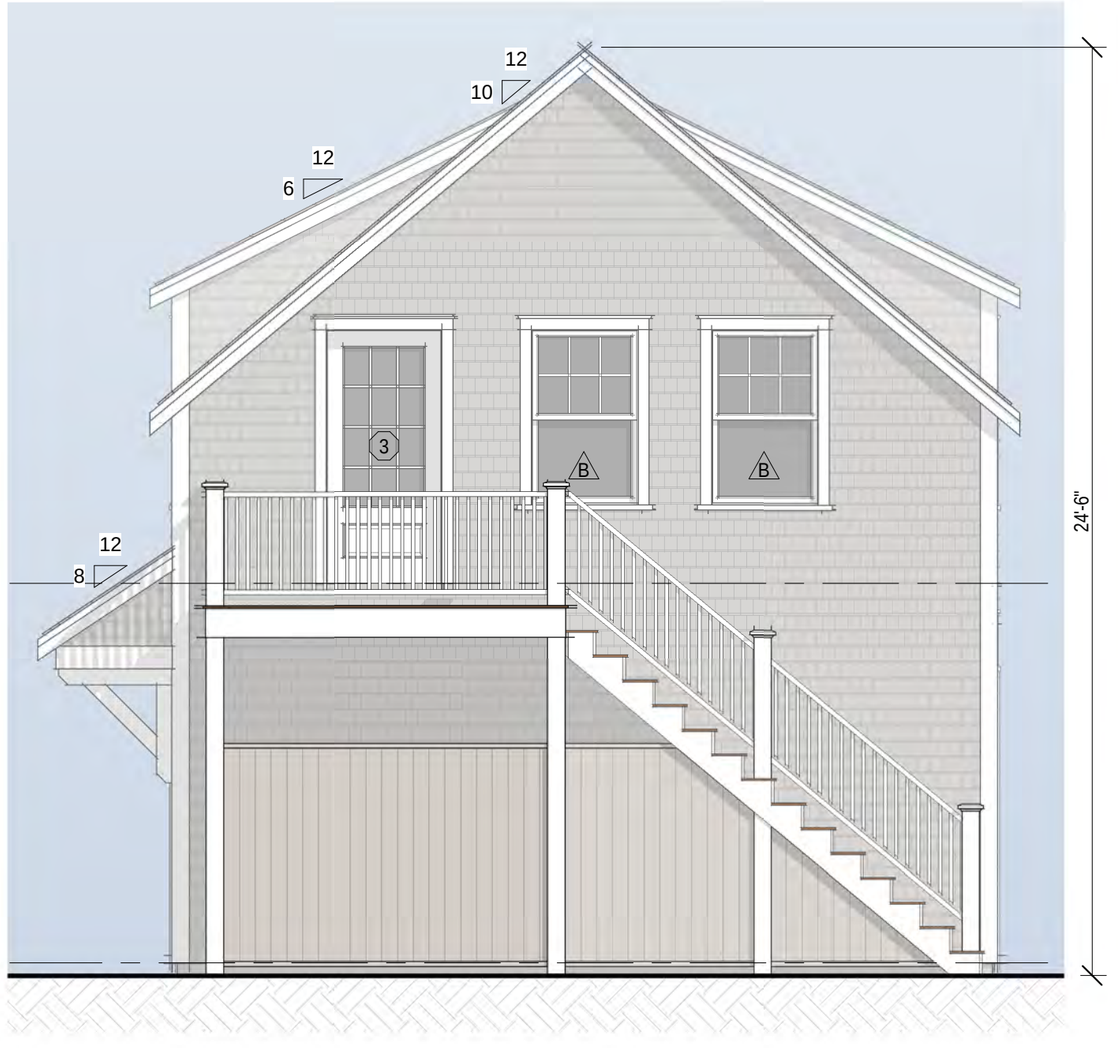
11.26.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Garage East Elevation

1/4" = 1'-0"



Garage North Elevation

1/4" = 1'-0"

A.2

32 Flintlock Road
Nantucket, MA

Zoning Information

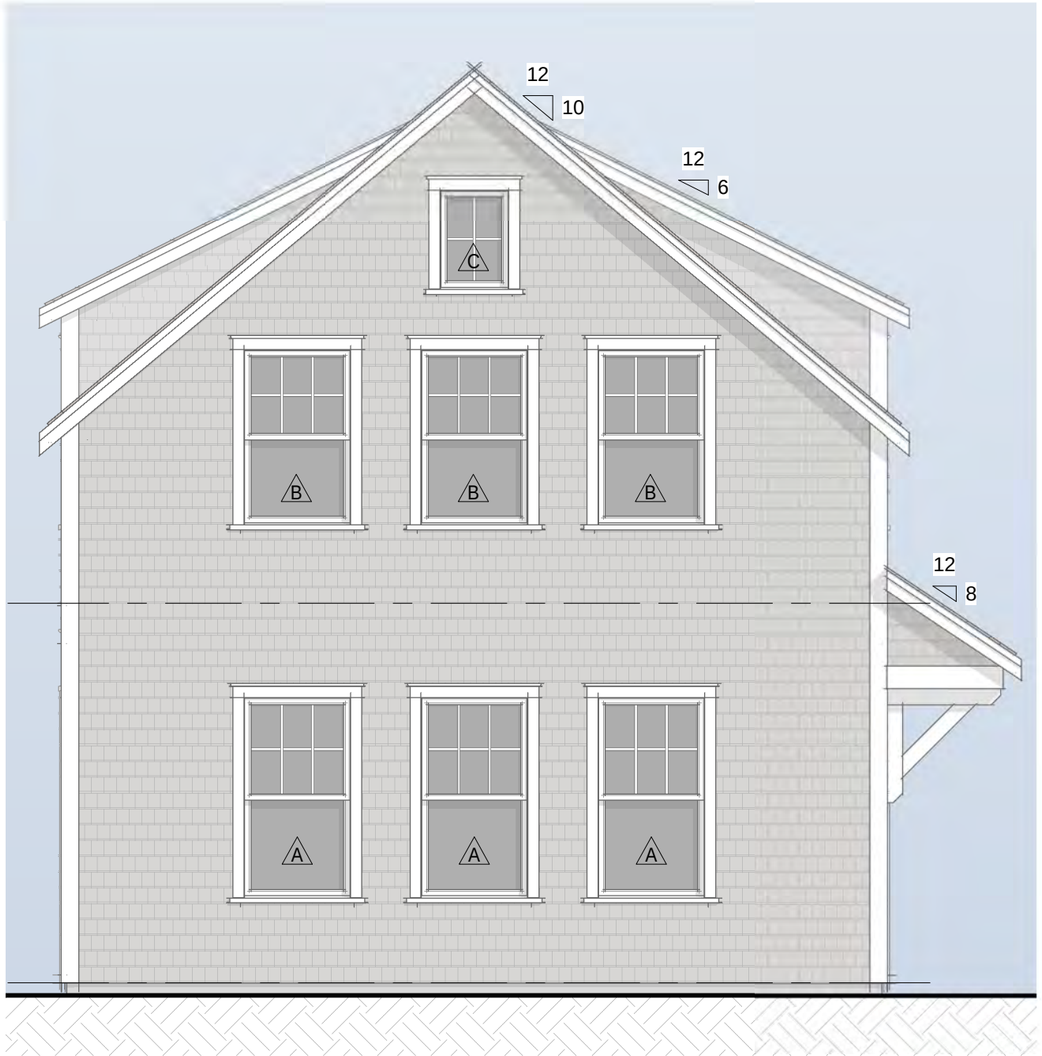
Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Garage Elevations

11.26.24

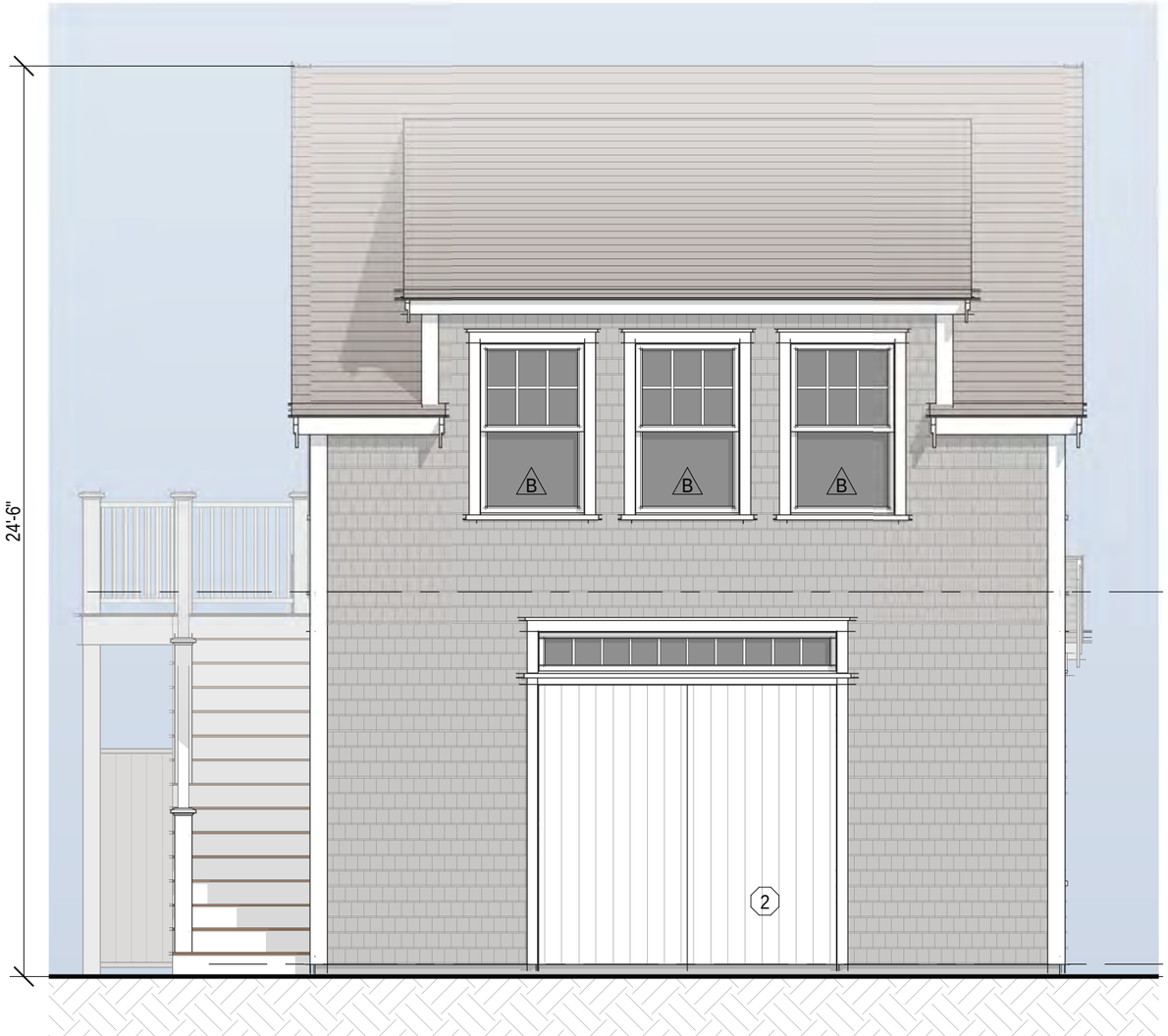
emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Garage South Elevation

1/4" = 1'-0"



Garage West Elevation

1/4" = 1'-0"

A.3

32 Flintlock Road
Nantucket, MA

Zoning Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Garage Elevations

11.26.24

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
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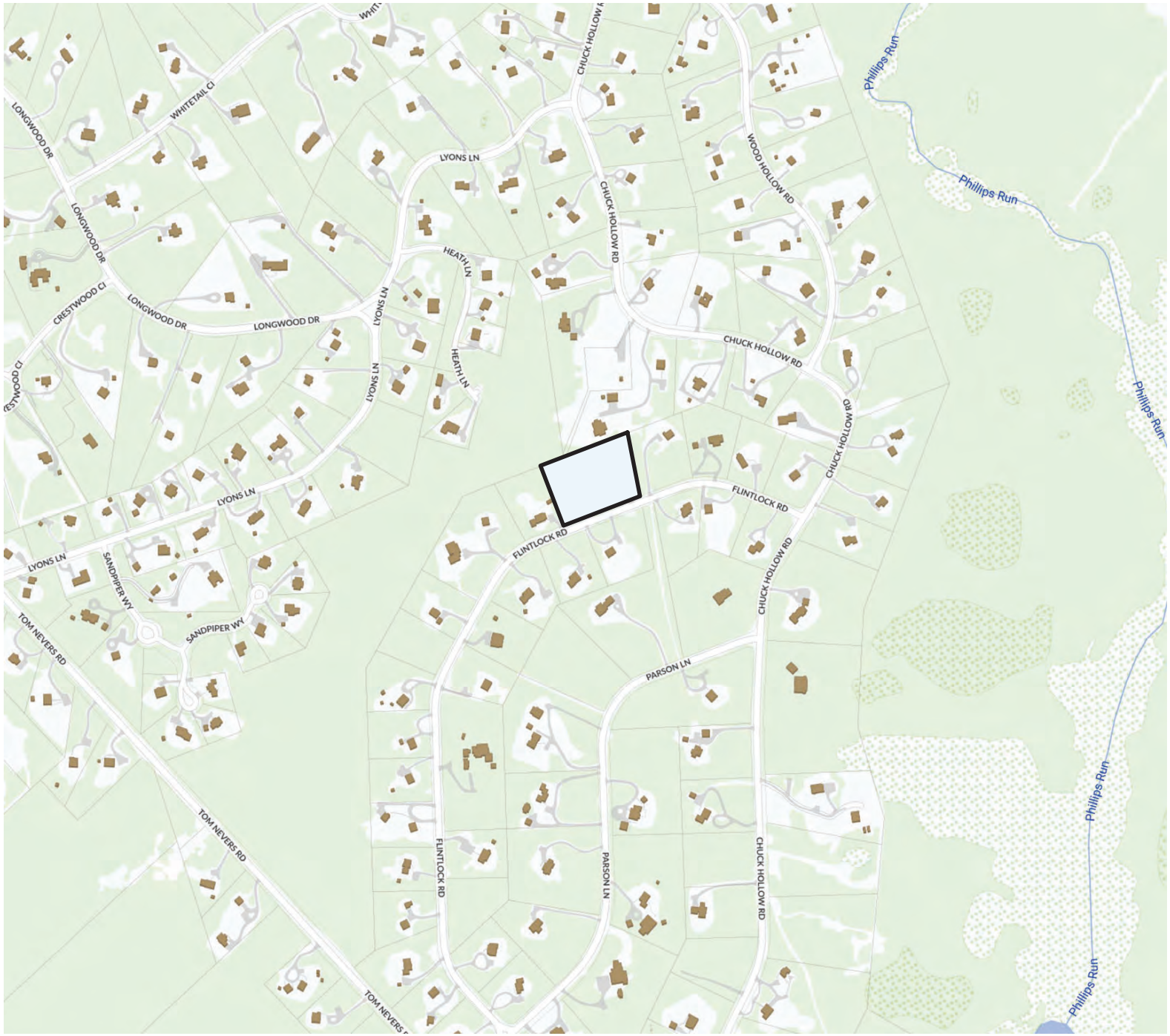
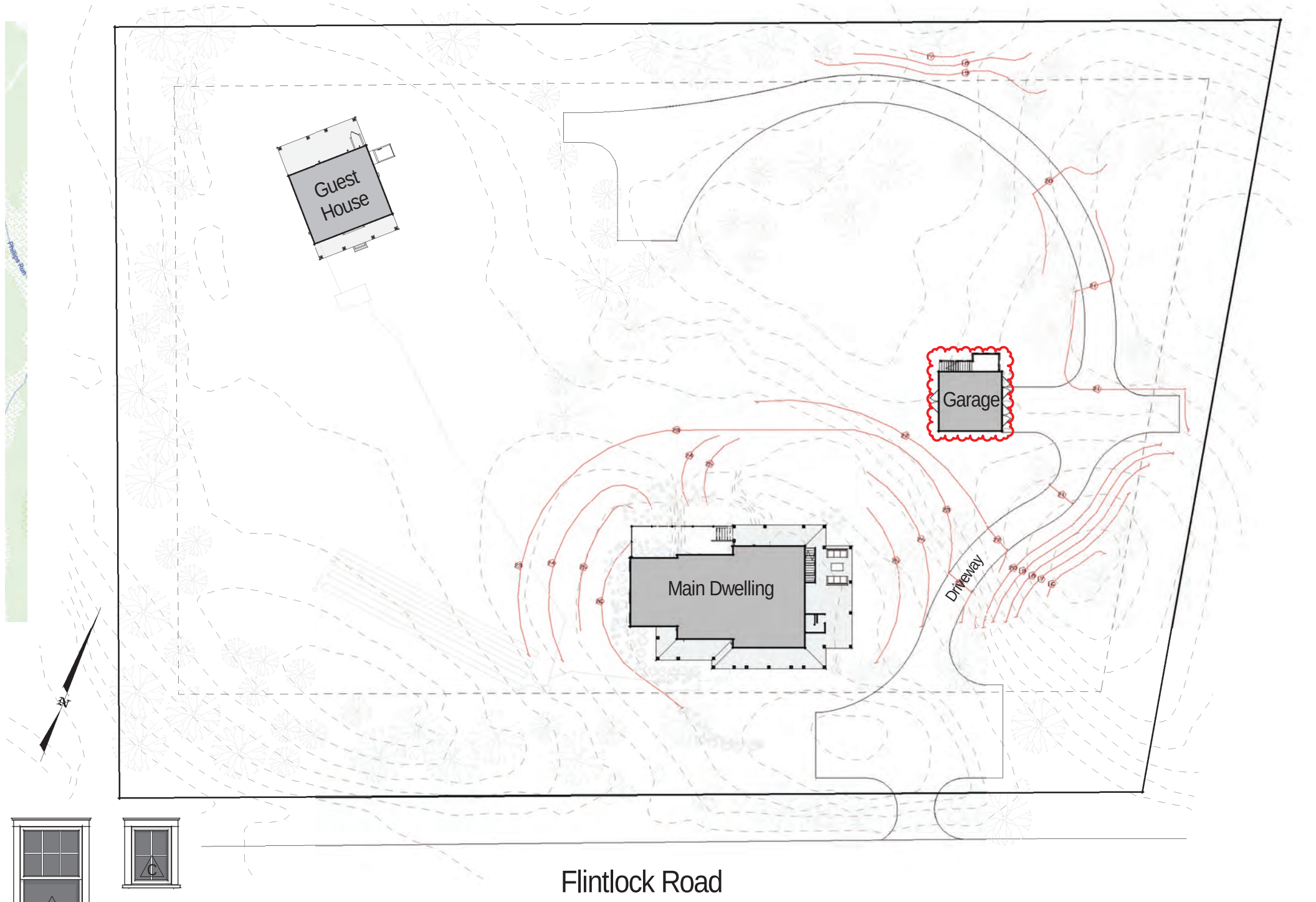


Locus

Not to Scale

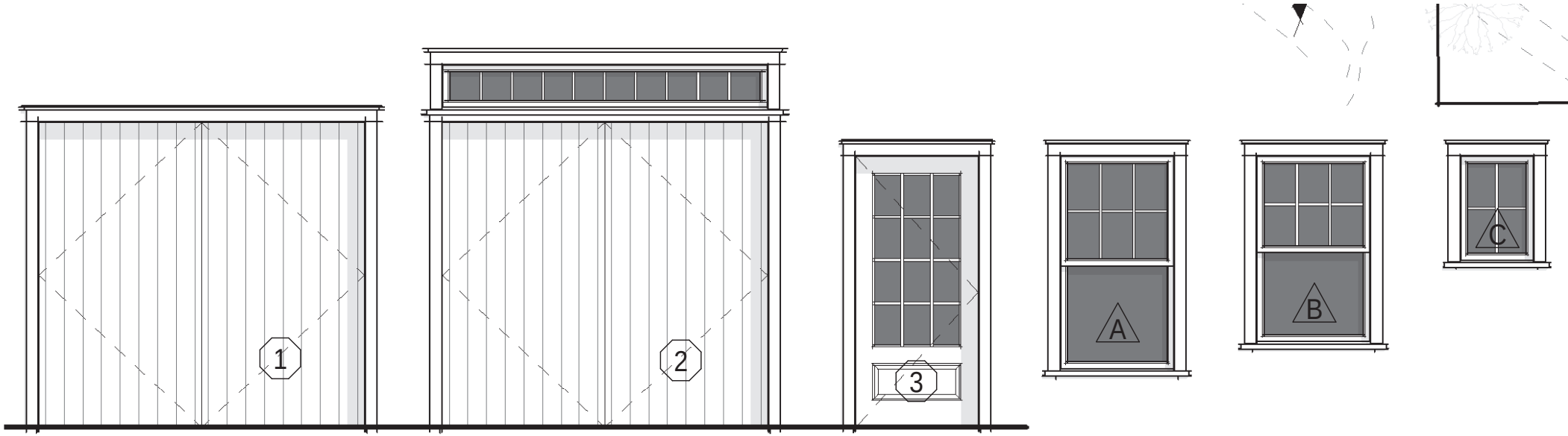


Double Hung
6/1 SDL

Fixed
4 Lite SDL

Site Plan

1" = 40'-0"



Double Hinged Door
Vertical Board

Double Hinged Door
w/ Transom
Vertical Board

Single French Door
12 Lite 1 Panel SDL

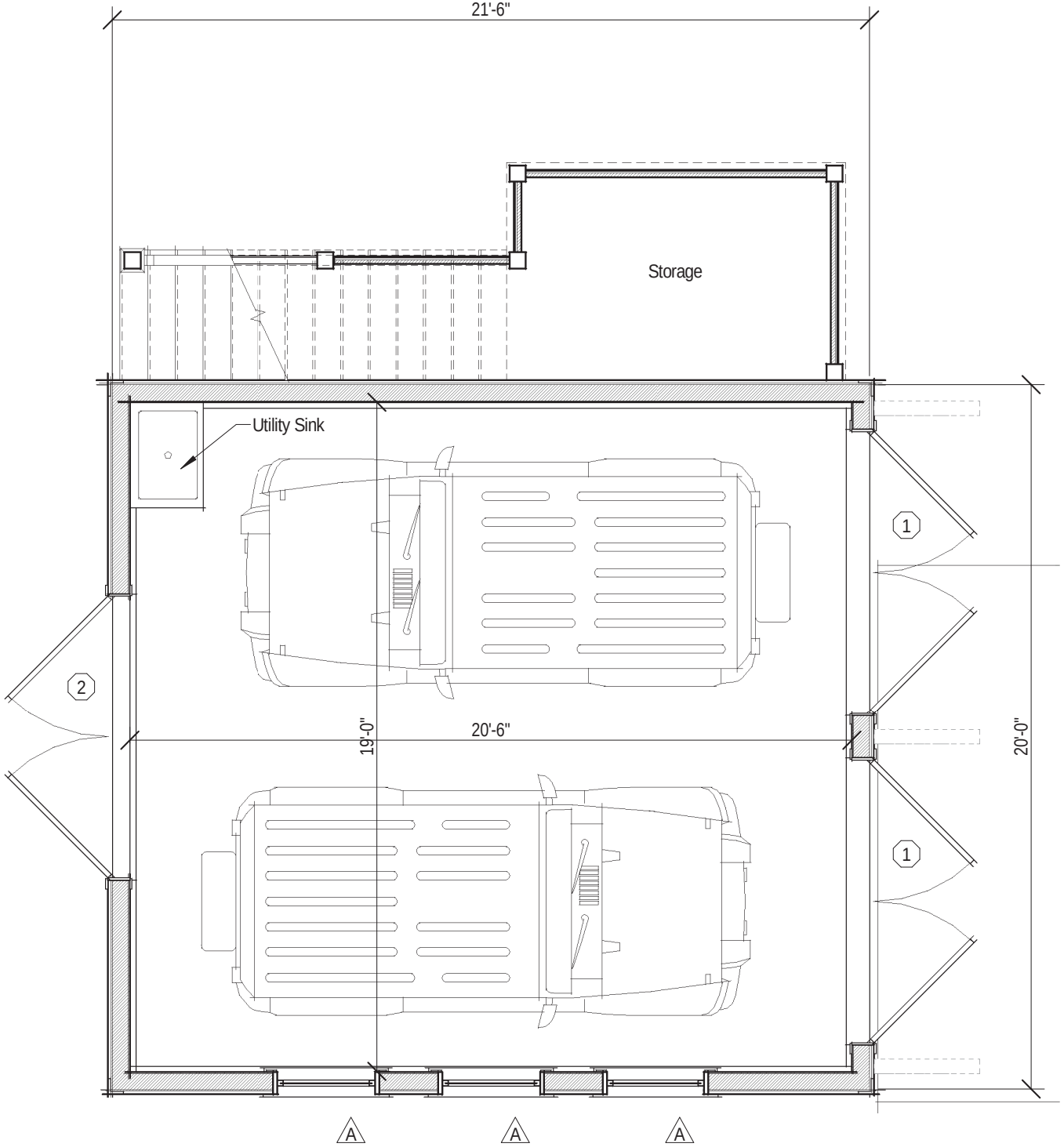
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Fixed
4 Lite SDL

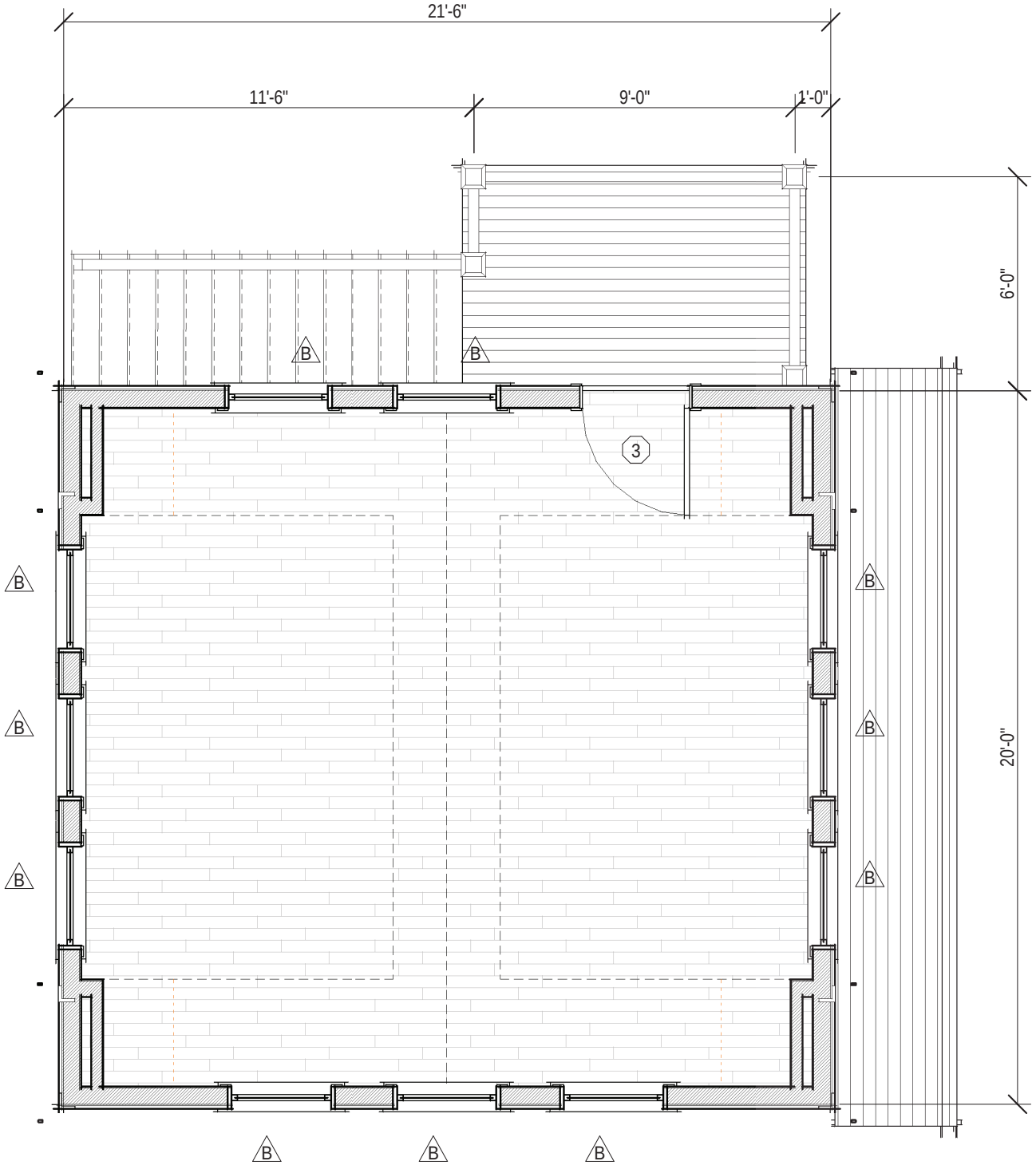
Window / Door Legend

3/16" = 1'-0"



Garage Slab

1/4" = 1'-0"



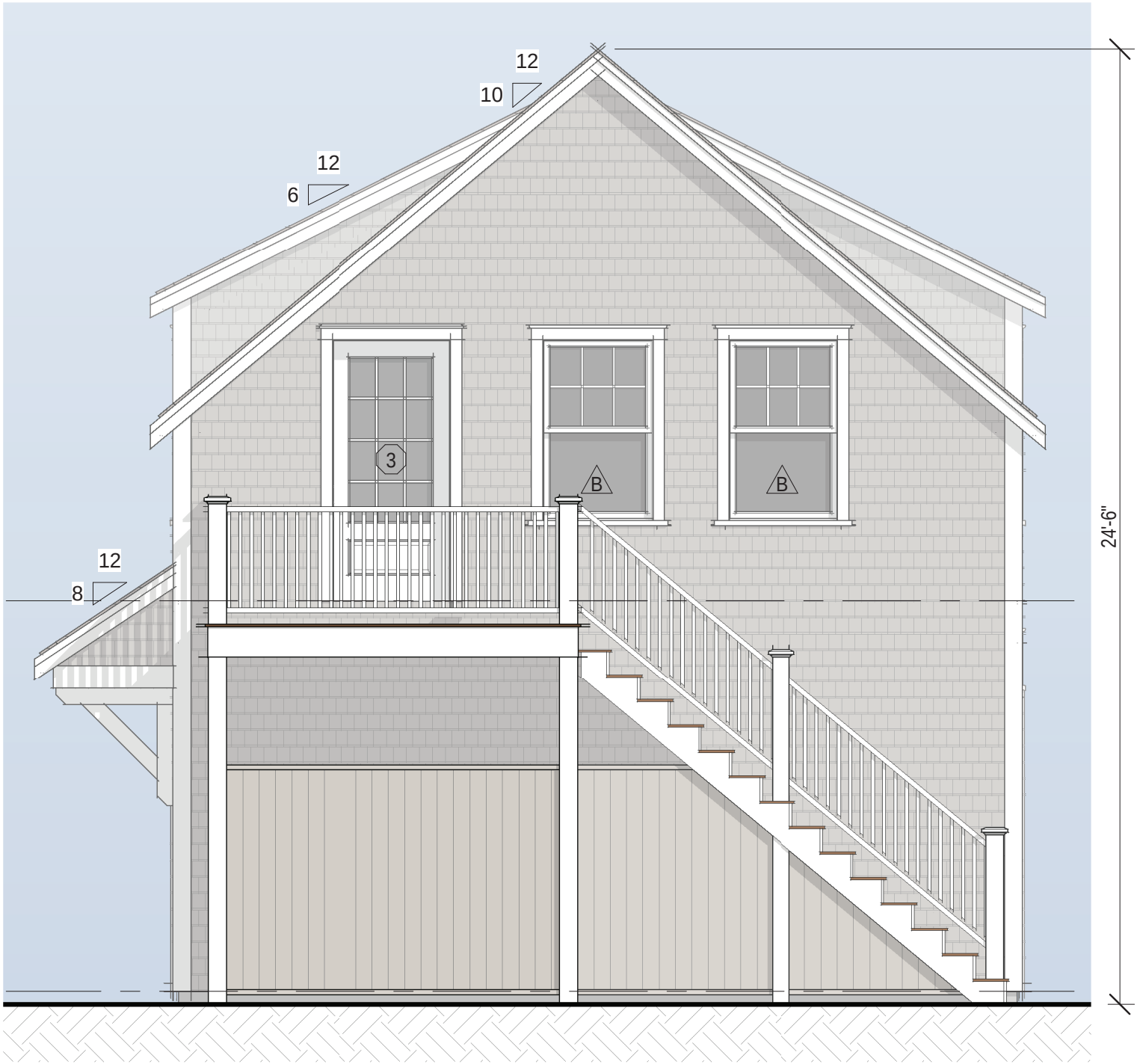
Second Floor Plan

1/4" = 1'-0"



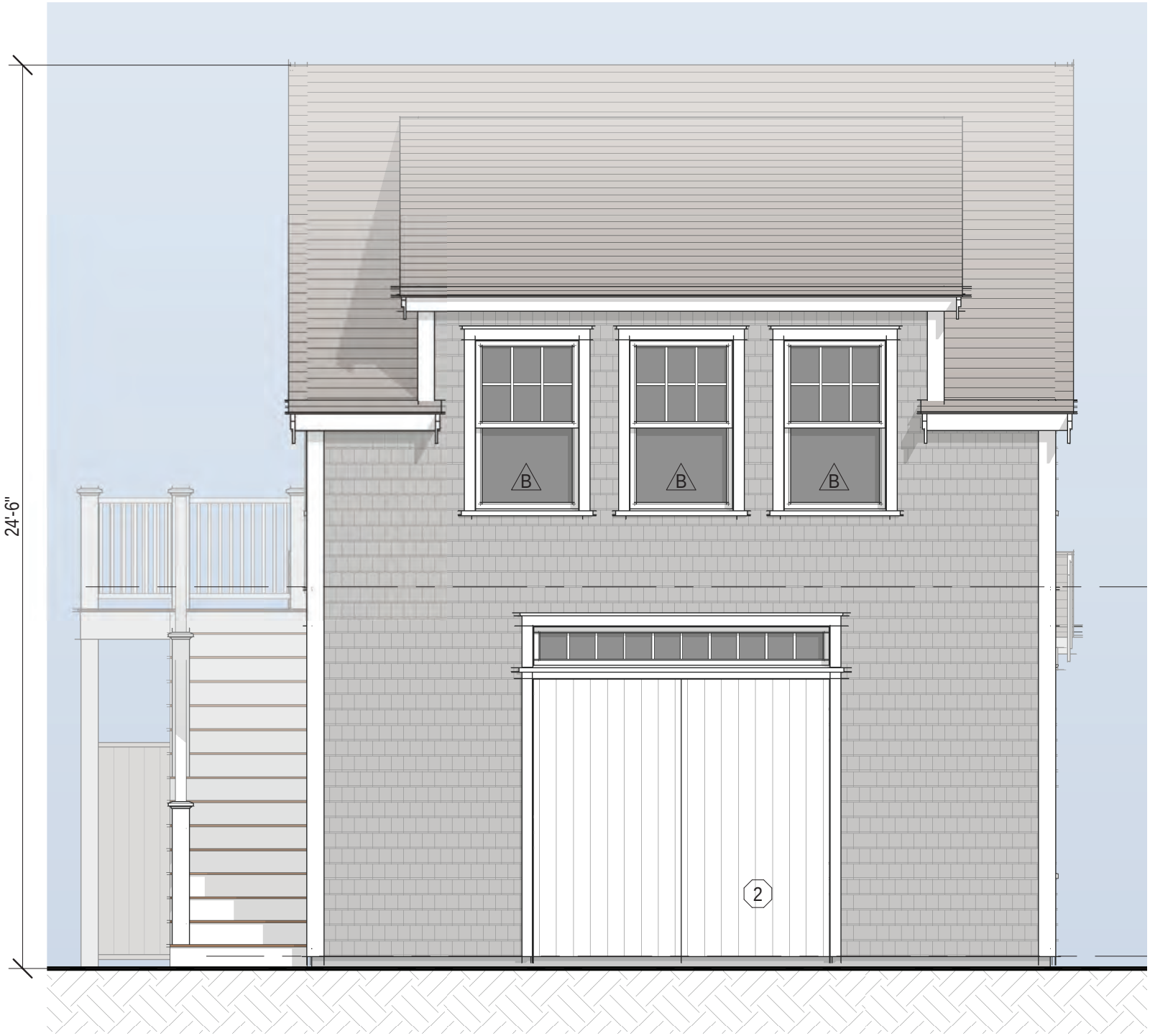
Garage East Elevation

1/4" = 1'-0"



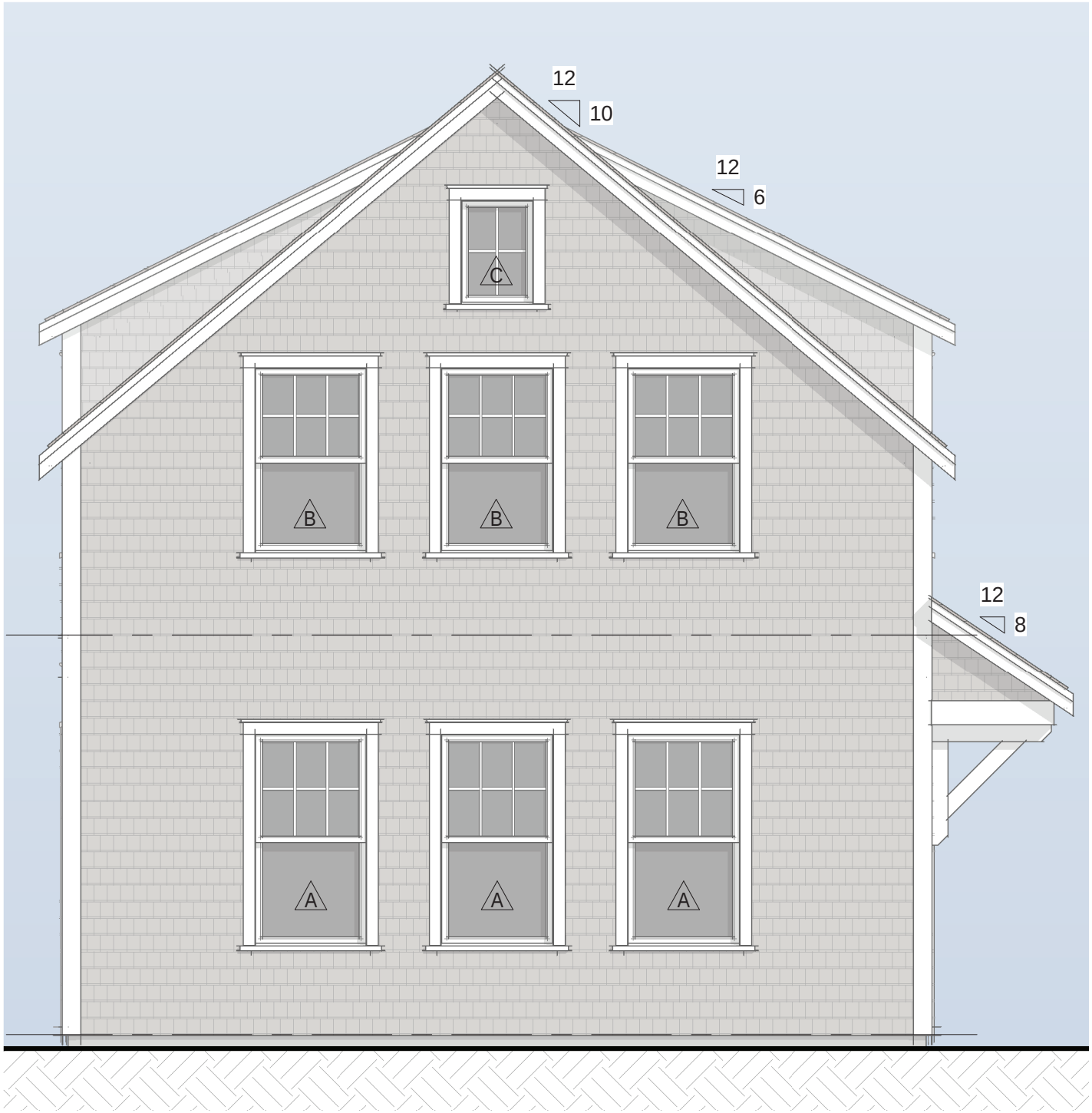
Garage North Elevation

1/4" = 1'-0"



Garage West Elevation

1/4" = 1'-0"



Garage South Elevation

1/4" = 1'-0"

December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Town of Nantucket, Our Island Home – New Facility

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the proposed new Our Island Home skilled nursing facility, located at Sherburne Commons Lane, Nantucket, MA.

This part of the project focuses on the overall design of the new facility and how it fits into the existing vernacular of the Sherburne Commons campus. The proposed facility includes a partial basement level of approximately 14,423 SF (including 2,668 SF of unprogrammed shell space) and a main level of approximately 47,395 SF. The 45 private resident bedrooms include a person of size room, available adjoining rooms, and a hospice suite that provides support space for family members. Each bedroom is provided with an adjoining private bathroom in the "European" style, with toilet, sink, and shower fixtures in a single wet room area.

The building is laid out with a central core area and four wings. Each of the three resident wings contains 15 resident bedrooms, a nursing station, and a nutrition area. A continuous circulation path connects near the ends of each wing and through the core of the building to provide a continuous path of travel that can be used by residents and staff. Patient support spaces, such as dining room, living room areas, and activity spaces are located primarily in the building core and amenity wing. The basement of the building houses crucial building systems spaces, maintenance workshops, central storage areas, and a staff training room.

In keeping with the design guidelines for the Town of Nantucket, the building will be designed as a series of simple gabled structures with roof lines that are broken up by intersecting gabled projections and shed dormers.

The overall intent of the project is to deliver a high-performance building providing long term skilled nursing care for the residents of Nantucket. The building is proposed to be constructed on 4-acres of developable land on the eastern side of the property

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

N/A 3. **Application Fee**: See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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.

MTR 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.

Pending 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 1

Street & Number of Proposed Work: SHERBURNE COMMONS LANE

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK ROGERS / SMRT

Mailing Address: 200 BRICKSTONE SQ. STE. 303
ANDOVER, MA 01810

Contact Phone #: 978-857-2914 E-mail: MROGERS@SMRTINC.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: 375'-0" Sq. Footage 1st floor: 47,749 Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Width: 172'-5" Sq. footage 2nd floor: 47,749 (UNOCCUPIED MECH ATTIC) Size: N/A ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A REFER TO HARDSCAPE APPLICATION.

Difference between existing grade and proposed finish grade: North 0' South 2' East 1' West 1'

Height of ridge above final finish grade: North 37' / 33' (SEE ELEVS) South 33' (SEE ELEVS) East 33'/37' (SEE ELEV.) West 33'/36'/37' (SEE ELEVS.

Additional Remarks

Historic Name:

Original Date: N/A

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 N/A
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) NATURAL RED BRICK~~ ☒ Poured Concrete - FACED INSULATED ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) NATURAL RED BRICK ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 12 /12 Dormer 4 /12 Other SEE ELEVATIONS / ROOF PLAN

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: VARIES 4' - 8'
Type: CEDAR
Length: VARIES

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size N/A Location N/A
Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) COPPER

Leaders (material and size): RECTANGULAR COPPER APPROX. 3" x 4"

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other FIBER CEMENT SHINGLE PANEL - JAMES HARDIE (BASIS OF DESIGN) - PAINTED

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other FIBER CEMENT TRIM - PAINTED.
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 9 1/4" Rake 9 1/4" Soffit (Overhang) 1'-0" Corner boards 7 1/4 Frieze 11 1/4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 8 x 8

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other SIMULATED DOUBLE HUNG - TILT / TURN STYLE.
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer INTUS

Doors* (type and material): ☐ TDL ☐ SDL Front ALUMINUM - SINGLE LITE Rear _____ Side HM - FLUSH (SERVICE / EGRESS)
Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways ASPHALT Walkways CONCRETE Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall PAINT - TBD BY HDC REVIEW Clapboard (if applicable) N/A Roof CHARCOAL ASPHALT SHINGLES
Trim PAINT - TBD BY HDC REVIEW Sash WHITE Doors WHITE
Deck N/A Foundation EXPOSED CONCRETE - GRAY Fence _____ 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 11/26/24 Signature of owner of record C-Eng/Sabina 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..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..Sherburne Commons Lane, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..80 | 1.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

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.

November 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	336	6	BERMAN SUSAN J		28 MIACOMET RD	NANTUCKET	MA	02554	28 MIACOMET RD
80	1	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	15 S SHORE RD
80	1	2	HOWARD WALLACE C TR	WALLACE C HOWARD TRUST 2017	44 MIACOMET RD	NANTUCKET	MA	02554	48 MIACOMET RD
80	1	3	HOWARD WALLACE C TR	WALLACE C HOWARD TRUST 2017	44 MIACOMET RD	NANTUCKET	MA	02554	44 MIACOMET RD
80	49		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	15A MIACOMET RD
80	66		IVANOV STOYAN		18 S SHORE RD	NANTUCKET	MA	02554	18 S SHORE RD
80	116		TOPHAM LEIGH M TR	RAMOS FAMILY REALTY TRUST	PO BOX 1270	NANTUCKET	MA	02554	24 S SHORE RD
80	218		TOPHAM LEIGH M TR	RAMOS FAMILY REALTY TRUST	PO BOX 1270	NANTUCKET	MA	O2554	20 S SHORE RD
80	297	2	2SP LLC		2 SOUTH PASTURE LN	NANTUCKET	MA	02554	2 S PASTURE LN
80	297	3	KILLEN LISA W TRUSTEE	SANDY WATER REALTY TRUST	PO BOX 977	HYANNIS	MA	02601	4 S PASTURE LN
80	297	4	WILLIAMS LINDA F		PO BOX 1446	NANTUCKET	MA	02554	6 S PASTURE LN
80	297	5	CAROL A WALSH IRRV TRUST		8 1/2 SOUTH PASTURE LN	NANTUCKET	MA	O2554	8 S PASTURE LN
80	297	6	GIRD ALBERT & CAROL ANN		10 SOUTH PASTURE LN	NANTUCKET	MA	02554	10 S PASTURE LN
80	297	7	BISON INVESTMENTS LLC		7 ST PAUL STREET STE 820	BALTIMORE	MD	21202	14 S PASTURE LN
80	297	9	STEELE LAURA ZAGAYKO ETAL		21 S SHORE RD	NANTUCKET	MA	02554	21 S SHORE RD
80	429		GOODWIN ROBERT H TRST	SANDY WATER II REALTY TR`	PO BOX 977	HYANNIS	MA	02601	6- S PASTURE LN
80	430		BROOKS MALCOLM S ETAL		12 S PASTURE LANE	NANTUCKET	MA	02554	12 S PASTURE LN
Count:	**17**								

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: Sherburne Commons Lane

Tax Map Number: 80 Parcel Number: 1

Owner of Record: The Town of Nantucket

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. The development area is proposed to encompass 4-acres of land on the eastern side of the property, adjacent to South Shore Road. In addition to the new facility, the project proposes to construct a new staff/employee housing building to offset the two existing duplex buildings that will be relocated to allow for construction. The project also proposes to construct/install new parking areas for staff and visitors, walking paths, patios, and landscaping.

Anticipated HDC Submission Date: December 2, 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.

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total Postage and Fees	$9.68
$	

0810
27

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City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total Postage and Fees	$9.68
$	

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*	
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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total Postage and Fees	$9.68
$	

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Postage	$0.72
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Total Postage and Fees	$9.68
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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
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Total Postage and Fees	$9.68
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Postage	$0.72
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Total Postage and Fees	$9.68
$	

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
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Postage	$0.73
Total Postage and Fees	$9.68

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
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Sent To: BERMAN SUSAN J
Street and Apt. No., or PO Box No.: 28 MIACOMET RD
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☐ Adult Signature Required	$0.00
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Postage	$0.73
Total Postage and Fees	$9.68

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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Sent To: GIRD ALBERT & CAROL ANN
Street and Apt. No., or PO Box No.: 10 SOUTH PASTURE LN
City, State, ZIP+4®: NANTUCKET, MA 02554

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$9.68

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City, State, ZIP+4®: PO BOX 977 HYANNIS, MA 02601

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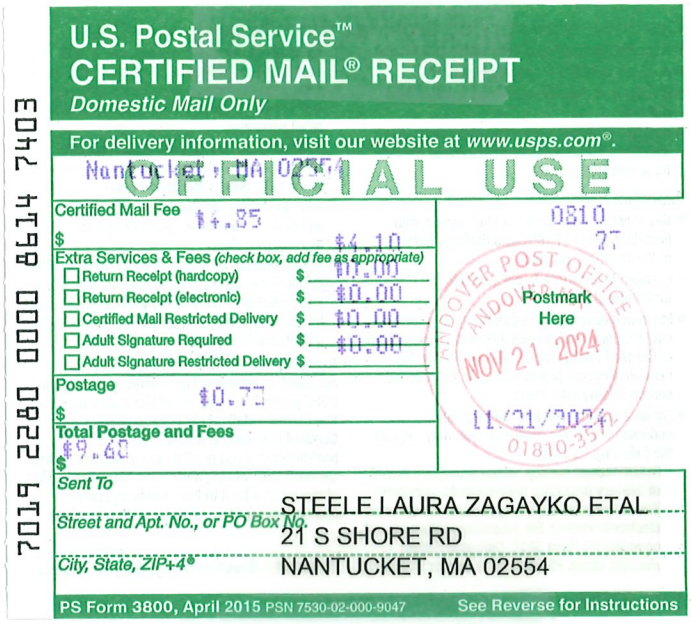

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City, State, ZIP+4®: NANTUCKET, MA 02554

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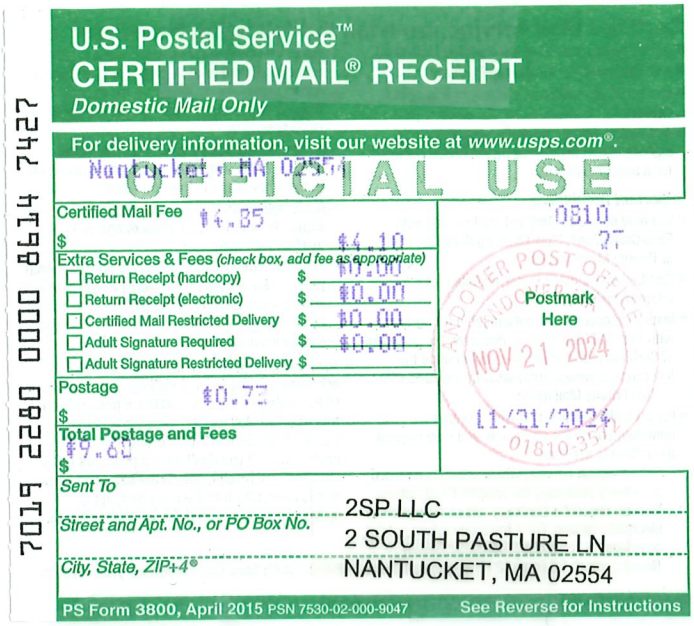

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $9.62

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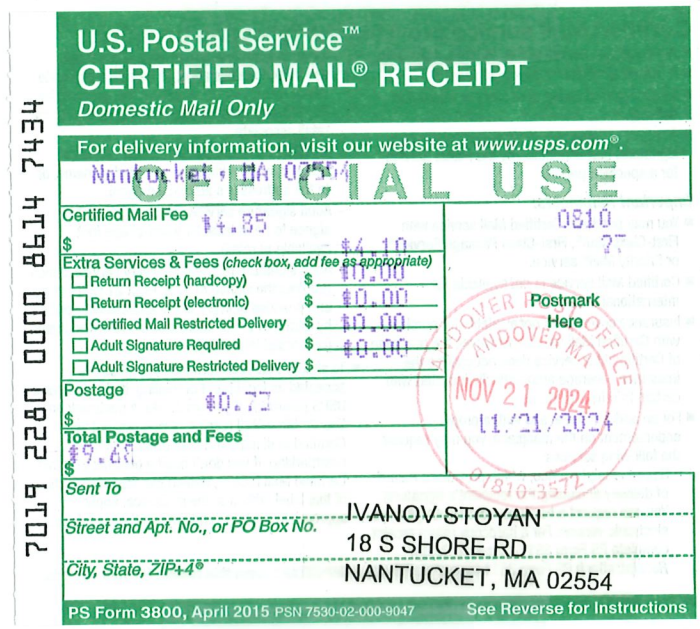

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $9.62

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Sent To: IVANOV-STOYAN
Street and Apt. No., or PO Box No.: 18 S SHORE RD
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City, State, ZIP+4®: PO BOX 977
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Memo

SMRT Architects and Engineers
877.700.7678
smrtinc.com

To	Historic District Commission	**Date**	12.02.24
From	SMRT Architects & Engineers	**Project No.**	23121
Subject	Site Fencing	**Project Name**	Our Island Home

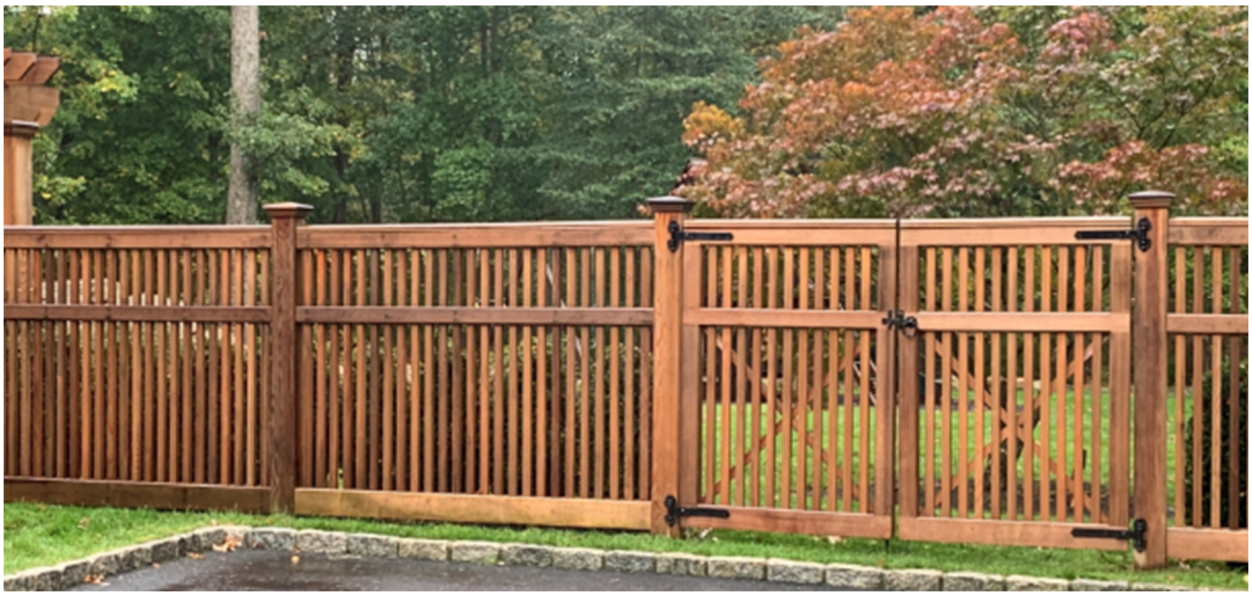
Our Island Home – Wood Fencing & Gate Options

Screen fence options around proposed emergency generator:





Enclosure fence and gate options at exterior patios:





HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS Sherburne Commons Lane, Nantucket, MA 02554

MAP/PARCEL 80 | 1

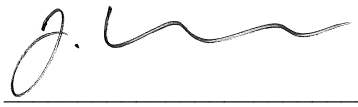
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

December 2, 2024
Date



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TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

COVER SHEET

ISSUED FOR HDC APPROVAL

12/02/24

A-000

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: **23121**

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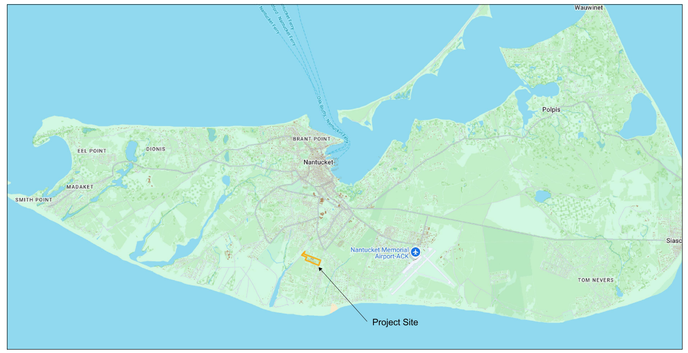
Sherburne Commons Base Data - Town of Nantucket G.I.S.



Project Site - Island Context - Town of Nantucket G.I.S.

Owner:	Town of Nantucket
Zone:	ALC (Assisted Living Community)
Parcel ID:	Map 80; Lot 1
Parcel Size:	19.94 Acres
PL Setbacks:	50.0' Lot Line; 75.0' Street Line (Vegetated)
Wetlands:	None
Easements:	30.0' Sanitary Sewer Force Main (North-South Axis)
Parking Req's:	Planning Board Determination
Proposed Development Area:	4- acres

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

TOWN OF NANTUCKET

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SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

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SMRT PROJECT #:	23121	DRAWN BY:	JSM



















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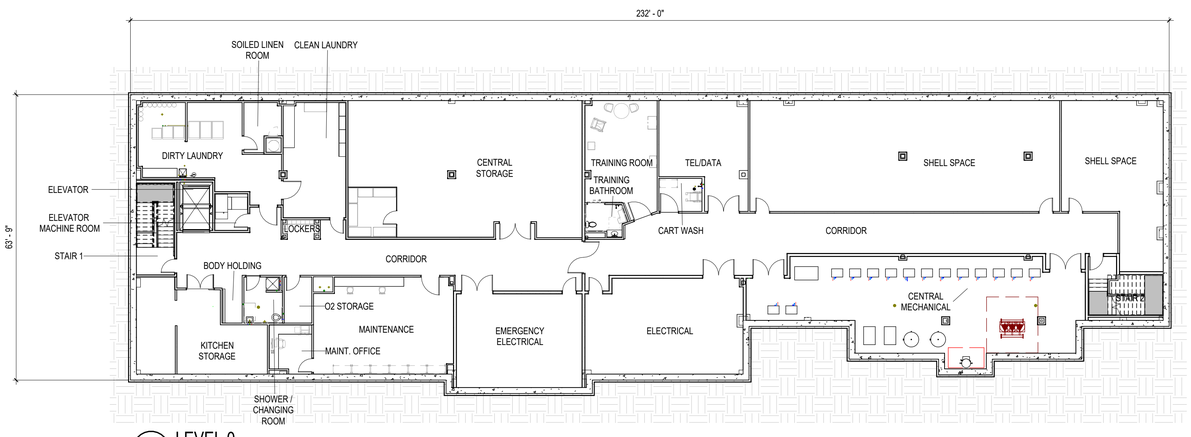
SMRT PROJECT #:	23121	DRAWN BY:	JSM



1 LEVEL 1
1/16" = 1'-0"

1
A-202



0 LEVEL 0
1/16" = 1'-0"

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FLOOR PLANS

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SMRT PROJECT #: **23121** | DRAWN BY: **Author**

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1 ROOF LEVEL
1/16" = 1'-0"

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ROOF PLAN

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SMRT PROJECT #:	**23121**	DRAWN BY:	**Author**

A-102

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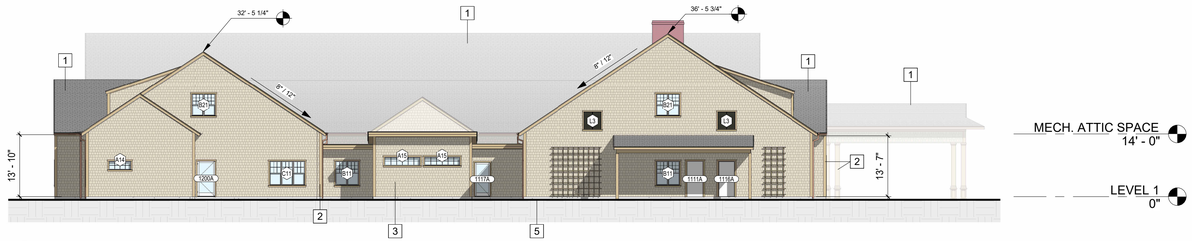
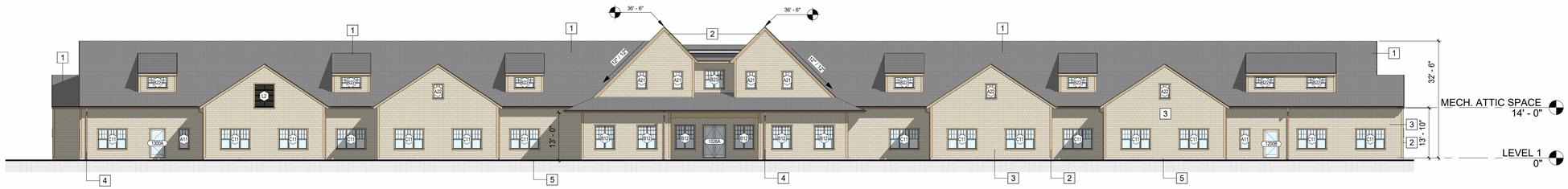
HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	FIBER CEMENT TRIM, JAMES HARDIE SMOOTH TRIM - PAINTED
3	FIBER CEMENT, JAMES HARDIE STRAIGHT EDGE PANEL - PAINTED
4	COPPER GUTTER, BOX GUTTER, STYLE A - RAW COPPER FINISH
5	CONCRETE FACED INSULATION WALL PANEL, WALLGUARD BY TCLEAR



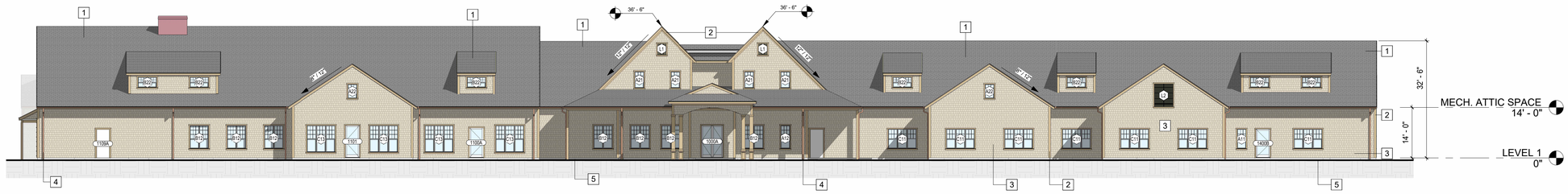
1 SOUTH ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

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12/02/24

SHEET TITLE:

EXTERIOR ELEVATIONS

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR

SCALE: **1/16" = 1'-0"** | DESIGNED BY: **Designer**
SMRT PROJECT #: **23121** | DRAWN BY: **Author**

A-201

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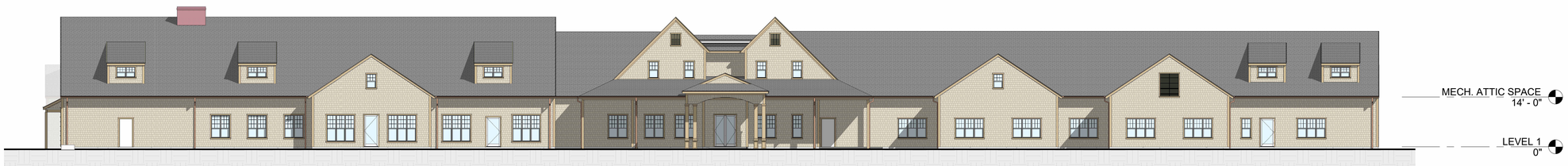
6 DORMER OPTION 3 - EAST ELEVATION
1/16" = 1'-0"



5 DORMER OPTION 3 - WEST ELEVATION
1/16" = 1'-0"



4 DORMER OPTION 2 - EAST ELEVATION
1/16" = 1'-0"



3 DORMER OPTION 2 - WEST ELEVATION
1/16" = 1'-0"



2 DORMER OPTION 1 - EAST ELEVATION
1/16" = 1'-0"



1 DORMER OPTION 1 - WEST ELEVATION
1/16" = 1'-0"

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SHEET TITLE:

EXTERIOR ELEVATIONS - DORMER OPTIONS

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SMRT PROJECT #: **23121** | DRAWN BY: **Author**

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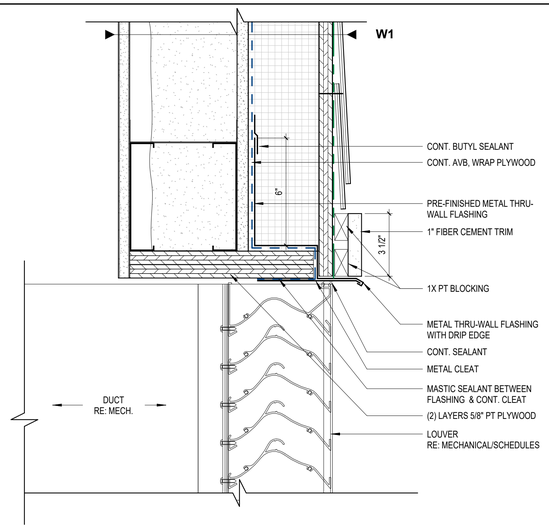
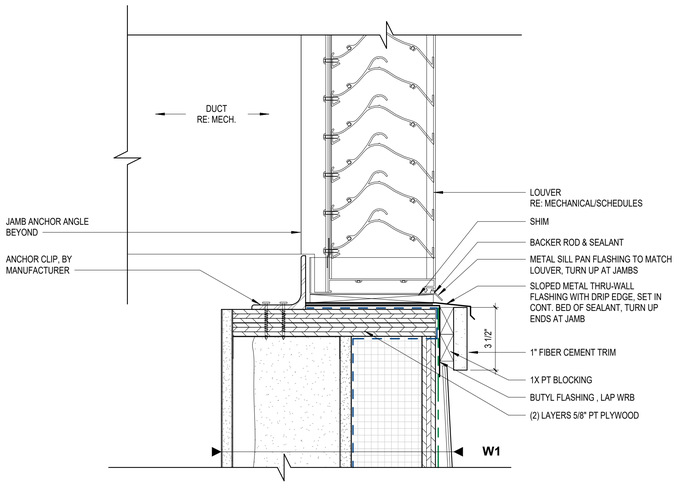
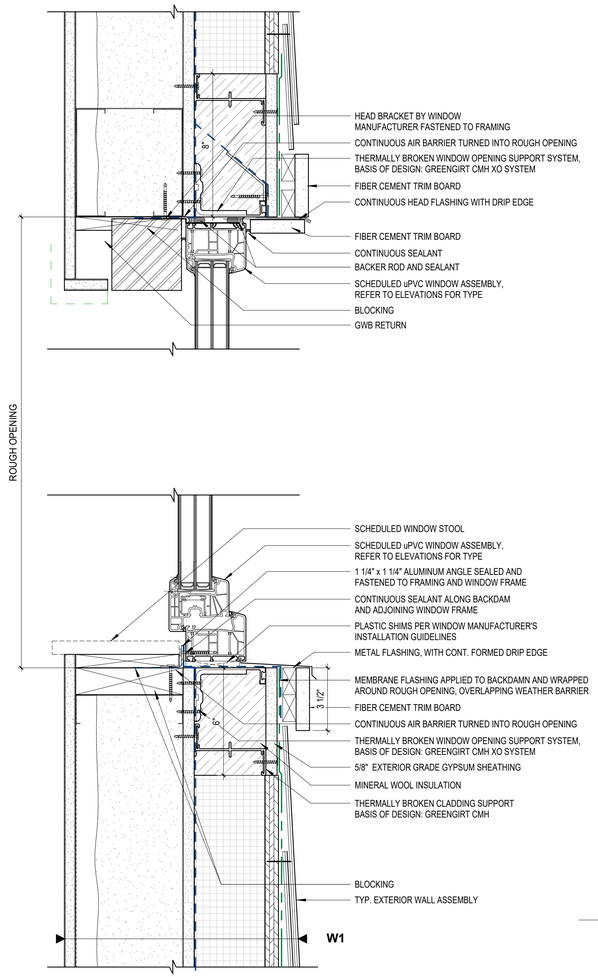




1 TYP. LOUVER HEAD/SILL DETAIL HDC
3" = 1'-0"



2 TYP. WINDOW HEAD/SILL DETAIL HDC
3" = 1'-0"

WINDOW SCHEDULE HDC

TYPE	DESCRIPTION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	GLASS TYPE	COMMENTS
LEVEL 1					
A11	SINGLE OPERABLE SIMULATED DOUBLE HUNG	2' - 8"	5' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
A12	SINGLE OPERABLE SIMULATED DOUBLE HUNG	2' - 8"	6' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
A14	SINGLE FIXED WINDOW	5' - 0"	2' - 0"	GL1	
A15	SINGLE FIXED TRANSOM	8' - 0"	2' - 0"	GL1	
B11	TWIN OPERABLE SIMULATED DOUBLE HUNG	5' - 4"	5' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
B12	TWIN OPERABLE SIMULATED DOUBLE HUNG	5' - 4"	6' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
B26	TWIN OPERABLE SIMULATED DOUBLE HUNG	5' - 4"	4' - 0"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
C11	TRIPLE OPERABLE SIMULATED DOUBLE HUNG	8' - 0"	5' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
C12	TRIPLE OPERABLE SIMULATED DOUBLE HUNG	8' - 0"	6' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
C13	TRIPLE OPERABLE SIMULATED DOUBLE HUNG	8' - 0"	7' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
C22	TWIN OPERABLE SIMULATED DOUBLE HUNG	5' - 4"	5' - 10"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
MECH. ATTIC SPACE					
A21	SINGLE FIXED SIMULATED DOUBLE HUNG	2' - 8"	4' - 8"	GL2	
A22	SINGLE FIXED SIMULATED DOUBLE HUNG	2' - 8"	4' - 0"	GL2	
B21	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 4"	5' - 0"	<varies>	
B22	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 4"	3' - 0"	GL3	
B23	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 4"	5' - 0"	GL1	

WINDOW NOTES:

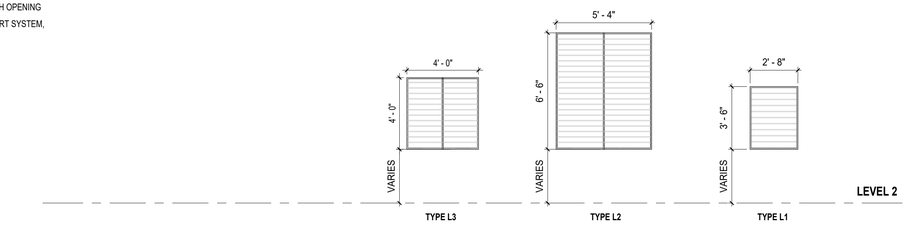
1. ALL WINDOWS TO BE FACTORY MULLED AND PAINTED

GLAZING TYPES

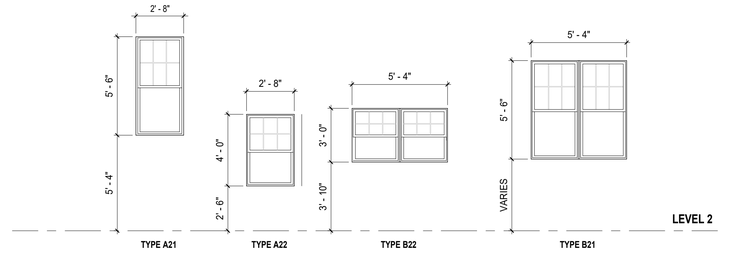
GL-1: TRIPLE-GLAZED INSULATED GLASS
GL-2: TRIPLE-GLAZED INSULATED GLASS W/ TRANSLUCENT FILM
GL-3: SINGLE-GLAZED MONOLITHIC GLAZING W/ TRANSLUCENT FILM
GL-4: SINGLE-GLAZED MONOLITHIC GLAZING

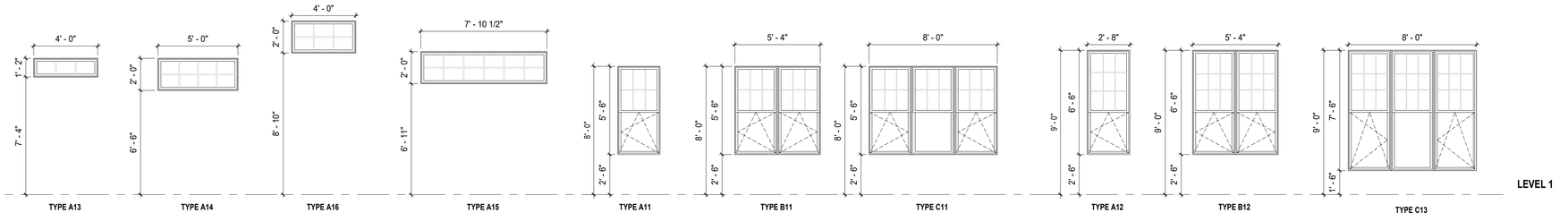
LOUVER SCHEDULE HDC

wt	Description	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	COMMENTS
MECH. ATTIC SPACE				
L1	ANODIZED ALUMINUM LOUVER	2' - 8"	3' - 6"	
L2	ANODIZED ALUMINUM LOUVER	5' - 4"	6' - 6"	
L3	ANODIZED ALUMINUM LOUVER	4' - 0"	4' - 0"	



LOUVER TYPE LEGEND HDC
1/4" = 1'-0"





WINDOW TYPE LEGEND HDC
1/4" = 1'-0"

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#	Description	Date

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12/02/24

SHEET TITLE:

WINDOW SCHEDULE, LEGEND, AND DETAILS

Original drawing is 30" x 42". DO NOT SCALE CONTENTS OF THIS DRAWING.
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SCALE: As indicated | DESIGNED BY: Designer
SMRT PROJECT #: 23121 | DRAWN BY: Author

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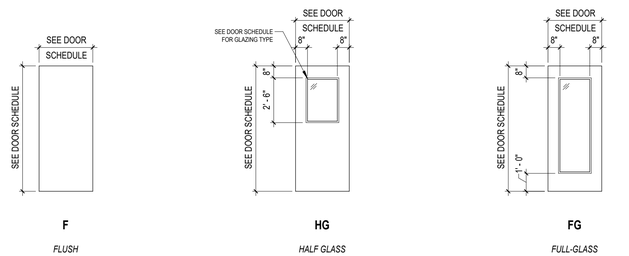
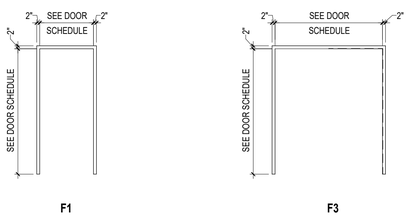
DOOR SCHEDULE HDC

DOOR		DOOR	DIMENSIONS			DOOR PANEL			FRAME		DOOR DETAILS			FRAME	OTHER		
DOOR NO.	ROOM NO.	ROOM SERVED	WIDTH	HEIGHT	THICKNESS	MATERIAL	LEAF	FINISH / GLAZ.	MATERIAL	FR.TYPE	HEAD DET.	JAMB DET.	SILL DET.	HARDWARE SET	RATING	HW SET	NOTES
LEVEL 1																	
1000A		VESTIBULE	6' - 0"	9' - 0"	1 3/8"	ALUM	FG	TEMPERED	ALUM	F3				(none)			SEE SECURITY DRAWINGS
1008		STAIR 2	3' - 6"	7' - 10"	1 3/4"	HM	F	PTD	HM	F1				(none)	1h 30m		PANIC HARDWARE, NO EXTERIOR LEVER. PT TO MATCH SIDING
1026A	1026	EAST COURTYARD	6' - 0"	9' - 0"	1 3/8"	ALUM	FG	TEMPERED	ALUM	F3				(none)			SEE SECURITY DRAWINGS
1100A		LIVING ROOM	4' - 0"	8' - 4"	1 3/8"	ALUM	FG	TEMPERED	ALUM	F1				(none)			SEE SECURITY DRAWINGS
1101		DINING ROOM	4' - 0"	9' - 0"	1 3/8"	ALUM	FG	TEMPERED	ALUM	F1				(none)			SEE SECURITY DRAWINGS
1109A		OUTSIDE EQUIP. STORAGE	3' - 6"	7' - 10"	1 3/4"	HM	F		HM	F1				(none)			SEE SECURITY DRAWINGS
1111A		STAIR 1	3' - 6"	7' - 10"	1 3/4"	HM	F		HM	F1				(none)	1h 30m		SEE SECURITY DRAWINGS
1116A		FIRE PUMP / WATER SERVICE	3' - 6"	7' - 10"	1 3/4"	HM	N		HM	F1				(none)			SEE SECURITY DRAWINGS
1117A		CONNECTOR	3' - 6"	7' - 8"	1 3/8"	ALUM	HG	TEMPERED	ALUM	F1				(none)			SEE SECURITY DRAWINGS
1200A	1200		4' - 0"	8' - 0"	1 3/8"									(none)			
1200B		CORRIDOR	4' - 0"	7' - 8"	1 3/8"	ALUM	FG	TEMPERED	ALUM	F1				(none)			SEE SECURITY DRAWINGS
1300A		CORRIDOR	4' - 0"	8' - 0"	1 3/8"	ALUM	FG	TEMPERED	ALUM	F1				(none)			SEE SECURITY DRAWINGS
1400B		CORRIDOR	4' - 0"	8' - 0"	1 3/8"	ALUM	FG	TEMPERED	ALUM	F1				(none)			
1400C	1400		4' - 0"	7' - 8"	1 3/8"									(none)			
1419		CONNECTOR	3' - 6"	7' - 8"	1 3/8"	ALUM	HG	TEMPERED	ALUM	F1				(none)			SEE SECURITY DRAWINGS



2 DOOR LEAF TYPES LEGEND HDC
1/4" = 1'-0"



1 DOOR FRAME TYPES LEGEND HDC
1/4" = 1'-0"

DOOR NOTES

1. ALL SWINGING DOORS TO BE 1 3/4" THICK UNLESS NOTED OTHERWISE.
2. ALL DOORS SHALL BE 3/4" UNDERCUT (TYPICAL) EXCEPT WHEN THERE IS A BOTTOM FRAME/THRESHOLD OR SPECIFICALLY NOTED OTHERWISE.
3. ALL DOORS WITH BOTTOM FRAMES OR SILL THRESHOLDS SHALL HAVE MANUFACTURERS RECOMMENDED STANDARD UNDERCUT.
4. GLAZING NOTED ON DOOR SCHEDULE IS FOR THE DOOR AND BORROWED LIGHT IN THE FRAME TYPICAL, UNLESS NOTED OTHERWISE IN FRAME ELEVATIONS.
5. SEE SPECIFICATIONS FOR GLAZING TYPES AND INFORMATION.
6. GLAZING TO BE FREE OF STAMPS, MARKINGS, ETC. UNLESS REQUIRED BY CODE TO IDENTIFY A RATING.
7. GLAZING STOPS ON BORROWED LIGHTS SHALL BE LOCATED ON THE ROOM SIDE OF FRAME. BUTT JOINT ALL GLAZING STOP TIGHT TO FRAME FOR A CLEAN, FINISHED APPEARANCE.
8. ALL EXTERIOR DOORS SHALL BE INSULATED TYPE.
9. CAULK PERIMETER OF DOOR AND WINDOW FRAMES TO THE WALL. MATCH FRAME COLOR.
10. CAULK EDGES AND VOIDS ALONG WINDOW STOPS OF HOLLOW METAL FRAMES PRIOR TO PAINTING TO PROVIDE A CLEAN FINISHED APPEARANCE.
11. ALL LABELS ON RATED DOORS TO BE FREE OF PAINT AND CLEARLY VISIBLE UPON INSPECTION.
12. SEE SECURITY CONSULTANT DRAWINGS FOR ALL EXTERIOR DOORS.

DOOR ABBREVIATIONS

ALUM	ALUMINUM
HM	HOLLOW METAL
INS	INSULATED
IRIP	IMPACT RESISTANT INTERIOR PANEL DOORS
MP	METAL PANELED
SF	STOREFRONT
SS	STAINLESS STEEL
TEMP	TEMPERED GLASS
WIRE	WIRED GLASS
FIRE	FIRE RATED
LAM	LAMINATED
VL	VINYL
WD	WOOD
VEN	VENEER
PTD	PAINTED

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SHEET TITLE:

DOOR SCHEDULE AND TYPES

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SHEET TITLE:

EXTERIOR RENDERINGS

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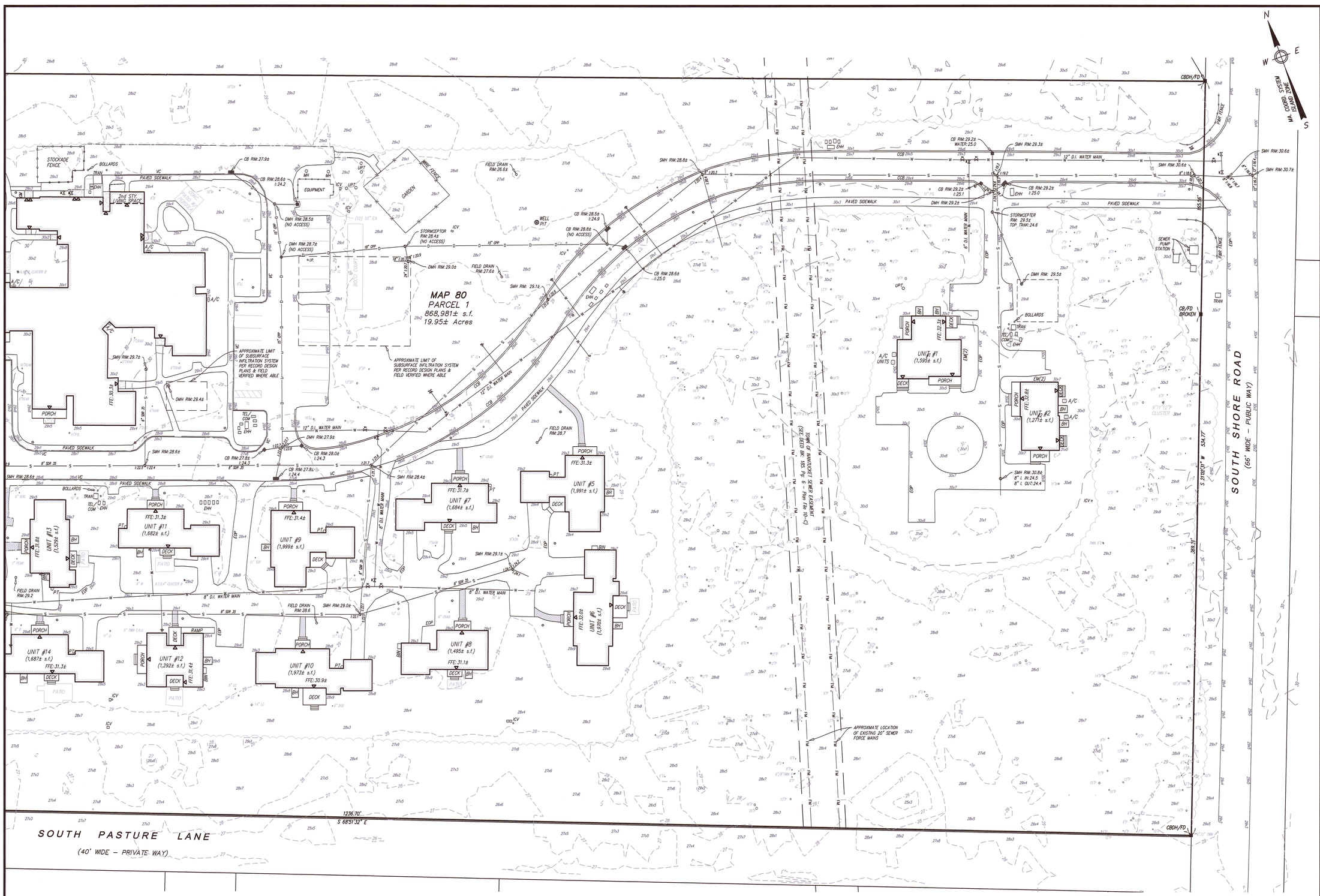

NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB–TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB–LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001–30
   PLAN# 2017–95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE 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 BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

TREE LEGEND

P–PINE	PTL–LONDON PLANTREE
CRAB–CRABAPPLE	LC–LEYLAND CYPRESS
ZJ–JAPANESE ZELKOVA	C–CEDAR
HAW–HAWTHORN	O–OAK
CH–CHERRY	E–ELM
M–MAPLE	HT–THORNLESS HONEYLOCUST
B–BIRCH	LL–LINDEN LITTLELEAF
DOG–DOGWOOD KOUSA	EA–EASTERN ARBORVITAE
SP–SPRUCE	ERO–ELAEAGNUS RUSSIAN OLIVE
TUP–TUPELO	DEC–DECIDUOUS TREE

EXISTING LEGEND

——100——	MAJOR CONTOUR
——99——	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
——W——	WATER LINE/SERVICE
	WATER SHUT–OFF
	WATER HYDRANT
	WATER GATE
——S——	SEWER LINE (GRAVITY)
——FM——	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
——D——	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
EM	ELECTRIC METER
GM	GAS METER
UPT	UNDERGROUND PROPANE TANK
PT	PROPANE TANK
ICV	IRRIGATION CONTROL VALVE BOX
	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
O XTREE	TREE SIZE/SPECIES

Prepared By:
BRACKEN ENGINEERING, INC.
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(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 1 of 3

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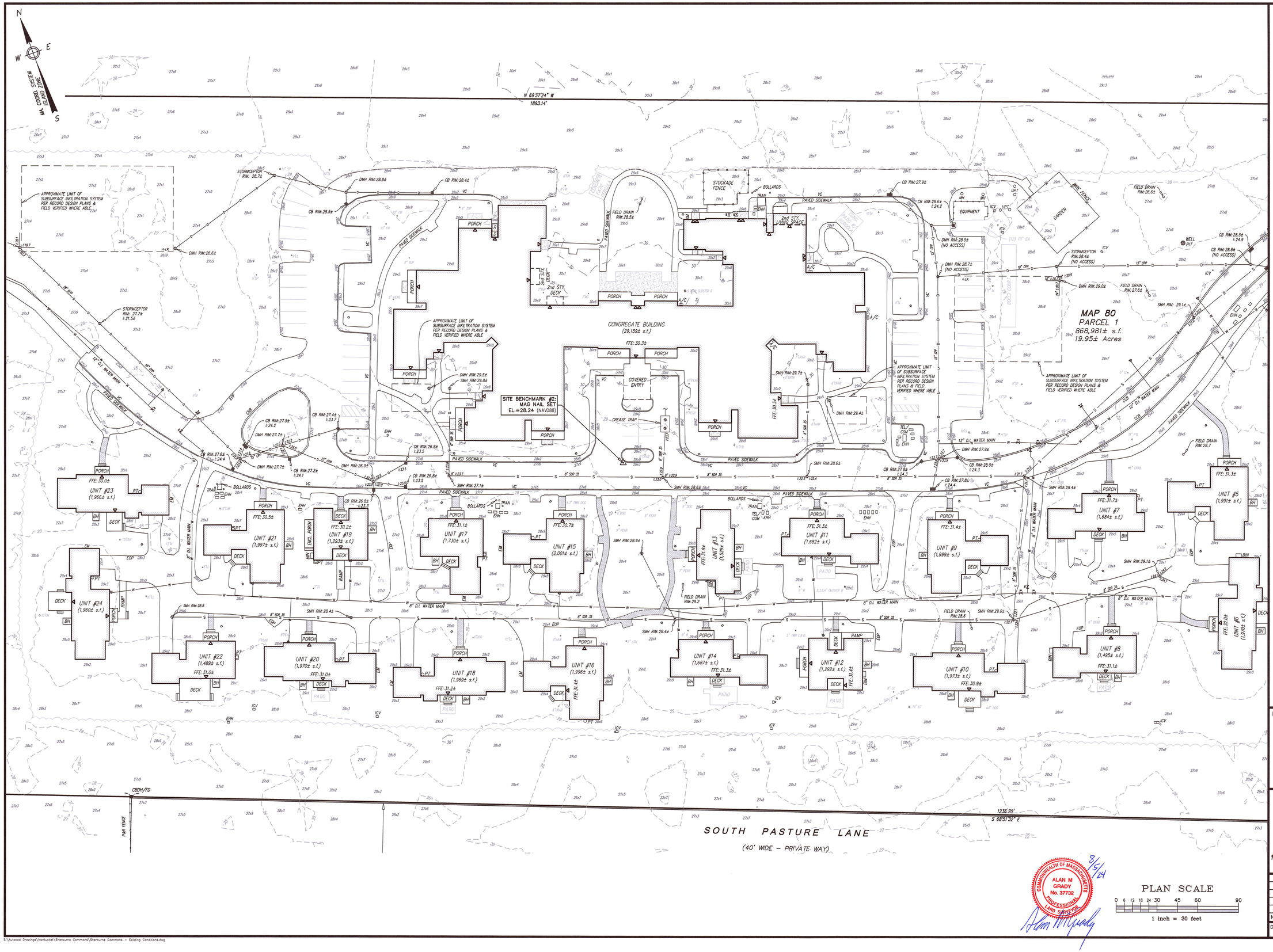

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PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
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Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 2 of 3

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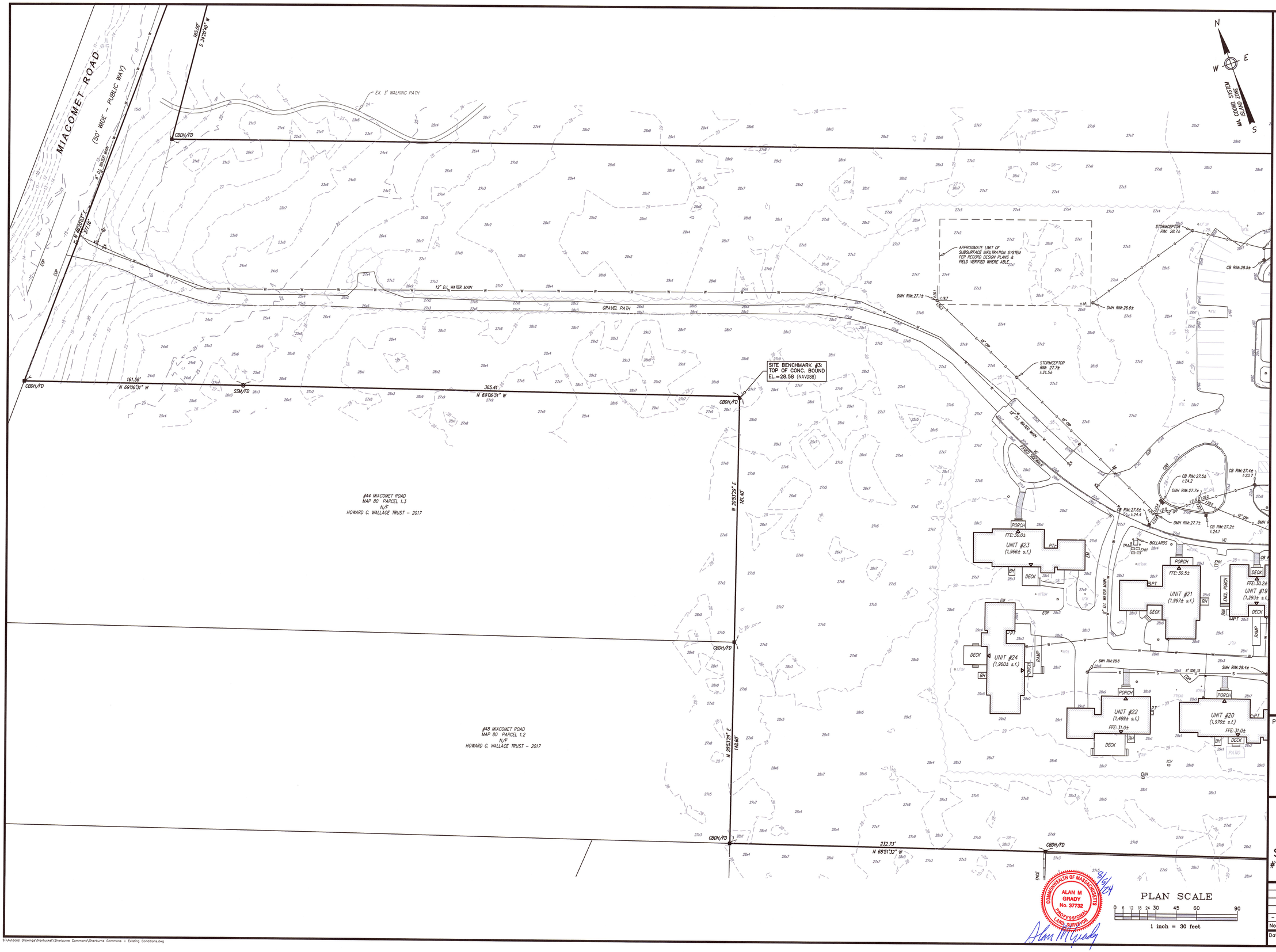

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2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB-TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB-LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001-30
   PLAN# 2017-95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 08/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

TREE LEGEND

P-PINE	PTL-LONDON PLANTREE
CRAB-CRABAPPLE	LC-LEYLAND CYPRESS
ZJ-JAPANESE ZELKOVA	C-CEDAR
HAW-HAWTHORN	O-OAK
CH-CHERRY	E-ELM
M-MAPLE	HT-THORNLESS HONEYLOCUST
B-BIRCH	LL-LINDEN LITTLELEAF
DOG-DOGWOOD KOUSA	EA-EASTERN ARBORVITAE
SP-SPRUCE	ERO-ELAEAGNUS RUSSIAN OLIVE
TUP-TUPELO	DEC-DECIDUOUS TREE

EXISTING LEGEND

100	MAJOR CONTOUR
99	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
W	WATER LINE/SERVICE
	WATER SHUT-OFF
	WATER HYDRANT
	WATER GATE
S	SEWER LINE (GRAVITY)
FM	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
D	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
EM	ELECTRIC METER
GM	GAS METER
UPT	UNDERGROUND PROPANE TANK
PT	PROPANE TANK
ICV	IRRIGATION CONTROL VALVE BOX
	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
X"TREE	TREE SIZE/SPECIES

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, MA

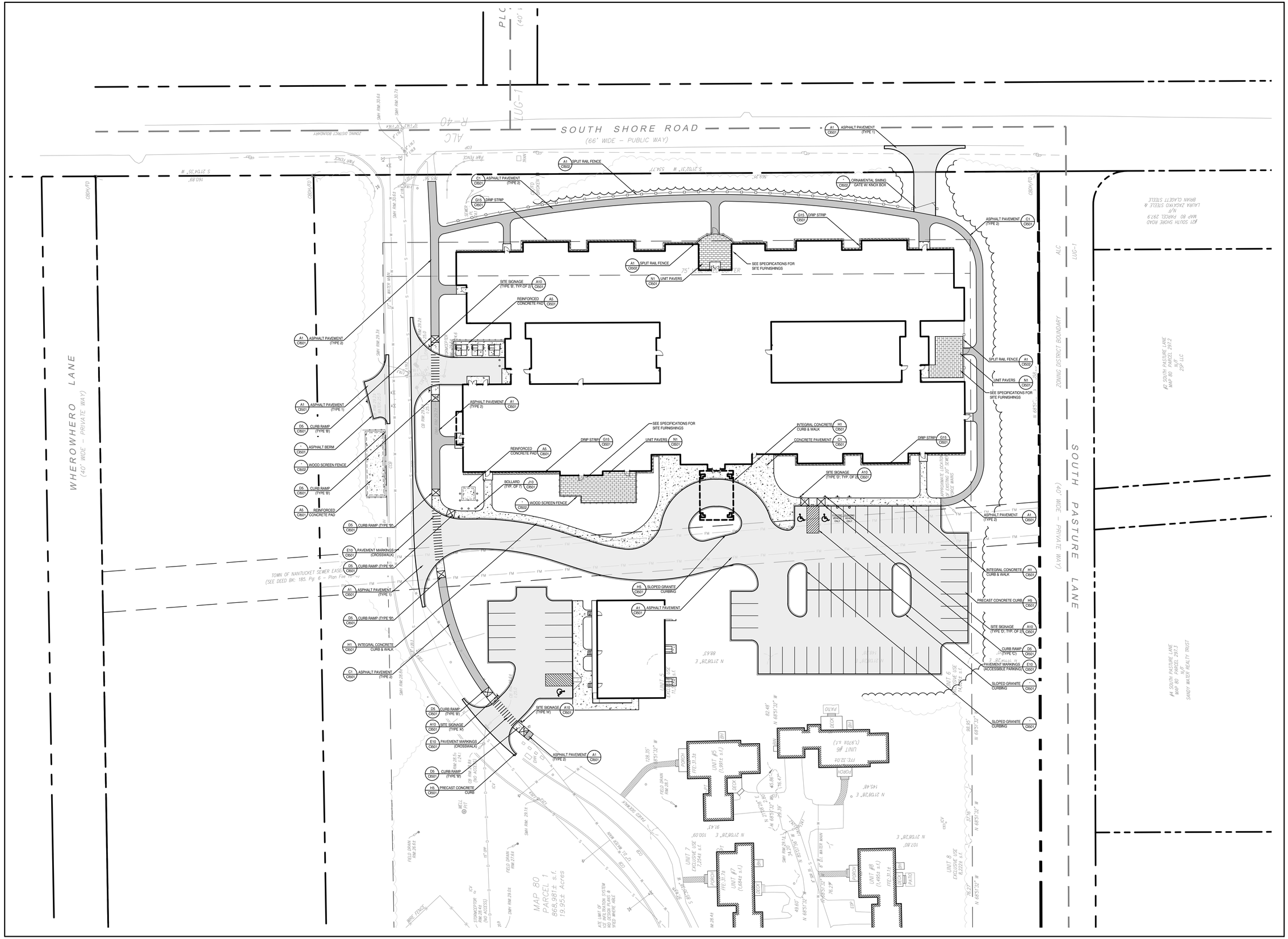
Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 - 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

No.	Date	Revision Description	By
-	-	-	-

Date:	Drawn:	Checked:	Sheet:
AUGUST 5, 2024	RMM/JMC/BEI	DFB/AMG	3 of 3

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
9/5/24

S:\Autocad Drawings\Nantucket\Sherburne Commons\Sherburne Commons - Existing Conditions.dwg


SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)
WHEROWHERO LANE
(40' WIDE – PRIVATE WAY)
SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)
LUG-1
ALC
ZONING DISTRICT BOUNDARY
MAP 80 PARCEL 1
868,981± s.f.
19.95± Acres
TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan File 6 – 6)
#21 SOUTH SHORE ROAD
MAP 80 PARCEL 297.9
LAURA ZACHOWSKI STEELE &
BRIAN CLACETT STEELE
#2 SOUTH PASTURE LANE
MAP 80 PARCEL 297.3
SANDY WATER REALTY TRUST
#3 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
25P LLC
A1 C501 ASPHALT PAVEMENT (TYPE 1)
A1 C501 ASPHALT PAVEMENT (TYPE 2)
C1 C501 ASPHALT PAVEMENT (TYPE 2)
G15 C501 DRIP STRIP
A1 C502 SPLIT RAIL FENCE
N1 C501 UNIT PAVERS
SEE SPECIFICATIONS FOR SITE FURNISHINGS
A10 C501 SITE SIGNAGE (TYPE 'B', TYP. OF 2)
A5 C501 REINFORCED CONCRETE PAD
D5 C501 CURB RAMP (TYPE 'B')
- C501 ASPHALT BERM
- C502 WOOD SCREEN FENCE
J10 C501 BOLLARD (TYP. OF 7)
H1 C501 INTEGRAL CONCRETE CURB & WALK
C1 C501 CONCRETE PAVEMENT
A10 C501 SITE SIGNAGE (TYPE 'D', TYP. OF 2)
- C502 ORNAMENTAL SWING GATE W/ KNOX BOX
H5 C501 PRECAST CONCRETE CURB
E10 C501 PAVEMENT MARKINGS (CROSSWALK)
H5 C501 SLOPED GRANITE CURBING
A10 C501 SITE SIGNAGE (TYPE 'H')
A10 C501 SITE SIGNAGE (TYPE 'A')
E10 C501 PAVEMENT MARKINGS (CROSSWALK)
UNIT #1 (1,484± s.f.)
UNIT #3 (1,991± s.f.)
UNIT #5 (1,991± s.f.)
UNIT #8 (1,495± s.f.)
UNIT 6 EXCLUSIVE USE 4,222± s.f.
UNIT 7 EXCLUSIVE USE 7,294± s.f.
UNIT 8 EXCLUSIVE USE 4,222± s.f.
PORCH
DECK
PATIO
FFE 31.34
FFE 31.01
FFE 31.11
FFE 31.04
FFE 30.5
FFE 30.7
FFE 30.8
FFE 30.9
FFE 31.0
FFE 31.1
FFE 31.2
FFE 31.3
FFE 31.4
FFE 31.5
FFE 31.6
FFE 31.7
FFE 31.8
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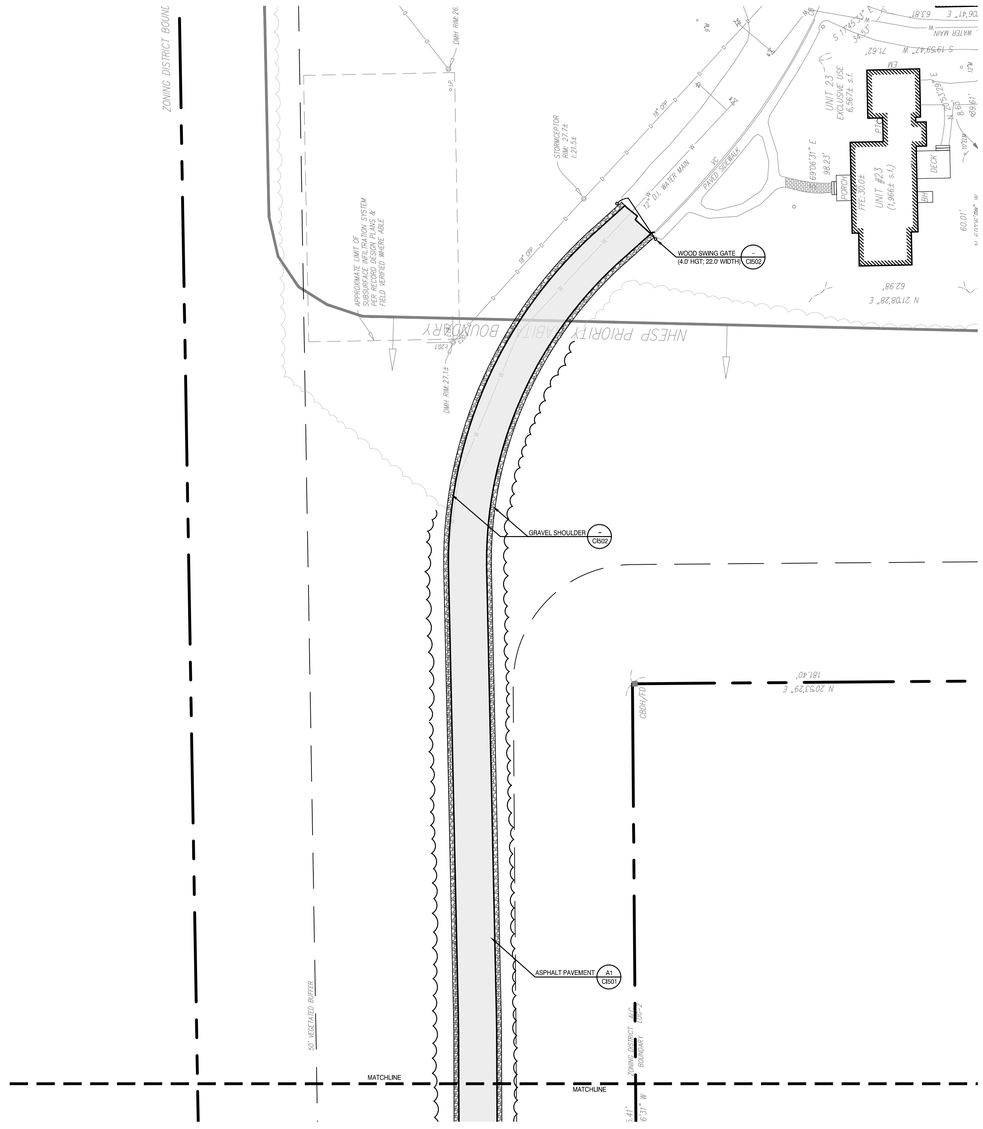
FFE 32.6
FFE



MIACOMET ROAD ACCESS DRIVE 1

MIACOMET ROAD ACCESS DRIVE 2

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

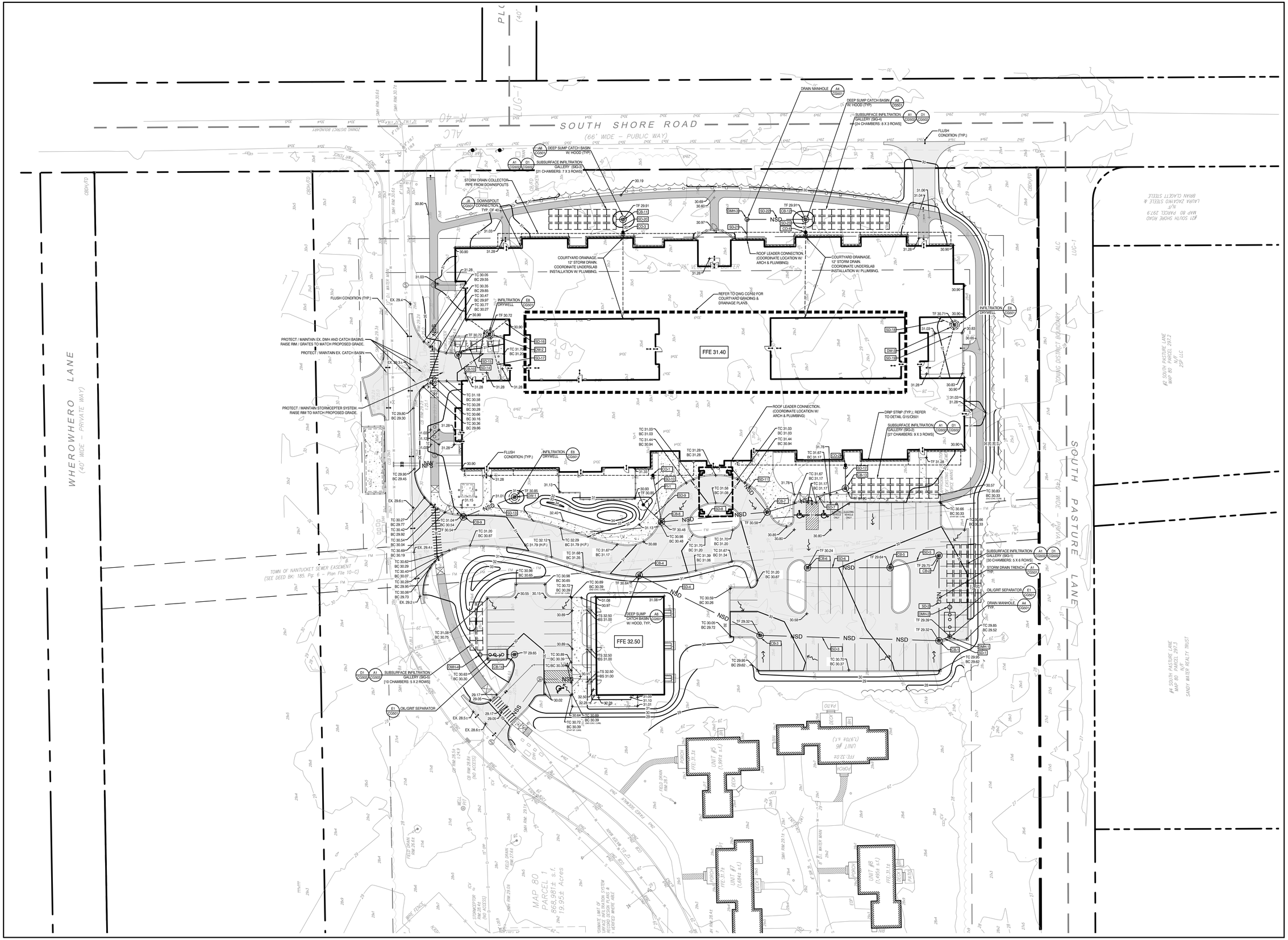
SHEET TITLE:

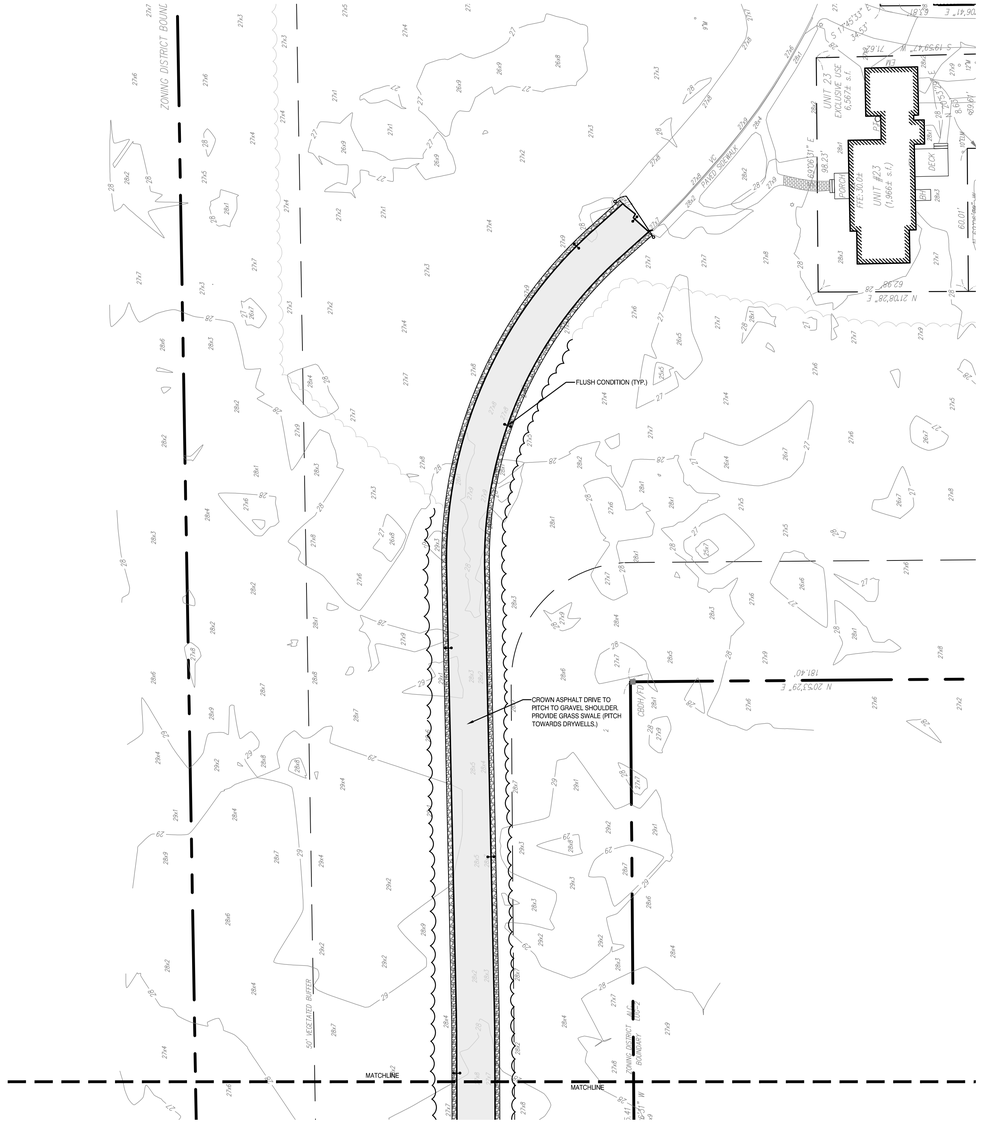
SITE IMPROVEMENTS & MATERIALS PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

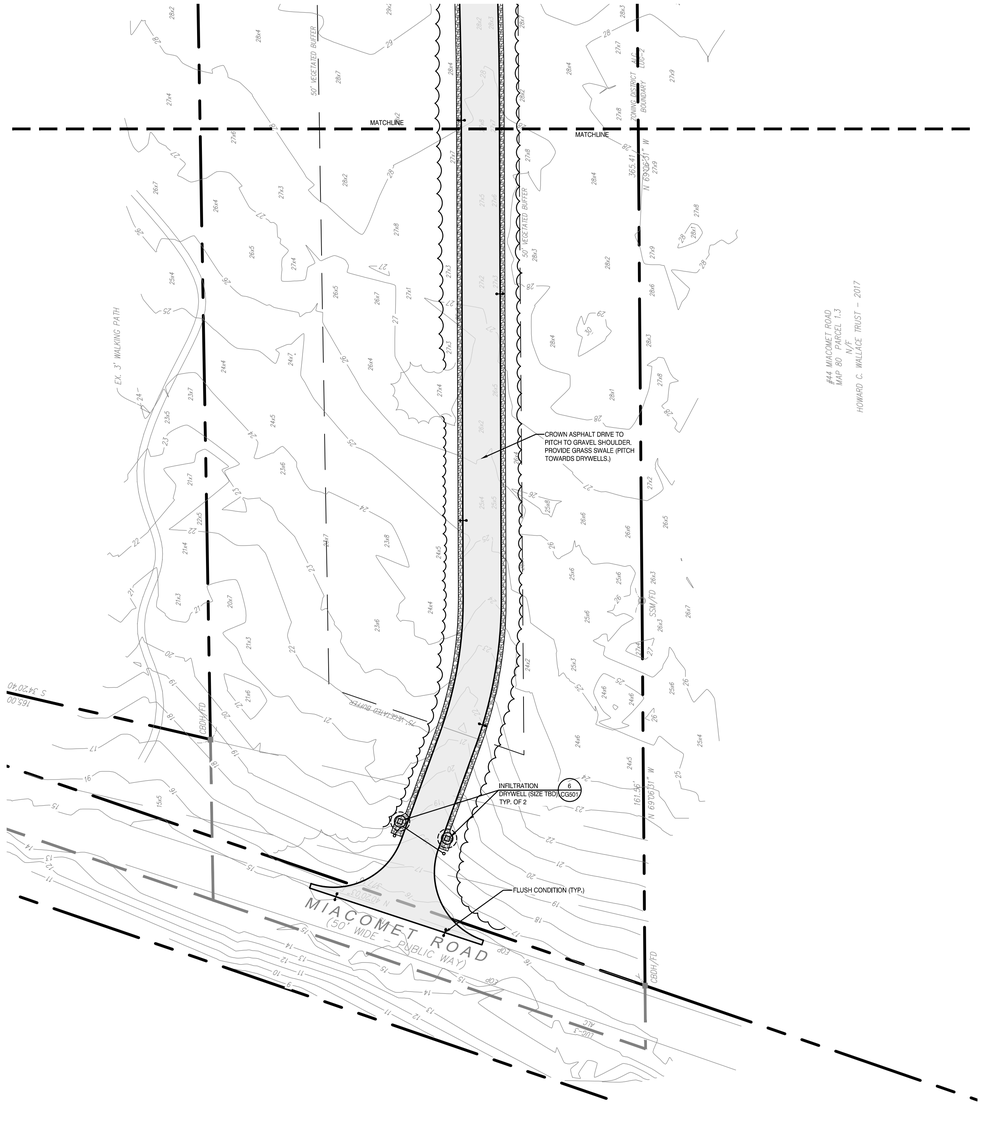
SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CI102


SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)
WHEROWHERO LANE
(40' WIDE – PRIVATE WAY)
SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)
ZONING DISTRICT BOUNDARY
ALC
LUG-1
OBW-FD
FFE 31.40
FFE 32.50
NSD
NSS
DEEP SUMP CATCH BASIN W/ HOOD (TYP.)
SUBSURFACE INFILTRATION GALLERY (SIG-4) (24 CHAMBERS: 8 X 3 ROWS)
SUBSURFACE INFILTRATION GALLERY (SIG-3) (21 CHAMBERS: 7 X 3 ROWS)
SUBSURFACE INFILTRATION GALLERY (SIG-2) (27 CHAMBERS: 9 X 3 ROWS)
SUBSURFACE INFILTRATION GALLERY (SIG-1) (30 CHAMBERS: 5 X 6 ROWS)
SUBSURFACE INFILTRATION GALLERY (SIG-5) (10 CHAMBERS: 5 X 2 ROWS)
DRAIN MANHOLE
DOWNSPOUT CONNECTION, TYP. OF 40
STORM DRAIN COLLECTOR PIPE FROM DOWNSPOUTS
FLUSH CONDITION (TYP.)
INFILTRATION DRYWELL
OIL/GRIT SEPARATOR
STORM DRAIN TRENCH, TYP.
COURTYARD DRAINAGE. 12" STORM DRAIN. COORDINATE UNDERSLAB INSTALLATION W/ PLUMBING.
ROOF LEADER CONNECTION. (COORDINATE LOCATION W/ ARCH & PLUMBING)
REFER TO DWG C0102 FOR COURTYARD GRADING & DRAINAGE PLANS.
DRIP STRIP (TYP.); REFER TO DETAIL G15/C0501
PROTECT / MAINTAIN EX. DMH AND CATCH BASINS. RAISE RIM / GRATES TO MATCH PROPOSED GRADE.
PROTECT / MAINTAIN EX. CATCH BASIN
PROTECT / MAINTAIN STORMCEPTER SYSTEM. RAISE RIM TO MATCH PROPOSED GRADE.
TOWN OF NANTUCKET SEWER EASEMENT (SEE DEED BK: 185, Pg: 6 – Plan File 10–C)
MAP 80 PARCEL 1 868,981± s.f. 19.95± Acres
#21 SOUTH SHORE ROAD MAP 80 PARCEL 297.9 N/F LAURA ZACAYKO STEELE & BRIAN CLACETT STEELE
#4 SOUTH PASTURE LANE MAP 80 PARCEL 297.3 N/F SANDY WATER REALTY TRUST
#2 SOUTH PASTURE LANE MAP 80 PARCEL 297.2 N/F 232 LLC
UNIT #5 (1,391± s.f.)
UNIT #6 (1,970± s.f.)
UNIT #7 (1,684± s.f.)
UNIT #8 (1,495± s.f.)
8" DI. WATER MAIN
12" DRAIN
RIM 29.14
RIM 28.84
RIM 28.14
RIM 27.63
RIM 29.16
RIM 29.14
RIM 30.63
RIM 30.72
RIM 30.64
RIM 29.34
RIM 29.19
RIM 30.54
RIM 30.64
RIM 30.72
RIM 30.74
RIM 30.63



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
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1.877.700.7678
www.smrtinc.com

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In Association with

0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

SITE GRADING & DRAINAGE PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	MAF
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CG102



TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

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12-02-24

SHEET TITLE:

SITE RENDERING

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SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM



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SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Town of Nantucket, Our Island Home – Move On #2

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the proposed 'Move On' of one of the existing staff housing duplex buildings for Sherburne Commons, located at Sherburne Commons Lane, Nantucket, MA.

This part of the project focuses on relocating one of the staff housing duplex units from the east side of the Sherburne Commons campus to a parcel of land located at the Wastewater Treatment Facility (7 Hill Side Avenue). It is very important for the Town to save this building to ensure it can continue to be used for much-needed staff housing.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,

John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
N/A	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
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.
JSM (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.
PENDING	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Town of Nantucket, Our Island Home – Move On #2

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Sincerely,

John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..5 Hill Side Ave, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..87 | 85.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

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.

November 18, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..7 Hill Side Ave, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..87 | 2.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

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.

November 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
87	1		FELCON FRANCIS X & KATHY TRS	KNOWLTON FELCON REALTY TRUST	60 HIGHLAND STREET	CANTON	MA	02021	70 S SHORE RD
87	2		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	7 HILL SIDE AV
87	86		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	1 HILL SIDE AV
87	88		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	6 HILL SIDE AV
87	89		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	4 HILL SIDE AV
Count:	**5**								

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
87	1		FELCON FRANCIS X & KATHY TRS	KNOWLTON FELCON REALTY TRUST	60 HIGHLAND STREET	CANTON	MA	02021	70 S SHORE RD
87	85		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	5 HILL SIDE AV
87	87		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	8 HILL SIDE AV
87	88		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	6 HILL SIDE AV
87	128		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	75 S SHORE RD
87	135		NANTUCKET TOWN OF & NANTUCKET	ISLANDS LAND BANK	16 BROAD ST	NANTUCKET	MA	02554	81 S SHORE 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: 5 Hill Side Avenue

Tax Map Number: 87 Parcel Number: 85

Owner of Record: The Town of Nantucket (1, 4, 6, and 7 Hill Side Avenue)

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. In order to construct the new facility in its desired location, two existing staff/employee houses will be relocated to an area of open space to the north of 5 Hill Side Avenue and 7 Hill Side Avenue. In addition to relocating the two houses, improvements will include parking areas, walkways, and landscaping.

Anticipated HDC Submission Date: December 2, 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.

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 Hill Side Avenue

Tax Map Number: 87 Parcel Number: 2

Owner of Record: The Town of Nantucket (5, 6, and 8 Hill Side Avenue)

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. In order to construct the new facility in its desired location, two existing staff/employee houses will be relocated to an area of open space to the north of 5 Hill Side Avenue and 7 Hill Side Avenue. In addition to relocating the two houses, improvements will include parking areas, walkways, and landscaping.

Anticipated HDC Submission Date: December 2, 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

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☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$9.68

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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11/21/2024

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City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS 5 Hill Side Avenue, Nantucket, MA 02554

MAP/PARCEL 87 | 85

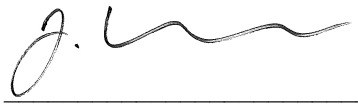
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

December 2, 2024
Date

HISTORIC DISTRICT COMMISSION

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Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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HDC Liaison
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Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS 7 Hill Side Avenue, Nantucket, MA 02554

MAP/PARCEL 87 | 2

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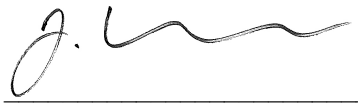

Signature

December 2, 2024
Date

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TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

Staff Housing 'Move On #2' Submission

COVER SHEET

ISSUED FOR HDC APPROVAL

12/02/24

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
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SMRT PROJECT #: **23121**

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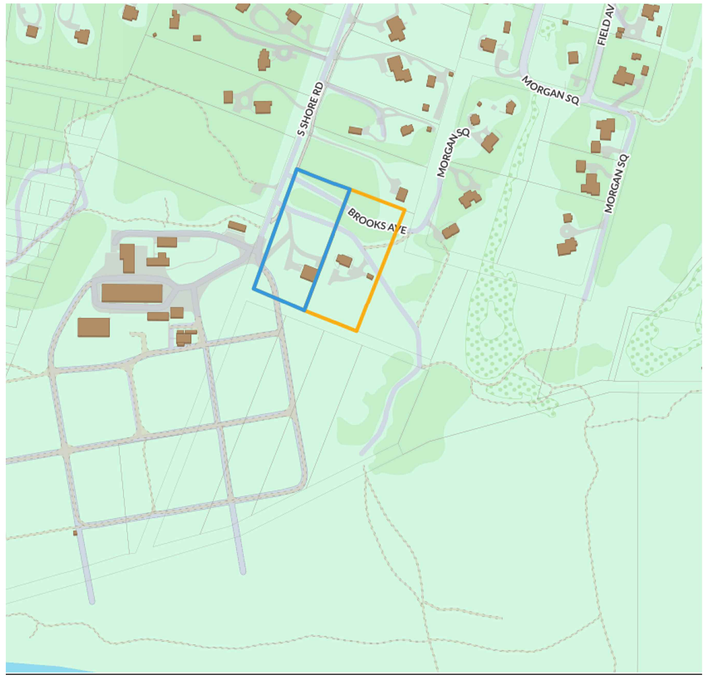
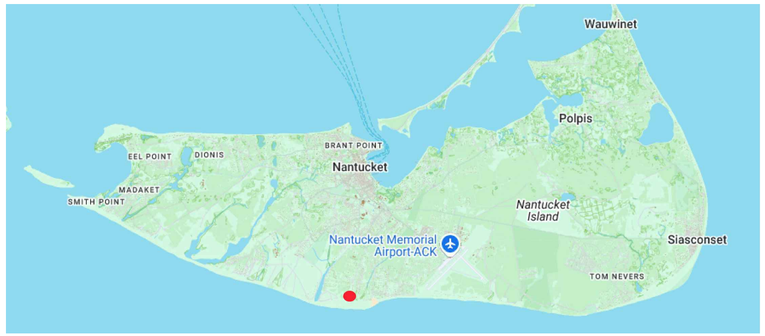


5 & 7 Hill Side Avenue Base Data - Town of Nantucket G.I.S.



Project Site - Island Context - Town of Nantucket G.I.S.

Owner:	Town of Nantucket
Zone:	LUG 3
Parcel ID:	Map 87; Lot 85 and Map 87; Lot 2
Parcel Size:	4.34 Acres
PL Setbacks:	15.0' Lot Line; 35.0' Street Line
Wetlands:	None
Easements:	None
Proposed Development Area:	1 Acre

Planning & Zoning Data



5 & 7 Hill Side Avenue Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

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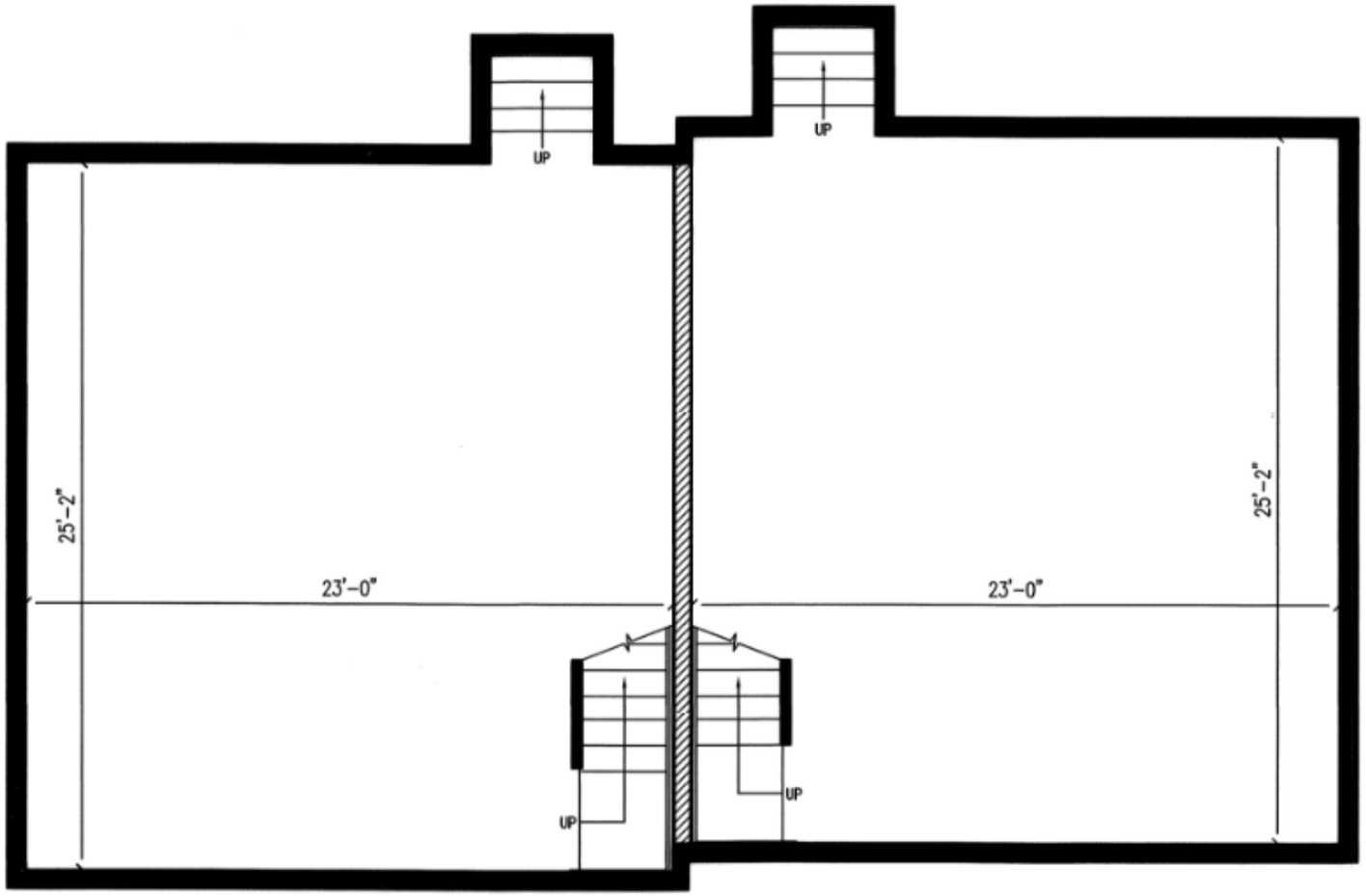
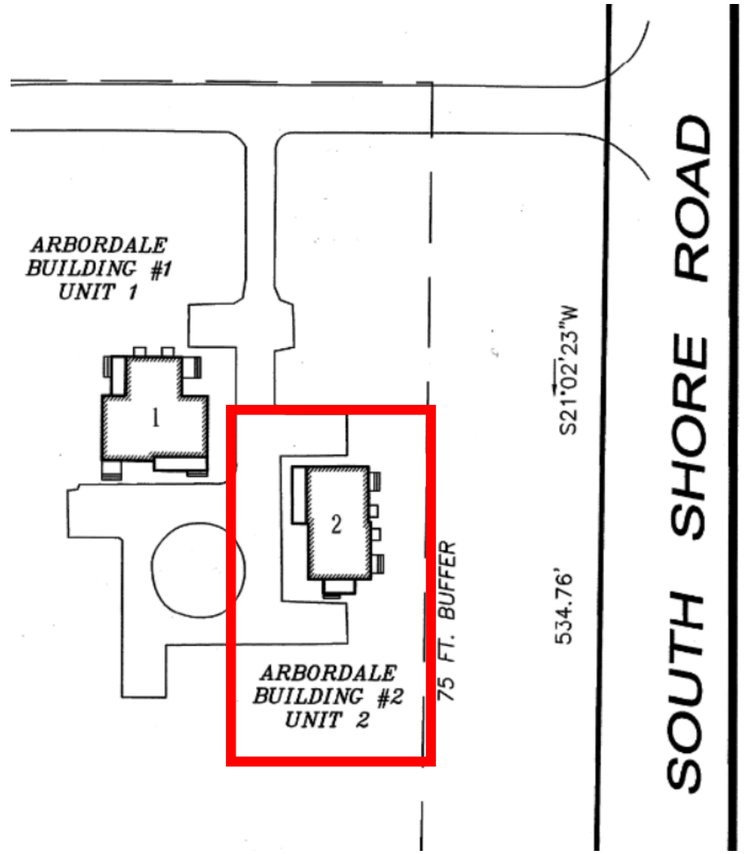
APARTMENT 1

APARTMENT 2





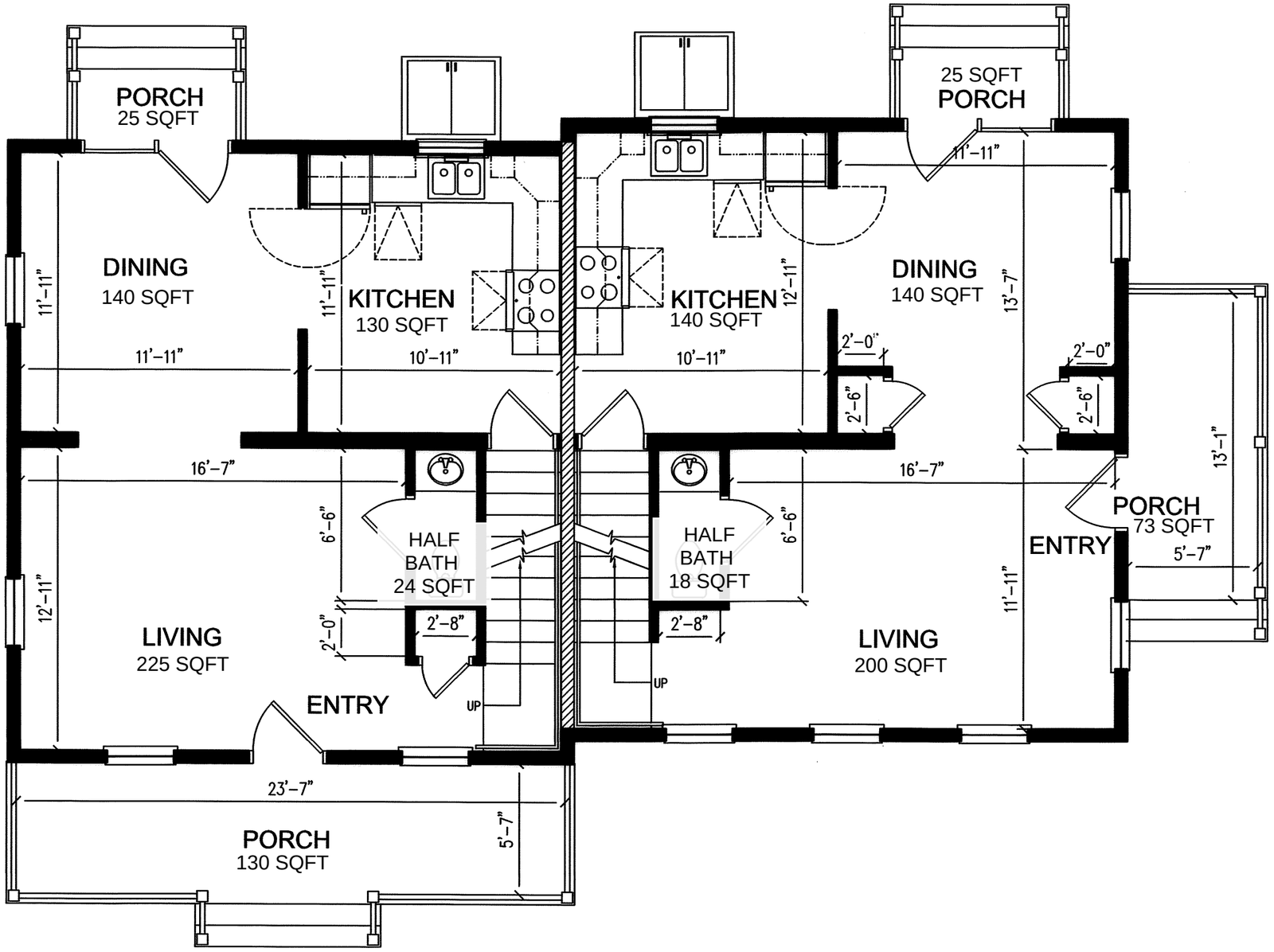
KEY PLAN
N.T.S.

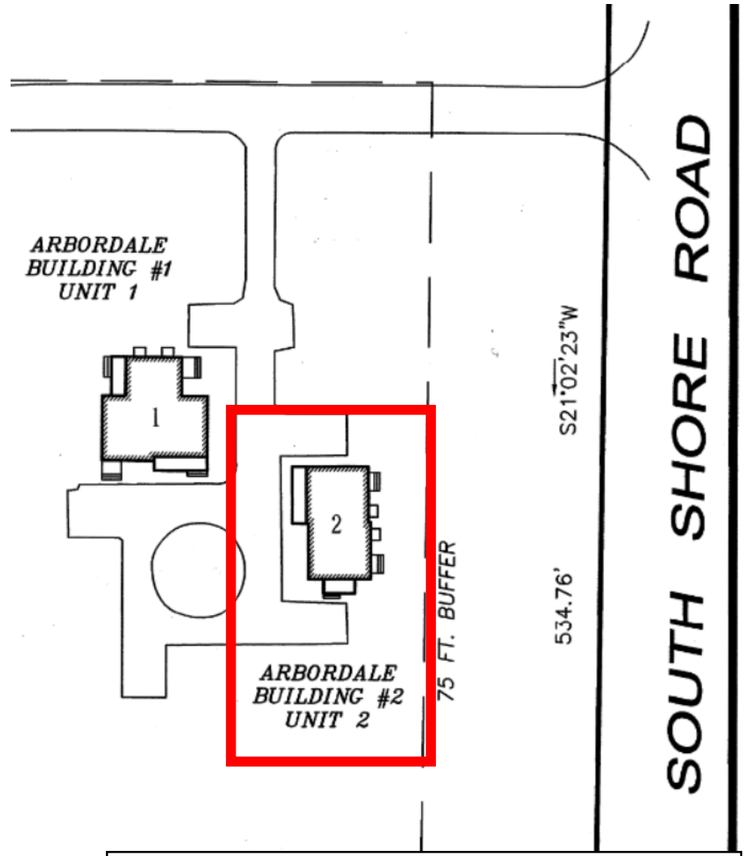
SMRT

ARBORDALE BUILDING 2 - BASEMENT PLAN - EXISTING

APARTMENT 1

APARTMENT 2

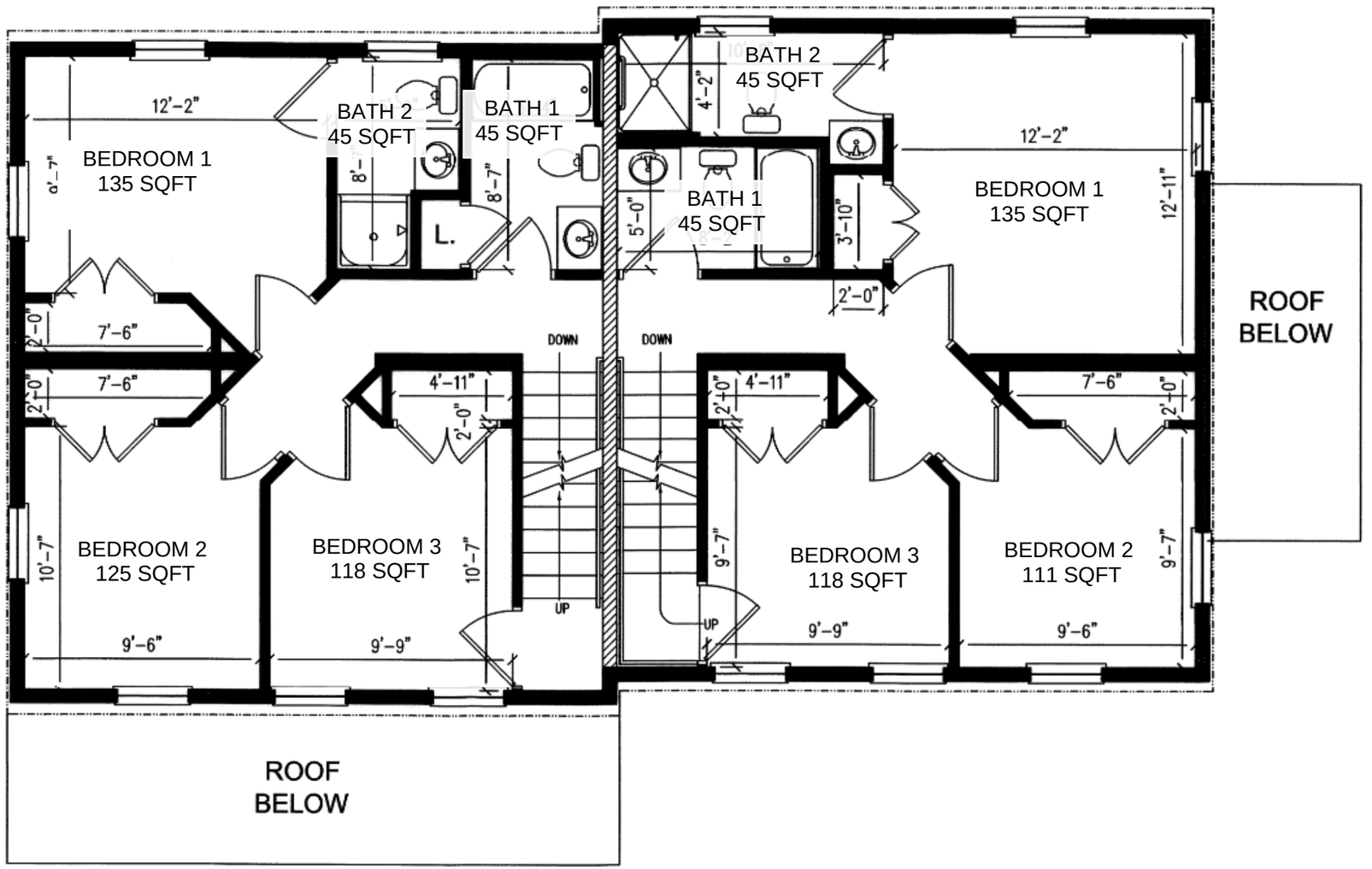


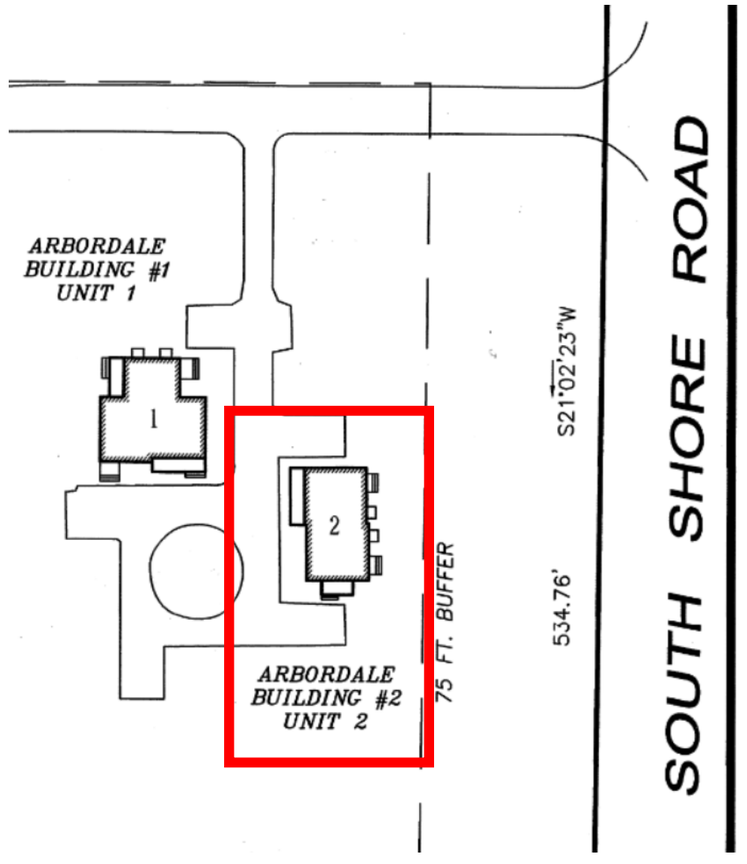


EACH APARTMENT	
DINING	140 SF
KITCHEN	135 SF
LIVING	225 SF
BEDROOM 1	137 SF
BEDROOM 2	120 SF
BEDROOM 3	110 SF
HALF BATH	20 SF
BATH 1	45 SF
BATH 2	45 SF
BASEMENT	578 SF
ATTIC	312 SF
PORCHES	253 SF
TOTAL EACH APARTMENT	**+/- 1,596 SF**
TOTAL FLOOR AREA	**+/- 3,192 SF**

SMRT

ARBORDALE BUILDING 2 - FIRST FLOOR PLAN - EXISTING





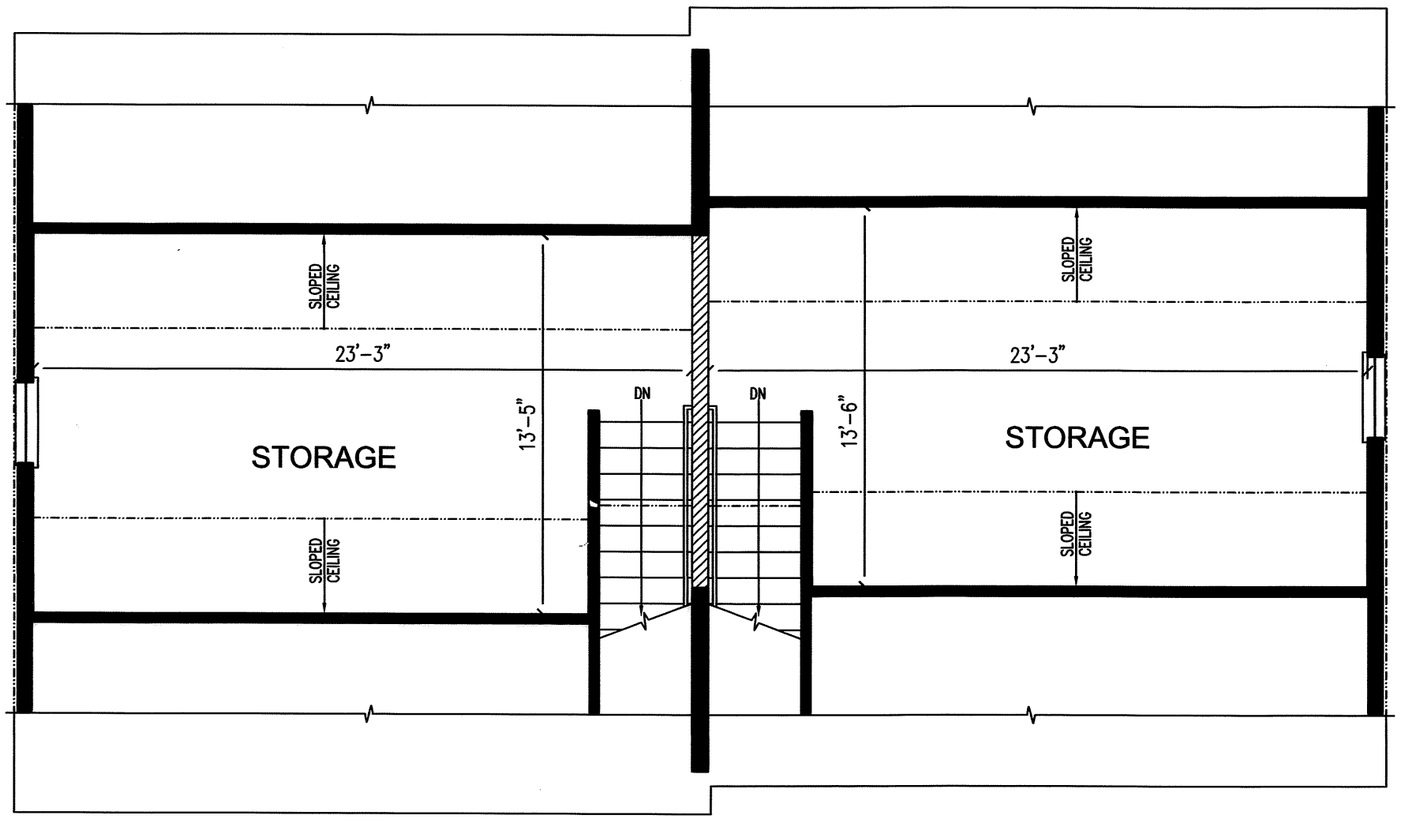
OUR ISLAND HOME - STAFF HOUSING
05/01/2024 3/16" = 1'-0"

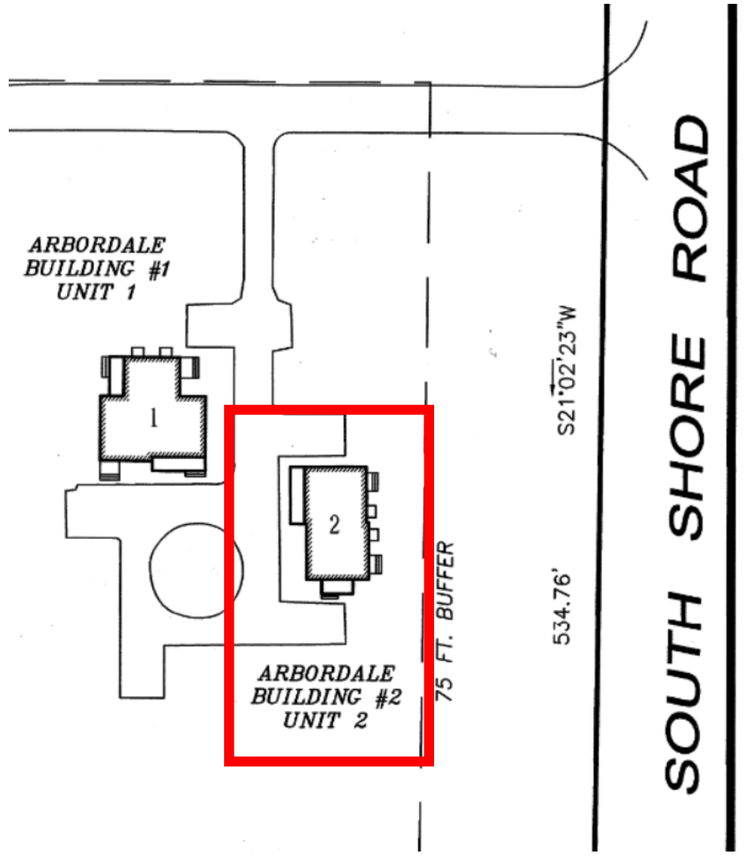
SMRT

ARBORDALE BUILDING 2 - SECOND FLOOR PLAN - EXISTING

APARTMENT 1

APARTMENT 2



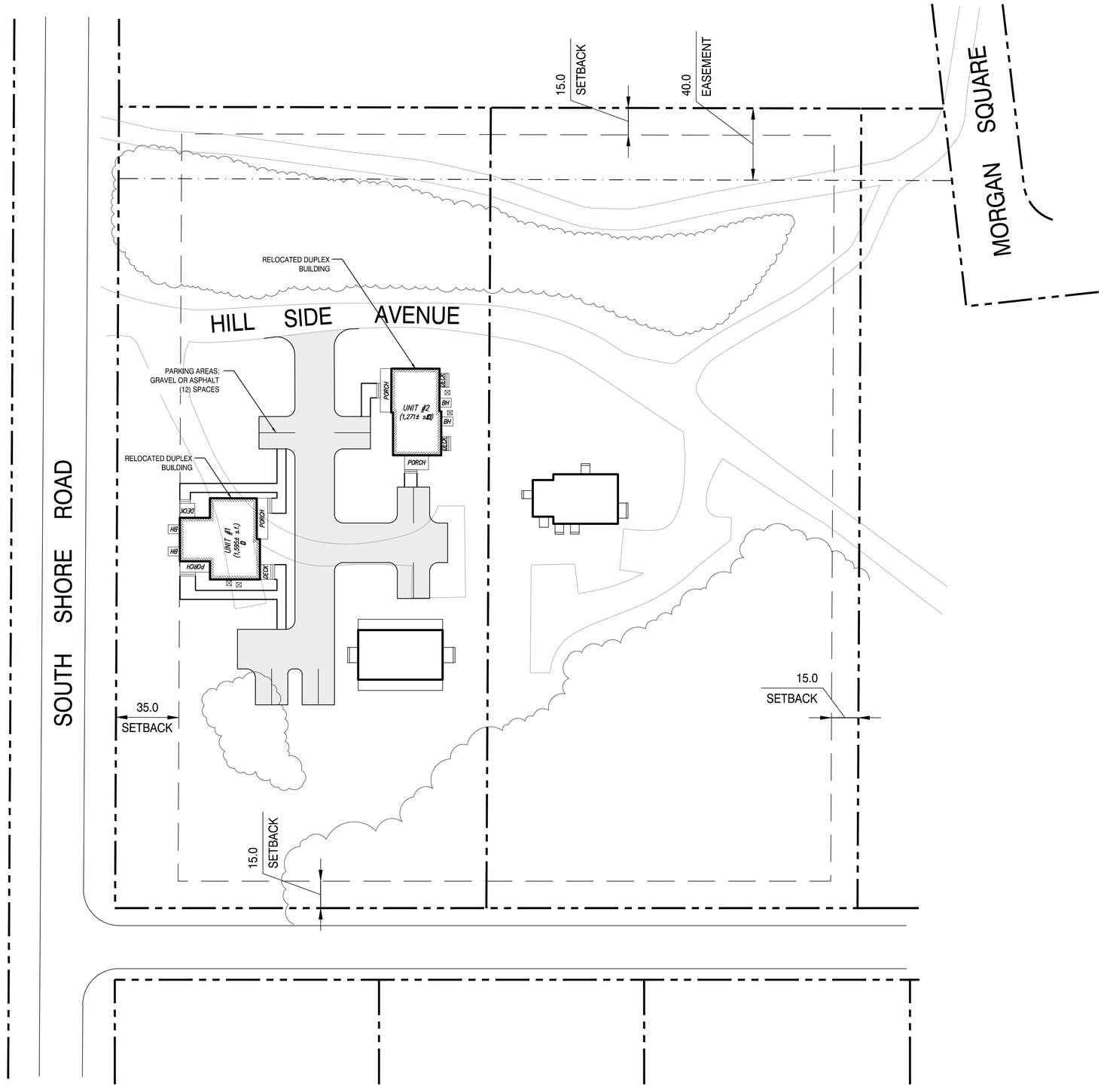


KEY PLAN
N.T.S.

OUR ISLAND HOME - STAFF HOUSING
05/01/2024 3/16" = 1'-0"

SMRT

ARBORDALE BUILDING 2 - ATTIC FLOOR PLAN - EXISTING



TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

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12-02-24

SHEET TITLE:

SITE DEVELOPMENT PLAN

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SMRT PROJECT #:	23121	DRAWN BY:	JSM

C-101

December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Town of Nantucket, Our Island Home – Move Off #2

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the proposed 'Move Off' of one of the existing staff housing duplex buildings for Sherburne Commons, located at Sherburne Commons Lane, Nantucket, MA.

This part of the project focuses on relocating one of the staff housing duplex units from the east side of the Sherburne Commons campus to a parcel of land located at the Wastewater Treatment Facility. It is very important for the Town to save this building to ensure it can continue to be used for much-needed staff housing.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,

John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
N/A	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
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.
JSM (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.
PENDING	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 1

Street & Number of Proposed Work: SHEPPARD COMMONS LANE

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK ROGERS / SMRT

Mailing Address: 200 BRICKSTONE SQ. STE. 303
ANDOVER, MA 01810

Contact Phone #: 978-857-2914 E-mail: MROGERS@SMRTINC.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other "MOVE OFF" - STAFF HOUSING BUILDING #2

Size of Structure or Addition: Length: 48'-0" Sq. Footage 1st floor: N/A

Width: 27'-0" Sq. footage 2nd floor: N/A

Sq. footage 3rd floor: N/A

Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor

Size: N/A ☐ 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 N/A South N/A East N/A West N/A

Additional Remarks

Historic Name: N/A

Original Date:

Original Builder:

REVISIONS* (describe) N/A

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass N/A /12 N/A Secondary Mass N/A /12 N/A Dormer N/A /12 N/A Other N/A

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) N/A

Fence: Height: N/A
Type: N/A
Length: N/A

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____

Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): N/A

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side

☐ _____

☐ Other N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other N/A

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A

C. Dimensions: Fascia N/A Rake N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A

Window Casing N/A Door Frame N/A Columns/Posts: Round N/A Square N/A

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer N/A

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 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 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.

11/26/24 Signature of owner of record _____ Signed under penalties of perj

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..5 Hill Side Ave, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..87 | 85.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

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.

November 18, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..7 Hill Side Ave, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..87 | 2.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

SEE ATTACHED PAGES

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November 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
87	1		FELCON FRANCIS X & KATHY TRS	KNOWLTON FELCON REALTY TRUST	60 HIGHLAND STREET	CANTON	MA	02021	70 S SHORE RD
87	2		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	7 HILL SIDE AV
87	86		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	1 HILL SIDE AV
87	88		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	6 HILL SIDE AV
87	89		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	4 HILL SIDE AV
Count:	**5**								

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
87	1		FELCON FRANCIS X & KATHY TRS	KNOWLTON FELCON REALTY TRUST	60 HIGHLAND STREET	CANTON	MA	02021	70 S SHORE RD
87	85		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	5 HILL SIDE AV
87	87		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	8 HILL SIDE AV
87	88		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	6 HILL SIDE AV
87	128		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	75 S SHORE RD
87	135		NANTUCKET TOWN OF & NANTUCKET	ISLANDS LAND BANK	16 BROAD ST	NANTUCKET	MA	02554	81 S SHORE 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: 5 Hill Side Avenue

Tax Map Number: 87 Parcel Number: 85

Owner of Record: The Town of Nantucket (1, 4, 6, and 7 Hill Side Avenue)

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. In order to construct the new facility in its desired location, two existing staff/employee houses will be relocated to an area of open space to the north of 5 Hill Side Avenue and 7 Hill Side Avenue. In addition to relocating the two houses, improvements will include parking areas, walkways, and landscaping.

Anticipated HDC Submission Date: December 2, 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.

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 Hill Side Avenue

Tax Map Number: 87 Parcel Number: 2

Owner of Record: The Town of Nantucket (5, 6, and 8 Hill Side Avenue)

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. In order to construct the new facility in its desired location, two existing staff/employee houses will be relocated to an area of open space to the north of 5 Hill Side Avenue and 7 Hill Side Avenue. In addition to relocating the two houses, improvements will include parking areas, walkways, and landscaping.

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City, State, ZIP+4®: CANTON, MA 02021

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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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11/21/2024

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Street and Apt. No., or PO Box No.: 16 BROAD ST
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS 5 Hill Side Avenue, Nantucket, MA 02554

MAP/PARCEL 87 | 85

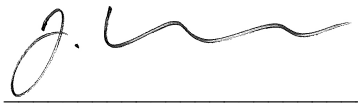
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

December 2, 2024
Date

HISTORIC DISTRICT COMMISSION

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Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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Holly Backus
Preservation Planner
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Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS 7 Hill Side Avenue, Nantucket, MA 02554

MAP/PARCEL 87 | 2

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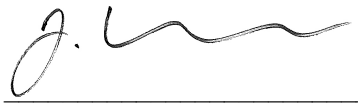

Signature

December 2, 2024
Date

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TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

Staff Housing 'Move Off #2' Submission

COVER SHEET

ISSUED FOR HDC APPROVAL

12/02/24

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

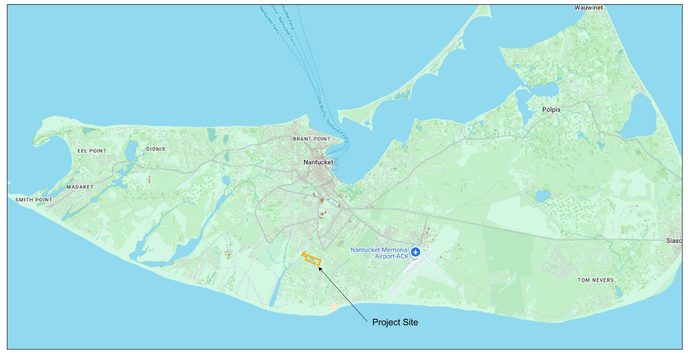
1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: **23121**

NOT FOR CONSTRUCTION



Sherburne Commons Base Data - Town of Nantucket G.I.S.



Project Site - Island Context - Town of Nantucket G.I.S.

Owner:	Town of Nantucket
Zone:	ALC (Assisted Living Community)
Parcel ID:	Map 80; Lot 1
Parcel Size:	19.94 Acres
PL Setbacks:	50.0' Lot Line; 75.0' Street Line (Vegetated)
Wetlands:	None
Easements:	30.0' Sanitary Sewer Force Main (North-South Axis)
Parking Req's:	Planning Board Determination
Proposed Development Area:	4- acres

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

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#	Description	Date

ISSUED FOR HDC APPROVAL

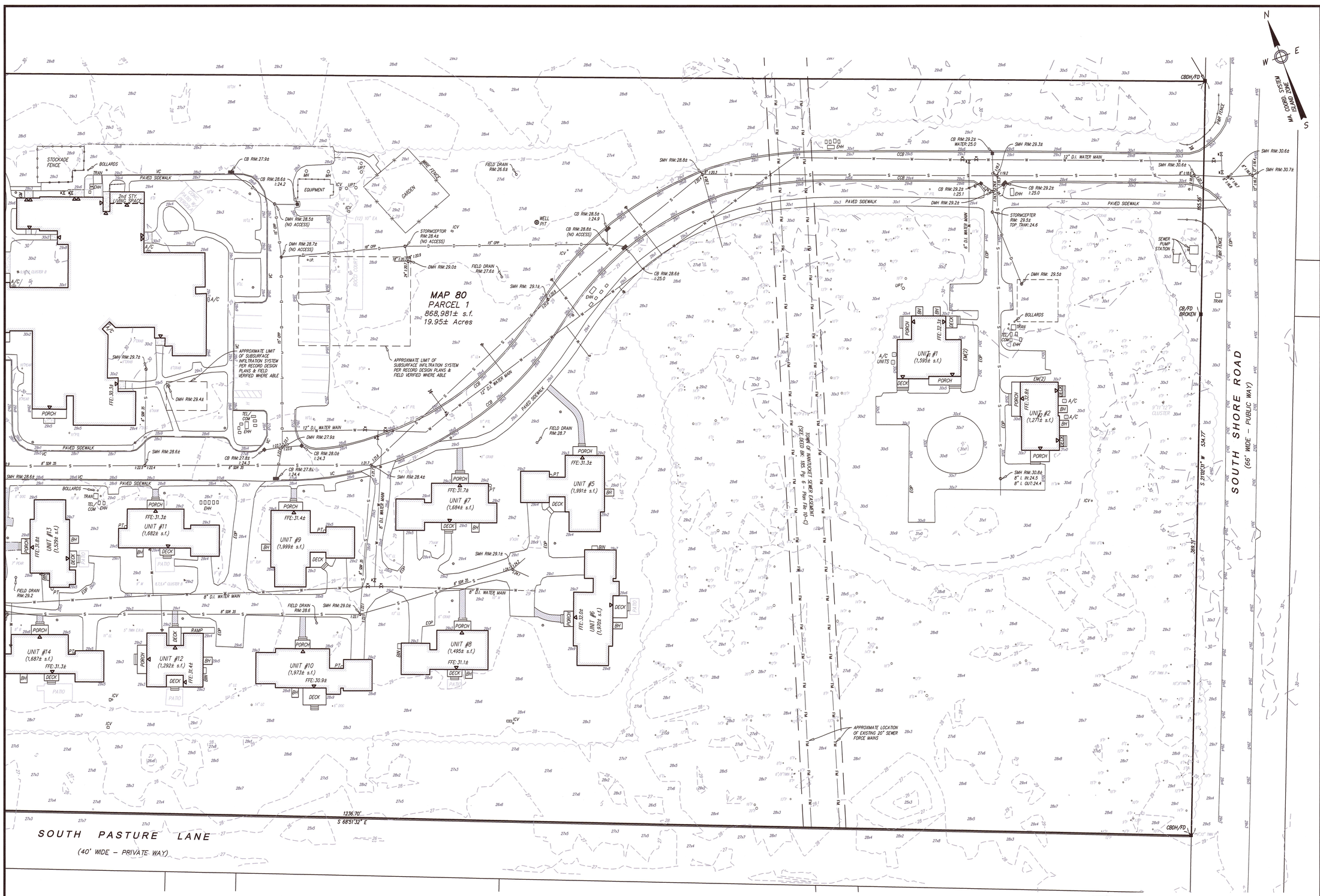
12-02-24

SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM



NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB–TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB–LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001–30
   PLAN# 2017–95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE 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 BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

TREE LEGEND

P–PINE	PTL–LONDON PLANTREE
CRAB–CRABAPPLE	LC–LEYLAND CYPRESS
ZJ–JAPANESE ZELKOVA	C–CEDAR
HAW–HAWTHORN	O–OAK
CH–CHERRY	E–ELM
M–MAPLE	HT–THORNLESS HONEYLOCUST
B–BIRCH	LL–LINDEN LITTLELEAF
DOG–DOGWOOD KOUSA	EA–EASTERN ARBORVITAE
SP–SPRUCE	ERO–ELAEAGNUS RUSSIAN OLIVE
TUP–TUPELO	DEC–DECIDUOUS TREE

EXISTING LEGEND

——100——	MAJOR CONTOUR
——99——	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
——W——	WATER LINE/SERVICE
	WATER SHUT–OFF
	WATER HYDRANT
	WATER GATE
——S——	SEWER LINE (GRAVITY)
——FM——	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
——D——	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
EM	ELECTRIC METER
GM	GAS METER
UPT	UNDERGROUND PROPANE TANK
PT	PROPANE TANK
ICV	IRRIGATION CONTROL VALVE BOX
	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
O XTREE	TREE SIZE/SPECIES

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, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 1 of 3

S:\Autocad Drawings\Nantucket\Sherburne Commons\Sherburne Commons – Existing Conditions.dwg



















TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

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In Association with

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

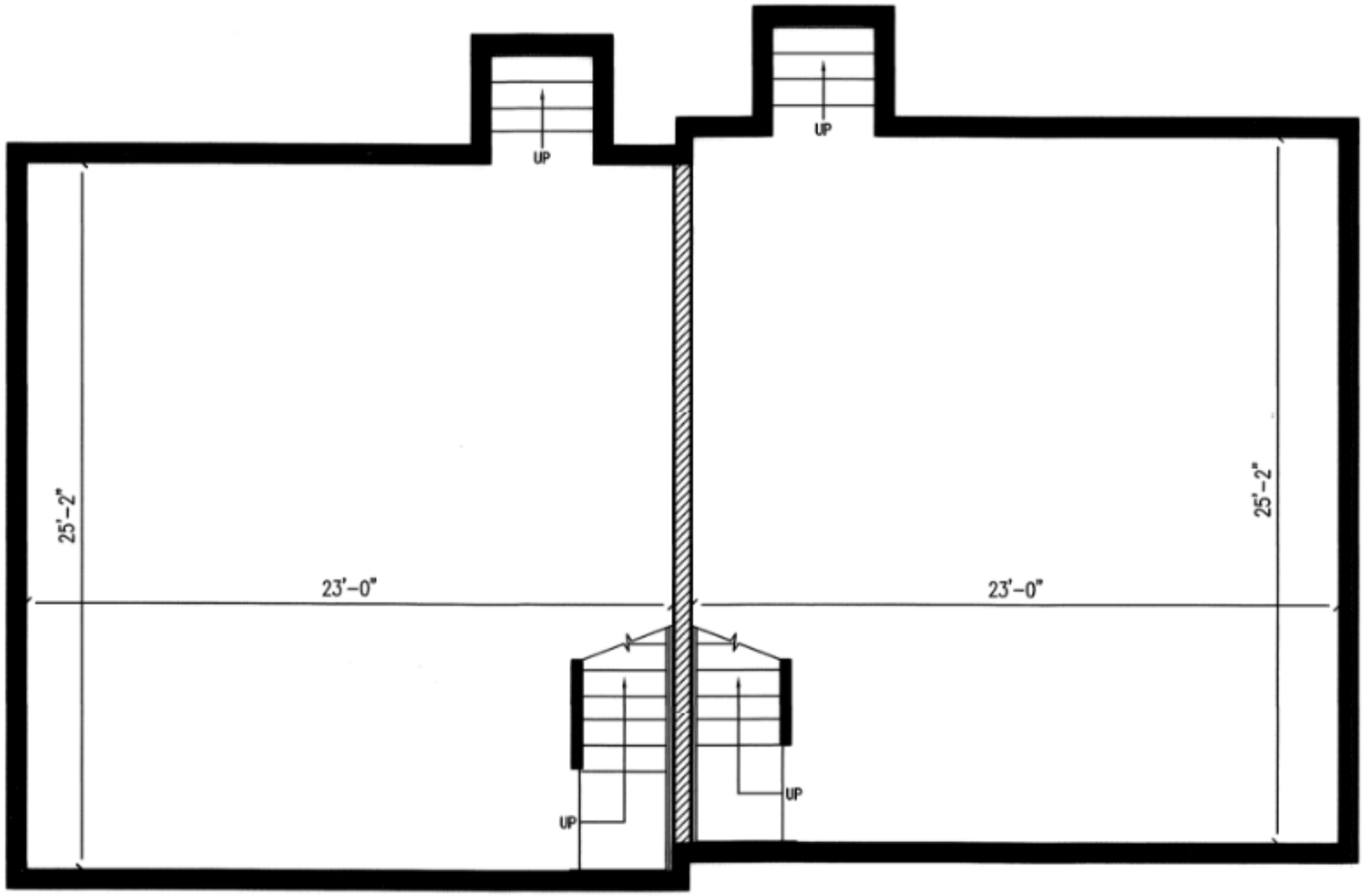
EXISTING SITE PHOTOS

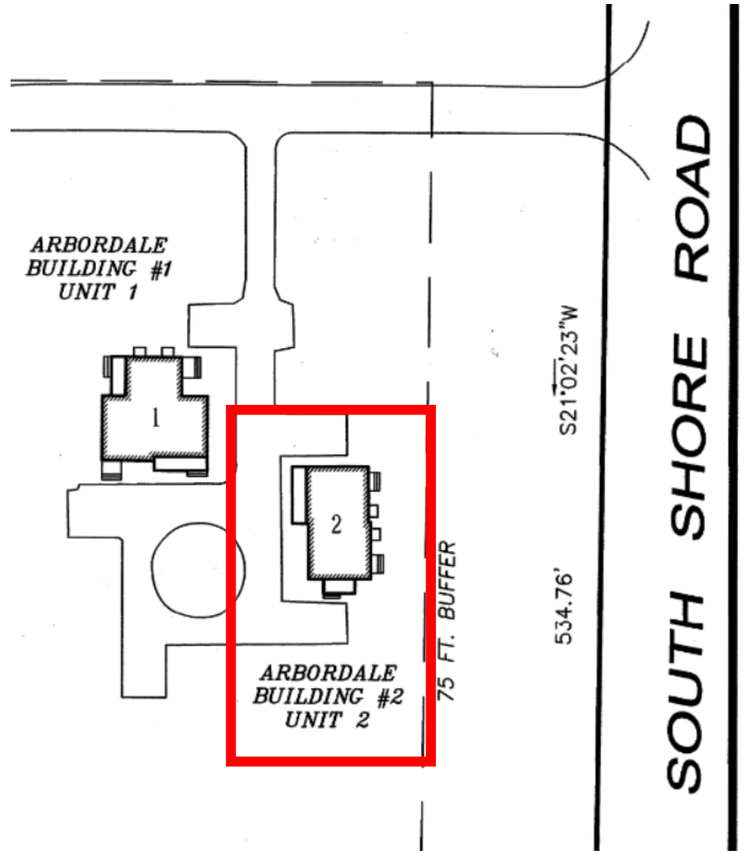
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

APARTMENT 1

APARTMENT 2





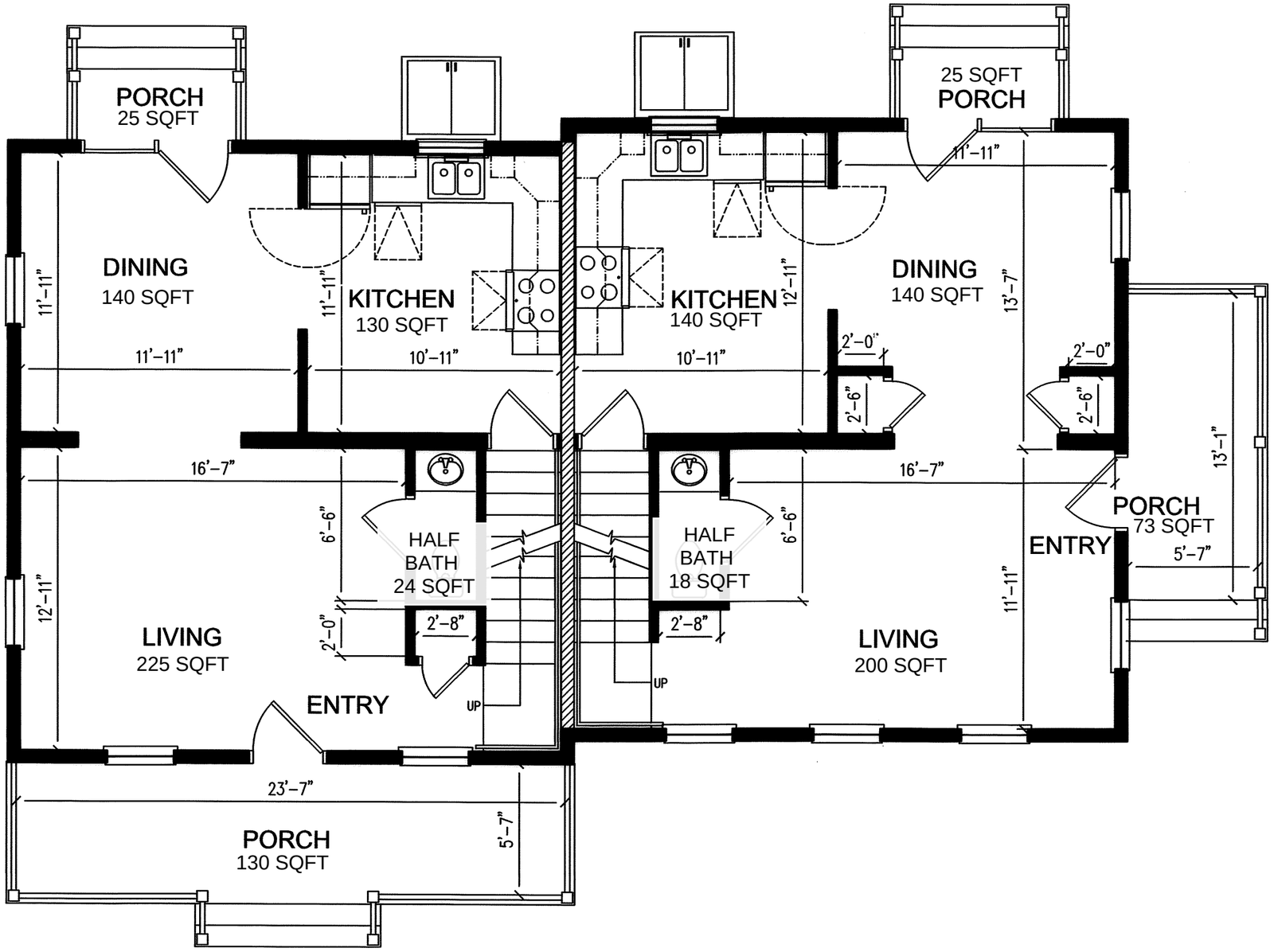
KEY PLAN
N.T.S.

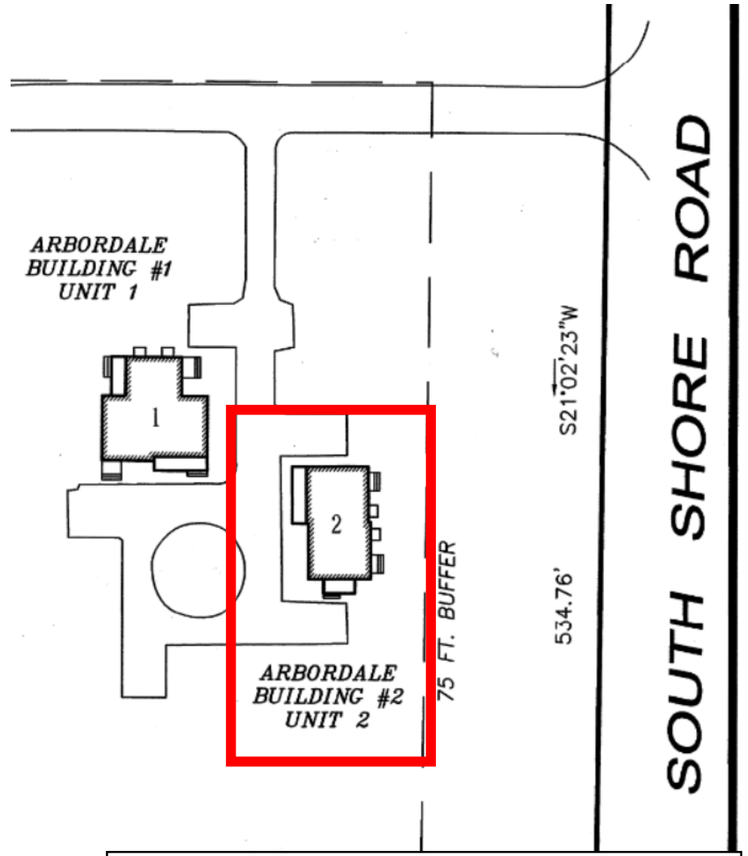
SMRT

ARBORDALE BUILDING 2 - BASEMENT PLAN - EXISTING

APARTMENT 1

APARTMENT 2

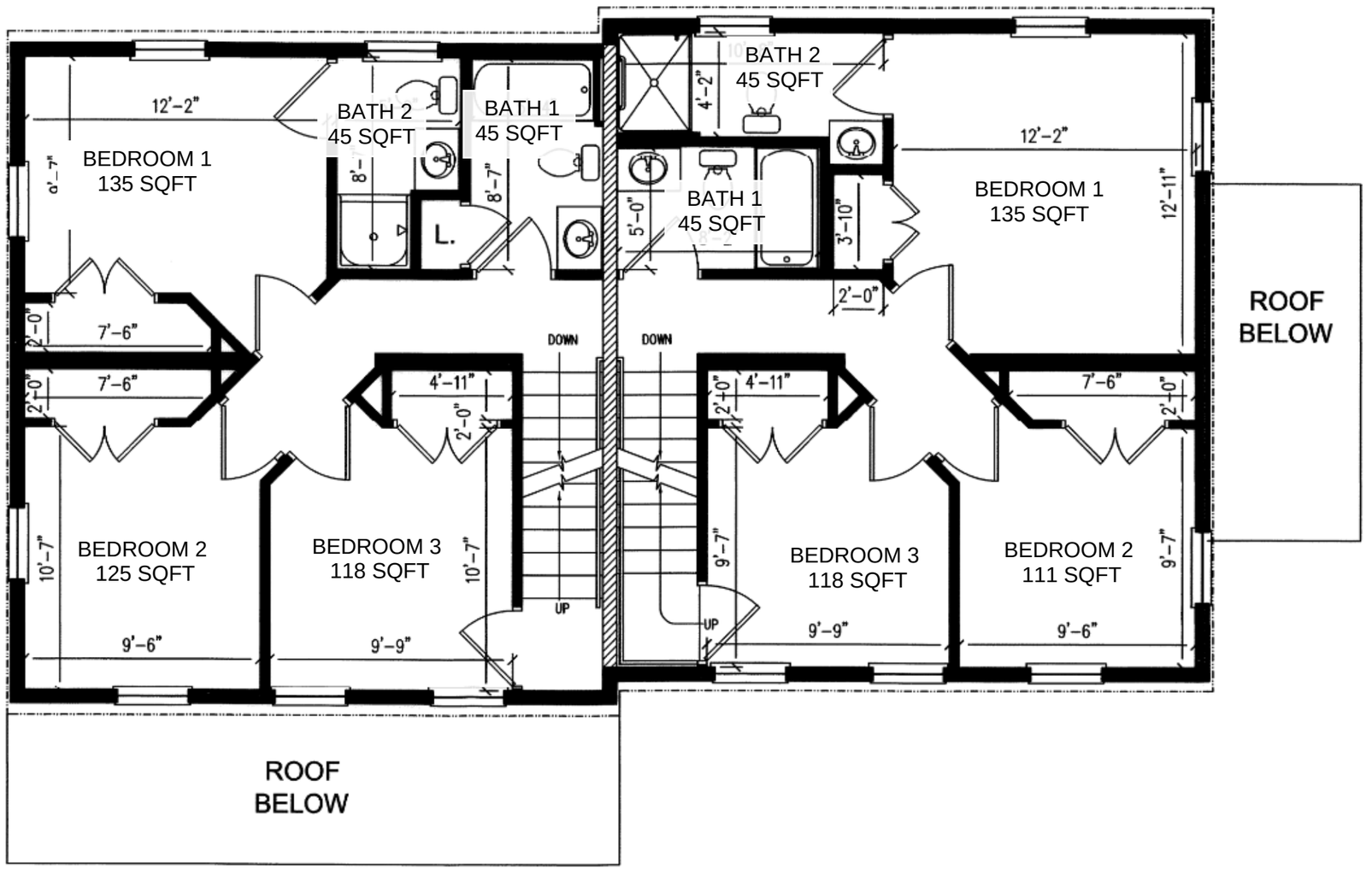


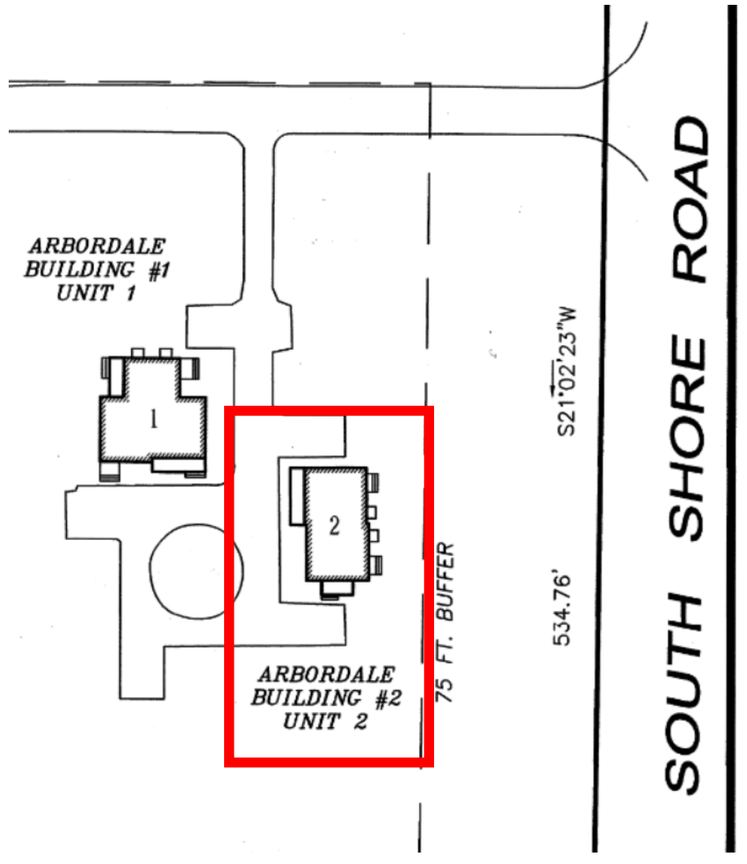


EACH APARTMENT	
DINING	140 SF
KITCHEN	135 SF
LIVING	225 SF
BEDROOM 1	137 SF
BEDROOM 2	120 SF
BEDROOM 3	110 SF
HALF BATH	20 SF
BATH 1	45 SF
BATH 2	45 SF
BASEMENT	578 SF
ATTIC	312 SF
PORCHES	253 SF
TOTAL EACH APARTMENT	**+/- 1,596 SF**
TOTAL FLOOR AREA	**+/- 3,192 SF**

SMRT

ARBORDALE BUILDING 2 - FIRST FLOOR PLAN - EXISTING





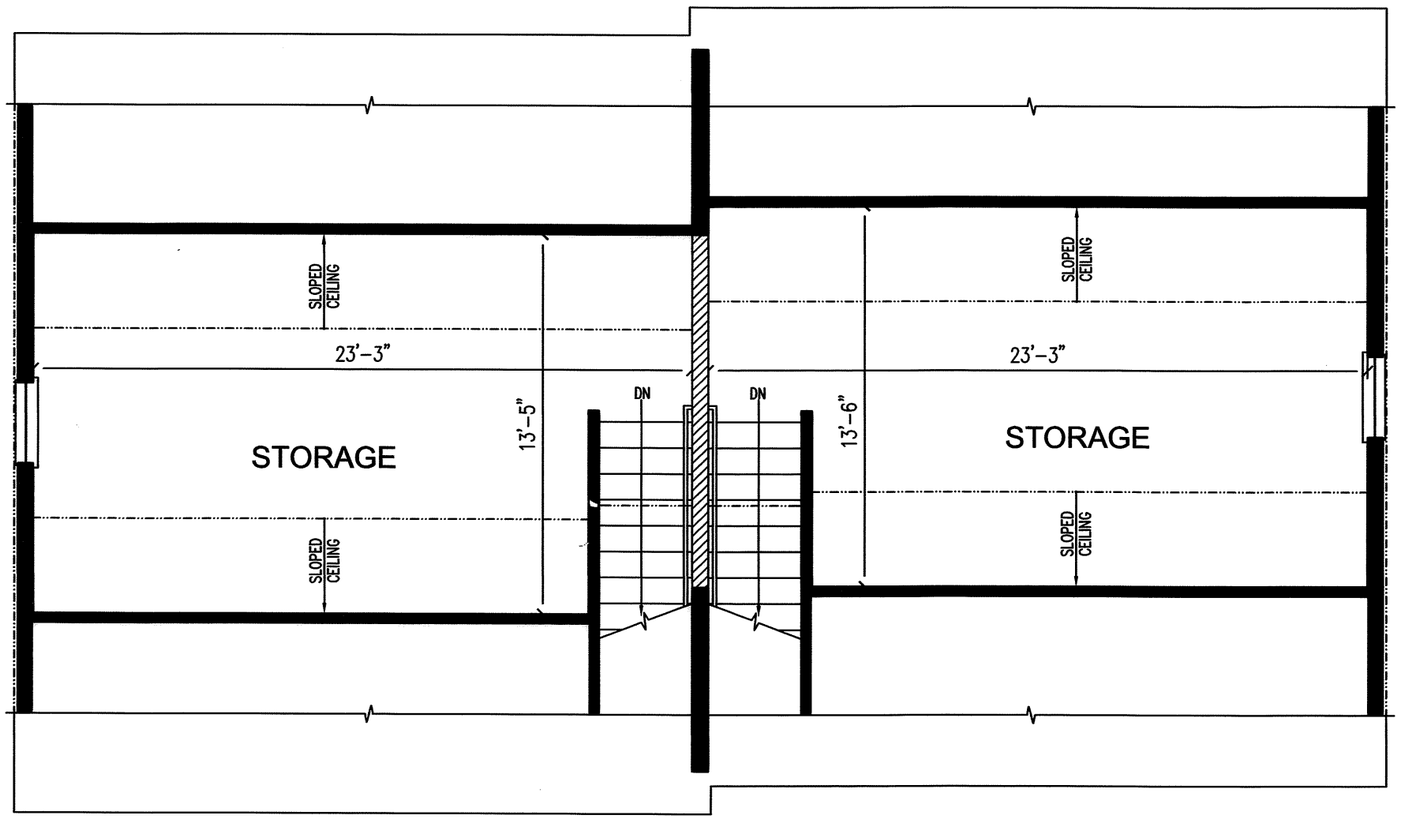
OUR ISLAND HOME - STAFF HOUSING
05/01/2024 3/16" = 1'-0"

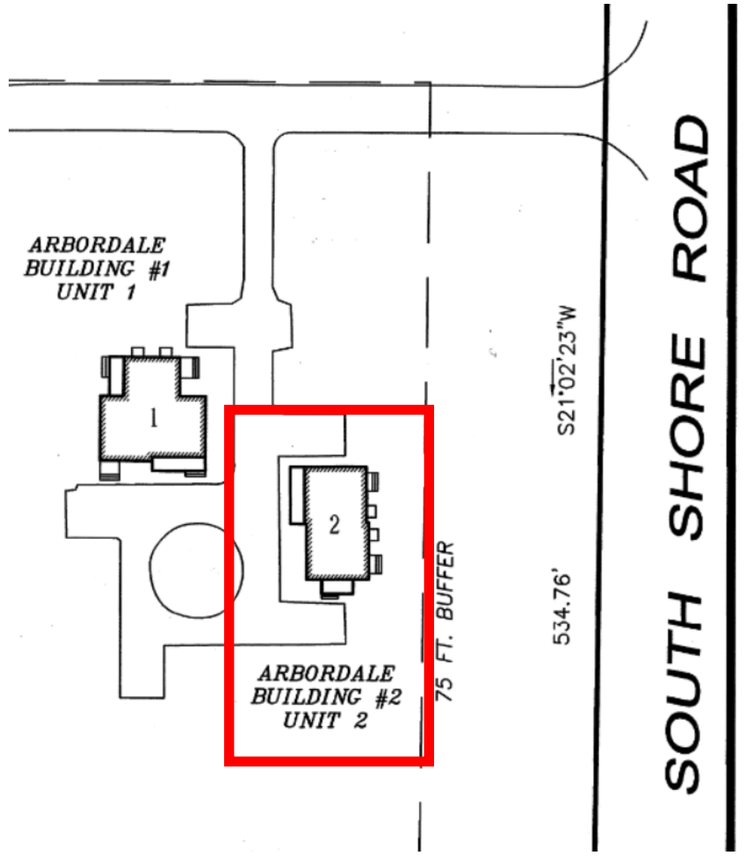
SMRT

ARBORDALE BUILDING 2 - SECOND FLOOR PLAN - EXISTING

APARTMENT 1

APARTMENT 2





KEY PLAN
N.T.S.

OUR ISLAND HOME - STAFF HOUSING
05/01/2024 3/16" = 1'-0"

SMRT

ARBORDALE BUILDING 2 - ATTIC FLOOR PLAN - EXISTING

December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Town of Nantucket, Our Island Home – Move On #1

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the proposed 'Move On' of one of the existing staff housing duplex buildings for Sherburne Commons, located at Sherburne Commons Lane, Nantucket, MA.

This part of the project focuses on relocating one of the staff housing duplex units from the east side of the Sherburne Commons campus to a parcel of land located at the Wastewater Treatment Facility (5 Hill Side Avenue). It is very important for the Town to save this building to ensure it can continue to be used for much-needed staff housing.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
N/A	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
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.
JSM (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.
PENDING	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°: 87 PARCEL N°. 85

Street & Number of Proposed Work: 5 HILL SIDE AVENUE

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK ROGERS / SMRT

Mailing Address: 200 BRICKSTONE SQ. STE. 303
ANDOVER, MA 01810

Contact Phone #: 978.857.2917 E-mail: mrogers@smrtinc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other "MOVE ON" - STAFF HOUSING BUILDING #1

Size of Structure or Addition: Length: 45'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: 22'-6' ☑ 1st floor ☐ 2nd floor
Width: 45'-0" Sq. footage 2nd floor: _____ Size: 16'-6" ☑ 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 N/A South N/A East N/A West N/A

Additional Remarks

Historic Name: N/A

Original Date:

Original Builder:

REVISIONS* (describe) N/A

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass N/A /12 N/A Secondary Mass N/A /12 N/A Dormer N/A /12 N/A Other N/A

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) N/A

Fence: Height: N/A
Type: N/A
Length: N/A

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____
Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): N/A

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ _____
☐ Other N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other N/A
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A
C. Dimensions: Fascia N/A Rake N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A
Window Casing N/A Door Frame N/A Columns/Posts: Round N/A Square N/A

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer N/A

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 GRAVEL OR ASPHALT Walkways SHELLS OR CONCRETE Walls N/A

* 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 EXISTING Foundation N/A Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/26/24 Signature of owner of record C-Eric Gabrie 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..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..5 Hill Side Ave, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..87 | 85.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

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.

November 18, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..7 Hill Side Ave, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..87 | 2.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

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.

November 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
87	1		FELCON FRANCIS X & KATHY TRS	KNOWLTON FELCON REALTY TRUST	60 HIGHLAND STREET	CANTON	MA	02021	70 S SHORE RD
87	2		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	7 HILL SIDE AV
87	86		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	1 HILL SIDE AV
87	88		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	6 HILL SIDE AV
87	89		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	4 HILL SIDE AV
Count:	**5**								

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
87	1		FELCON FRANCIS X & KATHY TRS	KNOWLTON FELCON REALTY TRUST	60 HIGHLAND STREET	CANTON	MA	02021	70 S SHORE RD
87	85		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	5 HILL SIDE AV
87	87		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	8 HILL SIDE AV
87	88		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	6 HILL SIDE AV
87	128		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	75 S SHORE RD
87	135		NANTUCKET TOWN OF & NANTUCKET	ISLANDS LAND BANK	16 BROAD ST	NANTUCKET	MA	02554	81 S SHORE 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: 5 Hill Side Avenue

Tax Map Number: 87 Parcel Number: 85

Owner of Record: The Town of Nantucket (1, 4, 6, and 7 Hill Side Avenue)

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. In order to construct the new facility in its desired location, two existing staff/employee houses will be relocated to an area of open space to the north of 5 Hill Side Avenue and 7 Hill Side Avenue. In addition to relocating the two houses, improvements will include parking areas, walkways, and landscaping.

Anticipated HDC Submission Date: December 2, 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.

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 Hill Side Avenue

Tax Map Number: 87 Parcel Number: 2

Owner of Record: The Town of Nantucket (5, 6, and 8 Hill Side Avenue)

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. In order to construct the new facility in its desired location, two existing staff/employee houses will be relocated to an area of open space to the north of 5 Hill Side Avenue and 7 Hill Side Avenue. In addition to relocating the two houses, improvements will include parking areas, walkways, and landscaping.

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> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

7015 0640 0002 3375 8139

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ 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	$9.68

0810

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City, State, ZIP+4®: CANTON, MA 02021

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Street and Apt. No., or PO Box No.: 16 BROAD ST
City, State, ZIP+4®: NANTUCKET, MA 02554

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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City, State, ZIP+4®: NANTUCKET, MA 02554

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
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Postage	$0.73
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NOV 21 2024
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Sent To: NANTUCKET TOWN OF & NANTUCKET ISLANDS LAND BANK
Street and Apt. No., or PO Box No.: 16 BROAD ST
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS 5 Hill Side Avenue, Nantucket, MA 02554

MAP/PARCEL 87 | 85

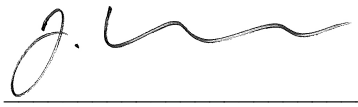
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

December 2, 2024
Date

HISTORIC DISTRICT COMMISSION

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Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS 7 Hill Side Avenue, Nantucket, MA 02554

MAP/PARCEL 87 | 2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

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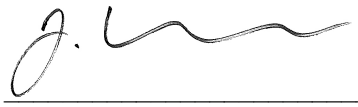

Signature

December 2, 2024
Date

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TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

Staff Housing 'Move On #1' Submission

COVER SHEET

ISSUED FOR HDC APPROVAL

12/02/24

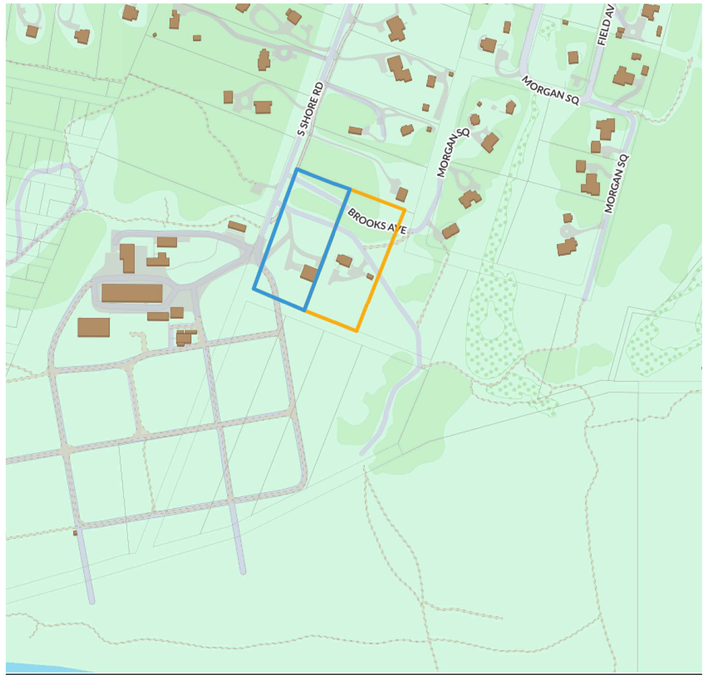
SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

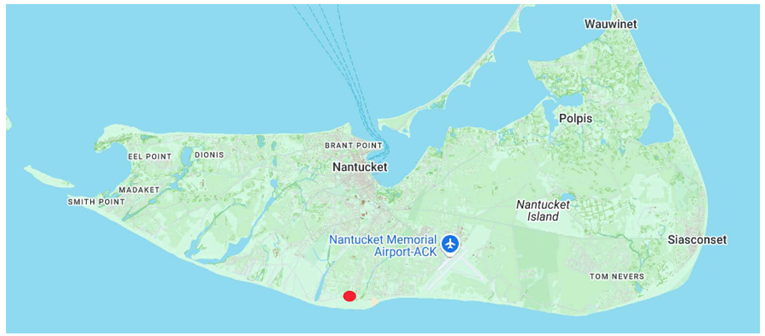
1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: **23121**

NOT FOR CONSTRUCTION



5 & 7 Hill Side Avenue Base Data - Town of Nantucket G.I.S.



Project Site - Island Context - Town of Nantucket G.I.S.

Owner:	Town of Nantucket
Zone:	LUG 3
Parcel ID:	Map 87; Lot 85 and Map 87; Lot 2
Parcel Size:	4.34 Acres
PL Setbacks:	15.0' Lot Line; 35.0' Street Line
Wetlands:	None
Easements:	None
Proposed Development Area:	1 Acre

Planning & Zoning Data



5 & 7 Hill Side Avenue Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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#	Description	Date

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12-02-24

SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

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Sheet is intended to be PRINTED IN COLOR.

SCALE:	N.T.S.	DESIGNED BY:	JSM
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TOWN OF NANTUCKET

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12-02-24

SHEET TITLE:

EXISTING SITE PHOTOS

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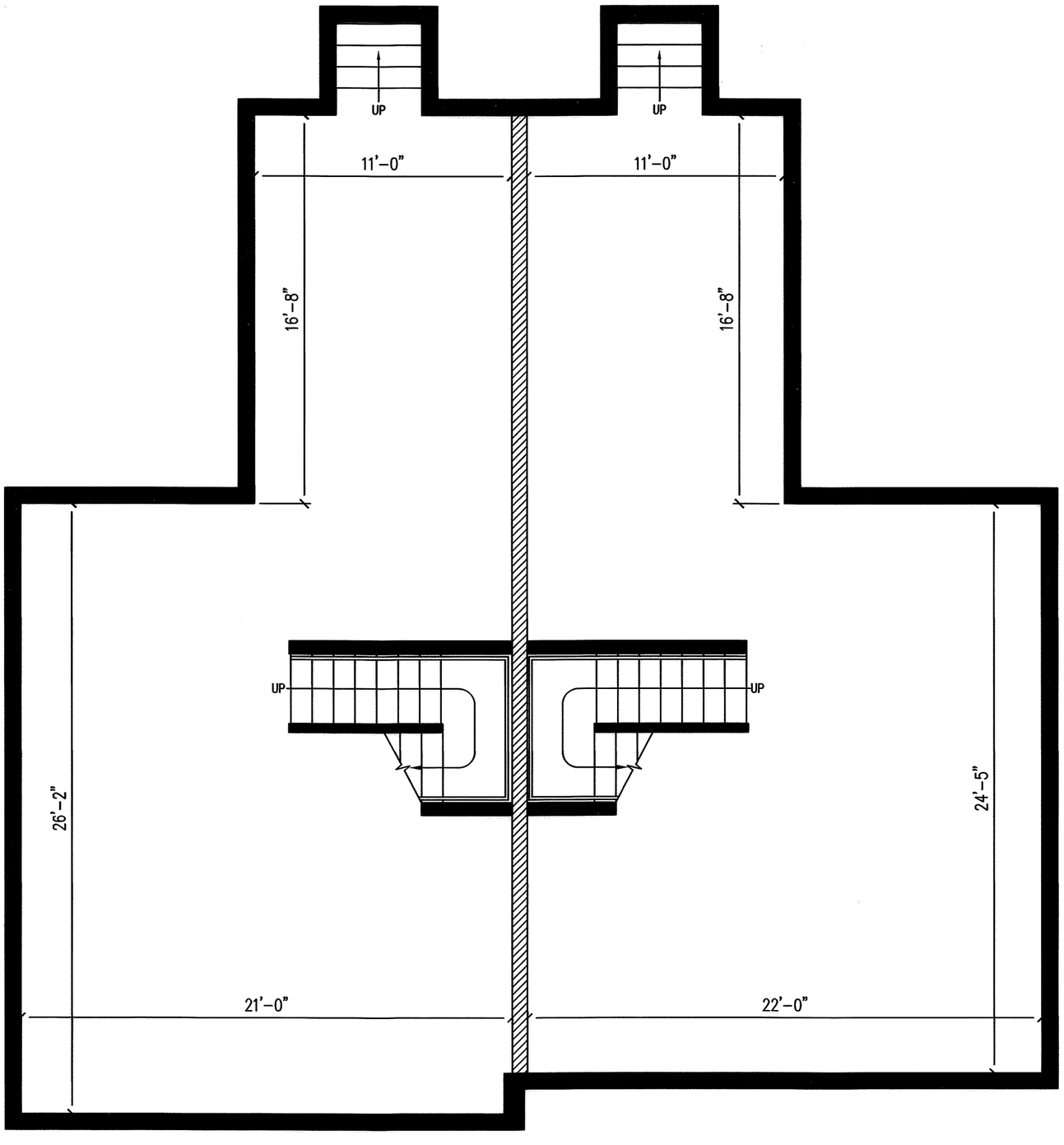
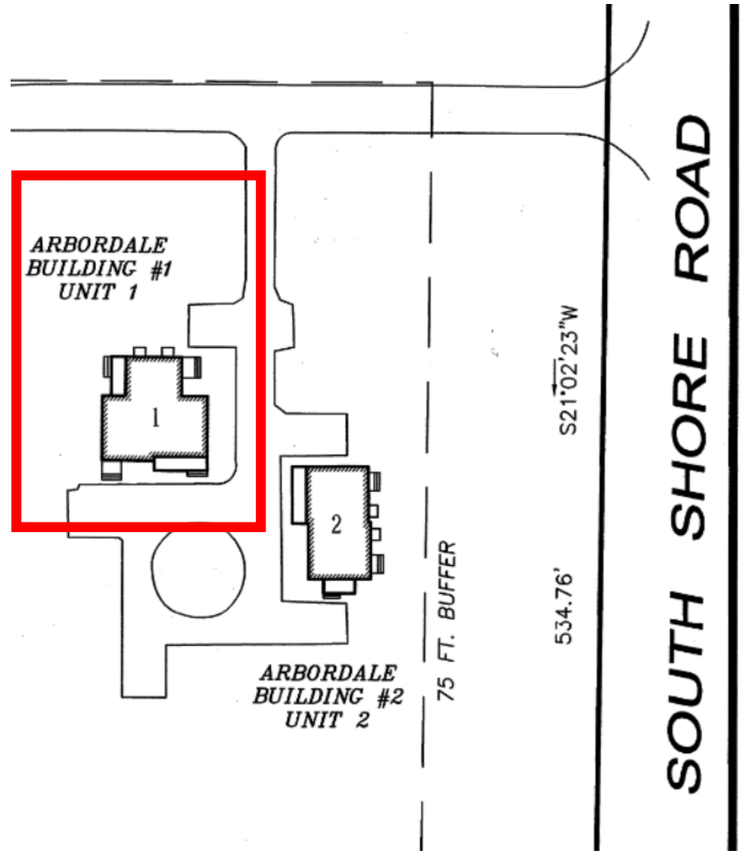
SMRT PROJECT #:	23121	DRAWN BY:	JSM



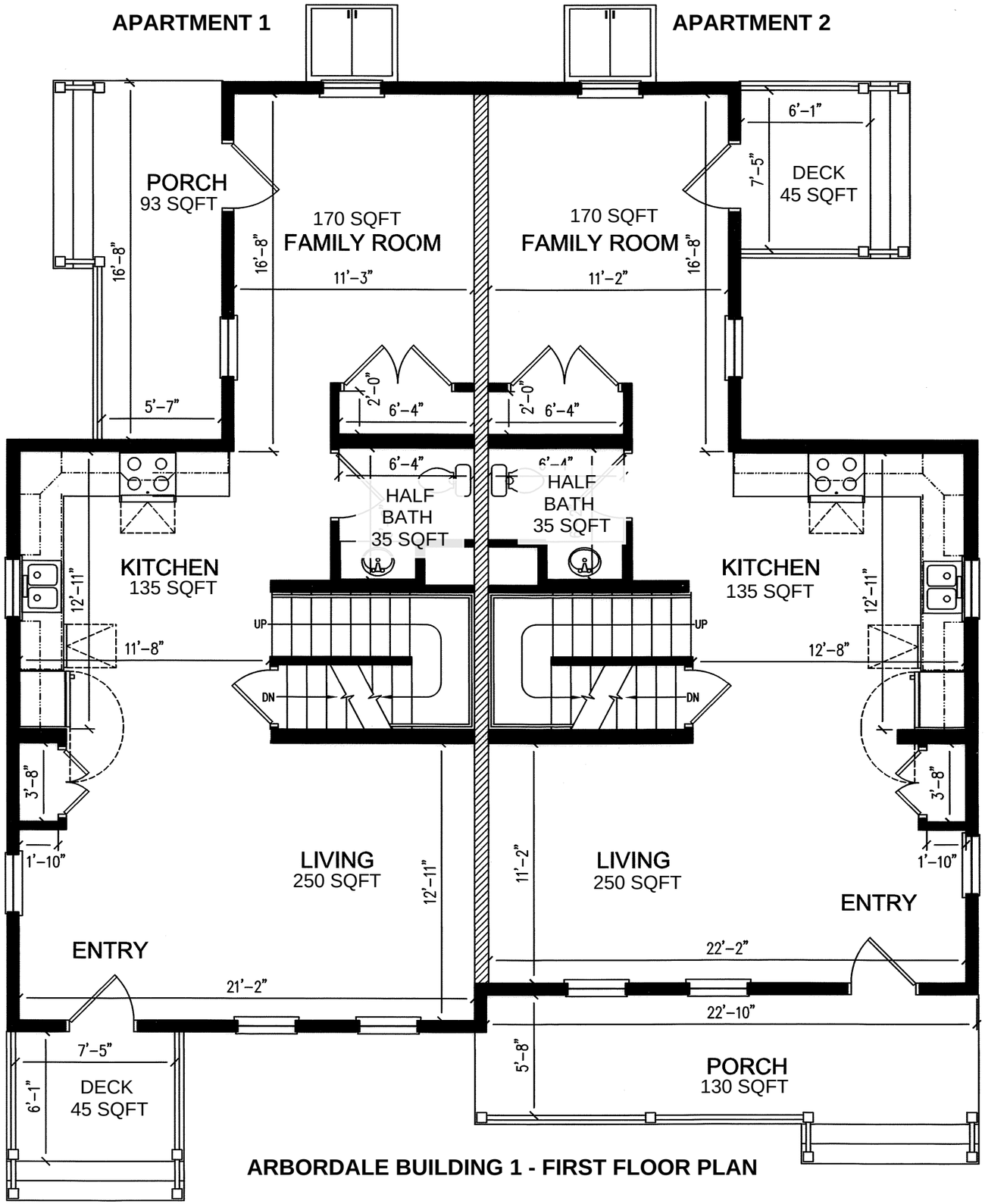


KEY PLAN
N.T.S.

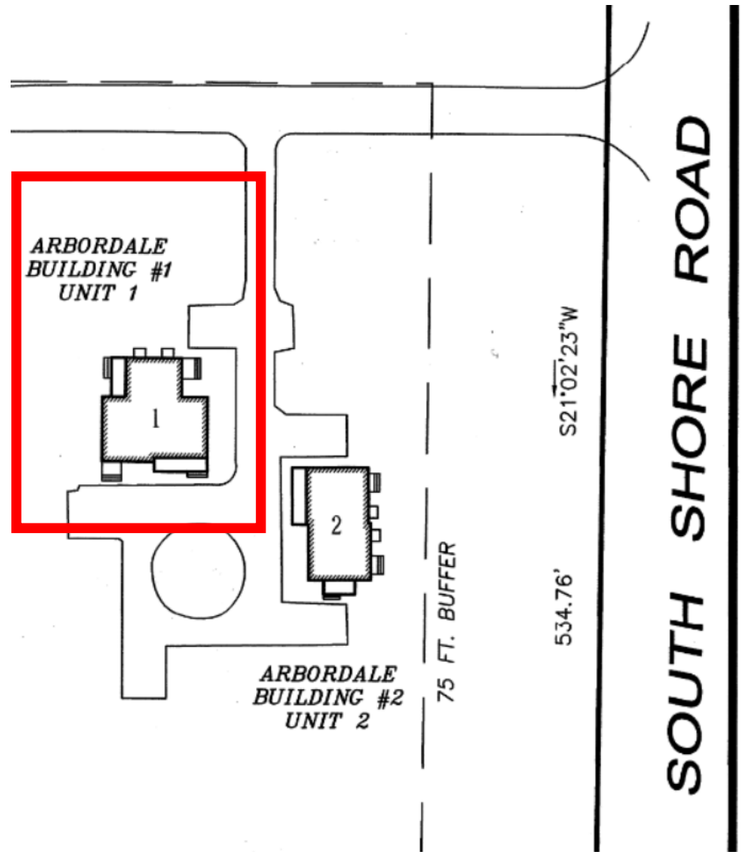
OUR ISLAND HOME - STAFF HOUSING
05/01/2024 3/16" = 1'-0"

SMRT

ARBORDALE BUILDING 1 - BASEMENT PLAN - EXISTING



ARBORDALE BUILDING 1 - FIRST FLOOR PLAN

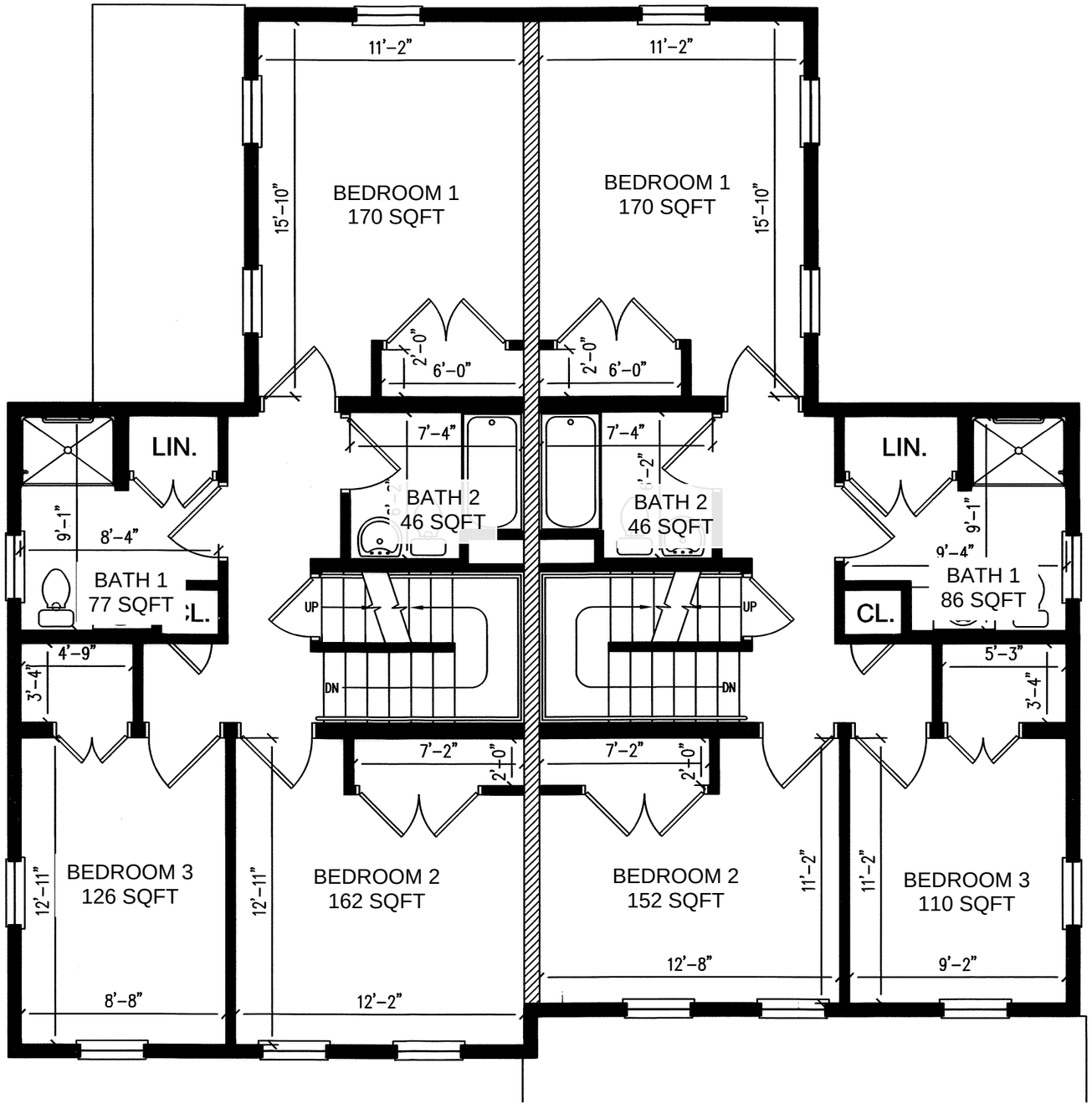


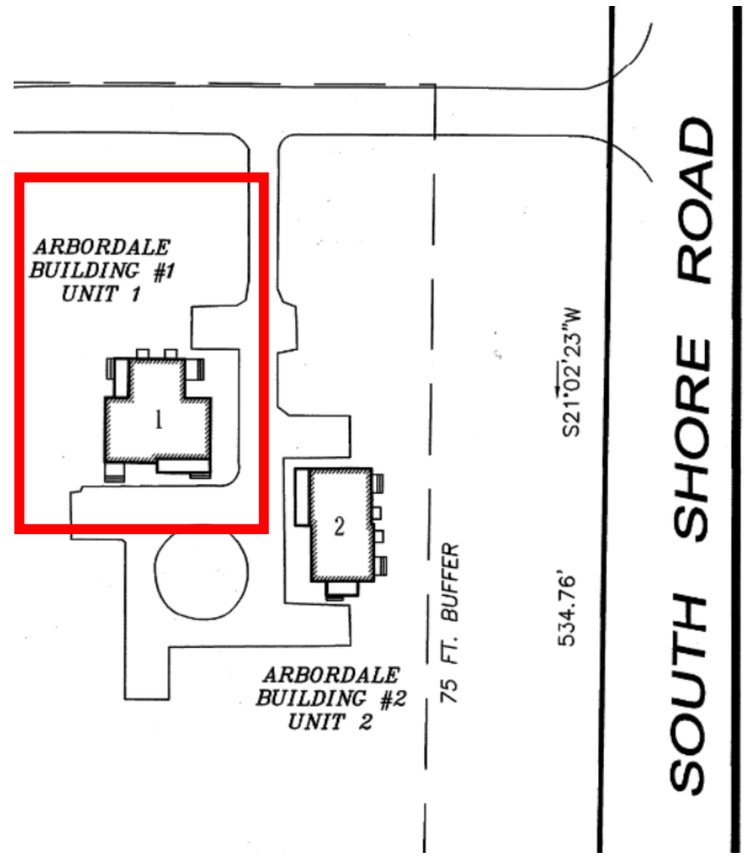
KEY PLAN
N.T.S.

EACH APARTMENT	
FAMILY ROOM	170 SF
KITCHEN	135 SF
LIVING	275 SF
BEDROOM 1	170 SF
BEDROOM 2	162 SF
BEDROOM 3	126 SF
HALF BATH	35 SF
BATH 1	77 SF
BATH 2	46 SF
BASEMENT	730 SF AND 712 SF
ATTIC	283 SF AND 260 SF
PORCHES	+/- 300 SF
TOTAL EACH APARTMENT	**+/- 1,875 SF**
TOTAL FLOOR AREA	**+/- 3,750 SF**

SMRT

APARTMENT 1 **APARTMENT 2**



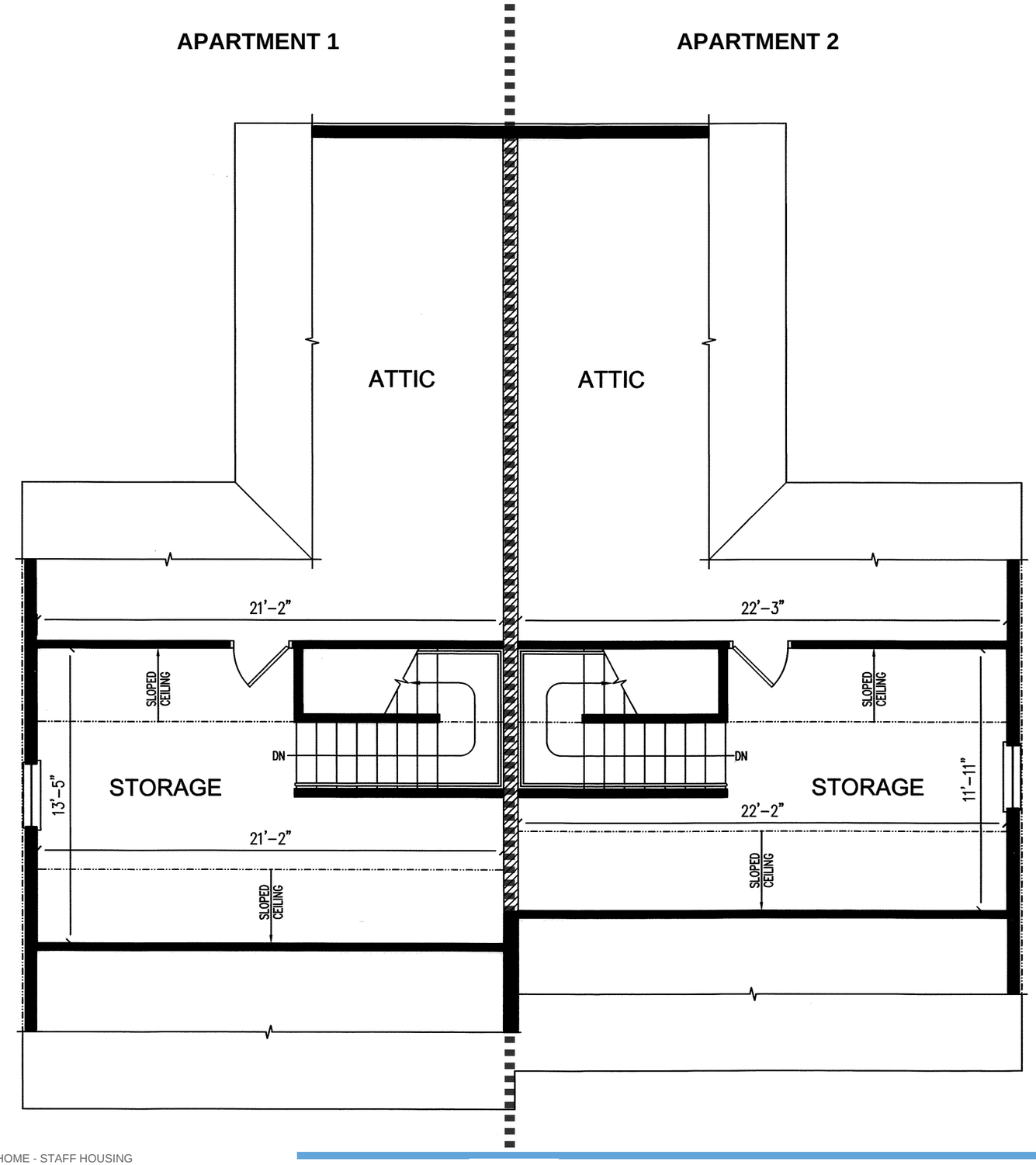


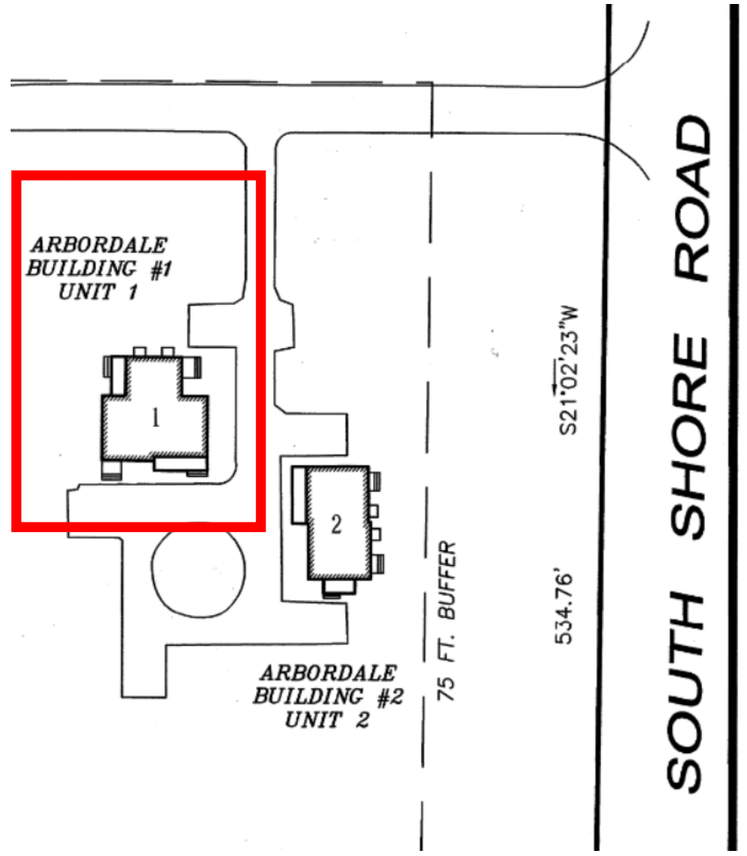
KEY PLAN
N.T.S.

OUR ISLAND HOME - STAFF HOUSING
05/01/2024 3/16" = 1'-0"

SMRT

ARBORDALE BUILDING 1 - SECOND FLOOR PLAN



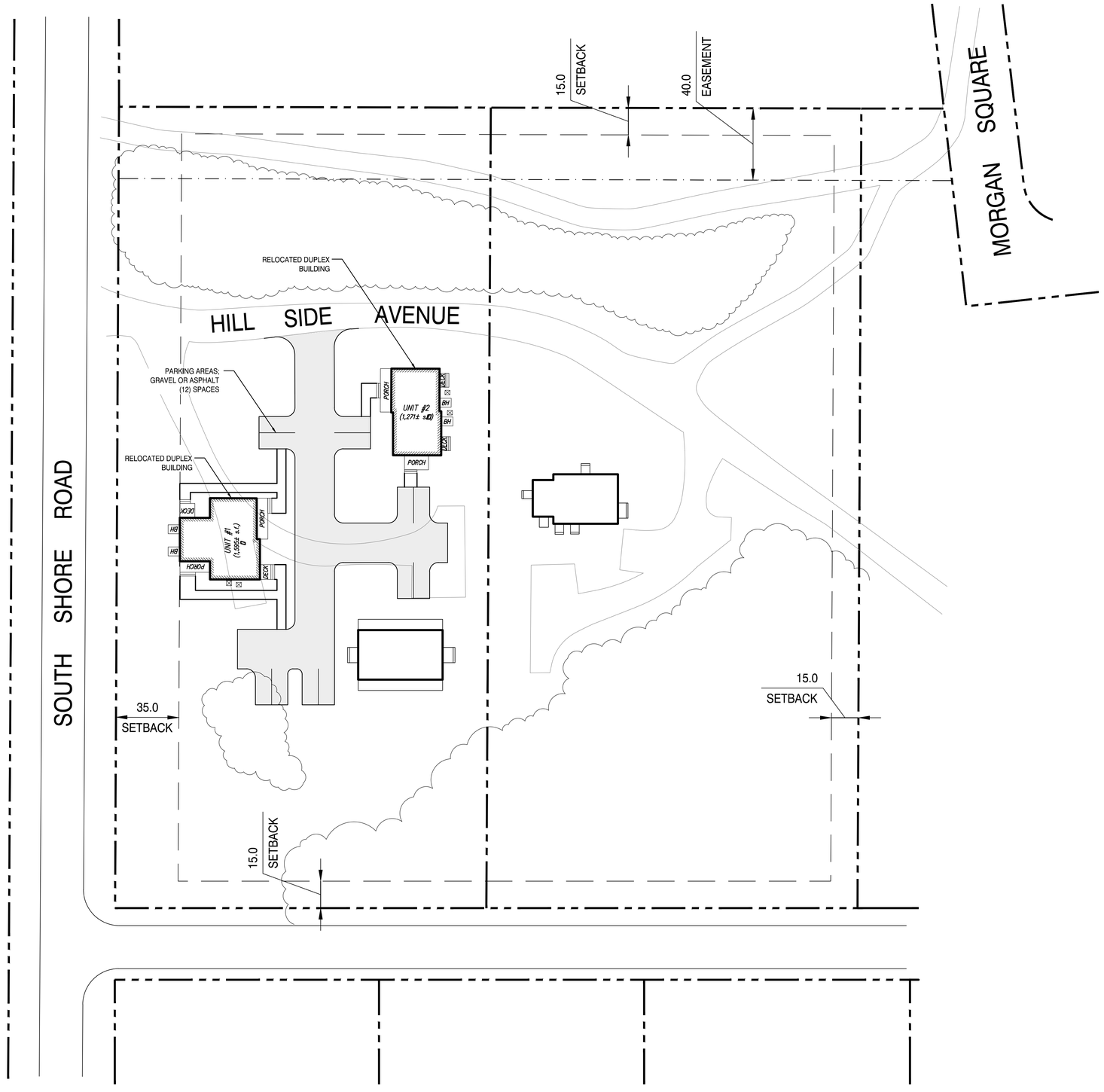


KEY PLAN
N.T.S.

OUR ISLAND HOME - STAFF HOUSING
05/01/2024 3/16" = 1'-0"

SMRT

ARBORDALE BUILDING 1 - ATTIC PLAN



TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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Andover, Massachusetts 01810

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

SITE DEVELOPMENT PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

C-101

December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Town of Nantucket, Our Island Home – New Staff Housing Building

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the proposed new Staff Housing building, located at Sherburne Commons Lane, Nantucket, MA.

This part of the project focuses on the overall design of a new staff housing building for Sherburne Commons to offset the two existing staff housing duplex buildings that will be relocated to allow for the new OIH construction. The proposed Sherburne Commons staff housing building is comprised of three units, including two levels of living space in addition to a full basement for laundry, storage, and mechanical equipment. Each unit is approximately 3,450 SF totaling approximately 10,350 total SF for the entire building. Two units contain a total of five bedrooms, an eat-in kitchen, living room, and additional kitchenette. The third unit contains six bedrooms, an eat-in kitchen, and living room. All bedrooms are included with en-suite bathrooms. The building will be provided as a modular structure with materials and form to meet the design guidelines for the Town of Nantucket with simple gabled roof structures designed to break up the overall mass of the structure. The building is proposed to be constructed to the west of the proposed new OIH facility.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,

John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

N/A 3. **Application Fee**: See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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.

MTR 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.

Pending 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 1

Street & Number of Proposed Work: SHERBURNE COMMONS LANE

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK ROGERS / SMRT

Mailing Address: 200 BRICKSTONE SQ. STE 303
ANDOVER, MA 01810

Contact Phone #: 978-857-2917 E-mail: mrogers@smrtinc.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: 72'-3" Sq. Footage 1st floor: 3,612 Decks/Patio: Size: 335 ☑ 1st floor ☐ 2nd floor
Width: 54'-10" Sq. footage 2nd floor: 3,968 Size: N/A ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North 1' South 1' East 1' West 1'

Height of ridge above final finish grade: North 29'-0" South 29'-0" East 29'-0" West 29'-0"

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

REVISIONS* (describe) N/A

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) N/A ☐ Other N/A

Roof Pitch: Main Mass 8" /12 _____ Secondary Mass N/A /12 N/A Dormer N/A /12 N/A Other N/A

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) N/A

Fence: Height: N/A
Type: N/A
Length: N/A

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____
Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Gutters: ☐ Wood ☐ Aluminum ☑ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ _____
☐ Other N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other N/A
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) N/A Corner boards 1x8 Frieze 1x8
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round N/A Square 8"x8"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer GREEN MOUNTAIN WINDOWS

Doors* (type and material): ☐ TDL ☑ SDL Front WOOD Rear N/A Side N/A
Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways ASPHALT Walkways CONCRETE Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE Clapboard (if applicable) N/A Roof CHARCOAL
Trim WHITE Sash WHITE Doors WHITE
Deck LIGHT GREY Foundation LIGHT GREY Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/26/24 Signature of owner of record C-E-[illegible] 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..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..Sherburne Commons Lane, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..80 | 1.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

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.

November 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	336	6	BERMAN SUSAN J		28 MIACOMET RD	NANTUCKET	MA	02554	28 MIACOMET RD
80	1	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	15 S SHORE RD
80	1	2	HOWARD WALLACE C TR	WALLACE C HOWARD TRUST 2017	44 MIACOMET RD	NANTUCKET	MA	02554	48 MIACOMET RD
80	1	3	HOWARD WALLACE C TR	WALLACE C HOWARD TRUST 2017	44 MIACOMET RD	NANTUCKET	MA	02554	44 MIACOMET RD
80	49		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	15A MIACOMET RD
80	66		IVANOV STOYAN		18 S SHORE RD	NANTUCKET	MA	02554	18 S SHORE RD
80	116		TOPHAM LEIGH M TR	RAMOS FAMILY REALTY TRUST	PO BOX 1270	NANTUCKET	MA	02554	24 S SHORE RD
80	218		TOPHAM LEIGH M TR	RAMOS FAMILY REALTY TRUST	PO BOX 1270	NANTUCKET	MA	O2554	20 S SHORE RD
80	297	2	2SP LLC		2 SOUTH PASTURE LN	NANTUCKET	MA	02554	2 S PASTURE LN
80	297	3	KILLEN LISA W TRUSTEE	SANDY WATER REALTY TRUST	PO BOX 977	HYANNIS	MA	02601	4 S PASTURE LN
80	297	4	WILLIAMS LINDA F		PO BOX 1446	NANTUCKET	MA	02554	6 S PASTURE LN
80	297	5	CAROL A WALSH IRRV TRUST		8 1/2 SOUTH PASTURE LN	NANTUCKET	MA	O2554	8 S PASTURE LN
80	297	6	GIRD ALBERT & CAROL ANN		10 SOUTH PASTURE LN	NANTUCKET	MA	02554	10 S PASTURE LN
80	297	7	BISON INVESTMENTS LLC		7 ST PAUL STREET STE 820	BALTIMORE	MD	21202	14 S PASTURE LN
80	297	9	STEELE LAURA ZAGAYKO ETAL		21 S SHORE RD	NANTUCKET	MA	02554	21 S SHORE RD
80	429		GOODWIN ROBERT H TRST	SANDY WATER II REALTY TR`	PO BOX 977	HYANNIS	MA	02601	6- S PASTURE LN
80	430		BROOKS MALCOLM S ETAL		12 S PASTURE LANE	NANTUCKET	MA	02554	12 S PASTURE LN
Count:	**17**								

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: Sherburne Commons Lane

Tax Map Number: 80 Parcel Number: 1

Owner of Record: The Town of Nantucket

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. The development area is proposed to encompass 4-acres of land on the eastern side of the property, adjacent to South Shore Road. In addition to the new facility, the project proposes to construct a new staff/employee housing building to offset the two existing duplex buildings that will be relocated to allow for construction. The project also proposes to construct/install new parking areas for staff and visitors, walking paths, patios, and landscaping.

Anticipated HDC Submission Date: December 2, 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.

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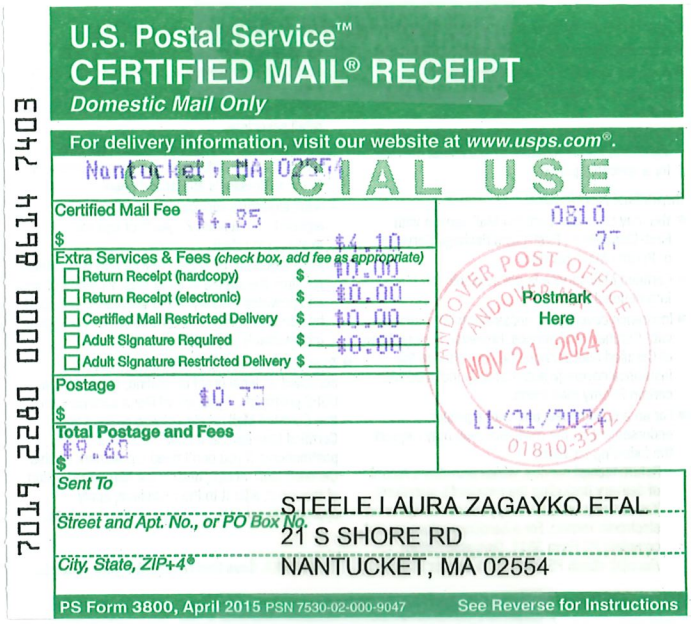

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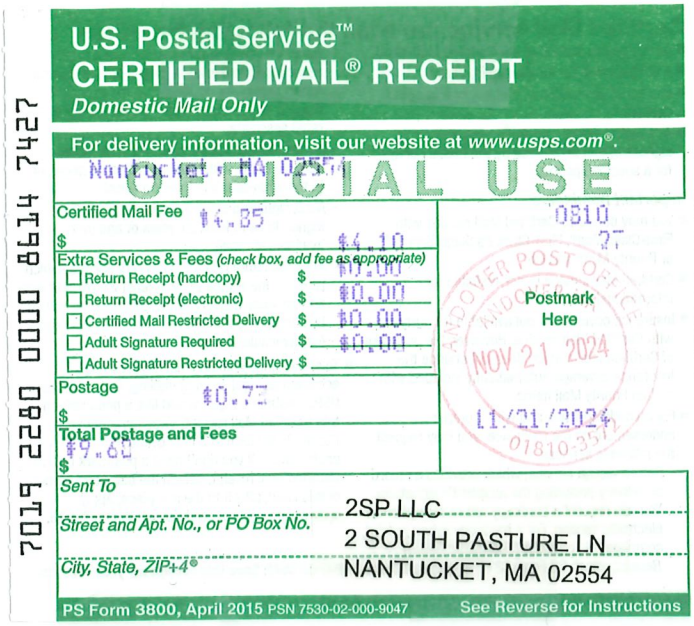

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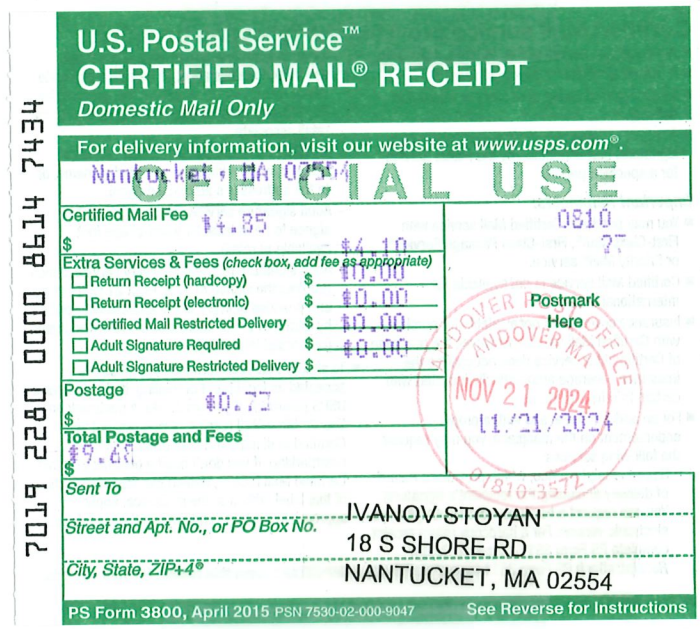

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NANTUCKET, MA 02554

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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 John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS Sherburne Commons Lane, Nantucket, MA 02554

MAP/PARCEL 80 | 1

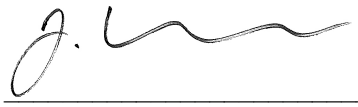
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

December 2, 2024
Date

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TOWN OF NANTUCKET

REPLACEMENT SHERBURNE COMMONS STAFF HOUSING

COVER SHEET

ISSUED FOR HDC APPROVAL

12/02/24

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SMRT PROJECT #: **23121**

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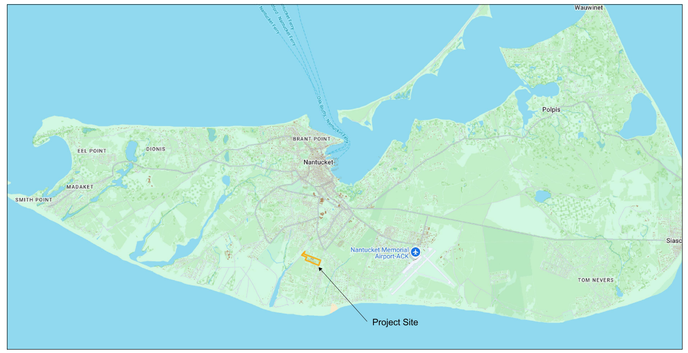
Sherburne Commons Base Data - Town of Nantucket G.I.S.



Project Site - Island Context - Town of Nantucket G.I.S.

Owner:	Town of Nantucket
Zone:	ALC (Assisted Living Community)
Parcel ID:	Map 80; Lot 1
Parcel Size:	19.94 Acres
PL Setbacks:	50.0' Lot Line; 75.0' Street Line (Vegetated)
Wetlands:	None
Easements:	30.0' Sanitary Sewer Force Main (North-South Axis)
Parking Req's:	Planning Board Determination
Proposed Development Area:	4- acres

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

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12-02-24

SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM



















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SHEET TITLE:

EXISTING SITE PHOTOS

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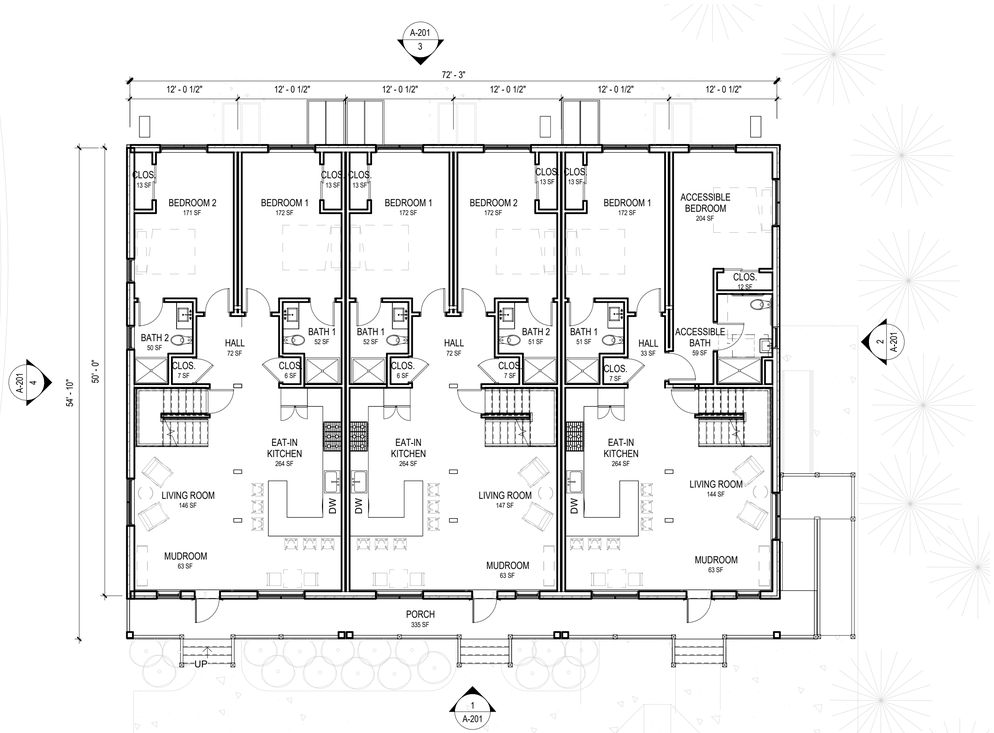
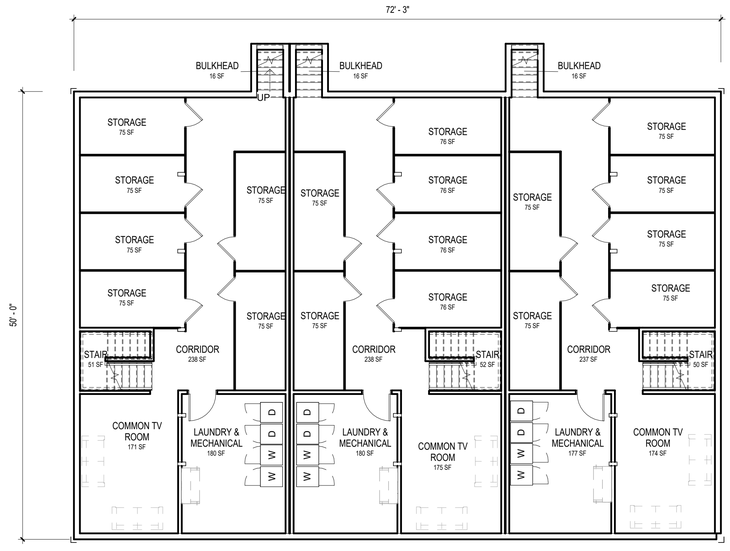


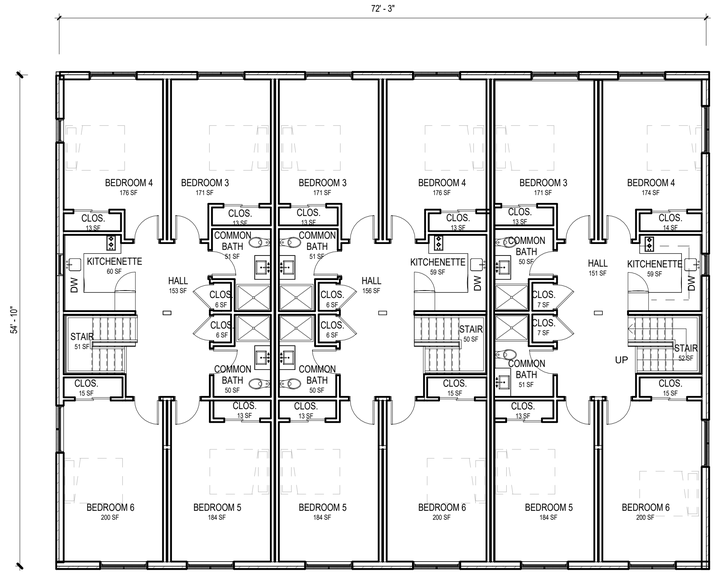
FLOOR PLAN - LEVEL 1

1/8" = 1'-0"



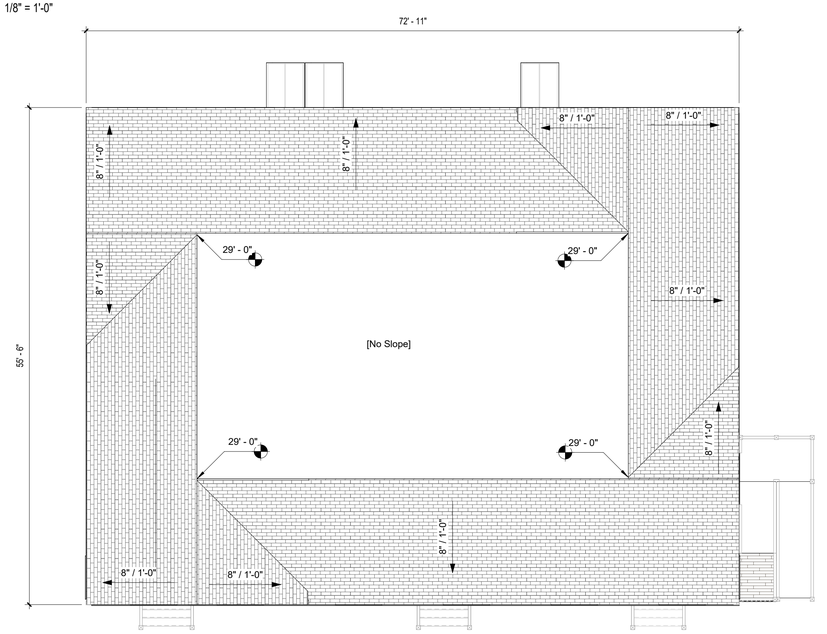
FLOOR PLAN - BASEMENT

1/8" = 1'-0"



FLOOR PLAN - LEVEL 2

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

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FLOOR & ROOF PLANS

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SMRT PROJECT #:	23121	DRAWN BY:	NEC

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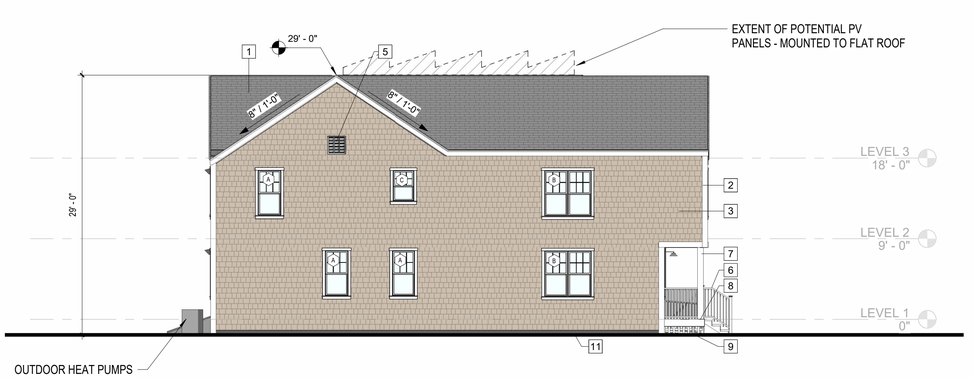
HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	CEDAR TRIM - PAINTED WHITE
3	NATURAL CEDAR SHINGLES SIDING
5	METAL, LOUVERED - WHITE
6	RAILING. 1" BALUSTER, 4" SQUARE NEWEL - PAINTED WHITE
7	8" SQUARE COLUMN, PAINTED WHITE
8	1X6 SEALED CEDAR DECKING W/ PAINTED CEDAR TRIM, WHITE
9	CEDAR LATTICE SKIRTING - PAINTED WHITE
10	BULKHEAD DOOR, WHITE
11	CONCRETE FOUNDATION, BLOCK PARGED



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

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SHEET TITLE:

EXTERIOR ELEVATIONS

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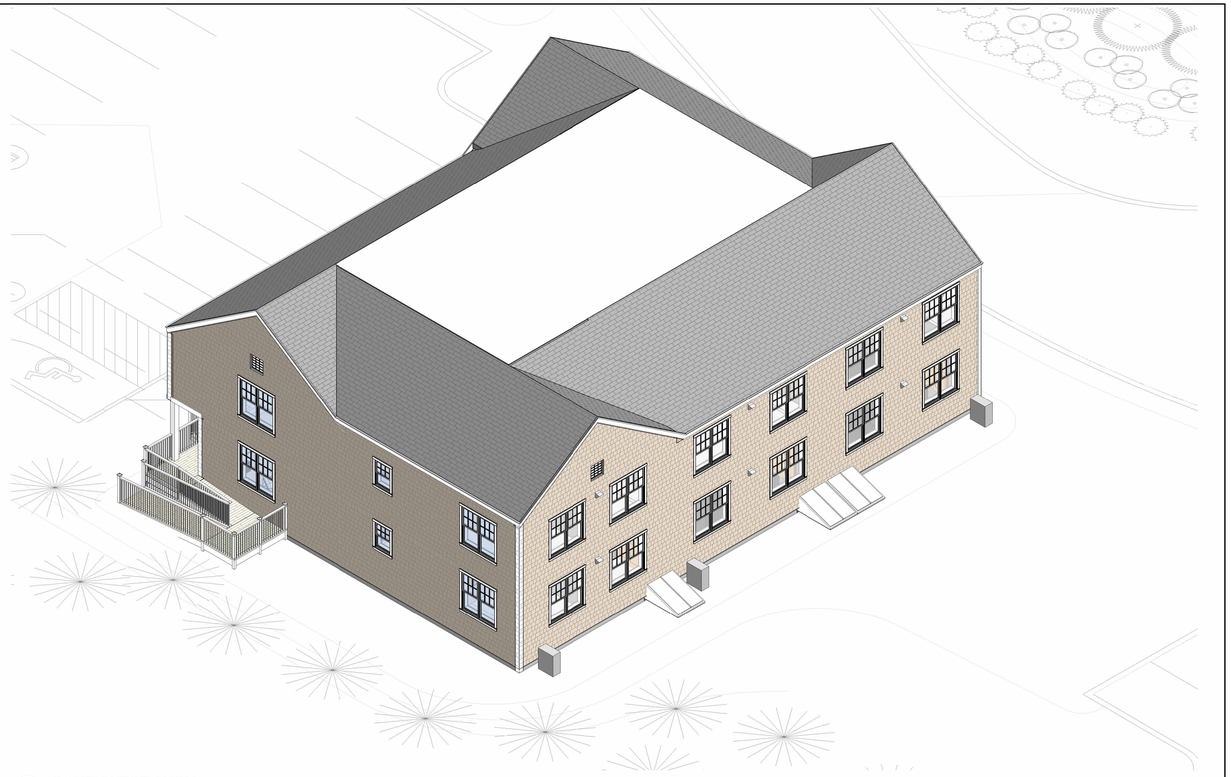

2 SOUTHWEST AXON



1 NORTHEAST AXON

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SHEET TITLE:

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SMRT PROJECT #:	**23121**	DRAWN BY:	**NEC**

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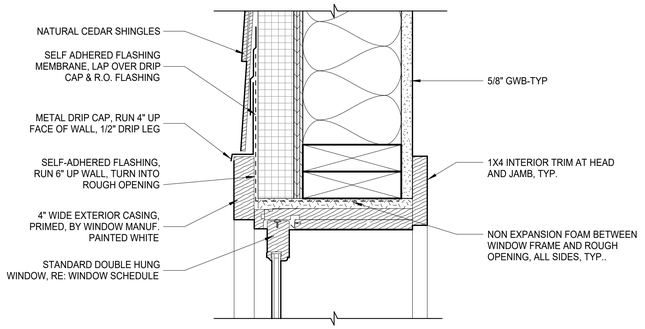
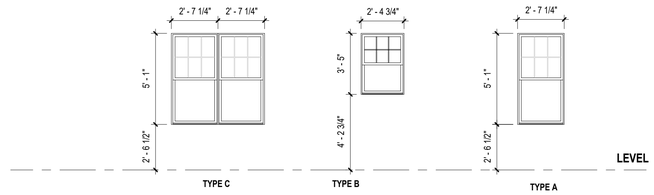


DETAIL - WINDOW HEAD & SILL, TYP.

3" = 1'-0"

WINDOW SCHEDULE HDC

TYPE	Description	Manufacturer	Model	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	GLASS TYPE	Type Comments	QUANTITY
A	STANDARD DOUBLE HUNG	Green Mountain Windows Classic Series	CDH2626	2' - 8 5/16"	5' - 1 7/8"	LOW E WITH ARGON GAS FILL		6
B	STANDARD DOUBLE HUNG	Green Mountain Windows Classic Series	CDH2626/CDH2626	5' - 4"	5' - 2"	LOW E WITH ARGON GAS FILL	TWO FACTORY MULLED WINDOWS	27
C	STANDARD DOUBLE HUNG	Green Mountain Windows Classic Series	CDH2416	2' - 5 13/16"	3' - 5 7/8"	LOW E WITH ARGON GAS FILL		3
36								



WINDOW TYPE LEGEND

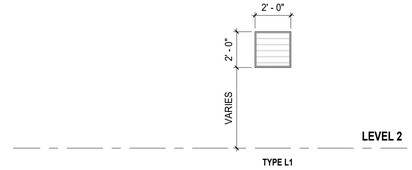
1/4" = 1'-0"

LOUVER SCHEDULE HDC

TYPE	Description	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	COMMENTS
LEVEL 3				
L1	ANODIZED ALUMINUM LOUVER	2' - 0"	2' - 0"	

LOUVER NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR MINIMUM FREE AREA REQUIREMENTS



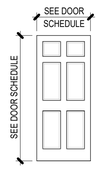
LOUVER TYPE LEGEND HDC

1/4" = 1'-0"

DOOR SCHEDULE HDC

Function	DOOR ROOM SERVED	DOOR NUMBER	Width	DIMENSIONS HEIGHT	DIMENSIONS THICKNESS	DOOR PANEL MATERIAL	DOOR PANEL ELEVATION	FRAME MATERIAL	FRAME ELEVATION	ACCESS CONTROL	OTHER NOTES	OTHER HW TYPE
Exterior												
Exterior	MUDROOM	46	2' - 8"	7' - 8"	1 3/8"	WD	P	WD				
Exterior	MUDROOM	48	2' - 8"	7' - 8"	1 3/8"	WD	P	WD				
Exterior	MUDROOM	49	2' - 8"	7' - 8"	1 3/8"	WD	P	WD				
Grand total: 3												

DOOR PANEL LEGEND



DOOR PANEL ELEVATIONS

1/4" = 1'-0"

DOOR NOTES

1. ALL SWINGING DOORS TO BE 1 3/4" THICK UNLESS NOTED OTHERWISE.
2. ALL DOORS SHALL BE 3/4" UNDERCUT (TYPICAL) EXCEPT WHEN THERE IS A BOTTOM FRAME/THRESHOLD OR SPECIFICALLY NOTED OTHERWISE.
3. ALL DOORS WITH BOTTOM FRAMES OR SILL THRESHOLDS SHALL HAVE MANUFACTURERS RECOMMENDED STANDARD UNDERCUT.
4. GLAZING NOTED ON DOOR SCHEDULE IS FOR THE DOOR AND BORROWED LIGHT IN THE FRAME TYPICAL, UNLESS NOTED OTHERWISE IN FRAME ELEVATIONS.
5. SEE SPECIFICATIONS FOR GLAZING TYPES AND INFORMATION.
6. GLAZING TO BE FREE OF STAMPS, MARKINGS, ETC. UNLESS REQUIRED BY CODE TO IDENTIFY A RATING.
7. GLAZING STOPS ON BORROWED LIGHTS SHALL BE LOCATED ON THE ROOM SIDE OF FRAME. BUTT JOINT ALL GLAZING STOP TIGHT TO FRAME FOR A CLEAN, FINISHED APPEARANCE.
8. ALL EXTERIOR DOORS SHALL BE INSULATED TYPE.
9. CAULK PERIMETER OF DOOR AND WINDOW FRAMES TO THE WALL. MATCH FRAME COLOR.
10. CAULK EDGES AND VOIDS ALONG WINDOW STOPS OF HOLLOW METAL FRAMES PRIOR TO PAINTING TO PROVIDE A CLEAN FINISHED APPEARANCE.
11. ALL LABELS ON RATED DOORS TO BE FREE OF PAINT AND CLEARLY VISIBLE UPON INSPECTION.

DOOR ABBREVIATIONS

AL	ALUMINUM
FG	FIBERGLASS
HM	HOLLOW METAL
INS	INSULATED
SF	STOREFRONT
SS	STAINLESS STEEL
TEMP	TEMPERED GLASS
WIRE	WIRED GLASS
FIRE	FIRE RATED
LAM	LAMINATED
VL	VINYL

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SHEET TITLE:

WINDOW & DOOR SCHEDULES, LEGEND, AND DETAILS

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SHEET TITLE:

EXTERIOR RENDERINGS

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DESIGNED BY: AK
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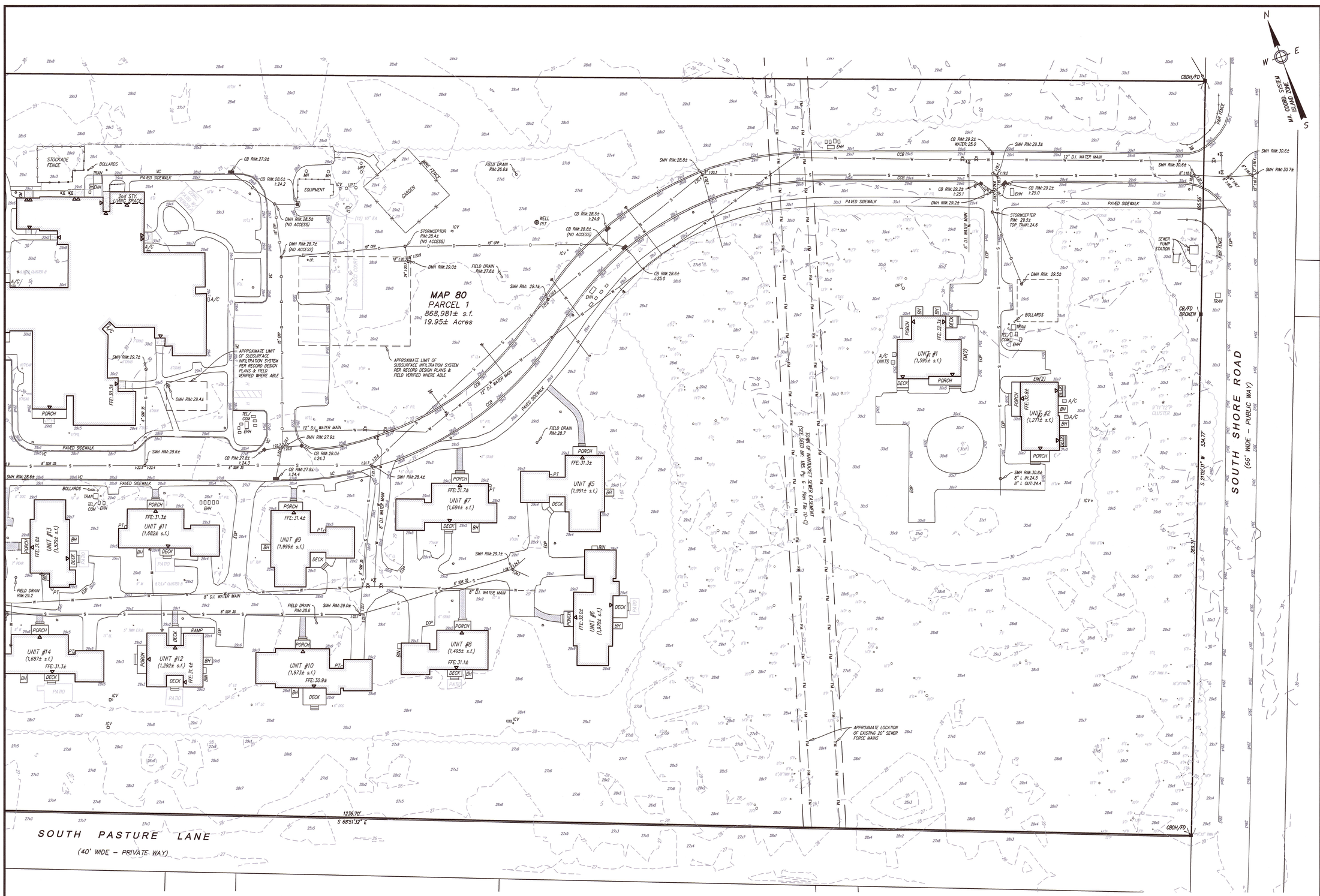

NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB–TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB–LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001–30
   PLAN# 2017–95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE 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 BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

TREE LEGEND

P–PINE	PTL–LONDON PLANTREE
CRAB–CRABAPPLE	LC–LEYLAND CYPRESS
ZJ–JAPANESE ZELKOVA	C–CEDAR
HAW–HAWTHORN	O–OAK
CH–CHERRY	E–ELM
M–MAPLE	HT–THORNLESS HONEYLOCUST
B–BIRCH	LL–LINDEN LITTLELEAF
DOG–DOGWOOD KOUSA	EA–EASTERN ARBORVITAE
SP–SPRUCE	ERO–ELAEAGNUS RUSSIAN OLIVE
TUP–TUPELO	DEC–DECIDUOUS TREE

EXISTING LEGEND

——100——	MAJOR CONTOUR
——99——	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
——W——	WATER LINE/SERVICE
	WATER SHUT–OFF
	WATER HYDRANT
	WATER GATE
——S——	SEWER LINE (GRAVITY)
——FM——	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
——D——	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
EM	ELECTRIC METER
GM	GAS METER
UPT	UNDERGROUND PROPANE TANK
PT	PROPANE TANK
ICV	IRRIGATION CONTROL VALVE BOX
	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
O XTREE	TREE SIZE/SPECIES

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, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 1 of 3

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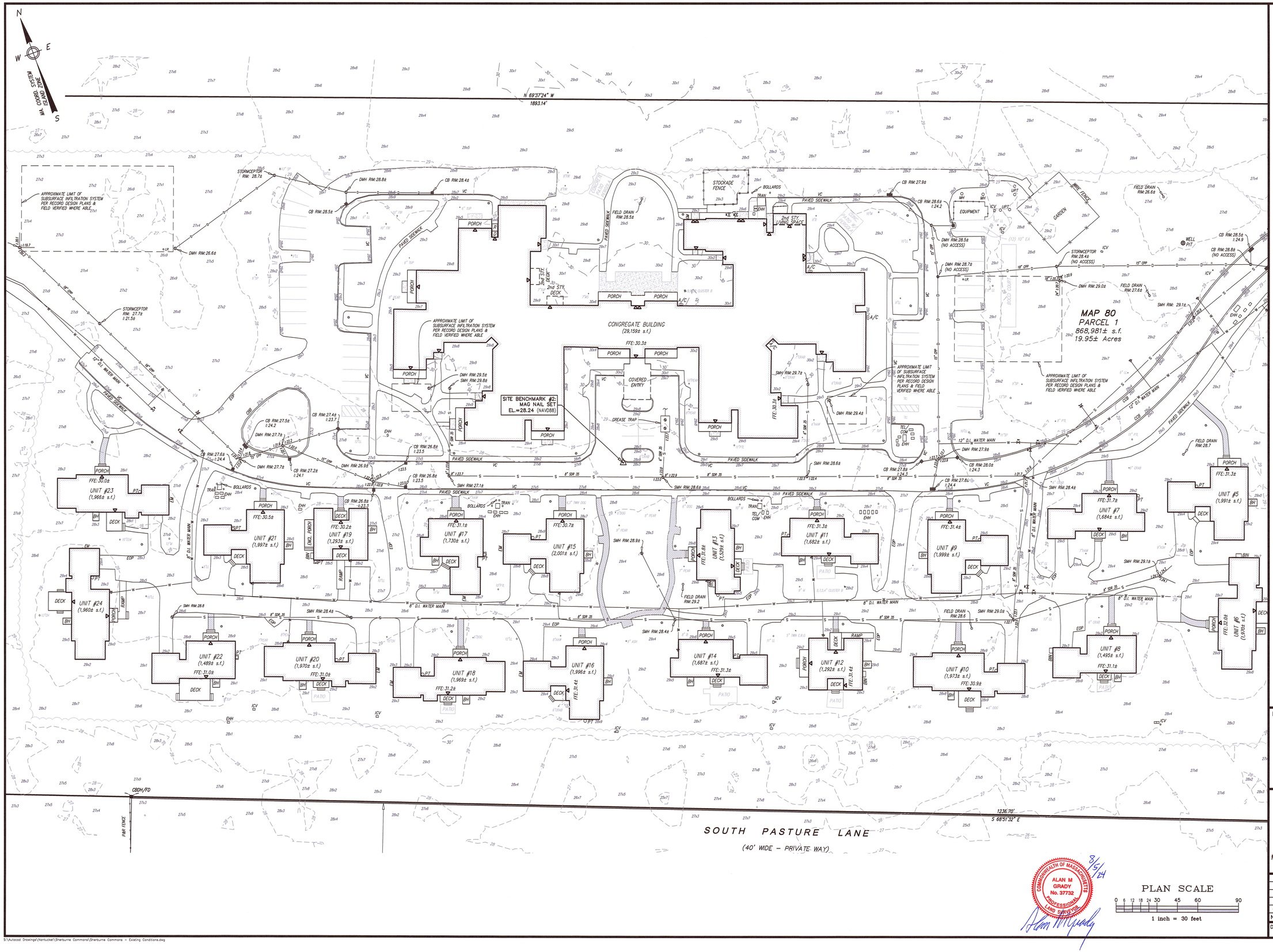

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D	DRAIN LINE
	DRAIN MANHOLE
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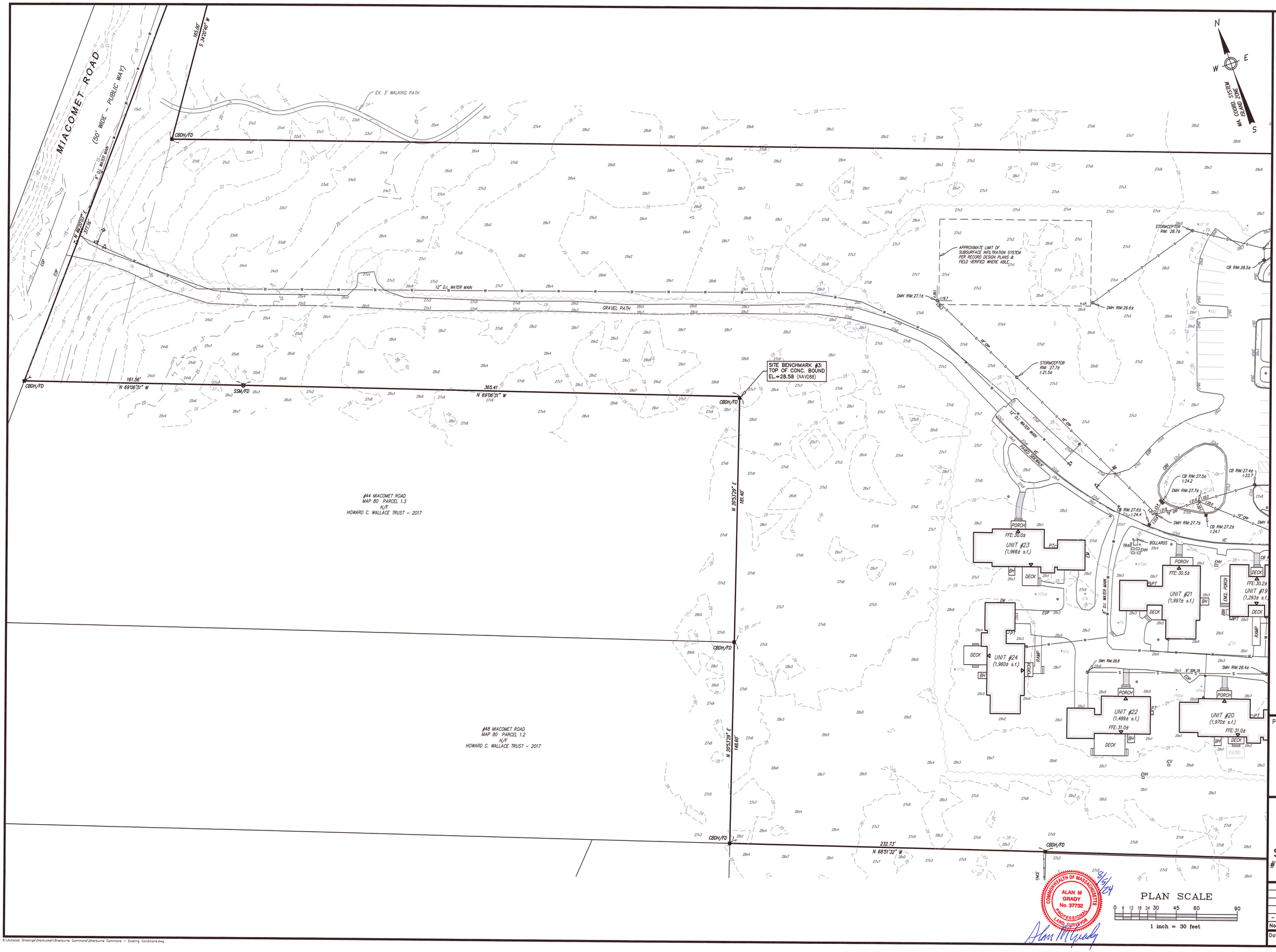
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 2 of 3

S:\Autocad Drawings\Nantucket\Sherburne Commons\Sherburne Commons – Existing Conditions.dwg



NOTES:

1. LOCUS: #1-#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB-TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB-LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001-30
   PLAN# 2017-95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 08/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

TREE LEGEND

P-PINE	PTL-LONDON PLANTREE
CRAB-CRABAPPLE	LC-LEYLAND CYPRESS
ZJ-JAPANESE ZELKOVA	C-CEDAR
HAW-HAWTHORN	O-OAK
CH-CHERRY	E-ELM
M-MAPLE	HT-THORNLESS HONEYLOCUST
B-BIRCH	LL-LINDEN LITTLELEAF
DOG-DOGWOOD KOUSA	EA-EASTERN ARBORVITAE
SP-SPRUCE	ERO-ELAEAGNUS RUSSIAN OLIVE
TUP-TUPELO	DEC-DECIDUOUS TREE

EXISTING LEGEND

100	MAJOR CONTOUR
99	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
W	WATER LINE/SERVICE
	WATER SHUT-OFF
	WATER HYDRANT
	WATER GATE
S	SEWER LINE (GRAVITY)
FM	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
D	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
EM	ELECTRIC METER
GM	GAS METER
UPT	UNDERGROUND PROPANE TANK
PT	PROPANE TANK
ICV	IRRIGATION CONTROL VALVE BOX
	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
X"TREE	TREE SIZE/SPECIES

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, MA

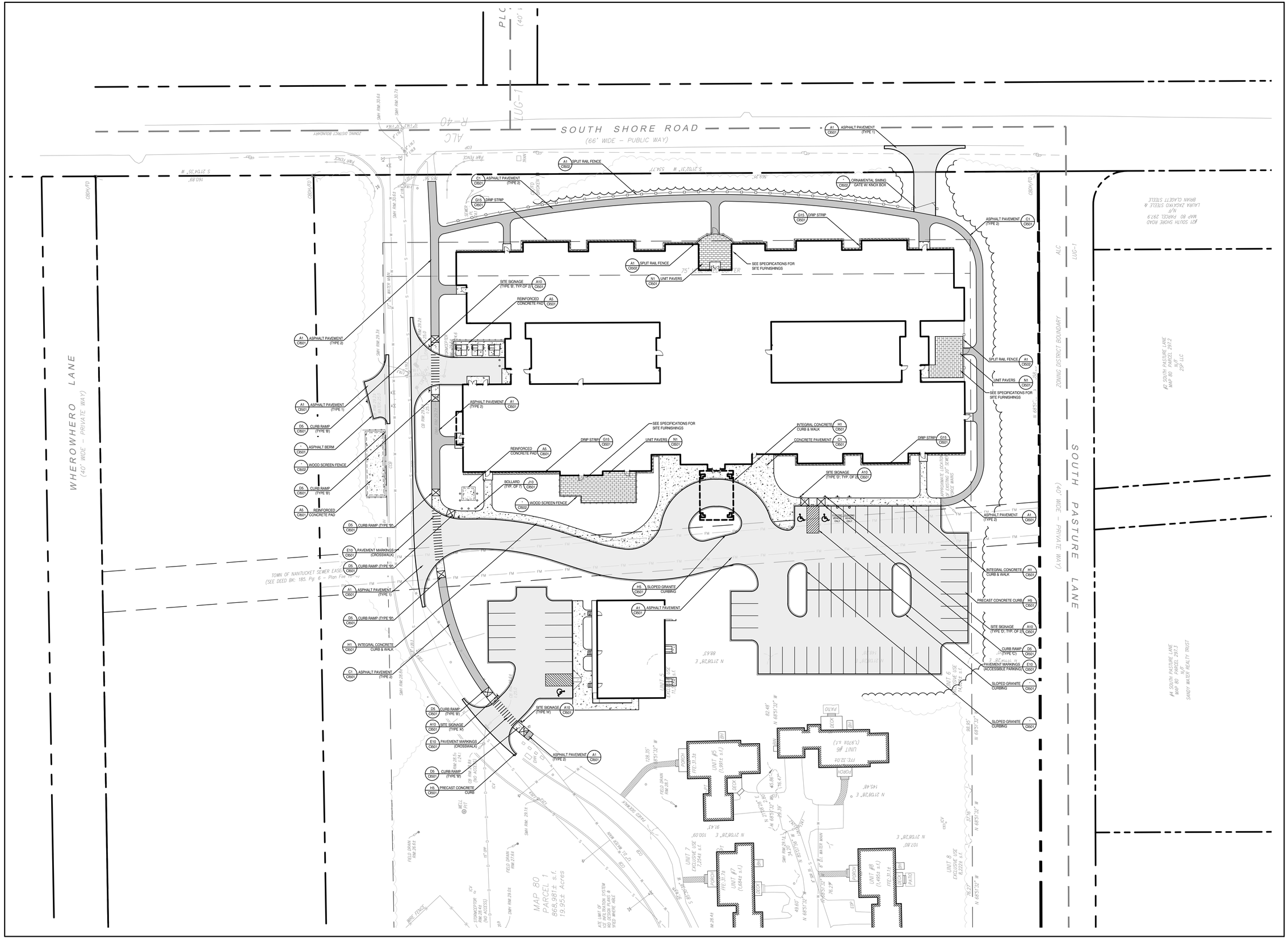
Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 - 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

No.	Date	Revision Description	By
-	-	-	-

Date:	Drawn:	Checked:	Sheet:
AUGUST 5, 2024	RMM/JMC/BEI	DFB/AMG	3 of 3

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
9/5/24

S:\Autocad Drawings\Nantucket\Sherburne Commons\Sherburne Commons - Existing Conditions.dwg



TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

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In Association with

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

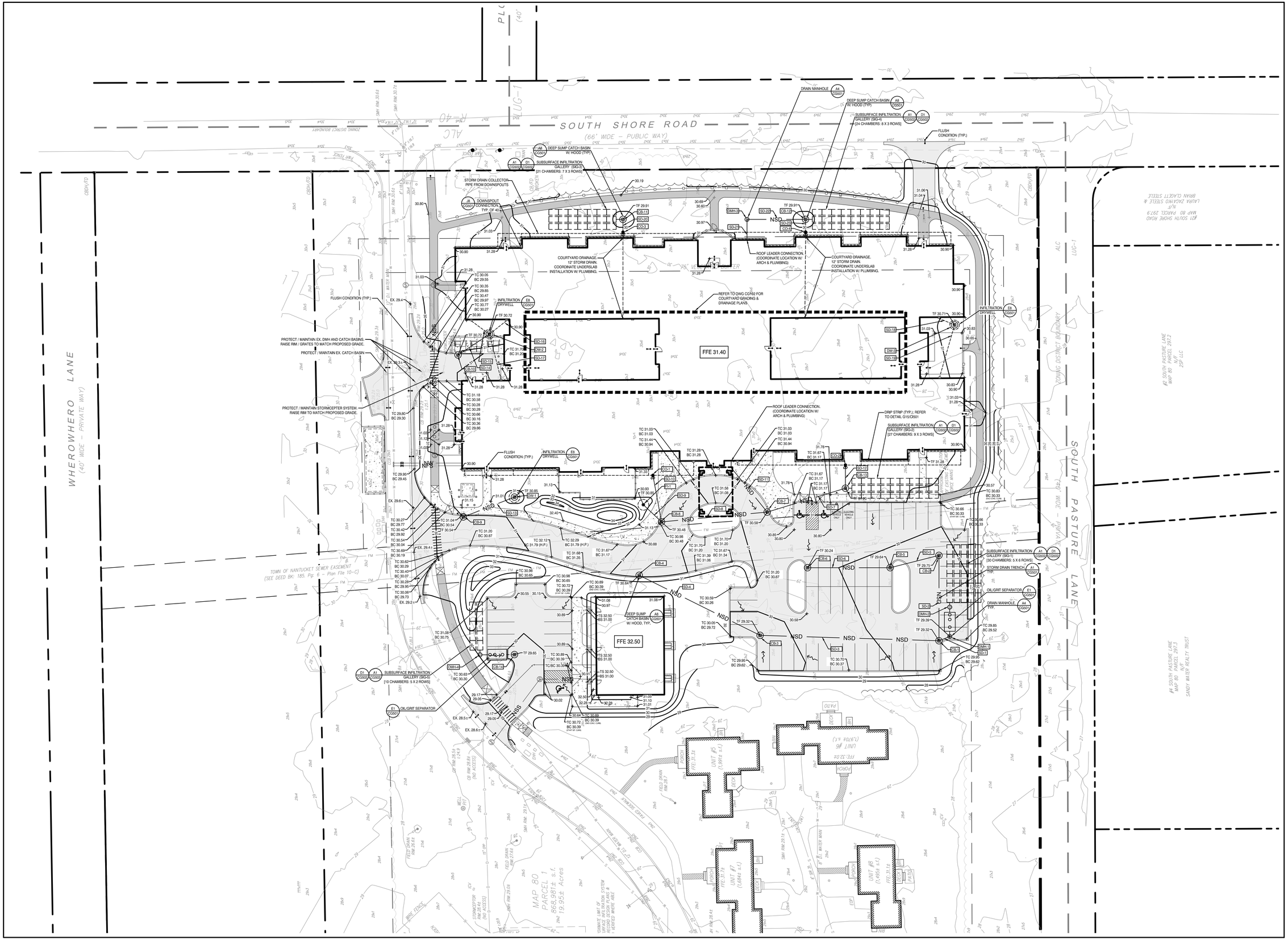
SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CI101


SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)
WHEROWHERO LANE
(40' WIDE – PRIVATE WAY)
SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)
FFE 31.40
FFE 32.50
DEEP SUMP CATCH BASIN W/ HOOD (TYP.)
SUBSURFACE INFILTRATION GALLERY (SIG-4) [24 CHAMBERS: 8 X 3 ROWS]
SUBSURFACE INFILTRATION GALLERY (SIG-1) [30 CHAMBERS: 5 X 6 ROWS]
SUBSURFACE INFILTRATION GALLERY (SIG-2) [27 CHAMBERS: 9 X 3 ROWS]
SUBSURFACE INFILTRATION GALLERY (SIG-3) [21 CHAMBERS: 7 X 3 ROWS]
SUBSURFACE INFILTRATION GALLERY (SIG-5) [10 CHAMBERS: 5 X 2 ROWS]
STORM DRAIN COLLECTOR PIPE FROM DOWNSPOUTS
DOWNSPOUT CONNECTION, TYP. OF 40
DRAIN MANHOLE
FLUSH CONDITION (TYP.)
COURTYARD DRAINAGE. 12" STORM DRAIN. COORDINATE UNDERSLAB INSTALLATION W/ PLUMBING.
ROOF LEADER CONNECTION. (COORDINATE LOCATION W/ ARCH & PLUMBING)
REFER TO DWG C0102 FOR COURTYARD GRADING & DRAINAGE PLANS.
INFILTRATION DRYWELL
PROTECT / MAINTAIN EX. DMH AND CATCH BASINS. RAISE RIM / GRATES TO MATCH PROPOSED GRADE.
PROTECT / MAINTAIN EX. CATCH BASIN
PROTECT / MAINTAIN STORMCEPTER SYSTEM. RAISE RIM TO MATCH PROPOSED GRADE.
DRIP STRIP (TYP.); REFER TO DETAIL G1/C0501
OIL/GRIT SEPARATOR
STORM DRAIN TRENCH, TYP.
TOWN OF NANTUCKET SEWER EASEMENT (SEE DEED BK: 185, Pg: 6 – Plan File 10–C)
MAP 80 PARCEL 1 868,981± s.f. 19.95± Acres
#21 SOUTH SHORE ROAD MAP 80 PARCEL 297.9 N/F LAURA ZACAYKO STEELE & BRIAN CLACETT STEELE
#4 SOUTH PASTURE LANE MAP 80 PARCEL 297.3 N/F SANDY WATER REALTY TRUST
#2 SOUTH PASTURE LANE MAP 80 PARCEL 297.2 N/F 232 LLC
UNIT #5 (1,991± s.f.)
UNIT #6 (1,970± s.f.)
UNIT #7 (1,684± s.f.)
UNIT #8 (1,495± s.f.)
ZONING DISTRICT BOUNDARY
ALC
LUG-1
OBW-FD
NSD
NSS
FM
SMH RIM 30.64±
SMH RIM 30.72±
SMH RIM 29.14±
SMH RIM 29.34±
SMH RIM 29.19±
SMH RIM 29.14±
SMH RIM 28.54±
DD RIM 28.80 (INV. ACCESS)
DD RIM 28.54 (INV. ACCESS)
CB RIM 28.64
CB RIM 28.66
CB RIM 28.68
CB RIM 28.69
CB RIM 28.70
CB RIM 28.71
CB RIM 28.72
CB RIM 28.73
CB RIM 28.74
CB RIM 28.75
CB RIM 28.76
CB RIM 28.77
CB RIM 28.78
CB RIM 28.79
CB RIM 28.80
CB RIM



TOWN OF NANTUCKET

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www.smrtinc.com

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In Association with

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

SITE RENDERING

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Town of Nantucket, Our Island Home – Move Off #1

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the proposed 'Move Off' of one of the existing staff housing duplex buildings for Sherburne Commons, located at Sherburne Commons Lane, Nantucket, MA.

This part of the project focuses on relocating one of the staff housing duplex units from the east side of the Sherburne Commons campus to a parcel of land located at the Wastewater Treatment Facility. It is very important for the Town to save this building to ensure it can continue to be used for much-needed staff housing.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,

John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
N/A	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
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.
JSM (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.
PENDING	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 1

Street & Number of Proposed Work: SHEPBURNE COMMONS LANE

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK ROGERS / SMRT

Mailing Address: 200 BRICKSTONE SQ. STE. 303
ANDOVER, MA 01810

Contact Phone #: 978.857.2917 E-mail: mrogers@smrtinc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other "MOVE OFF" - STAFF HOUSING BUILDING #1

Size of Structure or Addition: Length: 45'-0" Sq. Footage 1st floor: N/A
Width: 45'-0" Sq. footage 2nd floor: N/A
Sq. footage 3rd floor: N/A

Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Size: N/A ☐ 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 N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

REVISIONS* (describe) N/A

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass N/A /12 N/A Secondary Mass N/A /12 N/A Dormer N/A /12 N/A Other N/A

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) N/A

Fence: Height: N/A
Type: N/A
Length: N/A

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____
Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): N/A

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ _____
☐ Other N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other N/A
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A
C. Dimensions: Fascia N/A Rake N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A
Window Casing N/A Door Frame N/A Columns/Posts: Round N/A Square N/A

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer N/A

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 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 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 11/26/24 Signature of owner of record C-Eric Schiron 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..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..5 Hill Side Ave, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..87 | 85.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

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.

November 18, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..7 Hill Side Ave, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..87 | 2.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

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.

November 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
87	1		FELCON FRANCIS X & KATHY TRS	KNOWLTON FELCON REALTY TRUST	60 HIGHLAND STREET	CANTON	MA	02021	70 S SHORE RD
87	2		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	7 HILL SIDE AV
87	86		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	1 HILL SIDE AV
87	88		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	6 HILL SIDE AV
87	89		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	4 HILL SIDE AV
Count:	**5**								

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
87	1		FELCON FRANCIS X & KATHY TRS	KNOWLTON FELCON REALTY TRUST	60 HIGHLAND STREET	CANTON	MA	02021	70 S SHORE RD
87	85		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	5 HILL SIDE AV
87	87		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	8 HILL SIDE AV
87	88		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	6 HILL SIDE AV
87	128		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	75 S SHORE RD
87	135		NANTUCKET TOWN OF & NANTUCKET	ISLANDS LAND BANK	16 BROAD ST	NANTUCKET	MA	02554	81 S SHORE 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: 5 Hill Side Avenue

Tax Map Number: 87 Parcel Number: 85

Owner of Record: The Town of Nantucket (1, 4, 6, and 7 Hill Side Avenue)

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. In order to construct the new facility in its desired location, two existing staff/employee houses will be relocated to an area of open space to the north of 5 Hill Side Avenue and 7 Hill Side Avenue. In addition to relocating the two houses, improvements will include parking areas, walkways, and landscaping.

Anticipated HDC Submission Date: December 2, 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.

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 Hill Side Avenue

Tax Map Number: 87 Parcel Number: 2

Owner of Record: The Town of Nantucket (5, 6, and 8 Hill Side Avenue)

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. In order to construct the new facility in its desired location, two existing staff/employee houses will be relocated to an area of open space to the north of 5 Hill Side Avenue and 7 Hill Side Avenue. In addition to relocating the two houses, improvements will include parking areas, walkways, and landscaping.

Anticipated HDC Submission Date: December 2, 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.

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Total Postage and Fees	$9.68

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City, State, ZIP+4®: CANTON, MA 02021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees	$9.68

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
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11/21/2024

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Street and Apt. No., or PO Box No.: 16 BROAD ST
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS 5 Hill Side Avenue, Nantucket, MA 02554

MAP/PARCEL 87 | 85

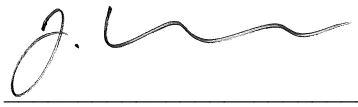
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

December 2, 2024
Date

HISTORIC DISTRICT COMMISSION

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Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS 7 Hill Side Avenue, Nantucket, MA 02554

MAP/PARCEL 87 | 2

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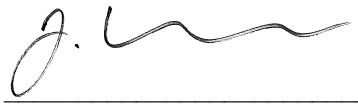

Signature

December 2, 2024
Date

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TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

Staff Housing 'Move Off #1' Submission

COVER SHEET

ISSUED FOR HDC APPROVAL

12/02/24

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

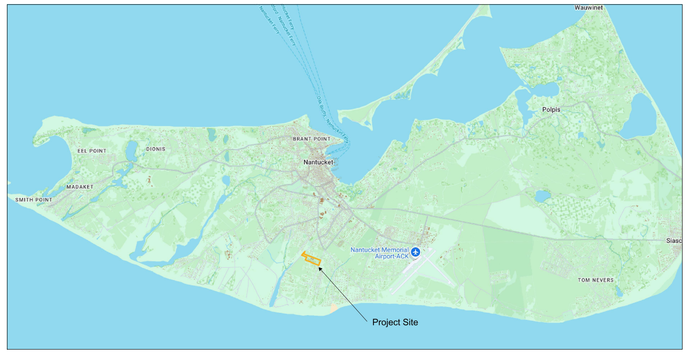
1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: **23121**

NOT FOR CONSTRUCTION



Sherburne Commons Base Data - Town of Nantucket G.I.S.



Project Site - Island Context - Town of Nantucket G.I.S.

Owner:	Town of Nantucket
Zone:	ALC (Assisted Living Community)
Parcel ID:	Map 80; Lot 1
Parcel Size:	19.94 Acres
PL Setbacks:	50.0' Lot Line; 75.0' Street Line (Vegetated)
Wetlands:	None
Easements:	30.0' Sanitary Sewer Force Main (North-South Axis)
Parking Req's:	Planning Board Determination
Proposed Development Area:	4- acres

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

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#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

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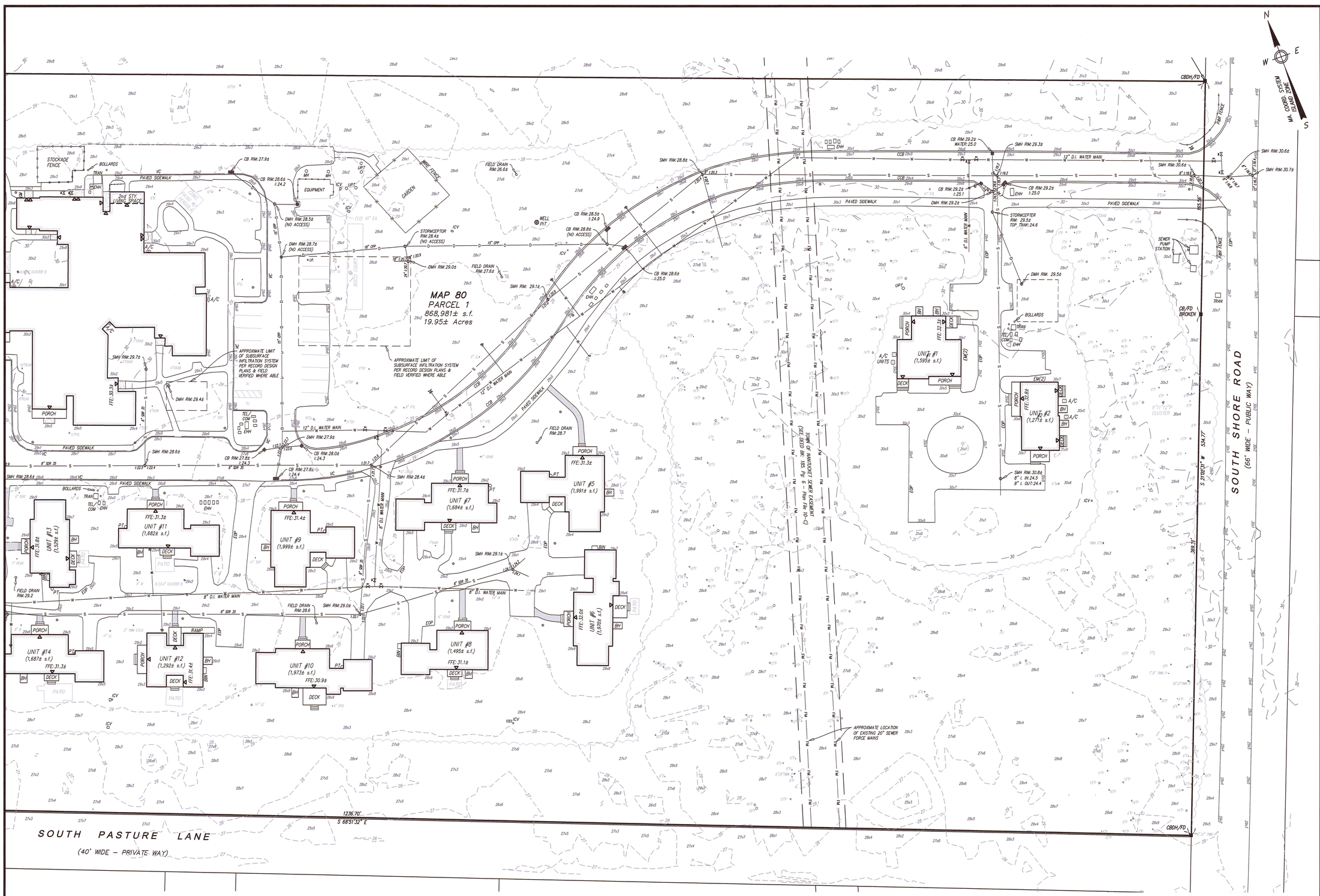
SMRT PROJECT #:	23121	DRAWN BY:	JSM



NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB–TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB–LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001–30
   PLAN# 2017–95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE 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 BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

TREE LEGEND

P–PINE	PTL–LONDON PLANTREE
CRAB–CRABAPPLE	LC–LEYLAND CYPRESS
ZJ–JAPANESE ZELKOVA	C–CEDAR
HAW–HAWTHORN	O–OAK
CH–CHERRY	E–ELM
M–MAPLE	HT–THORNLESS HONEYLOCUST
B–BIRCH	LL–LINDEN LITTLELEAF
DOG–DOGWOOD KOUSA	EA–EASTERN ARBORVITAE
SP–SPRUCE	ERO–ELAEAGNUS RUSSIAN OLIVE
TUP–TUPELO	DEC–DECIDUOUS TREE

EXISTING LEGEND

——100——	MAJOR CONTOUR
——99——	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
——W——	WATER LINE/SERVICE
	WATER SHUT–OFF
	WATER HYDRANT
	WATER GATE
——S——	SEWER LINE (GRAVITY)
——FM——	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
——D——	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
EM	ELECTRIC METER
GM	GAS METER
UPT	UNDERGROUND PROPANE TANK
PT	PROPANE TANK
ICV	IRRIGATION CONTROL VALVE BOX
	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
O XTREE	TREE SIZE/SPECIES

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, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 1 of 3

S:\Autocad Drawings\Nantucket\Sherburne Commons\Sherburne Commons – Existing Conditions.dwg



















TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
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Andover, Massachusetts 01810

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#	Description	Date

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12-02-24

SHEET TITLE:

EXISTING SITE PHOTOS

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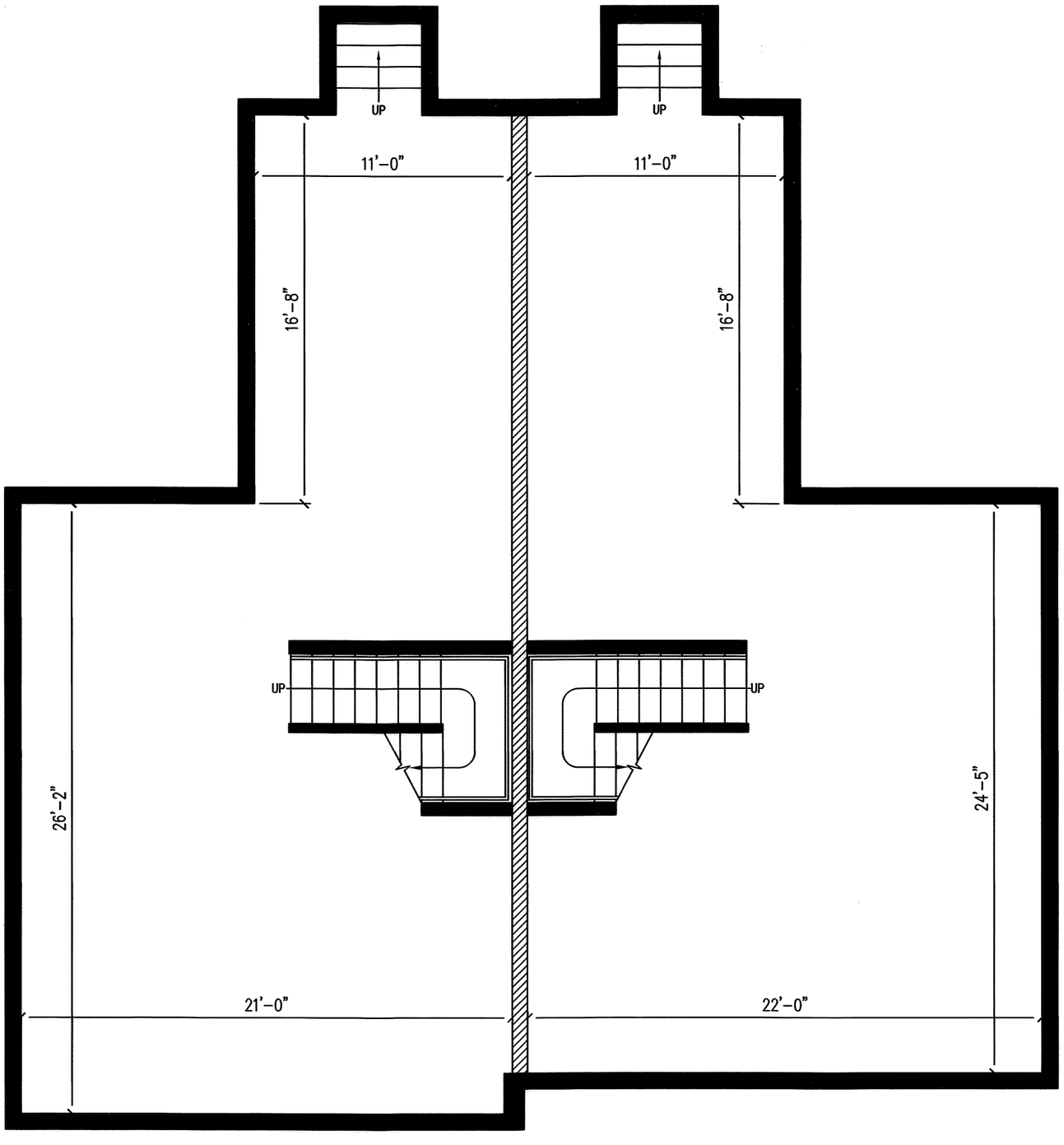
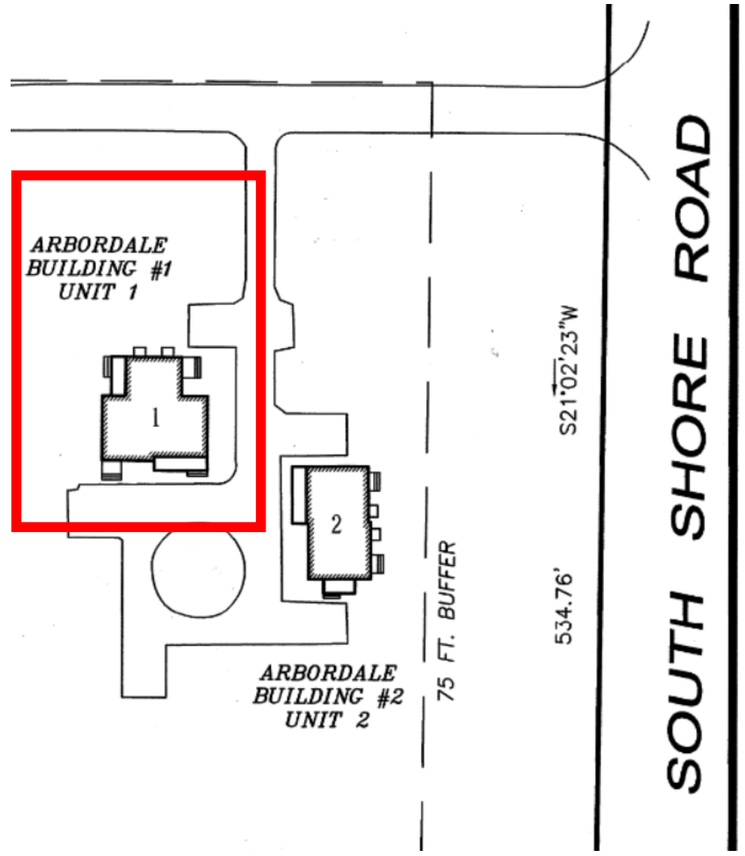
SMRT PROJECT #:	23121	DRAWN BY:	JSM



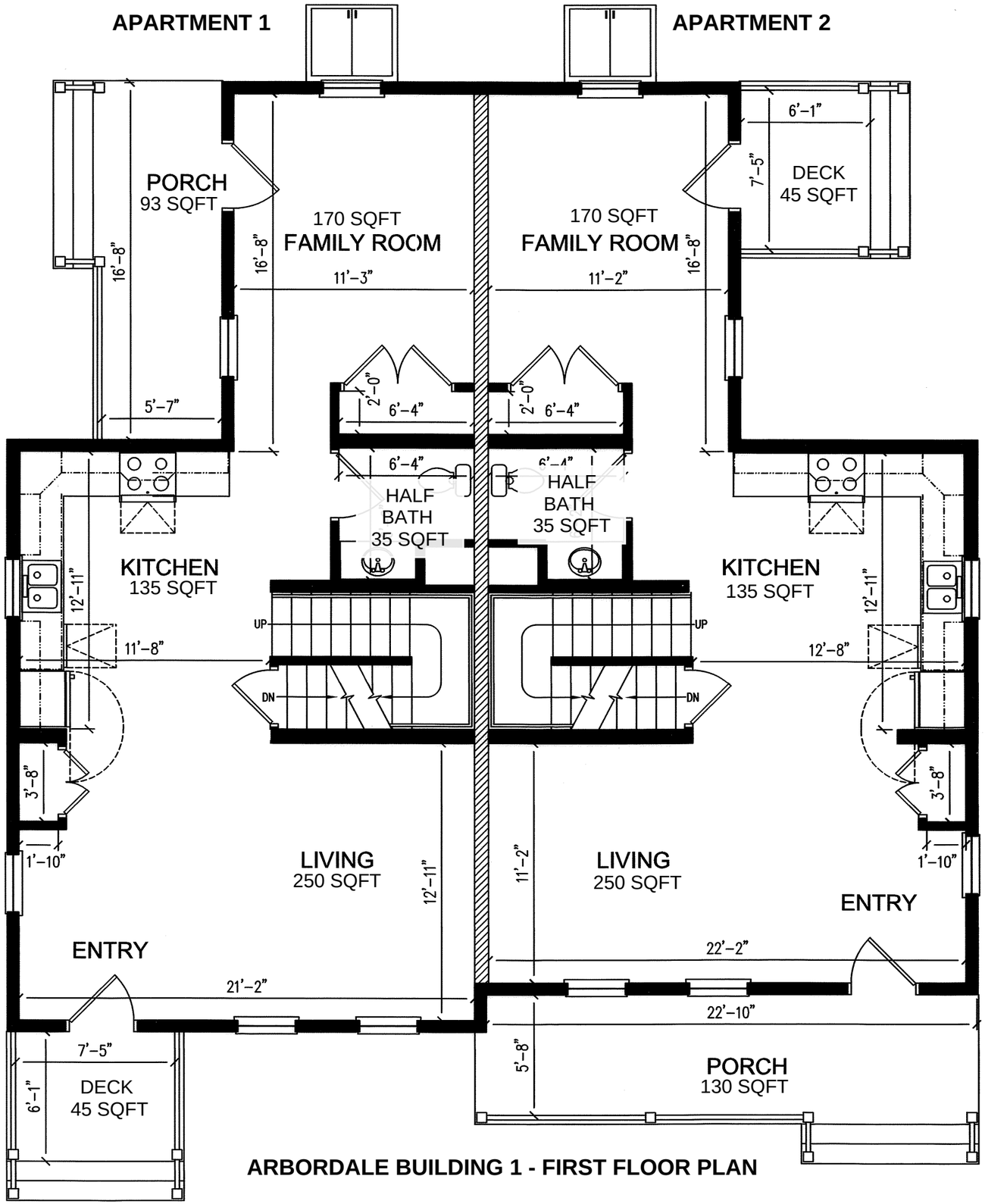


KEY PLAN
N.T.S.

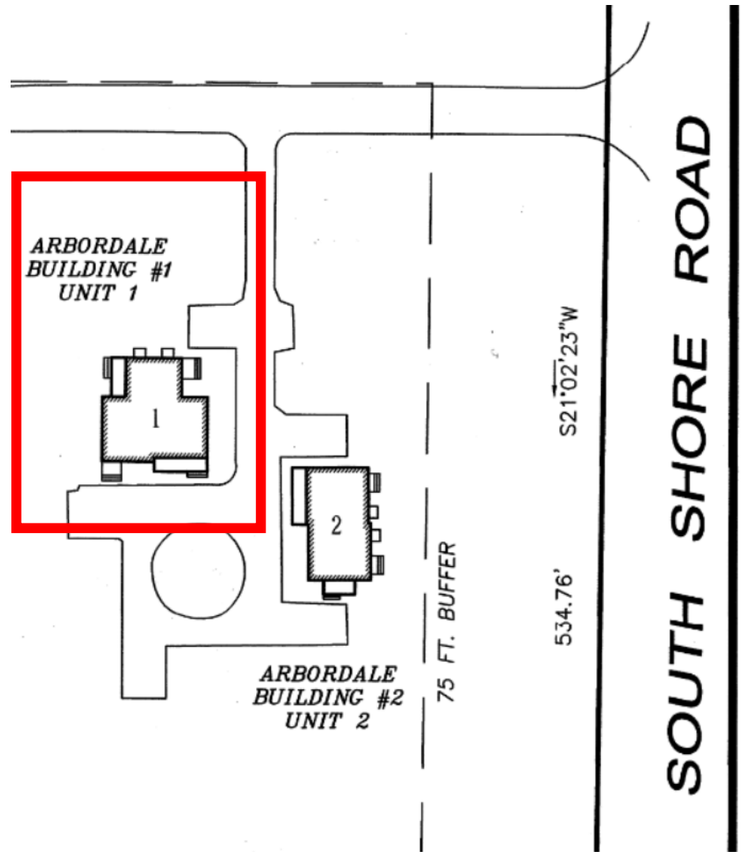
OUR ISLAND HOME - STAFF HOUSING
05/01/2024 3/16" = 1'-0"

SMRT

ARBORDALE BUILDING 1 - BASEMENT PLAN - EXISTING



ARBORDALE BUILDING 1 - FIRST FLOOR PLAN

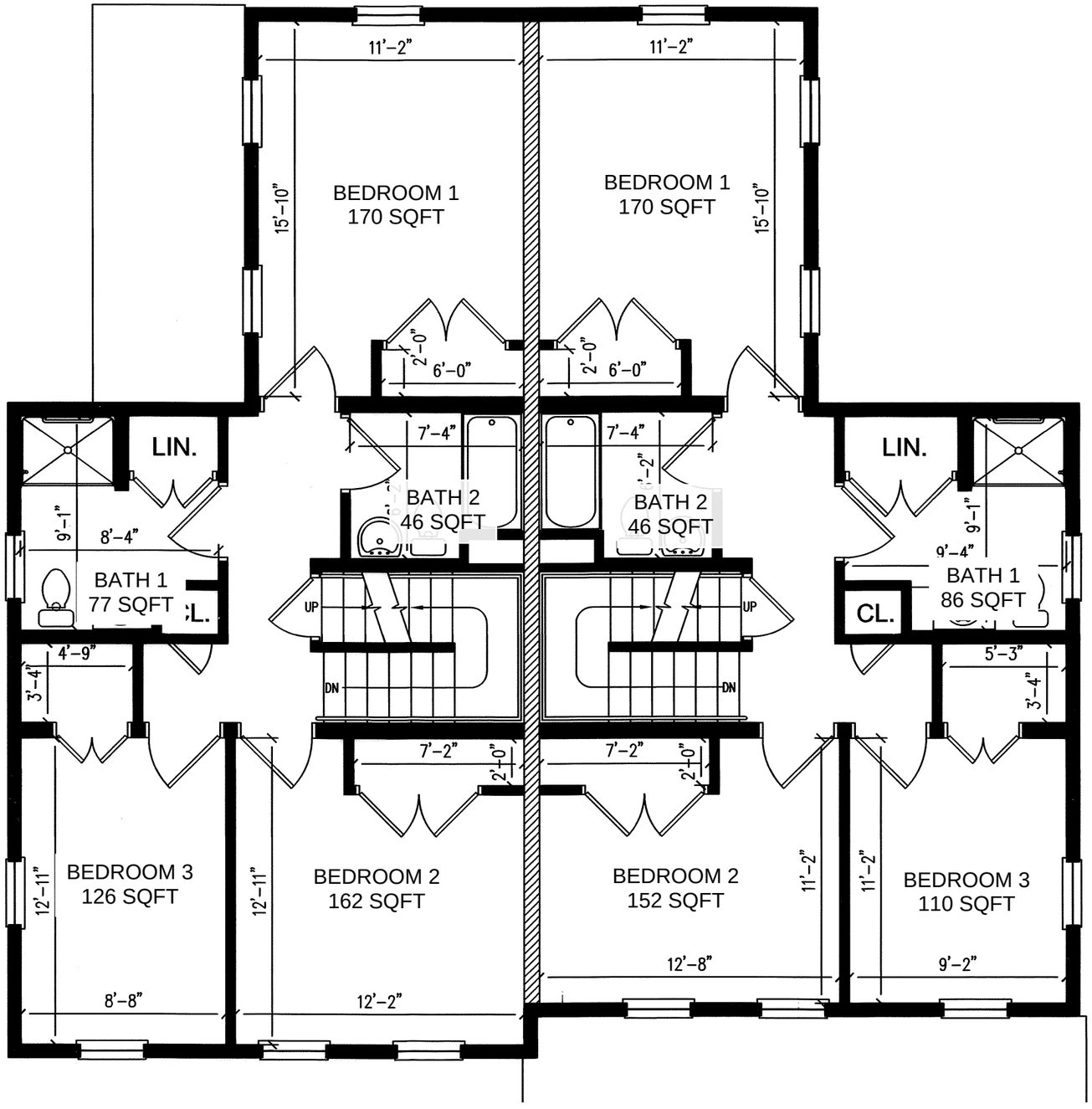


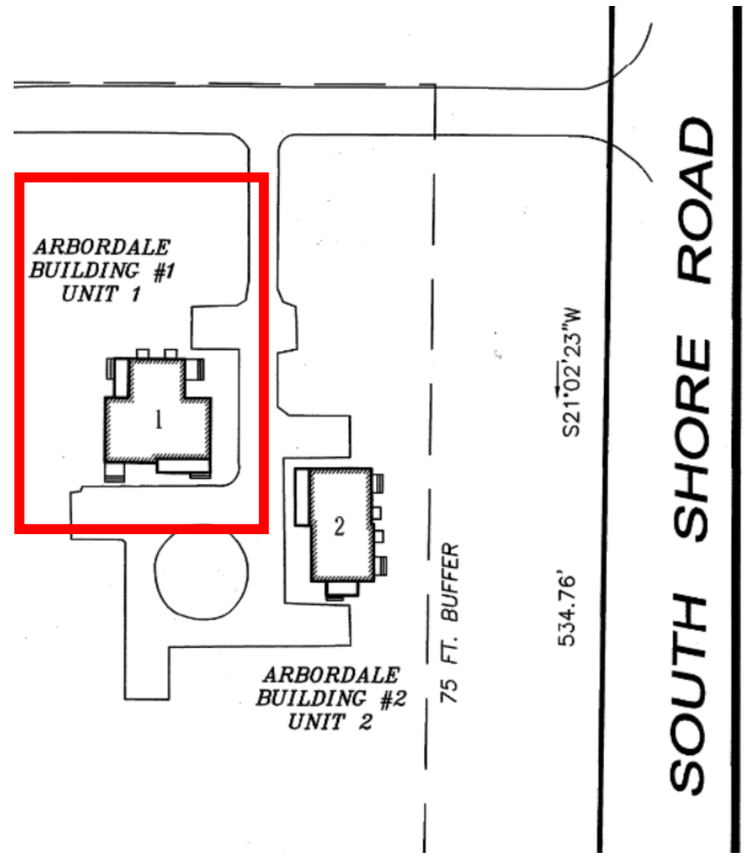
KEY PLAN
N.T.S.

EACH APARTMENT	
FAMILY ROOM	170 SF
KITCHEN	135 SF
LIVING	275 SF
BEDROOM 1	170 SF
BEDROOM 2	162 SF
BEDROOM 3	126 SF
HALF BATH	35 SF
BATH 1	77 SF
BATH 2	46 SF
BASEMENT	730 SF AND 712 SF
ATTIC	283 SF AND 260 SF
PORCHES	+/- 300 SF
TOTAL EACH APARTMENT	**+/- 1,875 SF**
TOTAL FLOOR AREA	**+/- 3,750 SF**

SMRT

APARTMENT 1 **APARTMENT 2**



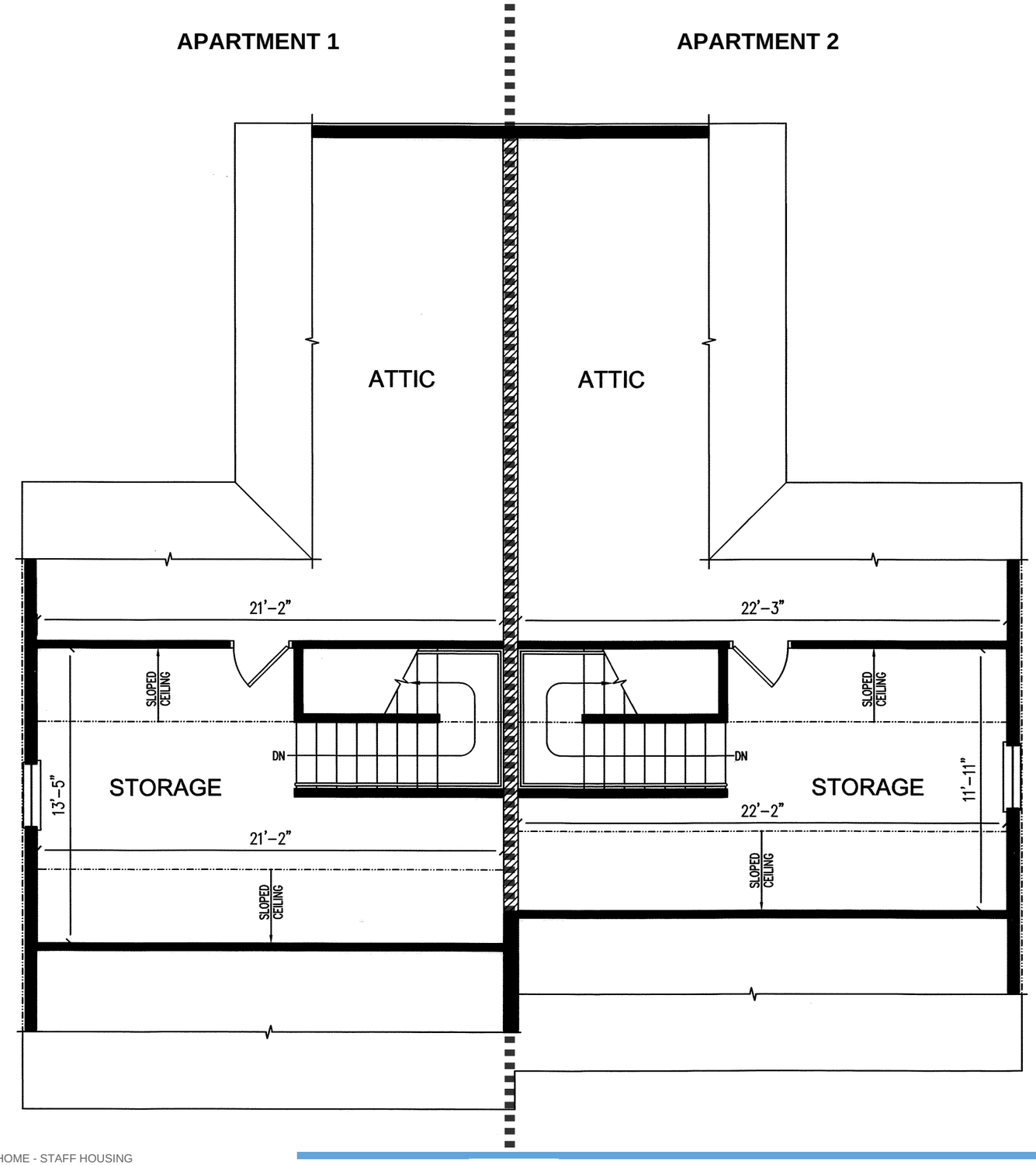


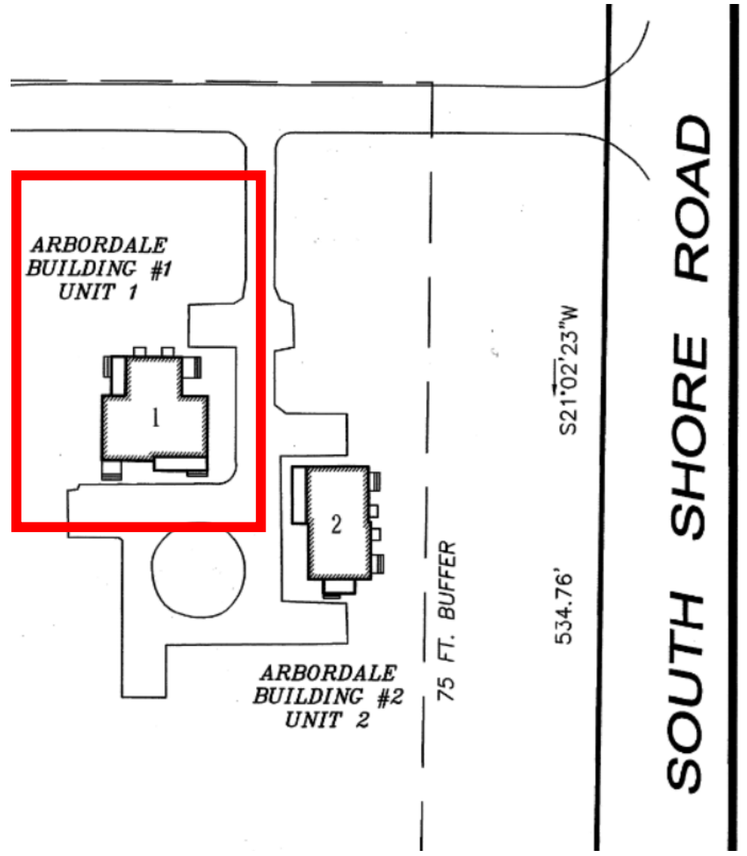
KEY PLAN
N.T.S.

OUR ISLAND HOME - STAFF HOUSING
05/01/2024 3/16" = 1'-0"

SMRT

ARBORDALE BUILDING 1 - SECOND FLOOR PLAN





KEY PLAN
N.T.S.

OUR ISLAND HOME - STAFF HOUSING
05/01/2024 3/16" = 1'-0"

SMRT

ARBORDALE BUILDING 1 - ATTIC PLAN

December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Town of Nantucket, Our Island Home – Hardscape & Landscape

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the proposed 'Hardscape & Landscape Design' for the new Our Island Home, located at Sherburne Commons Lane, Nantucket, MA.

This part of the project focuses on hardscape and landscape materials and how the overall design fits into the existing vernacular of the Sherburne Commons campus. Hardscape materials include asphalt pavement for vehicular access drives and parking areas; a combination of asphalt, concrete, and brick walkways and patios; wood fencing for screening service and utility equipment and for enclosing patio spaces, and a combination of native trees and shrubs to enhance the site and bring a sense of scale to the proposed improvements.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
N/A	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
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).
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.
JSM (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.
PENDING	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 1

Street & Number of Proposed Work: SHERBURNE COMMONS LANE

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JOHN MCMEEKING / SMRT

Mailing Address: 200 BRICKSTONE SQ. STE 303
ANDOVER, MA 01810

Contact Phone #: 720 · 287 · 9162 E-mail: jmcmeeking@smrtinc.com

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Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☑ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. N/A
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/A Sq. Footage 1st floor: N/A
Width: N/A Sq. footage 2nd floor: N/A
Sq. footage 3rd floor: N/A

Decks/Patio: Size: 1,115 SF ☐ 1st floor ☐ 2nd floor
Size: 560 SF ☐ 1st floor ☐ 2nd floor
675 SF

Difference between existing grade and proposed finish grade: North 0' South 2' East 6" West 6"

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation N/A
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass _____/12_____ Secondary Mass N/A /12 N/A Dormer _____/12_____ Other N/A

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) N/A

Fence: Height: 8'-0", 4'-6'-0"
Type: CEDAR
Length: 81'-0" (TO ENCLOSE GENERATOR)

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____
Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): N/A

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ _____
☐ Other N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other N/A
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A
C. Dimensions: Fascia N/A Rake N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A
Window Casing N/A Door Frame N/A Columns/Posts: Round N/A Square N/A

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer N/A

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 ASPHALT Walkways CONCRETE + ASPHALT Walls N/A

* 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 CEDAR (NATURAL) Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/26/24 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..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..Sherburne Commons Lane, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..80 | 1.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

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.

November 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	336	6	BERMAN SUSAN J		28 MIACOMET RD	NANTUCKET	MA	02554	28 MIACOMET RD
80	1	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	15 S SHORE RD
80	1	2	HOWARD WALLACE C TR	WALLACE C HOWARD TRUST 2017	44 MIACOMET RD	NANTUCKET	MA	02554	48 MIACOMET RD
80	1	3	HOWARD WALLACE C TR	WALLACE C HOWARD TRUST 2017	44 MIACOMET RD	NANTUCKET	MA	02554	44 MIACOMET RD
80	49		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	15A MIACOMET RD
80	66		IVANOV STOYAN		18 S SHORE RD	NANTUCKET	MA	02554	18 S SHORE RD
80	116		TOPHAM LEIGH M TR	RAMOS FAMILY REALTY TRUST	PO BOX 1270	NANTUCKET	MA	02554	24 S SHORE RD
80	218		TOPHAM LEIGH M TR	RAMOS FAMILY REALTY TRUST	PO BOX 1270	NANTUCKET	MA	O2554	20 S SHORE RD
80	297	2	2SP LLC		2 SOUTH PASTURE LN	NANTUCKET	MA	02554	2 S PASTURE LN
80	297	3	KILLEN LISA W TRUSTEE	SANDY WATER REALTY TRUST	PO BOX 977	HYANNIS	MA	02601	4 S PASTURE LN
80	297	4	WILLIAMS LINDA F		PO BOX 1446	NANTUCKET	MA	02554	6 S PASTURE LN
80	297	5	CAROL A WALSH IRRV TRUST		8 1/2 SOUTH PASTURE LN	NANTUCKET	MA	O2554	8 S PASTURE LN
80	297	6	GIRD ALBERT & CAROL ANN		10 SOUTH PASTURE LN	NANTUCKET	MA	02554	10 S PASTURE LN
80	297	7	BISON INVESTMENTS LLC		7 ST PAUL STREET STE 820	BALTIMORE	MD	21202	14 S PASTURE LN
80	297	9	STEELE LAURA ZAGAYKO ETAL		21 S SHORE RD	NANTUCKET	MA	02554	21 S SHORE RD
80	429		GOODWIN ROBERT H TRST	SANDY WATER II REALTY TR`	PO BOX 977	HYANNIS	MA	02601	6- S PASTURE LN
80	430		BROOKS MALCOLM S ETAL		12 S PASTURE LANE	NANTUCKET	MA	02554	12 S PASTURE LN
Count:	**17**								

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: Sherburne Commons Lane

Tax Map Number: 80 Parcel Number: 1

Owner of Record: The Town of Nantucket

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. The development area is proposed to encompass 4-acres of land on the eastern side of the property, adjacent to South Shore Road. In addition to the new facility, the project proposes to construct a new staff/employee housing building to offset the two existing duplex buildings that will be relocated to allow for construction. The project also proposes to construct/install new parking areas for staff and visitors, walking paths, patios, and landscaping.

Anticipated HDC Submission Date: December 2, 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.

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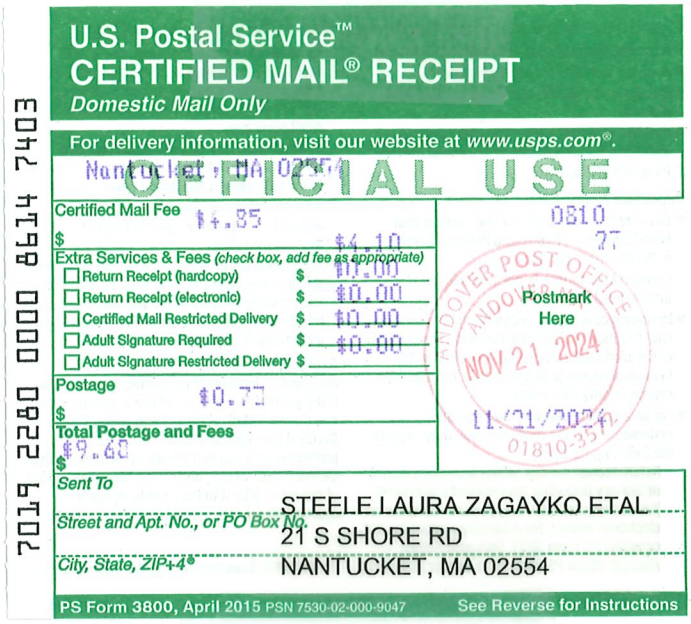

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $9.62

0810 27

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11/21/2024
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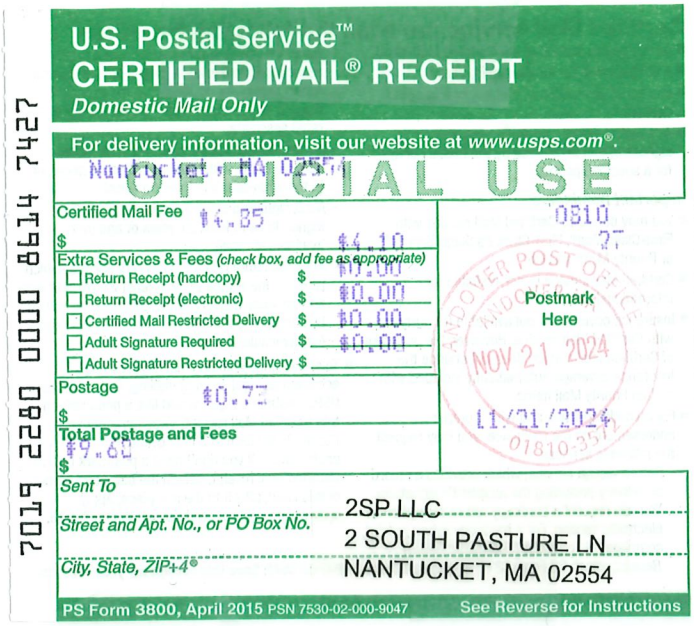
Sent To: STEELE LAURA ZAGAYKO ETAL
Street and Apt. No., or PO Box No.: 21 S SHORE RD
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 8614 7403



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- Adult Signature Restricted Delivery $

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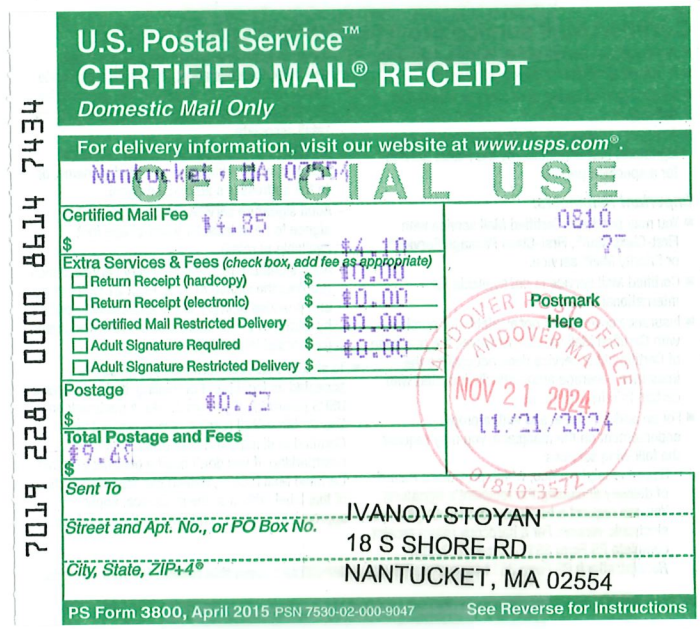
Sent To: 2SP LLC
Street and Apt. No., or PO Box No.: 2 SOUTH PASTURE LN
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 8614 7427



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ANDOVER POST OFFICE ANDOVER MA
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11/21/2024
01810-3571

Sent To: IVANOV-STOYAN
Street and Apt. No., or PO Box No.: 18 S SHORE RD
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Hyannis, MA 02601

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Certified Mail Fee $4.85
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ANDOVER POST OFFICE ANDOVER MA
NOV 21 2024
11/21/2024
01810-3571

Sent To: GOODWIN ROBERT H TRST
Street and Apt. No., or PO Box No.: SANDY WATER II REALTY TR
City, State, ZIP+4®: PO BOX 977
HYANNIS, MA 02601

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0002 3375 8078



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- Adult Signature Restricted Delivery $

Postage $0.72
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0810 27

Postmark Here
ANDOVER POST OFFICE ANDOVER MA
NOV 21 2024
11/21/2024
01810-3571

Sent To: HOWARD WALLACE C TR
Street and Apt. No., or PO Box No.: WALLACE C HOWARD TRUST 2017
City, State, ZIP+4®: 44 MIACOMET RD
NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 8614 7441

Memo

SMRT Architects and Engineers
877.700.7678
smrtinc.com

To	Historic District Commission	**Date**	12.02.24
From	SMRT Architects & Engineers	**Project No.**	23121
Subject	Site Fencing	**Project Name**	Our Island Home

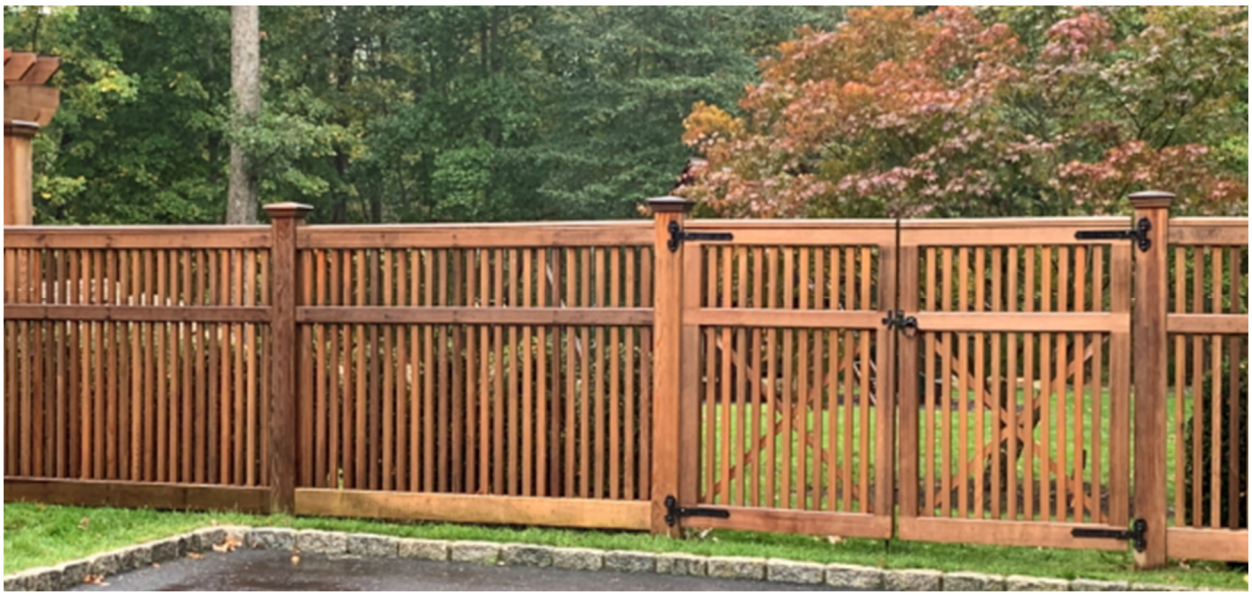
Our Island Home – Wood Fencing & Gate Options

Screen fence options around proposed emergency generator:





Enclosure fence and gate options at exterior patios:





HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS Sherburne Commons Lane, Nantucket, MA 02554

MAP/PARCEL 80 | 1

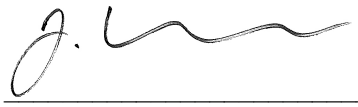
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

December 2, 2024
Date



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TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

Hardscape & Landscape Submission

COVER SHEET

ISSUED FOR HDC APPROVAL

12/02/24

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

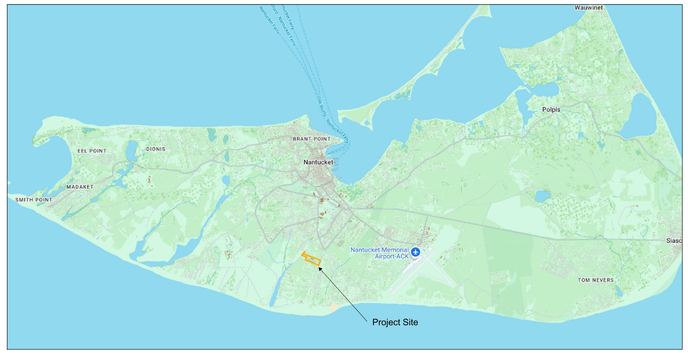
1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: **23121**

NOT FOR CONSTRUCTION



Sherburne Commons Base Data - Town of Nantucket G.I.S.



Project Site - Island Context - Town of Nantucket G.I.S.

Owner:	Town of Nantucket
Zone:	ALC (Assisted Living Community)
Parcel ID:	Map 80; Lot 1
Parcel Size:	19.94 Acres
PL Setbacks:	50.0' Lot Line; 75.0' Street Line (Vegetated)
Wetlands:	None
Easements:	30.0' Sanitary Sewer Force Main (North-South Axis)
Parking Req's:	Planning Board Determination
Proposed Development Area:	4- acres

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
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#	Description	Date

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12-02-24

SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

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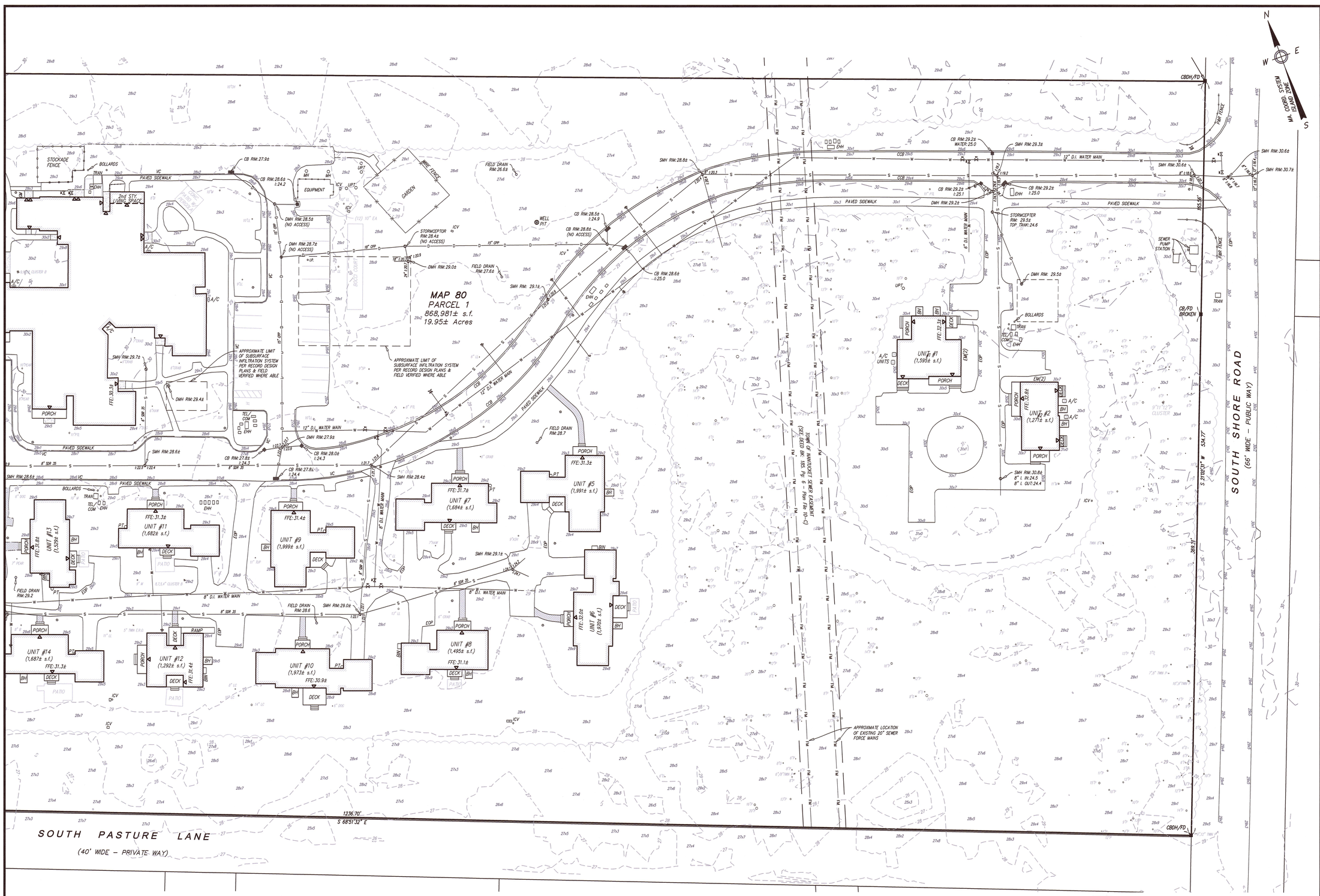
Sheet is intended to be PRINTED IN COLOR.

SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM



NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB–TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB–LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001–30
   PLAN# 2017–95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE 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 BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

TREE LEGEND

P–PINE	PTL–LONDON PLANTREE
CRAB–CRABAPPLE	LC–LEYLAND CYPRESS
ZJ–JAPANESE ZELKOVA	C–CEDAR
HAW–HAWTHORN	O–OAK
CH–CHERRY	E–ELM
M–MAPLE	HT–THORNLESS HONEYLOCUST
B–BIRCH	LL–LINDEN LITTLELEAF
DOG–DOGWOOD KOUSA	EA–EASTERN ARBORVITAE
SP–SPRUCE	ERO–ELAEAGNUS RUSSIAN OLIVE
TUP–TUPELO	DEC–DECIDUOUS TREE

EXISTING LEGEND

——100——	MAJOR CONTOUR
——99——	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
——W——	WATER LINE/SERVICE
	WATER SHUT–OFF
	WATER HYDRANT
	WATER GATE
——S——	SEWER LINE (GRAVITY)
——FM——	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
——D——	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
EM	ELECTRIC METER
GM	GAS METER
UPT	UNDERGROUND PROPANE TANK
PT	PROPANE TANK
ICV	IRRIGATION CONTROL VALVE BOX
	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
O XTREE	TREE SIZE/SPECIES

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, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 1 of 3

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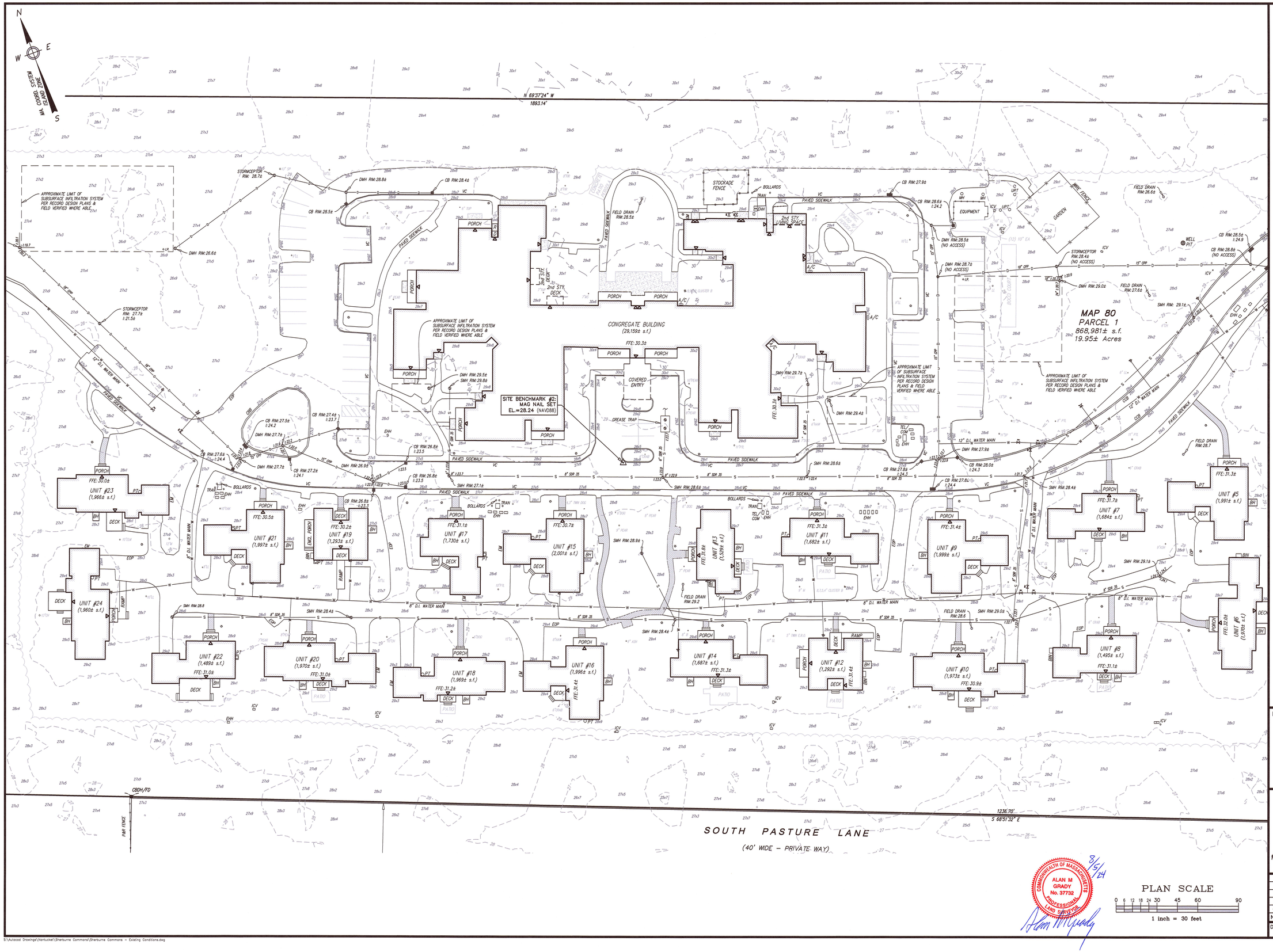

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	WATER HYDRANT
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O.I.P.	INSPECTION PORT
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IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/5/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 2 of 3

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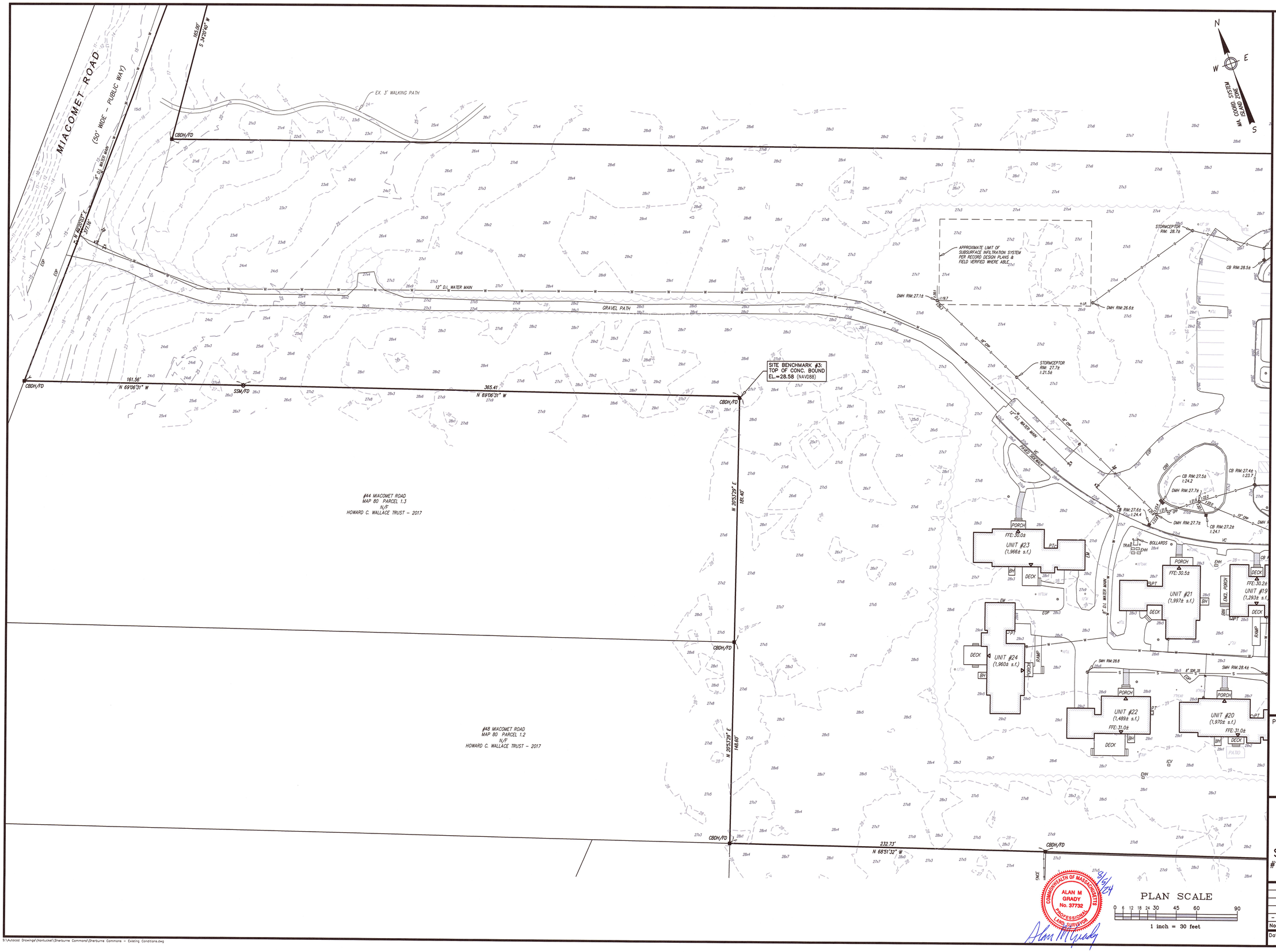

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EXISTING CONDITIONS PLAN
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MAP 80 PARCEL 1

No.	Date	Revision Description	By
-	-	-	-

Date:	Drawn:	Checked:	Sheet:
AUGUST 5, 2024	RMM/JMC/BEI	DFB/AMG	3 of 3

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TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

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12-02-24

SHEET TITLE:

EXISTING SITE PHOTOS

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Sheet is intended to be PRINTED IN COLOR.

SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)

WHEROWHERO LANE
(40' WIDE – PRIVATE WAY)

SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)

ZONING DISTRICT BOUNDARY

NHESP PRIORITY HABITAT BOUNDARY

TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan File 10–C)

75' VEGETATED BUFFER

MAP 80
PARCEL 1
868,981± s.f.
19.95± Acres

#21 SOUTH SHORE ROAD
MAP 80 PARCEL 297.9
N/F
LAURA ZACKTWO STEELE &
BRIAN CLACETT STEELE

#2 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
N/F
ZSP LLC

#4 SOUTH PASTURE LANE
MAP 80 PARCEL 297.3
N/F
SANDY WATER REALTY TRUST

UNIT #5
(1,491± s.f.)
FFE: 31.3±

UNIT #6
(1,970± s.f.)
FFE: 31.1±

UNIT #7
(1,684± s.f.)
FFE: 31.2±

UNIT #8
(1,495± s.f.)
FFE: 31.1±

N: 90699.19
E: 1750383.63

PC: 0+46.94
PT: 1+06.65
PC: 1+31.28
PT: 2+09.27
PC: 2+30.50
PT: 2+55.60
5+95.93
5+40.31

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0' 15' 30' 60' 90'
1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

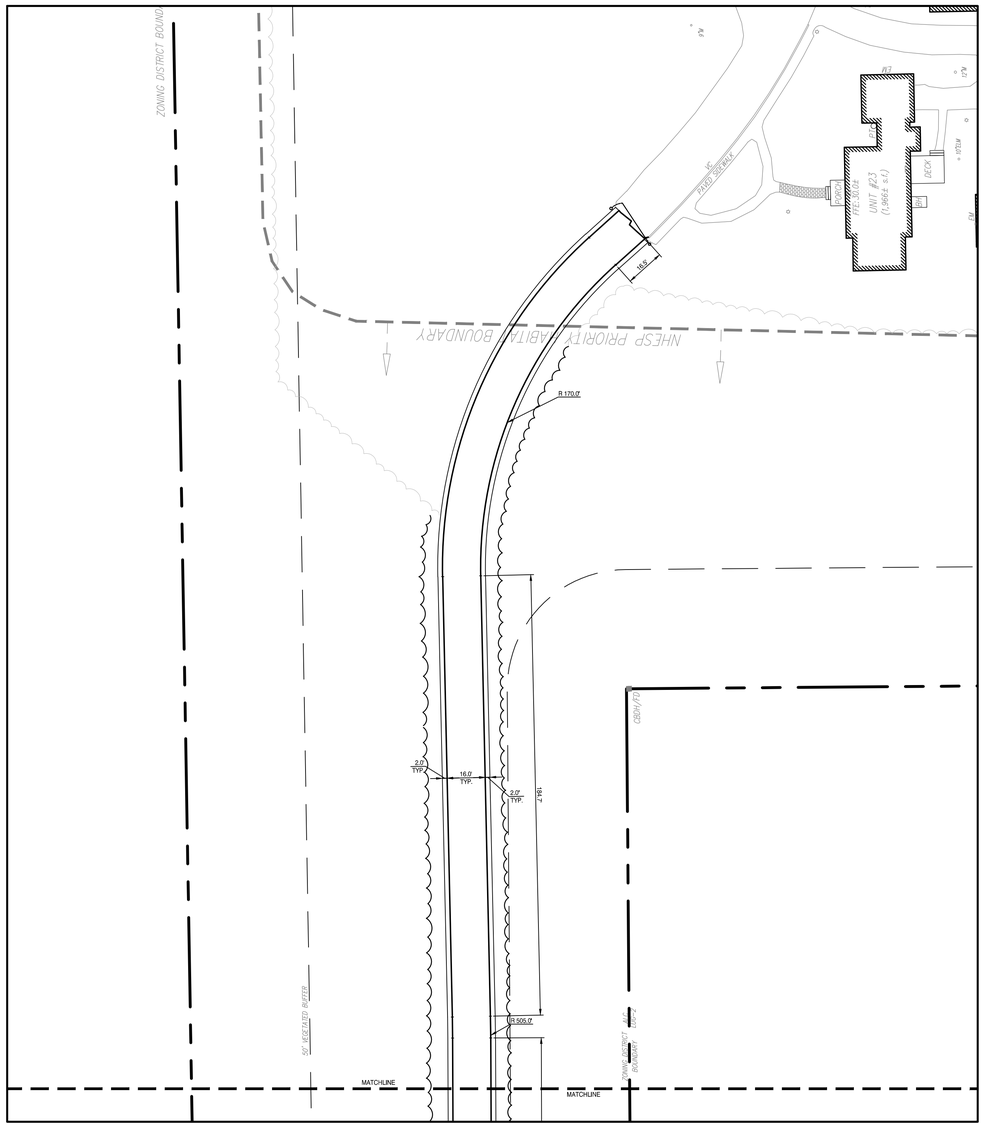
SHEET TITLE:

SITE LAYOUT PLAN

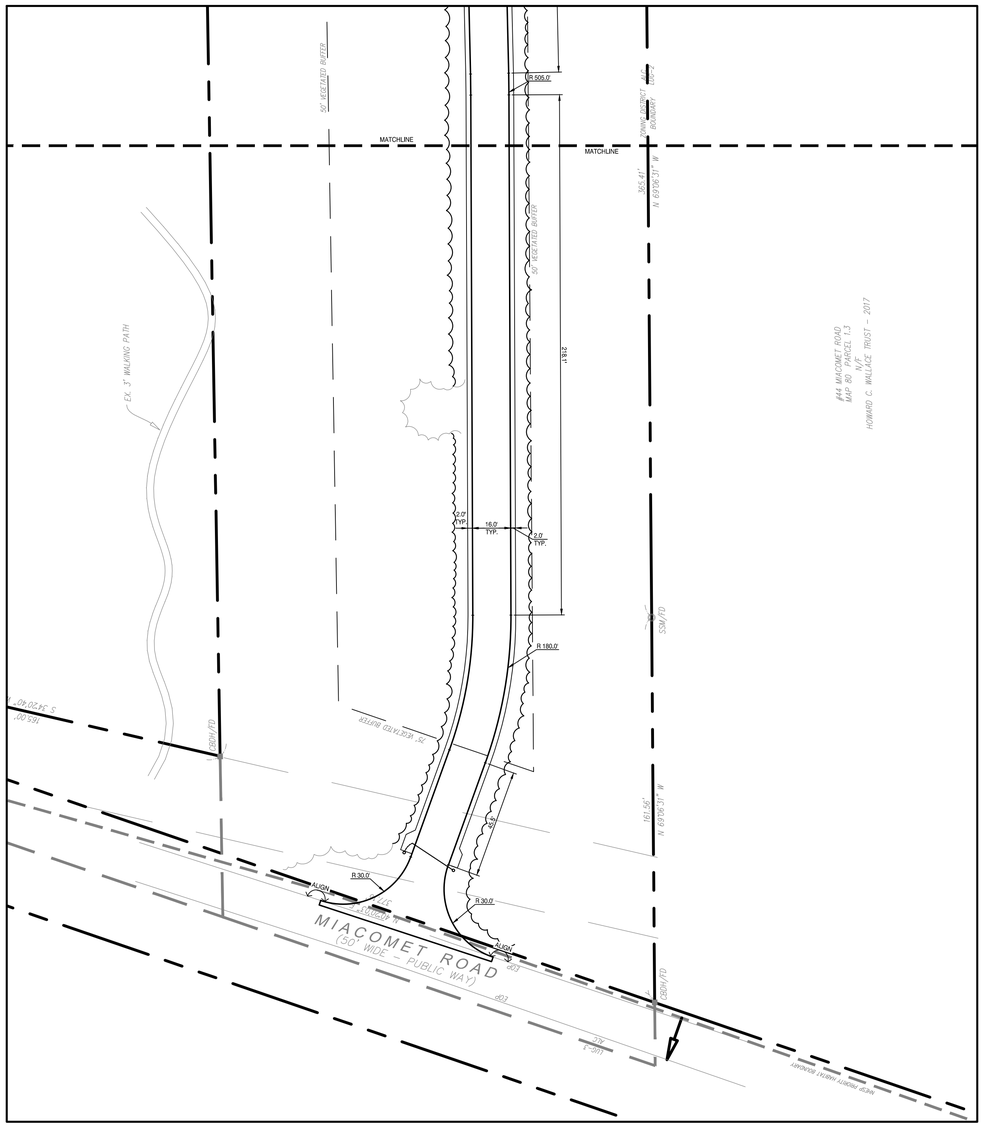
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CP101



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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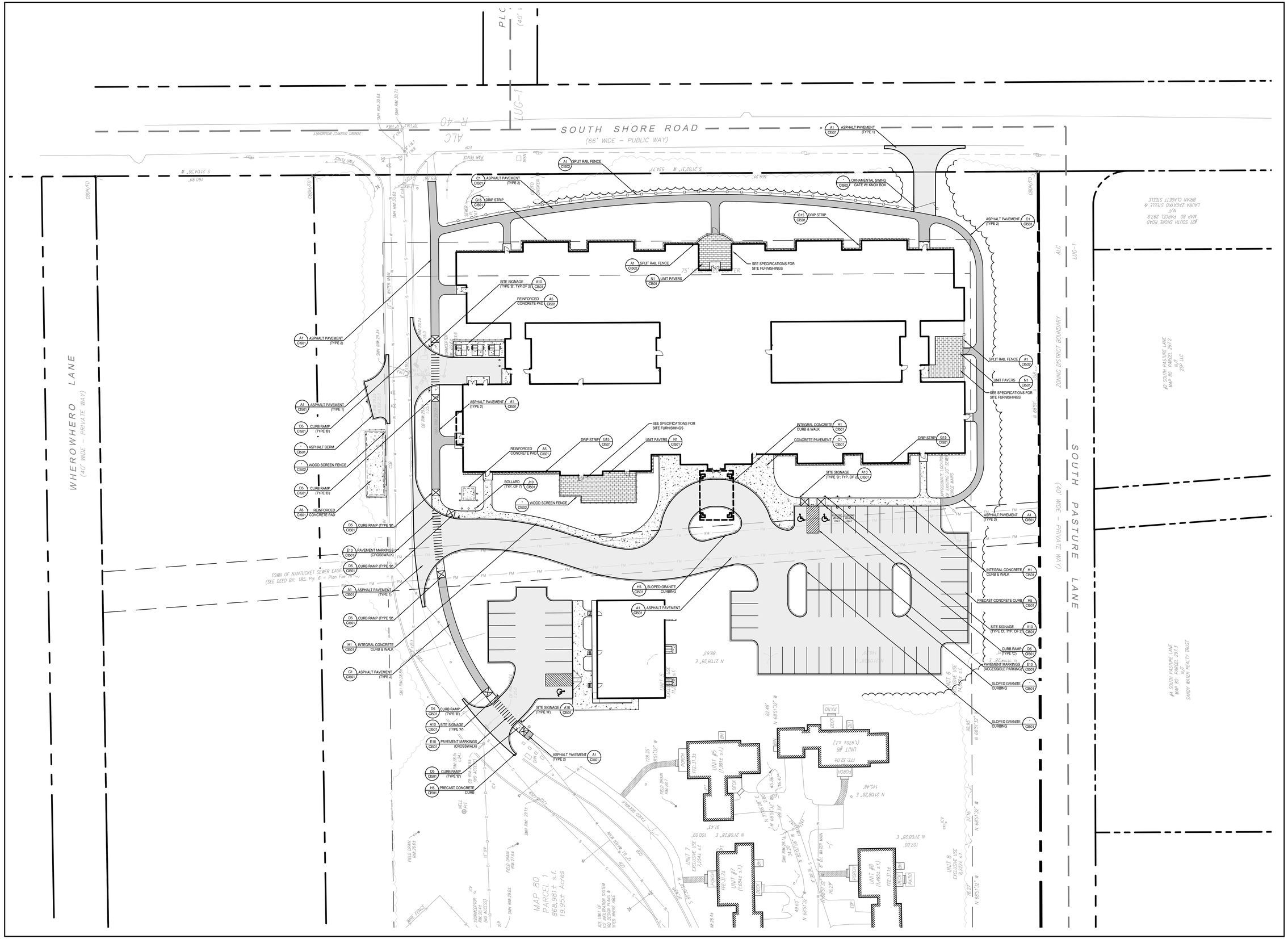
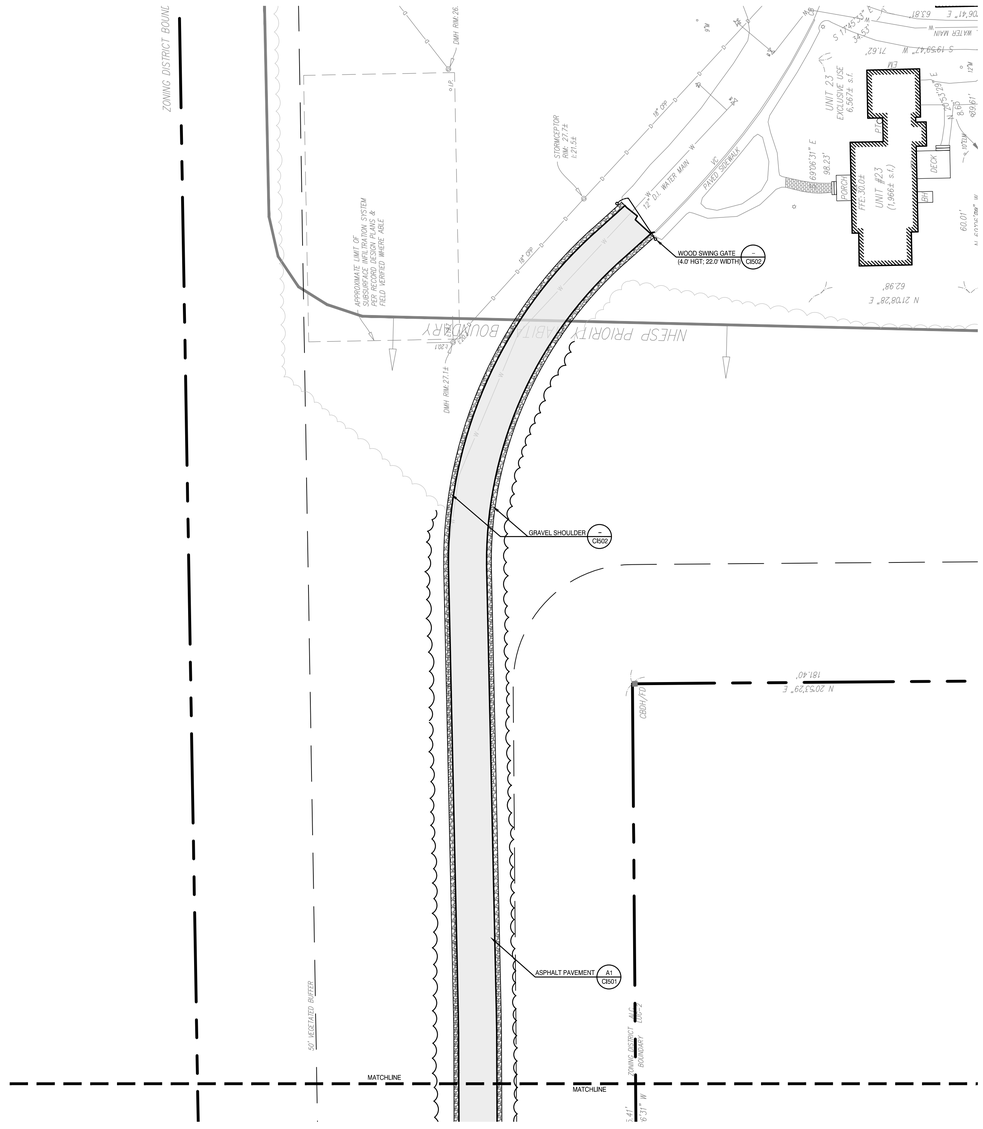
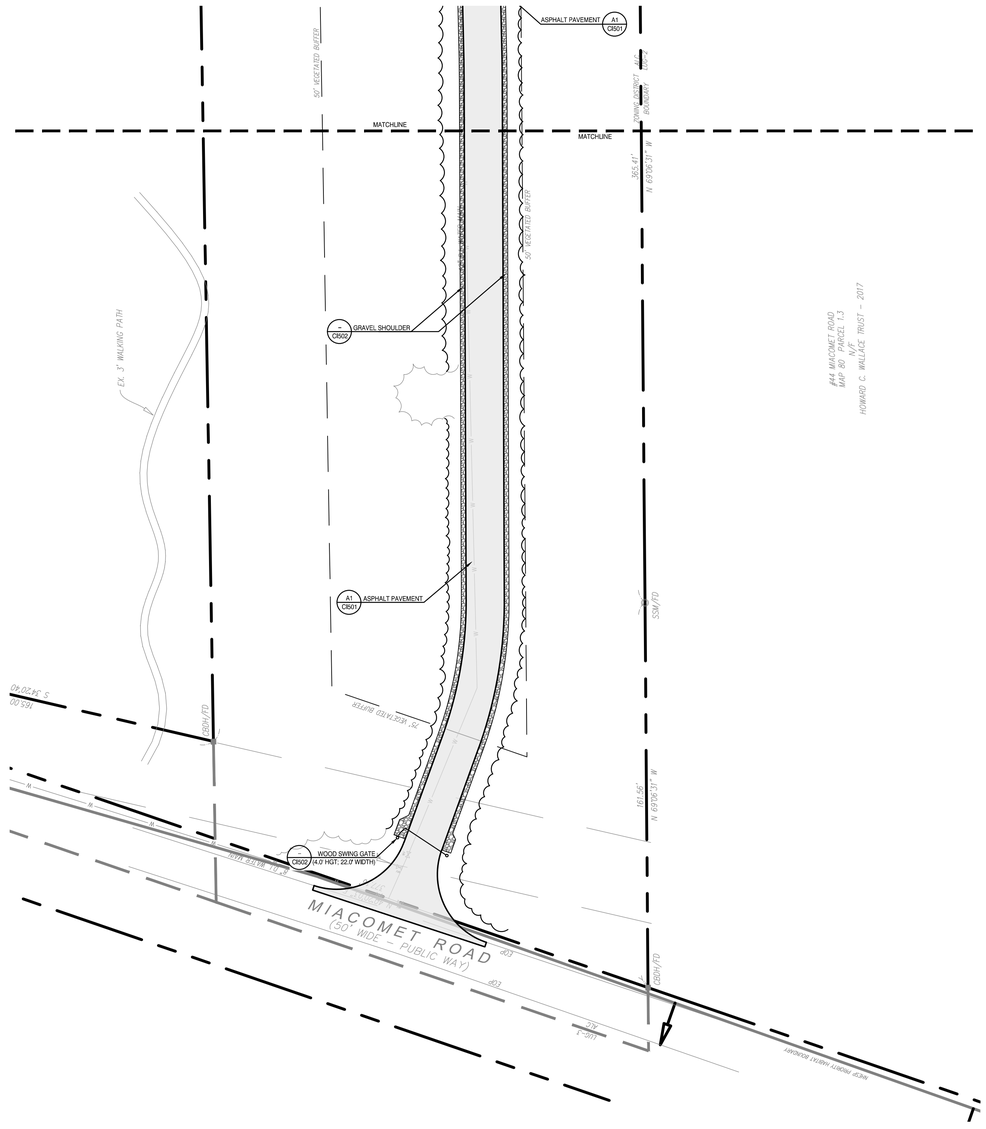
CP102


SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)
WHEROWHERO LANE
(40' WIDE – PRIVATE WAY)
SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)
LUG-1
ALC
ZONING DISTRICT BOUNDARY
MAP 80 PARCEL 1
868,981± s.f.
19.95± Acres
TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan File 6 – 6)
#21 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
N/F
25P LLC
#4 SOUTH PASTURE LANE
MAP 80 PARCEL 297.3
N/F
SANDY WATER REALTY TRUST
#21 SOUTH SHORE ROAD
MAP 80 PARCEL 297.9
N/F
LAURA ZACHOWSKI STEELE &
BRIAN CLACETT STEELE
A1 C501 ASPHALT PAVEMENT (TYPE 1)
A1 C502 SPLIT RAIL FENCE
C1 C501 ASPHALT PAVEMENT (TYPE 2)
G15 C501 DRIP STRIP
C502 ORNAMENTAL SWING GATE W/ KNOX BOX
N1 C501 UNIT PAVERS
SEE SPECIFICATIONS FOR SITE FURNISHINGS
A10 C501 SITE SIGNAGE (TYPE 'B', TYP. OF 2)
A5 C501 REINFORCED CONCRETE PAD
D5 C501 CURB RAMP (TYPE 'B')
C501 ASPHALT BERM
C502 WOOD SCREEN FENCE
E10 C501 PAVEMENT MARKINGS (CROSSWALK)
H1 C501 INTEGRAL CONCRETE CURB & WALK
H5 C501 SLOPED GRANITE CURBING
A10 C501 SITE SIGNAGE (TYPE 'A')
H5 C501 PRECAST CONCRETE CURB
C1 C501 CONCRETE PAVEMENT
J10 C501 BOLLARD (TYP. OF 7)
SITE SIGNAGE (TYPE 'D', TYP. OF 2)
PRECAST CONCRETE CURB
SITE SIGNAGE (TYPE 'C')
PAVEMENT MARKINGS (ACCESSIBLE PARKING)
SLOPED GRANITE CURBING
UNIT #1 (1,484± s.f.)
UNIT #5 (1,991± s.f.)
UNIT #6 (1,970± s.f.)
UNIT #7 EXCLUSIVE USE 1,294± s.f.
UNIT #8 (1,495± s.f.)
UNIT 6 EXCLUSIVE USE 1,422± s.f.
UNIT 8 EXCLUSIVE USE 1,422± s.f.
PORCH
DECK
PATIO
FFE 31.34
FFE 31.11
FFE 31.14
FFE 31.01
FFE 31.16
FFE 31.04
TOWN OF NANTUCKET WATER SYSTEM NO. DESIGN PLANS & SPECS WHERE ABLE
8" D.I. WATER MAIN
STORMCEPTOR RIM: 28.44 (NO ACCESS)
FIELD DRAIN RIM: 26.61
FIELD DRAIN RIM: 27.63
FIELD DRAIN RIM: 29.01
DMH RIM: 29.01
SMH RIM: 29.14
SMH RIM: 29.31
SMH RIM: 30.63
SMH RIM: 30.72
CB RIM: 29.52
CB RIM: 29.61
CB RIM: 29.74
CB RIM: 29.76
CB RIM: 29.80
CB RIM: 29.84
CB RIM: 29.87
CB RIM: 29.91
CB RIM: 29.94
CB RIM: 29.96
CB RIM: 29.98
CB RIM: 30.01
CB RIM: 30.04
CB RIM: 30.07
CB RIM: 30.10
CB RIM: 30.13
CB RIM: 30.16
CB RIM: 30.19
CB RIM: 30.22
CB RIM: 30.25
CB RIM: 30.28
CB RIM: 30.31
CB RIM: 30.34
CB RIM:



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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12-02-24

SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN

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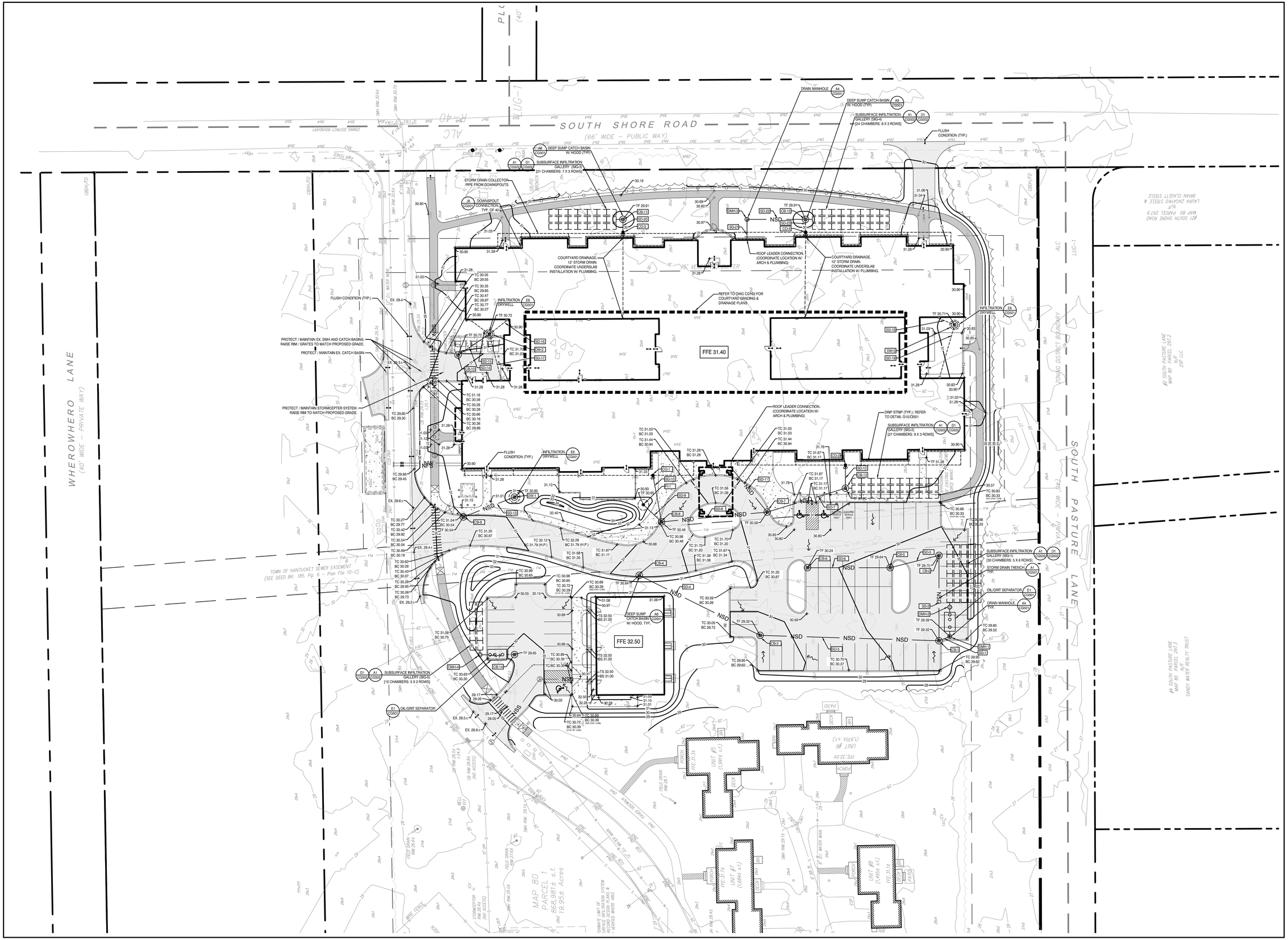
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CI102



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SHEET TITLE:

SITE GRADING & DRAINAGE PLAN

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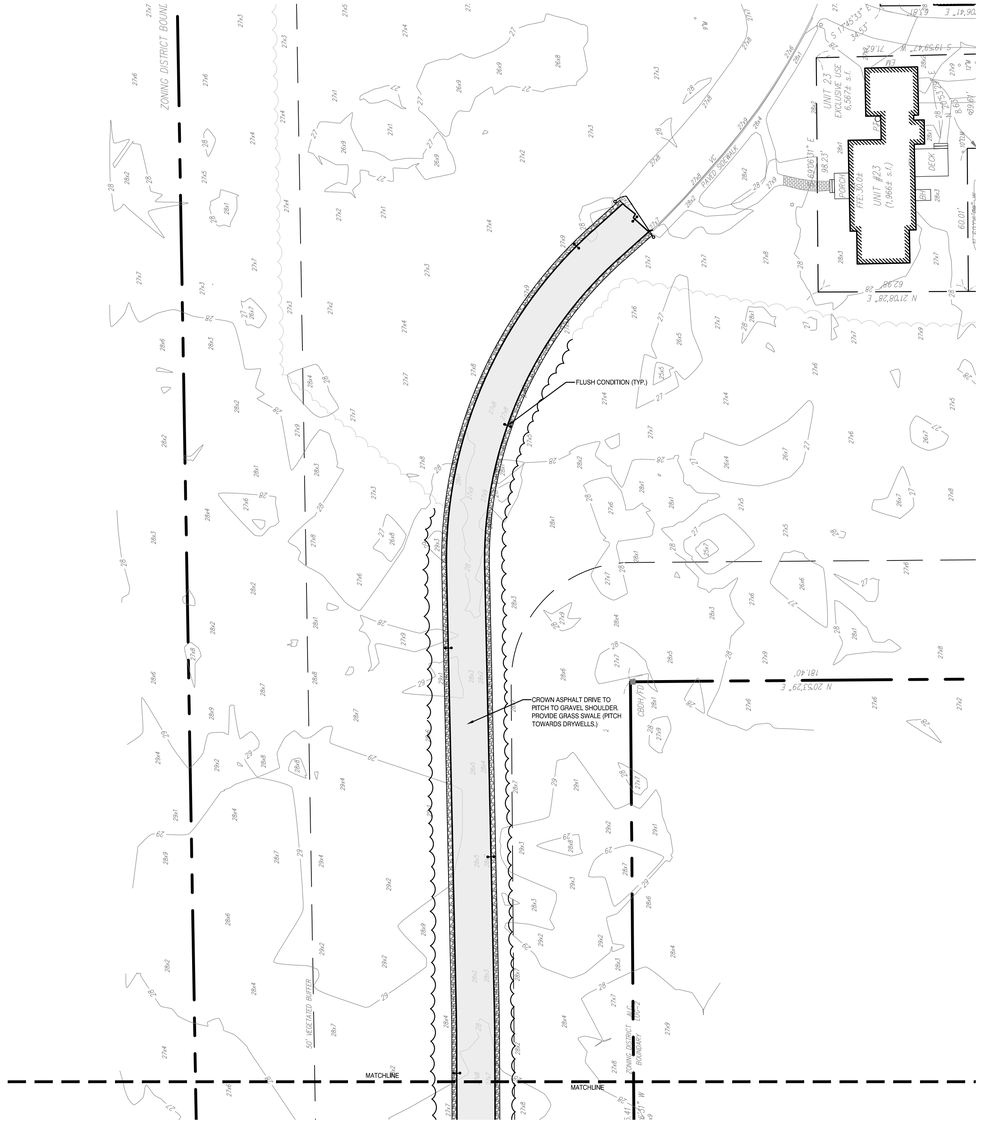
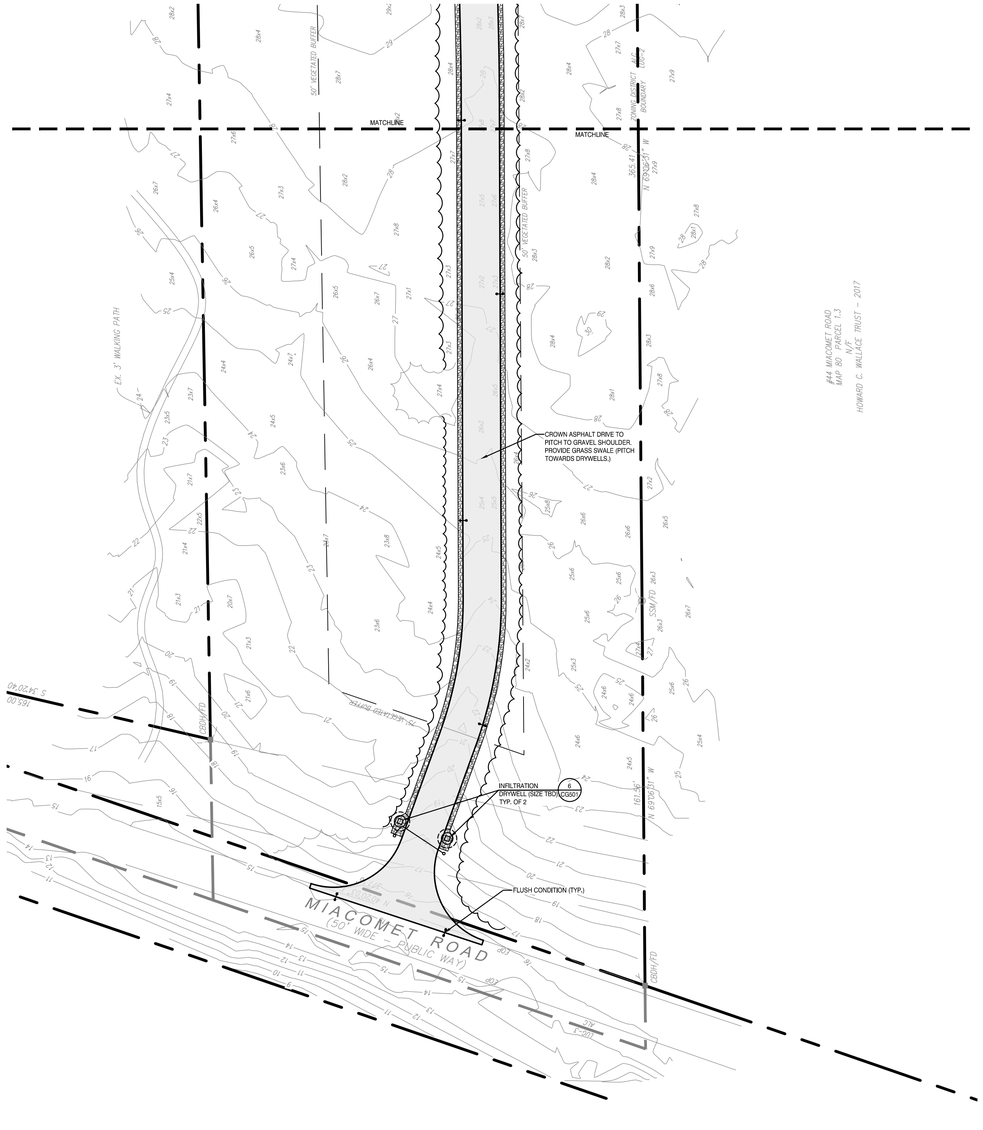
SCALE:	1" = 30'	DESIGNED BY:	MAF
SMRT PROJECT #:	23121	DRAWN BY:	MAF

CG101



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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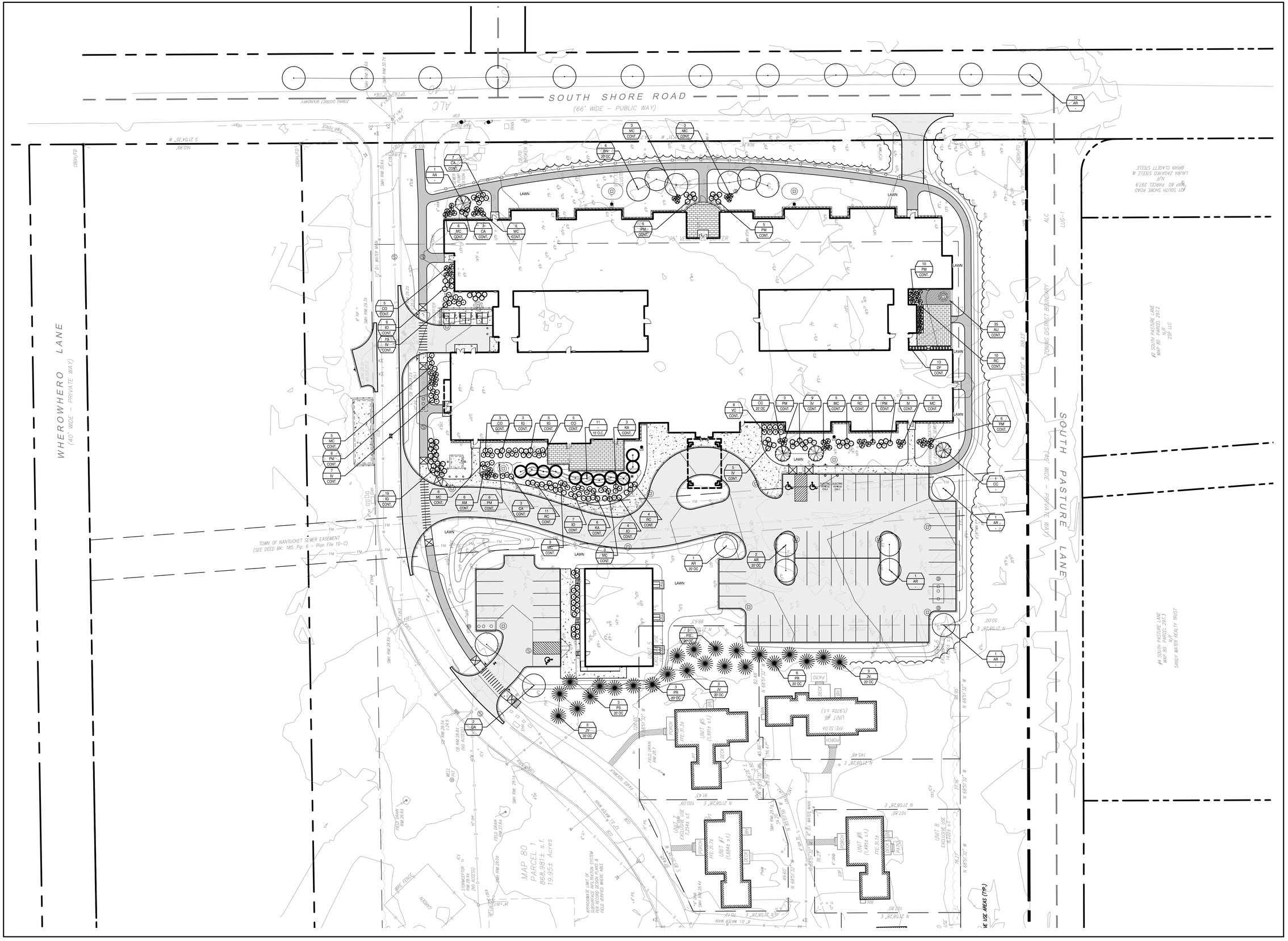
CG102



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SITE PLANTING PLAN

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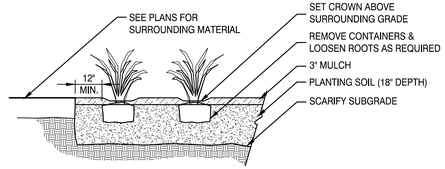
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP101

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES NOTED ON THE DRAWINGS AND THOSE GRAPHICALLY SHOWN SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE LANDSCAPE CONTRACTOR IS ADVISED THAT BELOW GROUND UTILITIES EXIST ON SITE, THE LOCATIONS OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF OPERATIONS (SEE GENERAL NOTES REGARDING DIGSAFE). SHOULD THE LOCATION OF ANY PROPOSED PLANTING CONFLICT WITH ANY UTILITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR DECISION.
3. ANY AND ALL PAVING, CURBING, UTILITIES, LAWNS, ETC., DAMAGED AS A RESULT OF THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. LOCATIONS OF PROPOSED PLANTINGS AND BED LINES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. PLANTS SHALL BE PLACED NO CLOSER THAN ONE-HALF THE NOTED SPACING TO PAVEMENT EDGES, BED LINES, OR STRUCTURE FACES, UNLESS NOTED OR SHOWN OTHERWISE.
6. PLANT MASSES SHALL BE LAID OUT AND INSTALLED STARTING AT THE PRINCIPAL, FORM-DEFINING PERIMETER, THEN FILLING INWARD IN DOUBLE-ROW-STAGGERED FASHION, UNLESS NOTED OR SHOWN OTHERWISE.
7. ALL PLANTING BEDS INCLUDING TREE AND SHRUB PITS AS INDICATED SHALL RECEIVE 3" APPROVED CLEAN, UNIFORMLY GROUND OR SHREDDED PINE OR HEMLOCK BARK MULCH.
8. THE LANDSCAPE CONTRACTOR SHALL RELOCATE ANY PLANT ACCORDING TO THE DIRECTION OF THE LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIALS CALLED FOR AND INSTALLED SHALL MEET OR EXCEED SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. ALL PLANTING BEDS SHALL BE DEFINED BY A NEAT, SHOVEL-CUT BED LINE. BED LINES SHALL BE TRUE TO FORM AS SHOWN ON THE DRAWINGS, CONSISTING OF SMOOTH CURVES AND SHARP LINES AND CORNERS.
11. IF, BECAUSE OF CULTURE REQUIREMENTS, AVAILABILITY, OR OTHER CIRCUMSTANCES, THE LANDSCAPE CONTRACTOR BELIEVES A PARTICULAR PLANT CALLED FOR IS INAPPROPRIATE, THE LANDSCAPE CONTRACTOR SHALL REPORT THE SITUATION IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
12. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL RECEIVE 6" LOAM AND SEED.
13. ALL SOIL IN SHRUB/PERENNIAL BEDS SHALL BE OVER-EXCAVATED AND REPLACED WITH PLANTING SOIL TO DEPTHS INDICATED (RE: SPECIFICATIONS).

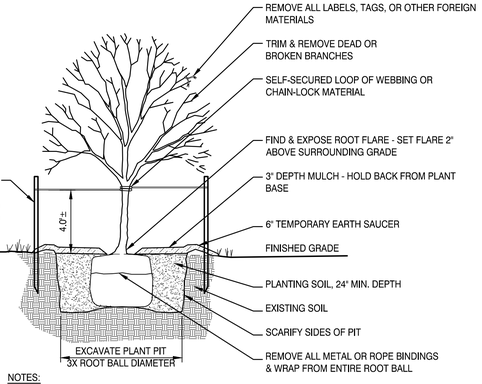
PLANTING NOTES F6
N.T.S.



GRASSES & GROUNDCOVER PLANTING H1
N.T.S.

MARK	SCIENTIFIC NAME / COMMON NAME	CALIPER	MIN. SIZE HEIGHT	ROOT	REMARKS
TREES					
AA	Amelanchier arborea / Downy Serviceberry	3.0" MIN.	-	B & B	
AR	Acer rubrum / Red Maple	3.5" MIN.	-	B & B	
BN	Betula nigra / River Birch	3.5" MIN.	-	B & B	Multi-Stem Specimens Only
CC	Cercis canadensis / Eastern Redbud	3.0" MIN.	-	B & B	
CT	Carya tomentosa / Mockernut Hickory	3.5" MIN.	-	B & B	
JV	Juniperus virginiana / Red Cedar	-	10.0'-12.0' MIN.	B & B	
NS	Nyssa sylvatica / Black Tupelo	3.5" MIN.	-	B & B	
PR	Pinus rigida / Pitch Pine	-	10.0'-12.0' MIN.	B & B	
PS	Pinus strobus / White Pine	3.5" MIN.	-	B & B	
QA	Quercus alba / White Oak	3.5" MIN.	-	B & B	
SHRUBS					
AC	Amelanchier canadensis / Eastern Shadbush	-	3.0'	CONTAINER	
AM	Aronia melanocarpa / Black Chokeberry	-	3.0'	CONTAINER	
CA	Clethra alnifolia / Sweet Pepperbush	-	3.0'	CONTAINER	
CO	Cephalanthus occidentalis / Buttonbush	-	3.0'	CONTAINER	
IG	Ilex glabra 'Compacta' / Compact Inkberry	-	3.0'	CONTAINER	
IO	Ilex opaca / American Holly	-	3.0'	CONTAINER	
IV	Ilex verticillata / Winterberry	-	3.0'	CONTAINER	
KA	Kalmia angustifolia / Sheep Laurel	-	3.0'	CONTAINER	
MC	Morella caroliniensis / Small Bayberry	-	3.0'	CONTAINER	
PM	Prunus maritima / Beach Plum	-	3.0'	CONTAINER	
RC	Rosa carolina / Carolina Rose	-	3.0'	CONTAINER	
VC	Vaccinium corymbosum / Highbush Blueberry	-	3.0'	CONTAINER	
VO	Viburnum opulus 'Nanum / Dwarf Cranberry	-	1.5'	CONTAINER	
GROUNDCOVERS					
AU	Arcostaphylos uva-ursi / Bearberry	-	#2 POT	CONTAINER	
CC	Chamaepericlymenum canadense / Bunchberry	-	#2 POT	CONTAINER	
JH	Juniperus horizontalis / Creeping Juniper	-	#2 POT	CONTAINER	
VINES					
CV	Clematis virginiana / Virgin's Bower	-	#2 POT	CONTAINER	
GRASSES					
AB	Ammophila brevilgulata / American Beach Grass	-	#2 POT	CONTAINER	
AG	Andropogon glomeratus / Bushy Bluestem	-	#2 POT	CONTAINER	
DF	Deschampsia flexuosa / Wavy Hair Grass	-	#2 POT	CONTAINER	
ES	Eragrostis spectabilis / Purple Lovegrass	-	#2 POT	CONTAINER	

PLANTING SCHEDULE A6
N.T.S.



NOTES:

1. SHRUB TO BE SET PLUMB.
2. SECURE SHRUB AS MAY BE REQUIRED ACCORDING TO SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

SHRUB PLANTING E1
N.T.S.

NOTES:

1. TREE TO BE SET PLUMB.
2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

TREE PLANTING A1
N.T.S.

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SHEET TITLE:

SITE PLANTING DETAILS

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SCALE:	AS SHOWN	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP501



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SITE RENDERING

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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°: 29 PARCEL N°. 77

Street & Number of Proposed Work: 7 SPRUCE DRIVE

Owner of record: TIMOTHY & TINA MOORE

Mailing Address: 1 NUTHELLWOOD ROAD
WINDHAM, NH. 03087

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OWEN DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4779 E-mail: ovanowen@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 12' x ☒ 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: ASSESSORS - c 1940

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? (CAN'T FIND ONE)? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REBUILD EXISTING DECK AND EXPAND – (ON 1ST FLOOR)

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BRICK Walkways BRICK Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

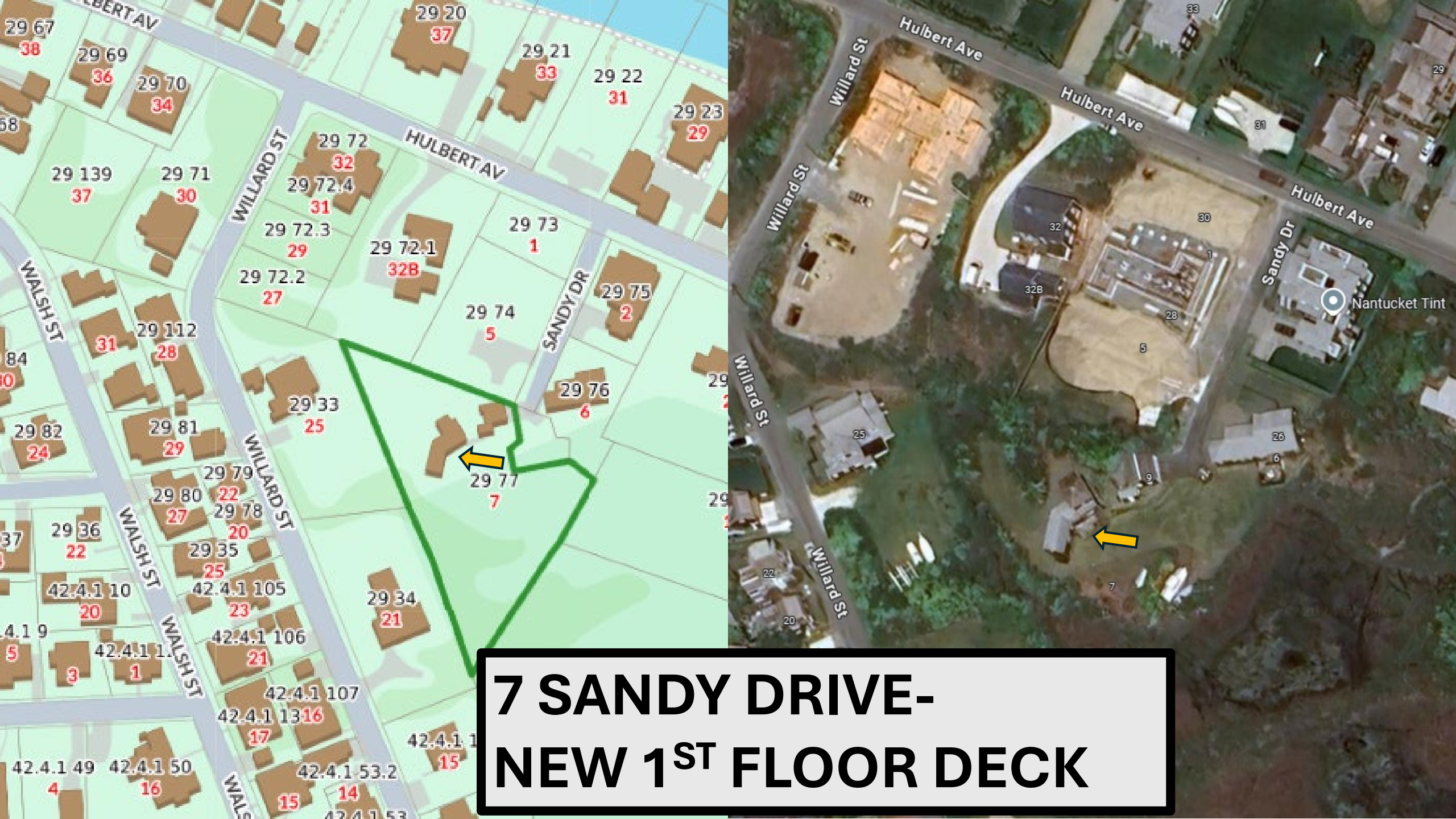
Trim _____ Sash _____ Doors _____

Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/29/24 Signature of owner of record _____ Signed under penalties of perjury



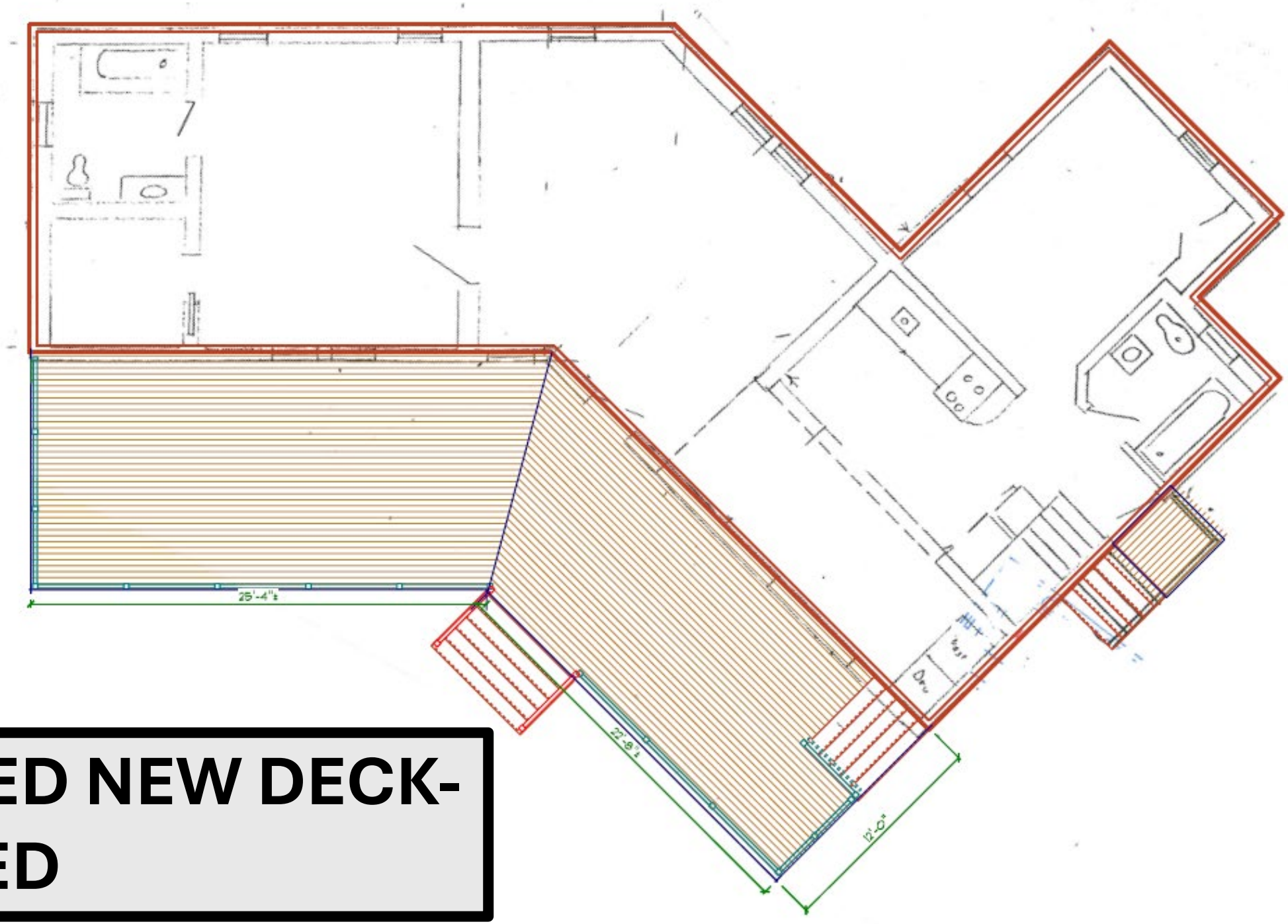
7 SANDY DRIVE-
NEW 1ST FLOOR DECK


175.00'
360.53'
N 24°00'50" W
WF 1-D
WF 5
WF 6
WF 7
WF 8
WF 9
WF 12
WF 13
WF 14
WF 17
WF 18
WF 19
WF 20
WF 21
WF 22
#7
EX. HOUSE
991 s.f.
FFE=8.6
DECK
B.H.
EX. GAR.
374 s.f.
SLAB=4.7
SHED
100 s.f.
RAMP
135
S 23°
SA'
S


EXISTING DECK

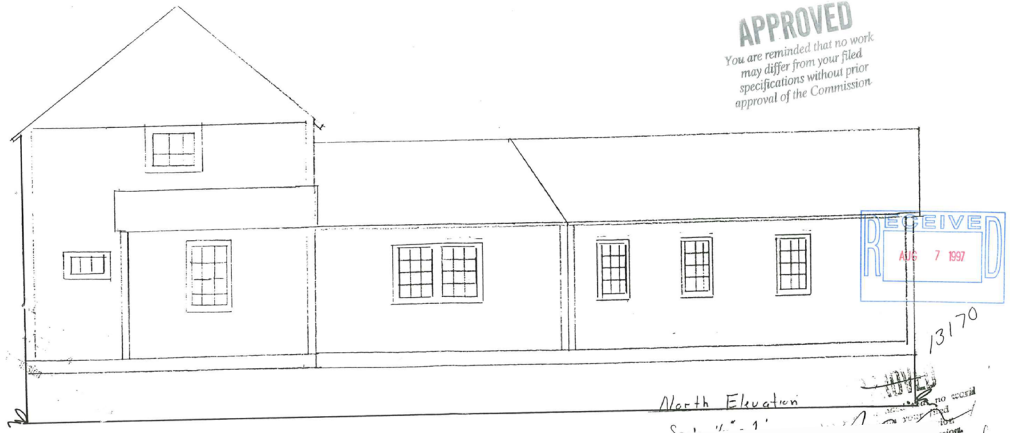


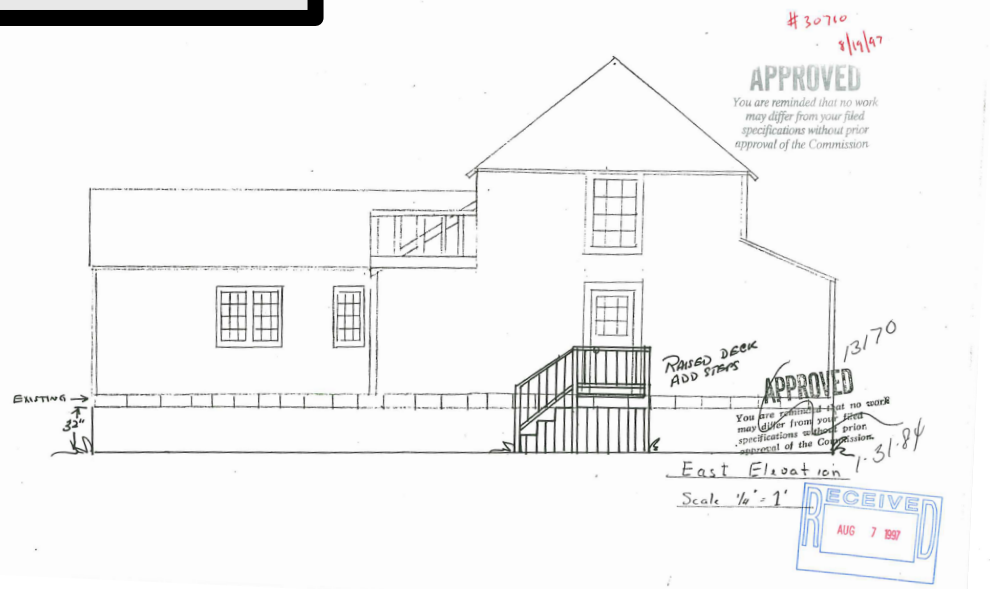




PROPOSED NEW DECK- EXPANDED

EXISTING PLANS ON FILE FROM 1997









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 10.1

Street & Number of Proposed Work: 0 USTHWAIT

Owner of record: PETER & MONICA CAMPANELLA

Mailing Address: 77 BOYLSTON ST. APT 1301

BOSTON, MASS 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OMAR DESIGN INC FOR NATHAN MCMUNN

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: (508) 325-4219 E-mail: ackvalore@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 601.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-0" Sq. Footage 1st floor: 306 SF Decks/Patio: Size: _____ ☐ 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 — South — East — West —

Height of ridge above final finish grade: North N/C South 14'-0 11½" East 14'-8 9" West 14'-0 11"

Additional Remarks

Historic Name:

Original Date: 1980

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 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 _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 1X8 Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____

Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON

Doors* (type and material): ☐ TDL ☐ SDL Front 9 LIGHT Rear 9 LIGHT Side —

Garage Door(s): Type WHITE. Material _____

Hardscape materials: Driveways WHITE. Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) ~ Roof WOOD (NTW)

Trim WHITE Sash WHITE Doors WHITE

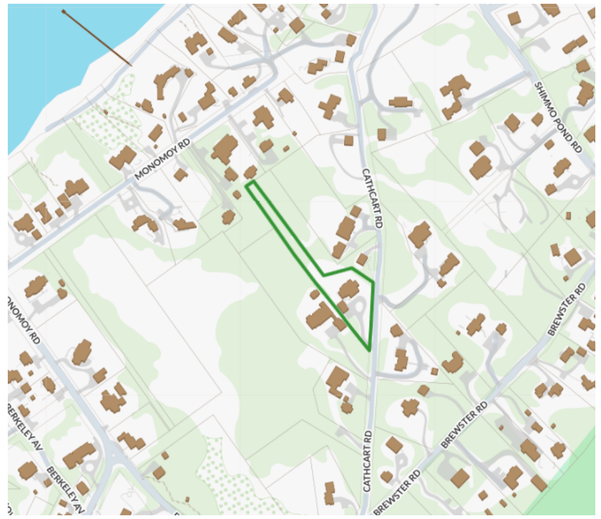
Deck W/A Foundation CONC Fence — Shutters —

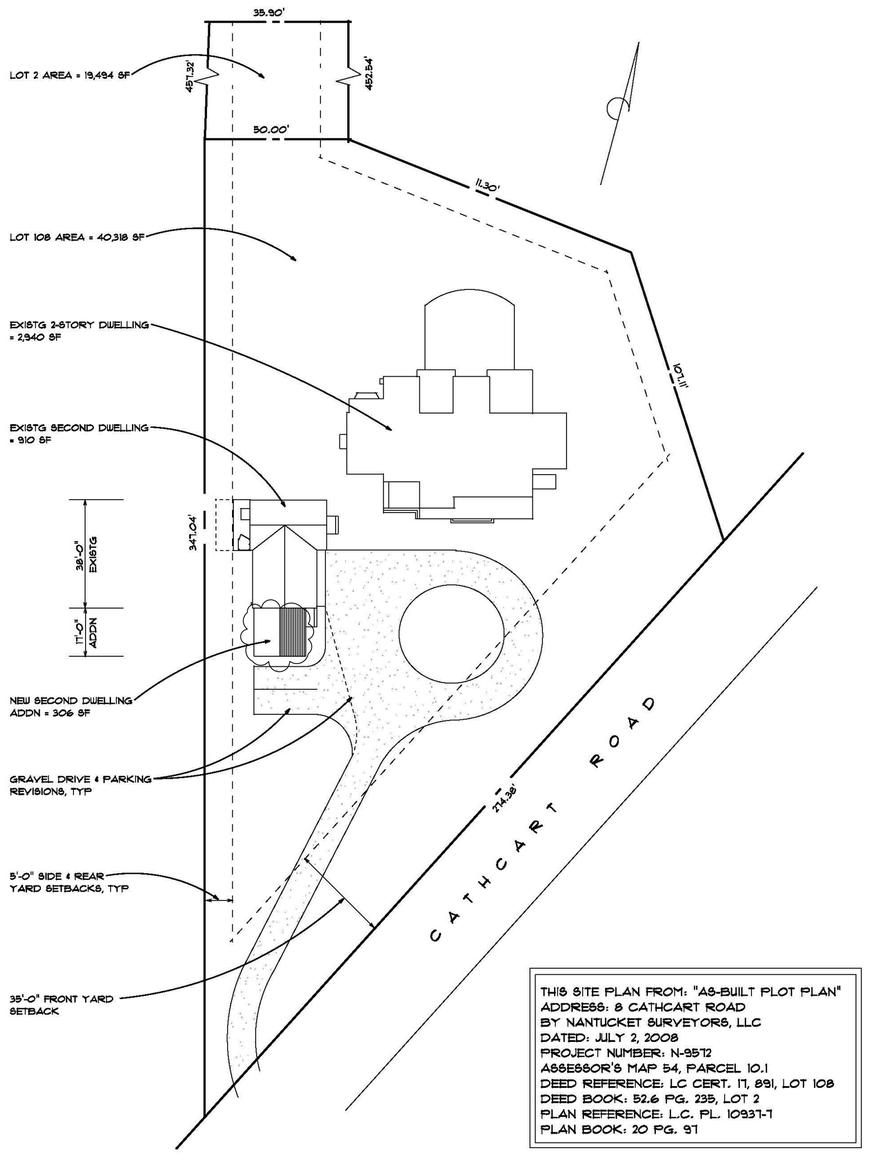
* Attach manufacturer's color samples if color is not from HDC approval list.

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 11/29/24 Signature of owner of record _____ Signed under penalties of perjury

MAP 54 PARCEL 10.1





THIS SITE PLAN FROM: "AS-BUILT PLOT PLAN"
ADDRESS: 8 CATHCART ROAD
BY NANTUCKET SURVEYORS, LLC
DATED: JULY 2, 2008
PROJECT NUMBER: N-9572
ASSESSOR'S MAP 54, PARCEL 10.1
DEED REFERENCE: LC CERT. 17, 891, LOT 108
DEED BOOK: 52.6 PG. 235, LOT 2
PLAN REFERENCE: L.C. PL. 10937-T
PLAN BOOK: 20 PG. 97

2 / A-1 SITE PLAN

SCALE: 1" = 30' - 0"





McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
THE CAMPANELLA RESIDENCE
8 CATHCART ROAD
NANTUCKET

Issues & Revisions

1	8-23-18	EXISTG PLANS
		11-29-24 VO

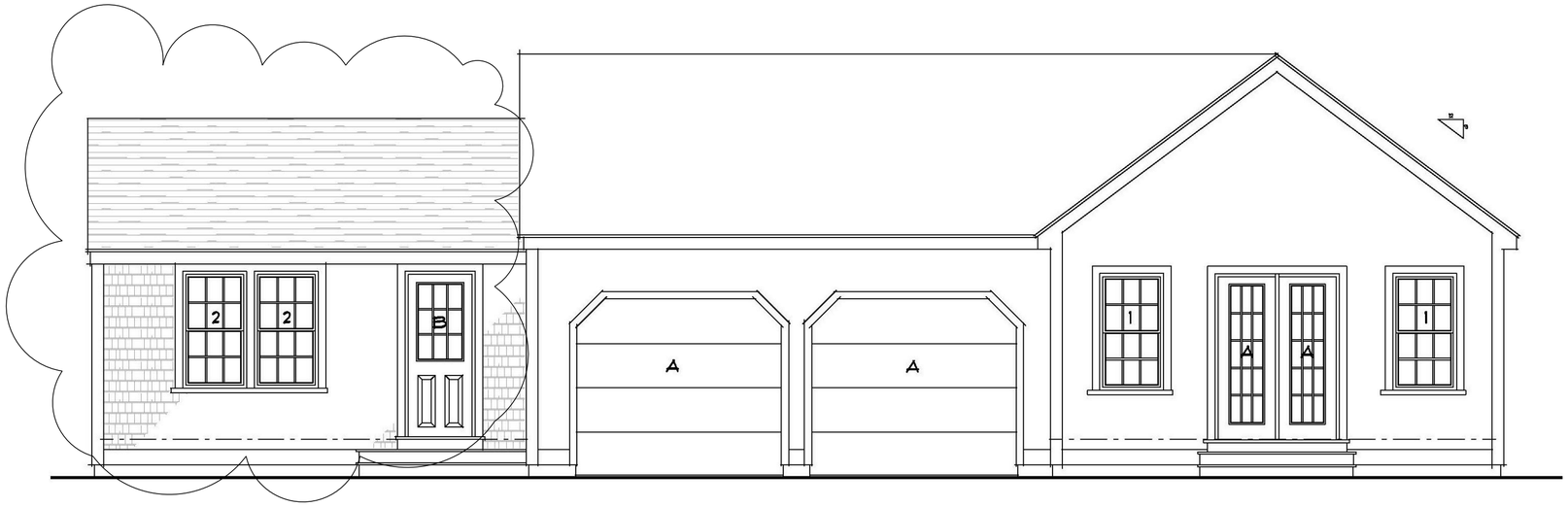
PROPOSED
1ST FLOOR PLAN

A-2

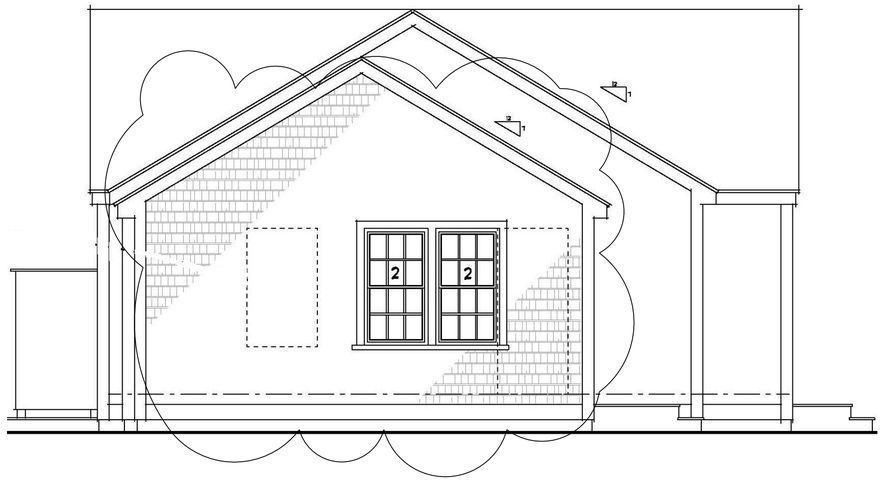
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



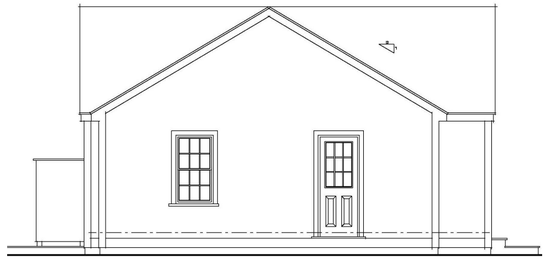
1 / A-3 EXISTING EAST ELEVATION
1/4" = 1' - 0"



3 / A-3 PROPOSED EAST ELEVATION
1/4" = 1' - 0"



4 / A-3 PROPOSED SOUTH ELEVATION
1/4" = 1' - 0"



2 / A-3 EXISTING SOUTH ELEVATION
1/4" = 1' - 0"

McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
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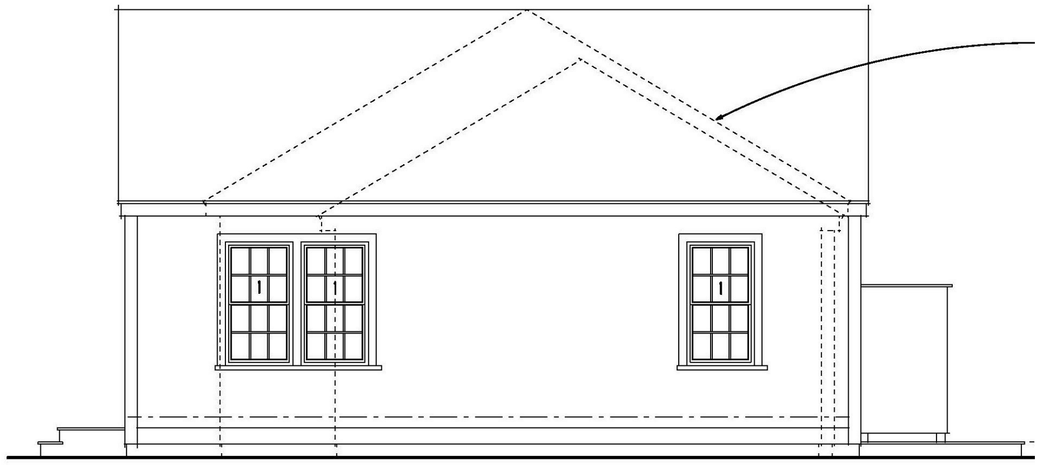
	11-29-24	VO

PROPOSED
1ST FLOOR PLAN

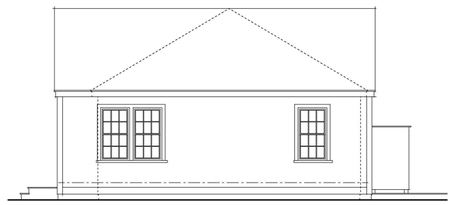
A-2

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



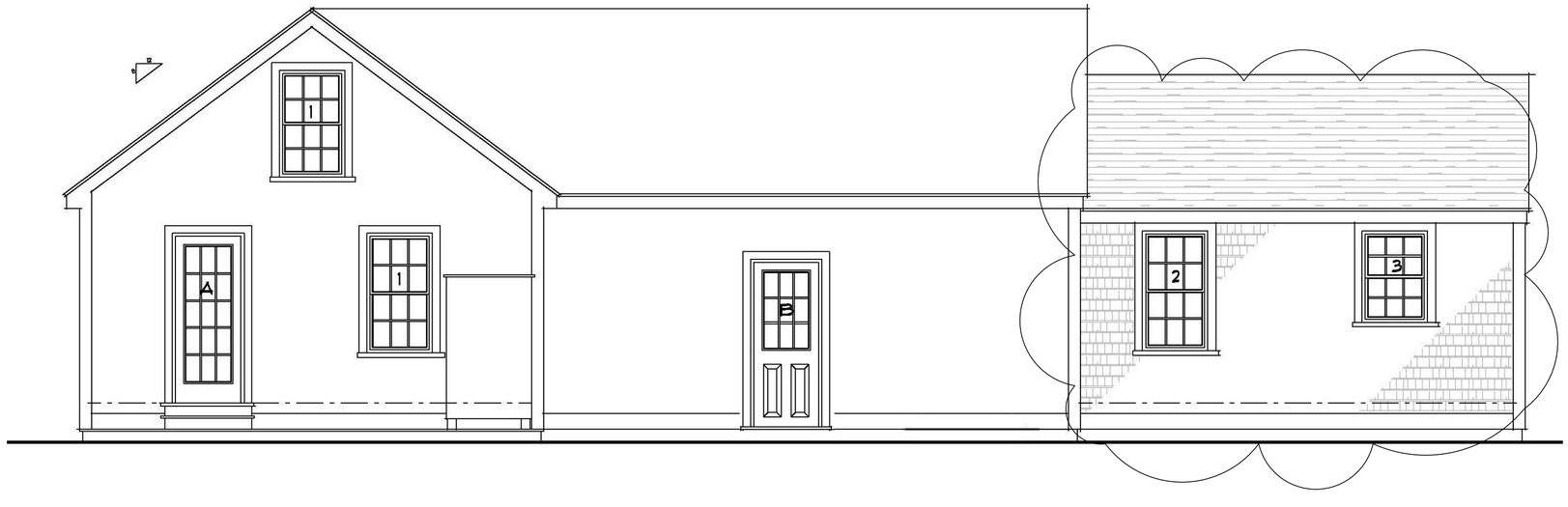
3 A-4 **PROPOSED NORTH ELEVATION**

1/4" = 1' - 0"



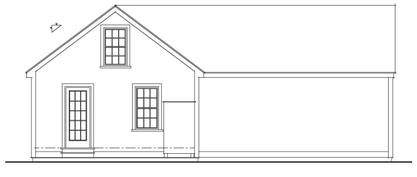
1 A-4 EXISTING NORTH ELEVATION

1/4" = 1' - 0"



4 A-4 **PROPOSED WEST ELEVATION**

1/4" = 1' - 0"



2 A-4 EXISTING WEST ELEVATION

1/4" = 1' - 0"

McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
THE CAMPANELLA RESIDENCE
8 CATHCART ROAD
NANTUCKET

Issues & Revisions

1	8-23-18	EXISTG PLANS

11-29-24 VO

PROPOSED
1ST FLOOR PLAN

A-2

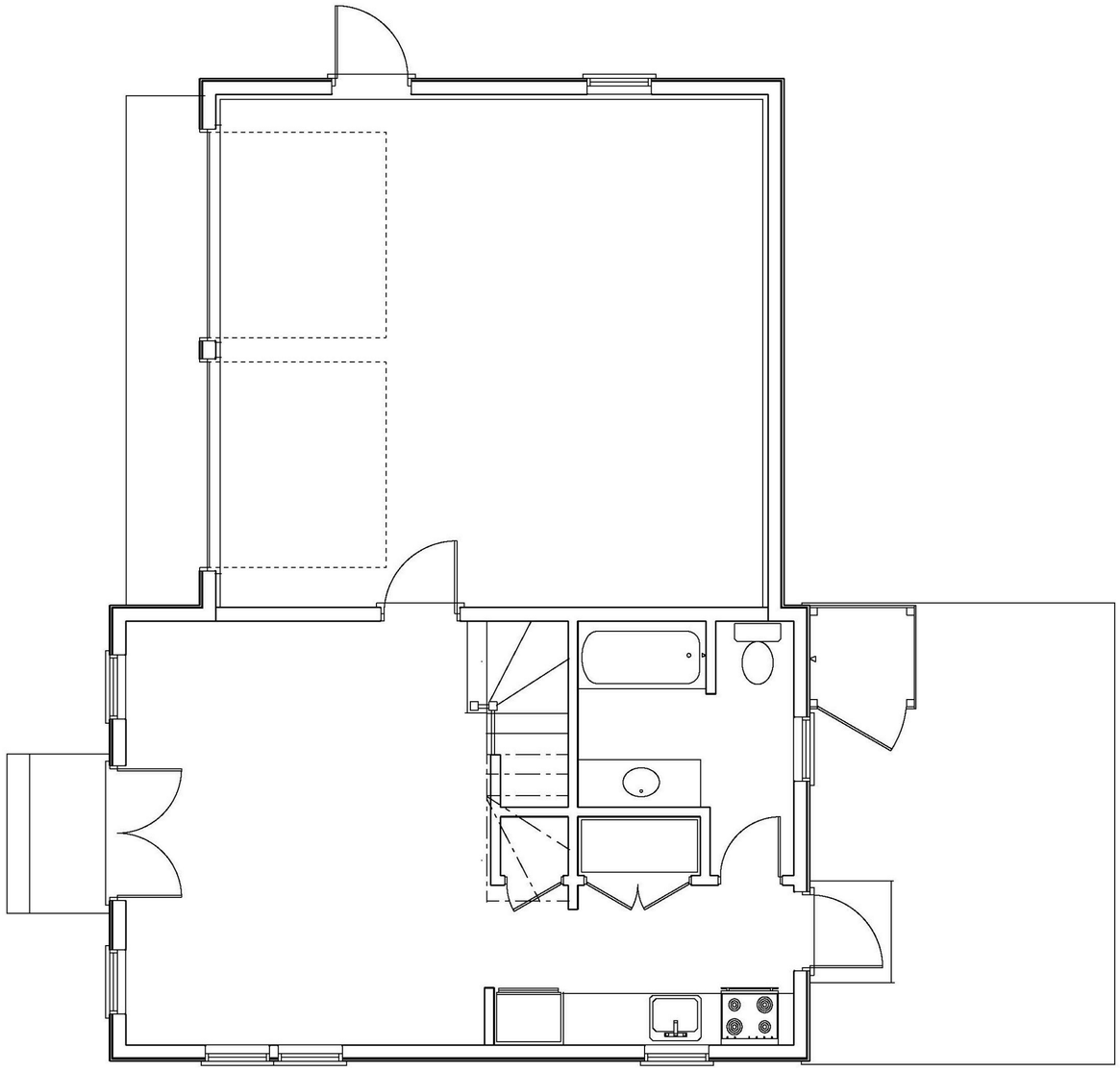
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

EXISTING FIRST FLOOR PLAN

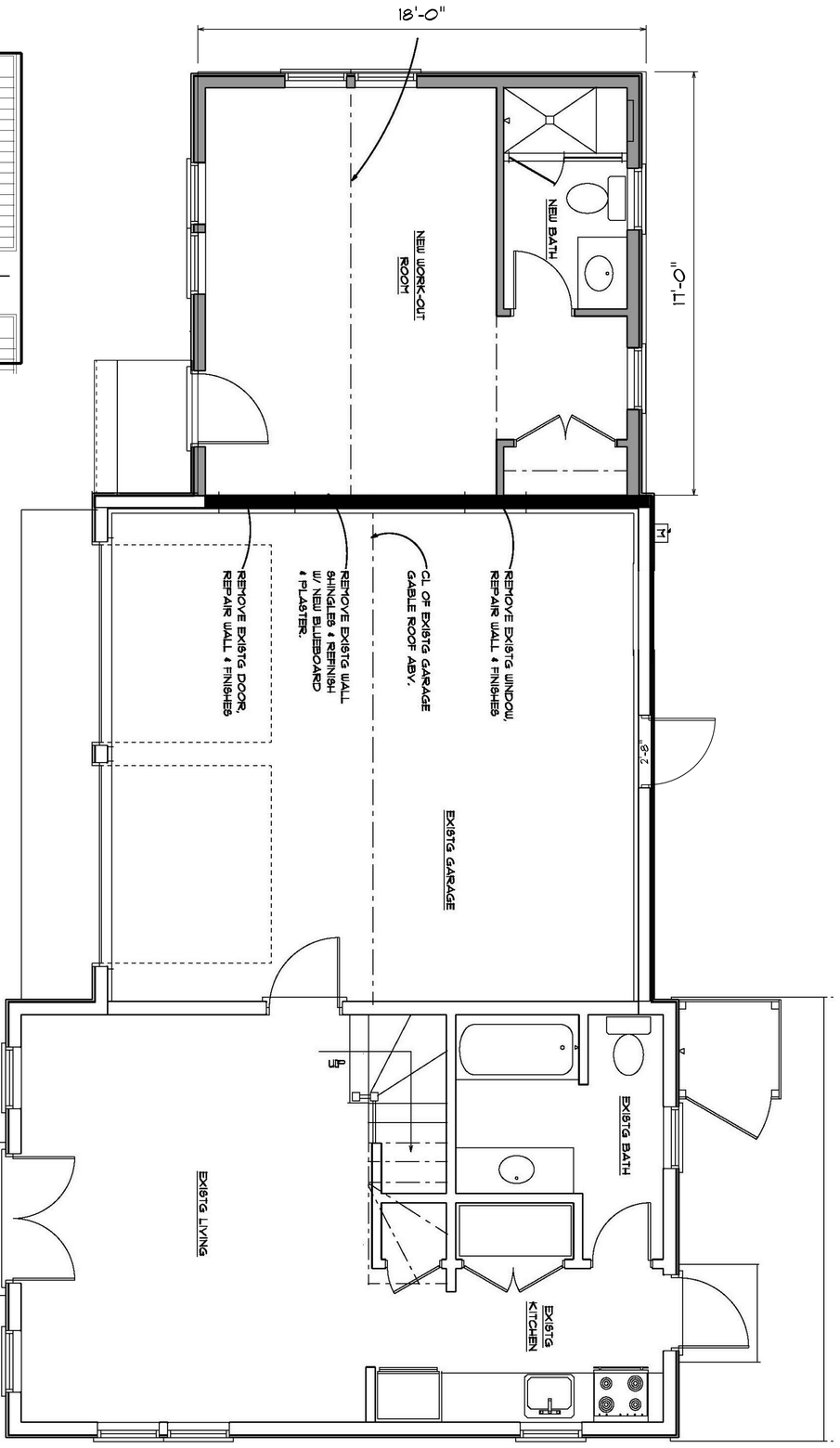
No.	MFG.	SERIES	MODEL #	TYPE	SASH DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
1	EXISTG	V ERIFY	VERIFY	VERIFY	VIF	VIF	VIF	VIF	VIF	EXISTG WINDOW TO REMAIN, VIF
2	ANDERSEN	A-SERIES	ADH2648	D. HUNG	2'-5-1/4"X4'-7-1/4"	2'-6"x 4'-8"	6/6	VIF	FIBREX	
3	ANDERSEN	A-SERIES	ADH2638	D. HUNG	2'-5-1/4"X3'-7-1/4"	2'-6"x 3'-8"	6/6	VIF	FIBREX	

5 / A-1 WINDOW SCHEDULE

No.	MFG.	SERIES	MODEL #	TYPE	DOOR DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
A	EXISTG	V ERIFY	VERIFY	VERIFY	VIF	VIF	VIF	VIF	VIF	EXISTG DOOR TO REMAIN, VIF
B	SIMPSON	ACK	77844	9-LIGHT	2'-8"X6'-6"	AS REQD	9	VIF	MAHOG	INSWING 9-LIGHT DOOR WITH SCREEN



PROPOSED FIRST FLOOR PLAN



McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
THE CAMPANELLA RESIDENCE
8 CATHCART ROAD
NANTUCKET

Issues & Revisions

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		11-29-24 VO

PROPOSED 1ST FLOOR PLAN

A-2

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

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°: 59.4 PARCEL N°. 79

Street & Number of Proposed Work: 36 Tennessee Ave

Owner of record: John Wise

Mailing Address: 36 Tennessee Ave

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LLD

Mailing Address: 8 Williams Ln

Nantucket, MA

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusllc.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 Partial Demo, move remaining 616 sqft structure to 34 Tennessee Ave

Size of Structure or Addition: Length: Varies Sq. Footage 1st floor: 1,557 sqft Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: Varies Sq. footage 2nd floor: 616 sqft Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 21' 9" South 21' 9" East 21' 9" West 21' 9"

Additional Remarks

Historic Name:

Original Date: 1976

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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 12/02/2024 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 _____

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.

_____

Signature Date

e m e r i t u s

A u t h o r i z a t i o n L e t t e r

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 36 Tennessee Ave on the following statement:

I John Wise, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

11/21/24

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

36 Tennessee Avenue - Move Off

Nantucket, MA

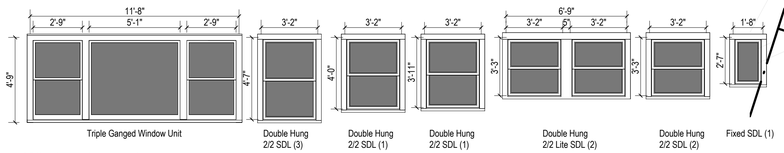
12.02.24

Move Off HDC Submission



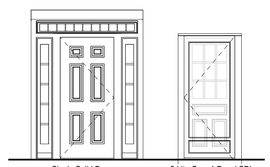
Locus Map

3/16" = 1'-0"



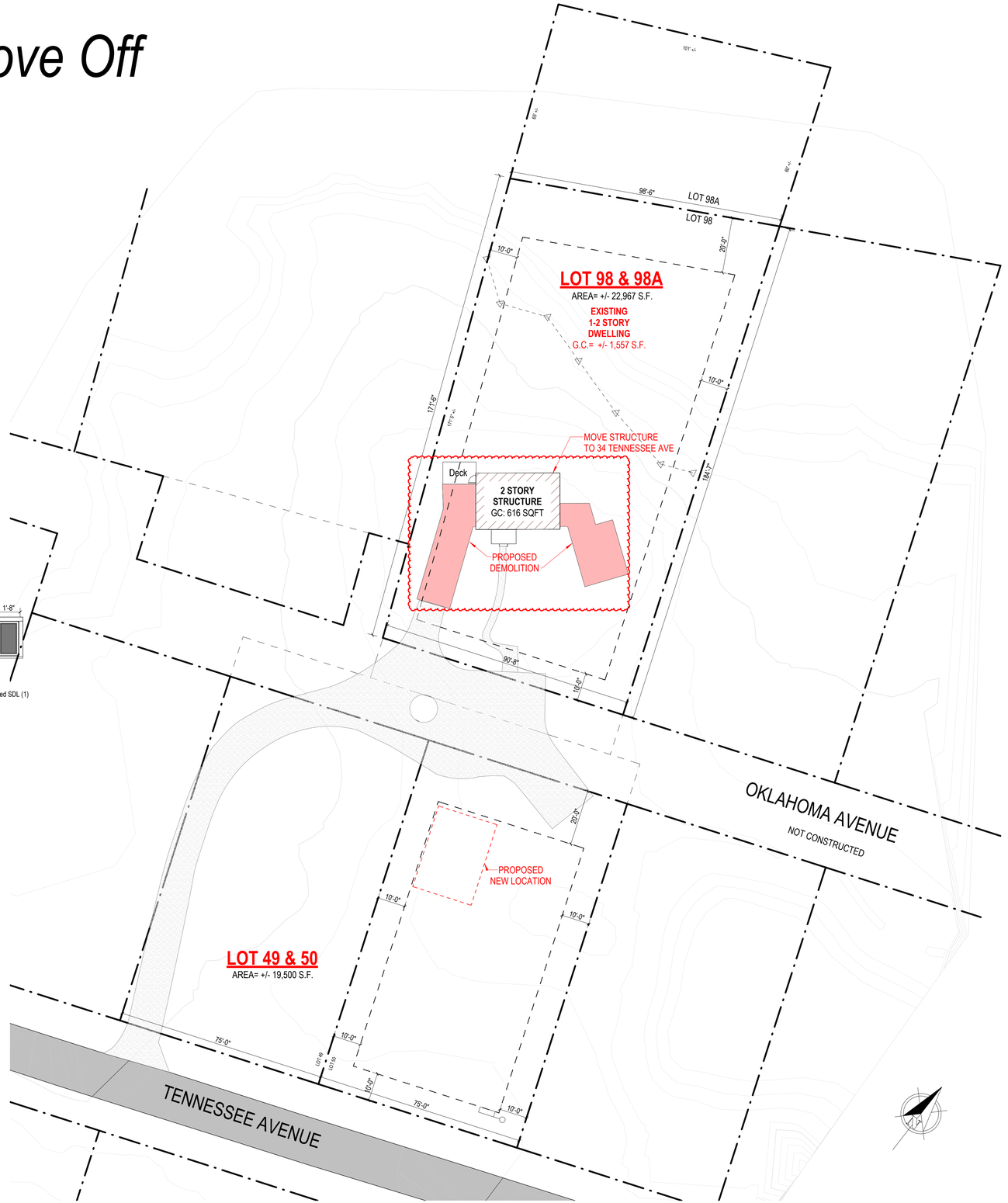
Window Legend

1/4" = 1'-0"



Exterior Door Legend

1/4" = 1'-0"



Site Plan -Proposed

1" = 20'-0"

2420

36 Tennessee Avenue - Move Off

Nantucket, MA

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	594/79
Current Zoning:	VR
Minimum Frontage:	100 FT
Front Setback:	20 FT
Side/Rear Setback:	10 FT
Lot Size:	+/- 22,967 SQFT
Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	616 S.F.
Total Proposed G.C.:	616 S.F.

Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Cover Sheet

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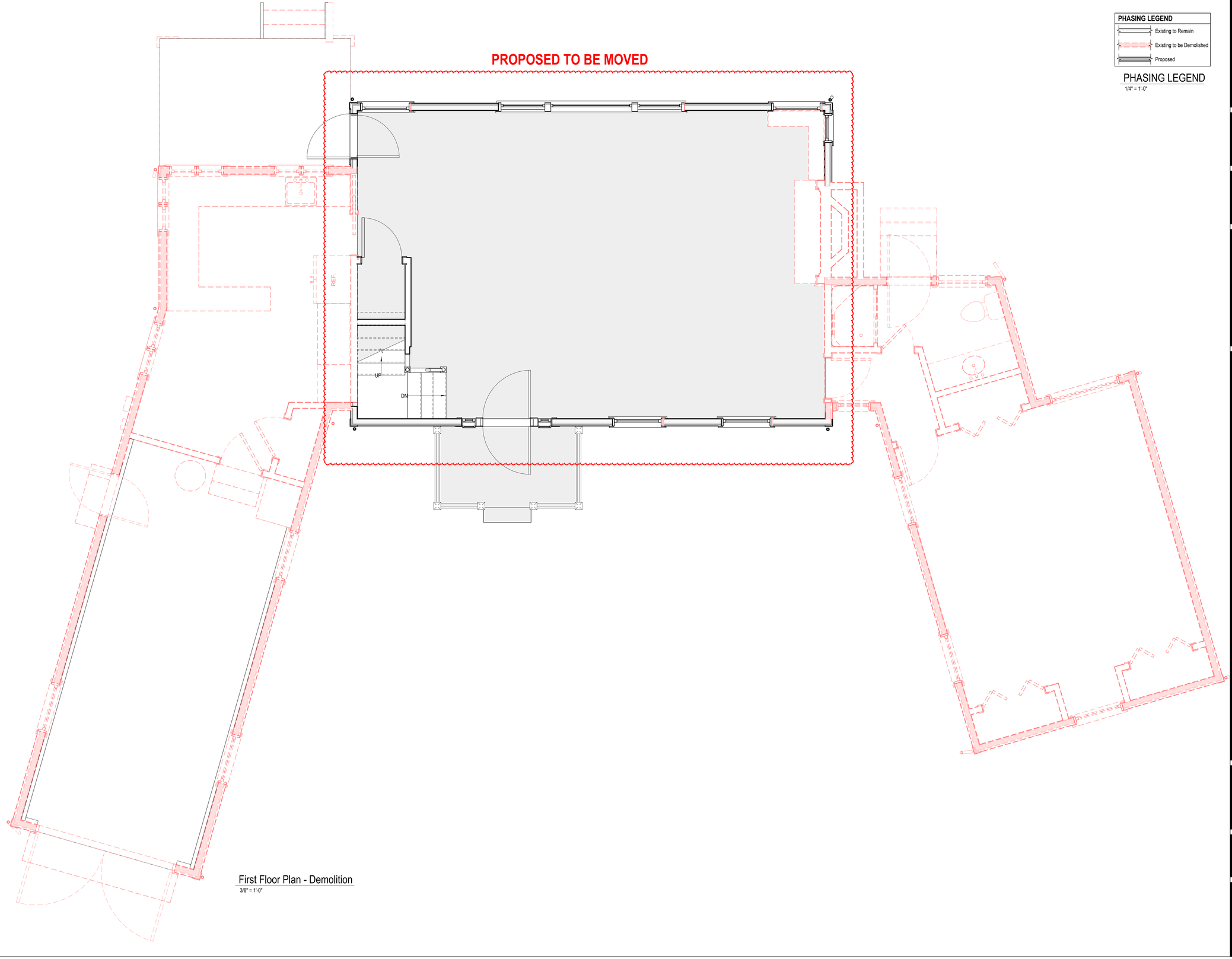
A0.1

2420

Move Off HDC Submission 12.02.24



First Floor Plan - Demolition
3/8" = 1'-0"

PHASING LEGEND
Existing to Remain
Existing to be Demolished
Proposed

PHASING LEGEND
1/4" = 1'-0"

2420

36 Tennessee Avenue - Move Off

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Floor Plans

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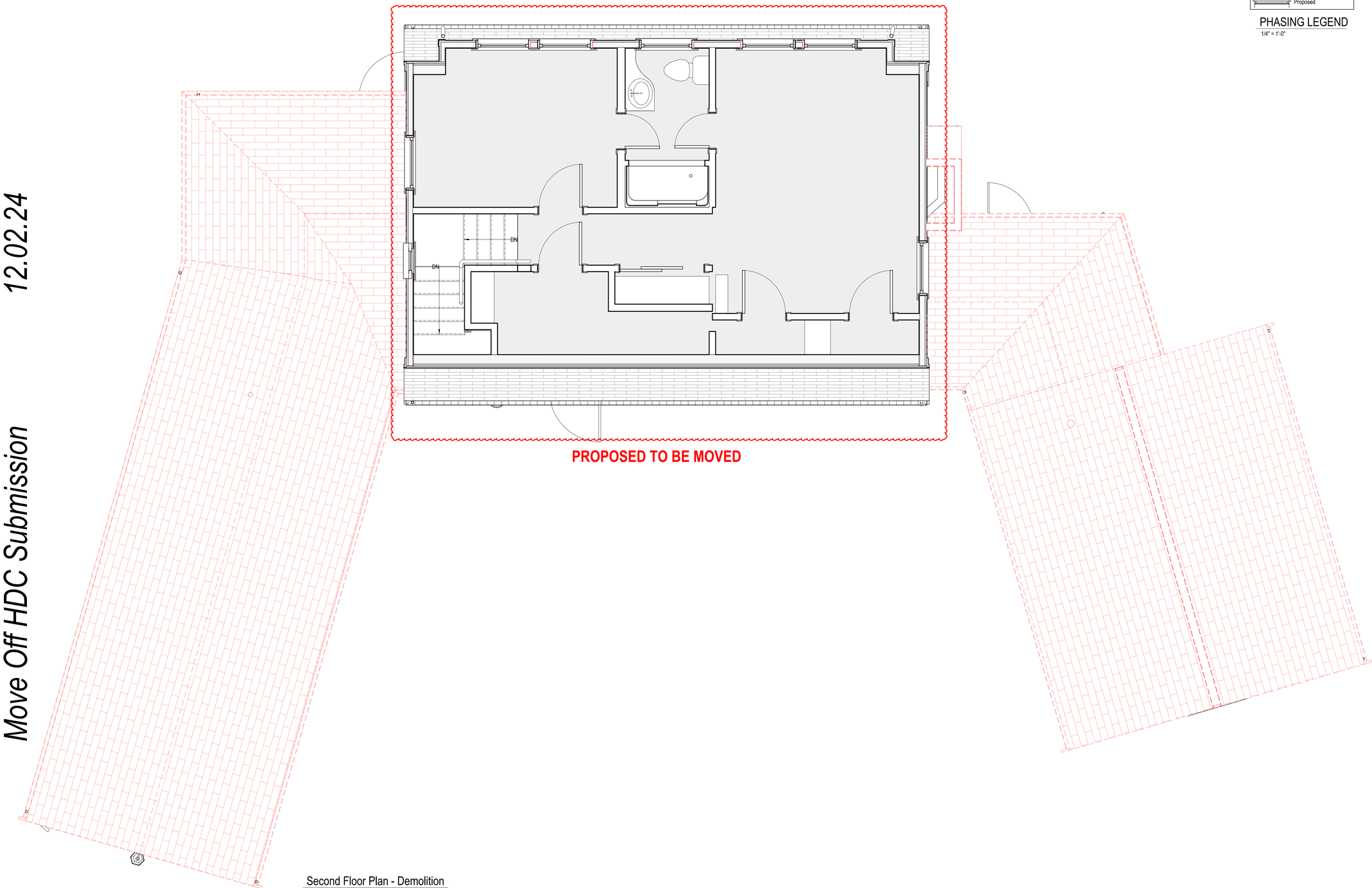
A.1.1

2420

12.02.24

Move Off HDC Submission



Second Floor Plan - Demolition
3/8" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

PHASING LEGEND
1/4" = 1'-0"

2420

36 Tennessee Avenue - Move Off

Nantucket, MA

emeritus

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508.325.4995
www.emeritusltd.com

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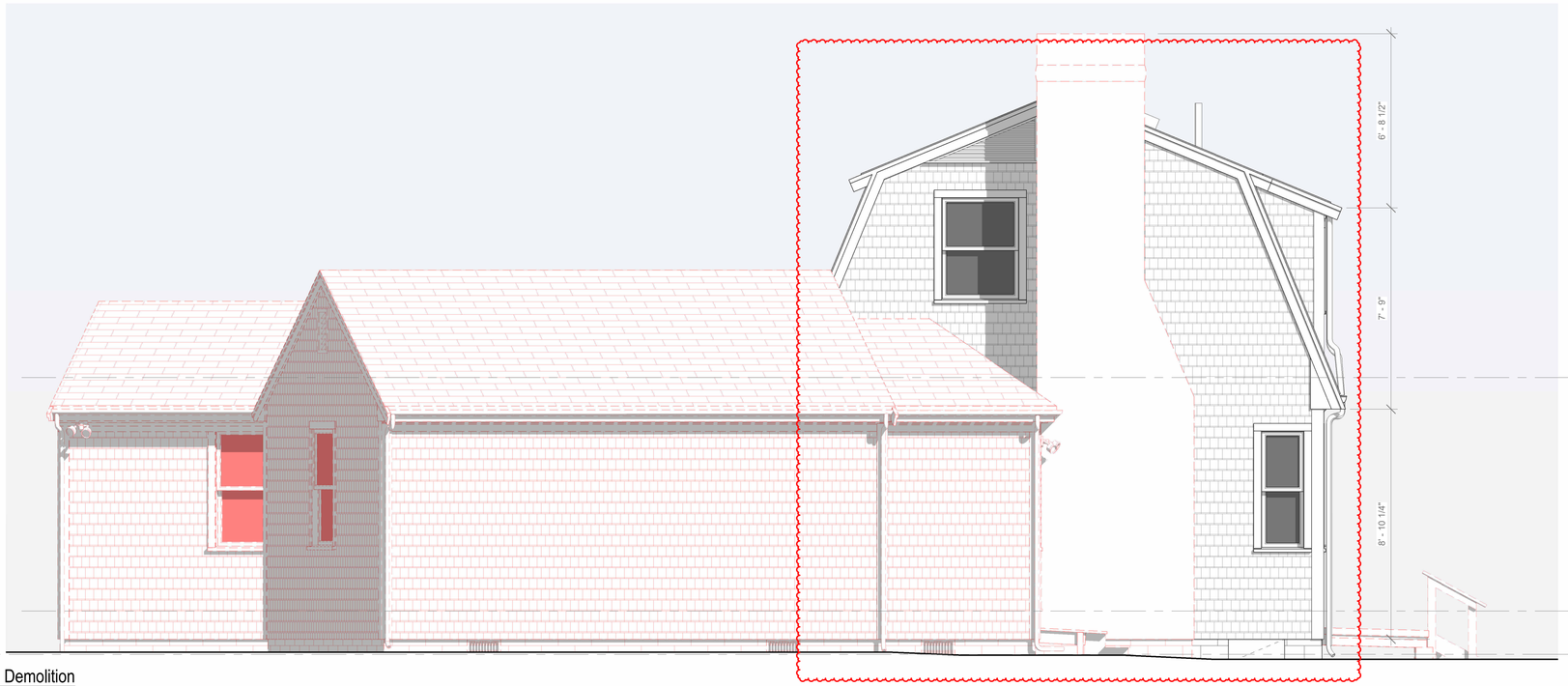
A.1.2

2420

12.02.24

Move Off HDC Submission



1 Northeast Elevation - Demolition
3/8" = 1'-0"

2 Southeast Elevation - Demolition
3/8" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

PHASING LEGEND
1/4" = 1'-0"

2420

36 Tennessee Avenue - Move Off

Nantucket, MA

emeritus
8 Williams Lane
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Revisions

Revision 1	Date 1

Exterior Elevations

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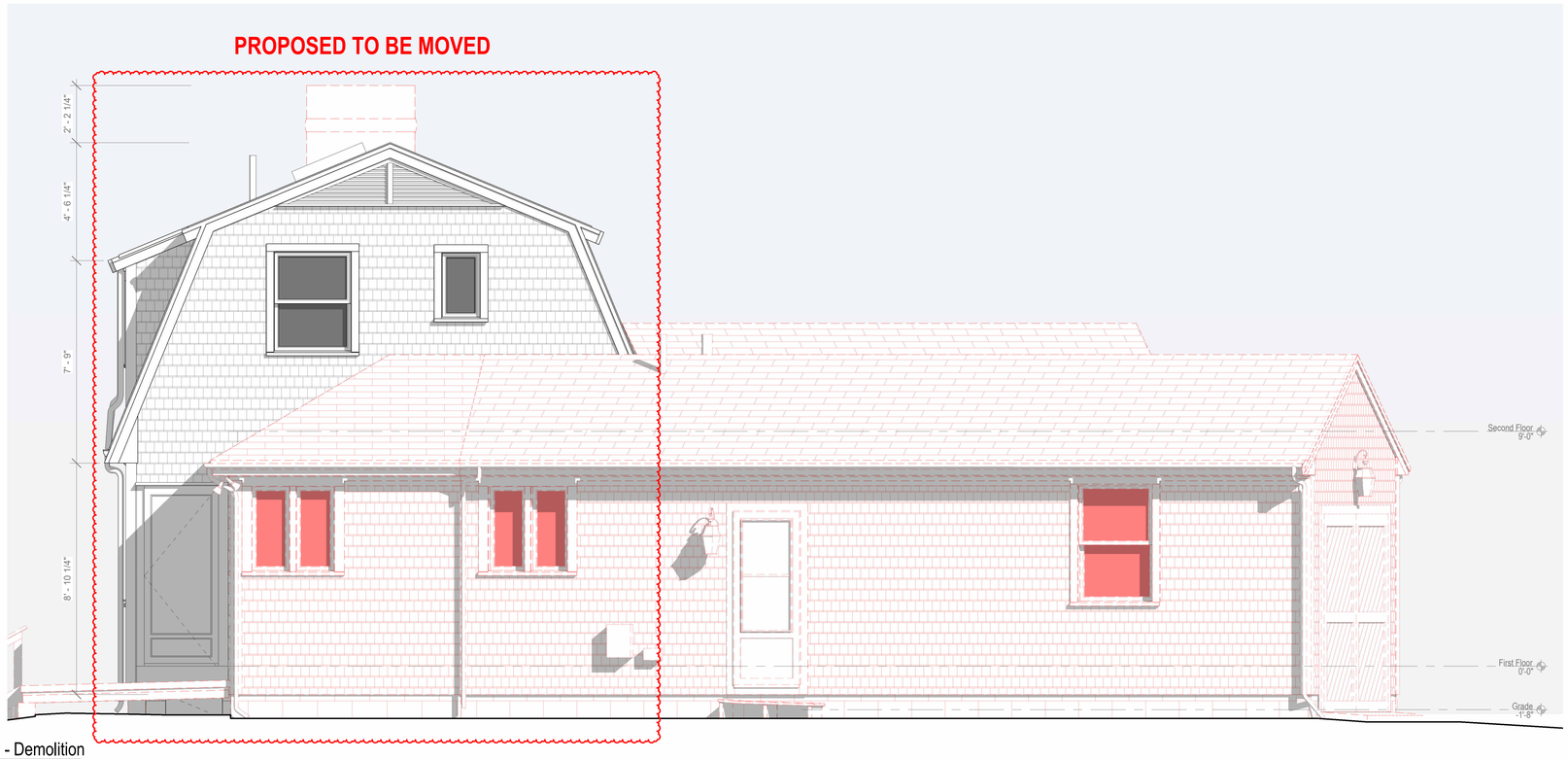
A.2.1

2420

12.02.24

Move Off HDC Submission



3 Southwest Elevation - Demolition
3/8" = 1'-0"



4 Northwest Elevation - Demolition
3/8" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

PHASING LEGEND
1/4" = 1'-0"

2420

36 Tennessee Avenue - Move Off

Nantucket, MA

emeritus

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Exterior Elevations

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A.2.2

2420

Move Off HDC Submission 12.02.24



Tennessee Avenue Street View



36 Tennessee Ave. Entrance View (From Street)



Aerial View (Marked Proposed Demolition)



Existing Structure (Back View)

2420

36 Tennessee Avenue - Move Off

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Photos

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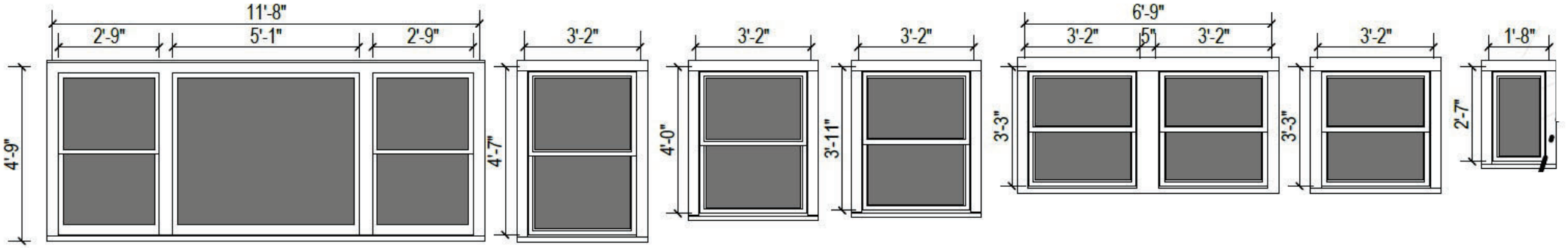
36 Tennessee Avenue

Nantucket, MA



Locus Map

3/16" = 1'-0"



Window Legend

1/4" = 1'-0"

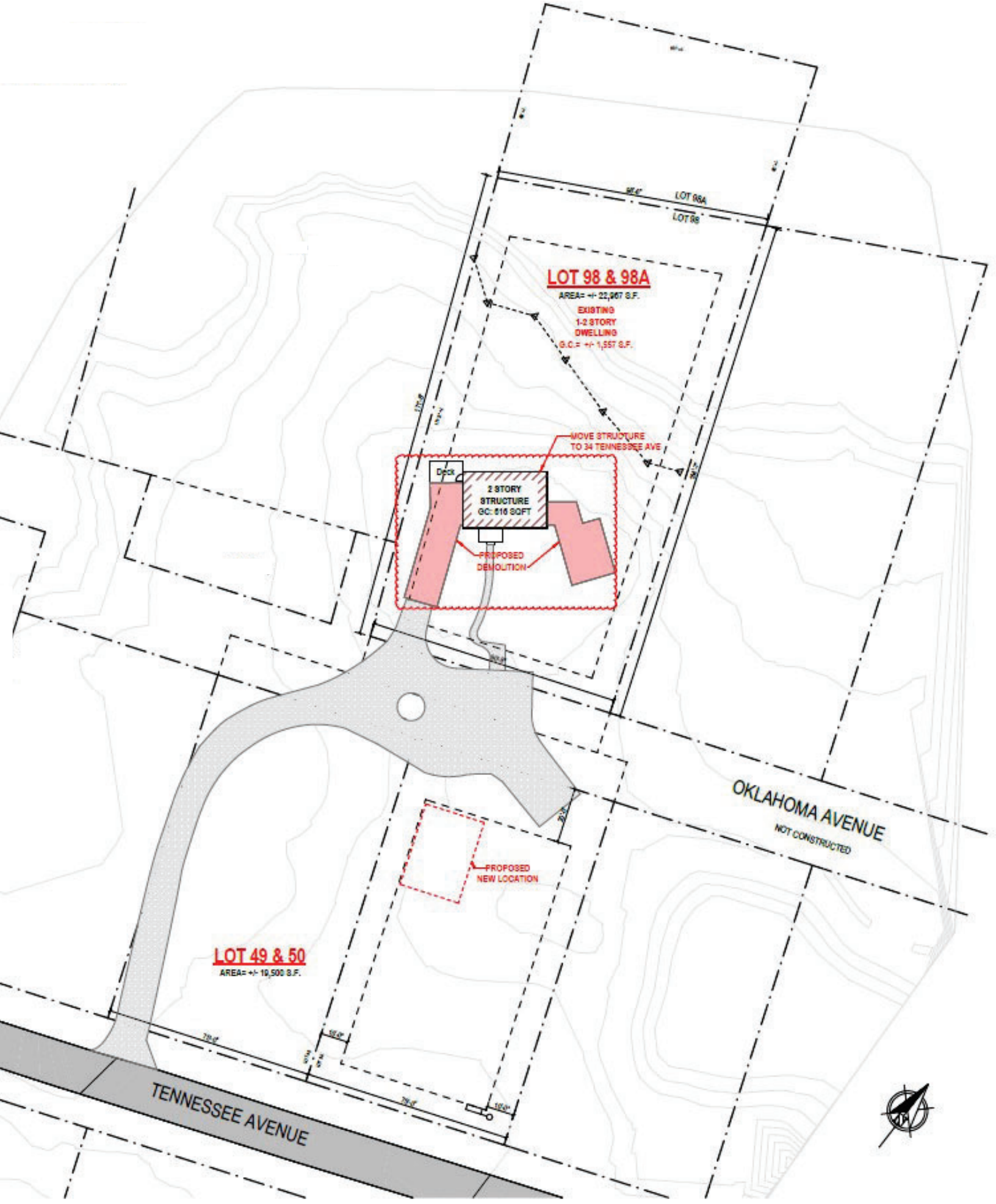


Single Solid Door +
Sidelites
2 Panel + (2) 4 Lite SDL

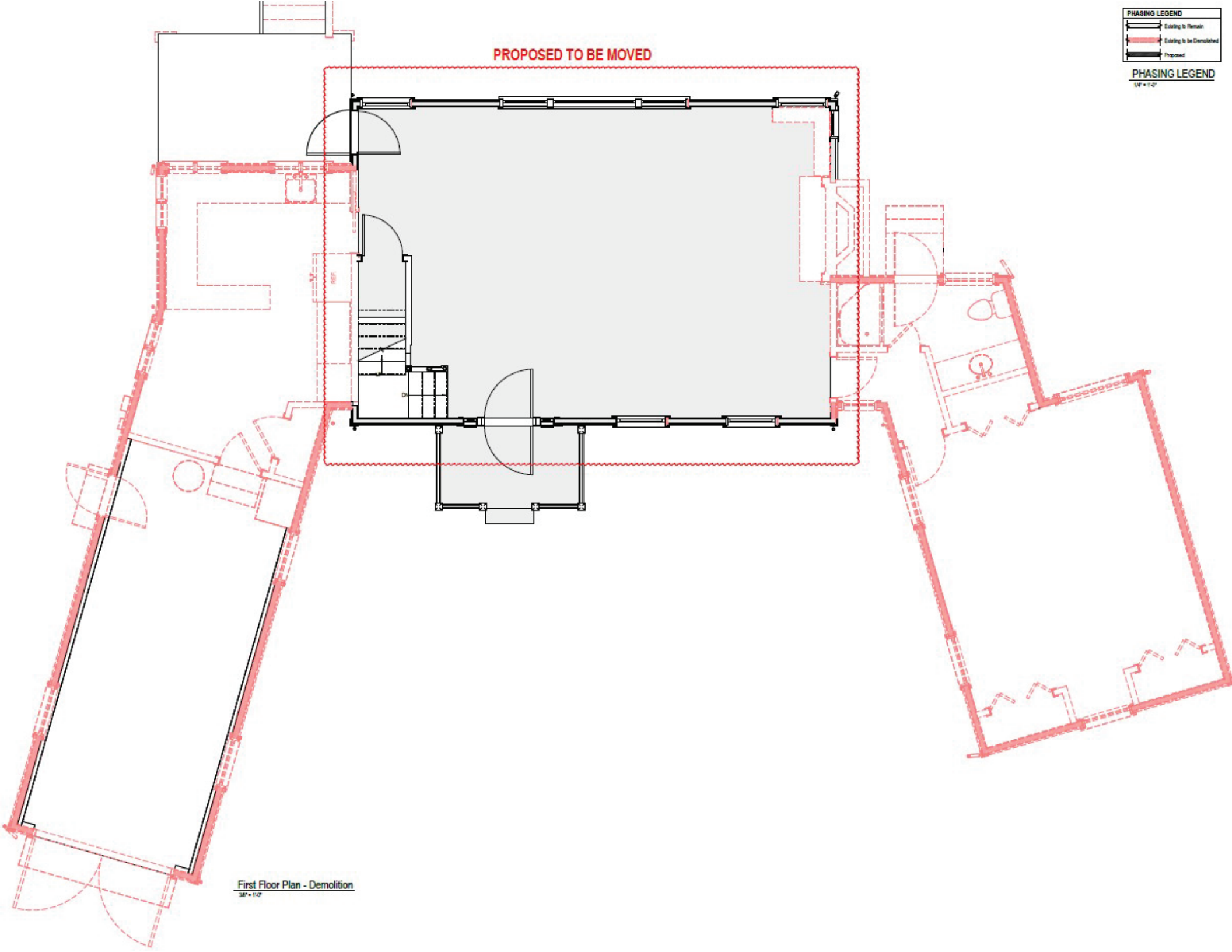
9 Lite Over 1 Panel SDL

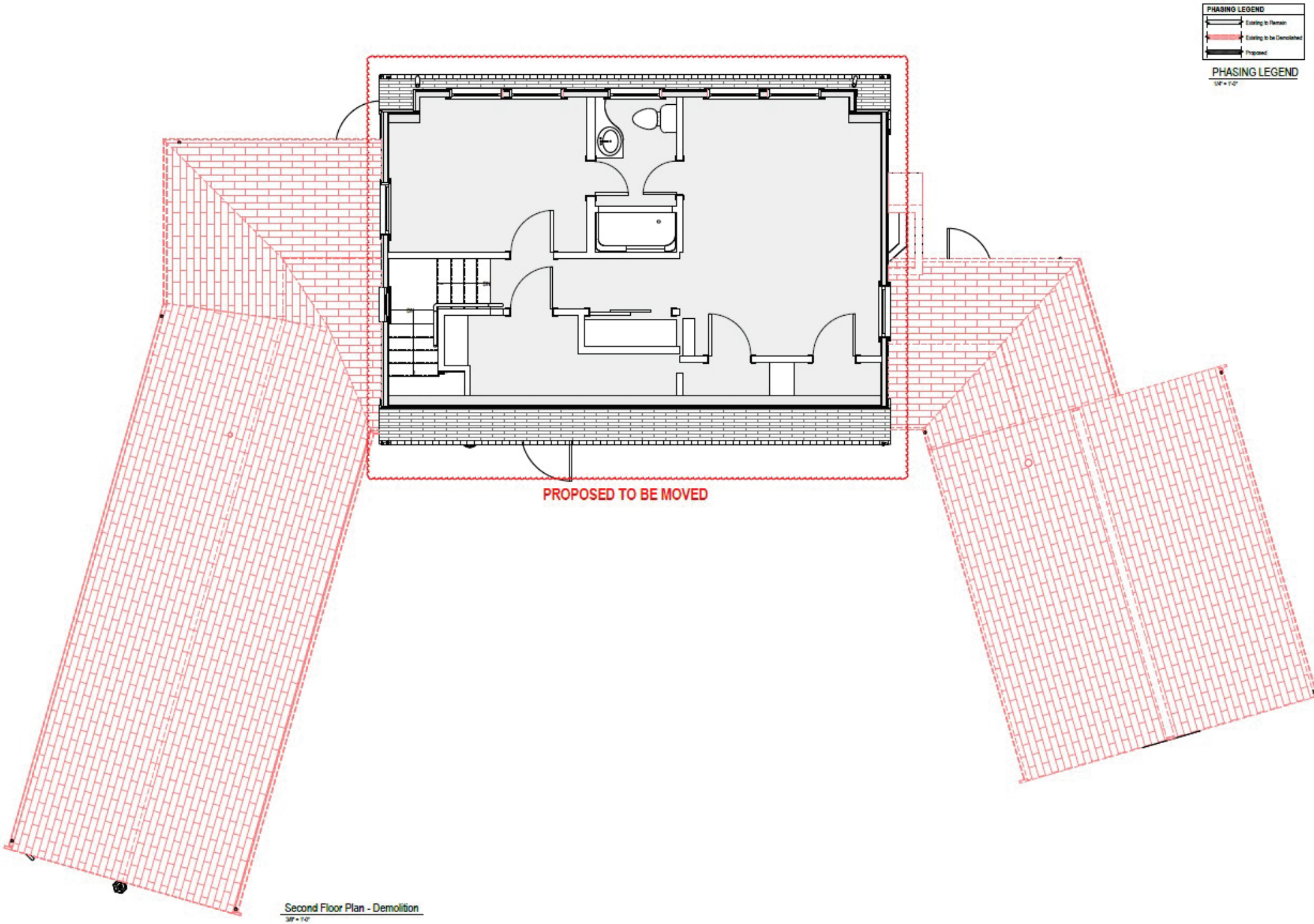
Exterior Door Legend

1/4" = 1'-0"



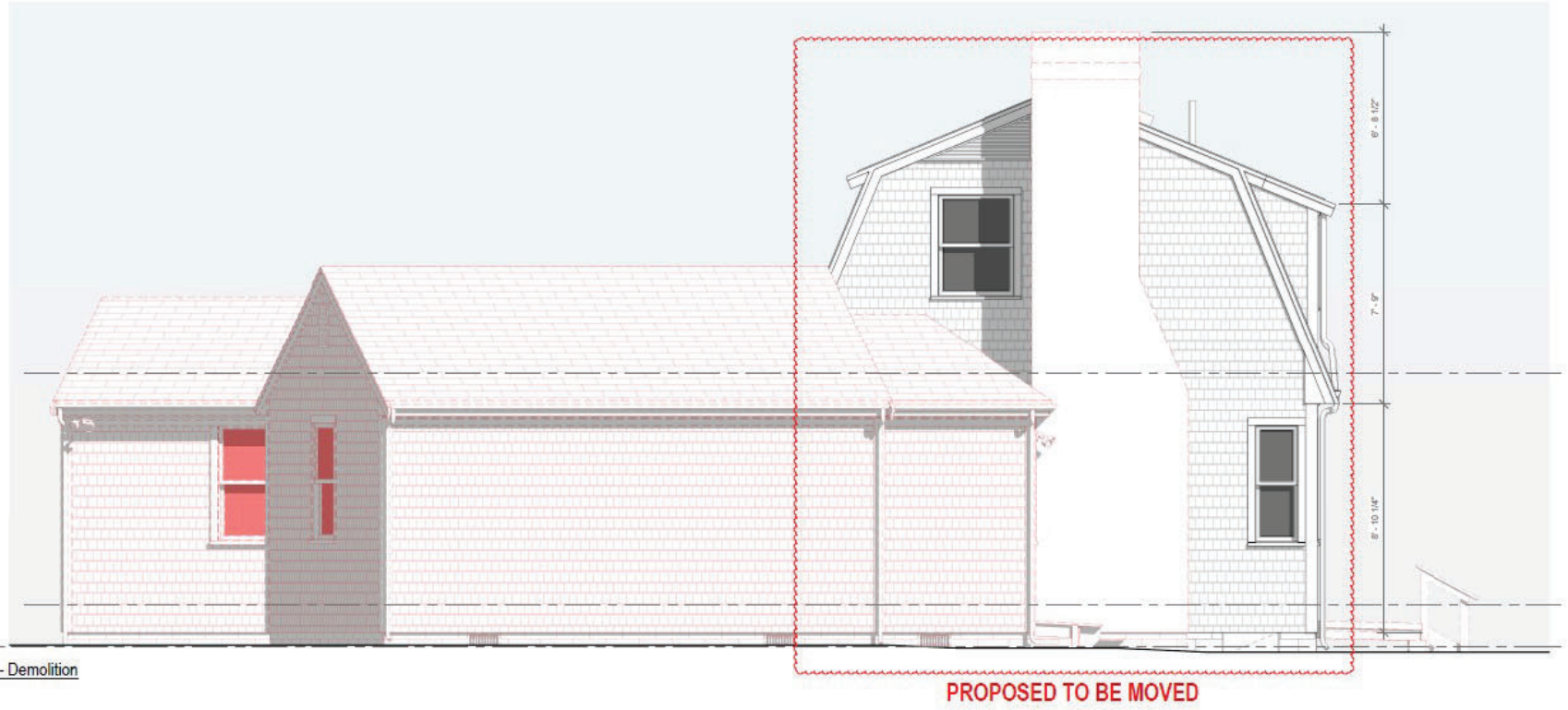
Site Plan -Proposed


PROPOSED TO BE MOVED
PHASING LEGEND
Existing to Remain
Existing to be Demolished
Proposed
PHASING LEGEND
First Floor Plan - Demolition



PHASING LEGEND

Second Floor Plan - Demolition



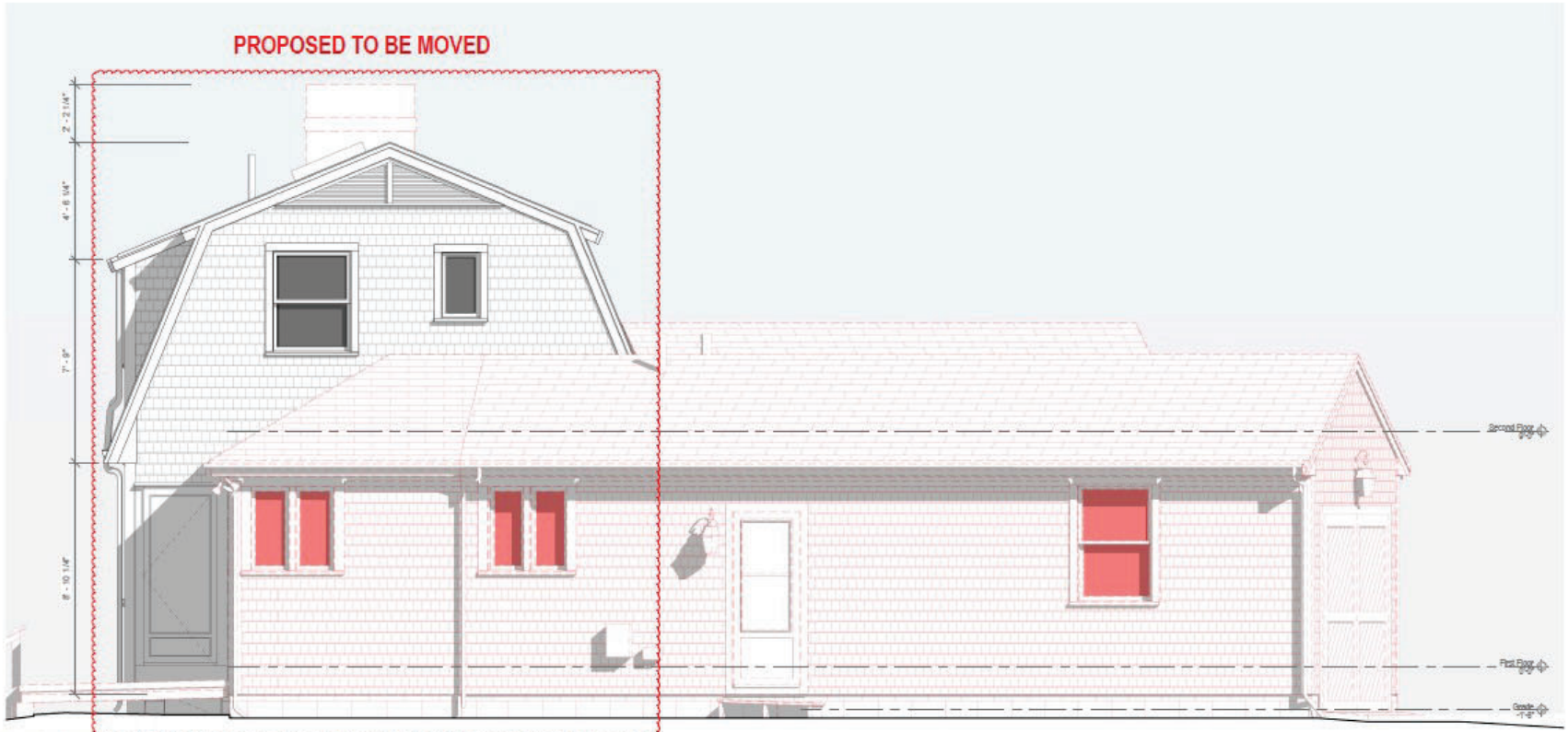
1 Northeast Elevation - Demolition
3/8" = 1'-0"

PHASING LEGEND
Existing to Remain
Existing to be Demolished
Proposed

PHASING LEGEND
1/4" = 1'-0"



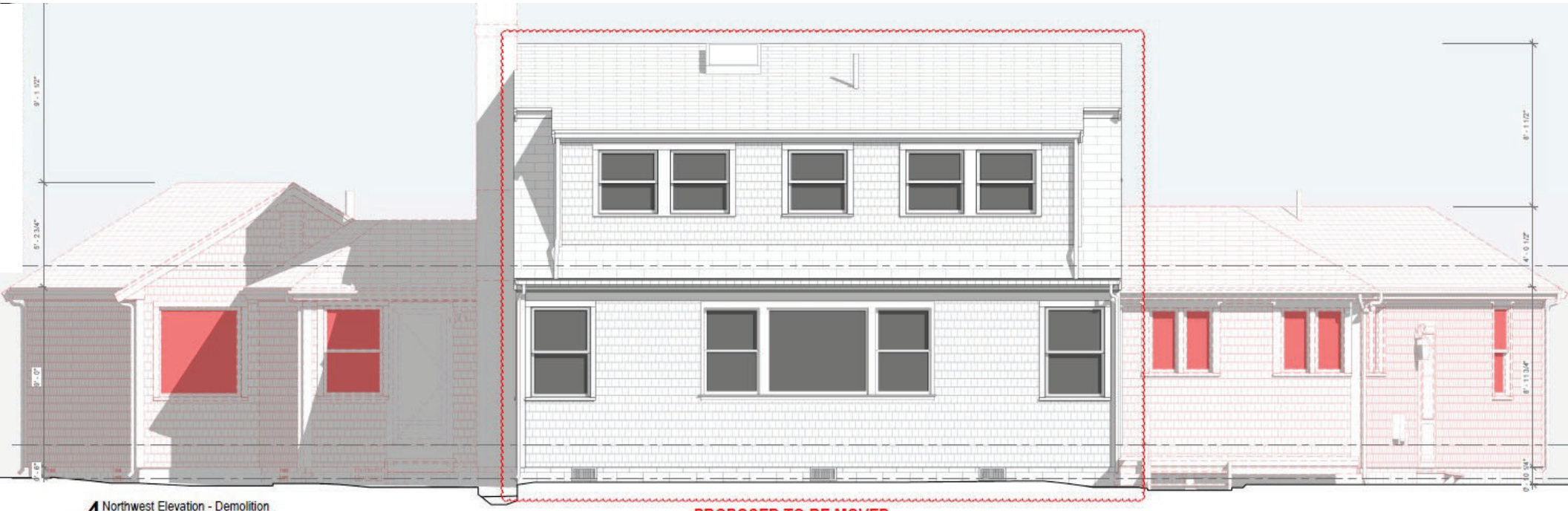
2 Southeast Elevation - Demolition
3/8" = 1'-0"



3 Southwest Elevation - Demolition
3/8" = 1'-0"

PHASING LEGEND
Existing to Remain
Existing to be Demolished
Proposed

PHASING LEGEND
1/4" = 1'-0"



4 Northwest Elevation - Demolition
3/8" = 1'-0"



Aerial View (Marked Proposed Demolition)



Existing Structure (Back View)

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... John Wise

MAILING ADDRESS..... 36 Tennessee Ave, Nantucket MA 02554

PROPERTY LOCATION..... 36 Tennessee Ave

ASSESSORS MAP/PARCEL..... 59.4 / 79

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.

November 26, 2024
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.11.26 10:10:18 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 36 Tennessee Ave

Tax Map Number: 59.4 Parcel Number: 79

Owner of Record: John Wise

Description of Proposal: Partial Demo and Move Off

Anticipated HDC Submission Date: 12/2/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
594	75		KILLEN PATIENCE E		PO BOX 606	NANTUCKET	MA	02554	34 TENNESSEE AV
594	82		STILL DOCK NANTUCKET LLC	C/O PETER BORDES	58 W 9TH ST	NEW YORK	NY	10011	12 OAKLAND ST
6012	38		HARVEY JESSIE P TRS ETAL	C/O ANNE HARVEY HOWELL TR ETAL	700 PAPER MILL RD	WYNDMOOR	PA	19038	OKLAHOMA AV
Count:	**3**								

9589 0710 5270 1006 2101 24

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

STILL DOCK NANTUCKET LLC
C/O PETER BORDES
58 W 9TH ST
NEW YORK, NY 10011

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

HARVEY JESSIE P TRS ETAL
C/O ANNE HARVEY HOWELL TR ETAL
700 PAPER MILL RD
WYNDMOOR, PA 19038

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

KILLEN PATIENCE E
PO BOX 606
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

36 TENNESSEE AV

Location	36 TENNESSEE AV	**Mblu**	594/ / 79/ /
Acct#	00009060	**Owner**	POLLAK CHRISTOPHER W &
Assessment	$4,540,200	**PID**	9060
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$700,200	$3,840,000	$4,540,200

Owner of Record

Owner	POLLAK CHRISTOPHER W &	**Sale Price**	$0
Co-Owner	HARTWELL PAMELA POLLAK TRS	**Certificate**	
Address	235 OLD BOSTON RD WILTON, CT 06879	**Book & Page**	C0014/0730
		Sale Date	12/31/1990
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
POLLAK CHRISTOPHER W &	$0		C0014/0730	99	12/31/1990
POLLAK MARTHA S	$0		C0007/0470		09/01/1975

Building Information

Building 1 : Section 1

Year Built:	1976
Living Area:	1,704
Replacement Cost:	$765,790
Building Percent Good:	90
Replacement Cost Less Depreciation:	$689,200

Building Attributes	
Field	**Description**
Style:	Colonial

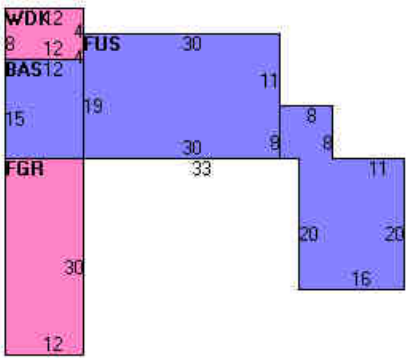
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
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\49\79.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9060_103

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,134	1,134
FUS	Upper Story, Finished	570	570
FGR	Garage, Finished	360	0
WDK	Deck, Wood	96	0
		2,160	1,704

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1

Land

Land Use

Use Code	1013
Description	SFR WTFRNT
Zone	VR
Neighborhood	550
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.91
Frontage	0
Depth	0
Assessed Value	$3,840,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$700,200	$3,840,000	$4,540,200
2023	$512,100	$3,663,000	$4,175,100
2022	$381,500	$3,075,000	$3,456,500
2021	$381,500	$3,075,000	$3,456,500
2020	$401,600	$3,075,000	$3,476,600

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HITHER CREEK

N

3.2

LOT 98 & 98A L.C. 3092 S

3.2

236' ±

245' ±

4

5

6

7

8

9.9

Proposed Dwelling
First Floor Elev = 11.6±

10.5

9.4

9

8

7

6

5

4

90.64

8.9

8

7

6

Bench Mark Top of Concrete Bound
Elev = 8.89 Approx Mean Low Water

OKLAHOMA AVENUE

Topographic Plan of Land
NANTUCKET, MASS.
Scale 1" = 20' July 7 1975

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: M7-25
MAP/PARCEL#: 594-79

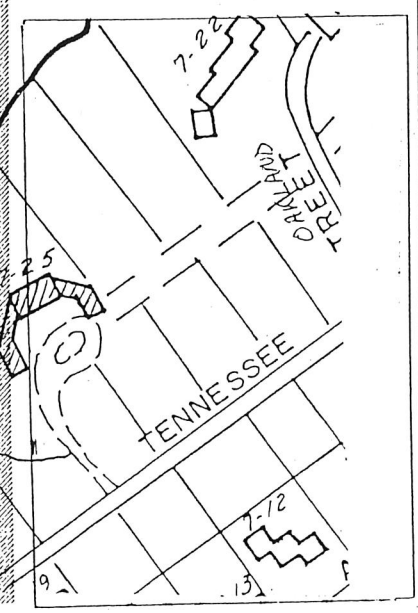
Recorded by: WS Date: 09/14/89 Organization: AGS

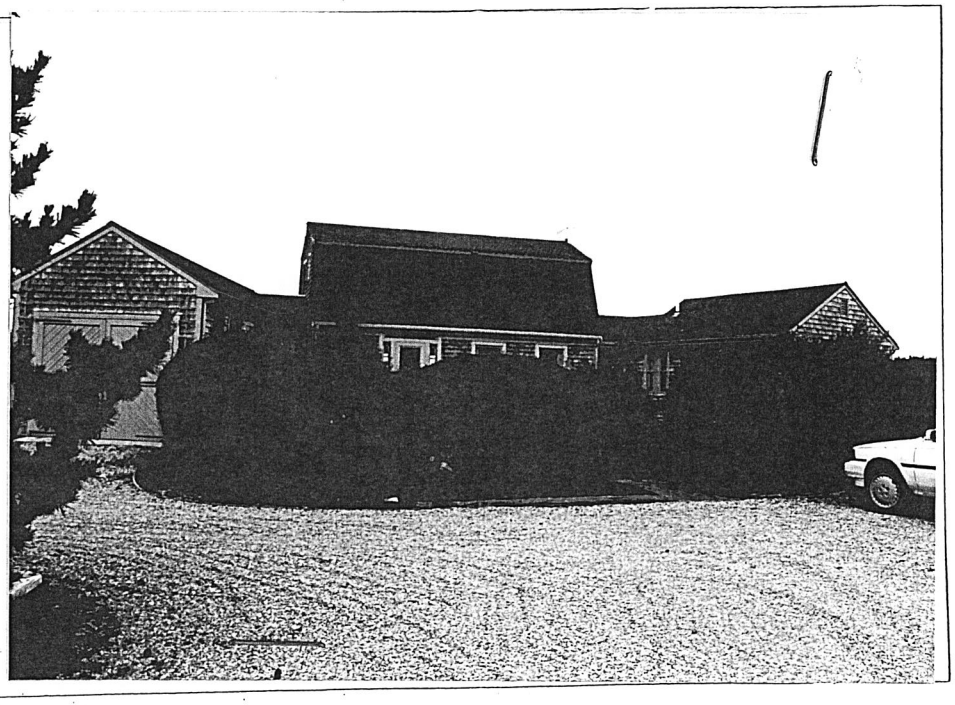
IDENTIFICATION

1. Street Name & No.: 36 TENNESSEE
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: POLLAK, MARTHA S
5. Ownership History:
   Unknown

6. Use: Original: Dwelling Present: Dwelling
   Seasonal/Year-Round: Seasonal
7. Accessibility to Public: Visible from Public Road? No
   Interior: N/A

8. MAP -- 3 X 2"





Survey/Film Roll #: M7-25

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 300 feet
13. Orientation to Street Address: Gabled,Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,Parking, Privet Hedge
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable,Gambrel
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Parged
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Sidelights,Transom
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 1/1

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
    N/A

Survey/Film Roll #: M7-25

SIGNIFICANCE

42. Role the Building Plays: National Register: Unknown
43. Date of Initial Construction: By 1938
Source: Aerial Photo 1938
Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: N/A



Aerial View 36 Tennessee Ave 1971



Aerial View 36 Tennessee Ave 1985

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°: 59.4 PARCEL N°. 79

Street & Number of Proposed Work: 34 Tennessee Ave

Owner of record: John Wise

Mailing Address: 36 Tennessee Ave

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 William 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 Move structure on site from 36 Tennessee Ave

Size of Structure or Addition: Length: 30'8" Sq. Footage 1st floor: 616 Sqft Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 22'11" Sq. footage 2nd floor: 616 sqft Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1'2" South 9" East 9" West 8"

Height of ridge above final finish grade: North 21'9" South 21'9" East 21'9" West 21'9"

Additional Remarks

Historic Name:

Original Date: 1976

Original Builder:

REVISIONS* (describe)

1. East Elevation Move structure on site / fenestration alterations
2. South Elevation " "
3. West Elevation " "
4. North Elevation " "

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed +/- 8 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

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 4 lite Double french doors 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 12/02/2024 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 _____

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.

_____

Signature Date

e m e r i t u s

A u t h o r i z a t i o n L e t t e r

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 36 Tennessee Ave on the following statement:

I John Wise, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

11/21/24

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

34 Tennessee Avenue - Move On

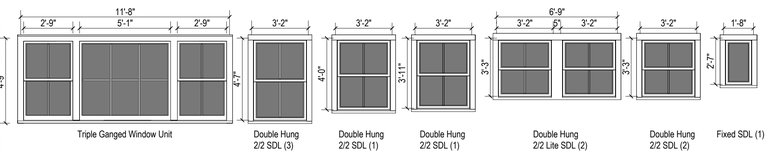
Nantucket, MA

12.02.24

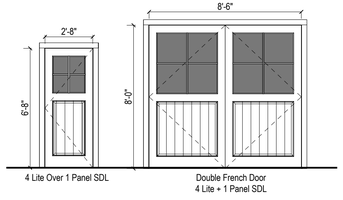
Move On HDC Submission



Locus Map
3/16" = 1'-0"



Window Legend
1/4" = 1'-0"



Exterior Door Legend
1/4" = 1'-0"



Site Plan - Proposed
1" = 20'-0"

2420

34 Tennessee Avenue - Move On

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	594/79
Current Zoning:	VR
Minimum Frontage:	100 FT
Front Setback:	20 FT
Side/Rear Setback:	10 FT
Lot Size:	+/- 22,967 SQFT
Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	616 S.F.
Total Proposed G.C.:	616 S.F.

Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Cover Sheet

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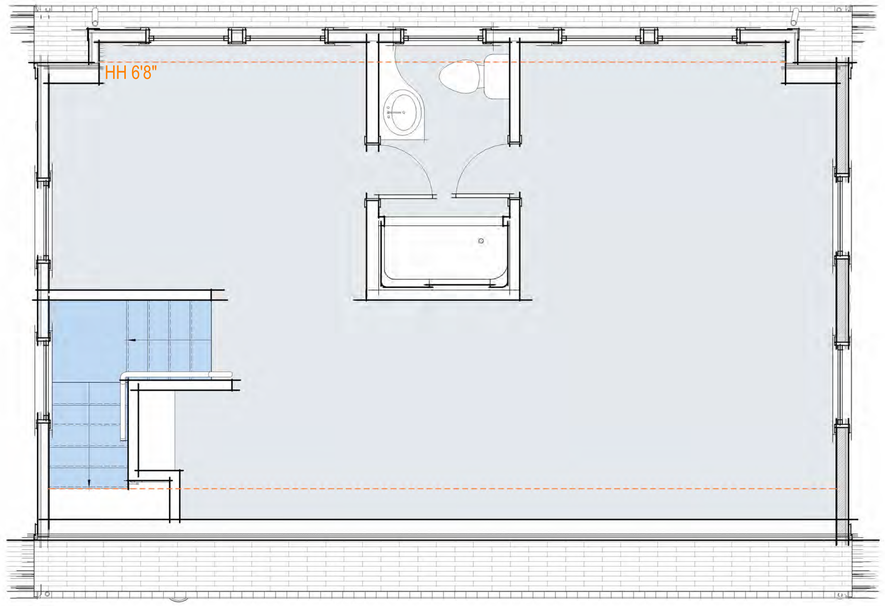
A.0.1

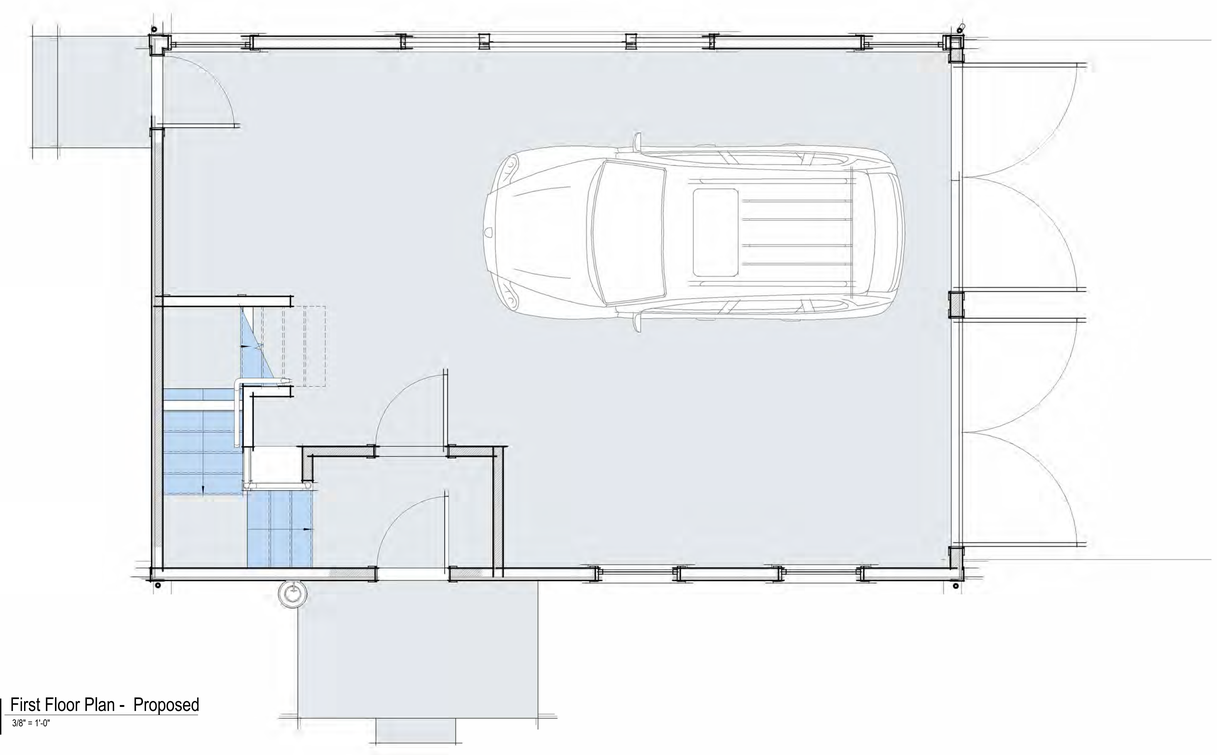
2420

12.02.24

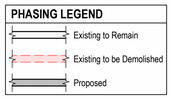
Move On HDC Submission



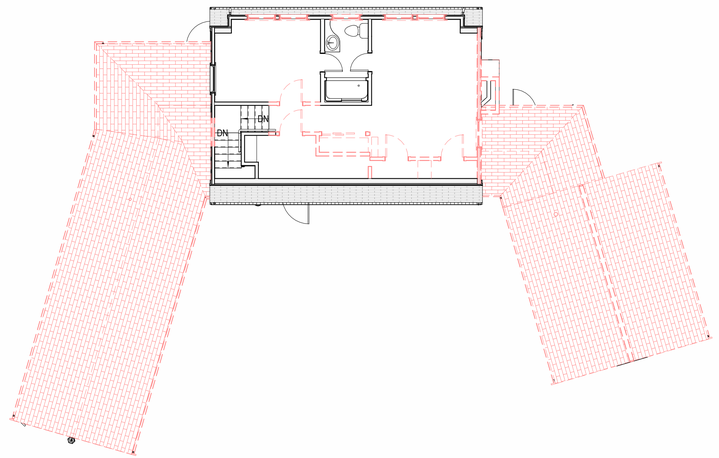
2 Second Floor Plan - Proposed
3/8" = 1'-0"



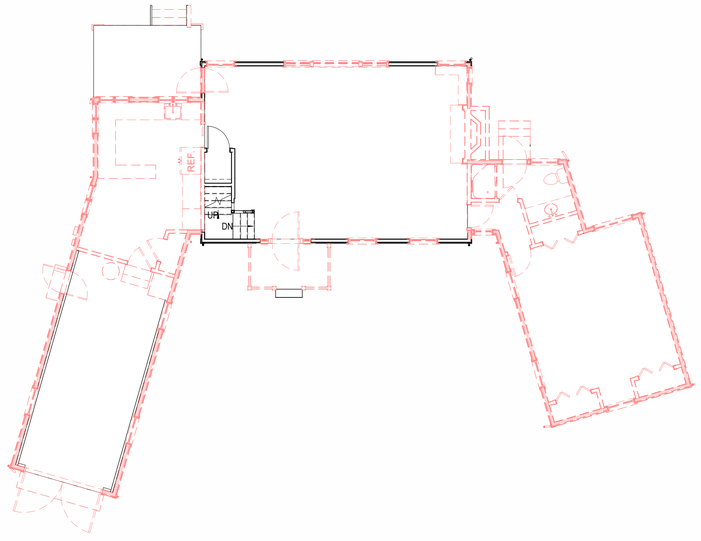
1 First Floor Plan - Proposed
3/8" = 1'-0"



PHASING LEGEND
1/4" = 1'-0"



Second Floor Plan - Demolition
1/8" = 1'-0"



First Floor Plan - Demolition
1/8" = 1'-0"

2420

34 Tennessee Avenue -Move On

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.1.0

2420

12.02.24

Move On HDC Submission

CHANGE WINDOW SASH FROM 1/1 TO 2/2 (TYP)



1 Northwest Elevation - Proposed
3/8" = 1'-0"

PHASING LEGEND

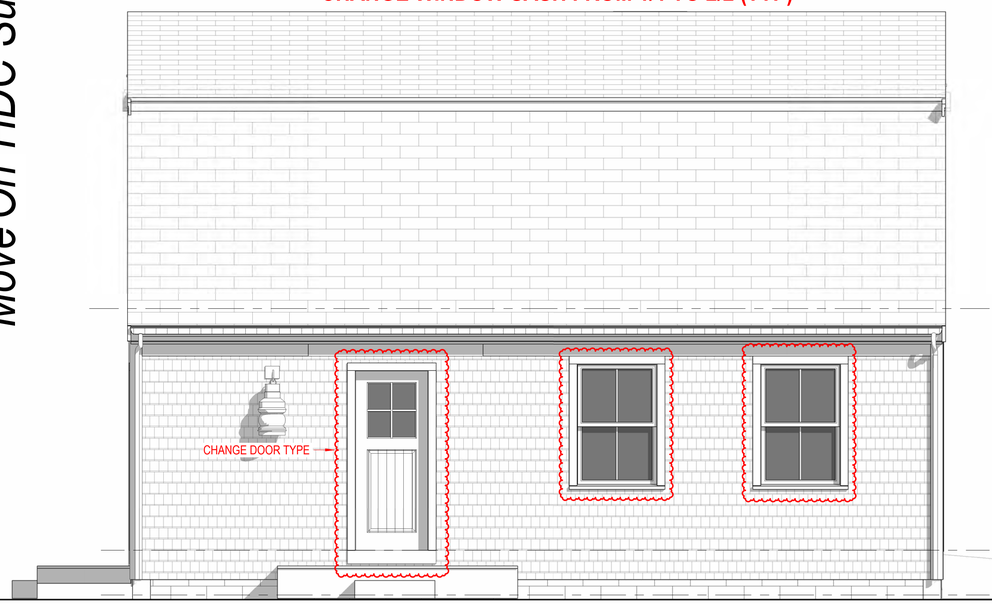
Existing to Remain
Existing to be Demolished
Proposed

PHASING LEGEND
1/4" = 1'-0"



Northwest Elevation - Demolition
3/16" = 1'-0"

CHANGE WINDOW SASH FROM 1/1 TO 2/2 (TYP)



3 Southeast Elevation - Proposed
3/8" = 1'-0"



Southeast Elevation - Demolition
3/16" = 1'-0"

2420

34 Tennessee Avenue -Move On

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

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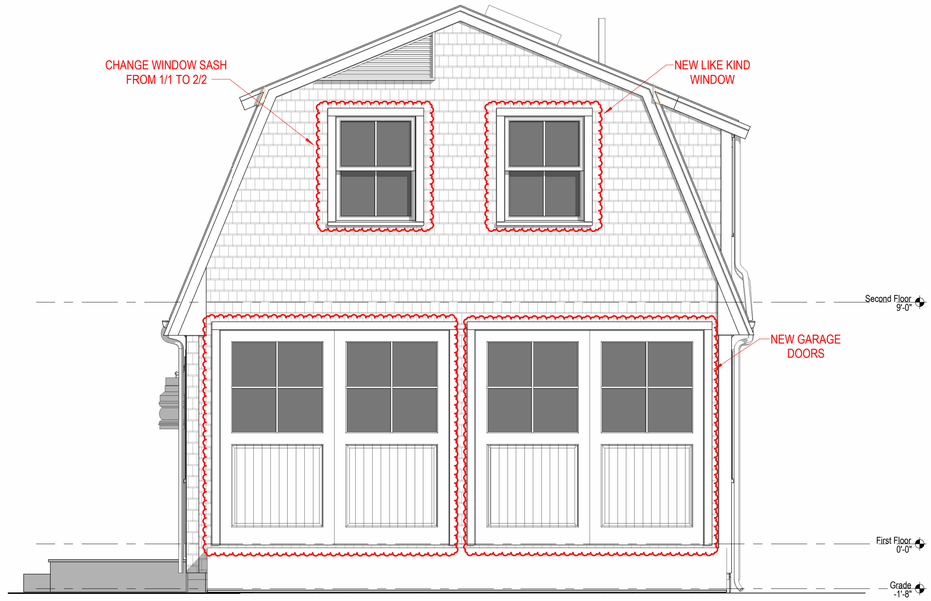
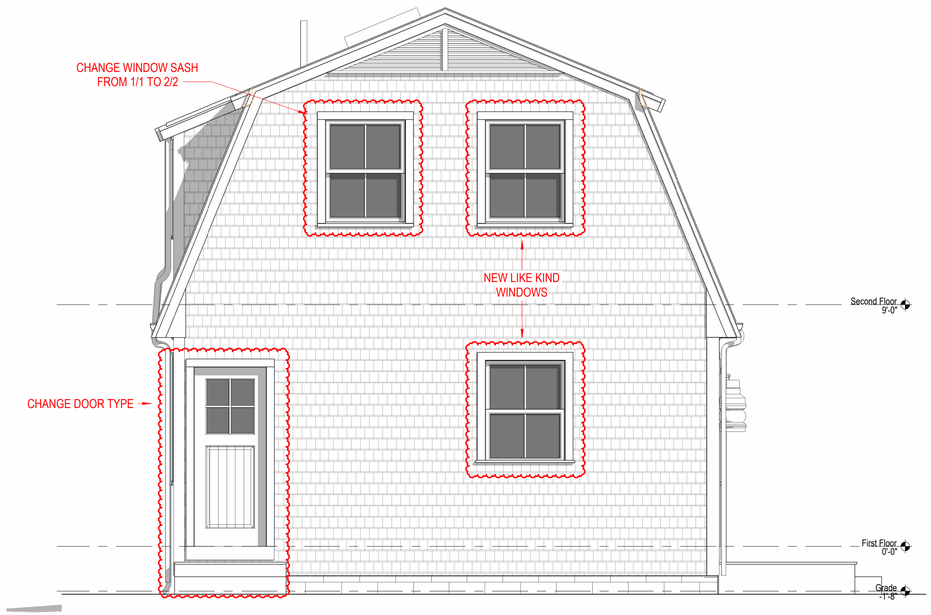
A.2.0

2420

Move On HDC Submission 12.02.24



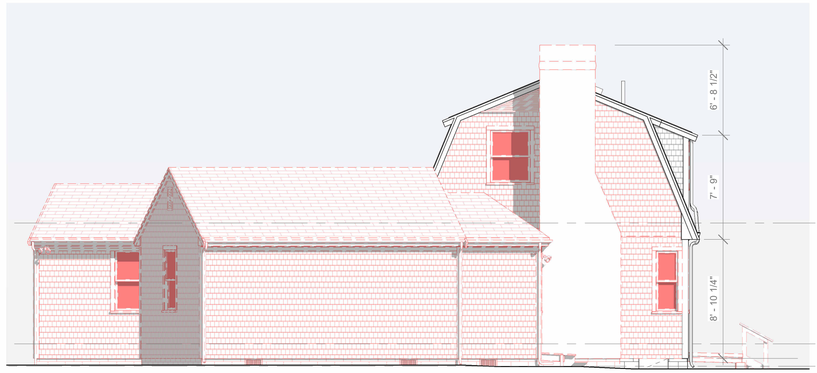
3 Northeast Elevation - Proposed
3/8" = 1'-0"



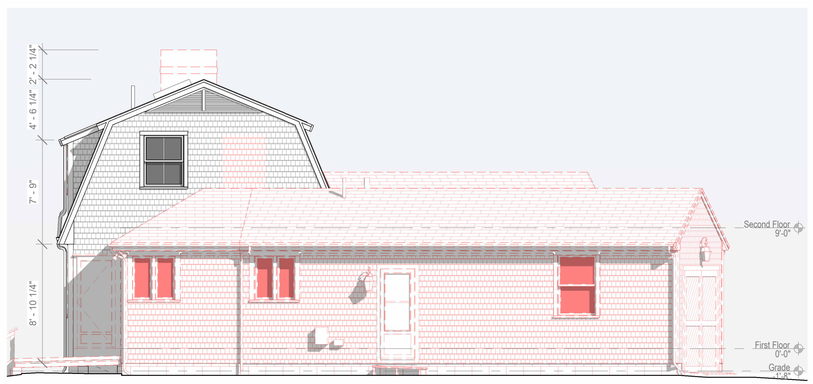
4 Southwest Elevation - Proposed
3/8" = 1'-0"

PHASING LEGEND
Existing to Remain
Existing to be Demolished
Proposed

PHASING LEGEND
1/4" = 1'-0"



Northeast Elevation - Demolition
3/16" = 1'-0"



Southwest Elevation - Demolition
3/16" = 1'-0"

2420

34 Tennessee Avenue -Move On

Nantucket, MA

emeritus
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Nantucket, MA 02554
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Lot Size:	+/- 22,967 SQFT
Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	616 S.F.
Total Proposed G.C.:	616 S.F.

Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.1

2420

12.02.24

Move On HDC Submission



36 Tennessee Ave. to 34 Tennessee Ave. (Inside View)



Aerial View



34 Tennessee Ave. Lot View (From Street)



Existing Structure (Back View)

2420

34 Tennessee Avenue
-Move On

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	594/79
Current Zoning:	VR
Minimum Frontage:	100 FT
Front Setback:	20 FT
Side/Rear Setback:	10 FT
Lot Size:	+/- 22,967 SQFT
Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	616 S.F.
Total Proposed G.C.:	616 S.F.

Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Photos

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

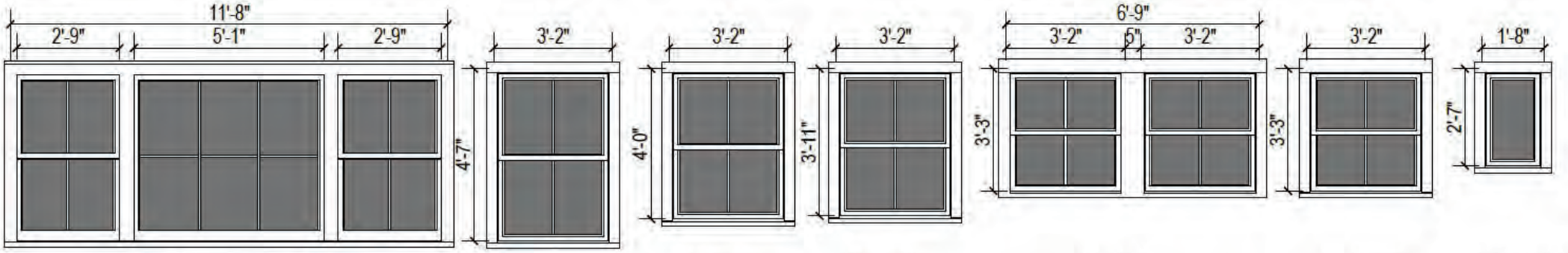
34 Tennessee Avenue

Nantucket, MA



Locus Map

3/16" = 1'-0"



Triple Ganged Window Unit

Double Hung
2/2 SDL (3)

Double Hung
2/2 SDL (1)

Double Hung
2/2 SDL (1)

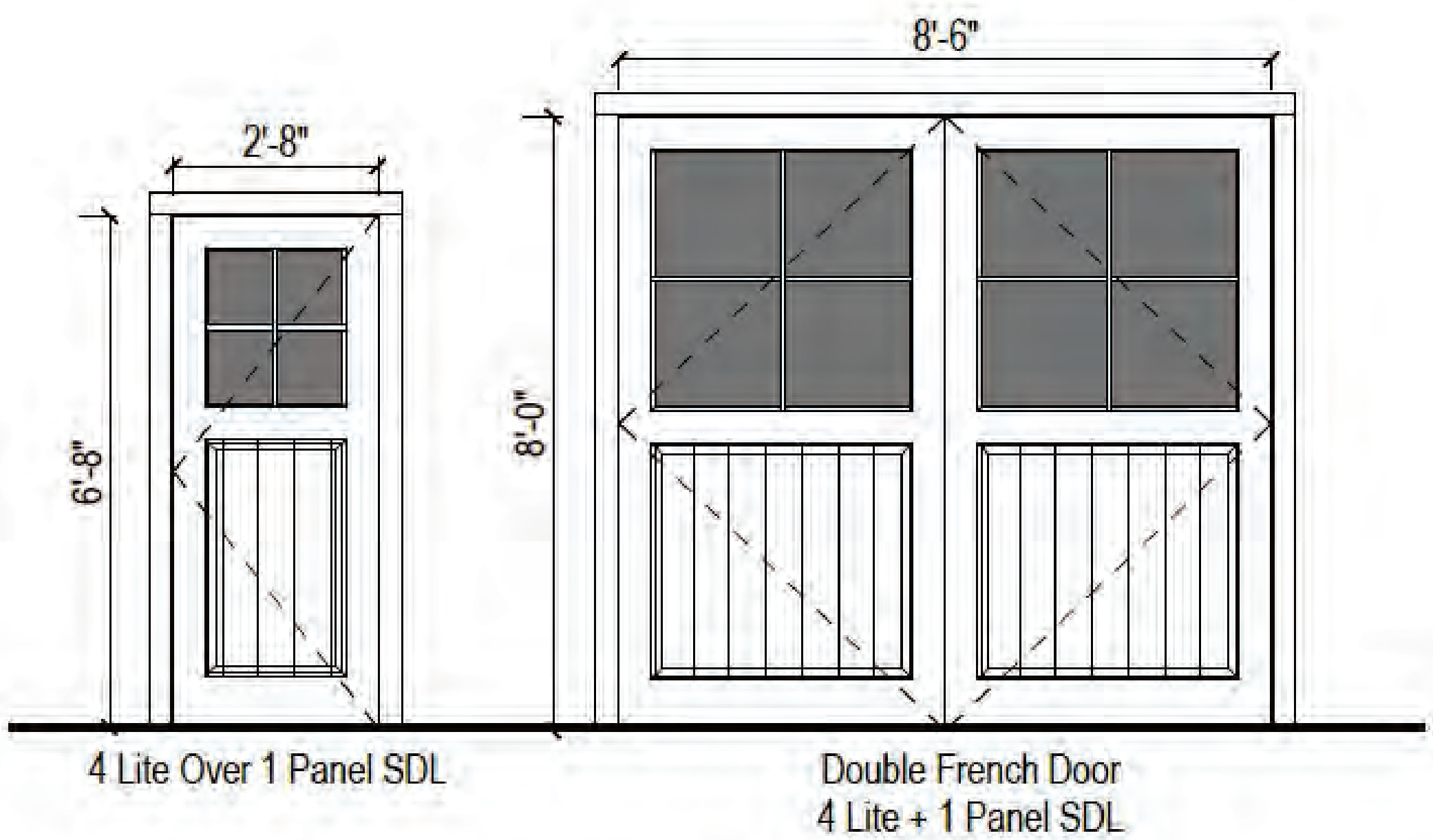
Double Hung
2/2 Lite SDL (2)

Double Hung
2/2 SDL (2)

Fixed SDL (1)

Window Legend

1/4" = 1'-0"



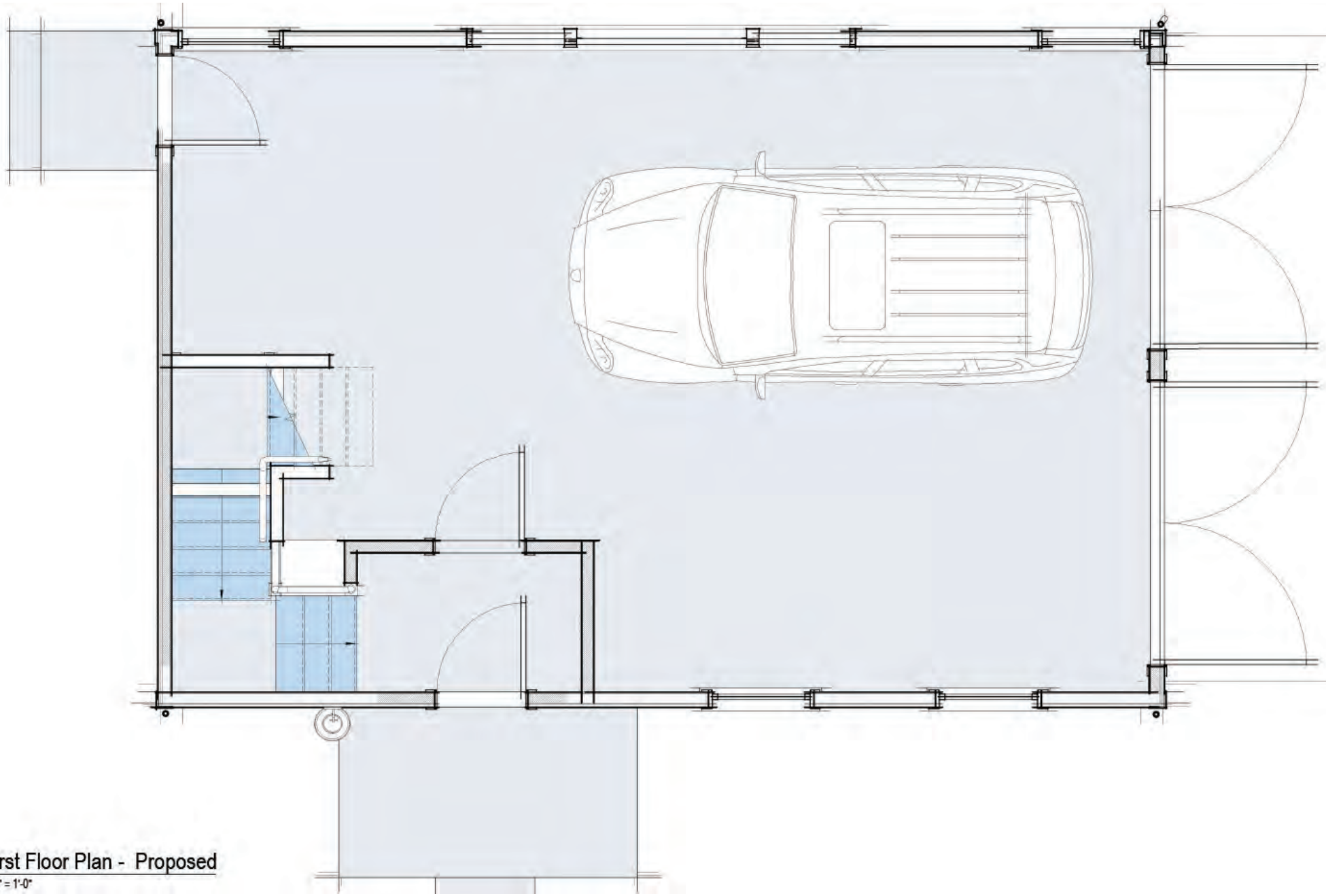
Exterior Door Legend

1/4" = 1'-0"



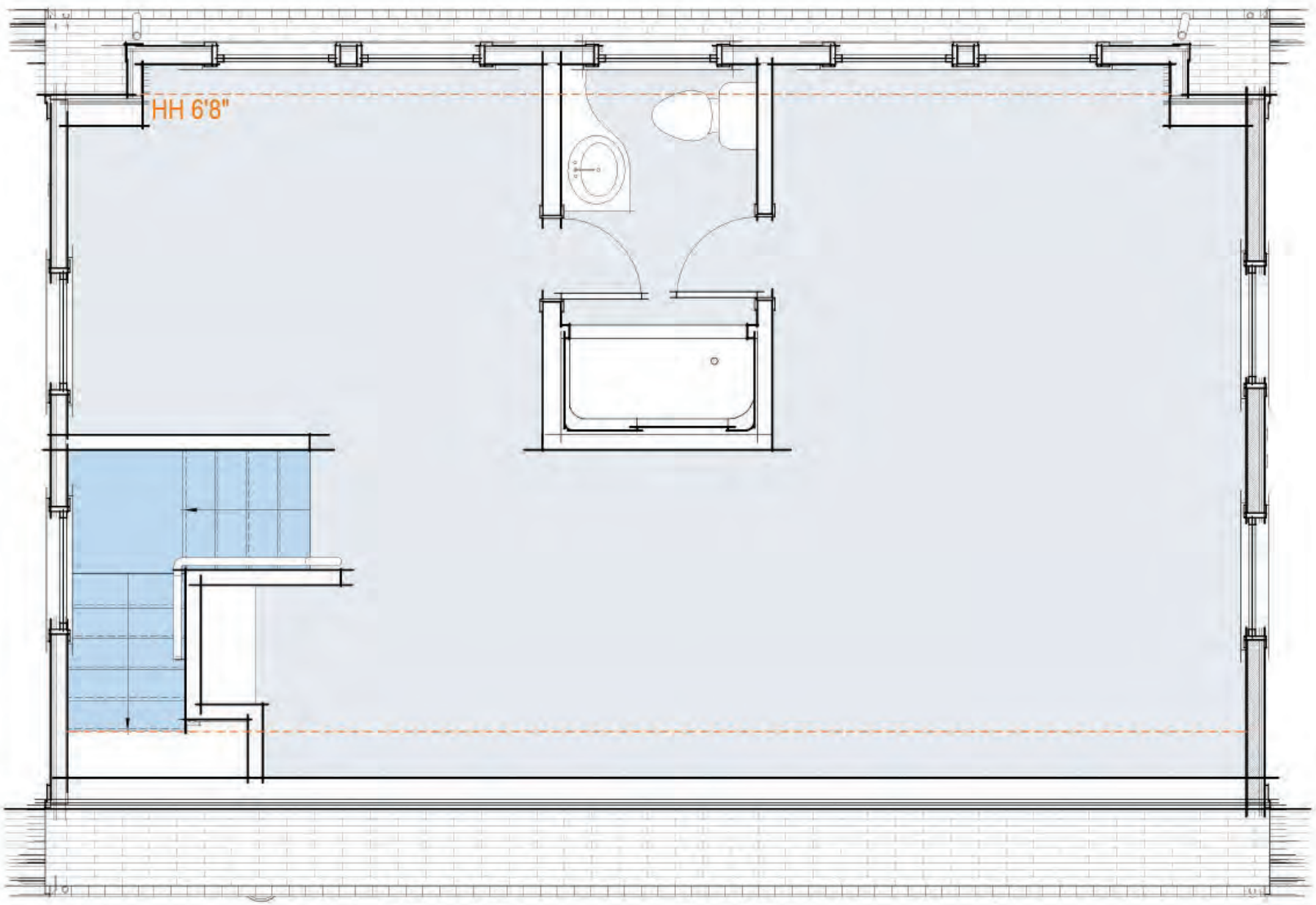
Site Plan - Proposed

1" = 20'-0"

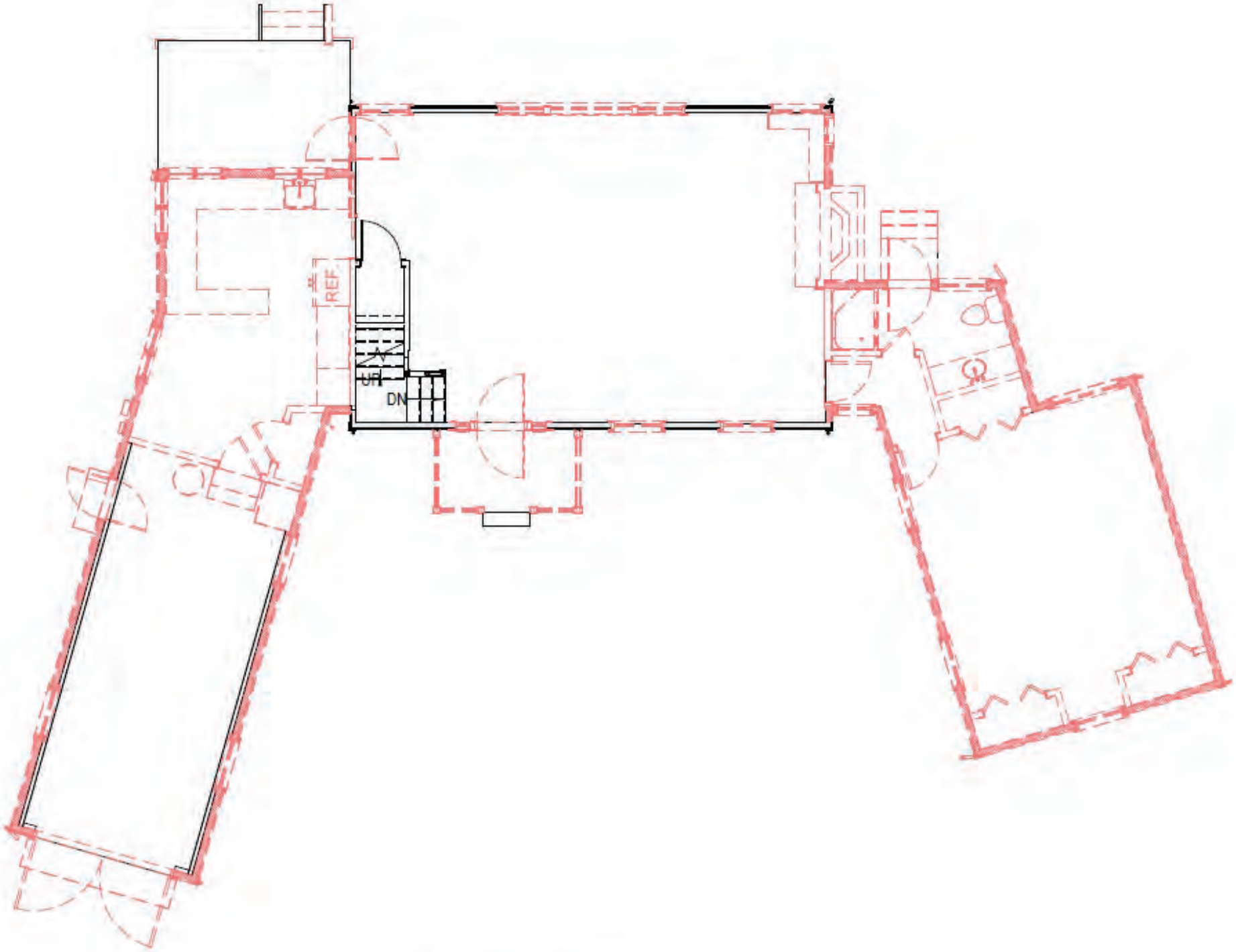


1 First Floor Plan - Proposed

3/8" = 1'-0"

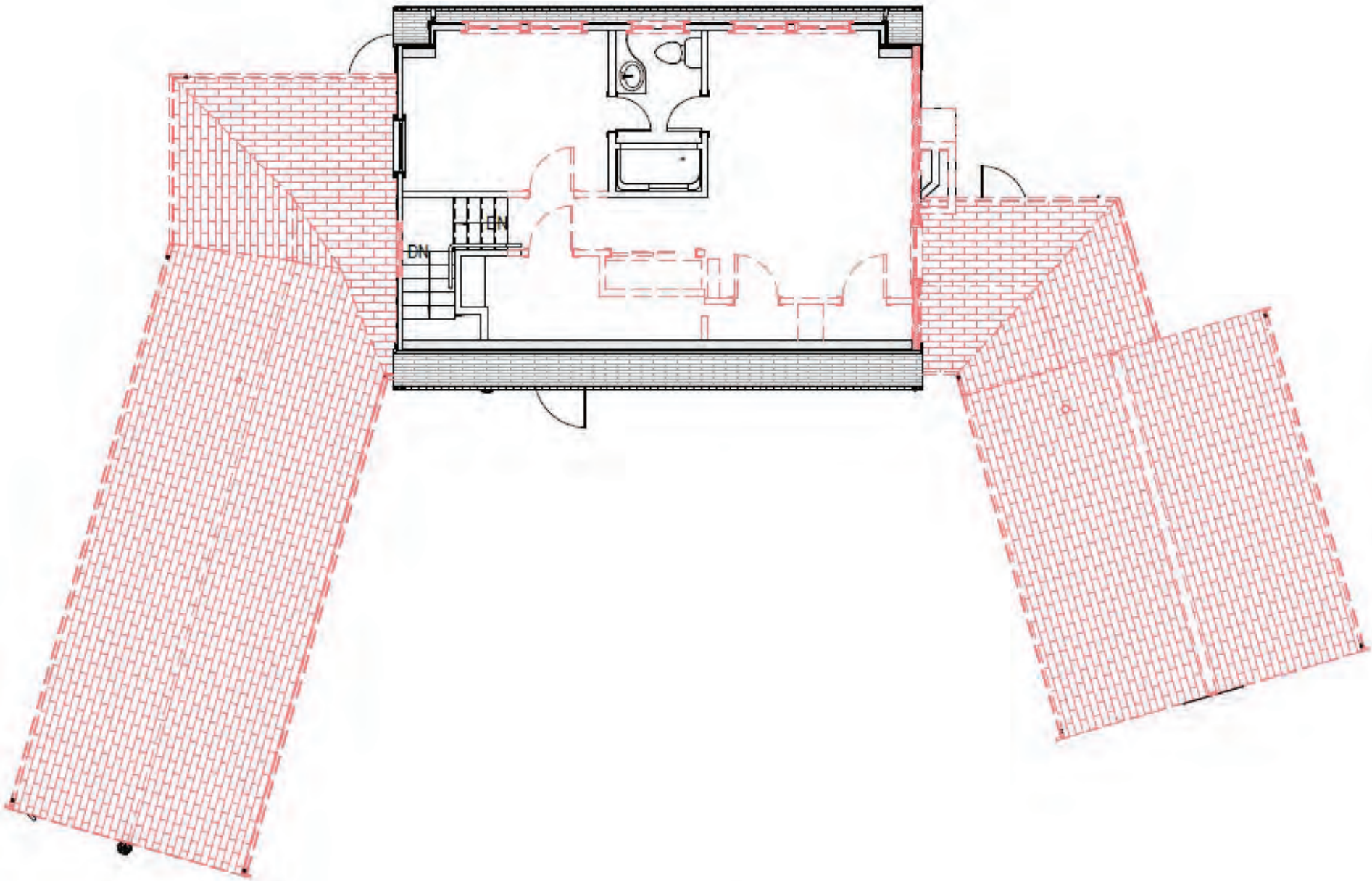


2 Second Floor Plan - Proposed
3/8" = 1'-0"



First Floor Plan - Demolition

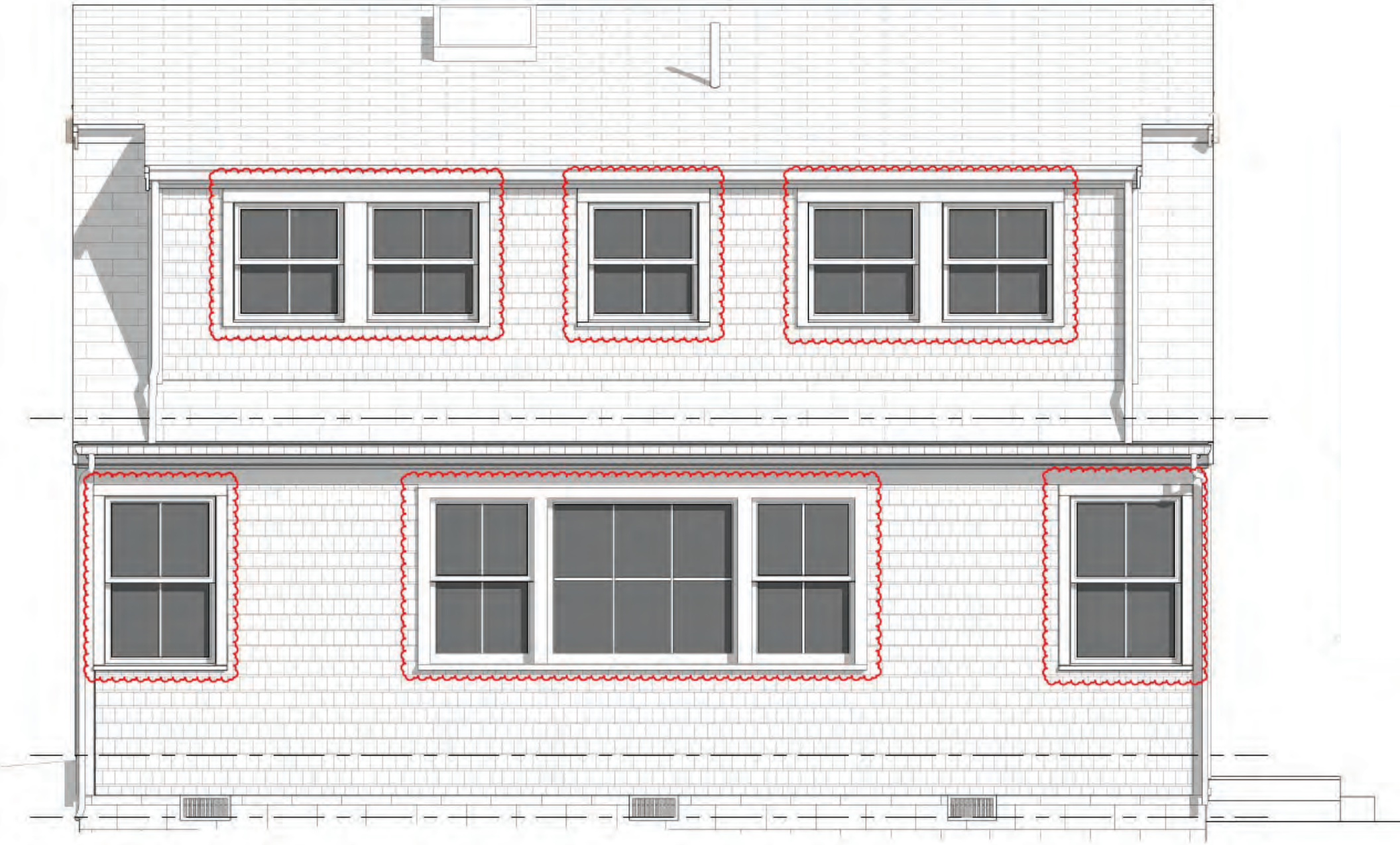
1/8" = 1'-0"



Second Floor Plan - Demolition

1/8" = 1'-0"

CHANGE WINDOW SASH FROM 1/1 TO 2/2 (TYP)

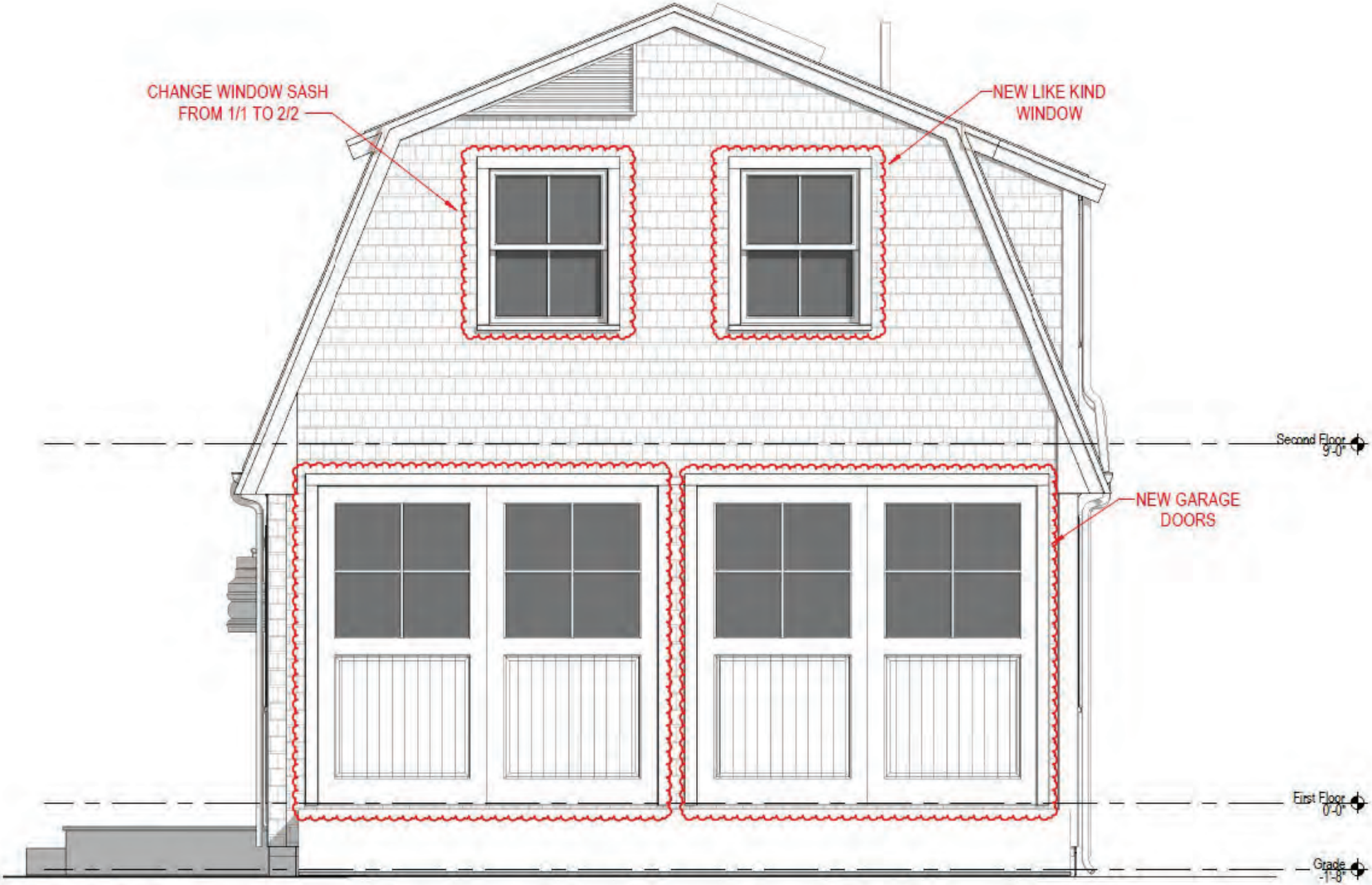


1 Northwest Elevation - Proposed
3/8" = 1'-0"

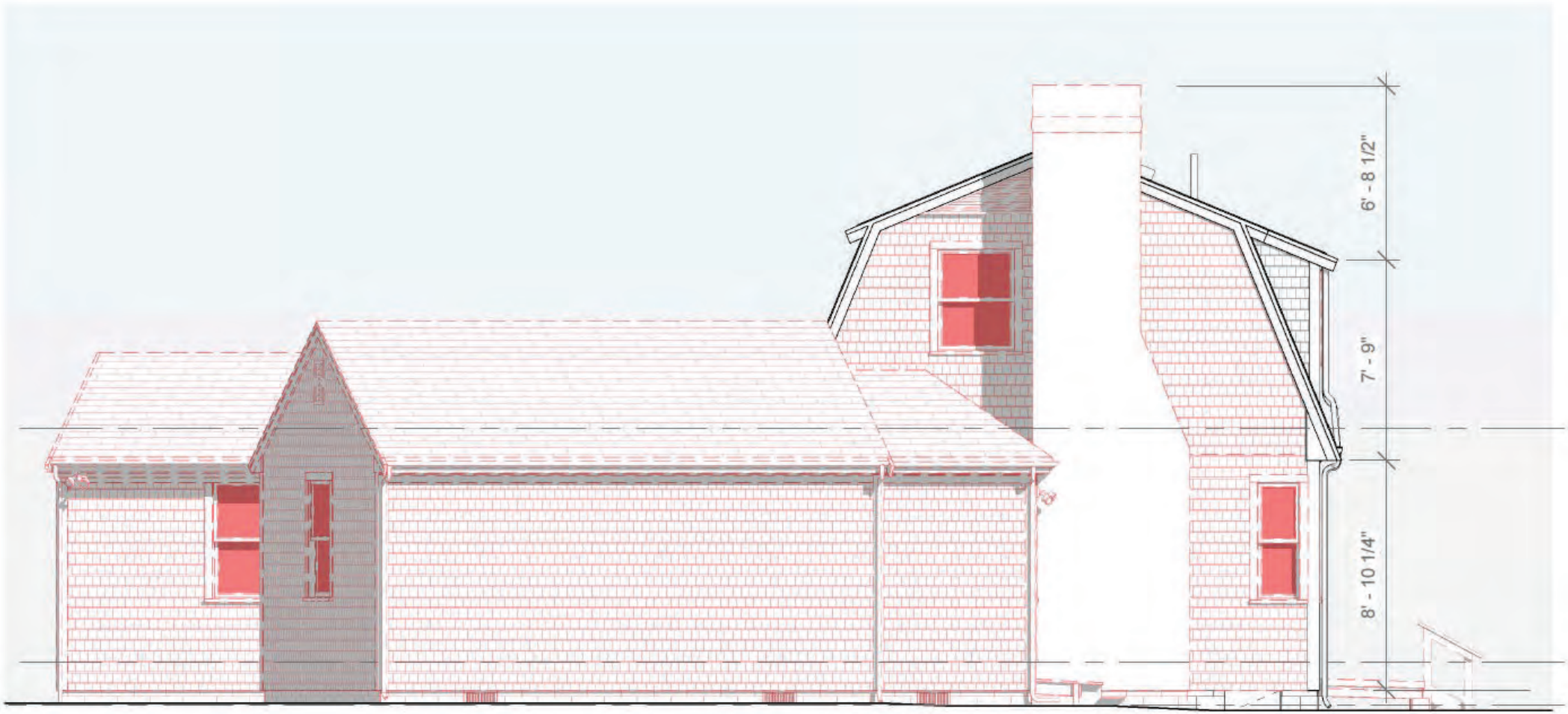


Northwest Elevation - Demolition

3/16" = 1'-0"



3 Northeast Elevation - Proposed
3/8" = 1'-0"



Northeast Elevation - Demolition

3/16" = 1'-0"

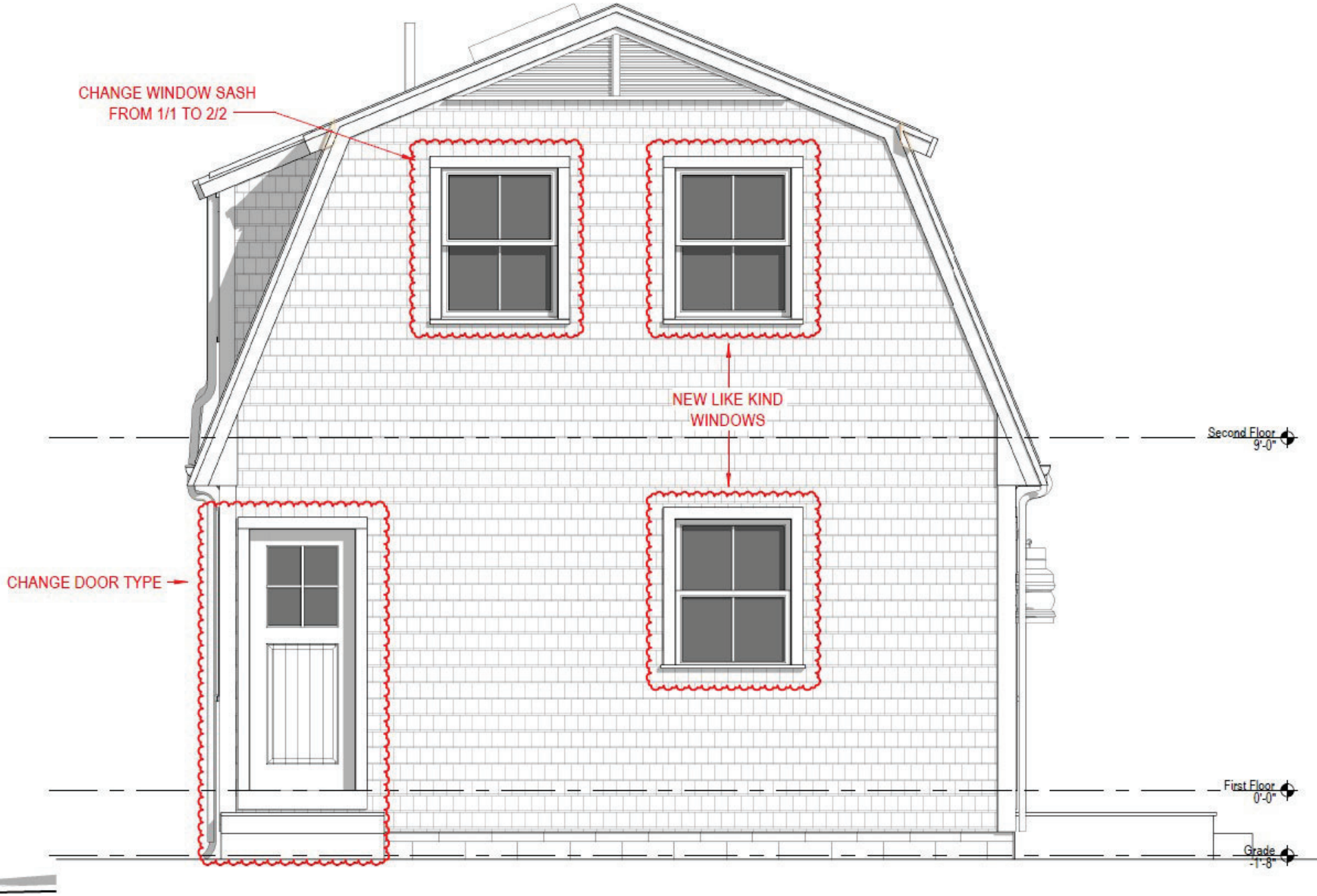


3 Southeast Elevation - Proposed
3/8" = 1'-0"



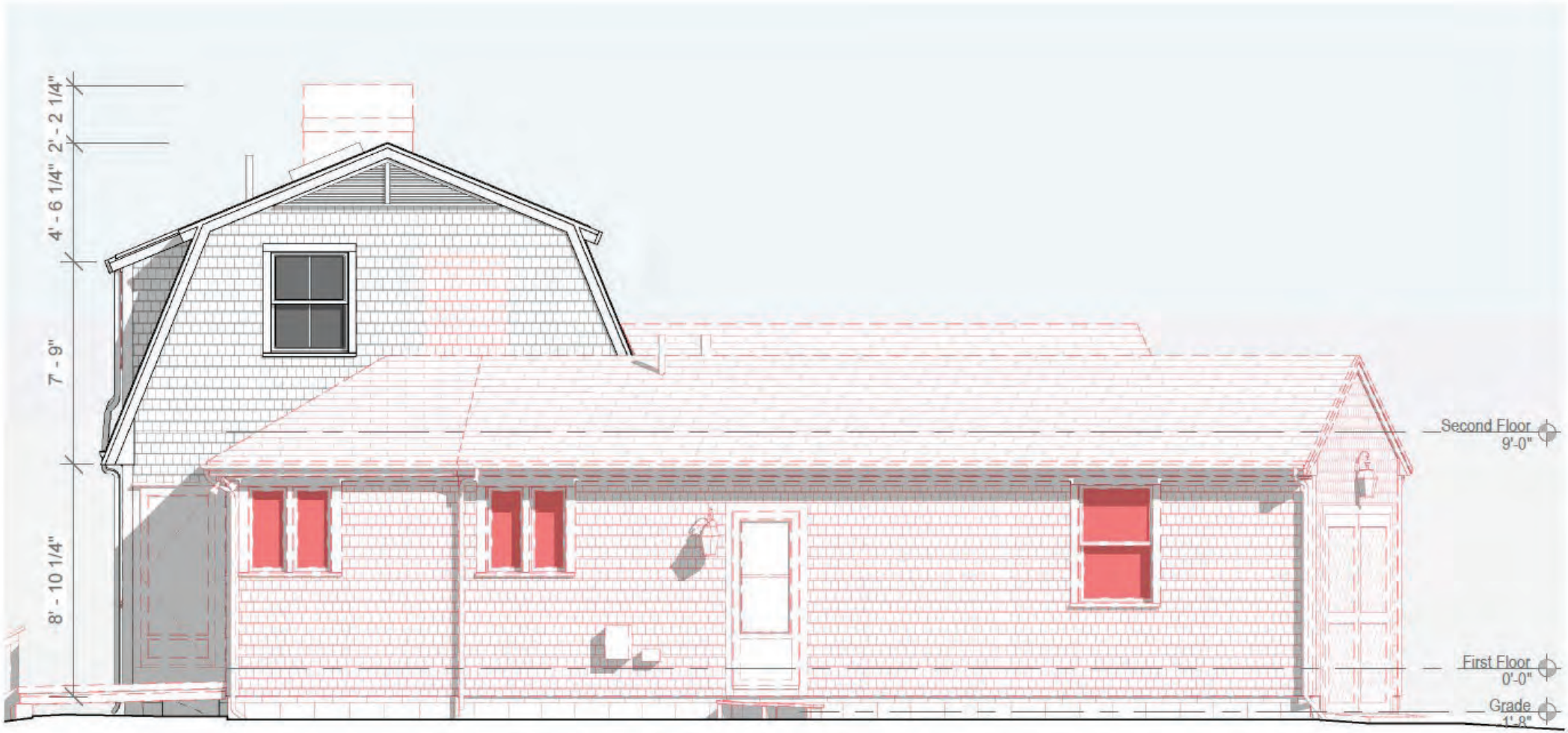
Southeast Elevation - Demolition

3/16" = 1'-0"



4 Southwest Elevation - Proposed

3/8" = 1'-0"



Southwest Elevation - Demolition

3/16" = 1'-0"



Aerial View



Existing Structure (Back View)

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: 34 Tennessee Ave

Tax Map Number: 59.4 Parcel Number: 75

Owner of Record: John Wise

Description of Proposal: Move Structure on Site

Anticipated HDC Submission Date: 12/2/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... John Wise

MAILING ADDRESS..... 36 Tennessee Ave, Nantucket MA 02554

PROPERTY LOCATION..... 34 Tennessee Ave

ASSESSORS MAP/PARCEL..... 59.4 / 75

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.26 09:25:44 -05'00'

November 26, 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
594	79		36 TENNESSEE LLC		21 EAST ST	WINCHESTER	MA	O1890	36 TENNESSEE AV
594	245		37 TENNESSEE ACK LLC		PO BOX 70205	DARTMOUTH	MA	O2747	33 TENNESSEE AV
594	247		35 TENNESSEE ACK LLC		PO BOX 70205	DARTMOUTH	MA	02747	35 TENNESSEE AV
594	253		STILL DOCK NANTUCKET LLC	C/O PETER BORDES	58 W 9TH ST	NEW YORK	NY	10011	38 TENNESSEE AV
6012	32		MCGRATH WILLIAM F JR	KATBIRD REALTY TRUST	P O BOX 2639	NANTUCKET	MA	02584	9 I ST
6012	38		HARVEY JESSIE P TRS ETAL	C/O ANNE HARVEY HOWELL TR ETAL	700 PAPER MILL RD	WYNDMOOR	PA	19038	OKLAHOMA AV
6012	41		7 I STREET LLC		C/O 37 CENTER ST	NANTUCKET	MA	02554	32 TENNESSEE AV
Count:	**7**								

9589 0710 5270 1006 2101 93

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37 TENNESSEE ACK LLC
PO BOX 70205
DARTMOUTH, MA 02747

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36 TENNESSEE LLC
21 EAST ST
WINCHESTER, MA 01890

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STILL DOCK NANTUCKET LLC
C/O PETER BORDES
58 W 9TH ST
NEW YORK, NY 10011

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35 TENNESSEE ACK LLC
PO BOX 70205
DARTMOUTH, MA 02747

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7 I STREET LLC
C/O 37 CENTER ST
NANTUCKET, MA 02554

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MCGRATH WILLIAM F JR
KATBIRD REALTY TRUST
P O BOX 2639
NANTUCKET, MA 02584

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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HARVEY JESSIE P TRS ETAL
C/O ANNE HARVEY HOWELL TR ETAL
700 PAPER MILL RD
WYNDMOOR, PA 19038

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9 Miller Lane: 68 / 123 (Garage/Dwelling)

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
N/A	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
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)		
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°: 68 PARCEL N°. 123

Street & Number of Proposed Work: 9 Miller Lane

Owner of record: WSTT Holdings LLC

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 _____

Size of Structure or Addition: Length: 34' +/- Sq. Footage 1st floor: 816 SF +/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24' +/- Sq. footage 2nd floor: 484 SF +/- Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South _____" East _____" West _____"

Height of ridge above final finish grade: North 23'-1" +/- 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 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 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 4" Rake 4" Soffit (Overhang) 1" 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 _____ 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 Moire Black

Trim Quaker Gray Sash Black Doors Black & Quaker Gray

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/2/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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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 WSTT Holdings LLC

STREET ADDRESS 9 Miller Lane

MAP/PARCEL 68 / 123

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12.02.24

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 11.26.24
Date

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

9 Miller Lane, Nantucket, MA 02554 — Nantucket Historic District Commission

May 31, 2020

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I William M Dyke 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)

6/2/2022

Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 9 Miller Lane

Tax Map Number: 68 Parcel Number: 123

Owner of Record: WSTT Holdings LLC

Description of Proposal: New Garage

Anticipated HDC Submission Date: 12/2/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... WSTT Holdings LLC

MAILING ADDRESS..... 61 Old South Rd # 119, Nantucket, MA 02554

PROPERTY LOCATION..... 9 Miller Lane, Nantucket MA 02554

ASSESSORS MAP/PARCEL..... 68 / 123

SUBMITTED BY:..... Emeritus Ltd.

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.25 15:05:34 -05'00'

11/25/2024

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
68	122		CULKINS JAYNE D & ERNEST W JR TRS	CULKINS FAMILY TRUST	PO BOX 2430	NANTUCKET	MA	02584	7 MILLER LN
68	124		GLOWACKI GREG		22 EVERGREEN WAY	NANTUCKET	MA	02554	11 MILLER LN
68	752		RYBACK TYRONE A & THERESA A		24 FIELDS LAND	CHESTER	NY	10918	15 DAFFODIL LN
68	753	2	13 DAFFODIL LN COOP		13B DAFFODIL LN	NANTUCKET	MA	02554	13B DAFFODIL LN
68	980		WHELDEN LARRY B		PO BOX 454	NANTUCKET	MA	02554	95 OLD SOUTH RD
68	999	6	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	MILLER LN
Count:	**6**								

9589 0710 5270 1006 2102 23

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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

NANTUCKET POST OFFICE
NOV 27 2024
02584 9998

Postmark Here

13 DAFFODIL LN COOP
13B DAFFODIL LN
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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CULKINS JAYNE D & ERNEST W JR TRS
CULKINS FAMILY TRUST
PO BOX 2430
NANTUCKET, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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WHELDEN LARRY B
PO BOX 454
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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GLOWACKI GREG
22 EVERGREEN WAY
NANTUCKET, MA 02554

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NOV 27 2024
02584 9998

Postmark Here

RYBACK TYRONE A & THERESA A
24 FIELDS LAND
CHESTER, NY 10918

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2102 61

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NOV 27 2024
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NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

WSTT Holdings LLC

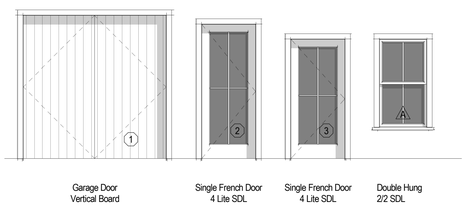
9 Miller Lane
Nantucket, MA 02554

11.26.24

HDC Submission



1 Locus Map
Not to Scale



Garage Door
Vertical Board

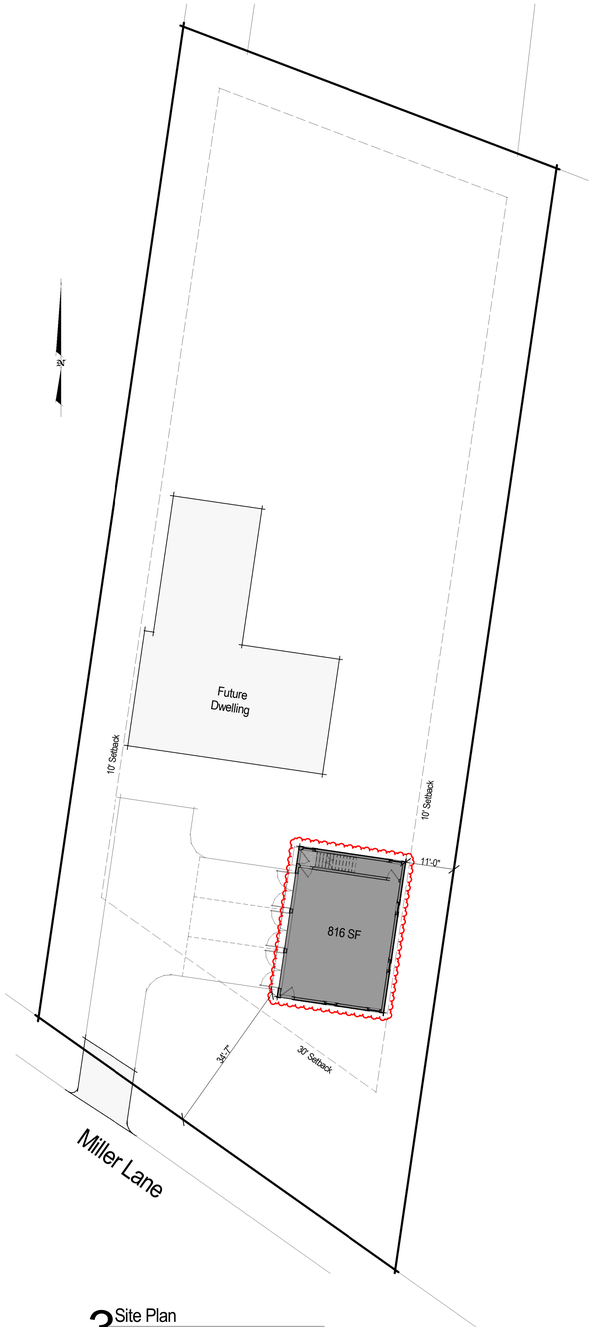
Single French Door
4 Lite SDL

Single French Door
4 Lite SDL

Double Hung
2/2 SDL

2 Window & Door Legend
1/4" = 1'-0"

WINDOW & DOOR NOTES
1. Windows w/ DP Rating of 30 or Greater Required
2. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
4. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
5. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
6. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
7. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
8. The Unit Measurements Given In this Document Are For A Guide Only



3 Site Plan
1/16" = 1'-0"

2222

WSTT Holdings LLC

9 Miller Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68 / 123
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	20,634 SF +/-
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,579 SF +/-
Proposed G.C.:	499 SF +/-
Total Proposed G.C.:	2,570 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.1.1 Floor Plans & Elevations

Revisions

Revision 1	Date 1

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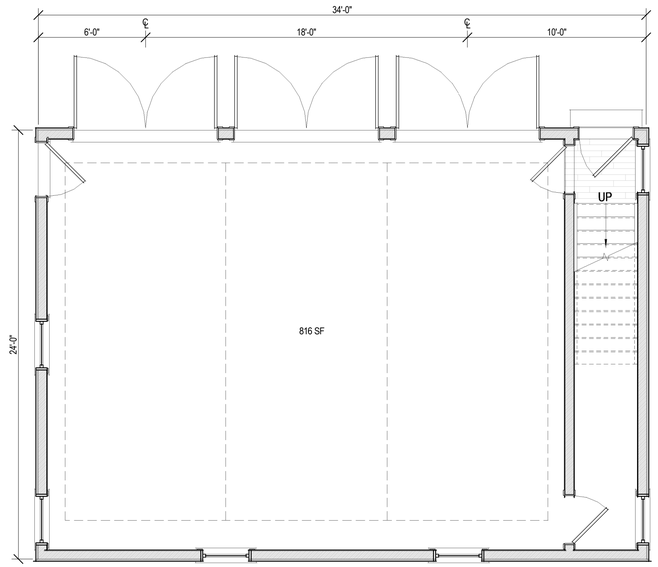
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2222

11.26.24

HDC Submission



First Floor Plan

1/4" = 1'-0"



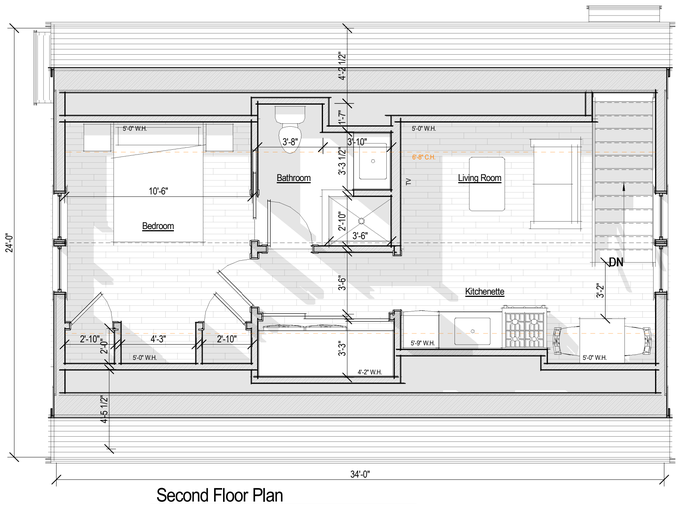
South Elevation

1/4" = 1'-0"



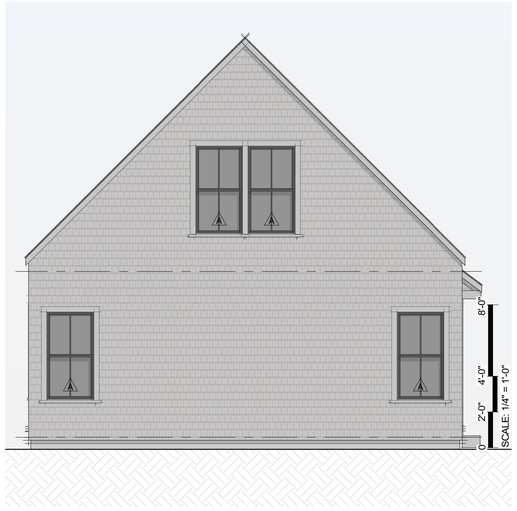
East Elevation

1/4" = 1'-0"



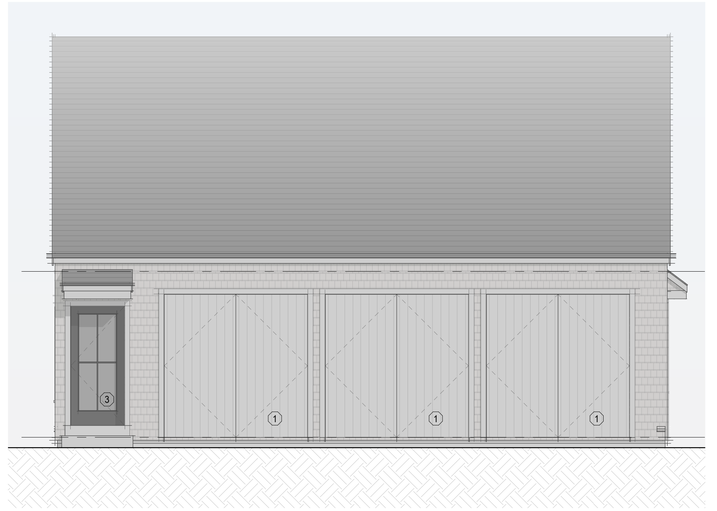
Second Floor Plan

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"



West Elevation

1/4" = 1'-0"



Exterior Perspective

2222

WSTT Holdings LLC

9 Miller Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
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Floor Plans & Elevations

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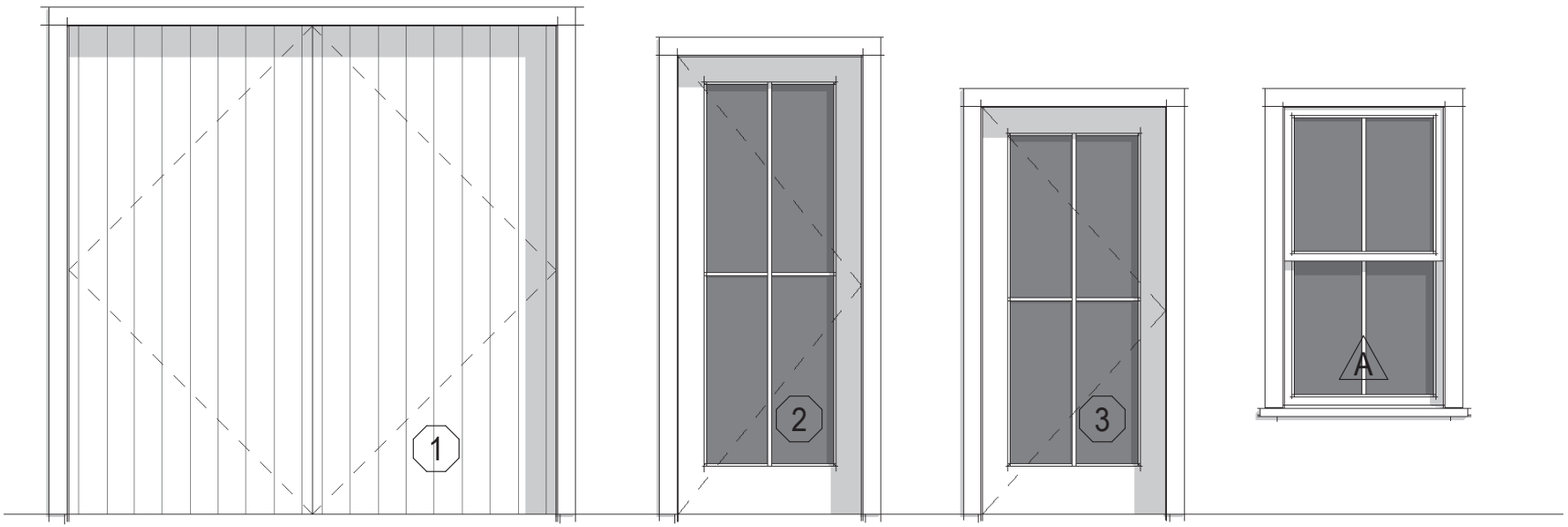
1 Locus Map

Not to Scale



3 Site Plan
1/16" = 1'-0"



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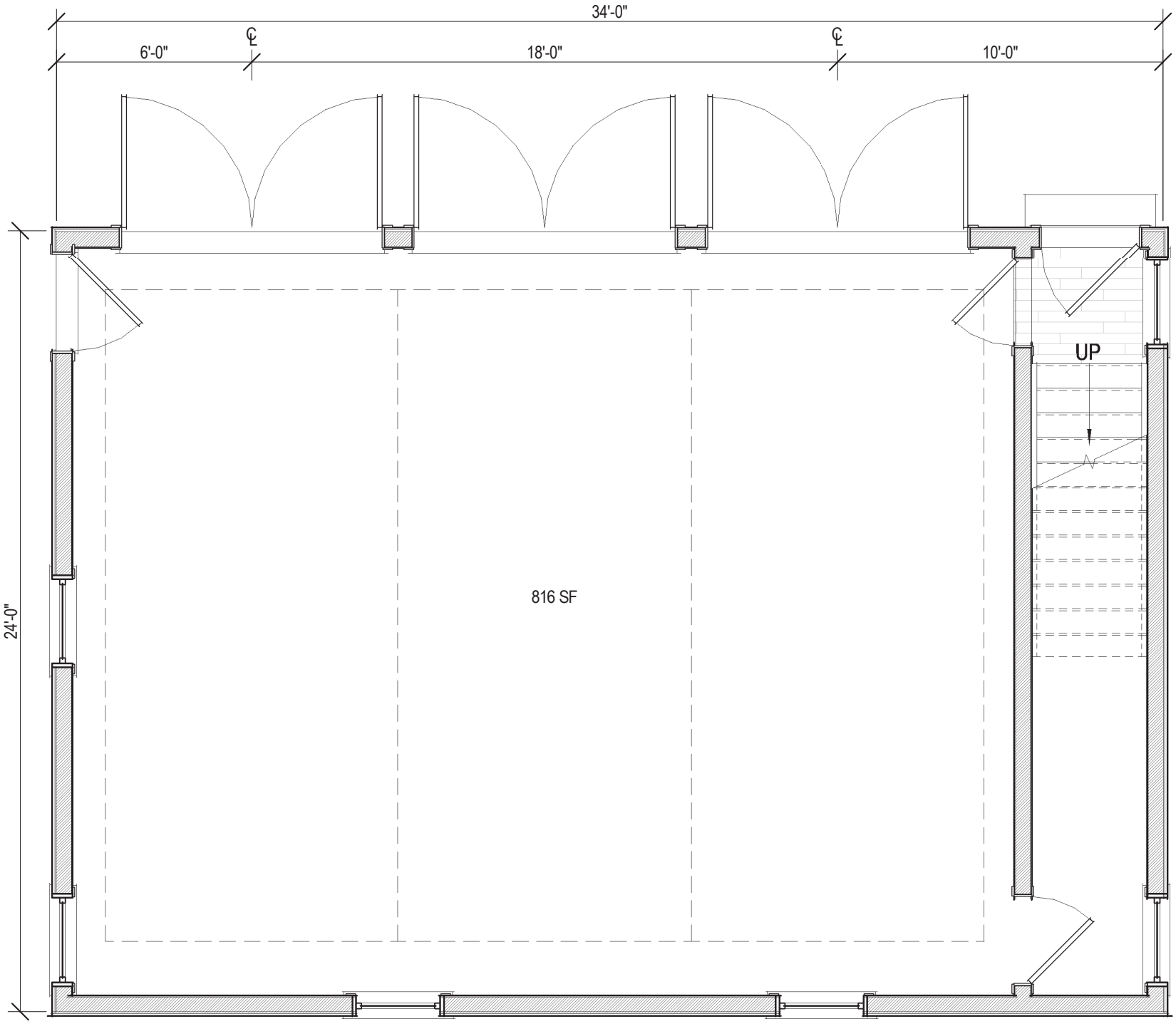
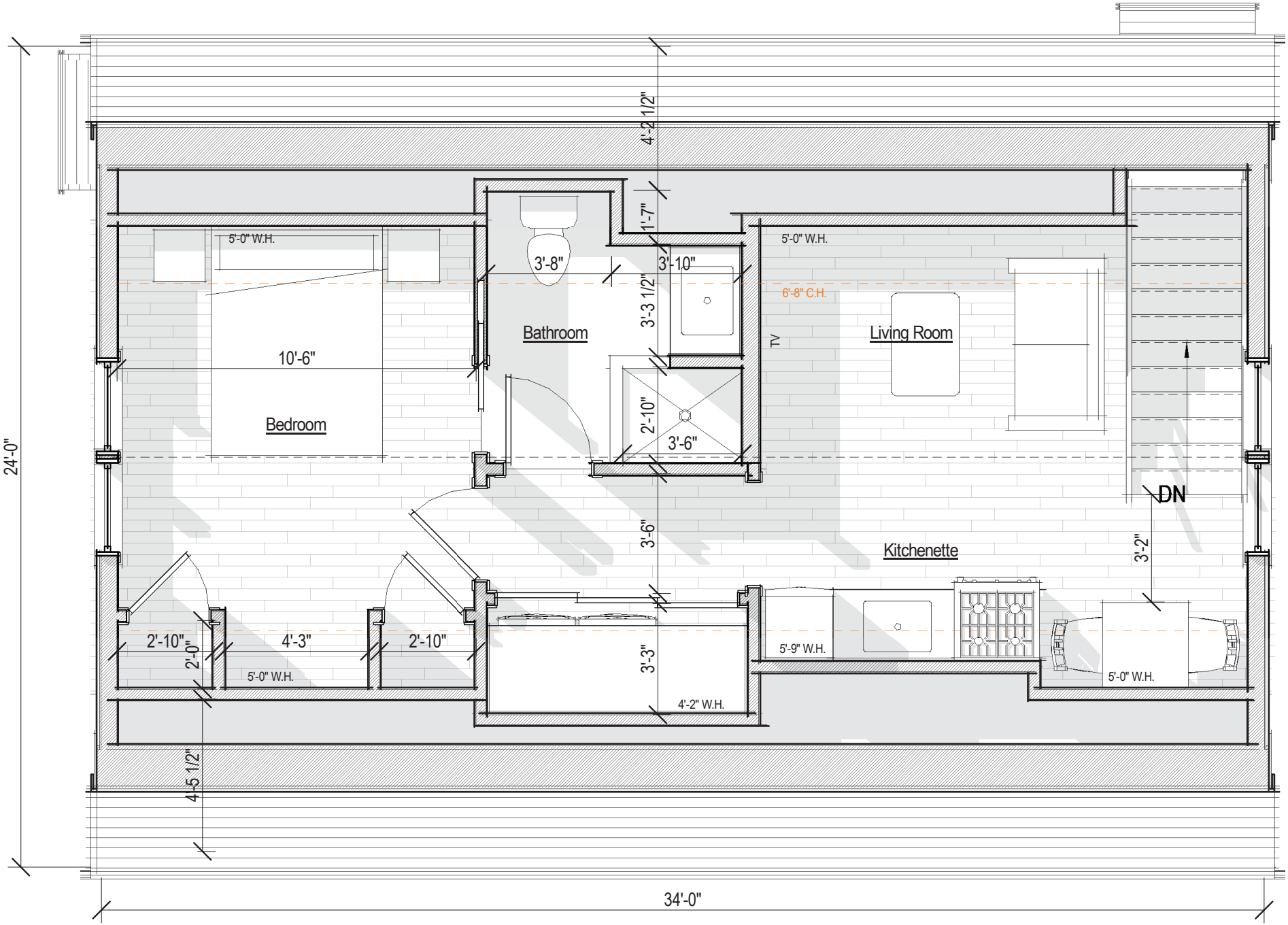


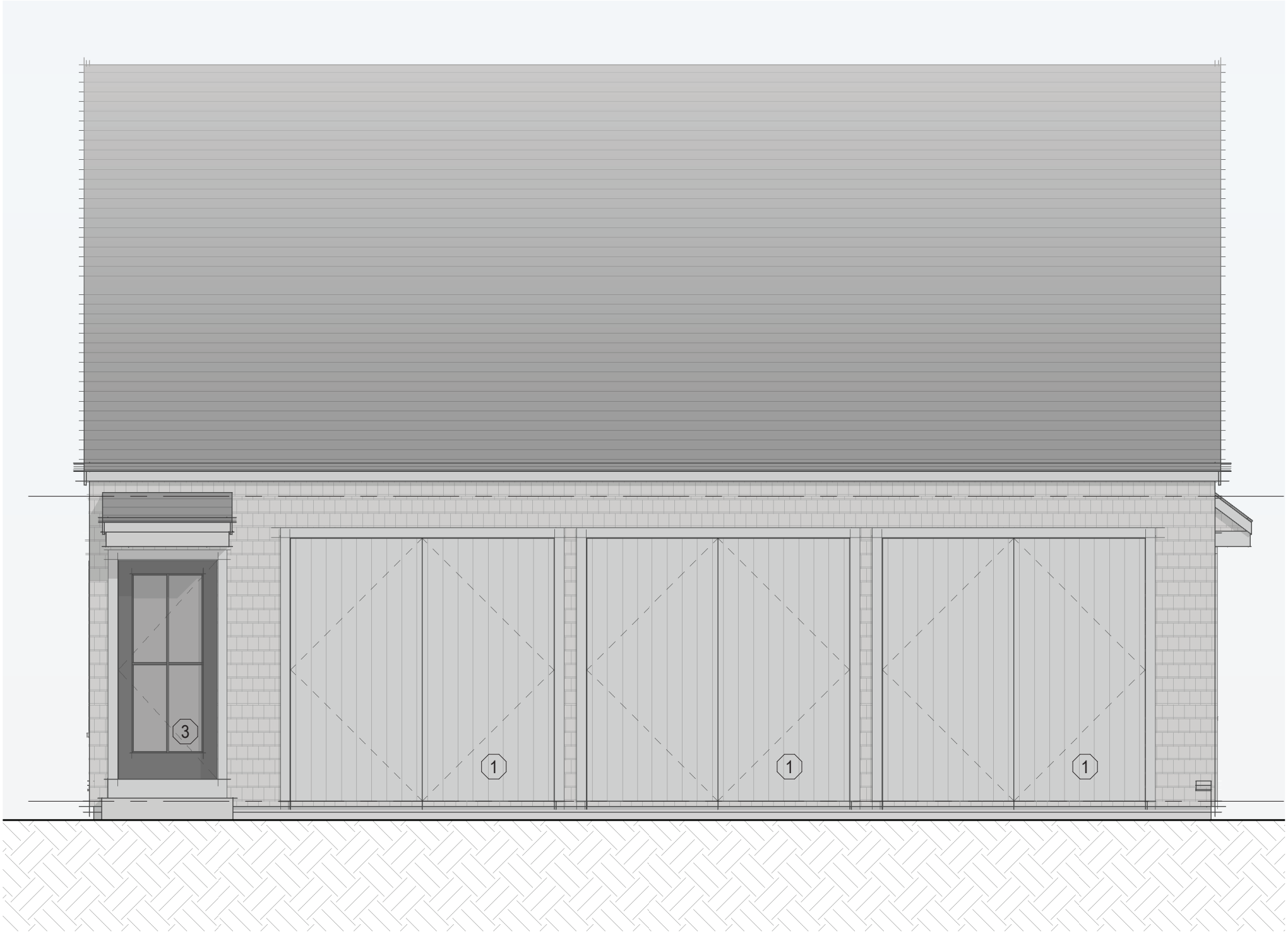
First Floor Plan

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"



West Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"



South 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°: 69 PARCEL N°. 1

Street & Number of Proposed Work: 7 Nobadeer Farm Rd

Owner of record: LANDBANK & N.R.S.A.

Mailing Address: 22 BROAD STREET
Nantucket Ma

Contact Phone #: 228 7240 E-mail: _____

AGENT INFORMATION (if applicable)

Name: CHA CONSULTING, INC.

Mailing Address: 272 W. EXCHANGE ST. SUITE 101
PROVIDENCE, RI, 02903

Contact Phone #: 4016483860 E-mail: MMOONAN@CHASUTHANS.COM.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ 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-2021-11-5065
☐ Pool (Zoning District ____) ☐ Roof ☒ Other COURTS & PARKING & COURT STRUCTURE REVISIONS

Size of Structure or Addition: SEE SITE LAYOUT Length: _____ Width: _____ Sq. Footage 1st floor: _____ 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 2 South 0 East 0 West 0

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: OUTDOOR COURTS —

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

4 PICKLE COURTS ENLARGED - SHIFTED OVER
2 PADEL COURTS ADDED
3 TENNIS COURTS REMOVED
1 BACK BOARD COURT REMOVED
ADA HARDSCAPING IDENTIFIED
COURT SIDE SHADE STRUCTURES ADDED

Is there an HDC survey form for 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.) _____ N/A

Fence: Height: SEE DWGS.
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____ N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 11/29/24 Signature of owner of record LAND BANK 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.

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.

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.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand) 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 Cafe Consulting

AS AGENT FOR Landbank & N.R.S.A

STREET ADDRESS 7 Nobadeer Farm Rd

MAP/PARCEL 69/1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/2/24

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.

CAA 12/2/24

Signature Date

Existing Conditions

Site Aerial Photo



Existing Conditions| Site Photos

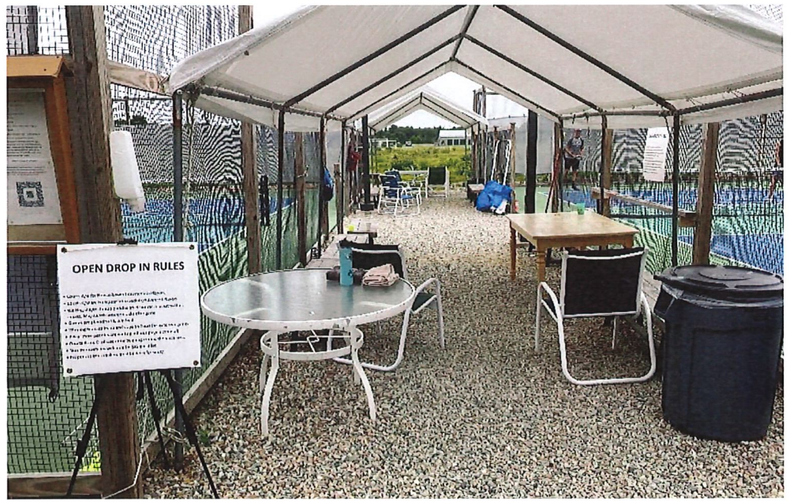


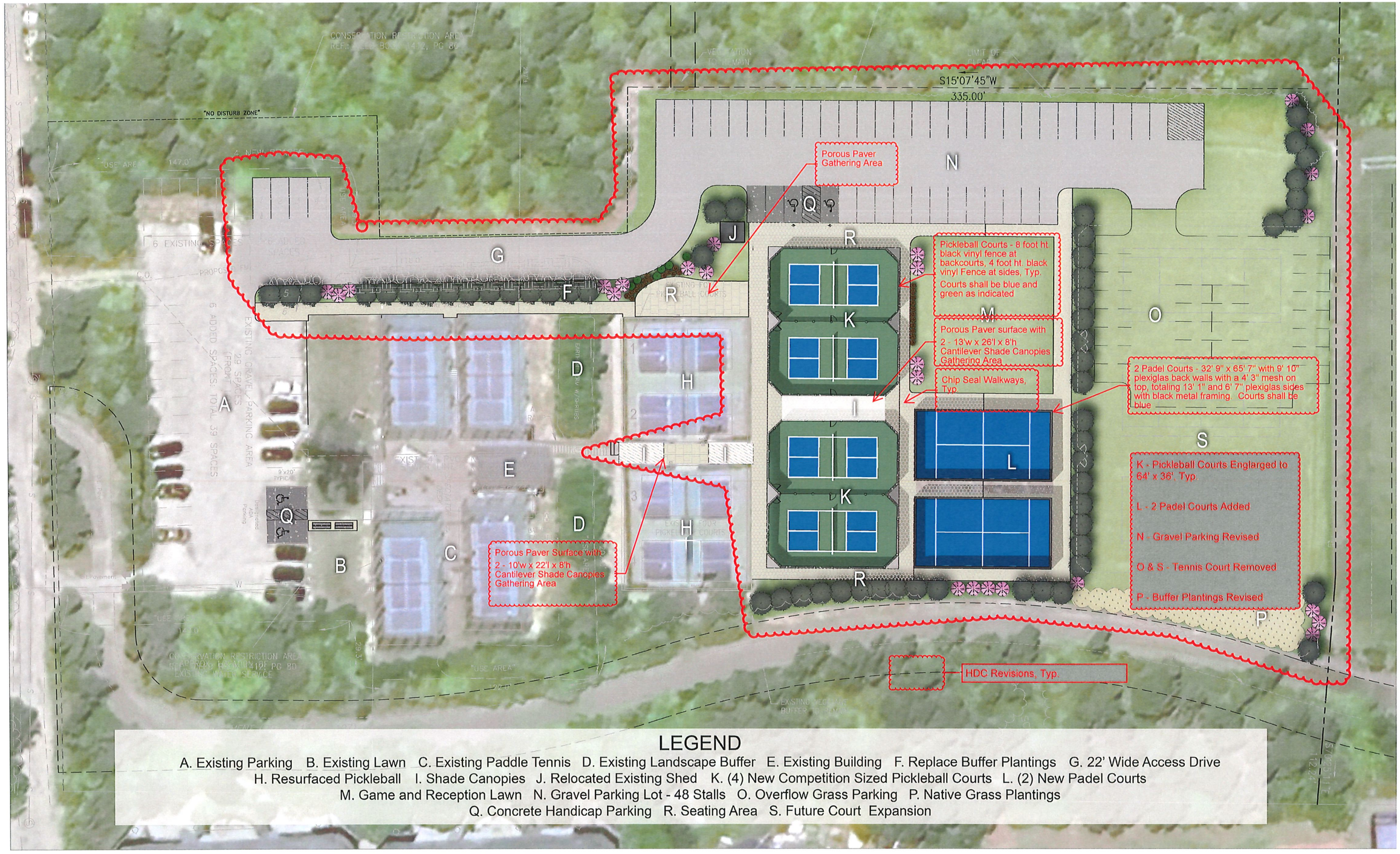












LEGEND

A. Existing Parking B. Existing Lawn C. Existing Paddle Tennis D. Existing Landscape Buffer E. Existing Building F. Replace Buffer Plantings G. 22' Wide Access Drive
H. Resurfaced Pickleball I. Shade Canopies J. Relocated Existing Shed K. (4) New Competition Sized Pickleball Courts L. (2) New Padel Courts
M. Game and Reception Lawn N. Gravel Parking Lot - 48 Stalls O. Overflow Grass Parking P. Native Grass Plantings
Q. Concrete Handicap Parking R. Seating Area S. Future Court Expansion

Nantucket Racquet Sports Association

Potential Phase 1 Site Plan

Nantucket, MA

November 2024

0 10' 20' 40'

Court Photos | Pickleball | Padel





Pickleball Court – Black Vinyl Fencing

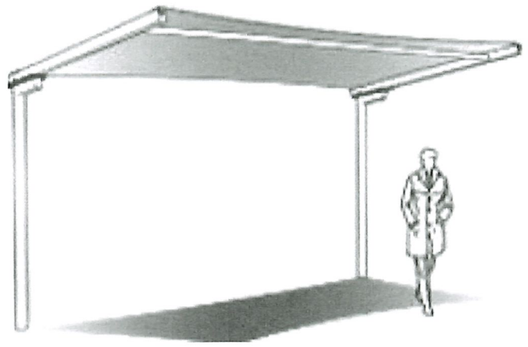




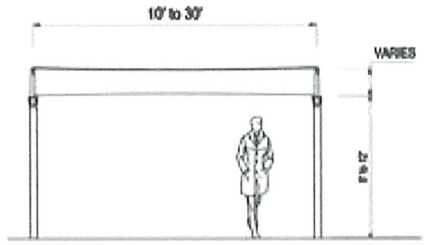
Padel Courts – Plexiglas Sides with Mesh at top



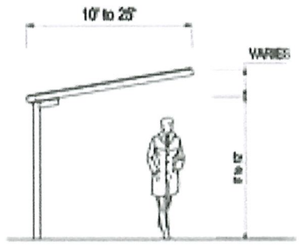
PERSPECTIVE



FRONT



SIDE



Shade Canopy FabricColor:



Shade Canopy Steel Posts and Frame Color:



Shade Canopies at Porous Paver gathering Area

At New Pickleball Courts:

2 - 13'w x 26'l x 8'h Cantilever Shade Canopies

At Existing Pickleball Courts:

2 - 10'w x 22'l x 8'h Cantilever Shade Canopies

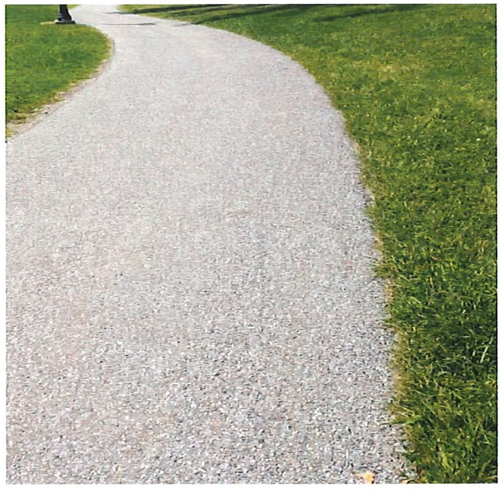
Cantilever Shade Canopies at Pickleball Courts





Porous Pavers at Gathering Areas





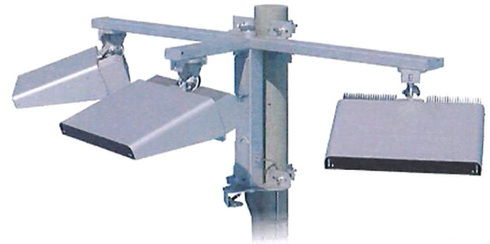
Chip-seal Walkway over Asphalt

Lighting Photos | Court Lighting















CERTIFICATE NO: HDA2021-11-5065 DATE ISSUED: 11/18/21

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 1

Street & Number of Proposed Work: 7 Nobadeer Farm Rd

Owner of record: LANDBANK / N.R.S.A

Mailing Address: 22 BROAD STREET
Nantucket Ma.

Contact Phone #: 228 7240 E-mail:

AGENT INFORMATION (if applicable)

Name: Thornewill Design LLC

Mailing Address: 48 Dukes Road.
Nantucket, Ma.

Contact Phone #: 508 333 0702 E-mail: Thornewilldesign @ comcast.net

FOR OFFICE USE ONLY V# 1017

Date application received: 10/21/2021 Fee Paid: $ 100.00

Must be acted on by: 11/19/21

Extended to:

Approved: P Disapproved:

Chairman:

Member: (acting)

Member:

Member: Denise W. Bombas

Member:

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.
☐ Pool (Zoning District ____) ☐ Roof ☒ Other COVERS & PERGOLA + COVER STRUCTURES.

Size of Structure or Addition: Length: Sq. Footage 1st floor: Decks/Patio: Size: ☐ 1st floor ☐ 2nd floor
SEE DRAWINGS — 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

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 7 /12 Secondary Mass /12 Dormer /12 Other

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height: 9-10'
Type: Wood or Metal Posts / Wire
Length: 700' +-

Skylights (flat only): Manufacturer Rough Opening Size Location
Manufacturer Rough Opening Size Location

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material)

Leaders (material and size):

Sidewall: ☐ White cedar shingles ☐ Clapboard (exposure: inches) Front ☐ Side
☐
☐ Other

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other (For sun shelters)
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other
C. Dimensions: Fascia Rake 1x6 Soffit (Overhang) Corner boards Frieze
Window Casing Door Frame 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 Rear Side
Garage Door(s): Type Material

Hardscape materials: Driveways Walkways Hardpan + Sand Walls

* Note: Complete door and window schedules are required.

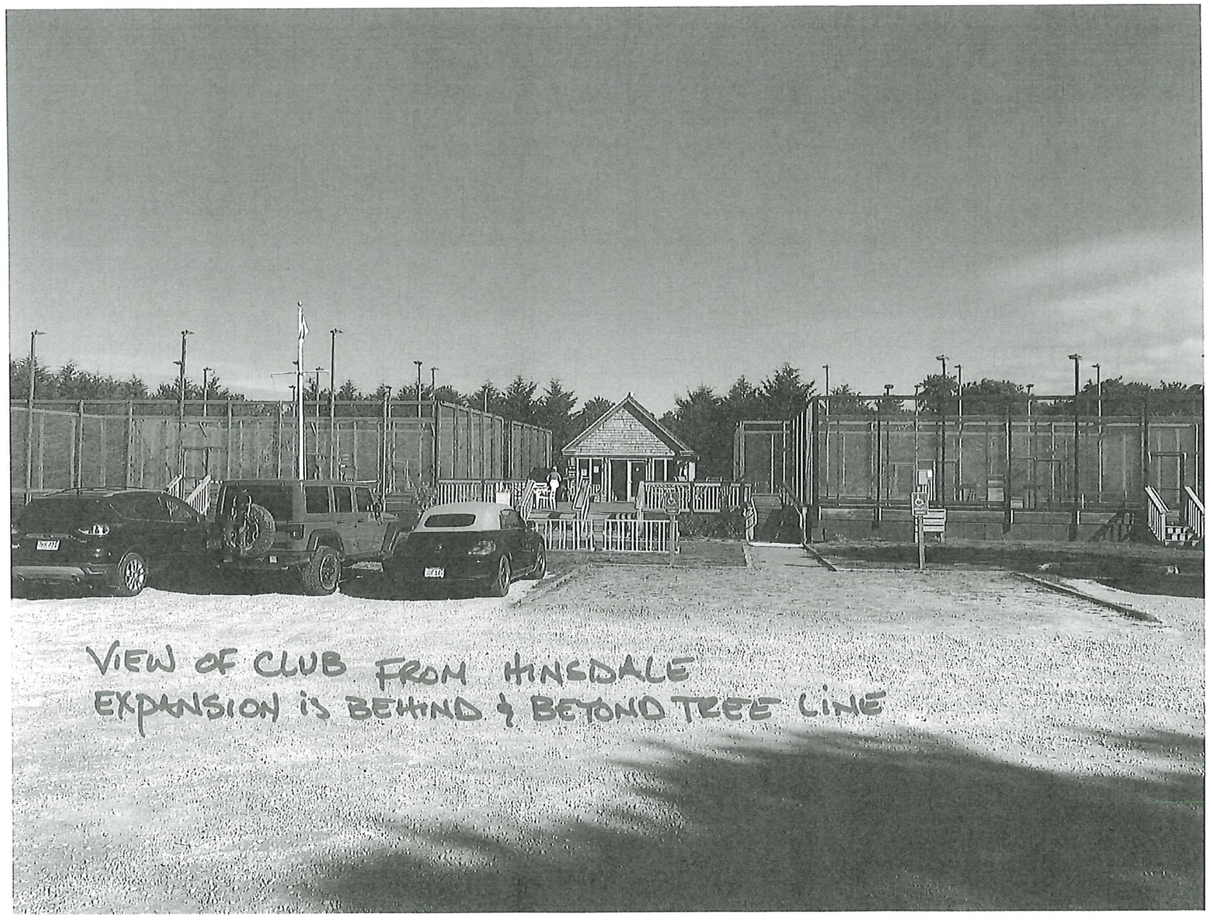
COLORS

Sidewall Clapboard (if applicable) Roof Black (Sun Shelter)
Trim Sash Doors
Deck Foundation Fence Shutters

* Attach manufacturer's color samples if color is not from HDC approval list.

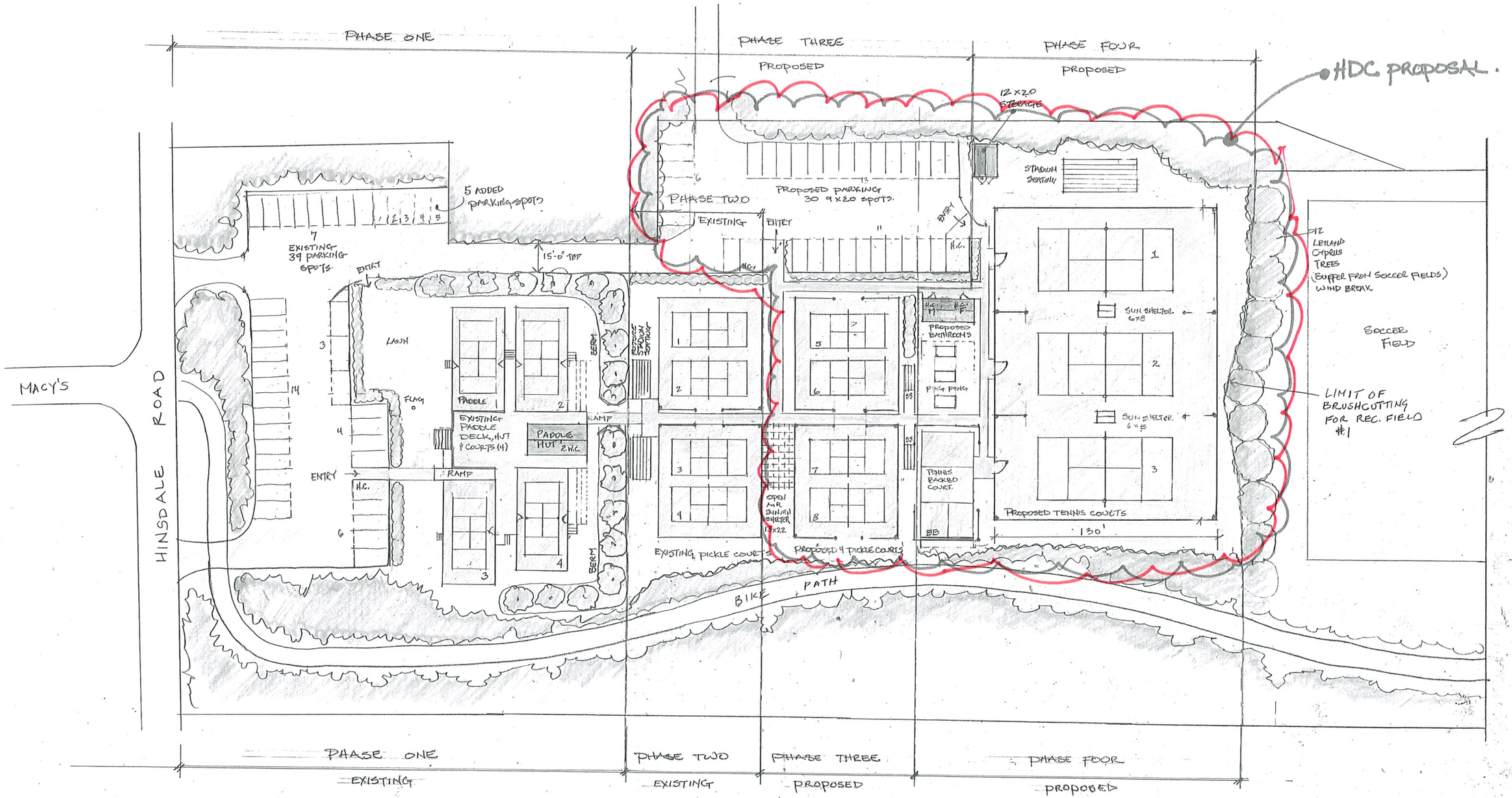
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the applica tion into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 10/20/21 Signature of owner of record Luke Thornewill for Jesse Ball (trustee) Signed under penalties of perjury


VIEW OF CLUB FROM HINSDALE
EXPANSION IS BEHIND & BEYOND TREE LINE

Previous HDC Approval

HDC 2021-11-5065

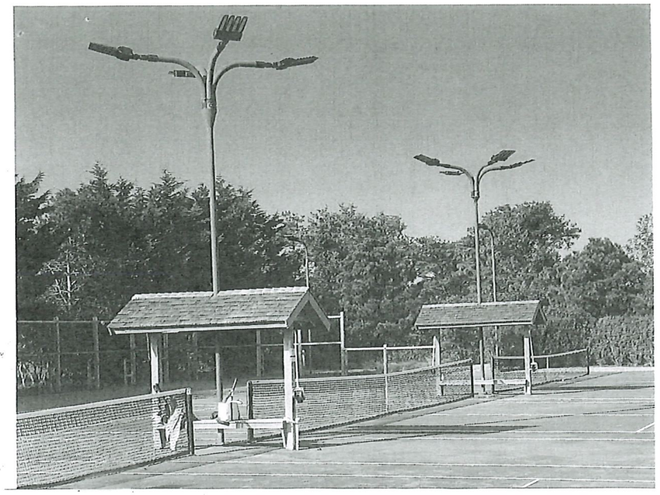


A MASTER PLAN FOR N.R.S.A. 10/20/21

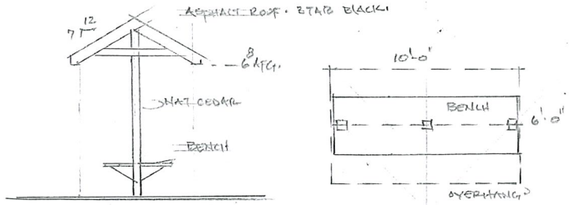
NANTUCKET ISLAND LANDBANK PROPERTY

A MASTER PLAN:
EXISTING: EXISTING PARKING, PADDLE COURTS, DECK & BATHROOM HUT, 4 PICKLE COURTS, SEPTIC
PROPOSED - 4 MORE PICKLE COURTS, PARKING, SEPTIC, BATHROOM HUT, HANDICAP ACCESSIBLE PATHWAYS

PREVIOUS HDC APPROVAL.
HDC-2021-11-5065



TENNIS COURT LIGHTS
TO MATCH GREAT HARBOR TENNIS CLUB (KEUTTEL)

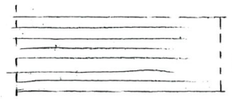


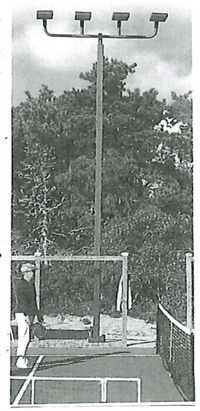
TENNIS SUN SHELTER PLAN & ELEV.
SCALE 1/4"=1'-0"

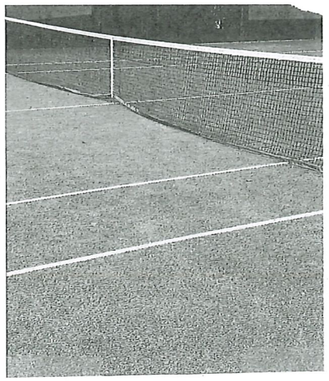
SUNSHELTERS - TENNIS COURTS

LIGHTING KEY:

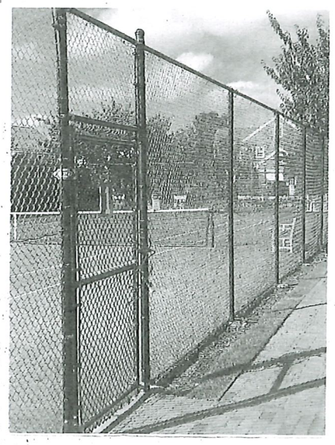
- TENNIS LIGHTS
- PICKLE LIGHTS. (TO MATCH EXISTING)



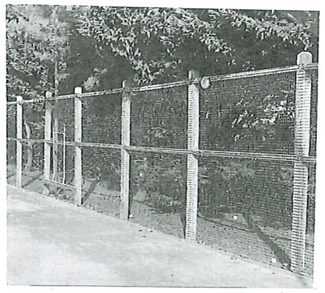




PICKE COURT LIGHTS.

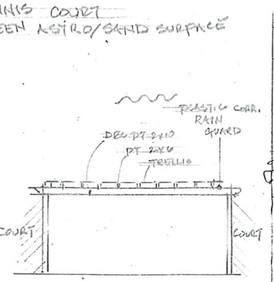


OPTION METAL POST FENCING

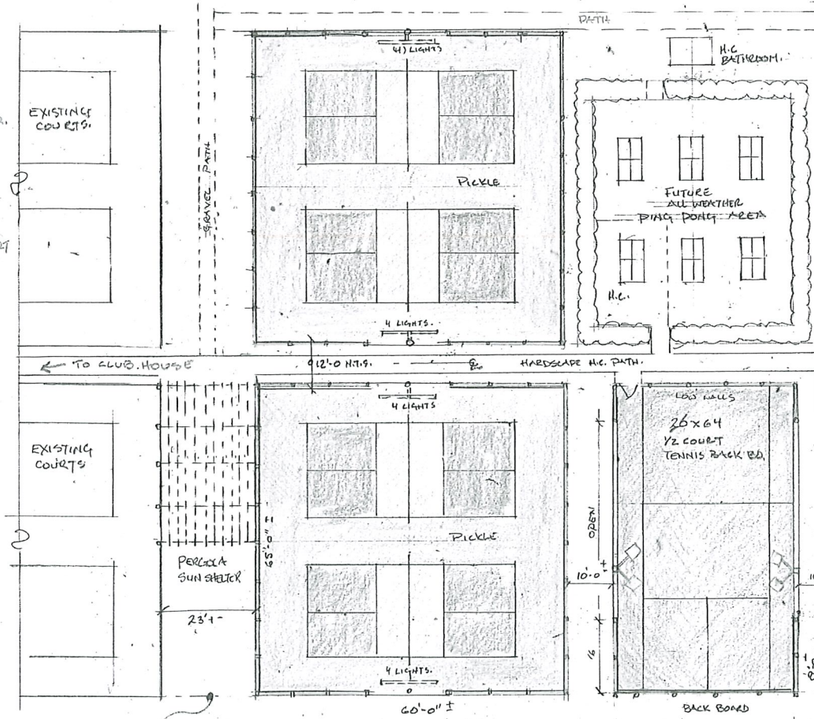


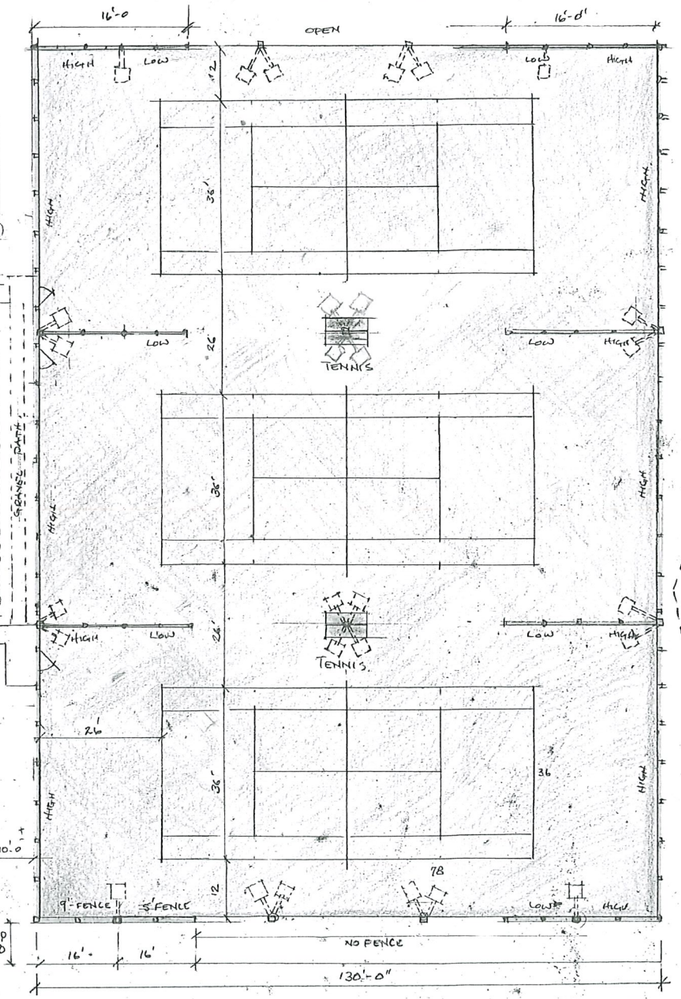
OPTION WOOD FENCING

TENNIS COURT
GREEN ASTRO/SAND SURFACE



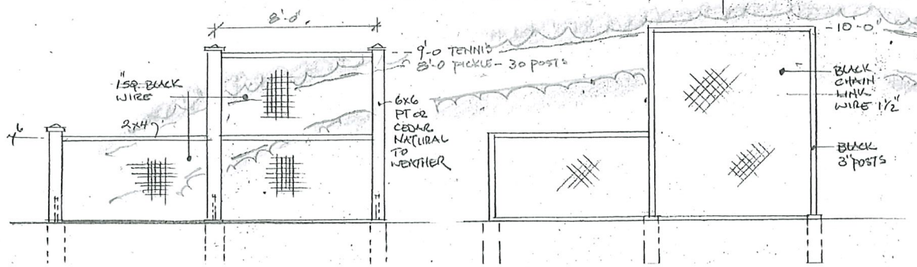
PICKLE
PERGOLA SUN/RAIN SHELTER.
(OR TEMPORARY TENT REMAINS)





TENNIS COURT LAYOUT
SCALE 1"=16'-0"





DETAILS of PROPOSED COURTS/FENCING/STRUCTURES.
SCALE 1/16"=1'-0"

BIKE PATH

N.R.S.A

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I MIROSLAVA AHERN

AS AGENT FOR GOLDEN POND LLC

STREET ADDRESS 64 - 66 BAXTER RD

MAP/PARCEL 49/51 & 49/188

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/2/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

MIROSLAVA AHERN — Signature

12/2/2024 — 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°: 49 PARCEL N°. 51 & 188

Street & Number of Proposed Work: 64 & 66 BAXTER RD

Owner of record: GOLDEN POND LLC

Mailing Address: 75 STATE STREET, 16TH FL, BOSTON, MA 02109

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District SR20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 38' Sq. Footage 1st floor: _____ Decks/Patio: Size: DECK: 900SF ☐ 1st floor ☐ 2nd floor
POOL: Width: 12' Sq. footage 2nd floor: _____ Size: PATIO: 800SF ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing 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 GRAVEL Walkways BOARDWALK & BLUESTONE Walls _____

* Note: Complete door and window schedules are required. APRON: BELGIAN BLOCK

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. GATE: 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 12/2/2024 Signature of owner of record Miroslava Ahern 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.

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.

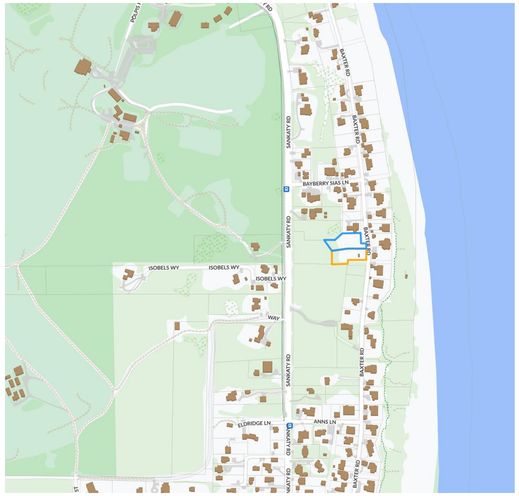
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
(initial to indicate read and understand)

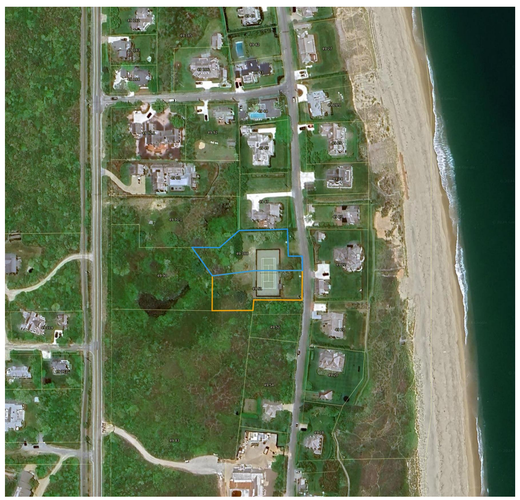
_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

GIS MAP: 49 / 51 & 49 / 188

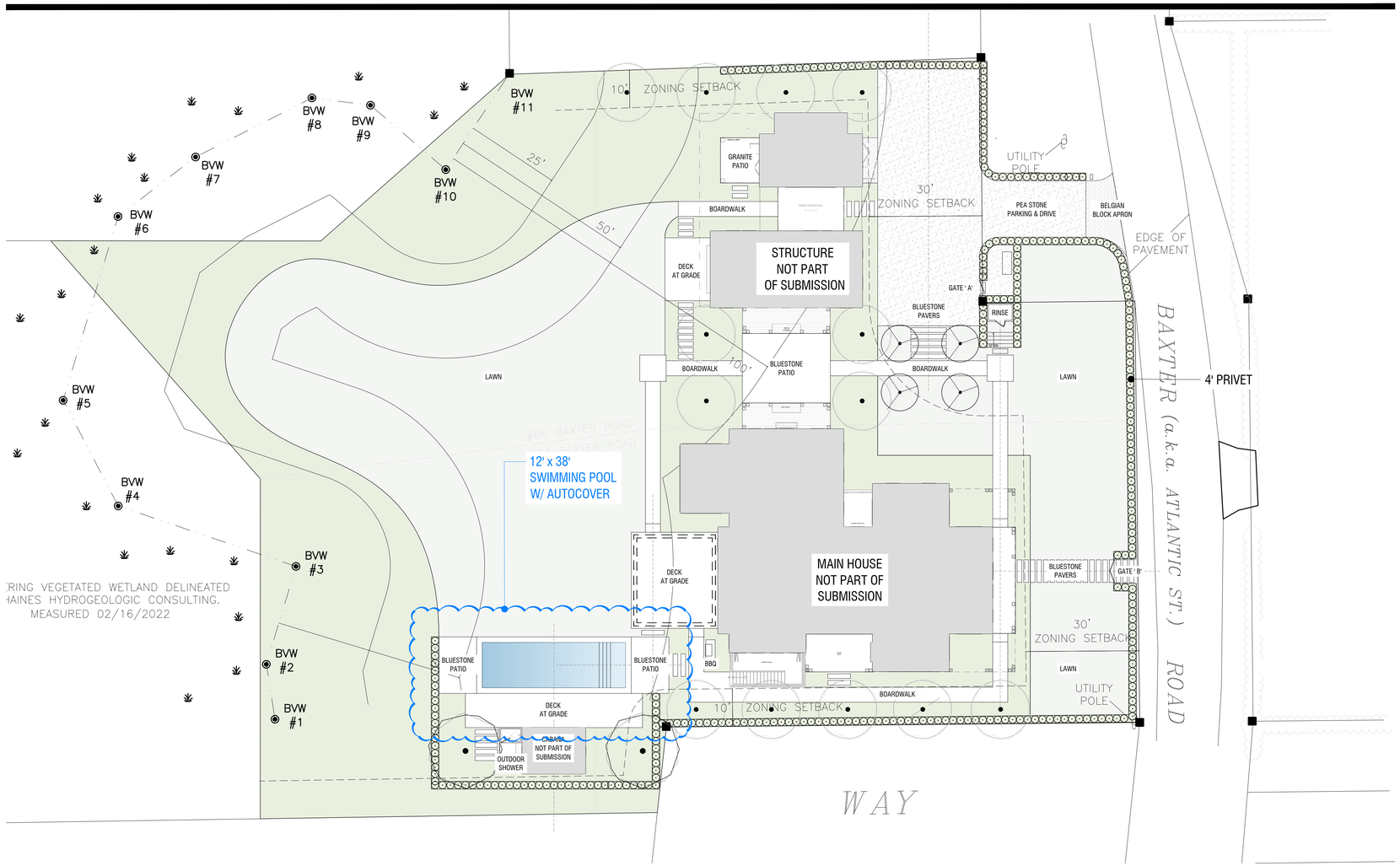


AERIAL MAP: 49 / 51 & 49 / 188



SITE PLAN: POOL & HARDSCAPE

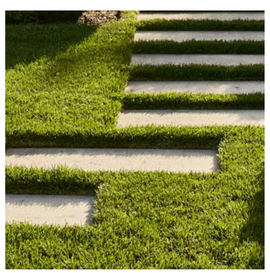
SCALE: 1/16" = 1' - 0"



PROPOSED HARDSCAPE MATERIALS



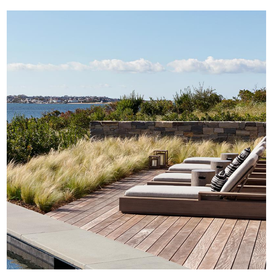
BOARDWALK AT GRADE



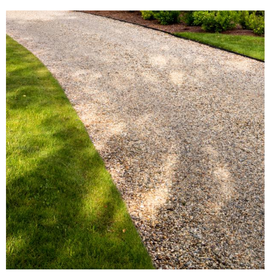
BLUESTONE PAVERS



BLUESTONE PATIO



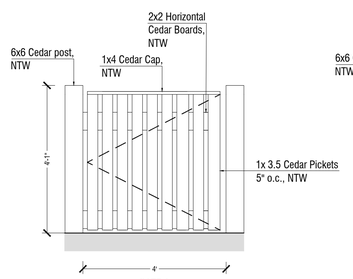
DECK AT GRADE



PEA STONE DRIVE

SINGLE & DOUBLE GATE ELEVATIONS

SCALE: 1/2" = 1' - 0"



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

MED RESIDENCE

64 & 66 BAXTER RD
NANTUCKET, MA 02564

OWNER

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street
16th Floor, Boston, MA 02109

ARCHITECT

WORKSHOP / APD
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712
E: info@workshopapd.com

SURVEYOR

BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

PROPERTY INFO

ZONE: SR20
MAP / PARCEL: 49/188 & 49/51
LOT SIZE: 46,173 SF
MIN. LOT SIZE: 20,000

FRONTAGE: 75'
FRONT SETBACK: 30'
SIDE SETBACK: 10'

GROUND COVER: 12.5%

REVISIONS

NO.	DATE	PROJECT PHASE

HDC SUBMISSION

COVER

NOTES

DRAWING INFO

DATE	DECEMBER 2, 2024
SCALE	1/16" = 1' - 0"
DRAWN BY	JH

ISSUES

DATE	SET NAME

HDC.01

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
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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/ Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Miroslava Ahern — Signature

12/2/24 — 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.*.

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X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

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.

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(initial to indicate read and understand)

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_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 187

Street & Number of Proposed Work: 2 Dukes Road

Owner of record: Cohen Steven L Tr/ Dukes Road 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. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' Ht.
Type: Full Board Cedar, NTW
Length: 67'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 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 12/2/24 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 41/187



AERIAL MAP: 41/187



VIEW FROM DUKES ROAD



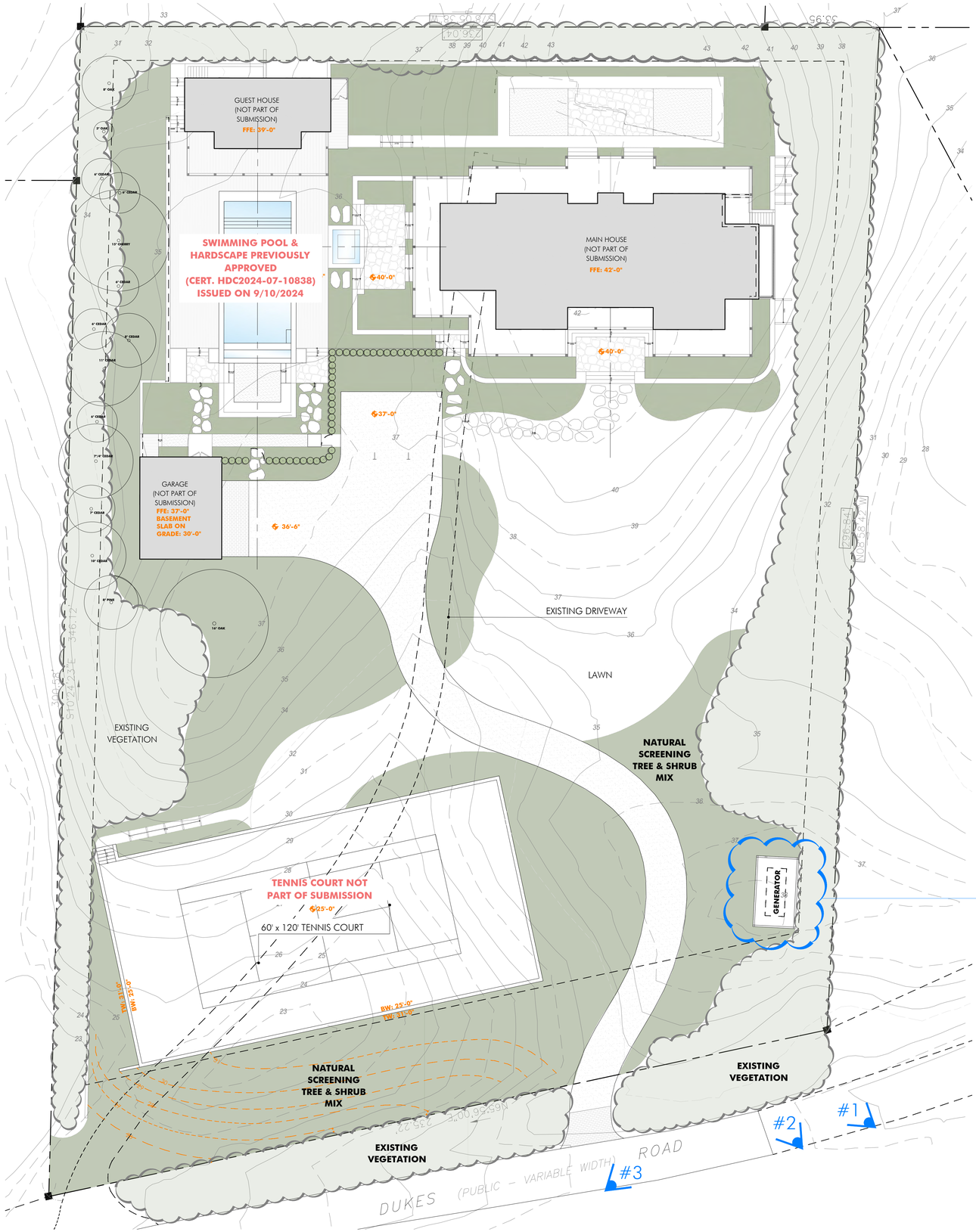
VIEW #1



VIEW #2



VIEW #3



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

ADAMS RESIDENCE

2 DUKES ROAD
NANTUCKET, MA 02554

OWNER

COHEN STEVEN L TR
DUKES ROAD TRUST
PO BOX 786, NANTUCKET, MA 02554

ARCHITECT

BOTTICELLI & POHL
11 OLD SOUTH ROAD
NANTUCKET, MA 02554

SURVEYOR

PROPERTY INFO

ZONE:	R-20
MAP / PARCEL:	41/187
LOT SIZE:	74,052 SF
MIN. LOT SIZE:	20,000 SF
FRONT SETBACK:	30'
SIDE SETBACK:	10'
MAX G.C.:	12.5%

REVISIONS

NO.	DATE	PROJECT PHASE

GENERATOR ENCLOSURE
HDC SUBMISSION

NOTES

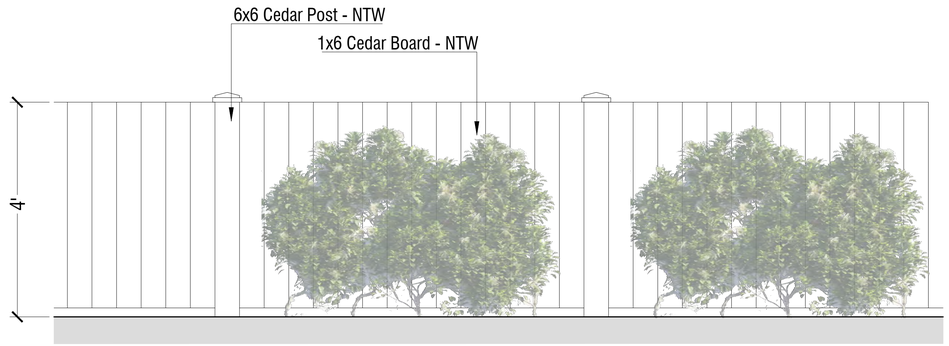
DRAWING INFO

DATE	DECEMBER 2, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-01

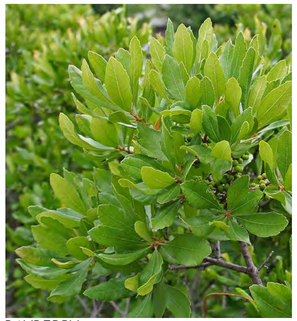


1 FULL BOARD ENCLOSURE: Detail

Scale: 3/4" = 1'-0"

NATURAL SCREENING PLANT MATERIAL


SUMMER SNOWFLAKE VIBURNUM


BAYBERRY


EASTERN RED CEDAR


AMERICAN HOLLY


WINTER KING HAWTHORN


WINTERBERRY


ARROWWOOD VIBURNUM



LEGEND

- EASTERN RED CEDAR
- AMERICAN HOLLY
- WINTER KING HAWTHORN
- WINTERBERRY
- BAYBERRY
- SUMMER SNOWFLAKE AND ARROWWOOD VIBURNUM MIX
- CLIMBING HYDRANGEA

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

ADAMS RESIDENCE

2 DUKES ROAD
NANTUCKET, MA 02554

OWNER

COHEN STEVEN L TR
DUKES ROAD TRUST
PO BOX 786, NANTUCKET, MA 02554

ARCHITECT

BOTTICELLI & POHL
11 OLD SOUTH ROAD
NANTUCKET, MA 02554

SURVEYOR

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REVISIONS

NO.	DATE	PROJECT PHASE

GENERATOR ENCLOSURE

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	DECEMBER 2, 2024
SCALE	1/8" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-02

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 TOMACK LLC

STREET ADDRESS 38 CHUCK HOLLOW ROAD

MAP/PARCEL 75 / 66.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/2/2024

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.

MIROSLAVA AHERN — Signature

12/2/2024 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

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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.

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°: 75 PARCEL N°. 66.1

Street & Number of Proposed Work: 38 CHUCK HOLLOW ROAD

Owner of record: TOMACK LLC

Mailing Address: 100 MAIN ST TUCKAHOE NY 10707

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 ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other SPORTS COURT

Size of Structure or Addition: Length: 60' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing 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: 6'
Type: BLACK WIRE
Length: 170 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

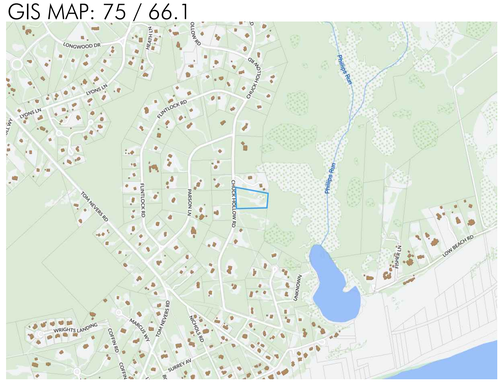
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence BLACK Shutters _____

* 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 12/2/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 75 / 66.1

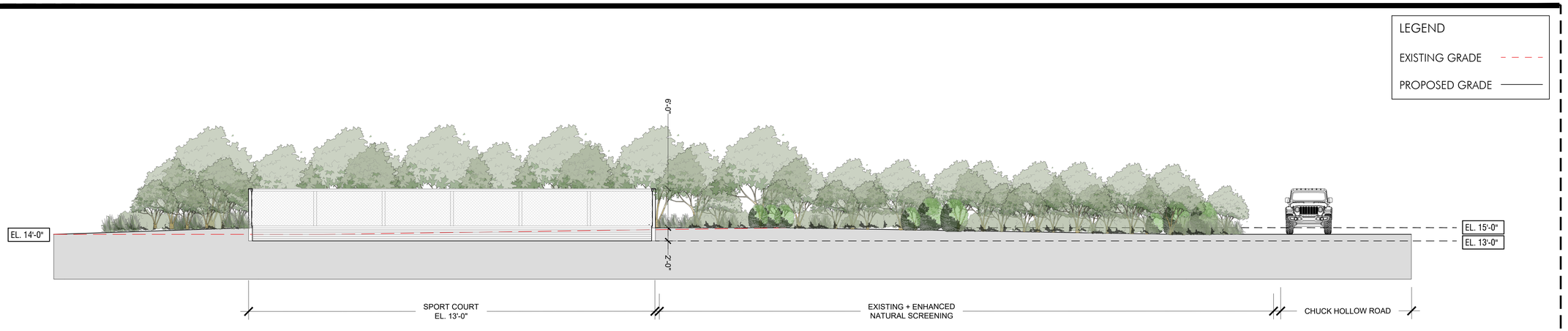


AERIAL MAP: 75 / 66.1



SECTION AA

SCALE: 1/8" = 1' - 0"



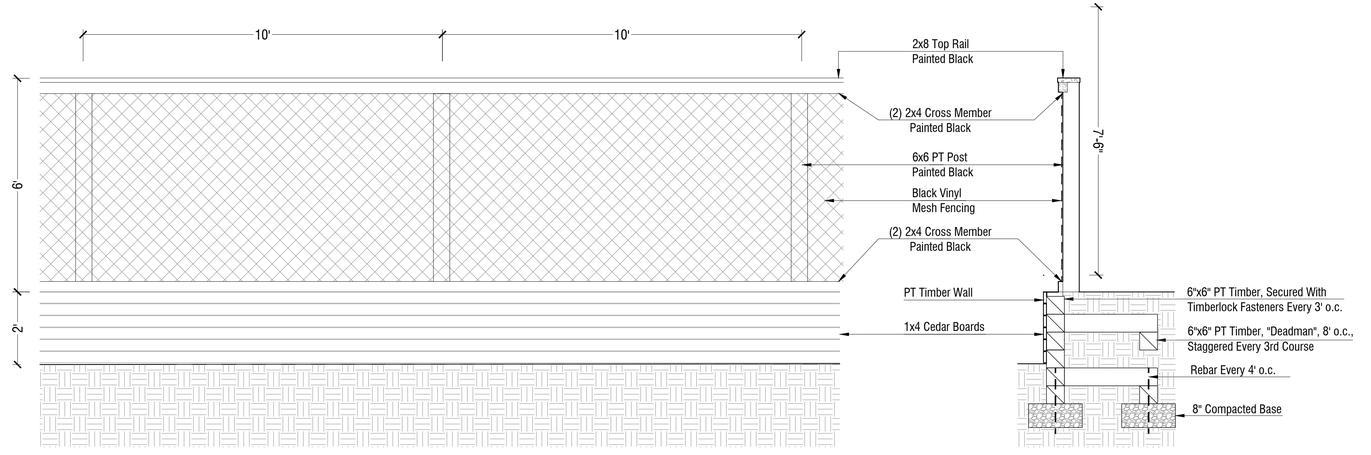
WIRE FENCE & WALL DESIGN IMAGERY





WIRE FENCE SURROUND ELEVATION

SCALE: ½" = 1' - 0"



01 SPORTS COURT WALL & FENCE: Elevation & Section

Scale: 1/2" = 1'-0"

LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

38 CHUCK HOLLOW RD

38 CHUCK HOLLOW ROAD
NANTUCKET, MA, 02554

OWNER

TOMACK LLC
100 Main St.
Tuckahoe, NY, 10707

ARCHITECT

JB STUDIO
PO Box 3741, Nantucket, MA 02554
T (508) 332-9654

SURVEYOR

BLACKWELL & ASSOCIATES, Inc.
20 Teasdale Circle, Nantucket MA 02554
T (508) 228 9026

PROPERTY INFO

ZONE:	R20
MAP / PARCEL:	88 / 11
LOT SIZE:	30,056.4
MIN. LOT SIZE:	20,000 FT
FRONTAGE:	75 FT
FRONT SETBACK:	30 FT
SIDE SETBACK:	10 FT
GROUND COVER:	12.5 % MAX

REVISIONS

NO.	DATE	PROJECT PHASE

HDC SUBMISSION

SPORTS COURT

NOTES

DRAWING INFO

DATE	DECEMBER 2, 2024
SCALE	AS NOTED
DRAWN BY	JH

ISSUES

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°: 90 PARCEL N°. 5

Street & Number of Proposed Work: 20 Wayvoit Rd

Owner of record: Lazowski Alan Tr

Mailing Address: 170 Scarborough St. Hartford CT

Contact Phone #: _____ E-mail: lvcay@chipwebsterarc

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture (CWA)

Mailing Address: 11 South Shore Road Nantucket MA 02554

Contact Phone #: 508 228 3600 E-mail: lvcay@chipwebsterarc

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 105' Sq. Footage 1st floor: 3451 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 56' Sq. footage 2nd floor: 500 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Existing South Existing East Existing West Existing

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 Remove Garage door / add windows
2. South Elevation Add quad slider / Alt. deck
3. West Elevation Add windows
4. North Elevation Remove window

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ 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 12/12/2024 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee:** See back of application for fee schedule or call the office.

4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. CW (initial to indicate read and understand) ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I CHIP WEBSTER

AS AGENT FOR _____

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.

Lucas Velle

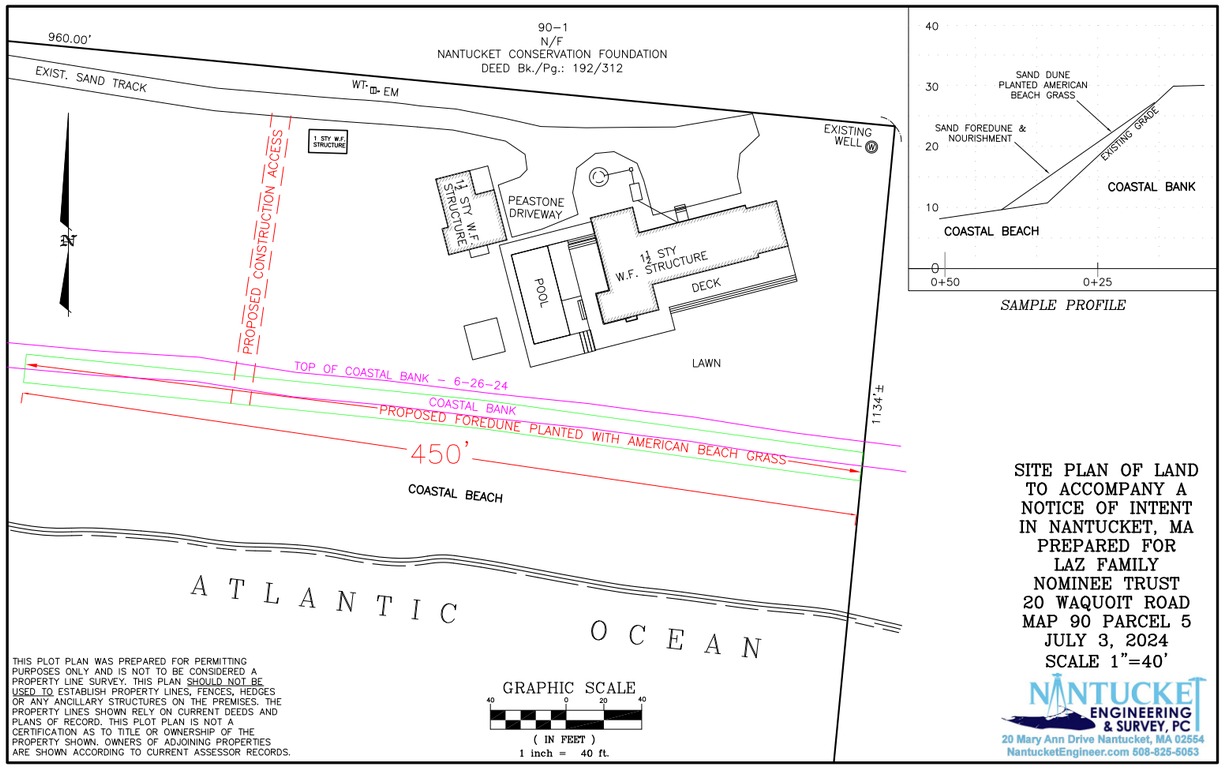
_____

Signature Date

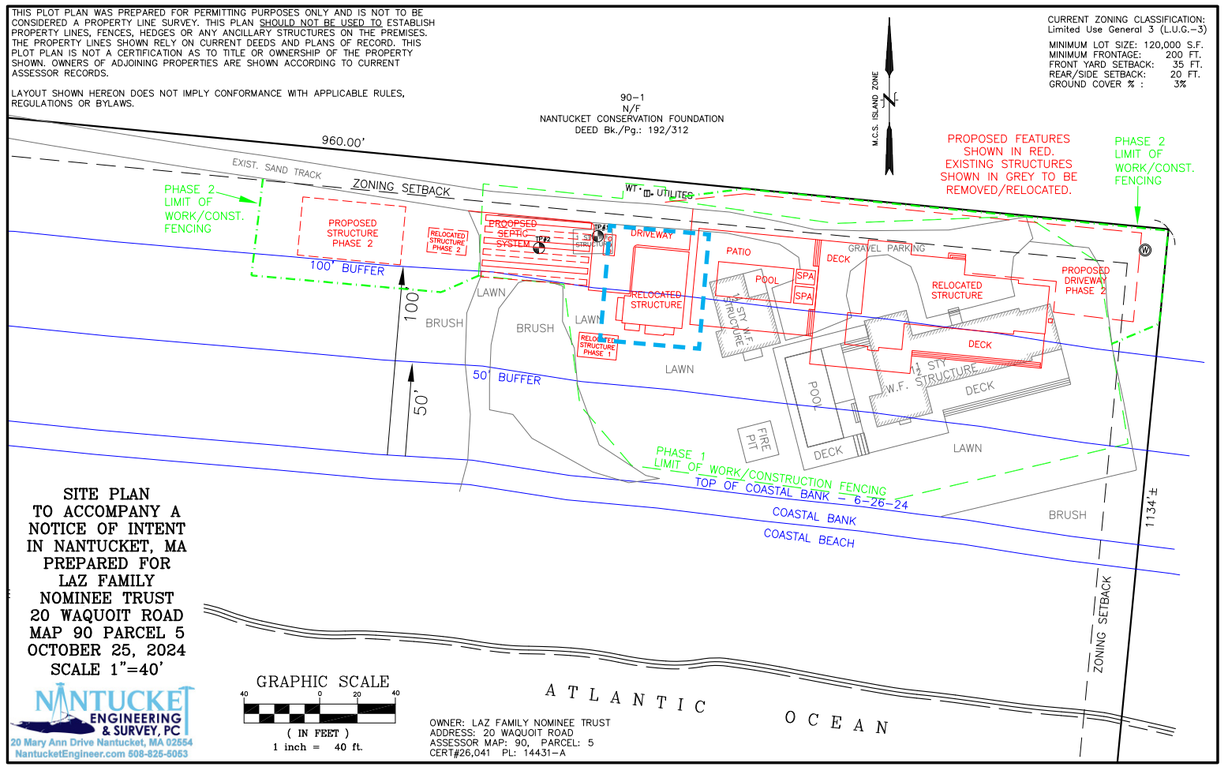
Site Plan Approval

House Relocation

Existing Site Plan



Proposed Site Plan



Site Plan Approval

Prior HDC Approval (8/2/24)

I. COMMISSIONER DISCUSSION

- "Value of Written Submissions & Submission Deadlines"

II. CONSENT

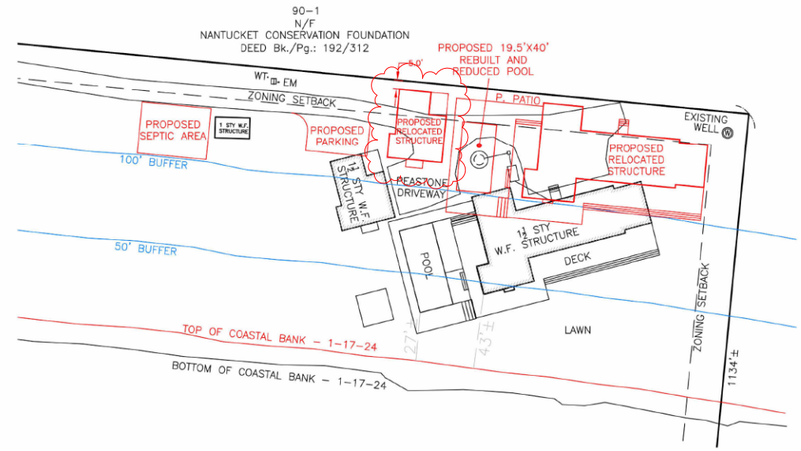
1.	John Buttrick	34 Warrens Landing	Rev addition	38/11	LFW SW
•	*Commissioners: Pohl, Camp, Oliver, MacLeod and Patten-* ***Last heard June 25, 2024***				
2.	Jane & Phillip Corwin	32 Flintlock Rd	Guest House Move rotate	75/77	Emeritus LTD SW
3.	Jane & Phillip Corwin	32 Flintlock Rd	Main House addition new porch	75/77	Emeritus LTD SW
4.	Holding Christopher & Megar	25A Clifton St	New Garage	73.4.1/3.1	Emeritus LTD SW
5.	John Manera	15 Morey Ln	Rev Add Door	73.3.1/38	LFW SW
6.	Hristo Rashkov	8 Lewis Ct	Color Change door	67/37	Hristo Rashkov SW
7.	Terry Anne Vigil Trust	26 Somerset Ln	Move Off Demo MH	66/10	LINK SW
8.	Mary Semjen	39 Pilgrim Rd	Hardscape fence	30/74.3	Self SW
9.	Romano, Michael& Ann	55 Easton	Change deck stairs-east elev	42.4.1/86	Shelter 7 LLC RP
10.	Stephen & Kim Schaefer	86 Cliff Rd	Shed rev	30/74.2	Sandcastle Const RP
11.	Michelle Honey	71 Baxter	Shed	49/26.1	Self RP
12.	19 ALW Nominee Trust	19 Austin Locke Way	Rev cabana	82/57	Shelter 7 RP
13.	Steven Cohen Tr 39 Monomoy Tr	39 Monomoy	Rev cabana	54/79	WAPD SW
14.	Lindsay Torpey Cross	7 Green Ln	Fenestration alt	42.3.3/86	Emeritus LTD SW
15.	Dean & Melissa Long	11 Pippins Wy	New dwelling	43/94.2	Topham Design SW
16.	Janice Ellsworth	3 Dennis Dr	Fence	67/369	Drew Arent SW
17.	156 Cliff Rd Nom Trust	156 Cliff Rd	Siting change	41/836	S Metz JP
18.	Harford, Suni & William B Jr	60 Wanoma Way	pergola	92/13	Ahern LLC VO
19.	Lazowski Alan Tr	20 Waquoit Rd	Relocate MH	90/5	CWA VO
20.	Lazowski Alan Tr	20 Waquoit Rd	Relocate GH	90/5	CWA VO
21.	Ianetta Laura Fisher Doulas Tr	7 Paul Jones	Rev COA 2023-04-8308	30/68.1	Emeritus LTD CT
22.	63 Hulbert LLC	63 Hulburt Ave	Rev COA 2023-9214 MH	29/9	Emeritus LTD CT
23.	Eleven Lincoln Ave Trust	32 Jefferson Ave	Garg rev to 12-9630	30/132	Botticelli & Pohl CT
24.	Hacket (1997) Inv Lim Part	8 Juniper Hill	Pool house addition	43/304	Botticelli & Pohl AC

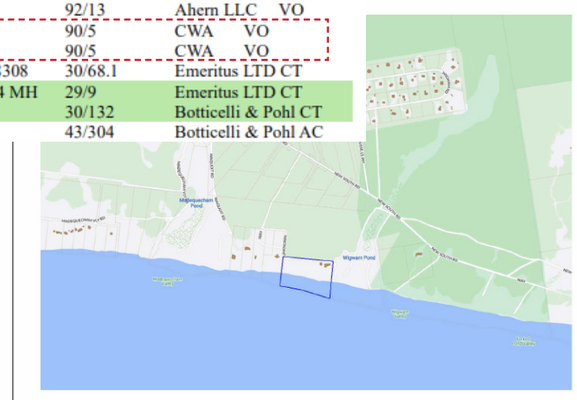
SE

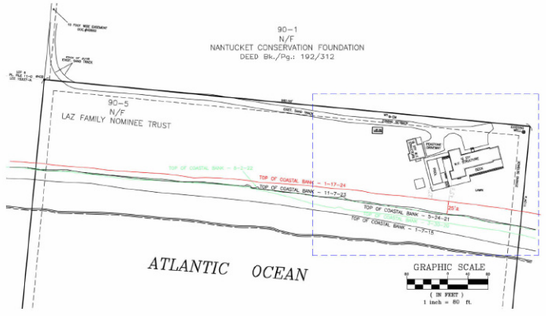
20 Waquoit Rd., Nantucket, MA

Zoning Information

Map: 90
Parcel: 5
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Side/Rear Yard Set Back: 20'
Ground Cover Ratio: 3%
Lot Area: 5.28 AC













7/25/2024 2:54:08 PM

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CHIP WEBSTER ARCHITECTURE
118 Shore Road Nantucket MA 02554 | 508-229-3600 | www.chipwebster.com

SD - Not For Construction

Lazowski
20 Waquoit Rd, Nantucket, MA
Main House
HDC 2 Guest House

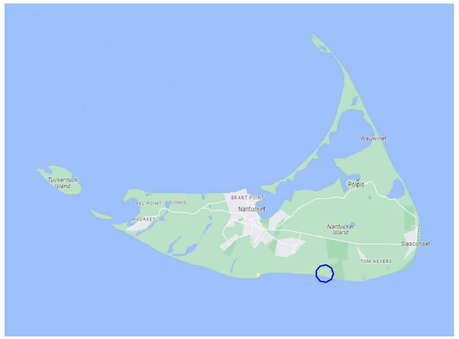
#	Date	Note
17	2022.10.10	Permit Set
20	2022.11.23	50 Progress Set
21	2022.12.07	Pre Construction Layout
23	2023.12.20	Final Package

HDC 2

LAZOWSKI

Guest House

20 Waquoit Rd, Nantucket, MA

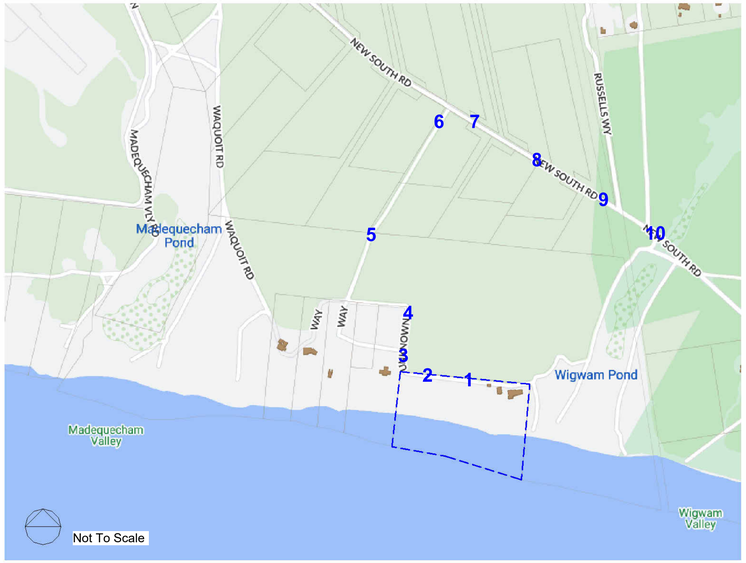


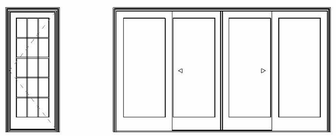
Ground Coverage Summary

Allowable Ground Coverage	7,386 SF
Existing GC	4,773 SF
Remaining	2,613 SF
Main House	3,452 SF
Guest House	1,056 SF
Exempt Shed	265 SF

Zoning Information

Map: 90
Parcel: 5
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Rear Yard Set Back: 10'
Ground Cover Ratio: 3%
Existing Lot Size: 246,200 +/-



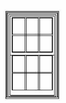


SIZE: 3'W x 6'8"H
LITES: 16
SDL

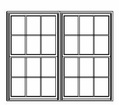
SIZE: 12'W x 6'8"H
LITES: NA
SDL

**MATCH EXISTING WINDOW AND DOOR STYLE

Doors
1/4" = 1'-0"



SIZE: Match Existing
LITES: 6/6
SDL



SIZE: Match Existing (Mulled)
LITES: 6/6
SDL



SIZE: Match Existing
LITES: 3/3
SDL

**MATCH EXISTING WINDOW AND DOOR STYLE

Windows
1/4" = 1'-0"



1. On Driveway



2. On Driveway



3. Waquoit Rd



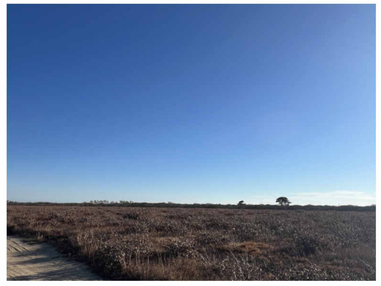
4. Waquoit Rd



5. Waquoit Rd



6. Waquoit Rd



7. New South Rd



8. New South Rd



9. New South Rd



10. New South Rd

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

HDC - NOT For Construction

LAZOWSKI
20 Waquoit Rd, Nantucket, MA
Guest House
HDC 1 Cover

#	Date	Note

HDC 1

12/1/2024 11:33:13 AM

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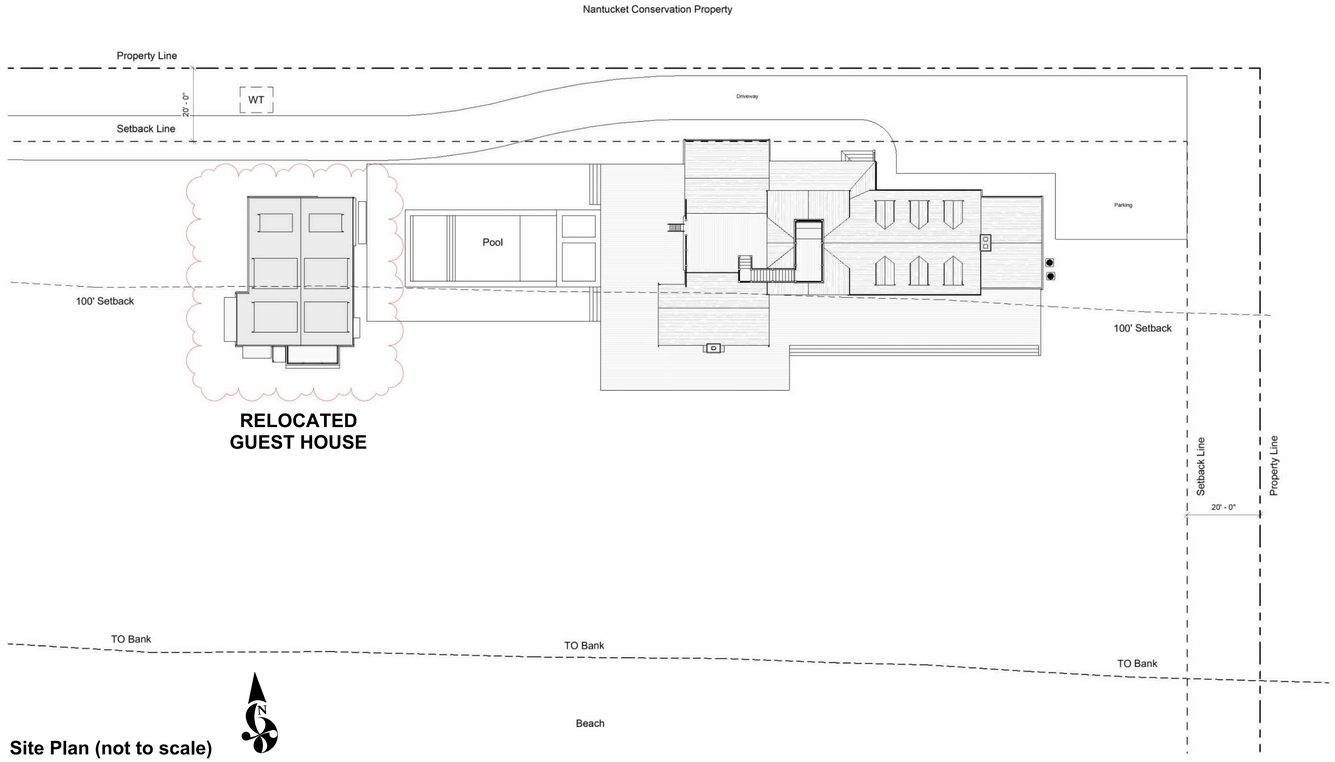
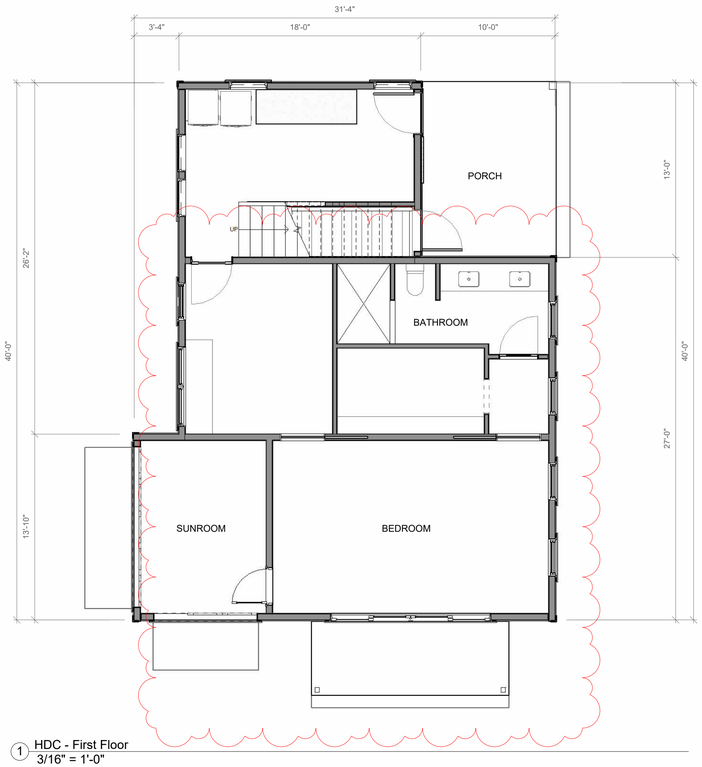
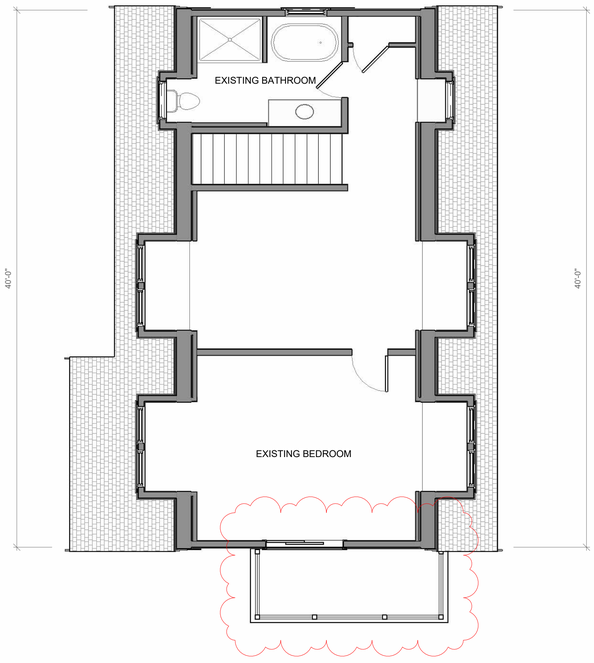


Site Plan (not to scale)



1 HDC - First Floor
3/16" = 1'-0"



2 HDC - Second Floor
3/16" = 1'-0"



Existing GH - East (Front)



Existing GH - NE



Existing GH - NW



Existing GH - SW



Existing GH - S

CHIP WEBSTER
ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

HDC - NOT For Construction

LAZOWSKI
20 Waquoit Rd, Nantucket, MA
Guest House
HDC 2 Cover

#	Date	Note
1	2023.07.27	HDC Submission

HDC 2

12/1/2024 11:33:15 AM

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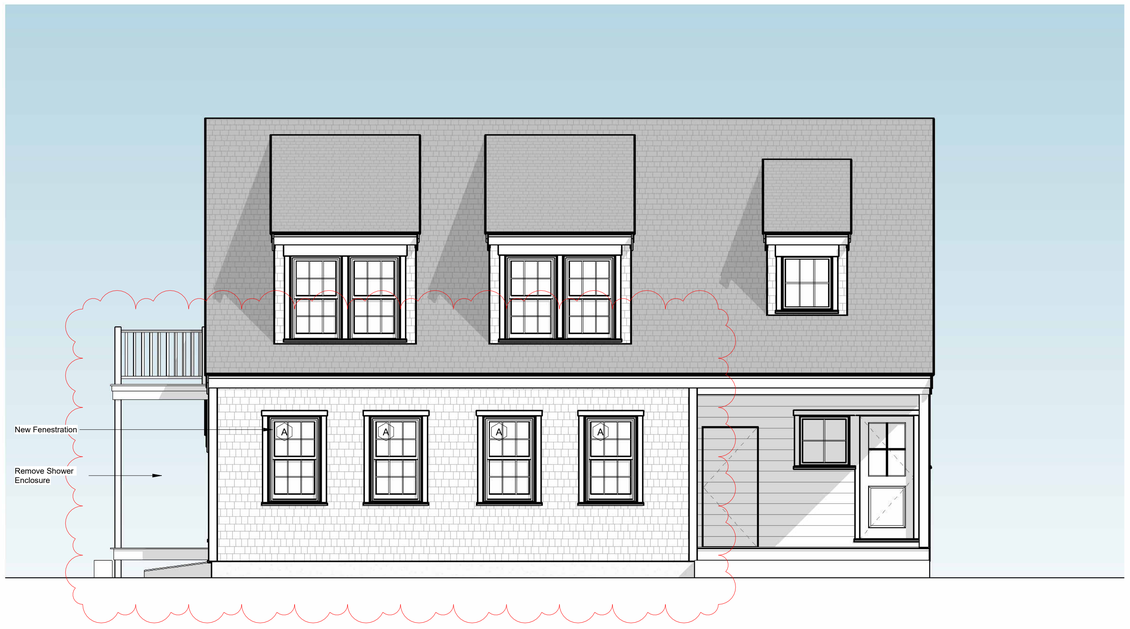
1 HDC - EX East Elevation



3 HDC - EX West Elevation



2 HDC - East Elevation
1/4" = 1'-0"



4 HDC - West Elevation
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

HDC - NOT For Construction

LAZOWSKI
20 Waquoit Rd, Nantucket, MA
Guest House
HDC 3 Elevations

#	Date	Note
1	2023.07.27	HDC Submission

HDC 3

12/1/2024 11:33:17 AM

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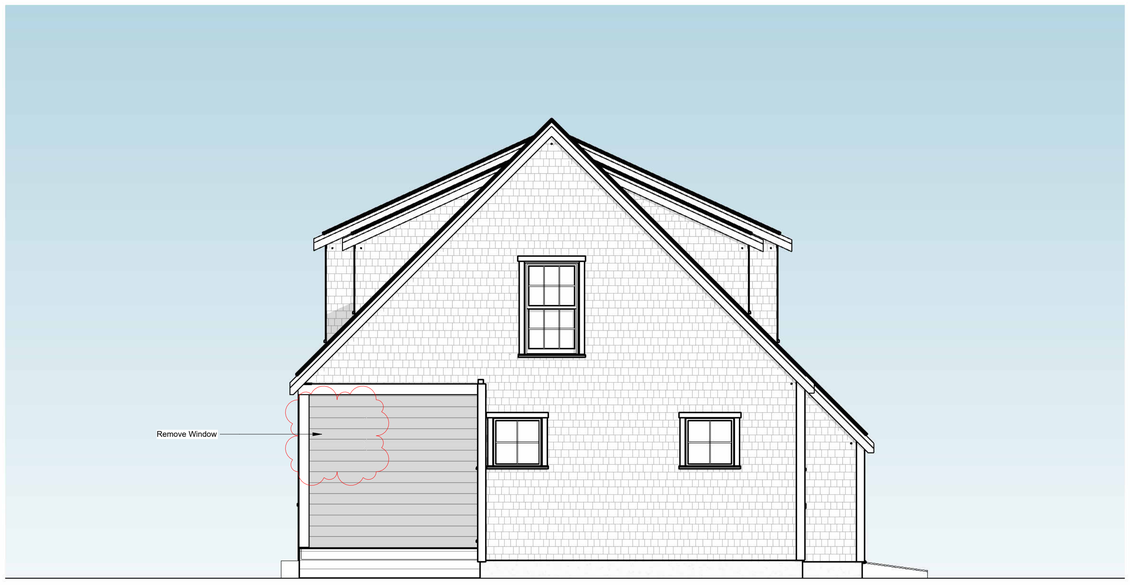
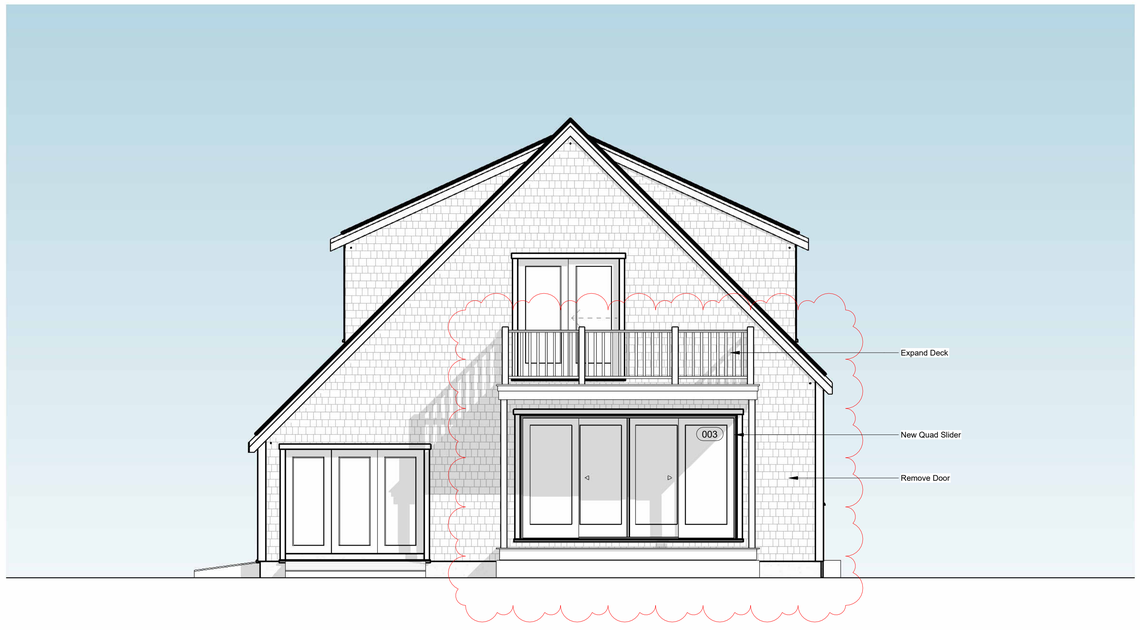
1 HDC - EX North Elevation



3 HDC - EX South Elevation



2 HDC - North Elevation
1/4" = 1'-0"



4 HDC - South Elevation
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

HDC - NOT For Construction

LAZOWSKI
20 Waquoit Rd, Nantucket, MA
Guest House
HDC 4 Elevations

#	Date	Note
1	2023.07.27	HDC Submission

HDC 4

12/1/2024 11:33:19 AM

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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°: 42.3.4 PARCEL N°. 66

Street & Number of Proposed Work: 24 India Street

Owner of record: Anne Teasdale

Mailing Address: 24 India Street
Nantucket MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design LLC

Mailing Address: 48 Dukes Rd
Nantucket, MA

Contact Phone #: 508 333 0702 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 07-10577
☐ Pool (Zoning District _____) ☐ Roof , ☐ Other _____

Size of Structure or Addition: Length: 38'-6" Sq. Footage 1st floor: 756
Width: 27 Sq. footage 2nd floor: 432
Sq. footage 3rd floor: _____

Decks/Patio: Size: 12x11 ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 22/12'6" South 22/12'6" East 22/12'6" West 22/12'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation
} similar footprint (100sf bigger ±) second floor added

Is there an HDC survey form for 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 10/12 Dormer 4/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer Velux Rough Opening 20x30 Size _____ Location North
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ 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) 6" Corner boards 6" Frieze 6"
Window Casing 1x4 Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Green Mountain or Boston Sash (wood)

Doors* (type and material): ☐ TDL ☑ SDL Front 15 light Rear 9 Light Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Nat Clapboard (if applicable) _____ Roof Charcoal Black (landmark certainteed)
Trim White Sash White Doors White
Deck Nat Foundation Nat Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/2/24 Signature of owner of record Thornewill for Anne Teasdale 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.

✓ 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:

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.

(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 Luke Thornewill

AS AGENT FOR Annie Teasdale

STREET ADDRESS 24 India Street

MAP/PARCEL 42.3.4 / 66

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/25/24

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.

Luke Thornewill — 11/25/24

Signature — Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 24 India Street

Tax Map Number: 42.3.4 Parcel Number: 66

Owner of Record: Annie Teasdale.

Description of Proposal: Revision to previous approval.
Due to bad soils at the rear of Cottage a second floor has been added 432 S.F
First floor is 756 S.F

Anticipated HDC Submission Date: 11/25/24

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.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Anne Teasdale .....

MAILING ADDRESS..... 24 India Street .....

PROPERTY LOCATION..... 24 India Street .....

ASSESSORS MAP/PARCEL..... 42.3.4 / 66 .....

SUBMITTED BY:..... Luke Thornewell .....

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.

July 17, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.17 15:19:59 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SIX CORNERS LLC
20 INDIA ST
NANTUCKET, MA 02554

NEWHOUSE NANCY ANNE TRUSTEE
PO BOX 333
NANTUCKET, MA 02554

GERSTENBERG ERIC W & CLANCY
CHRISTINE
84 SHORE DRIVE
PLYMOUTH, MA 02360

BULAJIC VUK & POLLY MOROZOV
6 STEWART RD
ESSEX FELLS, NJ 07021

SLATOFF KARL & YVETTE
370 OENOKE RIDGE
NEW CANAAN, CT 06840

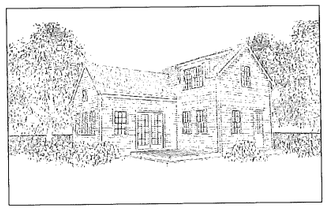
A New Cottage for
Annie Teasdale

24 India Street
Nantucket , Massachusetts

ZONING INFORMATION
MAP 42.3.4 PARCEL 66
ZONING DISTRICT- R-OH

		EXISTING
MINIMUM LOT SIZE:	5000 SF	8,158 S.F.
MINIMUM FRONTAGE:	50 FT	SEE PLAN
FRONT YARD SETBACK:	NONE	SEE PLAN
REAR/SIDE SETBACK:	5 FT	SEE PLAN
GROUND COVER RATIO:	40% or 3263 SF	16 %

EXISTING HOUSE AREA- 1325 SF
EXISTING SHED- 101 SF
NEW COTTAGE AREA - 756 SF
TOTAL G.C. AREA = 2182 SF



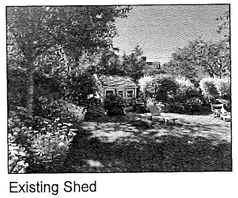
Northwest Perspective



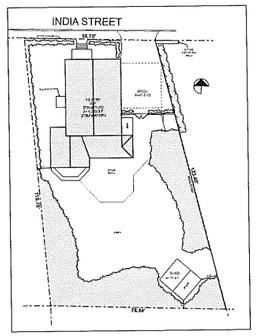
Street View of House



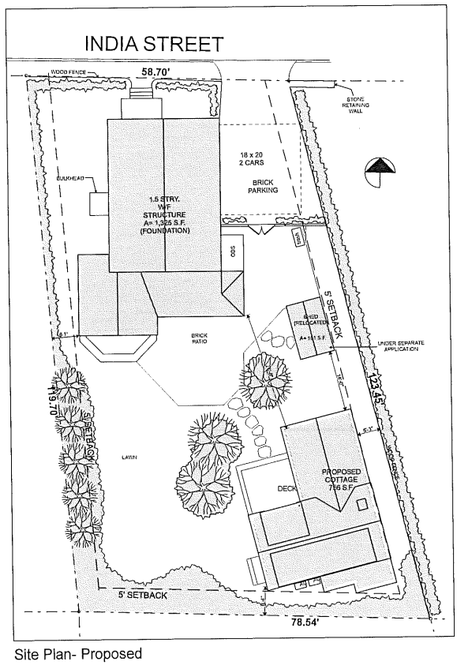
Backyard View of House



Existing Shed



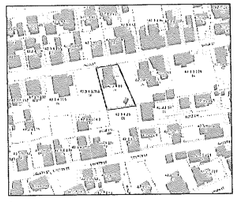
Site Plan- Existing
SCALE: 1" = 20'



Site Plan- Proposed
SCALE: 1" = 10'

DRAWING INDEX

ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS



Locus

ISSUED/REVISION DATE	
HDC 1	7/30/24
STAFF APPRL	8/21/24
	9/25/24
HDC 1	11/19/24

A New Cottage for
Annie Teasdale
24 India Street
Nantucket, Massachusetts

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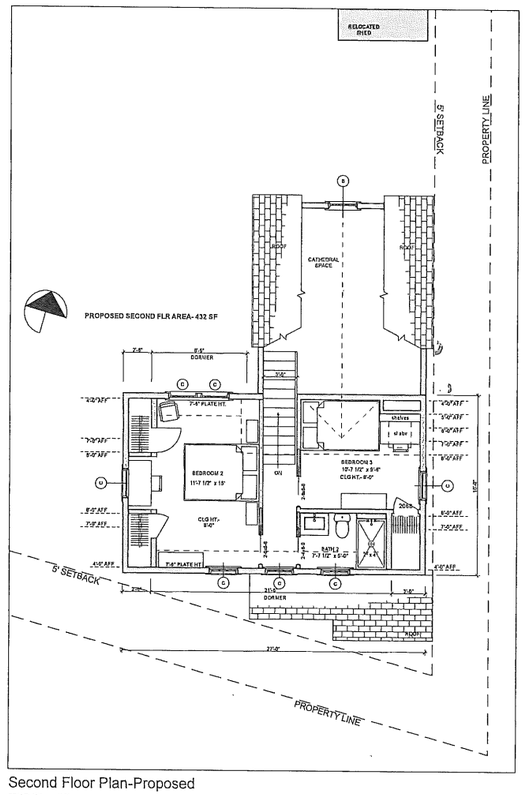
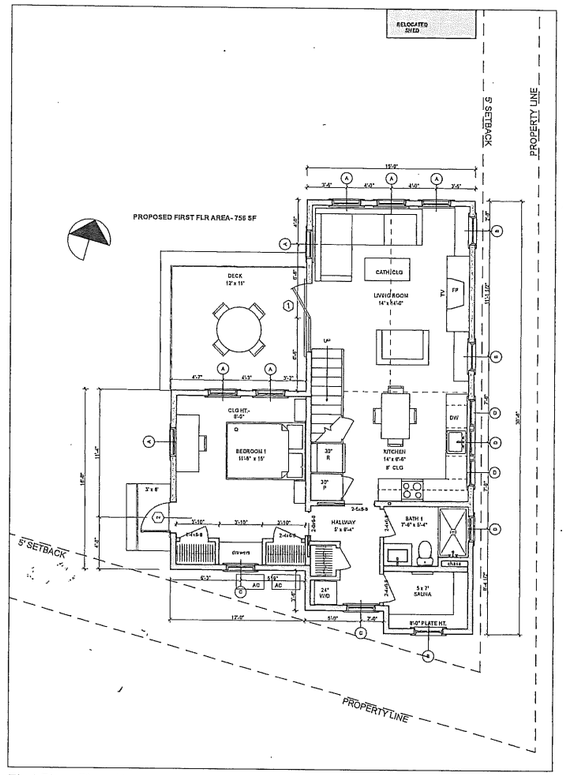
Thornewill Design LLC
48 Pleasant Street
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A0.0



Second Floor Plan-Proposed

SCALE: 1/4" = 1'-0"



First Floor Plan- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	7/29/24
STAFF APPRL	8/21/24
	9/23/24
HDC 2	11/15/24

A New Cottage for
Annie Teasdale
24 India Street
Nantucket, Massachusetts

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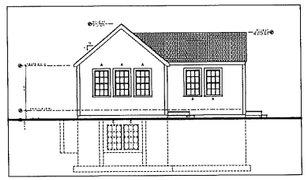
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Principle	
Designer	JT
Drafty	RG
Checkity	JT

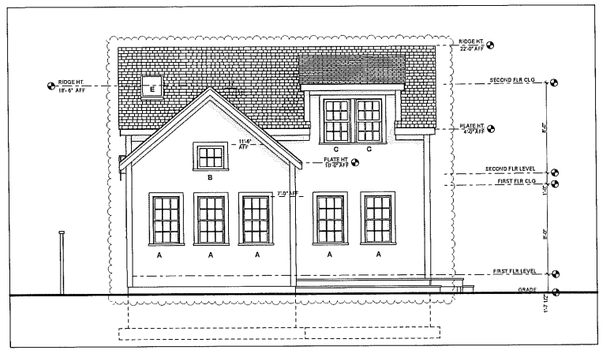
Sheet No:
A1.1

Reports
Applicat Plan



North Elevation- Staff Approved

SCALE: 1/8" = 1'-0"



North Elevation- Proposed

SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS LIST

EXT WALLS- WHITE CEDAR SHINGLES
CORNER BDS - 5/4" x 6"- PNT WHITE
DR & WINDOW TRIM- 1 x 4- PNT WHITE
DECK- 1 x 4 MAHOGANY- NATURAL
ROOF- ASPHALT TO MATCH HOUSE SHINGLES- CERTAINTEED LANDMARK CHARCOAL BLACK
EAVE- 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 W/ 3" SHADOW BD - PTD WHITE
FOUNDATION WALL - POURED CONCRETE

WINDOW SCHEDULE- GREEN MOUNTAIN OR BOSTON SASH

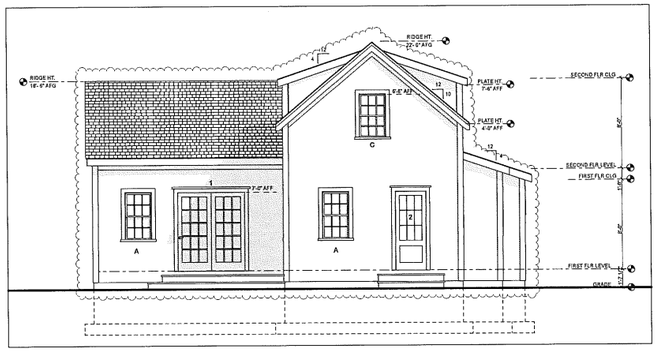
ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS
A	7	GREEN MOUNTAIN	2'-6" x 4'-5"		WD, 6/6 DOUBLE HUNG
B	4	GREEN MOUNTAIN	2'-6" x 2'-3"		WD, 6 LITE FIXED
C	9	GREEN MOUNTAIN	2'-6" x 4'-1"		WD, 6/6 DOUBLE HUNG
D	4	GREEN MOUNTAIN	2'-4" x 3'-9"		WD, 6/6 DOUBLE HUNG
E	1	VELUX	2'-0" x 3'-0"		SKYLIGHT
TOTAL	25				

WOOD SASH, THERMAL PANE, SDL, PAINT WHITE, ALUMINUM STORM SCREEN TRIPLE TRACK ON ALL WINDOWS
MANUFACTURER TO CONFIRM EGRESS SIZE TO CODE PRIOR TO ORDER AND CONSTRUCTION
TEMPERED GLASS WHERE CODE REQUIRES
MINIMUM U-VALUES AND SCGC VALUES AS IDENTIFIED BY HERS RATER

DOOR SCHEDULE

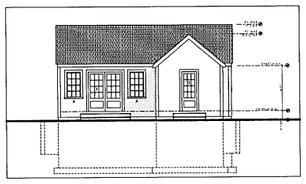
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS
1	1	NANTUCKET MILLWORKS	6'-0" x 6'-8"		12 LITE , OUTSWING, WD, PNT WHITE
2	1	NANTUCKET MILLWORKS	2'-8" x 6'-8"		12 LITE ABV / KICK PANEL BELOW, WD, PNT WHITE OUTSWING

WOOD PRIMED, THERMAL PANE, SDL W/ SPACERS, LOW E GLASS W/ ADDITIONAL WOOD STORM/ SCREEN COMBO UNIT ON EXTERIOR
OPTION: GREEN MOUNTAIN WOOD DOORS



West Elevation- Proposed

SCALE: 1/4" = 1'-0"



West Elevation- Staff Approved

SCALE: 1/8" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	7/20/24
STAFF APPRL	8/21/24
	9/23/24
HDC 2	11/13/24

A New Cottage for Annie Teasdale
24 India Street
Nantucket, Massachusetts

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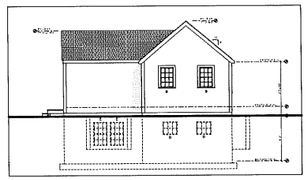
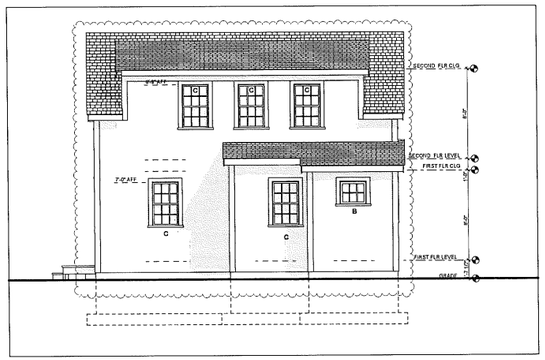
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A2.1



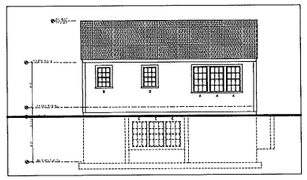
South Elevation- Staff Approved

SCALE: 1/8" = 1'-0"



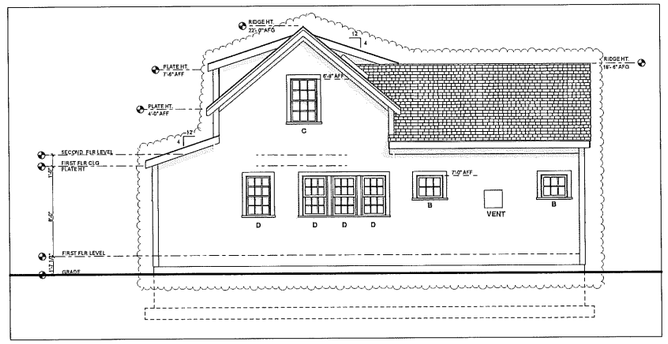
South Elevation- Proposed

SCALE: 1/4" = 1'-0"



East Elevation- Staff Approved

SCALE: 1/8" = 1'-0"



East Elevation- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	7/20/24
STAFF APPRL	8/21/24
	9/25/24
HDC 2	11/19/24

A New Cottage for
Annie Teasdale
24 India Street
Nantucket, Massachusetts

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Sheet No:
A2.2

256 Polpis Boat House Add | Fens

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BTP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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.

OTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

is is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and esolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

e certificate is valid for three years from date of issuance. No structure may differ m the approved application. Violation may impede issuance of Certificate of ccupancy.

PROPERTY DESCRIPTION

X MAP N°: 25 PARCEL N°. 25

eet & Number of Proposed Work: 256 Polpis Road

vner of record: 256 Polpis LLC

ailing Address: 13941 Cuba Road
Cockeysville, MD 21030

ontact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

ame: Botticelli + Pohl

lailing Address: 11 Old South Road
Nantucket, MA 02554

ontact 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: 116'-0" Sq. Footage 1st floor: 1054± Decks/Patio: Size: 10'-7"x10'-4" ☒ 1st floor ☐ 2nd floor

Width: 6'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1970

Original Builder:

REVISIONS* (describe)

1. East Elevation Revise Fenestration + Exterior Deck
2. South Elevation Addition, Revise Fenestration + Deck
3. West Elevation Addition, Revise Fenestration + Deck
4. North Elevation Revise Fenestration + Deck, Addition

*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 ☐ Other _____

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass 4 /12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingies _____ ☐ 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 _____

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 Sliding French 15 Lite Rear Batten w/ Porthole, Wood Side _____

Garage Door(s): Type Awning Material Wood 10 Lite/Panel x 2

Hardscape materials: Driveways _____ Walkways _____ Walls _____

COLORS

* Note: Complete door and window schedules are required.

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

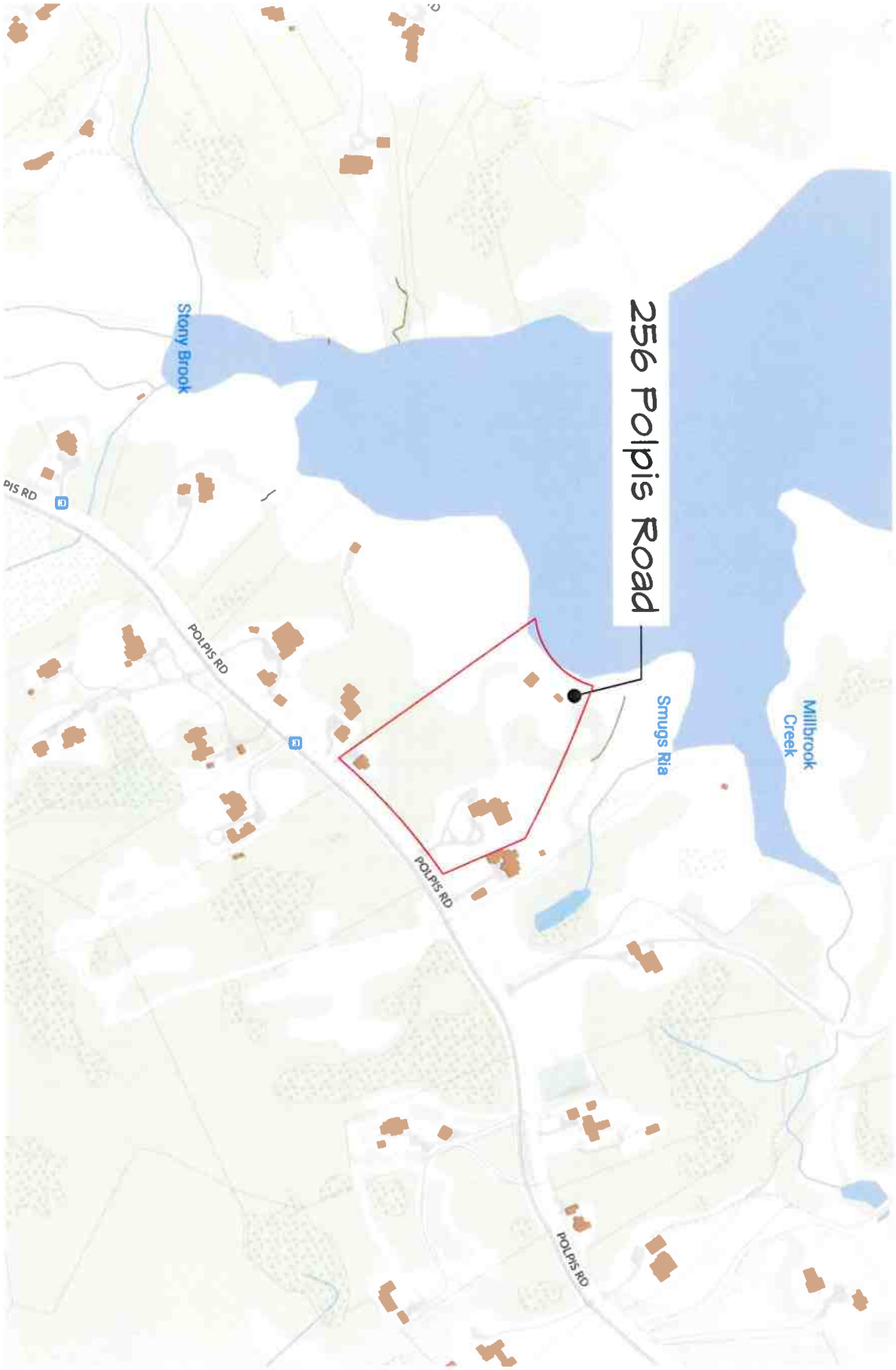
Trim Natural Sash White Doors White

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 12/2/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 11/29/24

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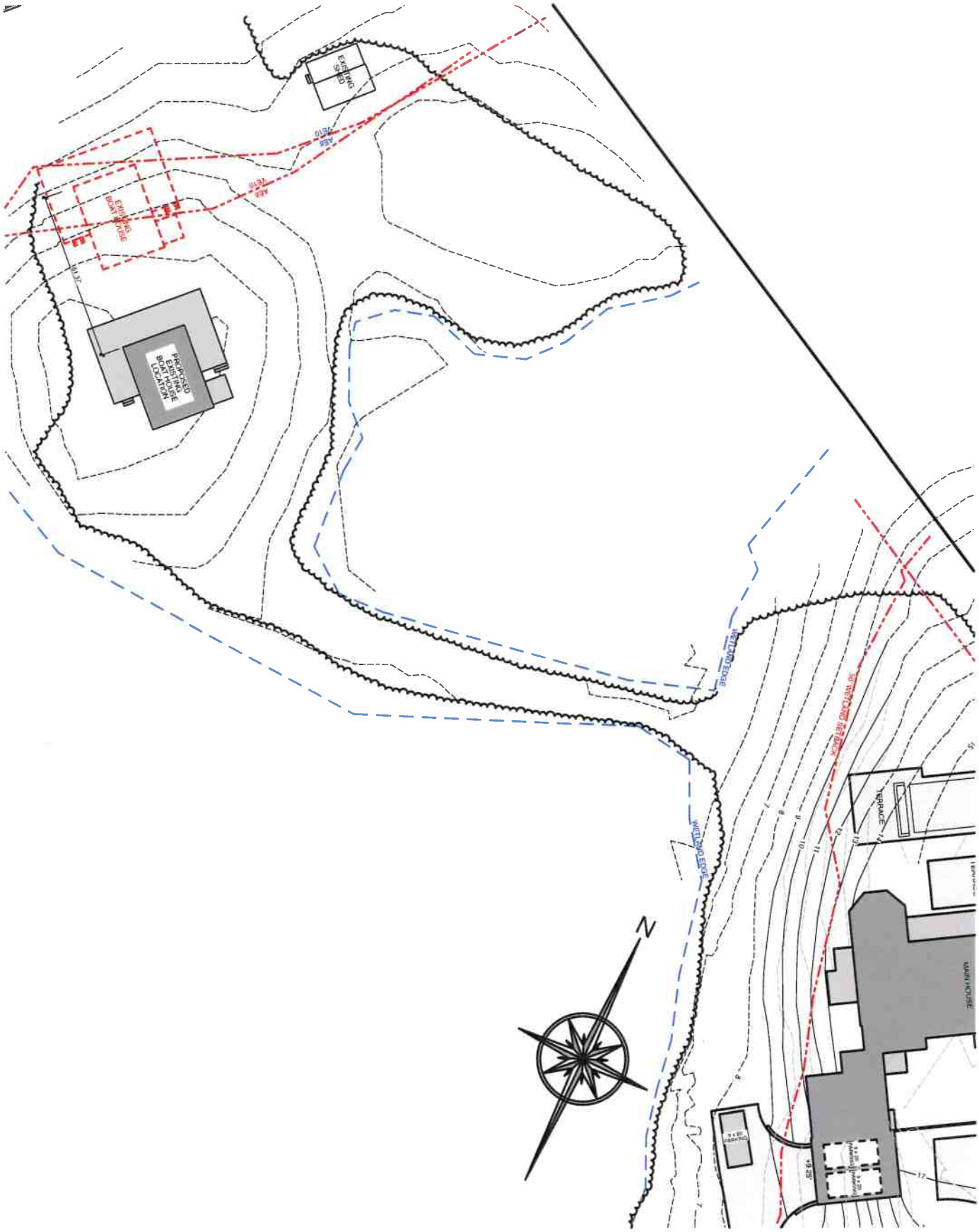
Locus Map

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

256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 11/29/24

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Site Plan

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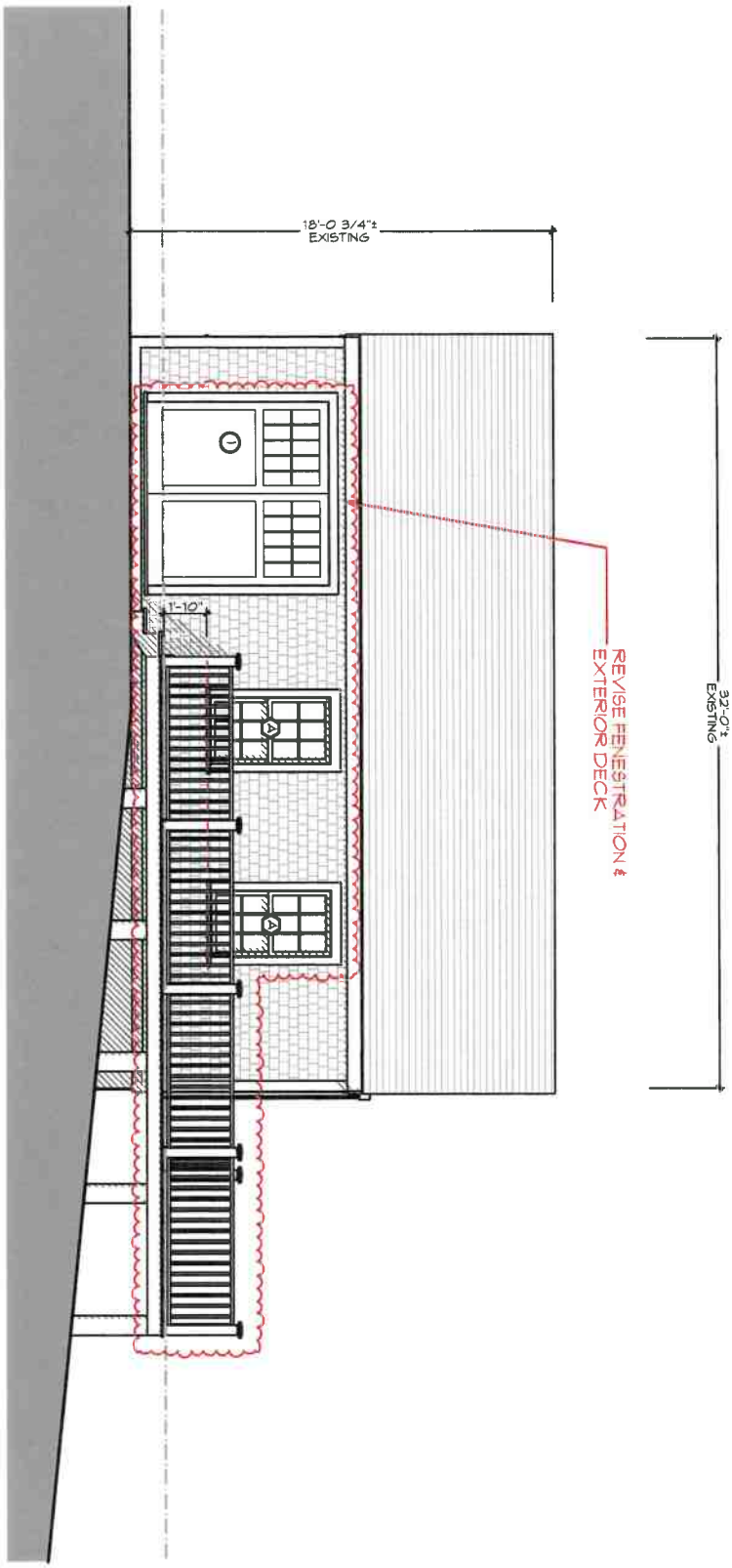

ID# A-2.1

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Nantucket, MA 02554

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PARCEL NO: 25 PROJECT NO: REVISED: 11/29/24

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Proposed East Elevation

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P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

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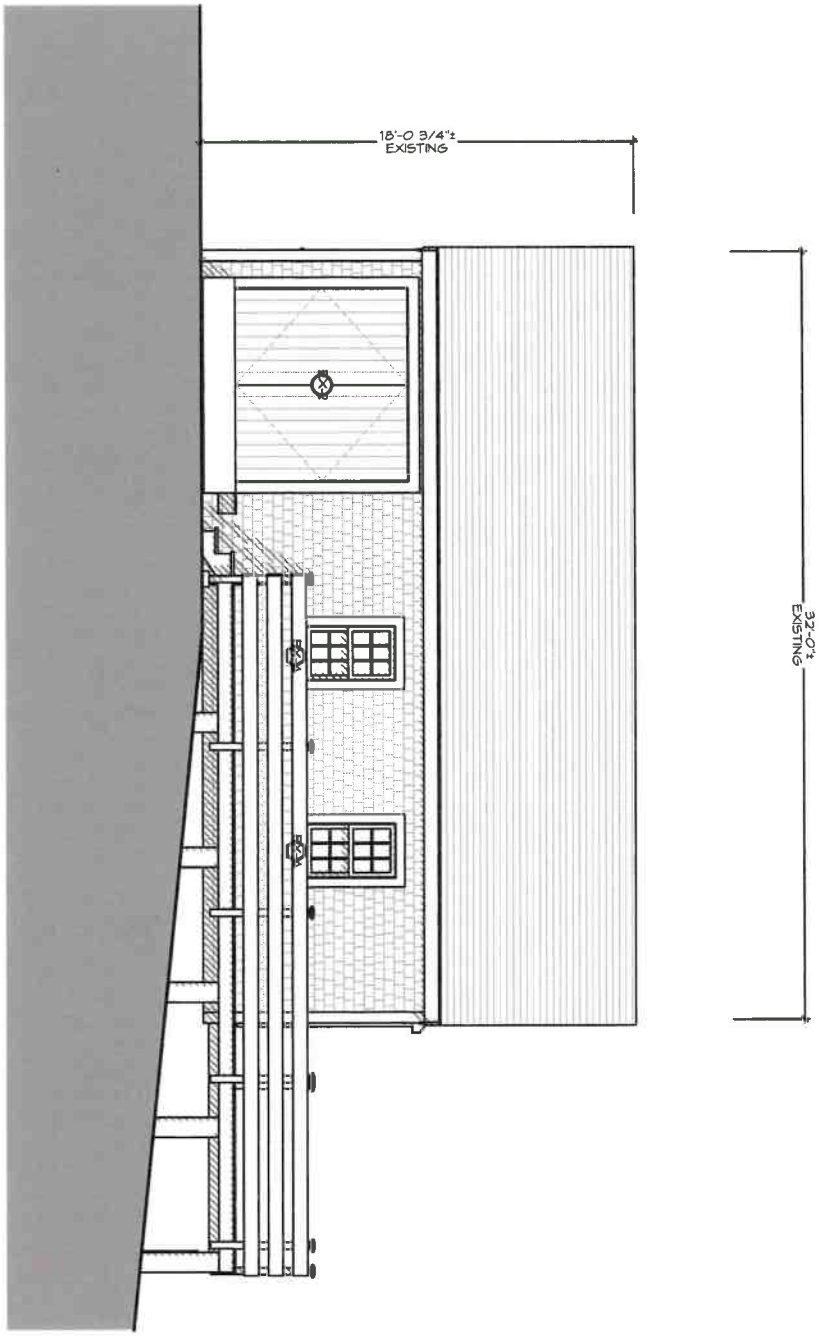

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Nantucket, MA 02554

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PARCEL NO: 25 PROJECT NO: REVISED: 11/29/24

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Existing East Elevation

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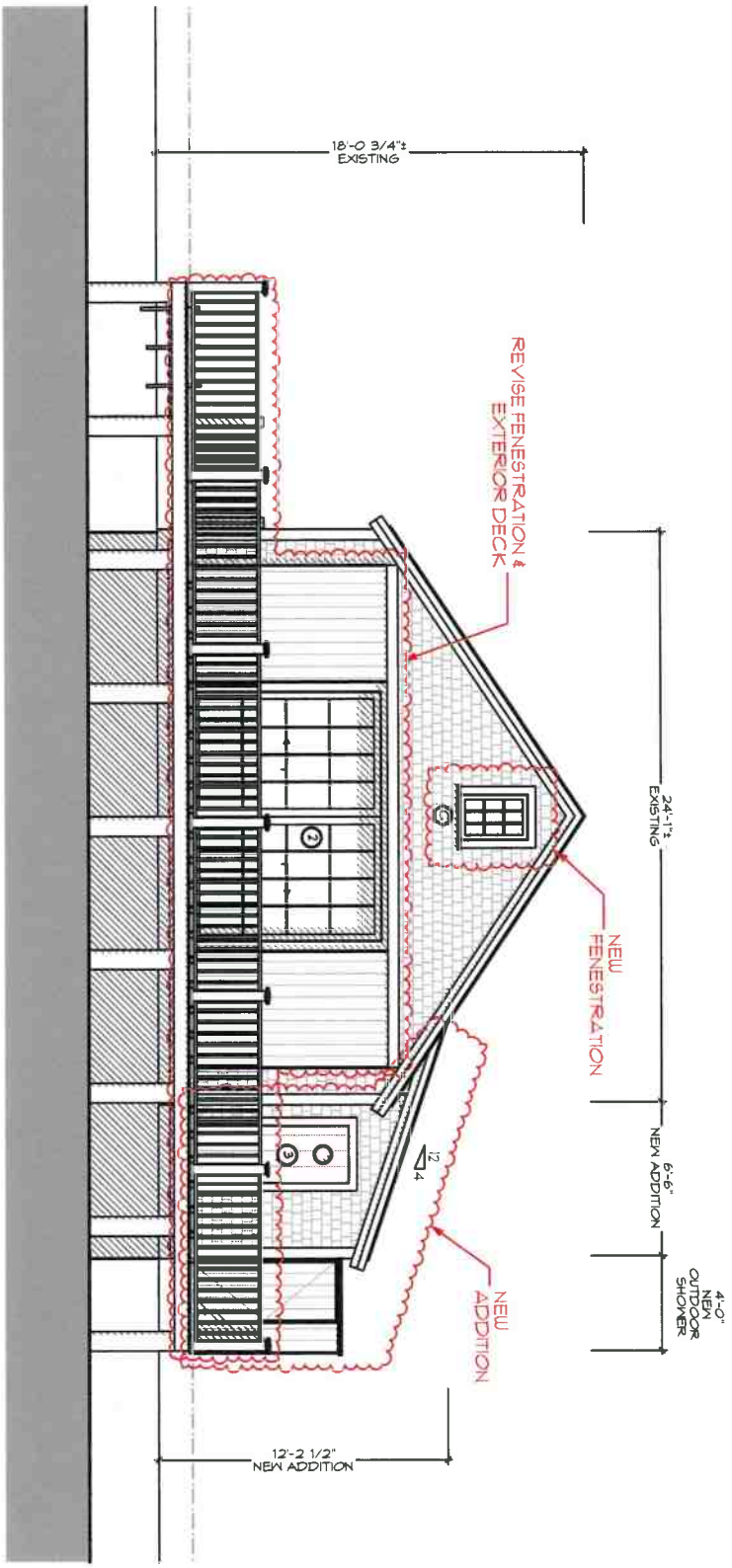

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256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 11/29/24

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Proposed North Elevation

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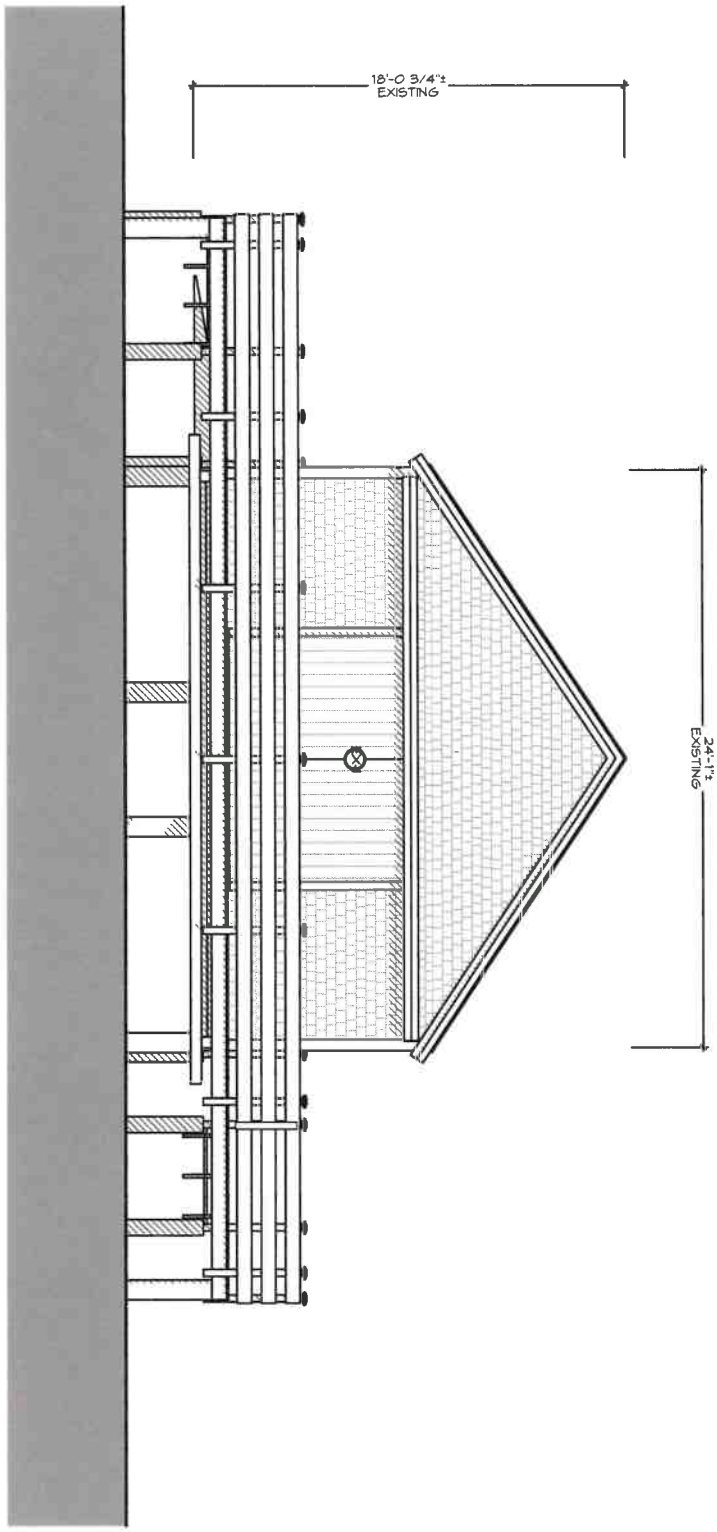

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Existing North Elevation

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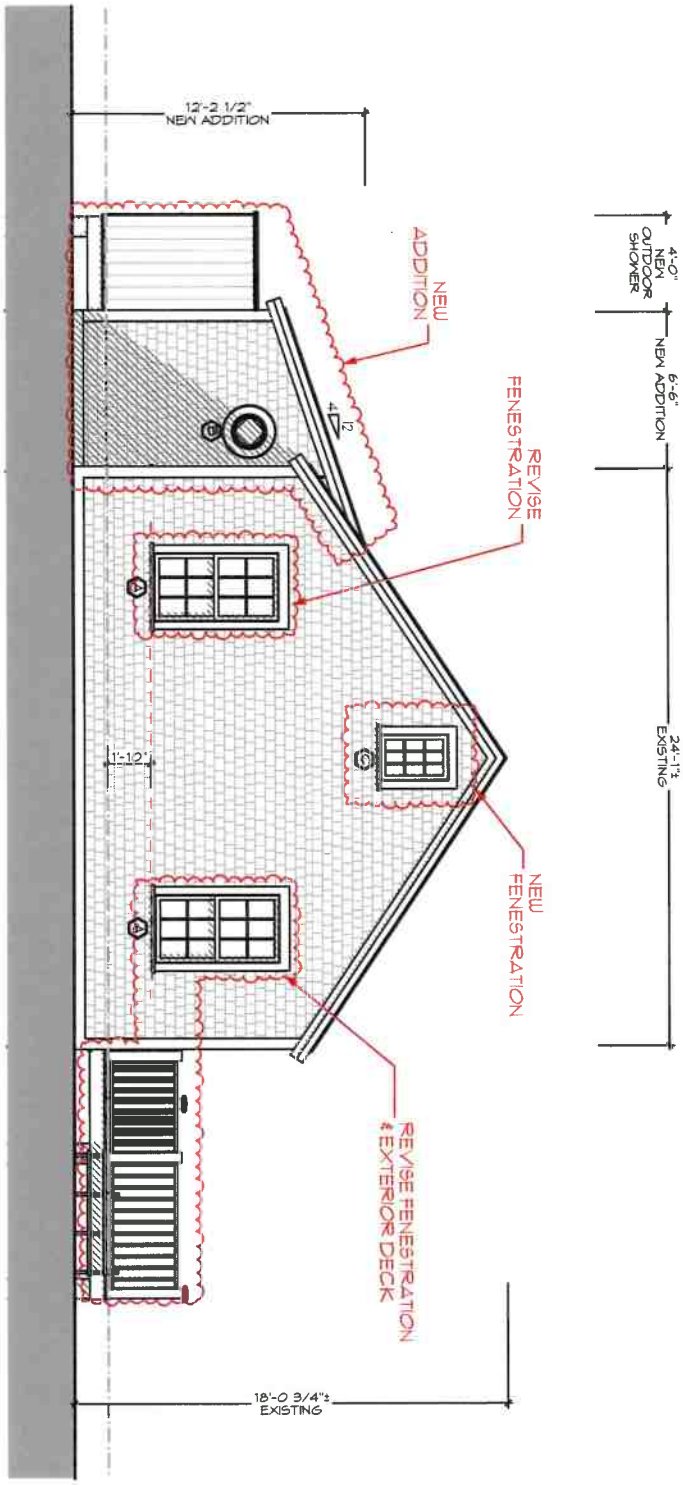

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256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 11/29/24

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Proposed South Elevation

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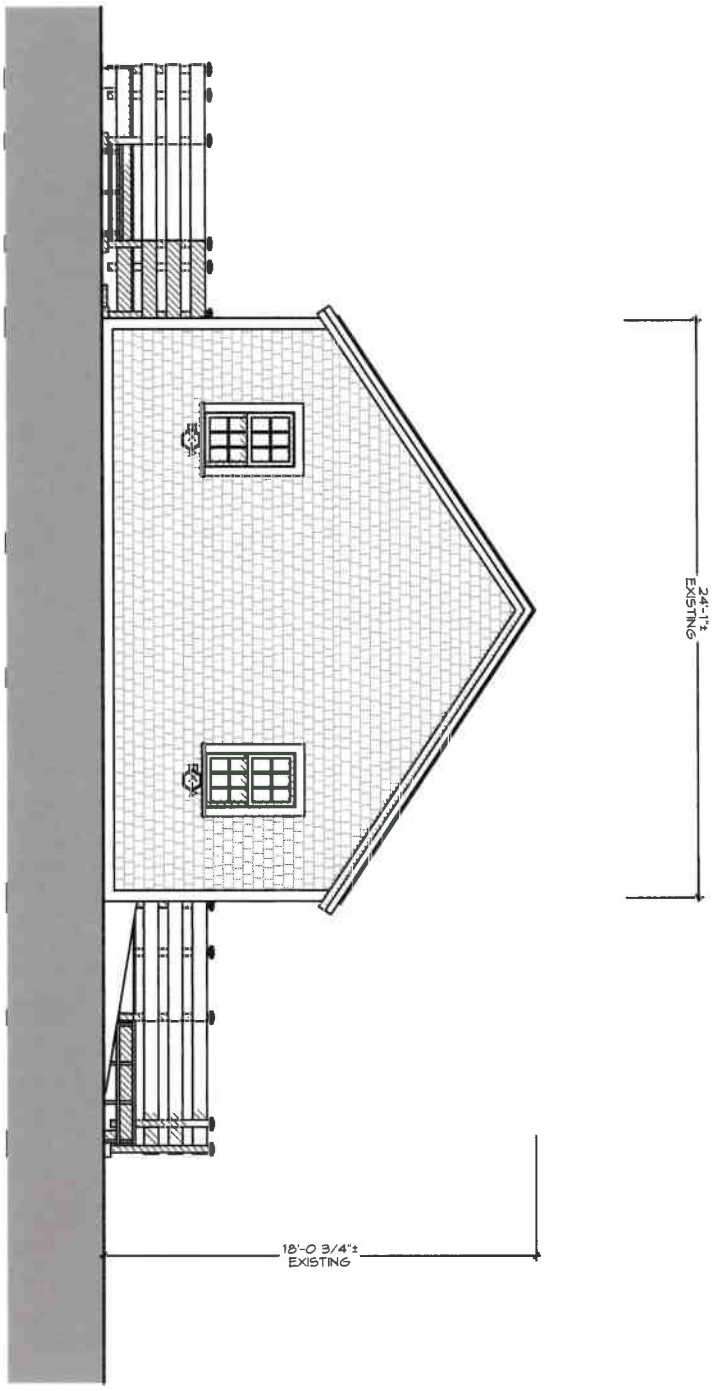

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256 Polpis Road
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MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 11/29/24

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Existing South Elevation

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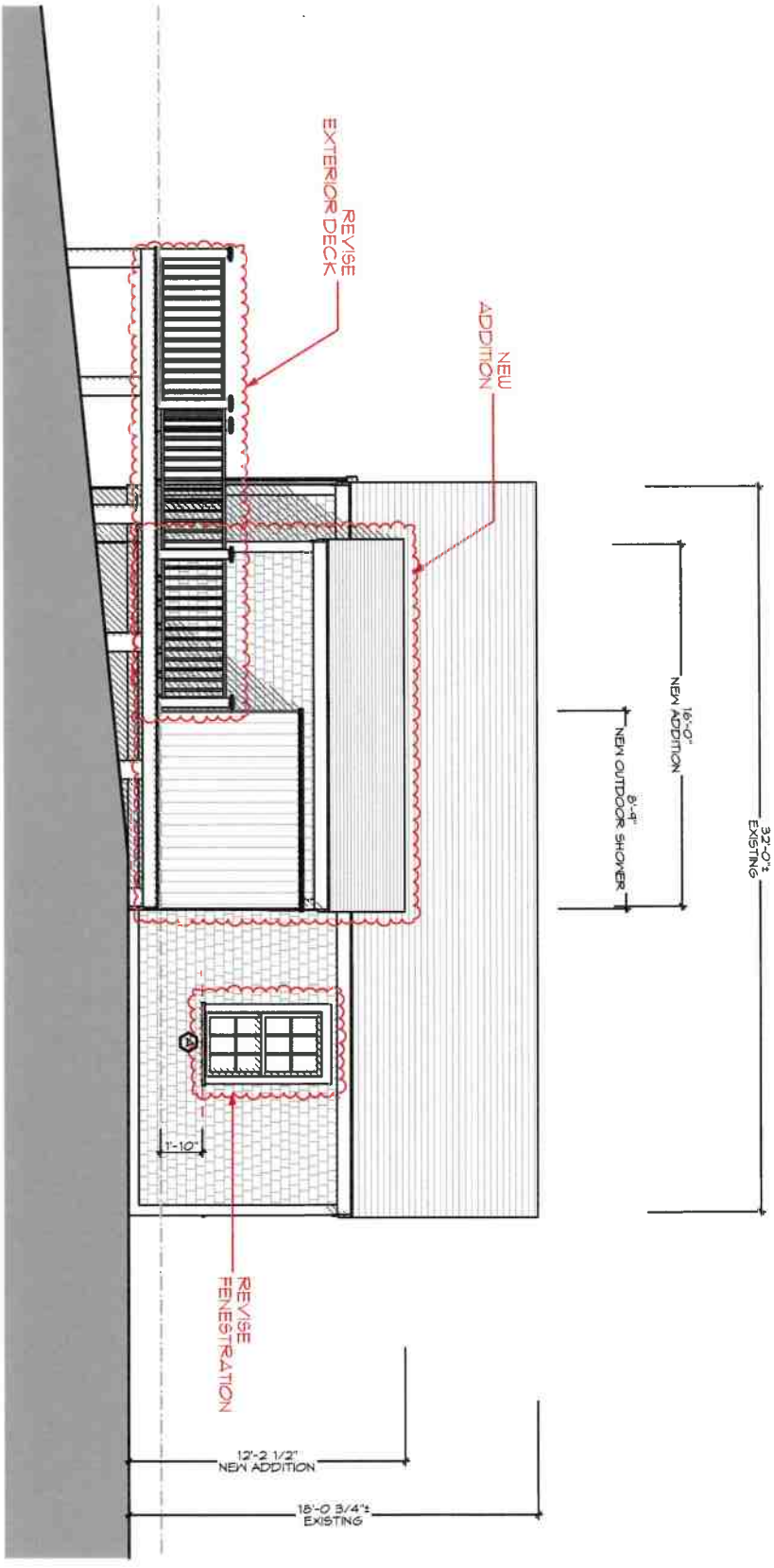

ID# A-2.4

256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 11/29/24

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Proposed West Elevation

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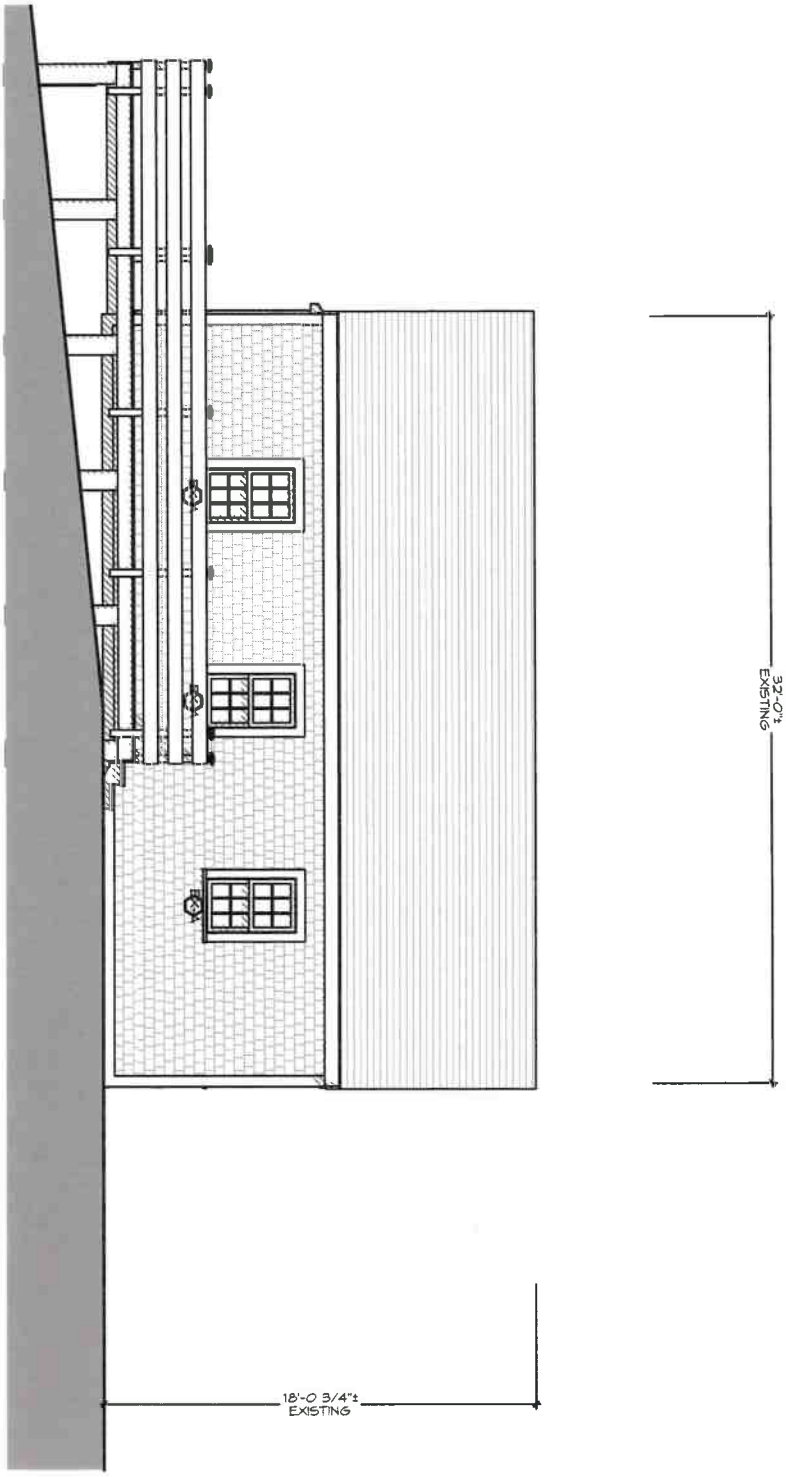
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.4

256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 11/29/24

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Existing West Elevation

BOTTICELLI & POHL

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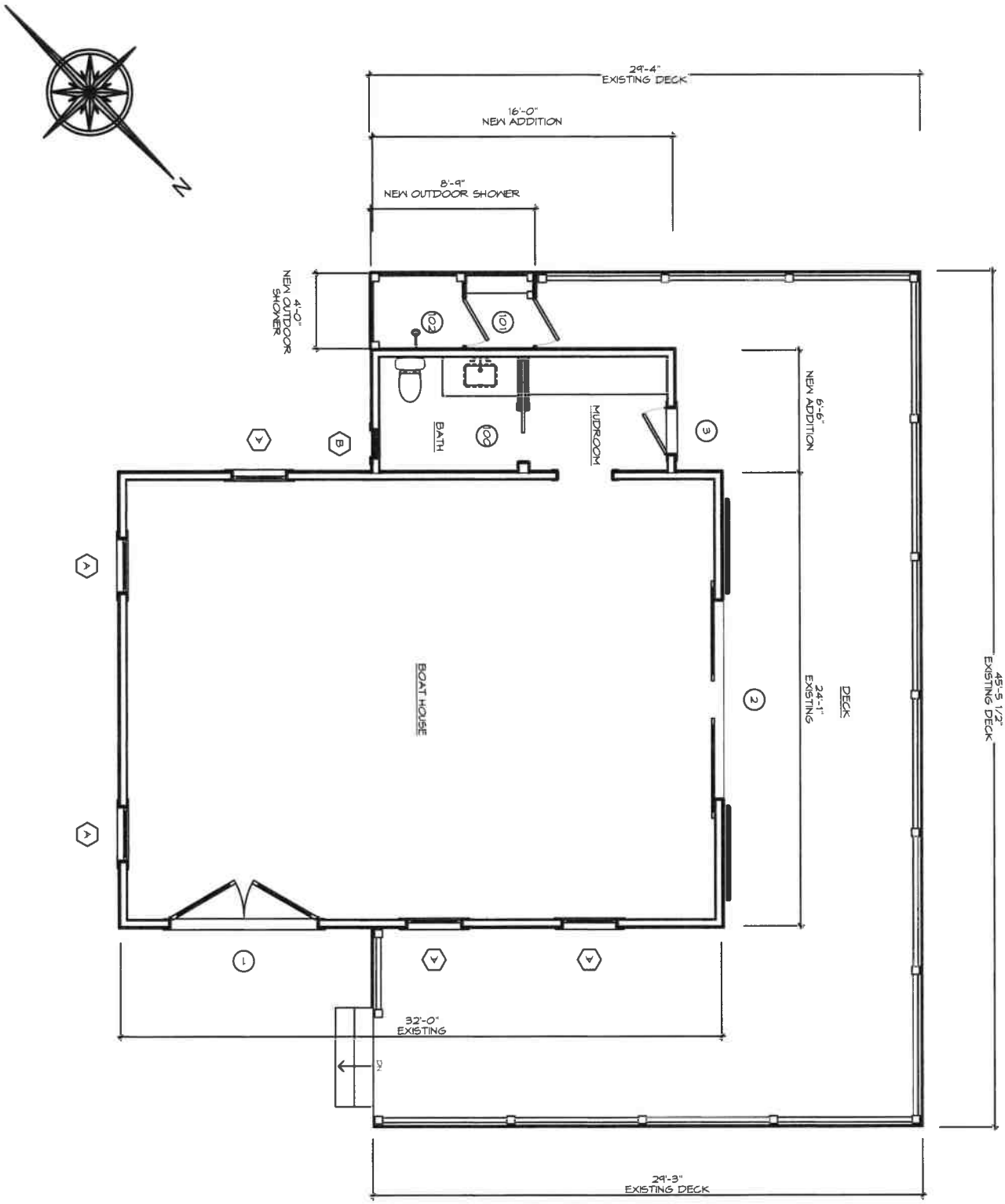

ID# A-1.1

256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 11/29/24

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Proposed First Floor Plan

BOTTICELLI & POHL

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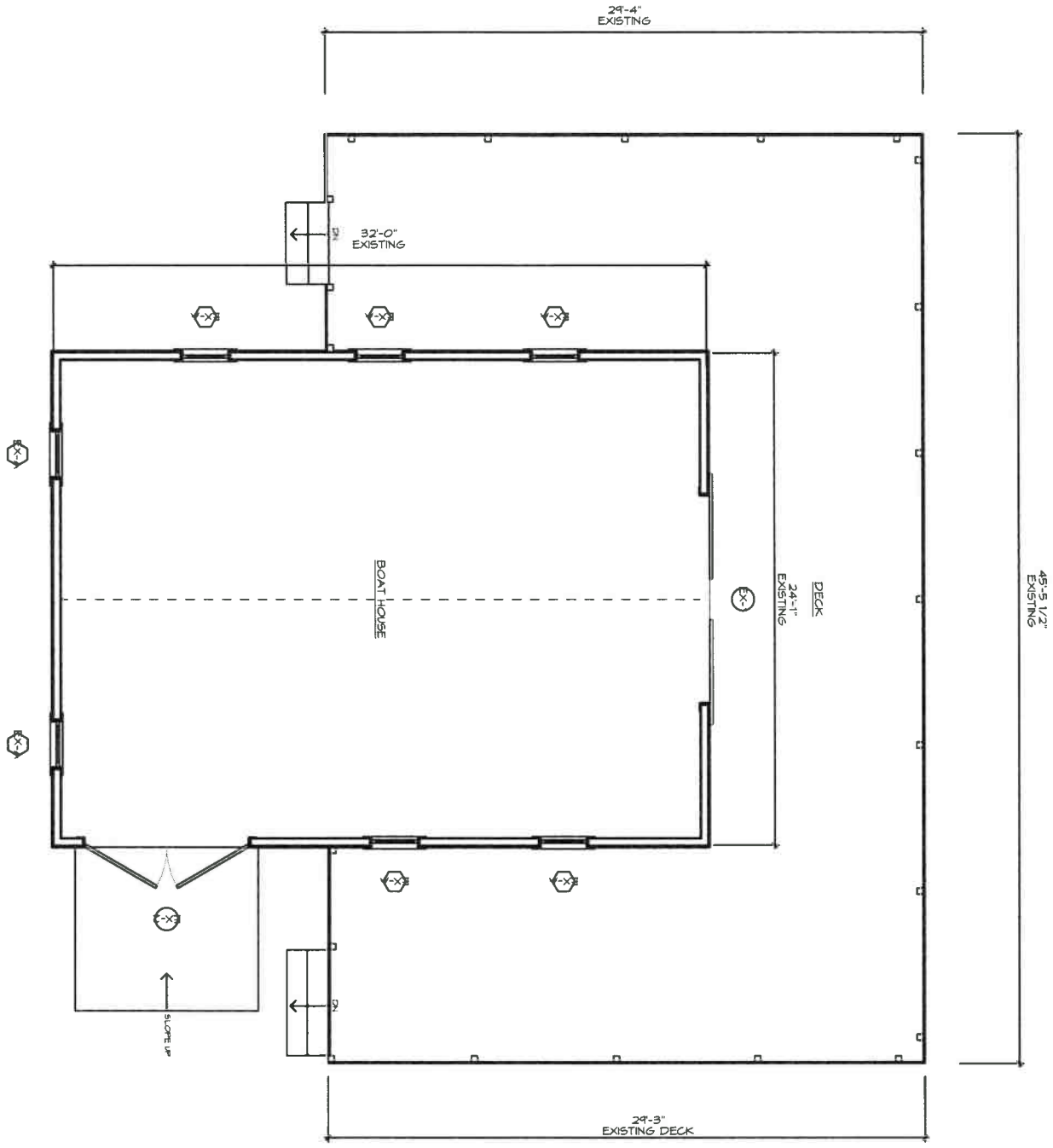
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM



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256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 11/29/24

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Existing First Floor Plan

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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Boat House at
256 Polpis Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 12/02/2024
Building Dept. Sub: N/A
Rev: 11/29/2024

Notes:

1. All windows to be by KSD, as per above 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 shops 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	5	Double Hung	KSD	2'-11" x 5'-4"	2'-11 1/2" x 5'-4 1/2"	6 over 6	
B	1	Fixed Circular	KSD	1'-6" x 1'-6"	1'-6 1/2" x 1'-6 1/2"	1	
C	2	Double Hung	KSD	2'-0" x 3'-0"	2'-0 1/2" x 3'-0 1/2"	6 over 6	

Exterior Door Schedule

No.	Qn.	Type	Manuf.	Door Size	Rough Opening	Lights	Comments
1	2	Inswing French Doors	KSD	(2) 4'-0" X 7'-0"	8'-1" x 7'-2 1/4"	15 Ea	15 Lites Over 1 Panel
2	1	Double Slider	KSD	10'-6" x 8'-0"	10'-7" x 8'-2 1/4"	16 Ea	
3	1	Inswing Entry	KSD	2'-6" x 6'-8"	2'-7" x 6'-10 1/4"	1	Batten w/ Porthole


256 Polpis Road - East


256 Polpis Road - South


256 Polpis Road - West



256 Polpis Road - North

256 POLPIS RD

Location	256 POLPIS RD	**Mblu**	25/ / 25/ /
Acct#	00000640	**Owner**	KELLER KARL ELISE C &
Assessment	$7,894,000	**PID**	640
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,655,400	$5,238,600	$7,894,000

Owner of Record

Owner	KELLER KARL ELISE C &	**Sale Price**	$0
Co-Owner	WILLIAM C JR TRS	**Certificate**	
Address	104 CAVELIER DR CHARLOTTESVILLE, VA 22901	**Book & Page**	C0014/0294
		Sale Date	12/27/1989
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
KELLER KARL ELISE C &	$0		C0014/0294	99	12/27/1989

Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	5,315
Replacement Cost:	$2,741,786
Building Percent Good:	88
Replacement Cost Less Depreciation:	$2,412,800

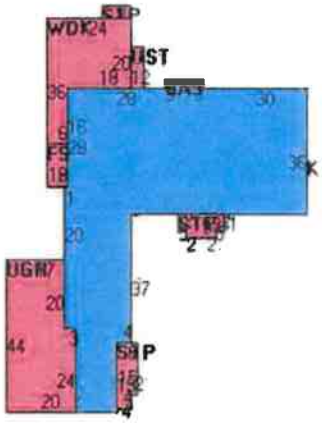
Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Excellent
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	7
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\45\60.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/640_752

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	4,276	4,276
EAF	Attic, Expansion, Finished	1,836	643
FUS	Upper Story, Finished	396	396
FSP	Porch, Screen, Finished	72	0
STP	Stoop	329	0
UBM	Basement, Unfinished	2,919	0
UGR	Garage, Unfinished	820	0
UST	Utility, Storage, Unfinished	48	0
WDK	Deck, Wood	760	0
		11,456	5,315

Building 2 : Section 1

Year Built: 1970
Living Area: 768
Replacement Cost: $248,557
Building Percent Good: 90
Replacement Cost Less Depreciation: $223,700

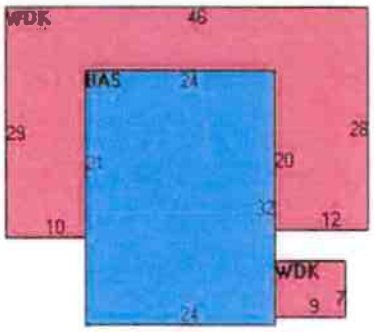
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\02\45\61.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/640_753

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	768	768
WDK	Deck, Wood	881	0
		1,649	768

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL2	1.5 STORY CHIM	1.00 UNITS	$3,300	1

FPL3	2 STORY CHIM	3.00 UNITS	$11,100	1

Land

Land Use

Use Code	1093
Description	MULTI WF
Zone	LUG3
Neighborhood	750
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	6.43
Frontage	0
Depth	0
Assessed Value	$5,238,600

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
BRN1	BARN - 1 STORY			200.00 S.F.	$2,100	1
CAB1	CABIN-MINIMAL			180.00 S.F.	$2,400	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,655,400	$5,238,600	$7,894,000
2022	$2,258,700	$3,436,000	$5,694,700
2021	$2,222,700	$3,817,800	$6,040,500
2020	$2,222,700	$3,817,800	$6,040,500
2018	$1,734,900	$4,278,000	$6,012,900

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Roy Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Dione Coombs

Vet Oliver

ASSOCIATE COMMISSIONERS

Jesse Dunn

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance/
Coordinator Land Use
Specialist

Billy Seid
LandUse Specialist

HDC Liaison
Holly Backus
Preservation Planner

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 256 Polpis LLC

STREET ADDRESS 256 Polpis Road

MAP/PARCEL 25/25

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON Dec 2, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 12/2/24

Date

Subject: Re: HDC Authorization
Date: Thursday, February 9, 2023 at 1:23:45 PM Eastern Standard Time
From: Jamie Alban
To: Tammy Conway

Yes, I approve authorization from Botticelli and Pohl to act/ sign on my behal regarding 256 Polpis Rd. Jamie Alban

On Thu, Feb 9, 2023 at 11:50 Tammy Conway <tammy@botticelliandpohl.com> wrote:

> Good morning Mr. Alban,
>
> Please see attached authorization letter for the HDC, feel free to edit. Or if it is easier to reply to this email giving B &P permission that works as well. We are planning to submit for Monday's deadline at noon.
>
> Thank you,
>
> Tammy Conway
>
> Office Manager
>
> Botticelli & Pohl
>
> 11 Old South Road
>
> Nantucket, MA 02554
>
> 508-228-5455

8 Jefferson Avenue
Demo Garage

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. ✓ **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. $100 ✓ **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. X **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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. X **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. BJP (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. X **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°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust; Bradley + Kerry Peterson Trustees

Mailing Address: 8 Jefferson Avenue
Nantucket, MA 02554

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: 24'7" Sq. Footage 1st floor: 576± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24'7" Sq. footage 2nd floor: 432± Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing 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:

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 11/26/24 Signature of owner of record _____ Signed under penalties of perjury

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Street and Apt. No., or PO Box No.: 2 Bathing Beach Road
City, State, ZIP+4®: Nantucket MA 02554

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Street and Apt. No., or PO Box No.: 9 Bradford Street
City, State, ZIP+4®: Boston, MA 02118

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Street and Apt. No., or PO Box No.: 103 River Road
City, State, ZIP+4®: Hobe Sound, FL 33455

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Melville, NY 11747

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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: 8 Jefferson Avenue

Tax Map Number: 29 Parcel Number: 49

Owner of Record: The Peterson Trust; Bradley + Kerry Peterson Trustees

Description of Proposal: Demolish existing garage + construct New garage with connector to Main House

Anticipated HDC Submission Date: December 2, 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 The Peterson Trust; Bradley + Kerry Peterson Trustees

MAILING ADDRESS 8 Jefferson Avenue Nantucket, MA 02554

PROPERTY LOCATION 8 Jefferson Avenue

ASSESSORS MAP/PARCEL 29/49

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.

November 26, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.26 09:09:47 -05'00'

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	3		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	BATHING BEACH RD
29	48	1	GOTTWALD THOMAS E TRST		PO BOX 460329 DEPT 909	HOUSTON	TX	77056	4R JEFFERSON AV
29	49	1	WE4ACK LLC	C/O ANTHONY SCHWEIZER	9 BRADFORD ST	BOSTON	MA	02118	6 JEFFERSON AV
30	55		DIAMOND ROBERT E JR	C/O CLARFELD FINANCIAL	560 WHITE PLAINS RD 5TH FLR	TARRYTOWN	NY	10591	10 JEFFERSON AV
30	56		DIAMOND ROBERT E JR	C/O CLARFELD & COMPANY	560 WHITE PLAINS RD 5TH FLR	TARRYTOWN	NY	10591-5112	10 JEFFERSON AV
30	57		3 GRANT AVENUE LLC		103 RIVER ROAD	HOBE SOUND	FL	33455	3 GRANT AV
30	140		DIAMOND JENNIFER		400 BROADHOLLOW RD	MELVILLE	NY	11747	3 LINCOLN AV
30	142		ALGER SARAH F TRST	C/O RYAN LLC	PO BOX 460329 DEPT 909	HOUSTON	TX	77056	7 GRANT AV
Count:	**8**								

NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

GOTTWALD THOMAS E TRST
PO BOX 460329 DEPT 909
HOUSTON, TX 77056

WE4ACK LLC
C/O ANTHONY SCHWEIZER
9 BRADFORD ST
BOSTON, MA 02118

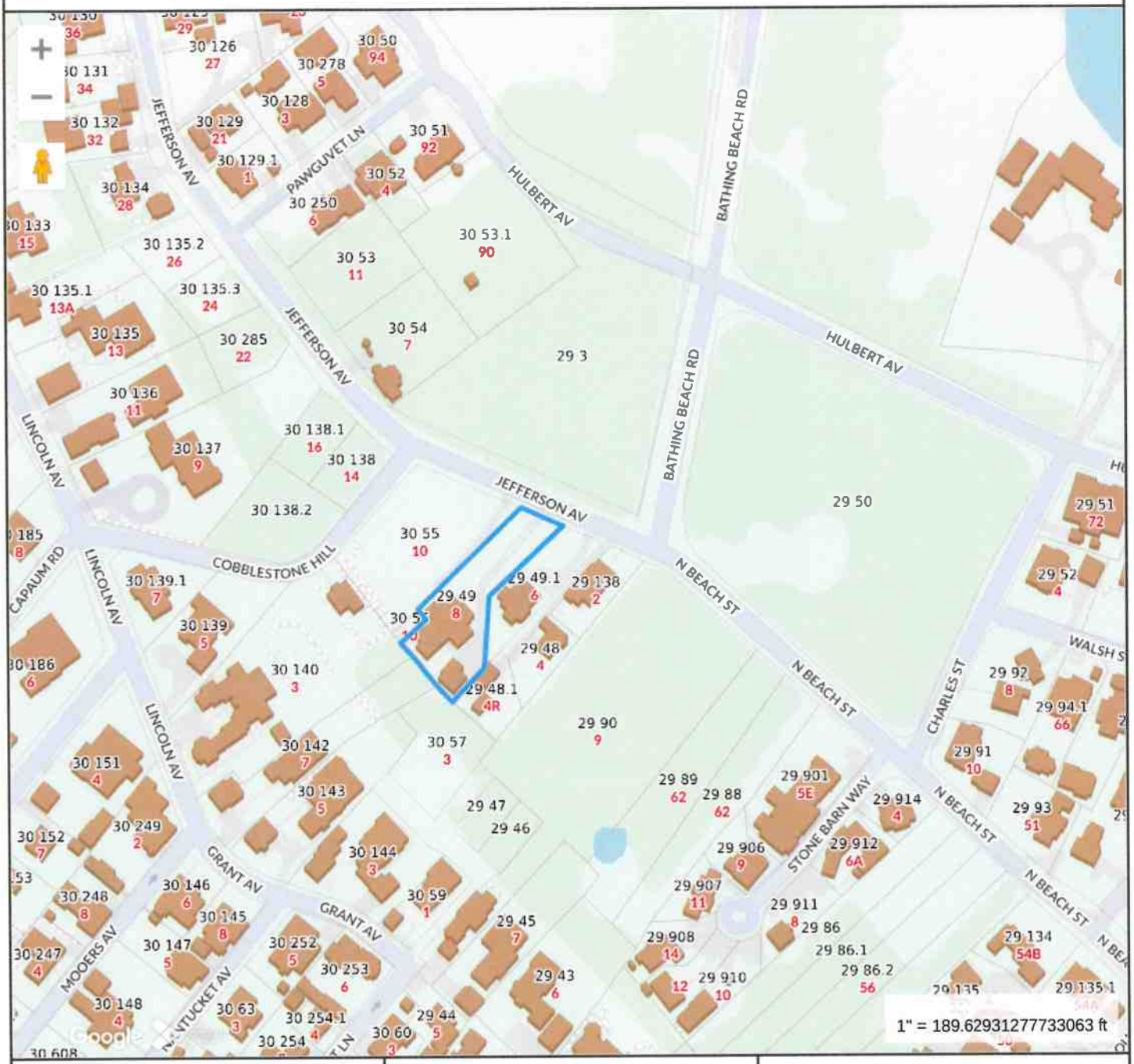
DIAMOND ROBERT E JR
C/O CLARFELD FINANCIAL
560 WHITE PLAINS RD 5TH FLR
TARRYTOWN, NY 10591

DIAMOND ROBERT E JR
C/O CLARFELD & COMPANY
560 WHITE PLAINS RD 5TH FLR
TARRYTOWN, NY 10591-5112

3 GRANT AVENUE LLC
103 RIVER ROAD
HOBE SOUND, FL 33455

DIAMOND JENNIFER
400 BROADHOLLOW RD
MELVILLE, NY 11747

ALGER SARAH F TRST
C/O RYAN LLC
PO BOX 460329 DEPT 909
HOUSTON, TX 77056



Property Information

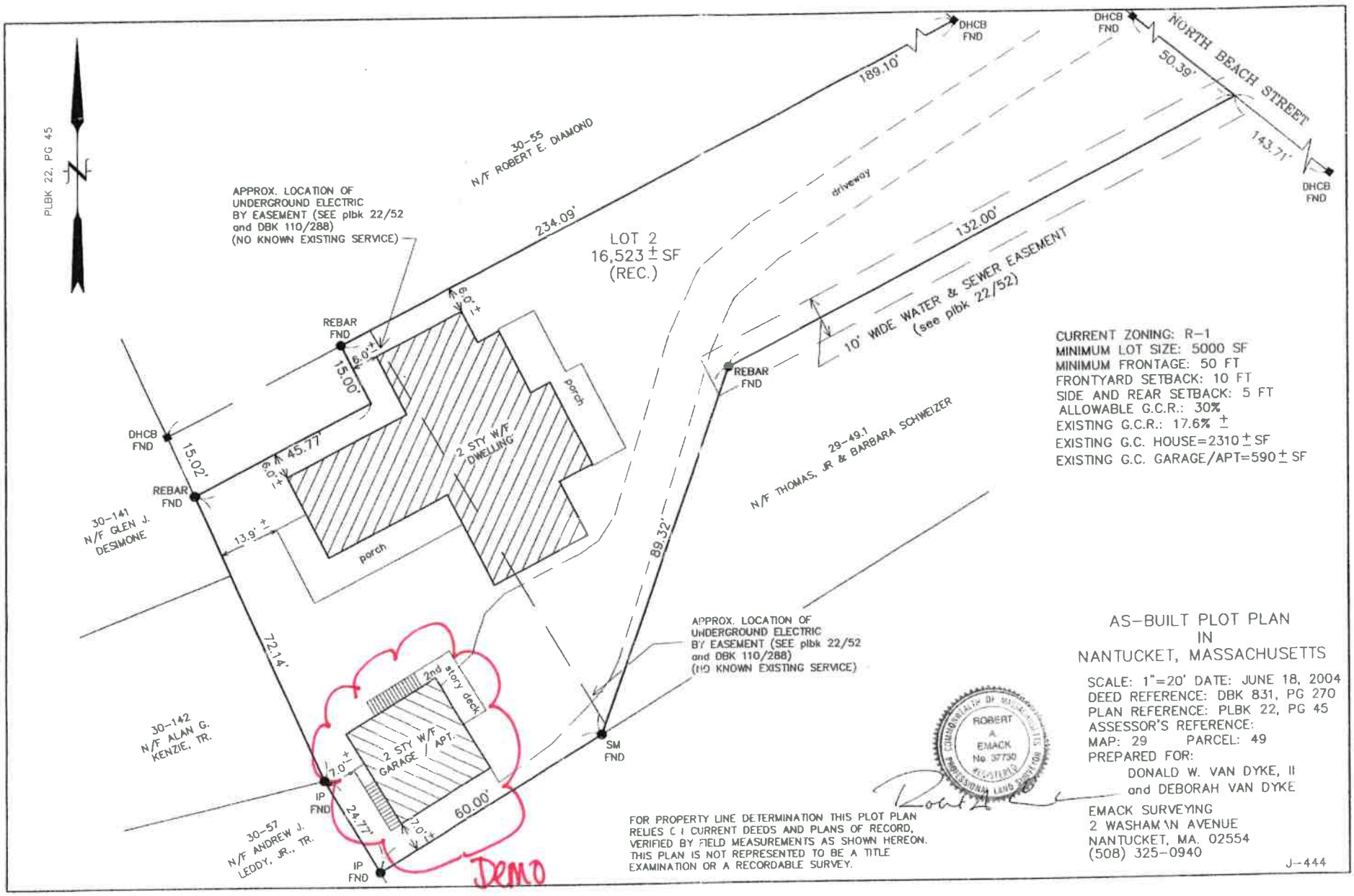
Property ID	860
Location	8 JEFFERSON AV
Owner	VAN DYKE DEBORAH TRUSTEE

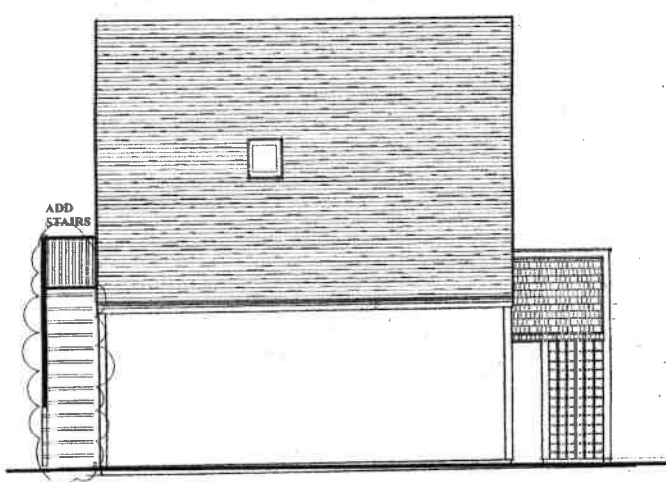
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

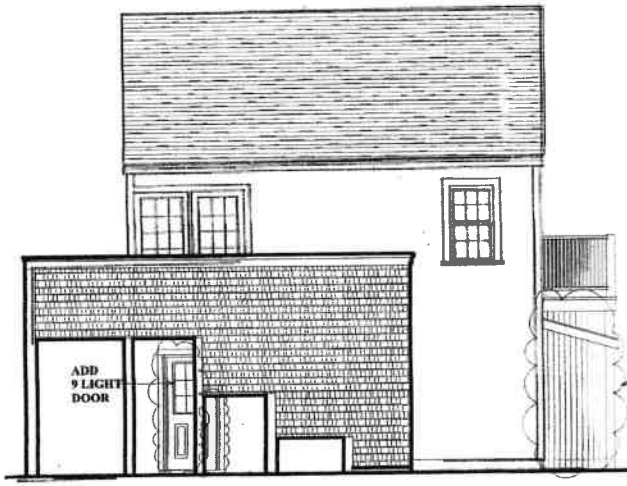

PLBK 22, PG 45
N
APPROX. LOCATION OF UNDERGROUND ELECTRIC BY EASEMENT (SEE plbk 22/52 and DBK 110/288) (NO KNOWN EXISTING SERVICE)
30-55 N/F ROBERT E. DIAMOND
DHCB FND
189.10'
234.09'
NORTH BEACH STREET
50.39'
143.71'
DHCB FND
driveway
LOT 2
16,523 ± SF
(REC.)
132.00'
10' WIDE WATER & SEWER EASEMENT
(see plbk 22/52)
REBAR FND
6.0'±
15.00'
porch
2 STY W/F DWELLING
DHCB FND
15.02'
45.77'
6.0'±
REBAR FND
13.9'±
porch
30-141 N/F GLEN J. DESIMONE
29-49.1 N/F THOMAS, JR & BARBARA SCHWEIZER
89.32'
72.14'
APPROX. LOCATION OF UNDERGROUND ELECTRIC BY EASEMENT (SEE plbk 22/52 and DBK 110/288) (NO KNOWN EXISTING SERVICE)
2nd story deck
2 STY W/F GARAGE / APT.
7.0'±
7.0'±
60.00'
24.77'
IP FND
IP FND
SM FND
30-142 N/F ALAN G. KENZIE, TR.
30-57 N/F ANDREW J. LEDDY, JR., TR.
CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5000 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 10 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 17.6% ±
EXISTING G.C. HOUSE=2310 ± SF
EXISTING G.C. GARAGE/APT=590 ± SF
AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: JUNE 18, 2004
DEED REFERENCE: DBK 831, PG 270
PLAN REFERENCE: PLBK 22, PG 45
ASSESSOR'S REFERENCE:
MAP: 29 PARCEL: 49
PREPARED FOR:
DONALD W. VAN DYKE, II
and DEBORAH VAN DYKE
ROBERT A. EMACK No. 37730 REGISTERED PROFESSIONAL LAND SURVEYOR
FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.
EMACK SURVEYING
2 WASHAM N AVENUE
NANTUCKET, MA. 02554
(508) 325-0940
J--444
DEMO
Garage



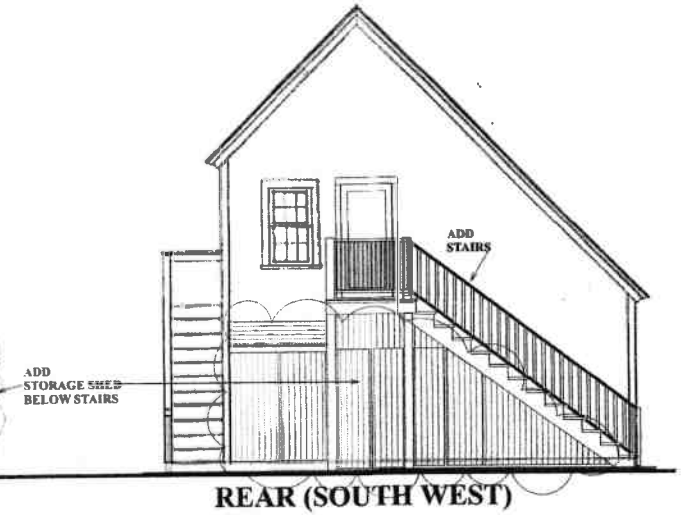
LEFT (SOUTH EAST)



FRONT (NORTH EAST) NO CHANGE



RIGHT (NORTH WEST)



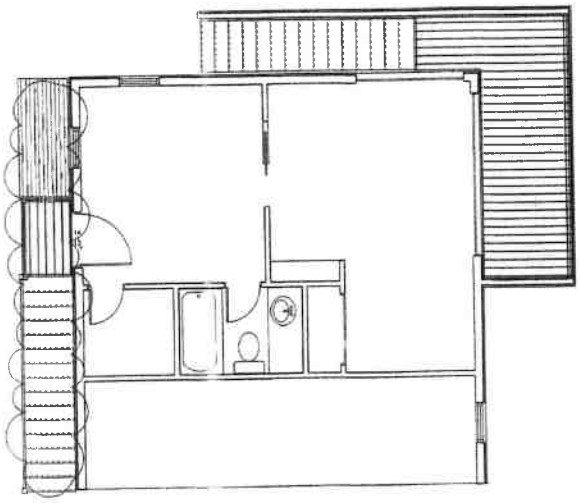
REAR (SOUTH WEST)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE:4-28-20

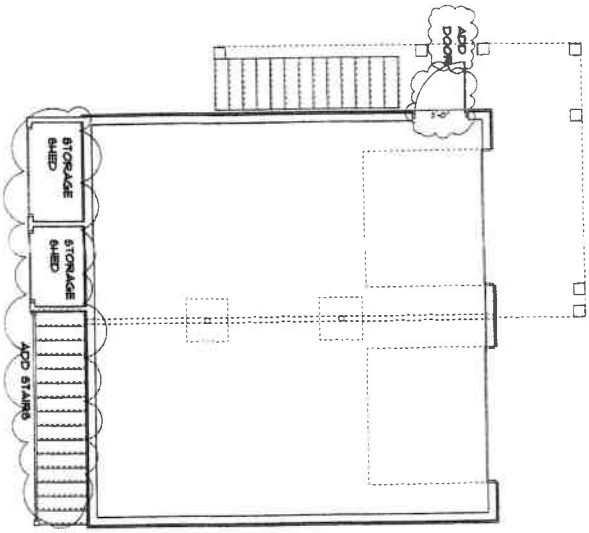
VANDYKE-MINOR ALTERATIONS TO GARAGE
8 JEFFERSON AVENUE

VAL OLIVER DESIGN, INC
PO BOX 3857
NANTUCKET, MA 02584

EXISTING SECOND FLOOR



EXISTING FIRST FLOOR

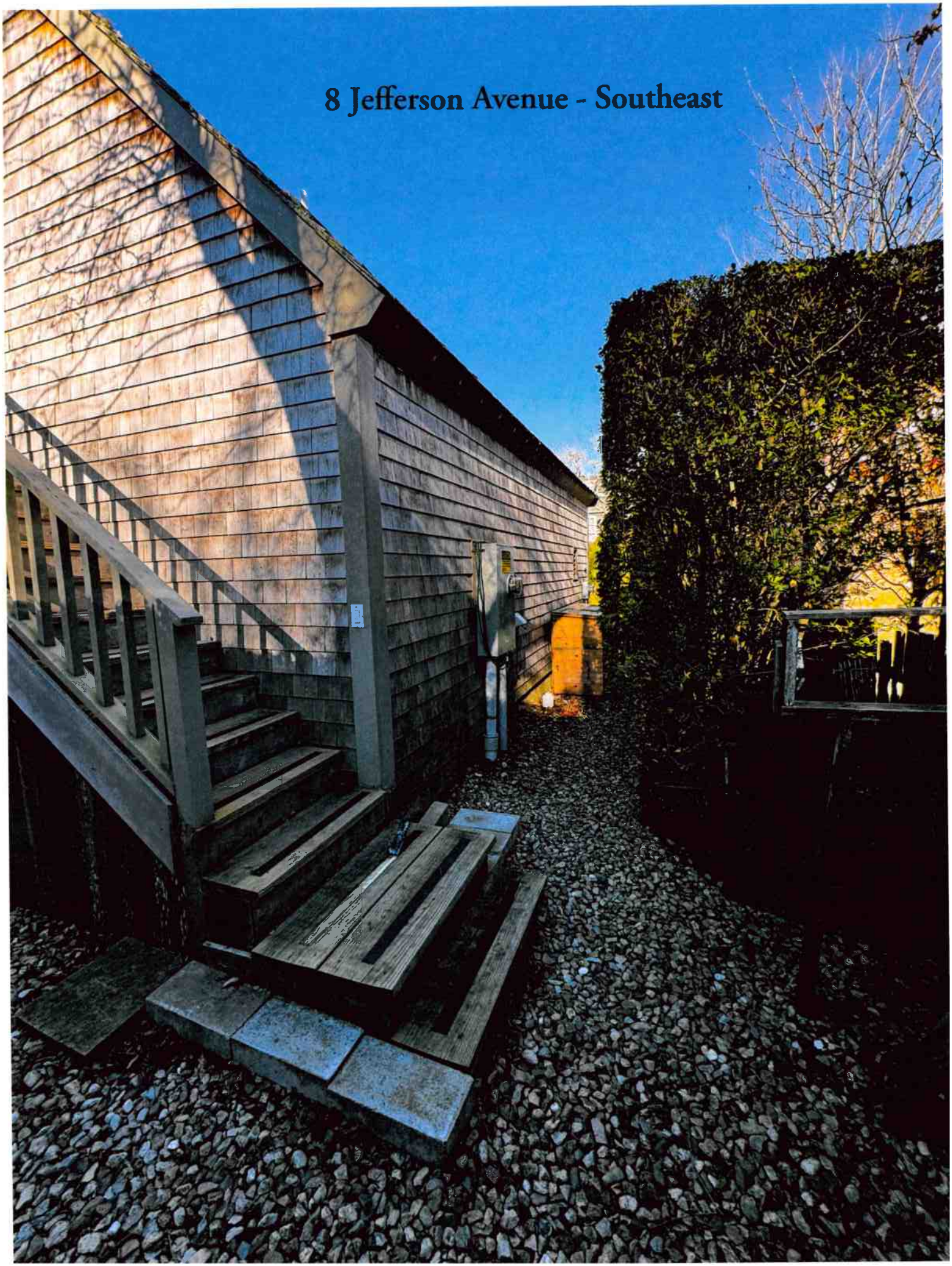


VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

VANDYKE-MINOR ALTERATIONS TO GARAGE
8 JEFFERSON AVENUE

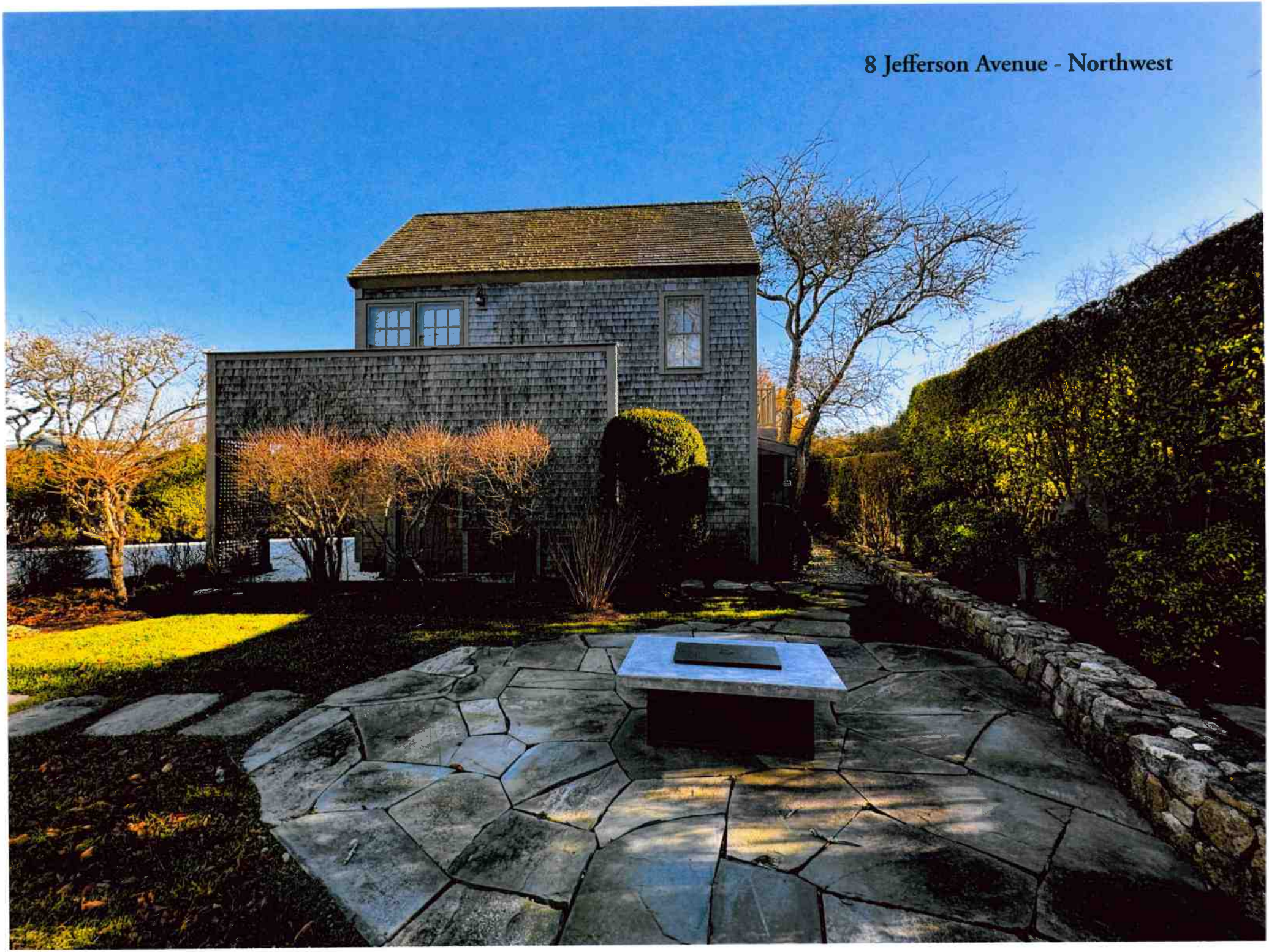
SCALE: 1/4"=1'
DRAWN BY: VO
DATE:4-28-20


8 Jefferson Avenue - Northeast


8 Jefferson Avenue - Southeast



8 Jefferson Avenue - Southwest


8 Jefferson Avenue - Northwest

8 JEFFERSON AV

Location	8 JEFFERSON AV	**Mblu**	29/ / 49/ /
Acct#	00000860	**Owner**	VAN DYKE DEBORAH TRUSTEE
Assessment	$7,717,200	**PID**	860
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$4,318,900	$3,398,300	$7,717,200

Owner of Record

Owner	VAN DYKE DEBORAH TRUSTEE
Co-Owner	74 NORTH BEACH ST NOM TRUST
Address	74 N BEACH ST NANTUCKET, MA 02554

Sale Price	$0
Certificate	
Book & Page	0831/270
Sale Date	06/27/2003
Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
VAN DYKE DEBORAH TRUSTEE	$0		0831/270	99	06/27/2003
VAN DYKE DONALD W & DEBORAH	$757,500		0375/100	01	11/20/1991
HOBLITZELL ALAN P JR & LOUISE	$1,100,000		0339/115	00	01/23/1990

Building Information

Building 1 : Section 1

Year Built:	2002
Living Area:	4,286
Replacement Cost:	$4,334,835
Building Percent Good:	91
Replacement Cost Less Depreciation:	$3,944,700

Building Attributes	
Field	**Description**

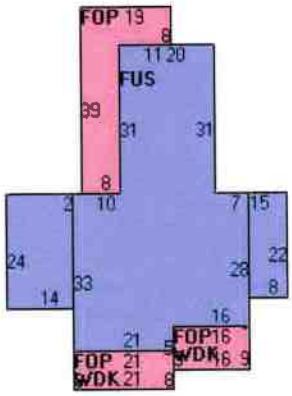
Style:	Colonial
Model	Residential
Grade:	Luxurious
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0026\8%20jeffers

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/860_102

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,273	2,273
FUS	Upper Story, Finished	1,761	1,761
TQS	Three Quarter Story	336	252
FOP	Porch, Open, Finished	712	0
WDK	Deck, Wood	440	0
		5,522	4,286

Building 2 : Section 1

Year Built:	1983
Living Area:	432
Replacement Cost:	$403,399
Building Percent Good:	90
Replacement Cost Less Depreciation:	$363,100

Building Attributes : Bldg 2 of 2	
Field	Description

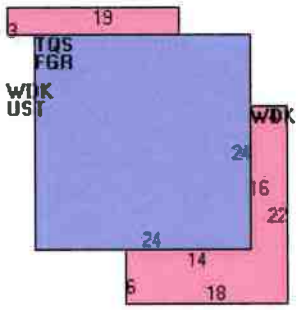
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr 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	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\58\82.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/860_102

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	576	432
FGR	Garage, Finished	576	0
UST	Utility, Storage, Unfinished	57	0
WDK	Deck, Wood	229	0
		1,438	432

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$11,100	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	R1
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.37
Frontage	0
Depth	0
Assessed Value	$3,398,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$4,318,900	$3,398,300	$7,717,200
2023	$3,264,500	$2,711,500	$5,976,000
2022	$2,514,100	$2,478,000	$4,992,100
2021	$2,533,600	$1,982,400	$4,516,000
2020	$2,647,400	$2,147,600	$4,795,000

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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

Billy Saad
Land Use Specialist

HDC Division Head, Preservation Planner

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR The Peterson Trust; Bradley + Kerry Peterson Trustees

STREET ADDRESS 8 Jefferson Avenue

MAP/PARCEL 29/49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON Dec 2, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

12/2/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

November 25, 2024

To the Commissioners,

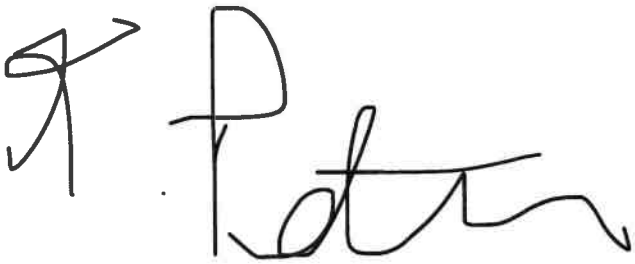
We, Bradley J. Peterson and Kerry A. Peterson, Trustees of The Peterson Trust, owner of record of property located at 8 Jefferson Avenue, authorize Botticelli and Pohl Architects to sign applications on our behalf.

Sincerely,

Bradley J. Peterson



Kerry A. Peterson



8 Jefferson Avenue
New Garage

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$337.20 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BJP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust; Bradley + Kerry Peterson Trustees

Mailing Address: 8 Jefferson Avenue
Nantucket, MA 02554

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: 24' Sq. Footage 1st floor: 576 + 648 sf connector Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 462 Size: 648 sf ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ Connector

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 22'-7" South 22'-7" East 22'-7" West 25'-7"

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 10 /12 Secondary Mass _____/12 Dormer 4 /12 Other Connector 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 1 x 10 Soffit (Overhang) _____ Corner boards 1 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 Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front 8 Lite | Panel Rear _____ Side Double French 18 Lite
Garage Door(s): Type Overhead Material Wood Glass 12 Lite | Panel x 2

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 11/20/24 Signature of owner of record _____ Signed under penalties of perjury

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City, State, ZIP+4®: Houston, TX 77056

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Street and Apt. No., or PO Box No.: 2 Bathing Beach Road
City, State, ZIP+4®: Nantucket MA 02554

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Street and Apt. No., or PO Box No.: 500 White Plains Road 5th Floor
City, State, ZIP+4®: Tarrytown, NY 10591

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Street and Apt. No., or PO Box No.: 9 Bradford Street
City, State, ZIP+4®: Boston, MA 02118

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Sent To: 3 Grant Avenue LLC
Street and Apt. No., or PO Box No.: 103 River Road
City, State, ZIP+4®: Hobe Sound, FL 33455

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Street and Apt. No., or PO Box No.: 500 White Plains Road 5th Floor
City, State, ZIP+4®: Tarrytown, NY 10591-5112

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Sarah F. Alger TRST c/o Ryan LLC

Street and Apt. No., or PO Box No.
PO Box 460329 Dept 909

City, State, ZIP+4®
Houston, TX 77056

PS Form 3800, January 2023 PSN: 7530-02-000-9047 See Reverse for Instructions

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Jennifer Diamond

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400 Broadhollow Road

City, State, ZIP+4®
Melville, NY 11747

PS Form 3800, January 2023 PSN: 7530-02-000-9047 See Reverse for Instructio

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 Jefferson Avenue

Tax Map Number: 29 Parcel Number: 49

Owner of Record: The Peterson Trust; Bradley + Kerry Peterson Trustees

Description of Proposal: Demolish existing garage + construct New garage with connector to Main House

Anticipated HDC Submission Date: December 2, 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 The Peterson Trust; Bradley + Kerry Peterson Trustees

MAILING ADDRESS 8 Jefferson Avenue Nantucket, MA 02554

PROPERTY LOCATION 8 Jefferson Avenue

ASSESSORS MAP/PARCEL 29/49

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.

November 26, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.26 09:09:47 -05'00'

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	3		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	BATHING BEACH RD
29	48	1	GOTTWALD THOMAS E TRST		PO BOX 460329 DEPT 909	HOUSTON	TX	77056	4R JEFFERSON AV
29	49	1	WE4ACK LLC	C/O ANTHONY SCHWEIZER	9 BRADFORD ST	BOSTON	MA	02118	6 JEFFERSON AV
30	55		DIAMOND ROBERT E JR	C/O CLARFELD FINANCIAL	560 WHITE PLAINS RD 5TH FLR	TARRYTOWN	NY	10591	10 JEFFERSON AV
30	56		DIAMOND ROBERT E JR	C/O CLARFELD & COMPANY	560 WHITE PLAINS RD 5TH FLR	TARRYTOWN	NY	10591-5112	10 JEFFERSON AV
30	57		3 GRANT AVENUE LLC		103 RIVER ROAD	HOBE SOUND	FL	33455	3 GRANT AV
30	140		DIAMOND JENNIFER		400 BROADHOLLOW RD	MELVILLE	NY	11747	3 LINCOLN AV
30	142		ALGER SARAH F TRST	C/O RYAN LLC	PO BOX 460329 DEPT 909	HOUSTON	TX	77056	7 GRANT AV
Count:	**8**								

NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

GOTTWALD THOMAS E TRST
PO BOX 460329 DEPT 909
HOUSTON, TX 77056

WE4ACK LLC
C/O ANTHONY SCHWEIZER
9 BRADFORD ST
BOSTON, MA 02118

DIAMOND ROBERT E JR
C/O CLARFELD FINANCIAL
560 WHITE PLAINS RD 5TH FLR
TARRYTOWN, NY 10591

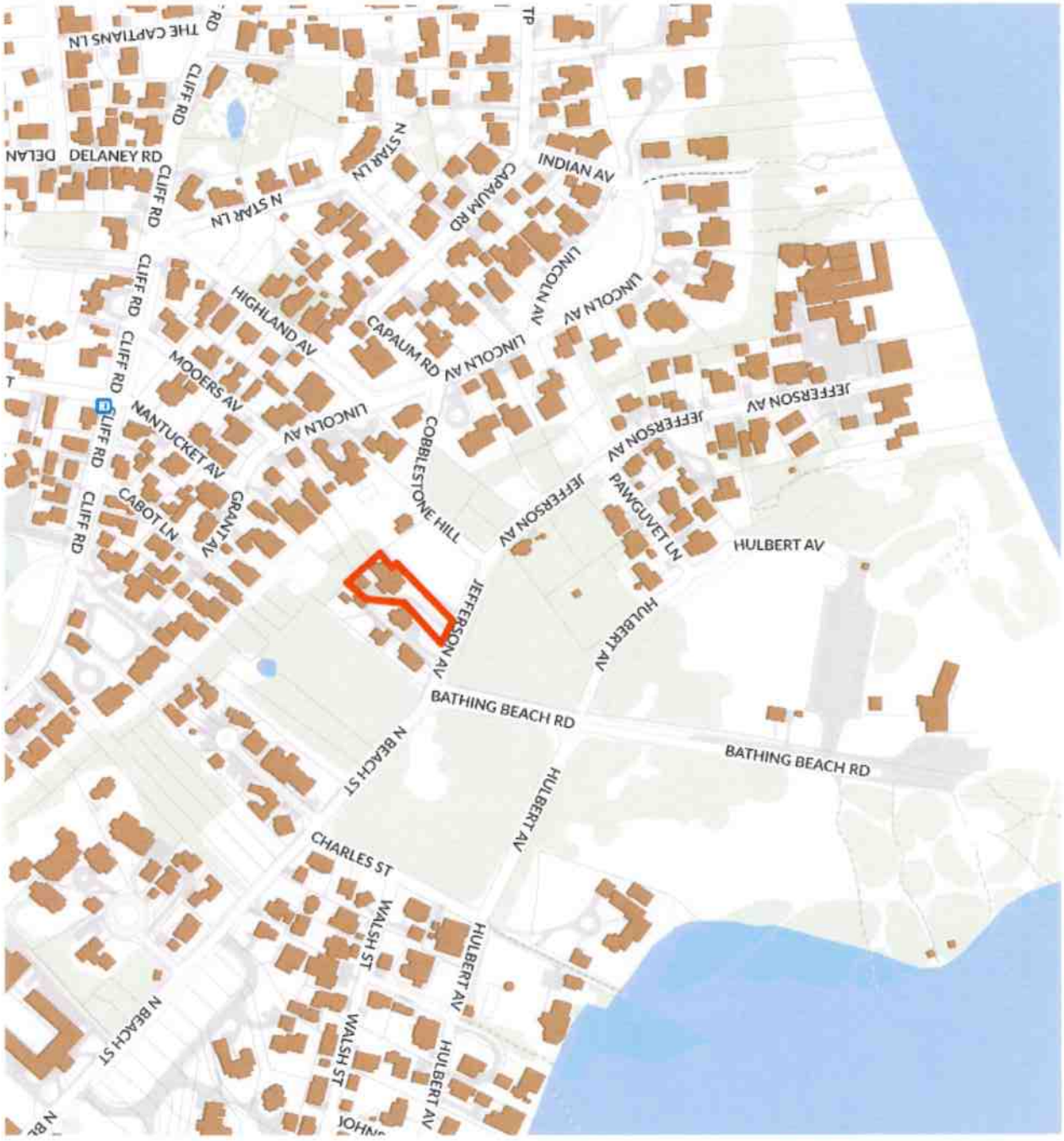
DIAMOND ROBERT E JR
C/O CLARFELD & COMPANY
560 WHITE PLAINS RD 5TH FLR
TARRYTOWN, NY 10591-5112

3 GRANT AVENUE LLC
103 RIVER ROAD
HOBE SOUND, FL 33455

DIAMOND JENNIFER
400 BROADHOLLOW RD
MELVILLE, NY 11747

ALGER SARAH F TRST
C/O RYAN LLC
PO BOX 460329 DEPT 909
HOUSTON, TX 77056

Locus Map



L-1.1

ID #

Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 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.

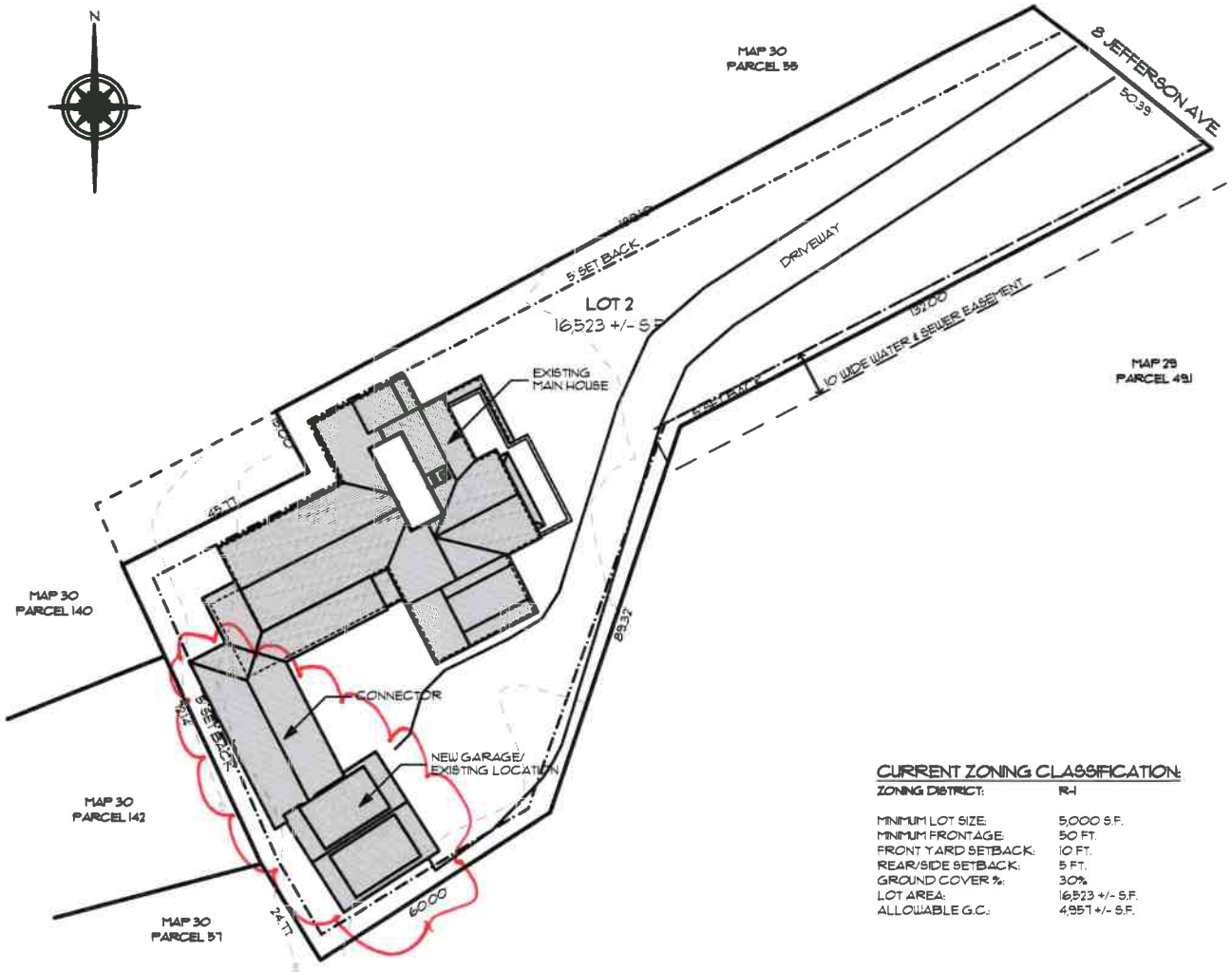
Locus Plan

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:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	16,523 +/- S.F.
ALLOWABLE G.C.:	4,957 +/- S.F.

SITE PLAN

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

Site Plan

Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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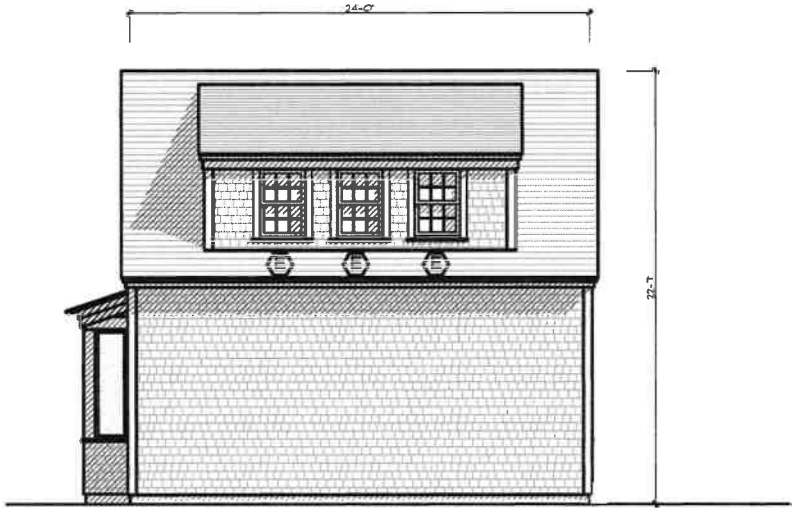
GARAGE NORTH ELEVATION



GARAGE EAST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4542

Garage North & East Exterior Elevations

Garage at
8 Jefferson Ave
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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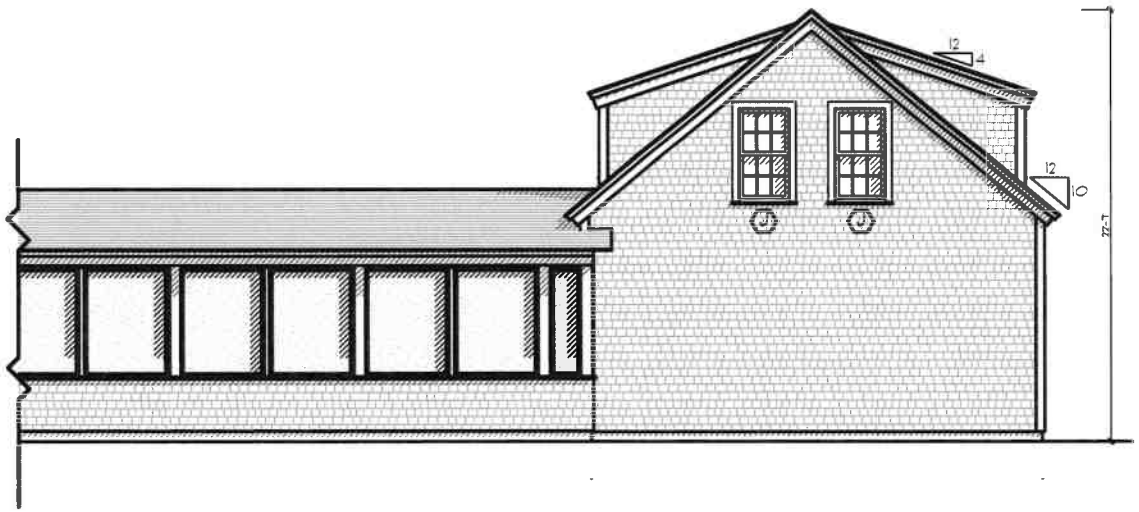
A-2.1



GARAGE SOUTH ELEVATION



GARAGE WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
p 508.228.5455 | p 617.482.4543

Garage South & West Exterior Elevations

Garage at
8 Jefferson Ave
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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NORTH ELEVATION at CONNECTOR



SOUTH ELEVATION at CONNECTOR

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11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

Connector Exterior Elevations

Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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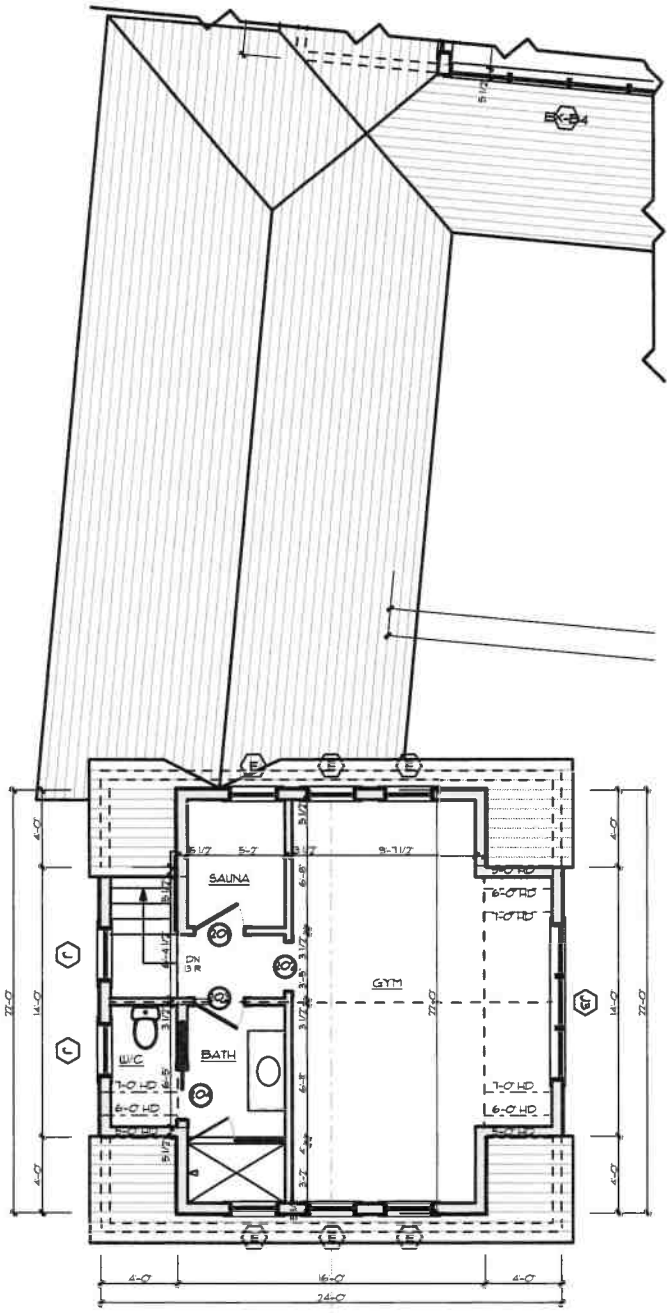
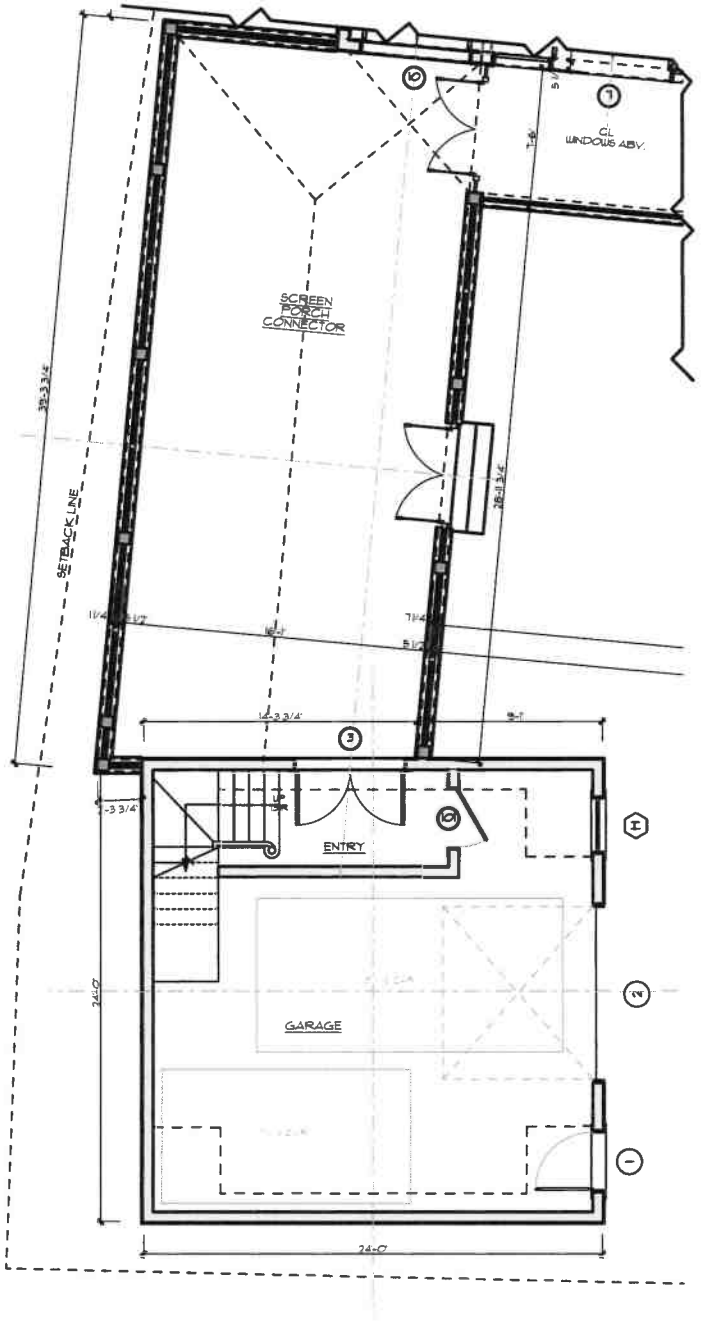


GARAGE & CONNECTOR SECOND FLOOR PLAN



GARAGE & CONNECTOR 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

First & Second Floor Plans

Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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ID#
A-1.1

Garage at
8 Jefferson Ave.
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 12/2/14
Build. Dept. Sub:
Revs: 11/29/24

Notes:

1. All windows to be by Marvin, 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 ——, 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	Model	Lights	Comments
E	6	Double Hung	Marvin	2'-5 1/2" x 3'-9"	2'-6 1/2" x 3'-9 1/2"	UWDH 2418	6 over 6	Match MH existing E windows
H	1	Double Hung	Marvin	2'-9 3/8" x 4'-9"	2'-10 3/8" x 4'-9 1/2"	UWDH 2824	8 over 8	
J	2	Double Hung	Marvin	2'-7 3/8" x 5'-1"	2'-8 3/8" x 5'-1 1/2"	UWDH 2626	6 over 6	
J3	1	Double Hung	Marvin	(3) 2'-7 3/8" x 5'-1"		(3) UWDH 2626	6 over 6	

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
1	1	Front Entry	Custom	3'-0" x 7'-6"			8	over panel
2	1	Garage Door	Custom	9'-0" x 8'-0"			12 ea.	over panel
3	1	Double French	Custom	(2) 2'-10" x 7'-0"			18	Match MH door 10

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
Land Use Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR The Peterson Trust; Bradley + Kerry Peterson Trustees

STREET ADDRESS 8 Jefferson Avenue

MAP/PARCEL 29/49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/2/24

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 12/2/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

November 25, 2024

To the Commissioners,

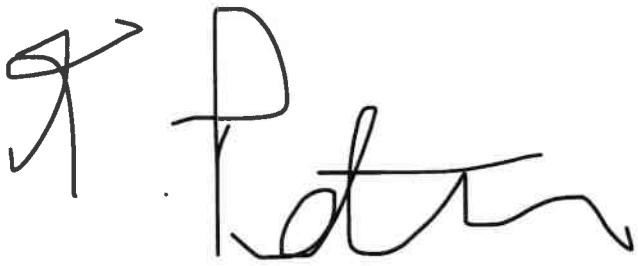
We, Bradley J. Peterson and Kerry A. Peterson, Trustees of The Peterson Trust, owner of record of property located at 8 Jefferson Avenue, authorize Botticelli and Pohl Architects to sign applications on our behalf.

Sincerely,

Bradley J. Peterson



Kerry A. Peterson



8 Jefferson Ave
MH Fens Revs

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** . All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (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 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust; Bradley + Kemp Peterson Trustees

Mailing Address: 8 Jefferson Avenue
Nantucket, MA 02554

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 Fenestration Revisions

Size of Structure or Addition: Length: 11'-6½" Sq. Footage 1st floor: 36.5 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 7'-6" Sq. footage 2nd floor: _____ Size: 50.5 sf. ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ Rootwalk Addition

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2003

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation Extend Sunroom, Revise Fenestration, Revise Rail
2. South Elevation Extend Rootwalk, Extend Sunroom
3. West Elevation Revise Fenestration, Extend Sunroom
4. North Elevation Extend rootwalk, Revise Fenestration, Revise Railings

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) • Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5/4x4 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 8 x 8

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Picture with Transom

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☑ SDL Front 4 Lite/Panel w/sidelights Rear _____ Side French 18 Lites

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

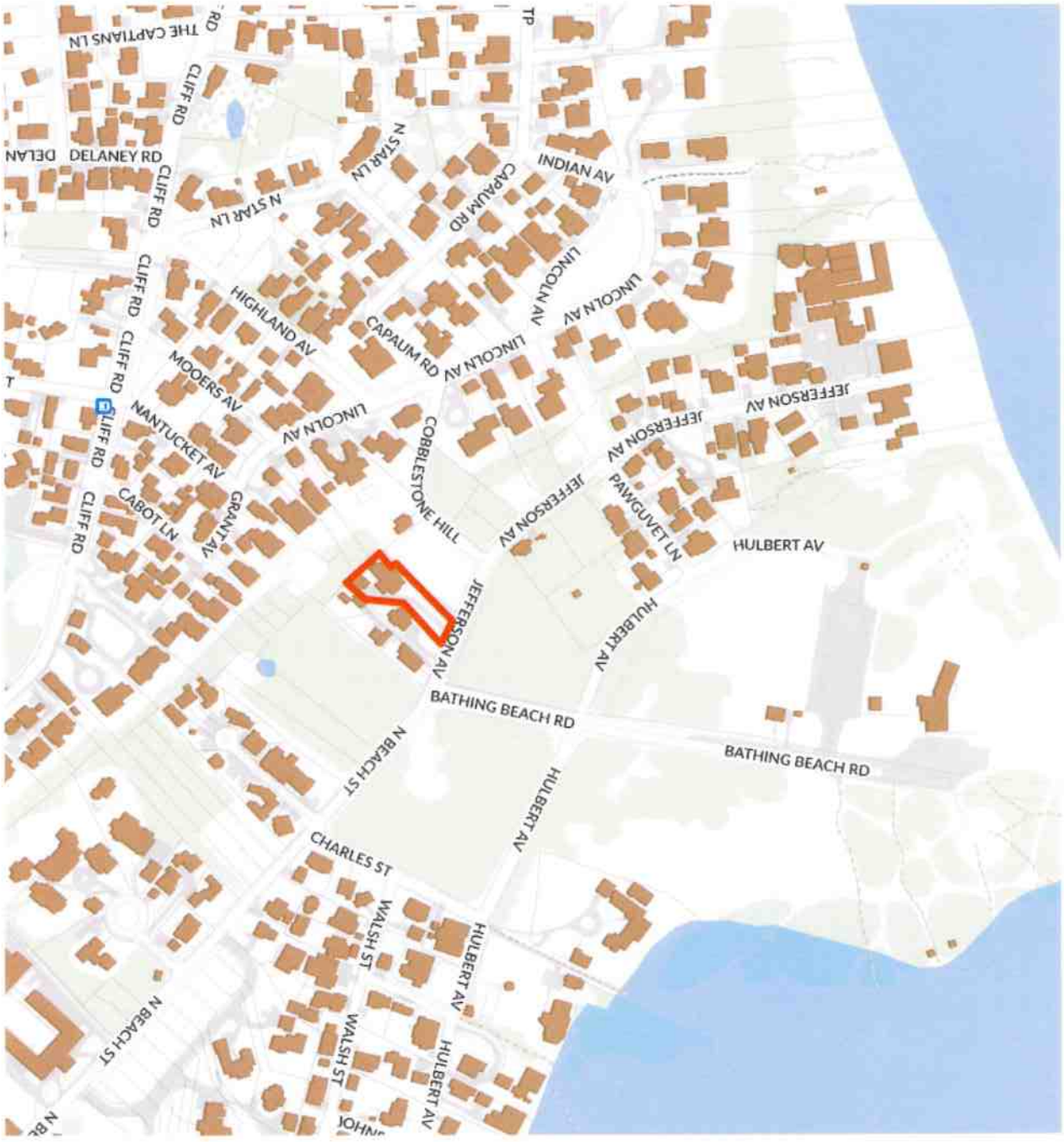
Deck Natural Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/26/24 Signature of owner of record _____ Signed under penalties of perjury

Locus Map



ID #
L-1.1

Residence at
8 Jefferson Ave
Nantucket, MA 02554

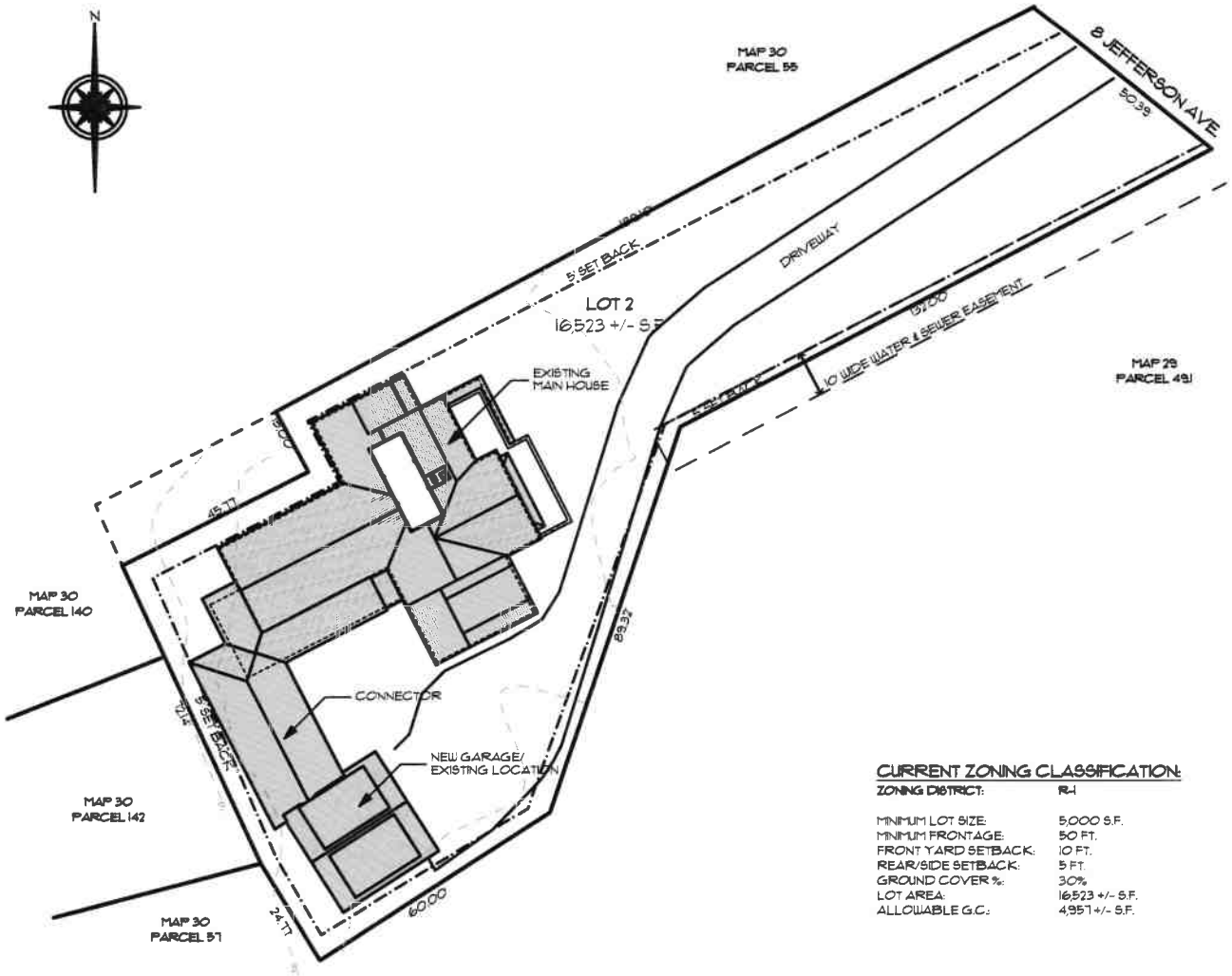
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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.

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:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	16,523 +/- S.F.
ALLOWABLE G.C.:	4,957 +/- S.F.

SITE PLAN

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

Site Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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ID#
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PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

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East Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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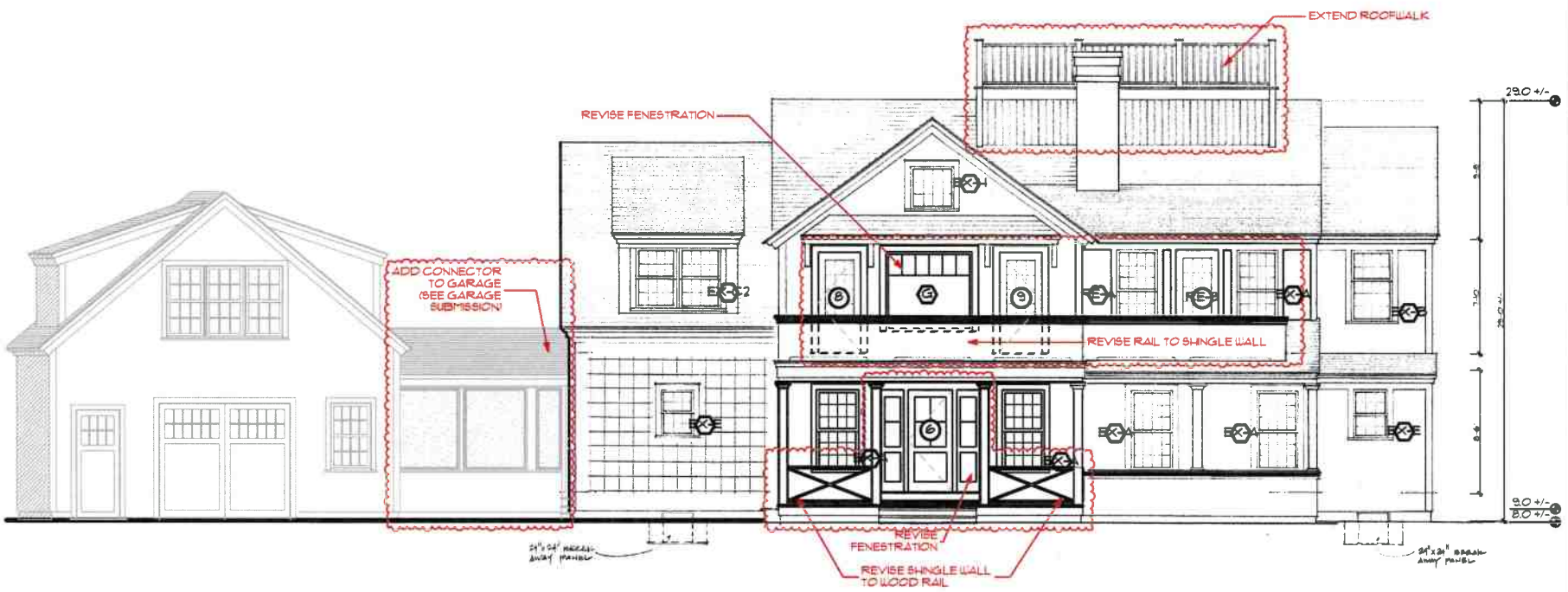
A-2.1



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

North Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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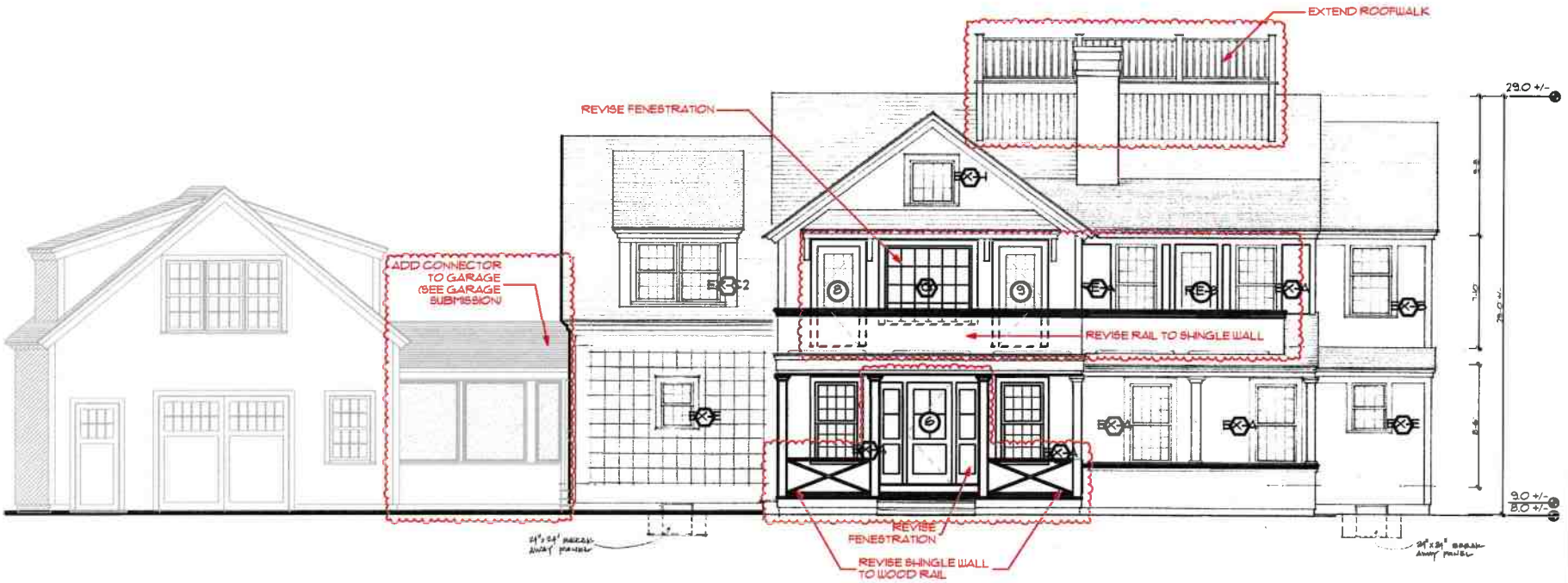

PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

North Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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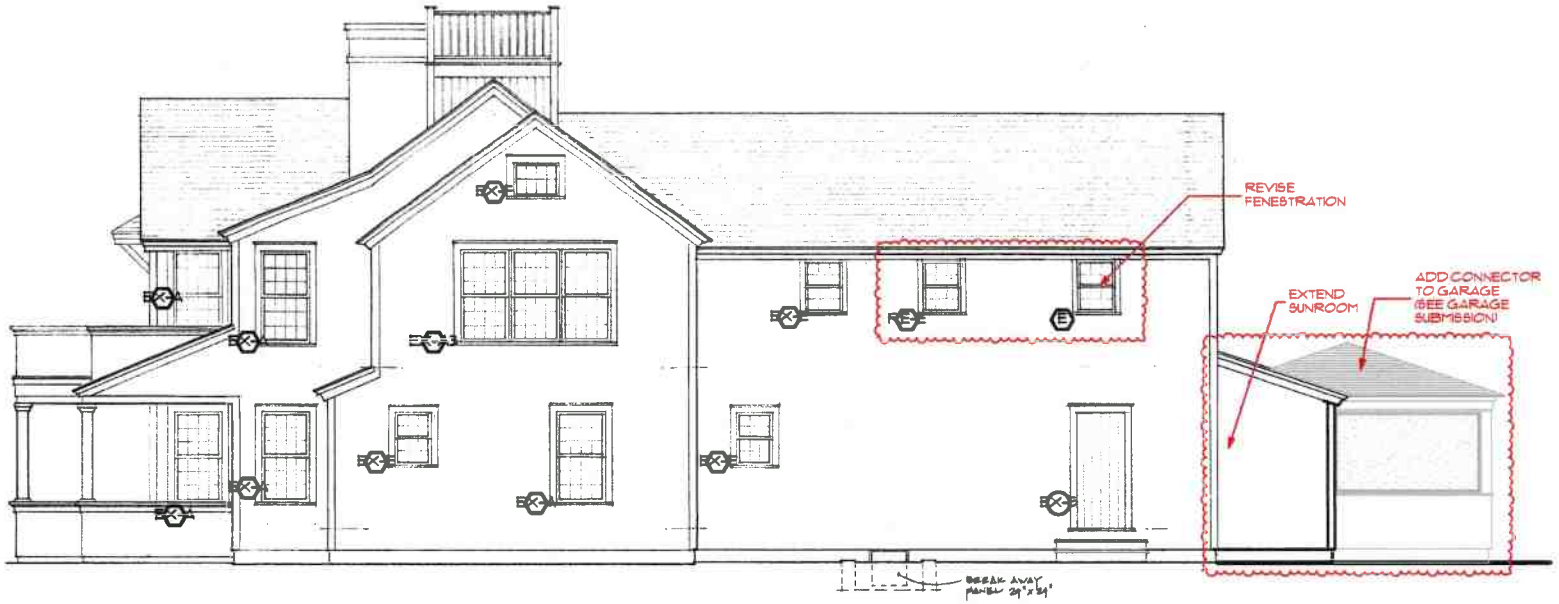

PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

West Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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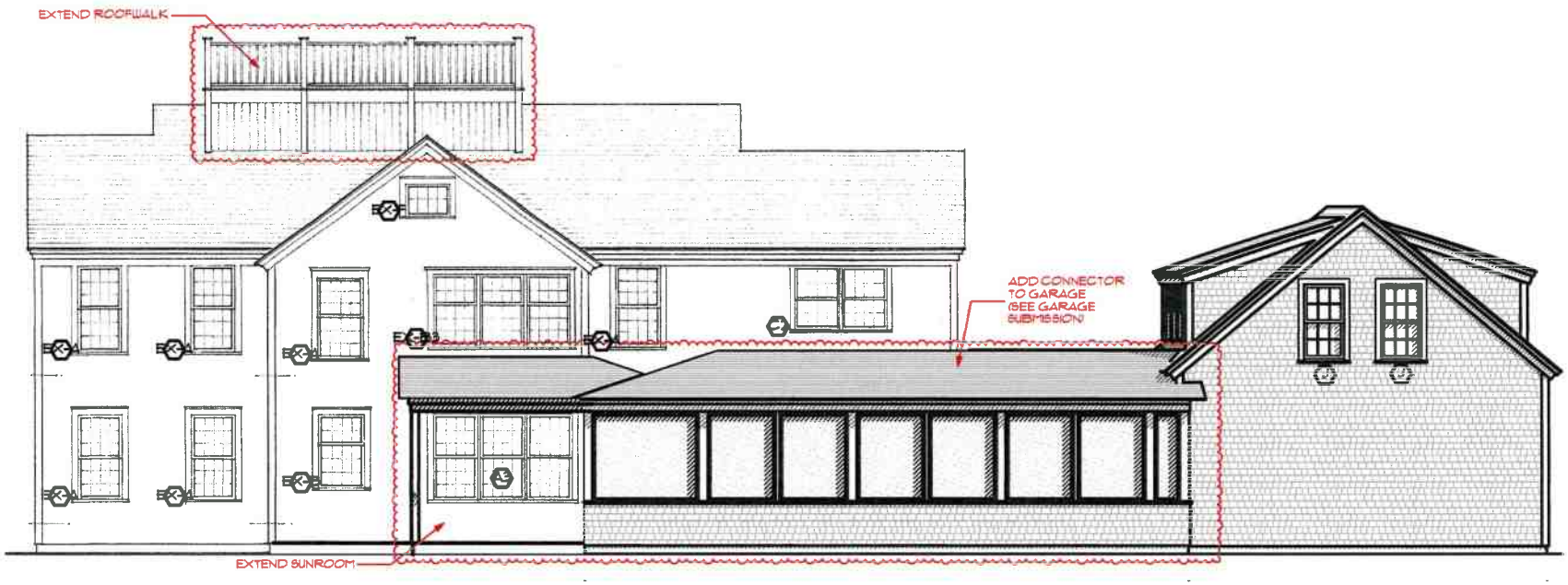
ID#
A-2.3



PROPOSED SOUTH ELEVATION at CONNECTOR



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

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11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
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South Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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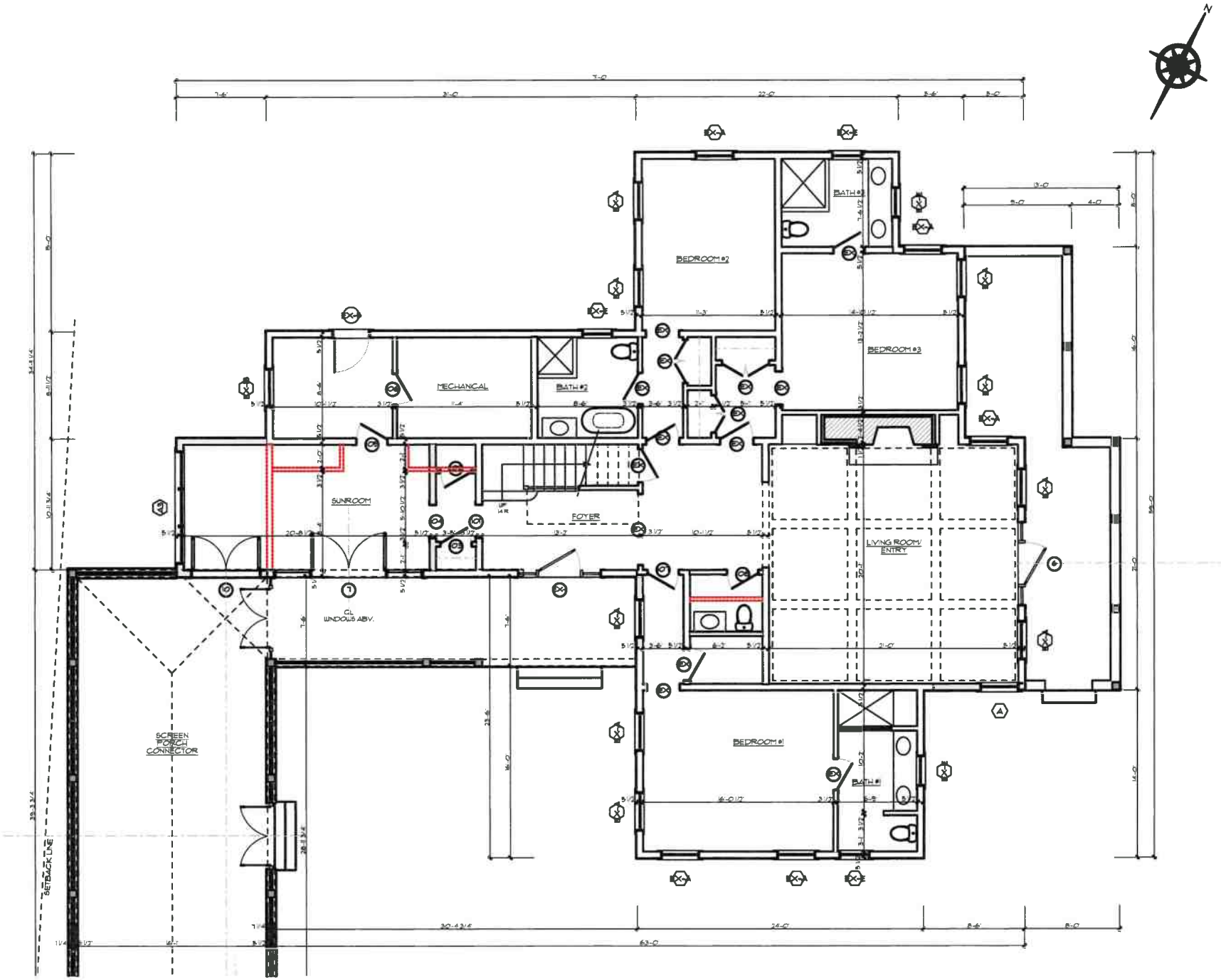
ID#
A-2.4



PROPOSED FIRST FLOOR PLAN

BOTTICELLI & POHL
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P: 508 228 5455 | P: 617 482 4543

Proposed First Floor Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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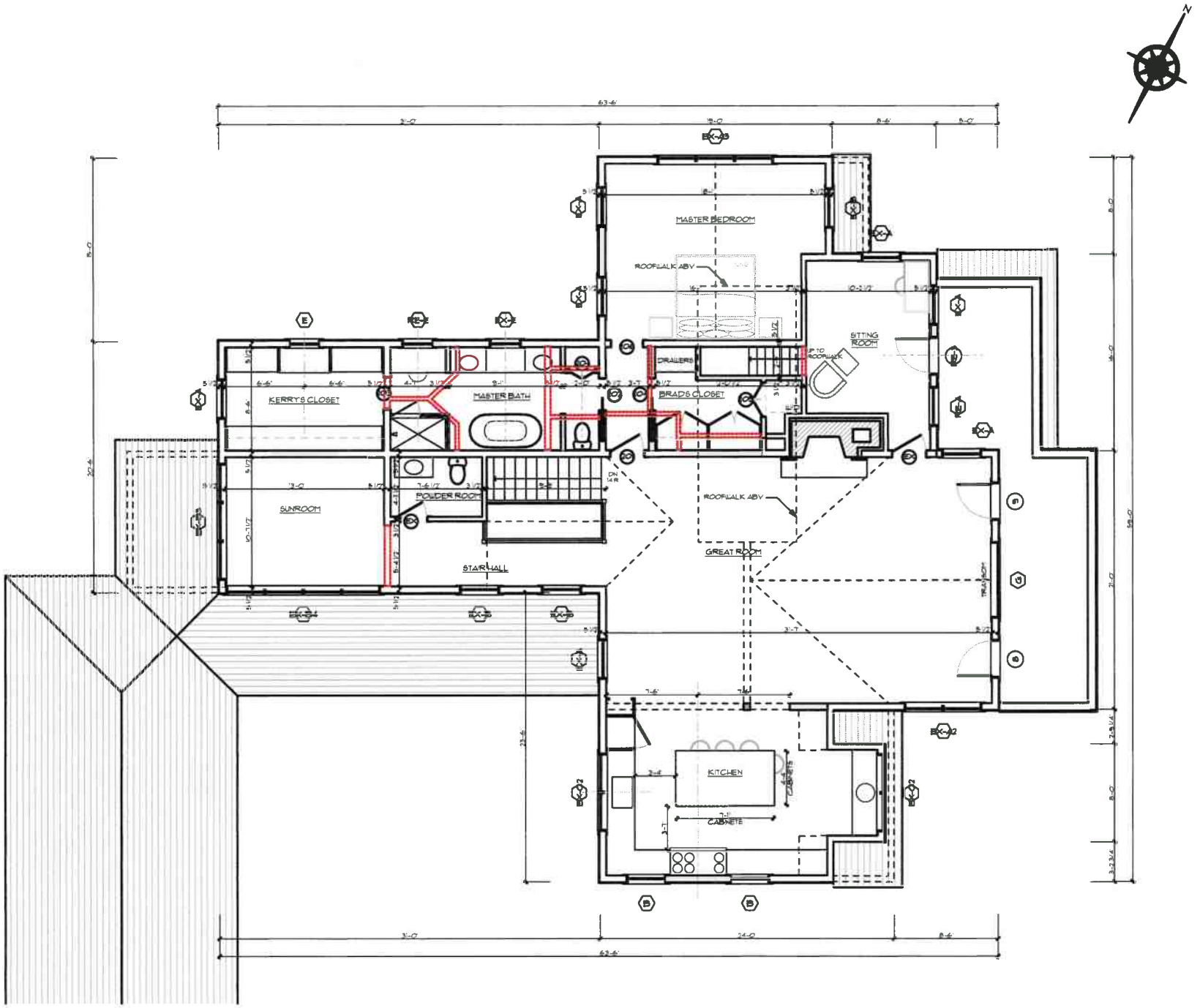
ID#
A-1.1



PROPOSED 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

Proposed Second Floor Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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ID#
A-1.3

Main House at
8 Jefferson Ave.
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 12/2/24
Build. Dept. Sub:
Revs: 11/29/24

Notes: VERIFY ALL DETAILS TO MATCH EXISTING

1. All windows to be by Marvin, 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 ____, 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.

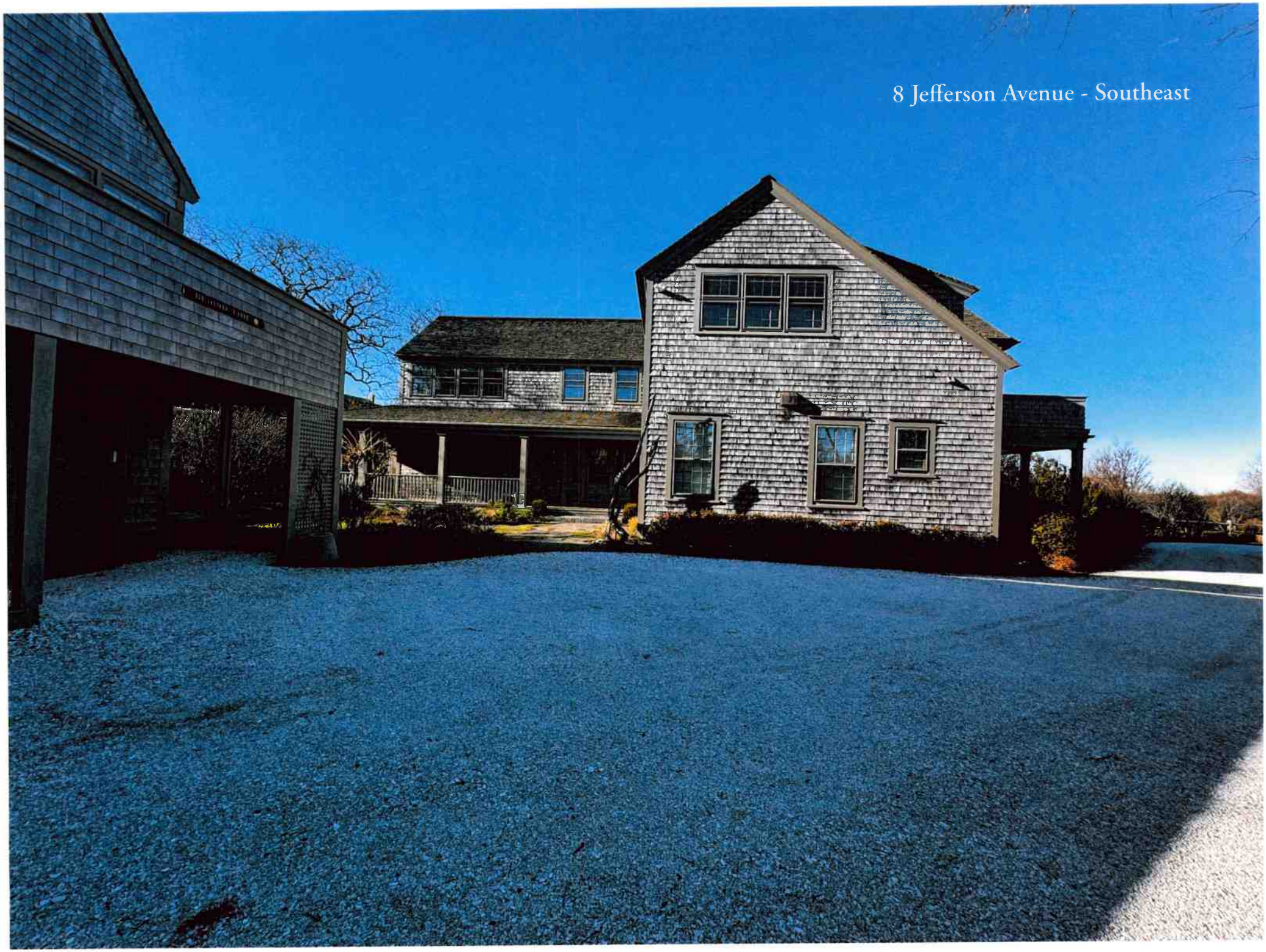
Window Schedule - VERIFY ALL EXISTING CONDITIONS

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Model	Lights	Comments
A	1	Double Hung	Marvin	3'-1 3/8" x 5'-9"	3'-2 1/2" x 5'-9 1/2"	UWDH 3230	12 over 12	Match existing A windows
RE-A	1	Double Hung	Existing	3'-1 3/8" x 5'-9"	3'-2 1/2" x 5'-9 1/2"	UWDH 3230	12 over 12	Reuse existing
B	2	Double Hung	Marvin	3'-1 3/8" x 5'-1"	3'-2 1/2" x 5'-1 1/2"	UWDH 3226	8 over 12	Match existing B windows
E	1	Double Hung	Marvin	2'-5 1/2" x 3'-9"	2'-6 1/2" x 3'-9 1/2"	UWDH 2418	6 over 6	Match existing E windows
RE-E	1	Double Hung	Existing	2'-5 1/2" x 3'-9"	2'-6 1/2" x 3'-9 1/2"	UWDH 2418	6 over 6	Reuse existing
G	1	Picture w/ Transom	Marvin	5'-11 1/4" x 5'-9"	TBD	-	6 over 1	

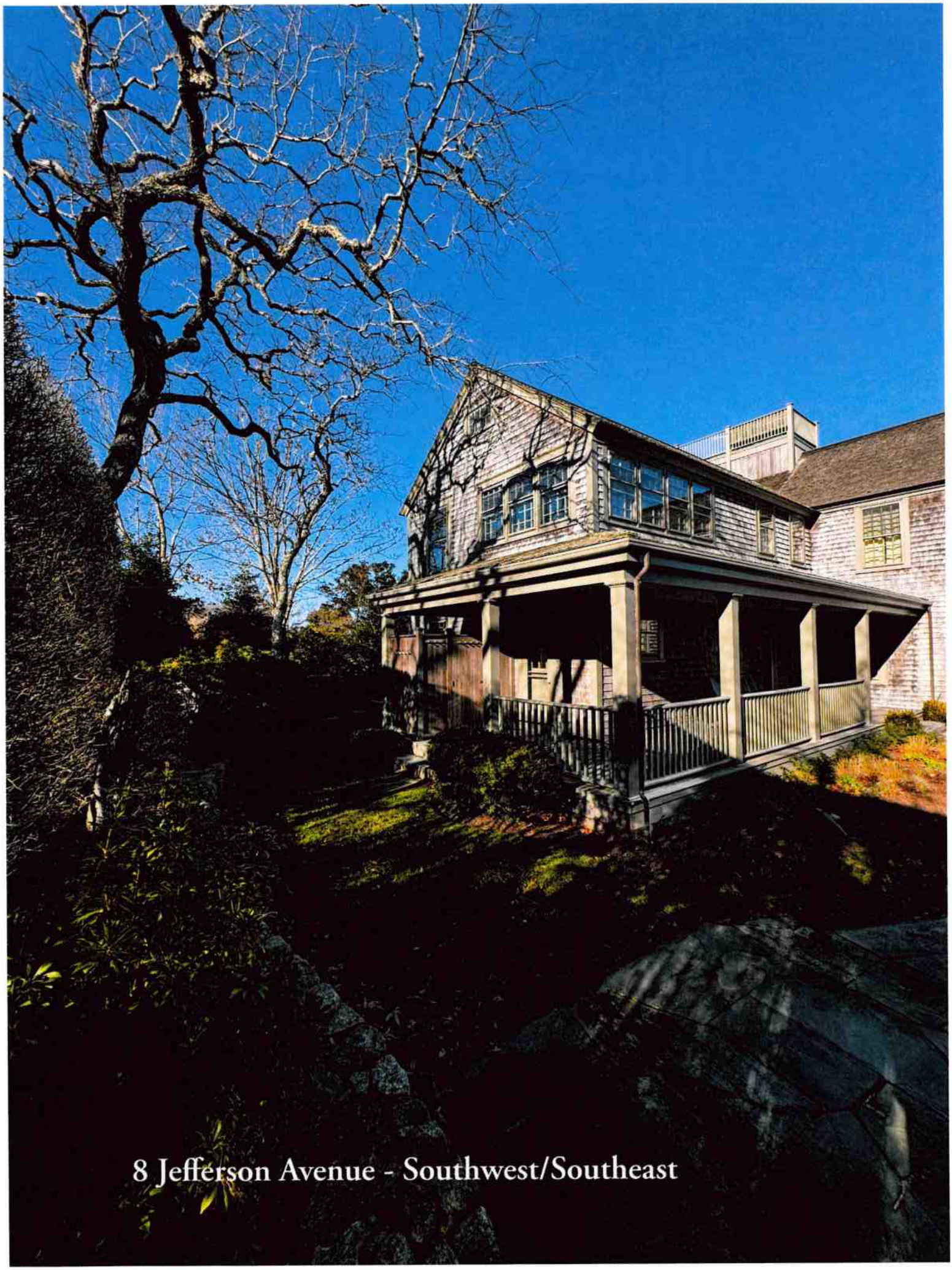
Door Schedule - VERIFY EXISTING CONDITIONS

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
6	1	Front Entry		3'-0" x 7'-0"			4	Over panel
	2	w/ sidelights		1'-7" x 7'-0" ea.			2ea.	Over panel ea.
7	1	Double French		(2) 3'-0" x 7'-0"			18 ea.	Match existing door 3
	2	w/ side panels		3'-0" x 7'-0" ea.			18 ea.	Match existing door 3
RE-3	1	Single French	Existing	2'-10" x 7'-0"			18	Reuse existing
8	1	Single French		2'-10" x 7'-0"			18	Match existing door 3
9	1	Single French		2'-10" x 7'-0"			18	Match existing door 3
10	1	Double French		(2) 2'-10" x 7'-0"			18	

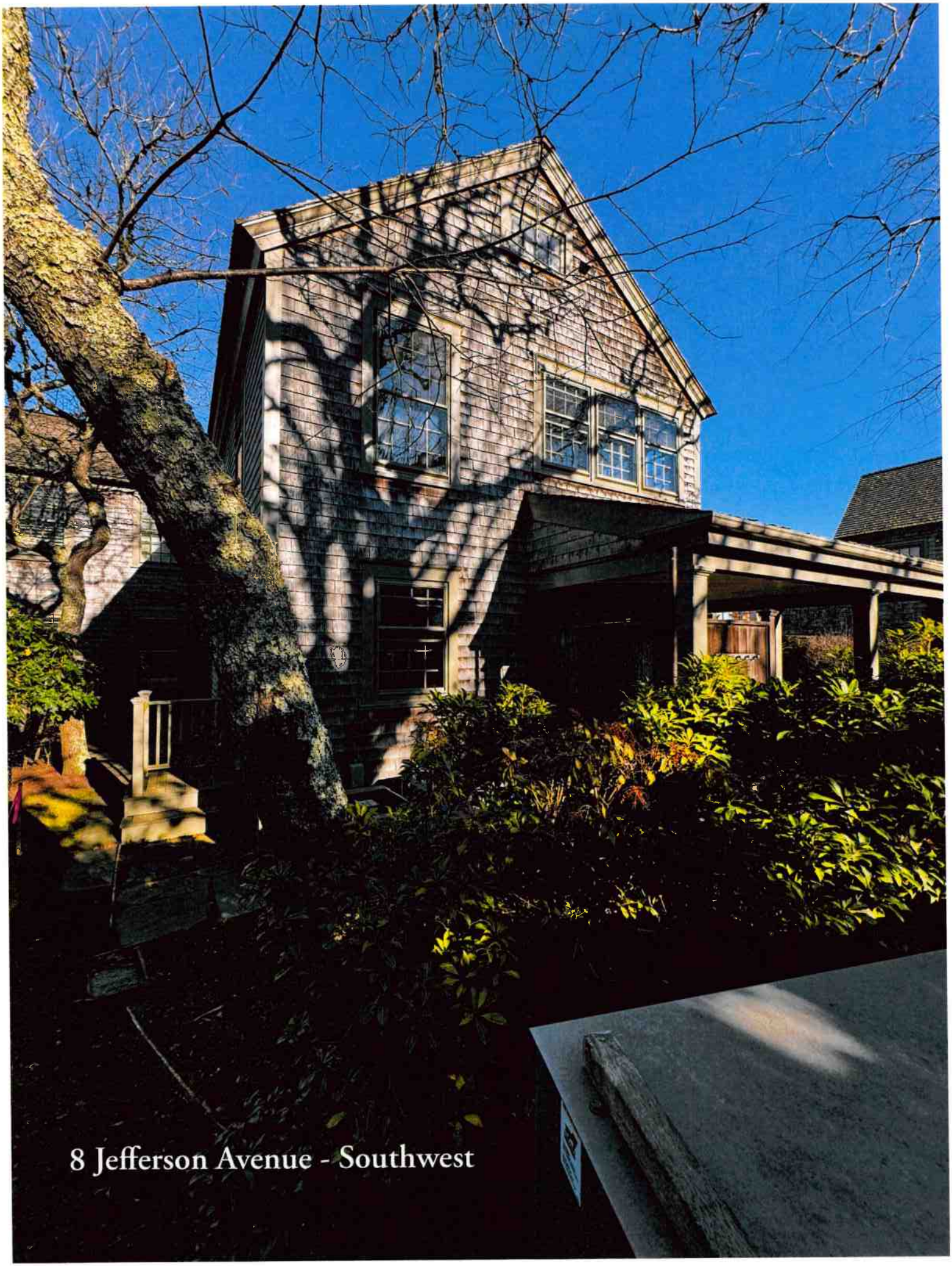

8 Jefferson Avenue - Northeast



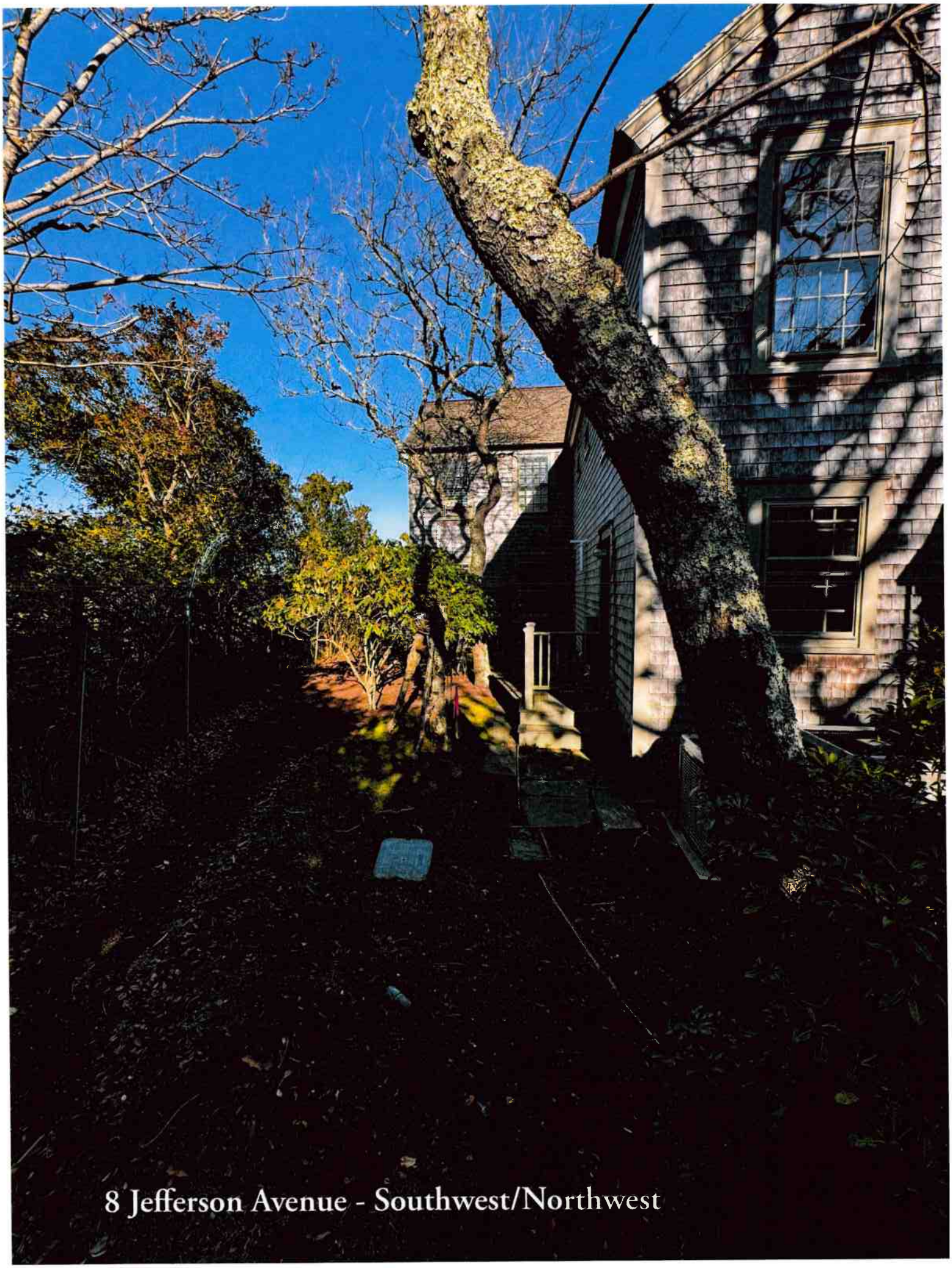
8 Jefferson Avenue - Southeast



8 Jefferson Avenue - Southwest/Southeast



8 Jefferson Avenue - Southwest



8 Jefferson Avenue - Southwest/Northwest


8 Jefferson Avenue - Northeast/Northwest

8 JEFFERSON AV

Location	8 JEFFERSON AV	**Mblu**	29/ / 49/ /
Acct#	00000860	**Owner**	VAN DYKE DEBORAH TRUSTEE
Assessment	$7,717,200	**PID**	860
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$4,318,900	$3,398,300	$7,717,200

Owner of Record

Owner	VAN DYKE DEBORAH TRUSTEE
Co-Owner	74 NORTH BEACH ST NOM TRUST
Address	74 N BEACH ST NANTUCKET, MA 02554

Sale Price	$0
Certificate	
Book & Page	0831/270
Sale Date	06/27/2003
Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
VAN DYKE DEBORAH TRUSTEE	$0		0831/270	99	06/27/2003
VAN DYKE DONALD W & DEBORAH	$757,500		0375/100	01	11/20/1991
HOBLITZELL ALAN P JR & LOUISE	$1,100,000		0339/115	00	01/23/1990

Building Information

Building 1 : Section 1

Year Built:	2002
Living Area:	4,286
Replacement Cost:	$4,334,835
Building Percent Good:	91
Replacement Cost Less Depreciation:	$3,944,700

Building Attributes	
Field	**Description**

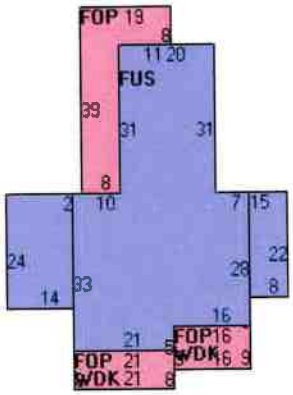
Style:	Colonial
Model	Residential
Grade:	Luxurious
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0026\8%20jeffers

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/860_102

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,273	2,273
FUS	Upper Story, Finished	1,761	1,761
TQS	Three Quarter Story	336	252
FOP	Porch, Open, Finished	712	0
WDK	Deck, Wood	440	0
		5,522	4,286

Building 2 : Section 1

Year Built:	1983
Living Area:	432
Replacement Cost:	$403,399
Building Percent Good:	90
Replacement Cost Less Depreciation:	$363,100

Building Attributes : Bldg 2 of 2	
Field	Description

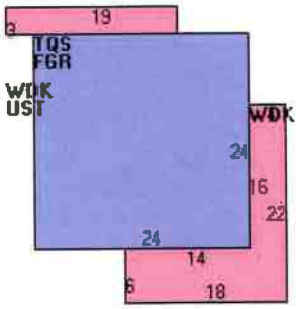
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr 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	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\58\82.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/860_102

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	576	432
FGR	Garage, Finished	576	0
UST	Utility, Storage, Unfinished	57	0
WDK	Deck, Wood	229	0
		1,438	432

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$11,100	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	R1
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.37
Frontage	0
Depth	0
Assessed Value	$3,398,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$4,318,900	$3,398,300	$7,717,200
2023	$3,264,500	$2,711,500	$5,976,000
2022	$2,514,100	$2,478,000	$4,992,100
2021	$2,533,600	$1,982,400	$4,516,000
2020	$2,647,400	$2,147,600	$4,795,000

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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

Jessie Dutra

Carrie Thomewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist

Billy Saad
Land Use Specialist

HDC Liaison
Holly Backus
Preservation Planner

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR The Peterson Trust; Bradley + Kerry Peterson Trustees

STREET ADDRESS 8 Jefferson Avenue

MAP/PARCEL 29/49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/2/24

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 12/2/24

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

November 25, 2024

To the Commissioners,

We, Bradley J. Peterson and Kerry A. Peterson, Trustees of The Peterson Trust, owner of record of property located at 8 Jefferson Avenue, authorize Botticelli and Pohl Architects to sign applications on our behalf.

Sincerely,

Bradley J. Peterson



Kerry A. Peterson



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 4772

Street & Number of Proposed Work: 13 Witherspoon

Owner of record: Todd + Susan Raisch

Mailing Address: 245 N Central Ave
Ramsey NJ 07446

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: FRANK Hicks dBA Nantucket Property Services

Mailing Address: PO Box 3162
NANTUCKET, MA

Contact Phone #: 508-221-0669 E-mail: FRANK@ACKproperty.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 Landmark, Morie Black

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

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 _____

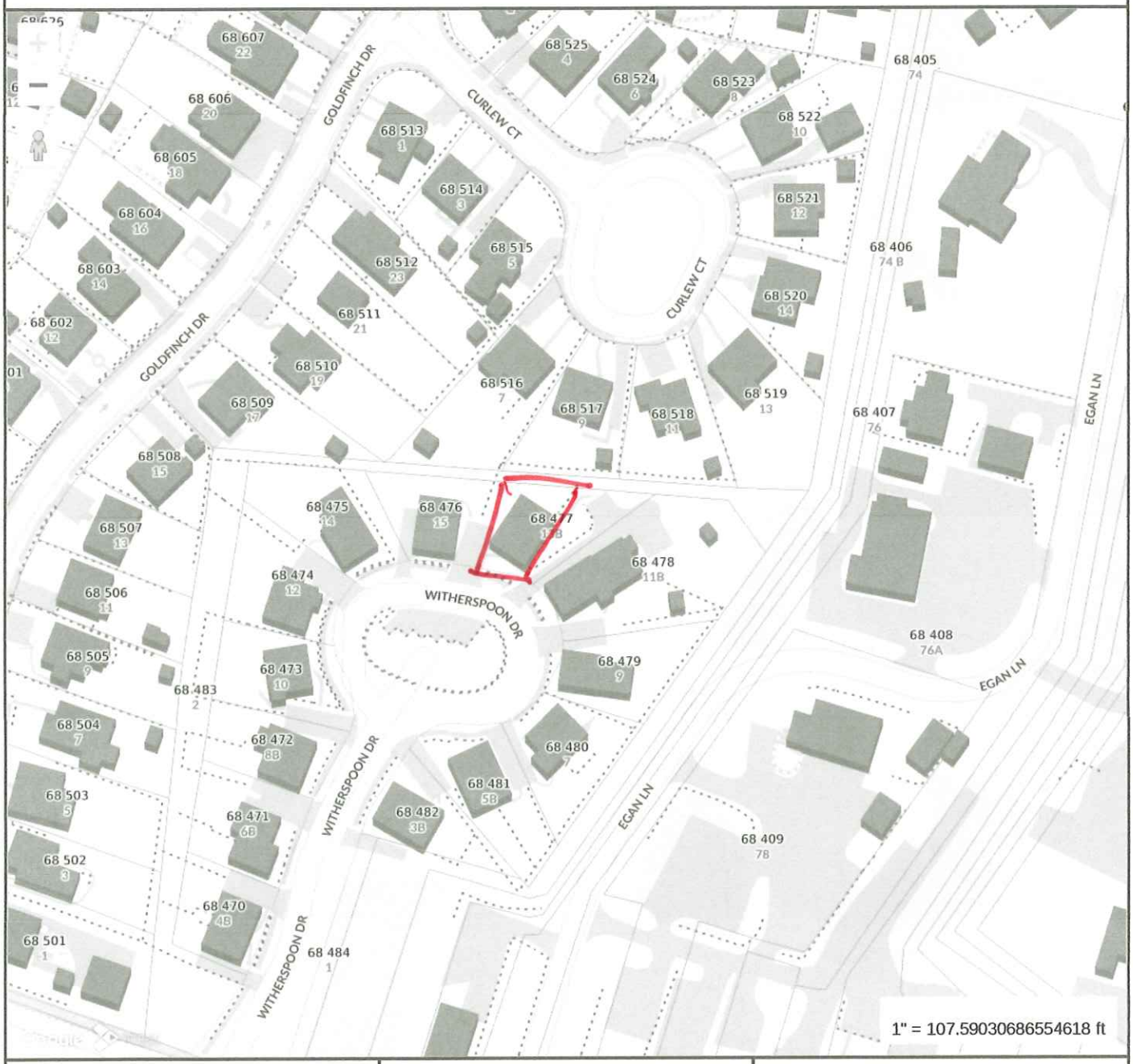
Trim _____ Sash _____ Doors _____

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 11-7-24 Signature of owner of record _____ Signed under penalties of perjury



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


LIFETIME LIMITED WARRANTY*
SURESTART PROTECTION
STREAKFighter Algae-Resistance*
Up to 130 mph wind warranty*
*See actual limited warranty for specific details and limitations at certainteed.com/warranty.
Because of their size, the swatches on this sample cannot accurately depict the color, clarity and variation of our actual blends. Before you buy, ask to see a full shingle. All colors may not be available. Consult your CertainTeed dealer for color availability. Northeast (2020)
Shown in Weathered Wood
Made in USA
Color Discontinued
Silver Birch
Color Discontinued
Birchwood
Cobblestone Gray
Color Discontinued
Granite Gray
Colonial Slate
Georgetown Gray
Weathered Wood
Driftwood
Pewterwood
Moire Black
Charcoal Black
Heather Blend
Burnt Sienna
Resawn Shake
Color Discontinued
Cottage Red
Hunter Green
Color Discontinued
Atlantic Blue

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES **Style (Architectural or 3-tab), Manufacturer & Color**		***APPROVABLE*** ***Old Historic Districts (OHD & SOHD)***	***APPROVABLE*** ***All other areas***
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
✓ 7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021

Froes
Spray Foam




oes
Foam
Eco-Friendly
RGLASS
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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 609

Street & Number of Proposed Work: 9 COW POND LANE

Owner of record: PAT & PATRICIA MC CARTHY

Mailing Address: PO BOX 3771
NANTUCKET, MASS, 02584

Contact Phone #: 508 332 9341 E-mail: nantucketcarpentry@gmail.com

AGENT INFORMATION (if applicable)

Name: PAT MC CARTHY.

Mailing Address: PO BOX 3771
NANTUCKET MA 02584

Contact Phone #: 508 332 9341 E-mail: nantucketcarpentry@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
DEC 02 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. 46931Z
☐ Pool (Zoning District ____) ☐ Roof ☐ Other ADDITIONAL DECK. / FENCE STRATTON

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 676 SQ FT Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 676 SQ FT Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North SAME South SAME East SAME West SAME

Height of ridge above final finish grade: North 22' 8" South 22' 8" East 22' 8" West 22' 8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 4 /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 1X9 Rake 1X6 Soffit (Overhang) 1X6 Corner boards 5/4 X 6 Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front FIBER GLASS Rear WOOD Side FIBERGLASS

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PAVER Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL WHITE CEDAR Clapboard (if applicable) _____ Roof GRAY

Trim NATURAL RED CEDAR Sash _____ Doors BLUE PAINTED.

Deck NATURAL MAHOG Foundation CONCRETE 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 12/2/24 Signature of owner of record Pat Mc Carthy ☐ Signed under penalties of perjury

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By



NORTH SIDE

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By



SOUTH SIDE

RECEIVED
DEC 02 2024
By

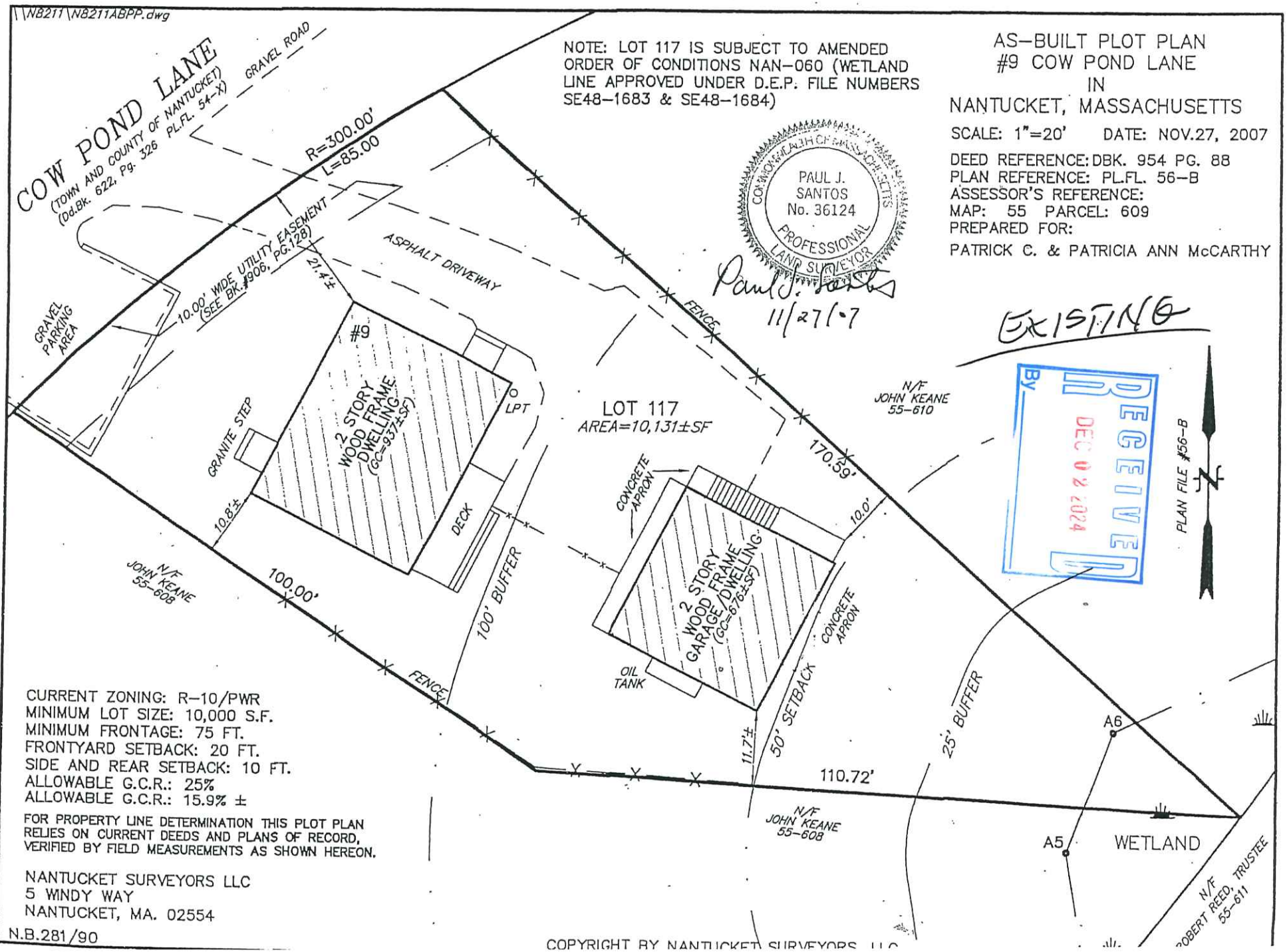


EAST SIDE.

RECEIVED
DEC 02 2024
By



WEST SIDE



NOTE: LOT 117 IS SUBJECT TO AMENDED ORDER OF CONDITIONS NAN-060 (WETLAND LINE APPROVED UNDER D.E.P. FILE NUMBERS SE48-1683 & SE48-1684)

AS-BUILT PLOT PLAN
#9 COW POND LANE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: NOV.27, 2007

DEED REFERENCE: DBK. 954 PG. 88
PLAN REFERENCE: PL.FL. 56-B
ASSESSOR'S REFERENCE:
MAP: 55 PARCEL: 609
PREPARED FOR:
PATRICK C. & PATRICIA ANN McCARTHY

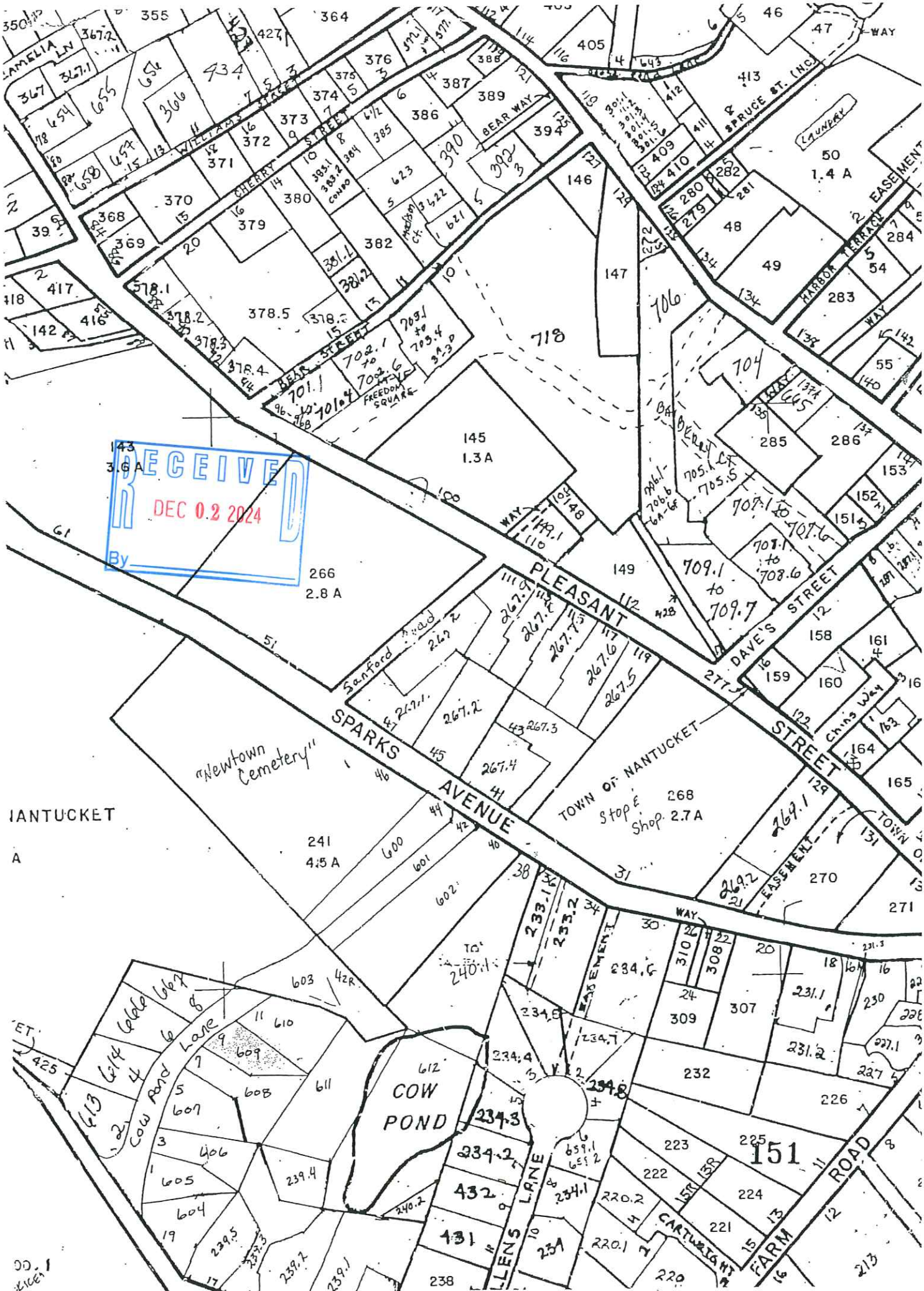
CURRENT ZONING: R-10/PWR
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 20 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 25%
ALLOWABLE G.C.R.: 15.9% ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N.B.281/90

COPYRIGHT BY NANTUCKET SURVEYORS, LLC



RECEIVED
DEC 0.2 2024
By
PLEASANT STREET
SPARKS AVENUE
DAVE'S STREET
SPRUCE ST. (N.C.)
WILLIAMS STREET
CHERRY STREET
BEAR STREET
BEAR WAY
HARBOR TERRACE
EASEMENT
LAUNDRY
FREEDOM SQUARE
Sanford Road
"Newtown Cemetery"
TOWN OF NANTUCKET
Stop & Shop
COW POND
Cow Pond Lane
CARTWRIGHT
FARM ROAD
NANTUCKET
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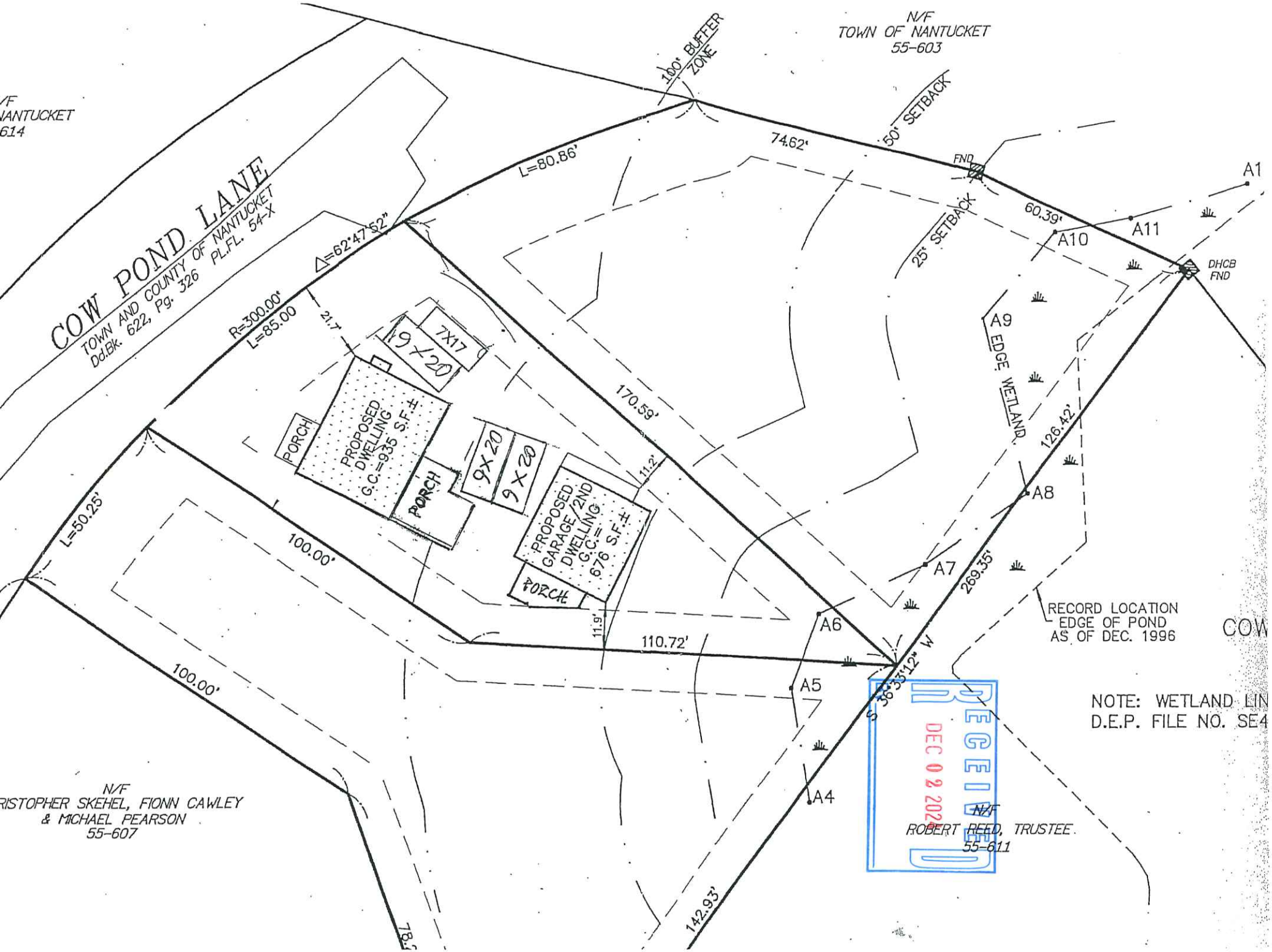
268
2.7 A
50
1.4 A
151


N/F
TOWN OF NANTUCKET
55-603
100' BUFFER ZONE
50' SETBACK
74.62'
L=80.86'
FND
A1
60.39'
A10
A11
25' SETBACK
DHCB FND
COW POND LANE
TOWN AND COUNTY OF NANTUCKET
Dd.Bk. 622, Pg. 326 PL.FL. 54-X
Δ=62°47'52"
R=300.00'
L=85.00
21.7
7X17
9 X 20
PROPOSED DWELLING G.C.=935 S.F.±
PORCH
9X20
9 X 20
PROPOSED GARAGE/2ND DWELLING G.C.= 676 S.F.±
PORCH
11.2'
11.9'
170.59'
A9
EDGE WETLAND
126.42'
A8
A7
269.35'
L=50.25'
100.00'
110.72'
A6
A5
S 36°33'12" W
RECORD LOCATION EDGE OF POND AS OF DEC. 1996
COW
NOTE: WETLAND LIN
D.E.P. FILE NO. SE4
RECEIVED
DEC 02 2020
N/F
ROBERT REED, TRUSTEE
55-611
A4
142.93'
N/F
RISTOPHER SKEHEL, FIONN CAWLEY
& MICHAEL PEARSON
55-607

WINDOW SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	(SF) Light Area	(SF) Vent Area	Remarks
1	A	TW3046	3'-2 1/2"x4'-9 1/4"	15.31	10.3	5.7	Andersen Clad Tilt-Wash Low "E" w/argon
	B	TW30210	3'-2 1/2"x3'-1 1/4"	9.96	6	3.4	Andersen Clad Tilt-Wash Low "E" w/argon
	C			0.00			
	D			0.00			
	E			0.00			
	F			0.00			
	G			0.00			
	H			0.00			
	I			0.00			
	J			0.00			
	K			0.00			
			Total Window Area:	193.68			

DOOR SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	Door Size	Remarks
	2	PS210 3/0	3'-2 1/2"x6'-9 1/4"	21.72	3068	2 PANEL 9 LITE - FIBERGLASS BLUE. (HDC)
	1		Marvin SOLID WOOD.		15 LITE.	
	5			0.00		
	6			0.00		
	7			0.00		
	8			0.00		
			Total Door Area:	41.19		

Client Name: McCarthy Garage Project #: 8825 Date: 7/25/05

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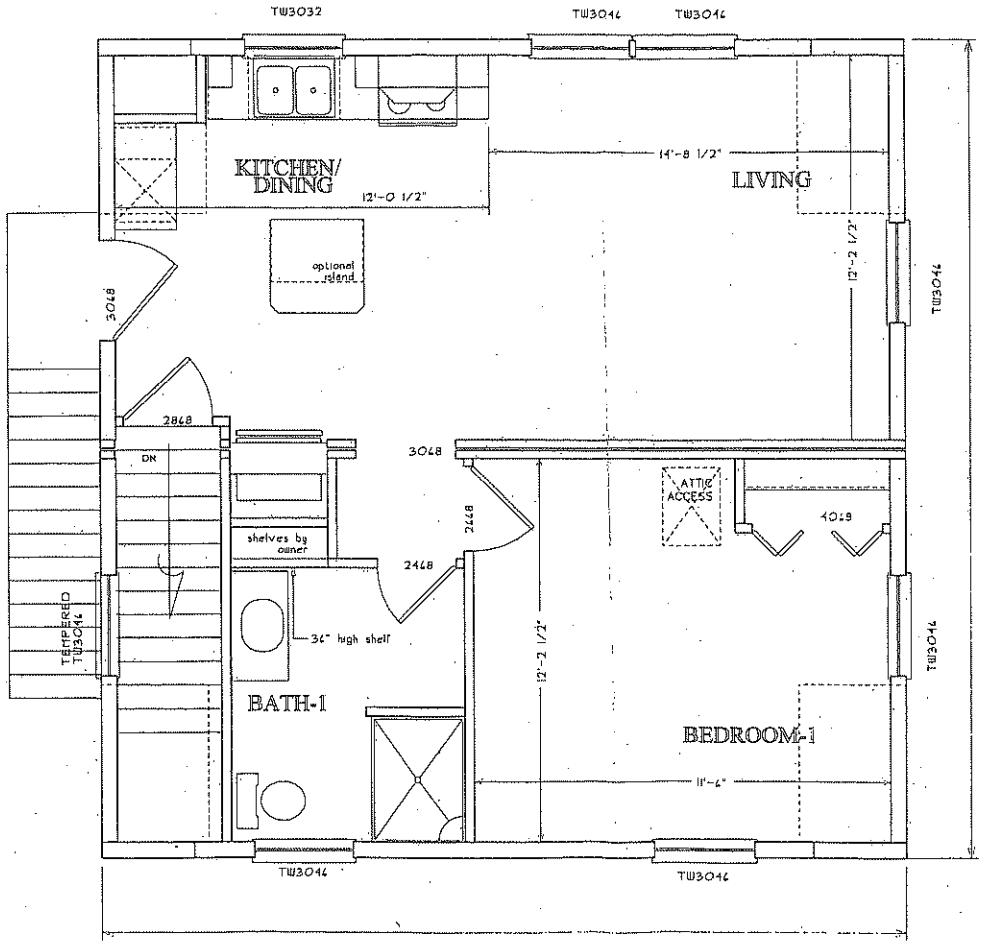
BY

PROJECT
8825

HUNTINGTON HOMES™



EXISTING

HUNTINGTON HOMES, INC

ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-05?5 MA OFFICE (413) ???-3332

SEP 2 3 2005

Drawing No.
A-2

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY
RH

DRAWING DATE / REVISIONS
1/25/05
REV'D 9/9/05

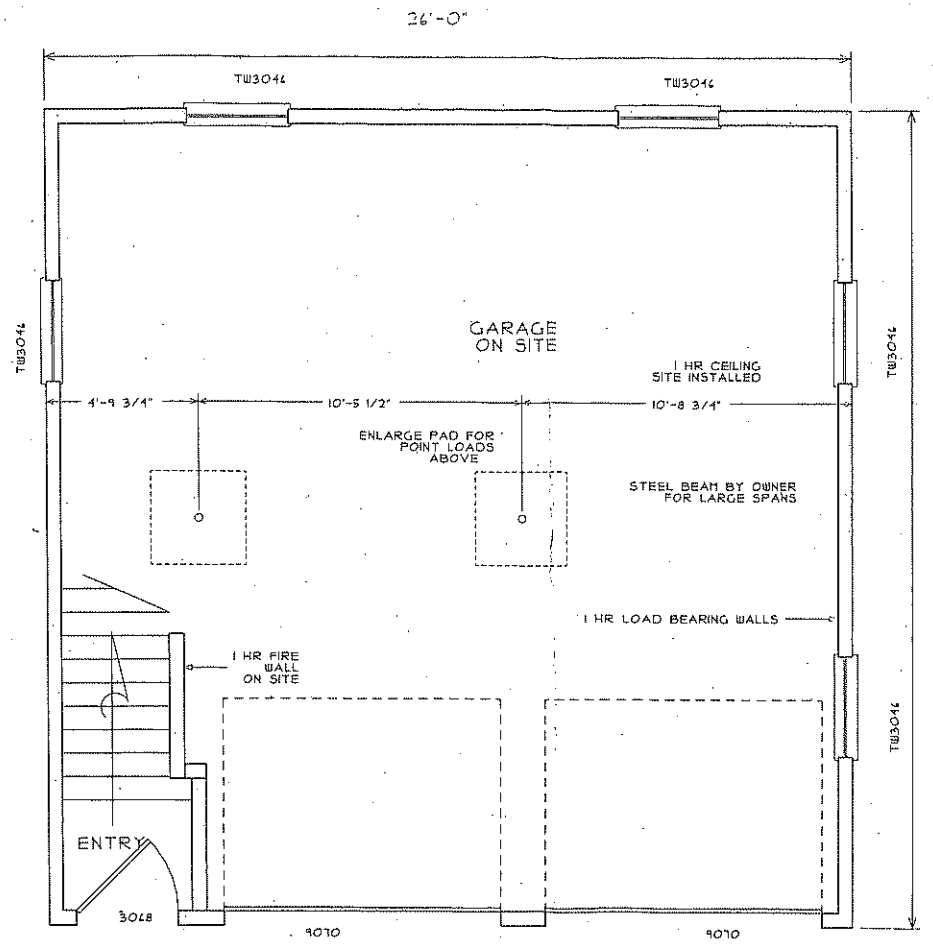
ARCH SECOND FLOOR

McCARTHY GARAGE

SCALE
1/4" = 1'-0"

PROJECT
8825

HUNTINGTON HOMES™



EXISTING

SEP 2 3 2005

HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY
RH

DRAWING DATE / REVISIONS
1/25/05
REV'D 9/9/05

ARCH FIRST FLOOR

McCARTHY GARAGE

SCALE
1/4" = 1'-0"

Drawing No.
A-1

WINDOW SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	(SF) Light Area	(SF) Vent Area	Remarks
12	A	TW3046	3'-2 1/2"x4'-9 1/4"	15.31	10.3	5.7	Andersen Clad Tilt-Wash Low "E" w/argon
1	B	TW30210	3'-2 1/2"x3'-1 1/4"	9.96	6	3.4	Andersen Clad Tilt-Wash Low "E" w/argon
	C			0.00			
	D			0.00			
	E			0.00			
	F			0.00			
	G			0.00			
	H			0.00			
	I			0.00			
	J			0.00			
	K			0.00			
			Total Window Area:	193.68			

DOOR SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	Door Size	Remarks
1	1	PS210 3/0	3'-2 1/2"x6'-9 1/4"	21.72	3068	Thermatru Steel Insulated - 6' Panel
1	2	PS210 2/8	2'-10 1/2"x6'-9 1/4"	19.47	2868	Thermatru Steel Insulated - 6' Panel
2	3	9070	9' X6'-11 1/4"		9070	Garage Doors
	4					
	5			0.00		
	6			0.00		
	7			0.00		
	8			0.00		
			Total Door Area:	41.19		

Client Name: McCarthy Garage Project #: 8825 Date: 7/25/05

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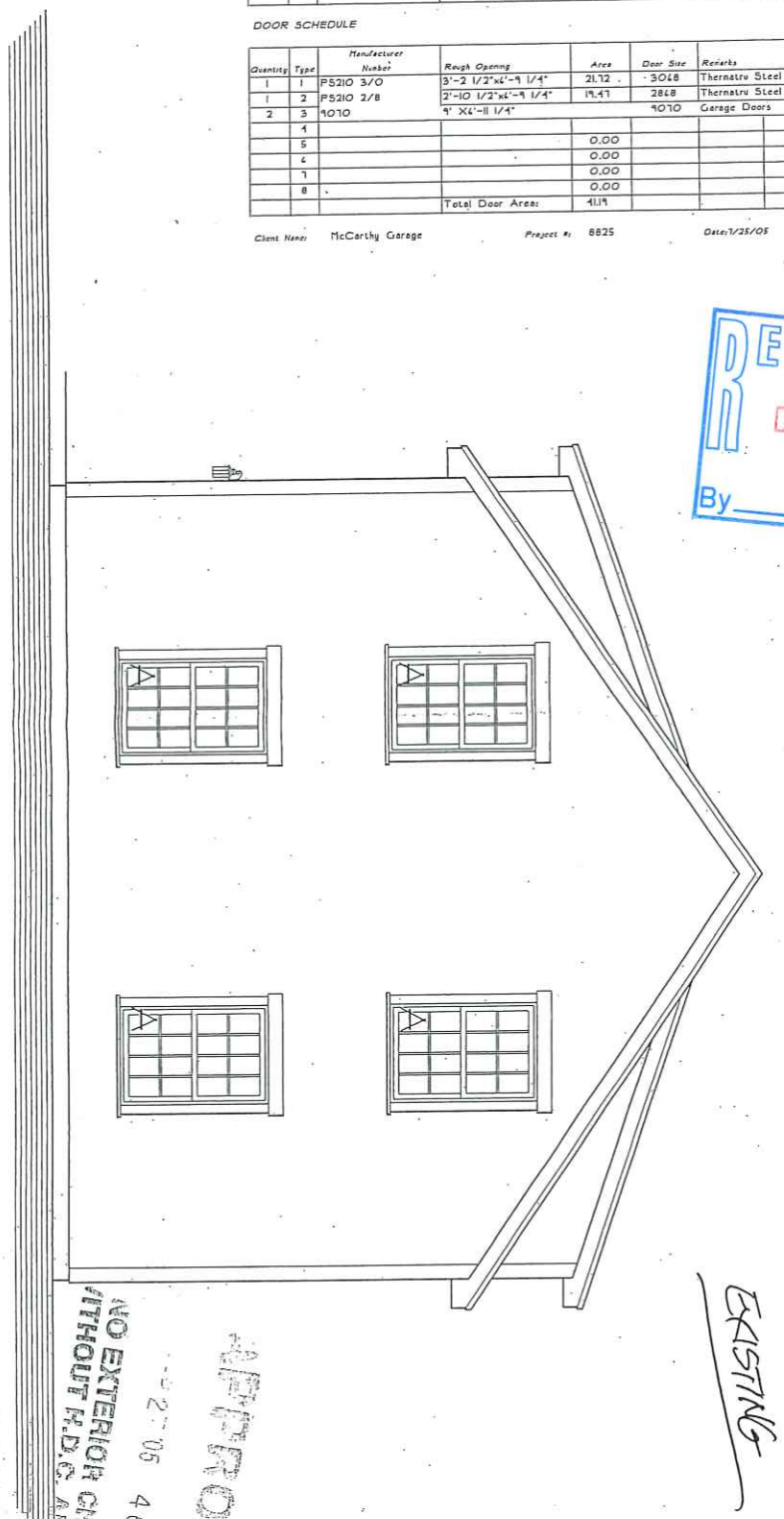

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NO EXTERIOR CHANGE
WITHOUT H.D.C. APPR.
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DRAWING DATE / REVISIONS: 7/25/05 REV'D 9/9/05

RIGHT ELEVATION

McCARTHY GARAGE

SCALE: 1/4" = 1'-0"

Drawing No. EL-3

PROJECT # 8825

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PROJECT
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EXISTING.



MODULAR PORTION

SITE BUILT PORTION OF THE BUILDING

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Drawing No.
EL-4

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RH

DRAWING DATE / REVISIONS
7/25/05
REV'D 9/9/05

REAR ELEVATION
Smith

McCARTHY GARAGE

-- SCALE --
1/4" = 1'-0"

PROJECT
8825

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Drawing No.
EL-1

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	RH	7/25/05 REV'D 9/9/05			1/4" = 1'-0"

PROJECT
8825

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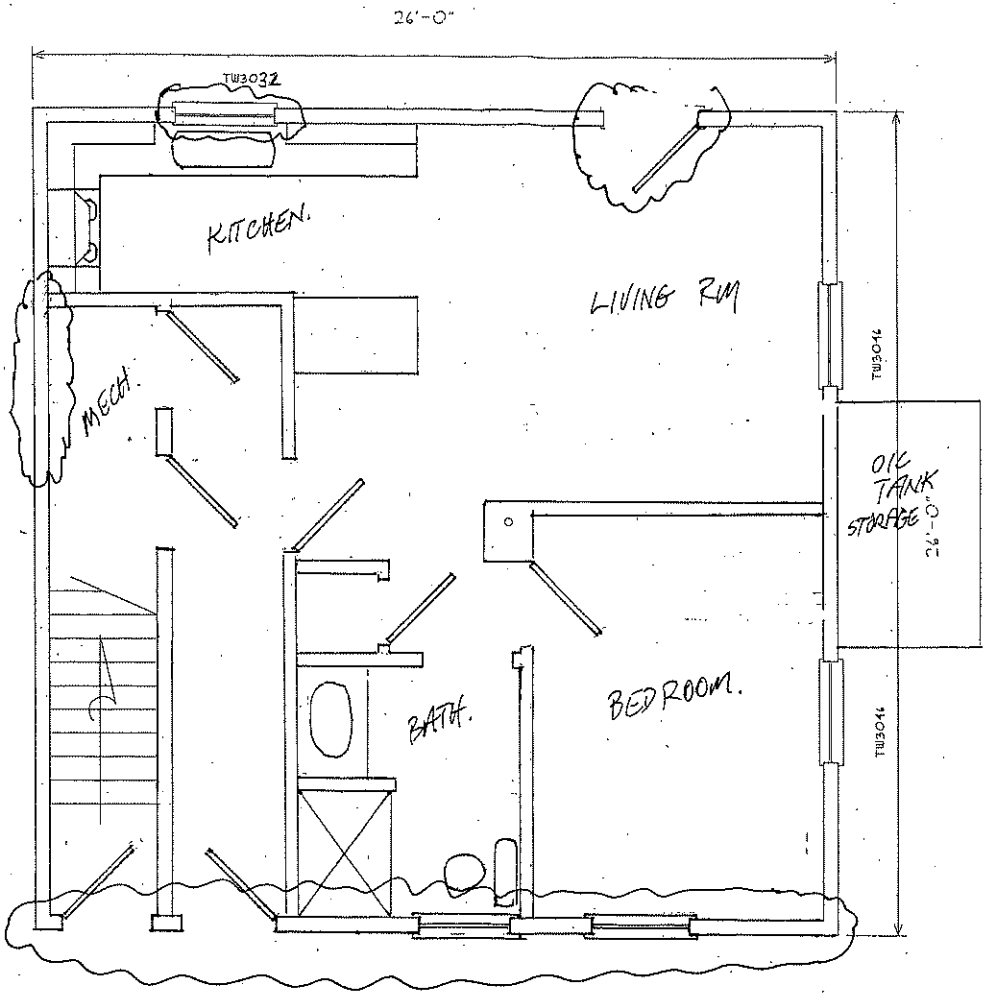

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DRAWING DATE / REVISIONS:

ARCH FIRST FLOOR

McCARTHY

SCALE: 1/4" = 1'-0"

Drawing No. A-1

PROJECT
8825

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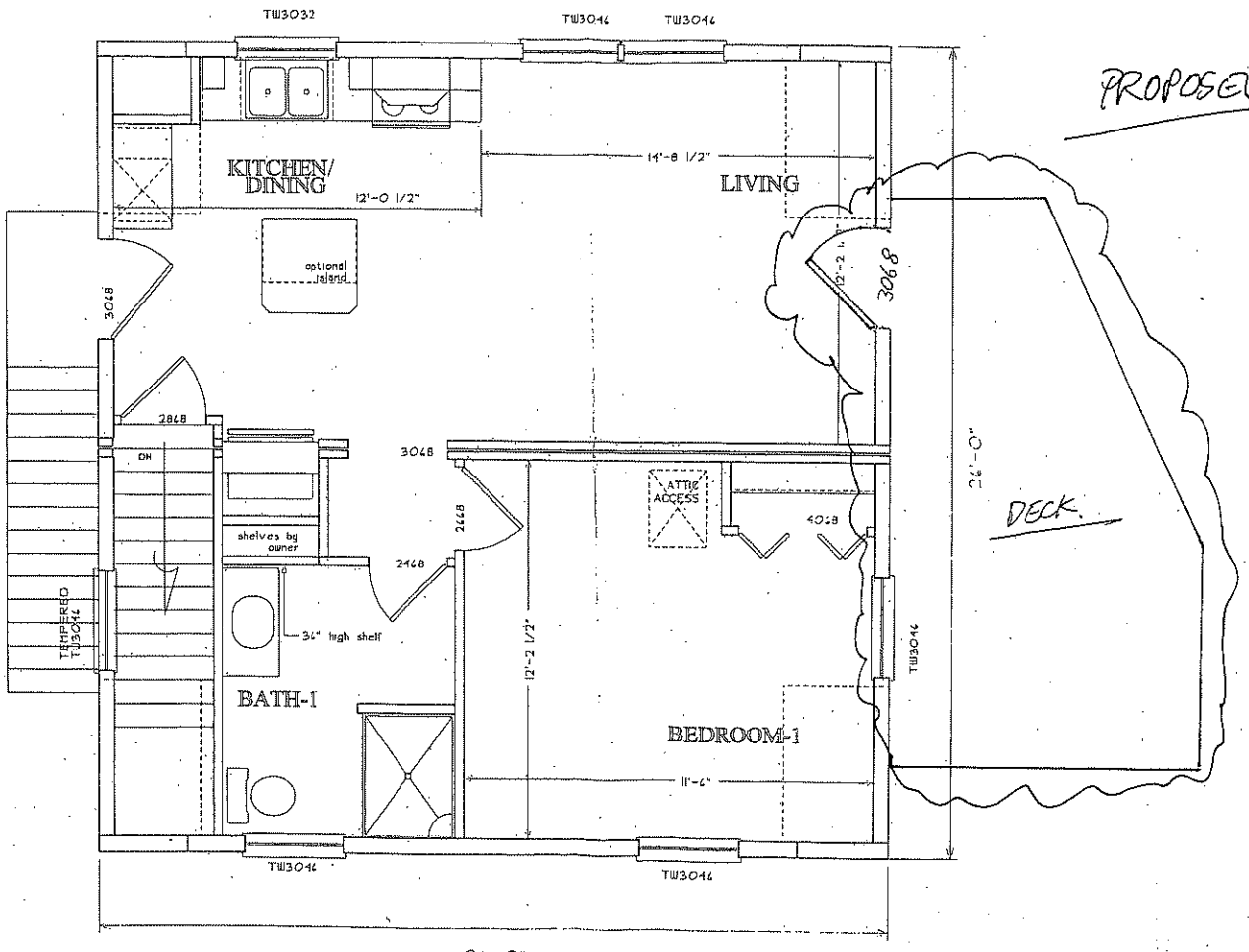

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Drawing No.

A-2

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ARCH SECOND FLOOR

McCARTHY GARAGE

SCALE
1/4" = 1'-0"

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DRAWING DATE
REVISIONS

RIGHT ELEVATION

MCCARTHY GARAGE

SCALE: 1/4" = 1'-0"

Drawing No. EL-3

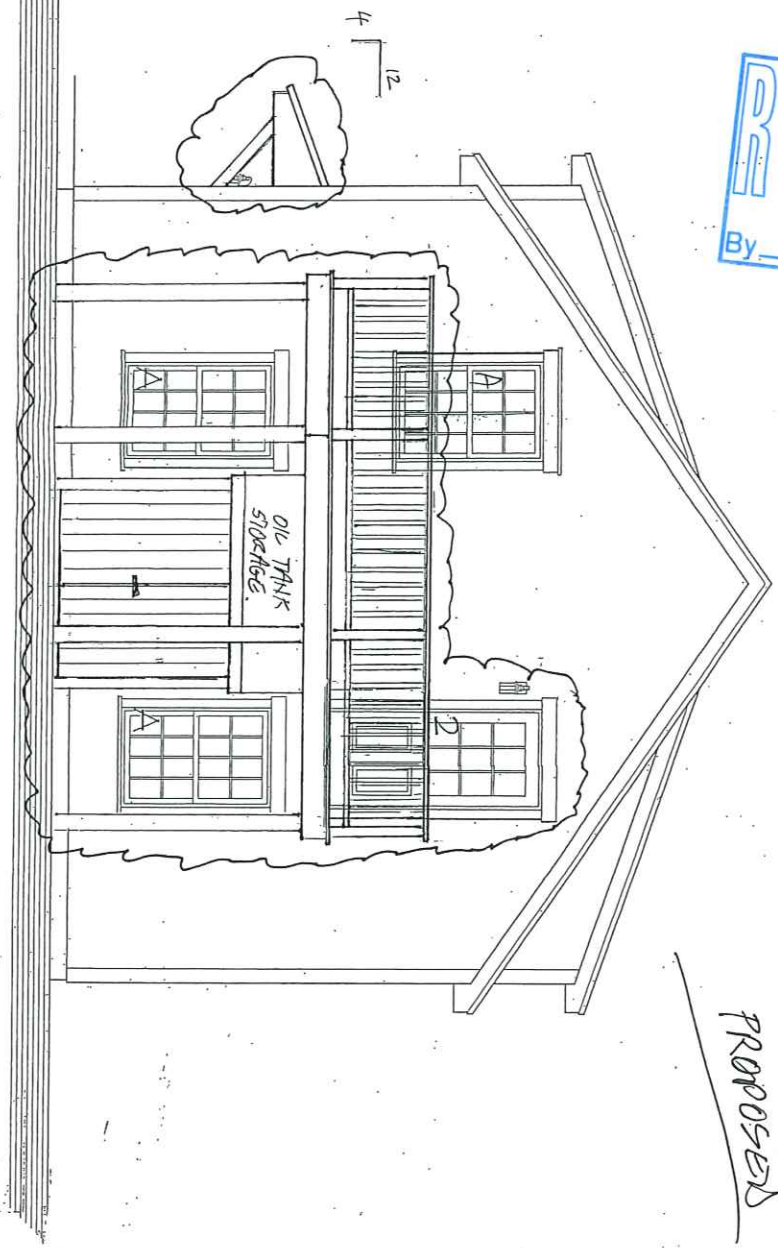
WINDOW SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	(SF) Light Area	(SF) Vent Area	Remarks
12	A	TW3044	3'-2 1/2"x4'-9 1/4"	15.31	10.3	5.1	Andersen Clad Tilt-Wash Low "E" w/argon
1	B	TW3021O	3'-2 1/2"x3'-1 1/4"	9.96	6	3.9	Andersen Clad Tilt-Wash Low "E" w/argon
	C			0.00			
	D			0.00			
	E			0.00			
	F			0.00			
	G			0.00			
	H			0.00			
	I			0.00			
	J			0.00			
	K			0.00			
			Total Window Area:	193.48			

DOOR SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	Door Size	Remarks
1	1	P5210 3/0	3'-2 1/2"x6'-9 1/4"	21.72	3068	Thermatru Steel Insulated - 6 Panel
1	2	P5210 2/8	2'-10 1/2"x6'-9 1/4"	19.47	2868	Thermatru Steel Insulated - 6 Panel
2	3	9010	9' X7'-11 1/4"		9070	Garage Doors
	4					
	5			0.00		
	6			0.00		
	7			0.00		
	8			0.00		
			Total Door Area:	41.19		

Client Name: McCarthy Garage Project #: 8825 Date: 7/25/05



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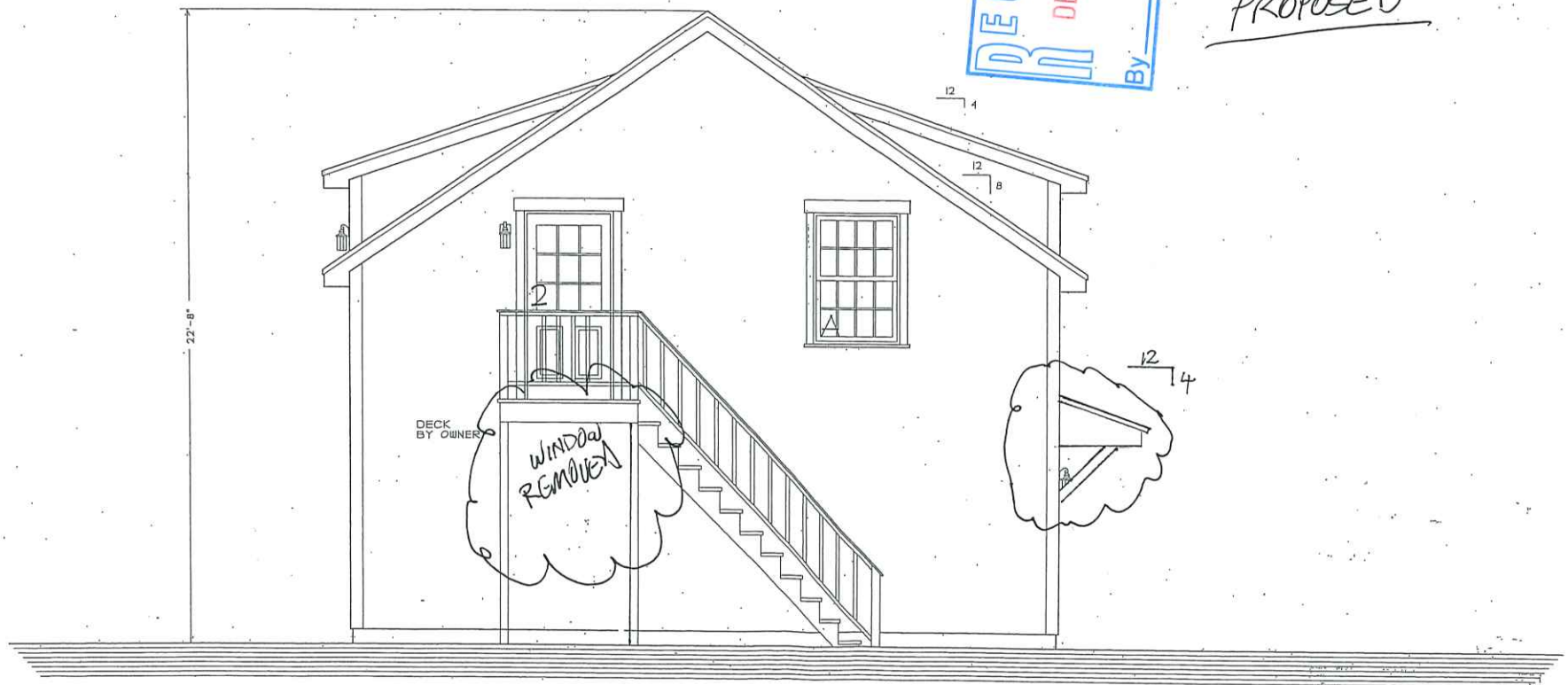

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LEFT ELEVATION
EAST

McCARTHY GARAGE

SCALE: 1/4" = 1'-0"

Drawing No. EL-2

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REAR ELEVATION
South

McCARTHY GARAGE

SCALE
1/4" = 1'-0"

Drawing No.
EL-4

PROJECT
8825

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DRAWING DATE / REVISIONS

FRONT ELEVATION
North

McCARTHY GARAGE

SCALE
1/4" = 1'-0"

Drawing No.
EL-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 PARCEL N°. 609.

Street & Number of Proposed Work: 9 COW POND LANE,

Owner of record: PAT & PATRICIA MC CARTHY

Mailing Address: PO BOX 3771, NANTUCKET, MASS, 02584

Contact Phone #: 508 332 9341 E-mail: nantucketcarpentry@gmail.com

AGENT INFORMATION (if applicable)

Name: PAT MC CARTHY.

Mailing Address: PO BOX 3771, NANTUCKET, MASS, 02584

Contact Phone #: 508-332-9341 E-mail: nantucketcarpentry@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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' Sq. Footage 1st floor: 938 SQ FT Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 27'6" Sq. footage 2nd floor: 938 SQ FT. Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 29' South 29' East 29' West 29'

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 18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front WOOD Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL WHITE CEDAR Clapboard (if applicable) _____ Roof GRAY

Trim NATURAL RED CEDAR Sash _____ Doors BLUE.

Deck MAHOG. Foundation CONCRETE 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 12/2/24 Signature of owner of record _____ Signed under penalties of perjury

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NORTH SIDE

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SOUTH SIDE.

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EAST SIDE

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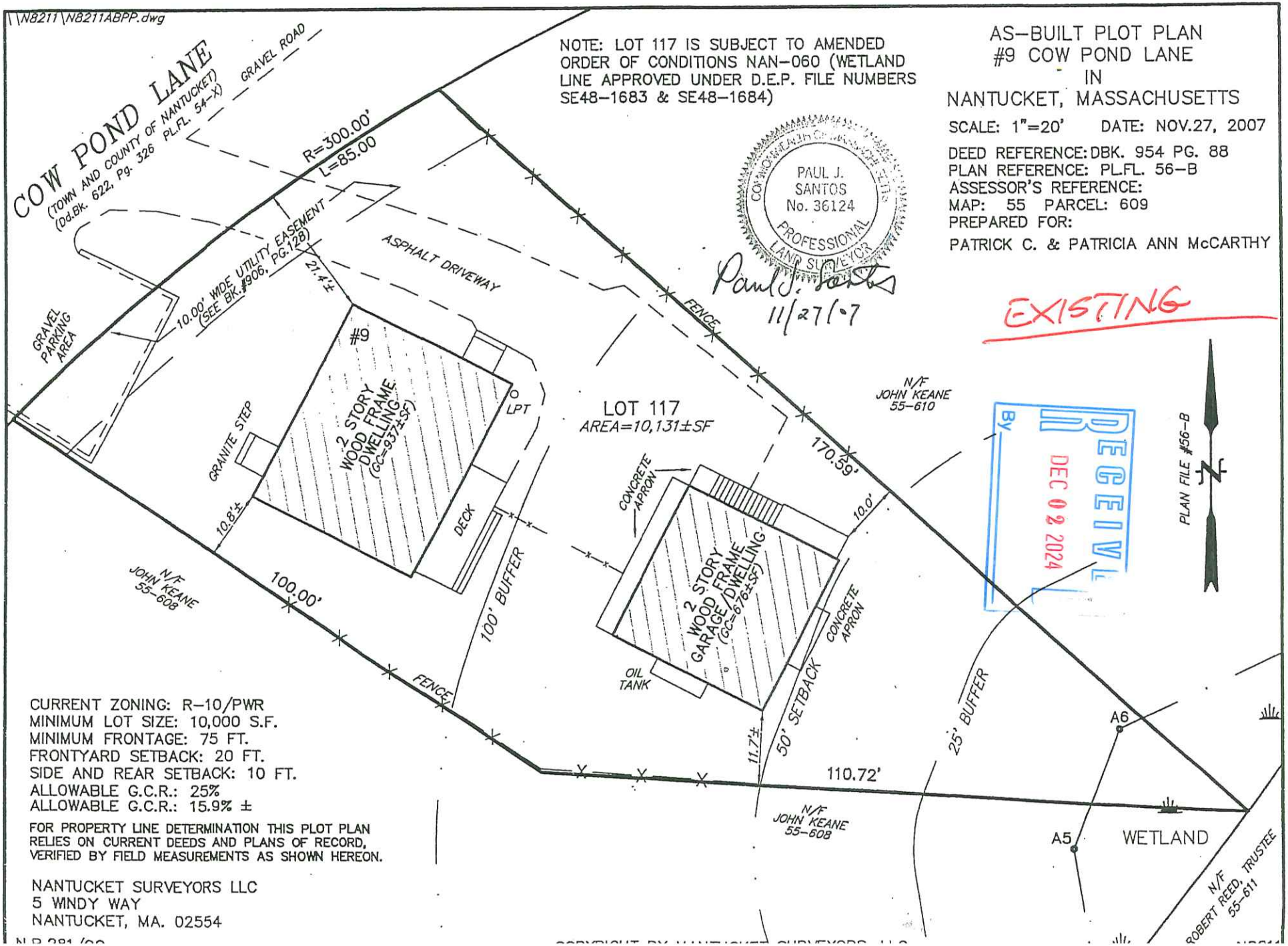


NOTE: LOT 117 IS SUBJECT TO AMENDED ORDER OF CONDITIONS NAN-060 (WETLAND LINE APPROVED UNDER D.E.P. FILE NUMBERS SE48-1683 & SE48-1684)

PAUL J. SANTOS No. 36124 PROFESSIONAL LAND SURVEYOR

Paul J. Santos 11/27/07

AS-BUILT PLOT PLAN
#9 COW POND LANE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: NOV.27, 2007

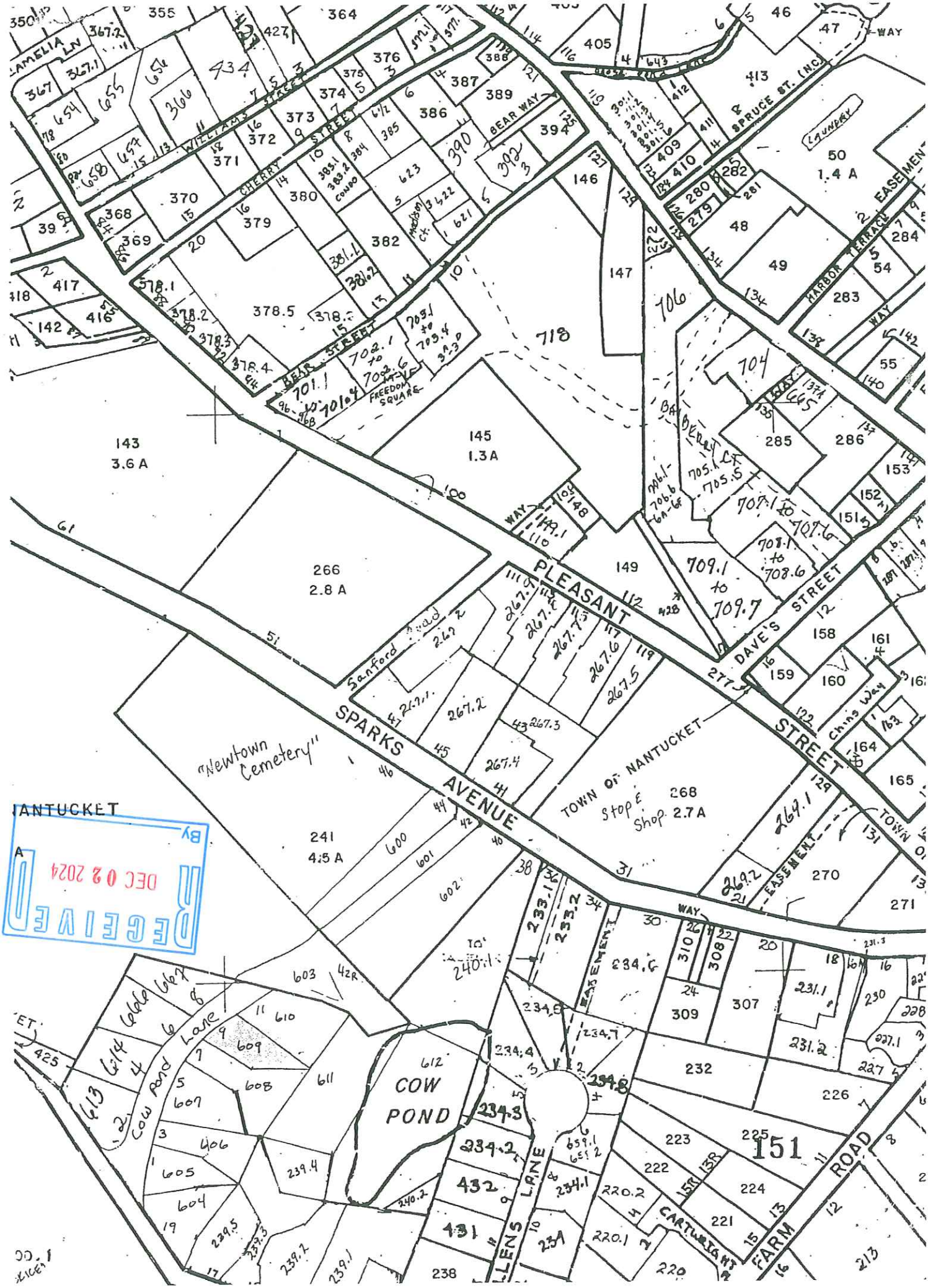
DEED REFERENCE: DBK. 954 PG. 88
PLAN REFERENCE: PL.FL. 56-B
ASSESSOR'S REFERENCE:
MAP: 55 PARCEL: 609
PREPARED FOR:
PATRICK C. & PATRICIA ANN McCARTHY

EXISTING

CURRENT ZONING: R-10/PWR
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 20 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 25%
ALLOWABLE G.C.R.: 15.9% ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554


PLEASANT STREET
SPARKS AVENUE
DAVE'S STREET
CHERRY STREET
BEAR STREET
BEAR WAY
WILLAMS STREET
CAMELIA LN
SPRUCE ST. (NCL)
HARBOR TERRACE
EASEMENT
"Newtown Cemetery"
TOWN OF NANTUCKET
Stop & Shop 2.7A
COW POND
COW POND Lane
ALLENS LANE
FARM ROAD
CARTWRIGHT
FREEDOM SQUARE
Sanford Road
China Way
143
3.6 A
145
1.3A
266
2.8 A
149
241
4.5 A
268
2.7A
151
1.4 A
718
706
704
147
146
148
NANTUCKET
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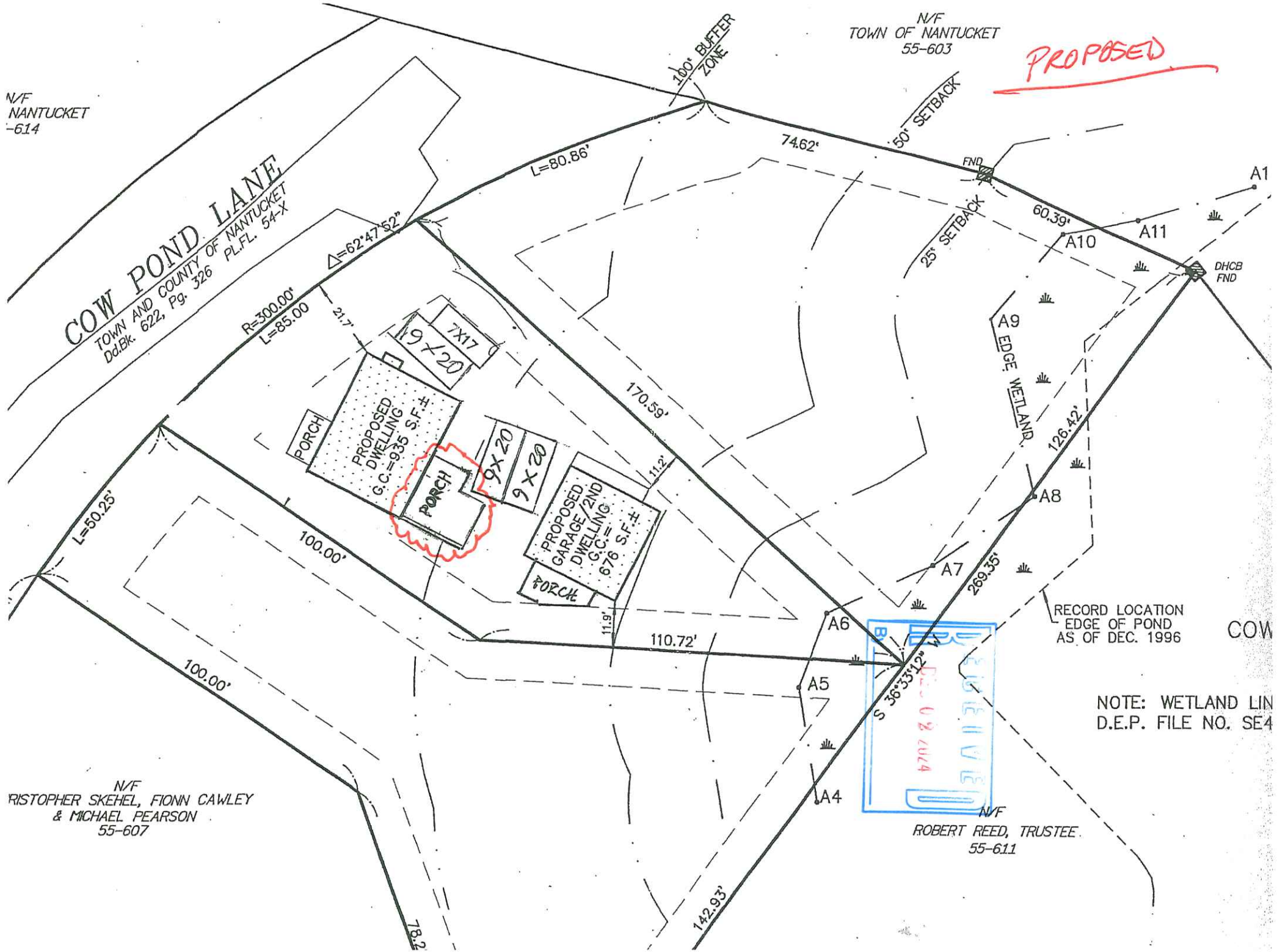
PROPOSED
N/F
TOWN OF NANTUCKET
55-603
100' BUFFER ZONE
50' SETBACK
74.62'
L=80.86'
FND
A1
60.39'
A10
A11
25' SETBACK
DHCB FND
N/F
NANTUCKET
-614
COW POND LANE
TOWN AND COUNTY OF NANTUCKET
DdBk. 622, Pg. 326 PL.FL. 54-X
Δ=62°47'52"
R=300.00'
L=85.00
21.7'
9X20
7X17
PROPOSED DWELLING G.C.=935 S.F.±
PORCH
9X20
9X20
PORCH
PROPOSED GARAGE/2ND DWELLING G.C.= 676 S.F.±
PORCH
11.2'
11.9'
170.59'
A9
EDGE WETLAND
126.42'
A8
A7
269.35'
L=50.25'
100.00'
110.72'
A6
A5
A4
S 36°33'12" W
RECORD LOCATION
EDGE OF POND
AS OF DEC. 1996
COW
NOTE: WETLAND LIN
D.E.P. FILE NO. SE4
N/F
RISTOPHER SKEHEL, FIONN CAWLEY
& MICHAEL PEARSON
55-607
100.00'
78.2
142.93'
N/F
ROBERT REED, TRUSTEE
55-611

WINDOW SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	(SF) Light Area	(SF) Vent Area	Remarks
12	A	TW3014	3'-2 1/2"x4'-9 1/4"	15.31	10.3	5.1	Andersen Clad Tilt-Wash Low "E" w/argon
1	B	TW30210	3'-2 1/2"x3'-1 1/4"	9.96	6	3.4	Andersen Clad Tilt-Wash Low "E" w/argon
	C			0.00			
	D			0.00			
	E			0.00			
	F			0.00			
	G			0.00			
	H			0.00			
	I			0.00			
	J			0.00			
	K			0.00			
			Total Window Area:	193.68			



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USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.	DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS			SCALE	Drawing No.
	KL	9/9/05	REAR ELEVATION South	McCarthy Main House	1/4" = 1'-0"	EL-4

PROJECT
8844

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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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	KL	9/9/05	LEFT SIDE ELEVATION EAST	McCarthy Main House	1/4" = 1'-0"	EL-3

PROJECT
8844

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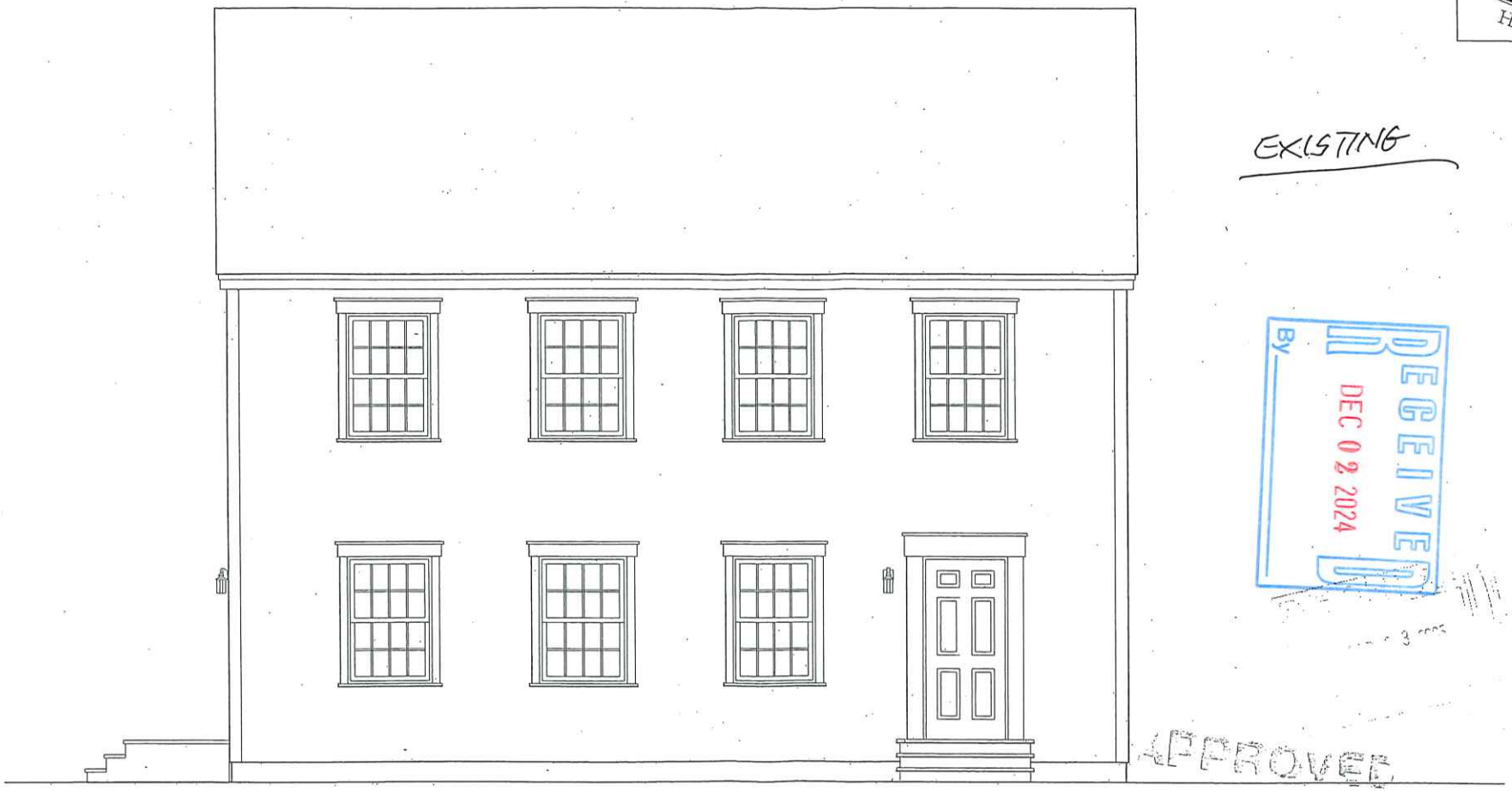

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DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS	FRONT ELEVATION North	McCarthy Main House	SCALE	Drawing No.
KL	9/9/05			1/4" = 1'-0"	EL-1

PROJECT
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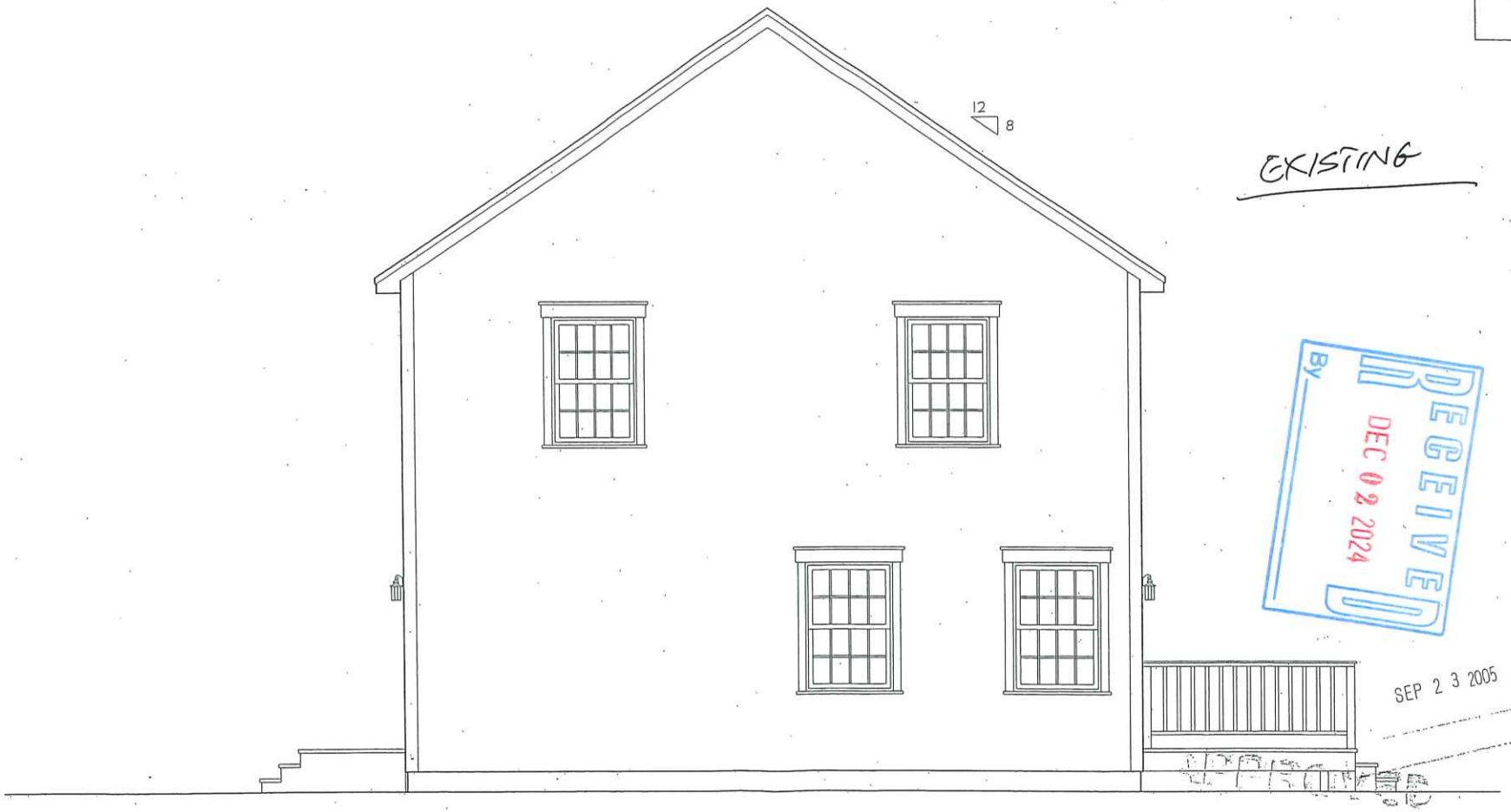

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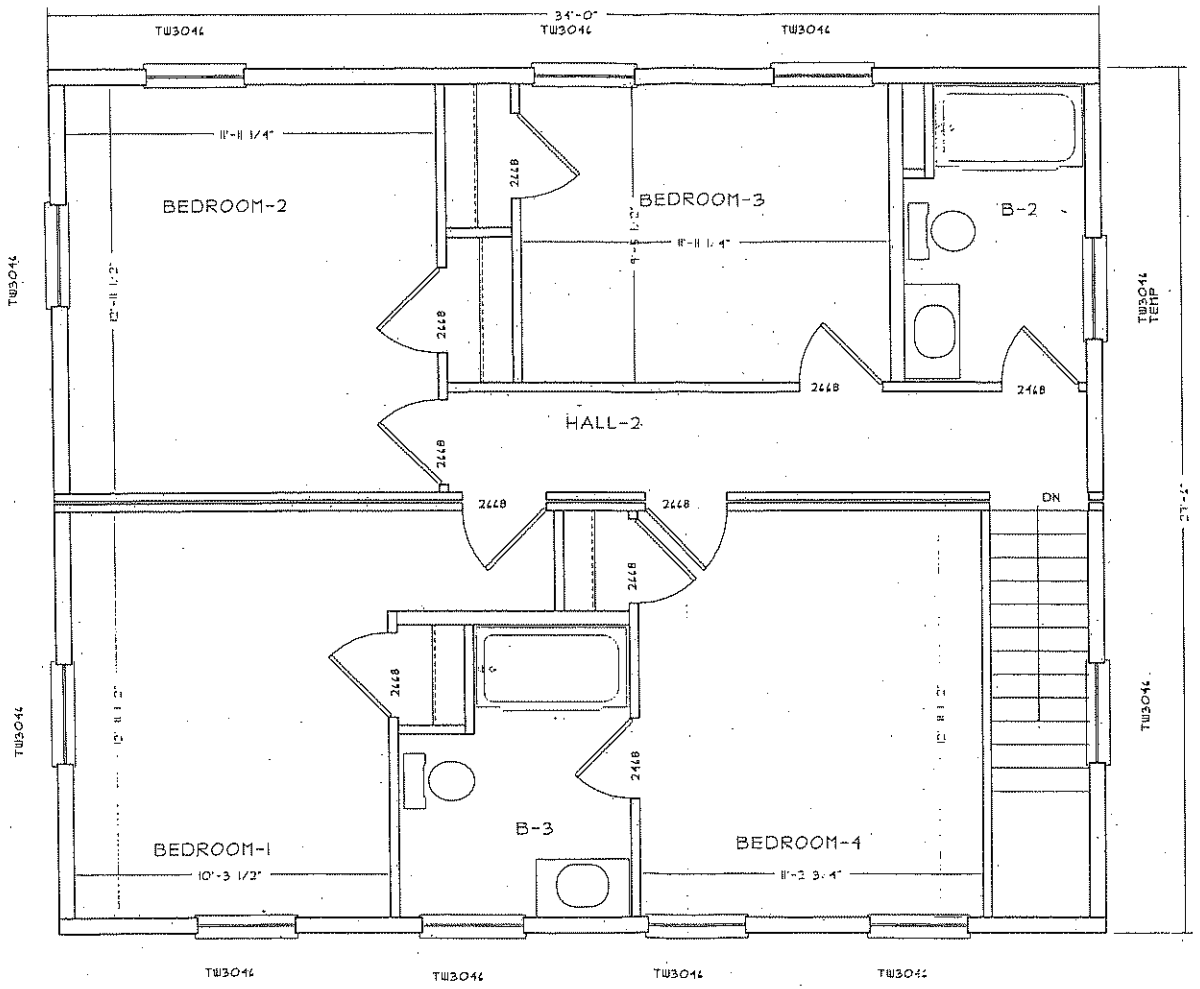
HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 NH OFFICE (413) 774-3392

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS	RIGHT SIDE ELEVATION	McCarthy Main House	SCALE	Drawing No.
KL	9/9/05	West		1/4" = 1'-0"	EL-2

PROJECT
8844

HUNTINGTON HOMES™



EXISTING

SEP 2 3 2005

HUNTINGTON HOMES, INC
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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

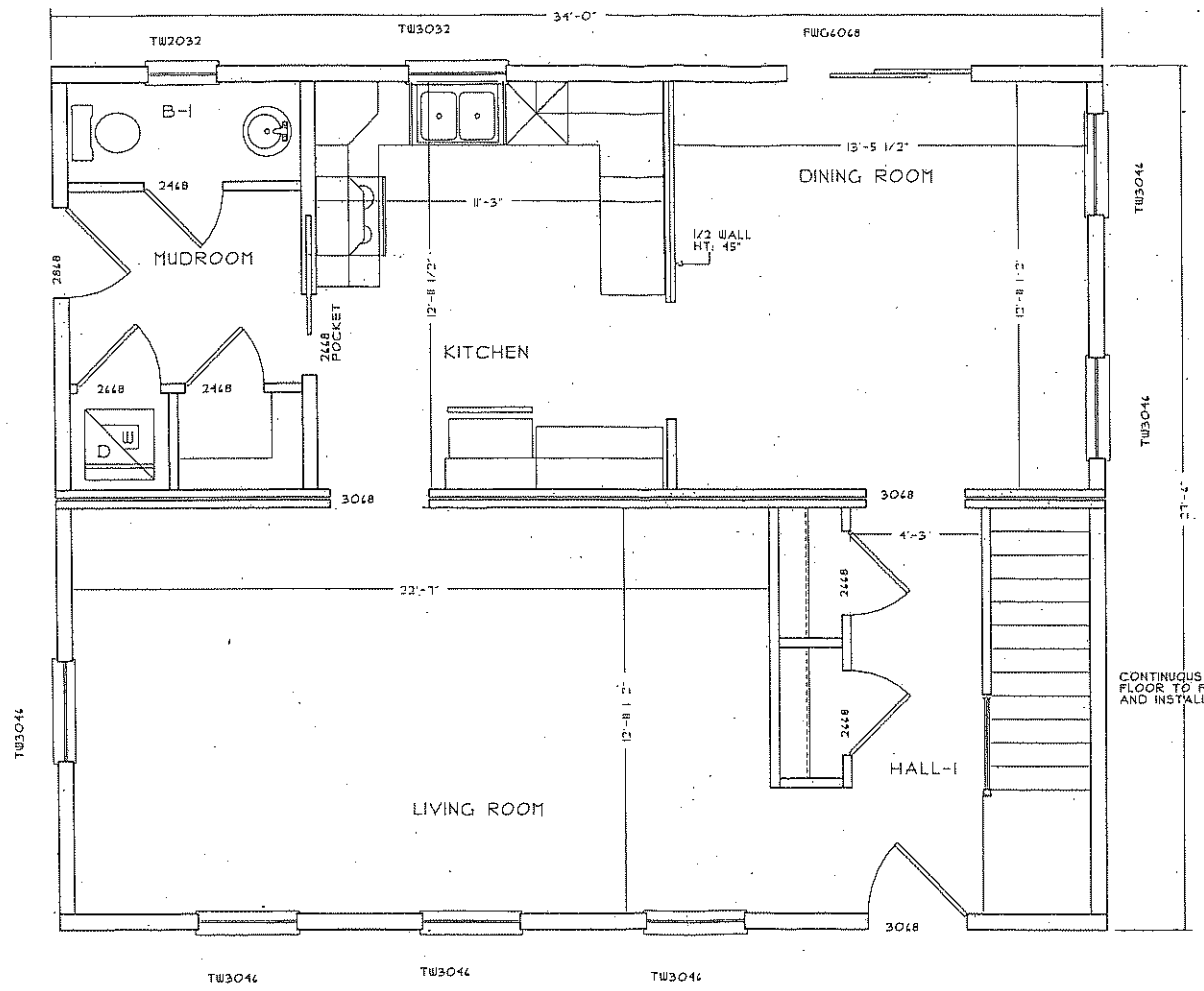
USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS		SCALE	Drawing No.
KL	9/9/05	ARCH SECOND FLOOR	1/4" = 1'-0"	A-2

McCarthy Main House

PROJECT
8844

HUNTINGTON HOMES™



EXTISING.

SEP 2 3 2005

HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575, MA OFFICE (413) 774-3382

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

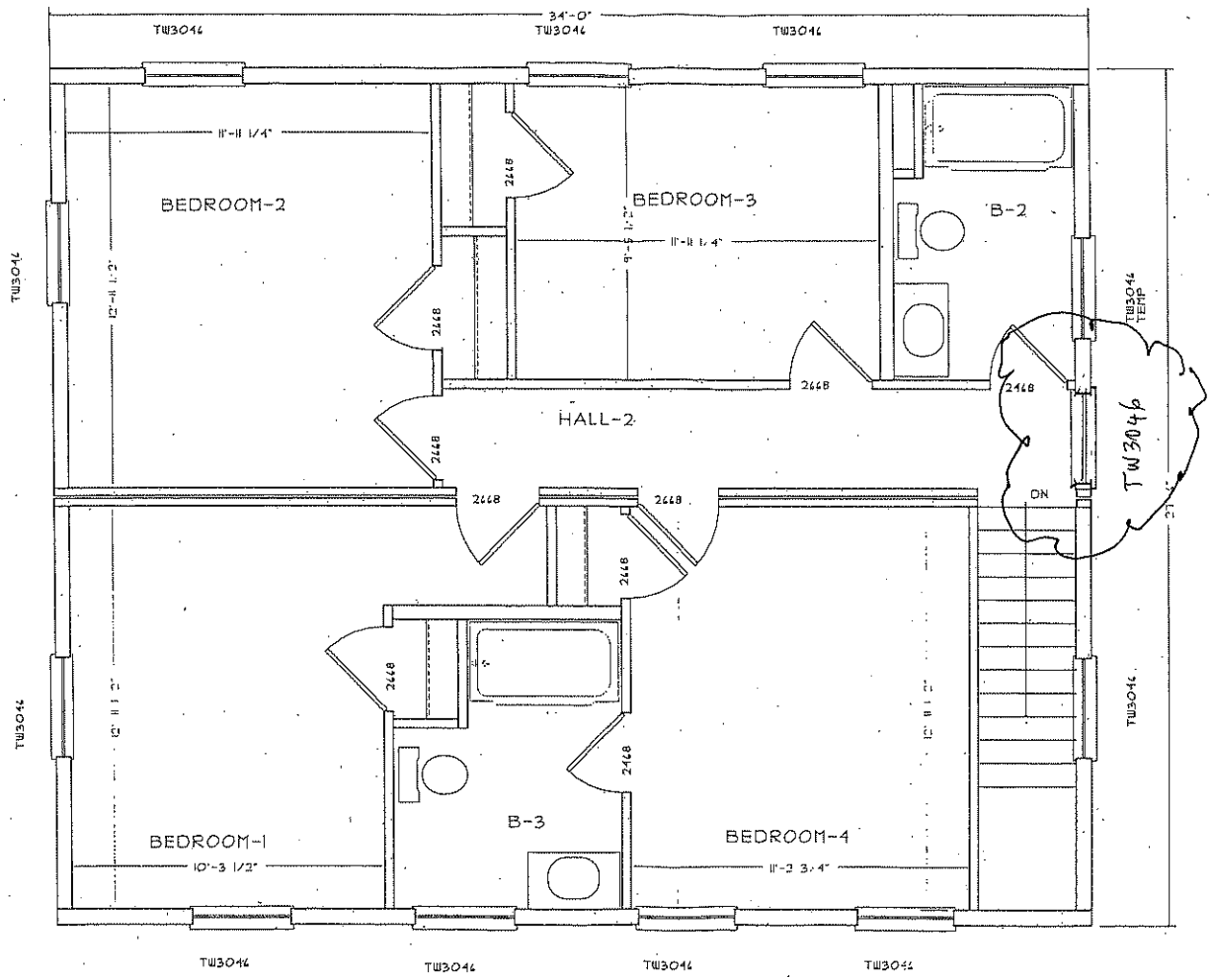
DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS		SCALE	Drawing No.
KL	9/9/05	ARCH FIRST FLOOR	1/4" = 1'-0"	A-1

McCarthy Main House

PROJECT
8844

HUNTINGTON HOMES™

PROPOSED



HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

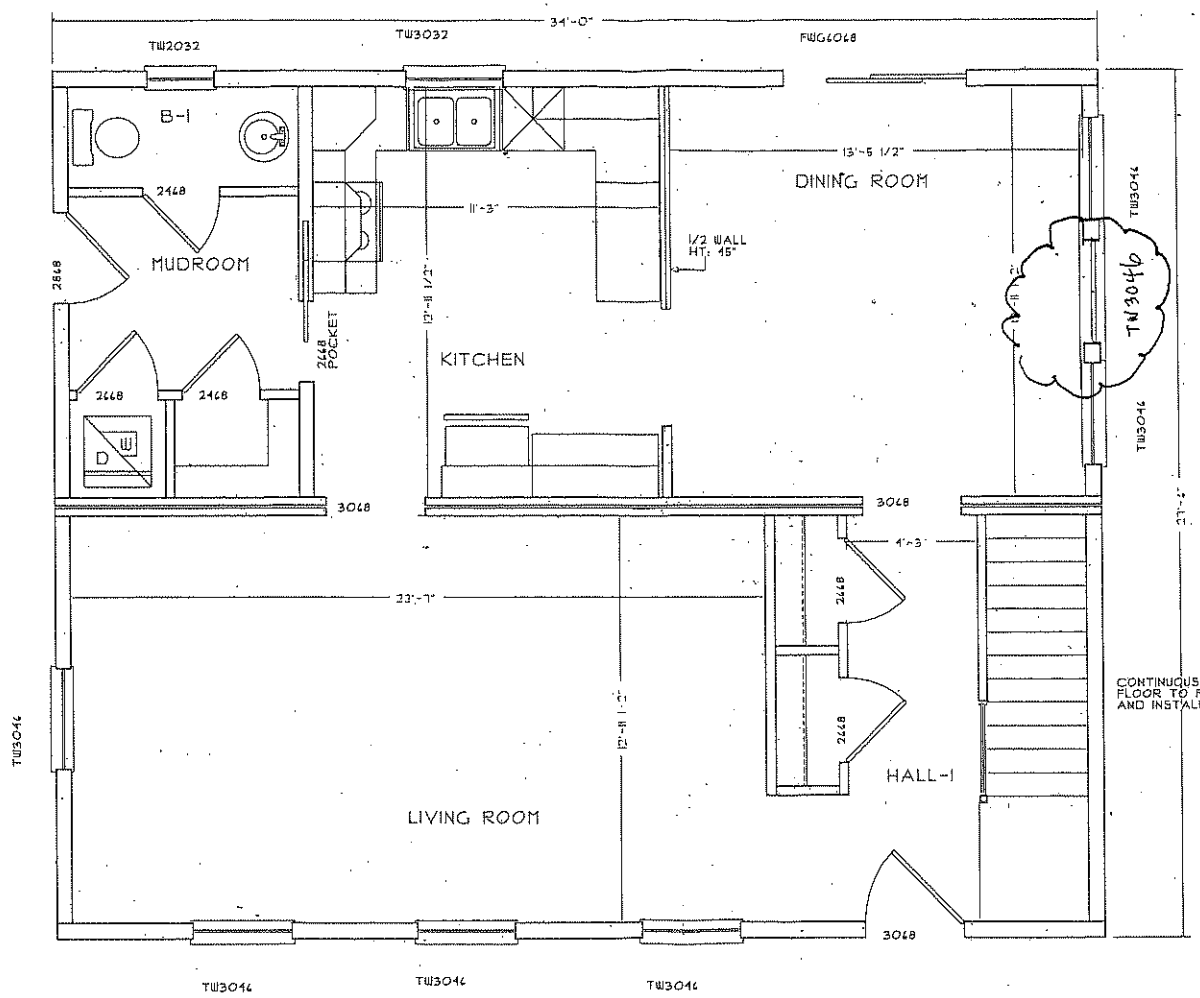
USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS		SCALE	Drawing No.
KL		ARCH SECOND FLOOR	1/4" = 1'-0"	A-2

McCarthy Main House

PROJECT
8844

HUNTINGTON HOMES™



PROPOSED

HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3525 FAX (802) 479-0575 NA OFFICE (413) 774-3382

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS
KL	

ARCH FIRST FLOOR

McCarthy Main House

SCALE 1/4" = 1'-0"

Drawing No. A-1

PROPOSED

PROJECT
8844

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USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS		SCALE	Drawing No.
KL		FRONT ELEVATION North	1/4" = 1'-0"	EL-1

McCarthy Main House

PROPOSED.

PROJECT
8844

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USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY: KL

DRAWING DATE / REVISIONS:

REAR ELEVATION
South

McCarthy Main House

SCALE: 1/4" = 1'-0"

Drawing No.
EL-4

PROPOSED

PROJECT
8844

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USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY: KL

DRAWING DATE / REVISIONS:

LEFT SIDE ELEVATION
EAST

McCarthy Main House

SCALE
1/4" = 1'-0"

Drawing No.
EL-3

PROJECT
8844

HUNTINGTON HOMES™

PROPOSED



RECEIVED
DEC 02 2024
By

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USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

MING DATE.
EVISIONS

RIGHT SIDE ELEVATION
west

McCarthy Main House

1e

SCALE
1/4" = 1'-0"

Drawing No.
EL-1

ADDRESS:
DATE HEARD:
SITTING BOARD:

CARR/EITAN
16 KLAUSH ST
42.4.1/50

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:

11.15.24	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 16 KLAUSH ST. / PENDING
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	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 PROPERTY HISTORY PHOTOGRAPHS INTERIOR/EXTERIOR
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: 11/15/2024

November 08, 2024

Carr/Eitan Residence
16 Walsh Street
Nantucket, MA
02554

Map/Parcel 42.4.1/50
Case Number: Pending
HDC meeting date: October 29, 2024
Scope: Move-off/Demo existing structure

Minutes:
Construction date initially @ 1960+/-. Structure is Non-contributing.
Existing lot parcel @ 16 Walsh Street has Planning Board approval to create two separate building lots. In current configuration existing structure will not meet zoning requirements to move onto new Lot A (16 Walsh Street).
Commissioners would prefer salvaging existing structure & move-on to alternate site/location.

Suggestions:
Reconfigure existing structure to move onto new Lot A @ 16 Walsh Street that is zoning compliant.
Hold application for further information & documentation.

Revisions:
Documentation & photographs included to clarify construction date @ 1973+/-.
Photographs indicated non-contributing status & substantiate '70's & '80's build dates.

R. Newman, Architect @ Sandcastle Construction, Inc.
R.C.Newman@ comcast.net

SANDCASTLE CONSTRUCTION INCORPORATED
Architects & Builders
P.O. BOX 2113
NANTUCKET, MA 02584
508.228.8050
www.sciarchitects.net

14.	Mary Heller Trust	37 Ocean Ave	Roof Replacement	73.3.2/49	J Lydon	JP
•	Add the date of construction to the COA (HDC Survey NAN.2104 = c.1882 Burbank & Richards House)					
15.	Thomas Thomas	48 Nobadeer Ave	Roof Replacement	88/6	J Lydon	SW
•	Add the date of construction to the COA (NHL Data = c.1960)					
16.	156 Cliff Rd Nom Trust	156 Cliff Rd	New Cabana	41/836	S Metz	SW
•	Lower top plate and roof assembly by 6"					
17.	156 Cliff Rd Nom Trust	156 Cliff Rd	New Pavilion	41/836	S Metz	SW
•	Lower top plate and roof assembly by 6"					

V. SIGNS – NEW BUSINESS

1.	Cape Cod 5 Savings Bank	112 Pleasant St	Wall Sign (Hours) Rev	55/149	Poyant Signs	
•	Recommend for approval.					
2.	NIR Retail LLC (CCS)	ZERO Main St	Wall Sign Rev	42.3.1/181	Poyant Signs	
•	Recommend for approval					
3.	NIR Retail LLC (CCS)	ZERO Main St	Window Sign (Hours)	42.3.1/181	Poyant Signs	
•	Recommend for approval					

VI. OLD BUSINESS 10/15/24

1.	Wallace	65 Polpis Road	Move on (from 19 Nobadeer Farm)	43/13	LINK	AC
•	Approved on consent agenda 9/24/24 & opened back up 10/15/24 – HELD for abutters notification					
•	*Commissioners: Welch, Pohl, MacLeod, Paul, Patten (VO & CT recused)*					

VII. NEW BUSINESS 09/03/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Robert Jepson	32 Hinsdale Rd	As-Built Shed	68/19.2	Ryan Jepson	VO

VIII. NEW BUSINESS 10/01/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	3 Pochick Surfside LLC	3 Pochick Ave	Demo Cabana	80/323	WAPD	AM
2.	3 Pochick Surfside LLC	3 Pochick Ave	Demo Shed	80/323	WAPD	AM
3.	Golden Pond LLC	64 & 66 Baxter Rd	New Primary Dwelling	49/188&51	WAPD	CT
4.	Golden Pond LLC	64 & 66 Baxter Rd	New Secondary Dwelling	49/188&51	WAPD	CT
5.	Susan & Tim Grell	21 Field Ave	Rev to COA pool & add spa	80/41	LINK	CP

IX. NEW BUSINESS 10/15/2024

1.	Gandhi, Balaji & Allison	9 New Jersey	Remove Chimney	60.3.1/408	Shelter 7	RP
2.	MA Carr Trustee	16 Walsh St	Move Off / Demo	42.4.1/50	Sandcastle Rob N	RP
3.	Robinson West Trust	23 New St	Demo Chimney	73.4.2/77	Normand	RP
4.	Wagner Richard	12 Plover Ln	Deck addition LR add	12/54	NAG	RP
5.	Casabelles Dos LLC	5 Shawkemo Hills	Fenestration change rev 10161	27/40	Jennifer Smith	RP
6.	McCollum, Susan B	35 Eel Point Rd	Move Off / Demo Garage	32/63	Botticelli & Pohl	SW
7.	Nelson, Carl E & Karen L	21 Wigwam Rd	Building Move-on	77/15.9	Chip Webster	SW
8.	18 Bishops Rise LLC	18 Bishops Rise	Pickleball Court	40/126	Atlantic	SW
9.	Kyle Snell	5 Pine Crest Dr	Hardscape	68/427	Thornewill	SW
10.	Campbell, Steve	6 Howard St	Color change to Quaker Gray	42.3.3/10	Self	JP
11.	Higgins Carolyn, M	6 Fair St	Rev 10363 dormer	42.3.1/151	Botticelli & Pohl	JP
12.	Brandon Eldridge	26 Arlington St	New Pool	76.1.3/281	Self	VO
13.	Henderson Barbara	6A Silver St	New shed	55.4.1/187.1	JB Studio	VO
14.	National Grid	10 New Whale	Demo (Commercial Structure)	42.3.1/37	Marisa L Pizzi	VO
15.	Orange Swordfish	28 Orange St	Parapet	42.3.2/175	Emeritus LTD	VO
•	HOLD PER APPLICANT					
16.	FP 4 N Water	4 N Water St	Add ADA Lift addition	42.4.2/90	Emeritus LTD	VO
•	HOLD PER APPLICANT					
17.	Ed & Brook Garden	15 Lily St	Color change front	42.3.4/10	W Freed	VO
18.	Elihu Tuttle	103A Old South Rd	Hardscape	68/164.1	LFW	AM
19.	Lamb Nassif	38 Wauwinet Rd	Rev to COA 2024-08-6979	20/21	Val Oliver	AM
20.	108 Cliff Family Trust	108 Cliff Rd	New Garage	41/89	BPC	AM
21.	Harry + Marsha Ryan	29 Longwood Dr	New windows door	76/19	Sanne Payne	AM
22.	Hightide Homes LLC	45B Vestal St	Pool hardscape	41/591	Atlantic	AM
23.	Lee John A & Kelly C	1 Ridge Ln	New Garage	38/91	Gryphon Architect	AM
24.	Drake & Steele	3 Primose Ln	New gate	40/47.1	Gryphon Architect	AM
25.	Ack Koda LLC	42 Shimmo Pond Rd	MH Move & reno	43/126	Botticelli & Pohl	AM

16 WALSH ST
DEMO/MOVE

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587
THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office. $100

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

NA 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCM 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

r.c.newman@comcast.net

From: Elizabeth Carr Eitan <elizabcarr@gmail.com>
Sent: Friday, September 20, 2024 10:26 AM
To: r.c.newman@comcast.net
Cc: Ann Carr; Kate Carr
Subject: Re:

Hi Rob,

Yes, you are approved to sign HDC apps as our agent.

Please let me know what additional information you may need.

Best,

On Fri, Sep 20, 2024 at 10:23 AM <r.c.newman@comcast.net> wrote:

CERTIFICATE NO: _____ DATE ISSUED: _____

FILE: SANDCASTLE CONSTR.

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 50

Street & Number of Proposed Work: 16 WALSH STREET

Owner of record: M. A. CARR. TRUSTEE

Mailing Address: 16 WALSH ST
NANTUCKET 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN

Mailing Address: PO BOX 2113
NANTUCKET MA 02554

Contact Phone #: 508.221.0197 E-mail: r.c.newman@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other MOVE OFF or DEMO

Size of Structure or Addition: Length: 64 Sq. Footage 1st floor: 2311 Decks/Patio: Size: 24x24 ☒ 1st floor ☐ 2nd floor
Width: 48 Sq. footage 2nd floor: 1937 Size: 16x36 ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: N/A

Original Date: 1960

Original Builder: N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9.30.24 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

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT C. NEWMAN

AS AGENT FOR M. A. CARR, TRUSTEE

STREET ADDRESS 16 WALSH STREET

MAP/PARCEL 42.4.1 50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9.23.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

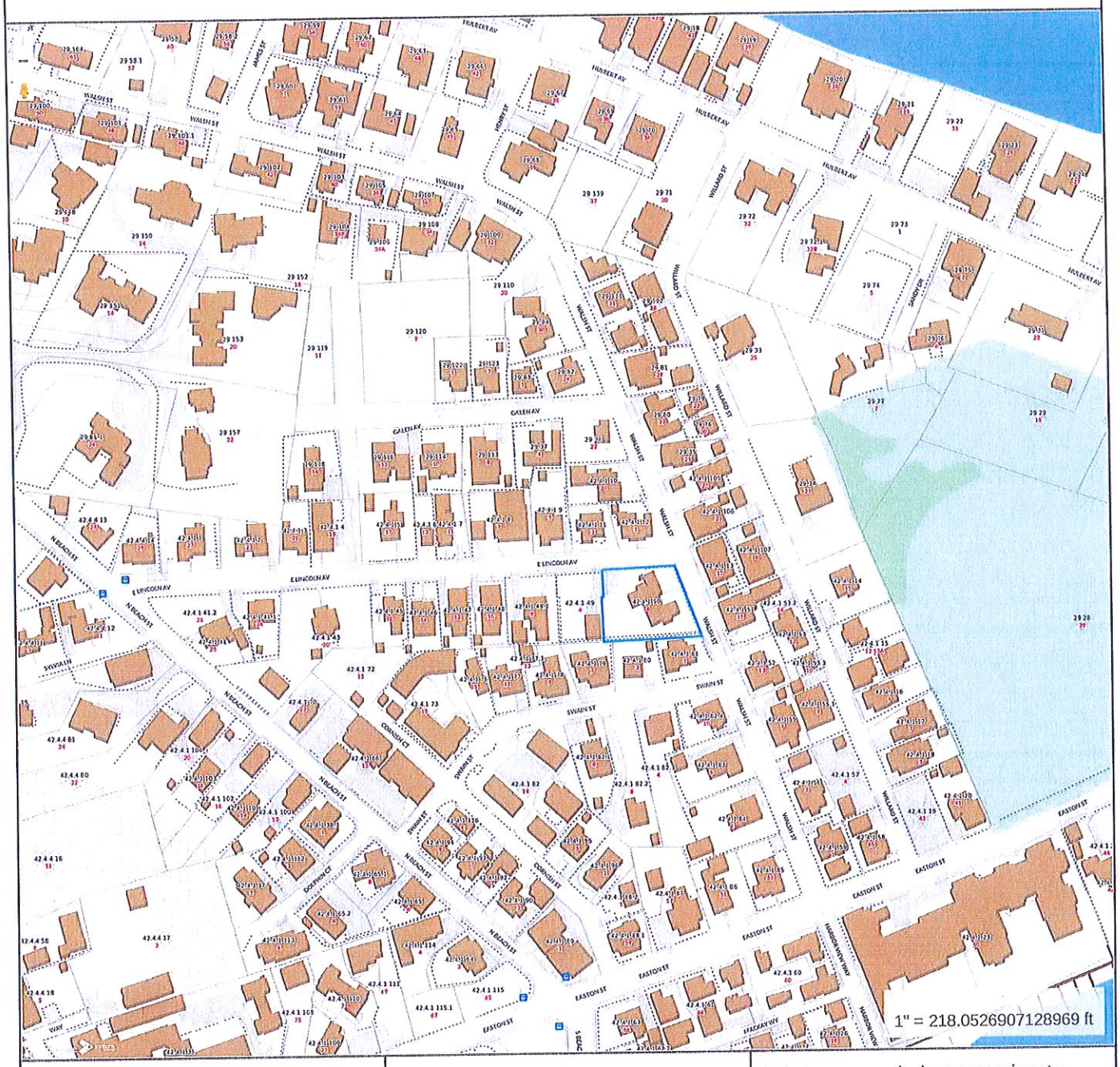
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9.23.24
Date

Town and County of Nantucket, MA

August 27, 2024



Property Information

Property ID	10318
Location	16 WALSH ST
Owner	CARR MARTHA A TRUSTEE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

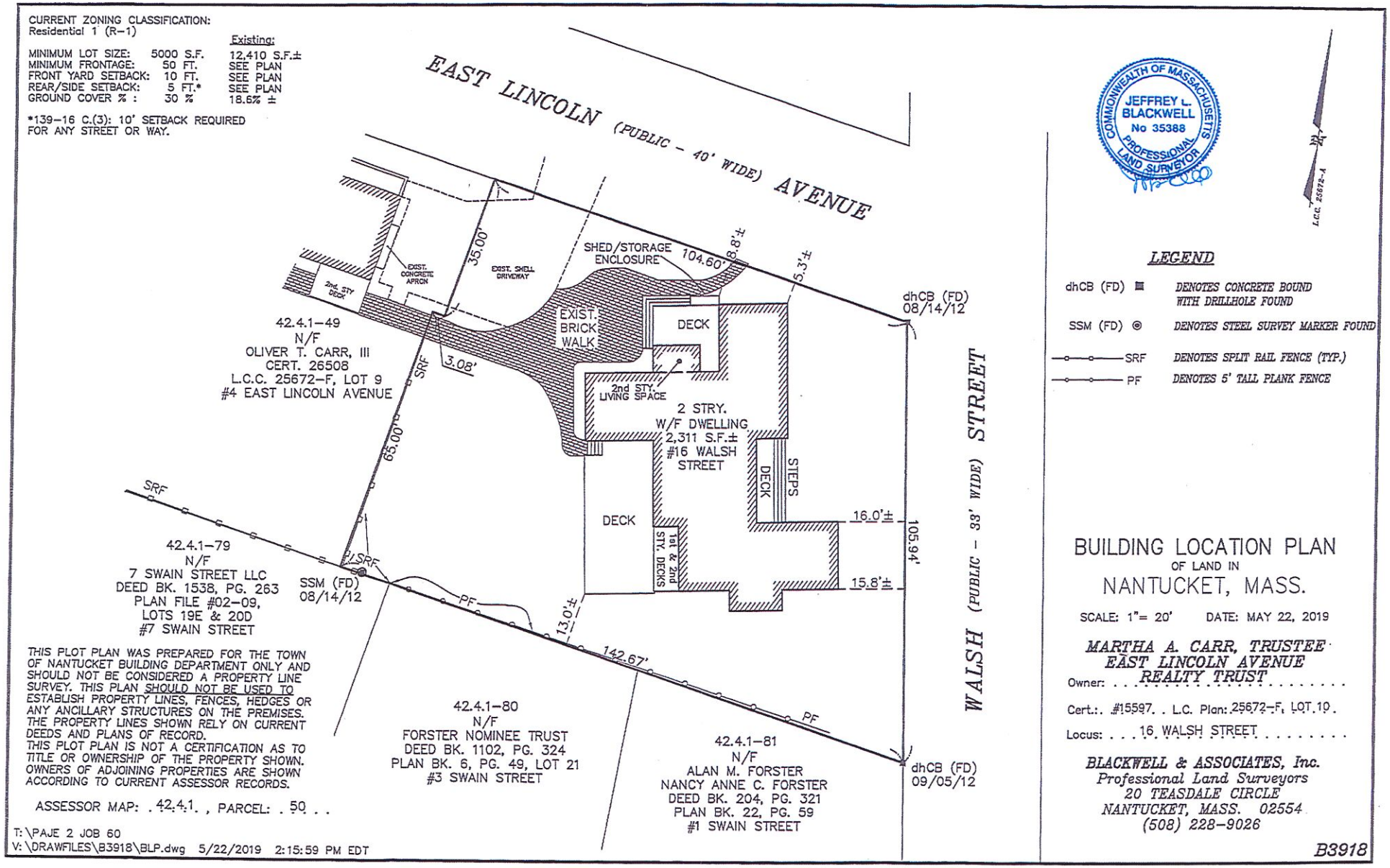
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

		Existing:
MINIMUM LOT SIZE:	5000 S.F.	12,410 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.*	SEE PLAN
GROUND COVER % :	30 %	18.6% ±

*139-16 C.(3): 10' SETBACK REQUIRED FOR ANY STREET OR WAY.



THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 42.4.1. , PARCEL: . 50 . .

T:\PAJE 2 JOB 60
V:\DRAWFILES\B3918\BLP.dwg 5/22/2019 2:15:59 PM EDT

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No 35388
PROFESSIONAL LAND SURVEYOR

L.C.C. 25672-A

LEGEND

dhCB (FD) ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
SSM (FD) ◎	DENOTES STEEL SURVEY MARKER FOUND
SRF	DENOTES SPLIT RAIL FENCE (TYP.)
PF	DENOTES 5' TALL PLANK FENCE

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: MAY 22, 2019

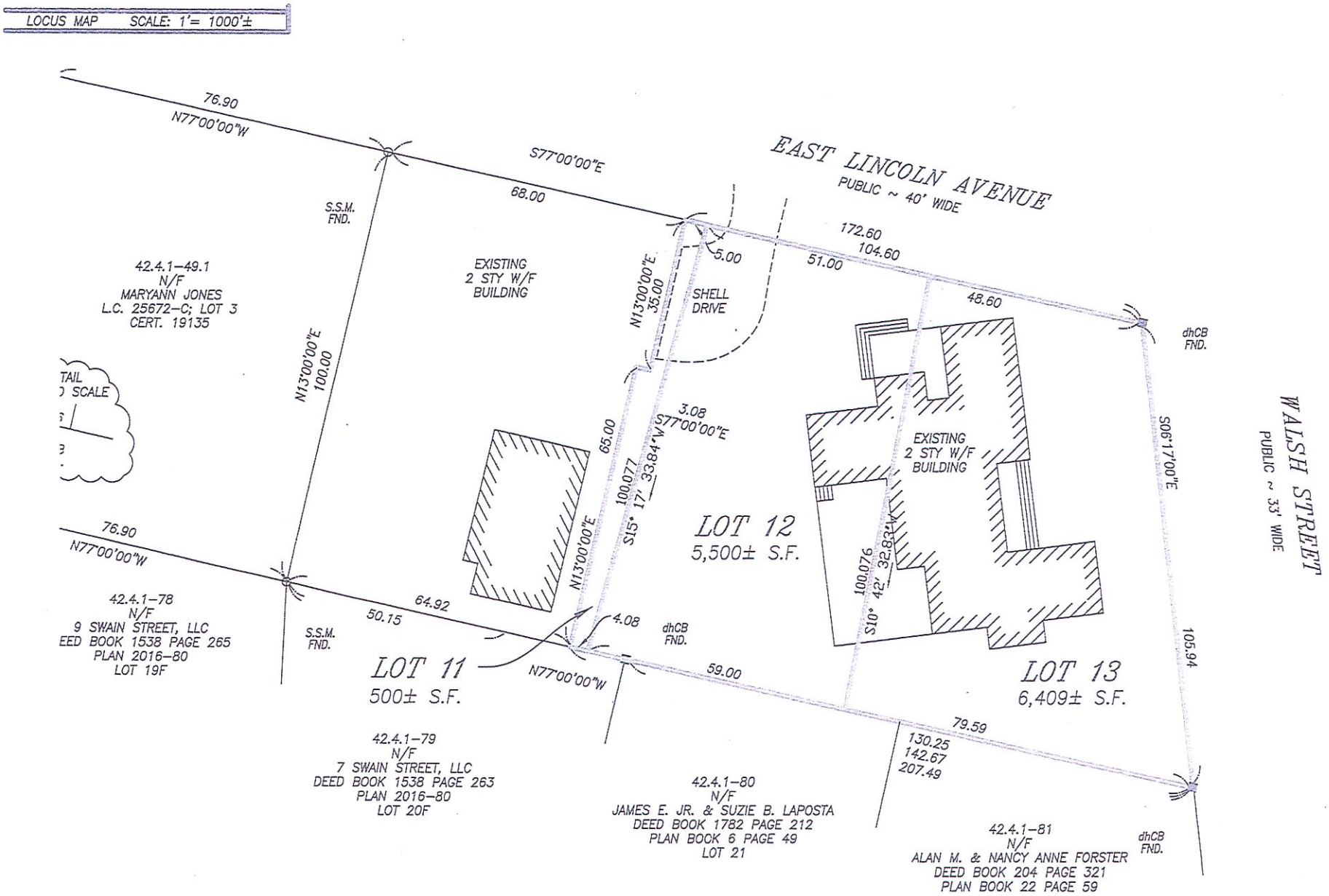
MARTHA A. CARR, TRUSTEE
EAST LINCOLN AVENUE REALTY TRUST
Owner: . . . . . .

Cert.: #15597 . . L.C. Plan: 25672-F, LOT 19 .

Locus: . . . 16 WALSH STREET . . . . . .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B3918

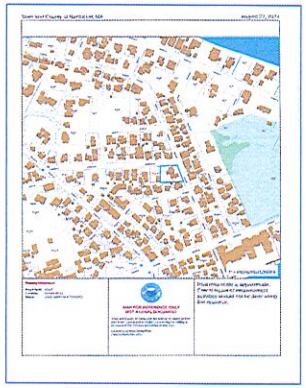

LOCUS MAP SCALE: 1'= 1000'±
EAST LINCOLN AVENUE
PUBLIC ~ 40' WIDE
WALSH STREET
PUBLIC ~ 33' WIDE
76.90
N77°00'00"W
S77°00'00"E
68.00
172.60
104.60
51.00
48.60
5.00
S.S.M. FND.
N13°00'00"E 35.00
SHELL DRIVE
dhCB FND.
S06°17'00"E
105.94
42.4.1-49.1
N/F
MARYANN JONES
L.C. 25672-C; LOT 3
CERT. 19135
EXISTING 2 STY W/F BUILDING
N13°00'00"E 100.00
3.08
S77°00'00"E
65.00
N13°00'00"E
100.077
S15° 17' 33.84"W
LOT 12
5,500± S.F.
EXISTING 2 STY W/F BUILDING
100.076
S10° 42' 32.82"W
76.90
N77°00'00"W
64.92
50.15
S.S.M. FND.
4.08
dhCB FND.
N77°00'00"W
59.00
LOT 11
500± S.F.
LOT 13
6,409± S.F.
79.59
130.25
142.67
207.49
42.4.1-78
N/F
9 SWAIN STREET, LLC
DEED BOOK 1538 PAGE 265
PLAN 2016-80
LOT 19F
42.4.1-79
N/F
7 SWAIN STREET, LLC
DEED BOOK 1538 PAGE 263
PLAN 2016-80
LOT 20F
42.4.1-80
N/F
JAMES E. JR. & SUZIE B. LAPOSTA
DEED BOOK 1782 PAGE 212
PLAN BOOK 6 PAGE 49
LOT 21
42.4.1-81
N/F
ALAN M. & NANCY ANNE FORSTER
DEED BOOK 204 PAGE 321
PLAN BOOK 22 PAGE 59
dhCB FND.

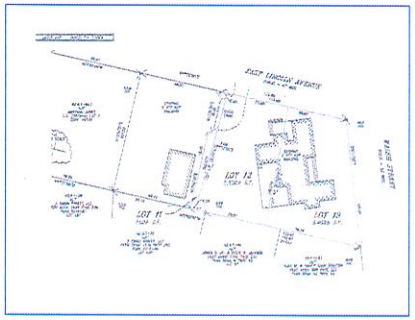
EXISTING SITE
DRAWING INDEX

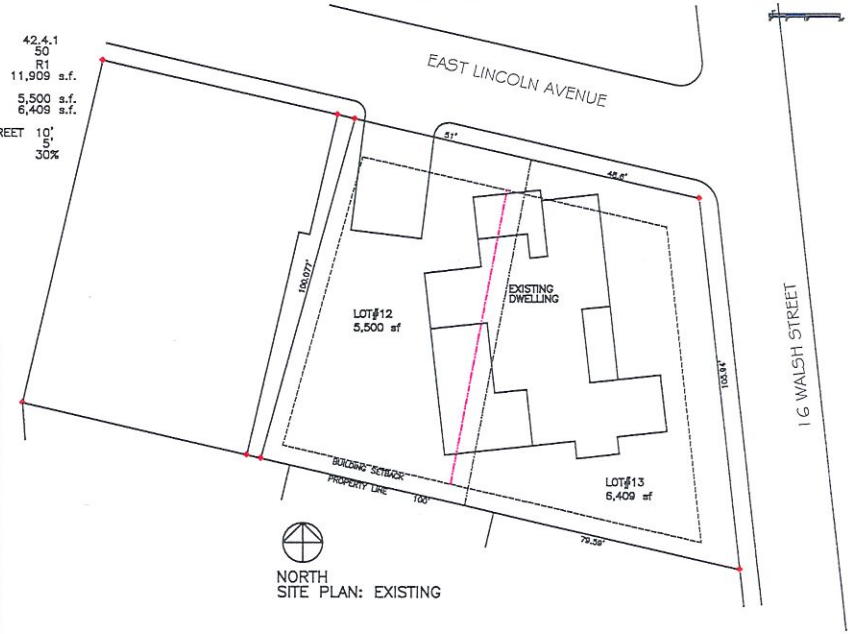
1 SITE PLAN
ZONING INFO.
2 ORIGINAL BUILDING DATE INFO.
3 EXISTING EXTERIOR PHOTOGRAPHS
4 EXISTING INTERIOR PHOTOGRAPHS #1
5 EXISTING INTERIOR PHOTOGRAPHS #2

LOCUS MAP
16 WALSH STREET

MAP NO.	42.4.1
PARCEL NO.	50
ZONING CLASSIFICATION	R1
LOT AREA: EXISTING	11,909 s.f.
PROPOSED LOTS:	
LOT 12	5,500 s.f.
LOT 13	6,409 s.f.
SETBACKS:	
FRONT YARD@ANY STREET	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	
EXISTING G.C.	
PROPOSED G.C.	







NORTH
SITE PLAN: EXISTING



16 WALSH STREET STREET/EAST VIEW



WALSH & E. LINCOLN AVE. CORNER VIEW



E. LINCOLN AVE. NORTH VIEW



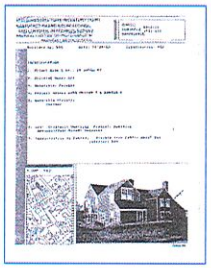
E. LINCOLN AVE. NORTH VIEW



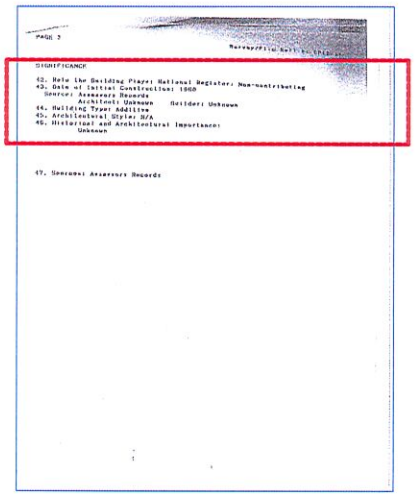
E. LINCOLN AVE. WEST VIEW



E. LINCOLN AVE. WEST VIEW







SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
CARR/EITAN PROPERTY
16 WALSH STREET
NANTUCKET, MA

JOB NO
DEMO/MOVE-OFF
EXISTING DWELLING

NOTES
HDC
CERT. NO.

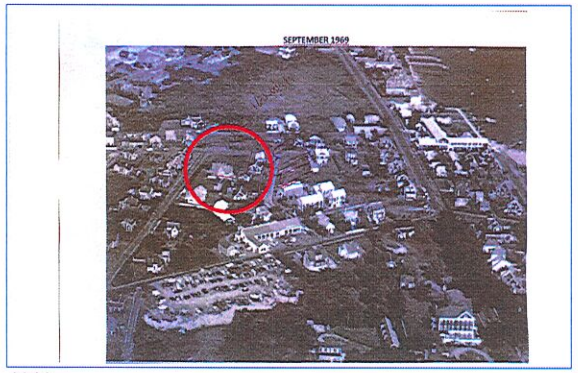
COPYRIGHT SCI 2024

TITLE
DRAWING INDEX
SITE PLAN
PROPERTY PHOTOS
ZONING INFO.

DATE
09-24-2024

SCALE
1/16"=1'0"

1



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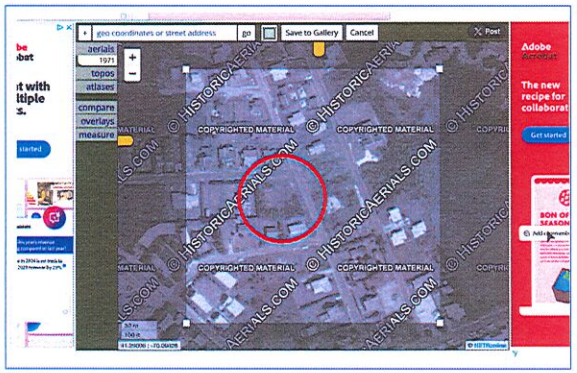

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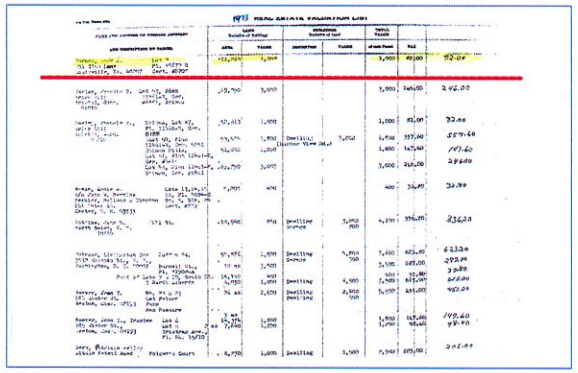

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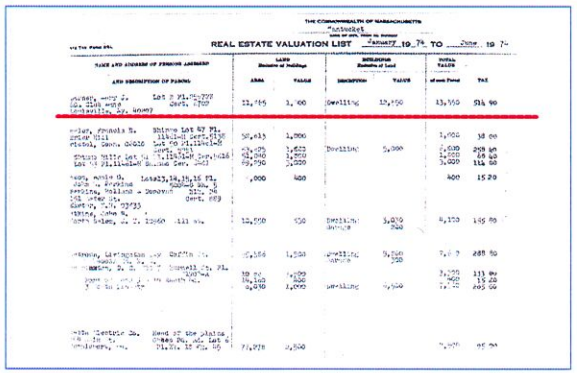

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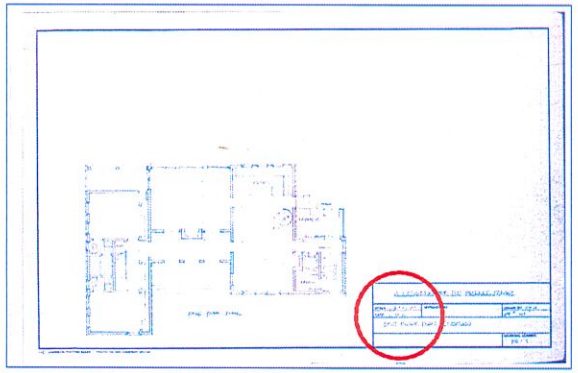

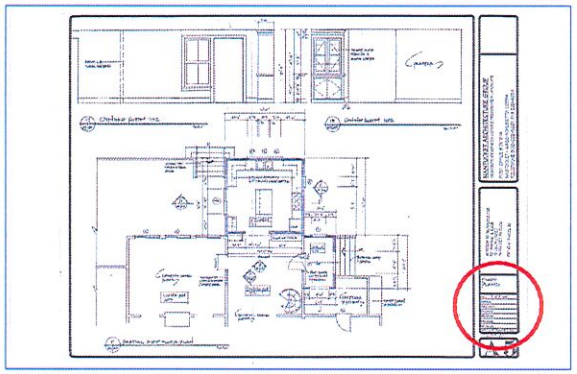

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050

PROJECT
CARR/HITAN PROPERTY
16 WALSH STREET
NANTUCKET, MA

DEMO/MOVE-OFF
EXISTING DWELLING

JOB NO

NOTES
HDC
CERT. NO.

COPYRIGHT SCI 2024

TITLE
ORIGINAL BUILD
DATE @ 1973

DATE
11-17-2024

SCALE
NONE

2

EAST LINCOLN AVE. STREET/WEST VIEW

EAST LINCOLN AVE. SIDE YARD/WEST VIEW

16 WALSH STREET SIDE YARD/SOUTH VIEW

EAST LINCOLN AVE. ENTRY DETAIL

SIDE YARD/WEST VIEW

16 WALSH STREET STREET/EAST VIEW

EAST LINCOLN AVE. SIDE YARD/WEST VIEW

PORCH DETAIL SIDE YARD/WEST VIEW

16 WALSH STREET STREET/EAST VIEW

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HDC
CERT. NO.

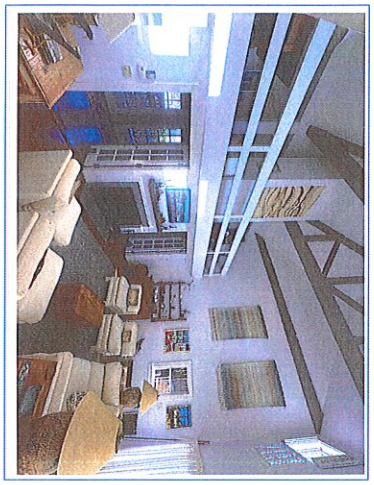
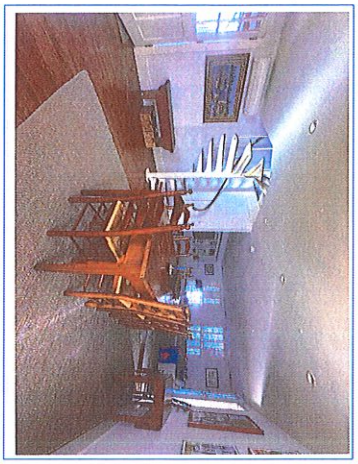
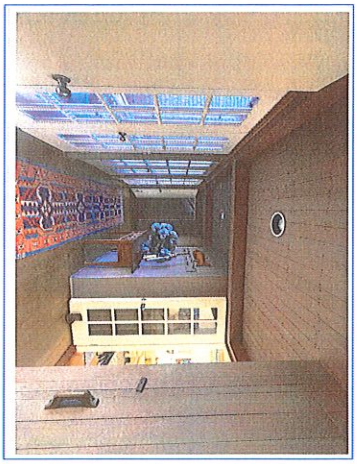
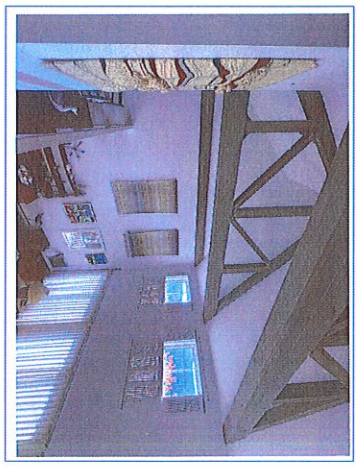
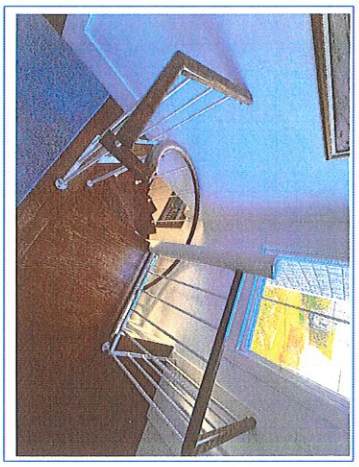
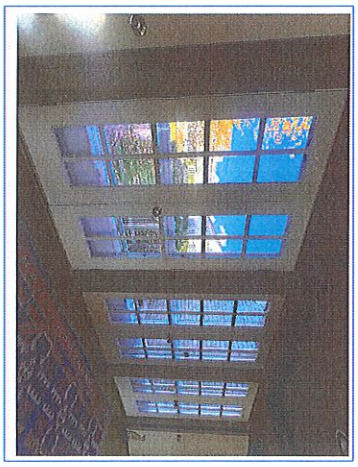
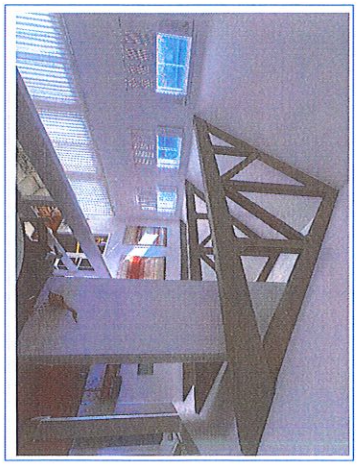
COPYRIGHT SEPT 2024

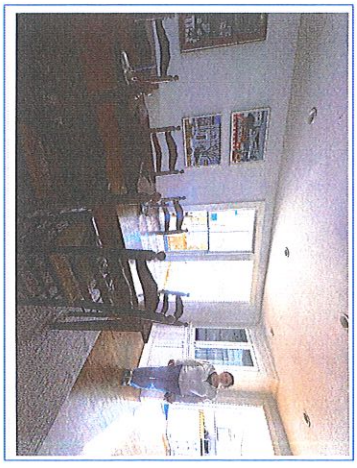
TITLE
EXISTING
EXTERIOR
PHOTOGRAPHS

DATE
11-17-2024

SCALE
NONE

3



PROJECT	CARR/EITAN PROPERTY 16 WALSH STREET NANTUCKET, MA
JOB NO	DEMO/MOVE-OFF EXISTING DWELLING
NOTES HDC CERT. NO.	
COPYRIGHT SCI 2024	
TITLE EXISTING INTERIOR PHOTOGRAPHS #1	
DATE 11-17-2024	
SCALE NONE	4

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02584

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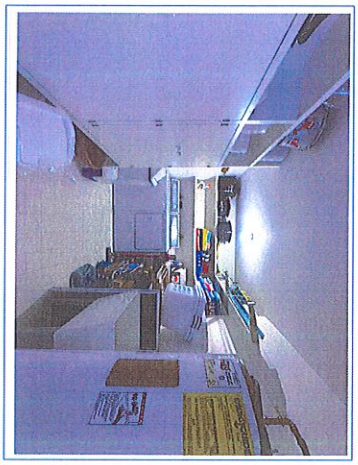
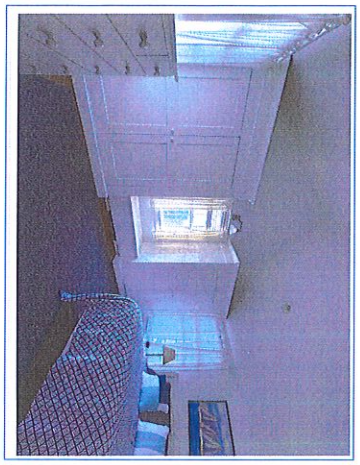
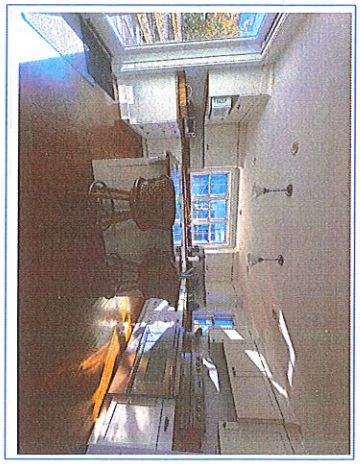
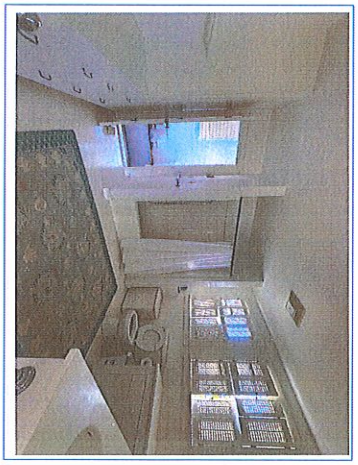
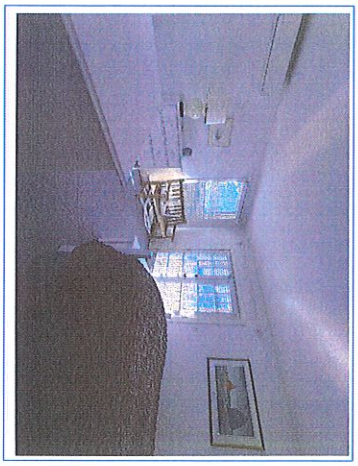

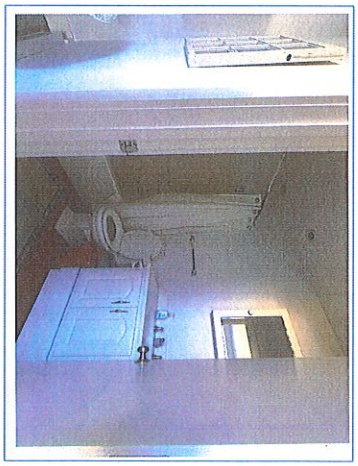
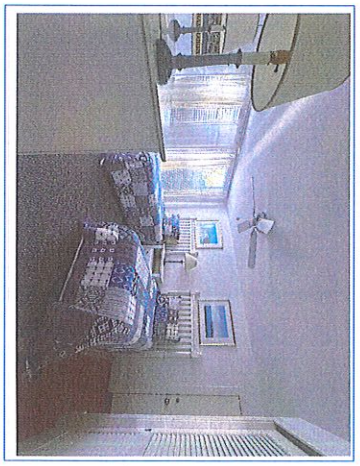
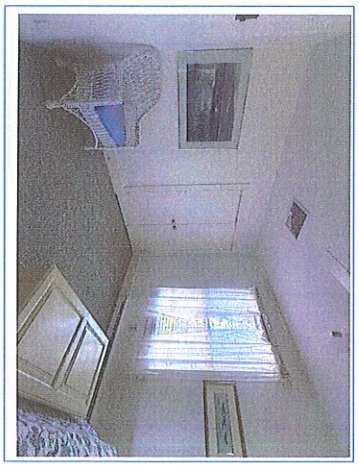

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DATE	11-17-2024
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TITLE	EXISTING INTERIOR PHOTOGRAPHS #2
COPYRIGHT SCT 2024	
NOTES	
HDC CERT. NO.	
PROJECT	CARR/EITAN PROPERTY 16 WALSH STREET NANTUCKET, MA
JOB NO	DEMO/MOVE-OFF EXISTING DWELLING

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP12-15
MAP/PARCEL#: 4241-050

Recorded by: WAS Date: 03/28/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 16 WALSH ST

2. Building Name: N/A

3. Ownership: Private

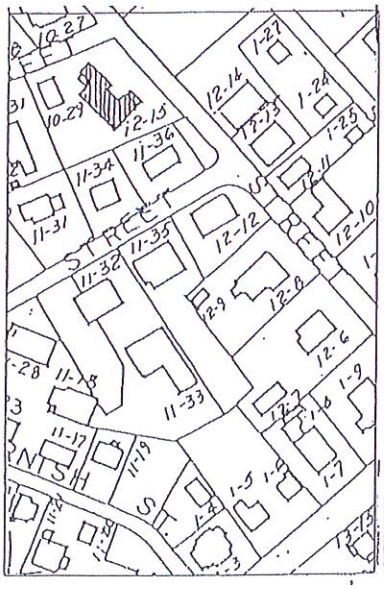
4. Present Owner: CARR OLIVER T & MARTHA A

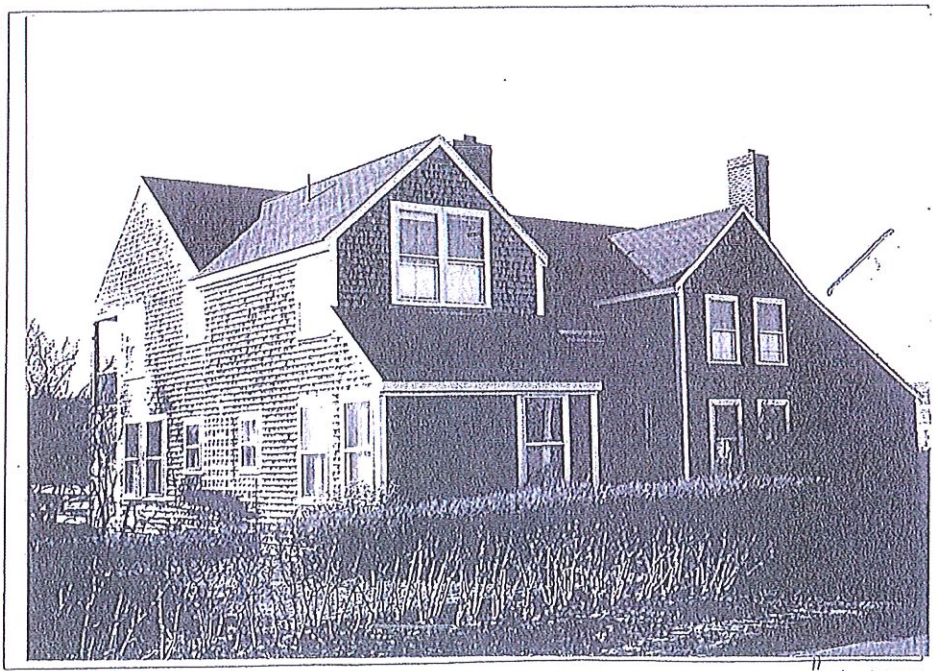
5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 70
12. Setback from Street (ft.):30
13. Orientation to Street Address: Ridge Parallel,Gabled
14. Surroundings: Residential,Scattered Buildings
15. Related Outbuildings and Property: BP10-29,Garage, Parking,Deck,Landscape Features
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 2
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2

36. Porch: Rear
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Excellent
40. Integrity: Original Site
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1960
  Source: Assessors Records
  Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
  Unknown

47. Sources: Assessors Records

ADDRESS: 7 North Pasture Lane
DATE HEARD: October 15, 2024
SITTING BOARD: SW/RP/AM/VO/CT
Alt - CP/JP

RE-SITE GARAGE

Historic District Commission
OLD BUSINESS CHECKLIST

RECEIVED
NOV 21 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:
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If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 11/21/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 2024-09-11 204
	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
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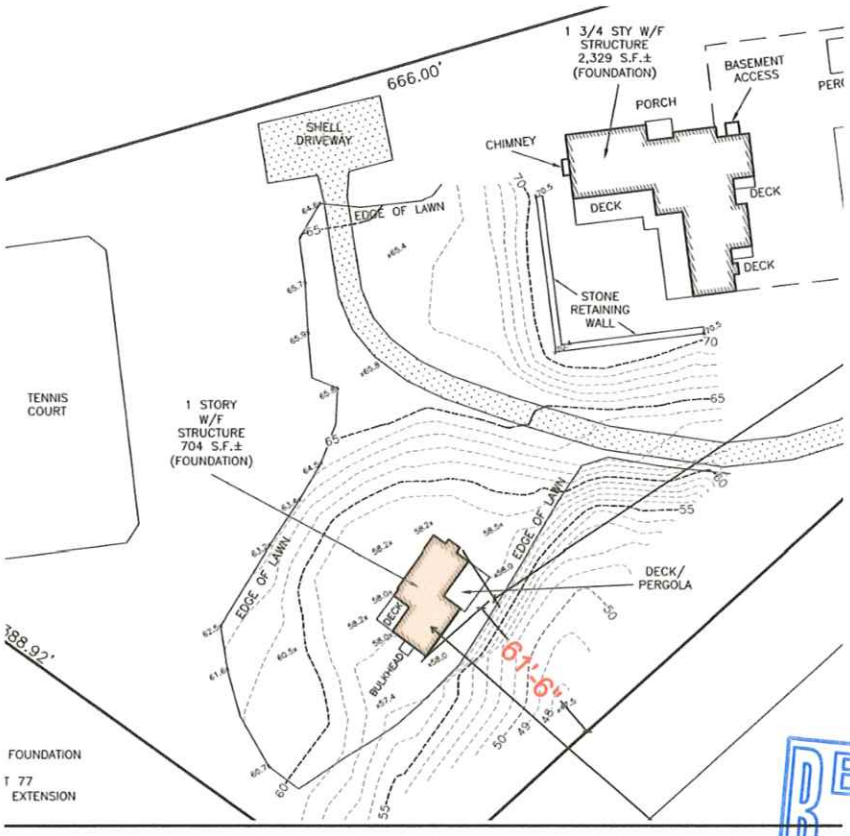
7 NORTH PASTURE LANE – EXISTING LOCATION – FRONT ELEVATION AT 59'4" FL



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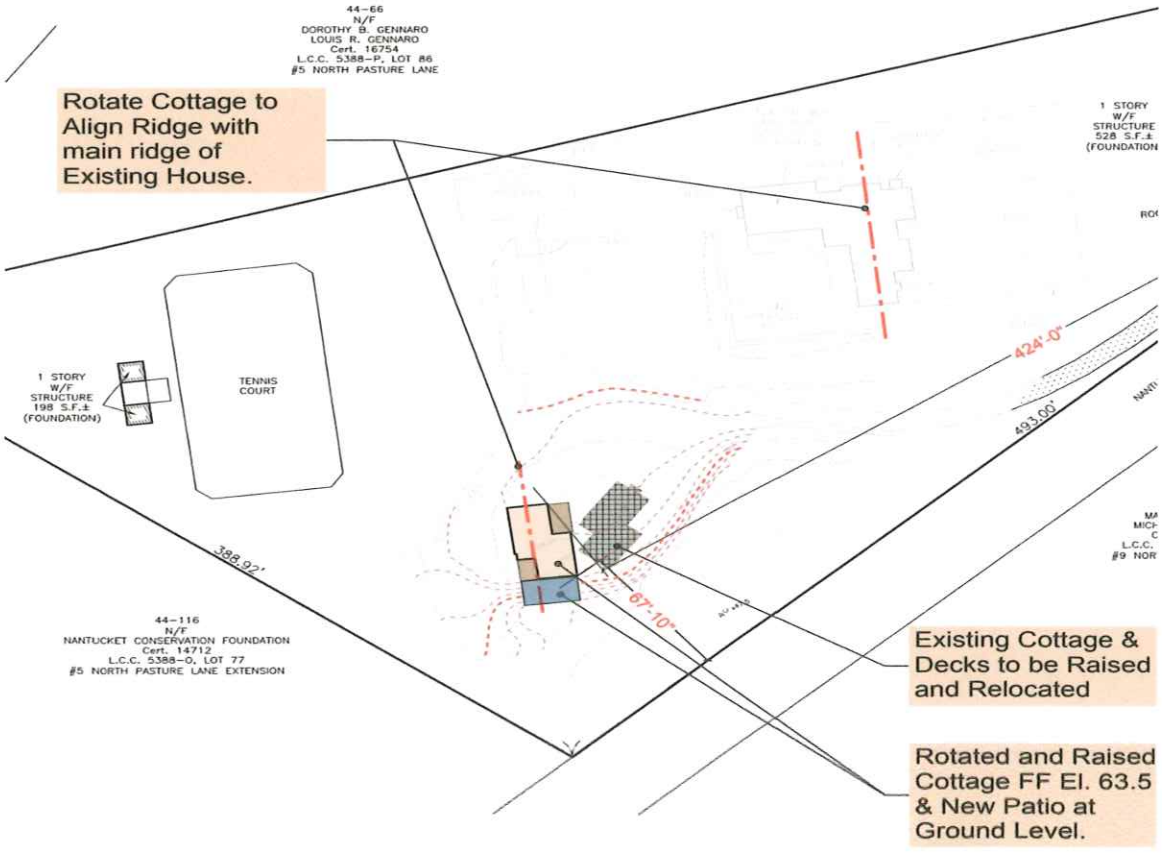
PROPOSED LOCATUON AND ROTATION 65'4"



7 NORTH PASTURE LANE

RAISING THE COTTAGE GRADE TO LEVEL OF THE DRIVEWAY WHICH IS AT E 62 AND THE HOUSE IS ABOUT E 54 – OWNERS ARE ELDERLY AND THERE IS A SIGNIFICANT GRADE CHANGE FROM THE PRIMARY DWELLING WHICH IS AT E 68-70 – COTTAGE IS NOT VISIBLE FROM NORTH PASTURE LANE AS IT WILL CONTINUE TO BE BELOW THE GRADE OF THE HOUSE AND IS ABOUT 386 FEET FROM THE ROAD



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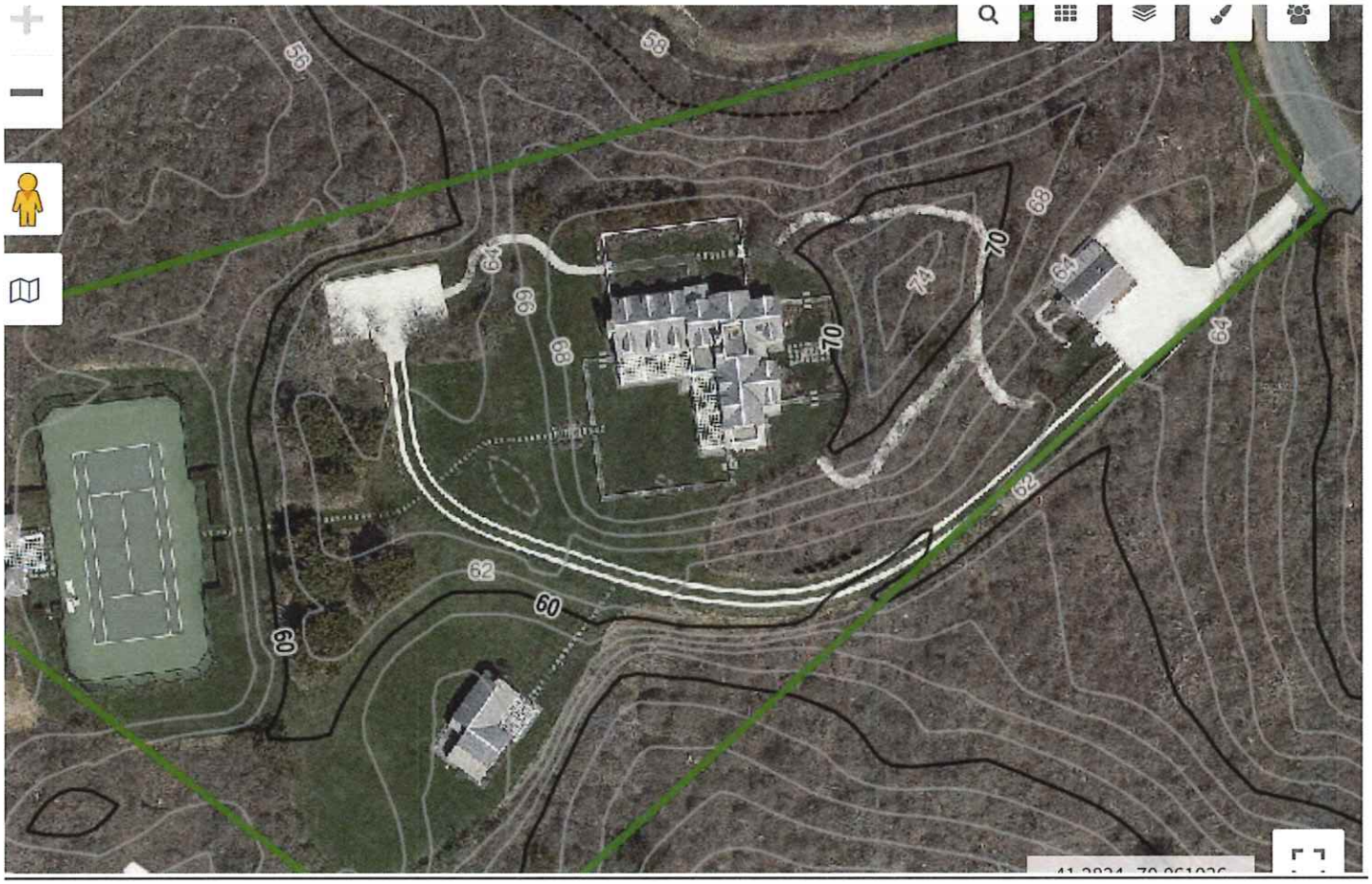

56
58
64
66
68
70
74
62
60


387 Feet

VIEW OF PROPERTY FROM NORTH PASTURE LANE





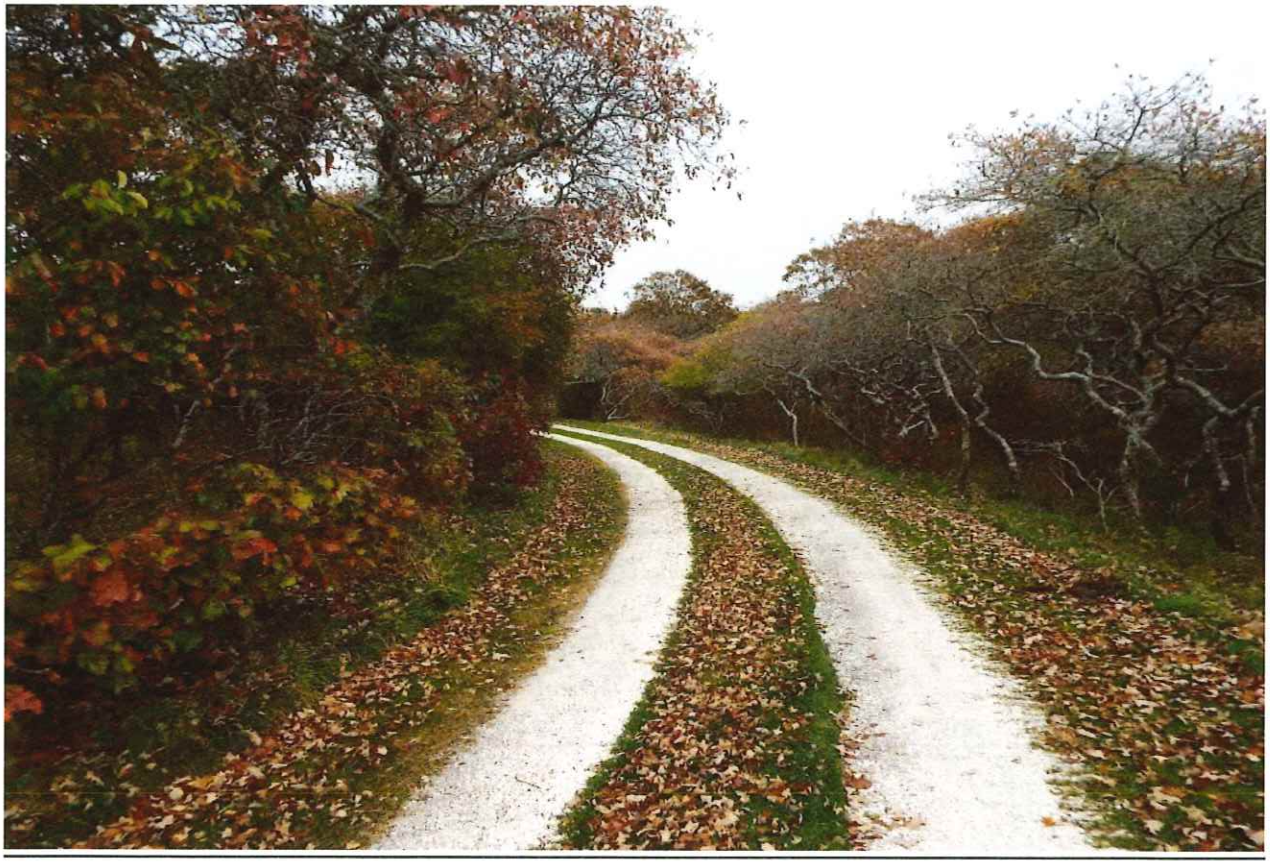




LONG DRIVEWAY TO THE REAR OF THE PROPERTY WHERE HOUSE & COTTAGE ARE LOCATED



LOOKING BACK TOWARDS NORTH PASTURE LANE



PRIMARY DWELLING AT ELEVATION 68/70



SLOOP DOWN TO THE DRIVEWAY BETWEEN THE PRIMARY DWELLING AND COTTAGE



COTTAGE ON THE LEFT



COTTAGE





HEIGHT POLES SHOWING THE NEW ROTATED LOCATION AND FINAL HEIGHT ONCE GRADE IS RAISED TO FILL IN THE BOWL





ABUTTING NO DISTURB VEGETATIVE BUFFER



NEW LOCATIONG OF COTTAGE AS IT ROTATES AND THE GRADE CHANGES



NO DISTURB BUFFER IN THE REAR/SOUTH



FILL IN THE LOW BOWL SECTION TO LEVEL WITH DRIVEWAY









Proposed Relocation/Renovations
Flaster Cottage
7 North Pasture Lane
Nantucket, MA 02554



PROJECT SITE
7 North Pasture Lane

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By

LIST OF DRAWINGS		DATE ISSUED	DATE REVISED
CVR	COVER SHEET	~~09/22/24~~	11/20/24
SITE.1	EXISTING SITE PLAN	11/20/24	
Site.2	PROPOSED SITE PLAN	11/20/24	
PH.1	PHOTOGRAPHIC CTX.-1	09/22/24	
PH.2	PHOTOGRAPHIC CTX.-2	09/22/24	
A.1	FIRST FLOOR PLAN	09/22/24	
A.2	PROP. LOWER-LEVEL PLAN	09/22/24	
A.3	PROPOSED NORTH ELEV.	11/20/24	
A.4	PROPOSED WEST ELEV.	~~09/22/24~~	11/20/24
A.5	PROP. SOUTH ELEVATION (Window/Door Schedule)	~~09/22/24~~	11/20/24
A.6	PROP. WEST ELEVATION	11/20/24	

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9. Provide Smoke and CO2 monitoring throughout.

gbda

Proposed Renovations
7 North Pasture Lane
Nantucket, MA 02554

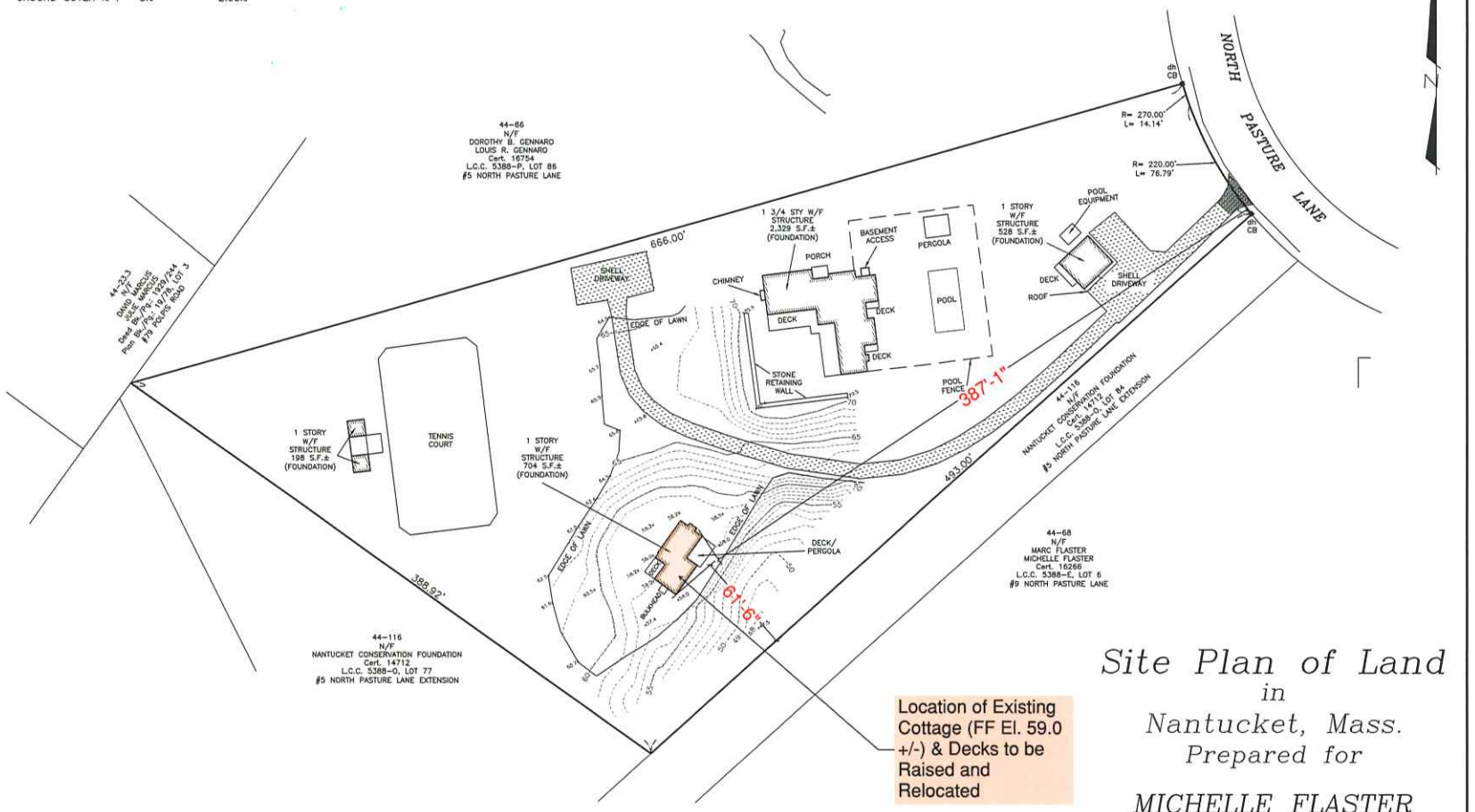
Date: 09/20/24
Rev.: 11/20/24
Drw by: GAB
Scale: As Noted

cvr

RECEIVED
NOV 21 2024
By

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

		Existing:
MINIMUM LOT SIZE:	120,000 S.F.	122,800± S.F.
MINIMUM FRONTAGE:	200 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER % :	3%	2.90%



Location of Existing Cottage (FF El. 59.0 +/-) & Decks to be Raised and Relocated

Site Plan of Land
in
Nantucket, Mass.
Prepared for
MICHELLE FLASTER

Scale: 1"= 40' November 01, 2024

OWNER INFORMATION

MICHELLE FLASTER, TRUSTEE
MICHELLE FLASTER NANTUCKET QPRT
CERT. OF TITLE #24626
L.C.C. 5388-E, LOT 7
ASSESSOR'S MAP 44, PARCEL 67
#7 NORTH PASTURE LANE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

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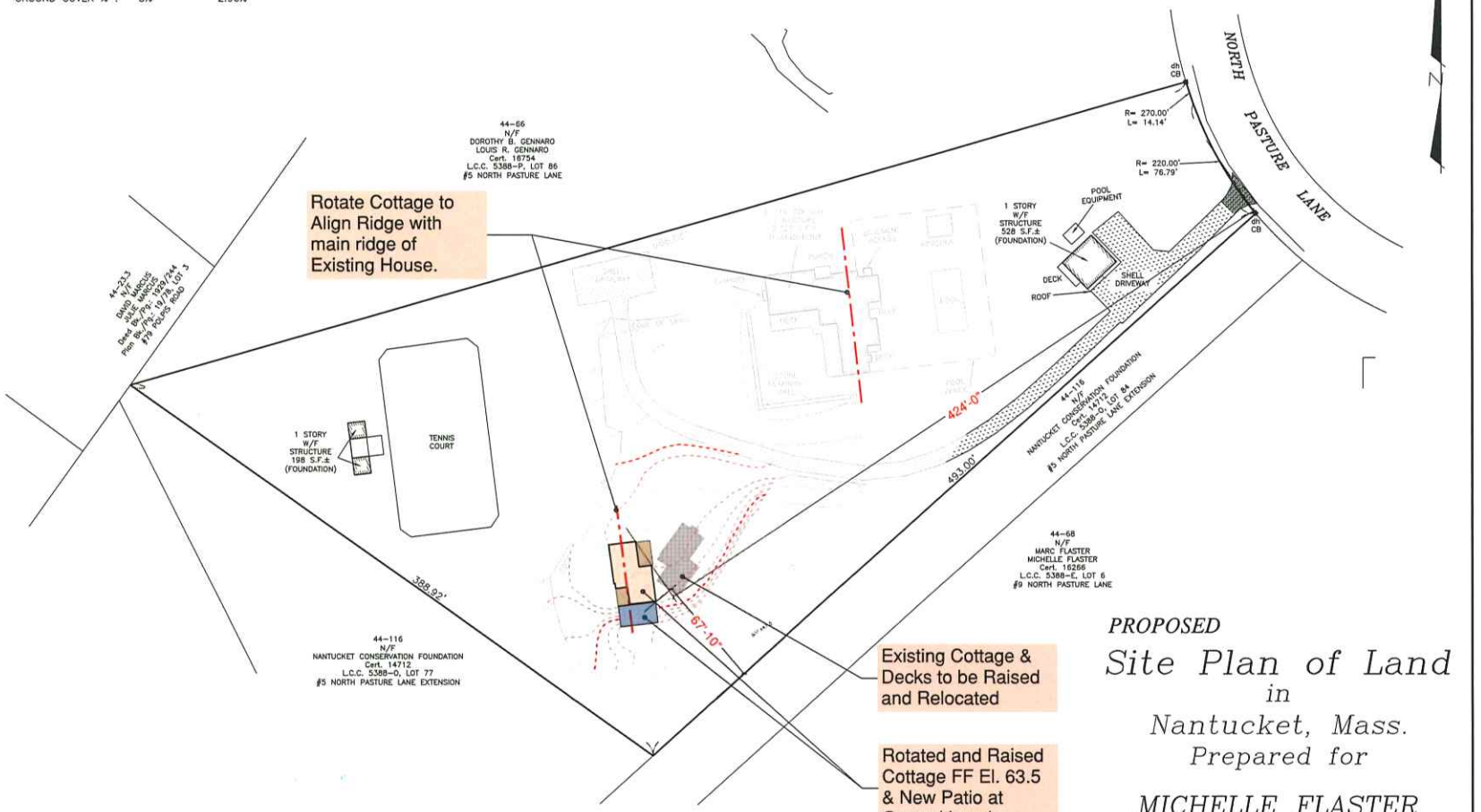

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V:\DRAWFILES\B3133\CARLSON_SP.dwg 11/1/2024 14:23:42



EXISTING NORTH-EAST ELEVATION

Note: False chimney to remain. Fireplace extension to be removed. Patched side-walling to match existing house.



EXISTING NORTH-WEST ELEVATION

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FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.1



EXISTING SOUTH-WEST ELEVATION



EXISTING SOUTH-EAST ELEVATION

Note: Ridge of Main House visible in the background. Proposed rotation of Cottage Primary Ridge to align parallel with that.

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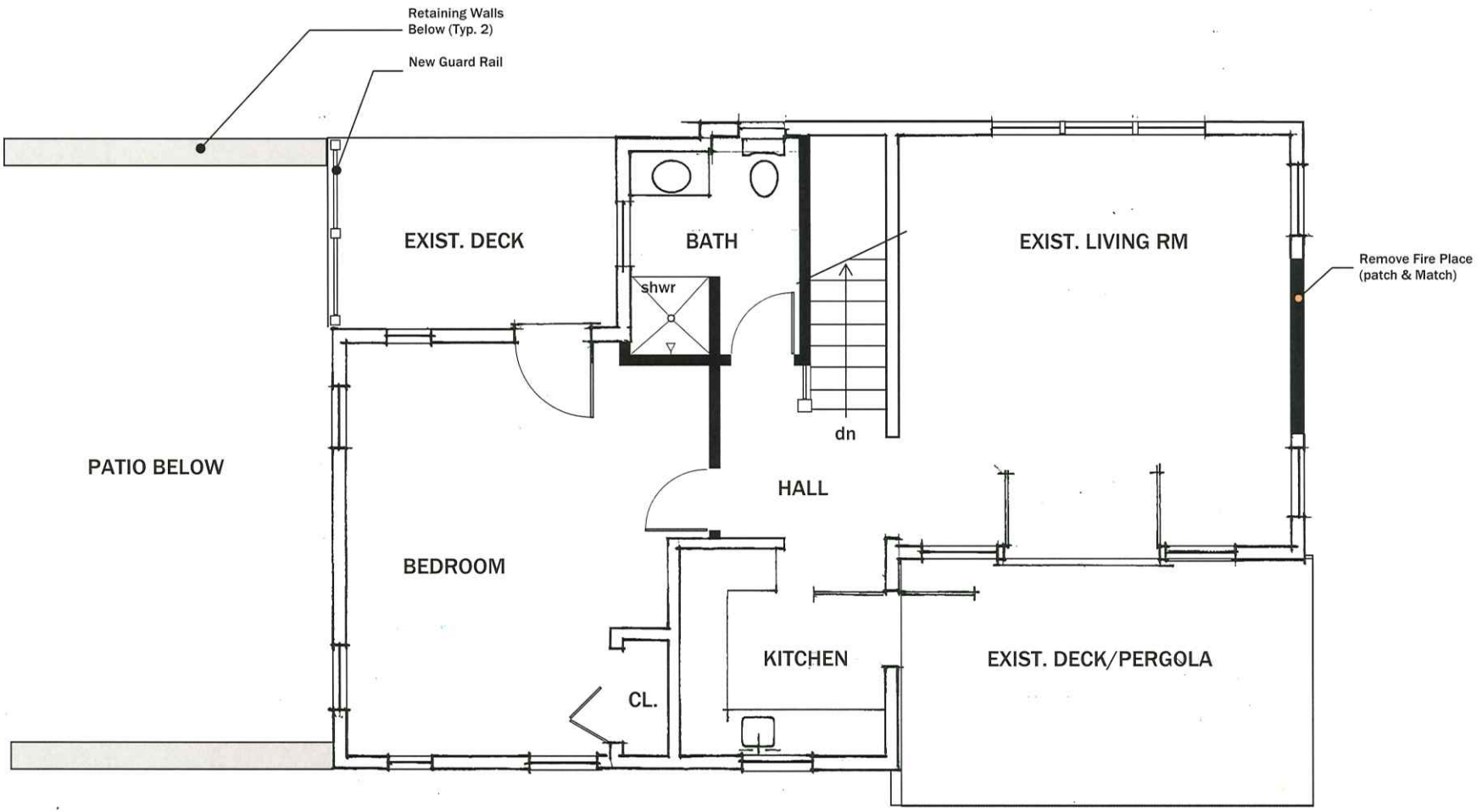
gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.2



FIRST FLOOR PLAN

1/4" = 1'=0"

NOTE: New Partitions are Shaded

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

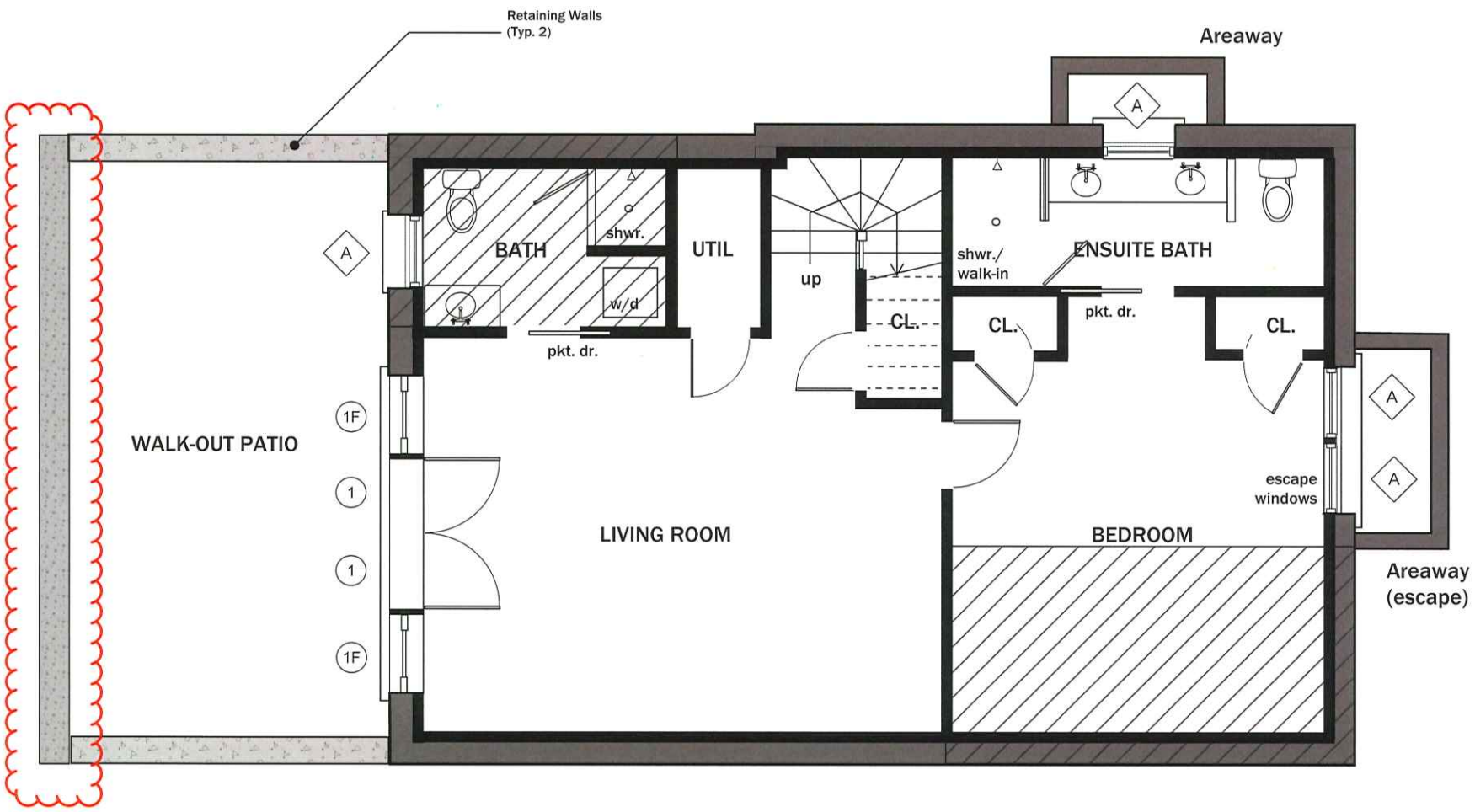
Date: 9/22/24

Rev.:

Drw by: GAB

Scale: 1/4"

A.1



PROPOSED LOWER LEVEL PLAN

1/4" = 1'=0"

NOTE: Hatched Areas are Open Decks Above.

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed Lower Level Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.2



EXISTING NORTH - EAST (Proposed North) ELEVATION
1/4" = 1'-0" (Minor Change)

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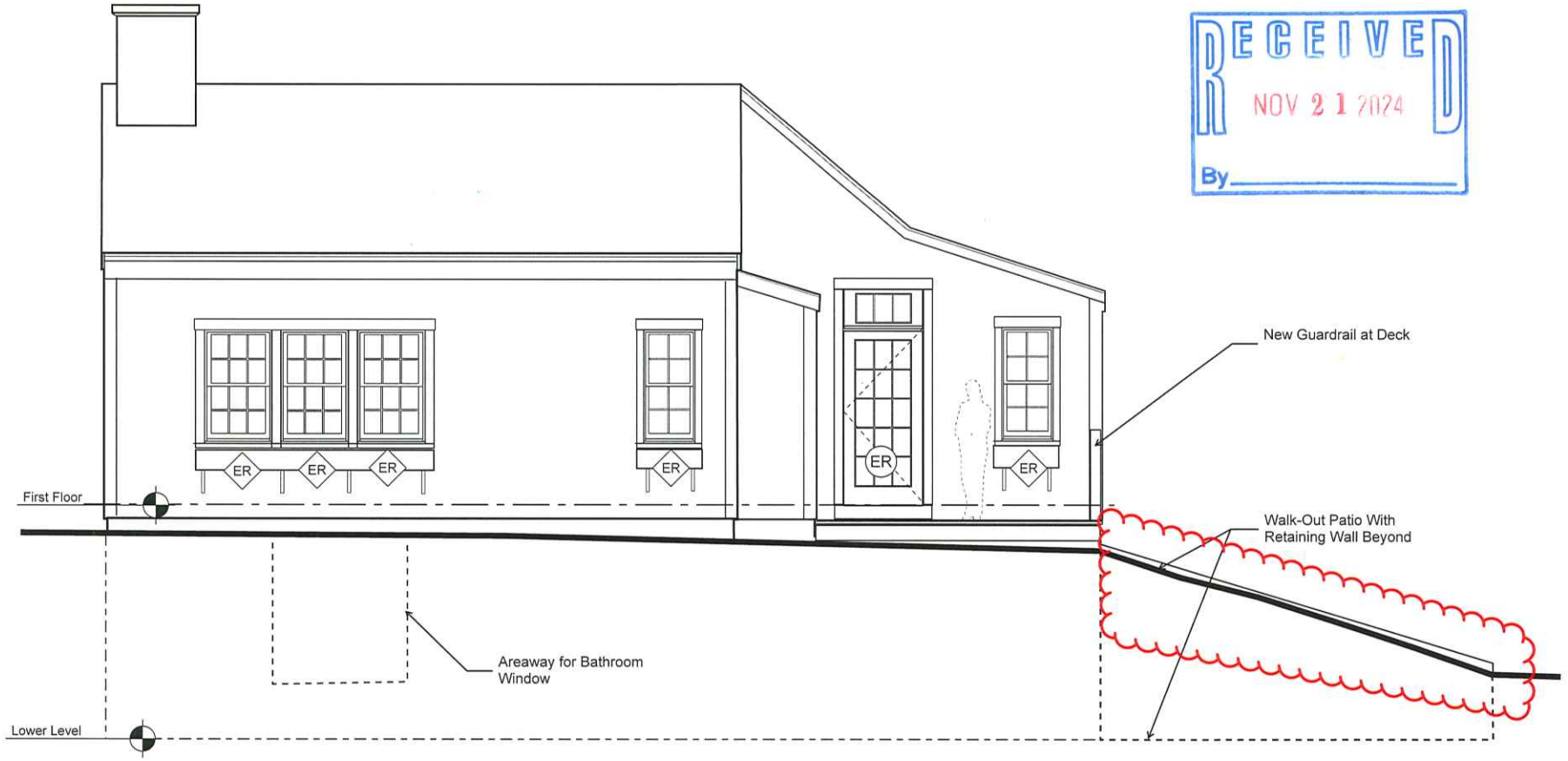
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed South Elevation

Date: 9/22/24
Rev.: 11/20/24
Drw by: GAB
Scale: 1/4"

A.3



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EXISTING NORTH-WEST (Proposed West) ELEVATION
1/4" = 1'=0"

gbda

FLASTER COTTAGE
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Proposed West Elevation

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Scale: 1/4"

A.4

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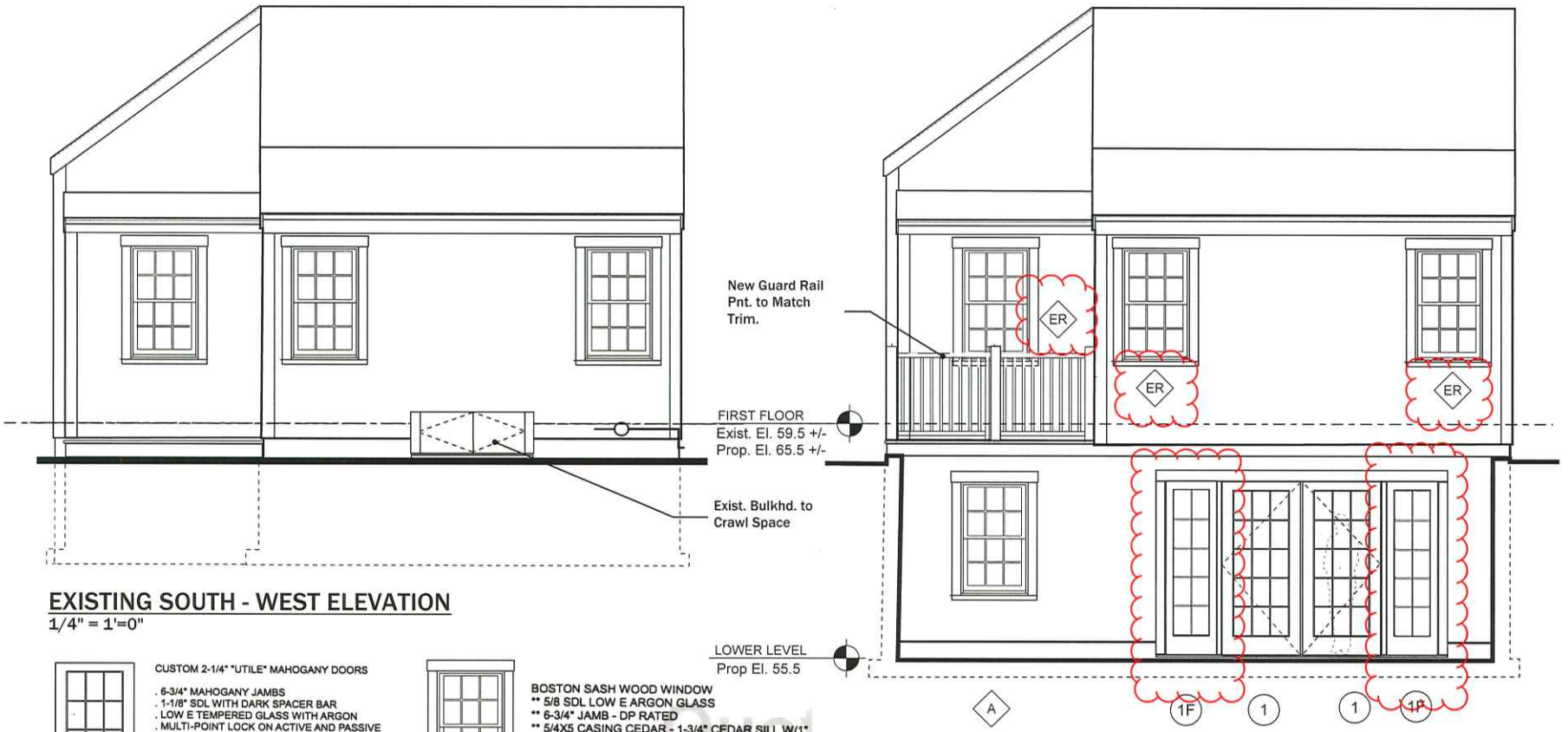

EXISTING SOUTH - WEST ELEVATION

1/4" = 1'=0"

PROPOSED SOUTH (Rear) ELEVATION

1/4" = 1'=0"

NOTE 1: Side-walling and trim to match existing cottage.
NOTE 2: Screens not shown on French Doors for Clarity.

DOOR/WINDOW SCHEDULE

1

CUSTOM 2-1/4" "UTILE" MAHOGANY DOORS

. 6-3/4" MAHOGANY JAMBS
. 1-1/8" SDL WITH DARK SPACER BAR
. LOW E TEMPERED GLASS WITH ARGON
. MULTI-POINT LOCK ON ACTIVE AND PASSIVE PANELS
. FINISH HANDLE SETS BY OTHERS
. 5/4" X 5" CASING
. SOLID MAHOGANY SILL
. PREHUNG-MAHOGANY FULLVIEW COMBINATION OR SCREEN DR
. FULL VIEW STYLE, WITH REMOVABLE TEMP GLASS INSERT AND SCREEN INSERT
. BALDWING BRASS BALL BEARING HINGES
. PRE-FINISHED WHITE EXTERIOR ON DOORS
. PRE-FINISHED WHITE EXTEIOR ON ALL SURFACES ON COMBINATION DOORS AND INSERTS
. PRIMED INTERIOR OF PRIMARY DOORS

A

BOSTON SASH WOOD WINDOW
** 5/8 SDL LOW E ARGON GLASS
** 6-3/4" JAMB - DP RATED
** 5/4X5 CASING CEDAR - 1-3/4" CEDAR SILL W/1" HORNS
** PREFINSIHED EXT./PRIMED INTERIOR
** WOOD PREFIN HALF SCRNS W/BUDGET HARDWARE

ER ER Exist. Remain Door/Window

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed South Elevation

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.5



EXISTING SOUTH-EAST (Proposed East) ELEVATION

1/4" = 1'-0"

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed West Elevation

Date: 9/22/24

Rev.: 11/20/24

Drw by: GAB

Scale: 1/4"

A.6

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HDC SPECIAL ACT LANGUAGE RELATED TO VISIBILITY

SECTION 2A

"open to view from a beach, a public way, a traveled way, a street or way shown on a land court plan or shown on a plan recorded in the Registry of Deeds, a proprietor's road, a street or way shown on a plan approved and endorsed in accordance with the Subdivision Control Law, a public park or a public body of water, and shall include but not be limited to, the architectural style and general arrangement and setting thereof; the kind, color and texture of exterior building materials; the color of paint or other materials applied to windows, doors, lights, signs, trim, gutters, leaders, louvers, vents, exterior surfaces and type and style of roofs, porches, decks, staircases, steps, balconies, roof walks and other appurtenant exterior fixtures.

ADDRESS: 7 NORTH PASTURE LANE
DATE HEARD: October 15, 2024
SITTING BOARD: SW/AM/RP/VO/CT
ALT- CP/JP

HARDSCAPE
44-67

Historic District Commission
OLD BUSINESS CHECKLIST

RECEIVED
NOV 21 2024
By

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

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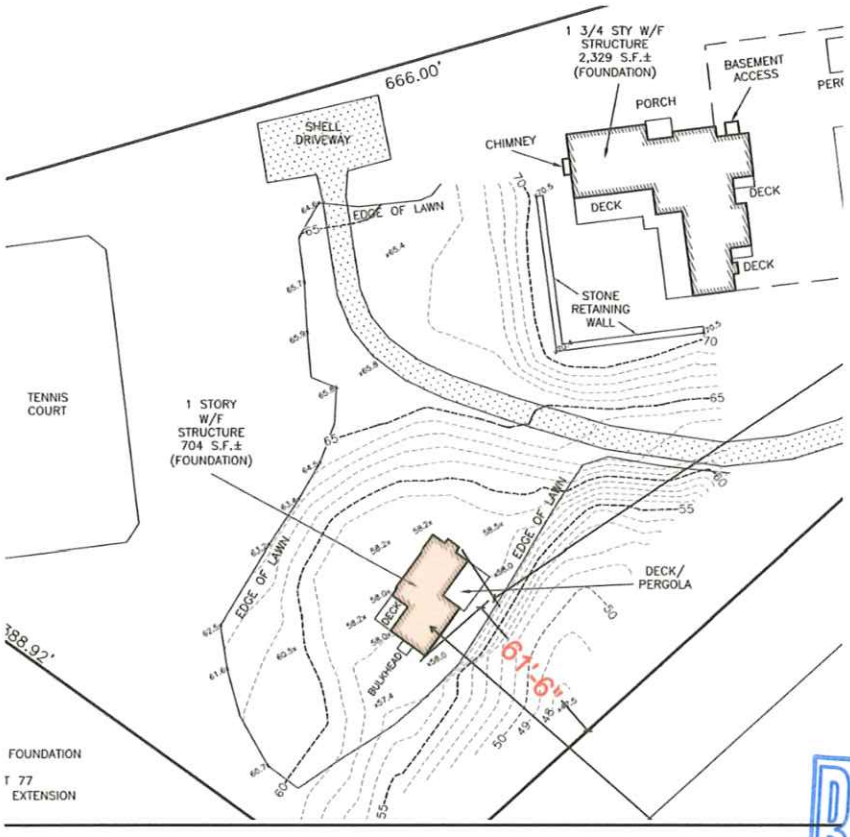

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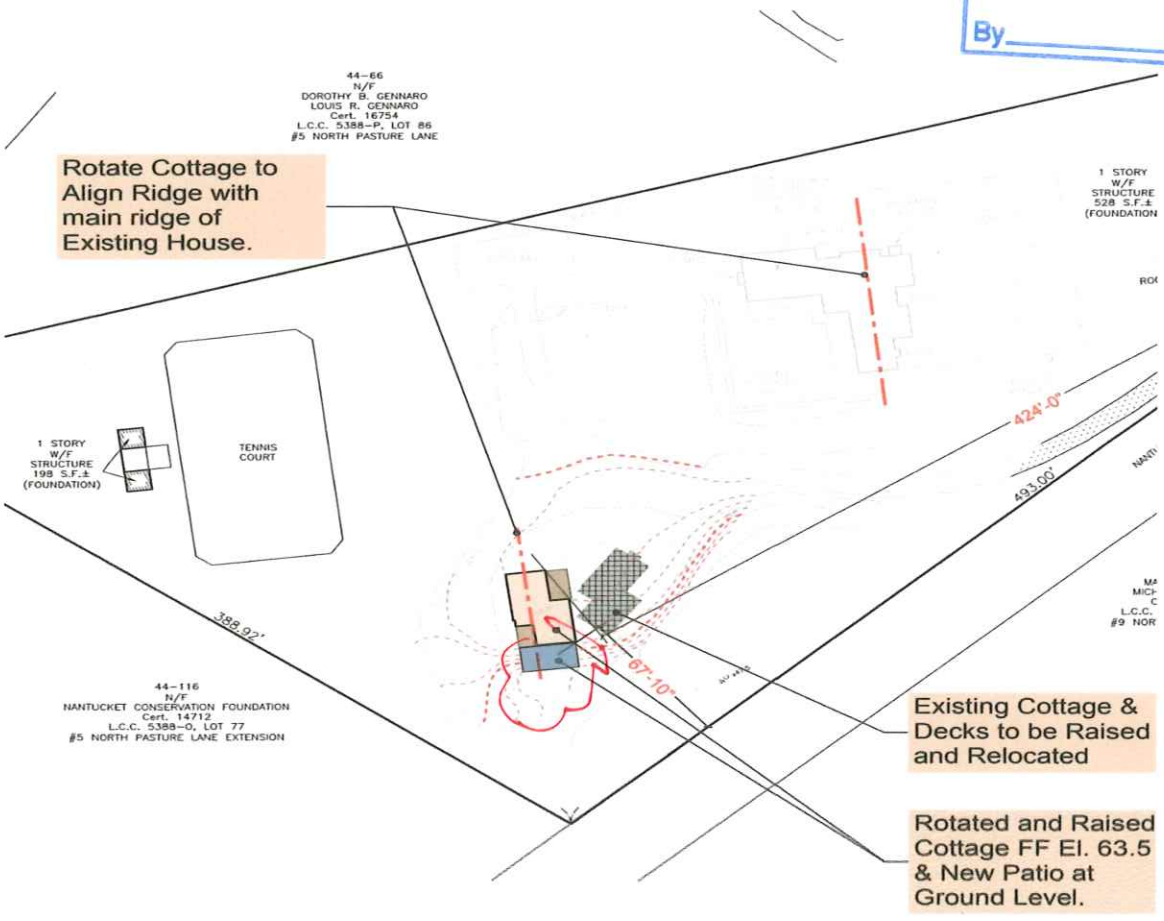

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NEW LOCATIONG OF COTTAGE AS IT ROTATES AND THE GRADE CHANGES



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Hardscape

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PROJECT SITE
7 North Pasture Lane

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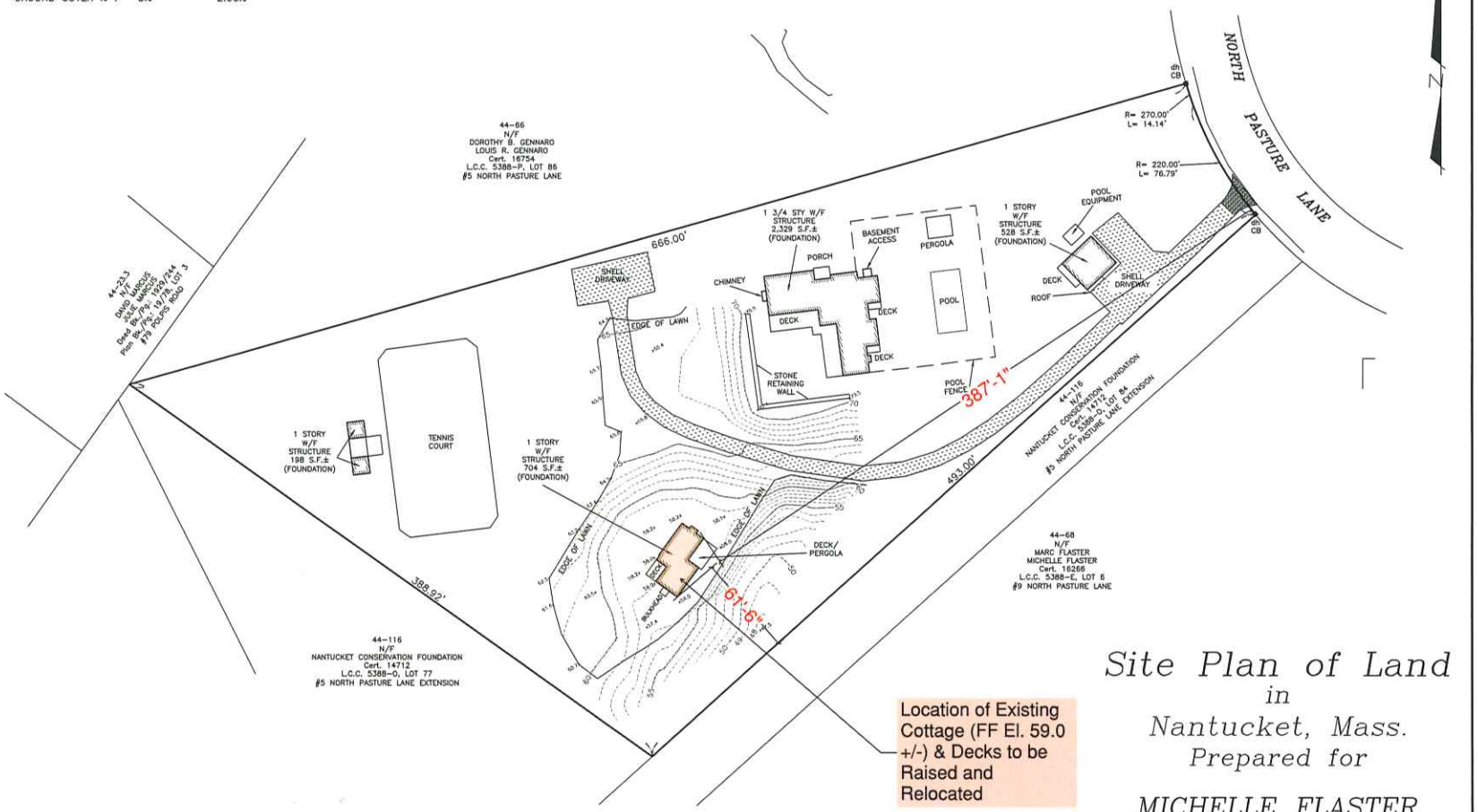

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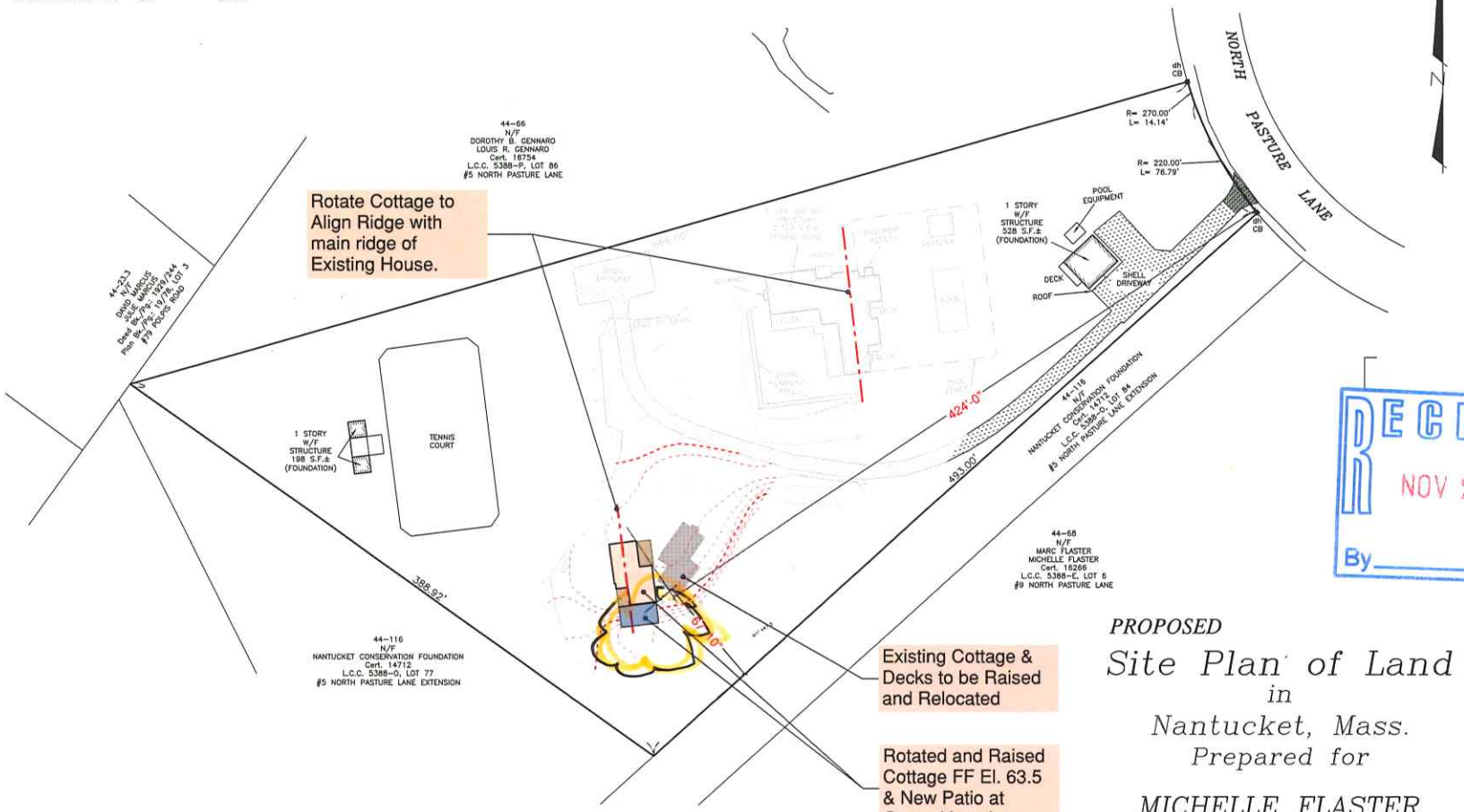
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER % :	3%	2.90%



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PROPOSED

Site Plan of Land

in

Nantucket, Mass.

Prepared for

MICHELLE FLASTER

Scale: 1"= 40' November 01, 2024

OWNER INFORMATION

MICHELLE FLASTER, TRUSTEE
MICHELLE FLASTER NANTUCKET QPRT
CERT. OF TITLE #24626
L.C.C. 5388-E, LOT 7
ASSESSOR'S MAP 44, PARCEL 67
#7 NORTH PASTURE LANE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B3133

T:\LIZ 1 JOB 9

V:\DRAWFILES\B3133\CARLSON_SP.dwg 11/1/2024 14:23:42



EXISTING NORTH-EAST ELEVATION

Note: False chimney to remain. Fireplace extension to be removed. Patched side-walling to match existing house.



EXISTING NORTH-WEST ELEVATION

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FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.1



EXISTING SOUTH-WEST ELEVATION



EXISTING SOUTH-EAST ELEVATION

Note: Ridge of Main House visible in the background. Proposed rotation of Cottage Primary Ridge to align parallel with that.

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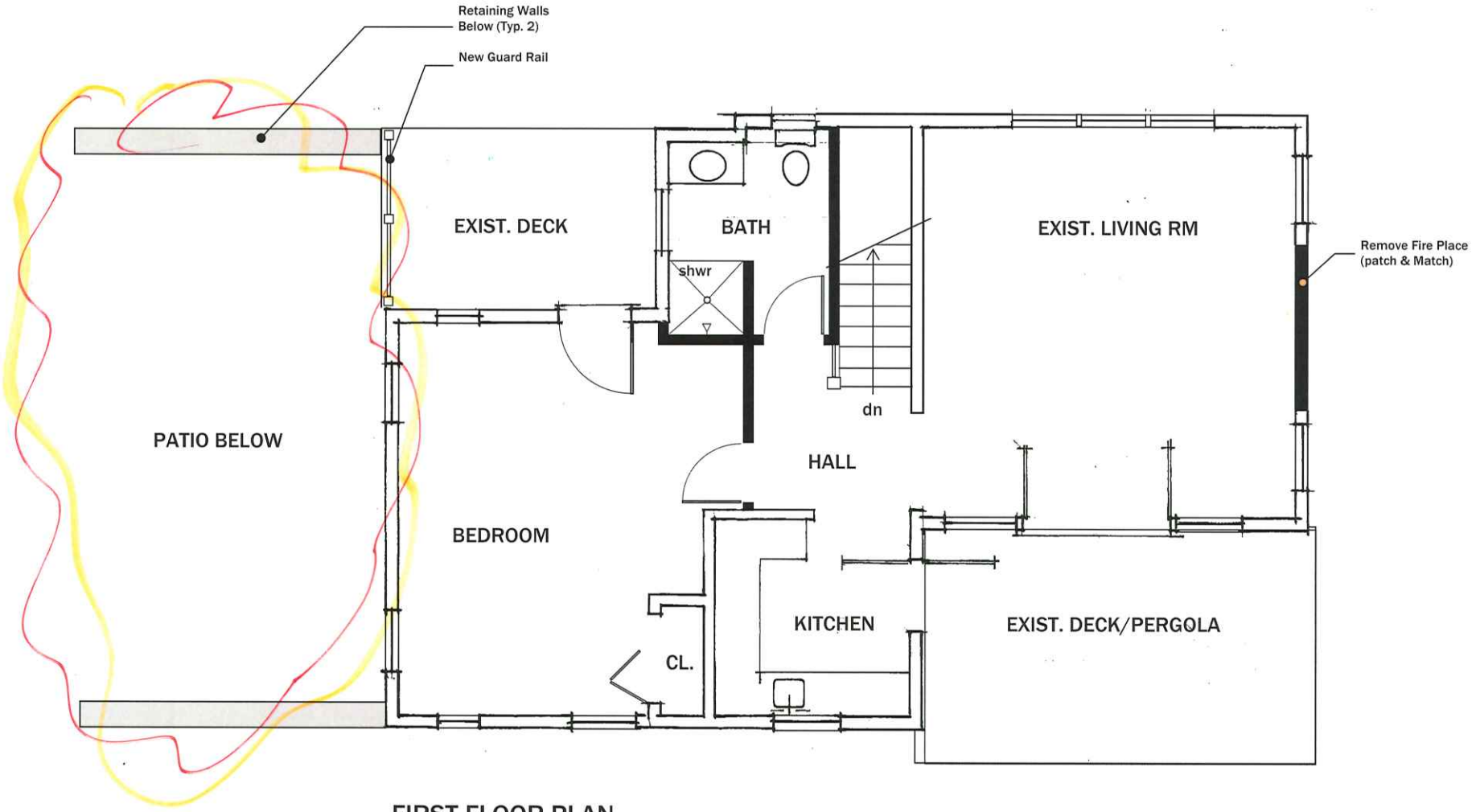
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.2



FIRST FLOOR PLAN

1/4" = 1'=0"

NOTE: New Partitions are Shaded

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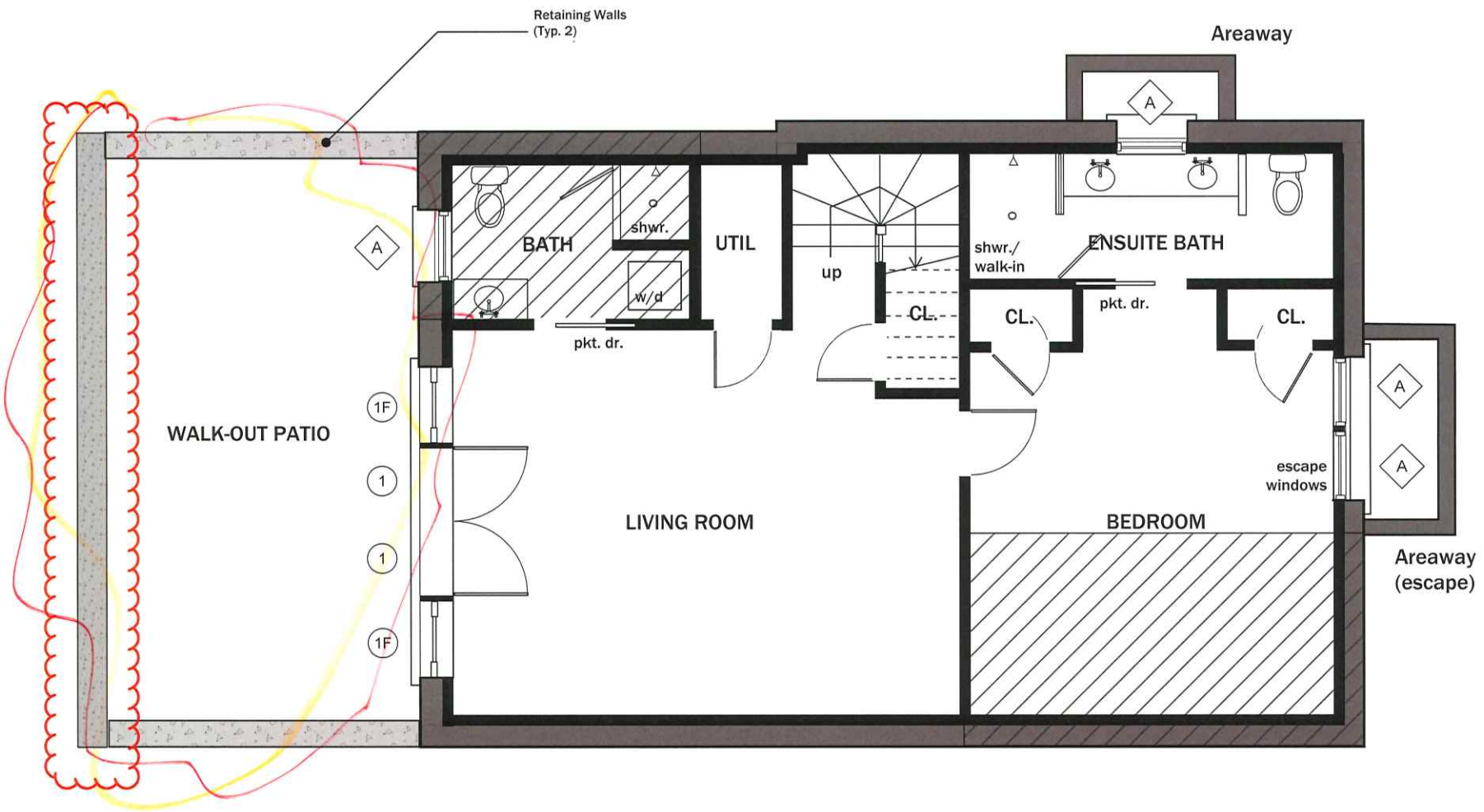
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.1



PROPOSED LOWER LEVEL PLAN

1/4" = 1'=0"

NOTE: Hatched Areas are Open Decks Above.

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FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed Lower Level Floor Plan

Date: 9/22/24
Rev.:
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Scale: 1/4"

A.2



EXISTING NORTH - EAST (Proposed North) ELEVATION

1/4" = 1'-0" (Minor Change)

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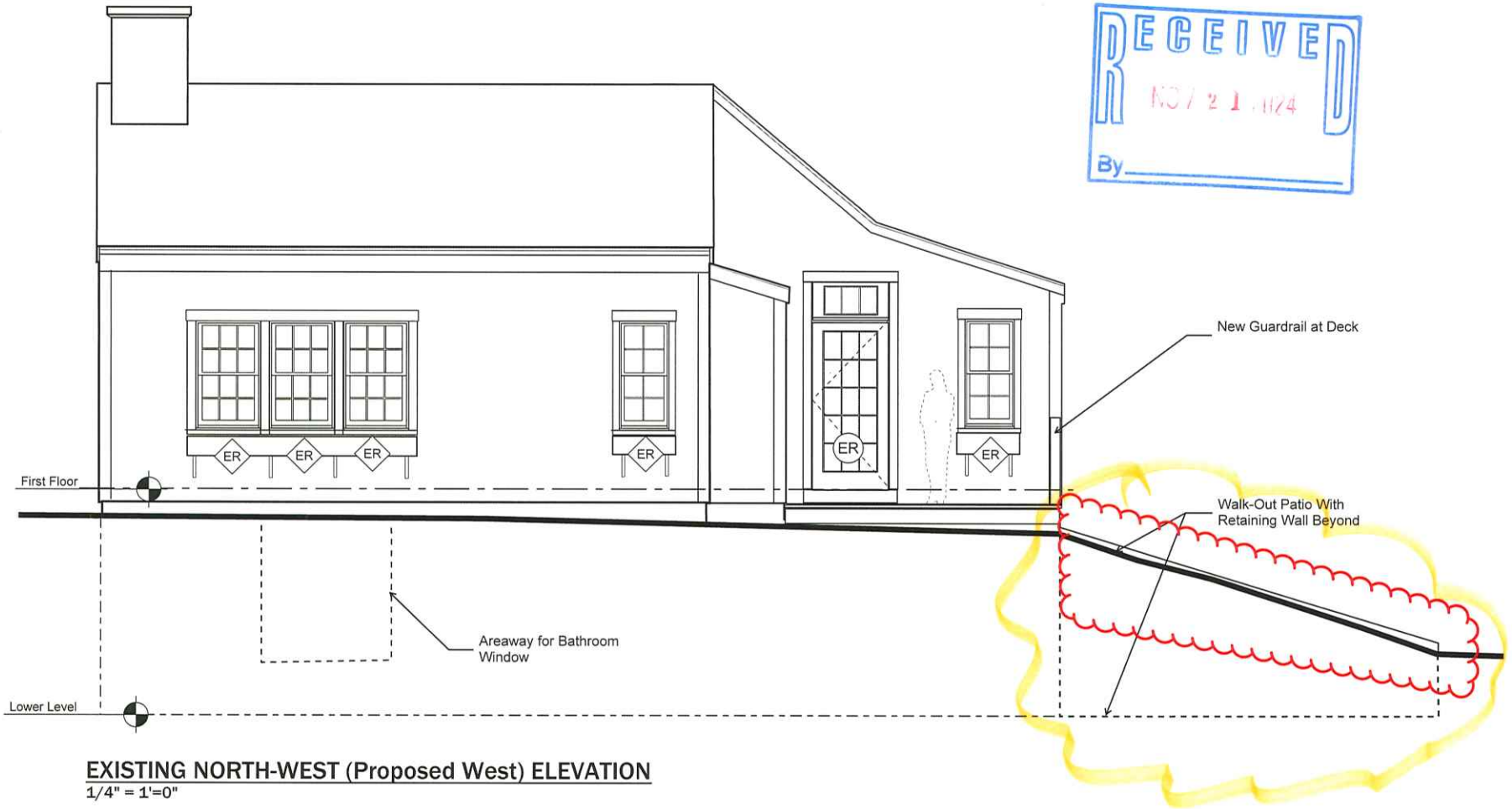
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed South Elevation

Date: 9/22/24
Rev.: 11/20/24
Drw by: GAB
Scale: 1/4"

A.3



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EXISTING NORTH-WEST (Proposed West) ELEVATION
1/4" = 1'-0"

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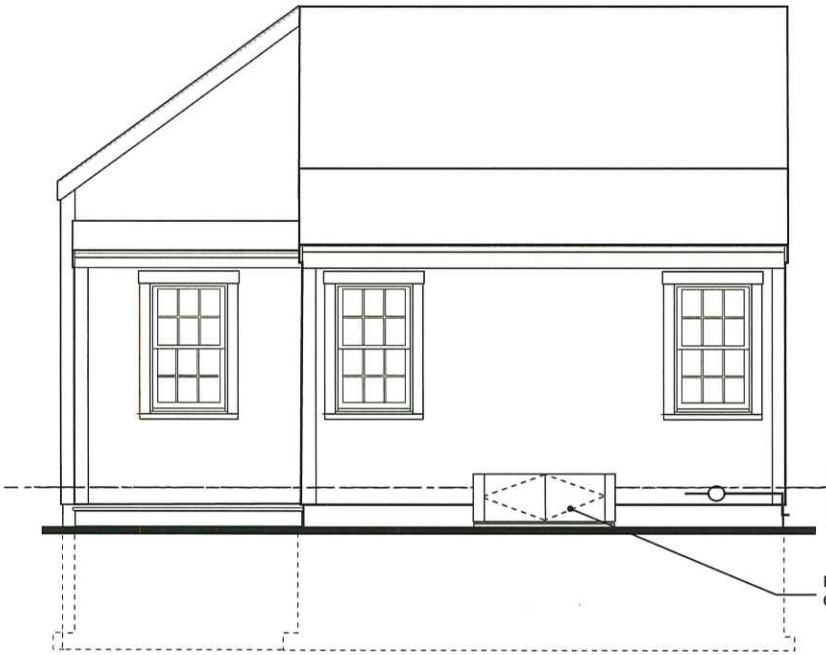
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed West Elevation

Date: 9/22/24
Rev.: 11/20/24
Drw by: GAB
Scale: 1/4"

A.4

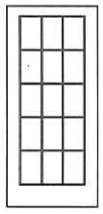


New Guard Rail Pnt. to Match Trim.

FIRST FLOOR
Exist. El. 59.5 +/-
Prop. El. 65.5 +/-

Exist. Bulkhd. to Crawl Space

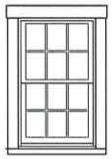
EXISTING SOUTH - WEST ELEVATION
1/4" = 1'=0"



1

CUSTOM 2-1/4" "UTILE" MAHOGANY DOORS

. 6-3/4" MAHOGANY JAMBS
. 1-1/8" SDL WITH DARK SPACER BAR
. LOW E TEMPERED GLASS WITH ARGON
. MULTI-POINT LOCK ON ACTIVE AND PASSIVE PANELS
. FINISH HANDLE SETS BY OTHERS
. 5/4" X 5" CASING
. SOLID MAHOGANY SILL
. PREHUNG-MAHOGANY FULLVIEW COMBINATION OR SCREEN DR
. FULL VIEW STYLE, WITH REMOVABLE TEMP GLASS INSERT AND SCREEN INSERT
. BALDWING BRASS BALL BEARING HINGES
. PRE-FINISHED WHITE EXTERIOR ON DOORS
. PRE-FINISHED WHITE EXTEIOR ON ALL SURFACES ON COMBINATION DOORS AND INSERTS
. PRIMED INTERIOR OF PRIMARY DOORS

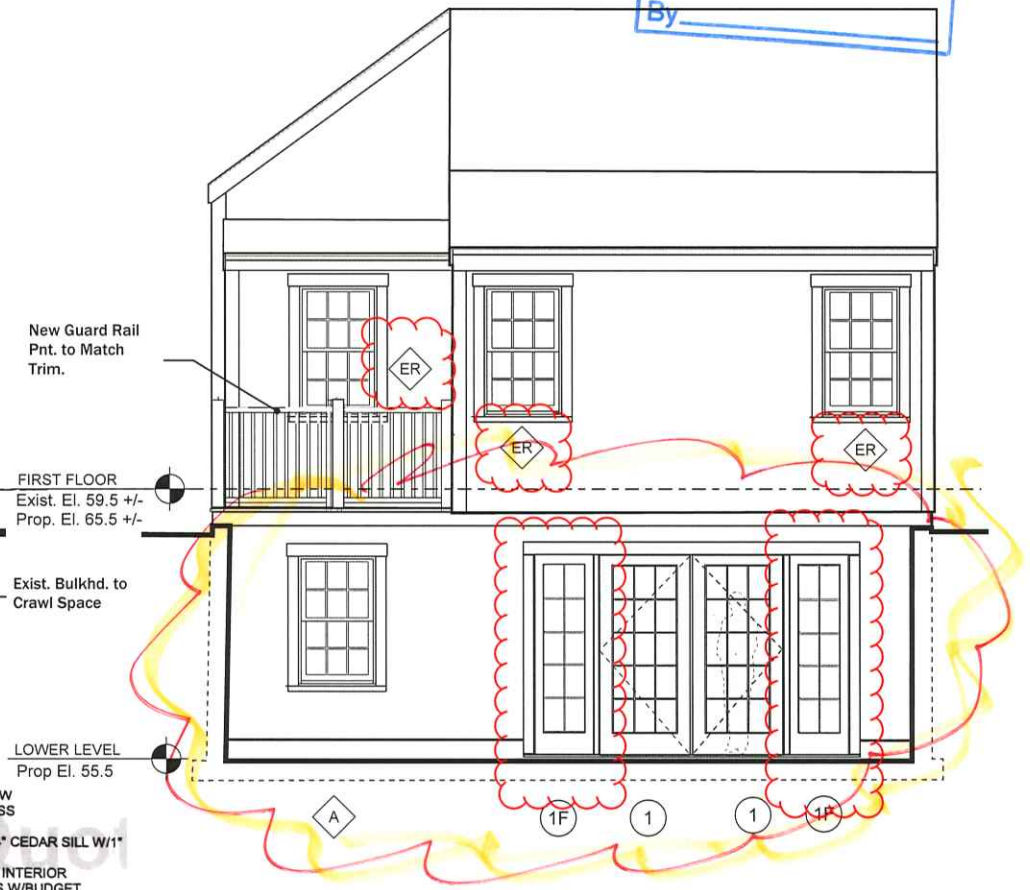


A

BOSTON SASH WOOD WINDOW
** 5/8 SDL LOW E ARGON GLASS
** 6-3/4" JAMB - DP RATED
** 5/4X5 CASING CEDAR - 1-3/4" CEDAR SILL W/1" HORNS
** PREFINSIHED EXT./PRIMED INTERIOR
** WOOD PREFIN HALF SCRNS W/BUDGET HARDWARE

ER ER Exist. Remain Door/Window

DOOR/WINDOW SCHEDULE



PROPOSED SOUTH (Rear) ELEVATION
1/4" = 1'=0"

NOTE 1: Side-walling and trim to match existing cottage.
NOTE 2: Screens not shown on French Doors for Clarity.

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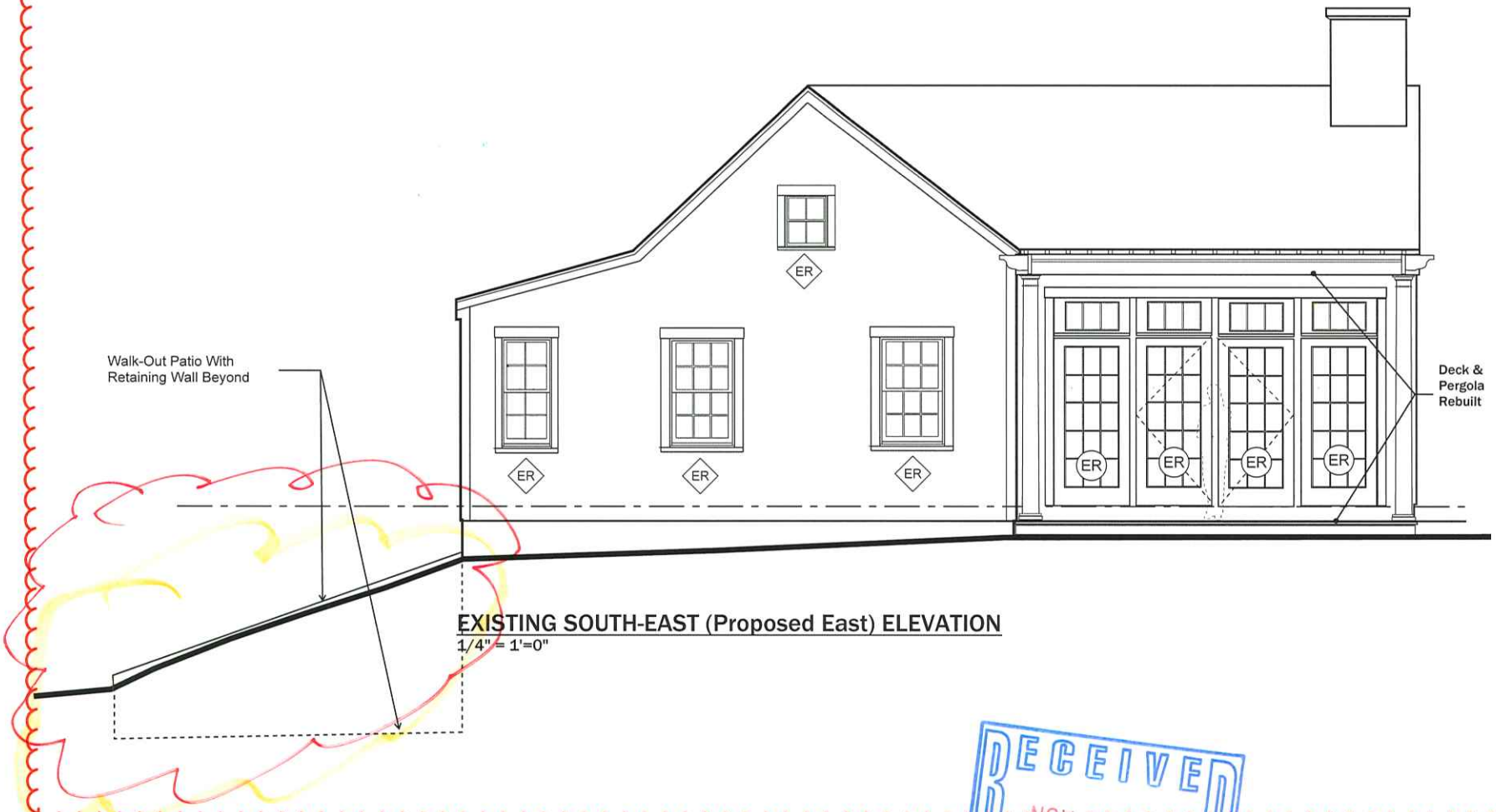
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed South Elevation

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.5



EXISTING SOUTH-EAST (Proposed East) ELEVATION
1/4" = 1'-0"

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FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed West Elevation

Date: 9/22/24
Rev.: 11/20/24
Drw by: GAB
Scale: 1/4"

A.6

HDC SPECIAL ACT LANGUAGE RELATED TO VISIBILITY

SECTION 2A

"open to view from a beach, a public way, a traveled way, a street or way shown on a land court plan or shown on a plan recorded in the Registry of Deeds, a proprietor's road, a street or way shown on a plan approved and endorsed in accordance with the Subdivision Control Law, a public park or a public body of water, and shall include but not be limited to, the architectural style and general arrangement and setting thereof; the kind, color and texture of exterior building materials; the color of paint or other materials applied to windows, doors, lights, signs, trim, gutters, leaders, louvers, vents, exterior surfaces and type and style of roofs, porches, decks, staircases, steps, balconies, roof walks and other appurtenant exterior fixtures.