1. COMMISSIONERS DISCUSSION

    Documents:

        10 NEW WHALE AND 5 CANDLE ST HDC LETTER.PDF
        28 SHEEP POND DEMO.PDF

2. CONSENTS NEW BUSINESS 12/10 /2024

    Documents:

        19 AUSTINE LOCKE WINDOW CHANGE.PDF

3. CONSENTS WITH CONDITIONS NEW BUSINESS 12/10/2024

    Documents:

        9 BARTLETT ADDITION.PDF
        10 LEWIS COURT POOL.PDF
        5 BARSTOW RD POOL.PDF
        5 BARSTOW RD BOCCE COURT.PDF

4. 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
        OB 7 NORTH PASTURE EXTRA.PDF

5. OLD BUSINESS FROM 12/10/2024

    Documents:

        44 SKYLINE DR MOVE ON DWELLING.PDF
        44 SKYLINE DR SITE PLAN.PDF
        2 WANNCOMET FENCE.PDF
        2 DUKES TENNIS COURT.PDF
        79 POCOMO SPORT COURT.PDF

6. NEW BUSINESS VIEW 12/03/2024

    Documents:

        3 MARCUS POOL.PDF

7. OLD BUSINESS 12/17/2024

    Documents:

        OB 35 CENTER ST SOLAR.PDF
        OB 4 SLEEPY HOLLOW CABANA.PDF
        4 SLEEPY HOLLOW POOL.PDF
        OB 42 SHIMMO POND ROAD - MH MOVERENO.PDF

42 SHIMMO POND ROAD - NEW GUEST HOUSE.PDF
42 SHIMMO POND ROAD - NEW GARAGE.PDF
OB 1 LOWELL PLACE.PDF
1 LOWELL PLACE PHOTO AND CONTEXT PHOTOS OB.PDF
OB 3 POPS LN. MAIN HOUSE.PDF
3 POPS LN. GUEST HOUSE TRACK.PDF
3 POPS LN. GARAGE TRACKING.PDF
3 POPS LN. POOL TRACKING.PDF
OB 38 PINE ST ADDITION.PDF
OB 76 PLEASANT ST REAR DWELLING ALT.PDF
OB 13 NANCY ANN LANE.PDF
OB 15 NANCY ANN LANE COMMERCIAL BLDG.PDF
OB 74 MADAKET NEW MAIN DWELLING.PDF
OB 77 EASTON ST NEW COMMERCIAL.PDF
OB 7 BREWSTER.PDF
OB 45B VESTAL ST.PDF
OB 69 HUMMOCK POND.PDF
OB 21 PLEASANT MH.PDF
OB 21 PLEASANT HARDSCAPE.PDF

8. NEW BUSINESS 11/12/2024

Documents:

35 PLEASANT ST HISTORIC ADDITION.PDF

9. 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
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
41 ORANGE ST ADDITION.PDF
30 POCHICK FENCE.PDF

10. NEW BUSINESS 12/10/2024

Documents:

32 SANKATY RD FENESTRATION.PDF
20 MADEQUECHAM VALLEY RD ALTERATIONS.PDF
14 UNION ST- REVS 5423.PDF
19 FAIRGROUNDS NEW DWELLING.PDF
1 WYERS LN HARDSCAPE.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
1 43 SHERBURNE COMMONS COMMERCIAL NURSING FACILITY.PDF
1 43 SHERBURNE COMMONS COMMERCIAL NURSING FACILITY PLAN SET.PDF
1 43 SHERBURN COMMONS STAFF HOUSING.PDF
1 43 SHERBURN COMMONS STAFF HOUSING PLAN SET.PDF
1 43 SHERBURNE COMMONS HARDSCAPE.PDF
1 43 SHERBURNE COMMONS HARDSCAPE PLAN SET.PDF
36 TENNESSEE AVENUE MOVE OFF.PDF
34 TENNESSEE AVENUE MOVE ON.PDF
64-66 BAXTER RD POOL HARDSCAPE.PDF
2 DUKES FENCE.PDF
8 JEFFERSON AVENUE DEMO GARAGE.PDF
8 JEFFERSON AVENUE NEW GARAGE CONNECTOR.PDF
8 JEFFERSON AVENUE MH FENS REVS ADDITION.PDF

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

Stephen Welch
Chairman

Ray Pohl
Vice-Chairman

Val Oliver

Abigail Camp

Angus MacLeod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

Connie Patten

STAFF

Nicky Sheriff
Land Use Specialist
HDC Enforcement Officer
nsheriff@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

December 2, 2024

Nantucket Electric Company d/b/a National Grid
c/o Property Tax Dept
40 Sylvan Road
Waltham, MA 02451
Via email: Marisa Pizzi, Senior Counsel II, National Grid: Marisa.Pizzi@nationalgrid.com

Re:10 New Whale Street, Nantucket, Massachusetts
5 Candle Street, Nantucket, Massachusetts

VIOLATION NOTICE

Dear National Grid:

The Nantucket Historic District Commission (the "Commission") have determined that you or your representatives are in violation of Chapter 124-13 of the Nantucket Town Code (the "Town Code") at the properties located at 10 New Whale Street, Nantucket and 5 Candle Street, Nantucket (the "Properties") two structures designated as contributing resources to the local and national historic district. Both structures were determined to be in violation of the minimum maintenance standard.

At their November 19, 2024, publicly posted meeting, the Commission took a formal review, after each voting commissioner physically viewed the structures, having received a complaint. At this meeting, the Commission determined to withhold formal violation notification and fining, until at least its December 17, 2024, meeting, contemporaneously granting the owner a window to begin remediation before reporting their efforts and intentions at the December 17, 2024, meeting.

Please be advised that we anticipate you will provide summary of steps and your intentions to address these matters for the Commission's consideration at the December 17, 2024, meeting. The Commission's meeting schedule requires submissions to the office no later than noon on Monday, December 12, 2024, for the December 17th agenda.

Please be advised that the Town Code authorizes the Commission to impose monetary penalties for a violation of any Town Code provision within the Commission's jurisdiction and that each day that a violation continues to exist shall be considered a separate violation, if it is found by the Commission. At this time, monetary penalties have not been levied.

Please contact me if you have any questions.
Sincerely,

Holly E. Backus
Preservation Planner
Local CLG Coordinator

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

_____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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

n/a 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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°: 63 PARCEL N°. 34

Street & Number of Proposed Work: 28 Sheep Pond Rd

Owner of record: Sand Love LLC, c/o DJS Real Estate

Mailing Address: 75 Gerber Rd E

South Windsor, CT 06074

Contact Phone #: (860) 682-3039 E-mail: jennifer.gendron@ticketnetwork.com

AGENT INFORMATION (if applicable)

Name: Holdgate Partner GM Michael Melvin

Mailing Address: P.O. Box 427

Nantucket, MA 02554

Contact Phone #: (508) 680-3774 E-mail: mike@holdgatepartners.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: 60 Sq. Footage 1st floor: 864 Decks/Patio: Size: 8' x 24' ☑ 1st floor ☑ 2nd floor

Width: 24 Sq. footage 2nd floor: 864 Size: 8' x 24' ☐ 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 25 South 25 East 25 West 25

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 1' ☑ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8/12 Secondary Mass 6/12 Dormer _____/12 Other _____

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type Gravel Material shells

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Black

Trim White Sash White Doors White / Blue

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 12.10.2024 Signature of owner of record Michael R. Melvin For Sand Love LLC Signed under penalties of perjury

9589 0710 5270 1061 3778 00

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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	$5.58
$	

0056 7

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12/10/2024

Sent To: Nantucket Conservation Fund
Street and Apt. No., or PO Box No.: P.O. 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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Lexington, MA 02420

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	$5.58
$	

0056 7

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12/10/2024

Sent To: TucketBooker LLC
Street and Apt. No., or PO Box No.: 14 Bent Rd
City, State, ZIP+4®: Lexington, MA 02420

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)	
☐ Return Receipt (hardcopy)	$ $0.00
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☐ Adult Signature Required	$ $0.00
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Postage	$0.73
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12/10/2024

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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
$	

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12/10/2024

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: 28 Sheep Pond Rd.

Tax Map Number: 63 Parcel Number: 34

Owner of Record: Love Sand LLC, c/o DJV Real Estate

Description of Proposal: Complete demolition of existing structure and utilities

Anticipated HDC Submission Date: 12.12.2024

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.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
63	33		LOVE SAND LLC	C/O DVJ REAL ESTATE	26 SHEEP POND RD	SOUTH WINDSOR	CT	06974	26 SHEEP POND RD
63	35		TUCKETBOOKER LLC		14 BRENT RD	LEXINGTON	MA	02420	29 SHEEP POND RD
63	39	2	BURNS MICHAEL		2700 COLORADO AVE	SANTA MONICA	CA	90404	37 SHEEP POND RD
63	58		NANTUCKET CONSERVATION FOUND		PO BOX 13	NANTUCKET	MA	02554	30 SHEEP POND RD
Count:	**4**								

LOVE SAND LLC
C/O DVJ REAL ESTATE
26 SHEEP POND RD
SOUTH WINDSOR, CT 06974

TUCKETBOOKER LLC
14 BRENT RD
LEXINGTON, MA 02420

BURNS MICHAEL
2700 COLORADO AVE
SANTA MONICA, CA 90404

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

Town and County of Nantucket, MA

December 9, 2024



1" = 125.35503713718336 ft

Property Information

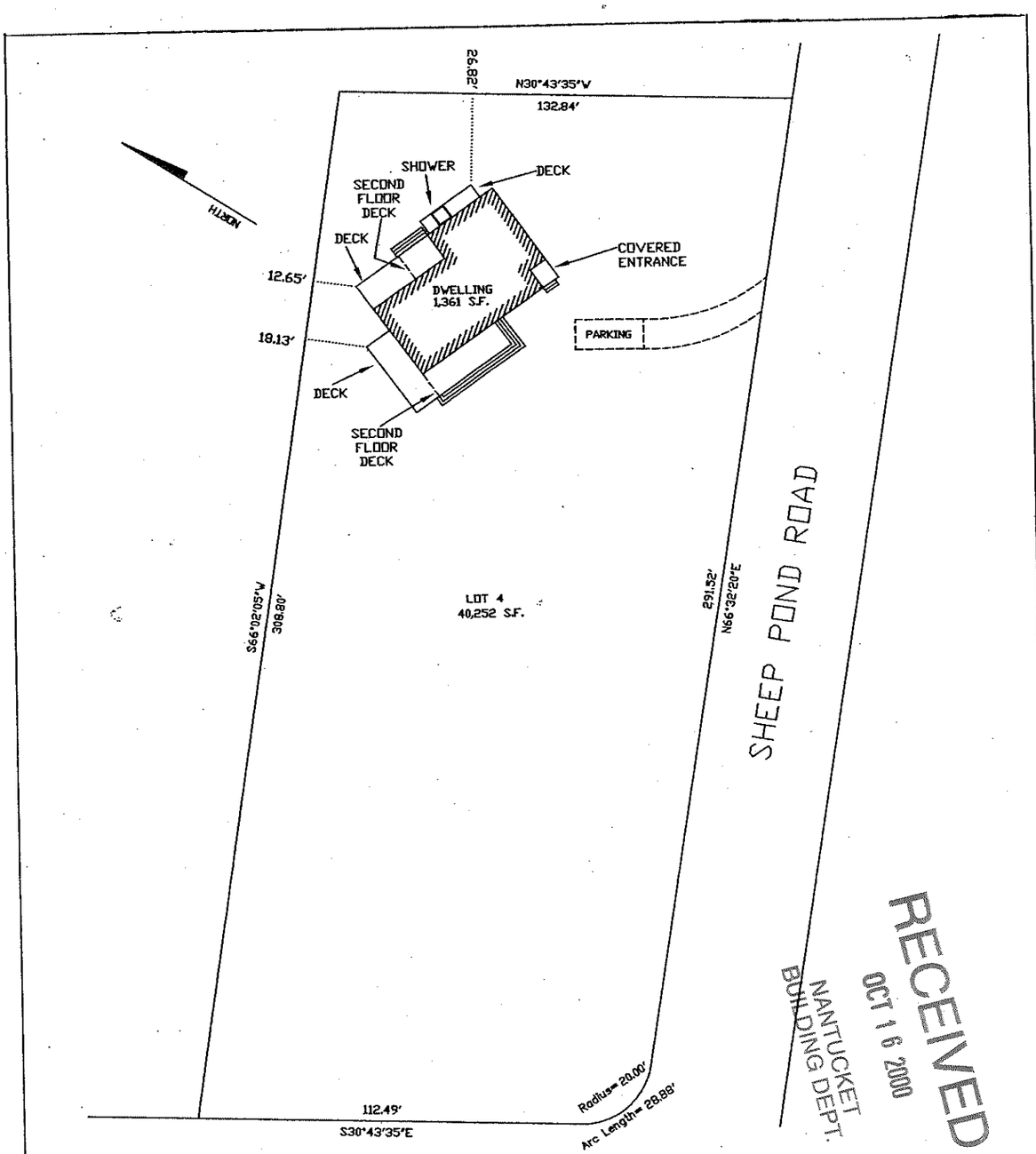
Property ID	4683
Location	28 SHEEP POND RD
Owner	GIFFORD BENJAMIN G & CARLIN JA

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
OCT 16 2000
NANTUCKET BUILDING DEPT.

NOTE: LOT OF RECORD:
REAR & SIDE SETBACK: 10 FT.

ZONING: LUG-2
MINIMUM LOT SIZE: 80,000 S.F.
MINIMUM FRONTAGE: 150 FT
FRONT YARD SETBACK: 35 FT
REAR & SIDE SETBACK: 15 FT
GROUND COVER RATIO: 4%

PLOT PLAN OF LAND IN NANTUCKET, MA

SCALE: 1"= 40'

DATE: JULY 18, 2000

JOHN J. SHUGRUE, INC.
57 OLD SOUTH ROAD
NANTUCKET, MA 02554

FOR: BENJAMIN G. GIFFORD

THE STRUCTURES ARE LOCATED AS SHOWN

JOHN J. SHUGRUE PLS
DATE: JULY 18, 2000

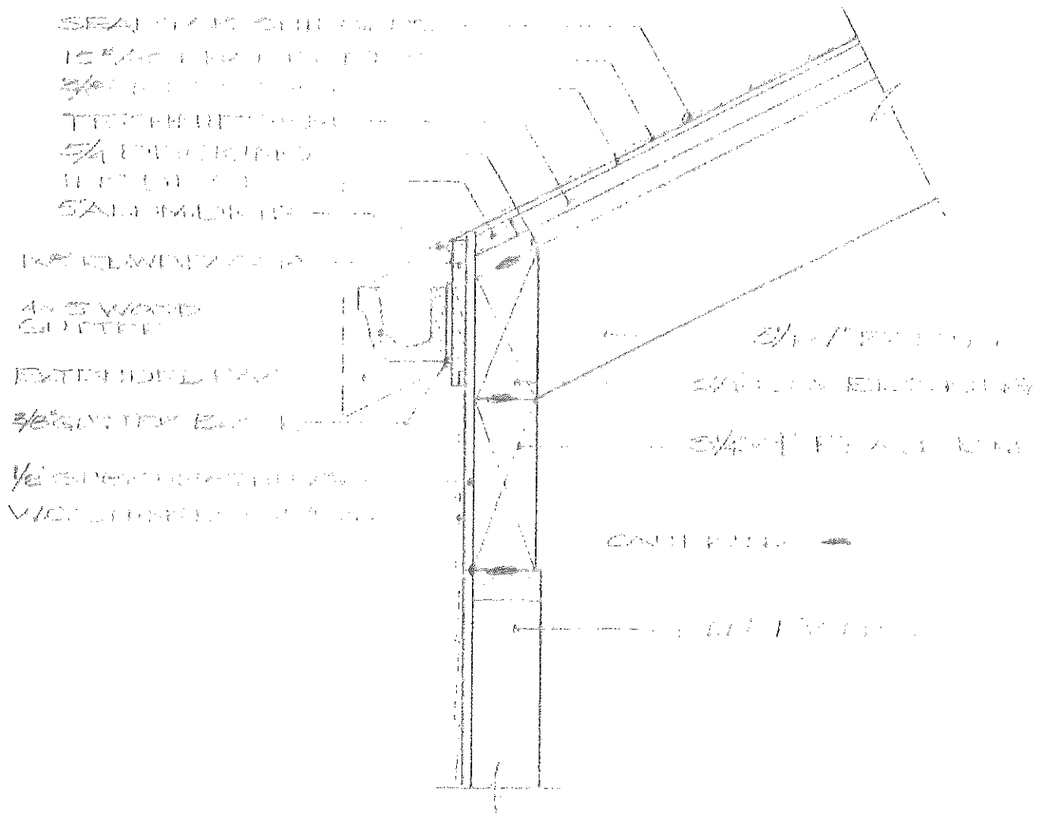
COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23529
REGISTERED PROFESSIONAL LAND SURVEYOR

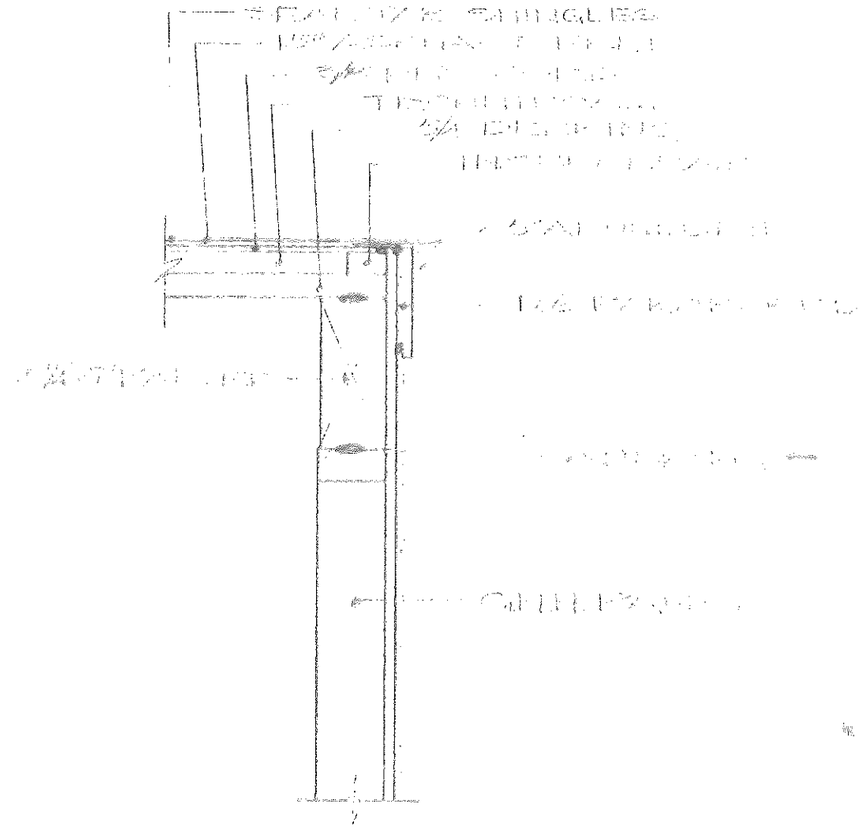
DB

ASSESSORS MAP 63 PARCEL NO. 34 JOB NO. 6525-ABS



28 MAR 973	CLEDOM PATIO STEVE [illegible]	GREAT NORTHERN HOMES INC UNION NH





ARCH NO.		SHEET NO.	9
GREAT NORTHERN HOMES INC.		DRAWN BY	
Rec. 16		APPROVED BY	

NOTE:

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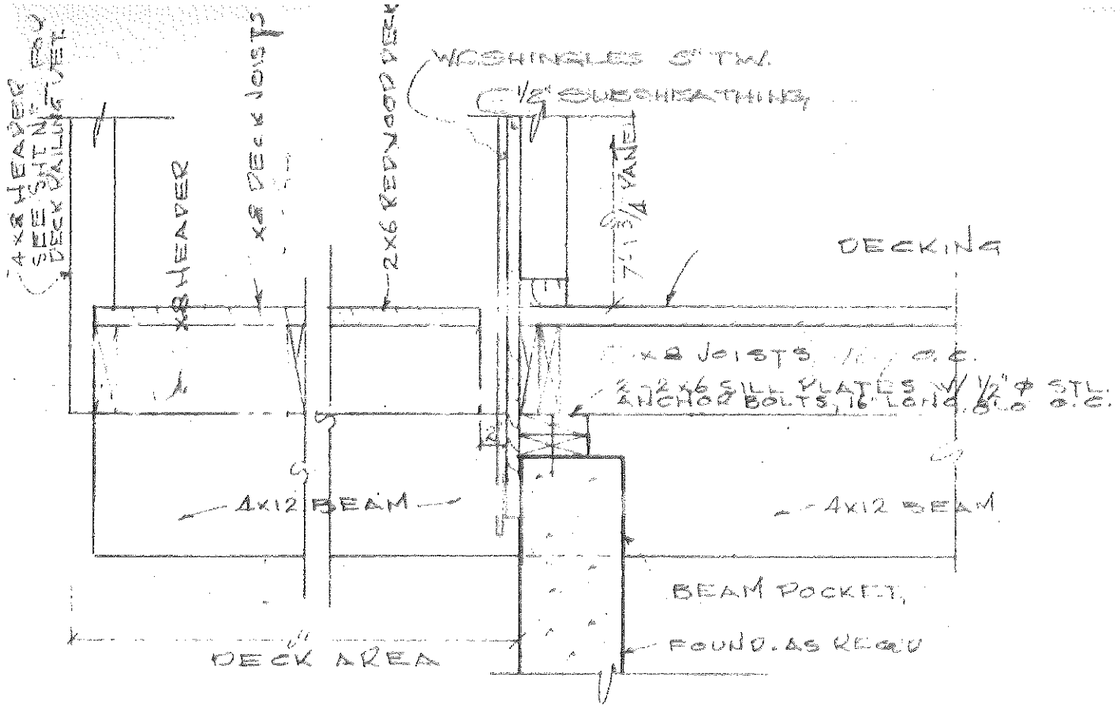
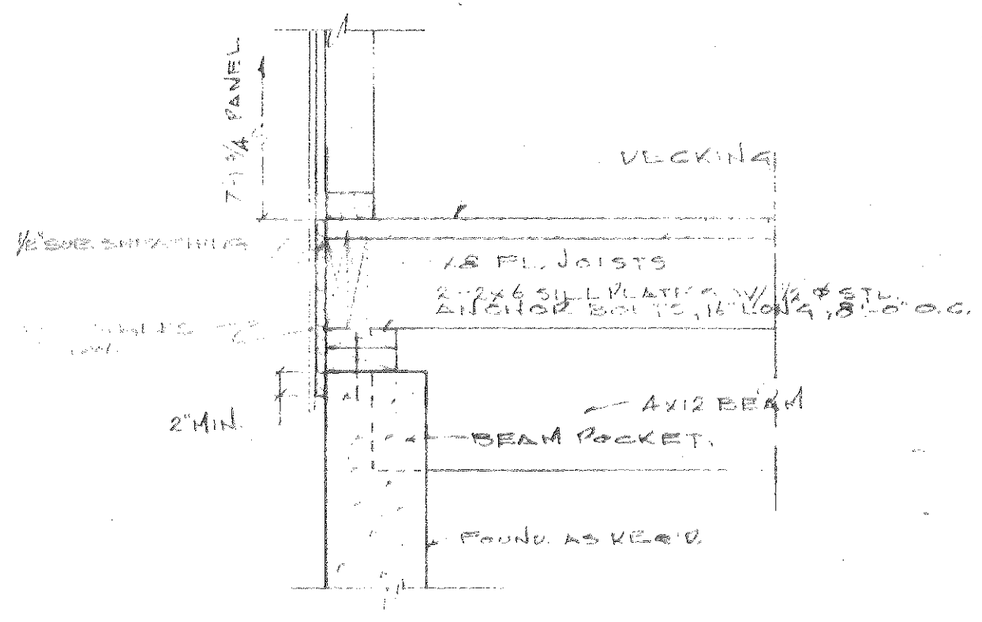
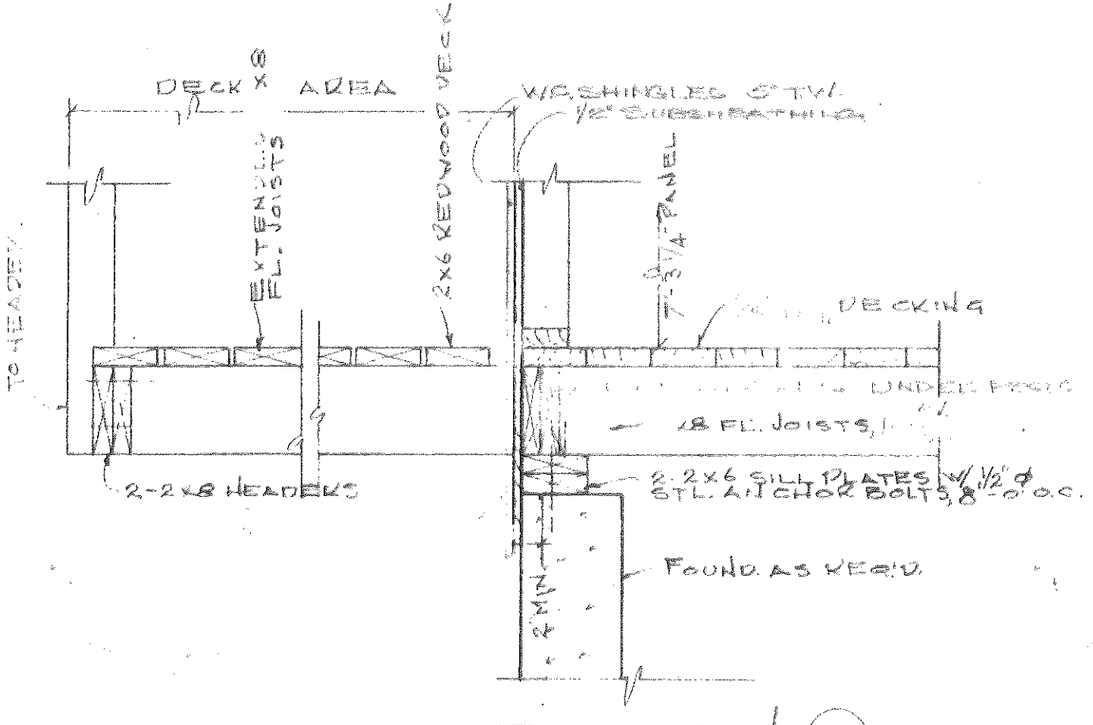


SECTION ○
SCALE: 1" = 1'-0"

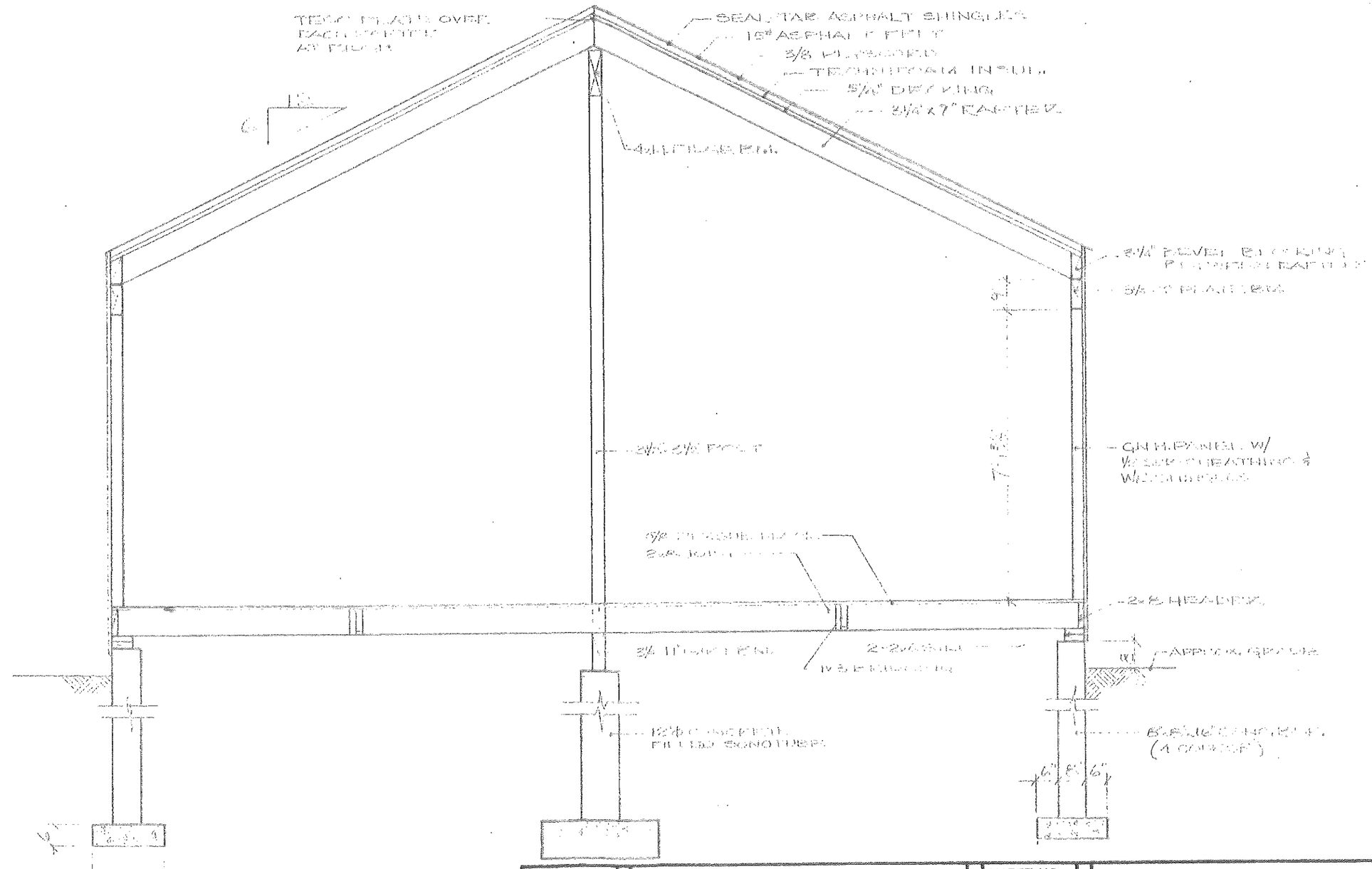


SECTION ○
SCALE: 1" = 1'-0"



SECTION ○
SCALE: 1" = 1'-0"

	CUSTOM PATIO STEVE HEIDERER	SHEET NO. 8
GREAT NORTHERN HOMES INC.		DRAWN BY APPROVED BY



SECTION
SCALE: 3/4" = 1'-0"

ARCH NO.	CUSTOM PATIO	SHEET NO. 7
	STOVE LIMITED	
GREAT NORTHERN HOMES INC. Rte. 16		DRAWN BY EM APPROVED BY

NOTE:

THIS DRAWING IS THE PROPERTY OF G. N. H.
AND IS COPYRIGHTED.
UNAUTHORIZED USE IS PROHIBITED.

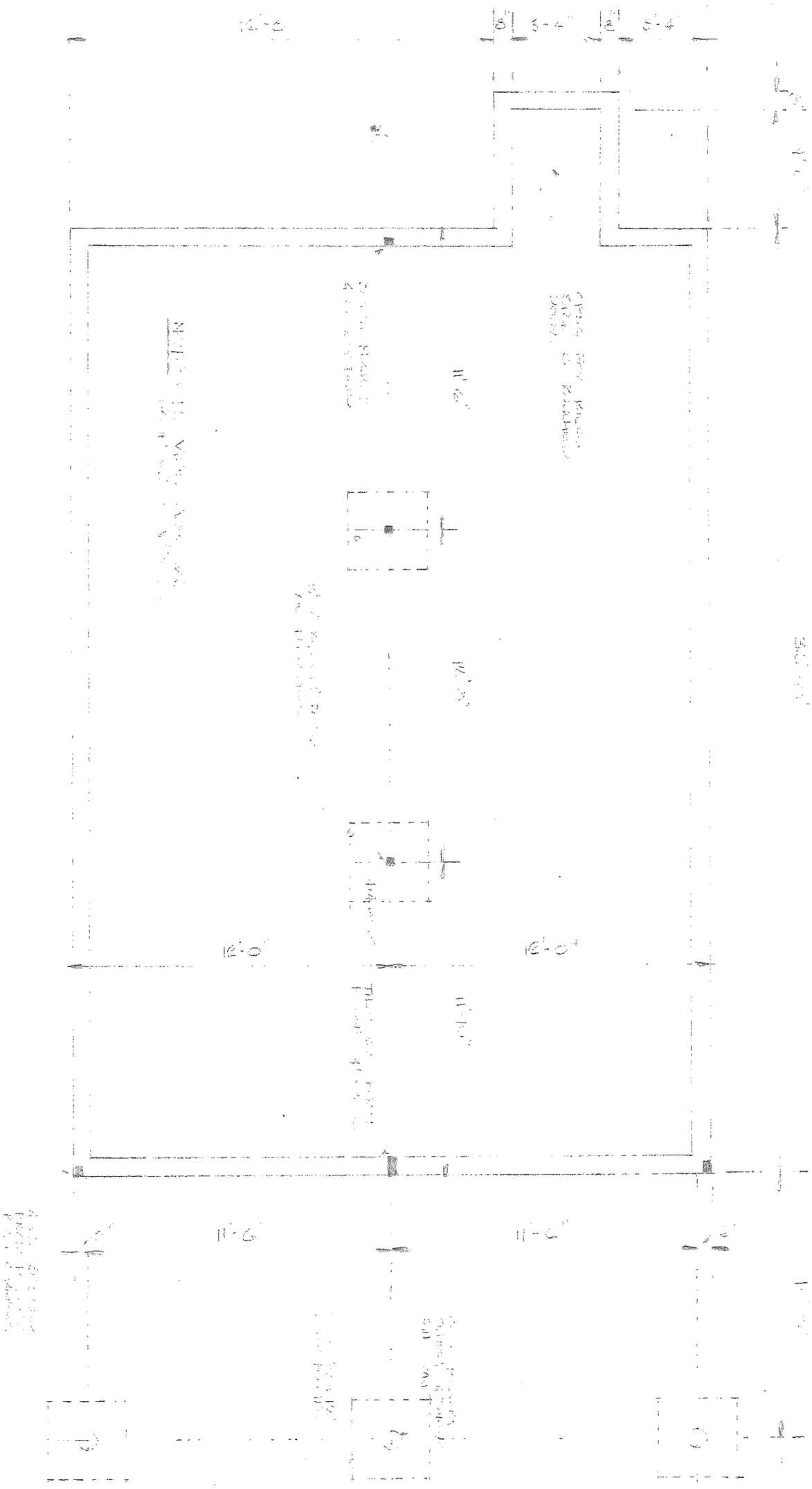
RIGHT SIDE ELEVATION 1/4"=1'-0"

GREAT NORTHERN UNION

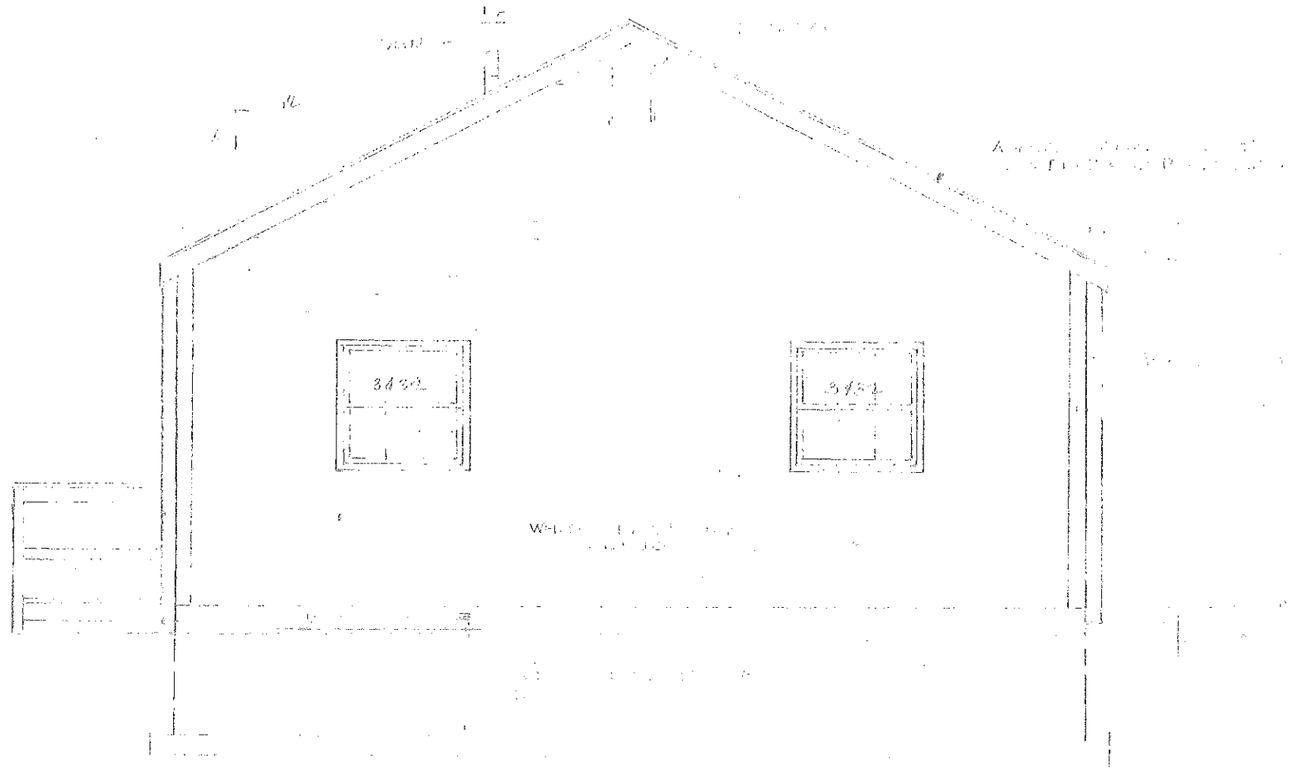
CUSTOM PATIO SCALE 1/4"=1'-0"

23 MAR. 1976

LEFT SIDE ELEVATION 1/4"=1'-0"



25 MAR. 1973	CUSTOM PATIO STEVE HEDBURG	GREAT NORTHERN HOMES, INC UNION N.H.



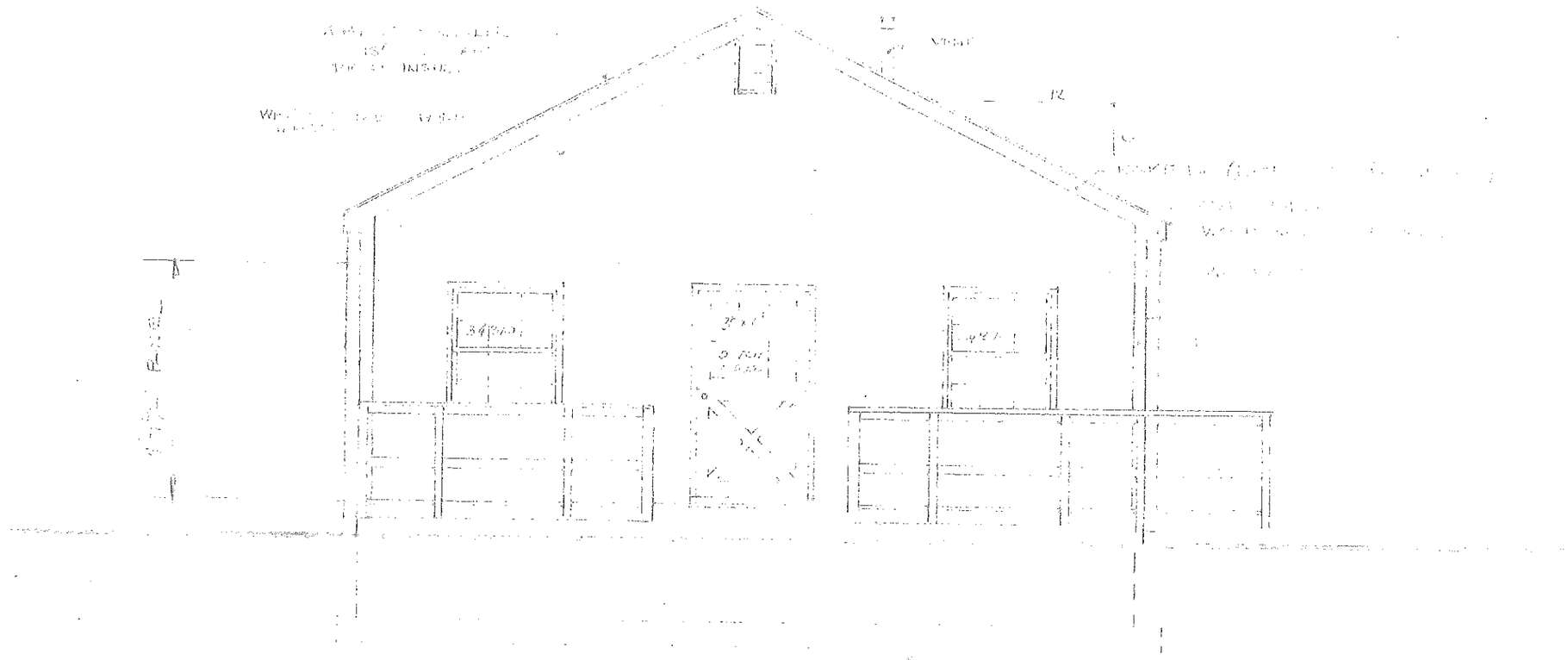
REAR ELEVATION 1/4"=1'-0"

GREAT NORTHERN HOMES, INC

CUSTOM PATIO

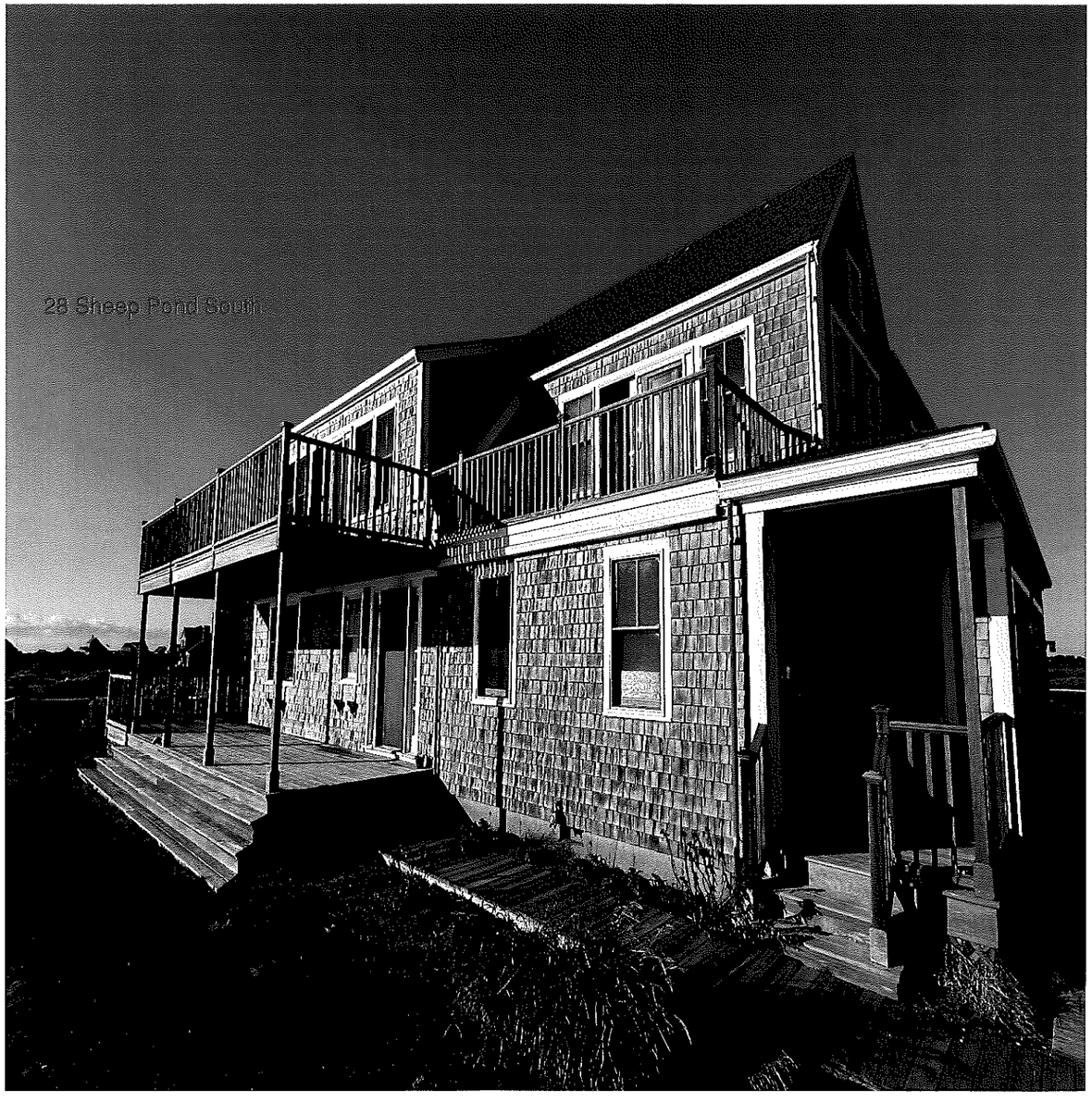
26 MAR

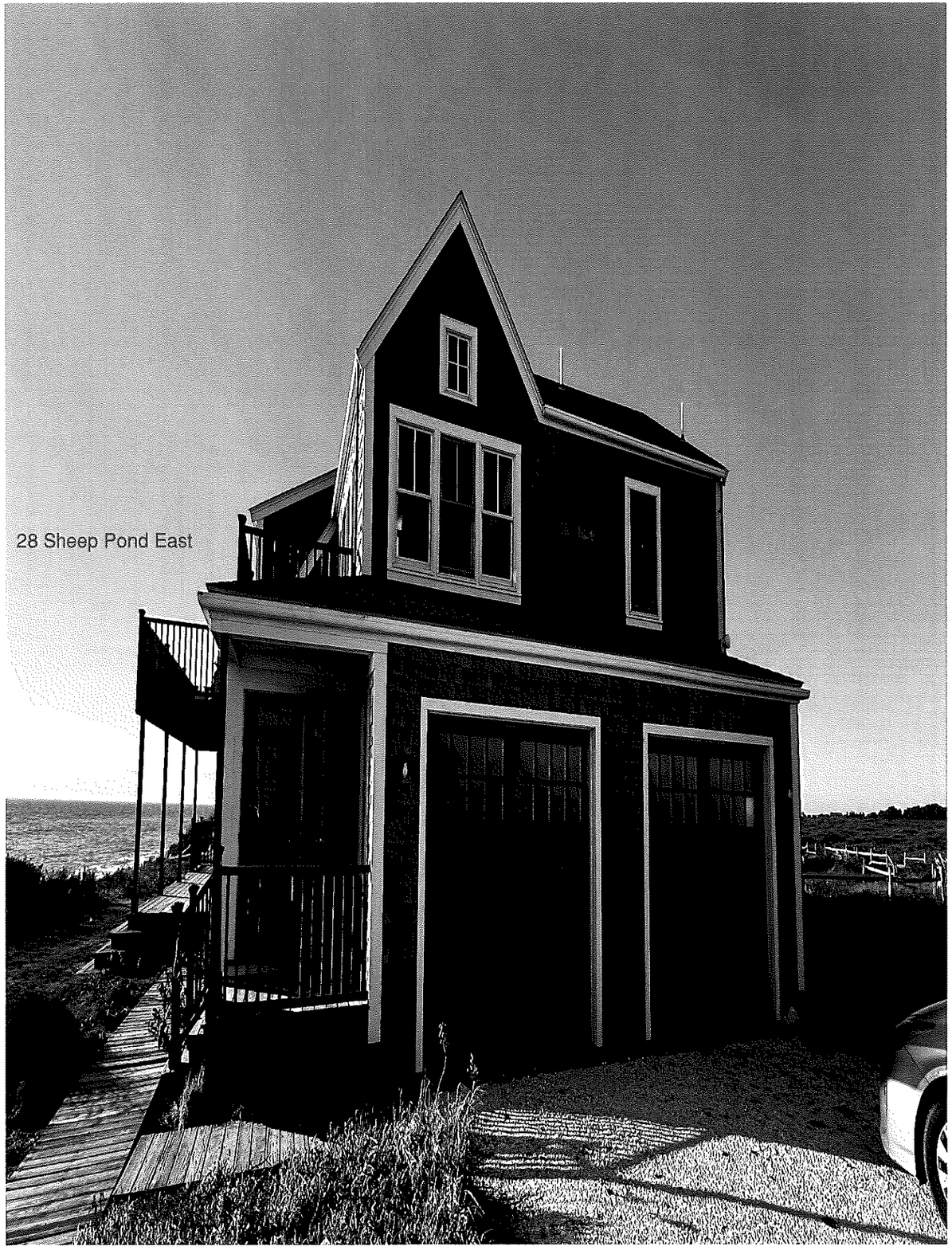
4



FRONT ELEVATION 1/4" = 1'

3	25 MAY 1976	CUSTOM PATIO STEVE HELBERG	GREAT NORTHERN HOUSE INC. UNION, N.J.


28 Sheep Pond South



28 Sheep Pond East


2 Sheep Pond North


28 Sheep Pond West

28 SHEEP POND RD

Location 28 SHEEP POND RD

Mblu 63/ / 34/ /

Acct# 00004683

Owner GIFFORD BENJAMIN G & CARLIN JA

Assessment $1,974,129

PID 4683

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$1,201,800	$772,329	$1,974,129

Owner of Record

Owner GIFFORD BENJAMIN G & CARLIN JA
Co-Owner
Address 37 CASCADE RD
STAMFORD, CT 06903

Sale Price $496,000
Certificate
Book & Page C0013/0662
Sale Date 06/03/1988
Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GIFFORD BENJAMIN G & CARLIN JA	$496,000		C0013/0662	UNKQ	06/03/1988

Building Information

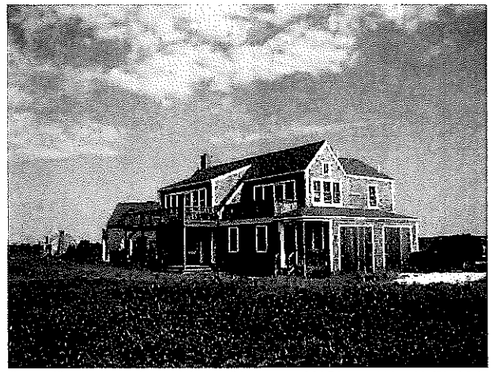
Building 1 : Section 1

Year Built: 1979
Living Area: 1,783
Replacement Cost: $1,355,410
Building Percent Good: 88
Replacement Cost Less Depreciation: $1,192,800

Building Attributes	
Field	Description
Style:	Colonial

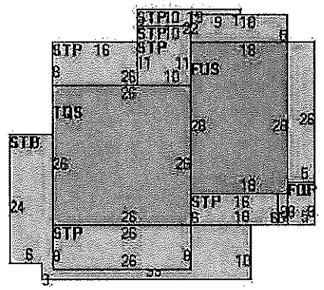
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\73\10.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4683_541

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	772	772
TQS	Three Quarter Story	676	507
FUS	Upper Story, Finished	504	504
FGR	Garage, Finished	646	0
FOP	Porch, Open, Finished	40	0
STP	Stoop	355	0
WDK	Deck, Wood	1,104	0
		4,097	1,783

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1.00 UNITS	$9,000	1

Land

Land Use

Use Code	1013
Description	SFR WTFRNT
Zone	LUG2
Neighborhood	450
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.92
Frontage	0
Depth	0
Assessed Value	$772,329

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,201,800	$772,329	$1,974,129
2023	$882,600	$1,103,190	$1,985,790
2022	$656,300	$888,836	$1,545,136
2021	$656,300	$919,500	$1,575,800
2020	$691,100	$919,500	$1,610,600

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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

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Stephen Welch
Vice-Chair

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Val Oliver

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Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Michael R Melvin

AS AGENT FOR Love Sand LLC, c/o DJV Real Estate

STREET ADDRESS 28 Sheep Pond Rd.

MAP/PARCEL 63/34

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.12.2024

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.

Michael R Melvin — 12/9/2024

Signature — Date

Outlook

RE: 28 sheep pond demo

From William Downs <William.Downs@ticketnetwork.com>
Date Mon 12/9/2024 12:38 PM
To Mike Melvin <mike@holdgatepartners.com>
Cc Jennifer Gendron <Jennifer.Gendron@ticketnetwork.com>

The owner is DJV real estate
I am the director of facilities
I have added Jen (office manager) to the thread she will be able to get you all information for this property

My information

William Downs
Director of Facilities
TicketNetwork
75 Gerber Road
South Windsor, CT 06074
Cell 860-830-5707
Fax 860-812-2315

Yes you can sign on behalf of DJV for permitting purposes for the demolition of 28 sheep pond rd.

From: Mike Melvin <mike@holdgatepartners.com>
Sent: Monday, December 9, 2024 12:34 PM
To: William Downs <William.Downs@ticketnetwork.com>
Subject: Re: 28 sheep pond demo

You are the owner of record correct? The town has Benjamin Gifford in their system.

Michael R. Melvin
General Manager
Holdgate Partners
Nantucket, MA
Office (508) 228-4266
Cell (508) 680-3774
www.holdgatepartners.com

HOLDGATE
PARTNERS

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

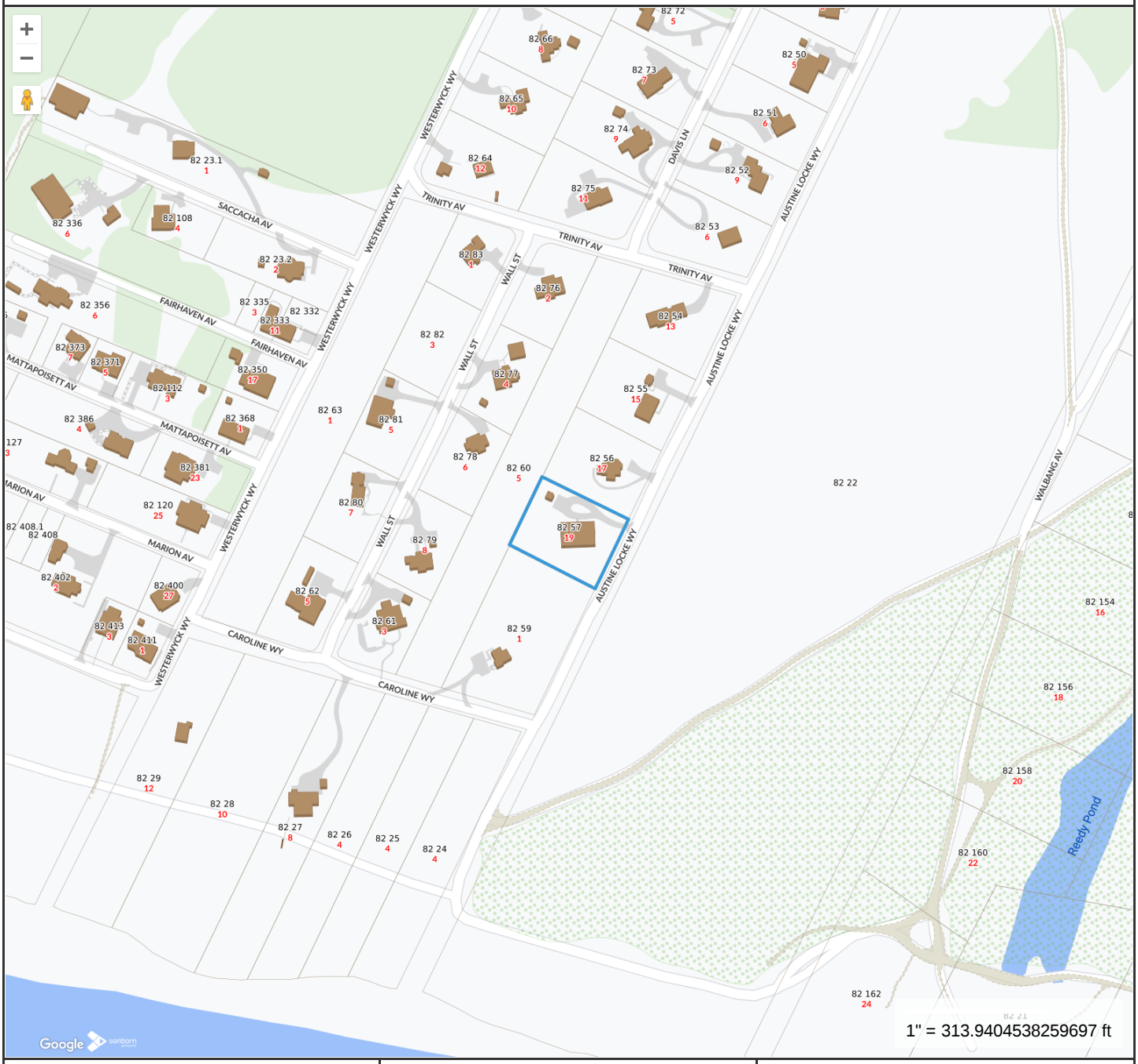
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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:

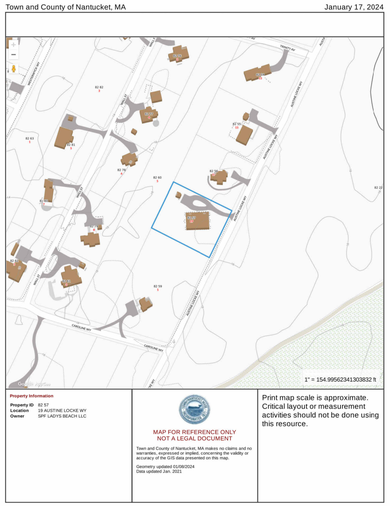
Map & Parcel:	82.57/19	Lot Size:	31,514 sq. ft.
District/Zoning:	LUG-2	Allowable Ground Coverage:	1,261 sq. ft.
Minimum Lot Size:	80,000 sq.ft.	Existing Ground Coverage:	1,484 sq. ft.
Frontage:	150 ft.	Proposed Ground Coverage MH:	0 sq. ft.
Ground Cover Ratio:	4%		
Front Setback:	35 ft.		
Side/Rear Setback:	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

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 / 57
PARCEL /

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
Exterior Elevations

11/7/2024

A.201

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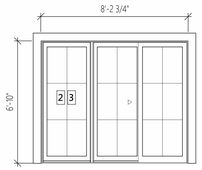
2 West Elevation - No Change From Approved

1/4" = 1'-0"



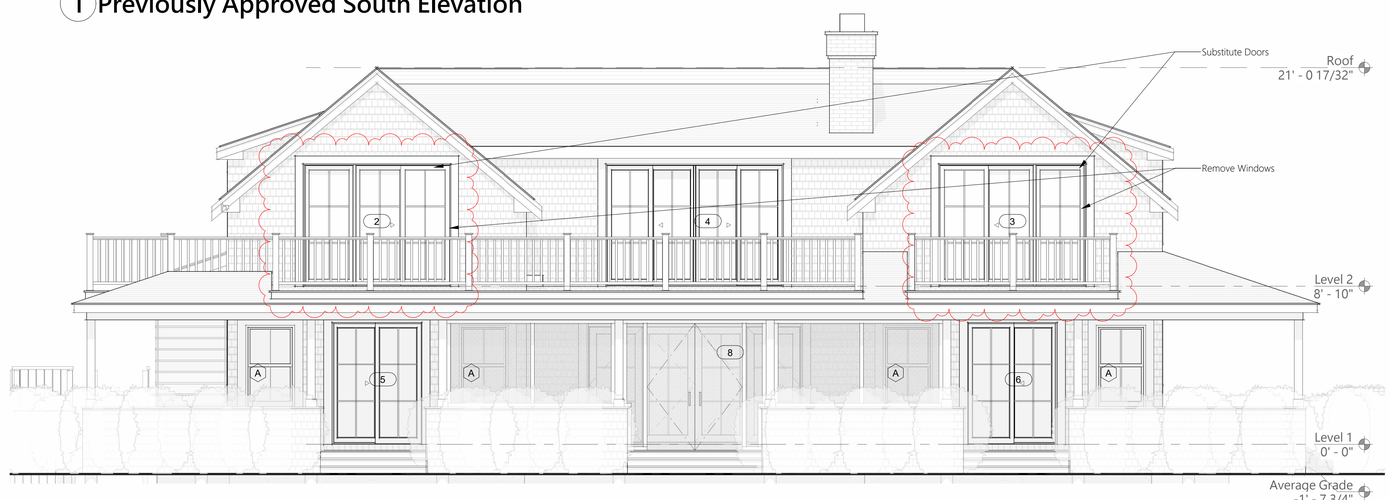
(3) Sliding French Door,
6 Lite
White Sash
White Trim

Door Schedule

1/4" = 1'-0"



1 Previously Approved South Elevation



4 South Elevation - Proposed

1/4" = 1'-0"

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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

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 / 57
PARCEL /

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
3D Views

11/7/2024

A.220

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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:

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

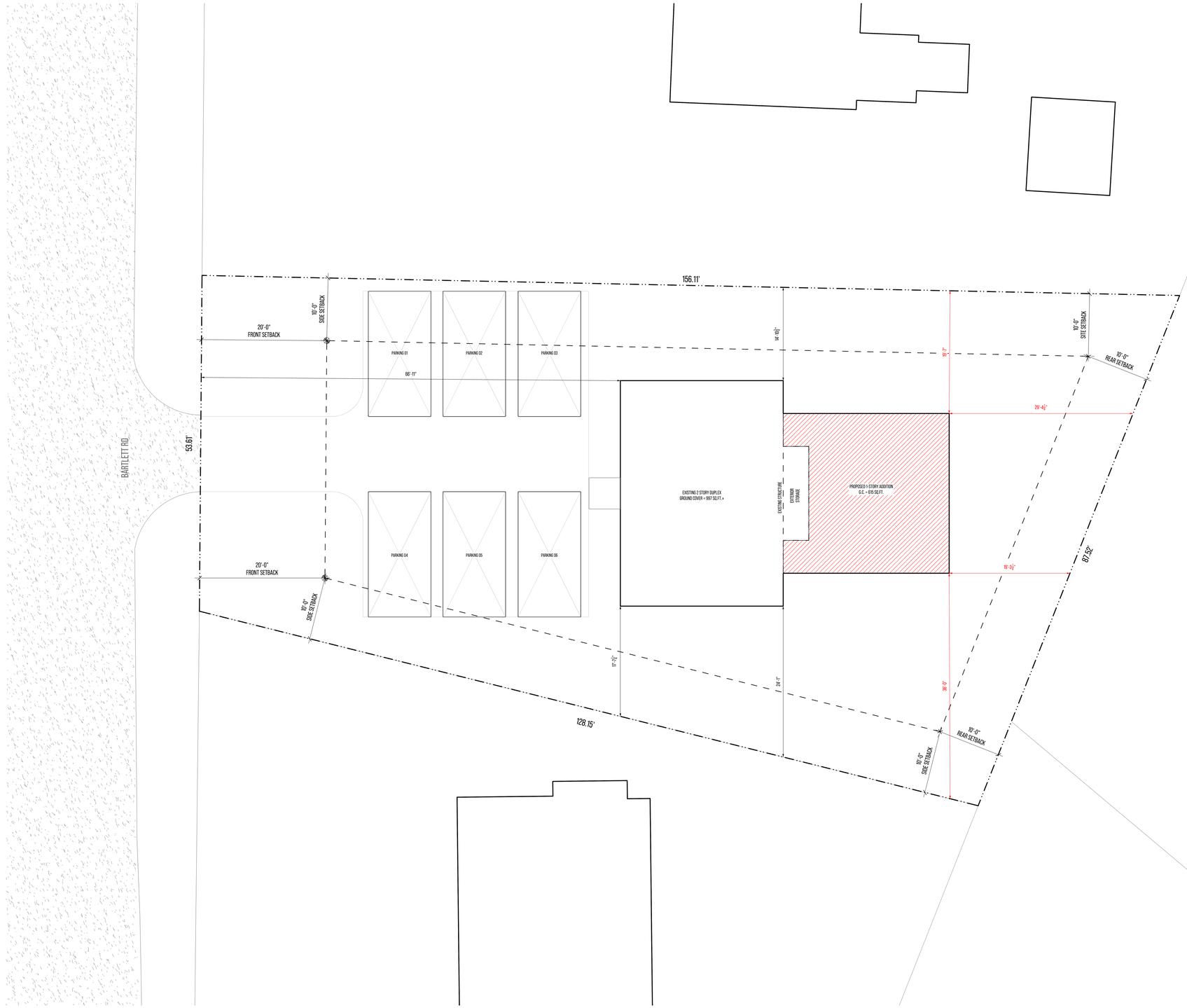
Michael O. Ryan <mryan@sampco.com> Tue, Nov 19, 2024 at 5:04 PM
To: Yenor Reid <rkyenor@gmail.com>

"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:

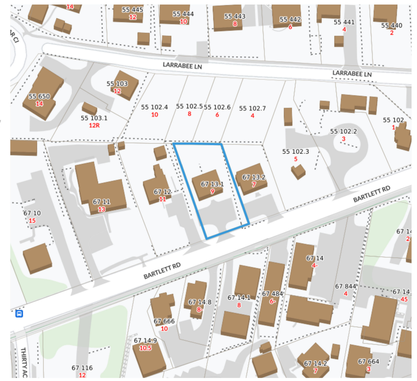
[Quoted text hidden]

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

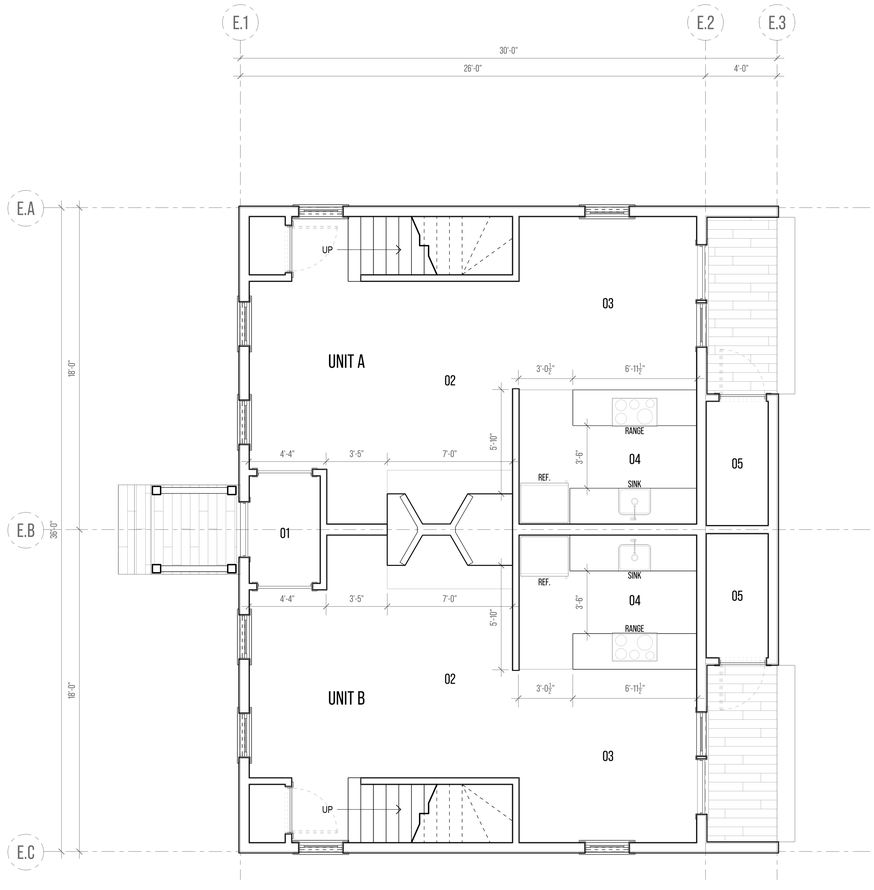
SITE PLAN

SHEET NUMBER

A-0.00

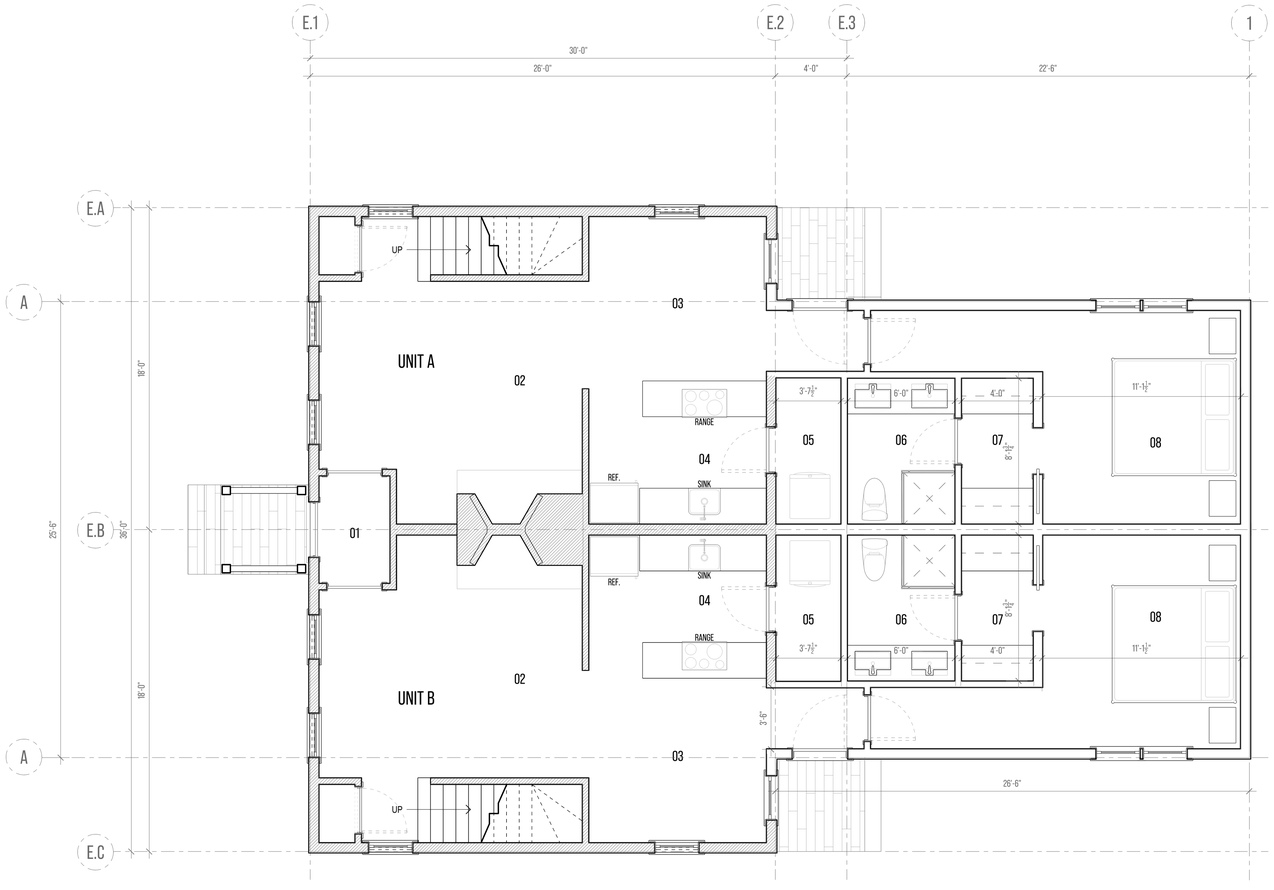
DRAWN BY

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

PROJECT INFORMATION

ADDRESS:
9 BARTLETT RD
NANTUCKET
MASSACHUSETTS
02554

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NOVEMBER 19, 2024

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NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

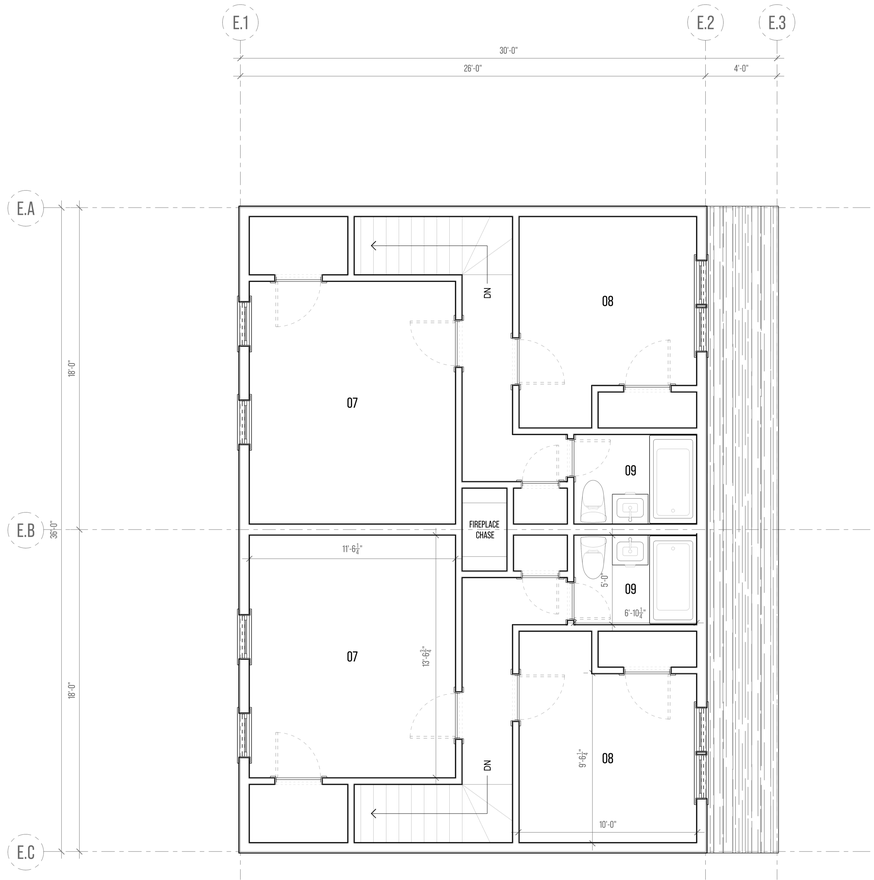
DRAWING TITLE

FIRST
FLOOR PLAN

SHEET NUMBER

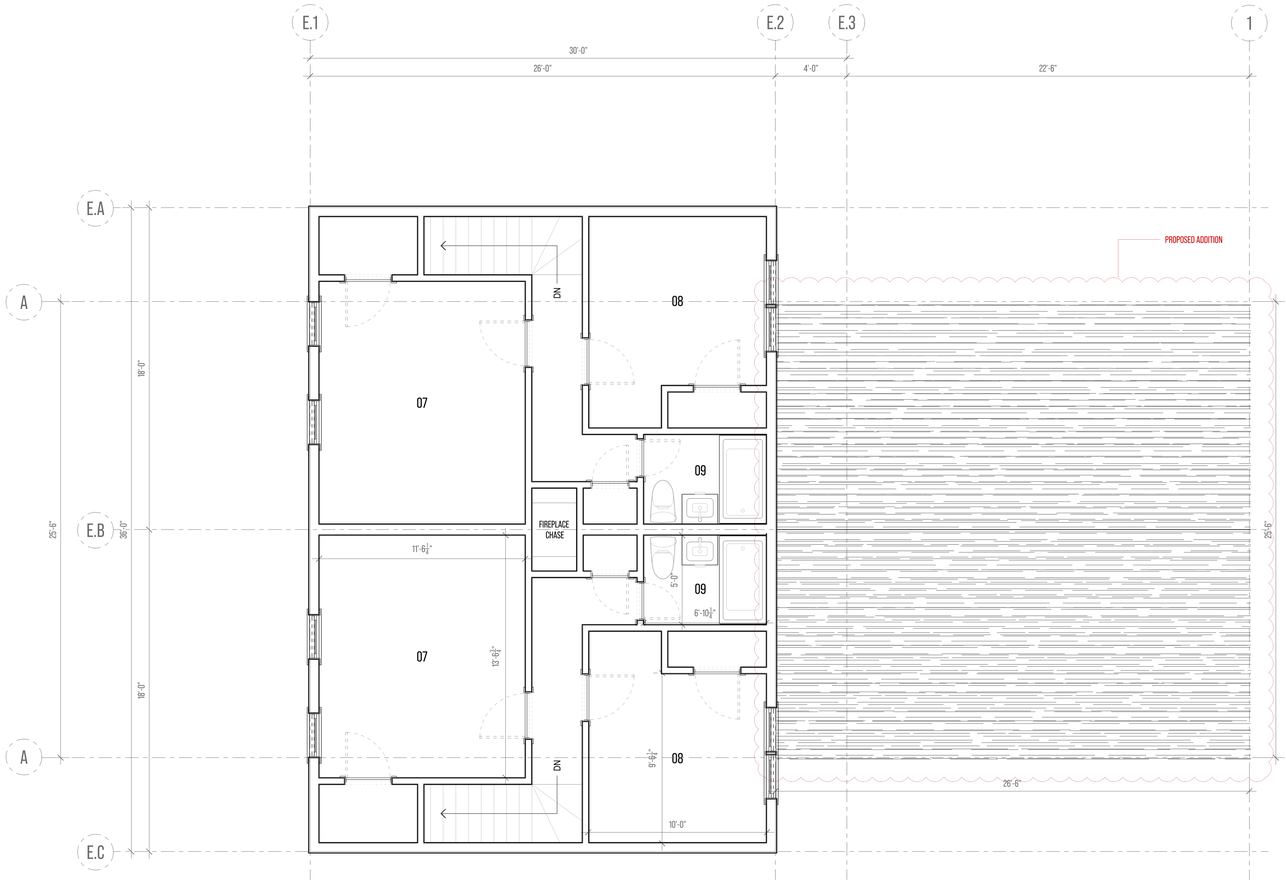
A-1.10

DRAWN BY



1 EXISTING SECOND FLOOR PLAN

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

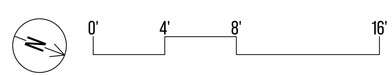


2 PROPOSED SECOND FLOOR PLAN (NO CHANGE)

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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CLIENT:
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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

SECOND FLOOR PLAN

SHEET NUMBER

A-1.20

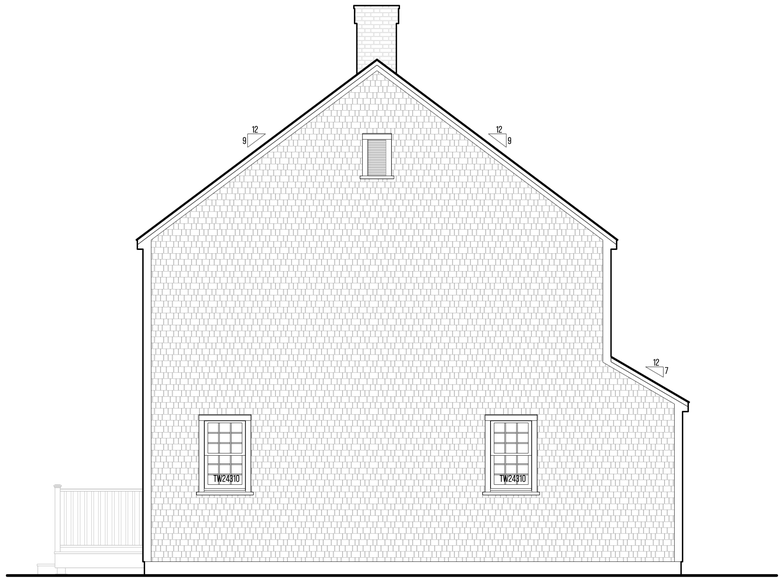
DRAWN BY



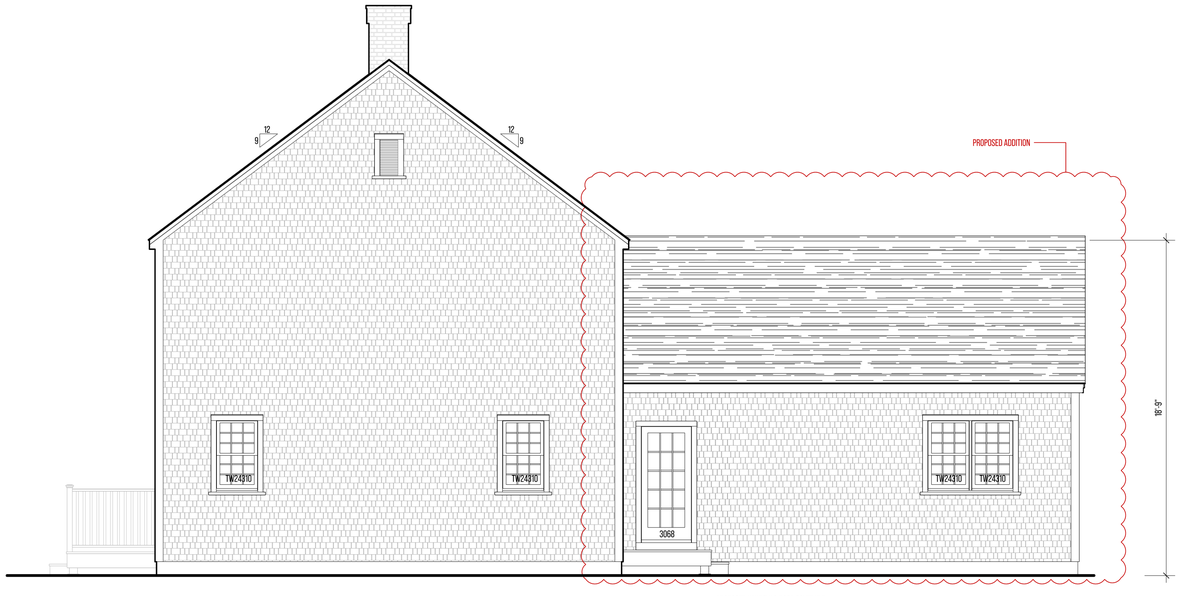
1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION (NO CHANGE)
1/4" = 1'-0"

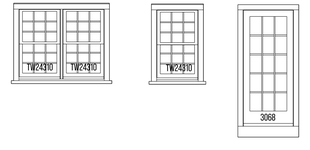


2 EXISTING EAST ELEVATION
1/4" = 1'-0"



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

PROPOSED WINDOW & DOOR SCHEDULE



yenor DESIGN COMPANY

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02554

CONTRACTOR:
TBD

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SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

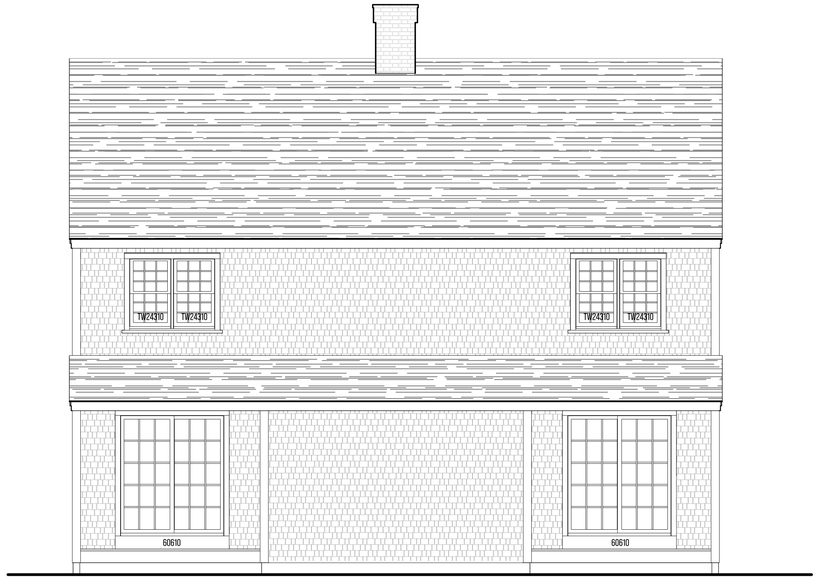
DRAWING TITLE

EXTERIOR ELEVATIONS

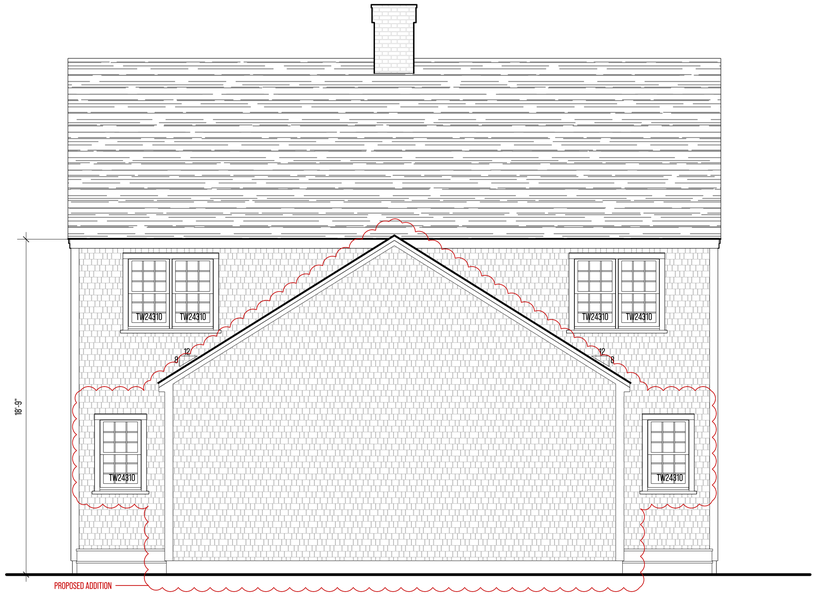
SHEET NUMBER

A-3.00

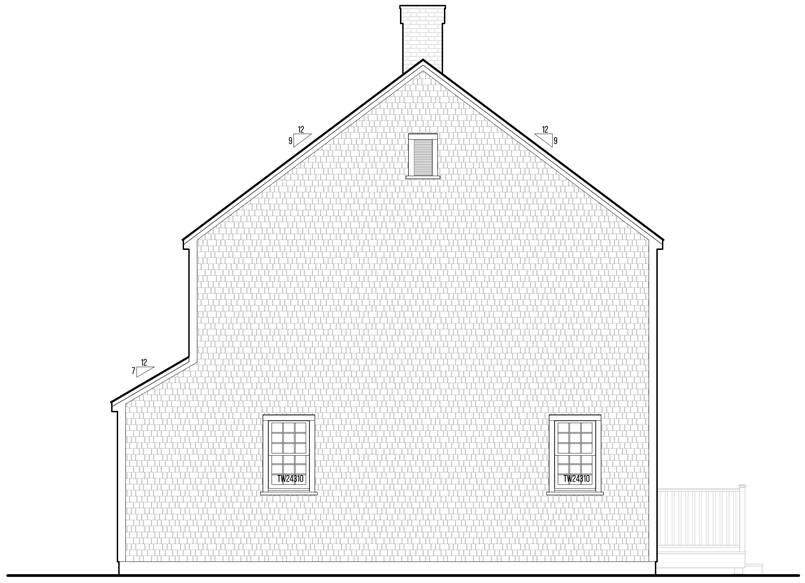
DRAWN BY



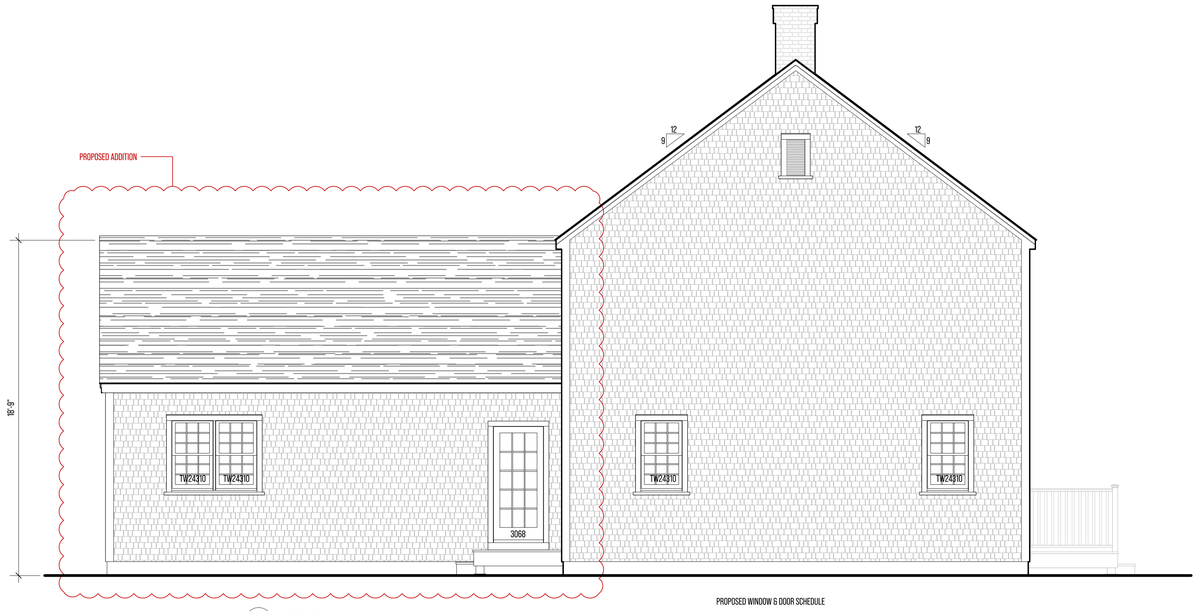
3 EXISTING NORTH ELEVATION
1/4" = 1'-0"



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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02554

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TBD

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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

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.

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200, ck 0867 3. **Application Fee:** See back of application for fee schedule or call the office.

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

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✅ 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.

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✅ 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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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 _____

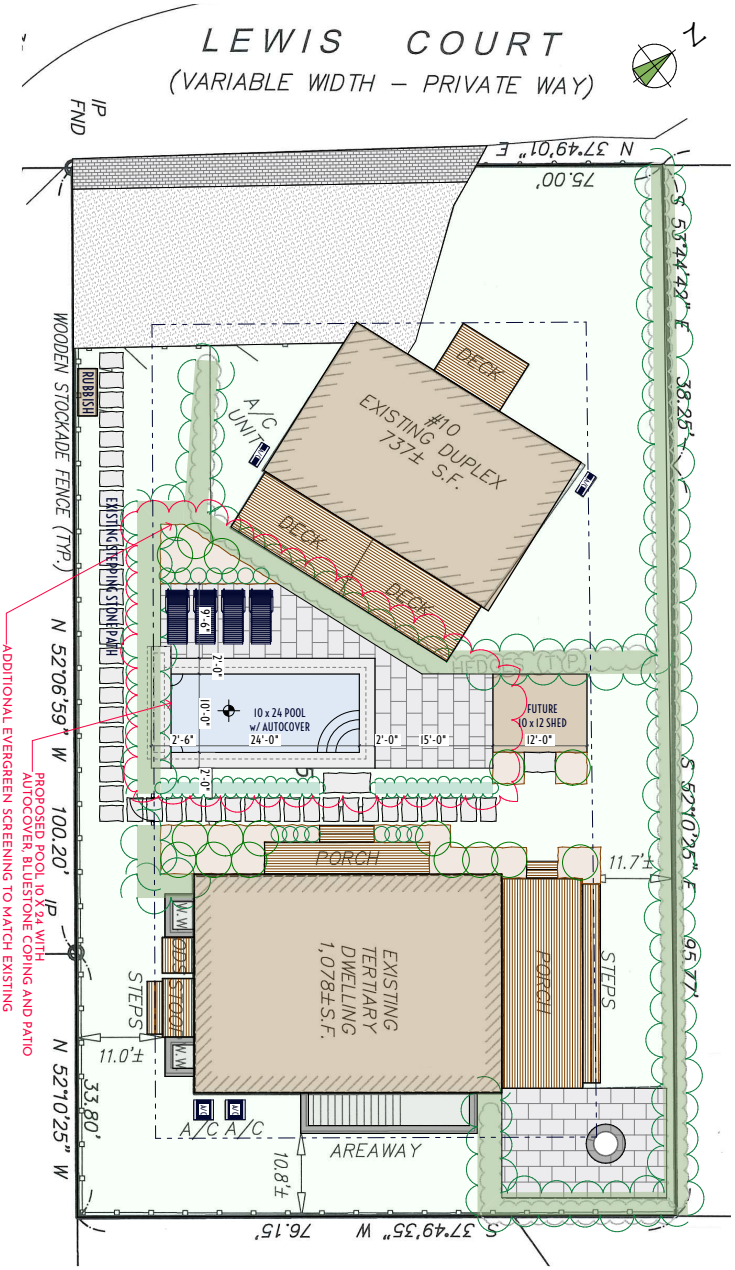
Deck _____ Foundation _____ Fence _____ Shutters _____

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

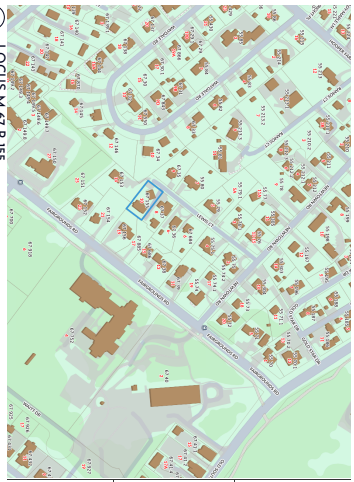
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

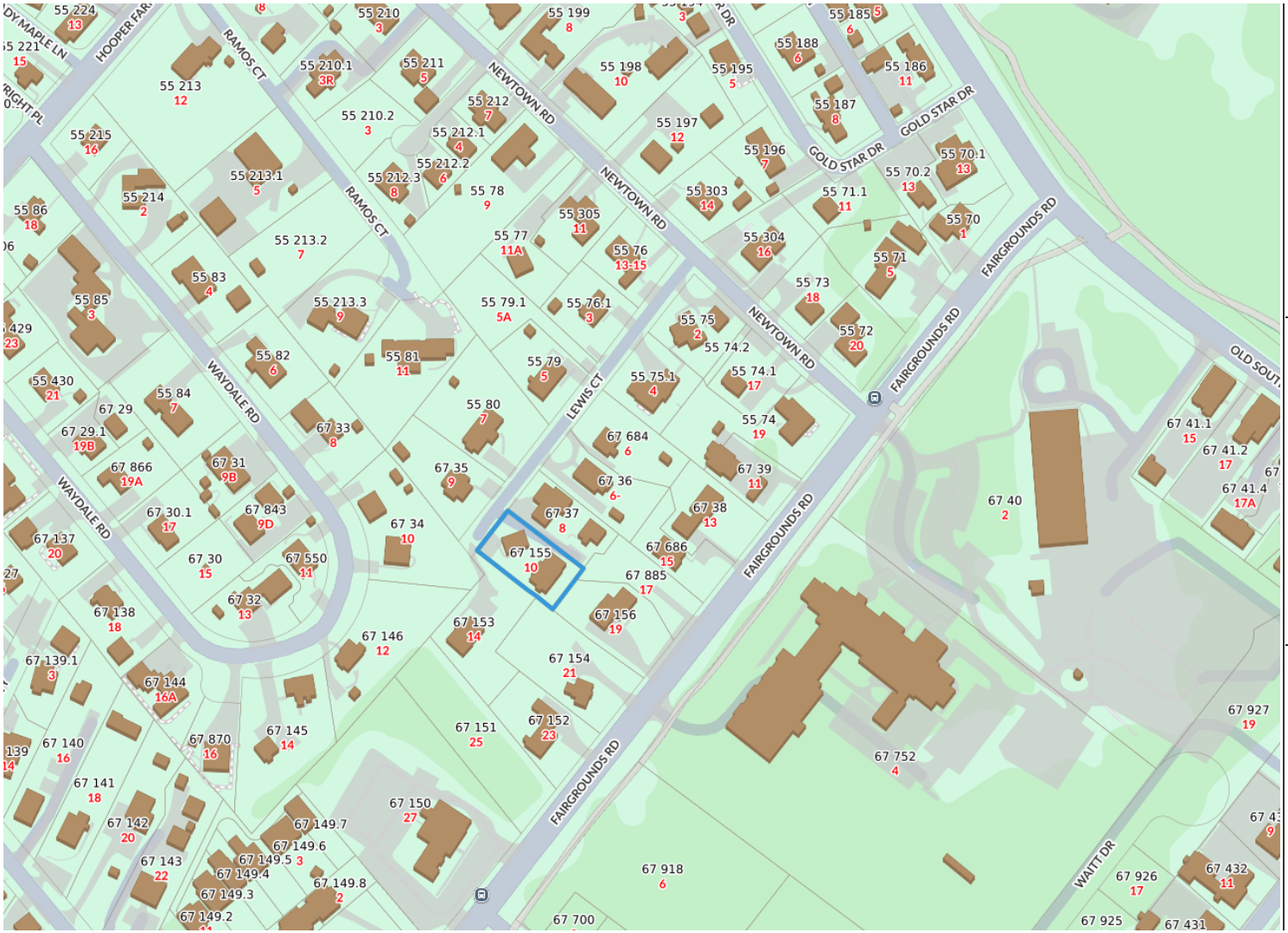
Landscape at
10 Lewis Court
Nantucket, Ma.
02554

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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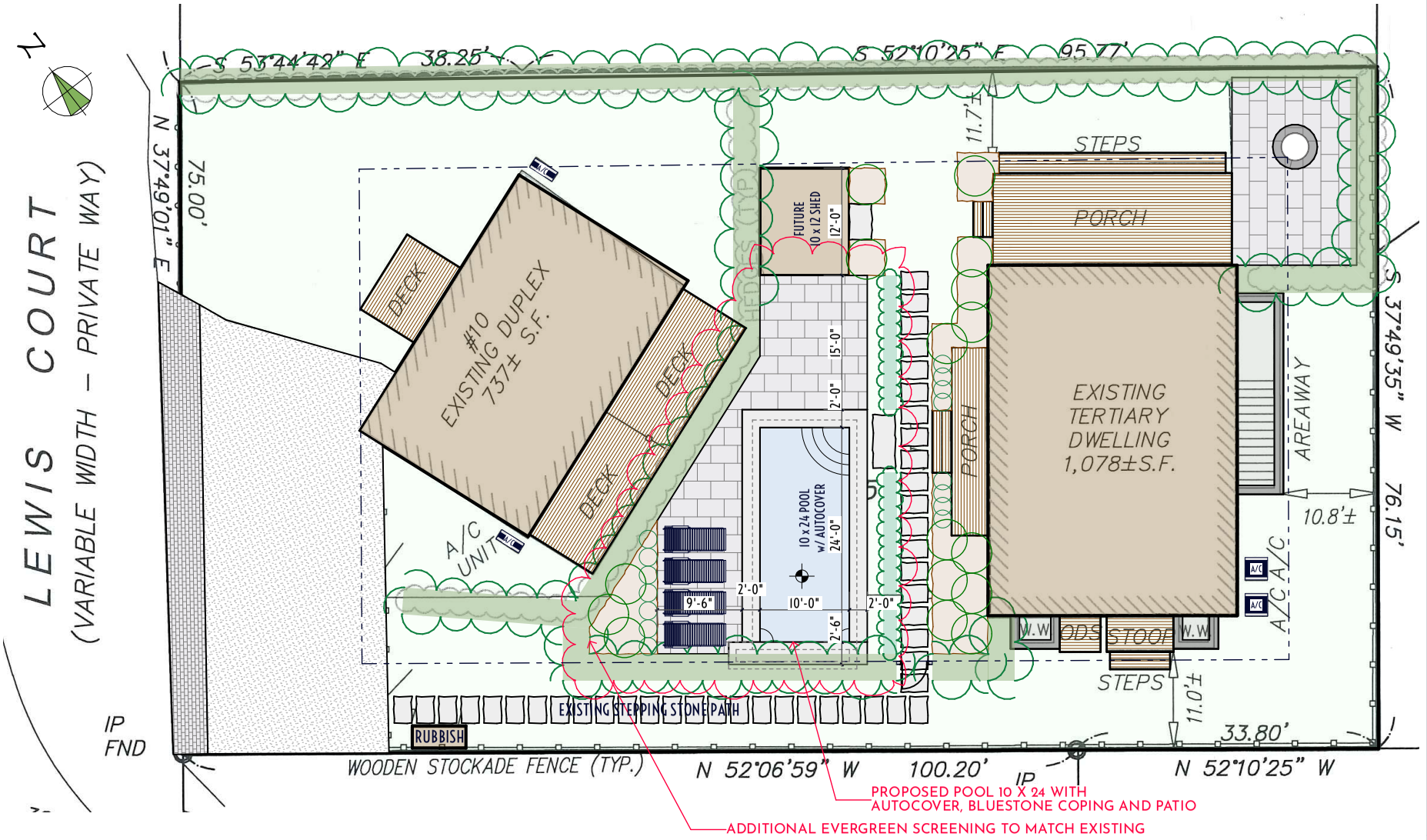

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Landscape at
10 Lewis Court
Nantucket, Ma.
02554
M: 67
P: 155
Zoning: R-10
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Plotted: 11/26/24
Drawing No.:
HDC-B

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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
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-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

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Nantucket, Massachusetts 02554

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

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Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I 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.

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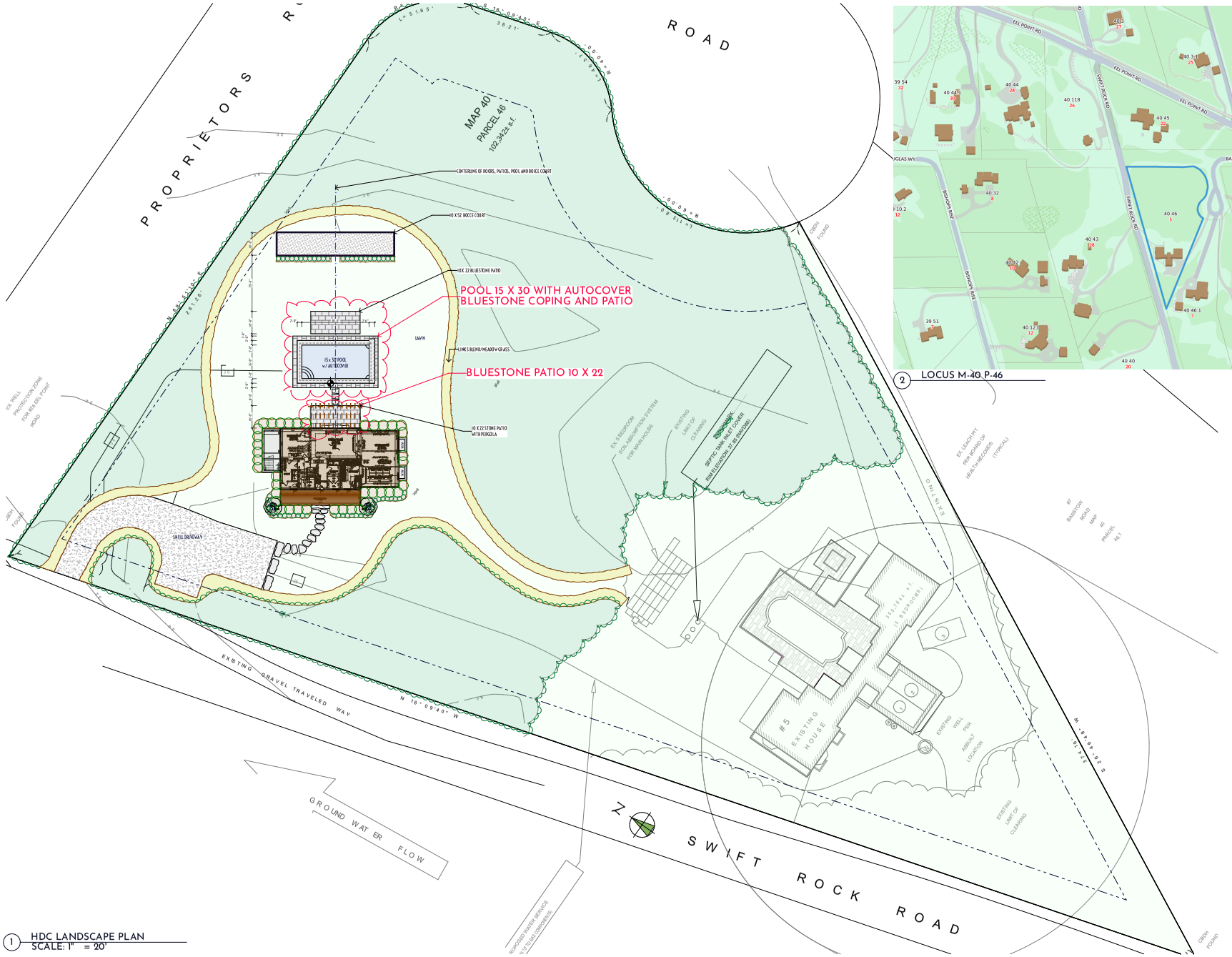

1 HDC LANDSCAPE PLAN
SCALE: 1" = 20'

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
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HDC-1

Surveyor	Contact
Bracken	LC

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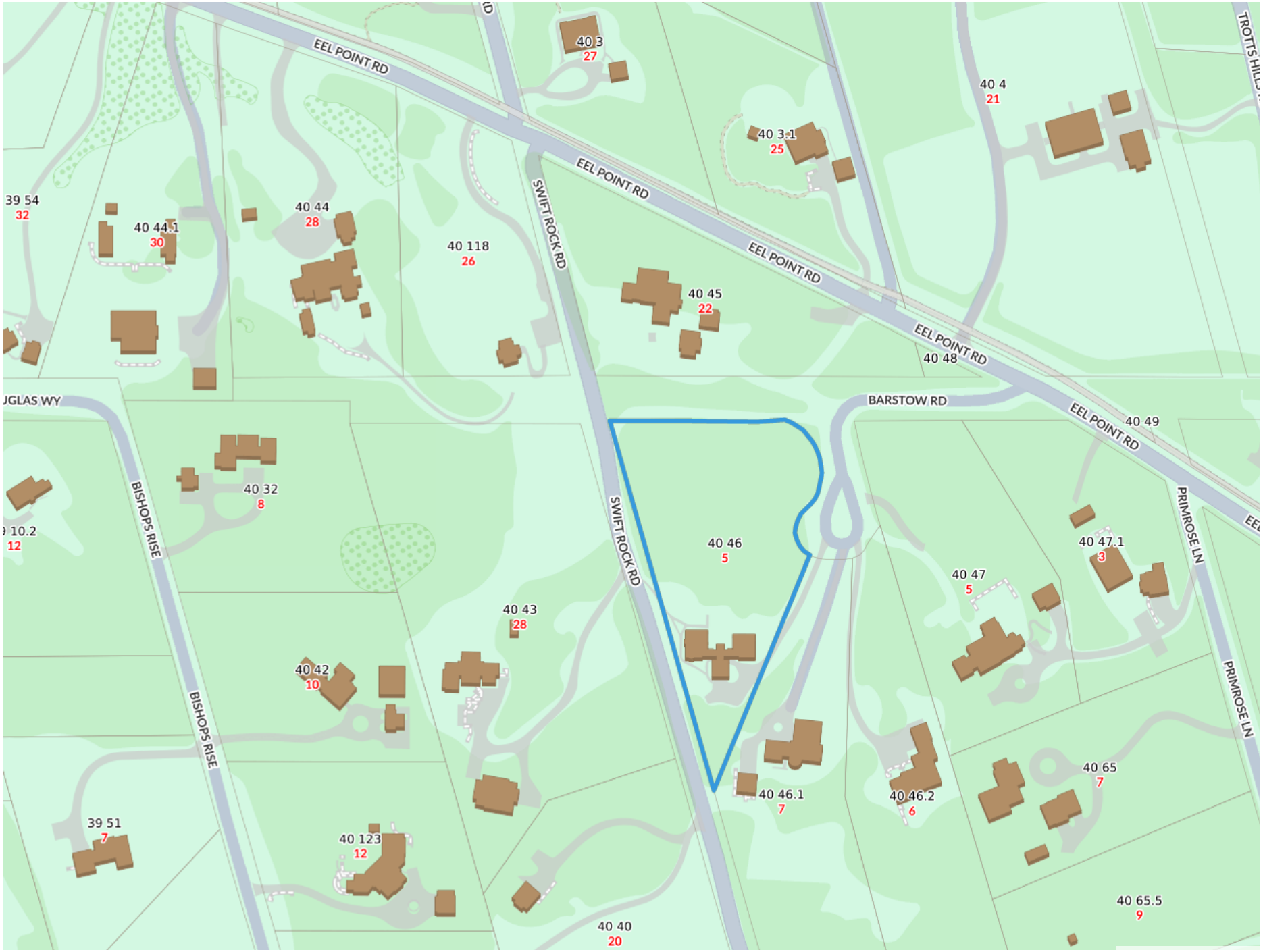


1 LOCUS M-40 P-46

atlantic LANDSCAPING, INC

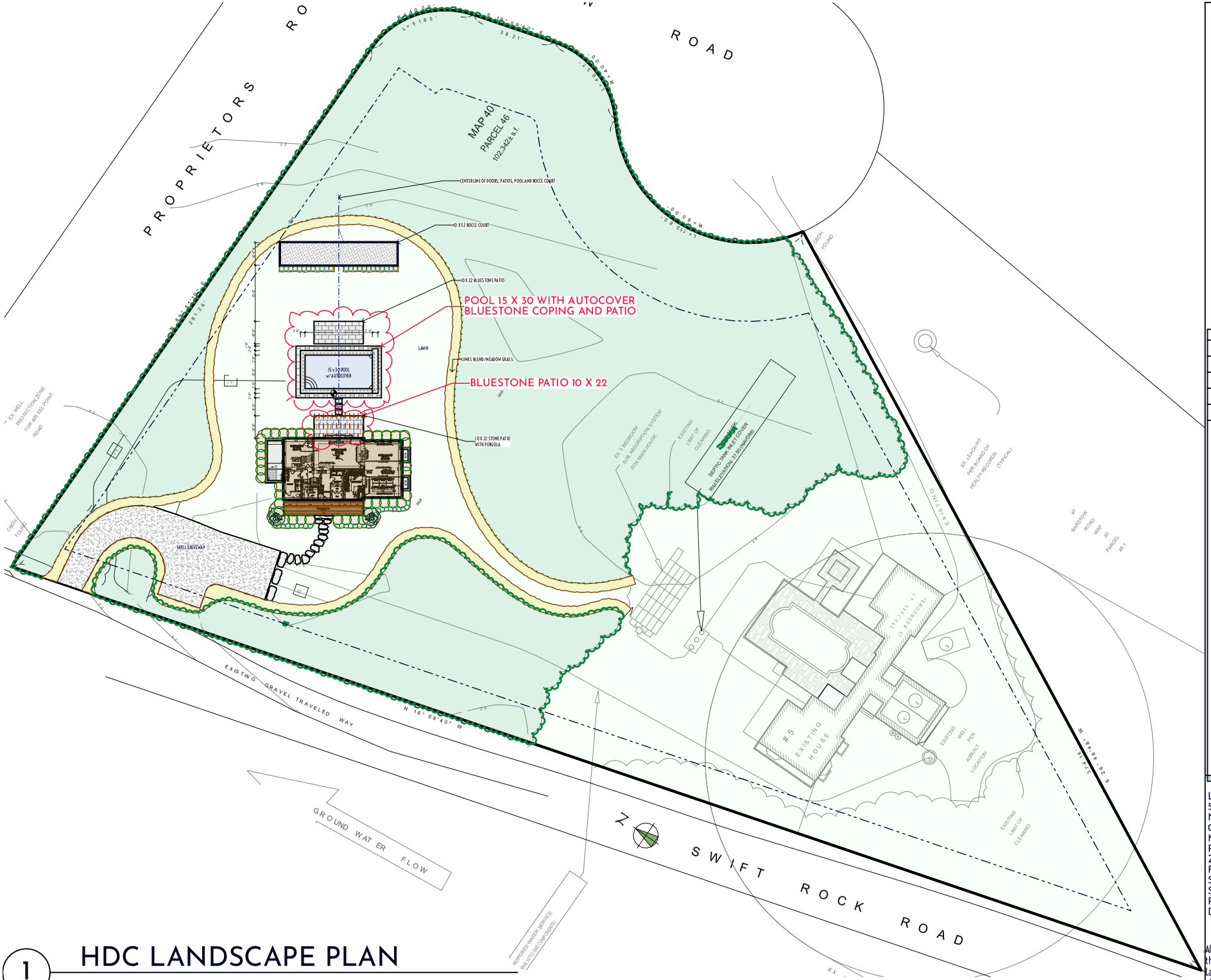
MARK	DATE

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.



1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

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HDC Site Plan

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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

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HDC Site Photos

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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

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HDC Materials Photos

Landscape at
5 Barstow Rd
Nantucket, Ma.
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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

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

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
200 ck 16185	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:*** Owners Authorization Letter
N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR 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: _____
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 _____

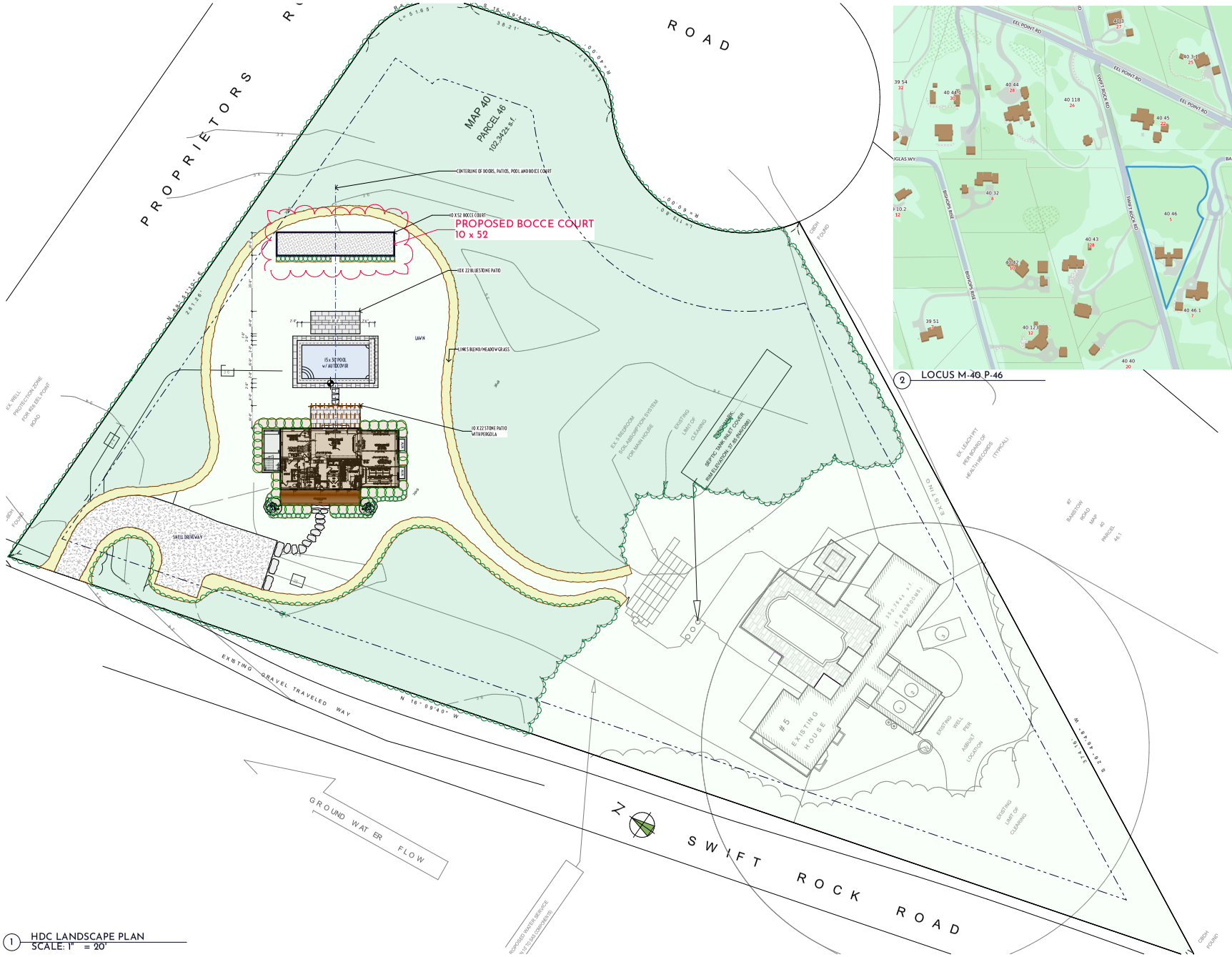
Trim _____ Sash _____ Doors _____

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

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HDC-1

Surveyor	Contact
Bracken	LC

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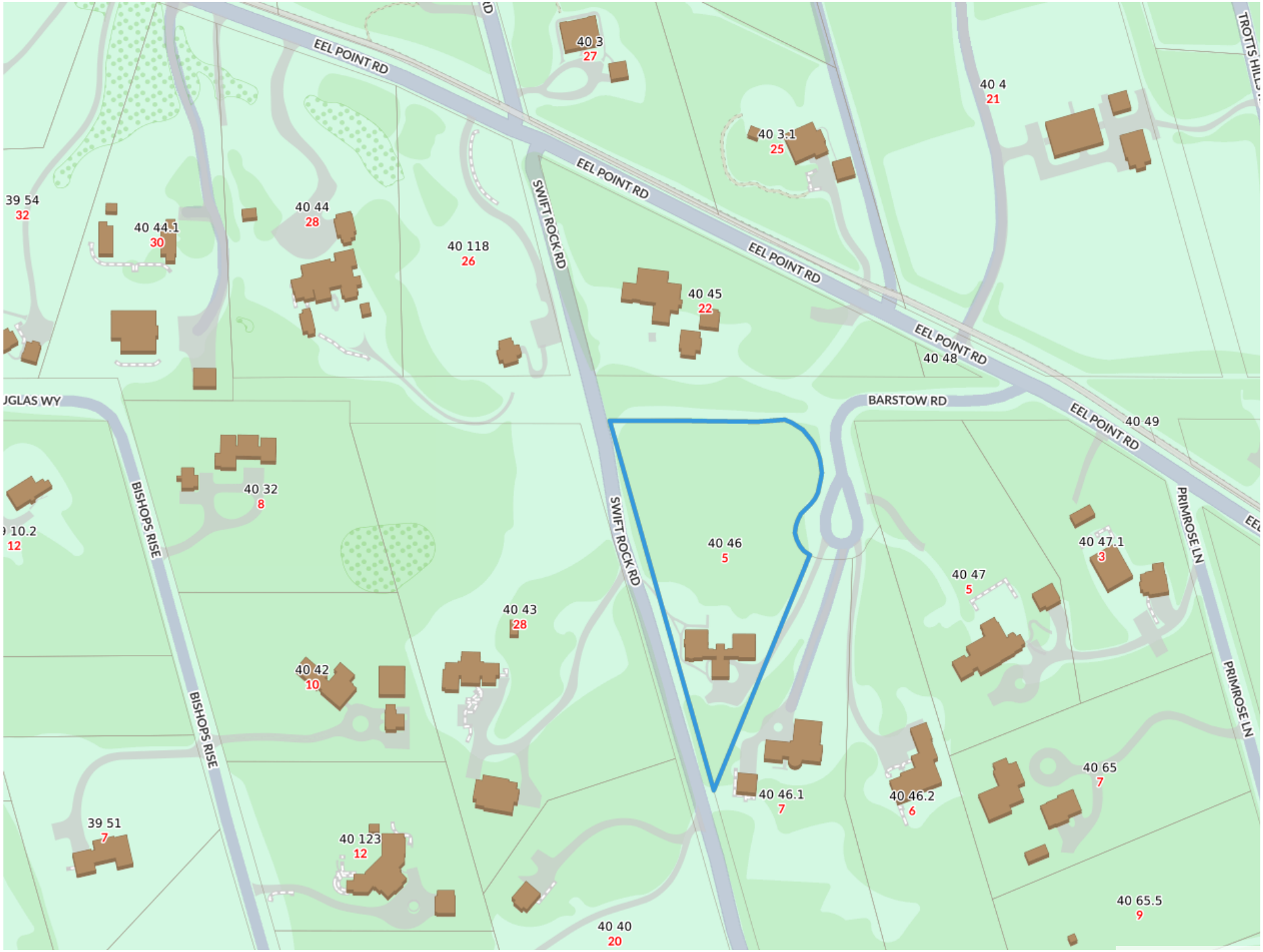

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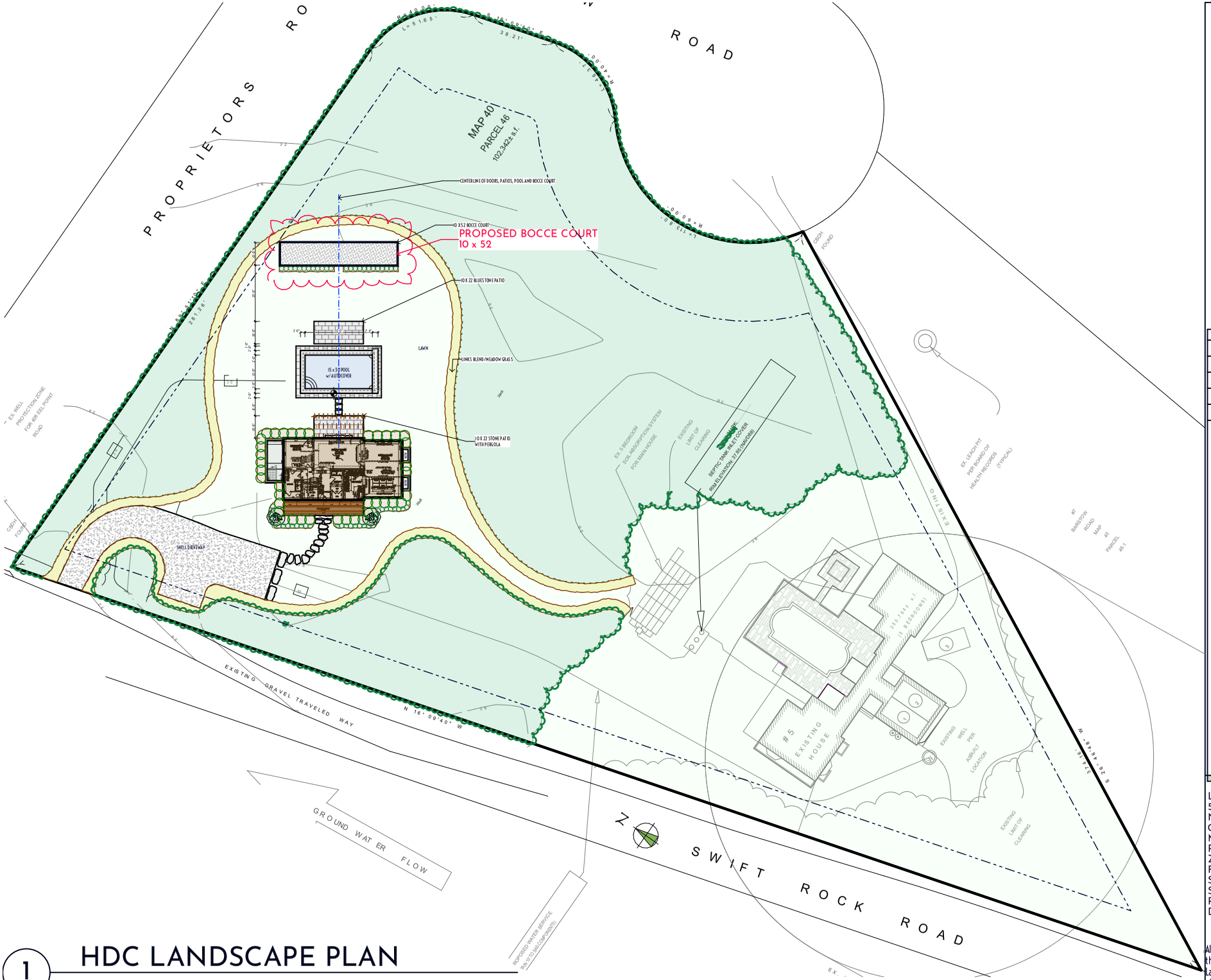

HDC LANDSCAPE PLAN

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atlantic LANDSCAPING, INC

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1 View 1 from Barstow



2 View 2 from Barstow



3 View 3 from Barstow



4 View 4 from Barstow

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1 View 1 from Swift Rock



2 View 2 from Swift Rock



3 BOCCE COURT

atlantic LANDSCAPING, INC

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HDC-D

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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:

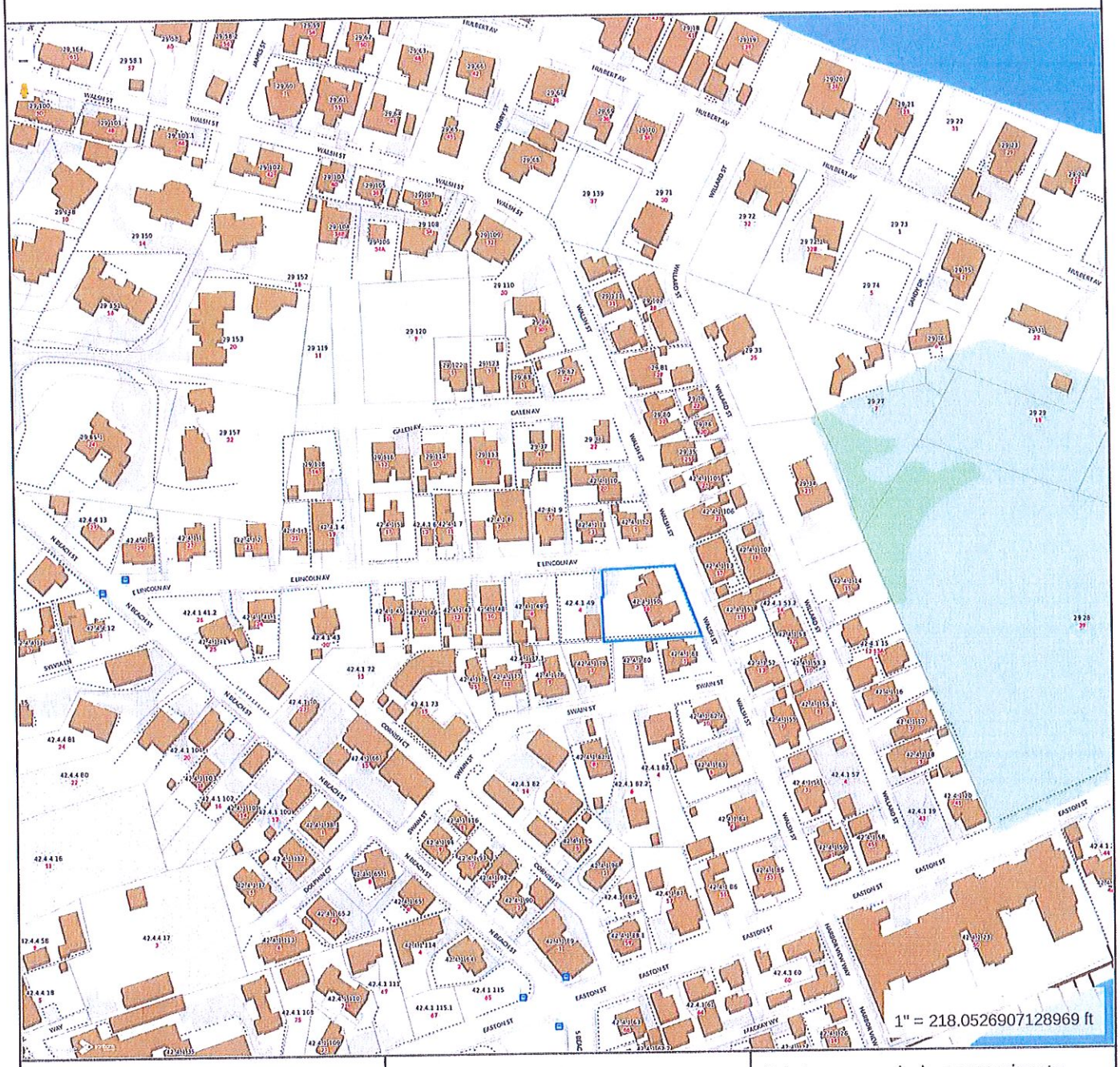
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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.

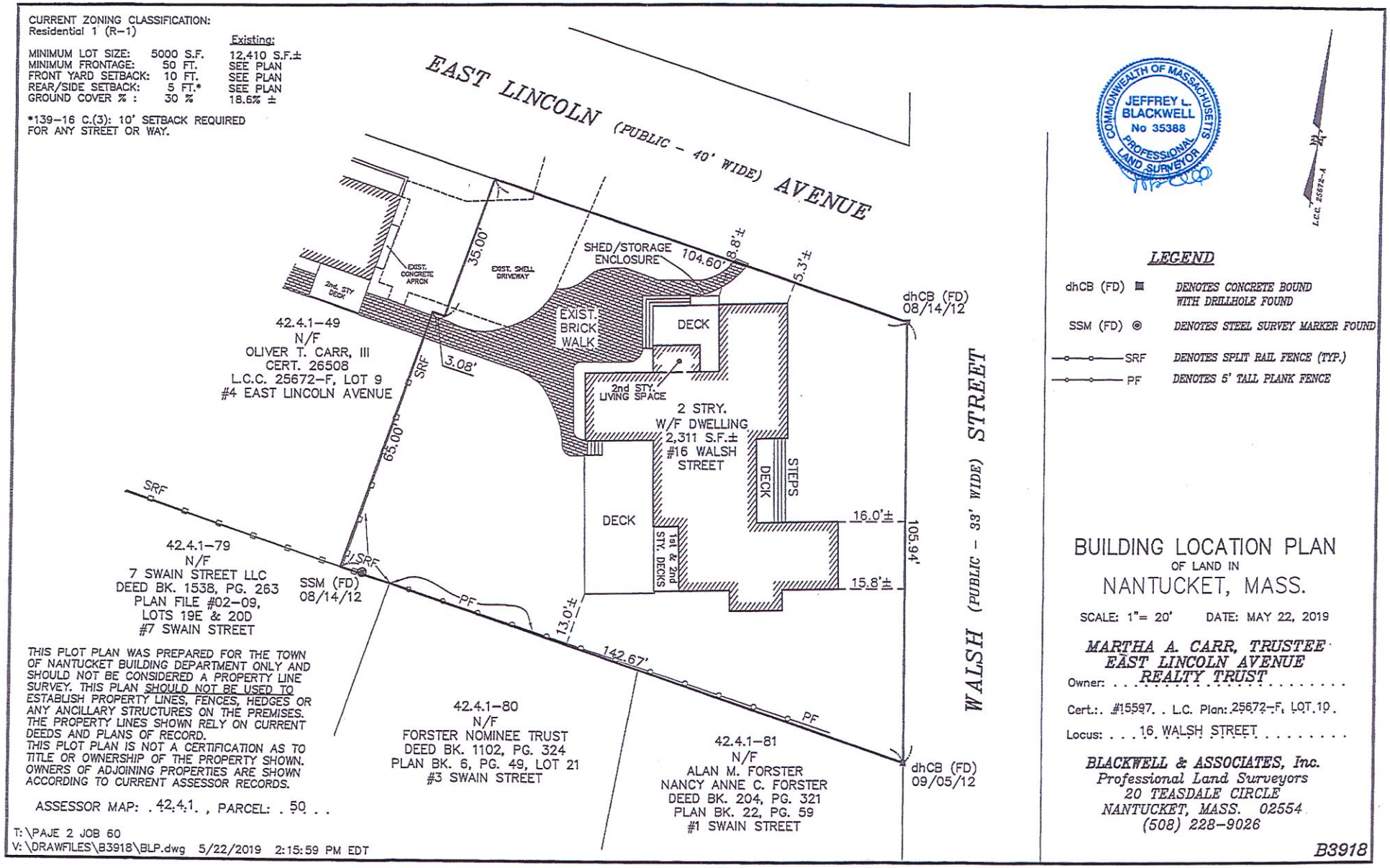
Geometry updated 06/04/2024
Data updated Jan. 2021

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

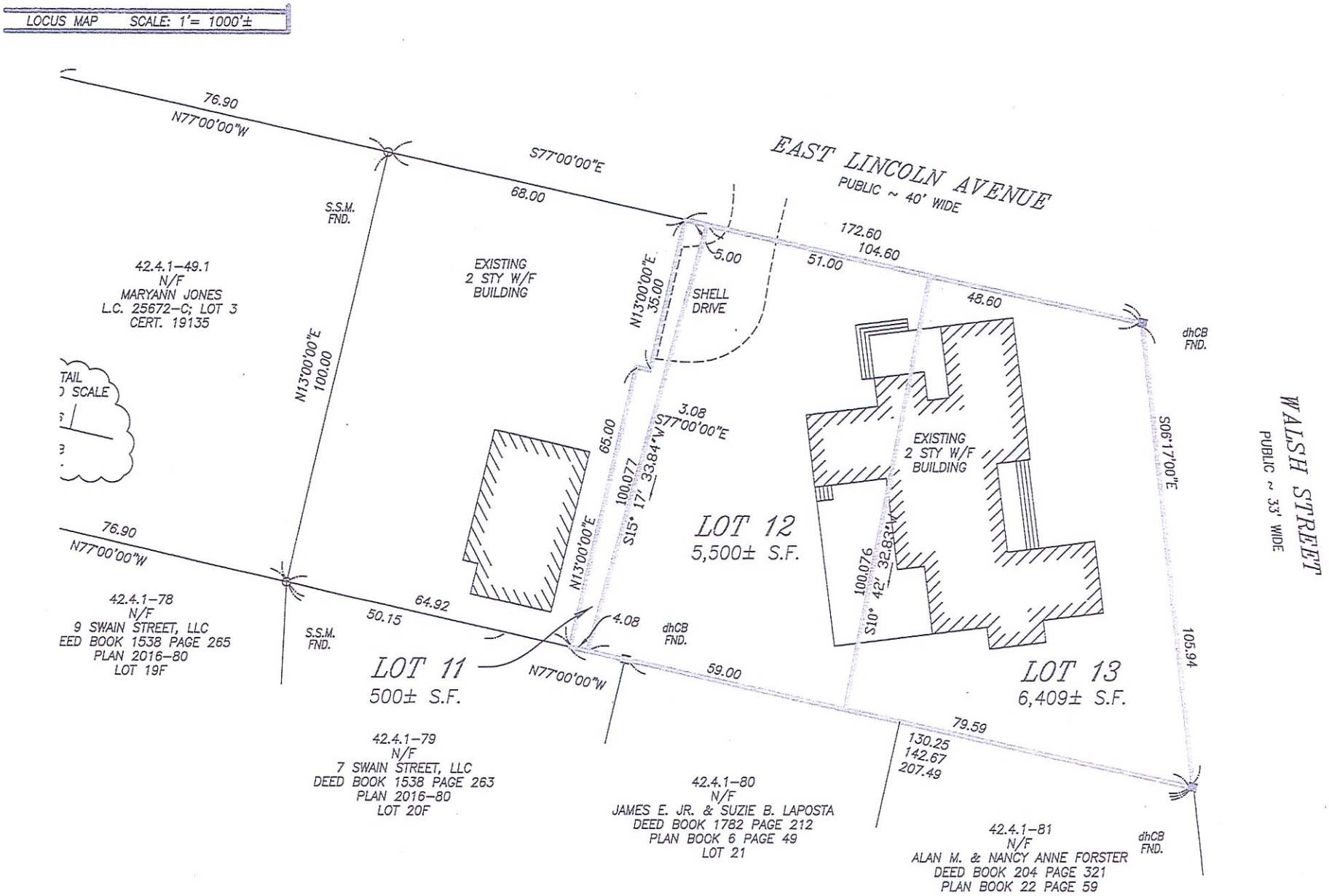
Owner: . . . . . .

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

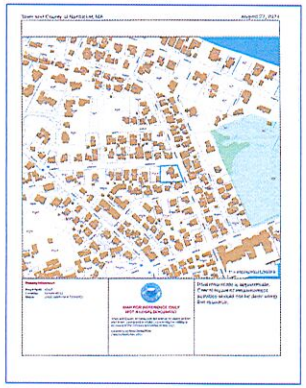

LOCUS MAP SCALE: 1'= 1000'±
EAST LINCOLN AVENUE
PUBLIC ~ 40' WIDE
WALSH STREET
PUBLIC ~ 33' WIDE
76.90
N77°00'00"W
S77°00'00"E
68.00
172.60
104.60
51.00
48.60
5.00
S.S.M. FND.
N13°00'00"E 35.00
SHELL DRIVE
dhCB FND.
S06°17'00"E
105.94
42.4.1-49.1
N/F
MARYANN JONES
L.C. 25672-C; LOT 3
CERT. 19135
EXISTING 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.

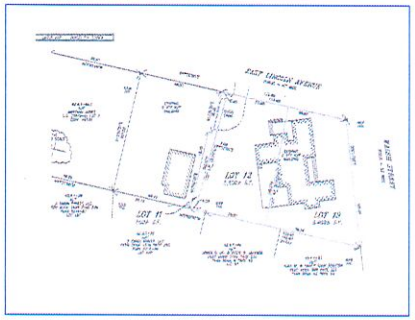
EXISTING SITE
DRAWING INDEX

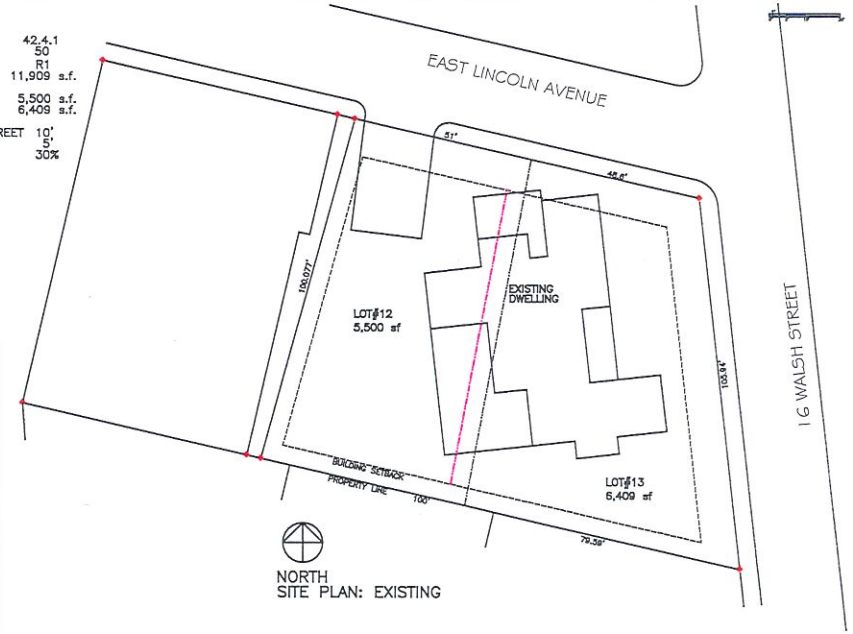
1 SITE PLAN
ZONING INFO.
2 ORIGINAL BUILDING DATE INFO.
3 EXISTING EXTERIOR PHOTOGRAPHS
4 EXISTING INTERIOR PHOTOGRAPHS #1
5 EXISTING INTERIOR PHOTOGRAPHS #2

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



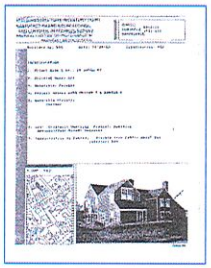
E. LINCOLN AVE. NORTH VIEW



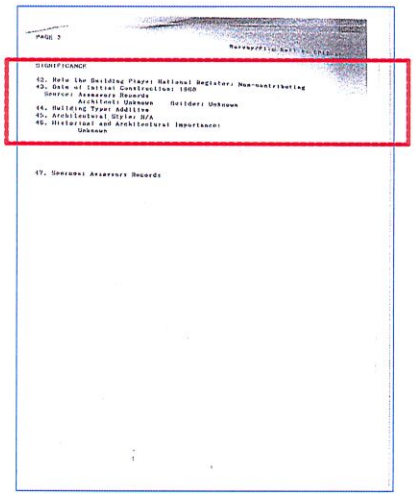
E. LINCOLN AVE. WEST VIEW



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.

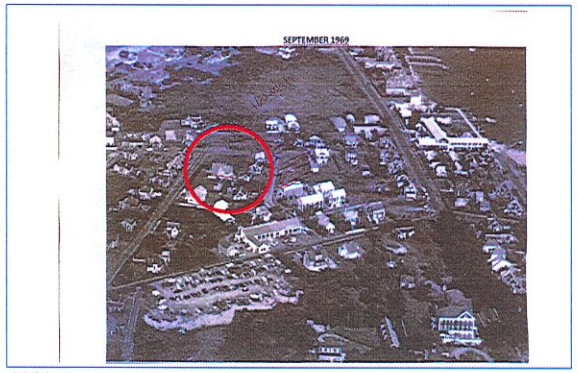
COPYRIGHT SCI 2024

TITLE
DRAWING INDEX
SITE PLAN
PROPERTY PHOTOS
ZONING INFO.

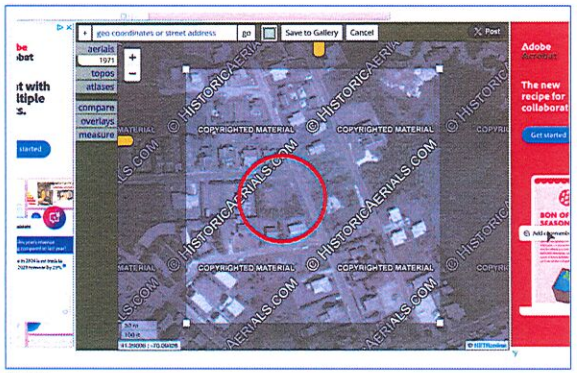
DATE
09-24-2024

SCALE
1/16"=1'0"

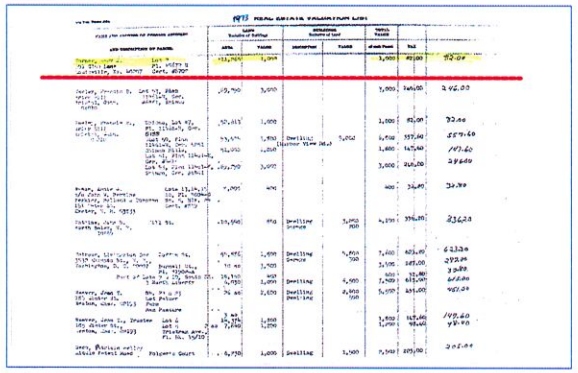
1



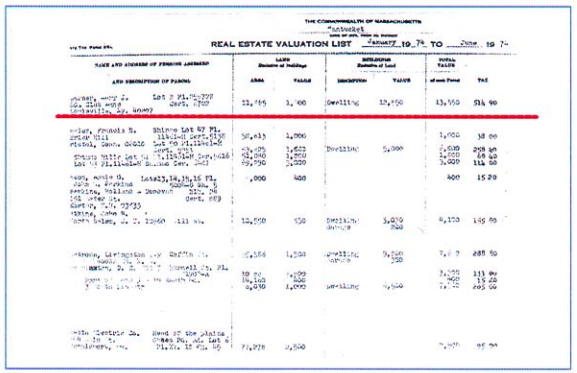
1969



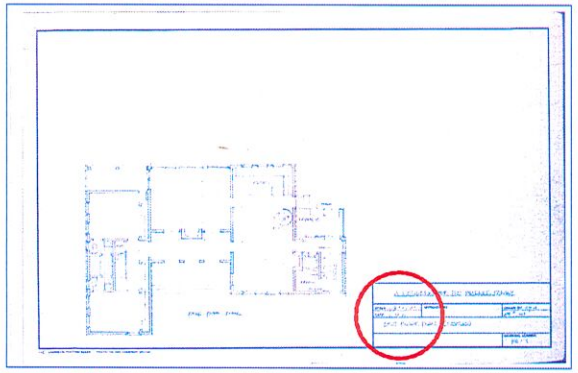
1971

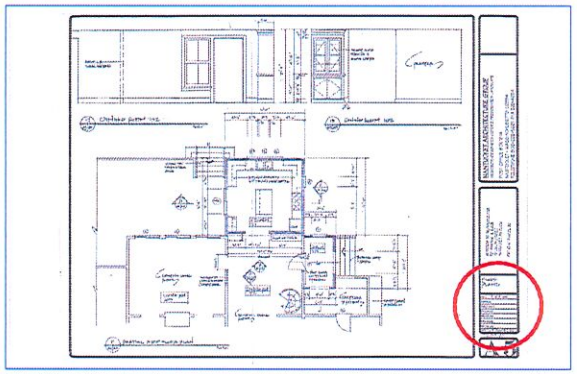


1973



1974





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

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050

PROJECT
CARR/ITAN PROPERTY
16 WALSH STREET
NANTUCKET, MA

JOB NO
DEMO/MOVE-OFF
EXISTING DWELLING

NOTES
HDC
CERT. NO.

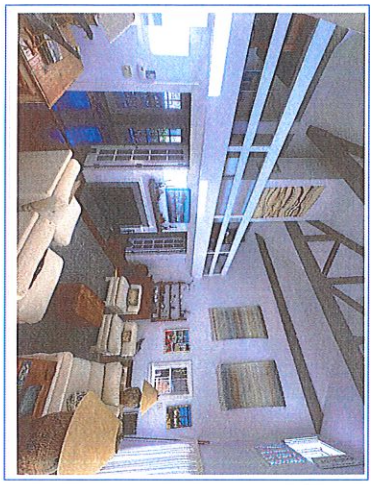
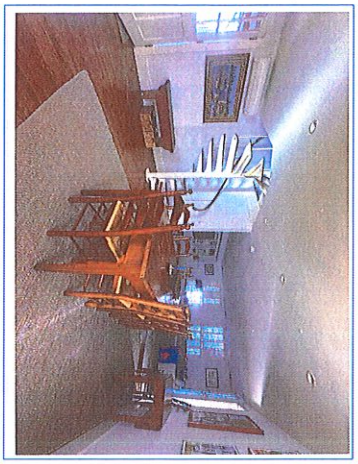
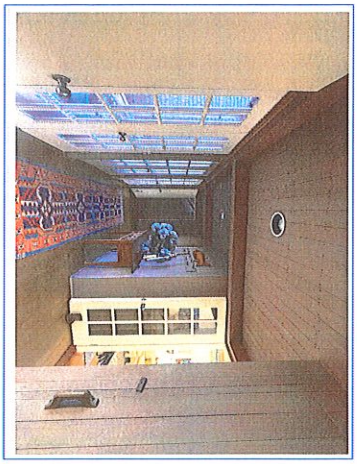
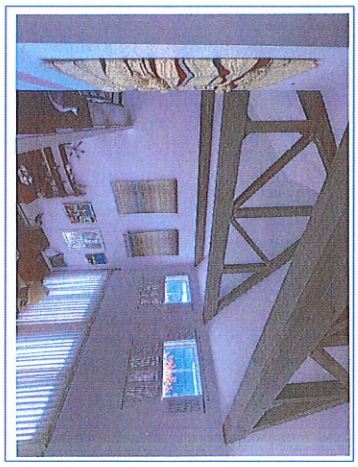
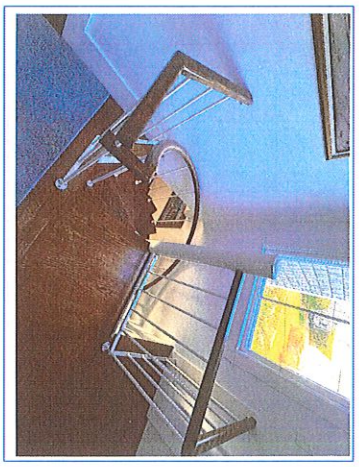
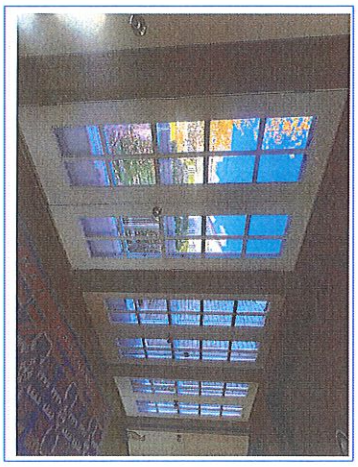
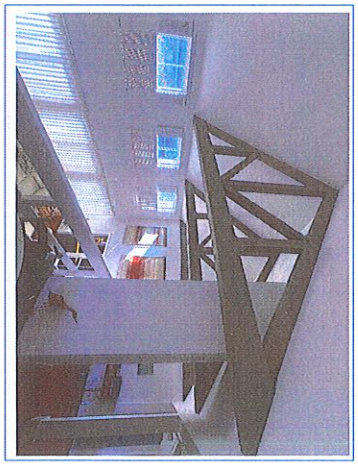
COPYRIGHT SEPT 2024

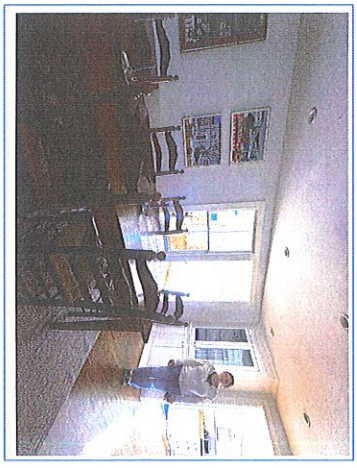
TITLE
EXISTING
EXTERIOR
PHOTOGRAPHS

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.	
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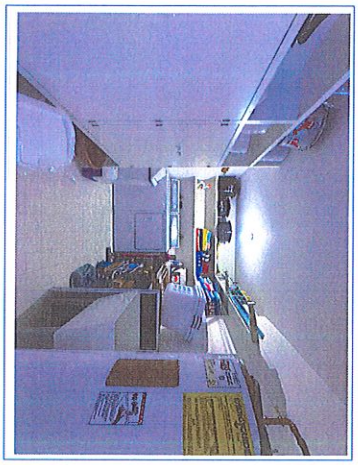
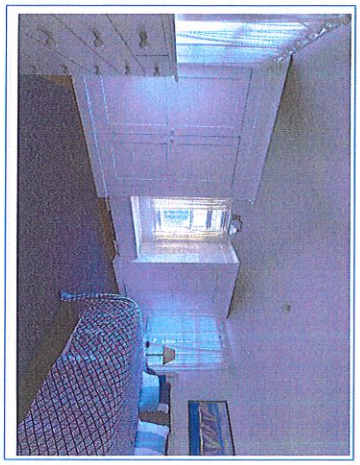
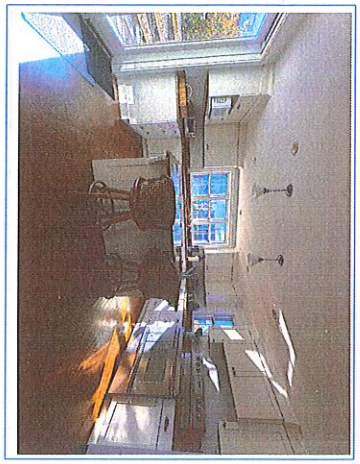
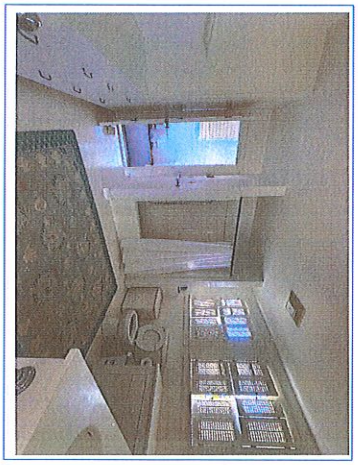
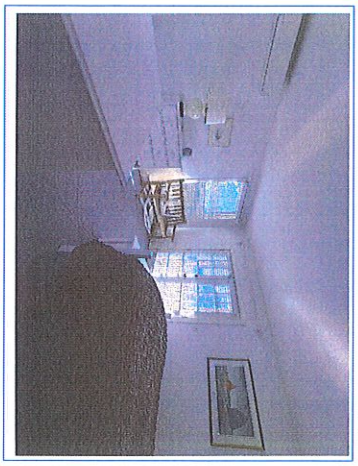
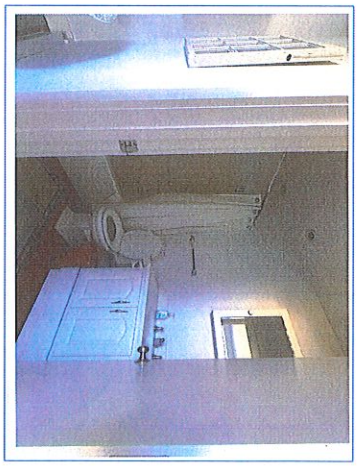
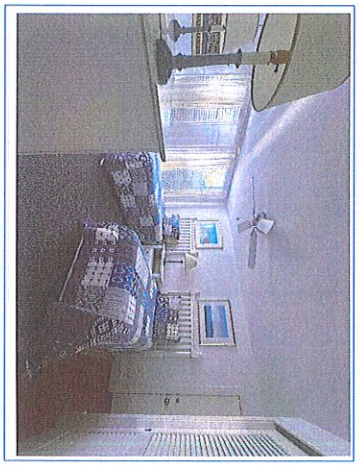
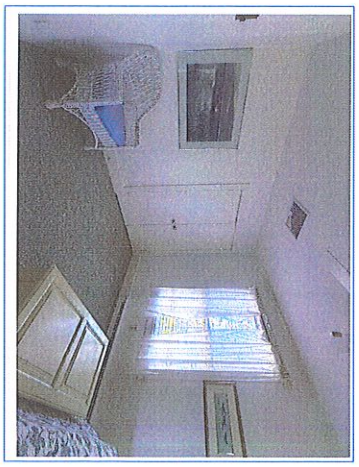
TITLE EXISTING INTERIOR PHOTOGRAPHS #1	
DATE 11-17-2024	
SCALE NONE	4

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050

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DATE	11-17-2024
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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

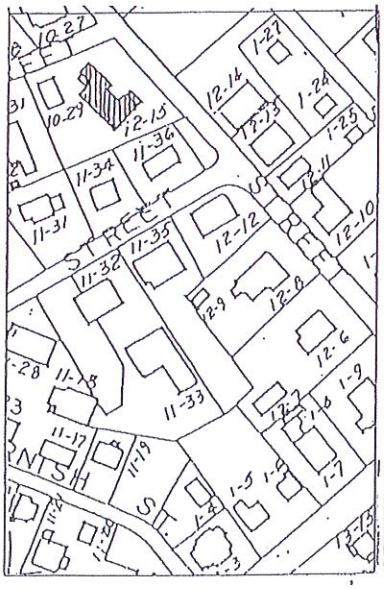
4. Present Owner: CARR OLIVER T & MARTHA A

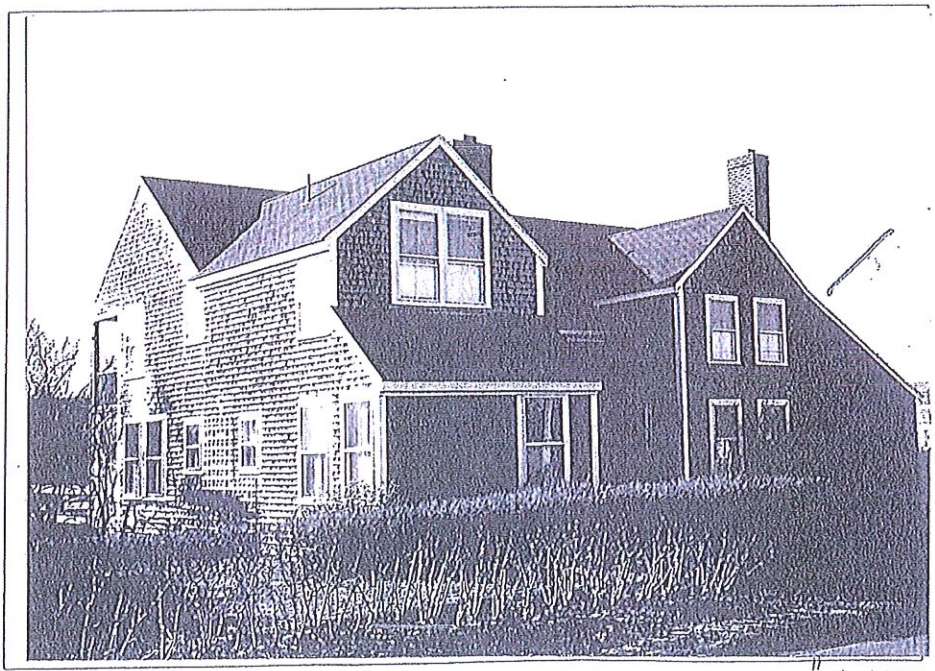
5. Ownership History:
Unknown

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:
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: 11/21/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 2024-09-11204
	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.

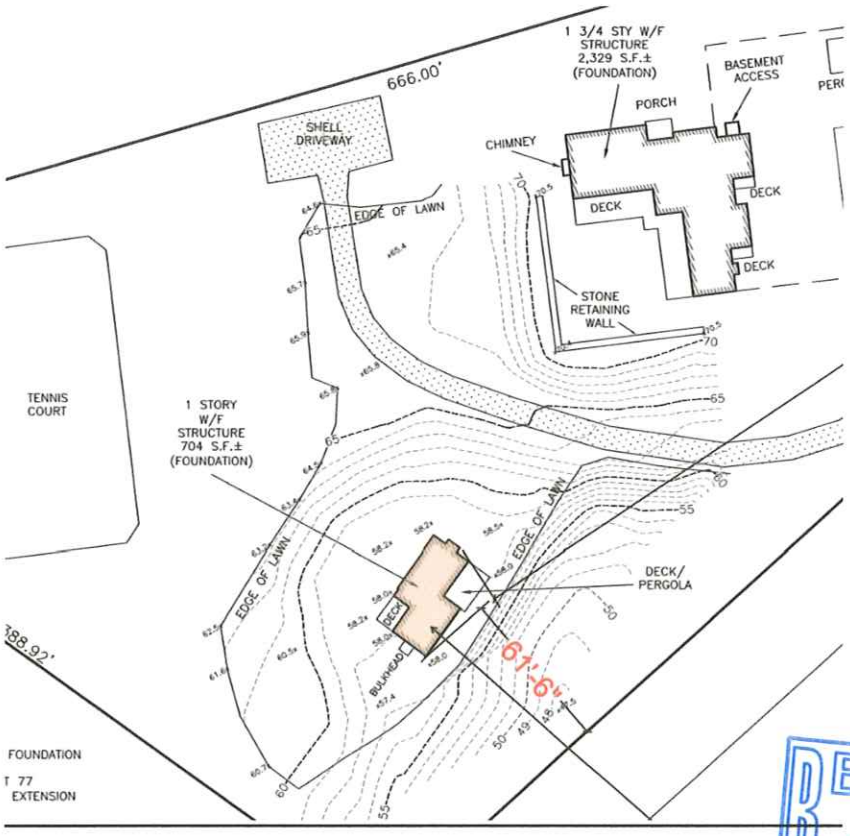
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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: 11/21/2024

7 NORTH PASTURE LANE – EXISTING LOCATION – FRONT ELEVATION AT 59'4" FL



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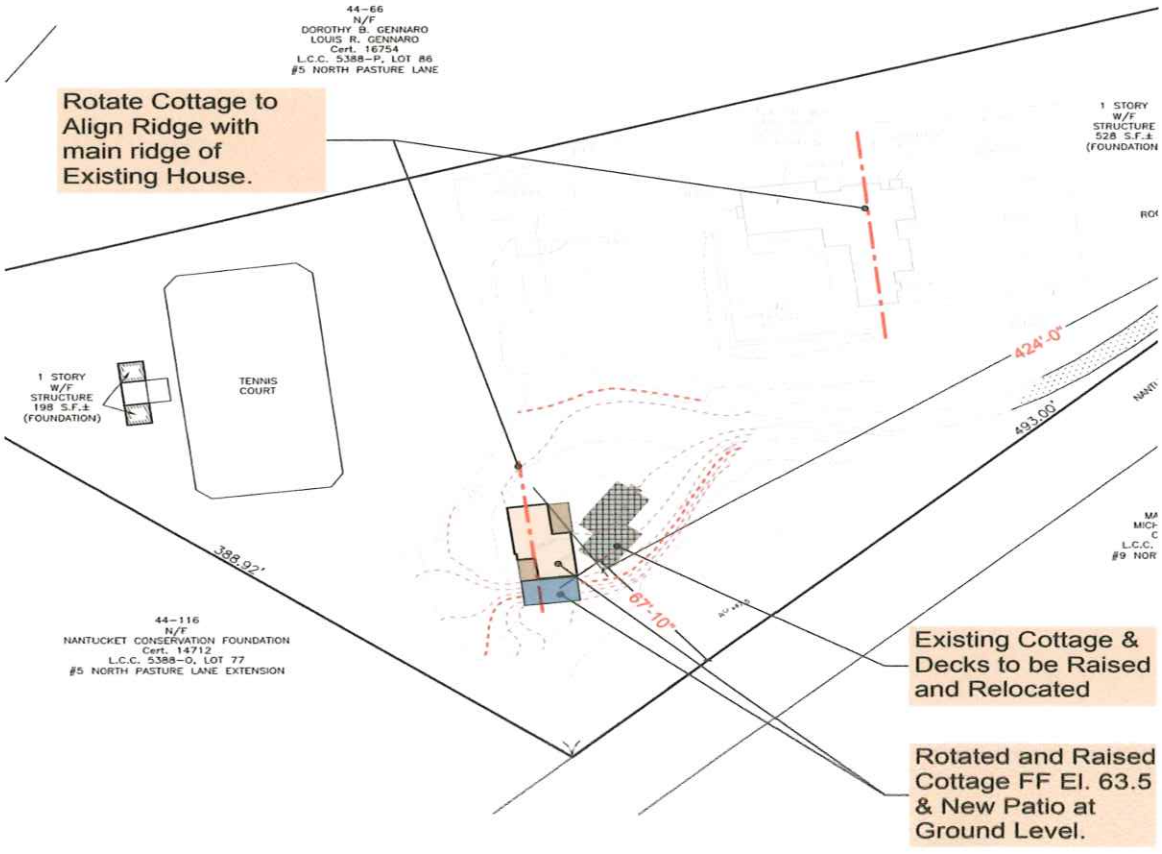
PROPOSED LOCATUON AND ROTATION 65'4"



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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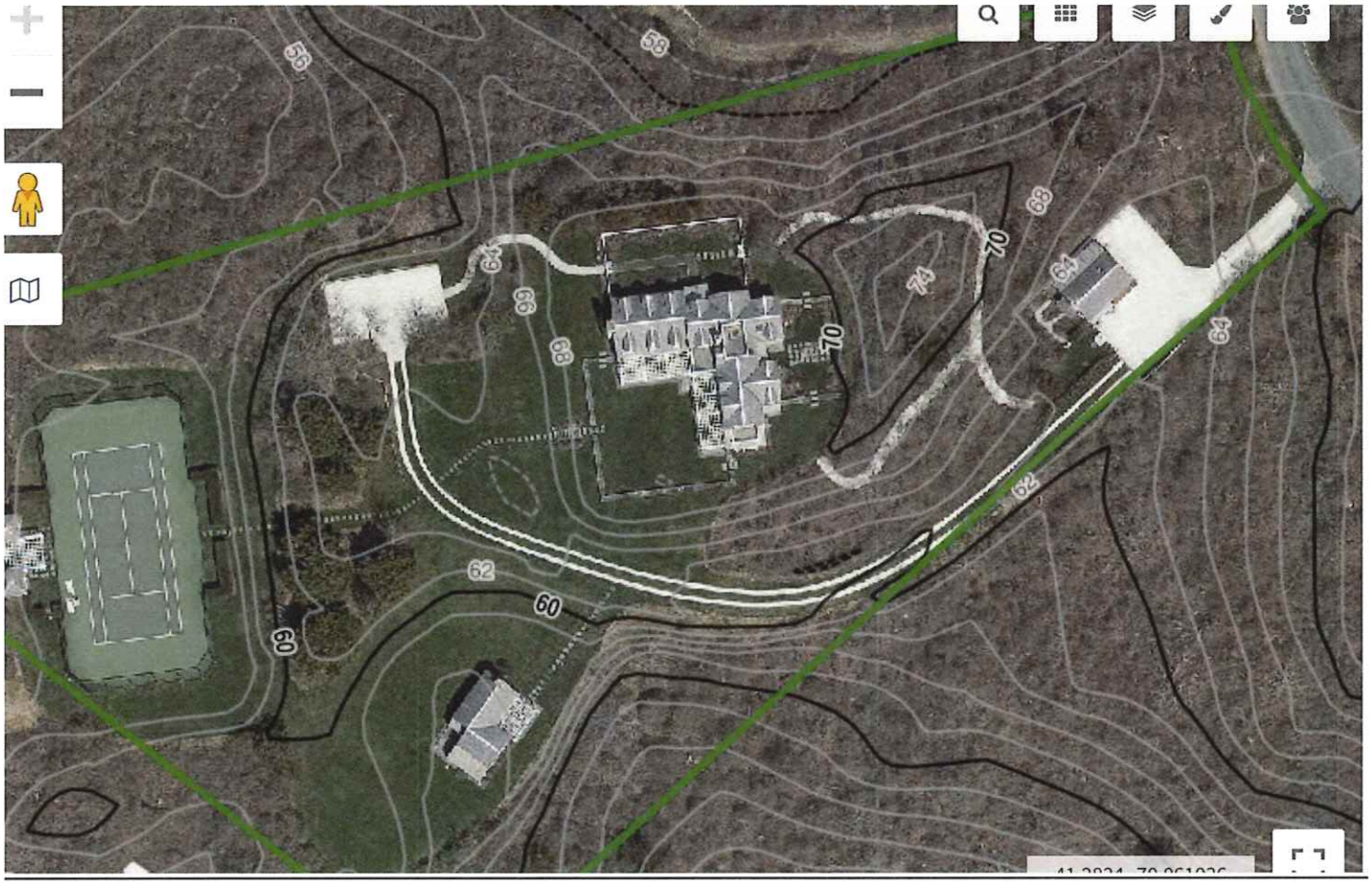

56
58
64
66
68
70
74
70
68
64
64
62
62
60
60


387 Feet

VIEW OF PROPERTY FROM NORTH PASTURE LANE





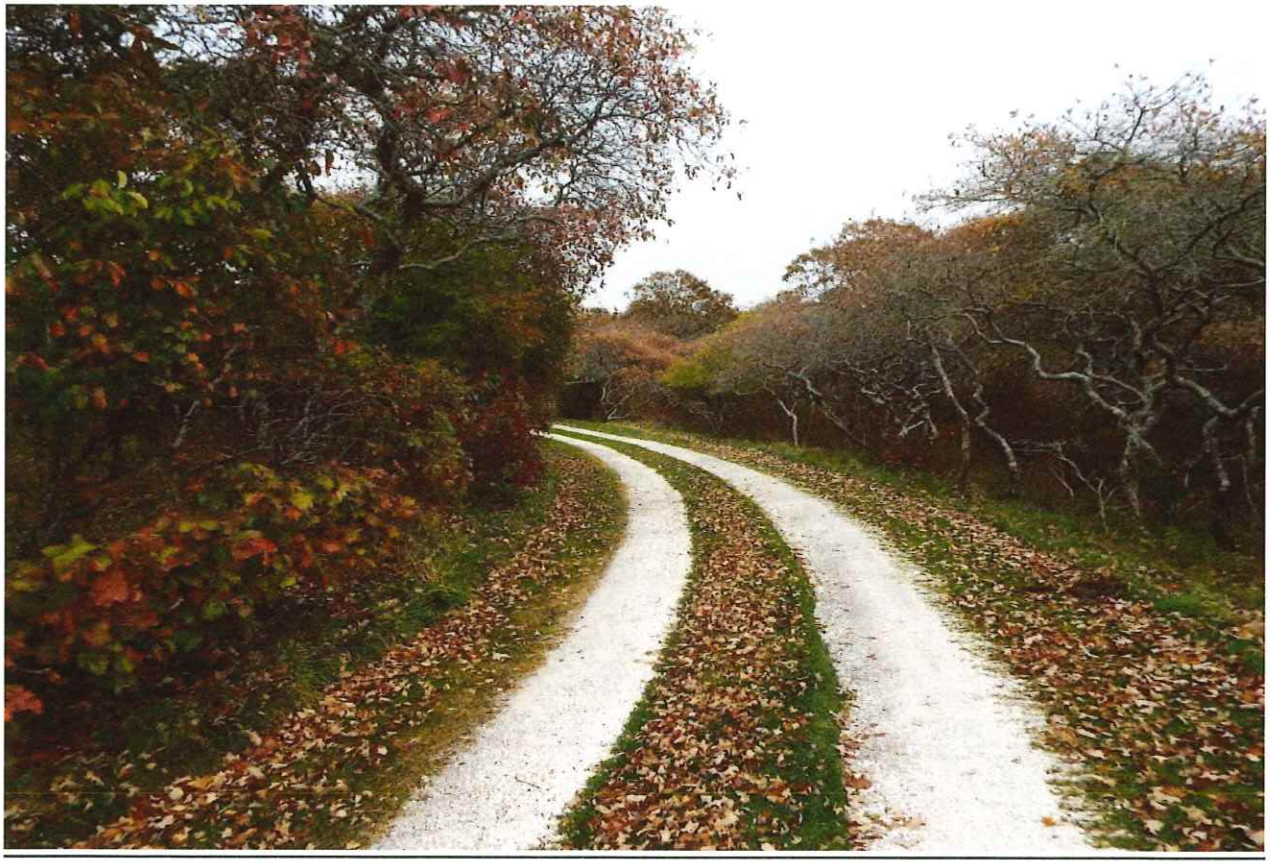




LONG DRIVEWAY TO THE REAR OF THE PROPERTY WHERE HOUSE & COTTAGE ARE LOCATED



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	

GENERAL NOTES (all drawings):

1. All work shall be completed in conformance with the latest edition of the Commonwealth of Massachusetts State Building Code and Town of Nantucket By-Laws as well as all other applicable regulations, guidelines, and ordinances.
2. The Contractor shall verify existing conditions and dimensions prior to beginning work and shall not begin work until all elements required to complete the construction are readily available.
3. It is the Contractor's responsibility to brace and shore the new and existing structure during all construction activities.
5. It is the Contractor's responsibility to verify all new to existing conditions for adequacy and appropriateness.
6. Provide a safe work site at all times including but not limited to code complying means of egress form all occupied areas of the structure during construction.
7. All workmanship and materials shall be performed, purchased, and installed in a manner consistent with industry standards and generally accepted practices.
8. All structural calculations to be provided by the lumber manufacturer.
9. Provide Smoke and CO2 monitoring throughout.

gbda

Proposed Renovations
7 North Pasture Lane
Nantucket, MA 02554

Date: 09/20/24
Rev.: 11/20/24
Drw by: GAB
Scale: As Noted

cvr

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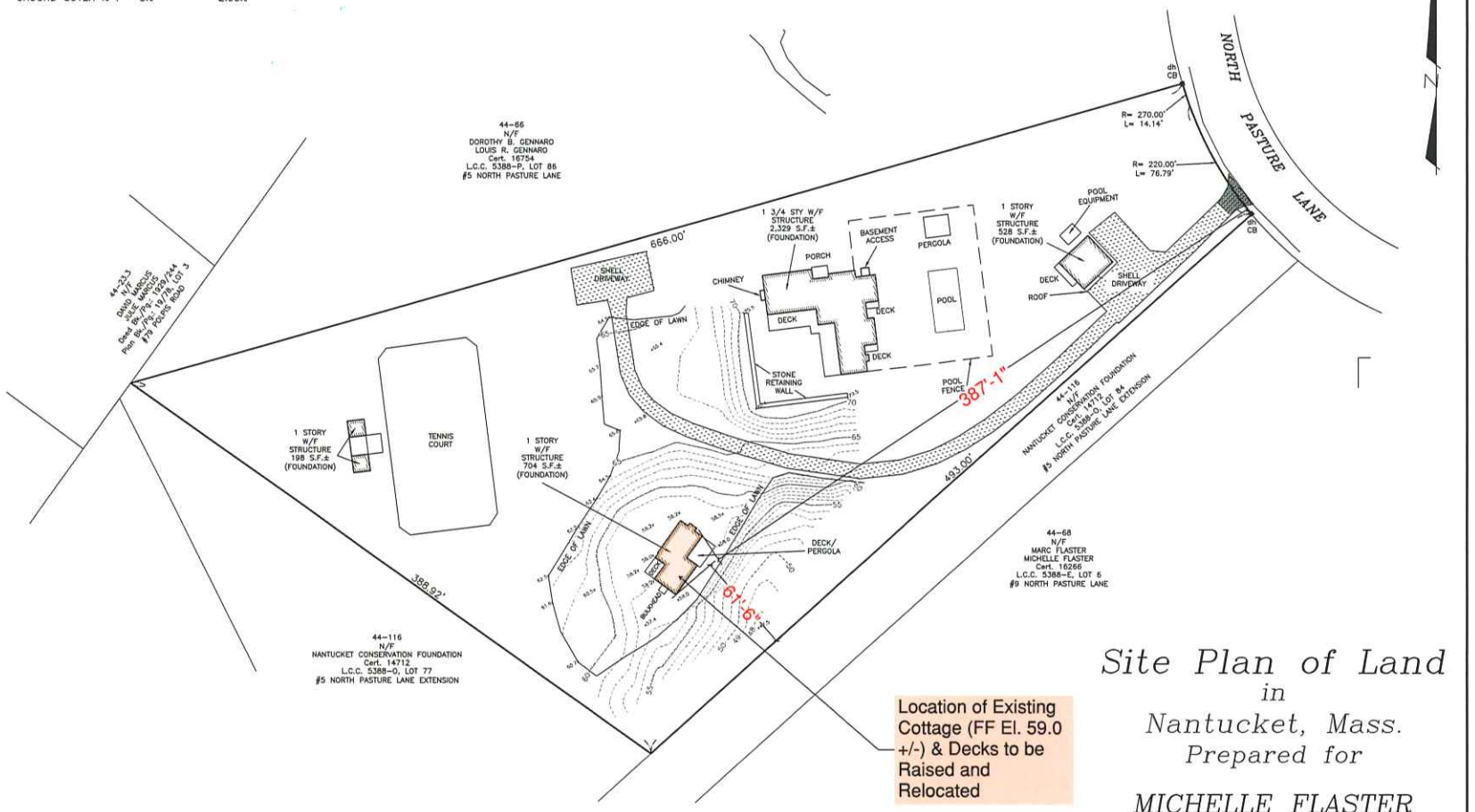
NOV 21 2024
By

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

B3133

T:\LIZ 1 JOB 9

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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
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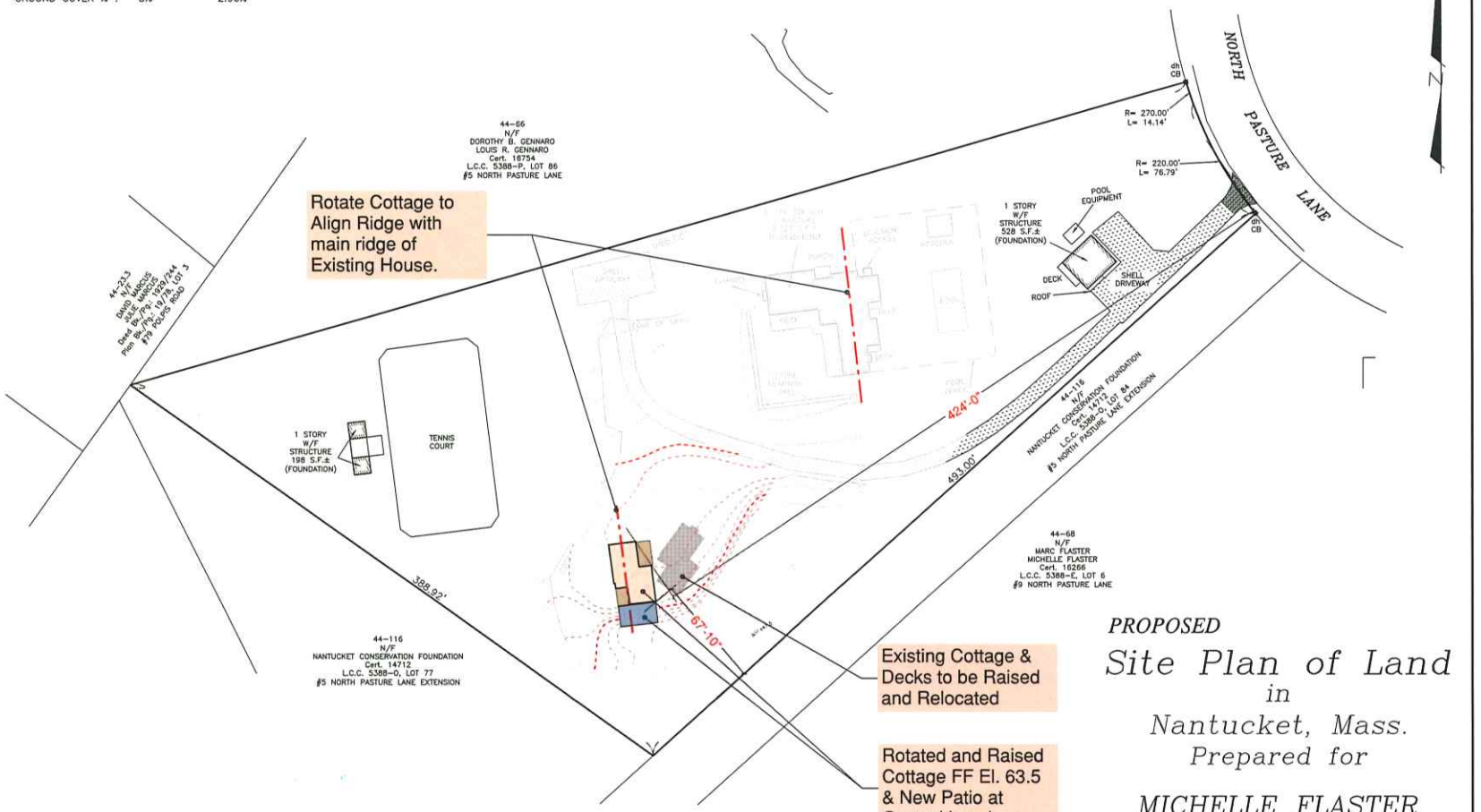

PROPOSED

Site Plan of Land

in

Nantucket, Mass.

Prepared for

MICHELLE FLASTER

Scale: 1"= 40' November 01, 2024

OWNER INFORMATION

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MICHELLE FLASTER NANTUCKET QPRT
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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
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B3133

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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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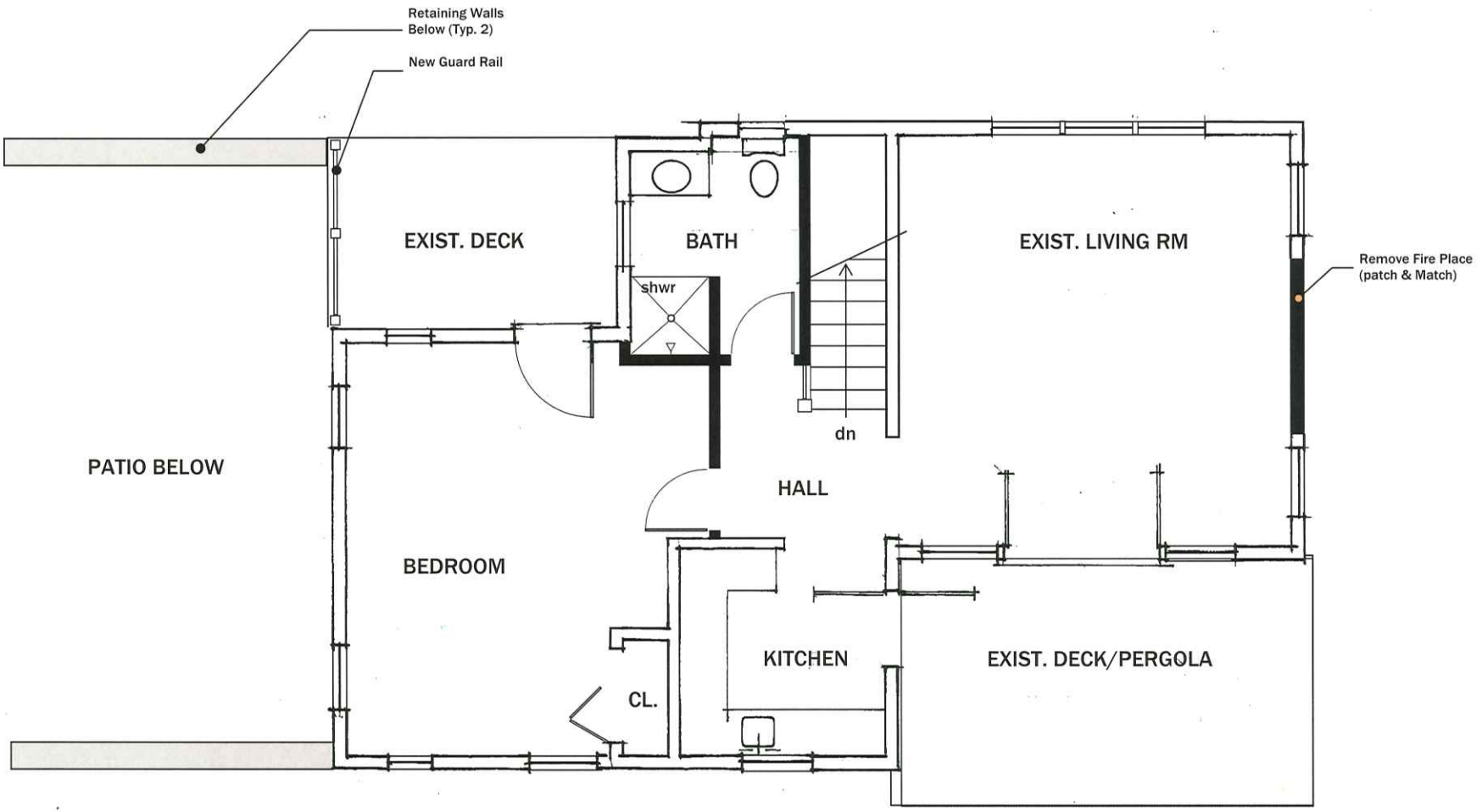
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

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

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

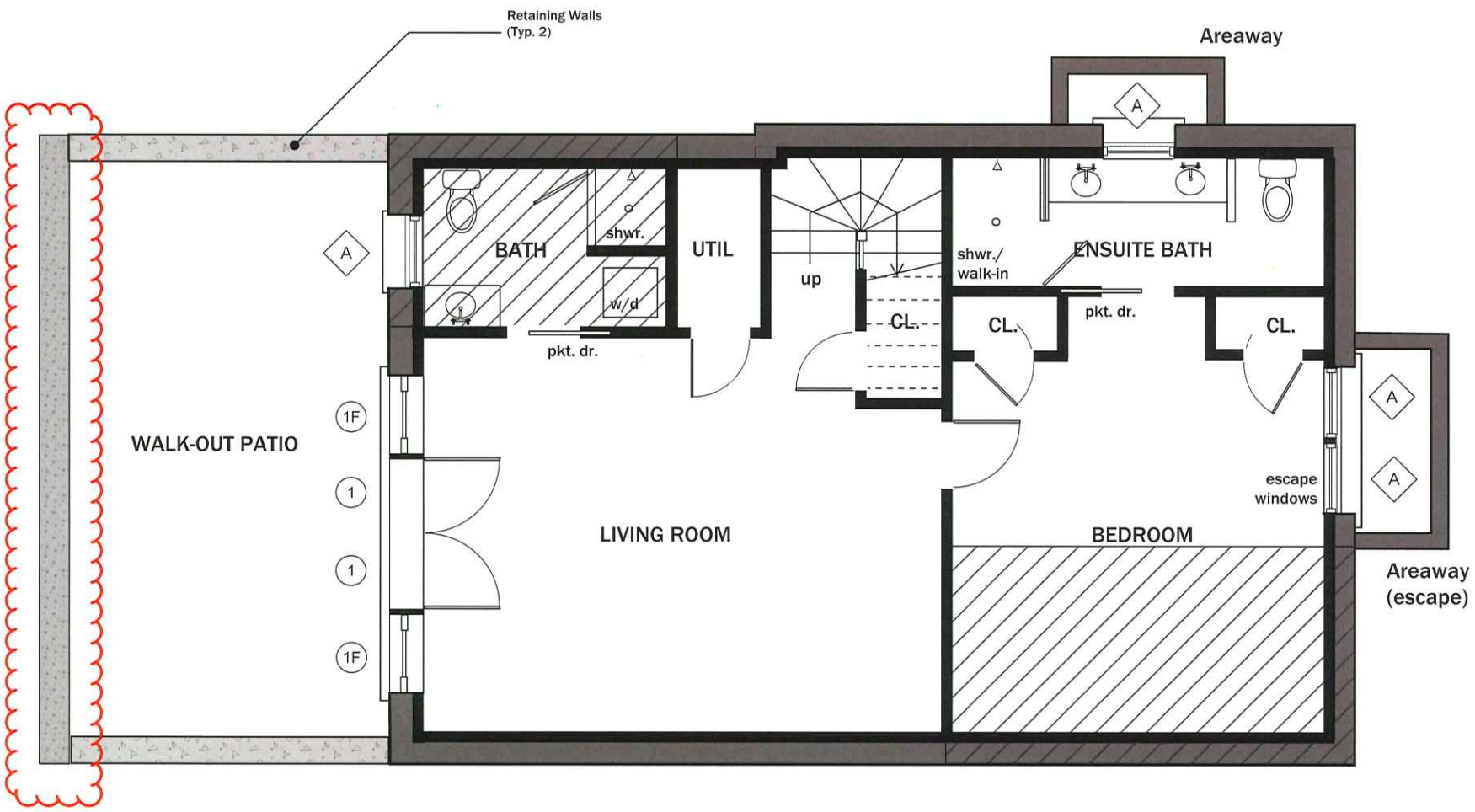
Date: 9/22/24

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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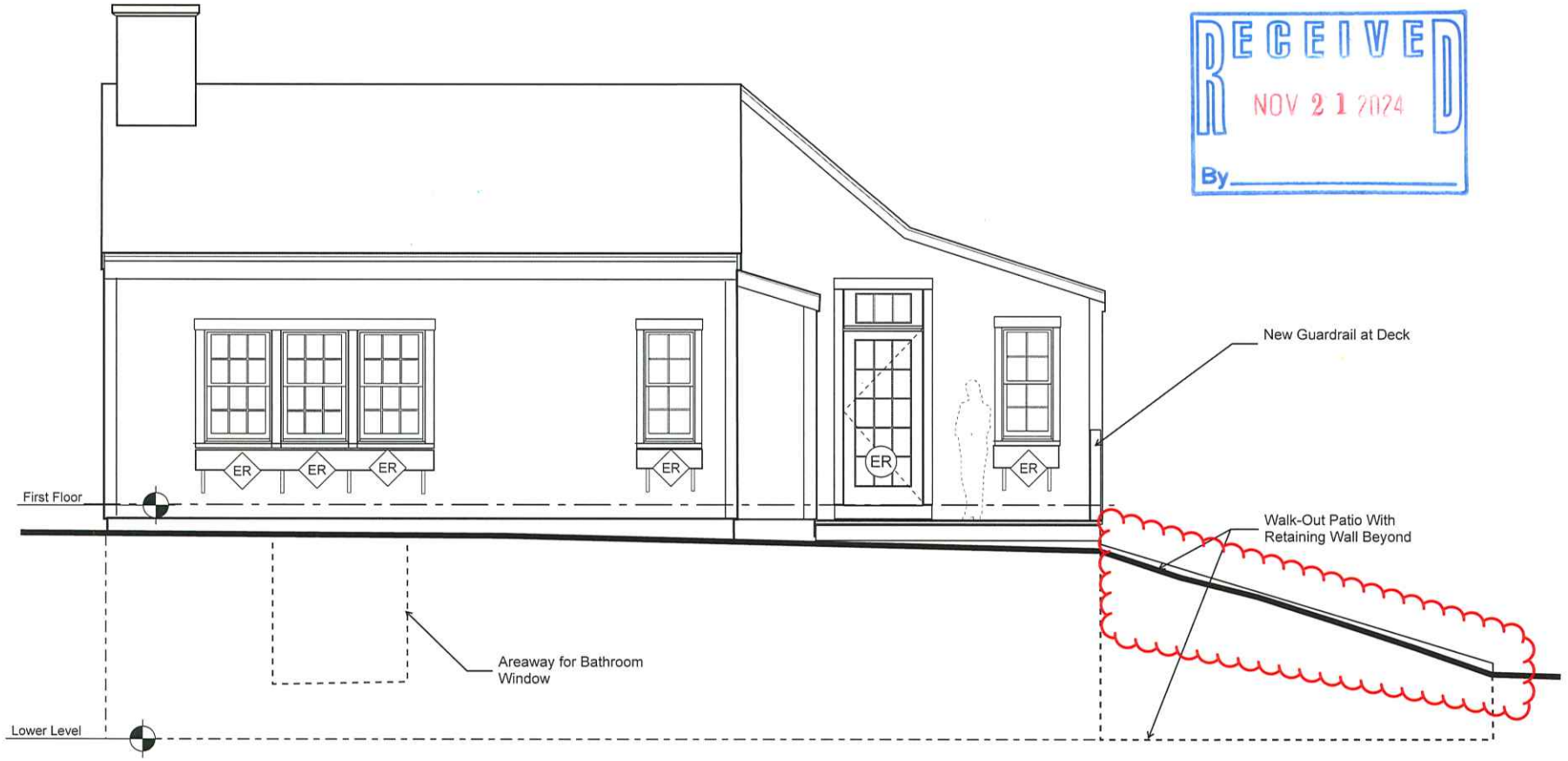
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed South Elevation

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"

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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

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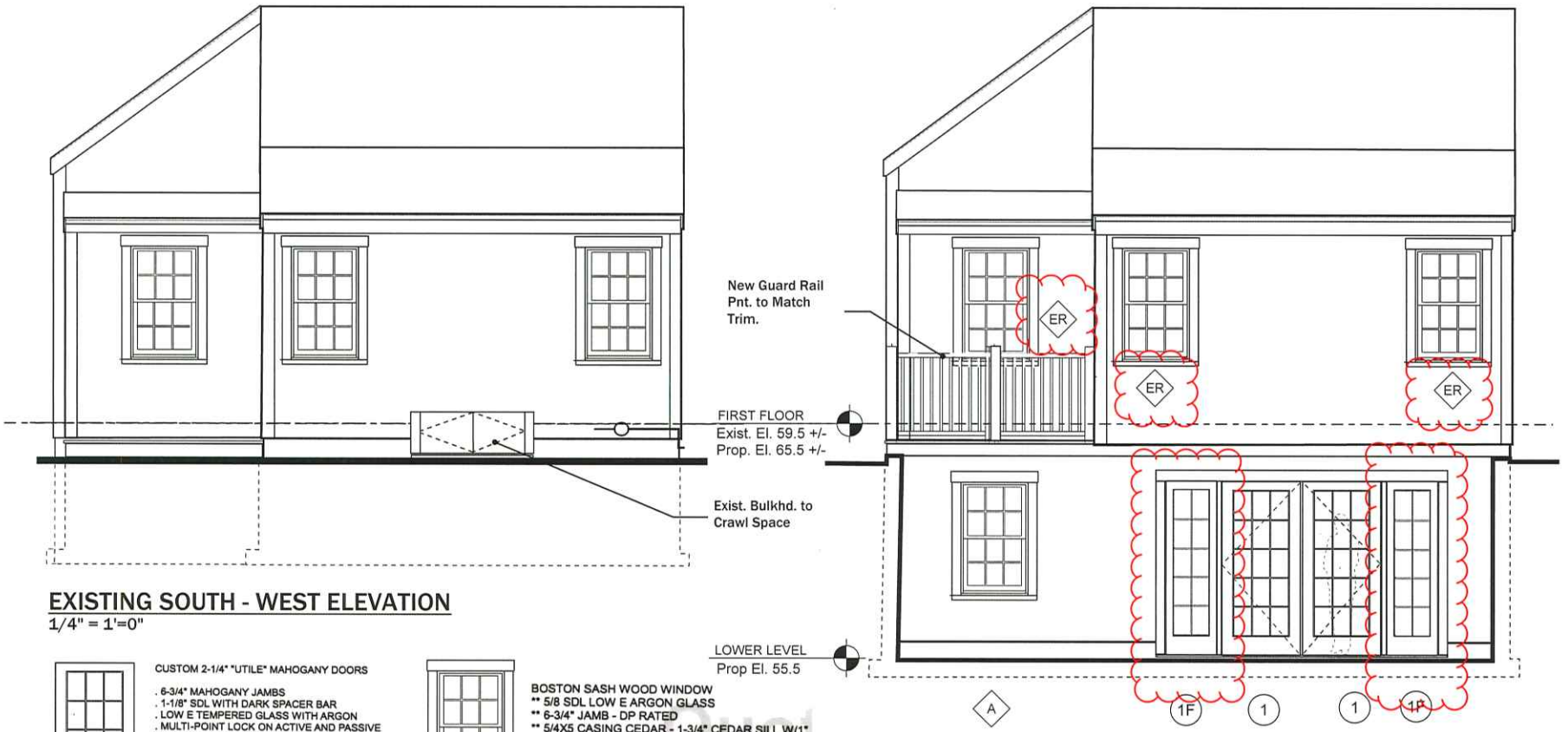

EXISTING SOUTH - WEST ELEVATION

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

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: 11/21/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 2024-09 -11206
	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.

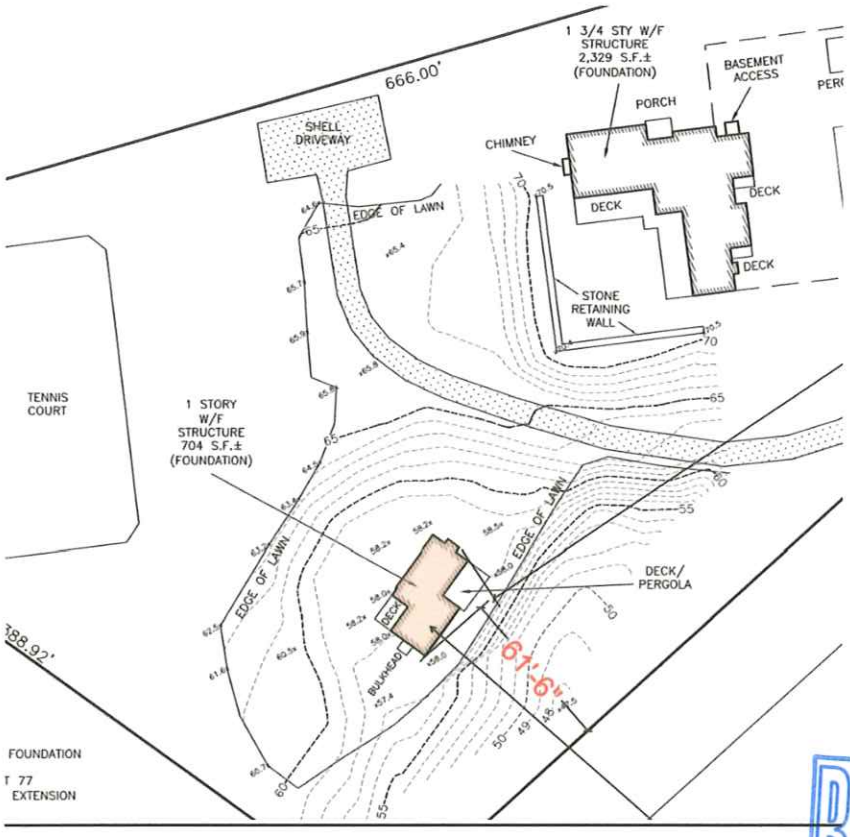
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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: 11/21/2024

7 NORTH PASTURE LANE – EXISTING LOCATION – FRONT ELEVATION AT 59'4" FL



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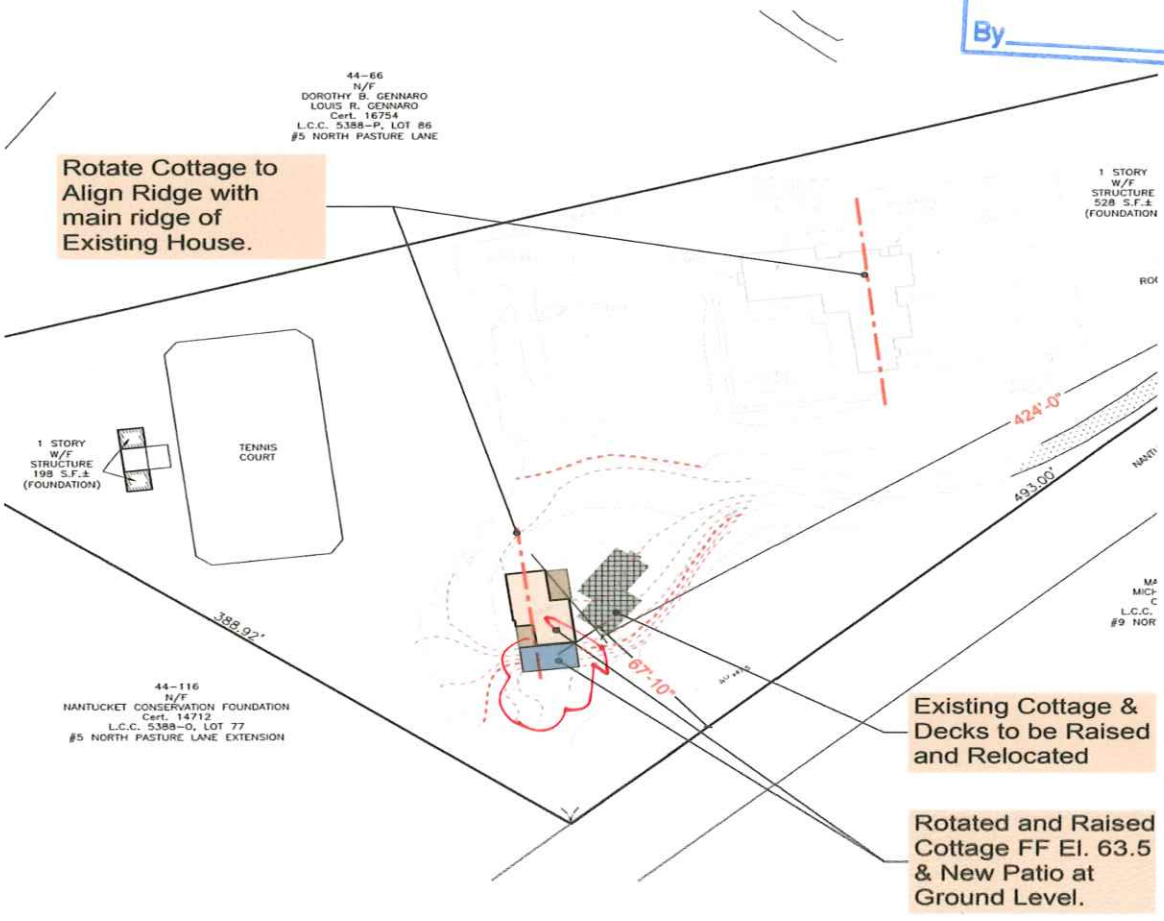
PROPOSED LOCATUON AND ROTATION 65'4"



FILL IN THE LOW BOWL SECTION TO LEVEL WITH DRIVEWAY





NEW LOCATIONG OF COTTAGE AS IT ROTATES AND THE GRADE CHANGES



NO DISTURB BUFFER IN THE REAR/SOUTH







Hardscape

Proposed Relocation/Renovations
Flaster Cottage
7 North Pasture Lane
Nantucket, MA 02554



PROJECT SITE
7 North Pasture Lane

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	

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.
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3. It is the Contractor's responsibility to brace and shore the new and existing structure during all construction activities.
5. It is the Contractor's responsibility to verify all new to existing conditions for adequacy and appropriateness.
6. Provide a safe work site at all times including but not limited to code complying means of egress form all occupied areas of the structure during construction.
7. All workmanship and materials shall be performed, purchased, and installed in a manner consistent with industry standards and generally accepted practices.
8. All structural calculations to be provided by the lumber manufacturer.
9. Provide Smoke and CO2 monitoring throughout.

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Proposed Renovations
7 North Pasture Lane
Nantucket, MA 02554

Date: 09/20/24
Rev.: 11/20/24
Drw by: GAB
Scale: As Noted

cvr

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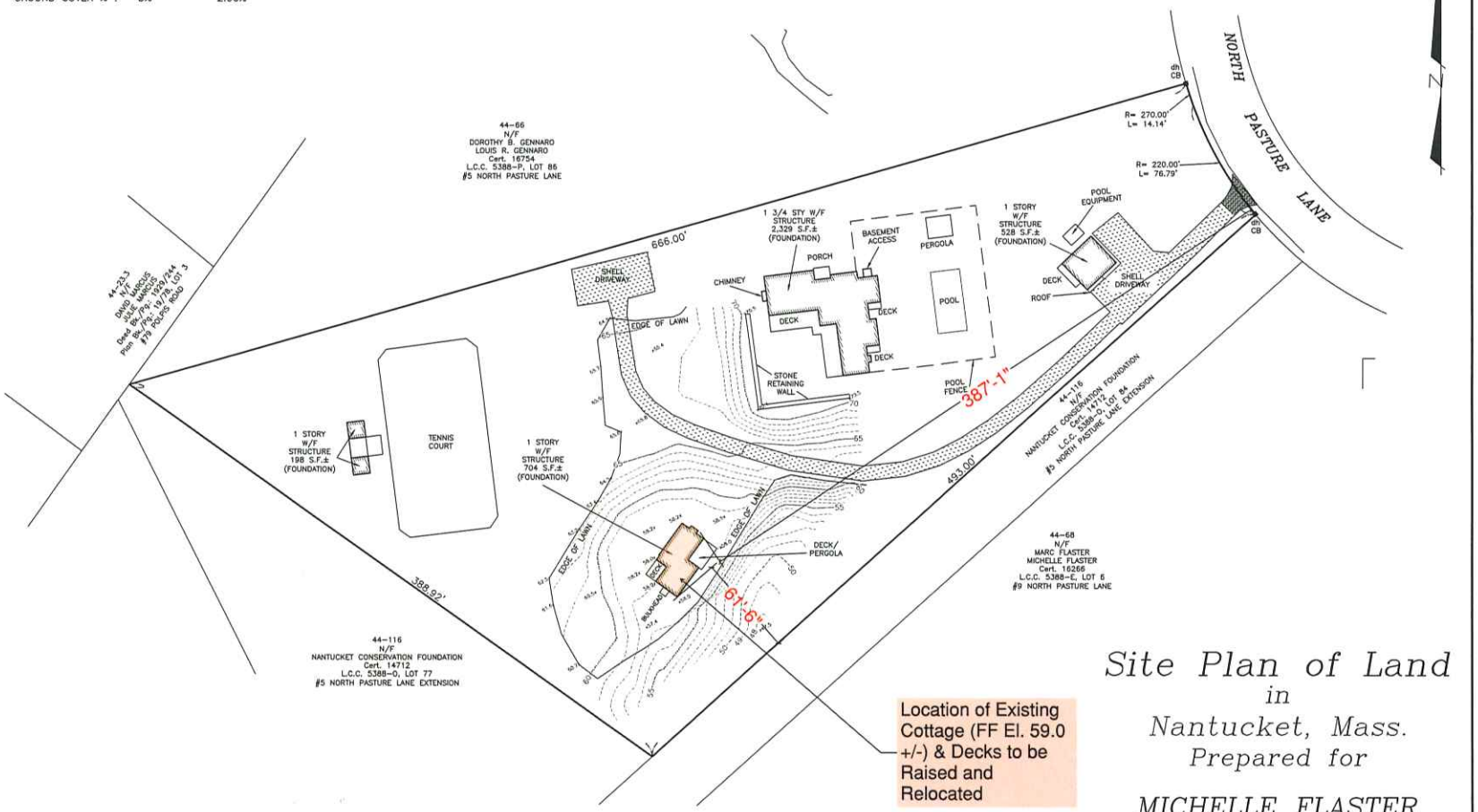
NOV 21 2024
By

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

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

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
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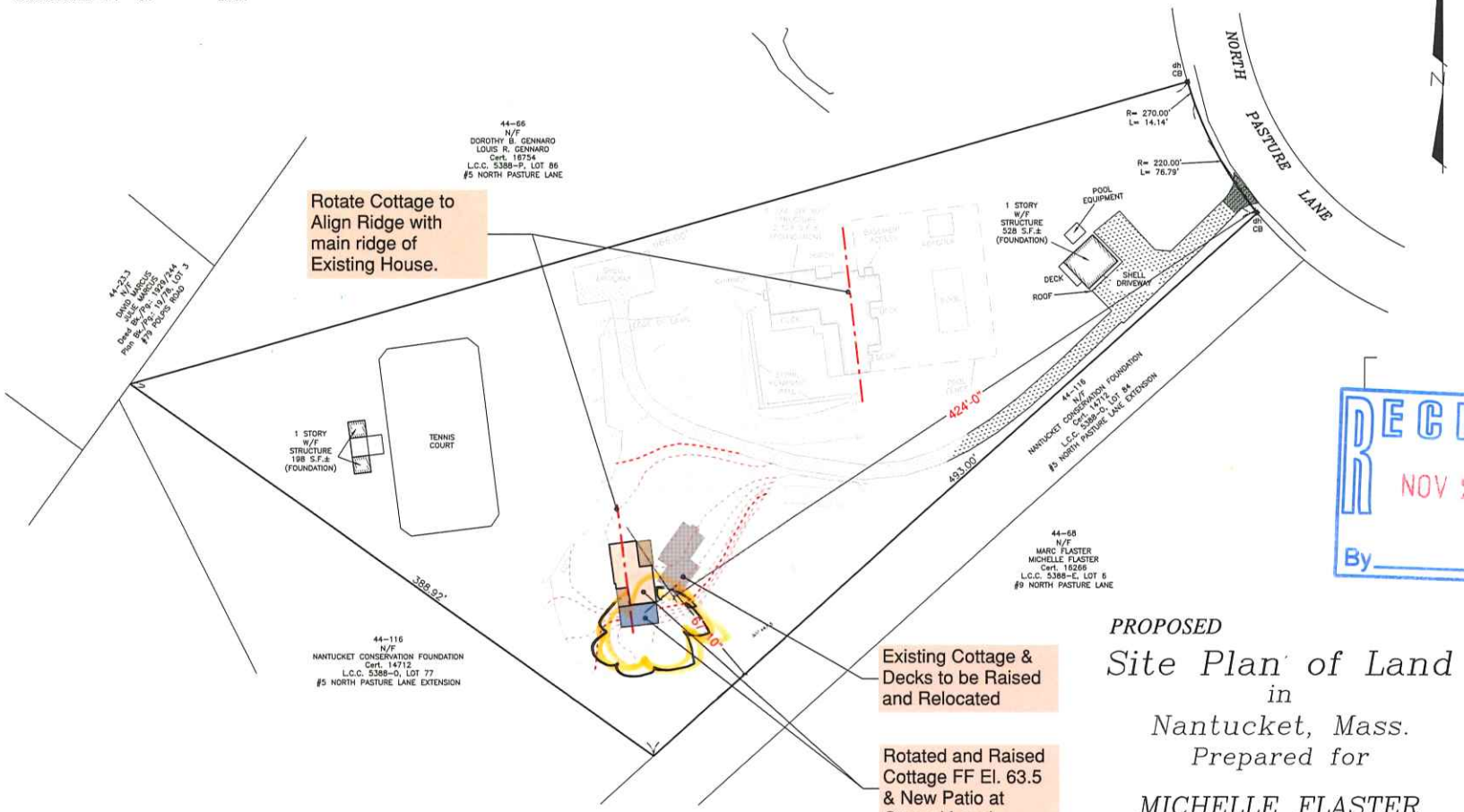

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PROPOSED

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.
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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.:
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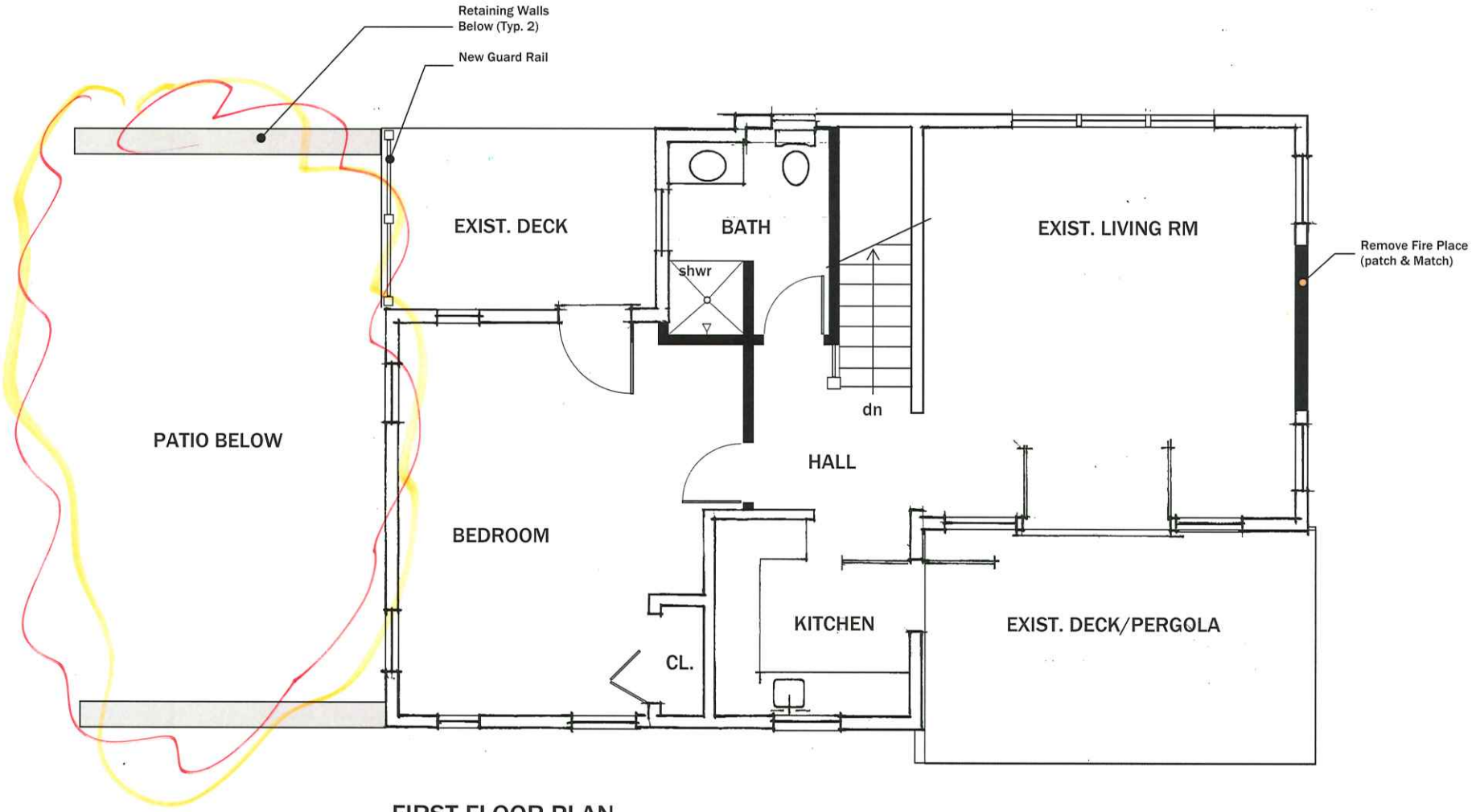
Scale: 1/4"

PH.2



FIRST FLOOR PLAN

1/4" = 1'=0"

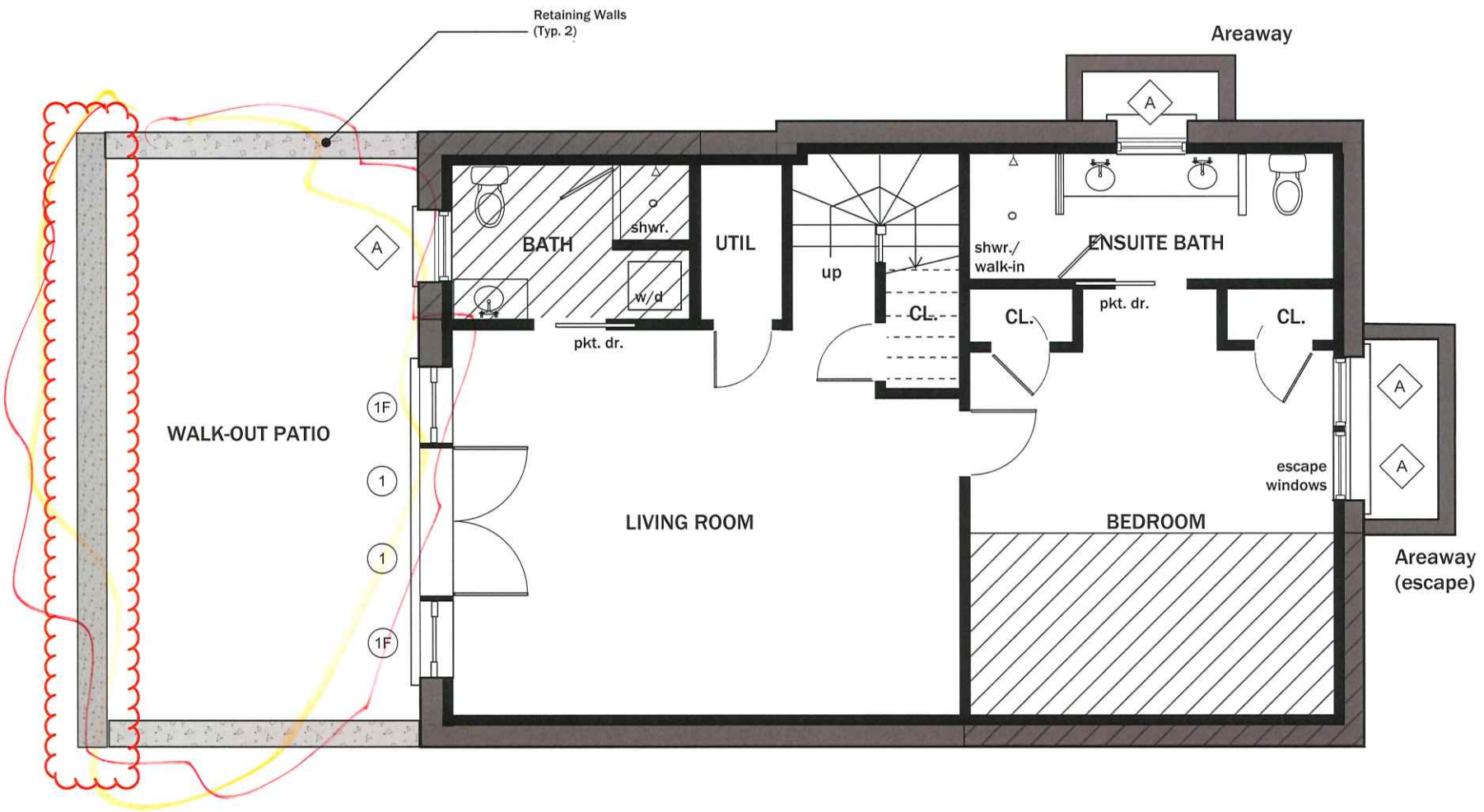
NOTE: New Partitions are Shaded

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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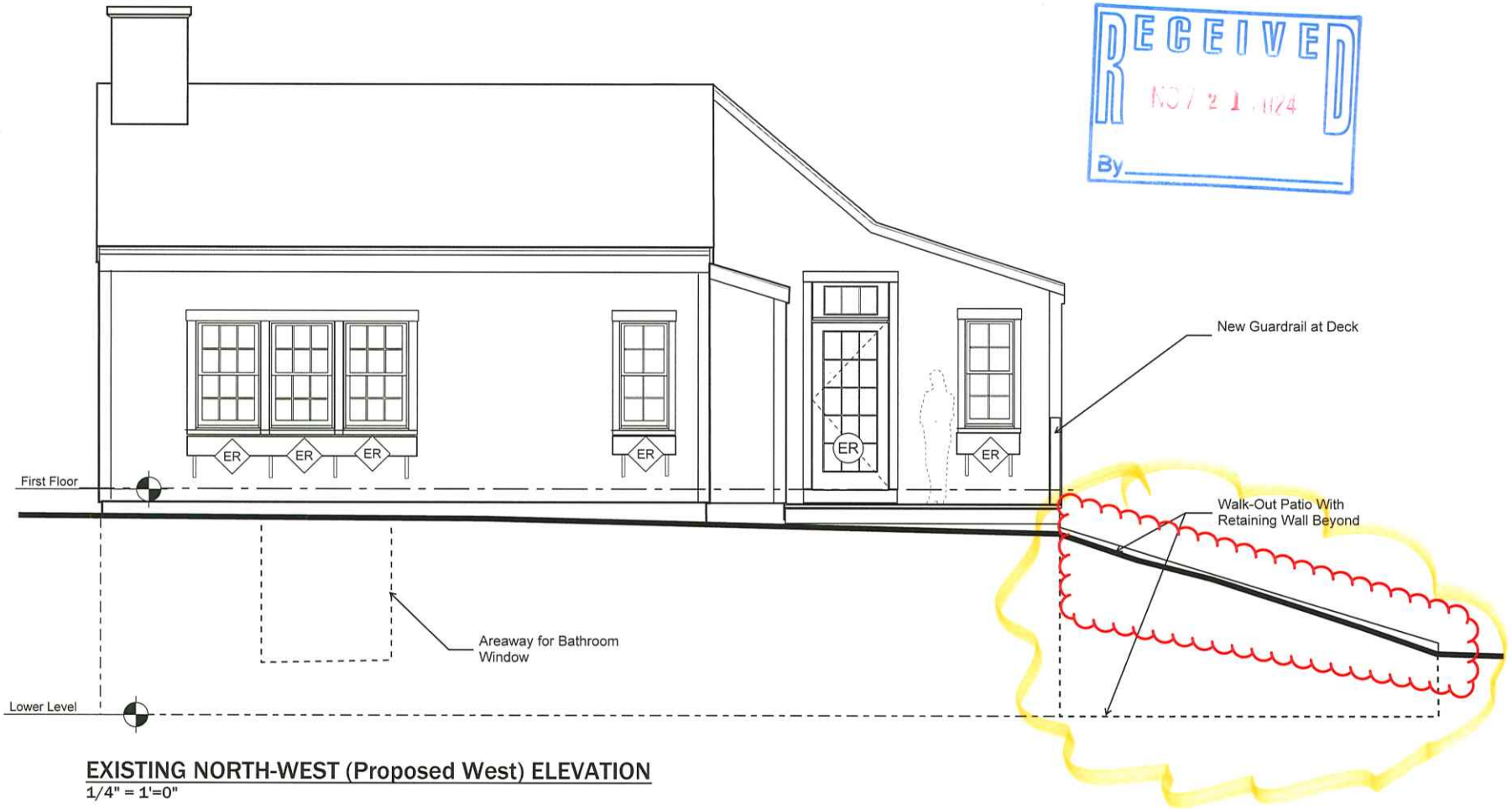
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed South Elevation

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
7 N. Pasture, Nantucket
Proposed West Elevation

Date: 9/22/24
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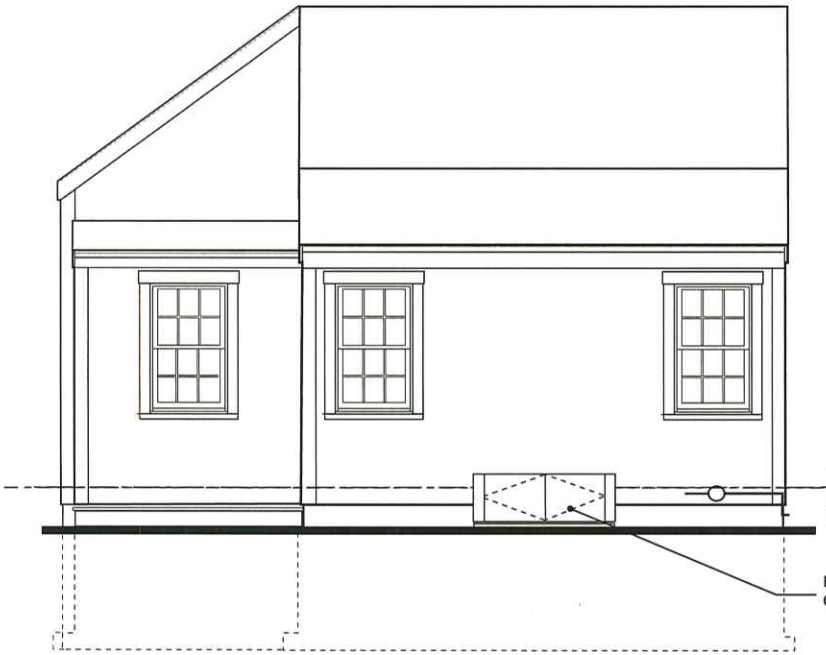
A.4

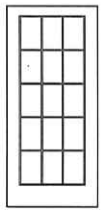


New Guard Rail Pnt. to Match Trim.

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
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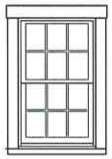
. PRIMED INTERIOR OF PRIMARY DOORS



A

BOSTON SASH WOOD WINDOW
** 5/8 SDL LOW E ARGON GLASS
** 6-3/4" JAMB - DP RATED
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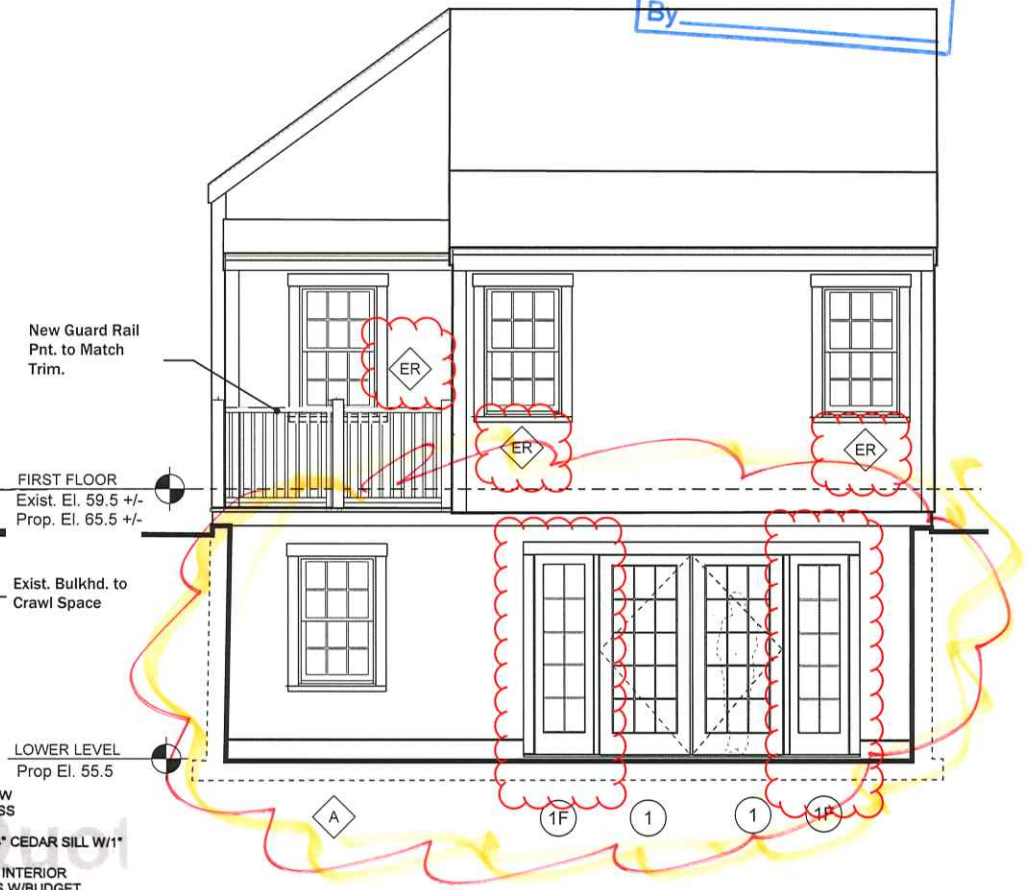
ER ER Exist. Remain Door/Window

DOOR/WINDOW SCHEDULE



PROPOSED SOUTH (Rear) ELEVATION
1/4" = 1'=0"

NOTE 1: Side-walling and trim to match existing cottage.
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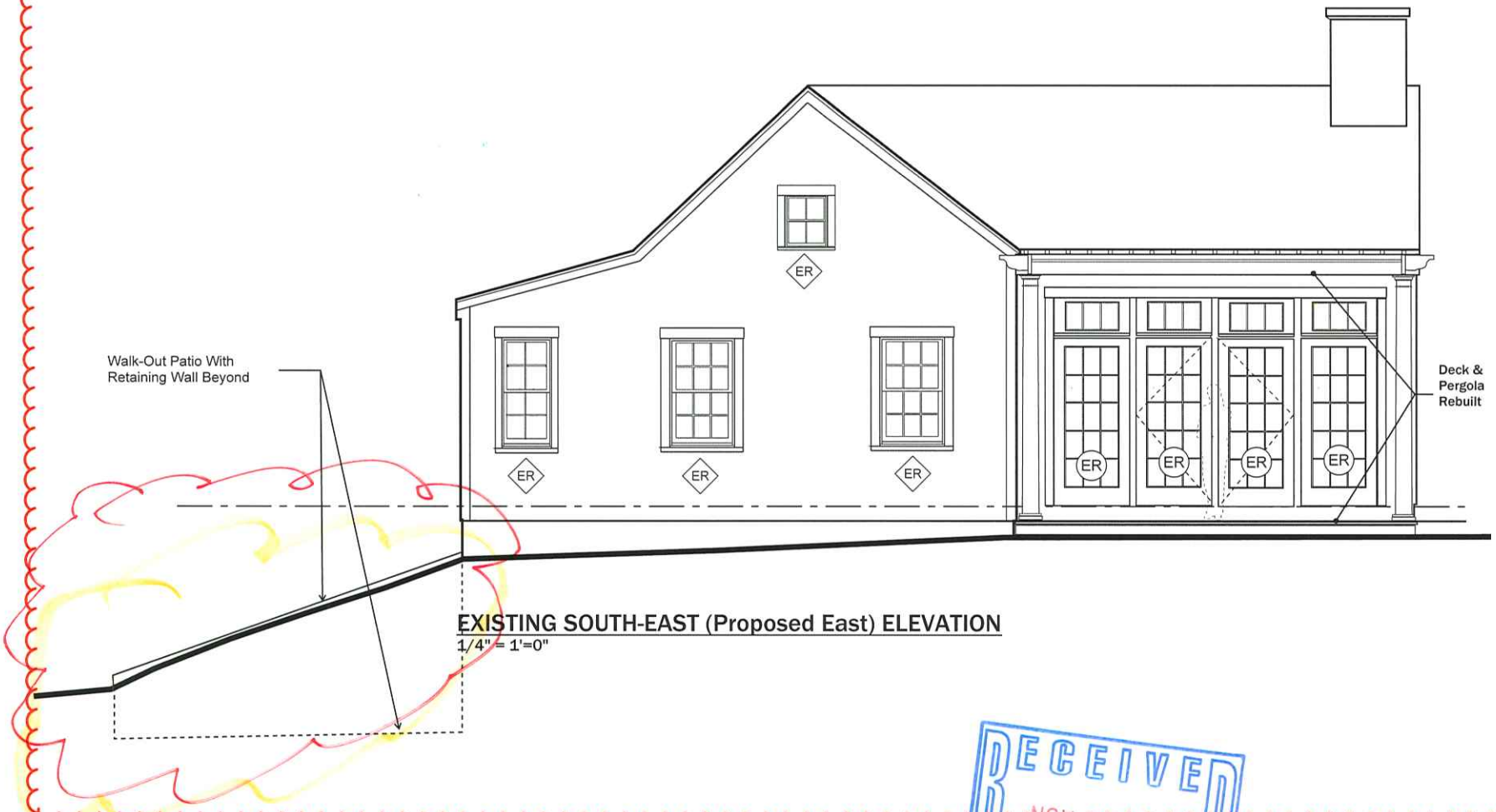

EXISTING SOUTH-EAST (Proposed East) ELEVATION
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Proposed Relocation/Renovations
Flaster Cottage
7 North Pasture Lane
Nantucket, MA 02554



PROJECT SITE
7 North Pasture Lane

LIST OF DRAWINGS		DATE ISSUED	DATE REVISED
CVR	COVER SHEET	~~09/22/24~~	11/20/24
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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
A5.a	EXIST. South-West ELEV.	11/20/24	
A.5b	PROP. SOUTH ELEVATION (Window/Door Schedule)	~~09/22/24~~	11/20/24
A.6	PROP. WEST ELEVATION	11/20/24	

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7 North Pasture Lane
Nantucket, MA 02554

Date: 09/20/24
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Scale: As Noted

cvr

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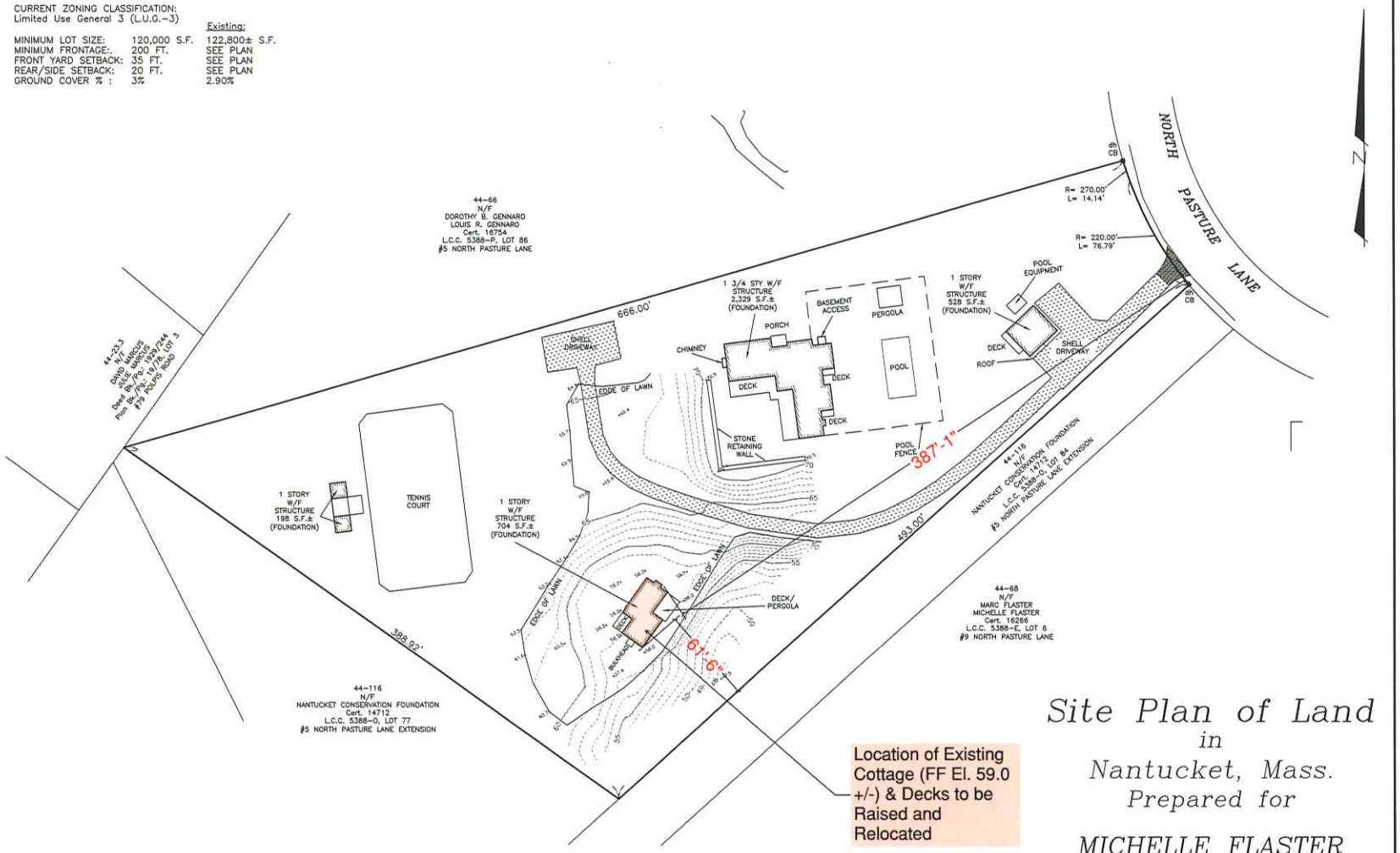

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Site Plan of Land
in
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Prepared for

MICHELLE FLASTER

Scale: 1"= 40' November 01, 2024

BLACKWELL & ASSOCIATES, Inc.
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B3133

OWNER INFORMATION

MICHELLE FLASTER, TRUSTEE
MICHELLE FLASTER NANTUCKET QPRT
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L.C.C. 5388–E, LOT 7
ASSESSOR'S MAP 44, PARCEL 67
#7 NORTH PASTURE LANE

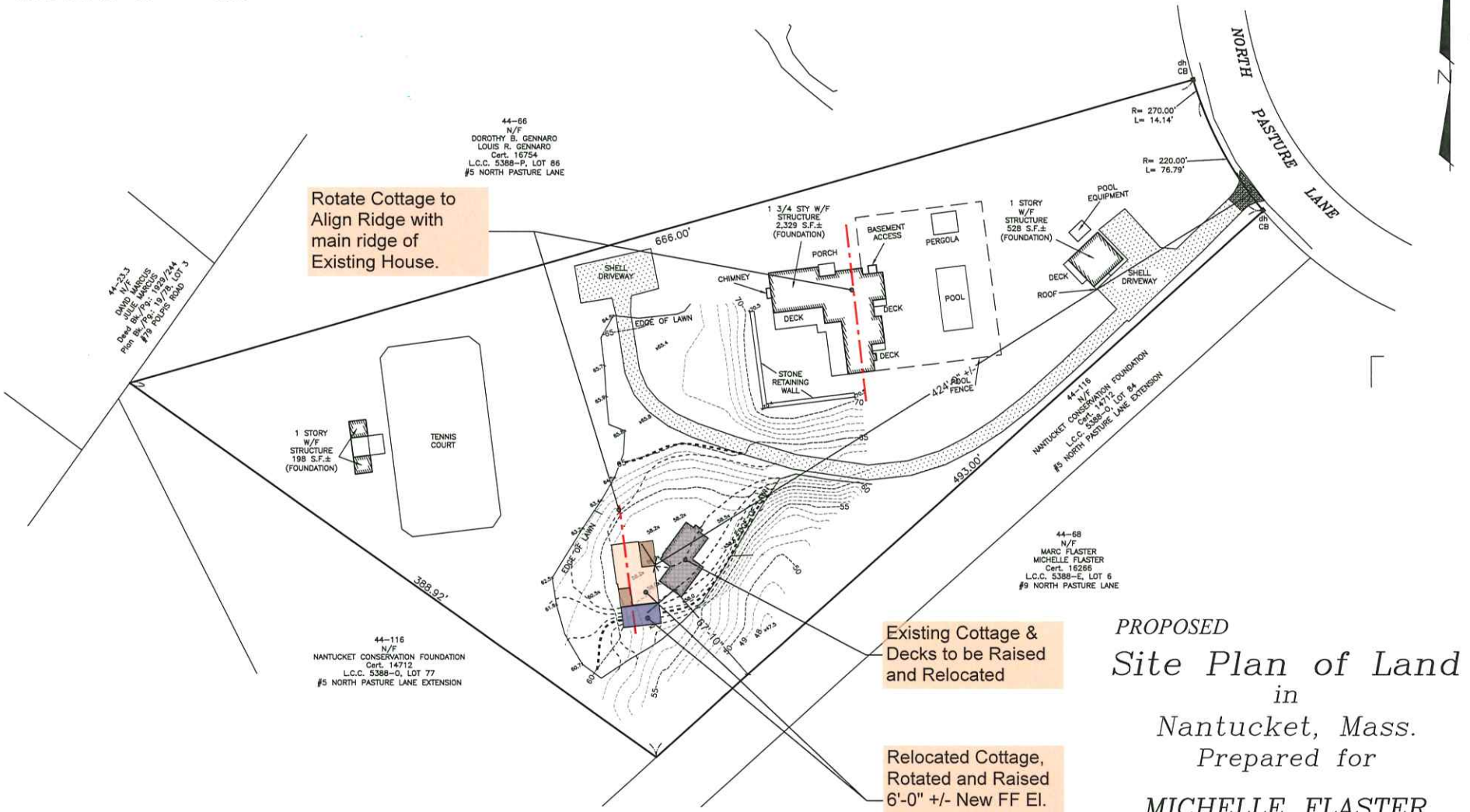
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

T:\LIZ 1 JOB 9

V:\DRAWFILES\B3133\CARLSON_SP.dwg 11/20/24 14:29:42

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%



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

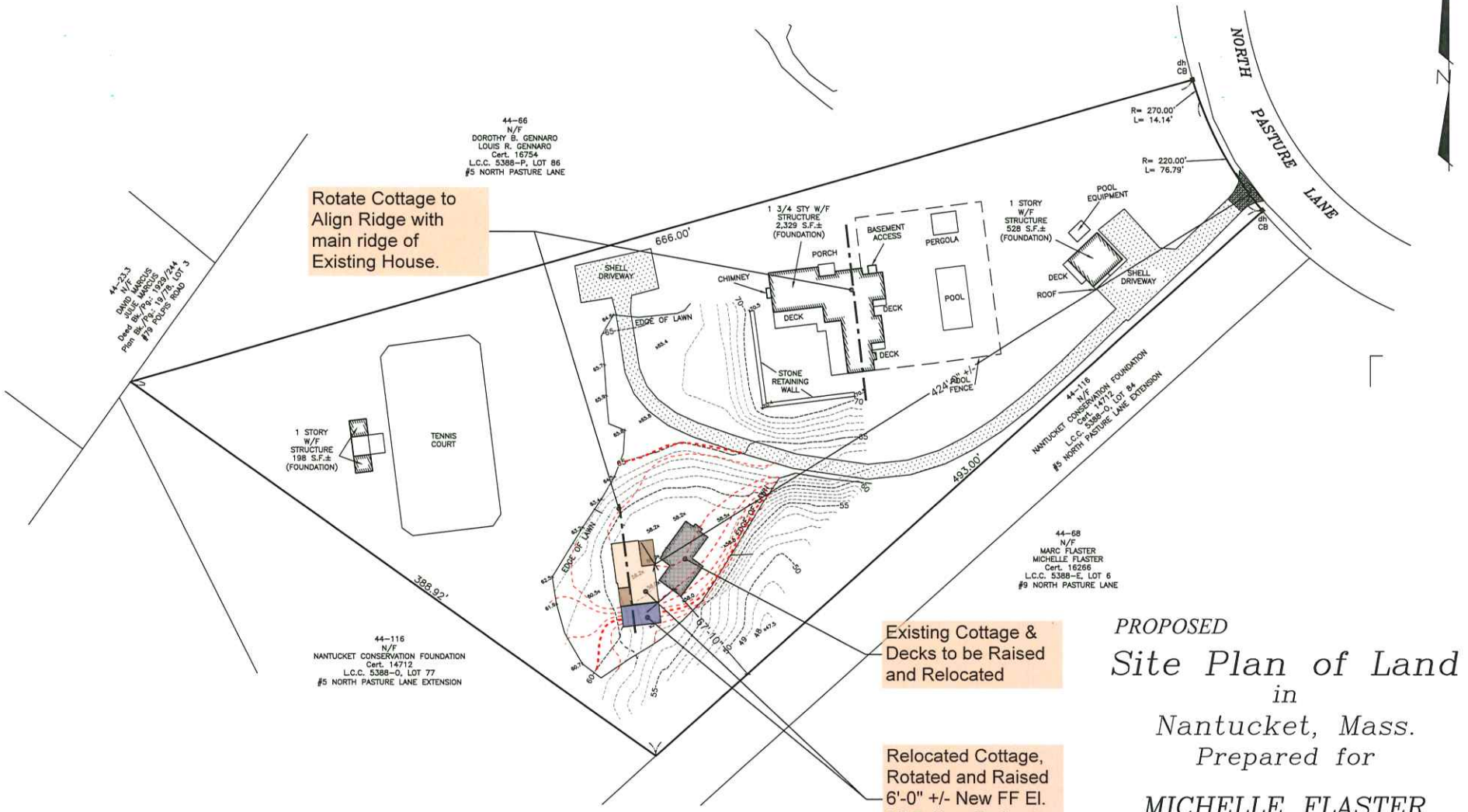
B3133

T:\LIZ 1 JOB 9

V:\DRAWFILES\B3133\CARLSON_SP.dwg 11/1/2024 14:23:12

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%



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Site Plan of Land

in

Nantucket, Mass.

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(IN FEET)
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Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

T:\LIZ 1 JOB 9

B3133



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

gbda

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

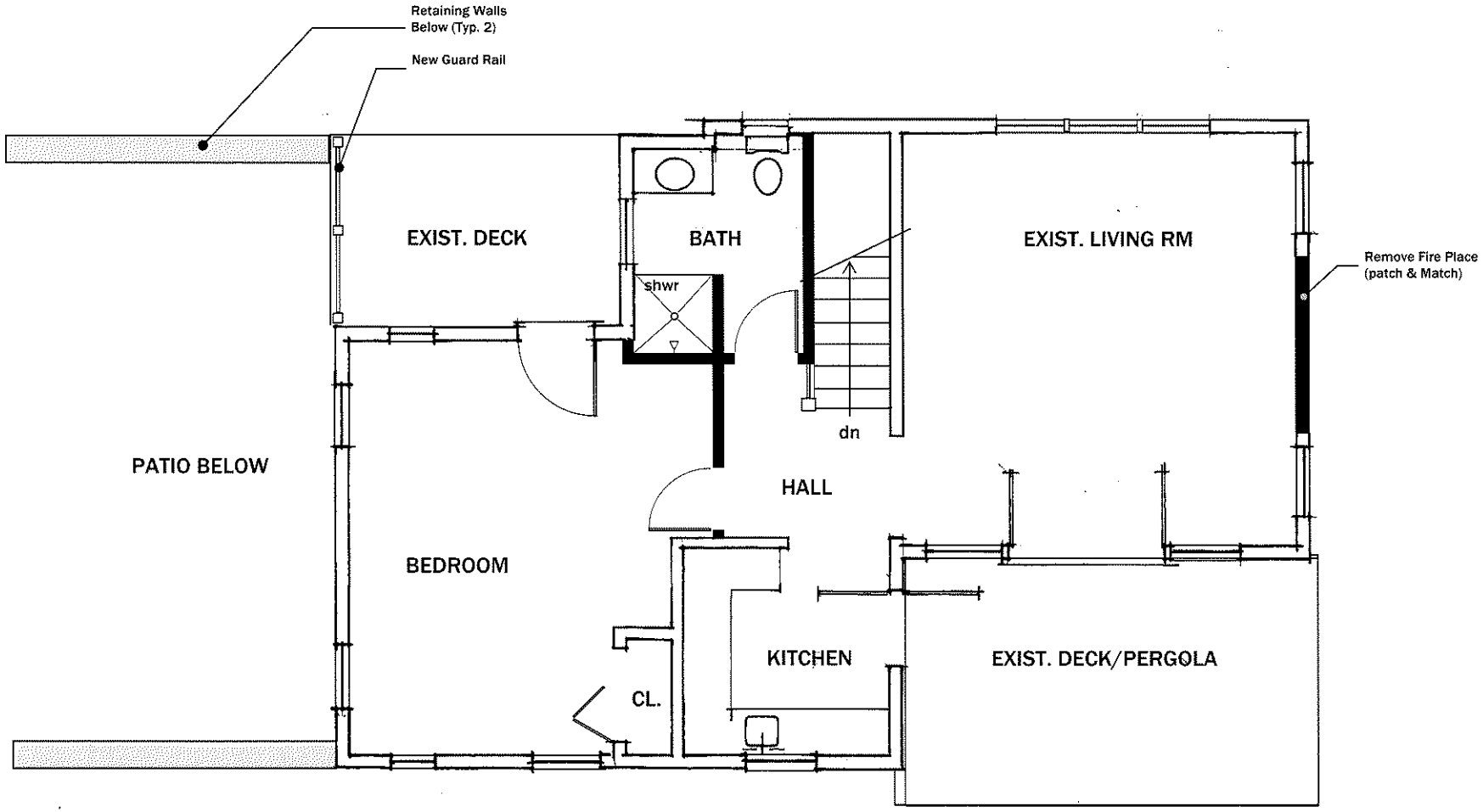
Note: Ridge of Main House visible in the background. Proposed rotation of Cottage Primary Ridge to align parallel with that.

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"

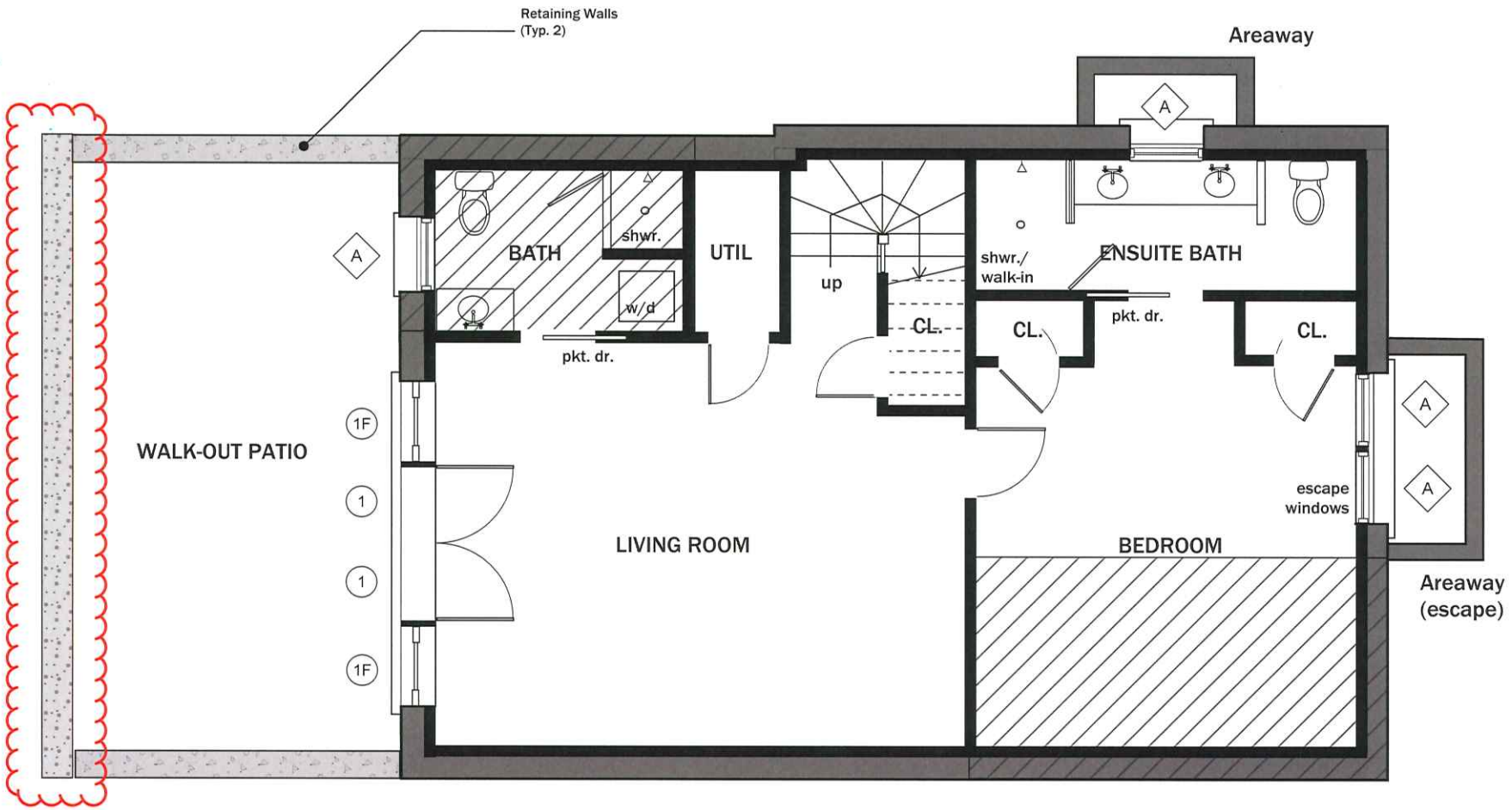
NOTE: New Partitions are Shaded

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

gbda

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

EXISTING NORTH - EAST (Proposed North) ELEVATION
(Minor Change)
1/4" = 1'=0"



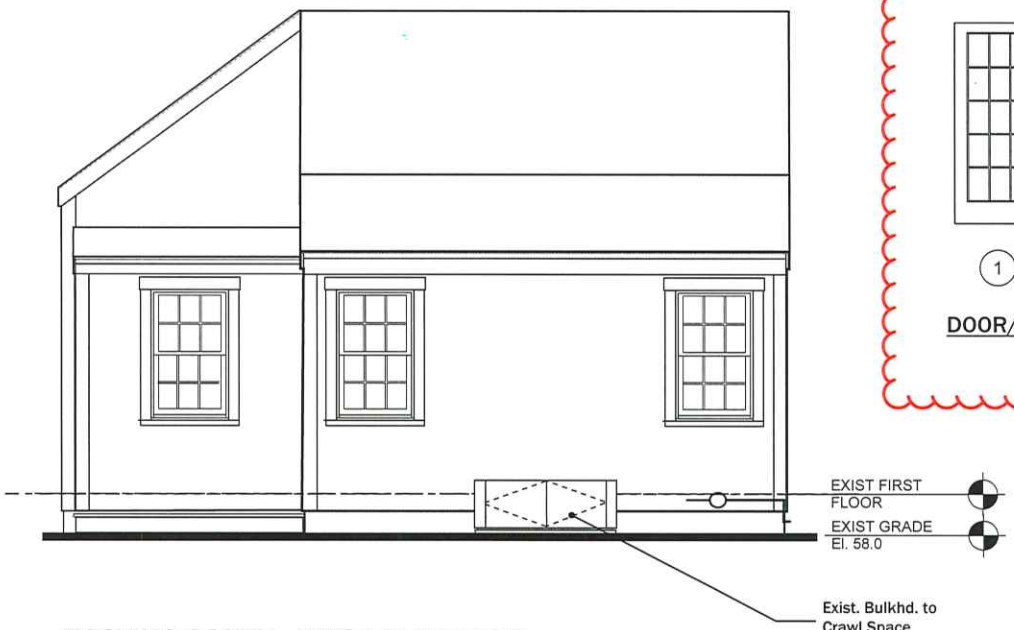
PROPOSED WEST (Existing North-West) ELEVATION
1/4" = 1'=0"

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.4



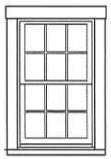
EXISTING SOUTH - WEST ELEVATION

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



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

A

ER ER Exist. Remain Door/Window

DOOR/WINDOW SCHEDULE

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Exist South-West Elevation/Door Window Schedule

Date: 9/22/24
Rev.: 11/20/24
Drw by: GAB
Scale: 1/4"

A.5a



PROPOSED SOUTH (Rear) ELEVATION

1/4" = 1'=0" (Site Section @ Rear of Main House)

NOTE 1: Side-walling and trim to match existing cottage.

NOTE 2: Screens not shown on French Doors for Clarity.

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed South Elevation

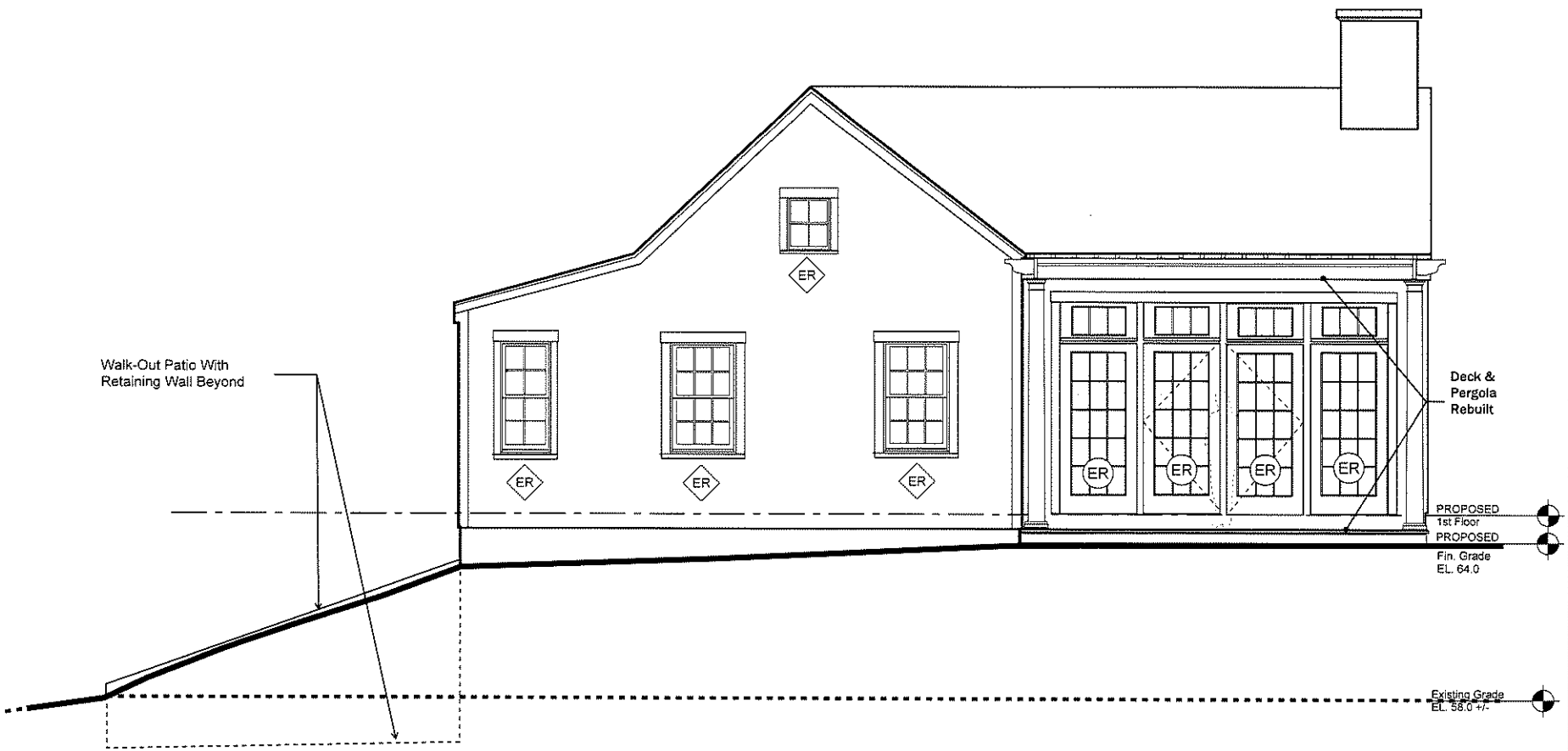
Date: 9/22/24

Rev.: 11/20/24

Drw by: GAB

Scale: 1/4"

A.5b



PROPOSED EAST (Existing South- 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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 900

Street & Number of Proposed Work: 44 SKYLINE DRIVE

Owner of record: CLAY STREET DEVELOPMENT LLC

Mailing Address: PO BOX 3842
NANTUCKET, MA 02584

Contact Phone #: 508-325-3119 E-mail: STRUCTURESULTD@gmail.com

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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' Sq. Footage 1st floor: 1816 SF 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 -0-8" South -0-8" East -0-8" West -0-8"

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

Additional Remarks 10/24 2024 RE-APPROVE DUE TO DEFECTIVE NOTICE MOVE OFF ALREADY APPROVED

Historic Name: _____ (describe)

Original Date: _____

Original Builder: _____

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

MOVE ON SINGLE-FAMILY DWELLING FROM 20 GREGORY 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 _____

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

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

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

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

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

☐ True Divided Lights(muntins), single 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 NEW Clapboard (if applicable) _____ Roof EXISTING

Trim WHITE Sash WHITE Doors EXISTING

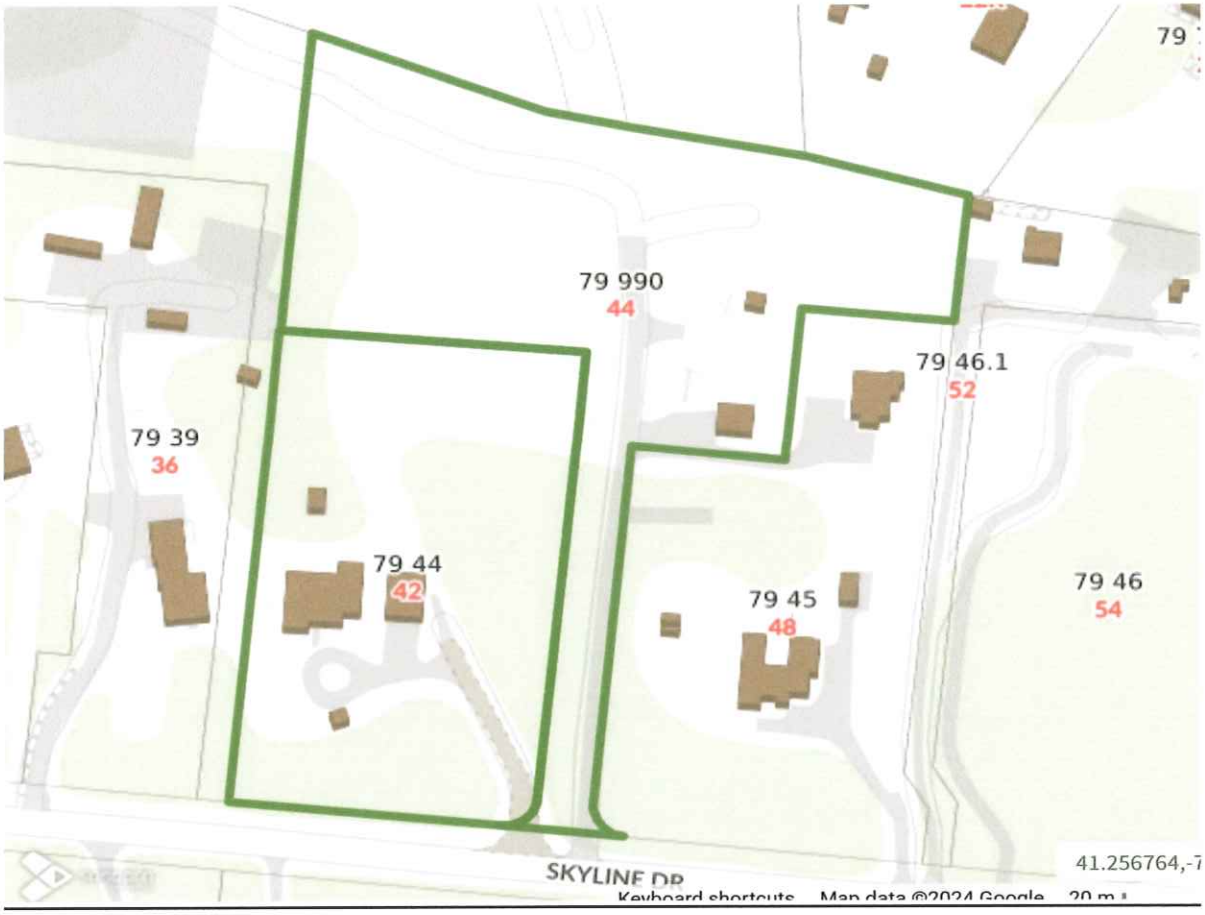
Deck NEW Foundation GRAY Fence _____ Shutters _____

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

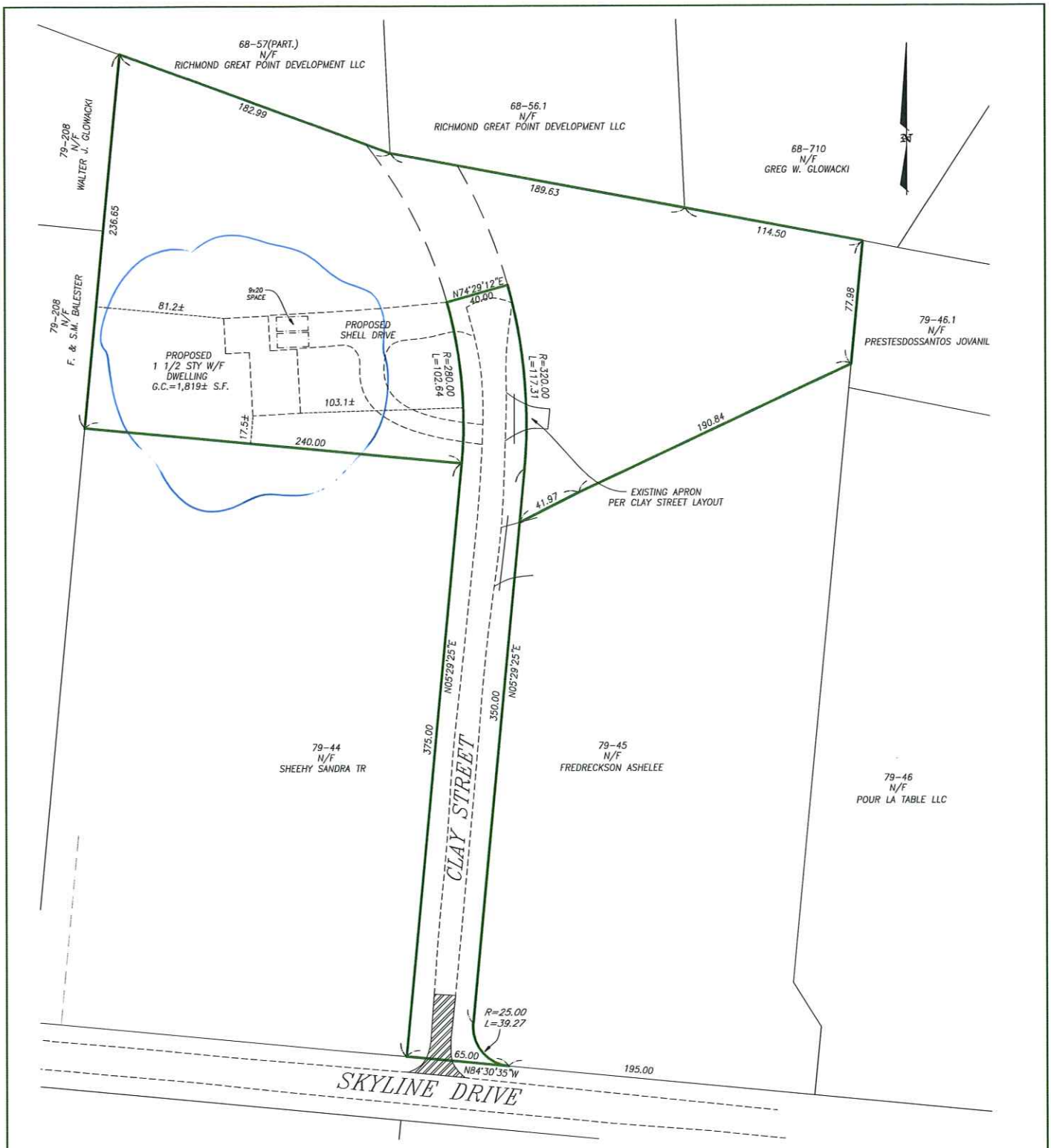
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

44 SKYLINE DRIVE – MOVE ON DWELLING FROM 20 GREGLEN AVENUE







EDWARD F. KING, JR. No. 45711 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL LAND SURVEYOR

Edward F. King Jr.

PROPOSED SITE PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=40' DATE: NOVEMBER 18, 2024

Owner: . . CLAY STREET DEVELOPMENT, LLC . . . . . .

Deed: . . 1840-52 . . Plan: 2017-80; LOTS A1, A2, C1 AND C2

Locus: . . . . . 44 SKYLINE DRIVE . . . . . .

ASSESSOR MAP: . . 79 . . , PARCEL: . 990 . .

CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.-2)

		EXISTING:
MINIMUM LOT SIZE:	80,000 S.F.	80,992± 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 . .

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

K-1116

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





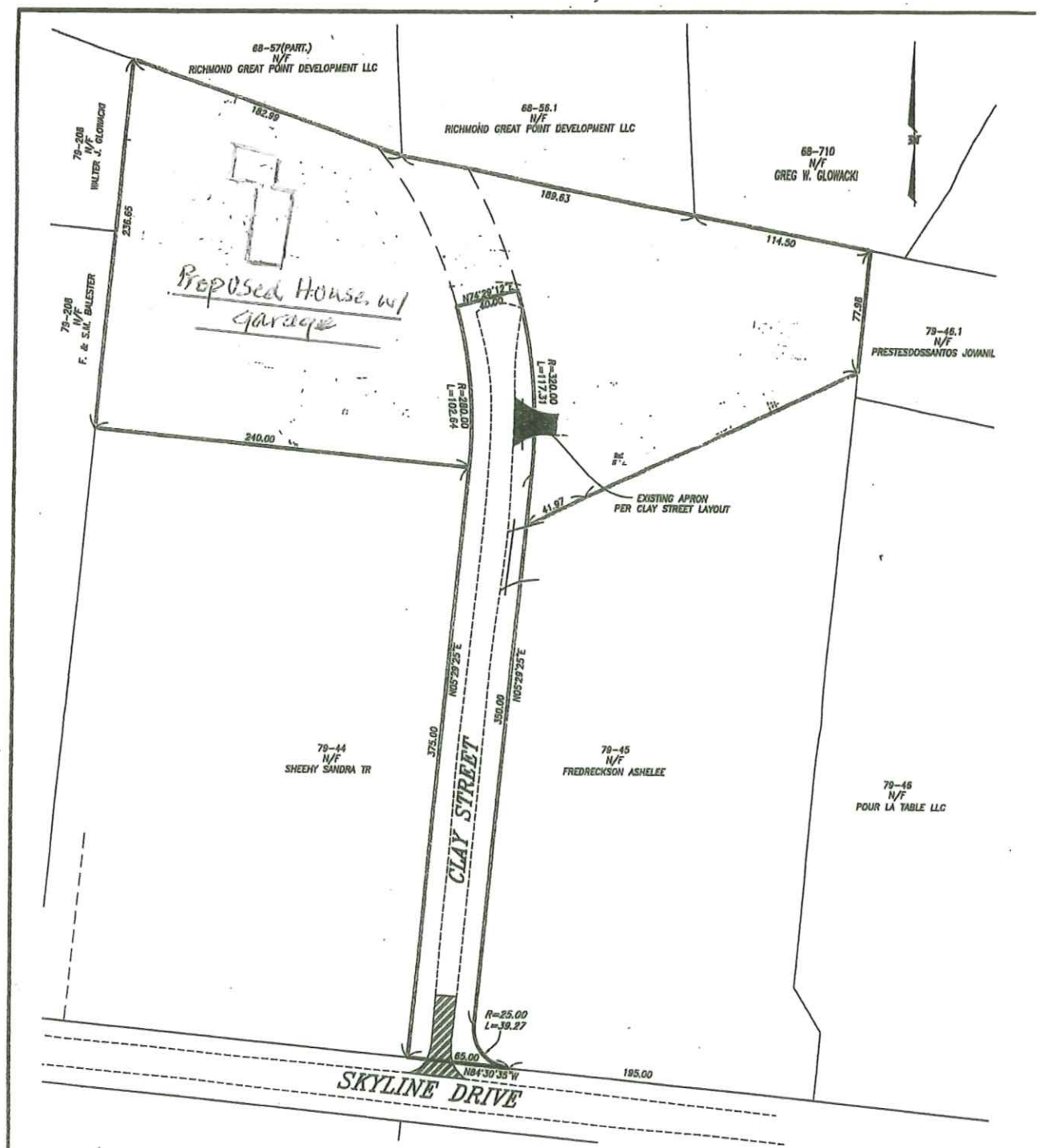
EAST ELEVATION TO BECOME WEST ELEVATION ONCE MOVED



NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED







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 C2

Locus: . . . . . 44 SKYLINE DRIVE . . . . . .

ASSESSOR MAP: . . 79 . . , PARCEL: . 990 . .

Edward F. King Jr.

CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.-2)

		EXISTING:
MINIMUM LOT SIZE:	80,000 S.F.	80,992± 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

ISLAND SURVEYORS, LLC
Professional Land Surveyors
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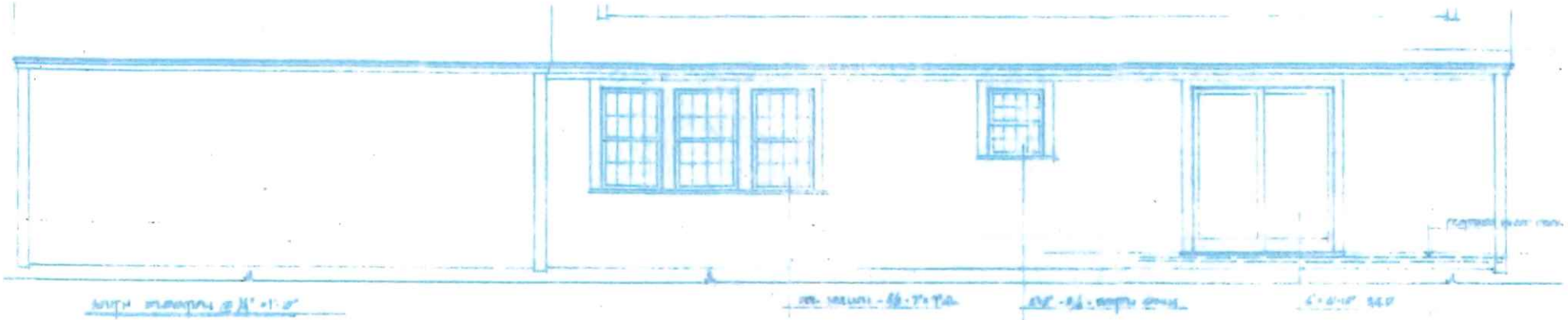
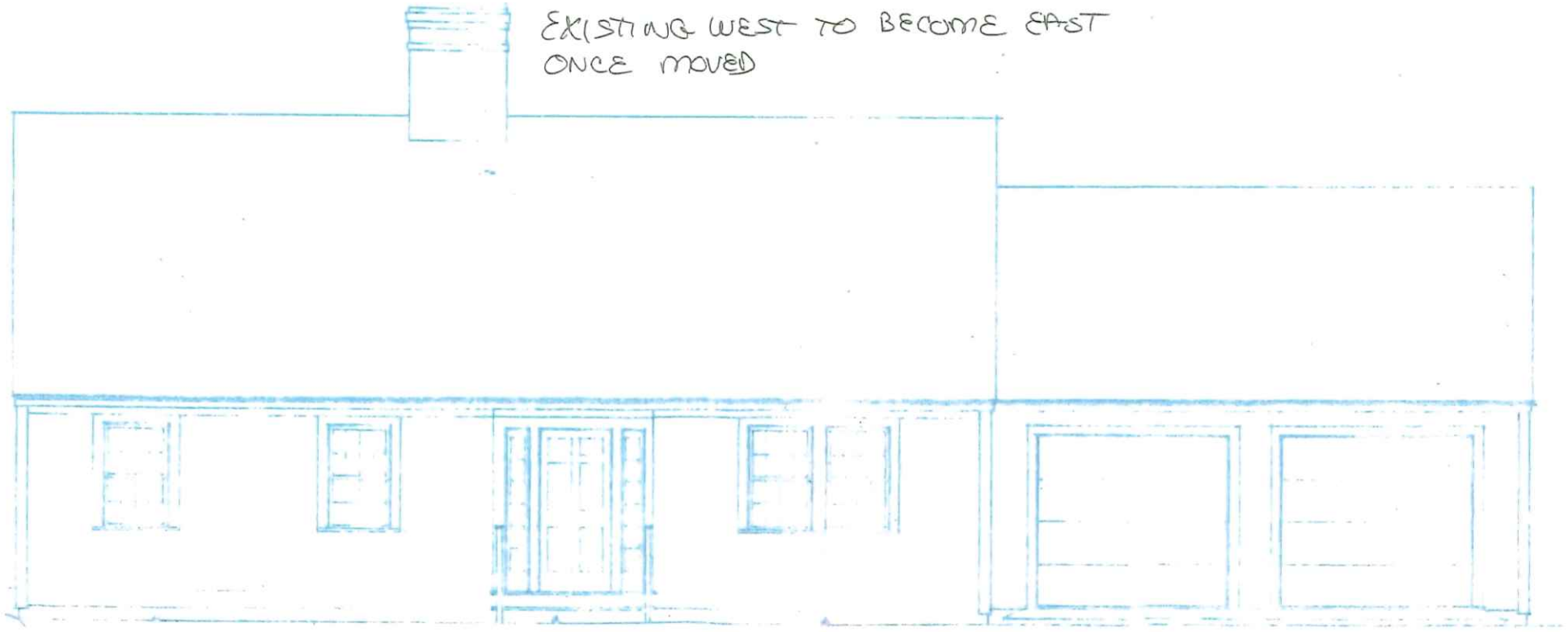
K-1116



EXISTING WEST TO BECOME EAST
ONCE MOVED



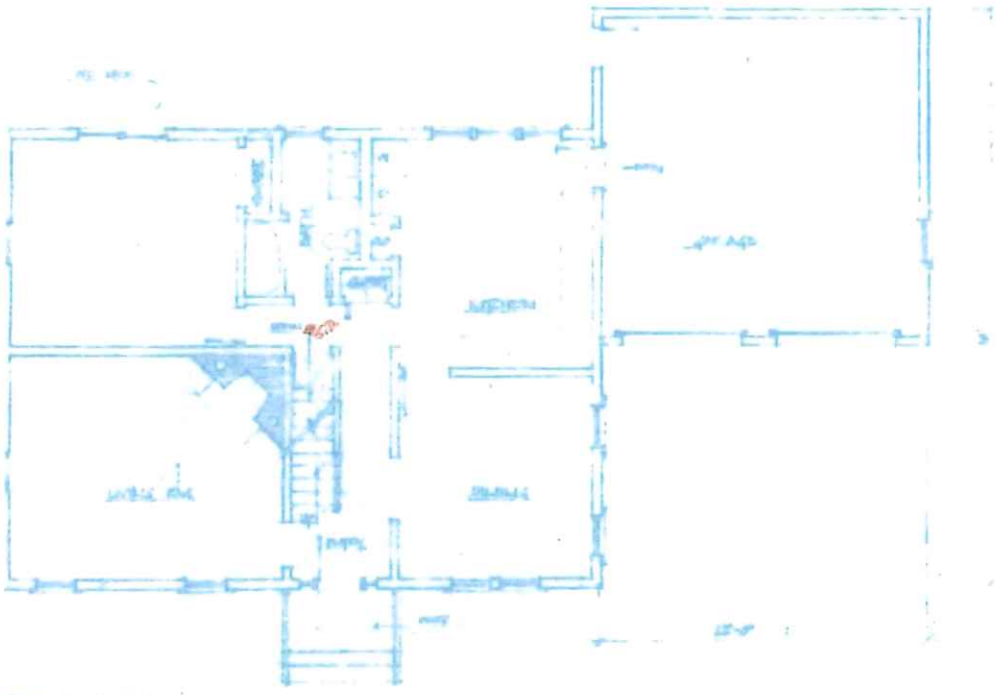
EXISTING EAST TO BECOME WEST
ONCE MOVED



EXISTING SOUTH TO BECOME NORTH
ONCE MOVED



8"×8" - 6/6 7"×9" - 8/8 (TYPICAL 1ST FLOOR)



EXISTING NORTH TO BECOME SOUTH
ONCE MOVED





68–57(PART.)
N/F
RICHMOND GREAT POINT DEVELOPMENT LLC

182.99

68–56.1
N/F
RICHMOND GREAT POINT DEVELOPMENT LLC

189.63

68–710
N/F
GREG W. GLOWACKI

114.50

79–208
N/F
WALTER J. GLOWACKI

236.65

79–208
N/F
F. & S.M. BALESTER

81.2±

9x20
SPACE

N74°29'12"E
40.00

PROPOSED
SHELL DRIVE

PROPOSED
1 1/2 STY W/F
DWELLING
G.C.=1,819± S.F.

R=280.00
L=102.64

R=320.00
L=117.31

103.1±

17.5±

240.00

77.98

79–46.1
N/F
PRESTESDOSSANTOS JOVANIL

190.84

EXISTING APRON
PER CLAY STREET LAYOUT

41.97

N05°29'25"E

350.00

N05°29'25"E

375.00

79–44
N/F
SHEEHY SANDRA TR

79–45
N/F
FREDRECKSON ASHELEE

79–46
N/F
POUR LA TABLE LLC

CLAY STREET

R=25.00
L=39.27

65.00

N84°30'35"W

195.00

SKYLINE DRIVE

CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.–2)

		EXISTING:
MINIMUM LOT SIZE:	80,000 S.F.	*80,992± 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*

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR.
No. 45711
PROFESSIONAL LAND SURVEYOR

Edward F. King Jr.

PROPOSED SITE PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=40' *DATE: NOVEMBER 18, 2024*

Owner: *CLAY STREET DEVELOPMENT, LLC*

Deed: *1840–52* **Plan:** *2017–80; LOTS A1, A2, C1 AND C2*

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

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 _____

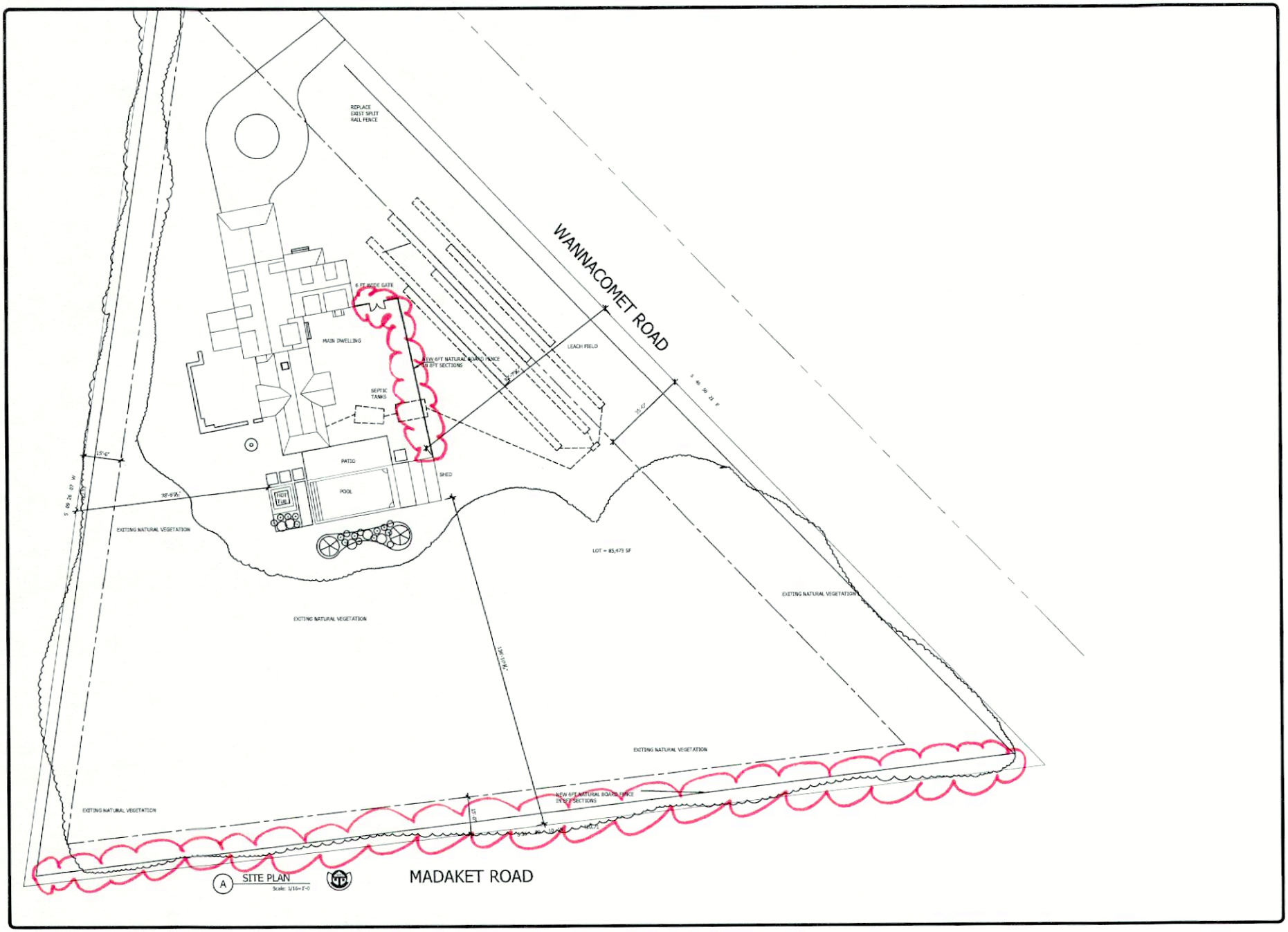
Trim _____ Sash _____ Doors _____

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

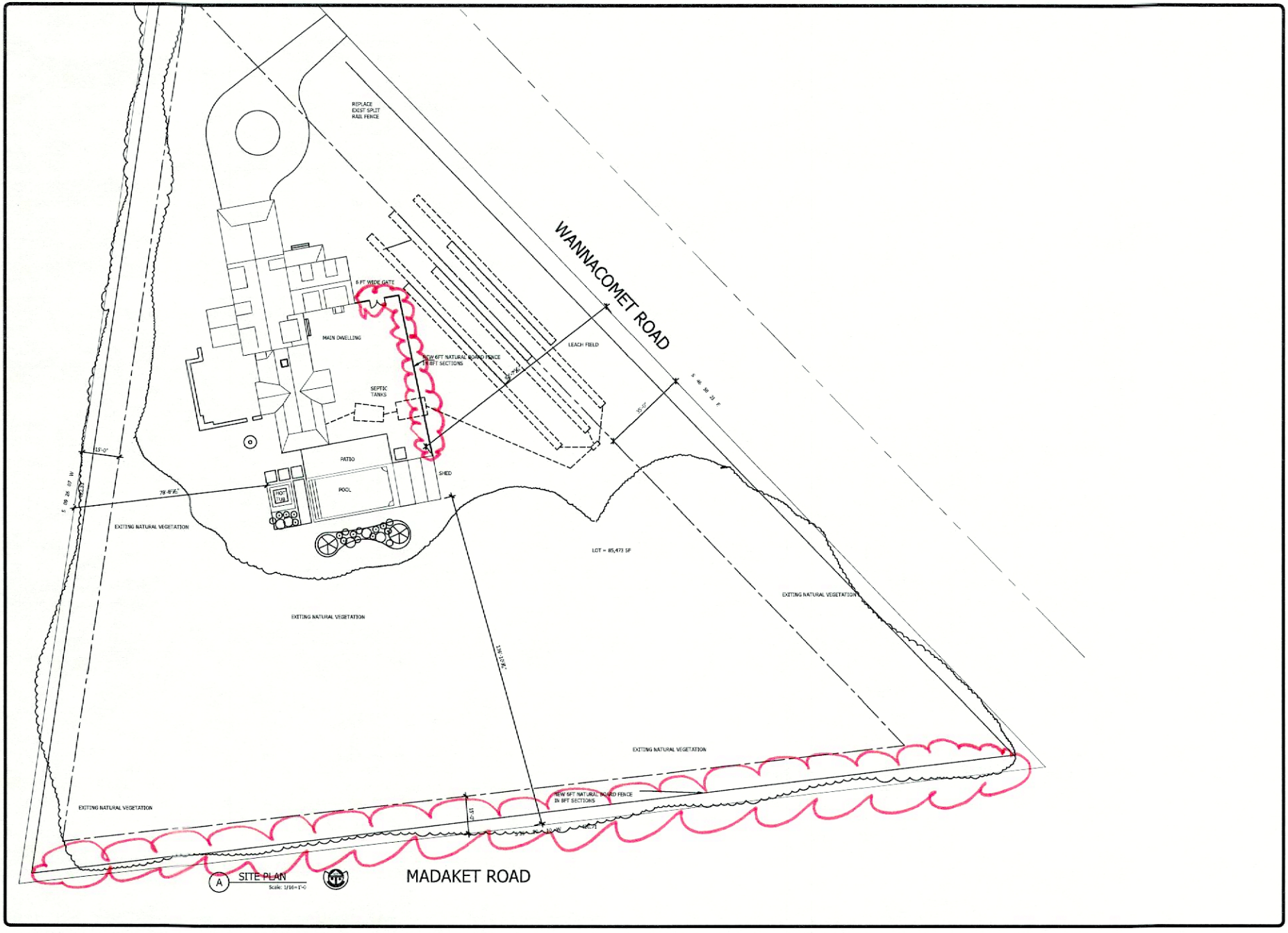
ADDITIONS AND RONOVATIONS FOR:
2 WANNACOMET ROAD.
NANTUCKET, MA 02554
MAP: 41 PARCEL: 573

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



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



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



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/ Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

November 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.

Miroslava Ahern — 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:

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°: 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 ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other TENNIS COURT

Size of Structure or Addition: Length: 120' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 60' 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' ht. wall, 4' fence
Type: PT & Wire mesh (black)
Length: 360'

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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

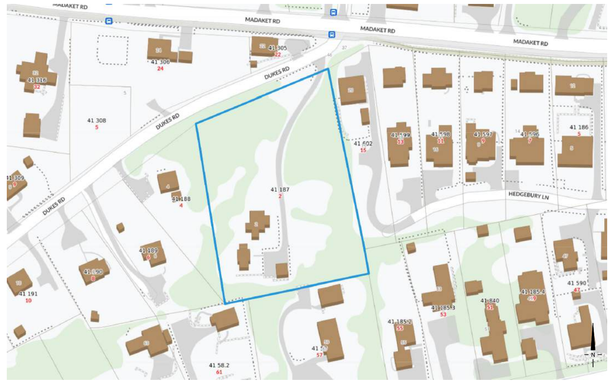
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 11/18/24 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 41/187



AERIAL MAP: 41/187



VIEW FROM DUKES ROAD



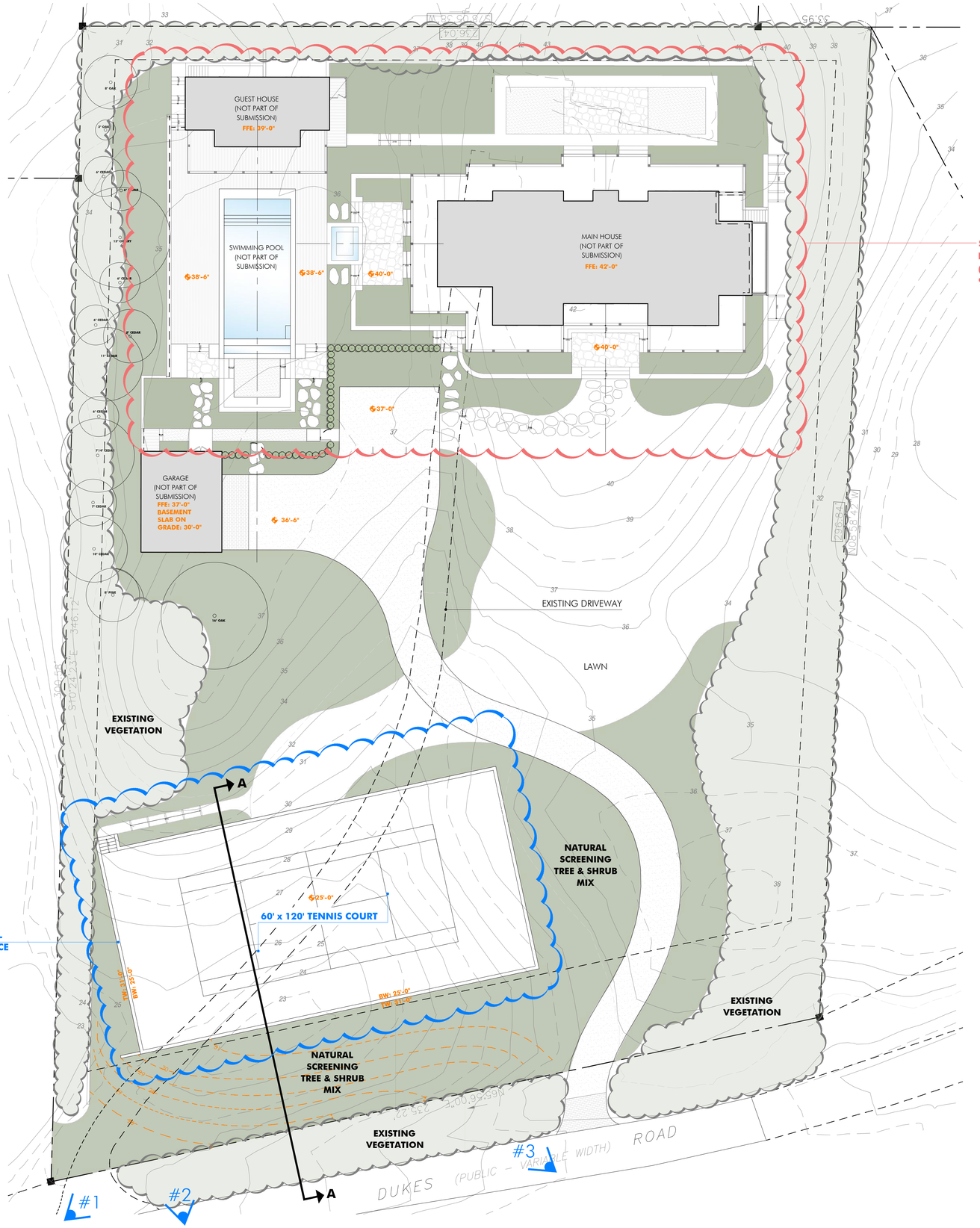
VIEW #1



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

TENNIS COURT

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	NOVEMBER 18, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-01



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

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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

TENNIS COURT
HDC SUBMISSION

NOTES

DRAWING INFO

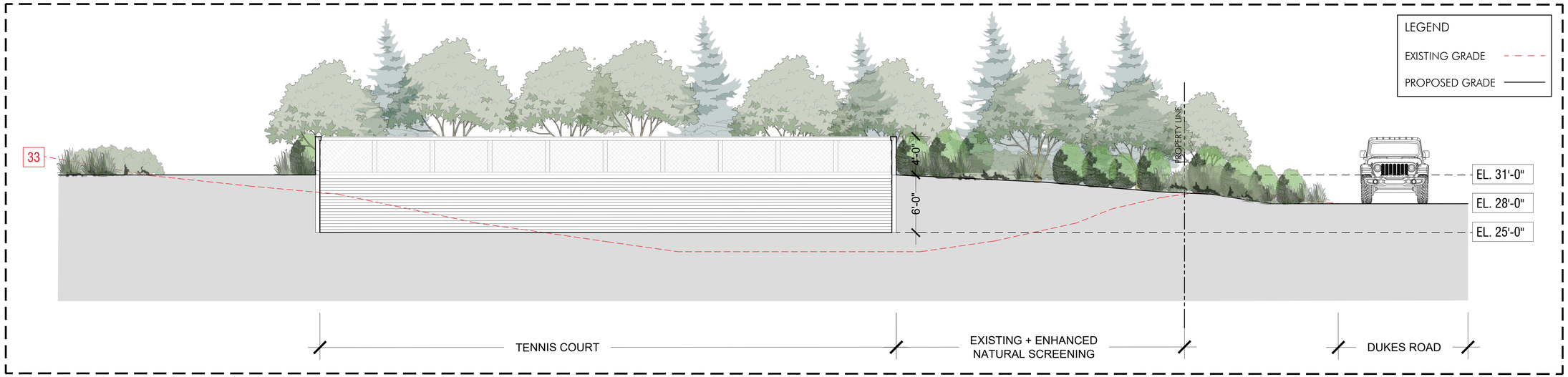
DATE	NOVEMBER 18, 2024
SCALE	1/8" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

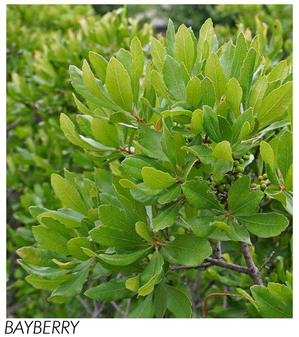
HDC-02

CROSS SECTION A



NATURAL SCREENING PLANT MATERIAL


SUMMER SNOWFLAKE VIBURNUM


BAYBERRY


EASTERN RED CEDAR


AMERICAN HOLLY


WINTER KING HAWTHORN

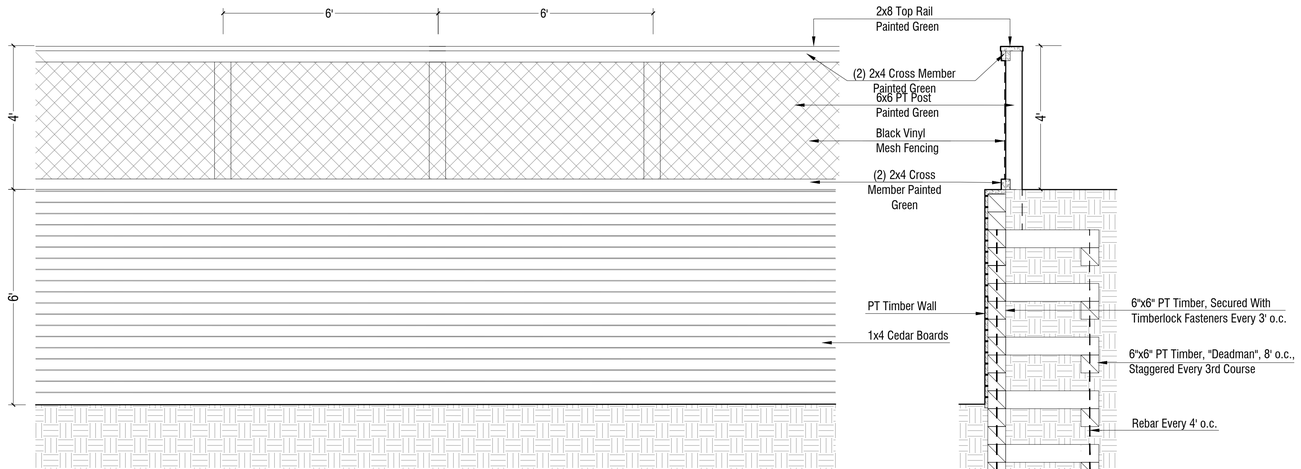

WINTERBERRY


ARROWWOOD VIBURNUM

SITE DETAILS & DESIGN INTENT IMAGERY







1 PT WALL AND FENCE: Detail

Scale: 3/8" = 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

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

TENNIS COURT

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	NOVEMBER 18, 2024
SCALE	AS NOTED
DRAWN BY	CP

ISSUES

DATE

HDC-03

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 5

Street & Number of Proposed Work: 79 Pocomo Road

Owner of record: Theodorakos Vaios Trust

Mailing Address: 100 Concord St 3rd Floor

Framingham, MA 01702

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture

Mailing Address: 11 S Shore Road

Nantucket, MA 02554

Contact Phone #: 508-228-3600 E-mail: amy@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☒ Other 46'x84' Sport Court

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

No Changes

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

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

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

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

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

Fence: Height: 12'
Type: Black steel poles with wire mesh
Length: 260'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Black Shutters _____

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

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

Date 10/17/24 Signature of owner of record Amy Ledoux Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

_____ 3. **As-Built Plans (1copy):** of existing elevations

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

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

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

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

_____
(initial to indicate read and understand)

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

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



PRIME PLAY™



50 Years in the Industry

Custom engineered design that outplays any modular surface in the game—from a company with 50 years of experience building game courts.

Superior Traction

Featuring a patented WetTrax technology allowing play without having to wait hours for the court to dry on a dewy morning or after rain*

Durable

Specialty grid design reducing water retention on top of the surface and superior UV resistant formula to guarantee your court for 15+ years without the need to resurface.

Ball Response

PrimePlay delivers the same dribbling response as a hardwood floor unmatched by the industry.

Safe

With 14% shock absorption and Lateral Forgiveness™ technology, PrimePlay surfaces lessen impact and risk of injuries compared to any other traditional outdoor surface.



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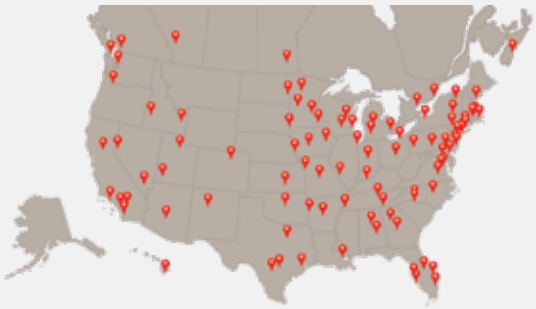
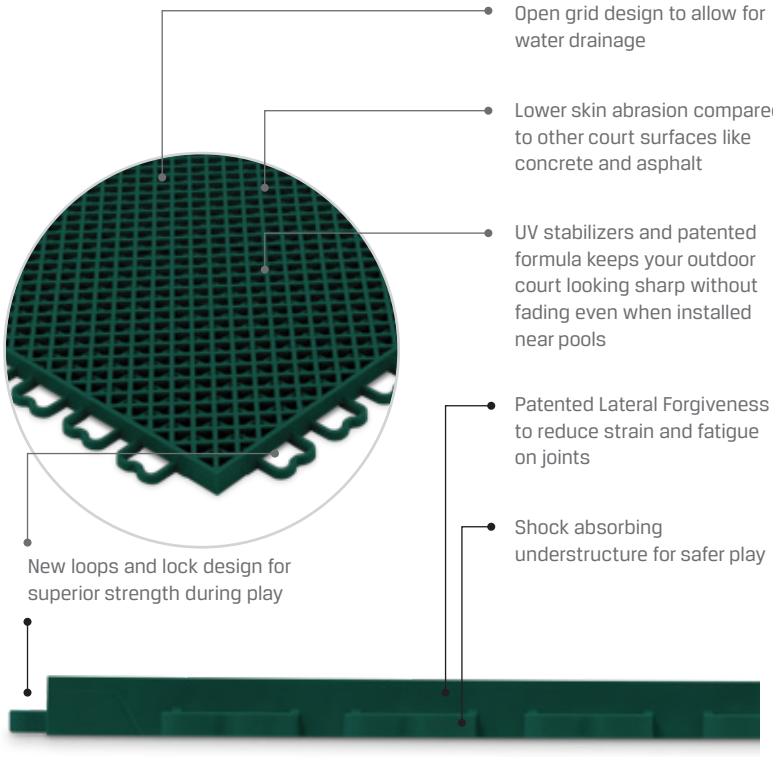
World's Largest Courtbuilder™

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

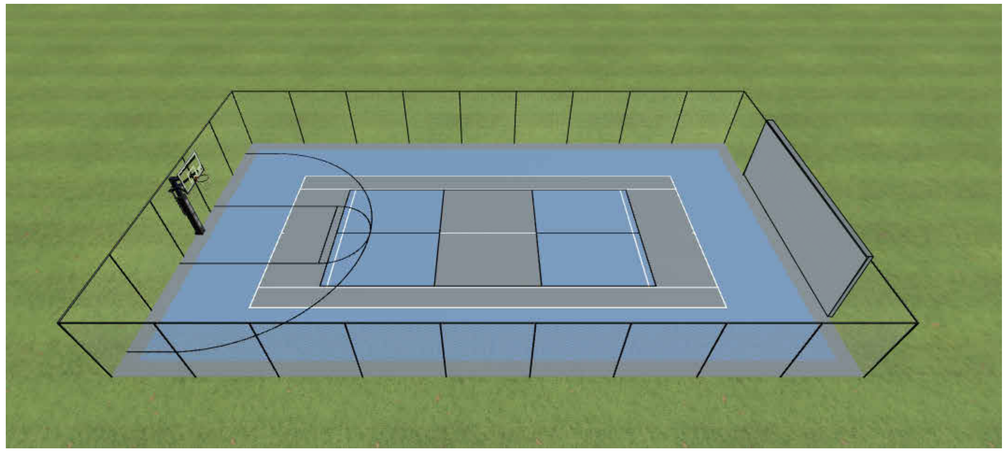
**Use athletic shoes. Do not use barefoot. Make an effort to clear court of excess dew and water.*

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

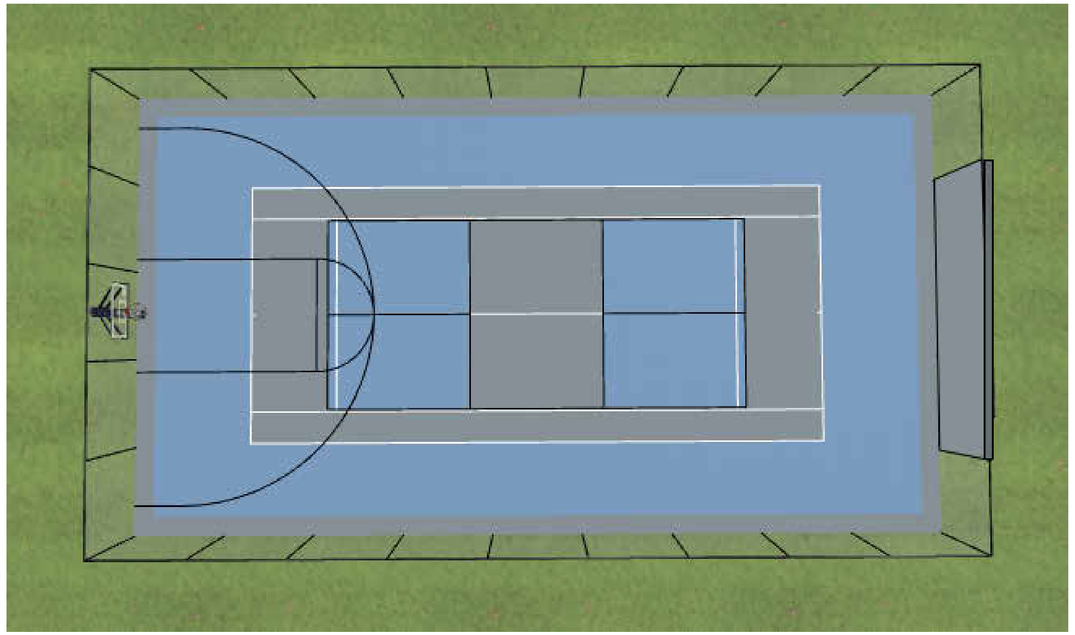
Theodorakos
79 Pocomo Road, Nantucket, MA
Site
HDC1 Site Plan

#	Date	Note
21	2024.09.30	Sports Court
22	2024.10.17	HDC Submission

HDC1

10/17/2024 4:35:38 PM

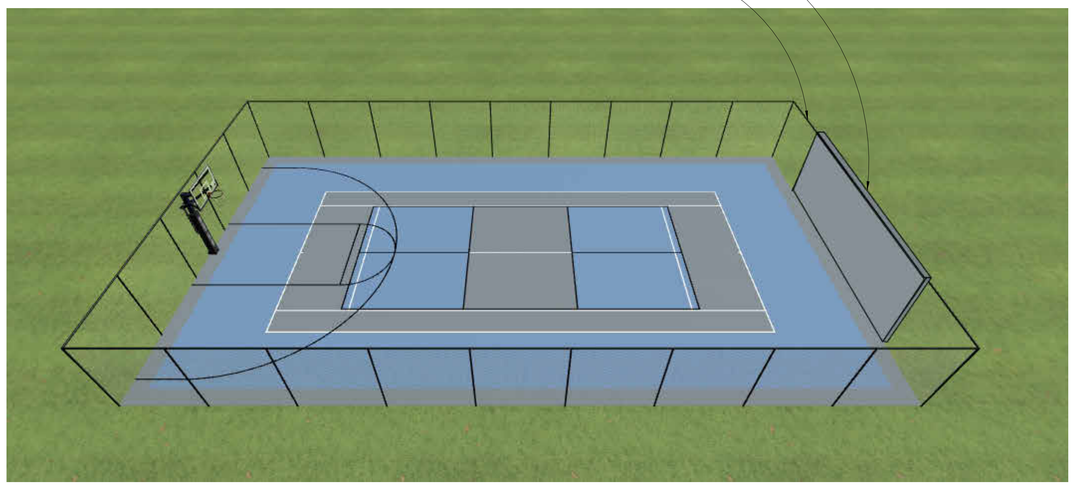
THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

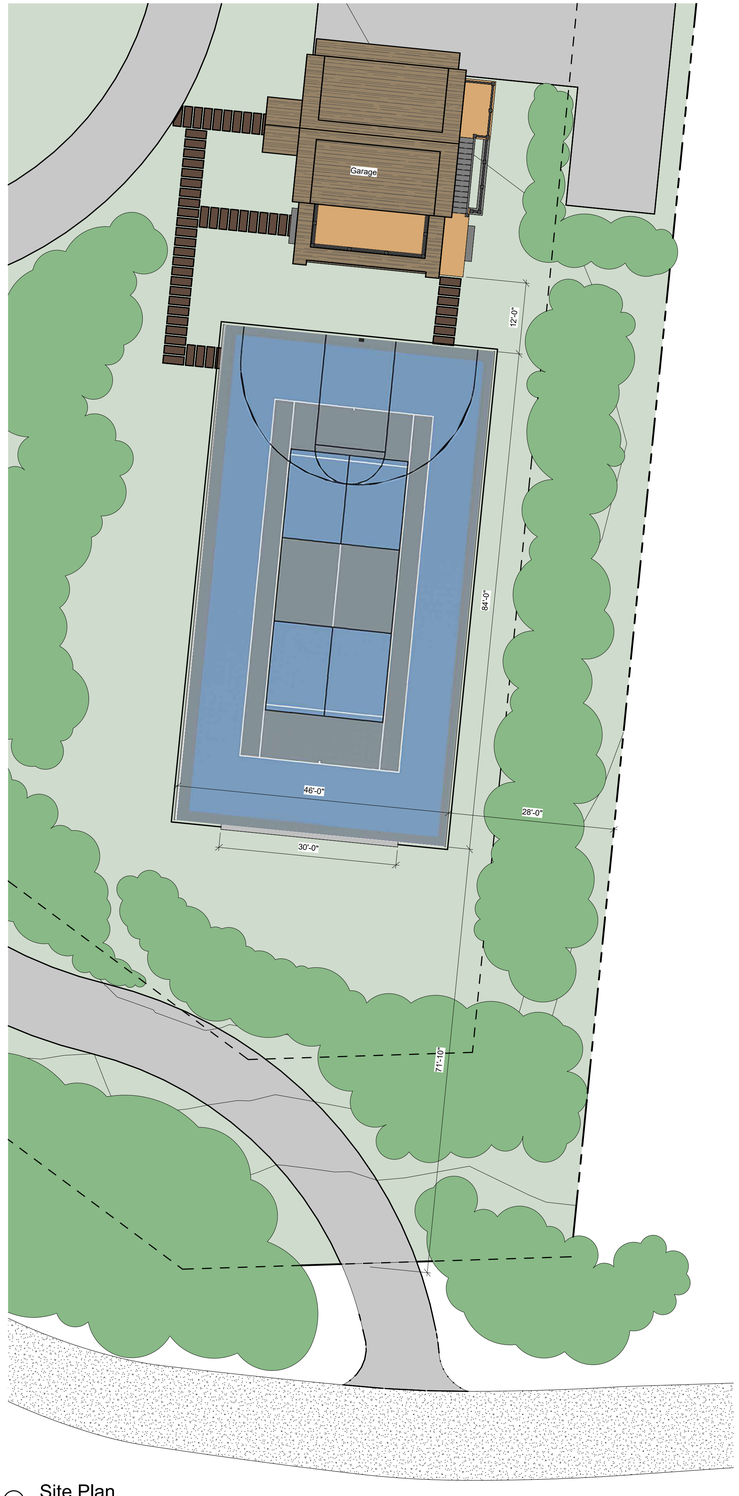


46'X84' SPORT COURT WITH TENNIS, PICKLEBALL, BASKETBALL, AND WALL BALL

12' HIGH SOLID WALL FOR WALL BALL

12' HIGH BLACK FENCE





1 Site Plan
1 : 145

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

CD - Not For Construction

Theodorakos
79 Pocomo Road, Nantucket, MA
Site
HDC2 Sport Court

#	Date	Note
21	2024.09.30	Sports Court
22	2024.10.17	HDC Submission

HDC2

10/17/2024 4:35:40 PM

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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 KMLD

AS AGENT FOR Kennedy Richardson

STREET ADDRESS 3 Marcus Lane

MAP/PARCEL 91//9.4

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/5/24

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 11/5/24

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 an Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference

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

PROPERTY DESCRIPTION

TAX MAP N°: 91 PARCEL N°. 9.4

Street & Number of Proposed Work: 3 Marcus Way

Owner of record: Kennedy Richardson

Mailing Address: 3 Marcus Way
Nantucket, MA. 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: KMLD

Mailing Address: 16B Amelia Drive
Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: Coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ She
☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District LUG3 ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks/Patio: Size: 1344 Sq ft ☐ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: _____ Size: +/- ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 6 East 6 West 0
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: SEE PLANS + PHOTOS

Historic Name:

Original Date:

Original Builder:

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

- Fence
- Pool
- Driveway layout change

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height:	6'(5+1)	7'
Type:	Board	Cattle fence
Length:	85' +/-	300' +/-

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 (To match existing) Walkways _____ Walls _____

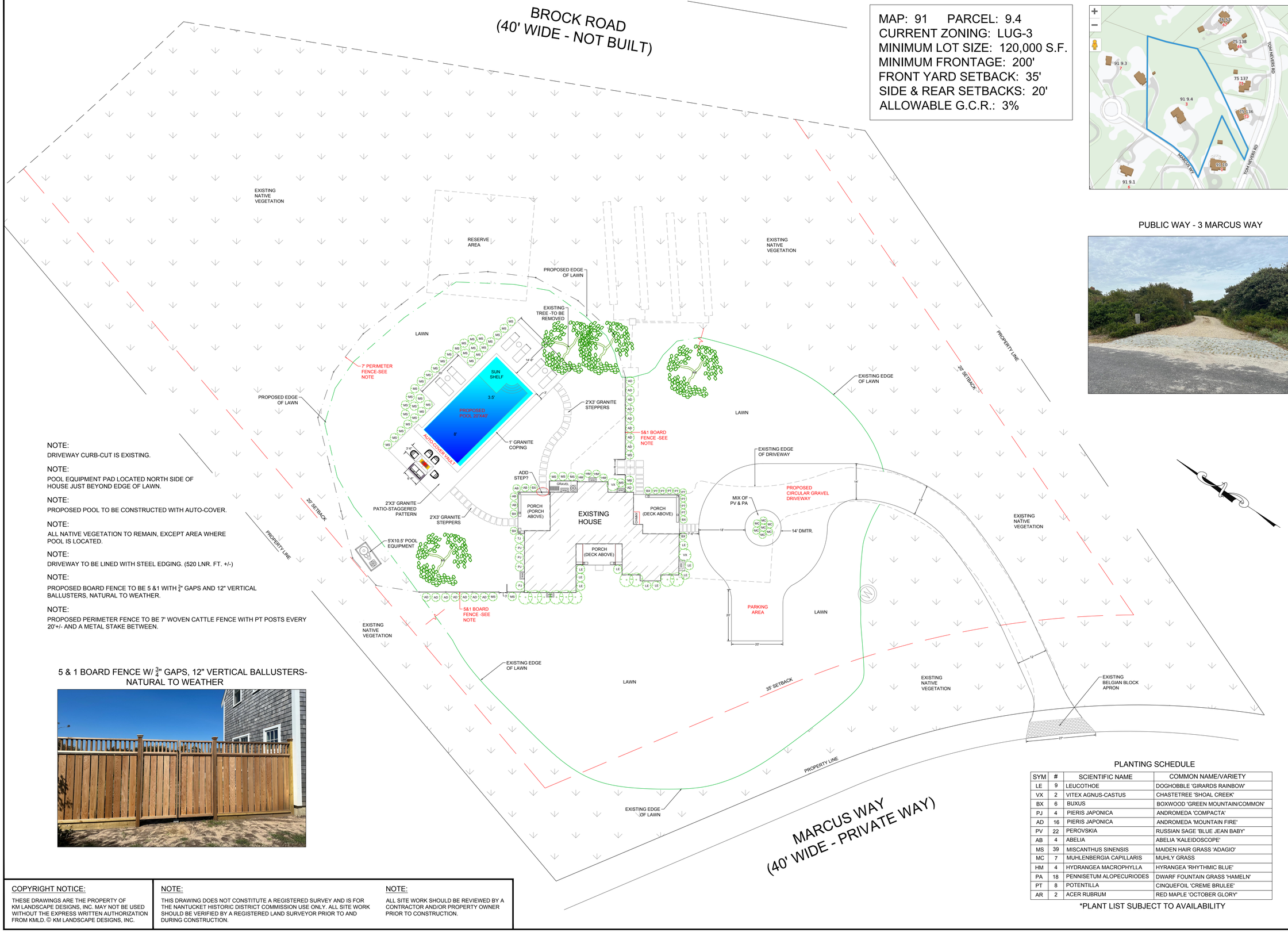
* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
~~Deck~~ Patio - Granite Foundation _____ Fence Natural to weather Shutters _____
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 10/29/24 Signature of owner of record _____ Signed under penalties of perjury



MAP: 91 PARCEL: 9.4
CURRENT ZONING: LUG-3
MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200'
FRONT YARD SETBACK: 35'
SIDE & REAR SETBACKS: 20'
ALLOWABLE G.C.R.: 3%

PUBLIC WAY - 3 MARCUS WAY

NOTE:
DRIVEWAY CURB-CUT IS EXISTING.

NOTE:
POOL EQUIPMENT PAD LOCATED NORTH SIDE OF HOUSE JUST BEYOND EDGE OF LAWN.

NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
ALL NATIVE VEGETATION TO REMAIN, EXCEPT AREA WHERE POOL IS LOCATED.

NOTE:
DRIVEWAY TO BE LINED WITH STEEL EDGING. (520 LNR. FT. +/-)

NOTE:
PROPOSED BOARD FENCE TO BE 5 &1 WITH $\frac{3}{4}$" GAPS AND 12" VERTICAL BALLUSTERS, NATURAL TO WEATHER.

NOTE:
PROPOSED PERIMETER FENCE TO BE 7' WOVEN CATTLE FENCE WITH PT POSTS EVERY 20'+/- AND A METAL STAKE BETWEEN.

5 & 1 BOARD FENCE W/ $\frac{3}{4}$" GAPS, 12" VERTICAL BALLUSTERS-NATURAL TO WEATHER

PLANTING SCHEDULE

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
LE	9	LEUCOTHOE	DOGHOBBLE 'GIRARDS RAINBOW'
VX	2	VITEX AGNUS-CASTUS	CHASTETREE 'SHOAL CREEK'
BX	6	BUXUS	BOXWOOD 'GREEN MOUNTAIN/COMMON'
PJ	4	PIERIS JAPONICA	ANDROMEDA 'COMPACTA'
AD	16	PIERIS JAPONICA	ANDROMEDA 'MOUNTAIN FIRE'
PV	22	PEROVSKIA	RUSSIAN SAGE 'BLUE JEAN BABY'
AB	4	ABELIA	ABELIA 'KALEIDOSCOPE'
MS	39	MISCANTHUS SINENSIS	MAIDEN HAIR GRASS 'ADAGIO'
MC	7	MUHLENBERGIA CAPILLARIS	MUHLY GRASS
HM	4	HYDRANGEA MACROPHYLLA	HYRANGEA 'RHYTHMIC BLUE'
PA	18	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'
PT	8	POTENTILLA	CINQUEFOIL 'CREME BRULEE'
AR	2	ACER RUBRUM	RED MAPLE 'OCTOBER GLORY'

*PLANT LIST SUBJECT TO AVAILABILITY

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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

3 Marcus Way
PROPOSED LANDSCAPE DESIGN

SCALE: 1/16" = 1'-0"
JOB: 3 Marcus Way
DATE: 11/4/24

SHEET:

S.1


Marcus Way

N
W E
S
MA. COORD. SYSTEM
ISLAND ZONE

NOTES:

1. OWNER: RICHARDSON 1999 ISSUE TRUST
   10 OTIS PLACE UNIT 5B
   BOSTON, MA 02108
2. DEED REF: Cert. #27791
3. PLAN REF: LC Plan #5004–73 (LOT 957)
4. ORDER REF: Doc. #42375
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0176–G dated 06/09/2014.

#65 TOM NEVERS ROAD
MAP 76 PARCEL 51

#67 TOM NEVERS ROAD
MAP 76 PARCEL 52

#69 TOM NEVERS ROAD
MAP 75 PARCEL 138

R=1951.25'
L=230.35'

S 81°52'50" E
170.67'

SANDSBURY ROAD
(NOT BUILT 50' WIDE)

L=82.45'
R=2001.25'

182.25'
N 81°52'50" W

Δ=51.33'
R=570.00'

MAP 91
PARCEL 9.4
130,196± s.f.

272.3±

BROCK ROAD
(NOT BUILT 40' WIDE)

#71 TOM NEVERS ROAD
MAP 75 PARCEL 137

#7 MARCUS WAY
MAP 91 PARCEL 9.3

N 15°35'33" E
395.09'

ZONING SETBACK LINE (TYP.)

RECORD RESERVE AREA

20'

20'

REQUIRED SETBACK FROM SEPTIC SYSTEM COMPONENTS TO OUTSIDE OF POOL WALL

1st & 2nd FLR PORCH

#3 EX. HOUSE
1,492± s.f.

STEP

W.W.

62.7'±

10'

CHIMNEY

1st FLR PORCH
2nd FLR BALCONY

GRAVEL DRIVEWAY

#73 TOM NEVERS ROAD
MAP 75 PARCEL 136

S 25°13'05" E
421.30'

20'

CBDH FND.

125.00'

35'

112.00'
N 57°13'45" W

90.9'±

EX. WELL
PER BoH
RECORDS

CBDH FND.

MARCUS WAY
(40' WIDE – PRIVATE WAY)

L=175.93'
R=315.00'

275.34'
S 21°21'15" W

EXISTING 6–BEDROOM
SOIL ABSORPTION SYSTEM

220.27'
N 25°13'45" W

55.07'
S 21°21'15" W

COBBLE APRON

#1 MARCUS WAY
MAP 91 PARCEL 10

TOM NEVERS ROAD

ZONE: LUG–3

	REQUIRED	EXISTING
LOT AREA:	120,000 s.f.	130,196± s.f.
FRONTAGE:	200'	287.93'
FRONT YARD:	35'	90.9'±
SIDE YARD:	20'	62.7'±
REAR YARD:	20'	272.3'±
GROUND COVER:	3% (MAX) (3,905 s.f.)	1.1% (1,492± s.f.)

PLAN SCALE

0 12 24 36 48 60 90 120 180

1 inch = 60 feet

Date:	Drawn:	Checked:
JULY 15, 2024	ERC/BEI	DFB/AMG

BRACKEN ENGINEERING, INC.

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

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

SITE EXHIBIT
IN NANTUCKET, MA

Prepared for:

KENNEDY RICHARDSON
#3 MARCUS WAY
MAP 91 PARCEL 9.4

S:\Autocad Drawings\Nantucket\Marcus Way\3 Marcus Way\Sent\2024--07-15 (CAD file with Septic to John Viola)\3 Marcus Way to John Viola.dwg

3 MARCUS WY

Location	3 MARCUS WY	**Mblu**	91/ / 9/4 /
Acct#	00008711	**Owner**	RICHARDSON SUSAN M TR
Assessment	$3,209,000	**PID**	8711
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,951,300	$1,257,700	$3,209,000

Owner of Record

Owner	RICHARDSON SUSAN M TR	**Sale Price**	$2,600,000
Co-Owner		**Certificate**	
Address	10 OTIS PLACE UNIT 5B BOSTON , MA 02108	**Book & Page**	C27791/0
		Sale Date	08/14/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
RICHARDSON SUSAN M TR	$2,600,000		C27791/0	00	08/14/2020
WULLSCHLEGER JEANNE S	$0		C26472/0	99	06/01/2017
HUNTER WILLIAM F TRST	$1,355,000		C24728/0	00	03/11/2013
GOUDREAULT DAVID R & JANENE M	$318,000		C19106/0	01	09/24/1999
BABIN DONALD & PAULA	$132,000		C17047/0	01	11/02/1995

Building Information

Building 1 : Section 1

Building Photo

Year Built: 2001
Living Area: 2,182
Replacement Cost: $2,041,791
Building Percent Good: 95
Replacement Cost Less Depreciation: $1,939,700

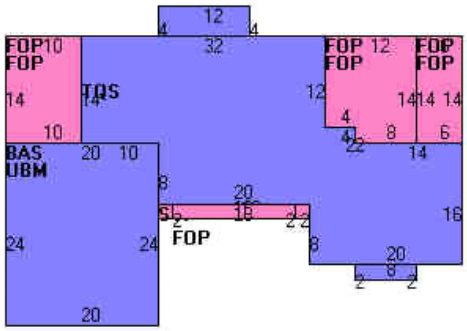
Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Very Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
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//\0027\3%20marcu

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/8711_99

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,480	1,480
TQS	Three Quarter Story	936	702
FOP	Porch, Open, Finished	556	0
STP	Stoop	40	0
UBM	Basement, Unfinished	1,480	0
WDK	Deck, Wood	244	0
		4,736	2,182

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,600	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3
Neighborhood	525
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.99
Frontage	0
Depth	0
Assessed Value	$1,257,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,951,300	$1,257,700	$3,209,000
2023	$1,585,900	$1,199,200	$2,785,100
2022	$1,329,800	$1,052,700	$2,382,500
2021	$791,900	$1,052,700	$1,844,600
2020	$833,400	$852,100	$1,685,500

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ADDRESS: 35 Centre St

DATE HEARD: Nov 19 , 2024

SITTING BOARD: Ray , Abby , Angus, Stephen

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By

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

HDC-2024
0510490

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: **Nov 21 2024**
✓	Address & HDC Case Number (ie HDC2020-05-0265): 35 Centre St
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

hdcsubmissions@nantucket-ma.gov

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

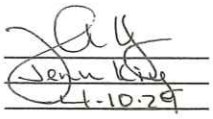
Dear Historic District Commission,

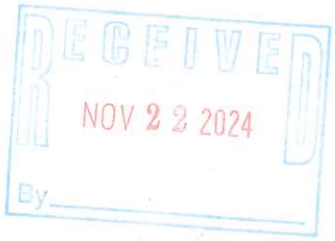
I am the owner of the property located at: 35 Center St, 54 Main St, 5 Amelia

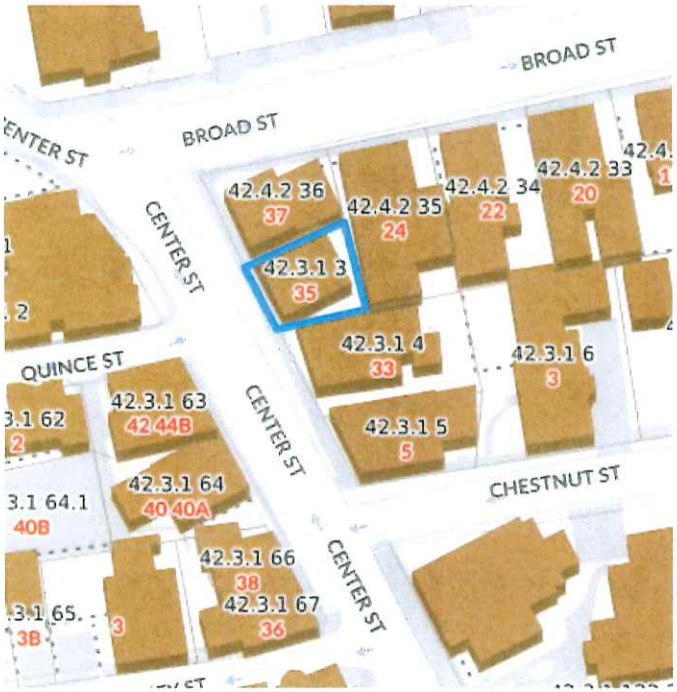
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the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

Sincerely,

Signature
Name
Date

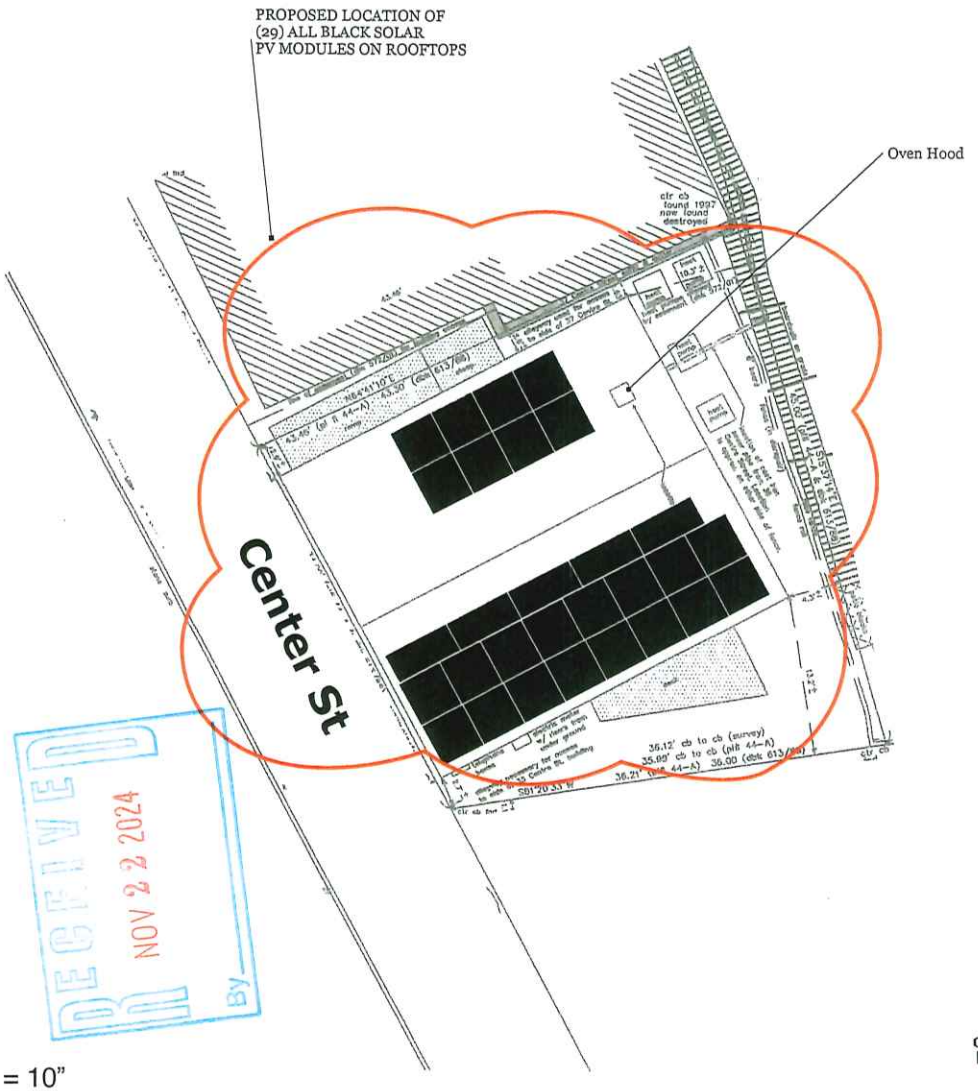






Locus Map
Scale: Not to scale

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



Site Plan
Scale: 1" = 10"

ACK SMART (508) 257-1786 www.ACKsmart.com	GIS & SITE PLAN ROOFTOP SOLAR ARRAY 15.72kW DC, 10.00kW AC	Owner: Centre of Town LLC Site Address: 35 Centre St City, State, Zip: Nantucket, MA 02554 Map: 42.3.1 Parcel: 3

REVISIONS

1	4/30/2024	Submitted for HDC & permitting review.
2	11/21/2024	Revisions following board comments & Fire Dept review
3		
4		
5		
6		

PV 01

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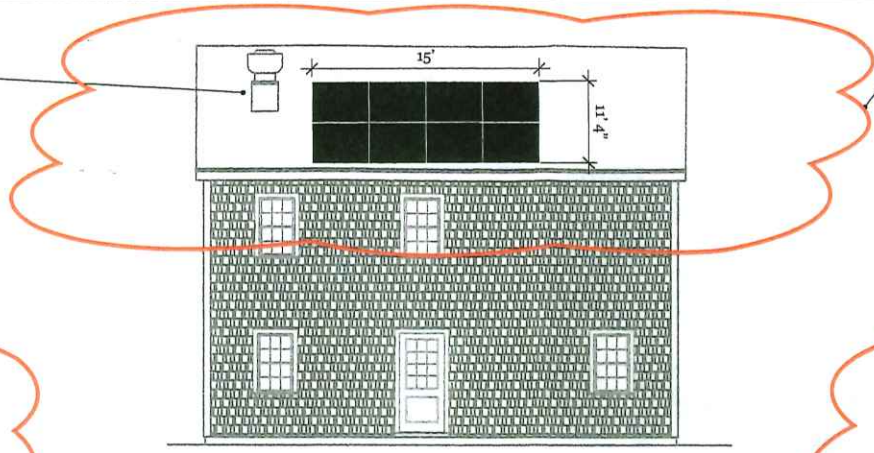
By

Oven Hood

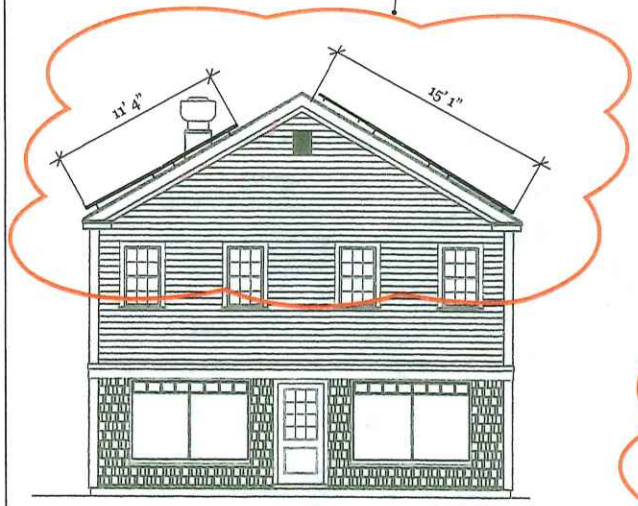
PROPOSED LOCATION OF (29) ALL BLACK PV MODULES TO MAIN ROOFTOPS

PROPOSED LOCATION OF (8 OF 29) ALL BLACK PV MODULES TO MAIN NORTH ROOFTOP

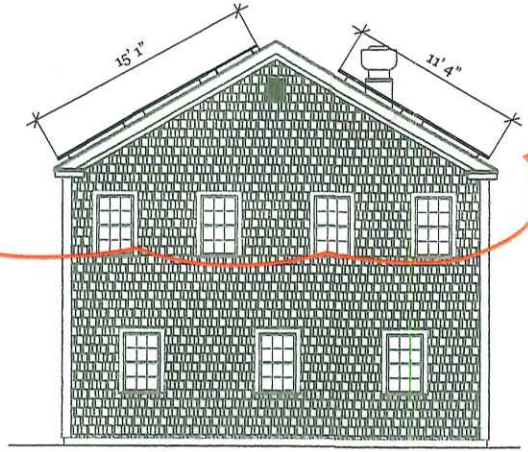


NORTH ELEVATION

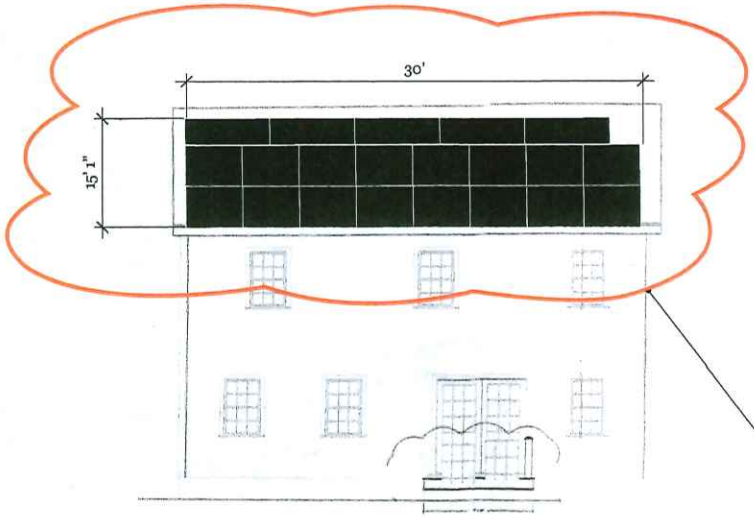
PROPOSED LOCATION OF (29) ALL BLACK PV MODULES TO ROOFTOPS



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

PROPOSED LOCATION OF (21 OF 29) ALL BLACK PV MODULES TO MAIN SOUTH ROOFTOP

Scale: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(808) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

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

REVISIONS

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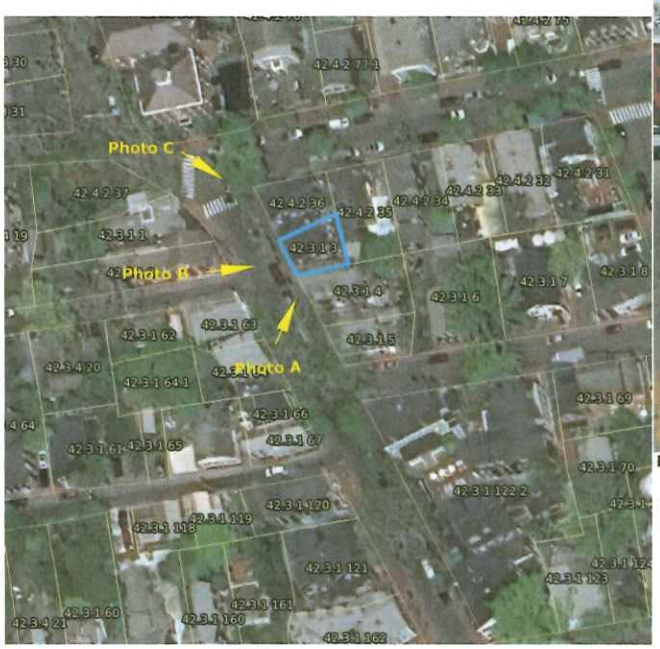
3		
4		
5		
6		

PV 02



The proposed panels are all black on a black roof.

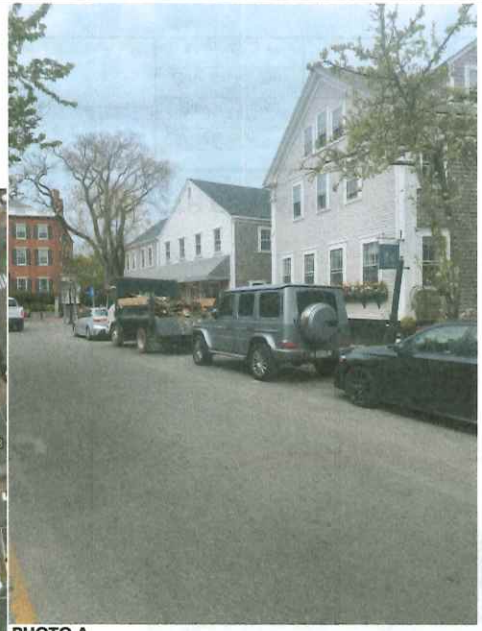


PHOTO A

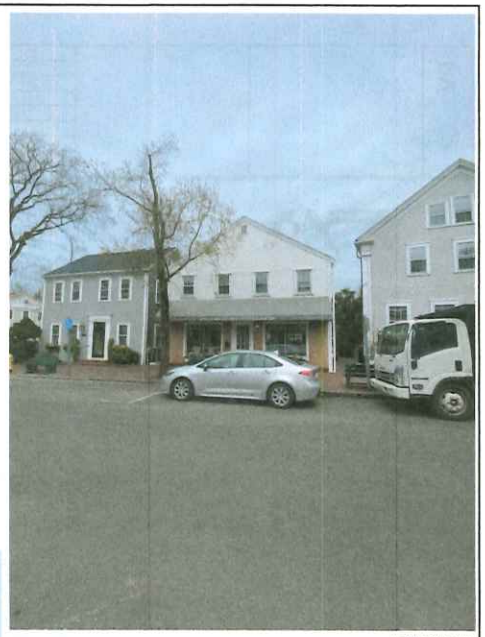


PHOTO B

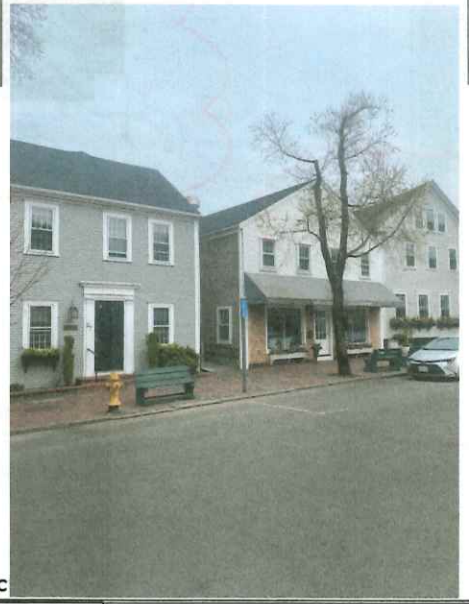


PHOTO C

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NOV 22 2024
By

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

PHOTOS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

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

REVISIONS

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3		
4		
5		
6		

PV 03



The proposed panels are all black on a black roof.

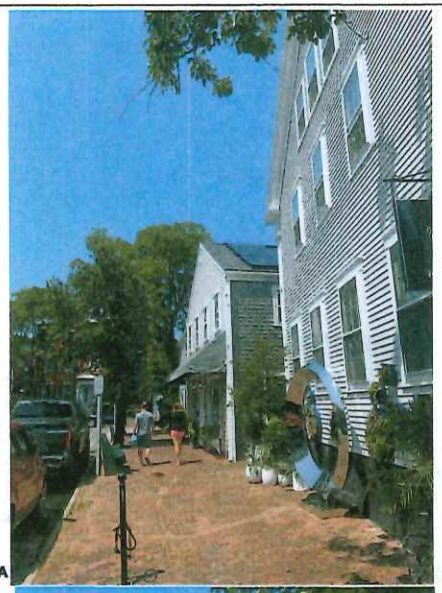

PHOTO A

MOCKUP WITH PANELS



PHOTO B

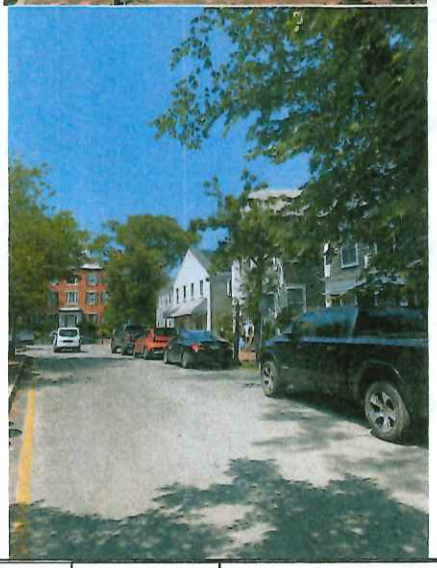

PHOTO C



PHOTO D

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NOV 22 2024
By

ACK SMART (508) 257-1796 www.ACKsmart.com	PHOTOS ROOFTOP SOLAR ARRAY 15.72kW DC, 10.00kW AC	Owner:	Centre of Town LLC
		Site Address:	35 Centre St
		City, State, Zip:	Nantucket, MA 02554
		Map: 42.3.1	Parcel: 3

REVISIONS		
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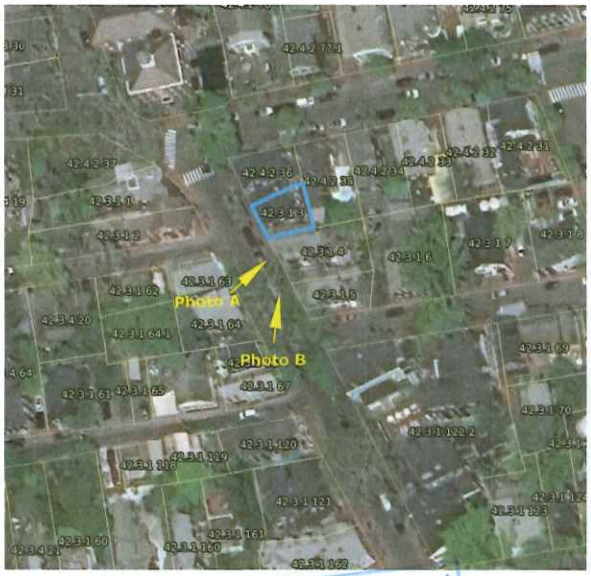
6		

PV | 04



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NOV 22 2024
By

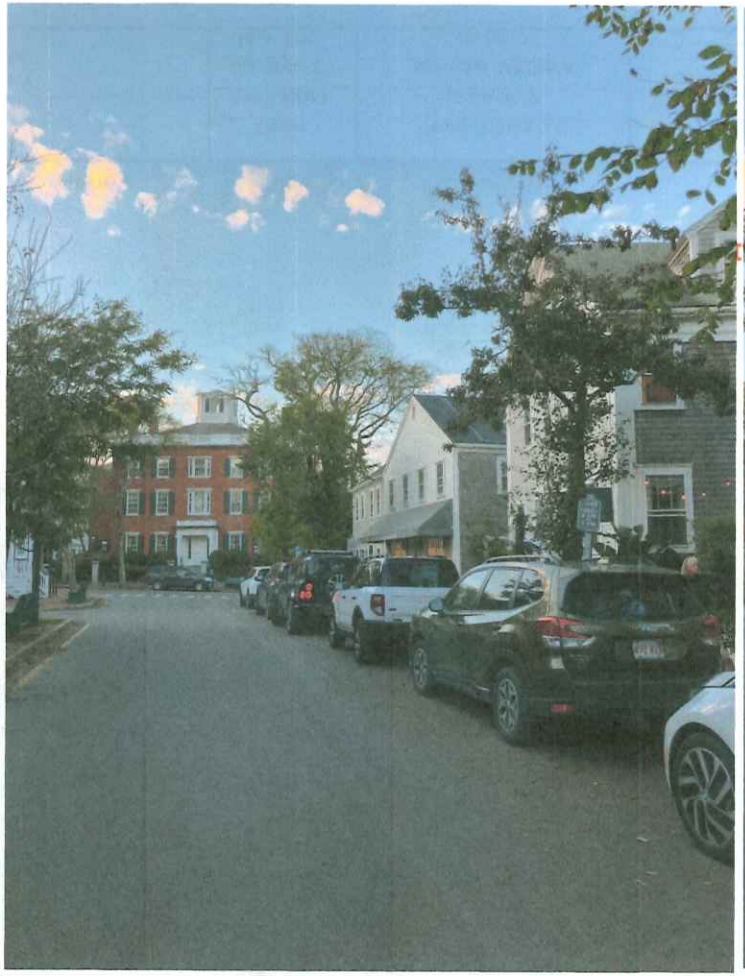

PHOTO A

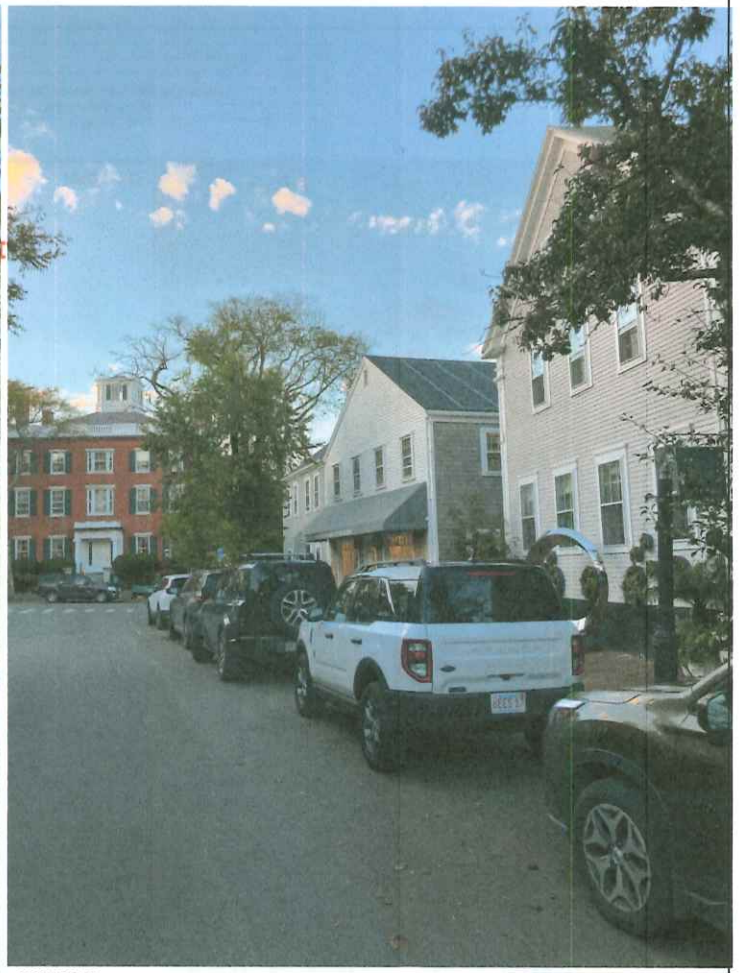

PHOTO B

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

PHOTOS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
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4		
5		
6		

05
PV

Q.TRON BLK M-G2+ SERIES

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

MODEL Q.TRON BLK M-G2+

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NOV 22 2024
By



High performance Qcells N-type solar cells

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

A reliable investment

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

Enduring high performance

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

Extreme weather rating

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

Innovative all-weather technology

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

The most thorough testing programme in the industry

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

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

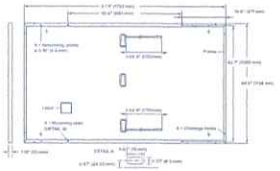
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

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

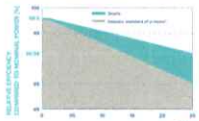


Electrical Characteristics

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

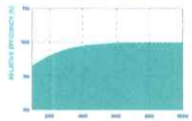


At least 88.5 % of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.53% of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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 2022)

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

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

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

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

Technical data may deviate slightly from the data given in this data sheet. Subject to changes. © Qcells. Q.TRON_BLK_M-G2+_series_ENS_402_EN_2023-12_Rev02_NA

ACK SMART
(908) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

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

REVISIONS		
1	4/30/2024	Submitted for HDC & permitting review.
2	11/21/2024	Revisions following board comments & Fire Dept review
3		
4		
5		
6		

PV 06

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.

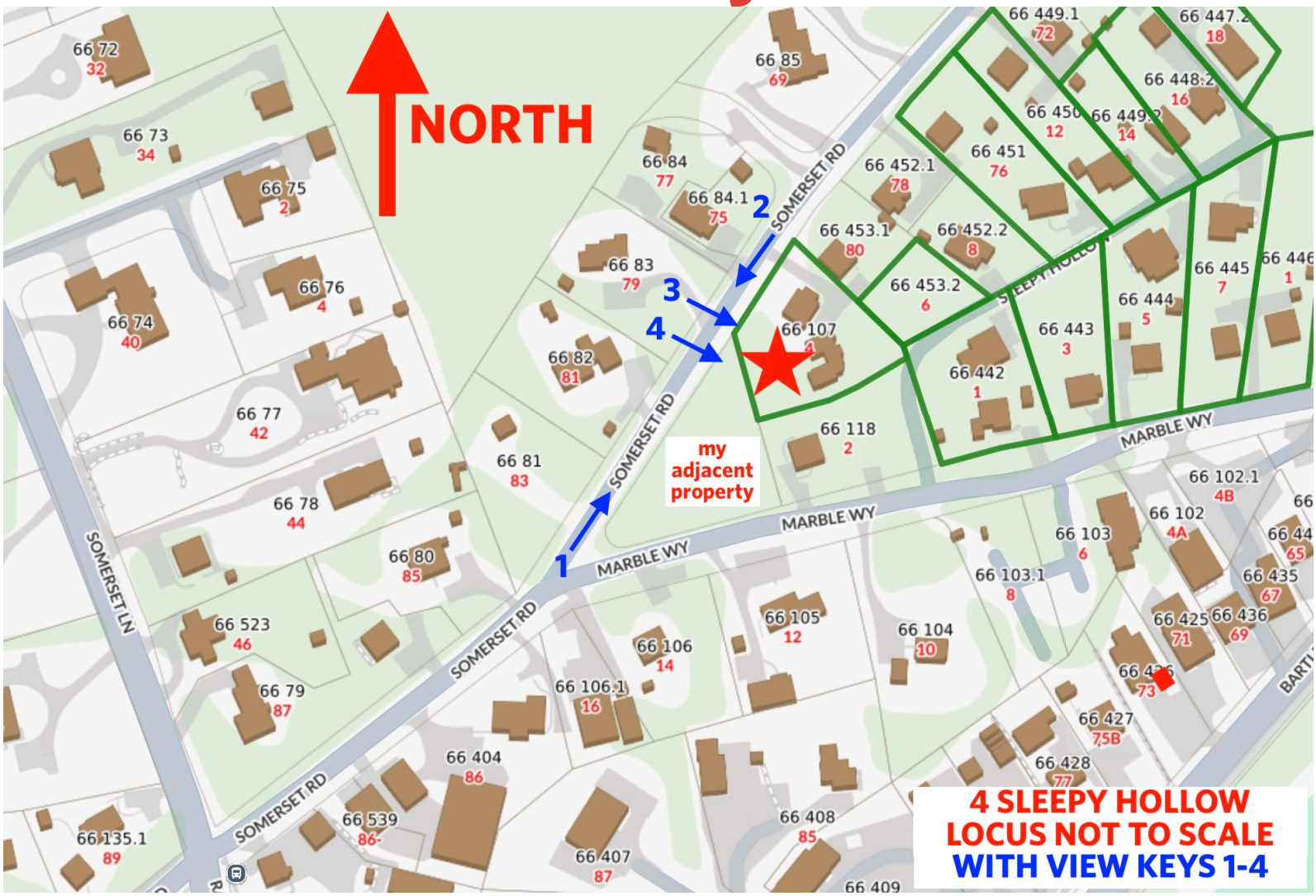
Affidavit Certifying Completeness of Old Business submission

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: 12/3/2024

12/3/2024.

Padraic Cassidy Architect





1. VIEW NE AT SOMERSET RD. SITE TO RIGHT



2. VIEW SW AT SOMERSET RD. SITE TO LEFT"

1003 Diamond Avenue #202 South Pasadena CA 91030 www.padraiccassidy.com

Padraic Cassidy Architect



3. VIEW THRU EXT'G VEGETATION TO REMAIN

4. VIEW AT CLEARING TO BE FILLED IN"



1003 Diamond Avenue #202 South Pasadena CA 91030 www.padraiccassidy.com

Padraic Cassidy Architect



VIEW FROM POOL TO BACK OF EXISTING HOUSE˝



EXISTING COURTYARD DECK SIMILAR TO CABANA

1003 Diamond Avenue #202 South Pasadena CA 91030 www.padraiccassidy.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°. 107.2

Street & Number of Proposed Work: _____

Owner of record: PADRAIC CASSIDY

Mailing Address: PO BOX 634
NANTUCKET MA 02554

Contact Phone #: 323.394.6618 E-mail: PADRAIC@PADRAIC CASSIDY.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: _____

Width: 15' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

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

Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

Original Date:

Original Builder:

(describe)

REVISIONS* 1. East Elevation

2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other AUTO POOL COVER

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE COPING Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck IPE WOOD TO WEATHER Foundation _____ Fence _____ Shutters _____

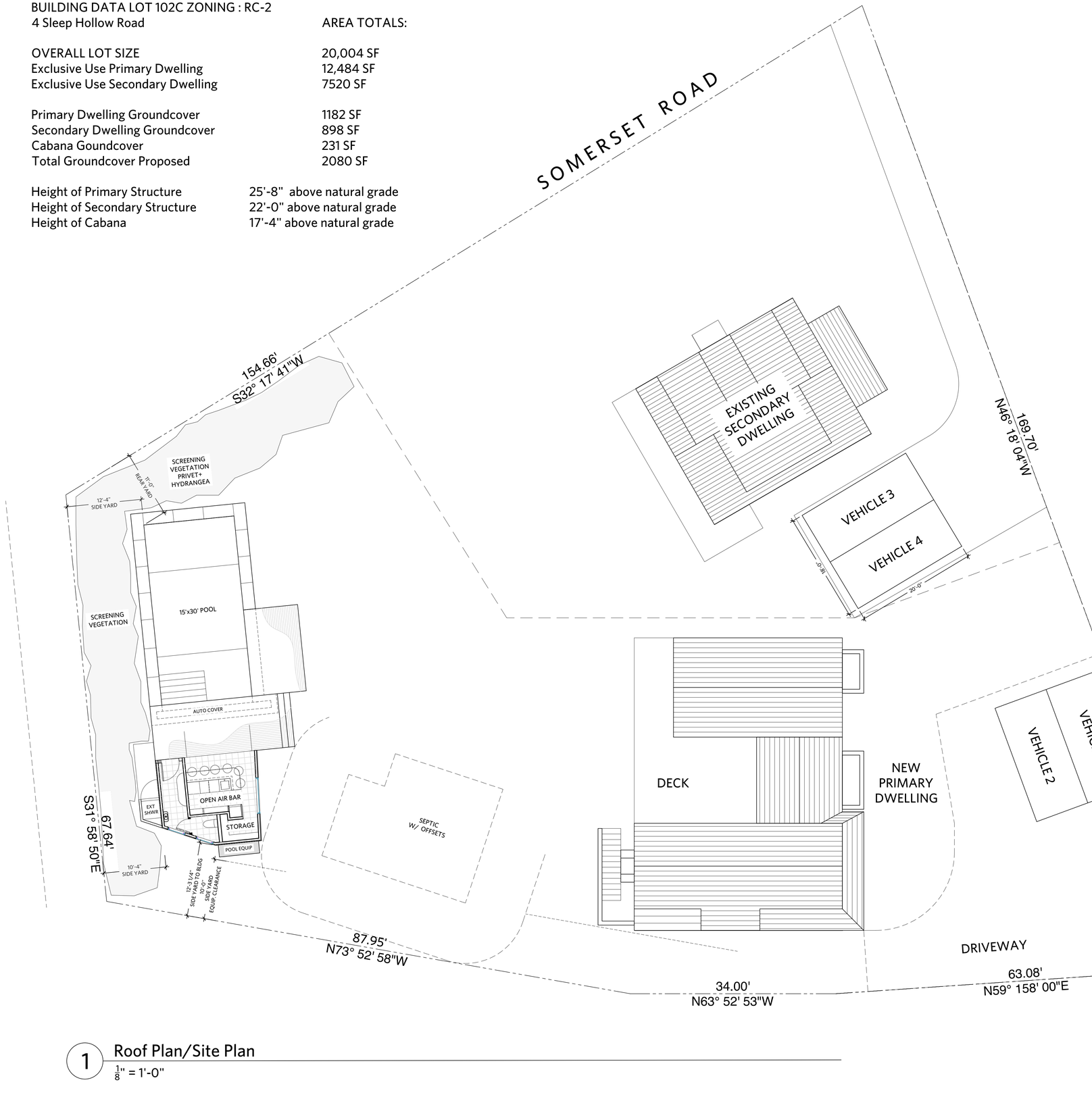
* Attach manufacturer's color samples if color is not from HDC approval list.

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

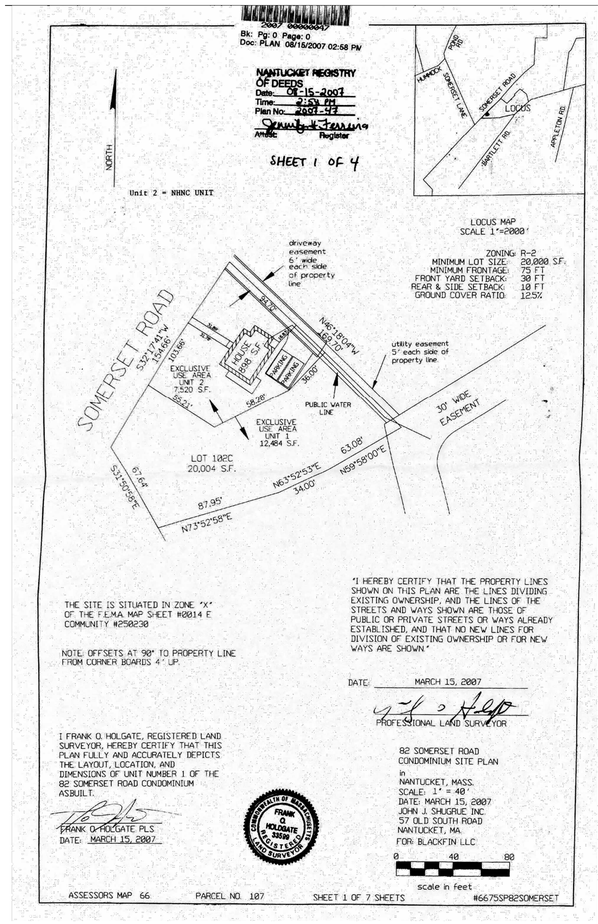
Date 10/11/24 Signature of owner of record _____ Signed under penalties of perjury

BUILDING DATA LOT 102C ZONING : RC-2
4 Sleep Hollow Road

	AREA TOTALS:
OVERALL LOT SIZE	20,004 SF
Exclusive Use Primary Dwelling	12,484 SF
Exclusive Use Secondary Dwelling	7520 SF
Primary Dwelling Groundcover	1182 SF
Secondary Dwelling Groundcover	898 SF
Cabana Goundcover	231 SF
Total Groundcover Proposed	2080 SF
Height of Primary Structure	25'-8" above natural grade
Height of Secondary Structure	22'-0" above natural grade
Height of Cabana	17'-4" above natural grade

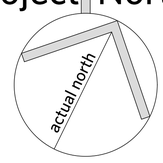


1 Roof Plan/Site Plan
1/8" = 1'-0"



2 Locus Plan
not to scale

Project North

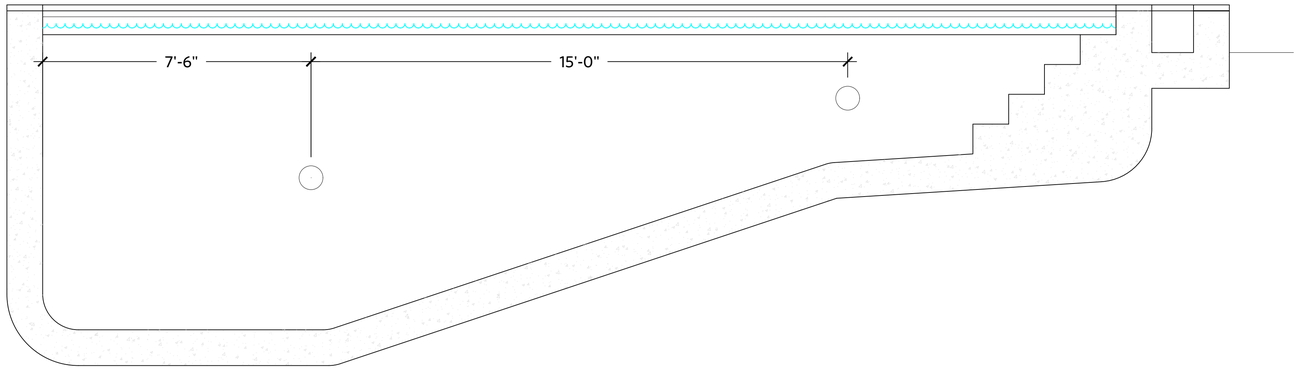


Padraic Cassidy Architect
1003 Diamond Avenue #202
South Pasadena CA 91030
323.394.6618 pc@padraiccassidy.com

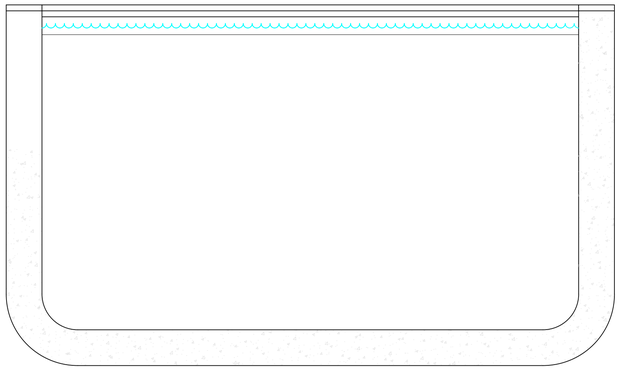
Cassidy
4 Sleepy Hollow Primary/82 Somerset Road Secondary
Nantucket MA 02554
Site Plan with Pool and Cabana

10.11.24 Pool+Cab.

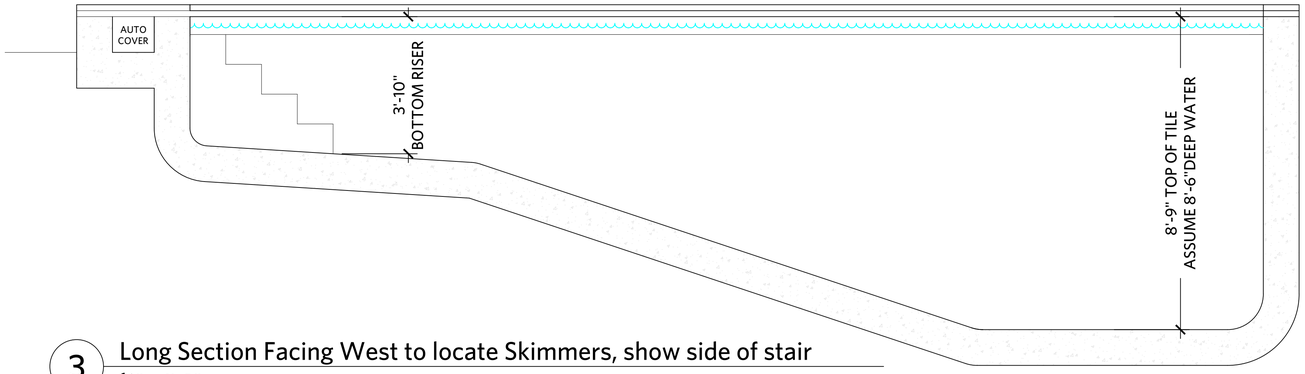
HDC
POOL +
CABANA
SITE PLAN



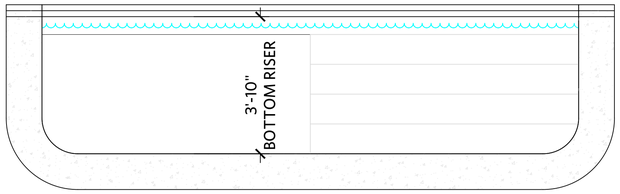
5 Long Section Facing East to locate Pool Lights, show slopes
1/4" = 1'-0"



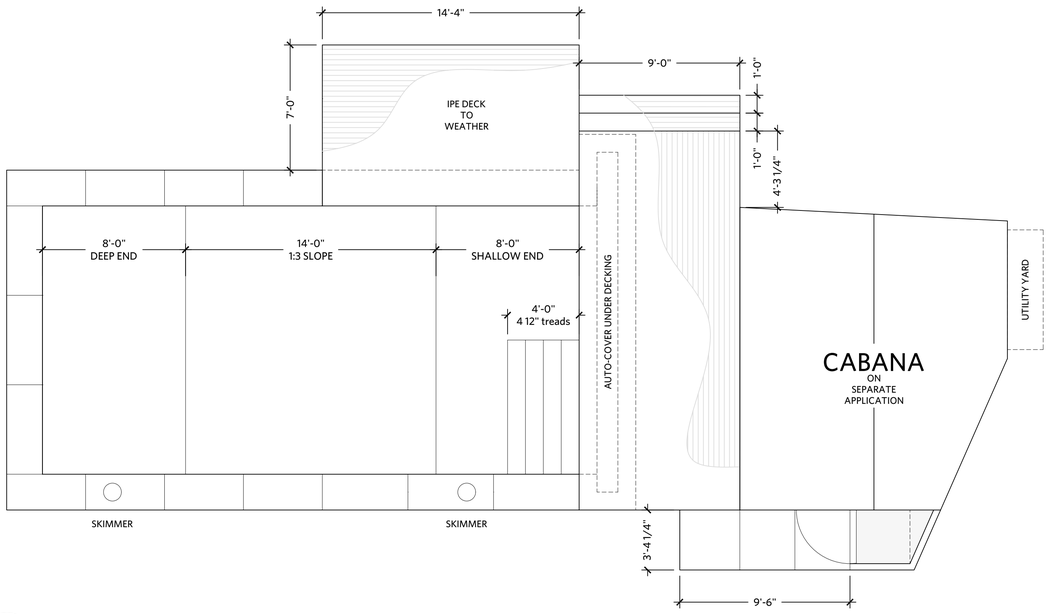
6 Deep End Section
1/4" = 1'-0"



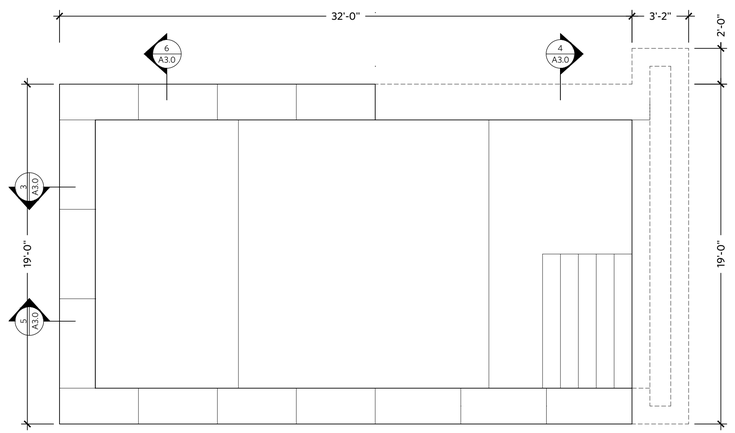
3 Long Section Facing West to locate Skimmers, show side of stair
1/4" = 1'-0"



4 Shallow End Section, Elevation at Stairs
1/4" = 1'-0"



1 Pool Plan with Surrounding Deck, 2" Bluestone Coping, Auto-Cover in Shallow End
1/4" = 1'-0"



2 Pool Plan Only
1/4" = 1'-0"

Padraic Cassidy Architect
1003 Diamond Avenue #202
South Pasadena CA 91030
323.394.6618 pc@padraiccassidy.com

Cassidy
4 Sleepy Hollow Primary/82 Somerset Road Secondary
Nantucket MA 02554

Pool Plans and Sections

10.11.24 Pool,Deck

P1

SWIMMING POOL + CABANA 4 SLEEPY HOLLOW ROAD



EXISTING VIEW



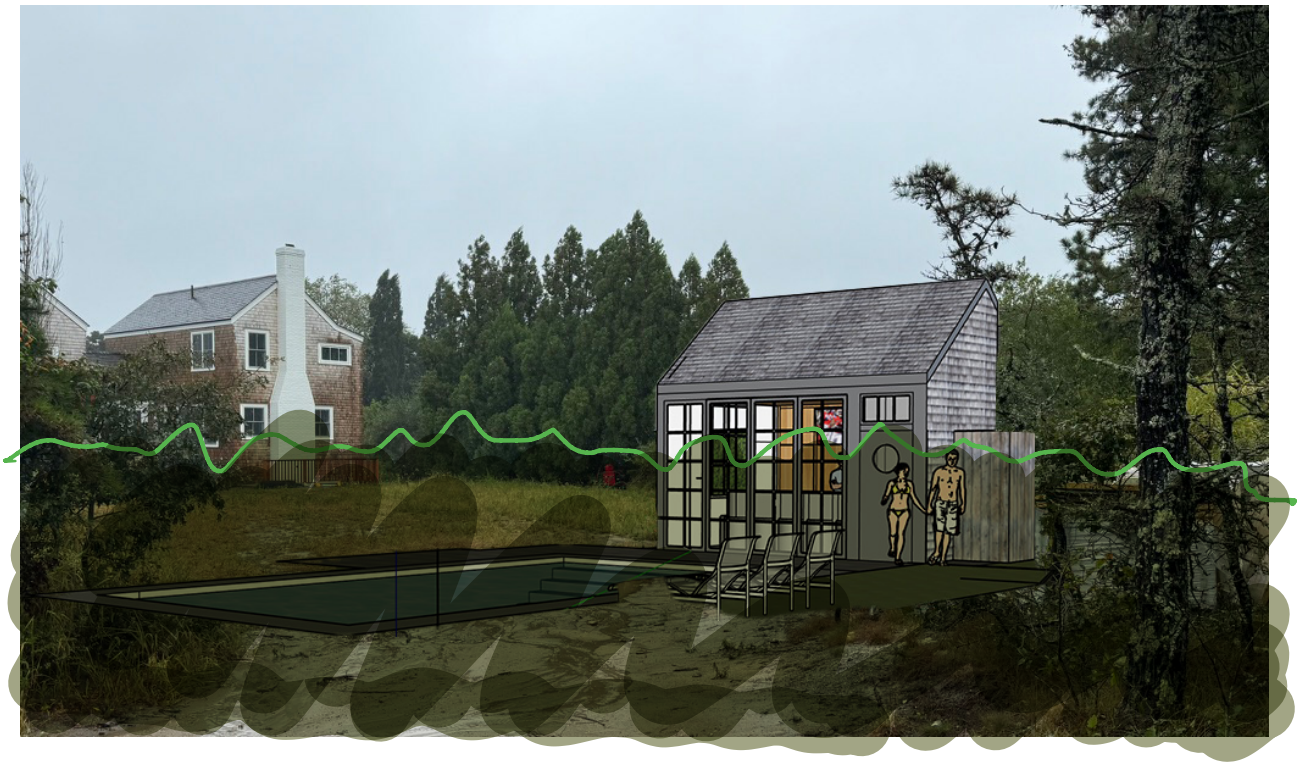
PROPOSED VIEW

EXPECTED SCREENING. SHOWN 6' TALL, LIKELY TALLER

SWIMMING POOL + CABANA 4 SLEEPY HOLLOW ROAD



EXISTING VIEW



PROPOSED VIEW

EXPECTED SCREENING. SHOWN 6 TALL, LIKELY TALLER

ADDRESS: 42 Shimmo Pond Road
DATE HEARD: December 3, 2024
SITTING BOARD: Stephen, Angus, Abby, Joe + Connie

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: 12/6/24
	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-
✓	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
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
✓	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.
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Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 12/6/24

HDC Meeting Minutes: 12.3.2024

42 Shimmo Pond Road – Main House

Board Members: Stephen, Angus, Abby, Connie and Joe

Holly: circa 1928-1930. North elevation facing the water is the most important. Would like to see the characteristics of the existing roof remain. Traditional railing on harbor side. Ani Belum look.

Abby: would not compare to neighborhood. Lost old profile. Shed dormers and balconies, should be one or the other not both. Like option A with the simply picture windows. Loosing iconic roof line.

Joe: picture windows option A looks the calmest. Chimney is iconic. Shed dormers seems like part of the story of this house. Second floor dormers would like to see cottage corners. Remove sidelights to calm second floor.

Connie: agrees with Joe. Likes option A and the second floor fenestration revisions.

Angus: agrees with the others. House is iconic and stands on its own. Would like to see the existing roof remain, no dormers on the north main roof.

Stephen: Agrees with Joe. Option A picture windows. Second floor railing to be shingled wall with no balustrade. No white trim, more muted gray.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 126

Street & Number of Proposed Work: 42 Shimmo Pond Road

Owner of record: ACK KOOA LLC.

Mailing Address: % Ballard Group
One Jay Street Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottarelli + Pohl

Mailing Address: 1106 South Road
Nantucket, MA 02554

Contact Phone #: 228-5465 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Renovation - Full 24'x13'-6", 48'-6"x9'-6"

Size of Structure or Addition: Length: 94'-6" Sq. Footage 1st floor: 2810 Decks/Patio: Size: 74'x7' ☑ 1st floor ☐ 2nd floor
Width: 54'-7" Sq. footage 2nd floor: 2063 Size: 10'-6"x10' (3) ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +4'-0" South -4'-6" East -6" West -6"

Height of ridge above final finish grade: North 26'-10" South 25'-10" East 26'-7" West 26'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

• Move on site 60' to South
• Full Renovation - see Drawings

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-9'-6" ☐ Block ☐ Block Parged ☒ Brick (type) Field Stone ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 0.5 /12 Secondary Mass 7 /12 Dormer 4 /12 Other 3/12 Dormer

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): Copper 2.5" ϕ

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze 1x6
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8 10°-tapered

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

Doors* (type and material): ☐ TDL ☒ SDL Front Wood/Entry Rear Wood/French Side Wood/9 Lite

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Crushed shell/sand Walkways Crushed shell/sand Walls Field Stone

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural
Trim ~~White~~ Platinum Gray
Deck Natural

Clapboard (if applicable) _____
Sash ~~White~~ Platinum Gray
Foundation Natural

Roof Natural
Doors ~~Hamilton Blue~~ French Doors - Platinum Gray
Fence _____ Shutters ~~Hamilton Blue~~ Mineral Alloy

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

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

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury





1 42 Shimmo Pond Rd Locus Map
Scale: 1" = 1'-0"

BOTTICELLI & POHL

REVISIONS

REVISED DATE

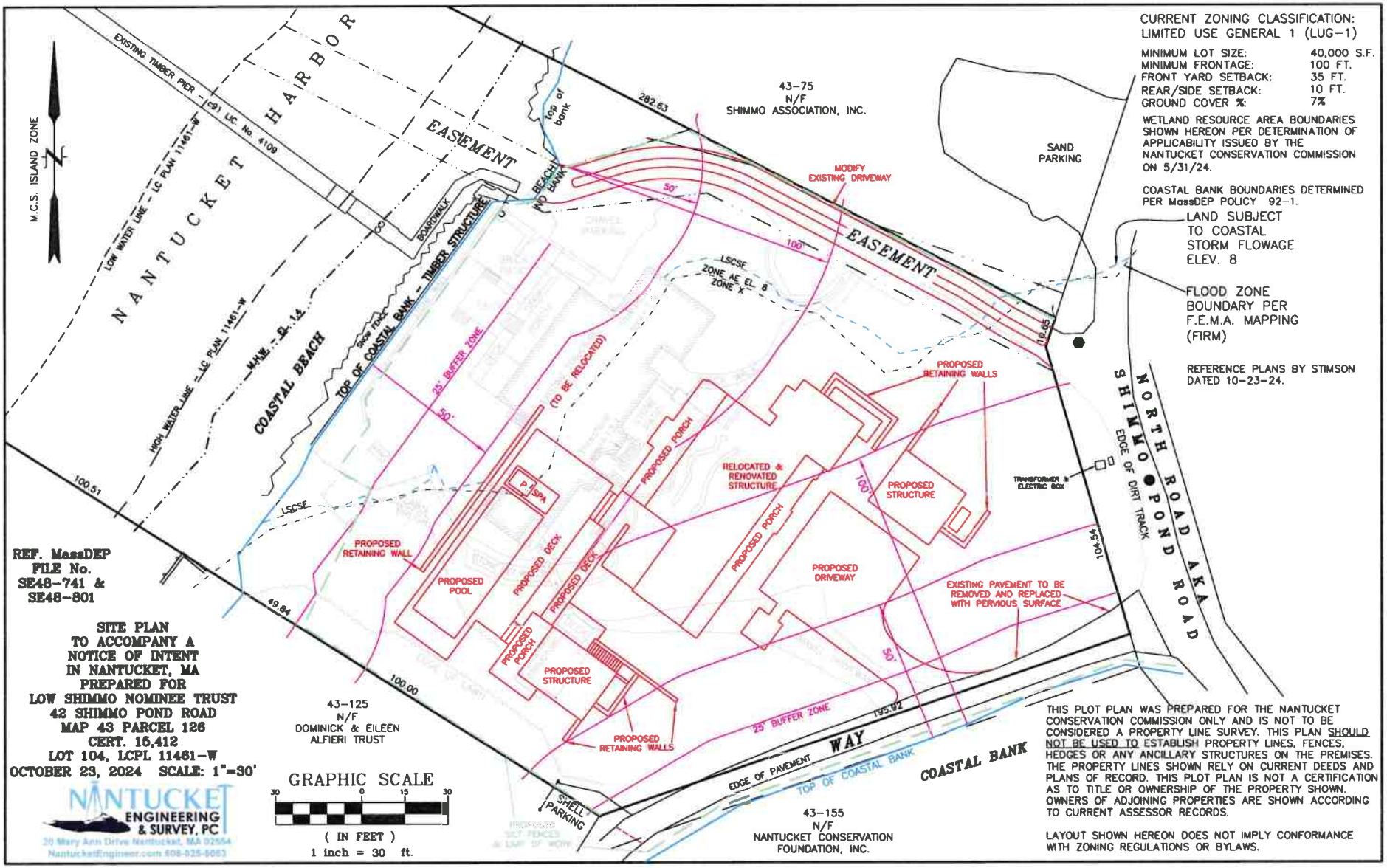
Proposed Site Plan

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 018 ISSUED: 10/8/24

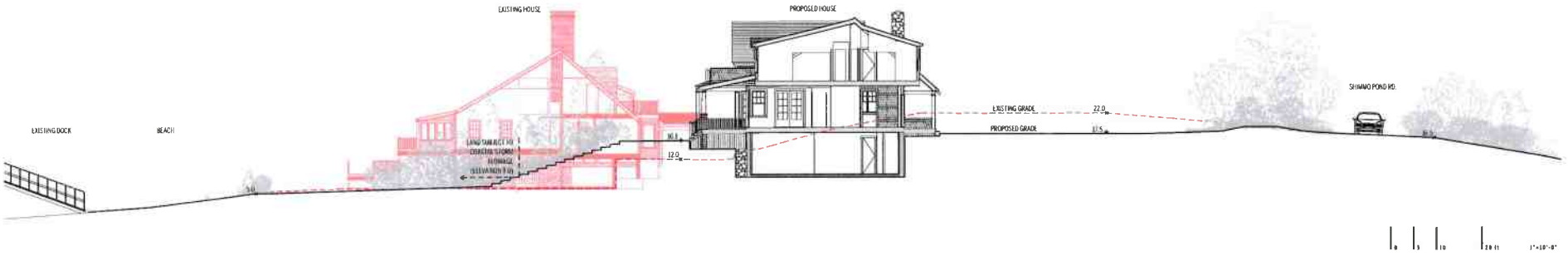
ID#

L-1.1



SitePlanNOI_10-23-24[91]

NOT TO SCALE



Site Section

NOT TO SCALE

BOTTICELLI & POHL

REVISIONS

REVISED DATE:

Site Section

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/8/24

ID#

L-1.3



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



North Elevation Existing Conditions
NOT TO SCALE



North Elevation-Previous Submission
NOT TO SCALE

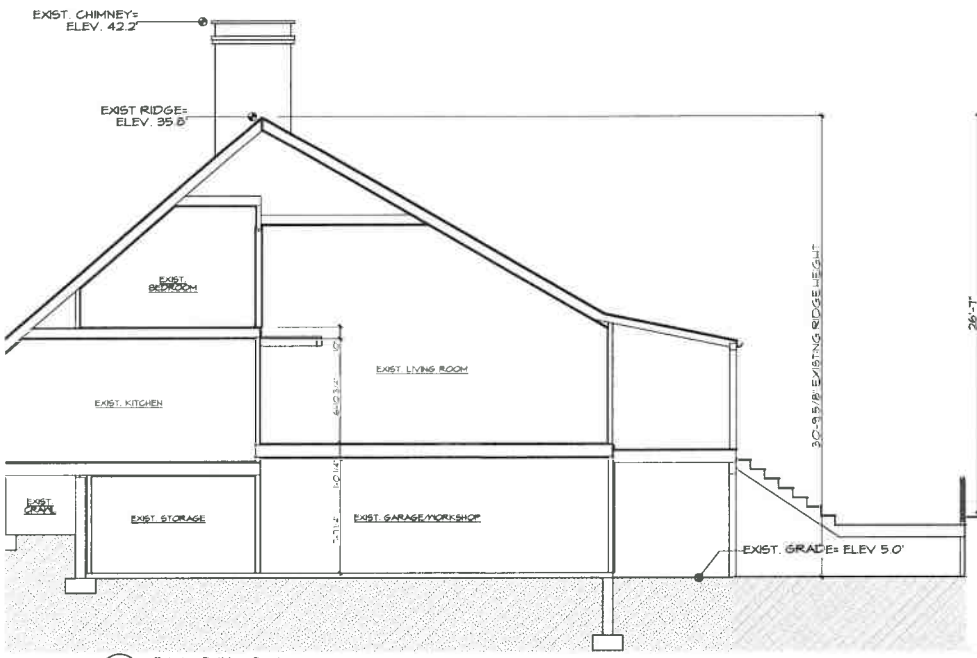
BOTTICELLI & POHL

REVISED DATE: | REVISIONS:

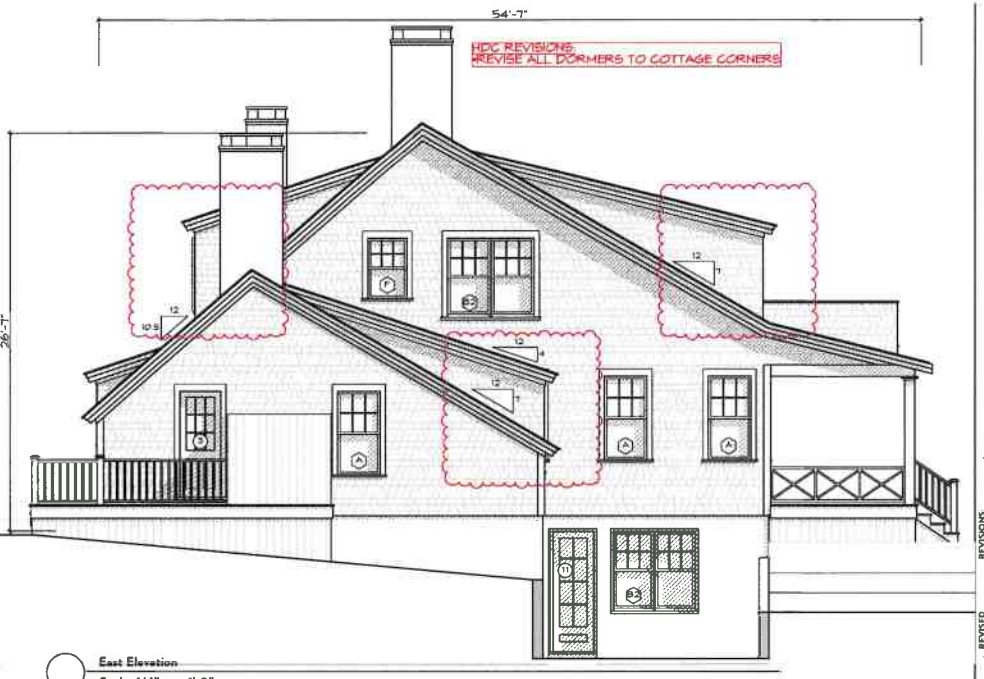
North Elevation

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO: 43 | ZONING INFO: LUC-1
PARCEL NO: 126 | PROJECT NO: 08 | ISSUED: 10/8/24

ID#
A-2.1



Existing Building Section
Scale: 1' = 1'-0"



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

...novations to
...Shimmo Pond Rd
...tucket, MA
...dow & Exterior Door Schedule

H.D.C. Submission: 10/1/24, 10/31/24, 5/3/24, 5/13/24
Rev:
Build Dept:

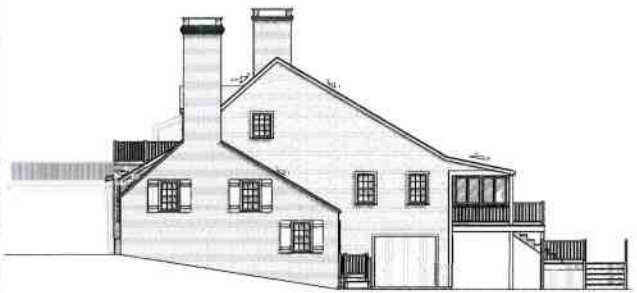
1. All windows to be Custom double glazed 5/8" SDL with mullin configurations as shown on drawings unless otherwise noted.
   Min. dp 30 rating required. Low E 2 1/2 Argon glass. U-value of .25
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be Custom double glazed 5/8" SDL with mullin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 2 1/2 Argon glass. U-value of .25
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. The shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code

...ns Schedule

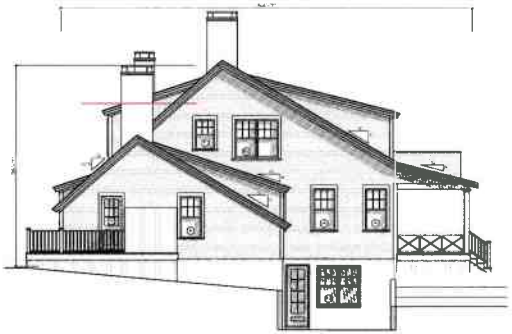
Qt.	Type	Manf.	Product Number	Rough Opening	Lights	Comments
	Double Hung	Custom	N/A	2'-4" x 5'-8 1/2"	6 over 6	
	Double Hung	Custom	N/A	2'-4" x 5'-5 1/2"	6 over 6	
	(1) Double Hung	Custom	N/A	(2) 2'-11" x 5'-5 1/2"	6 over 6	
	(3) Double Hung	Custom	N/A	(3) 2'-11" x 5'-5 1/2"	6 over 6	
	Double Hung	Custom	N/A	2'-8" x 5'-1"	6 over 6	
	Casement	Custom	N/A	2'-8" x 3'-8"	5	
	Casement	Custom	N/A	2'-4" x 3'-4"	4	
	Double Hung	Custom	N/A	2'-8" x 4'-2"	6 over 6	
	(3) Double Hung	Custom	N/A	(3) 2'-11" x 5'-2 1/2"	6 over 6	
	Fixed Picture	Custom	N/A	8'-9" x 5'-8 1/2"	1	
	Fixed Picture w/	Custom	N/A	5'-6 1/2" x 4'-6 1/2"	1	
	Fixed Casement	Custom	N/A	1'-2 3/4" x 4'-6 1/2"	3	
	Fixed Casement	Custom	N/A	1'-2 3/4" x 4'-6 1/2"	3	
	Double Hung	Custom	N/A	2'-6" x 4'-10"	6 over 6	

...r Schedule

Qt.	Type	Manf.	Model	Door Dimension	Rough Opening	Lights	Comments
	Entry Door	Custom	N/A	3'-10" x 7'-0"	TBD	see elev.	Raised Panels
	Side Door	Custom	N/A	2'-8" x 7'-0"	TBD	9	Raised Panels
	Side Door	Custom	N/A	2'-8" x 7'-0"	TBD	9	Raised Panels
	Inwing French Doors	Custom	N/A	(2) 3'-0" x 8'-0"	TBD	8	Flat Panels
	Inwing French Doors	Custom	N/A	(2) 3'-0" x 8'-0"	TBD	8	Flat Panels
	Inwing French Doors	Custom	N/A	(4) 4'-0" x 8'-0"	TBD	12	Flat Panels
	Inwing French Doors	Custom	N/A	(2) 2'-8" x 7'-0"	TBD	8	Flat Panels
	Inwing French Door	Custom	N/A	2'-8" x 7'-0"	TBD	8	Flat Panels
	Inwing French Door	Custom	N/A	2'-8" x 7'-0"	TBD	8	Flat Panels
	Inwing French Door	Custom	N/A	2'-8" x 8'-0"	TBD	8	Flat Panels
	Inwing French Doors w/	Custom	N/A	(2) 2'-8" x 8'-0"	TBD	8	Flat Panels
	Sidelights	Custom	N/A	2'-8" x 8'-0"	TBD	8	Flat Panels



East Elevation Existing Conditions
NOT TO SCALE



East Elevation-Previous Submission
NOT TO SCALE

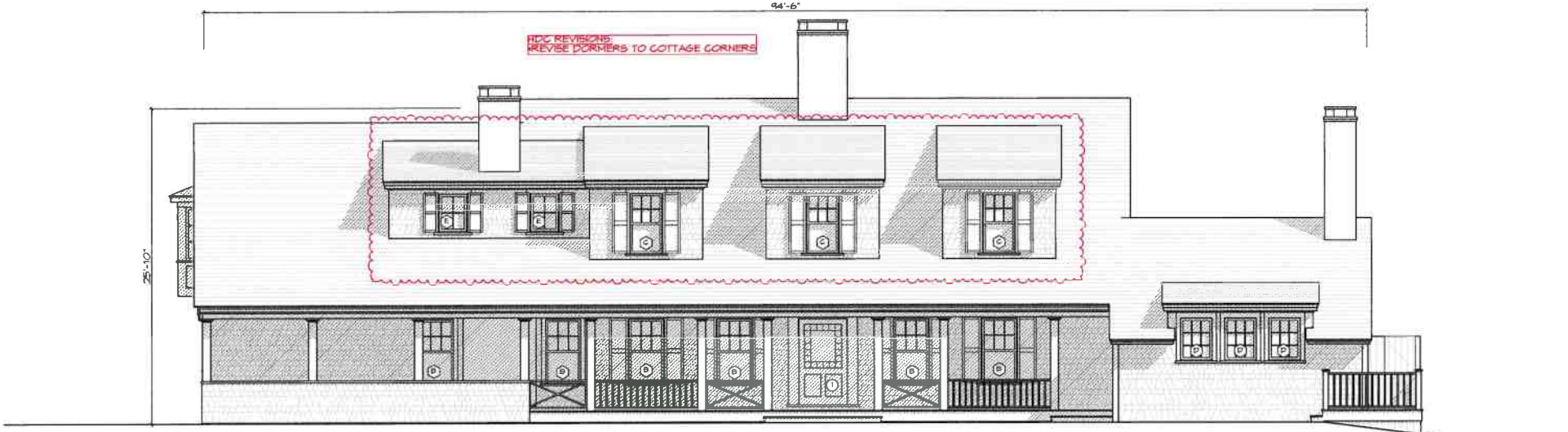
BOTTICELLI & POHL

REVISIONS:
REVISED DATE:

East Elevation

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/8/24

ID #
A-2.2



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



South Elevation Existing Conditions
NOT TO SCALE



South Elevation-Previous Submission
NOT TO SCALE

BOTTICELLI & POHL

REVISIONS:

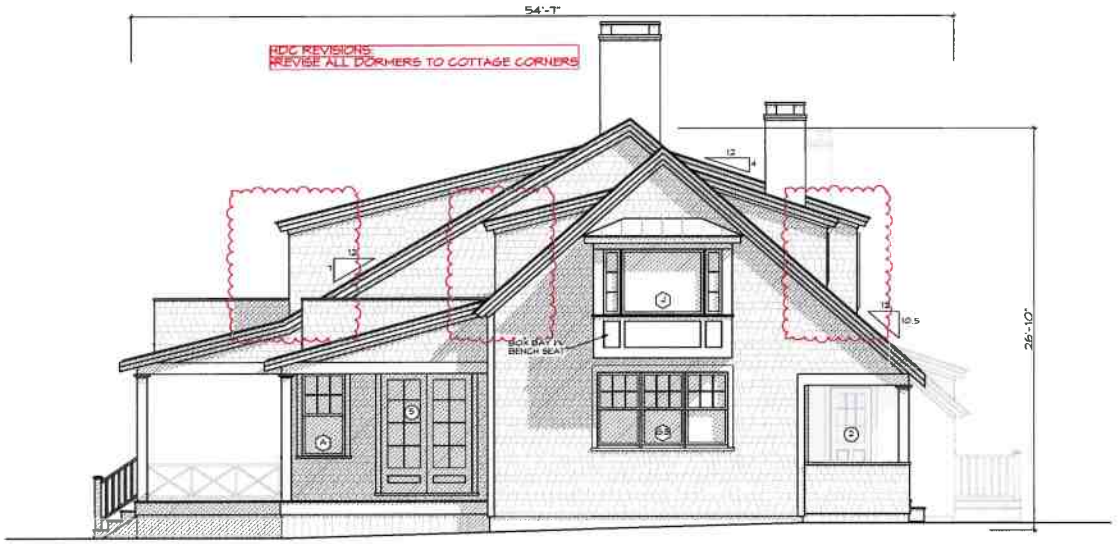
REVISED DATE:

South Elevation

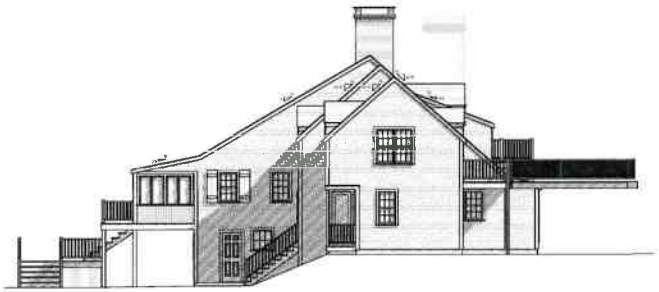
Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/8/24

ID #
A-2.3



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



West Elevation Existing Conditions
NOT TO SCALE



West Elevation-Previous Submission
NOT TO SCALE

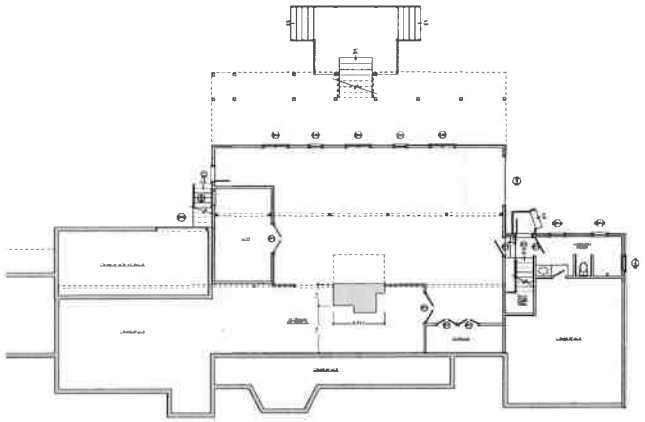
BOTTICELLI & POHL

REVISIONS
REVISED DATE:

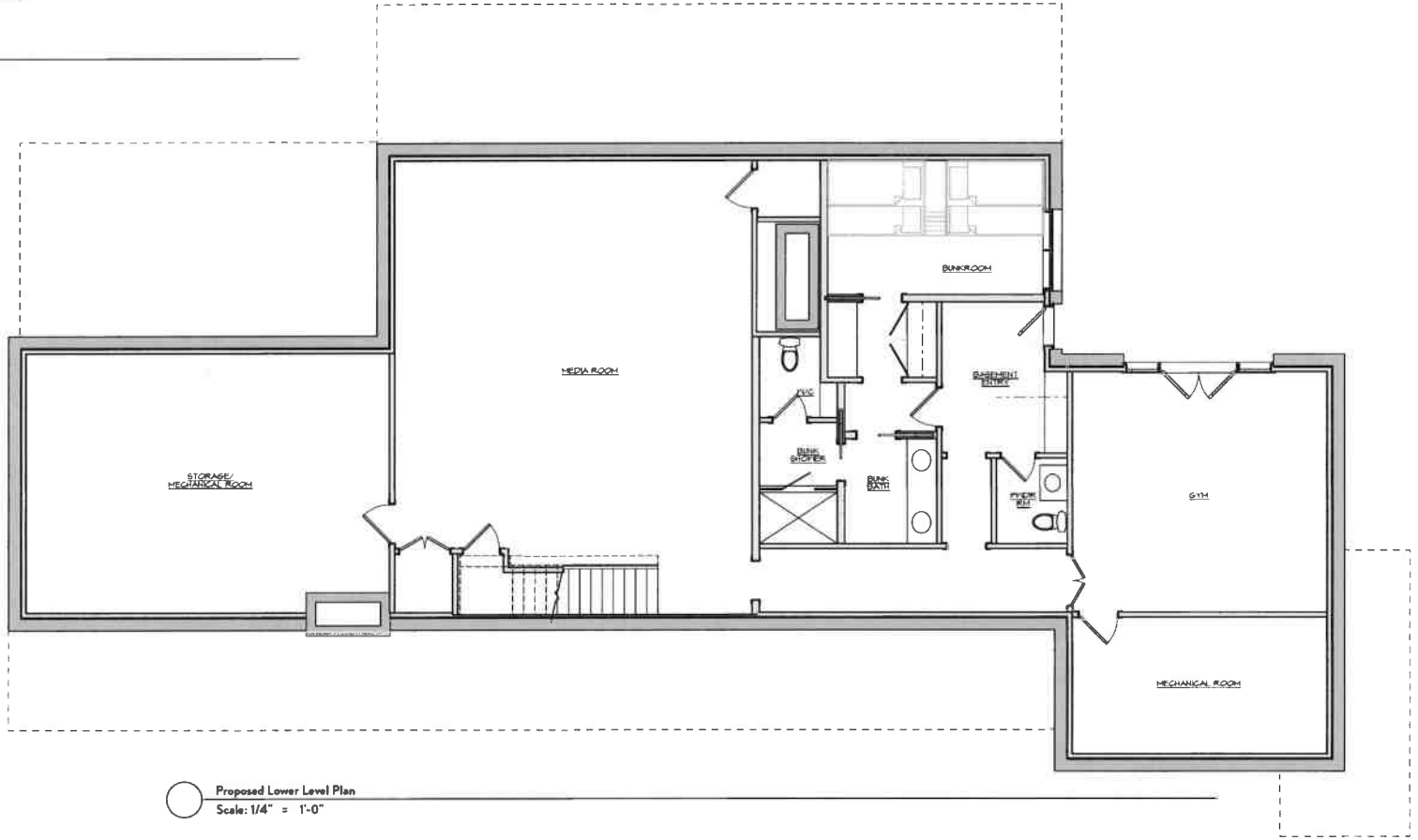
West Elevation

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO. 43 ZONING INFO. LUG-1
PARCEL NO. 126 PROJECT NO. 08 ISSUED 10/8/24

ID#
A-2.4



Existing Lower Level Plan
NOT TO SCALE



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

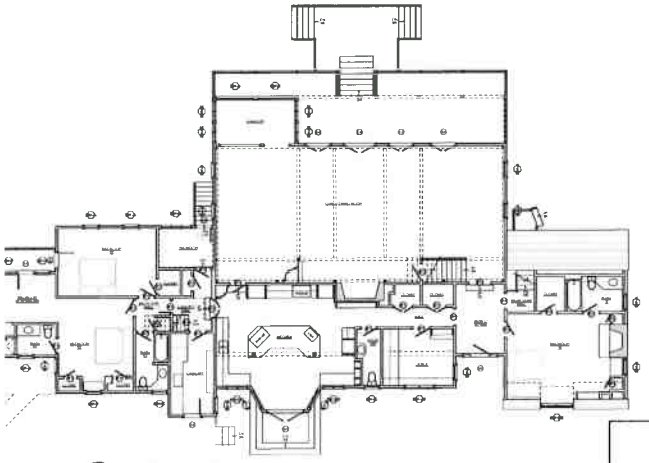
BOTTICELLI & POHL

REVISIONS:
REVISED DATE:

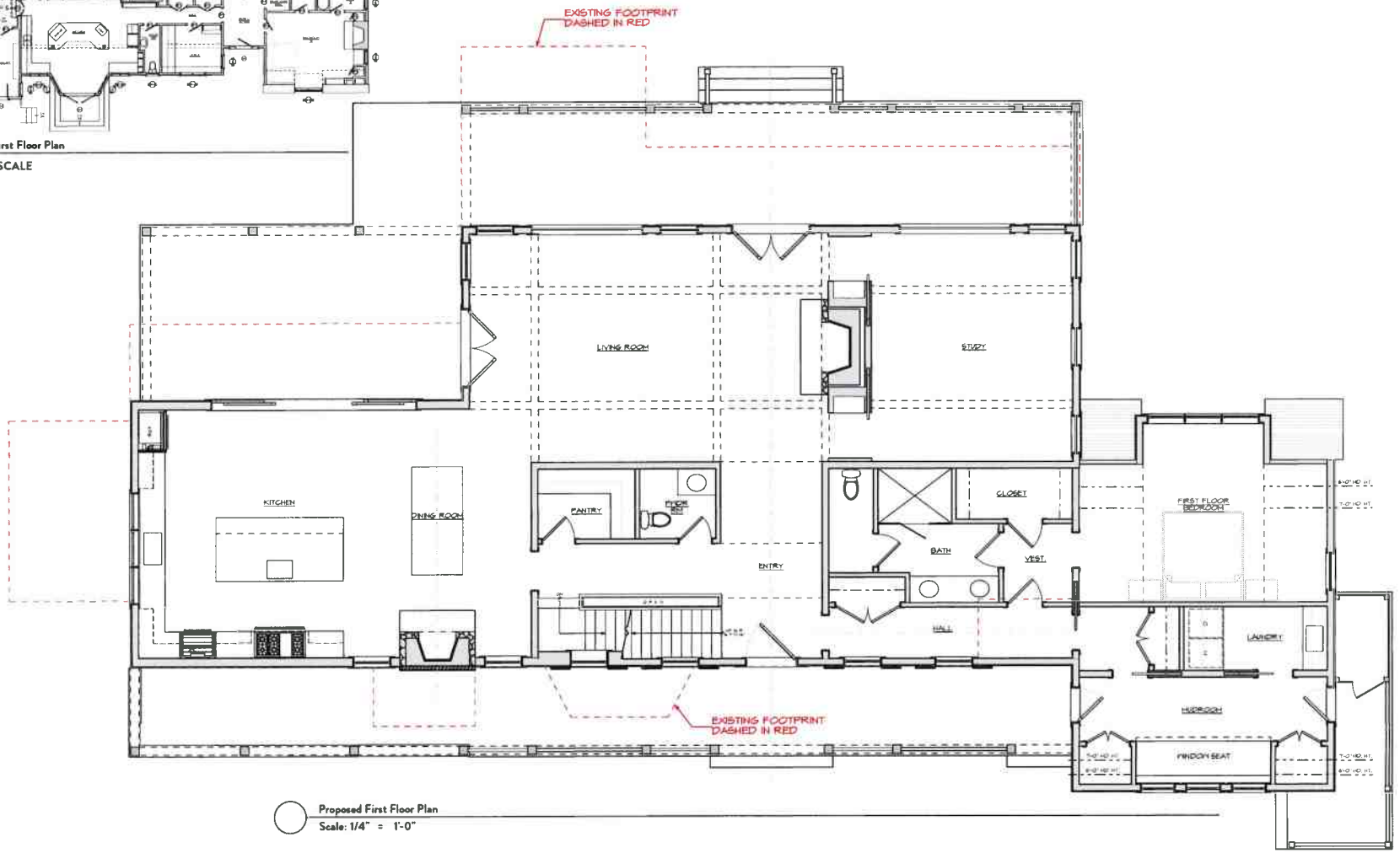
Lower Level Floor Plan

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/8/24

ID #
A-1.0



Existing First Floor Plan
NOT TO SCALE



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

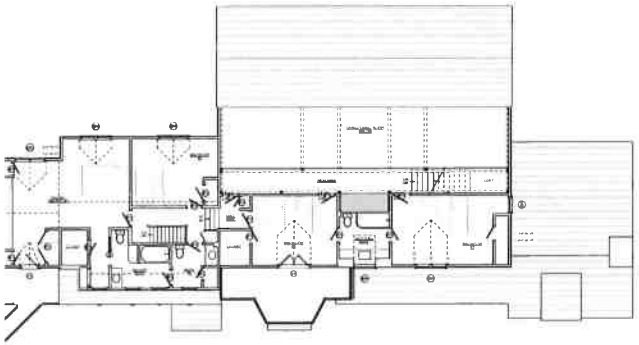
BOTTICELLI & POHL

REVISIONS:
REVISED DATE:

First Floor Plan

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO. 42 ZONING INFO: LUG-1
PARCEL NO. 126 PROJECT NO. 08 ISSUED: 10/8/24

ID#
A-1.1



Existing Second Floor Plan

NOT TO SCALE



Proposed Second Floor Plan

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

BOTTICELLI & POHL

REVISIONS:

REVISED DATE:

Second Floor Plan

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1

PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/8/24

ID #

A-1.2

Renovations to
42 Shimmo Pond Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 10/7/24, 10/31/24, 11/21/24, 12/12/24
Rev:
Build Dept:

Notes:

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A		Double Hung	Custom	N/A	2'-11" x 5'-8 1/2""		6 over 6	
B		Double Hung	Custom	N/A	2'-11" x 5'-5 1/2"		6 over 6	
B2		(2) Double Hung	Custom	N/A	(2) 2'-11" x 5'-5 1/2"		6 over 6	
B3		(3) Double Hung	Custom	N/A	(3) 2'-11" x 5'-5 1/2"		6 over 6	
C		Double Hung	Custom	N/A	2'-8" x 5'-1"		6 over 6	
D		Casement	Custom	N/A	2'-8" x 3'-8"		9	
E		Casement	Custom	N/A	2'-4" x 3'-4"		4	
F		Double Hung	Custom	N/A	2'-8" x 4'-2"		6 over 6	
G3		(3) Double Hung	Custom	N/A	(3) 2'-11" x 5'-2 1/2"		6 over 6	
H		Fixed Picture	Custom	N/A	8'-9" x 5'-8 1/2"		1	
J		Fixed Picture w/	Custom	N/A	5'-6 1/2" x 4'-6 1/2"		1	
		Fixed Casement	Custom	N/A	1'-2 3/4" x 4'-6 1/2"		3	
K		Fixed Casement	Custom	N/A	1'-2 3/4" x 4'-6 1/2"		3	
L		Double Hung	Custom	N/A	2'-6" x 4'-10"		6 over 6	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1		Entry Door	Custom	N/A	3'-10" x 7'-0"	TBD	see elevs.	Raised Panels
2		Side Door	Custom	N/A	2'-8" x 7'-0"	TBD	9	Raised Panels
3		Side Door	Custom	N/A	2'-8" x 7'-0"	TBD	9	Raised Panels
4		Inswing French Doors	Custom	N/A	(2) 3'-0" x 8'-0"	TBD	8	Flat Panels
5		Inswing French Doors	Custom	N/A	(2) 3'-0" x 8'-0"	TBD	8	Flat Panels
6		Sliding French Doors	Custom	N/A	(4) 4'-0" x 8'-0""	TBD	12	Flat Panels
7		Inswing French Doors	Custom	N/A	(2) 2'-8" x 7'-0"	TBD	8	Flat Panels
8		Inswing French Door	Custom	N/A	2'-8" x 7'-0"	TBD	8	Flat Panels
9		Inswing French Door	Custom	N/A	2'-8" x 7'-0"	TBD	8	Flat Panels
10		Inswing French Door	Custom	N/A	2'-8" x 8'-0"	TBD	8	Flat Panel
11		Inswing French Doors w/	Custom	N/A	(2) 2'-8" x 8'-0"	TBD	8	Flat Panels
		Sidelights	Custom	N/A	2'-8" x 8'-0"	TBD	8	Flat Panel

HISTORIC 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 Potter

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist

Billy Saad
LandUse Specialist

HDC Liaison
Holly Backus
Preservation Planner

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR ACK KODA LLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43/126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 6, 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

12/6/24
Date

42 Shimmo Road Rd
New Guest House

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

$225.00 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. As-Built Plans (1 copy): of existing elevations

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 126

Street & Number of Proposed Work: 42 Shimmo Pond Road

Owner of record: ACK KODA LLC

Mailing Address: C/o Ballard Group
One Joy Street Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. Guest House

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

Size of Structure or Addition: Length: 27'-6" Sq. Footage 1st floor: 564 Decks/Patio: Size: 8'-8" x 25'-9" ☒ 1st floor ☐ 2nd floor
Width: 27'-6" Sq. footage 2nd floor: 564 Size: 6'-7" x 12'-10" ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -1'-5" South -4' East -2'-5" West -1'-5"

Height of ridge above final finish grade: North 24'-11" South 24'-11" East 24'-11" West 24'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): Copper 3" dia

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze 1x6
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square ____

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

Doors* (type and material): ☐ TDL ☒ SDL Front 8 Light, 1 Leaf Slider, Wood Rear _____ Side 8 Light, 4 Leaf Slider, Wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors Marvin Hamilton Blue
Deck Natural Foundation Natural Fence _____ Shutters _____

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

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

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

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City, State, ZIP+4®
Nantucket, MA 02554

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Nantucket, MA 02554

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

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NANTUCKET POST OFFICE

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Dominick & Eileen Alfieri TRST Wingsong Nom Trst
Street and Apt. No., or PO Box No.
394 Thornall Street
City, State, ZIP+4®
Edison, NJ 08837

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

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 42 Shimmo Pond Road

Tax Map Number: 43 Parcel Number: 126

Owner of Record: ACK KODA LLC

Description of Proposal: Relocate Main House on site and Renovate. New Guest House and new Garage.

Anticipated HDC Submission Date: October 7, 2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER... ACK KODA LLC

MAILING ADDRESS... c/o Bdlard Group, One Jay Street, Boston, MA 02108

PROPERTY LOCATION... 42 Shimmo Pond Road

ASSESSORS MAP/PARCEL... 43|126

SUBMITTED BY... Botticelli + Pohl

SEE ATTACHED PAGES

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

October 7, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.07 10:21:46 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SHIMMO ASSOCIATION
C/O STEVEN ANDERSON
5 SOUTH VALLEY ROAD
NANTUCKET, MA 02554

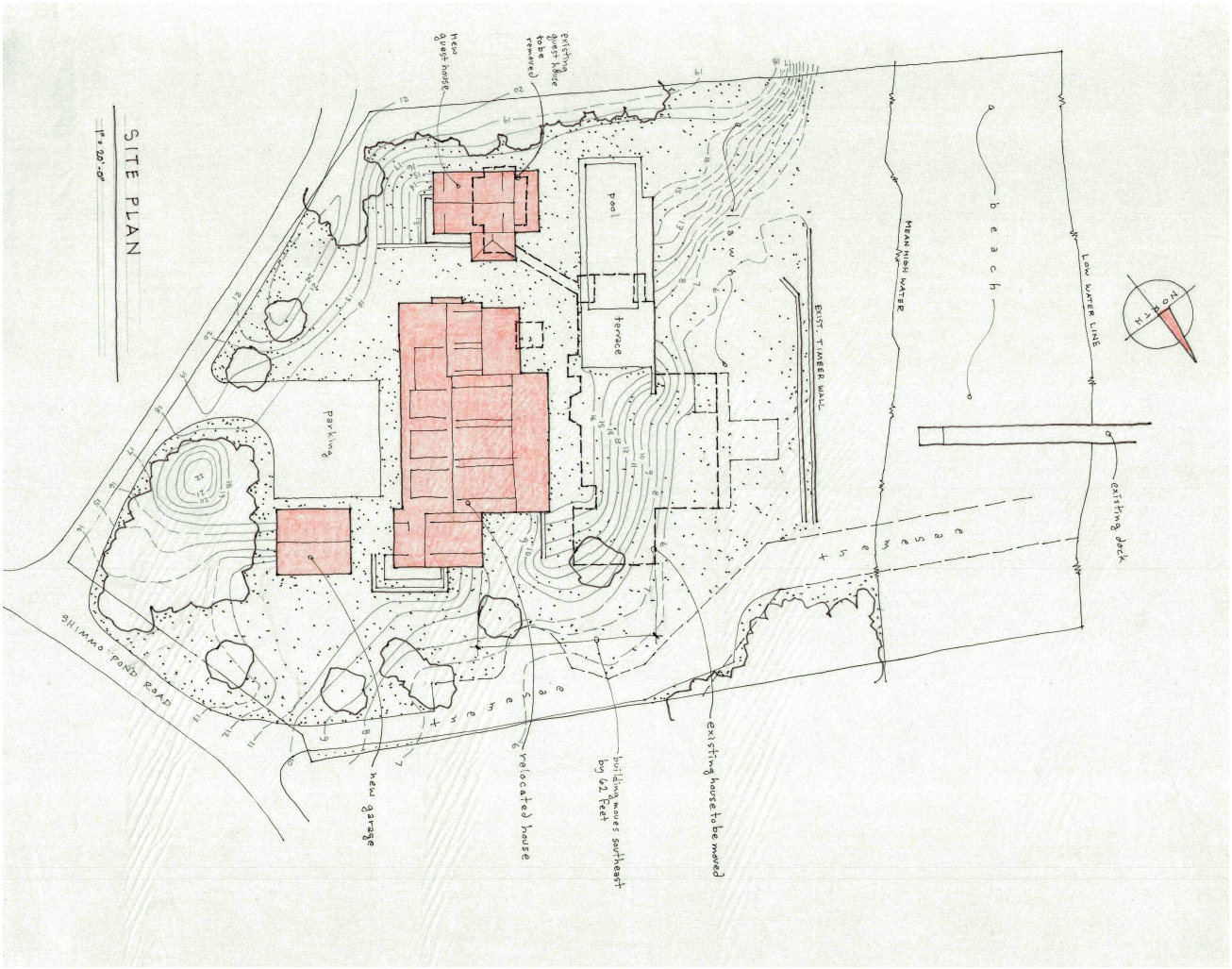
ALFIERI DOMINICK & EILEEN TRST
WINDSONG NOMINEE TRUST
399 THORNALL ST
EDISON, NJ 08837

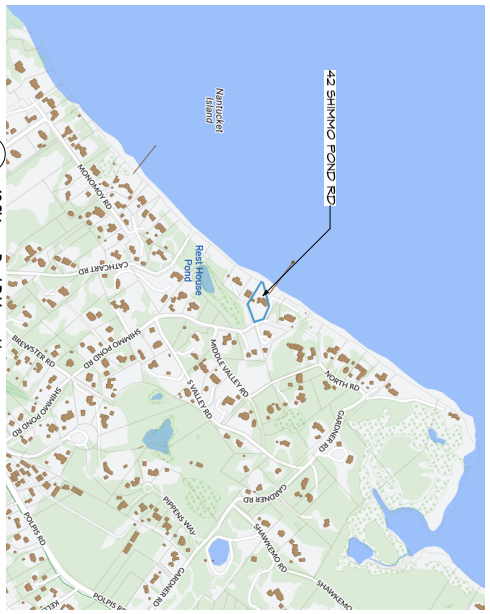
LEHMAN ELLEN E & ESKIND WILLIAM H
144 ENSWORTH AVE
NASHVILLE, TN 37205

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	75		SHIMMO ASSOCIATION	C/O STEVEN ANDERSON	5 SOUTH VALLEY ROAD	NANTUCKET	MA	02554	44 SHIMMO POND RD
43	125		ALFIERI DOMINICK & EILEEN TRST	WINDSONG NOMINEE TRUST	399 THORNALL ST	EDISON	NJ	08837	38 SHIMMO POND RD
43	127		LEHMAN ELLEN E & ESKIND WILLIAM H		144 ENSWORTH AVE	NASHVILLE	TN	37205	35 SHIMMO POND RD
43	155		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	SHIMMO POND RD
Count:	4								





1 42 Shimmo Pond Rd Locus Map
Scale: 1" = 1'-0"

L-1.1

ID #

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

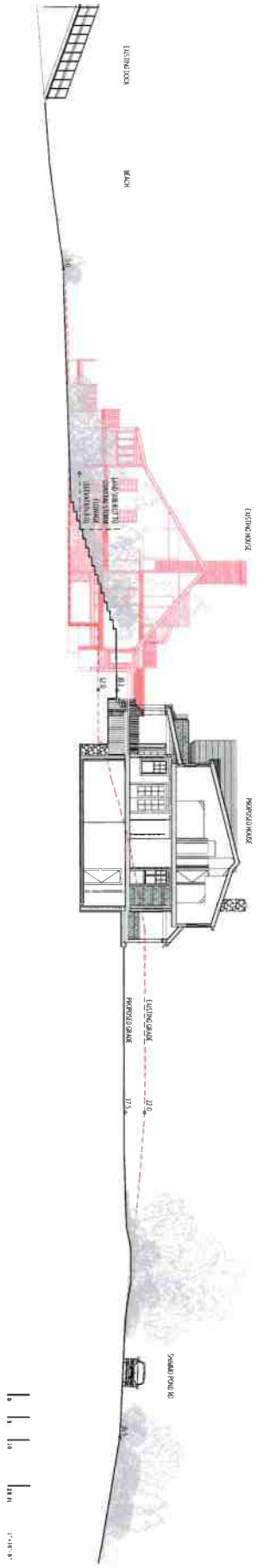
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Proposed Site Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

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



L-1.2

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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Site Section

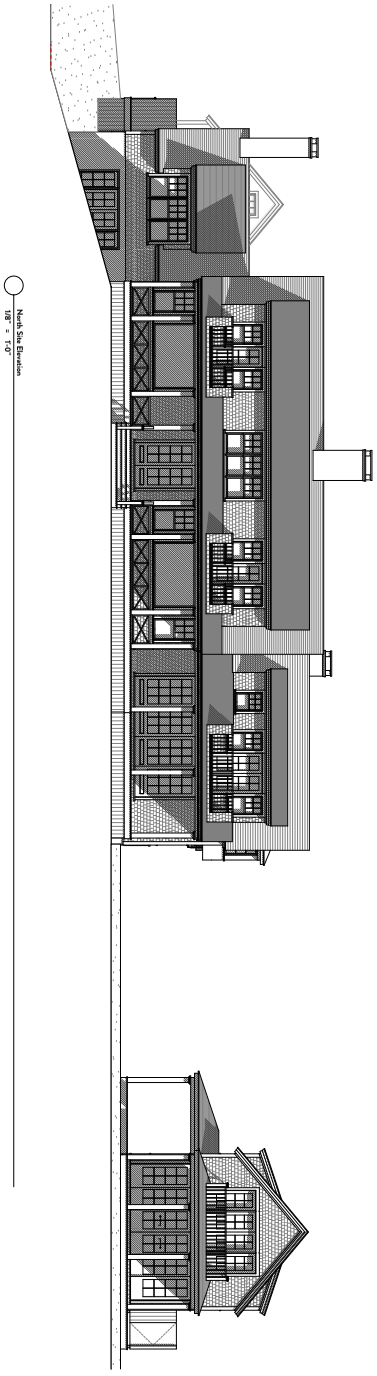
REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID#
L-1.4

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/8/24

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Site Elevation North

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

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



1

North Elevation

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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

North Elevation

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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ID #
A-2.1



1

East Elevation

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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM

REVISED DATE: | REVISIONS:

East Elevation

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 | ZONING INFO: LUG-1
PARCEL NO: 126 | PROJECT NO: 08 | ISSUED: 10/7/24

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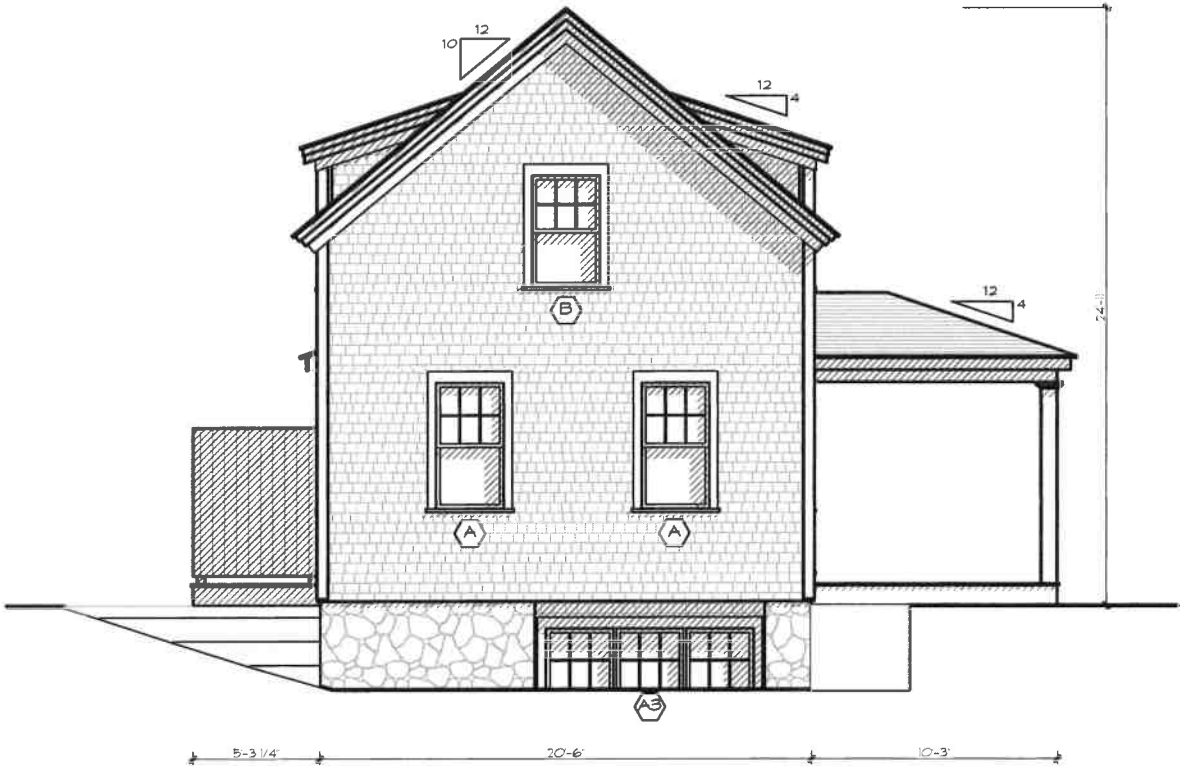
ID#
A-2.2



1

South Elevation

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

BOTTICELLI & POHL

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

REVISED DATE: REVISIONS:

South Elevation

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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ID#
A-2.3



1

West Elevation

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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

West Elevation

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO. 43 ZONING INFO: LUG-1
PARCEL NO. 126 PROJECT NO. 08 ISSUED: 10/7/24

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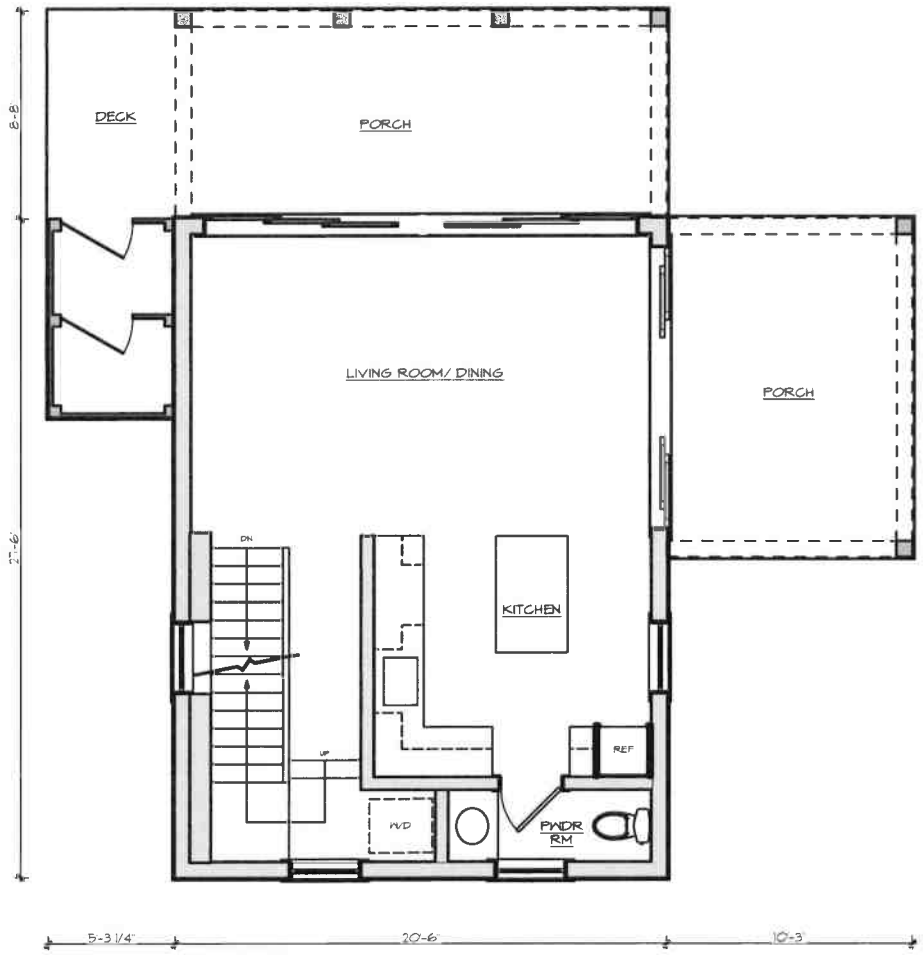
ID#
A-2.4



1

First Floor Plan

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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
@BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

First Floor Plan

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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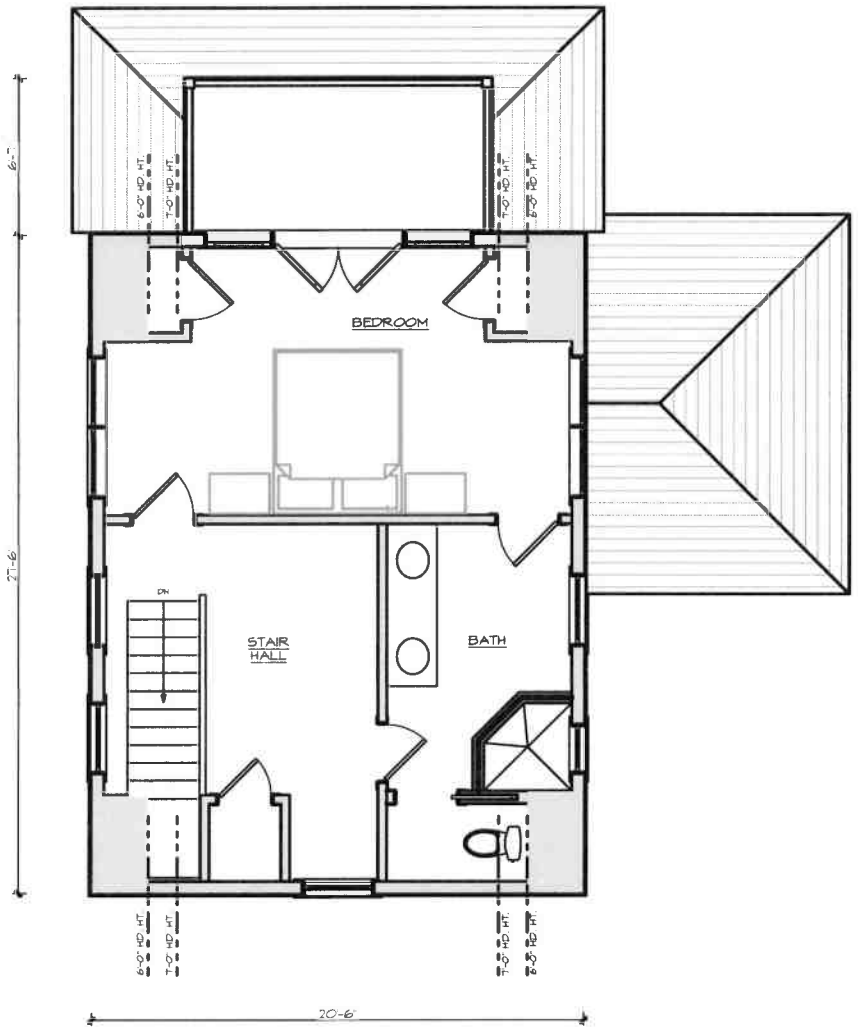
ID #
A-1.1



1

Second Floor Plan

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

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 39 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508.228.5455 | P. 617.482.4543

REVISED DATE: | REVISIONS:

Second Floor Plan

ID # A-1.2

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO. 43 ZONING INFO. LUC-1
PARCEL NO. 126 PROJECT NO. 08 ISSUED: 10/7/24

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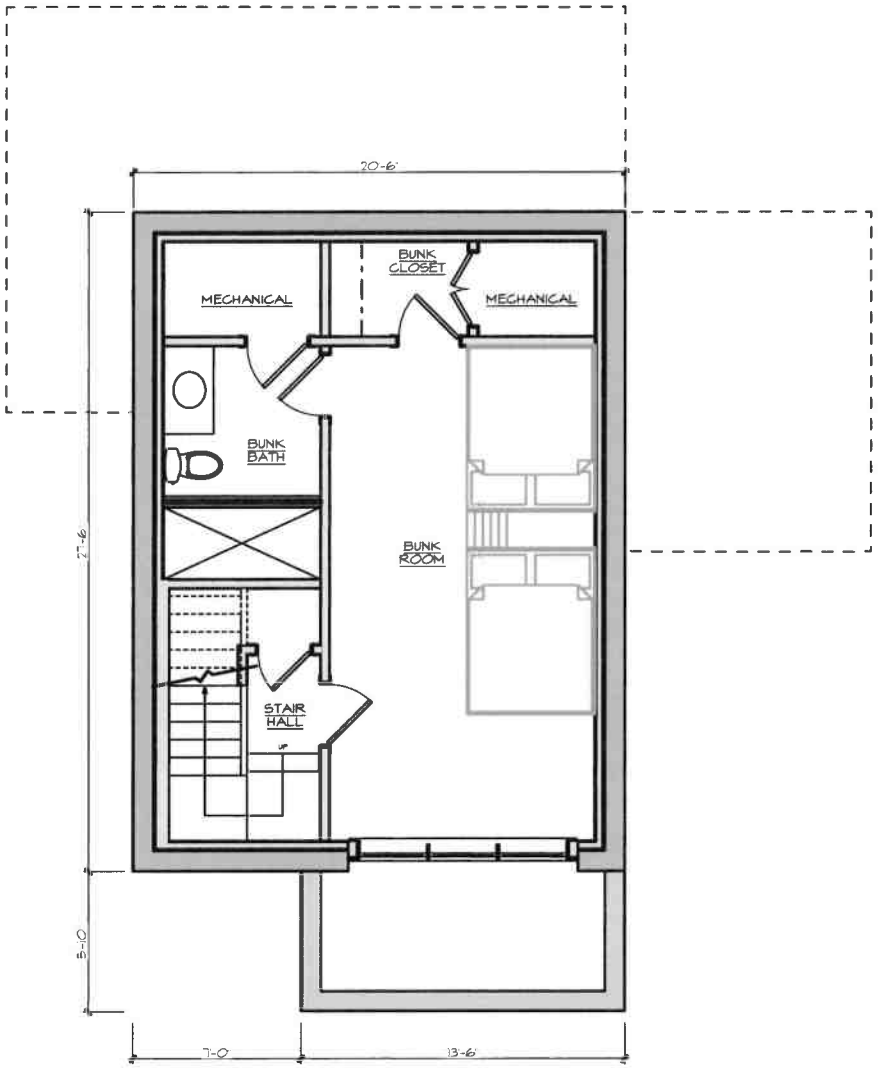

1

Lower Level Plan

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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

Lower Level Plan

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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ID#
A-1.3

Guest House
42 Shimmo Pond Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission:10/7/24

Revs:

Notes:

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
A	4	Double Hung	KSD	2'-11" x 5'-5 1/2"	3'-0" x 5'-6"	6 over 1	
A3	1	(3) Double Hung	KSD	(3) 2'-11" x 5'-5 1/2"	8'-9" x 5'-6"	6 over 1	
B	4	Double Hung	KSD	2'-11" x 4'-10"	3'-0" x 4'-10 1/2"	6 over 1	
B2	2	(2) Double Hung	KSD	(2) 2'-11" x 4'-10"	5'-10" x 4'-10 1/2"	6 over 1	
C	1	Double Hung	KSD	2'-0" x 4'-10"	2'-1" x 4'-10 1/2"	6 over 1	

Door Schedule

No.	Qn.	Type	Manuf.	Size	Rough Opening	Lights	Comments
1	1	6 leaf slider	KSD	18'-1 1/2" x 8'- 3/4"	18'-2" x 8'- 1"	8 each	8 light over panel
2	1	4 leaf slider	KSD	11'-9 1/2" x 8'- 3/4"	11'-10" x 8'- 1"	8 each	8 light over panel
3	1	Inswing French Doors w/ (2) sidelights	KSD	11'-1 1/2" x 7'-1"	11'-2" x 7'- 1 1/2"	8 each	8 light over panel with 2 sidelights

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ALTERNATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
[redacted]

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR ACK KADALLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43|126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 7, 2024

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

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

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

Signature 10/2/24

Date

ACK Koda LLC
One Joy Street
Boston, MA 02108
617-720-5800

October 2, 2024

Historic District Commission
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

42 Shimmo Pond Road

October 2, 2024

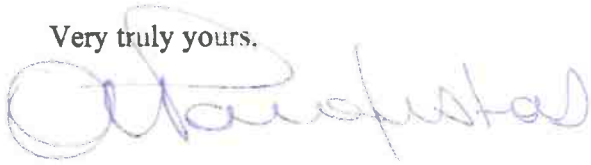
To the Commissioners,

As the ACK KODA LLC owner of record of property located at 42 Shimmo Pond Road, I authorize Botticelli and Pohl Architects to sign applications on my behalf.

Thank you very much for your assistance.

Please don't hesitate to call me with any questions.

Very truly yours.



Anastasios Parafestas
Manager, ACK Koda LLC

42 Shimmo Pond Rd
New Garage

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1 copy):** of existing elevations

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 126

Street & Number of Proposed Work: 42 Shimmo Pond Road

Owner of record: ACK KODA LLC

Mailing Address: C/o Bollard Group
One Jay Street Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 572 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 25'-0" Sq. footage 2nd floor: 572 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -4'-5" South -4'-5" East -8.0' West -3'-5"

Height of ridge above final finish grade: North 23'-10" South 25'-1" East 30'-11" West 20'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-10'-0" ☐ Block ☐ Block Parged ☒ Brick (type) Field Stone ☐ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): Copper 2.5" ϕ

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☑ SDL Front Batten w/ Transom / Wood Side _____
Garage Door(s): Type Overhead Material Wood

Hardscape materials: Driveways Crushed Shell / Sand Walkways Crushed Shell / Sand Walls Field Stone

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors Hamilton Blue
Deck _____ Foundation Natural Fence _____ Shutters _____

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

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

Date 10/1/24 Signature of owner of record _____ Signed under penalties of perjury

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Shimmo Assoc. c/o Steven Anderson
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5 South Valley Road
City, State, ZIP+4®
Nantucket, MA 02554

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Dominick & Eileen Alfieri TRST Wingsong Nom Trst
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394 Thornall Street
City, State, ZIP+4®
Edison, NJ 08837

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

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 42 Shimmo Pond Road

Tax Map Number: 43 Parcel Number: 126

Owner of Record: ACK KODA LLC

Description of Proposal: Relocate Main House on site and Renovate. New Guest House and new Garage.

Anticipated HDC Submission Date: October 7, 2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER... ACK KODA LLC

MAILING ADDRESS... c/o Bdlard Group, One Jay Street, Boston, MA 02108

PROPERTY LOCATION... 42 Shimmo Pond Road

ASSESSORS MAP/PARCEL... 43|126

SUBMITTED BY... Botticelli + Pohl

SEE ATTACHED PAGES

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

October 7, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.07 10:21:46 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SHIMMO ASSOCIATION
C/O STEVEN ANDERSON
5 SOUTH VALLEY ROAD
NANTUCKET, MA 02554

ALFIERI DOMINICK & EILEEN TRST
WINDSONG NOMINEE TRUST
399 THORNALL ST
EDISON, NJ 08837

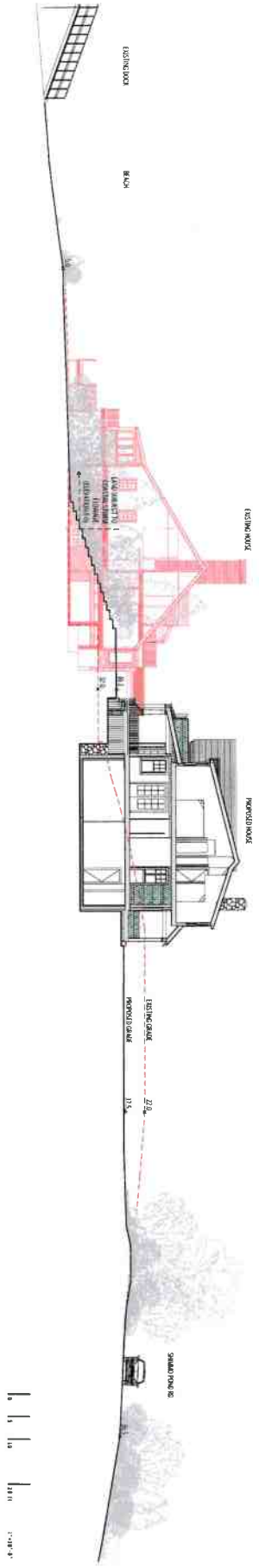
LEHMAN ELLEN E & ESKIND WILLIAM H
144 ENSWORTH AVE
NASHVILLE, TN 37205

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	75		SHIMMO ASSOCIATION	C/O STEVEN ANDERSON	5 SOUTH VALLEY ROAD	NANTUCKET	MA	02554	44 SHIMMO POND RD
43	125		ALFIERI DOMINICK & EILEEN TRST	WINDSONG NOMINEE TRUST	399 THORNALL ST	EDISON	NJ	08837	38 SHIMMO POND RD
43	127		LEHMAN ELLEN E & ESKIND WILLIAM H		144 ENSWORTH AVE	NASHVILLE	TN	37205	35 SHIMMO POND RD
43	155		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	SHIMMO POND RD
Count:	4								


SITE PLAN
1" = 20'-0"
SHIMMO POND ROAD
new garage
proposed house
existing house to be moved
existing deck
beach
MEAN HIGH WATER
LOW WATER LINE
pergola
terrace
patio
pool
existing shed to be removed
new guest house
existing shed to be removed
existing shed to be removed
existing shed to be removed



ID#
L-1.2

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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

Site Section

REVISED DATE:	REVISIONS:

BOTTICELLI & POHL

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



1 North Elevation

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

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 75 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P: 508.228.5455 | P: 617.482.4543

REVISIONS:
REVISED DATE:

North Elevation

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO: 43 PARCEL NO: 126 ZONING INFO: LUC-1 PROJECT NO: 08 ISSUED: 10/7/24

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1 **East Elevation**

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

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REVISED DATE: | REVISIONS:

East Elevation

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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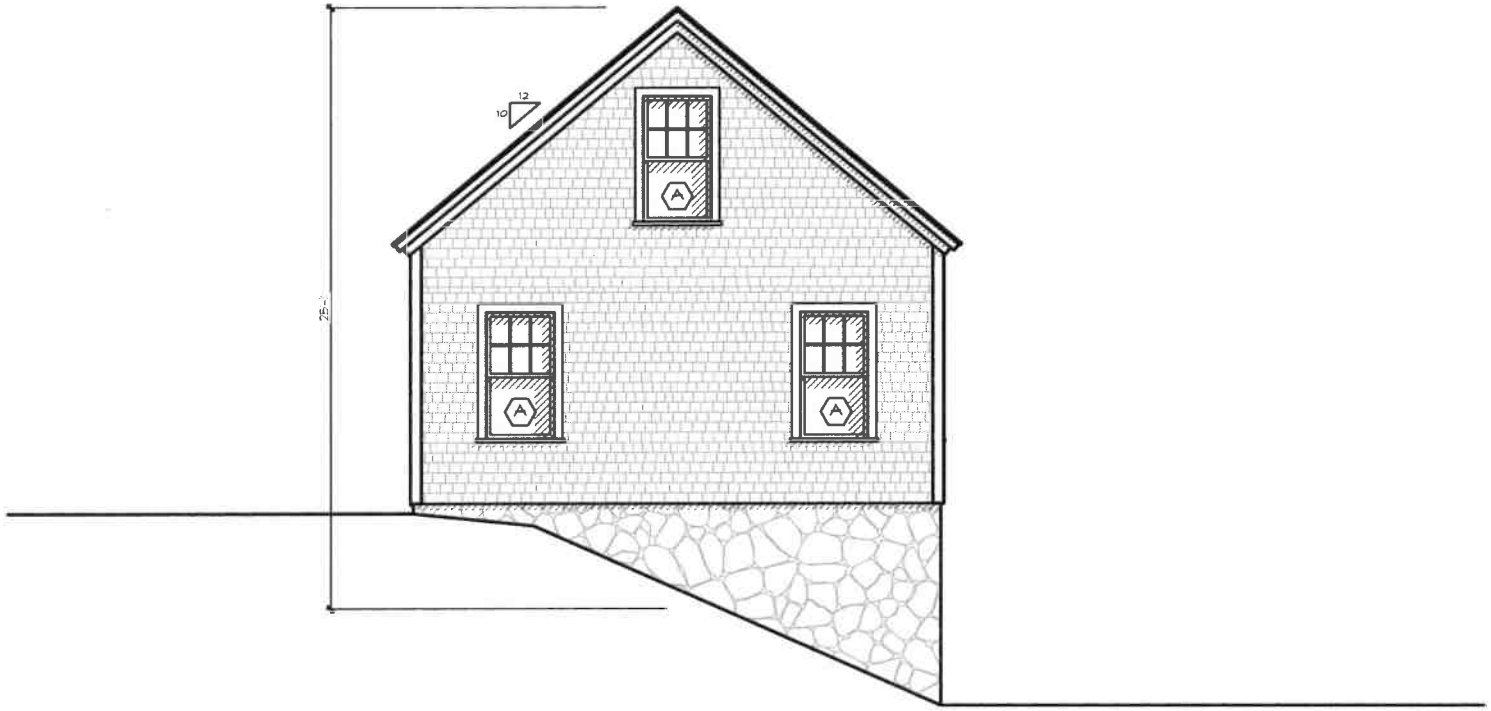

1

South Elevation

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

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

REVISIONS
REVISED DATE:

South Elevation

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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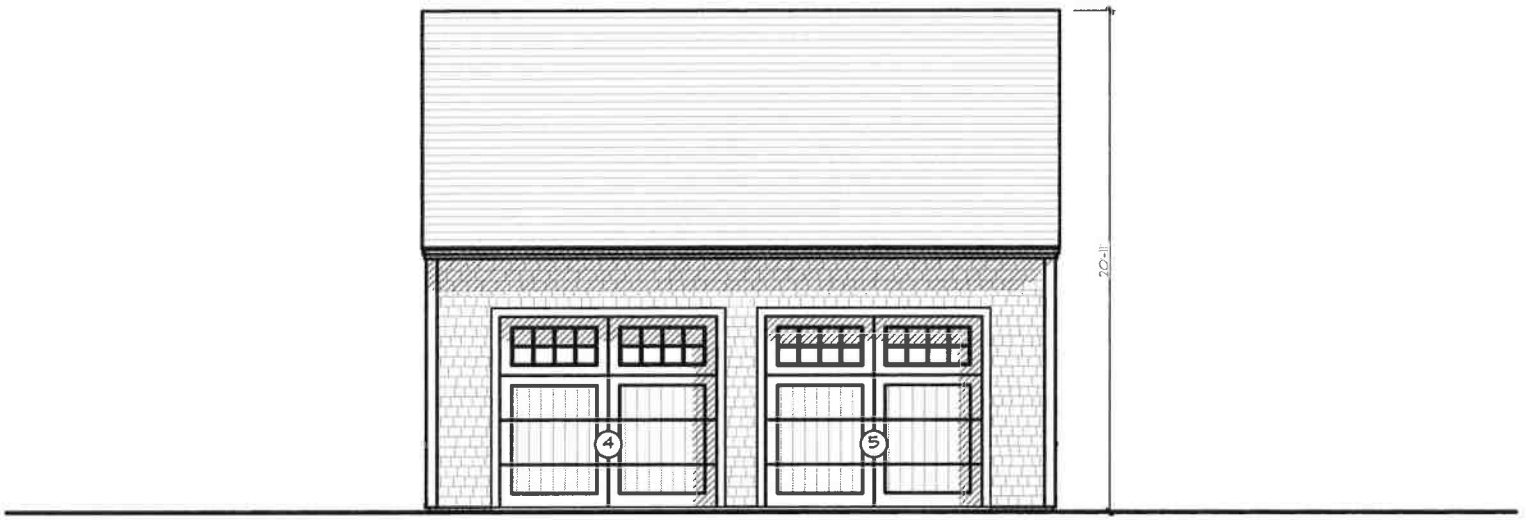

1 **West Elevation**

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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508.228.5455 | 31 STATE STREET, BOSTON, MA 02109 P. 617.482.4543 | BOTTICELLIANDPOHL.COM

REVISIONS:

REVISED DATE:

West Elevation

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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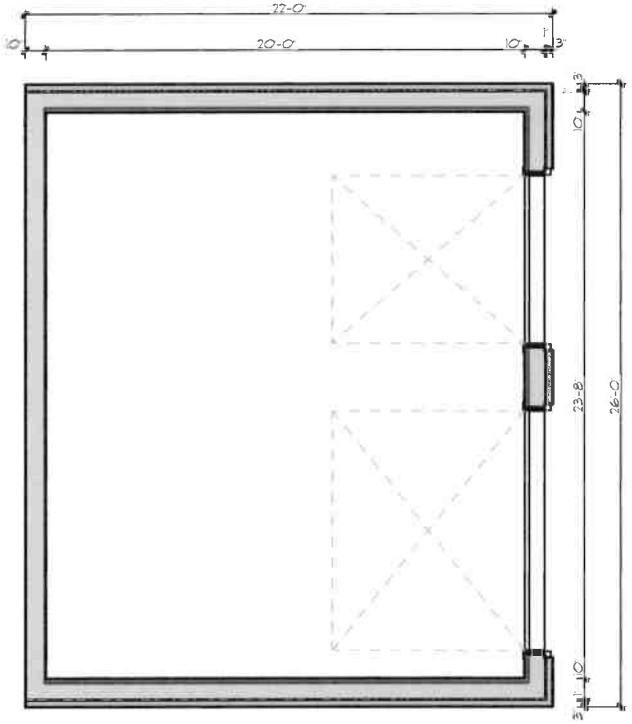

1

Proposed Lower Level Plan

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

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31 STATE STREET, BOSTON, MA 02109 | P: 617.482.4543
BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

Lower Level Plan

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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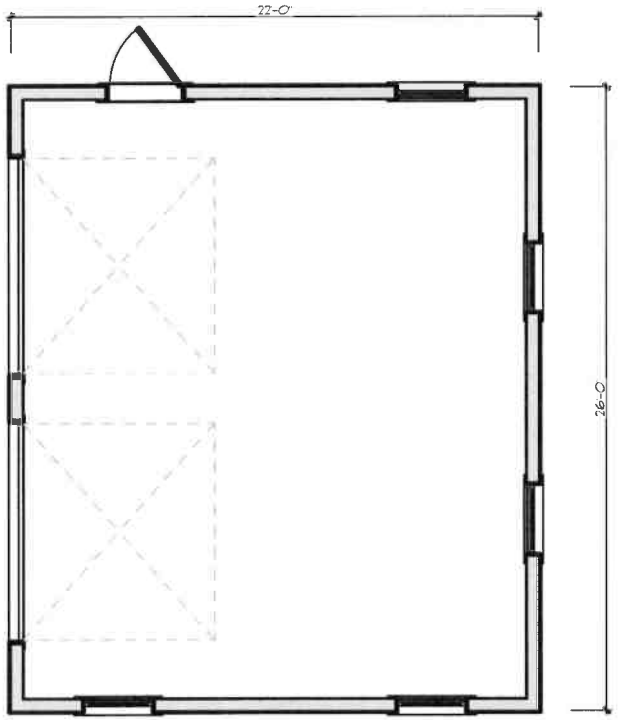

1

Proposed First Floor Plan

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

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P: 508 228 5455 | P: 617 482 4543

REVISIONS

REVISED DATE:

First Floor Plan

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 PARCEL NO: 126 ZONING INFO: LUC-1 PROJECT NO: 08 ISSUED: 10/2/24

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ID #
A-1.1

Garage at
42 Shimmo Pond Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 10/7/24
Rev:
Build Dept:

Notes:

1. All windows to be custom, double glazed, 5/8" SDL, w/ muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Windows

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	7	Double Hung	TBD	N/A	2'-11" x 5'-5 1/2"	TBD	6 over 1	

Doors

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Overhead Garage Door	TBD	N/A	7'-0" x 8'-0"	TBD	N/A	6" V-Groove
2	1	Overhead Garage Door	TBD	N/A	10'-0" x 8'-0"	TBD	N/A	6" V-Groove
3	1	Side Entry	TBD	N/A	3'-0" x 6'-8"	TBD	N/A	6" V-Groove
	1	w/ Transom	TBD	N/A	3'-0" x 1'-4"	TBD	3	
4	1	Overhead Garage Door	TBD	N/A	9'-0" x 8'-0"	TBD	16	16 light over 6" V-Groove Panel
5	1	Overhead Garage Door	TBD	N/A	9'-0" x 8'-0"	TBD	16	16 light over 6" V-Groove Panel

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
[redacted]

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR ACK KODA LLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43/126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 7, 2024

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

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

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

Signature

10/2/24
Date

ACK Koda LLC
One Joy Street
Boston, MA 02108
617-720-5800

October 2, 2024

Historic District Commission
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

42 Shimmo Pond Road

October 2, 2024

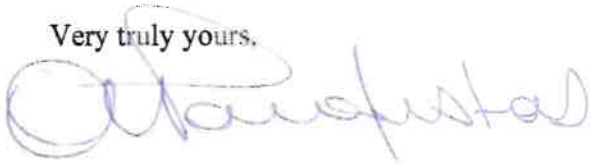
To the Commissioners,

As the ACK KODA LLC owner of record of property located at 42 Shimmo Pond Road, I authorize Botticelli and Pohl Architects to sign applications on my behalf.

Thank you very much for your assistance.

Please don't hesitate to call me with any questions.

Very truly yours,



Anastasios Parafestas
Manager, ACK Koda LLC

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS: ORIGINAL MTG NOV. 5. 2024

✓	Date submitted to 2 Fairgrounds Road: 12/9/2024 REVISIONS
	HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 2/9/2024

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 Thomas NAG

AS AGENT FOR Mr. Greg Coffee

STREET ADDRESS 1 Lowell Place

MAP/PARCEL 41/858

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/9/2024

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

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

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

Signature 12/9/2024 Date

XI. NEW BUSINESS 10/29/24

1.	Greg Coffee	1 Lowell Place	New dwelling	41/858	NAG	SW
2.	Robert Edward	6 Celtic Dr	New cottage	67/663	JB Studio	SW
3.	Holly Hock LLC	42 Chuck Hollow Rd	Color change	75/65.1	EMDA	RP
4.	Capaldo/ Carracciola	19 Union St	As Built Move Arbor	42.3.2/136	Topham	RP
	• **HOLD PER APPLICANT** *(to November 12th New Business)*					
5.	Capaldo/ Carracciola	19 Union St	Color change clapboard	42.3.2/136	Topham	RP
	• **HOLD PER APPLICANT** *(to November 12th New Business)*					
6.	Alice Lewis	24 Meadow View Dr	Pool	56/139	Jess Dutra	JP
7.	Henry Spitzer	1 Sconset Ave	Hardscape	73.4.1/8	Greyson Keller	JP
8.	Cassidy, Padraic	4 Sleepy Hollow Rd	Cabana	66/107.2	Self	JP
9.	Cassidy, Padraic	4 Sleepy Hollow Rd	Pool	66/107.2	Self	JP
10.	Kim Glowacki	5 Meader St	New dwelling	42.2.3/37.1	P Quigley	AM
11.	Gilis, Konstantin	25B Clifton St	Hardscape Curb cut	73.4.1/3	Natalie Cowger	AM
12.	Thirty-Nine Hulbert LLC	39 Hulbert Ave	Fenestration Revs	29/19	Botticelli & Pohl	AM
	• **HOLD PER APPLICANT** *(to November 12th New Business)*					
13.	Eleven Lincoln Ave Trust	32 Jefferson Ave	Garage revs	30/132	Botticelli & Pohl	AM
	• **HOLD PER APPLICANT** *(to November 12th New Business)*					
14.	Alexander Woodley	3 Newtown Ct	Rev 2022-03-6065	55/210.2	Val Oliver	AM
15.	Daniel Murphy	8 Golf View Dr	Demo Move	66/192	Gryphon	CT
16.	Jeff & Nicole Barden	1 Hedgebury Ln	Addition	41/594	MCA	CT
17.	Jared & Kim Mitchell	50 Hummock Pond Rd	Window well	56/286	Chacon Homes	CT
18.	18 Bishop Rise LLC	18 Bishop Rise	New Gate	40/126	Atlantic	VO
19.	Voulgaris Nick & Kristine	7 Farmer St	Driveway change	42.3.2/108	Atlantic	VO
20.	20 N Pasture Ln NT	20 N Pasture Ln	Main House Revs	44/86	JB Studio	VO
21.	20 N Pasture Ln NT	20 N Pasture Ln	Pool hardscape	44/86	JB Studio	VO
22.	Madaket Road LLC	74 Madaket Rd	New dwelling	41/810	Emeritus LTD	SW
23.	1 N Swift Rock Trust	1 N Swift Rock	Garage	40/2	Emeritus LTD	VO
24.	33 Cliff Rd LLC	33 Cliff Rd	New dwelling	42.4.4/5	Botticelli & Pohl	CP
	• **HOLD PER APPLICANT** *(to November 12th New Business)*					
25.	Three North Gully Rd LLC	7 N Gully Rd	Revs dormer fens	73.1.3/123	Botticelli & Pohl	CP
	• **HOLD PER APPLICANT** *(to November 12th New Business)*					
26.	Jennie Esti	6 Goldfinch Dr	Addition & deck/patio	68/599	Emeritus LTD	CP
27.	Geoff Smith Nantucket AP LH	33A Bunker Rd	Quonset Hut 1	78/99.1	LFW	CP
28.	Geoff Smith Nantucket AP LH	33A Bunker Rd	Quonset Hut 2	78/99.1	LFW	AC
29.	McCarthy	16 Ridge Ln	Addition in rear	38/120	Gryphon	AC
30.	Stephen Jacobs	13 Walsh St	New Roof	42.4.1/52	Vasil Marinov	AC

Approve Minutes -	• June 25, 2024
Review Minutes -	• June 4, 2024; • June 18, 2024; • June 25, 2024; • July 2, 2024; • July 9, 2024; • ~~August 20, 2024;~~ • August 27, 2024; • September 3, 2024
Other Business -	• **Next HDC Meeting:** November 12, 2024, NEW BUSINESS * HYBRID & IN PERSON @ 4 FAIRGROUNDS ROAD in COMMUNITY ROOM. • Organizational Meeting: November 6, 2024 *HYBRID & IN PERSON @ 2 FAIRGROUNDS ROAD in CONFERENCE ROOM. • PLEASE NOTE – there will NOT be an HDC meeting the week of Thanksgiving.



Property Information

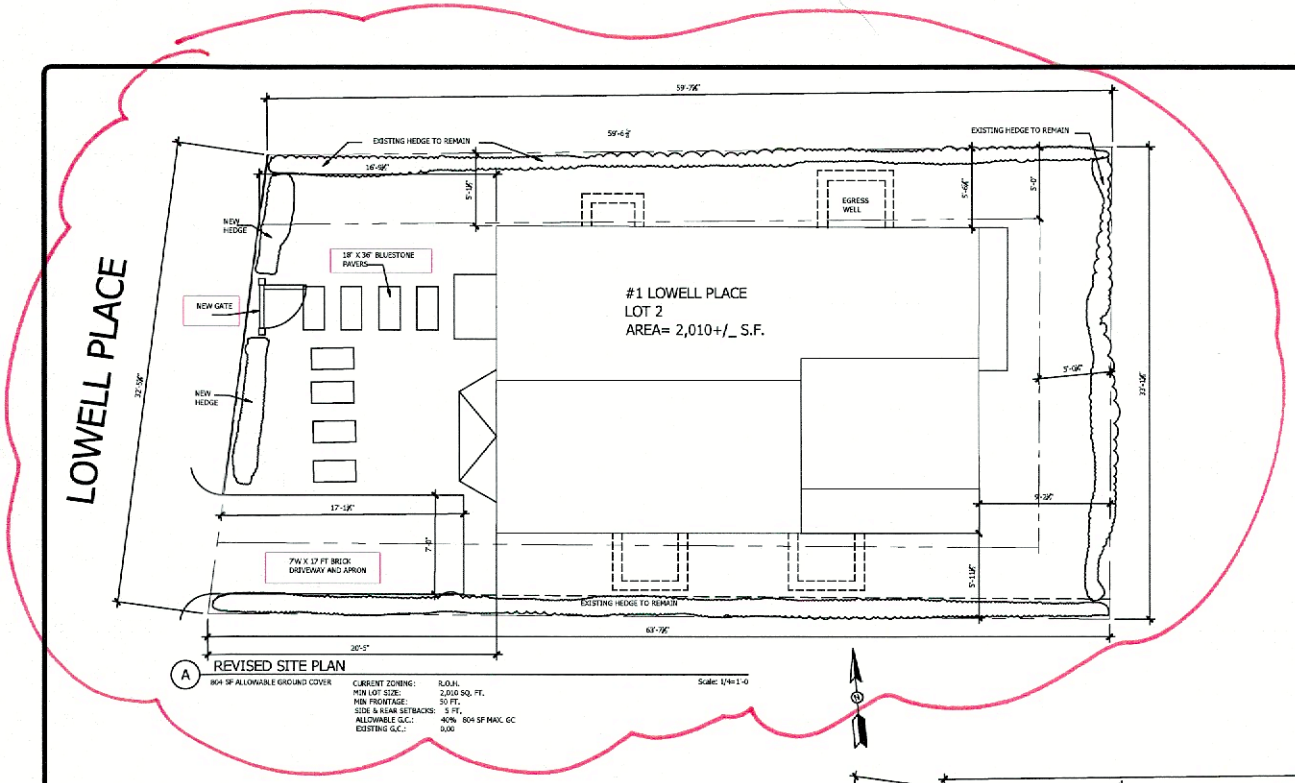
Property ID	188083
Location	1 LOWELL PL
Owner	ACK ONE LOWELL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/16/2024
Data updated Jan. 2021

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

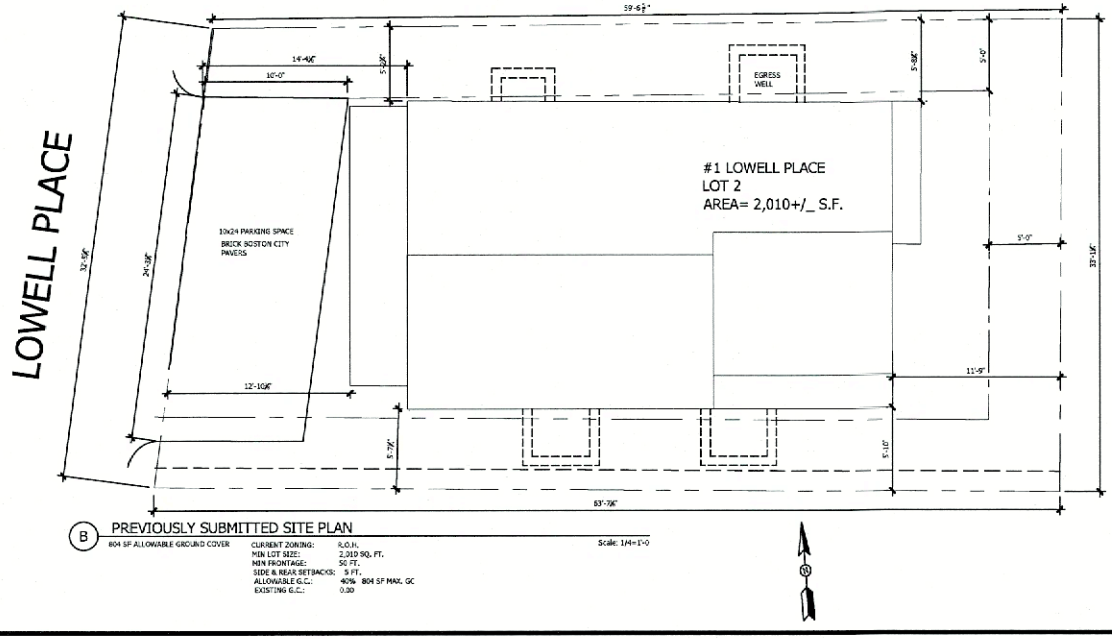


A REVISED SITE PLAN

804 SF ALLOWABLE GROUND COVER

Scale: 1/4=1'-0

CURRENT ZONING:	R.O.H.
MIN LOT SIZE:	2,010 SQ. FT.
MIN FRONTAGE:	50 FT.
SIDE & REAR SETBACKS:	5 FT.
ALLOWABLE G.C.:	40% 804 SF MAX. GC
EXISTING G.C.:	0.00



B PREVIOUSLY SUBMITTED SITE PLAN

804 SF ALLOWABLE GROUND COVER

Scale: 1/4=1'-0

CURRENT ZONING:	R.O.H.
MIN LOT SIZE:	2,010 SQ. FT.
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SIDE & REAR SETBACKS:	5 FT.
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TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATIONS FOR:
GREG COFFEE RESIDENCE:
1 LOWELL PLACE LOT 2:
NANTUCKET, MA 02554:
MAP: 41 PARCEL: 858

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

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

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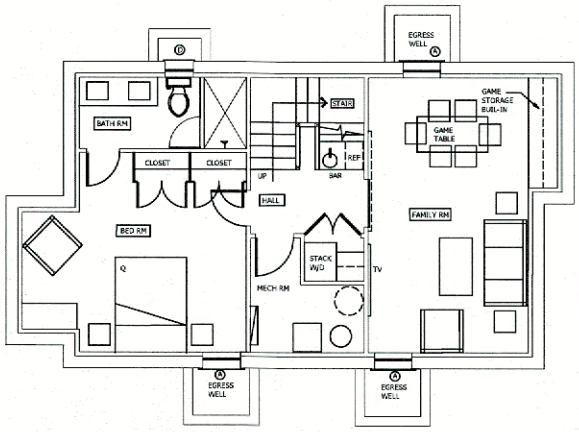
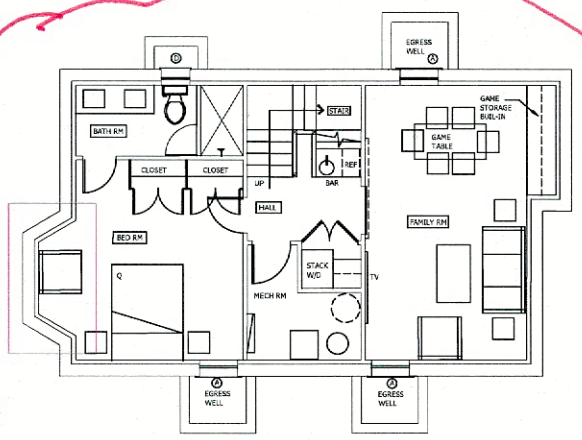
A1



C PREVIOUSLY SUBMITTED LOWER LEVEL FLOOR PLAN

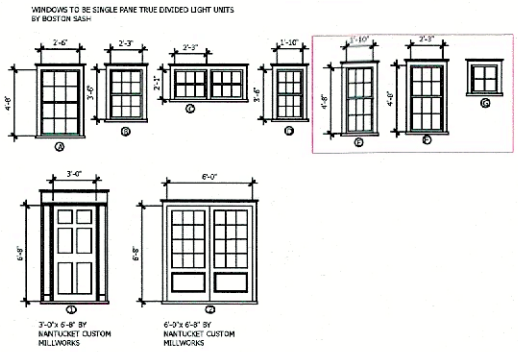
Scale: 1/4=1'-0

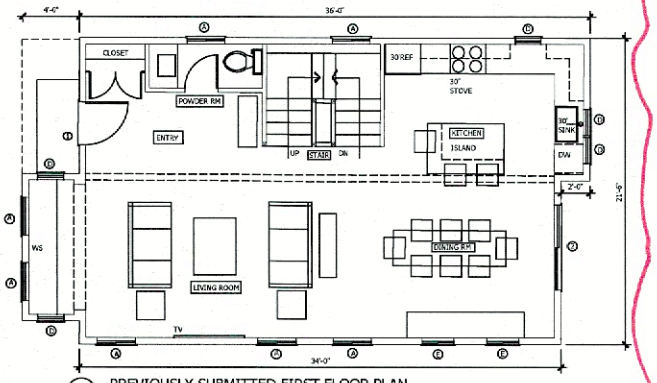


D PROPOSED LOWER LEVEL FLOOR PLAN

Scale: 1/4=1'-0

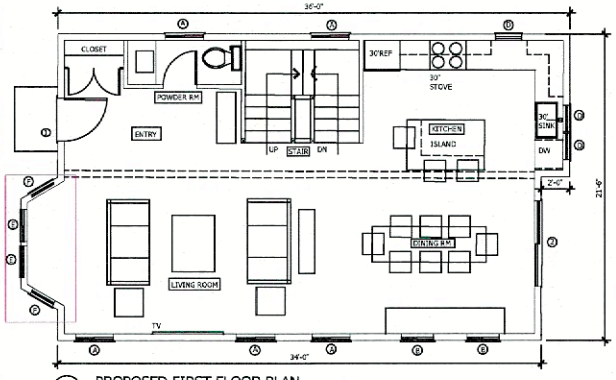
WINDOWS TO BE SINGLE PANE TRUE DIVIDED LIGHT UNITS BY BOSTON SASH





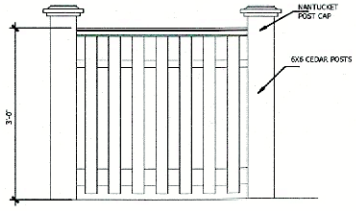
E PREVIOUSLY SUBMITTED FIRST FLOOR PLAN

Scale: 1/4=1'-0



F PROPOSED FIRST FLOOR PLAN

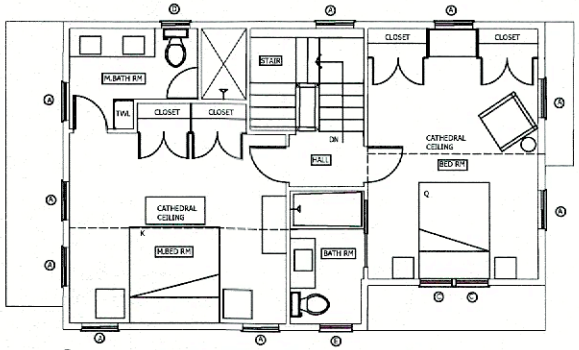
Scale: 1/4=1'-0



1 ELEVATION: ENTRY GATE

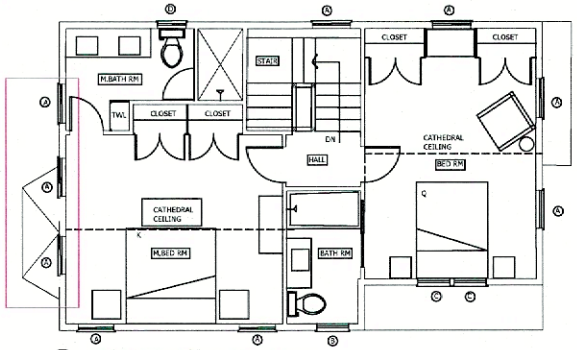
TYPE TWO GATE

Scale: 1:=1'-0



G PREVIOUSLY SUBMITTED SECOND FLOOR PLAN

Scale: 1/4=1'-0



H PROPOSED SECOND FLOOR PLAN

Scale: 1/4=1'-0

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NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATIONS FOR:
GREG COFFEE RESIDENCE:
1 LOWELL PLACE LOT 2:
NANTUCKET, MA 02554:
MAP. 41 PARCEL: 858

SITE PLAN
SCALE: 1" = 1'-0

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

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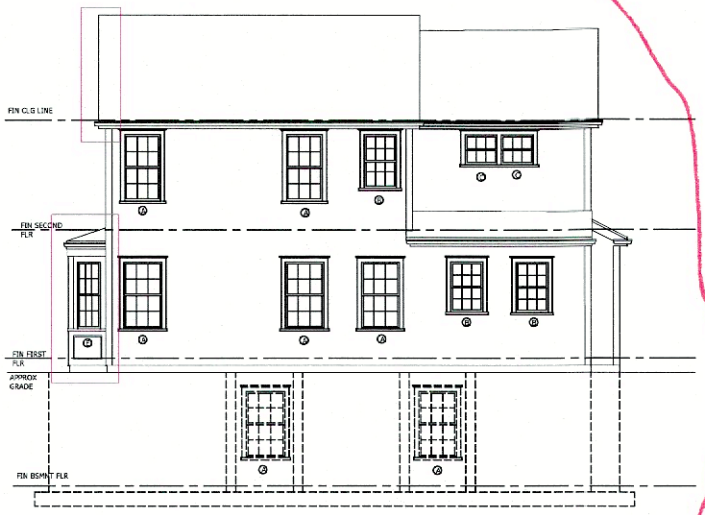
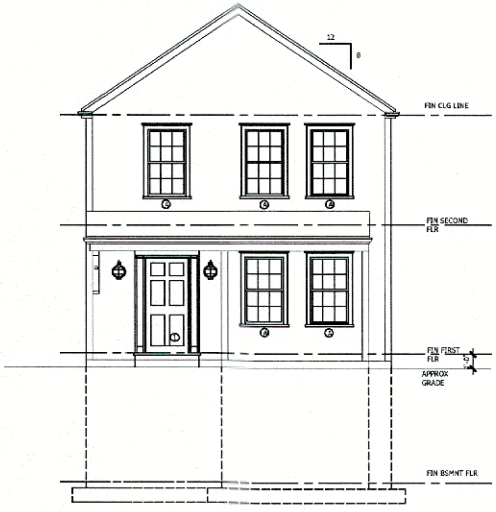
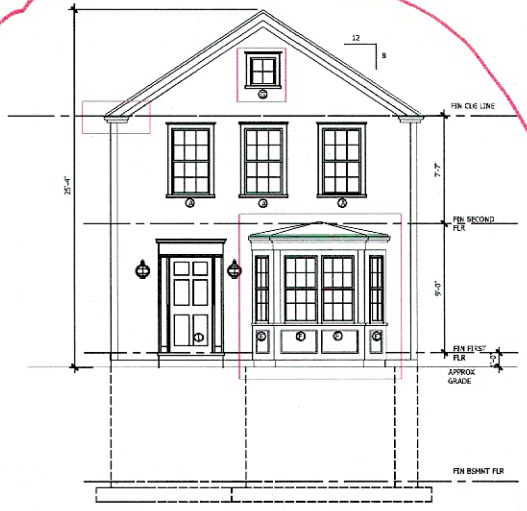
L PREVIOUSLY SUBMITTED SOUTH ELEVATION
Scale: 1/4=1'-0



M SOUTH ELEVATION
Scale: 1/4=1'-0



J PREVIOUSLY SUBMITTED WEST ELEVATION
Scale: 1/4=1'-0



K WEST ELEVATION
Scale: 1/4=1'-0

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GREG COFFEE RESIDENCE:
1 LOWELL PLACE LOT 2:
NANTUCKET, MA 02554:
MAP: 41 PARCEL: 858

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

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

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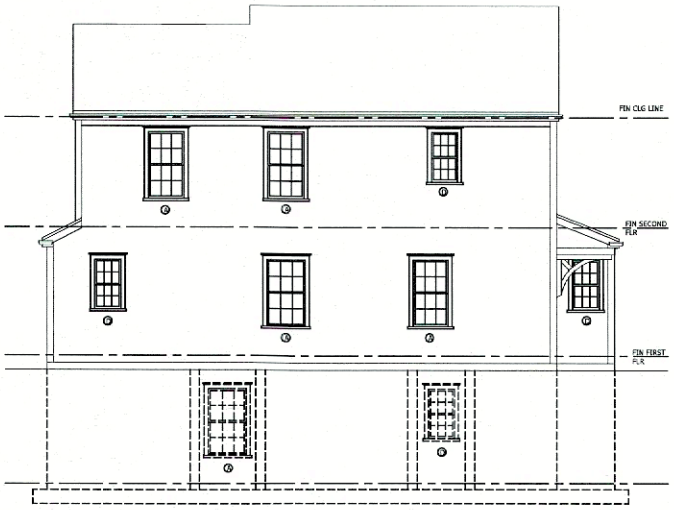
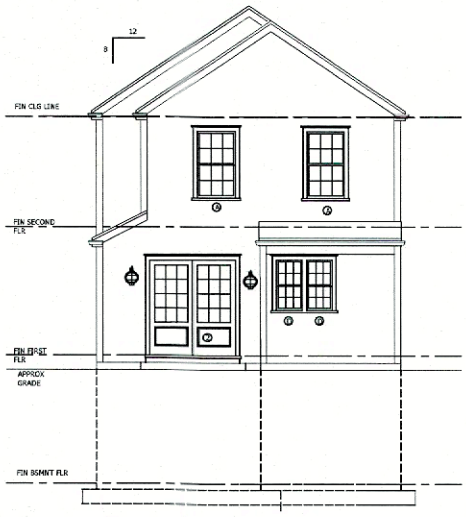


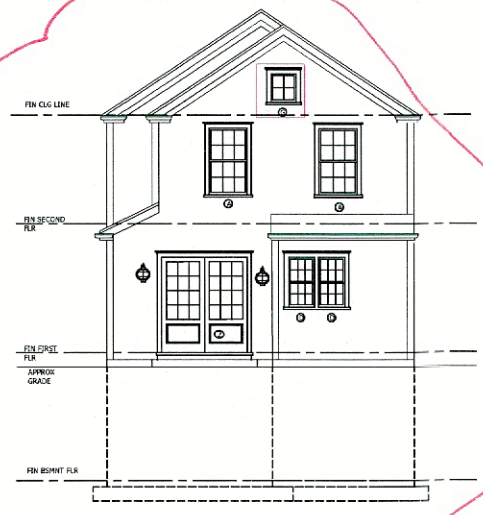
P PREVIOUSLY SUBMITTED NORTH ELEVATION
Scale: 1/4=1'-0



Q NORTH ELEVATION
Scale: 1/4=1'-0



M PREVIOUSLY SUBMITTED EAST ELEVATION
Scale: 1/4=1'-0



N EAST ELEVATION
Scale: 1/4=1'-0

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RENOVATIONS FOR:
GREG COFFEE RESIDENCE:
1 LOWELL PLACE LOT 2:
NANTUCKET, MA 02554:
MAP: 41 PARCEL: 858

SITE PLAN
SCALE: 1" = 1'-0

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

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RENOVATIONS FOR:
GREG COFFEE RESIDENCE:
1 LOWELL PLACE LOT 2:
NANTUCKET, MA 02554:
MAP: 41 PARCEL: 858

SITE PLAN
SCALE: 1" = 1'-0

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

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R.O.H.
CONTEXT




R.O.H.
Context
SUMMERSALT
72


R.O.H.
context
57


R.O.H.
context


R.O.H.
Context


R.O.H.
context
DO NOT
ENTER


R.O.H.
Context
SPRING ST


R.O.H.
Context
SUMMER SALE
72



CORNER MAIN & LOWELL


3 lowell
3
3


146 MAIN
ON COWELL
HORSE BUGGY


A/LOWELL

MH

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

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

✓	Sign in submission at Front Desk
✓	HDC case number: (ex HDC2020-xx-xxxx), if applicable 05-0895 HDC2024-09-11083
✓	Copy of Minutes (application item circled) SEE SUMMARY BASED ON COMMENTS/FEEDBACK
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of plans at 3/16" or ¼" scale (circle all that apply) 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.
✓	Signed Affidavit: see reverse side

Historic District Commission

OLD BUSINESS CHECKLIST

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

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 12/09/2024

MARK CUTONE
ARCHITECTURE +

10 December 2024

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: 3 Pops Lane Trust – Old Business

Dear Commissioners,

Attached are the revised drawings for the new structures proposed for 3 Pops Lane. At your July 16th meeting you approved the move off of the existing primary dwelling and demo/ move of the existing garage/ studio.

At the October 15th 2024 meeting first comments on the design of the newly proposed dwelling were provided.

- Greatly appreciated the single-story massing and scale.
- This might be approved without discussion in another location
- The parti diagram was noted as appropriate.
- Overall commissioners suggested that there should be more Madaket vernacular infused into the design.
- Overall width is concerning
- More shifts or breaks might help
- Funky Madaket might be worth exploring
- Entry door & sidelights should have muttons to match other exterior doors
- Chimney to be more a-typical and reduced in scale
- Reduce the number of doors located on the north elevation

We look forward to your consideration of this new proposal.

Thank you,

Mark Cutone

_____
Mark Cutone, Architect MCA+

2 BROAD STREET NANTUCKET, MA 02554
508 228 2728

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work. MH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 124'-0" Sq. Footage 1st floor: 3,180 SF Decks/Patio: Size: 100'x12', 9'x12', 18'x8', 21'x8' ☒ 1st floor ☐ 2nd floor
Width: 42'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 24" South _____" East _____" West _____"
Height of ridge above final finish grade: North 19'-4 1/4" South 19'-6 1/4" East 17'-8 1/4" West 17'-8 1/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 10 /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 LEPAGE Rough Opening 5'-7" x 4'-10" Size 5'-6" x 4'-9" Location CONNECTOR
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GREY
C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —
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 SINGLE-LIGHT Rear MULTIPLE 6-LIGHT Side 6-LIGHT
Garage Door(s): Type DOUBLE OUTSWING Material WOOD PAINTED BLACK TO MATCH SASH.

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

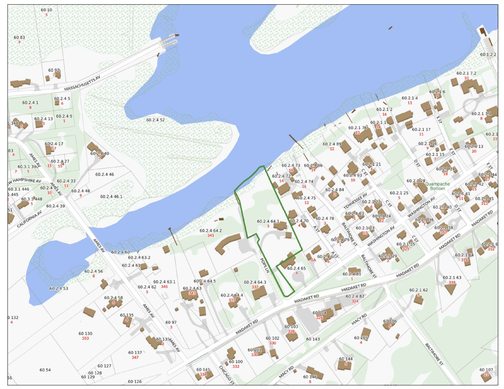
Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) CEDAR Roof RED CEDAR
Trim PAINTED (GREY) Sash BLACK Doors BLACK
Deck IPE Foundation CONCRETE Fence — Shutters —

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

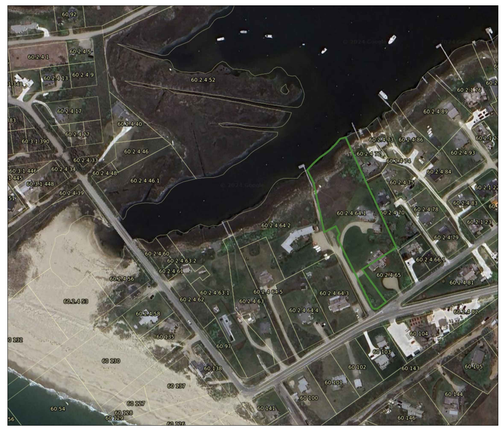
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 09/03/2024 Signature of owner of record Nancy Dubuc Signed under penalties of perjury

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

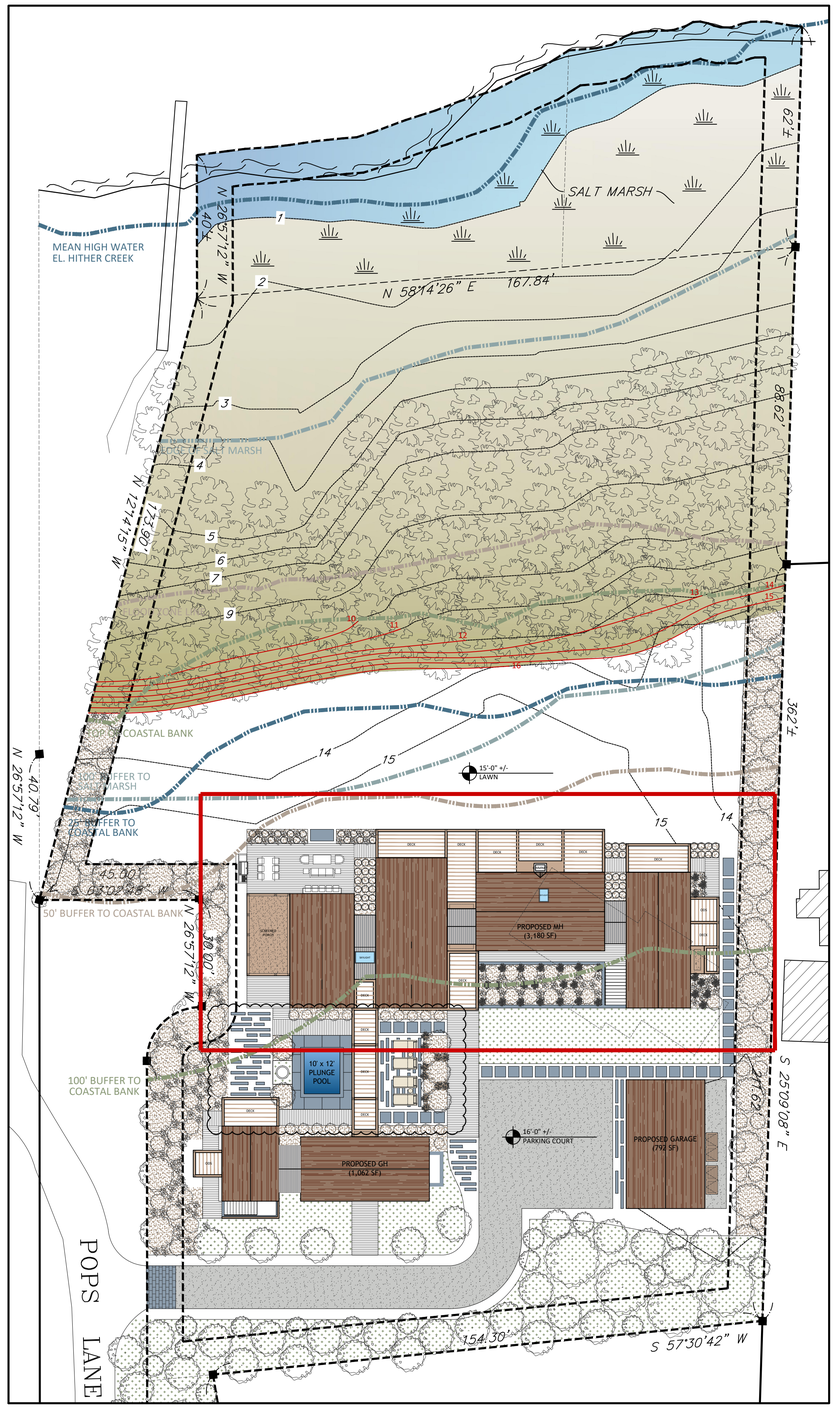
C1.1 SITE PLAN

A1.1a FIRST FLOOR PLAN
A1.1b FIRST FLOOR PLAN CONTINUED
A1.2 FIRST FLOOR PLAN $\frac{1}{8}$" SCALE

A2.1 SOUTH ELEVATION
A2.2 EAST ELEVATION
A2.3 NORTH ELEVATION
A2.4 WEST ELEVATION
A2.5 ALL ELEVATIONS $\frac{1}{8}$" SCALE
A2.6 HITHER CREEK AERIAL 01
A2.7 HITHER CREEK AERIAL 02
A2.8 POPS LN. PERSPECTIVE

SITE PLAN KEY

GRAVEL DRIVEWAY
BLUESTONE
ROOFING
METAL ROOF
RED CEDAR NTW
IPE DECKING
SKYLIGHT
PLANTING BED
WILD GRASSES
CURED LAWN
PLUNGE POOL
BRUSH
HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED MAIN HOUSE

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

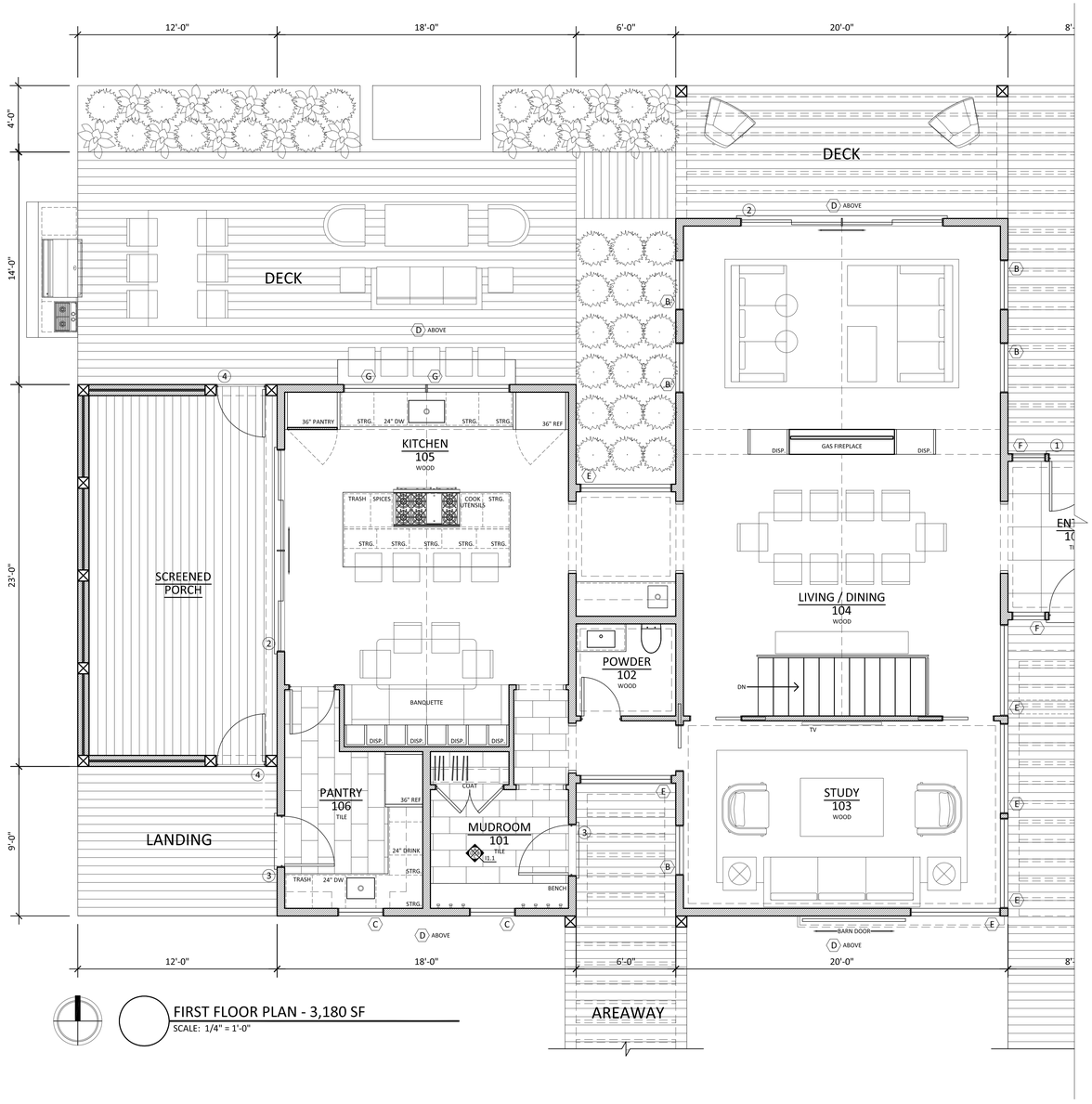
COVER SHEET

C1.1

9 DECEMBER 2024

		WINDOW SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	5	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT FIXED AWNING WINDOW
B	21	CUSTOM LEPAGE	R.O.: 3'-0" x 6'-0"	2/2 DOUBLE HUNG WINDOW
C	2	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
D	6	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
E	8	CUSTOM LEPAGE	R.O.: 5'-5" x 8'-0"	1 LIGHT FIXED AWNING WINDOW
F	4	CUSTOM LEPAGE	R.O.: 1'-10" x 8'-0"	3 LIGHT FIXED AWNING WINDOW
G	2	CUSTOM LEPAGE	R.O.: 4'-0" x 5'-0"	6 LIGHT OPERABLE AWNING WINDOW
		DOOR SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	2	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT PATIO DOOR
2	3	CUSTOM LEPAGE	R.O.: 12'-2" x 8'-0"	24 LIGHT SLIDING PATIO DOOR
3	5	CUSTOM LEPAGE	R.O.: 3'-0 x 8'-0"	6 LIGHT PATIO DOOR
4	2	CUSTOM SCREEN DOOR	R.O.: 3'-0" x 8'-8"	SCREEN DOOR
5	2	CUSTOM LEPAGE	R.O.: 6'-0" x 8'-0"	12 LIGHT FRENCH DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS



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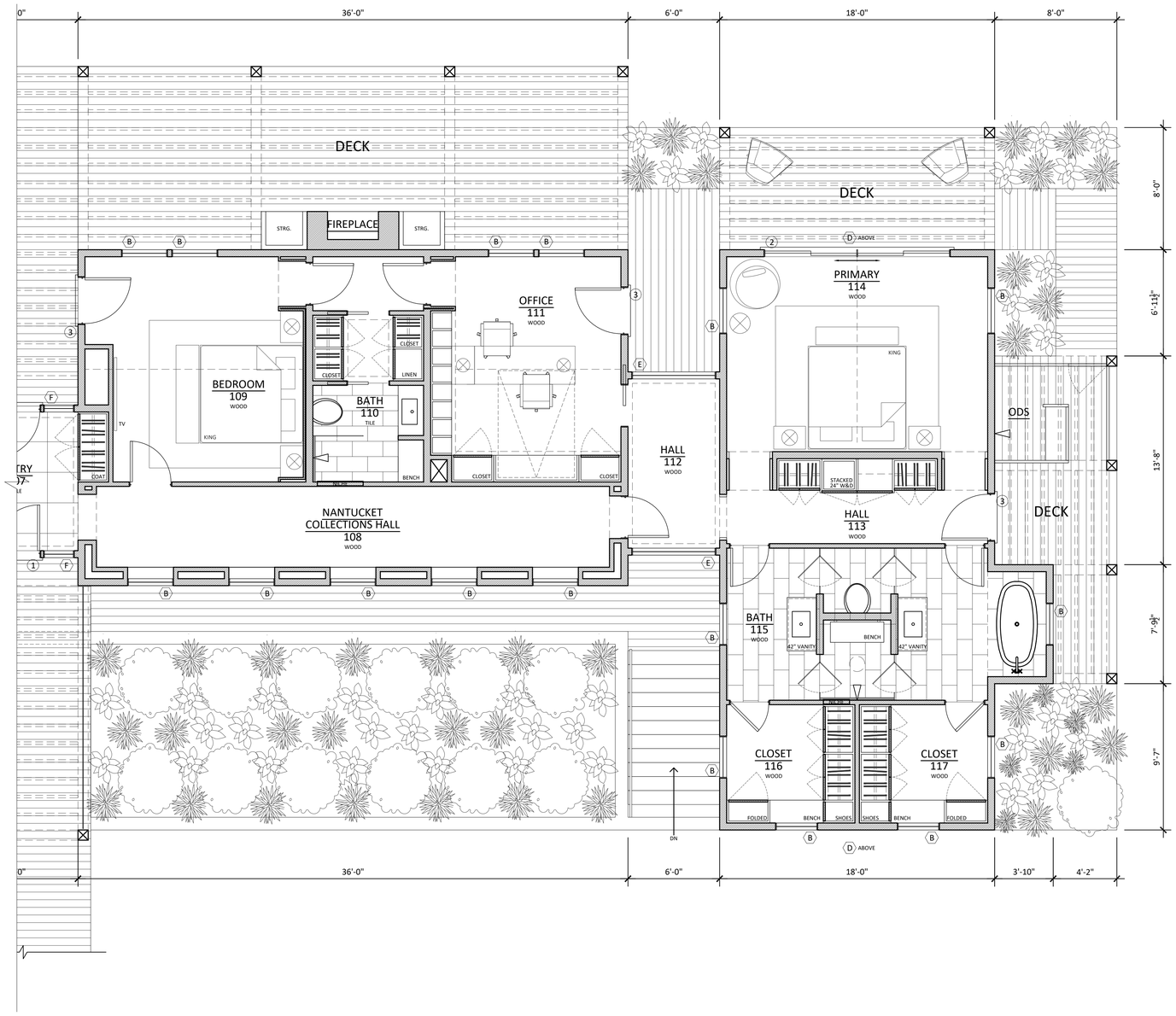
FIRST FLOOR PLAN

A1.1a

9 DECEMBER 2024



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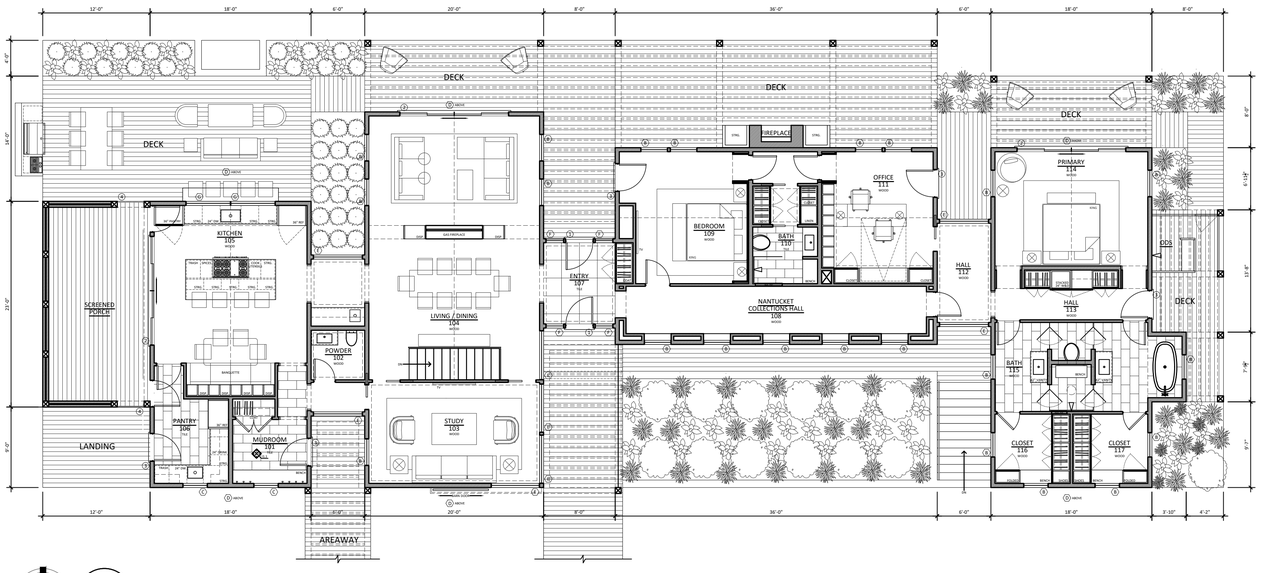
FIRST FLOOR PLAN CONTINUED

A1.1b

9 DECEMBER 2024



FIRST FLOOR PLAN - 3,180

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

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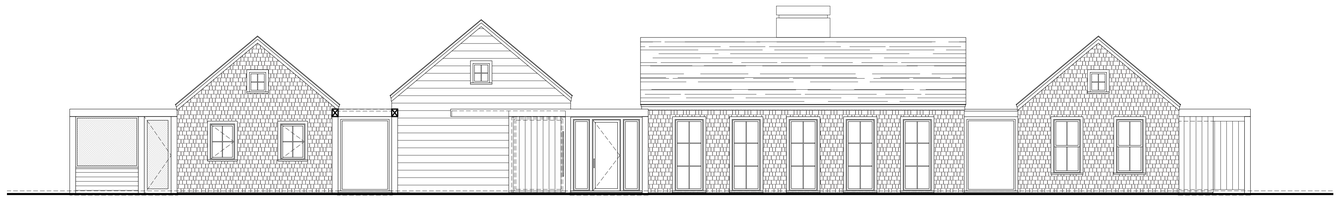
FIRST FLOOR PLAN

$\frac{1}{8}$" SCALE

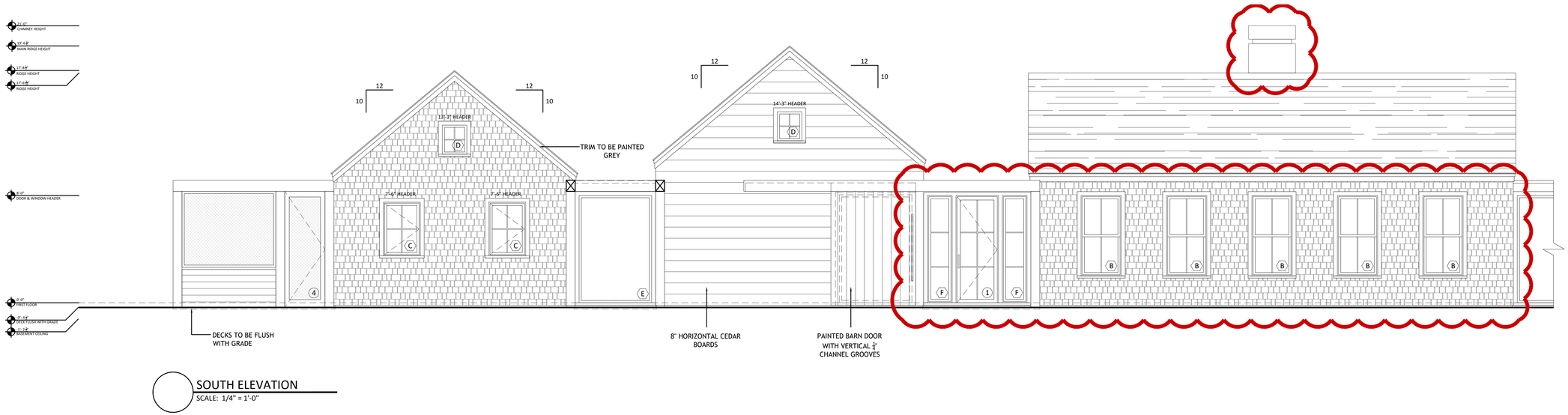
A1.2

9 DECEMBER 2024

PREVIOUS SUBMISSION



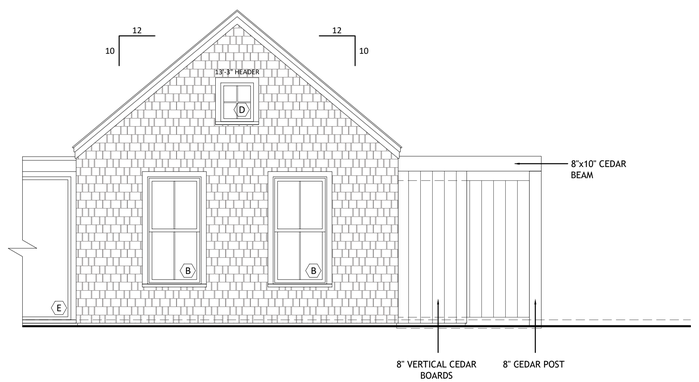
PROPOSED



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

PROPOSED





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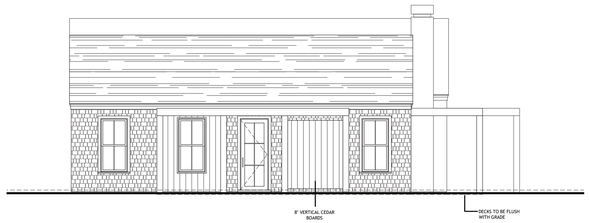
ELEVATIONS

A2.1

9 DECEMBER 2024

PREVIOUS SUBMISSION



PROPOSED



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

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PROPOSED MAIN HOUSE

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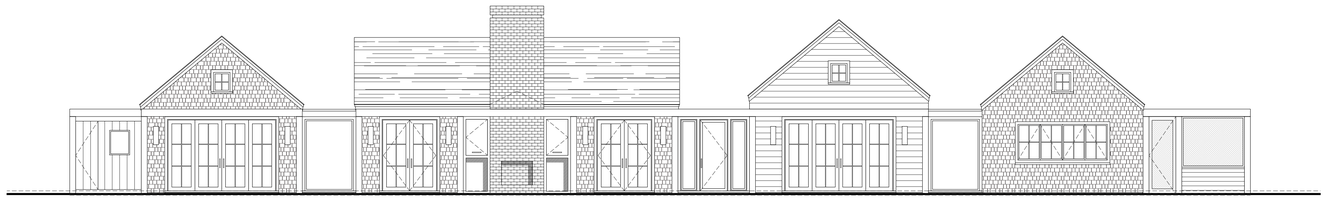
ELEVATIONS

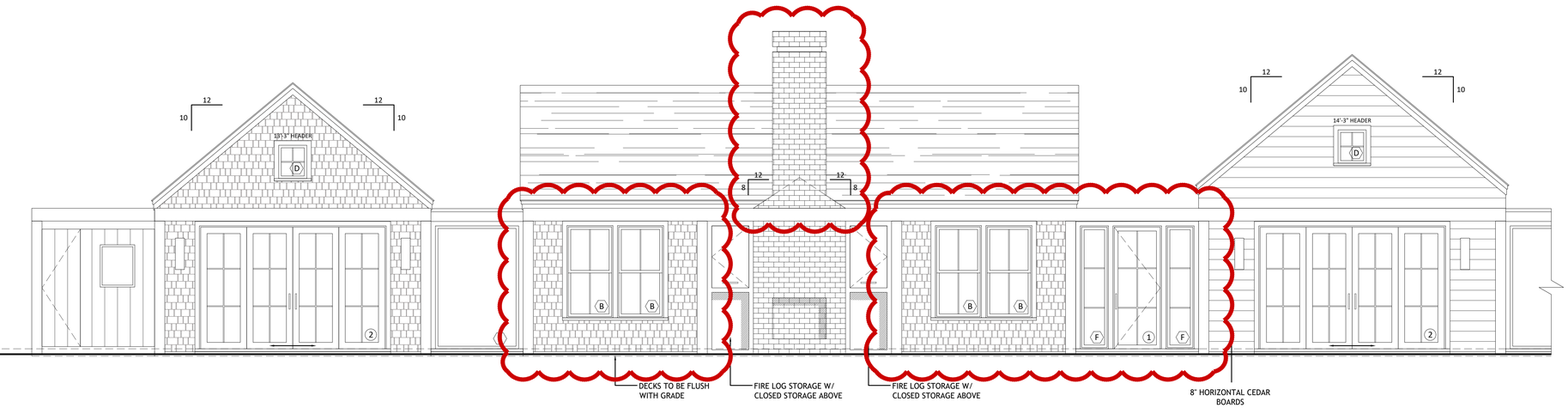
A2.2

9 DECEMBER 2024

PREVIOUS SUBMISSION

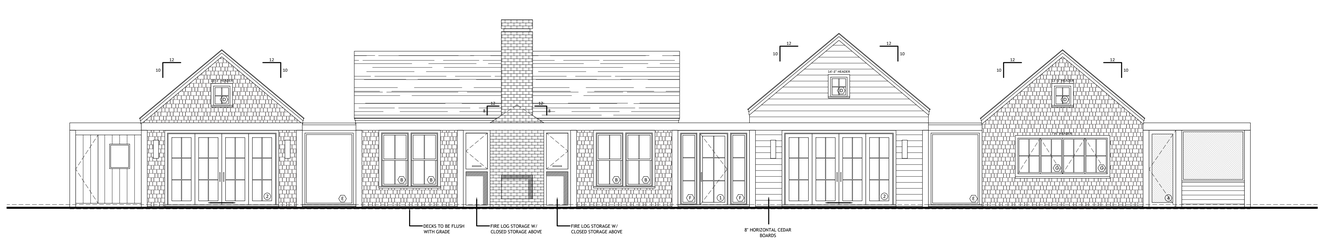


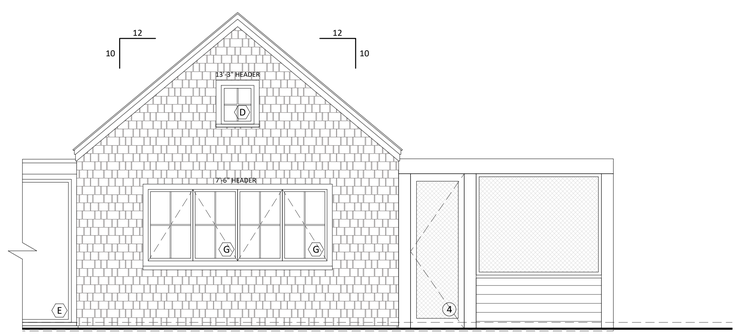
PROPOSED



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

PROPOSED





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ELEVATIONS

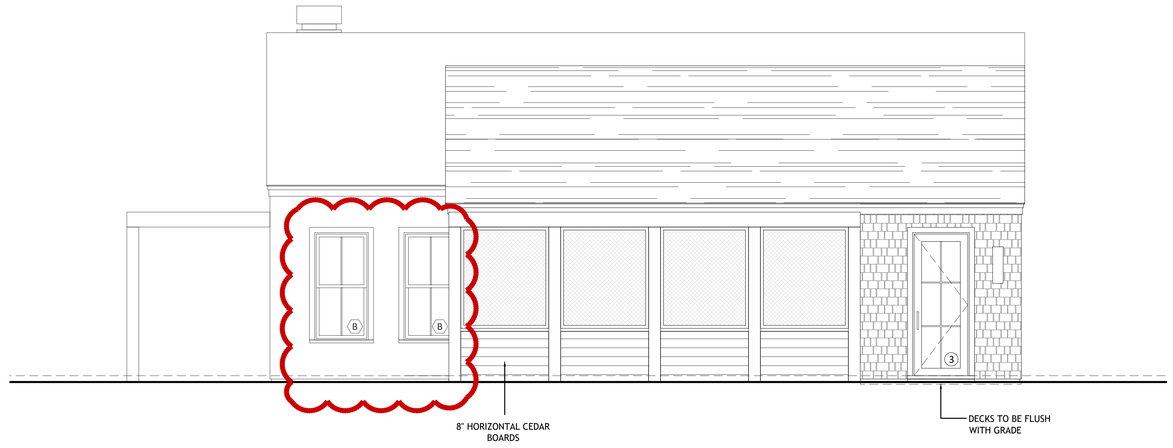
A2.3

9 DECEMBER 2024

PREVIOUS SUBMISSION



PROPOSED



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

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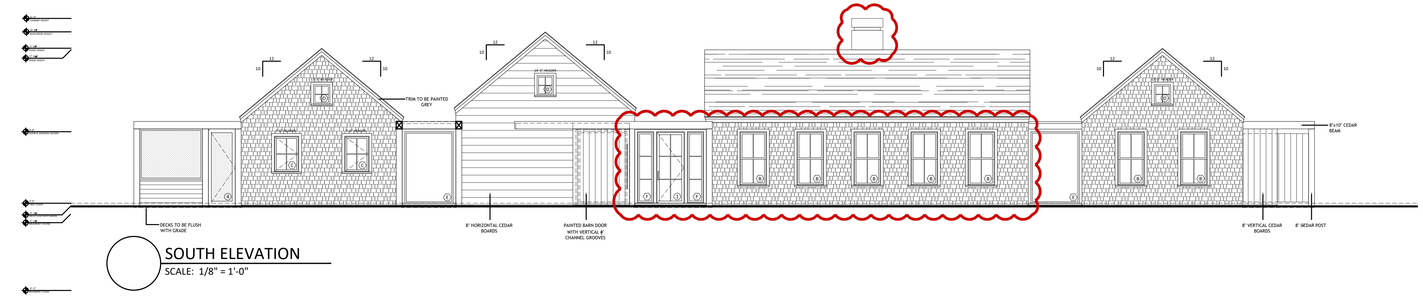
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

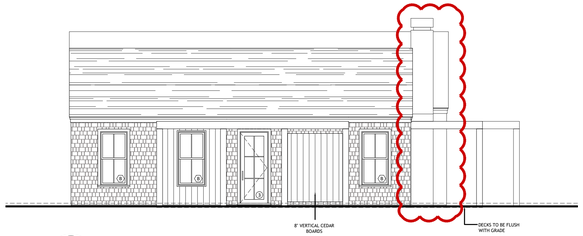
A2.4

9 DECEMBER 2024

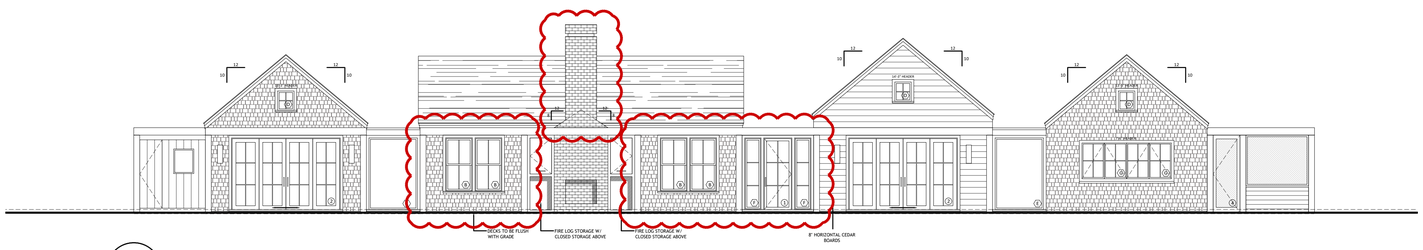
PROPOSED



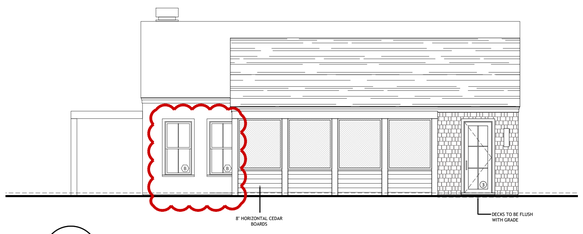
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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PROPOSED MAIN HOUSE

DUBUC
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MAP: 60.2.4 PARCEL: 64.1

ALL ELEVATIONS $\frac{1}{8}$" SCALE

A2.5

9 DECEMBER 2024



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PROPOSED MAIN HOUSE

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MAP: 60.2.4 PARCEL: 64.1

HITHER CREEK AERIAL 01

A2.6

9 DECEMBER 2024



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PROPOSED MAIN HOUSE

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MAP: 60.2.4 PARCEL: 64.1

HITHER CREEK AERIAL 02

A2.7

9 DECEMBER 2024



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PROPOSED MAIN HOUSE

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

POPS LN.
PERSPECTIVE

A2.8

9 DECEMBER 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

GH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 58'-0" Sq. Footage 1st floor: 1,062 SF Decks/Patio: Size: 8'x16' ☒ 1st floor ☐ 2nd floor

Width: 21'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 24" South " East " West "

Height of ridge above final finish grade: North 16'-10 3/16" South " East 17'-8 1/4" West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 2" ☐ 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 — /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 GREY

C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —

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 10-LIGHT 3 SLIDERS Rear 10-LIGHT Side —

Garage Door(s): Type — Material _____

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) CEDAR Roof RED CEDAR

Trim GREY Sash BLACK Doors BLACK

Deck IPE Foundation CONCRETE Fence — Shutters —

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

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

Date 09/03/2024 Signature of owner of record _____ Signed under penalties of perjury

MH + GH + GARAGE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature 09/03/2024

Date

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Postage $0.72
Total Postage and Fees $5.58

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ANDERSON GRENNAN TRUSTEE
ANDERSON NOMINEE TRUST
Street and Apt. No., or PO Box No. P O BOX 5244
City, State, ZIP+4® NANTUCKET, MA 02554

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

7021 0350 0000 0871 2060

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WHELDEN HAROLD R & COLLEEN S TR
WHELDEN REALTY TRUST
Street and Apt. No., or PO Box No. 14 BALTIMORE ST
City, State, ZIP+4® NANTUCKET, MA 02554

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

7021 0350 0000 0871 2046

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Total Postage and Fees

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MORAN PAUL TR & MORAN JEAN
RESIDENT TR
Street and Apt. No., or PO Box No. 460 OCEAN RD
City, State, ZIP+4® NARRAGANSETT, RI 2822

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

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Total Postage and

Sent To
ACK ATLAS LLC
328 MADAKET RD
Street and Apt. No.
State, ZIP+4® NANTUCKET, MA 02554

7021 0350 0000 0871 2077

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OVERCREEK LLC
C/O SARA HENDRICKSON
Street and Apt. No., or PO Box No. 1248 ZIMMER DR
City, State, ZIP+4® ATLANTA, GA 30306

7021 0350 0000 0871 2121

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Sent To
GREENWALD C GAIL
Street and Apt. No., or PO Box No. 21 FOLLEN ST
City, State, ZIP+4® CAMBRIDGE, MA 02138

7021 0350 0000 0871 2015

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

7021 0350 0000 0871 2008

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Total Postage and Fees $5.58

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TURNER GEORGE M III TR
TURNER MICHELLE J TRUST
Street and Apt. No., or PO Box No. 27 SPYGLASS LN
City, State, ZIP+4® PLYMOUTH, MA 02360

7021 0350 0000 0871 2039

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Date Stamp

NANTUCKET MA AUG 27 2024

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

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

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

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

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
(See Information on Reverse)
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PEARSON JOHN R JR ETAL
5417 BARTLETT STREET
Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

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MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM











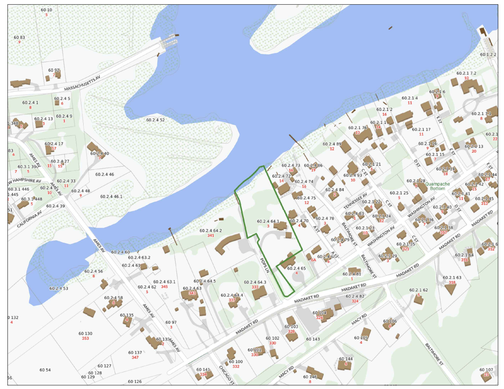


DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

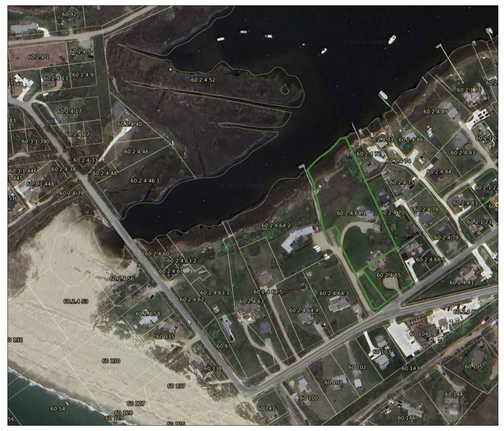
EXISTING PHOTOS

9 DECEMBER 2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

A1.1 FIRST FLOOR PLAN

A2.1 ALL ELEVATIONS

SITE PLAN KEY

GRAVEL DRIVEWAY

BLUESTONE

ROOFING

METAL ROOF

RED CEDAR NTW

IPE DECKING

SKYLIGHT

PLANTING BED

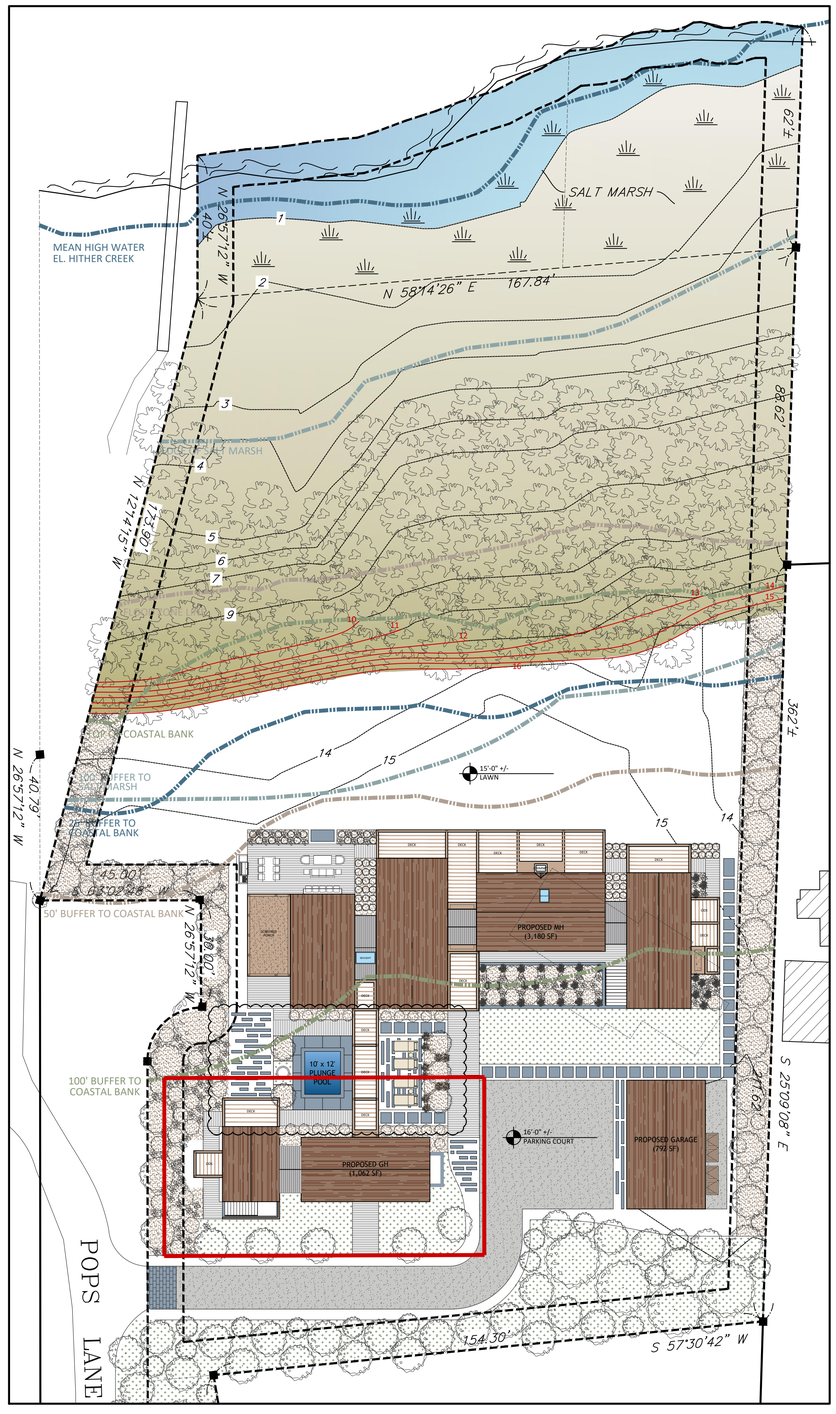
WILD GRASSES

CURED LAWN

PLUNGE POOL

BRUSH

HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

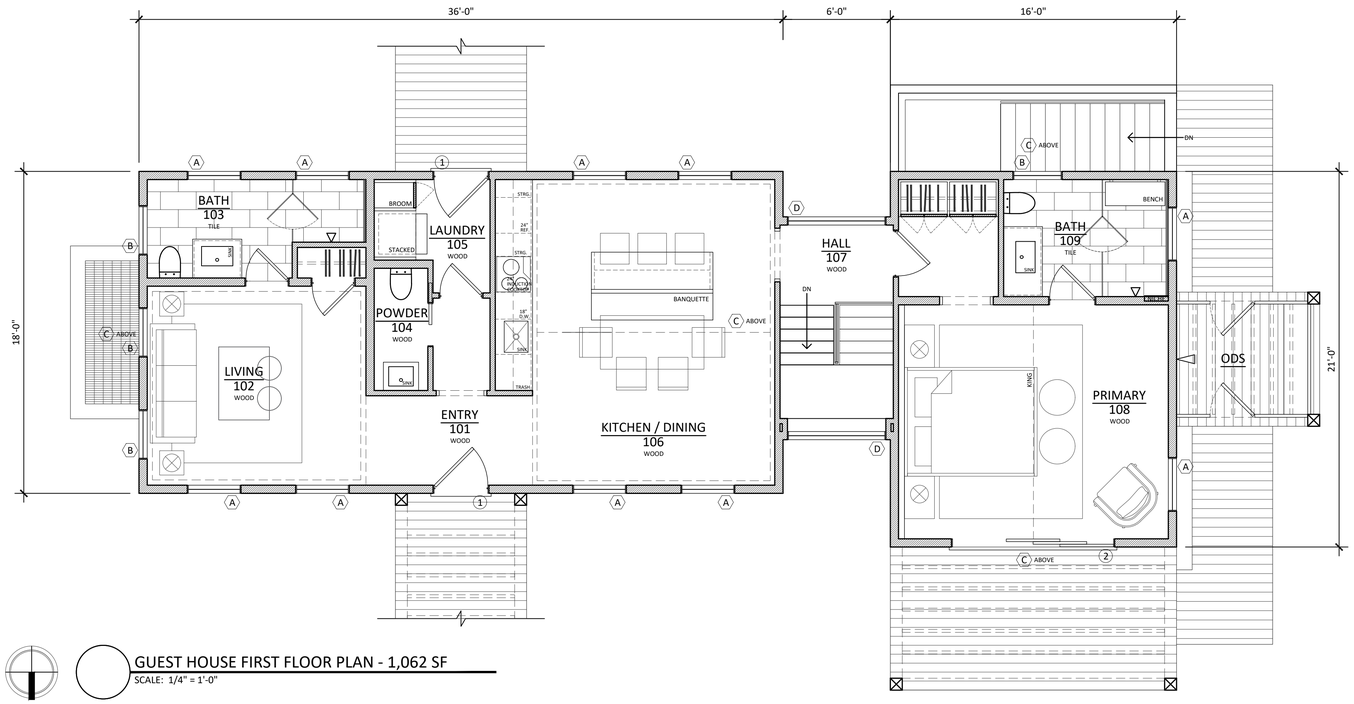
PROPOSED GUEST HOUSE

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

COVER SHEET

C1.1

9 DECEMBER 2024



GUEST HOUSE FIRST FLOOR PLAN - 1,062 SF

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

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ARCHITECTURE +

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NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

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508.833.0070

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FALMOUTH, MA 02541
508.457.6794

PROPOSED GUEST HOUSE

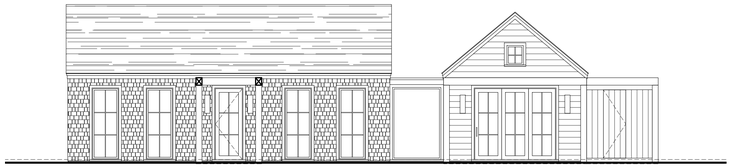
DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

FIRST FLOOR PLAN

A1.1

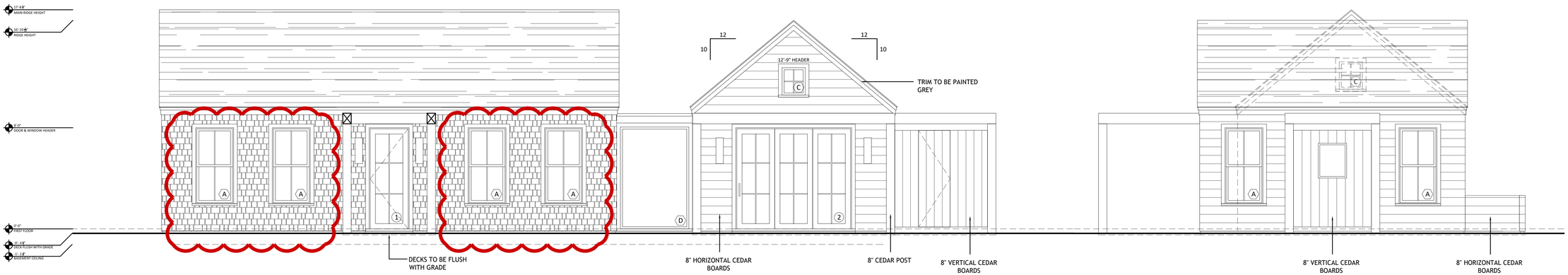
9 DECEMBER 2024

PREVIOUS SUBMISSION



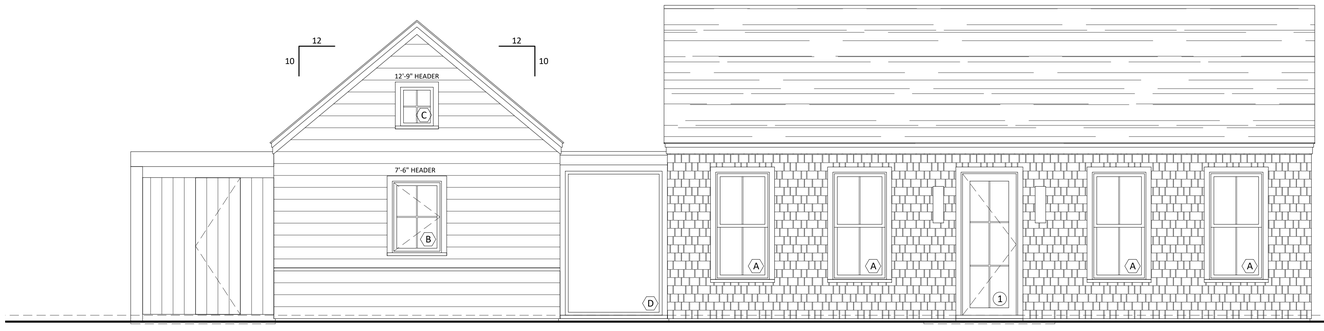
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED



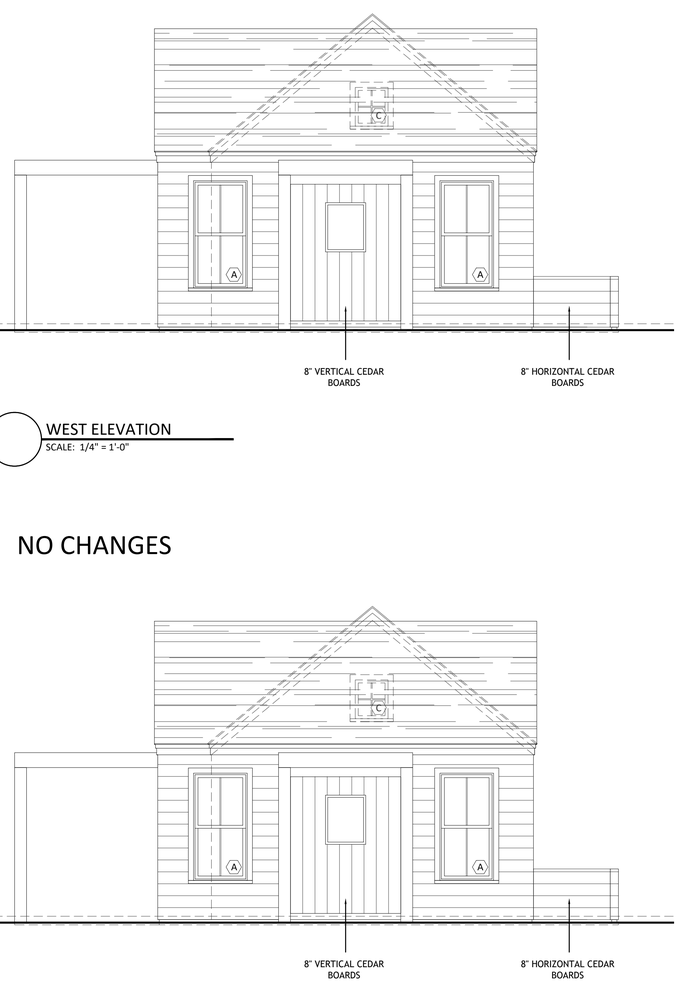
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NO CHANGES



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

NO CHANGES



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

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

MARK CUTONE
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2 BROAD STREET
NANTUCKET, MA 02554
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SURVEYOR

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508.833.0070

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED GUEST HOUSE

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

ELEVATIONS

A2.1

9 DECEMBER 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

GARAGE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 36'-0" Sq. Footage 1st floor: 792 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 22'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 24" South " East " West "

Height of ridge above final finish grade: North 19'-6 3/8" 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 DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 2" ☐ 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.) 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 GREY

C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —

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 DOUBLE HINGED OUTSWING Material WOOD PAINTED BLACK TO MATCH SASH

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) — Roof RED CEDAR

Trim GREY Sash BLACK Doors WOOD PAINTED BLACK 3 4-LIGHT

Deck — Foundation CONCRETE Fence — Shutters —

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

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

Date 09/03/2024 Signature of owner of record _____ Signed under penalties of perjury

MH + GH + GARAGE

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

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

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✓ 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 (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) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature 09/03/2024

Date

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ANDERSON GRENNAN TRUSTEE
ANDERSON NOMINEE TRUST
Street and Apt. No., or PO Box No. P O BOX 5244
City, State, ZIP+4® NANTUCKET, MA 02554

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

7021 0350 0000 0871 2060

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WHELDEN REALTY TRUST
Street and Apt. No., or PO Box No. 14 BALTIMORE ST
City, State, ZIP+4® NANTUCKET, MA 02554

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

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Total Postage and Fees

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RESIDENT TR
Street and Apt. No., or PO Box No. 460 OCEAN RD
City, State, ZIP+4® NARRAGANSETT, RI 2822

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

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Total Postage and

Sent To
ACK ATLAS LLC
328 MADAKET RD
Street and Apt. No.
State, ZIP+4® NANTUCKET, MA 02554

7021 0350 0000 0871 2077

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- Adult Signature Restricted Delivery $

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Total Postage and Fees $5.58

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OVERCREEK LLC
C/O SARA HENDRICKSON
Street and Apt. No., or PO Box No. 1248 ZIMMER DR
City, State, ZIP+4® ATLANTA, GA 30306

7021 0350 0000 0871 2121

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- Adult Signature Restricted Delivery $

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Total Postage and Fees $5.58

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GREENWALD C GAIL
Street and Apt. No., or PO Box No. 21 FOLLEN ST
City, State, ZIP+4® CAMBRIDGE, MA 02138

7021 0350 0000 0871 2015

CAMBRIDGE MA 02138 AUG 27 2024 Postmark Here 08/27/2024

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Total Postage and Fees $5.58

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

7021 0350 0000 0871 2008

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

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- Adult Signature Restricted Delivery $

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Total Postage and Fees $5.58

Sent To
TURNER GEORGE M III TR
TURNER MICHELLE J TRUST
Street and Apt. No., or PO Box No. 27 SPYGLASS LN
City, State, ZIP+4® PLYMOUTH, MA 02360

7021 0350 0000 0871 2039

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Date Stamp

NANTUCKET MA AUG 27 2024

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

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

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

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

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

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
(See Information on Reverse)
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Total Postage and Fees $5.58

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5417 BARTLETT STREET
Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

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MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM











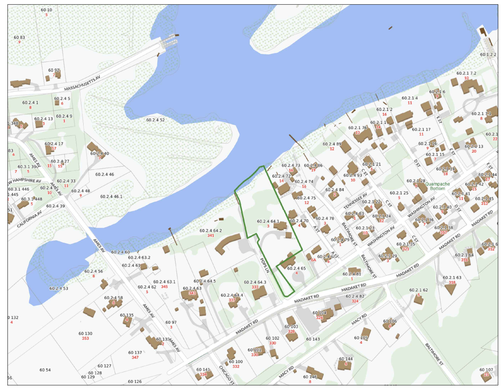


DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

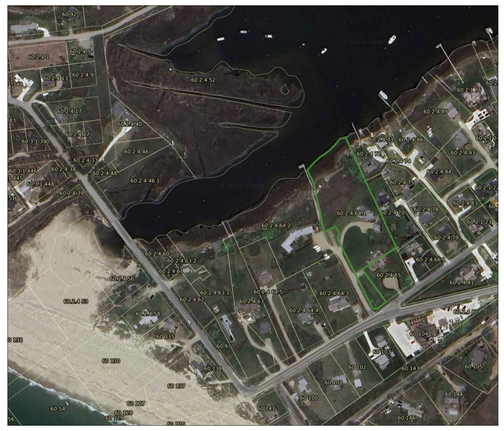
EXISTING PHOTOS

9 DECEMBER 2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

A1.0 GARAGE PLAN

A2.1 ALL ELEVATIONS

SITE PLAN KEY

GRAVEL DRIVEWAY

BLUESTONE

ROOFING

METAL ROOF

RED CEDAR NTW

IPE DECKING

SKYLIGHT

PLANTING BED

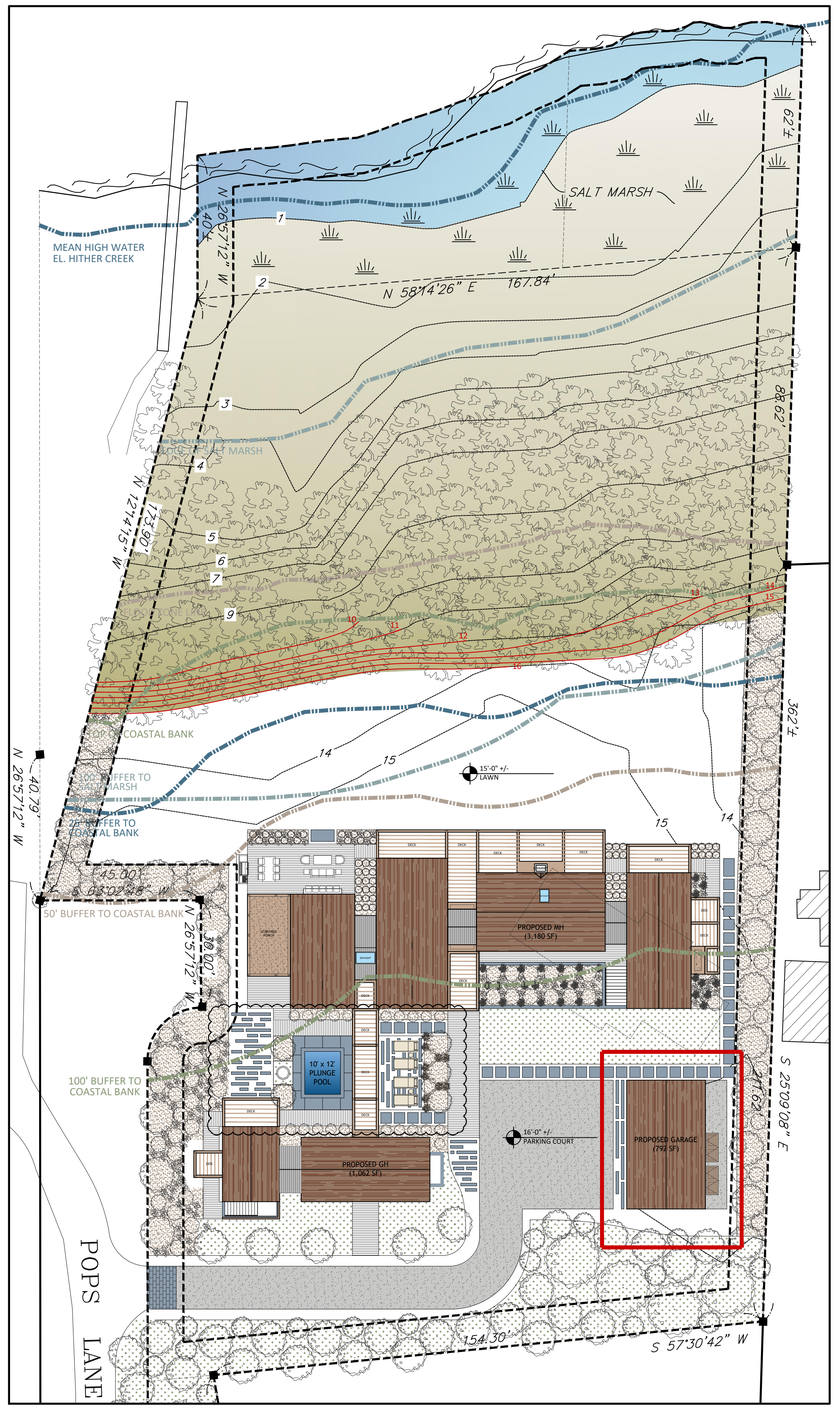
WILD GRASSES

CURED LAWN

PLUNGE POOL

BRUSH

HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GARAGE

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

COVER SHEET

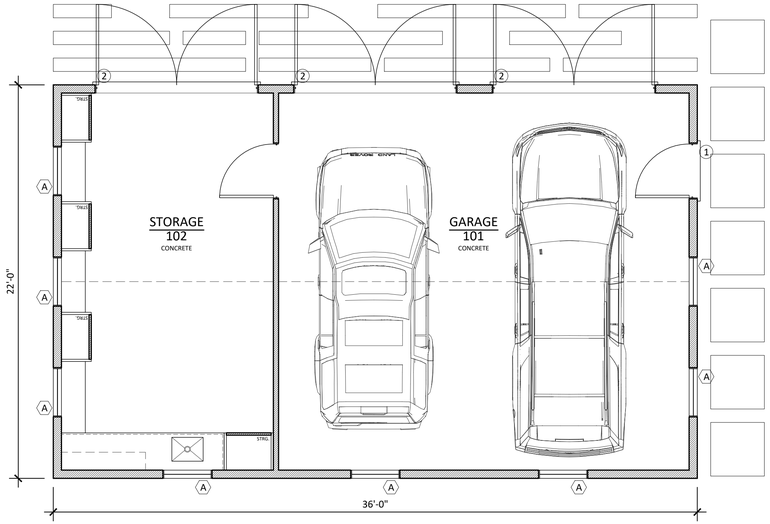
C1.1

9 DECEMBER 2024

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	8	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
B	2	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM LEPAGE	R.O.: 3'-0 x 8'-0"	6 LIGHT PATIO DOOR
2	3	CUSTOM GARAGE DOOR	R.O.: 9'-0" x 8'-6"	DOUBLE HINGED GARAGE DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS

*** SLAB ON GRADE**



GARAGE FIRST FLOOR PLAN - 792 SF
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED GARAGE

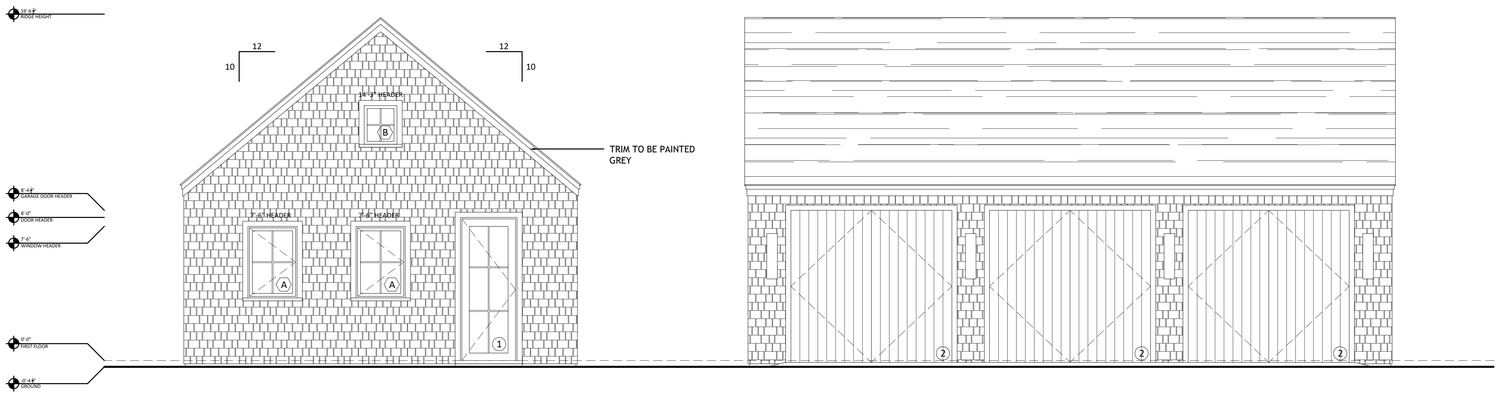
DUBUC

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

FIRST FLOOR PLAN

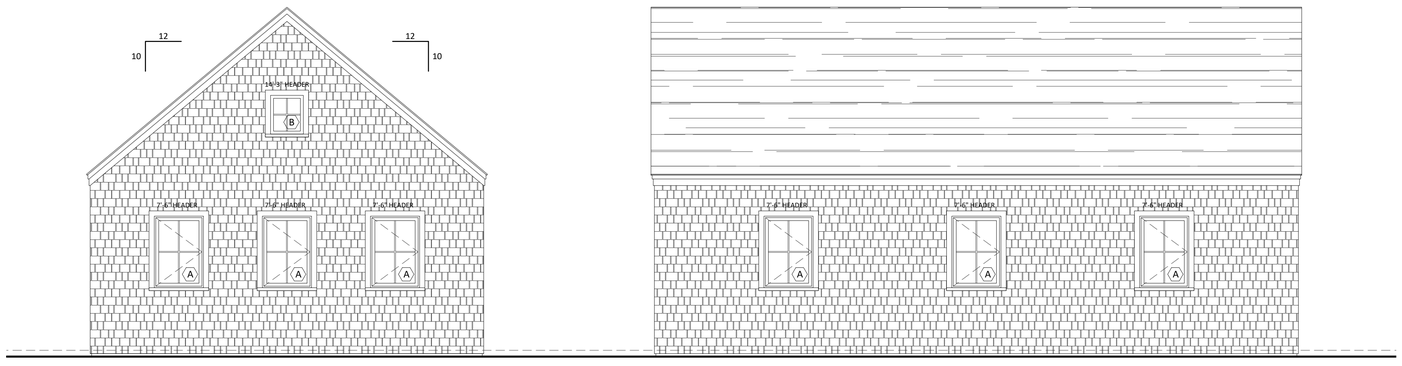
A1.0

9 DECEMBER 2024



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

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



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

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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
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3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS & SECTION

A2.1

9 DECEMBER 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

POOL

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 100.2.4 PARCEL N°. 104.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 12'-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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall STONE VENEER Clapboard (if applicable) — Roof —

Trim — Sash — Doors —

Deck IPE Foundation — Fence — Shutters _____

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

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

Date 09/03/2024 Signature of owner of record Nancy Dubon Signed under penalties of perjury

POOL

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:

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(initial to indicate read and understand) CMD

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature 09/03/2024

Date

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

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WHELDEN HAROLD R & COLLEEN S TR
WHELDEN REALTY TRUST
Street and Apt. No., or PO Box No. 14 BALTIMORE ST
City, State, ZIP+4® NANTUCKET, MA 02554

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

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Total Postage and Fees

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MORAN PAUL TR & MORAN JEAN
RESIDENT TR
Street and Apt. No., or PO Box No. 460 OCEAN RD
City, State, ZIP+4® NARRAGANSETT, RI 2822

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

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Postage
Total Postage and

Sent To
ACK ATLAS LLC
328 MADAKET RD
Street and Apt. No.
State, ZIP+4® NANTUCKET, MA 02554

7021 0350 0000 0871 2077

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OVERCREEK LLC
C/O SARA HENDRICKSON
Street and Apt. No., or PO Box No. 1248 ZIMMER DR
City, State, ZIP+4® ATLANTA, GA 30306

7021 0350 0000 0871 2121

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GREENWALD C GAIL
Street and Apt. No., or PO Box No. 21 FOLLEN ST
City, State, ZIP+4® CAMBRIDGE, MA 02138

7021 0350 0000 0871 2015

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Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2008

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TURNER GEORGE M III TR
TURNER MICHELLE J TRUST
Street and Apt. No., or PO Box No. 27 SPYGLASS LN
City, State, ZIP+4® PLYMOUTH, MA 02360

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Registered No. RF217983119US

Date Stamp

NANTUCKET MA AUG 27 2024

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

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OFFICIAL USE

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

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

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

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
(See Information on Reverse)
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Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

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MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM











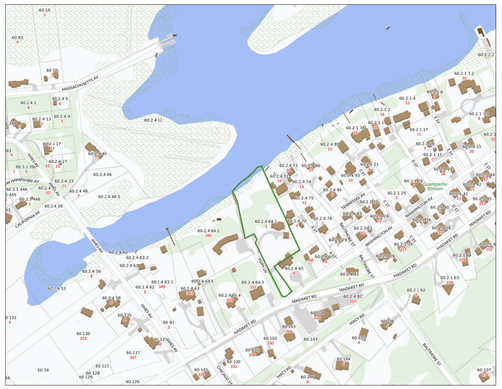


DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

EXISTING PHOTOS

9 DECEMBER 2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



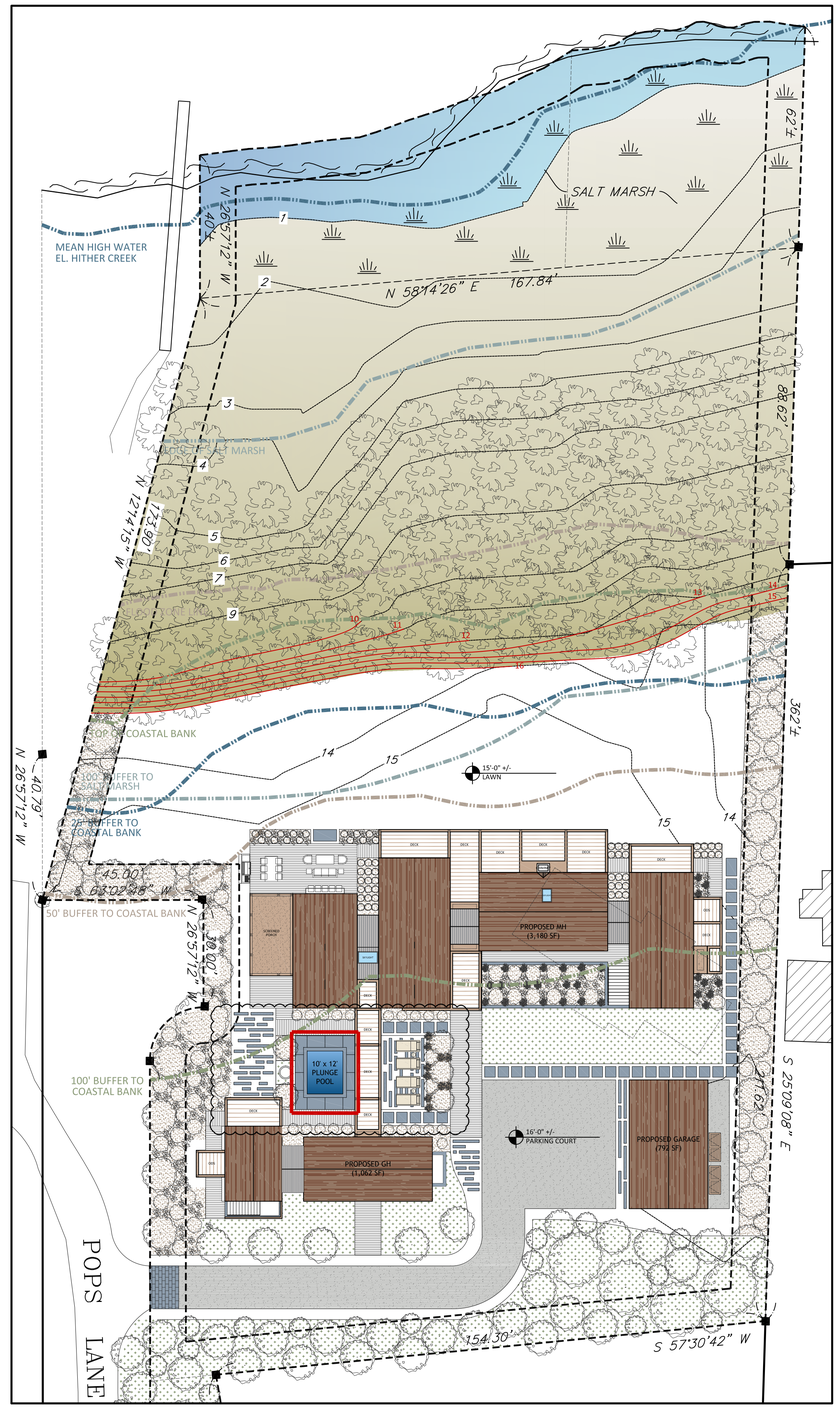
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

SITE PLAN KEY

- GRAVEL DRIVEWAY
- BLUESTONE
- ROOFING
- METAL ROOF
- RED CEDAR NTW
- IPE DECKING
- SKYLIGHT
- PLANTING BED
- WILD GRASSES
- CURED LAWN
- PLUNGE POOL
- BRUSH
- HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED POOL

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

COVER SHEET

C1.1

9 DECEMBER 2024

ADDRESS: 30 Pine St.
DATE HEARD: 12/10/2024
SITTING BOARD: Unknown

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: 12/12/24
✓	Address & HDC Case Number (ie HDC2020-05-0265): 30 Pine St.
NA	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
NA	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: 12/12/2024

5.	Todd /Susan Raisch	13 Witherspoon	Roof Replacement	68/477.2	Hicks Frank	SW
	• Add date of construction to the COA (NHL Data = c.2001); 3-tab to architectural Morie Black					
6.	Nogueira, William	31 Daffodil Ln	New dwelling	68/744	Val Oliver	SW
	• North (Easterly) elevation, 2nd & 3rd floor and Rear (Westerly) elevations, 3rd floor – slightly separate mulled window units to add structural mullions					
7.	Nogueira, William	31 Daffodil Ln	Pool Hardscape	68/744	Val Oliver	SW
	• Show pool equipment in plan; pool including pool equipment not visible at the time of inspection and in perpetuity, no grade change from existing or as noted on the application.					
8.	Lebrecht Doug	4 R Daffodil	Pool Hardscape	68/719.1	Waterscape	SW
	• Show pool equipment in plan; pool including pool equipment not visible at the time of inspection and in perpetuity, no grade change from existing or as noted on the application.					
9.	Weiss/Carruthers	38 Burnell St	Plunge Pool	73/123	DTA	SW
	• Subject to vegetative screening adjacent to the house and between pool and street, and between pool equipment and street; pool including pool equipment not visible at the time of inspection and in perpetuity, no grade change from existing or as noted on the application.					
10.	Matt Fee	50 Cliff Rd	Kitchen Hood	41/28	Peter Fernendes	RP
	• Add date of construction to the COA (HDC Survey NAN.1468 = c.1935 Craftsman)					
11.	Roni Roberts	16 Allens Ln	Replace windows MH	55/92	Self	RP
	• Add date of construction to the COA (NHL Data = c.1974)					
12.	Tina & Tim Moore	7 Sandy Dr	Rebuild expand deck	29/77	Val Oliver	AM
	• Due to lack of visibility					
13.	NRSA/ Landbank	7 Nobadeer Farm	Court Revs 5065	69/1	CHA	AM
	• White awnings; lighting to meet Dark Sky Standards					
14.	Tomack LLC	38 Chuck Hollow Rd	Sports court	75/66.1	Ahern LLC	AM
	• Sports court not to be seen at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
15.	Lazowski, Alan	20 Waquoit Rd	Addition to Guest House	90/5	CWA	CT
	• Add previous approval COA # (of the move-on site) to the application.					
16.	256 Polpis LLC	256 Polpis Rd	Boat House Addition & re-site	25/25	Botticelli & Pohl	CT
	• Due to minimal visibility.					

VI. NEW BUSINESS 10/29/24						
1.	Alexander Woodley	3 Newtown Ct	Rev 2022-03-6065	55/210.2	Val Oliver	AM
2.	Jeff & Nicole Barden	1 Hedgebury Ln	Addition	41/594	MCA	CT
VII. NEW BUSINESS 11/12/2024						
1.	Olympic Equity Holdings	91 Main Street	Rev to Repair due to rot	42.3.3/18	NAG	SW
2.	Bo Wilson	30 Ridge Ln	Rev Hardscape	38/114	KMLD	SW
3.	Koufakis, Michael	6 Swain St	Addition	42.4.1/82.2	NAG	SW
4.	DXD SS Fund II Nantucket Propco LLC	10/12 DavKim Ln Storage Unit	Window sash color change	68/61 & 62	Emeritus LTD	SW
5.	Bernard James	29 Long Pond Dr	Fenestration	59.4/19	JB Studio	RP
6.	Cassaza Chris	6 Old Westmoor Farm	Hardscape	41/821	R Newman	RP
7.	~~Theodorakos, Vaios Trust~~	~~79 Pocomo Rd~~	~~Sports Court~~	~~15/5~~	~~Chip Webster~~	~~JP~~
8.	Hart Pine NT	38 Pine St	Addition	55.4.1/69	Normand	JP
9.	Ang Barry & Robert	11 Jonathan Way	New dwelling	75/42	Nate Barber	JP
10.	Lanetta, Laura & Doug Fisher	7 Paul Jones Rd	Add Pergola	30/68.1	Emeritus LTD	JP
11.	Anna & Anna Dean	8 Heath Ln	Hardscape driveway	72/46	Liza Hatton	JP
12.	Sandy Paws Salty Kisses	4 Weweeder Ave	Rev COA Fen changes	80/102	Brook Meerbergen	JP
13.	Sandy Paws Salty Kisses	4 Weweeder Ave	Retaining/ topo	80/102	Brook Meerbergen	JP
14.	1 North Swift Rock Rd Trust	1 N Swift Rock Rd	Pool House	40/2	Emeritus LTD	JP
15.	1 North Swift Rock Rd Trust	1 N Swift Rock Rd	Relocate structure on site	40/2	Emeritus LTD	JP
16.	1 North Swift Rock Rd Trust	1 N Swift Rock Rd	Pool rev 10131	40/2	Ahern LLC	AM
17.	Jeffrey Auseizer	14 Moors End Ln	Porch	43/216	EMDA	AM
18.	Maisto, Mark	78 Pleasant St	Addition	55/654	Gryphon Architect	VO
19.	Hampton S Lynch Jr Trust	2 Green Ln	Historic Reno fen changes	42.3.3/130	Gryphon Architect	VO

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 sf. Decks/Patio: Size: 56 sf. ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 375 sf 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:

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

Addition to existing dwelling

*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 _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) _____ 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 _____

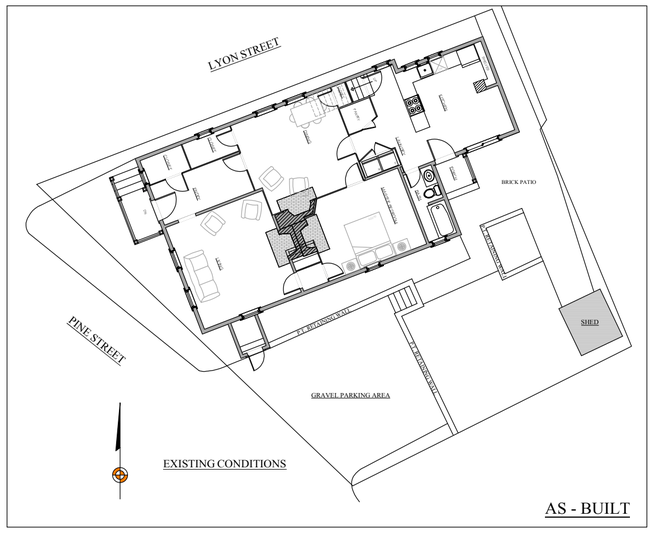
* Attach manufacturer's color samples if color is not from HDC approval list.

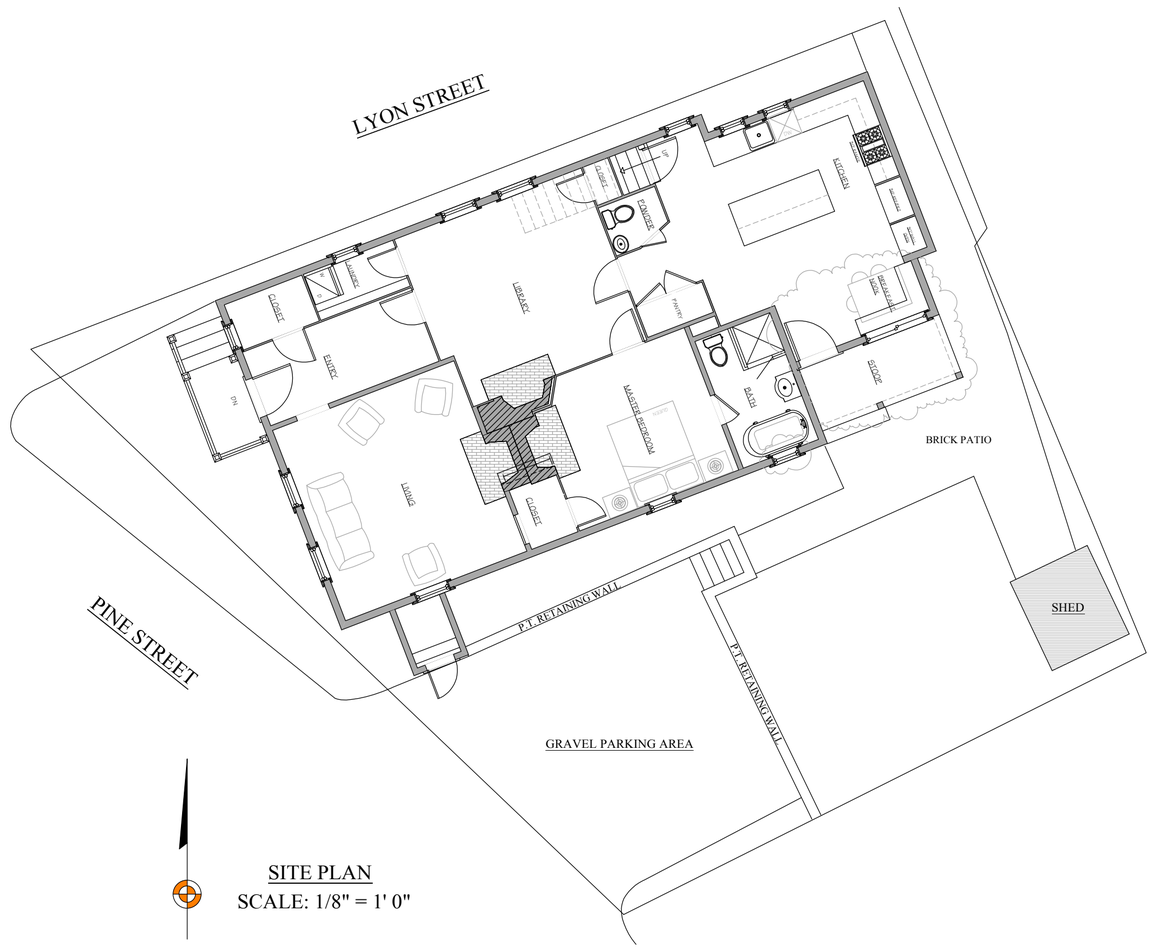
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

THE DAY RESIDENCE
38 PINE STREET
NANTUCKET, MA 02554







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

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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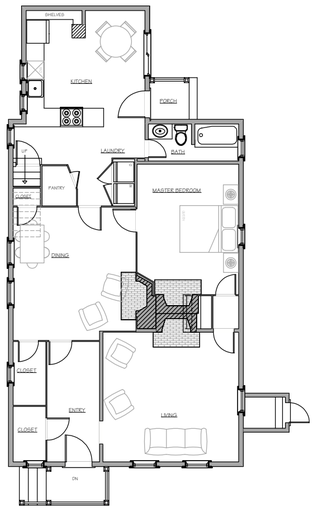
COVER SHEET
DATE: 12/11/2024
SCALE: AS NOTED

M/P: 55.4.1 / 69

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

A

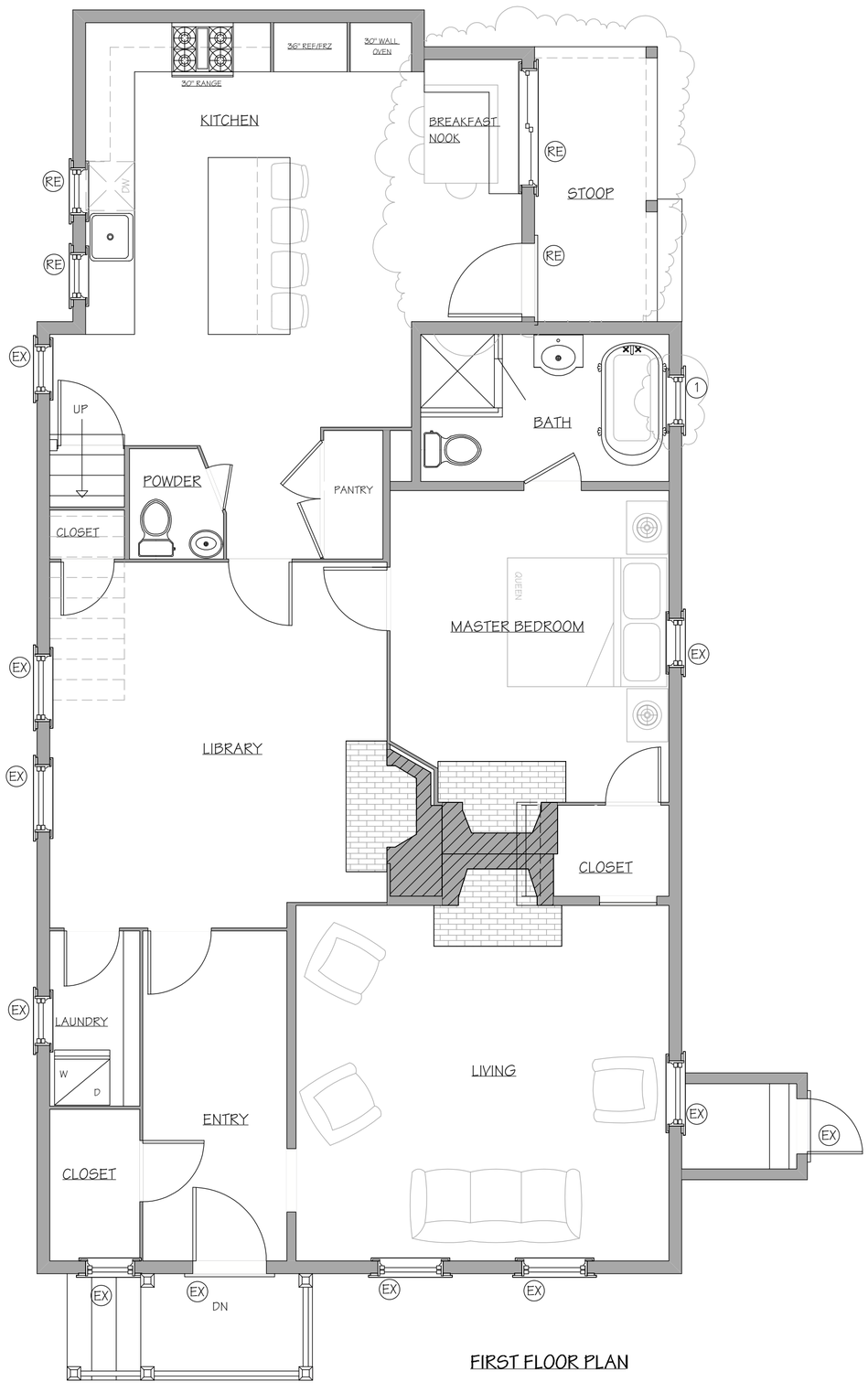
AS - BUILT



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

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.

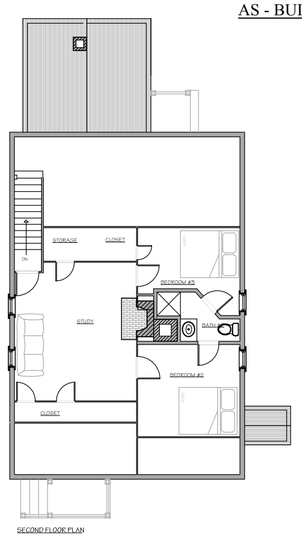
FIRST FLOOR PLAN
DATE: 12/11/2024
SCALE: 1/4" = 1' 0"

M/P: 55.4.1 / 69

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

1

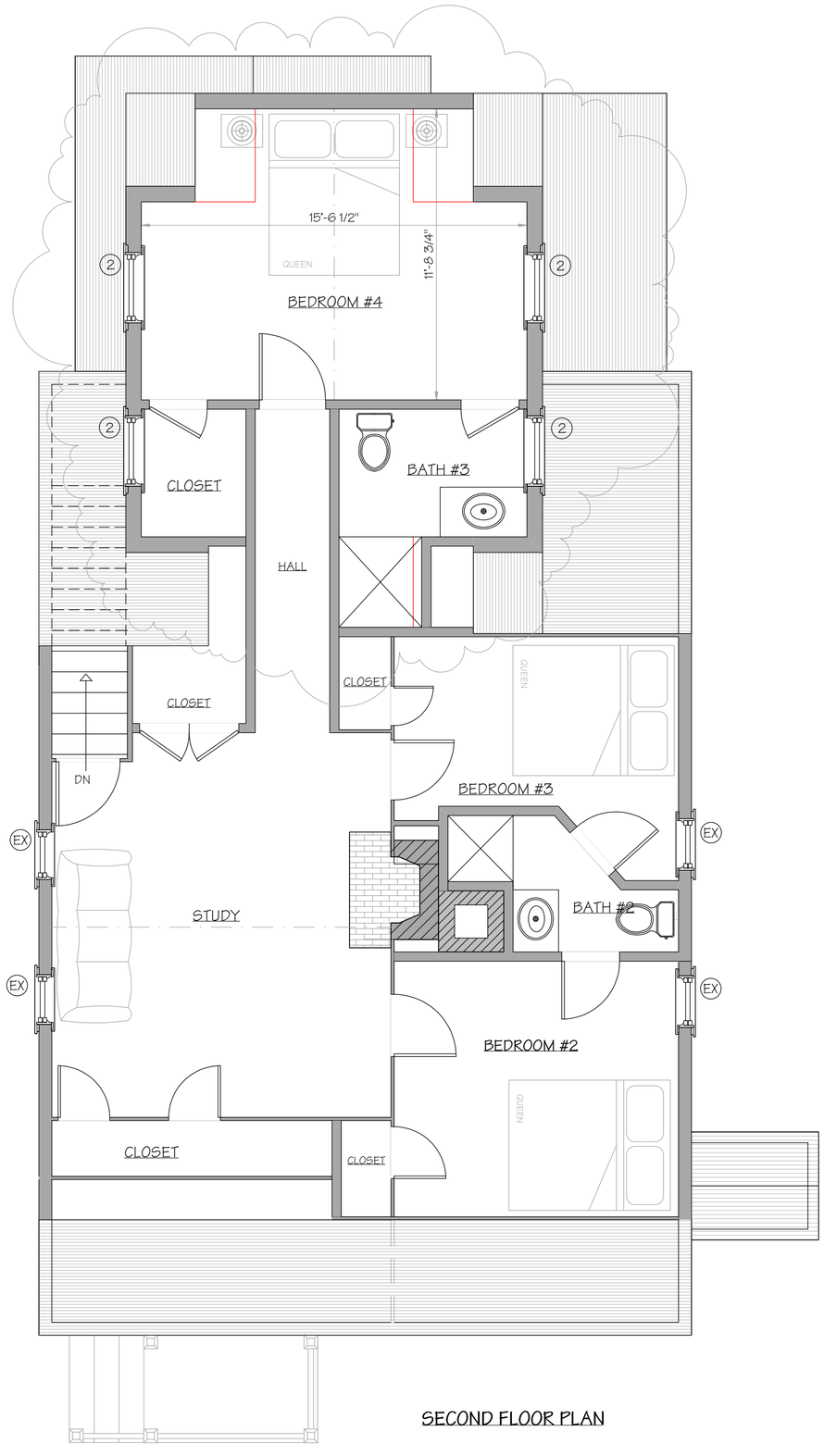
AS - BUILT



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

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DESIGN, INC
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SECOND FLOOR PLAN
DATE: 12/11/2024
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



SOUTH ELEVATION

PREVIOUS SUBMITTAL



SOUTH ELEVATION

AS - BUILT



WEST 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

HDC REVISIONS:
- REDUCE DORMER WIDTH BY 1' 6"
- BRING DORMER ROOF OFF OF RIDGE
- REVISE DORMER WINDOWS TO 12/12



SOUTH ELEVATION

NOT FOR CONSTRUCTION

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

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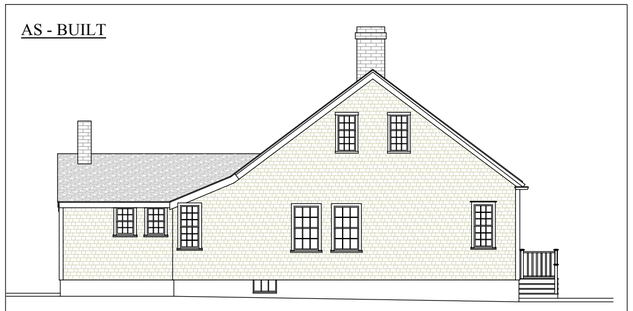
ELEVATIONS
DATE: 12/11/2024
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

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

3

AS - BUILT



NORTH ELEVATION

AS - BUILT



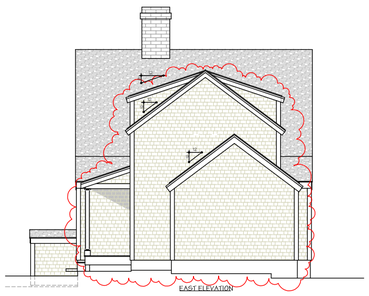
EAST ELEVATION

PREVIOUS SUBMITTAL



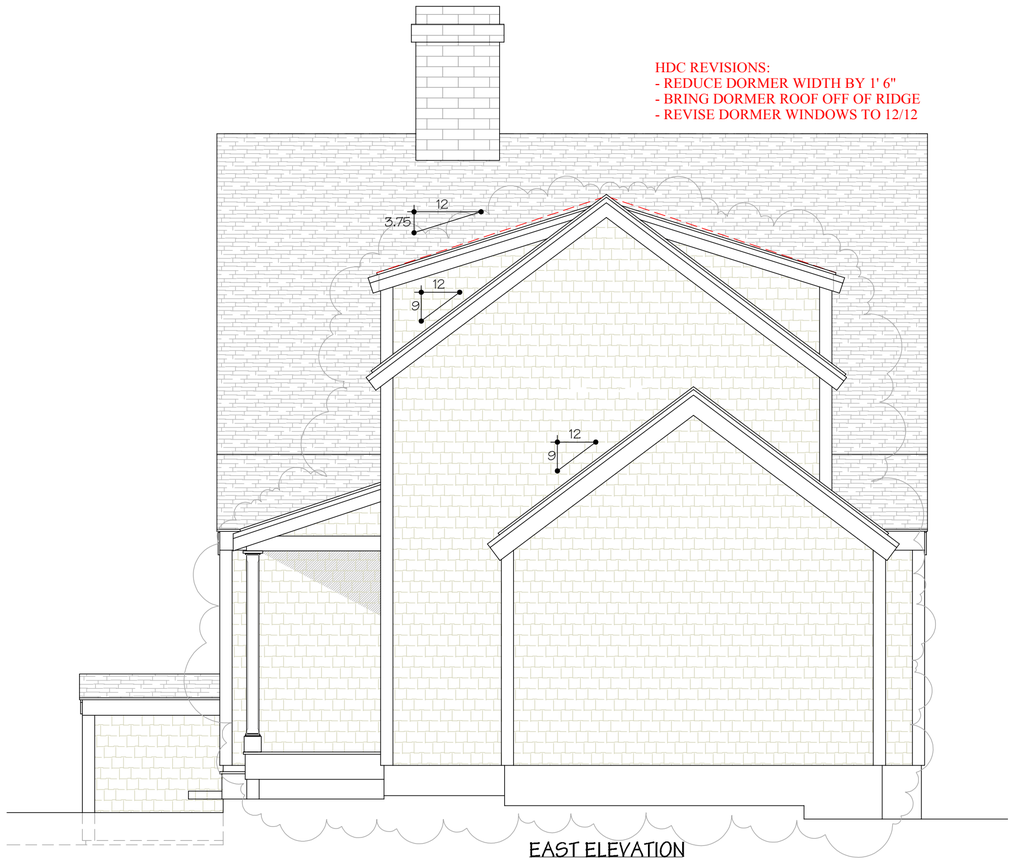
NORTH ELEVATION

PREVIOUS SUBMITTAL



EAST ELEVATION

HDC REVISIONS:
- REDUCE DORMER WIDTH BY 1' 6"
- BRING DORMER ROOF OFF OF RIDGE
- REVISE DORMER WINDOWS TO 12/12



EAST ELEVATION

HDC REVISIONS:
- REDUCE DORMER WIDTH BY 1' 6"
- BRING DORMER ROOF OFF OF RIDGE
- REVISE DORMER WINDOWS TO 12/12



NORTH ELEVATION

WINDOW SCHEDULE

EX	- EXISTING WINDOW/DOOR
RE	- REUSE EXISTING WINDOW/DOOR
1	- 2' 0" X 1' 8" HOPPER WINDOW - TDL
2	- 2' 8" X 4' 8" DBL HNG WINDOW - TDL

NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 12/11/2024
SCALE: 1/4" = 1' 0"

M/P: 55.4.1 / 69

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

4

ADDRESS: 76 Pleasant St. (Rear Dwelling)

DATE HEARD: SUB-7/9/24 HEARD 8/6/24
SUB 8/8/24 HEARD 8/13/24
SUB 10/17/24 HEARD 10/22/24

SITTING BOARD: SUB 11/14/24 HEARD 11/19/24
SUB 12/12/24 →

Welch, Pohl, Camp, Macleod, Patten.

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

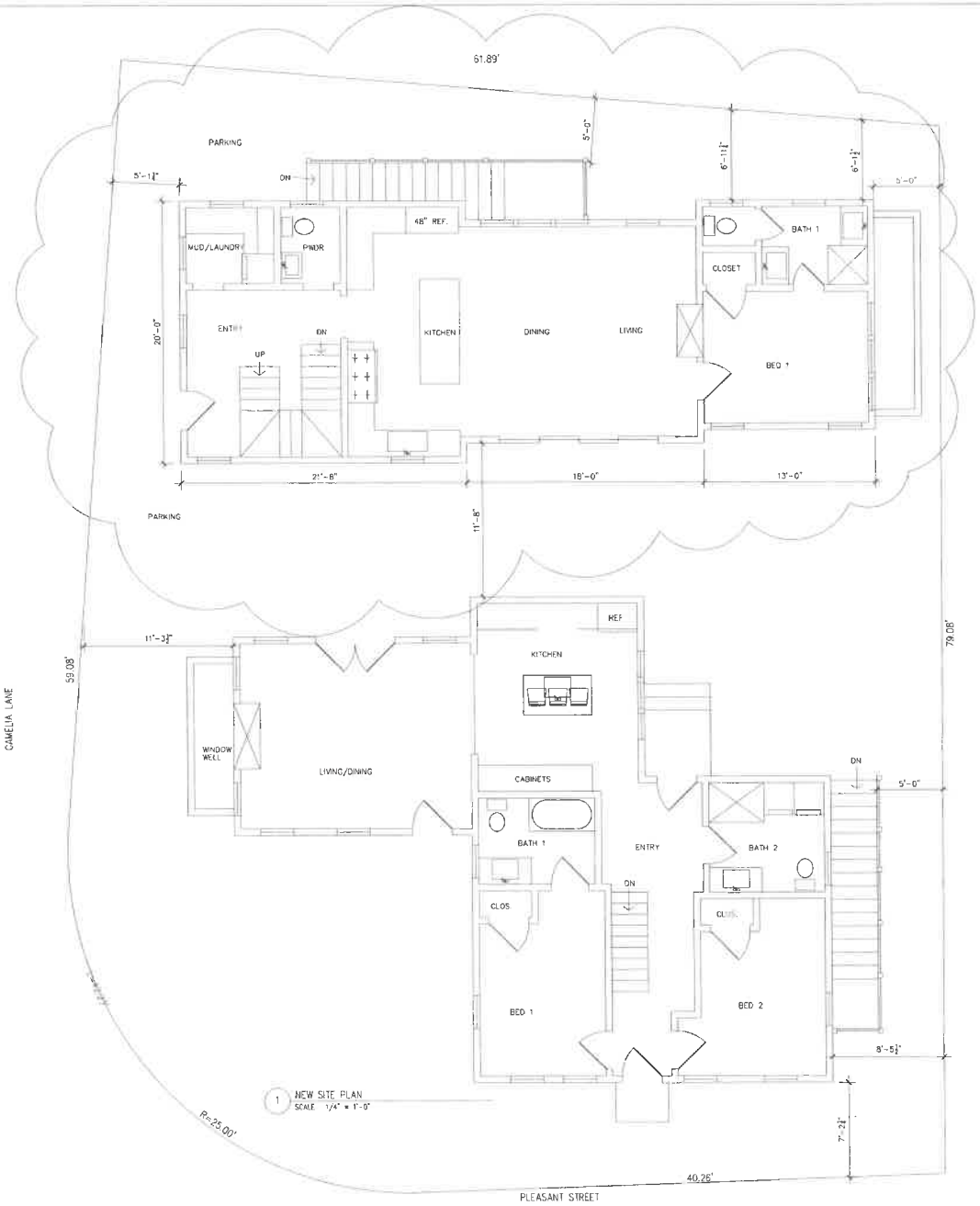
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

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: 12.12.24
✓	Address & HDC Case Number (ie HDC2020-05-0265): 76 Pleasant St. (rear) HDC 2024-
	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



1 NEW SITE PLAN
SCALE 1/4" = 1'-0"



1 WEST STREET ELEVATION

SITE PLAN

PREPARED FOR:
SAMANTHA AND CRAIG CORDTS-PEARCE
585 MOUNTAIN LAUREL DR.
ASPEN, CO 81611

ASSESSOR MAP # 55
TAX PARCEL # 367

ZONING REQUIREMENTS

ZONE:	RON
MINIMUM FRONTAGE:	50'-0"
MINIMUM LOT SIZE:	5,000 S.F.
CURRENT FRONTAGE:	40'-3 1/8"
CURRENT LOT SIZE:	5,220 S.F.
FRONT YARD SETBACK	0'-0"
SIDE AND REAR YARD SETBACK:	5'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	40%
ALLOWABLE TOTAL GROUND COVERAGE:	2088 S.F.
CURRENT TOTAL GROUND COVERAGE:	808 +/- S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	15.48%
PROPOSED TOTAL GROUND COVERAGE:	1078 +/- S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO:	20.65%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
NANTUCKET SURVEYORS, INC.
5 WINDY WAY
NANTUCKET, MA 02554

DRAWING LIST

A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	STREET VIEW ELEVATION

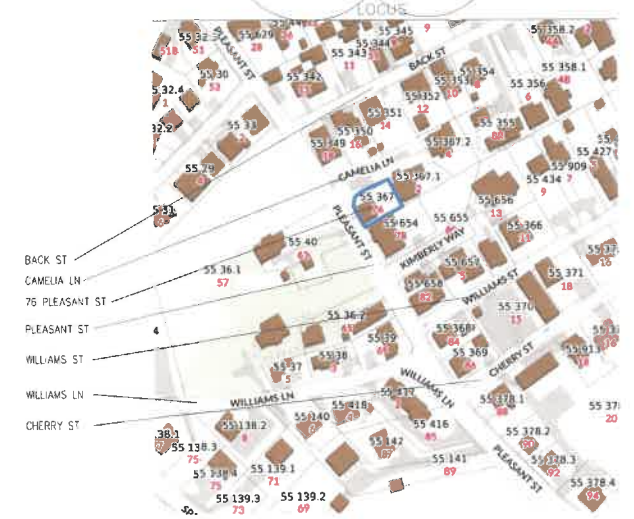
DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	6 PANEL	CUSTOM	---	1'-0" x 6'-0" MATCH EXISTING DOOR
2	6 LIGHT QUAD DOOR	SIMPSCO	---	15'-0" x 8'-0"
3	6 LIGHT DEL DOOR	BROSCO	---	3'-0" x 6'-0"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	BROSCO	---	2'-6" x 4'-8" MATCH EXISTING SIZE
B	2/2 LIGHT DH	BROSCO	---	2'-6" x 4'-8" MATCH EXISTING SIZE
C	2/2 LIGHT DH	BROSCO	---	11'-0" x 4'-8" QUAD WINDOW
D	2/2 LIGHT DH	BROSCO	---	2'-6" x 6'-0"
E	2/2 LIGHT DH	BROSCO	---	2'-6" x 3'-4"
F	2/2 LIGHT DH	BROSCO	---	1'-0" x 2'-8"

LOCUS



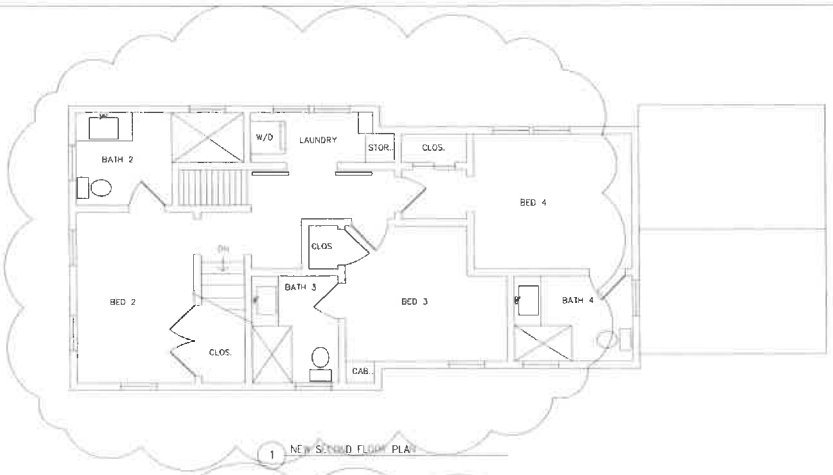
CORDTS-PEARCE
76 PLEASANT ST. BUILDING 1
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
8.8.24 HDC SUBMITTAL
10.1.7.24 HDC SUBMITTAL
Revisions: 11.13.24 HDC SUBMITTAL

Drawn By: SP
Project No: CORDTS-PEARCE
Scale: NOTED

SITE

A1.1

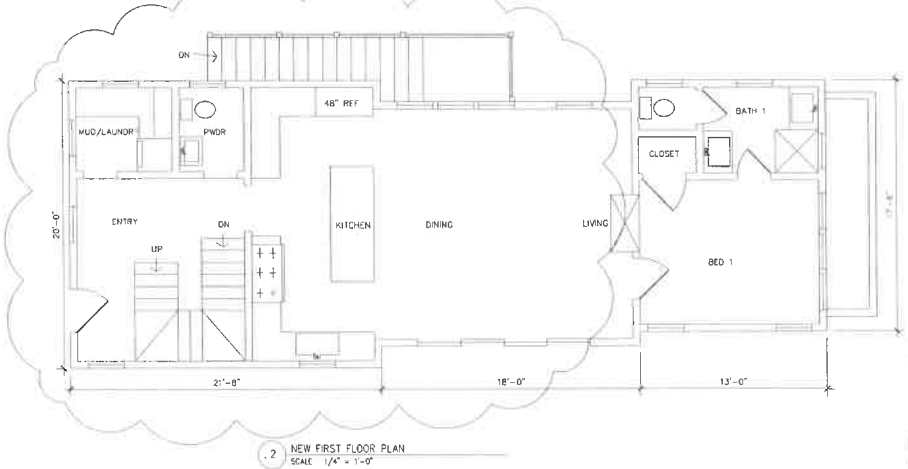


1 NEW SECOND FLOOR PLAN

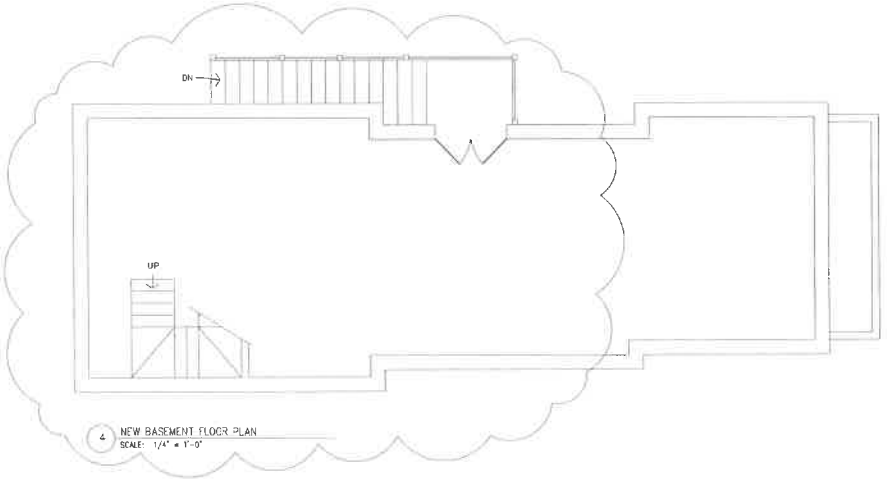




3 PREVIOUSLY SUBMITTED FLOOR PLANS
SCALE: 1/4" = 1'-0"



2 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

CORDTS-PEARCE
76 PLEASANT ST. BUILDING 2
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
8.8.24 HDC SUBMITTAL
Revisions: 10.17.24 HDC SUBMITTAL
11.14.24 HDC SUBMITTAL
12.12.24 HDC SUBMITTAL

Drawn By: SP
Project No: CORDTS-PEARCE
Scale: NOTED

FLOOR PLAN

A2.1



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



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



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



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

CORDTS-PEARCE
76 PLEASANT ST. BUILDING 2
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
8.8.24 HDC SUBMITTAL
10.17.24 HDC SUBMITTAL
Revisions 11.14.24 HDC SUBMITTAL
12.12.24 HDC SUBMITTAL

Drawn By: gp
Project No.: CORDTS-PEARCE
Scale: NOTED

ELEVATIONS

A3.1



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



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



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



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

CORDTS-PEARCE
76 PLEASANT ST. BUILDING 2
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
8.8.24 HDC SUBMITTAL
10.17.24 HDC SUBMITTAL
Revisions: 11.14.24 HDC SUBMITTAL
12.12.24 HDC SUBMITTAL

Drawn By: SR
Project No: CORDTS-PEARCE
Scale: NOTED

ELEVATIONS

A3.2



1 PREVIOUS STREET VIEW
SCALE: 1/4" = 1'-0"



2 NEW STREET VIEW
SCALE: 1/4" = 1'-0"

CORDTS-PEARCE
76 PLEASANT ST. BUILDING 2
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
8.6.24 HDC SUBMITTAL
10.17.24 HDC SUBMITTAL
Revisions: 11.14.24 HDC SUBMITTAL
12.12.24 HDC SUBMITTAL

Drawn By: sp
Project No.: CORDTS-PEARCE
Scale: NOTED

ELEVATIONS

A33

LOCUS


BACK ST
CAMELIA LN
76 PLEASANT ST
PLEASANT ST
WILLIAMS ST
WILLIAMS LN
CHERRY ST
55 32.3
51B
51
PLEASANT ST
55 629
28
26
55 345
9
55 344
9-
55 343
11
11
BACK ST
55 358.2
4A
2
55 358.1
4B
55 30
53
55 342
15
55 354
8
55 353
10
55 356
6
55 352
12
55 351
14
55 350
55 349
16
18
55 355
8R
55 367.2
4
55 33
2
55 29
4
CAMELIA LN
55 367.1
2
55 427
55 909
5
55 434
7
9
55 367
76
55 656
13
55 655
55 654
78
55 366
11
KIMBERLY WAY
55 40
61
55 36.1
57
55 657
5
55 658
82
WILLIAMS ST
55 371
18
55 370
15
55 36.2
65
55 368
84
55 39
69
55 369
86
55 913
18
CHERRY ST
55 38
3
55 37
5
WILLIAMS LN
WILLIAMS LN
55 417
2
55 378.1
88
55 418
4
55 140
6
55 138.2
8
55 416
85
55 142
87
55 138.3
75-
55 138.4
75
55 139.1
71
55 141
89
55 378.2
90
55 378.3
92
PLEASANT ST
55 378.4
94
55 139.3
73
55 139.2
69

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	6 PANEL	CUSTOM	---	3'-0" x 8'-0" MATCH EXISTING DOOR
2	6 LIGHT QUAD DOOR	BROSCO	---	12'-0" x 8'-0"
3	6 LIGHT DBL DOOR	BROSCO	---	5'-0" x 8'-0"

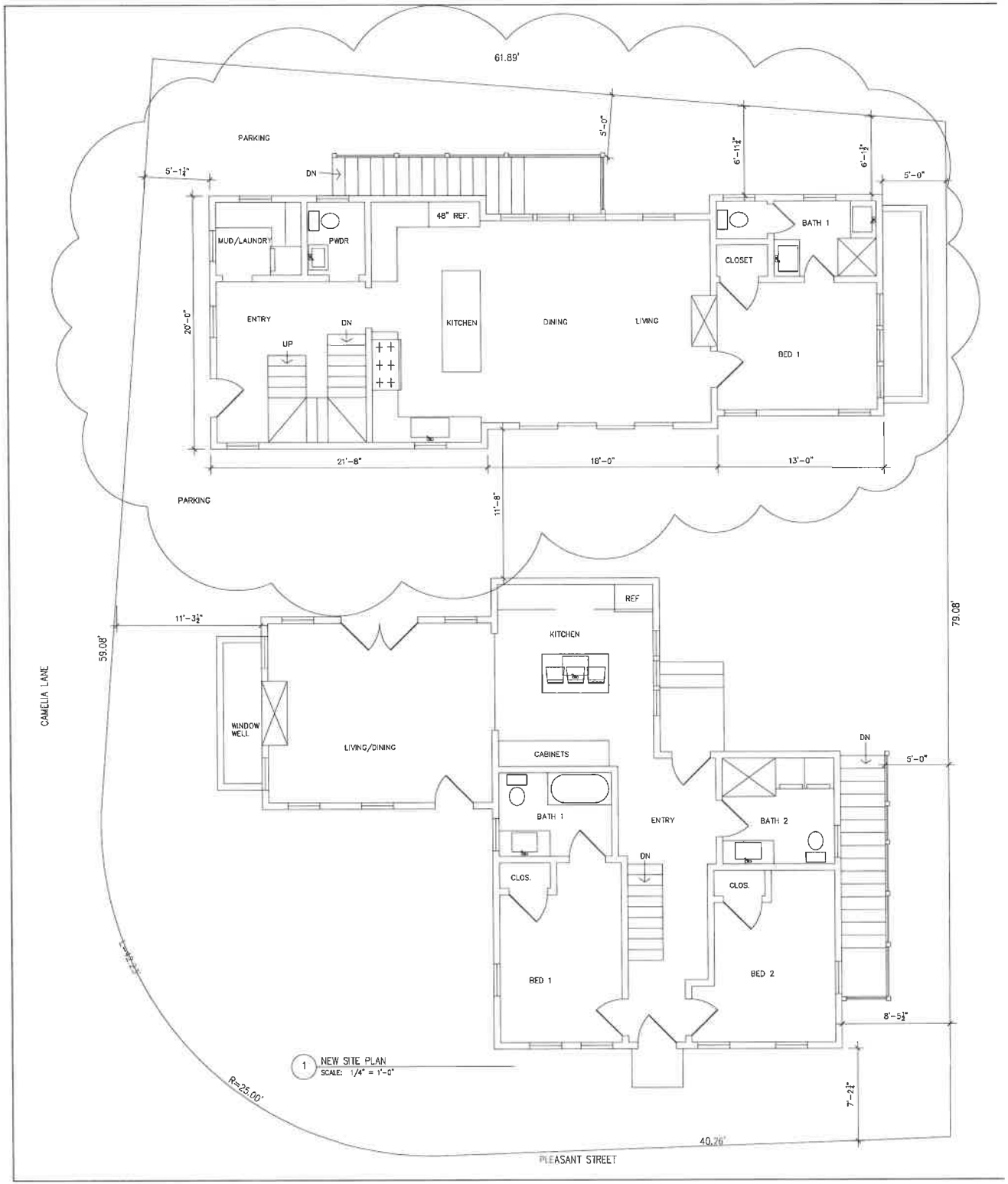
WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	BROSCO	---	2'-6" x 4'-8" MATCH EXISTING SIZE
B	2/2 LIGHT DH	BROSCO	---	8'-2" x 4'-8" TRIPLE WINDOW
C	2/2 LIGHT DH	BROSCO	---	11'-0" x 4'-8" QUAD WINDOW
D	2/2 LIGHT DH	BROSCO	---	2'-6" x 4'-0"
E	2/2 LIGHT DH	BROSCO	---	2'-6" x 3'-4"
FE	1/1 FIXED	BROSCO	---	1'-2" x 2'-6"

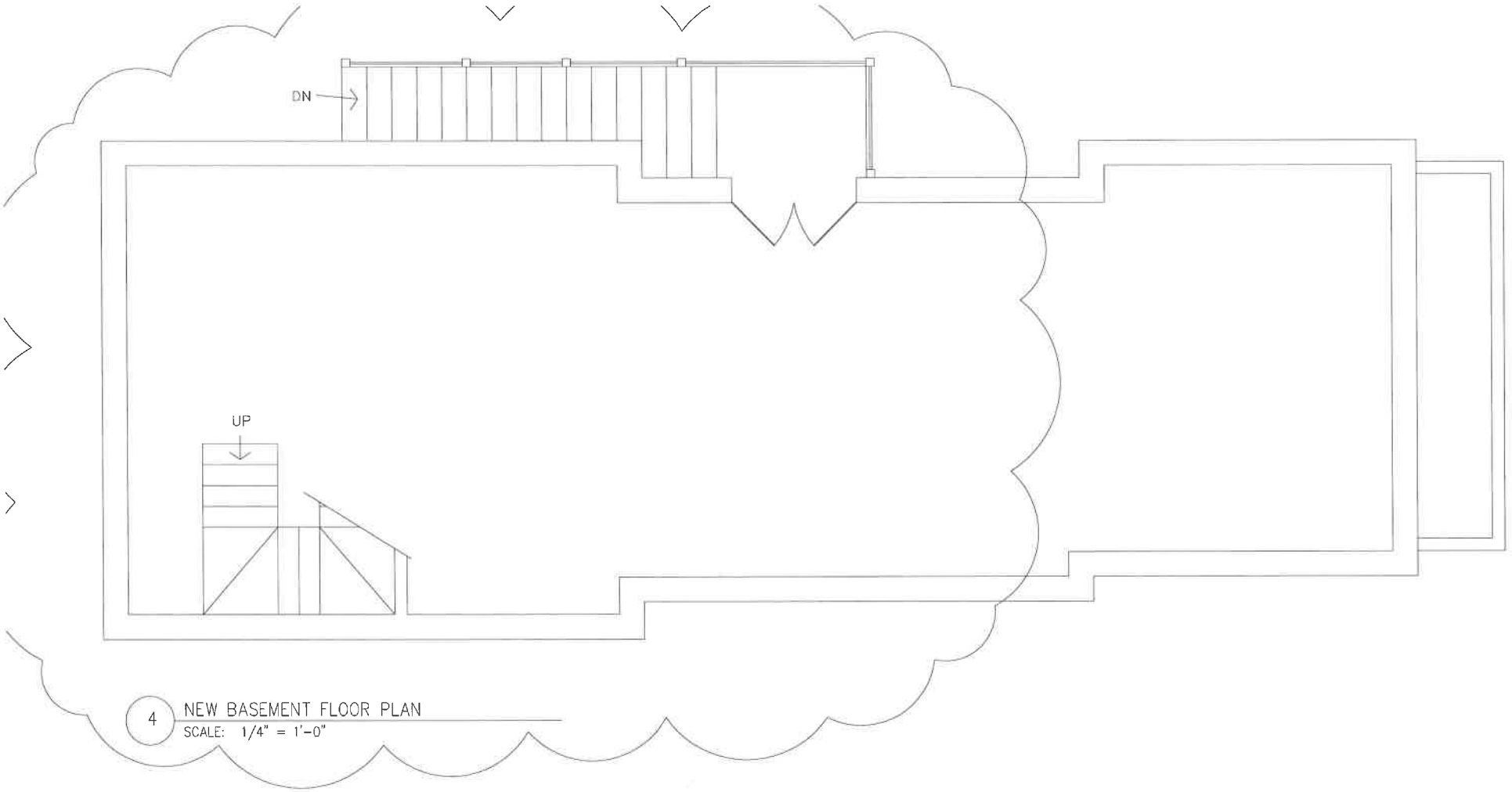
LOCUS



1 WEST STREET ELEVATION

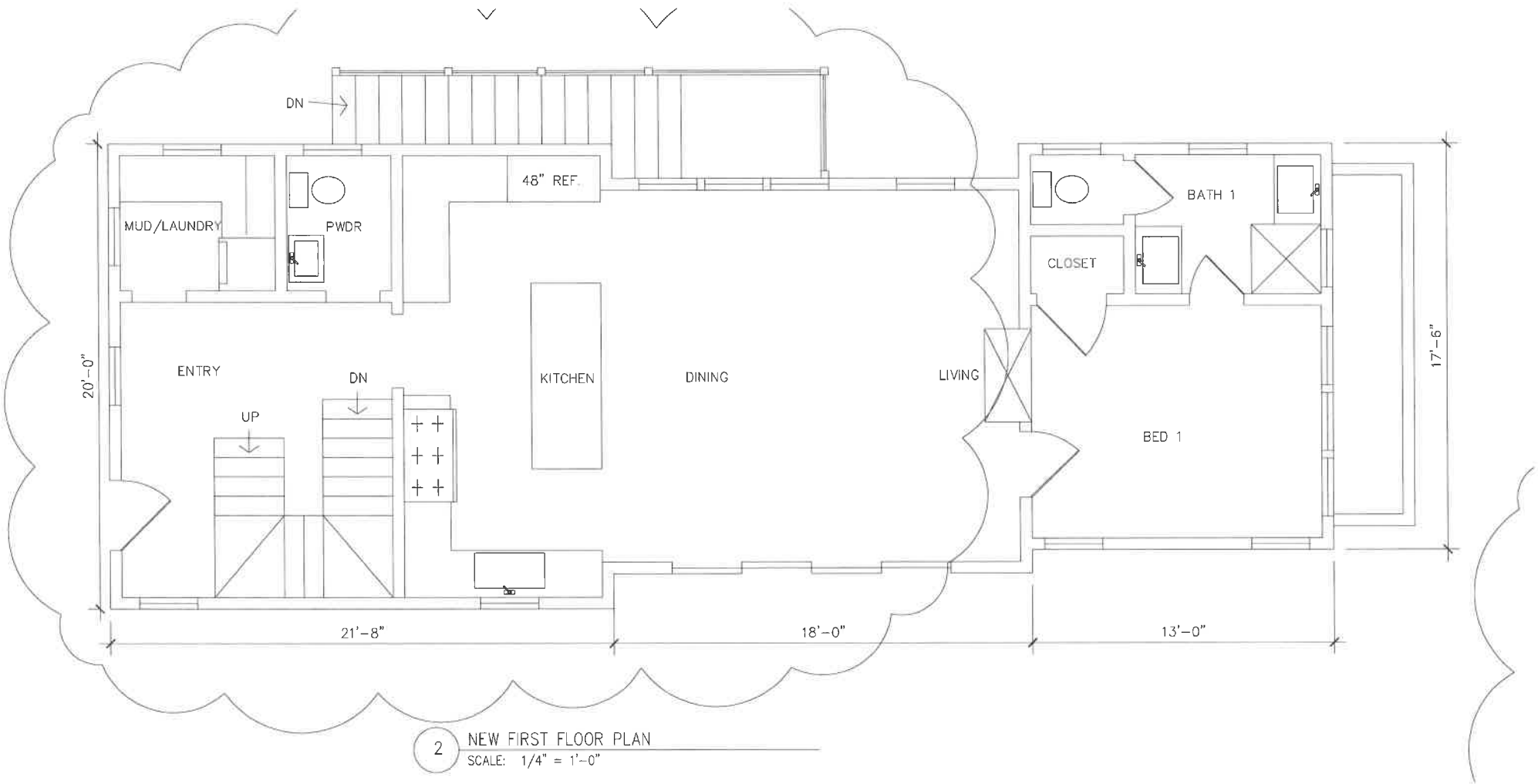


1 NEW SITE PLAN
SCALE: 1/4" = 1'-0"

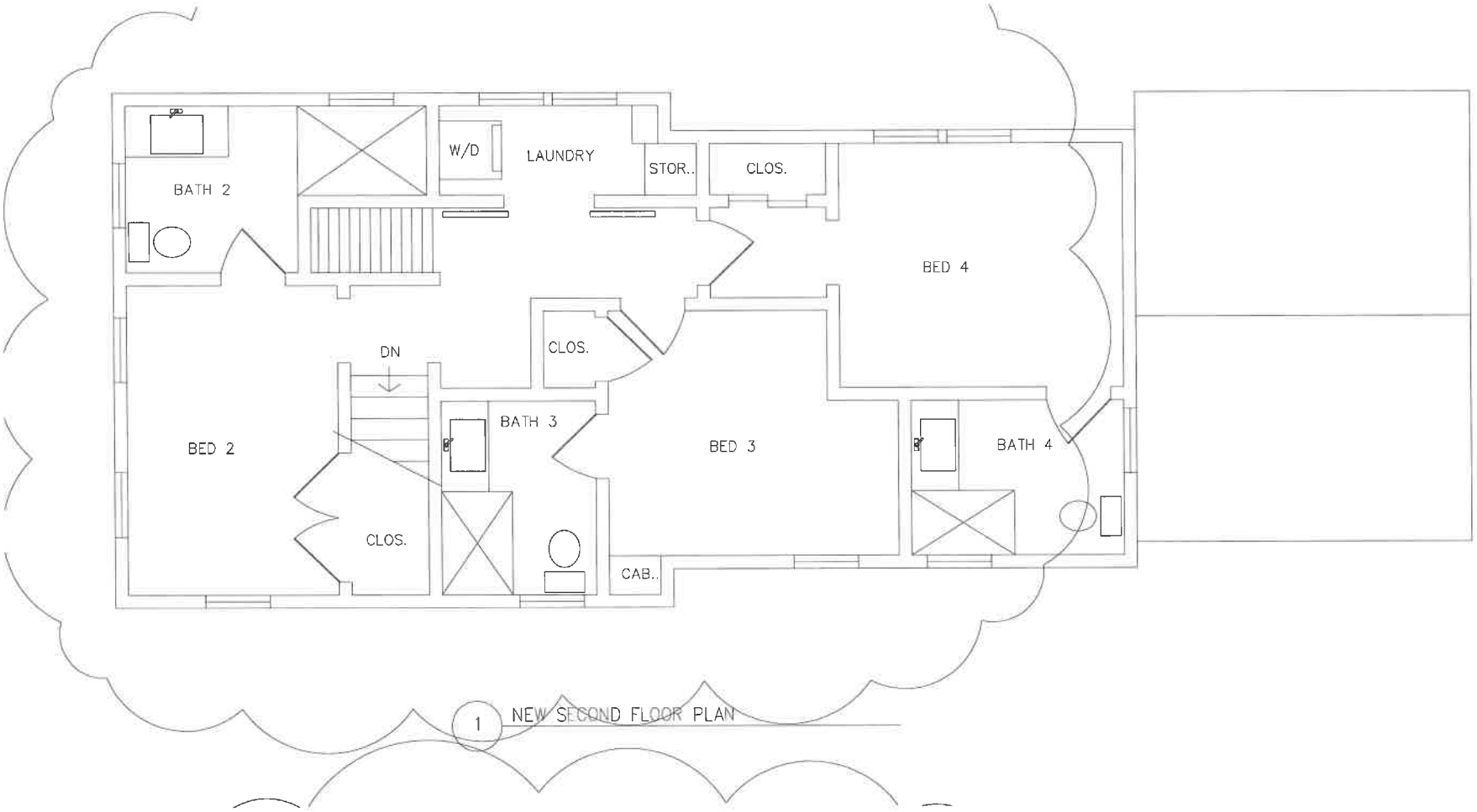


4 NEW BASEMENT FLOOR PLAN

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



2 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



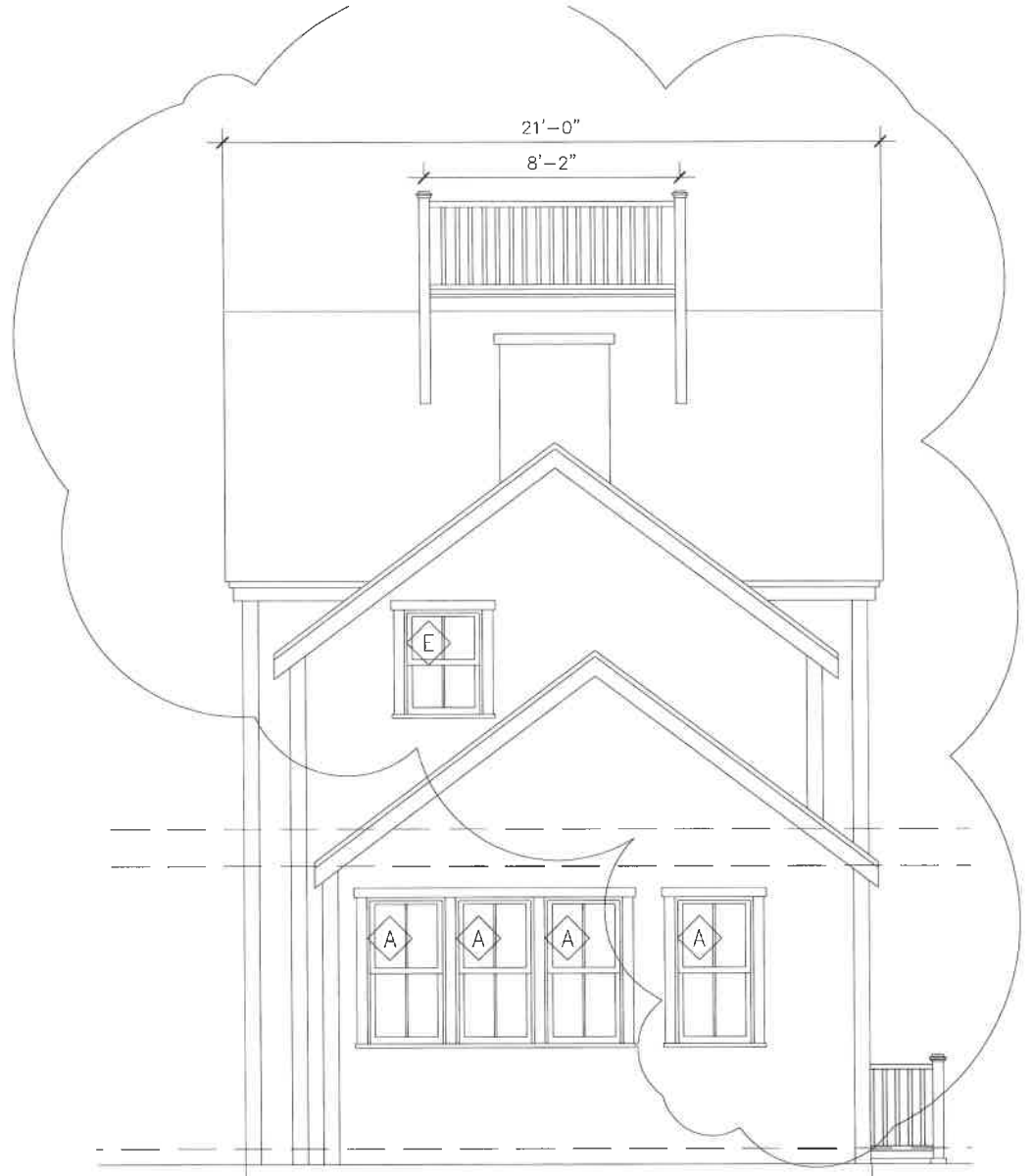
1 NEW SECOND FLOOR PLAN



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



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



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



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



2 NEW STREET VIEW
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°. 137

Street & Number of Proposed Work: 13 Nancy Ann Lane

Owner of record: 13 and 15 Nancy Ann Lane LLC

Mailing Address: 800 Boylston St. 30th Floor
Boston, MA, 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 131'-0" Sq. Footage 1st floor: 6,756 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 64'-0" Sq. footage 2nd floor: 6,756 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6"+/- South " East " West "

Height of ridge above final finish grade: North 29'-11½" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7 /12 Secondary Mass 6 /12 Dormer 4.5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) Wood and Metal

Leaders (material and size): Wood and Metal

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Shingle / Wood Board and Batten

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WOOD - Natural Clapboard (if applicable) N/A Roof Dove Grey
Trim Natural Sash Black Doors Dove Grey
Deck N/A Foundation Natural Fence n/a Shutters Black

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

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

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

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant**.**

Affidavit Certifying Completeness of Old Business submission

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

Signature: Michael CLancy Date: _____

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 11.19.24

13 Nancy Ann Lane

Emeritus LTD

68 / 137

New Mixed-Use Building

Sitting Board: Thornewill, Pohl, Camp, MacLeod

Chair: Welch Alternate: None

Thornehill: Have done good job with “in and outs” of building. Can we make the roof lines vary a bit in the N/S direction.

McLeod: Project has come a long way.

Pohl: the (2) front pent roofs at 13NAL could be joined to be a hop roof.

Camp: Don’t have a lot to add. Like the buildings side-by-side. Trim to be changed from natural to painted grey. Shutters to be changed from black to grey.

Welch: All major gable roofs could be changed from a 6:12 to 7:12 pitch. Windows of 15NAL front gables to be mulled together – too tucked in roofline / high in the gable

Motion for Revisions

Roll Call Vote: Carried 5-0

13 Nancy Ann Lane - Mixed Use Project

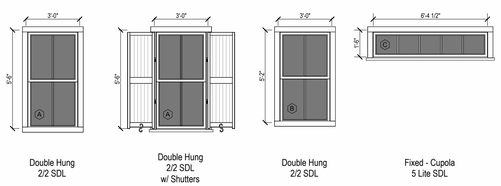
13 Nancy Ann Lane
Nantucket, MA 02554

12.12.2024

HDC Old Business Submission

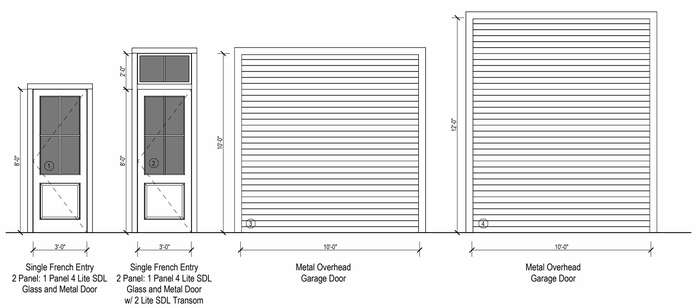


Locus Map_13 Nancy Ann Lane



Window Legend_13 Nancy Ann Lane

1/4" = 1'-0"



Door Legend_13 Nancy Ann Lane

1/4" = 1'-0"



East Elevation



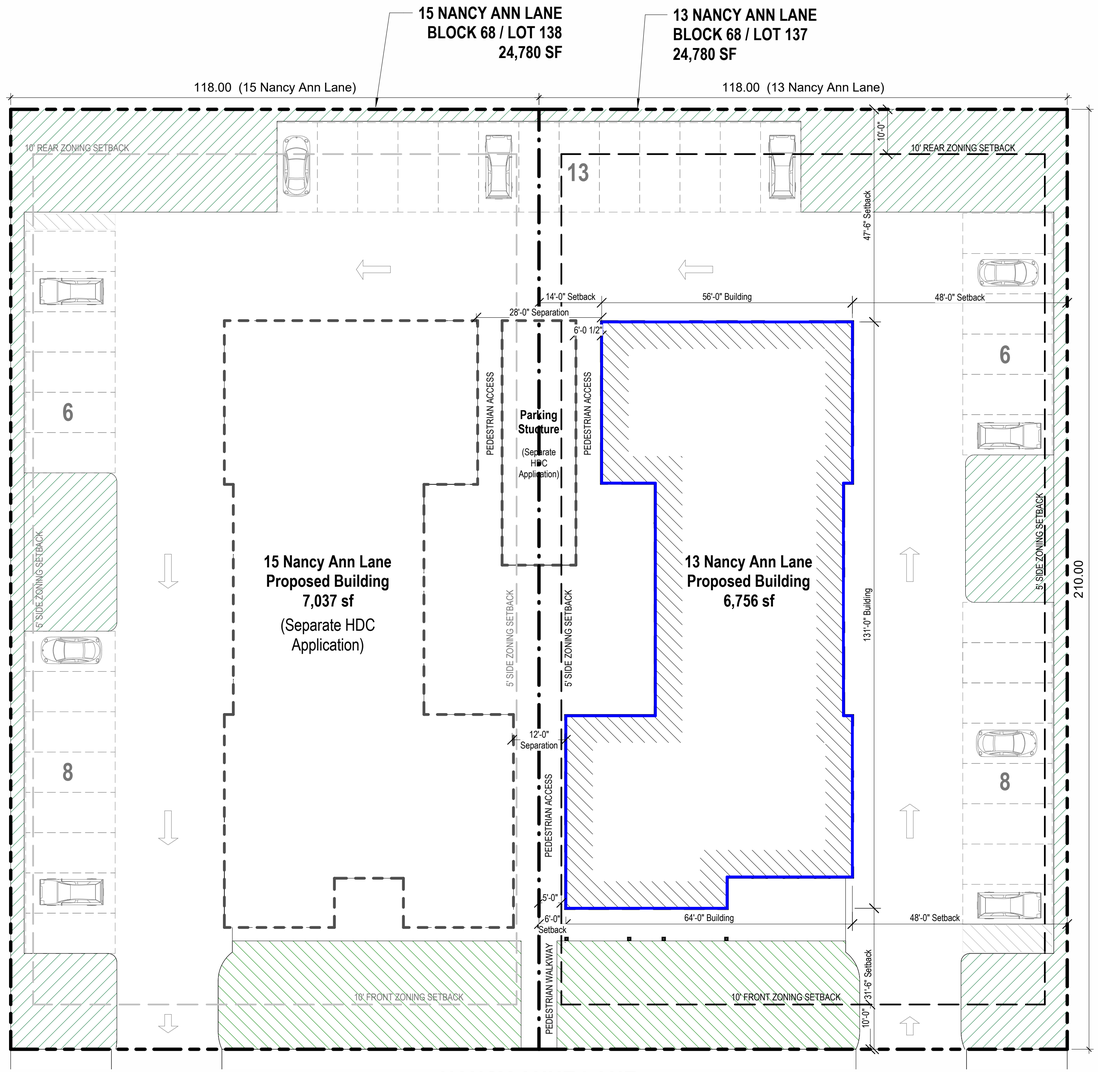
South Elevation



West Elevation



North Elevation



Site Plan - 13 Nancy Ann Lane

1/16" = 1'-0"

2329

13 Nancy Ann Lane - Mixed Use Project

13 Nancy Ann Lane
Nantucket, MA 02554

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

Cover Sheet - 13 Nancy Ann Lane

Site Information

Map & Parcel:	68 / 137
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	24,780 SF (15 Nancy Ann)
Min. Lot Size:	10,000 SF
Allowable G.C.:	9,912 SF (40.36%)
Existing G.C.:	0 SF
Proposed G.C.:	6,756 SF (27.26%)
Total Proposed G.C.:	6,756 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.401 Streetscape - Both Lots

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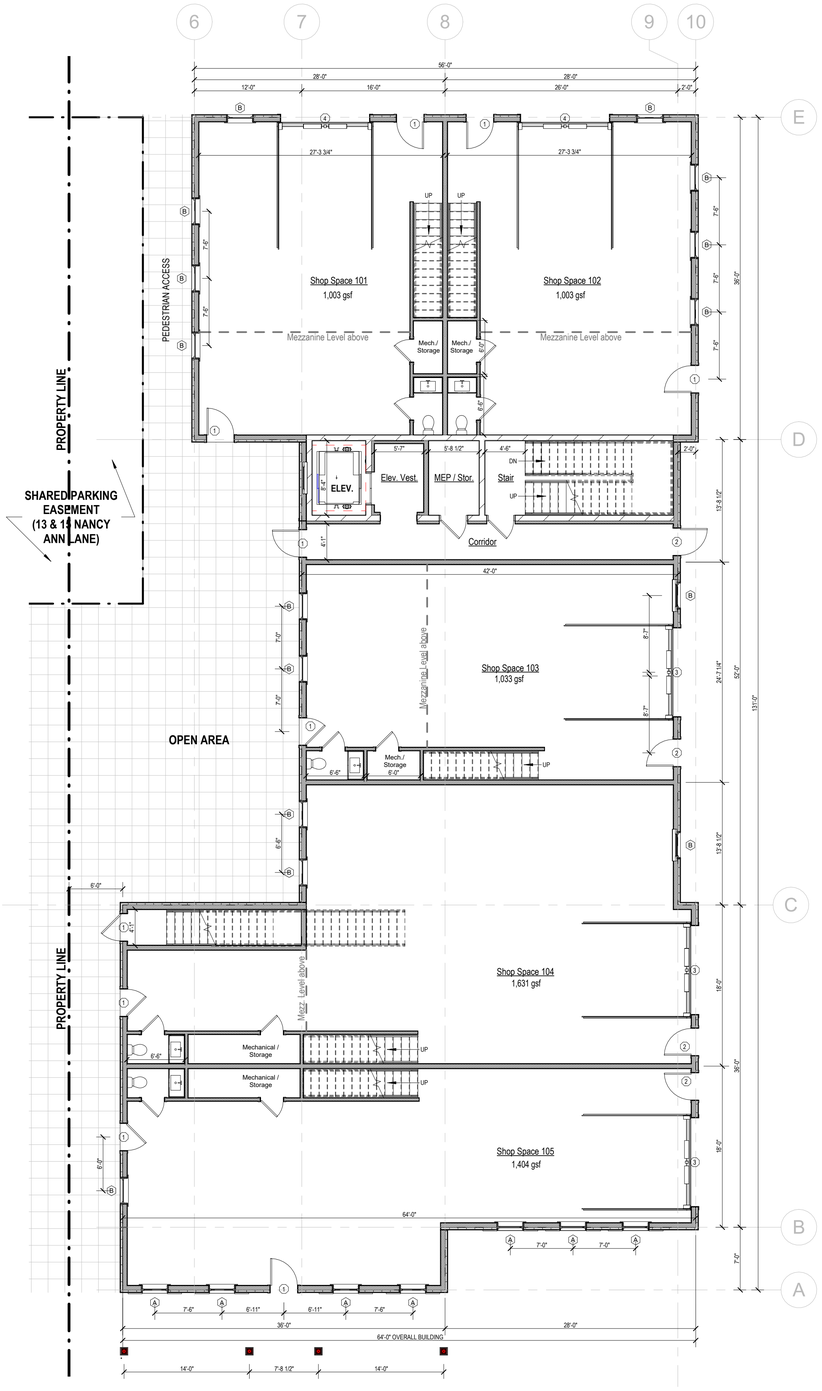
G.101

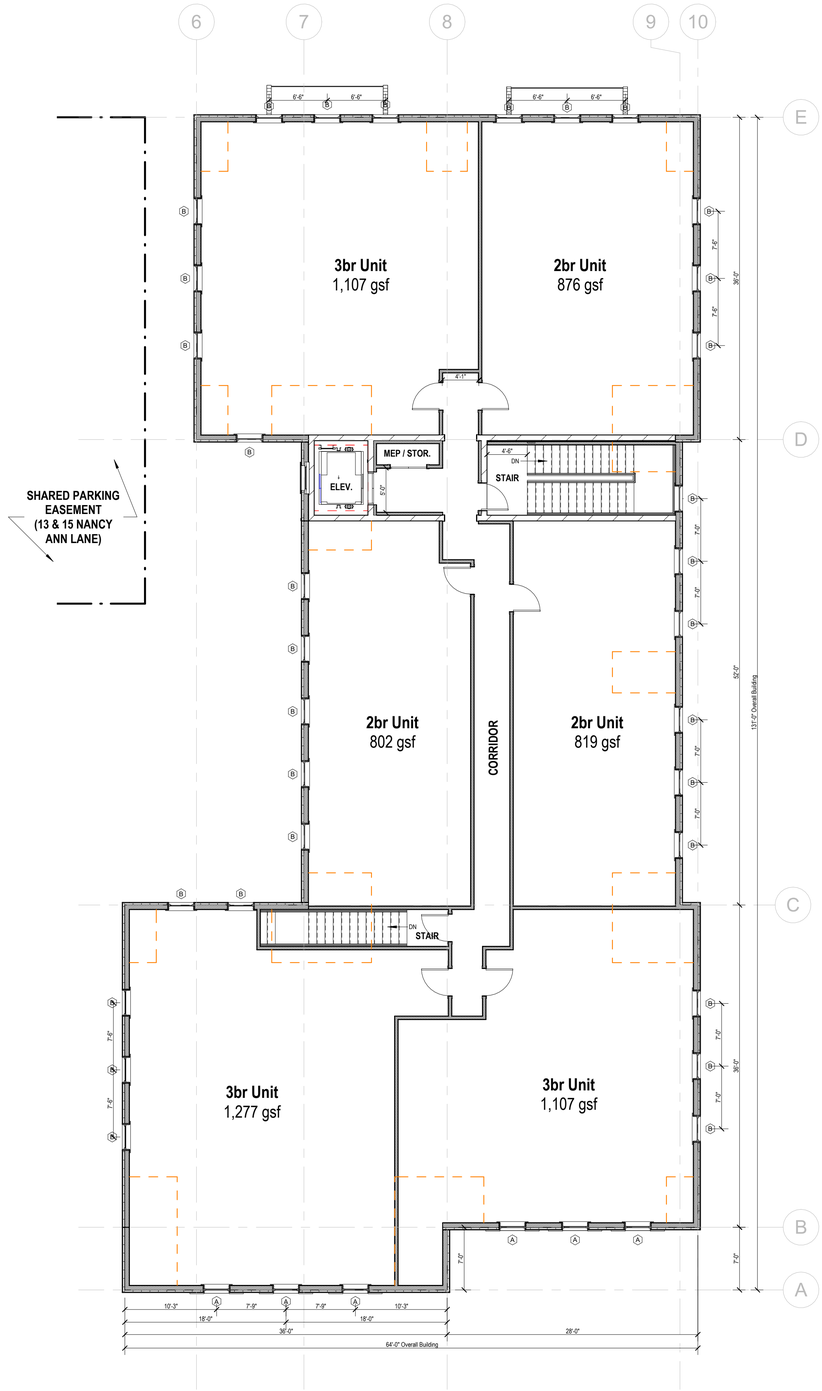
2329

HDC Old Business Submission 12.12.2024



First Floor Plan_13 Nancy Ann Lane

1/8" = 1'-0"



Second Floor Plan_13 Nancy Ann Lane

1/8" = 1'-0"

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Floor Plans - 13 Nancy Ann Lane

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A.101

2329

12.12.2024

HDC Old Business Submission



South Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



East Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



PREVIOUS SOUTH ELEVATION



PREVIOUS EAST ELEVATION

2329

13 Nancy Ann Lane - Mixed Use Project

13 Nancy Ann Lane
Nantucket, MA 02554

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Exterior Elevations - 13 Nancy Ann Lane

Site Information

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A.201
2329

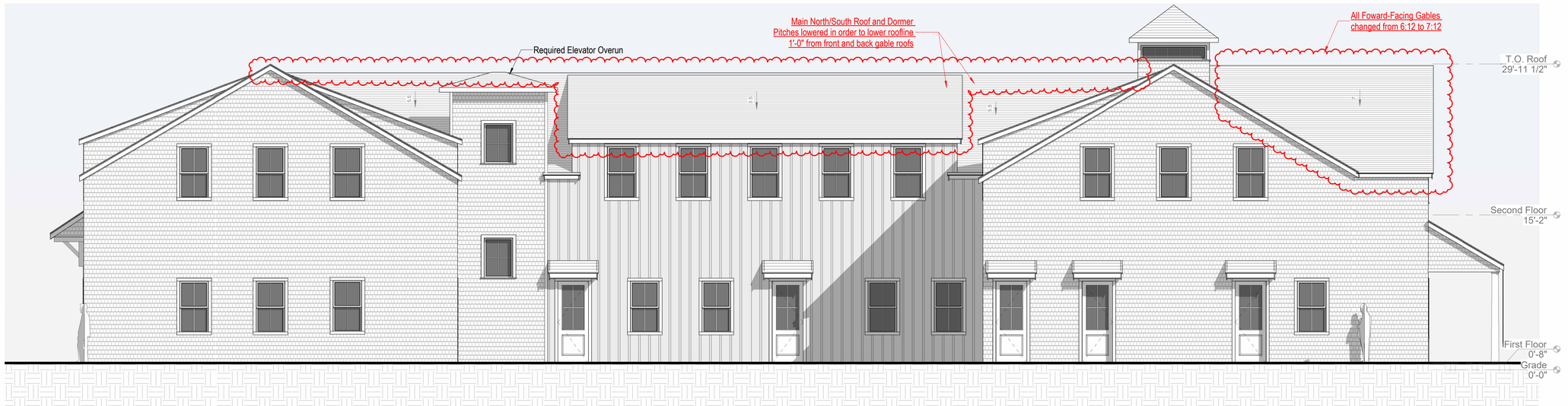
12.12.2024

HDC Old Business Submission



North Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



West Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



PREVIOUS NORTH ELEVATION



PREVIOUS WEST ELEVATION

2329

13 Nancy Ann Lane - Mixed Use Project

13 Nancy Ann Lane
Nantucket, MA 02554

emeritus

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

Exterior Elevations - 13 Nancy Ann Lane

Site Information

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HDC Old Business Submission 12.12.2024



View of 13 Nancy Ann Lane_01



View of 13 Nancy Ann Lane _02

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13 Nancy Ann Lane - Mixed Use Project

13 Nancy Ann Lane
Nantucket, MA 02554

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Exterior Perspectives - 13 Nancy Ann Lane

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"STREETSCAPE" - 13 & 15 NANCY ANN LANE

12.12.2024

HDC Old Business Submission



South Elevation - Streetscape - 13 & 15 Nancy Ann Lane

3/16" = 1'-0"



Perspective - Streetscape - 13 & 15 Nancy Ann Lane

2329

13 Nancy Ann Lane - Mixed Use Project

13 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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Streetscape - Both Lots

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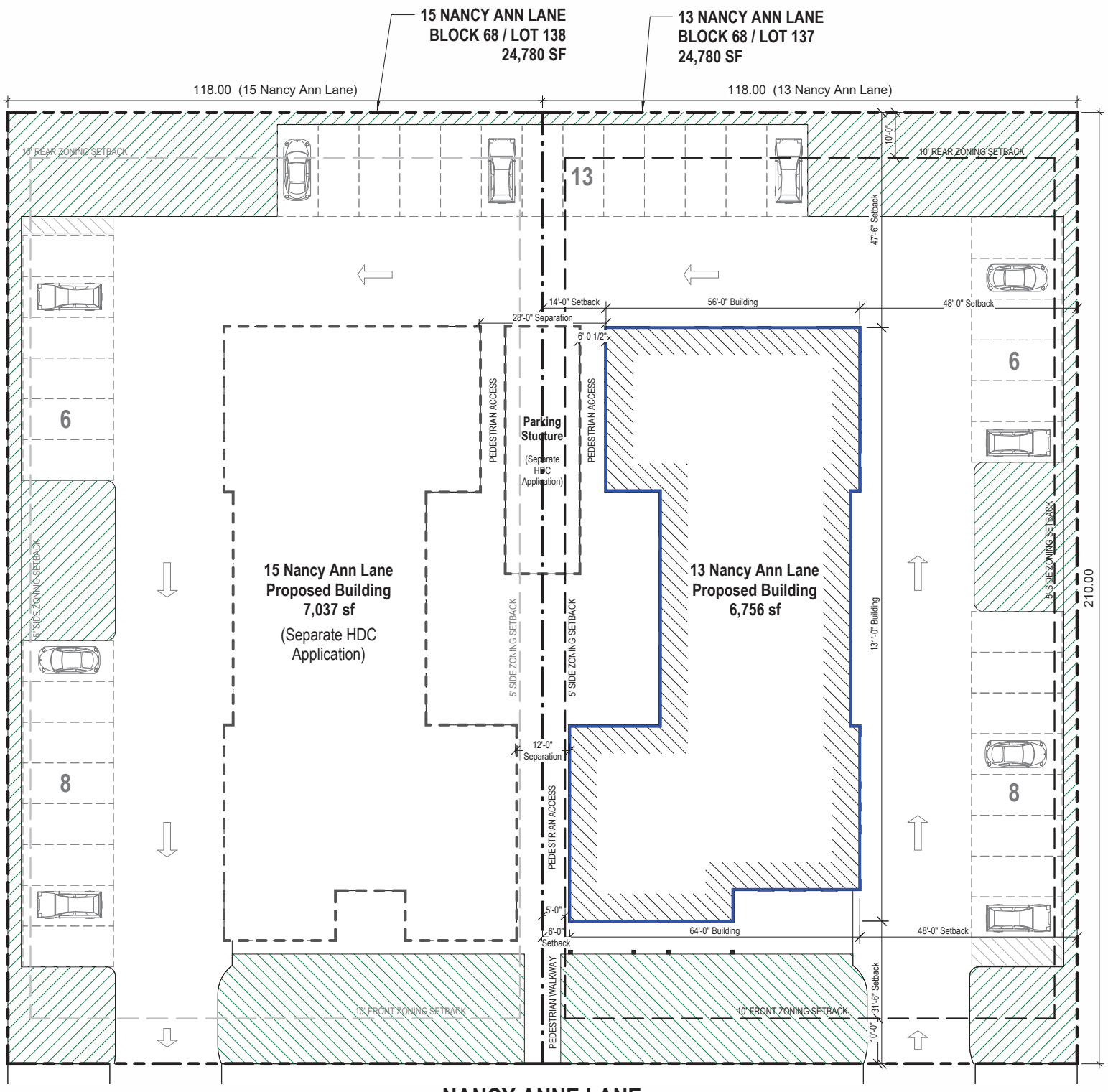
A.401

2329

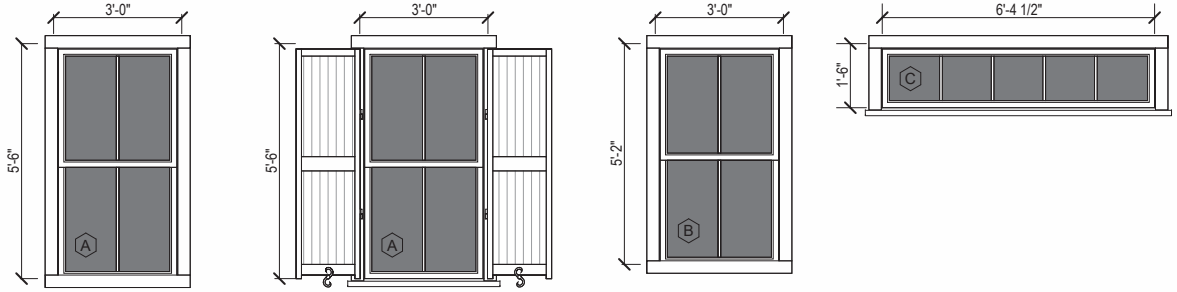


NANCY ANNE LANE
PRIVATE 50.00 WIDE

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



Locus Map_13 Nancy Ann Lane



Double Hung
2/2 SDL

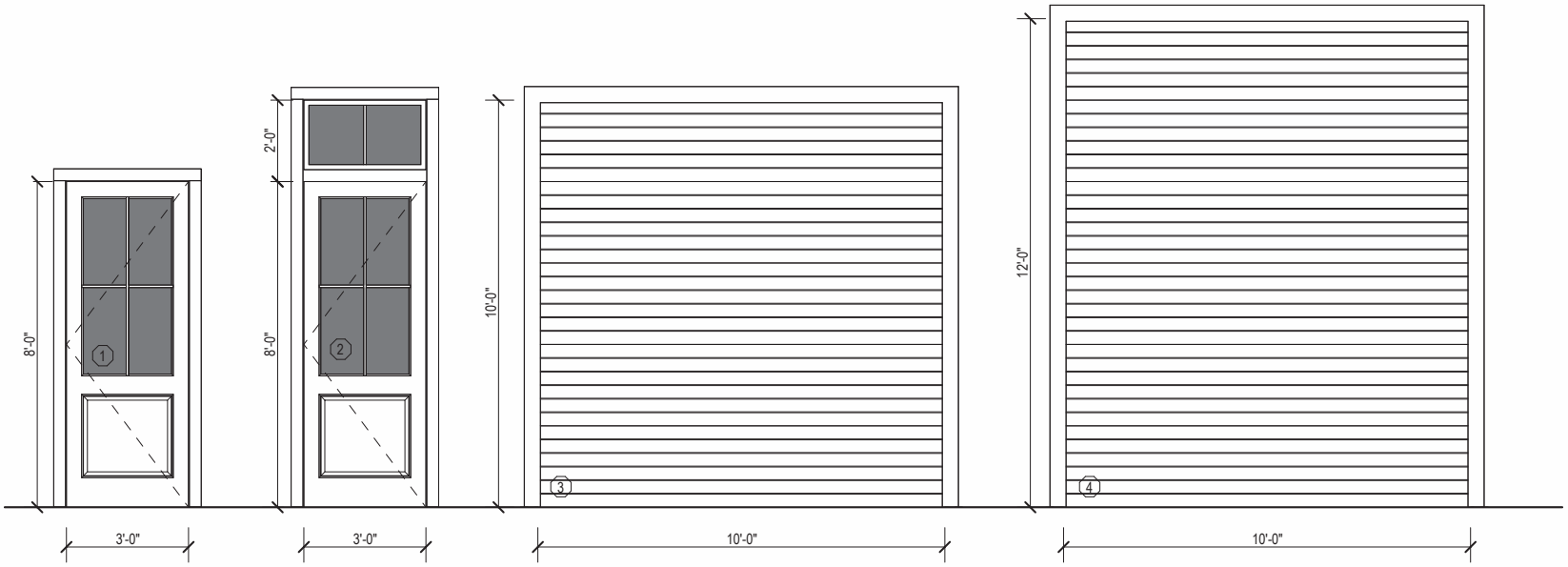
Double Hung
2/2 SDL
w/ Shutters

Double Hung
2/2 SDL

Fixed - Cupola
5 Lite SDL

Window Legend_13 Nancy Ann Lane

1/4" = 1'-0"



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

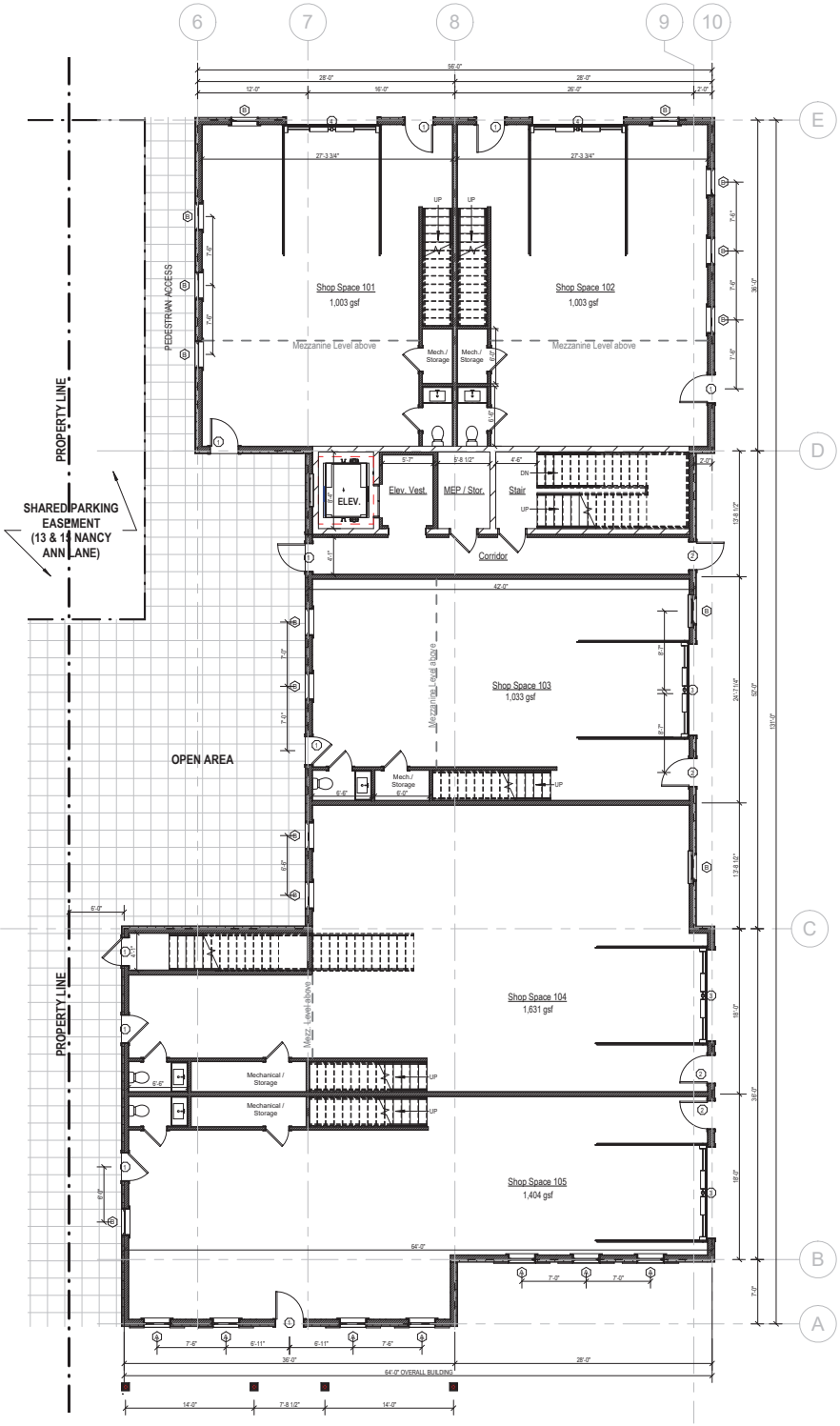
Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door
w/ 2 Lite SDL Transom

Metal Overhead
Garage Door

Metal Overhead
Garage Door

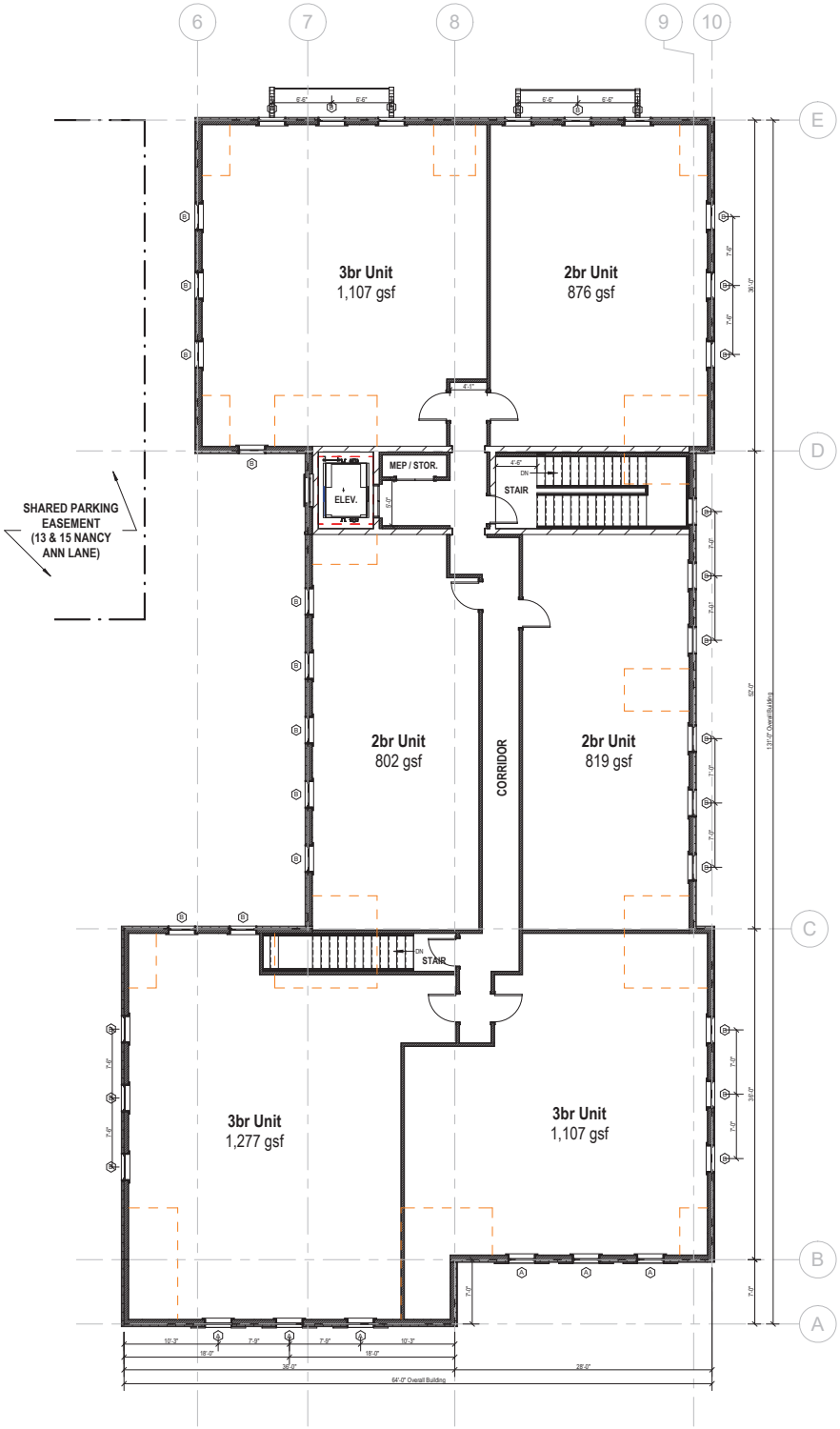
Door Legend_13 Nancy Ann Lane

1/4" = 1'-0"



First Floor Plan_13 Nancy Ann Lane

1/8" = 1'-0"



Second Floor Plan_13 Nancy Ann Lane

1/8" = 1'-0"



South Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



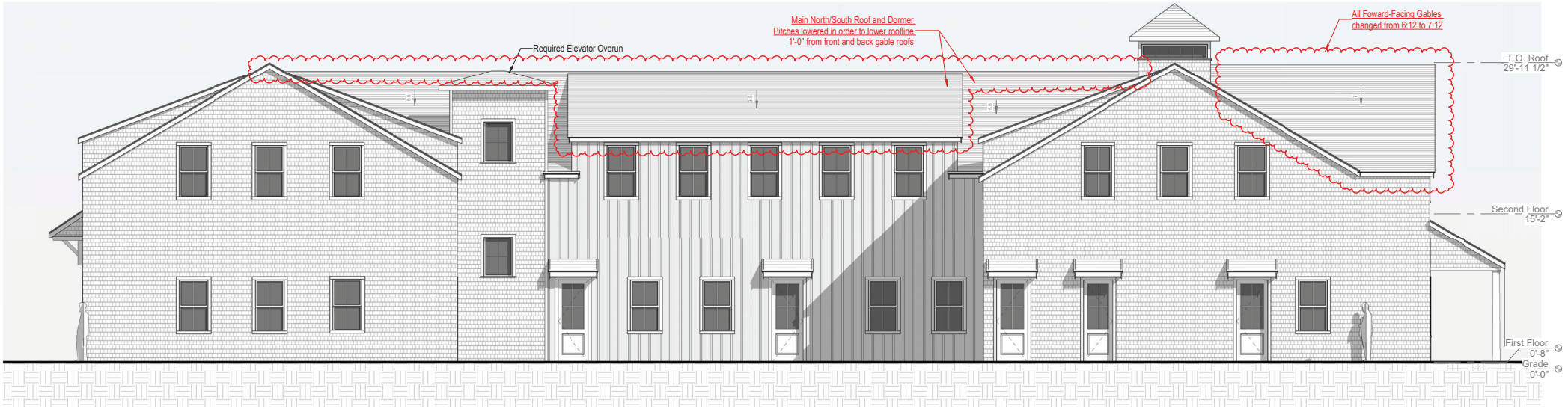
East Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



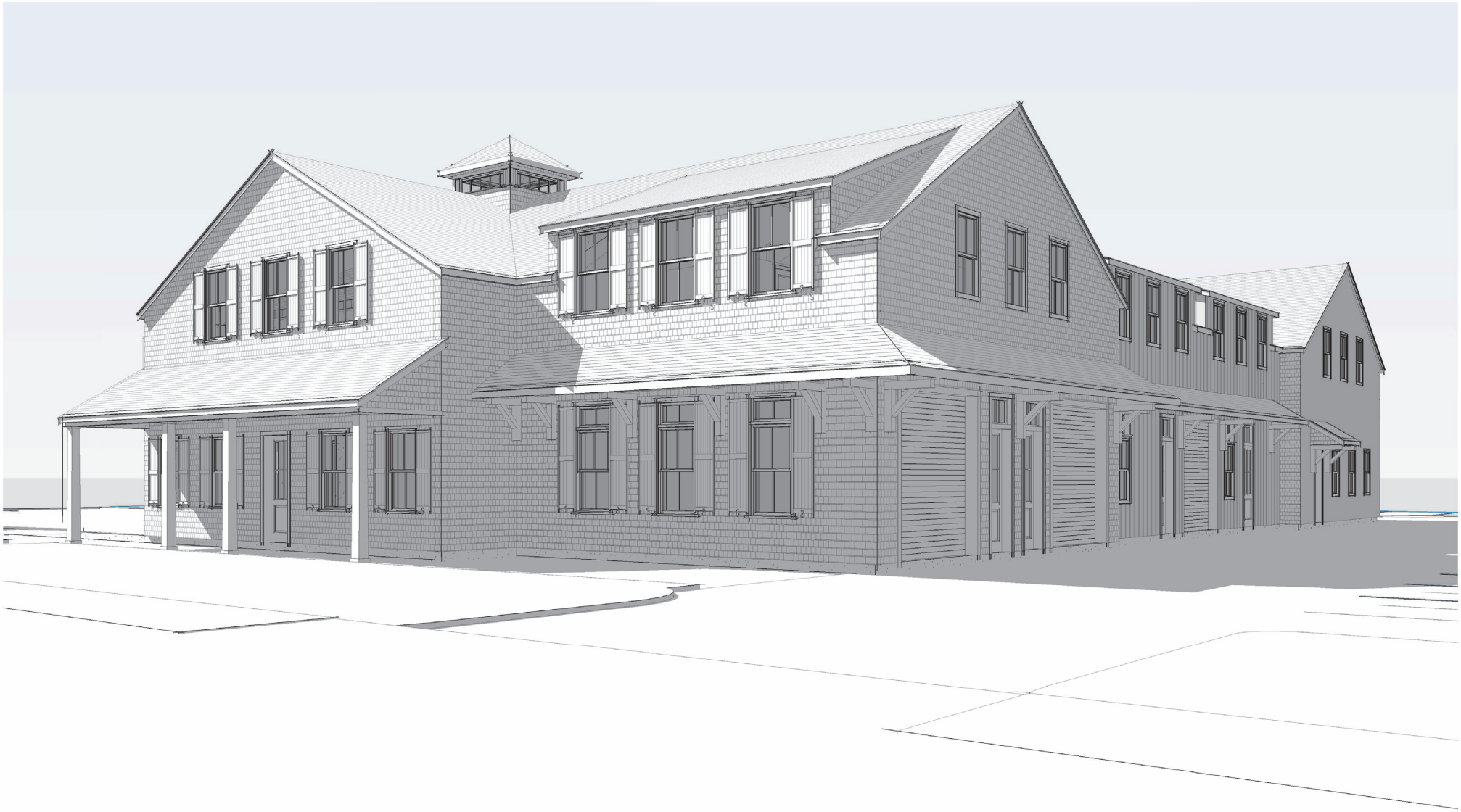
North Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"

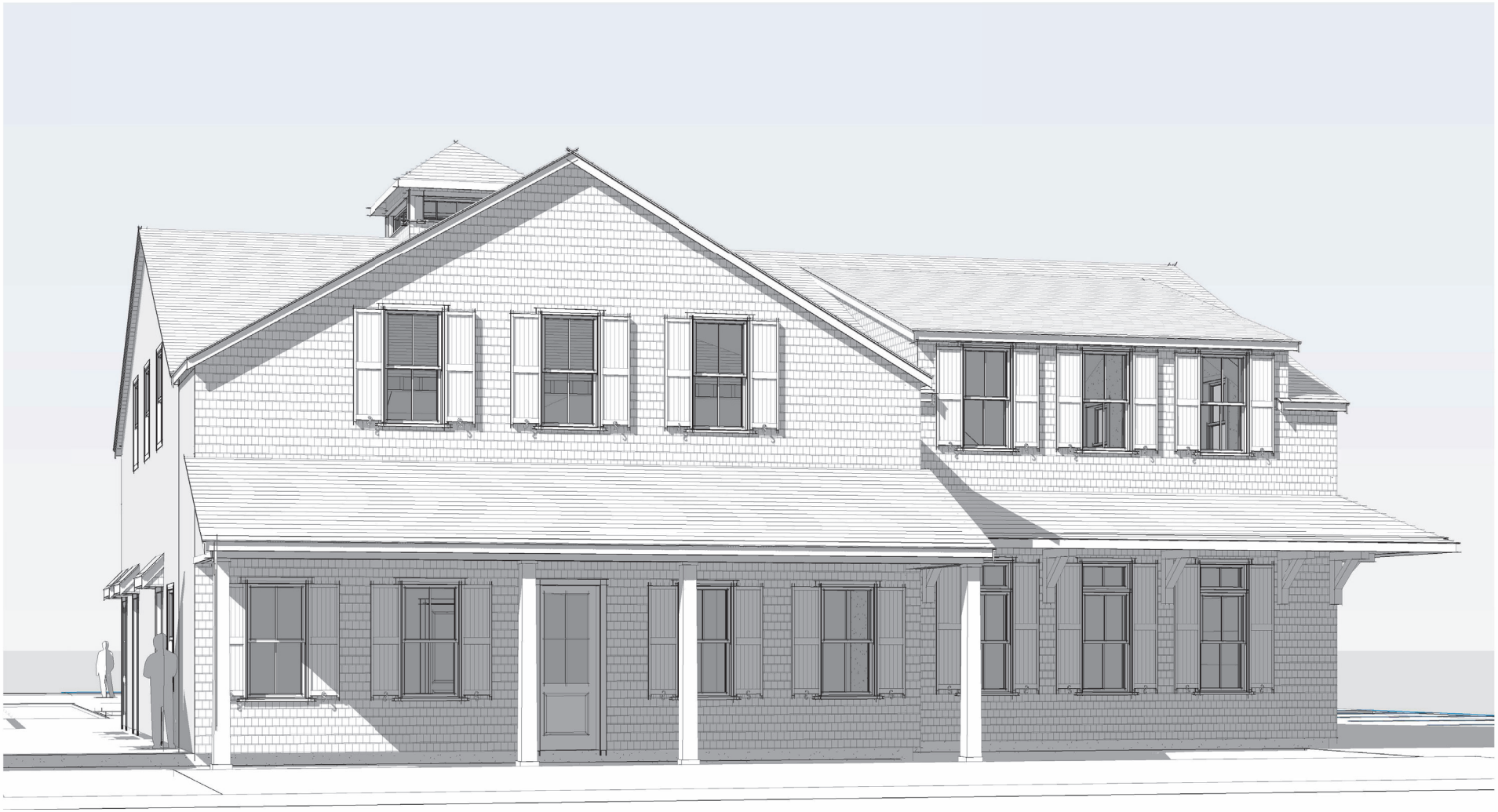


West Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



View of 13 Nancy Ann Lane_01

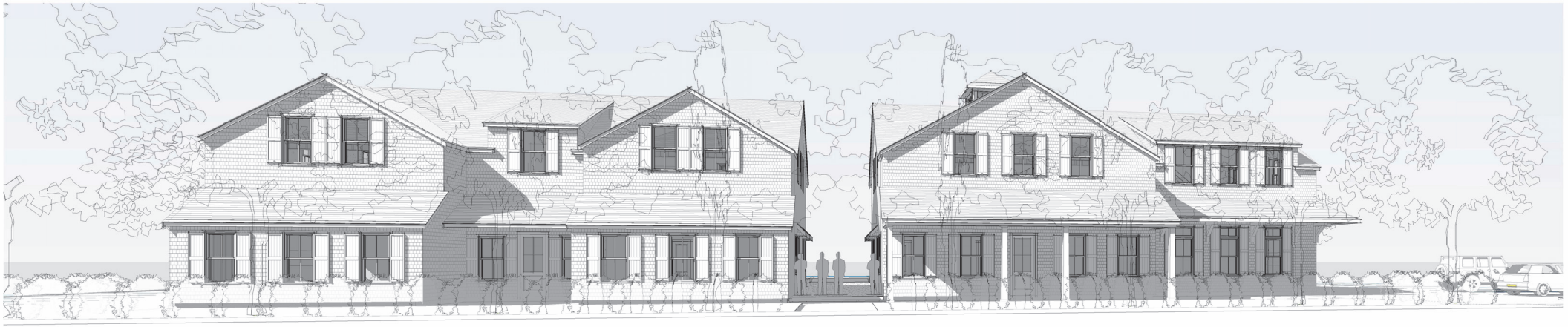


View of 13 Nancy Ann Lane _02



South Elevation - Streetscape - 13 & 15 Nancy Ann Lane

3/16" = 1'-0"



Perspective - Streetscape - 13 & 15 Nancy Ann Lane

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

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Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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Affidavit Certifying Completeness of Old Business submission

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

Signature: Michael C Lancy Date: _____

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 138

Street & Number of Proposed Work: 15 Nancy Ann Lane

Owner of record: 13 and 15 Nancy Ann Lane LLC

Mailing Address: 800 Boylston St, 30th floor
Boston, MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 131' Sq. Footage 1st floor: 6,840 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 64' Sq. footage 2nd floor: 6,840 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 29'-11½" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7 /12 Secondary Mass 6 /12 Dormer 4.5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) Wood and metal

Leaders (material and size): Wood and metal

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Wood - Natural Clapboard (if applicable) _____ Roof Dore grey
Trim Natural Sash Black Doors Dore grey
Deck _____ Foundation Natural Fence _____ Shutters Black

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

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

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 11.19.24

15 Nancy Ann Lane

Emeritus LTD

68 / 138

New Mixed-Use Building

Sitting Board: Thornewill, Pohl, Camp, MacLeod

Chair: Welch Alternate: None

Thornehill: Have done good job with “in and outs” of building. Can we make the roof lines vary a bit in the N/S direction.

McLeod: Project has come a long way.

Pohl: the (2) front pent roofs at 13NAL could be joined to be a hop roof.

Camp: Don’t have a lot to add. Like the buildings side-by-side. Trim to be changed from natural to painted grey. Shutters to be changed from black to grey.

Welch: All major gable roofs could be changed from a 6:12 to 7:12 pitch. Windows of 15NAL front gables to be mulled together – too tucked in roofline / high in the gable

Motion for Revisions

Roll Call Vote: Carried 5-0

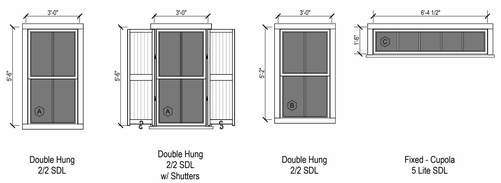
15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

HDC Old Business Submission 12.12.2024

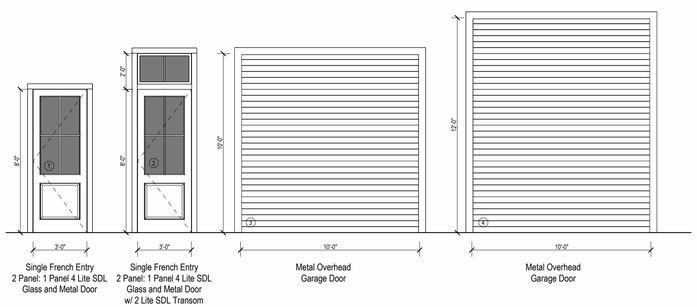


Locus Map_15 Nancy Ann Lane



Window Legend_15 Nancy Ann Lane

1/4" = 1'-0"



Door Legend_15 Nancy Ann Lane

1/4" = 1'-0"



West Elevation



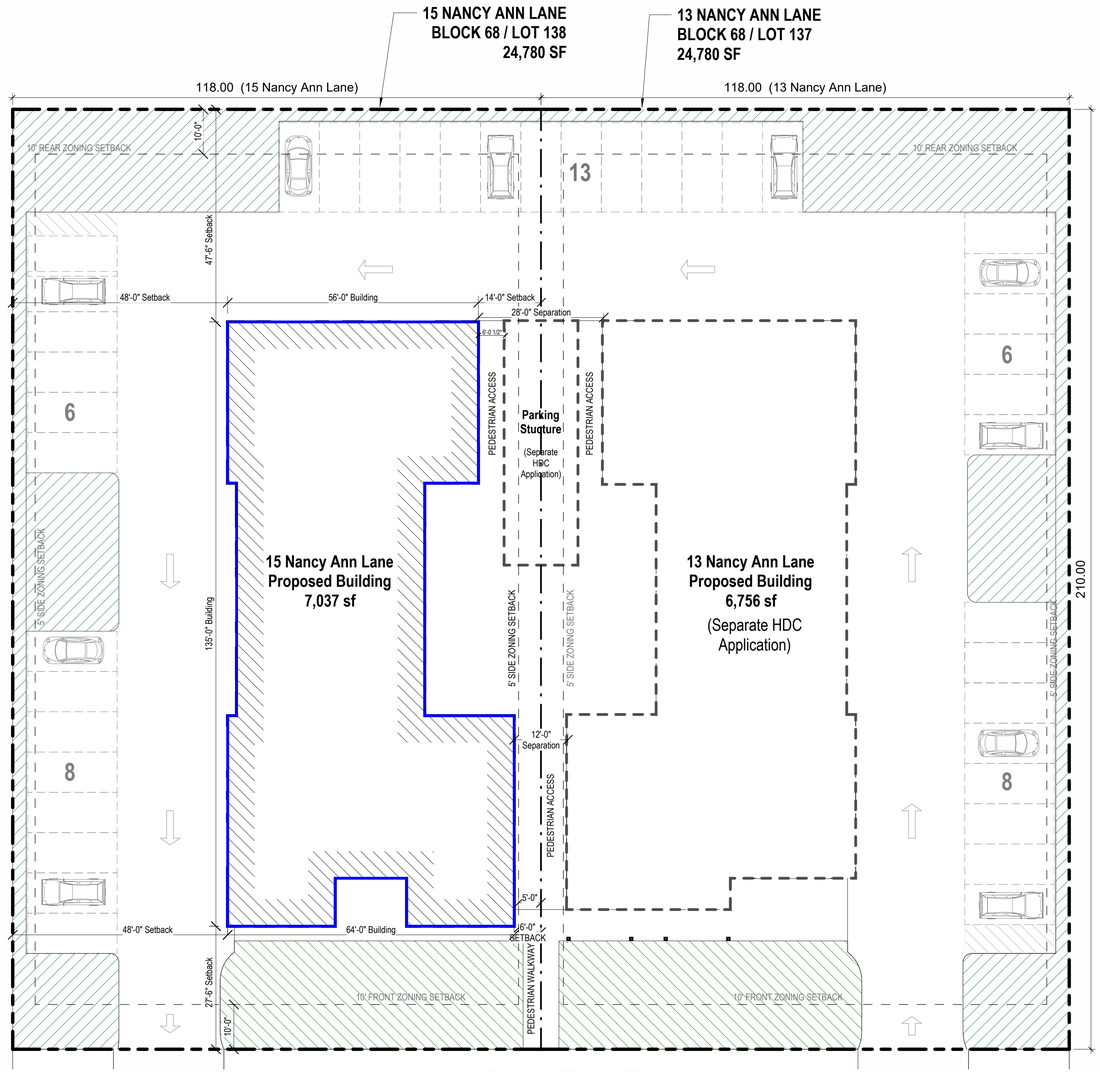
South Elevation



East Elevation



North Elevation



NANCY ANNE LANE
PRIVATE 50.00 WIDE

Site Plan - 15 Nancy Ann Lane

1/16" = 1'-0"

2329

15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

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

Cover Sheet - 15 Nancy Ann Lane

Site Information

Map & Parcel:	68 / 137
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	24,780 SF (15 Nancy Ann)
Min. Lot Size:	10,000 SF
Allowable G.C.:	9,912 SF (40.36%)
Existing G.C.:	0 SF
Proposed G.C.:	7,037 SF (28.40%)
Total Proposed G.C.:	7,037 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 Cover Sheet - 15 Nancy Ann Lane
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A.201 Exterior Elevations - 15 Nancy Ann Lane
A.202 Exterior Elevations - 15 Nancy Ann Lane
A.301 Exterior Perspectives - 15 Nancy Ann Lane
A.401 Streetscape - Both Lots

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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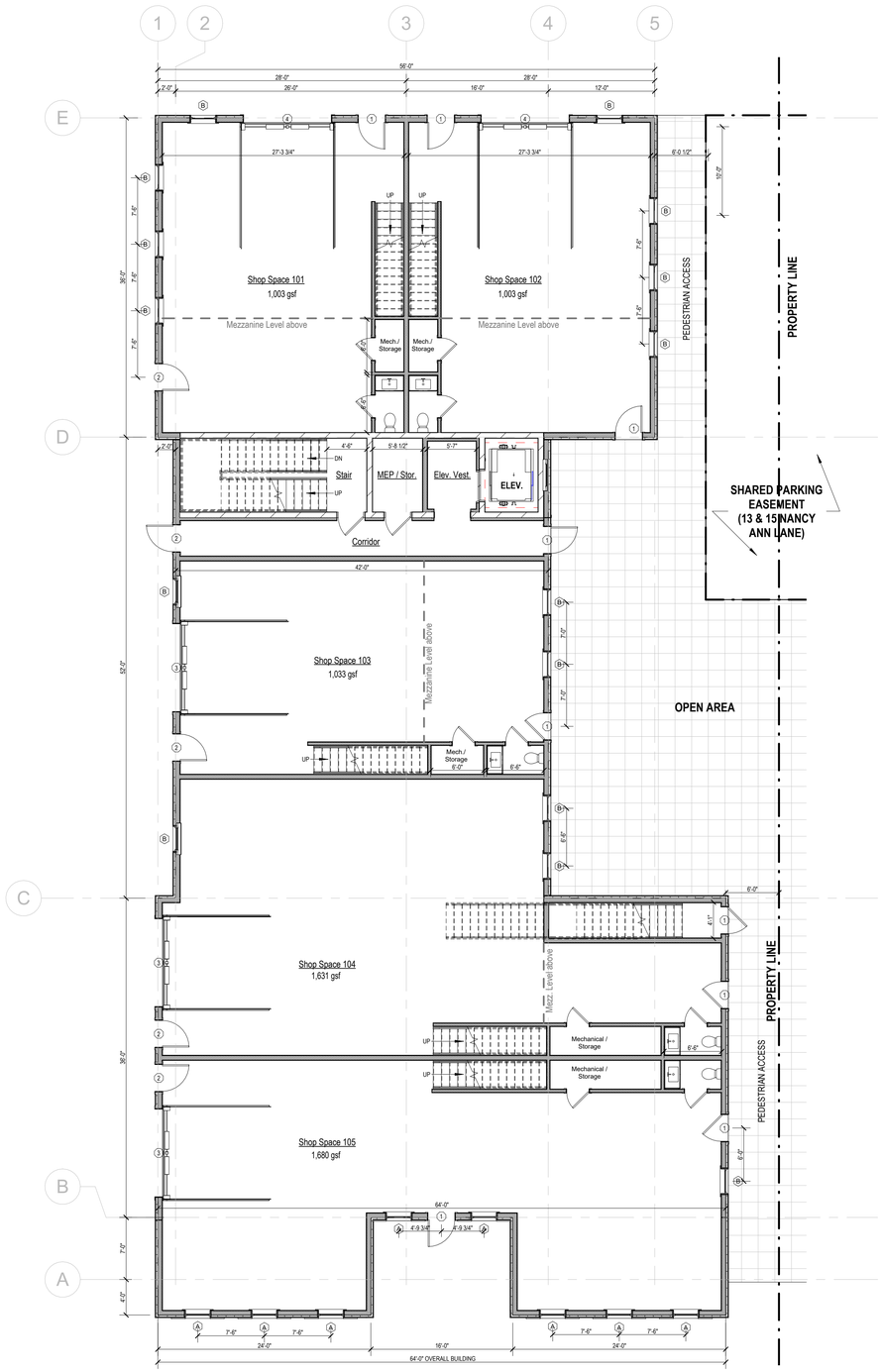
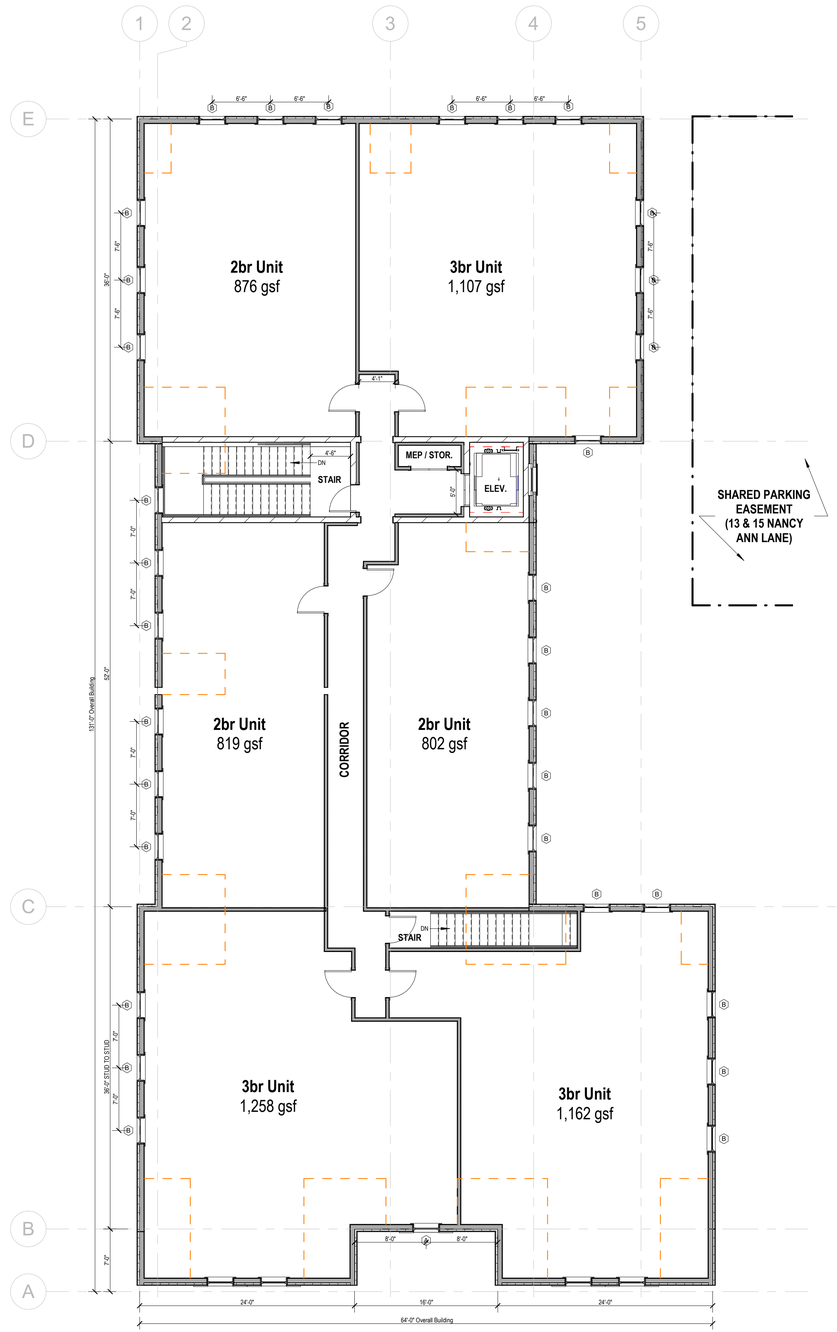
G.101
2329

HDC Old Business Submission *12.12.2024*



First Floor Plan_15 Nancy Ann Lane

1/8" = 1'-0"



Second Floor Plan_15 Nancy Ann Lane

1/8" = 1'-0"

2329

15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
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Floor Plans - 15 Nancy Ann Lane

Site Information

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A.101

2329

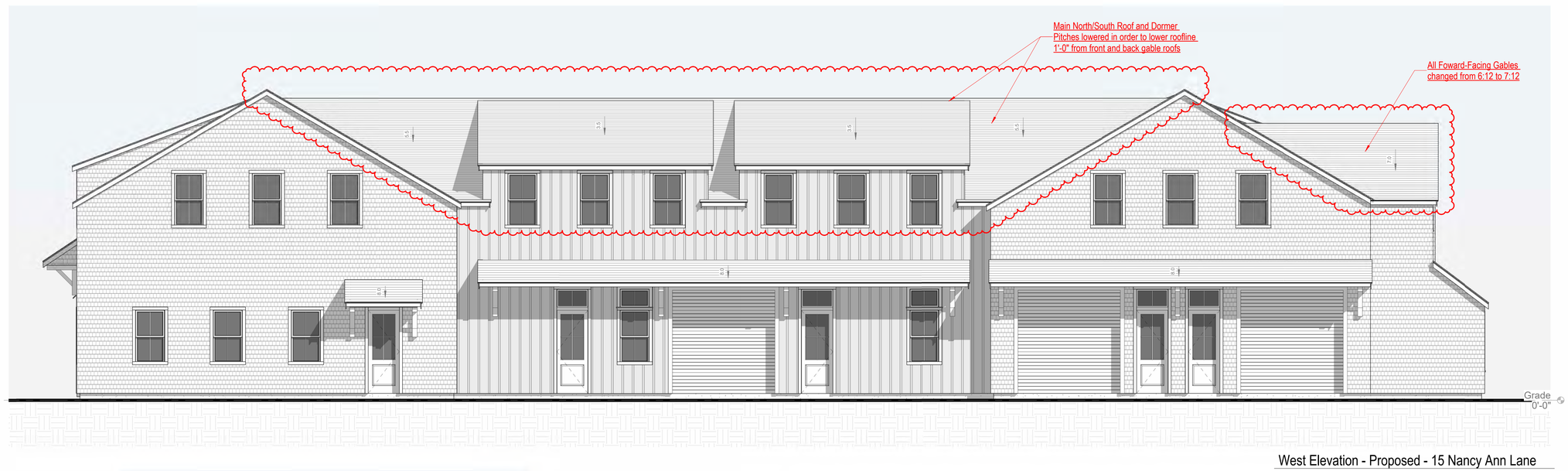
12.12.2024

HDC Old Business Submission



South Elevation - Proposed - 15 Nancy Ann Lane

3/16" = 1'-0"



West Elevation - Proposed - 15 Nancy Ann Lane

3/16" = 1'-0"



PREVIOUS SOUTH ELEVATION



PREVIOUS WEST ELEVATION

2329

15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

emeritus

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

Exterior Elevations - 15 Nancy Ann Lane

Site Information

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Current Zoning:	CTEC
Minimum Frontage:	50'
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A.201

2329

12.12.2024

HDC Old Business Submission



North Elevation - Proposed - 15 Nancy Ann Lane

3/16" = 1'-0"



East Elevation - Proposed - 15 Nancy Ann Lane

3/16" = 1'-0"



PREVIOUS NORTH ELEVATION



PREVIOUS EAST ELEVATION

2329

15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

emeritus

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

Exterior Elevations - 15 Nancy Ann Lane

Site Information

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A.401 Streetscape - Both Lots

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A.202

2329

HDC Old Business Submission 12.12.2024



View of 15 Nancy Ann Lane_01



View of 15 Nancy Ann Lane_02

2329

15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

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

Exterior Perspectives - 15 Nancy Ann Lane

Site Information

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Current Zoning:	CTEC
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A.301
2329

"STREETSCAPE" - 13 & 15 NANCY ANN LANE

12.12.2024

HDC Old Business Submission



South Elevation - Streetscape - 13 & 15 Nancy Ann Lane
3/16" = 1'-0"



Perspective - Streetscape - 13 & 15 Nancy Ann Lane

2329

15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

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

Streetscape - Both Lots

Site Information

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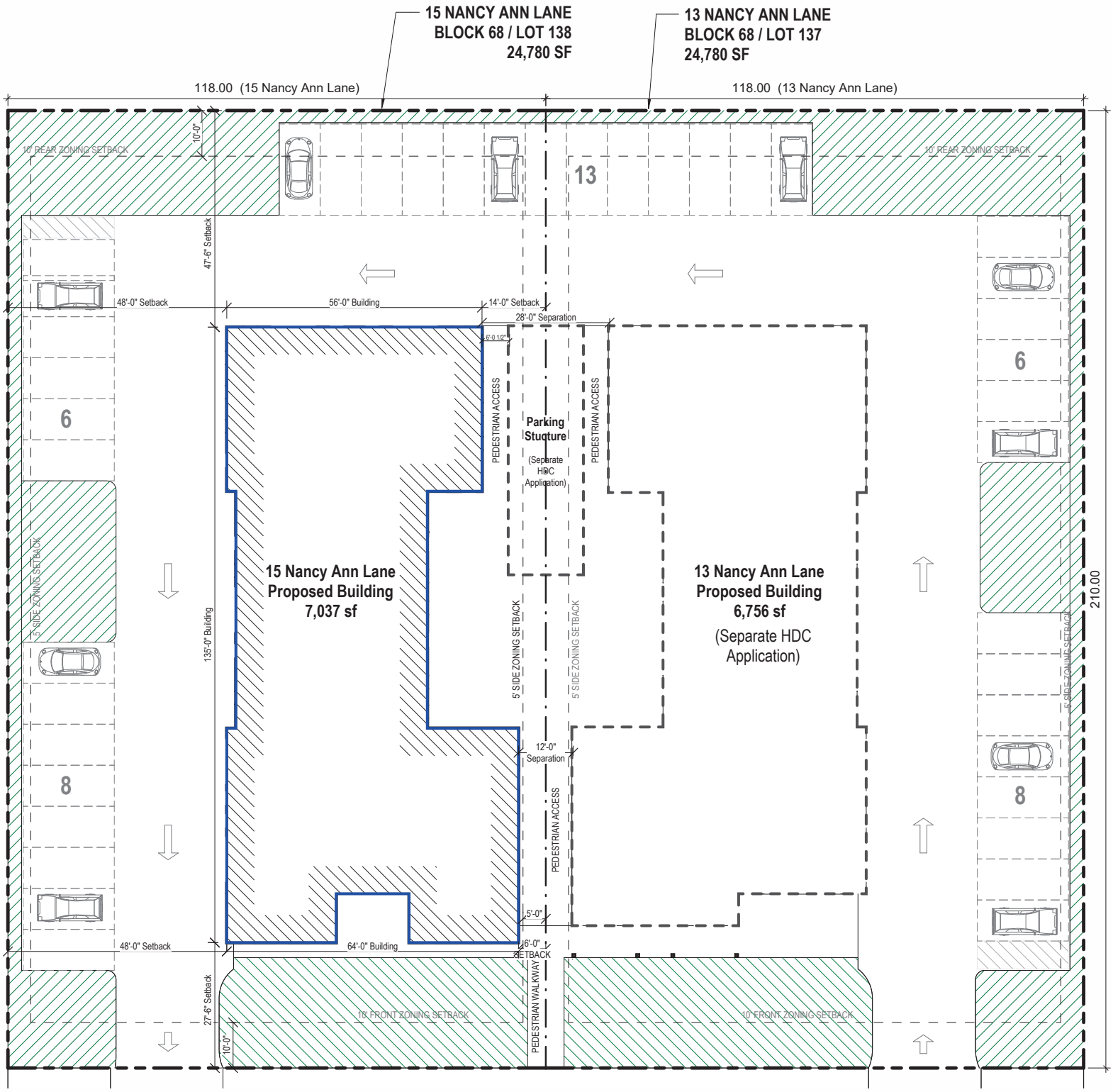
A.401

2329

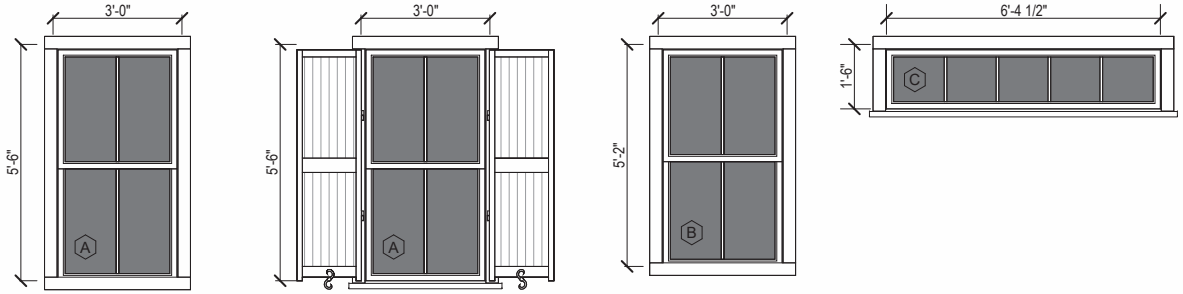


NANCY ANNE LANE
PRIVATE 50.00 WIDE

Site Plan - 15 Nancy Ann Lane
1/16" = 1'-0"



Locus Map_15 Nancy Ann Lane



Double Hung
2/2 SDL

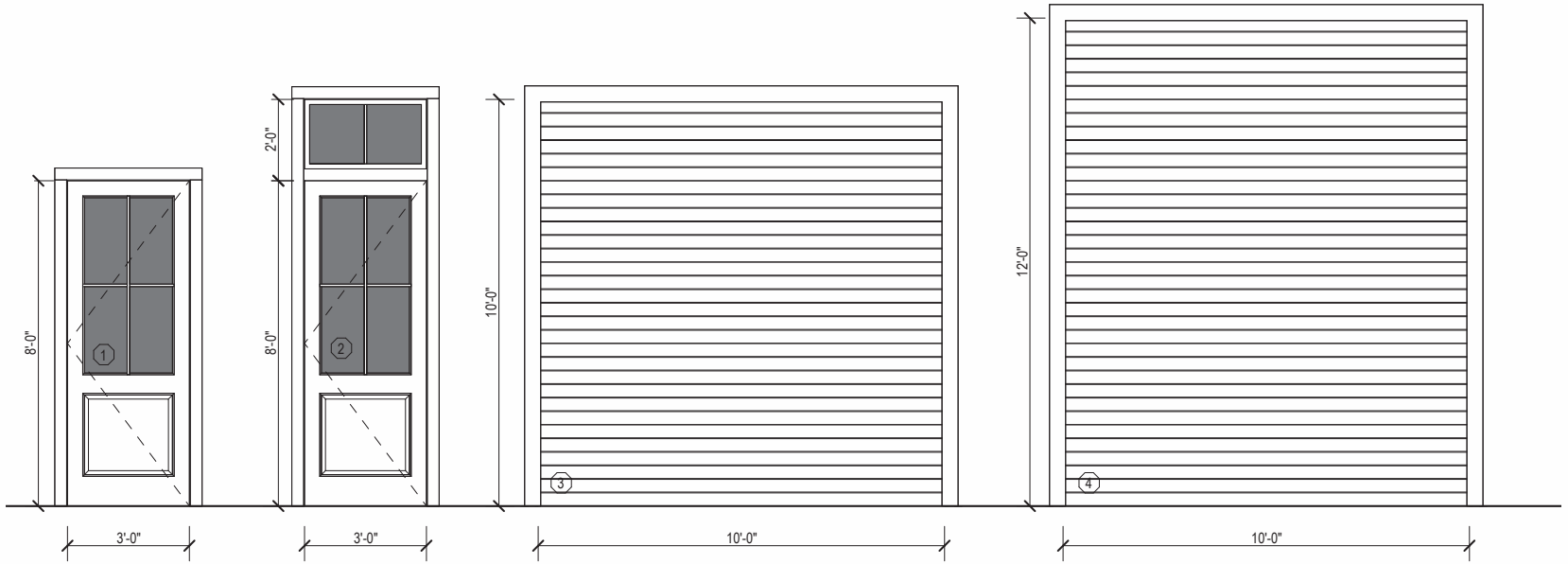
Double Hung
2/2 SDL
w/ Shutters

Double Hung
2/2 SDL

Fixed - Cupola
5 Lite SDL

Window Legend_15 Nancy Ann Lane

1/4" = 1'-0"



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

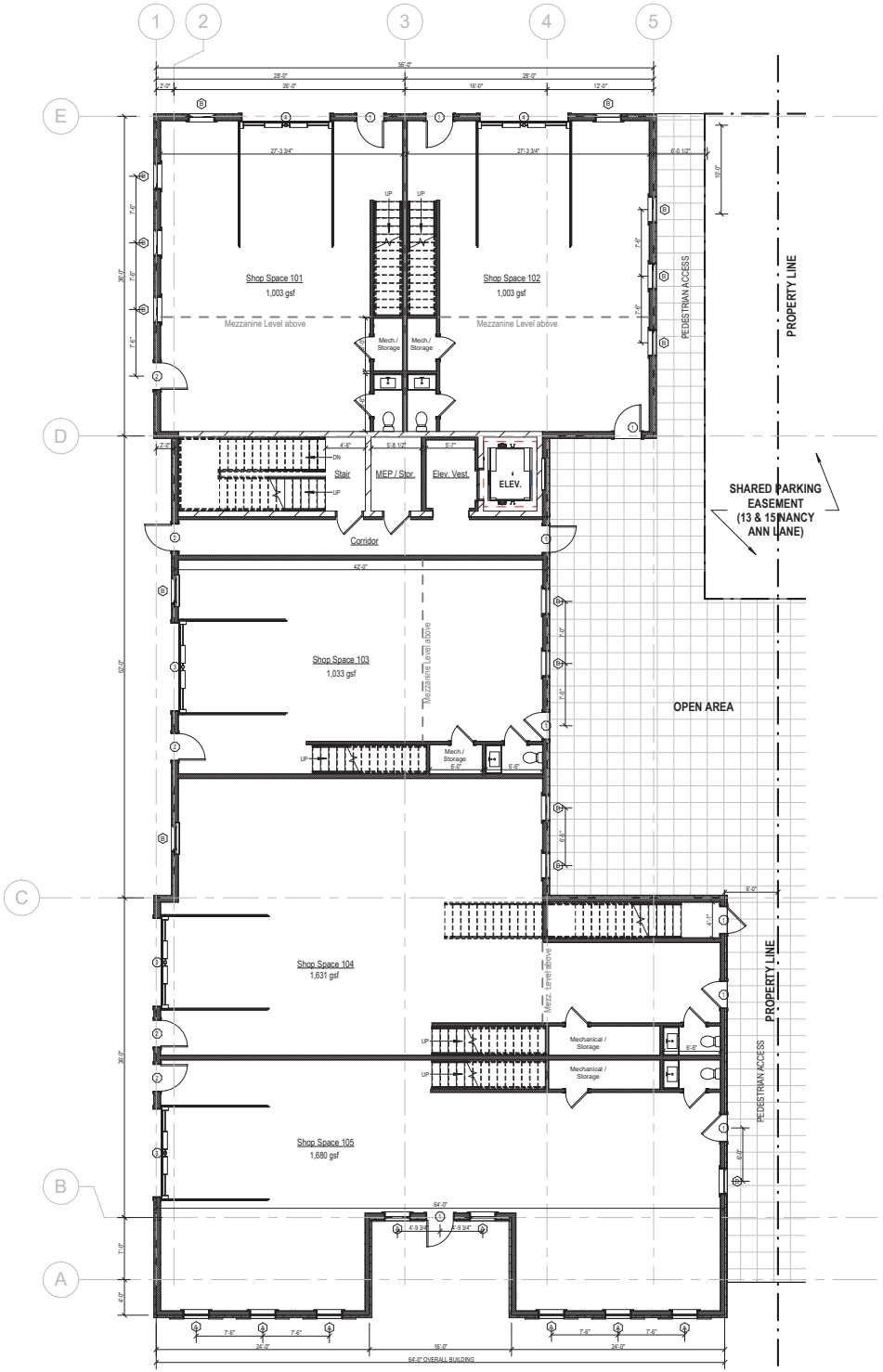
Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door
w/ 2 Lite SDL Transom

Metal Overhead
Garage Door

Metal Overhead
Garage Door

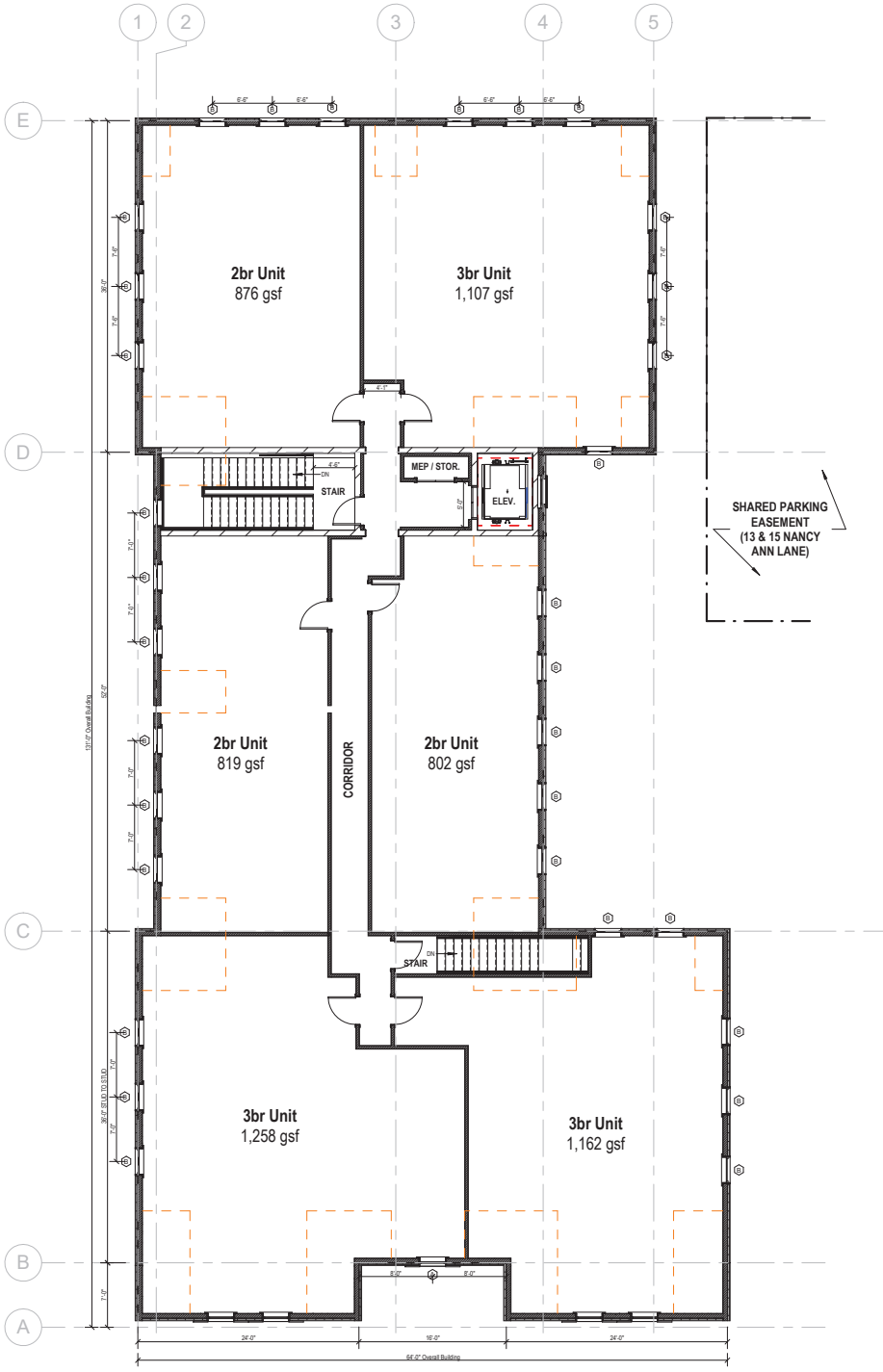
Door Legend_15 Nancy Ann Lane

1/4" = 1'-0"



First Floor Plan_15 Nancy Ann Lane

1/8" = 1'-0"



Second Floor Plan_15 Nancy Ann Lane

1/8" = 1'-0"



South Elevation - Proposed - 15 Nancy Ann Lane

3/16" = 1'-0"



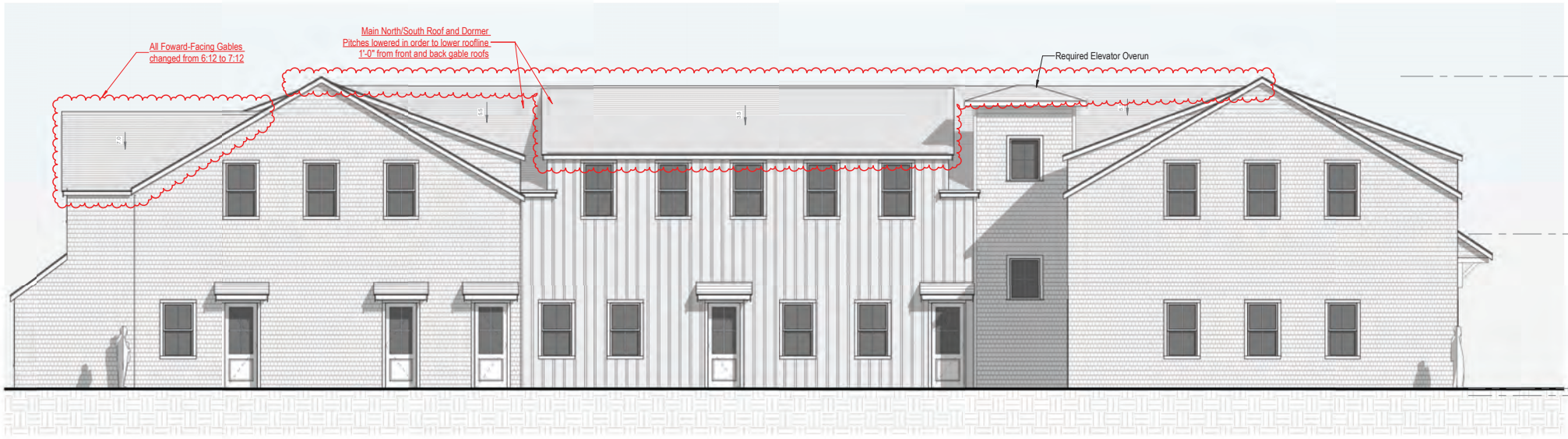
West Elevation - Proposed - 15 Nancy Ann Lane

3/16" = 1'-0"



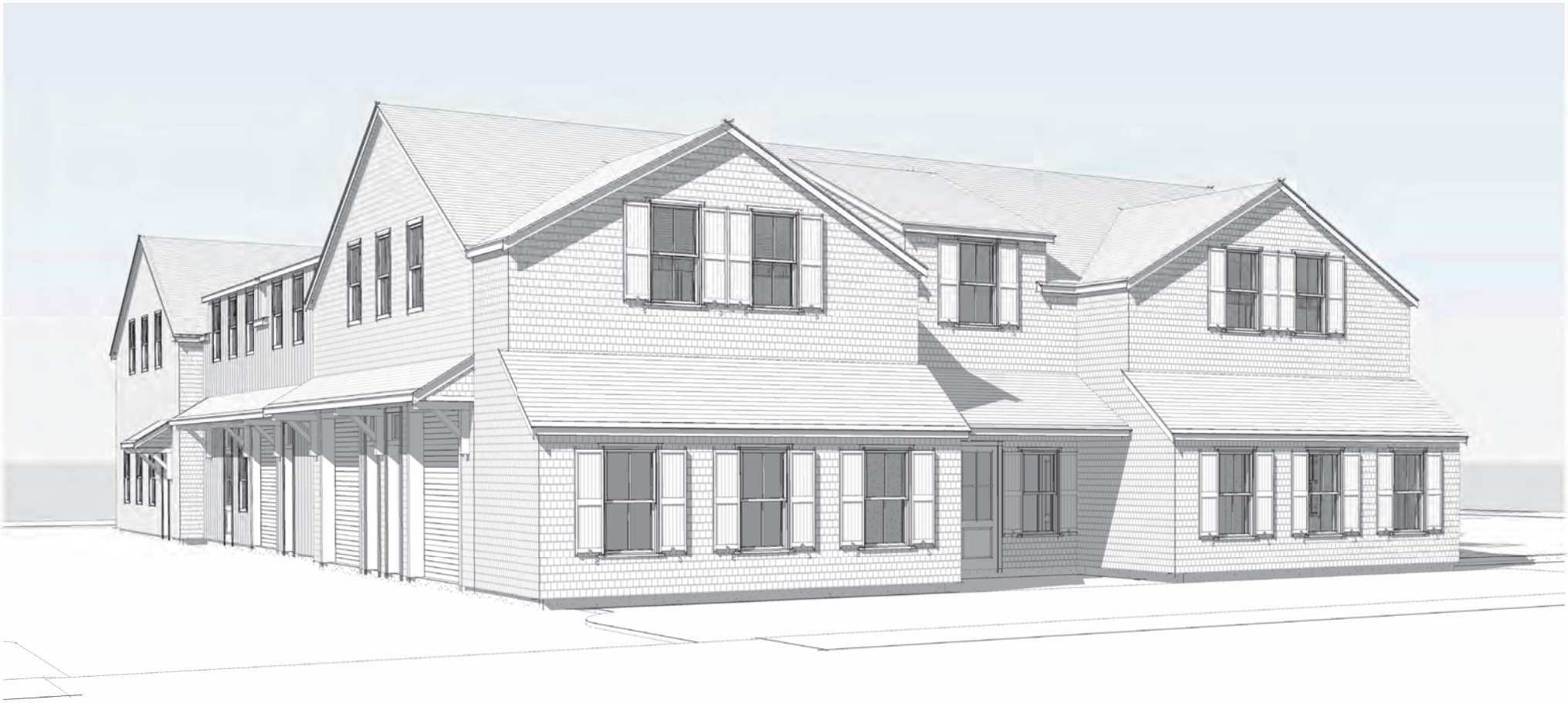
North Elevation - Proposed - 15 Nancy Ann Lane

3/16" = 1'-0"

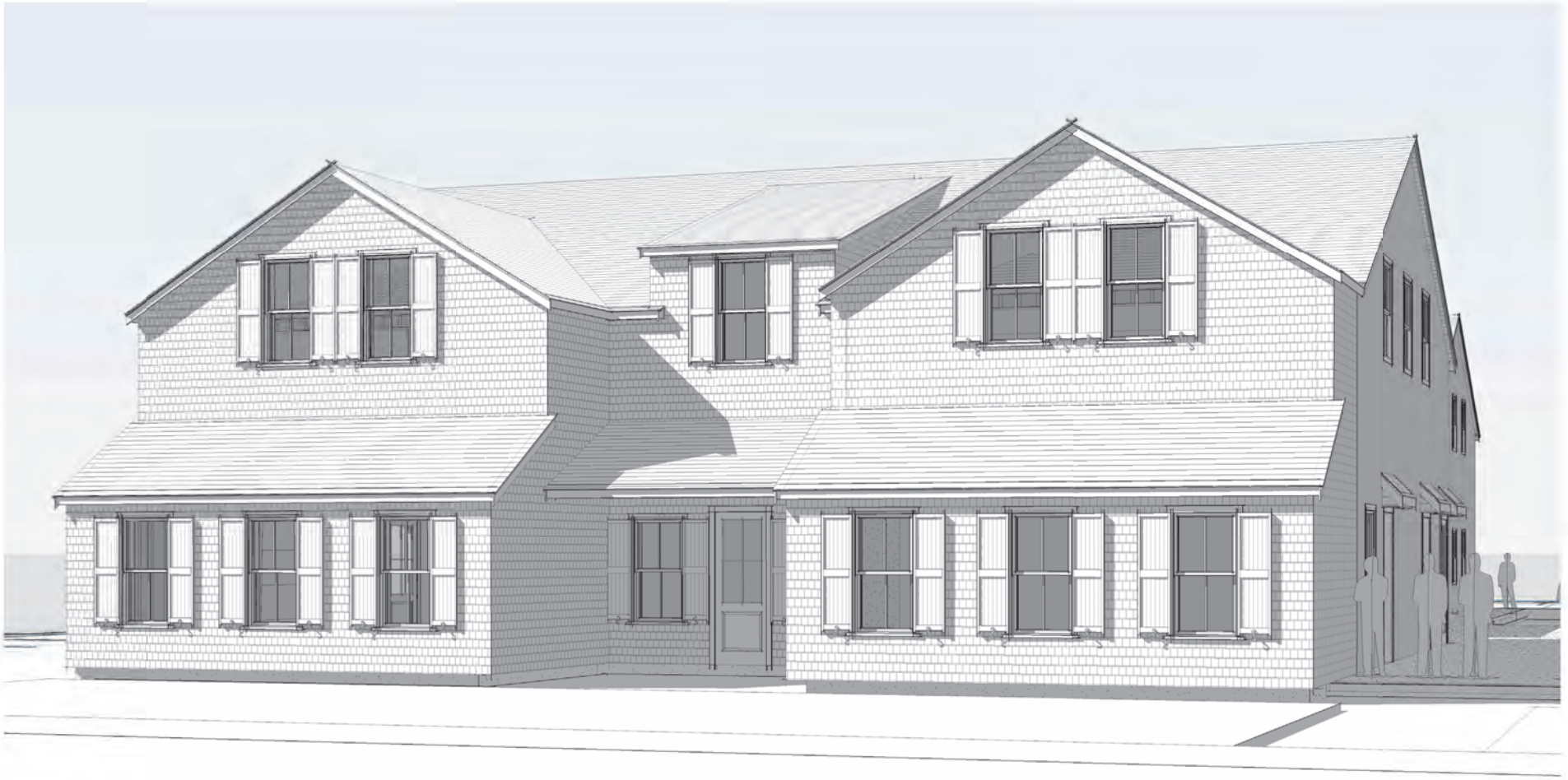


East Elevation - Proposed - 15 Nancy Ann Lane

3/16" = 1'-0"



View of 15 Nancy Ann Lane_01



View of 15 Nancy Ann Lane_02



South Elevation - Streetscape - 13 & 15 Nancy Ann Lane

3/16" = 1'-0"



Perspective - Streetscape - 13 & 15 Nancy Ann Lane

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Michael Clancy Date: _____

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 11.12.24

74 Madaket Road

Emeritus LTD

41 / 810

New Primary Residence

Sitting Board: Patten, Pohl, Camp, MacLeod

Chair: Welch Alternate: None

Welch: Design overall is good. Concerned about the overall height and the 6:12 pitch front porch. Front Gable roof is crushing the structure a little.

Pohl: Don't love the cross-gable roof design. No "eave" essentially. Recommended possibly a shed dormer?

McLeod: Also concerned about the Front porch 6:12 pitch. A 4:12 or 5:12 porch would be more suitable here.

Camp: Like the front porch. The large "gable-forward" roof is crushing the structure a little.

Thornehill: Not much to say / like the design. Likes the 2/2 windows. The 29'-6" overall height is a little bit of a concern.

Motion for Revisions

Roll Call Vote: Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 810

Street & Number of Proposed Work: 74 Madaket Rd.

Owner of record: Madaket Road LLC

Mailing Address: David Buckley, ESQ
12 Main St. PO Box 128, Nantucket, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 64'-6" Sq. Footage 1st floor: 2,050
Width: 45'-0" Sq. footage 2nd floor: 1,168
Sq. footage 3rd floor: _____

Decks/Patio: Size: 1,422 SF ☑ 1st floor ☐ 2nd floor
Size: 85 SF ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North 6" +/- South 6" +/- East 6" +/- West 6" +/-

Height of ridge above final finish grade: North 29'-6" South 29'-6" East 29'-6" West 29'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 6/7 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 3 1/2" Corner boards n/a Frieze 4"

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round X Square _____

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

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

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

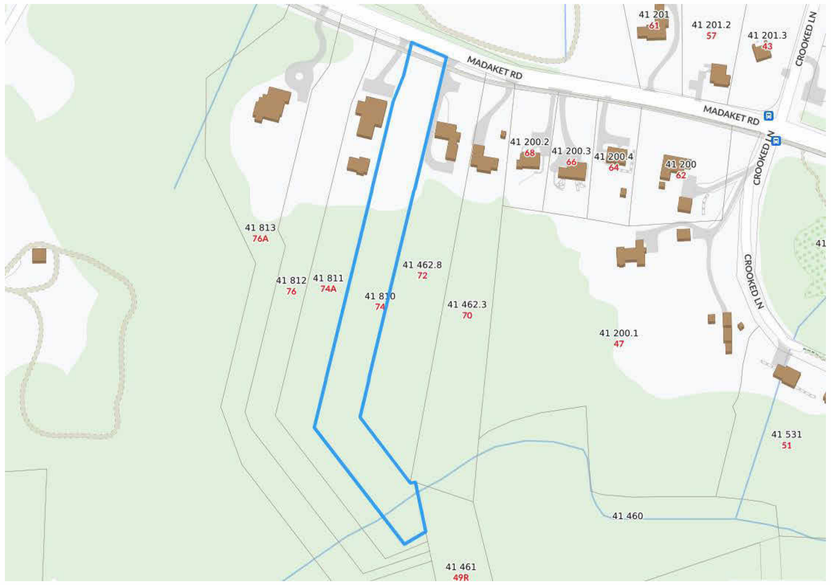
Date 10/21/24 Signature of owner of record _____ Signed under penalties of perjury

Primary Residence

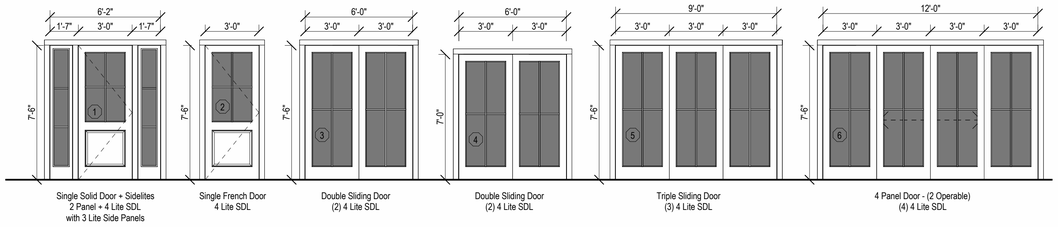
74 Madaket Road
Nantucket, MA 02554

HDC Old Business Submission *12.12.2024*

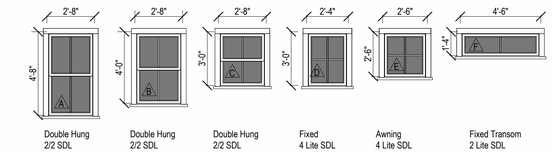




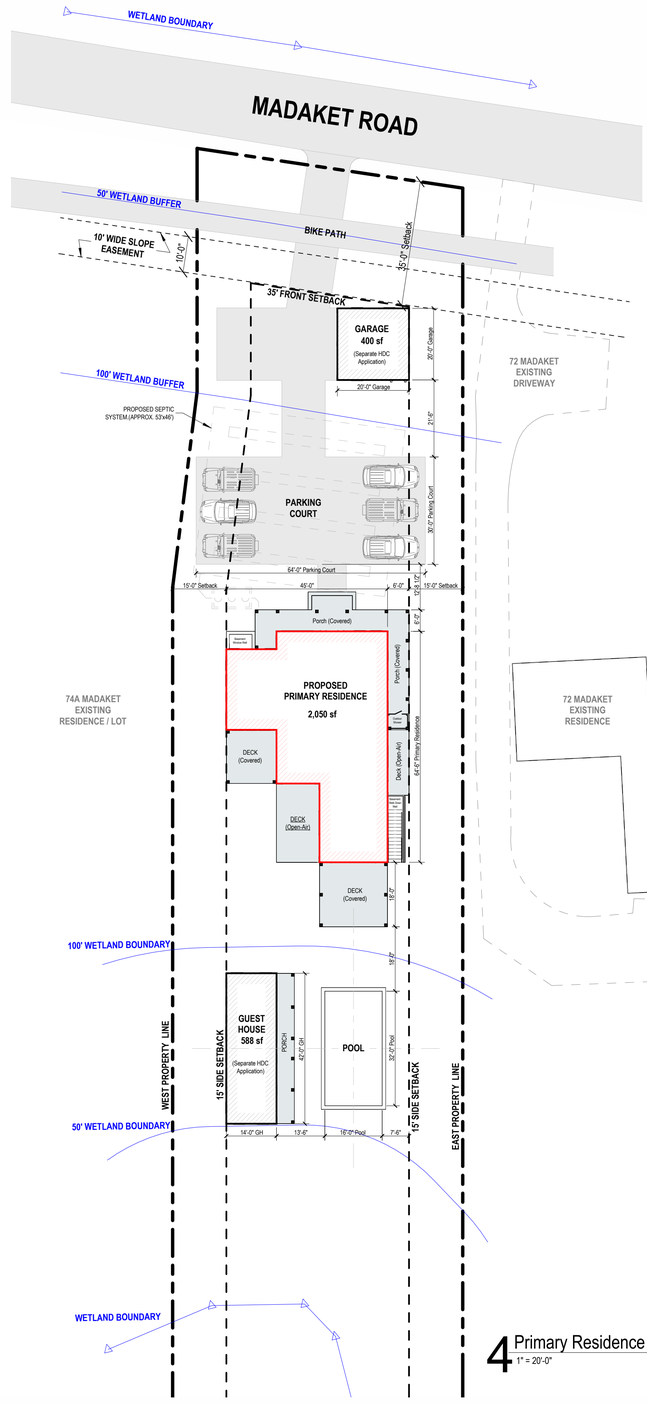
1 Primary Residence - Locus Map
1/4" = 1'-0"



2 Primary Residence - Exterior Door Legend
1/4" = 1'-0"



3 Primary Residence - Window Legend
1/4" = 1'-0"



4 Primary Residence - Site Plan
1" = 20'-0"

2428
Primary Residence

74 Madaket Road
Nantucket, MA 02554

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

Site Information

Map & Parcel:	41 / 810
Current Zoning:	LUG-2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	80,042 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	3,202 SF (4.00%)
Existing G.C.:	0 SF
Proposed G.C.:	3,038 SF
Total Proposed G.C.:	3,038 SF (3.80%)

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A.101 Primary Residence - First Floor Plan
A.102 Primary Residence - Second Floor Plan
A.201 Primary Residence - Exterior Elevations
A.202 Primary Residence - Exterior Elevations
A.301 Primary Residence - Exterior Perspectives
A.401 Site Photographs

Revisions

Primary Residence - Cover Sheet

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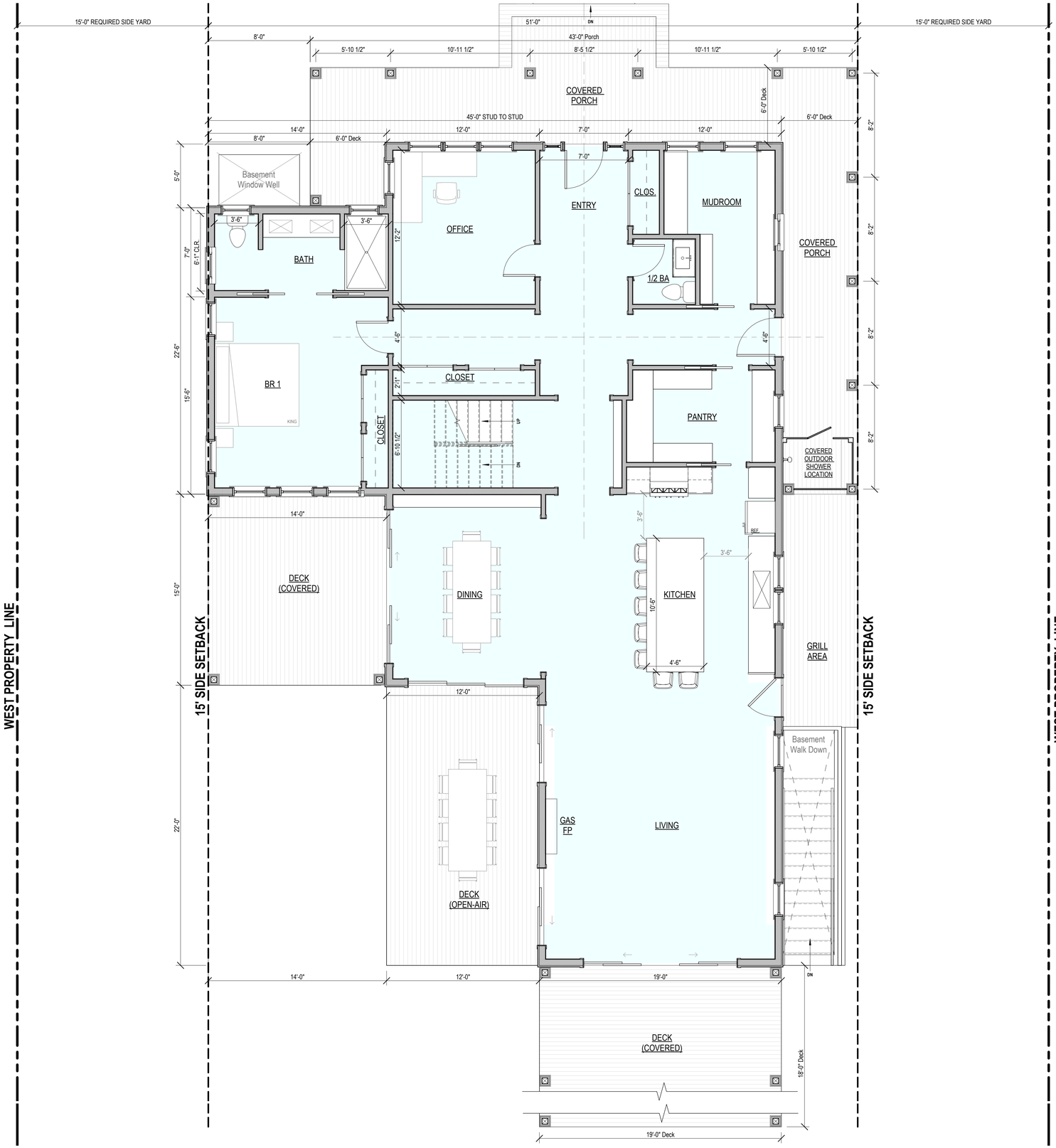
G.101

2428

HDC Old Business Submission *12.12.2024*



2428

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FIRST FLOOR
2,050 GSF

1 Primary Residence - First Floor Plan
1/4" = 1'-0"

Revisions

Primary Residence - First Floor Plan

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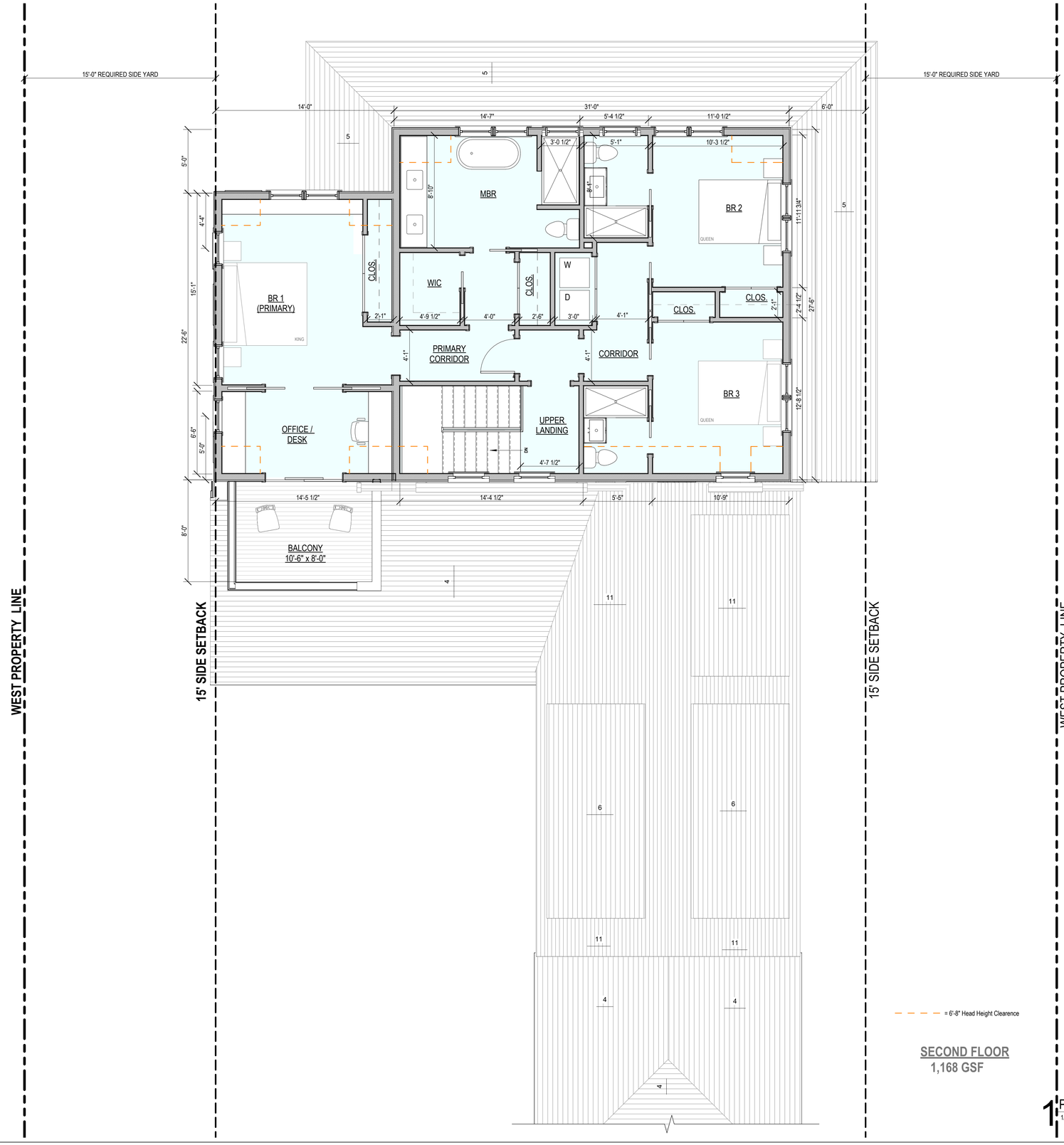
A.101
2428

HDC Old Business Submission *12.12.2024*



SECOND FLOOR
1,168 GSF

1 Primary Residence - Second Floor Plan
1/4" = 1'-0"

2428

Primary Residence

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Revisions

Primary Residence - Second Floor Plan

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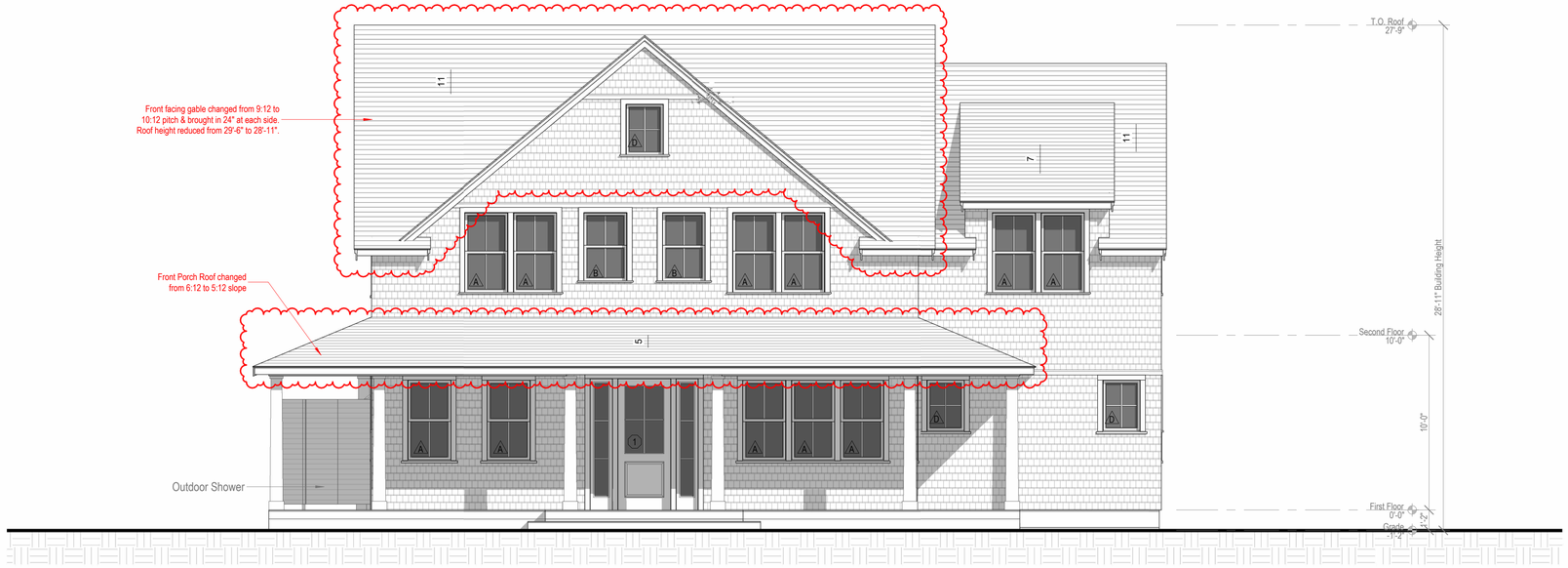
A.102
2428

12.12.2024

HDC Old Business Submission



4 Proposed Primary Residence_North Elevation ("Front")
1/4" = 1'-0"



2 Proposed Primary Residence_South Elevation ("Rear")
1/4" = 1'-0"



PREVIOUS NORTH ELEVATION



PREVIOUS SOUTH ELEVATION

2428

Primary Residence

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Revisions

HDC Resubmission	2024.12.12

Primary Residence - Exterior Elevations

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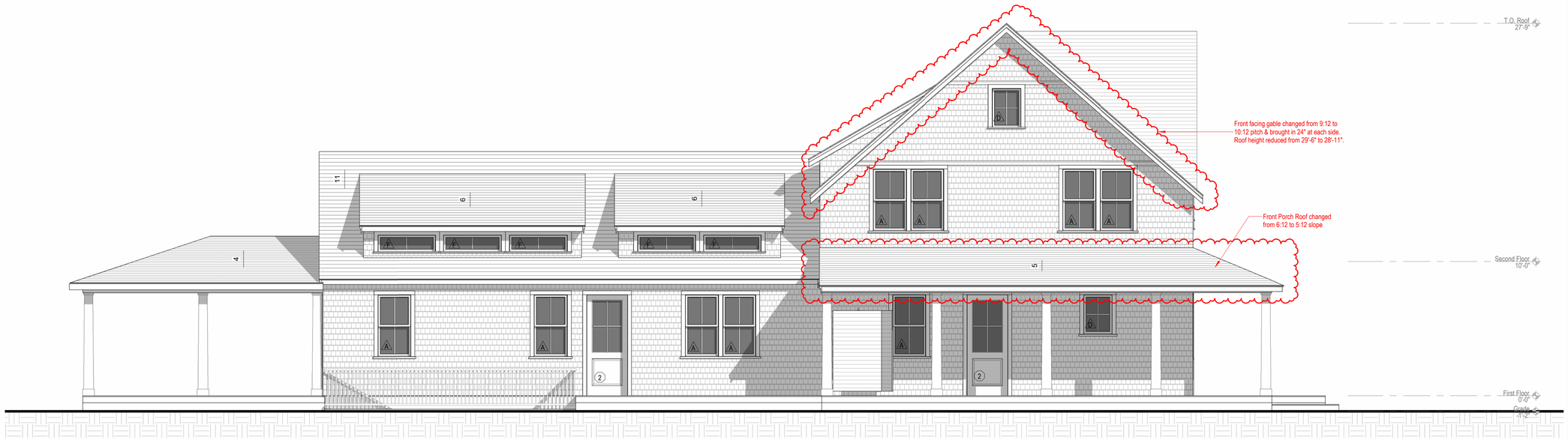
A.201

2428

12.12.2024

HDC Old Business Submission



1 Proposed Primary Residence_East Elevation
1/4" = 1'-0"



2 Proposed Primary Residence_West Elevation
1/4" = 1'-0"



PREVIOUS EAST ELEVATION



PREVIOUS WEST ELEVATION

2428

Primary Residence

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Revisions

HDC Resubmission	2024.12.12

Primary Residence - Exterior Elevations

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A.202

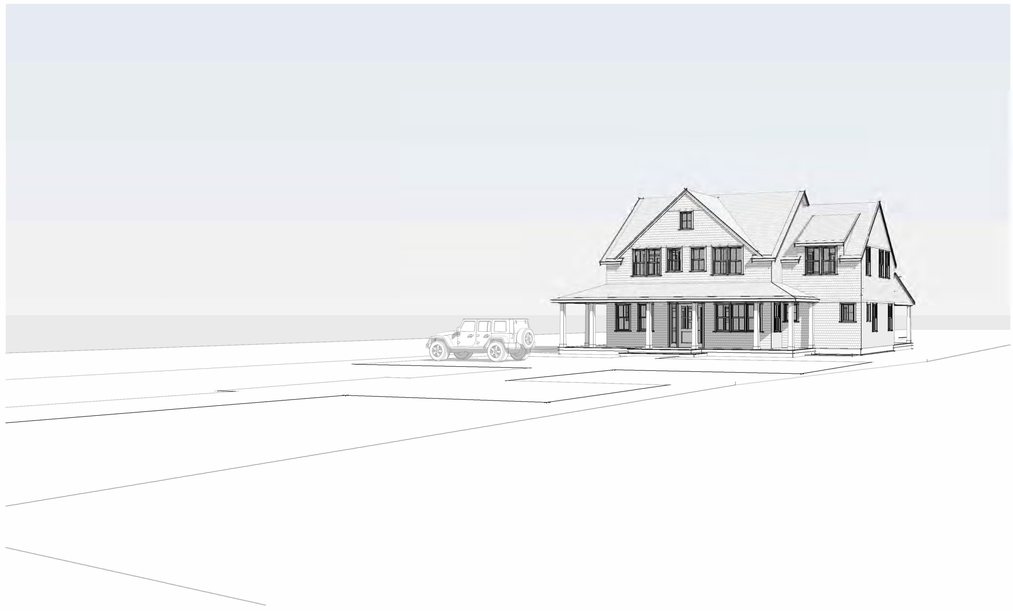
2428

12.12.2024

HDC Old Business Submission



1 3D View 01 Direct View from Madaket Road



2 3D View 02 View from Madaket Road (In front of 74A Madaket)



3 3D View 03 NorthEast View



4 3D View 04 NorthWest View

2428

Primary Residence

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Revisions

Primary Residence - Exterior Perspectives

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A.301

2428

HDC Old Business Submission *12.12.2024*



Direct View of Lot from Madaket Road



View of Lot from Madaket Road (In front of 72 Madaket Road)



View of Lot from Madaket Road (In front of 74A Madaket Road)

2428

Primary Residence

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Revisions

Site Photographs

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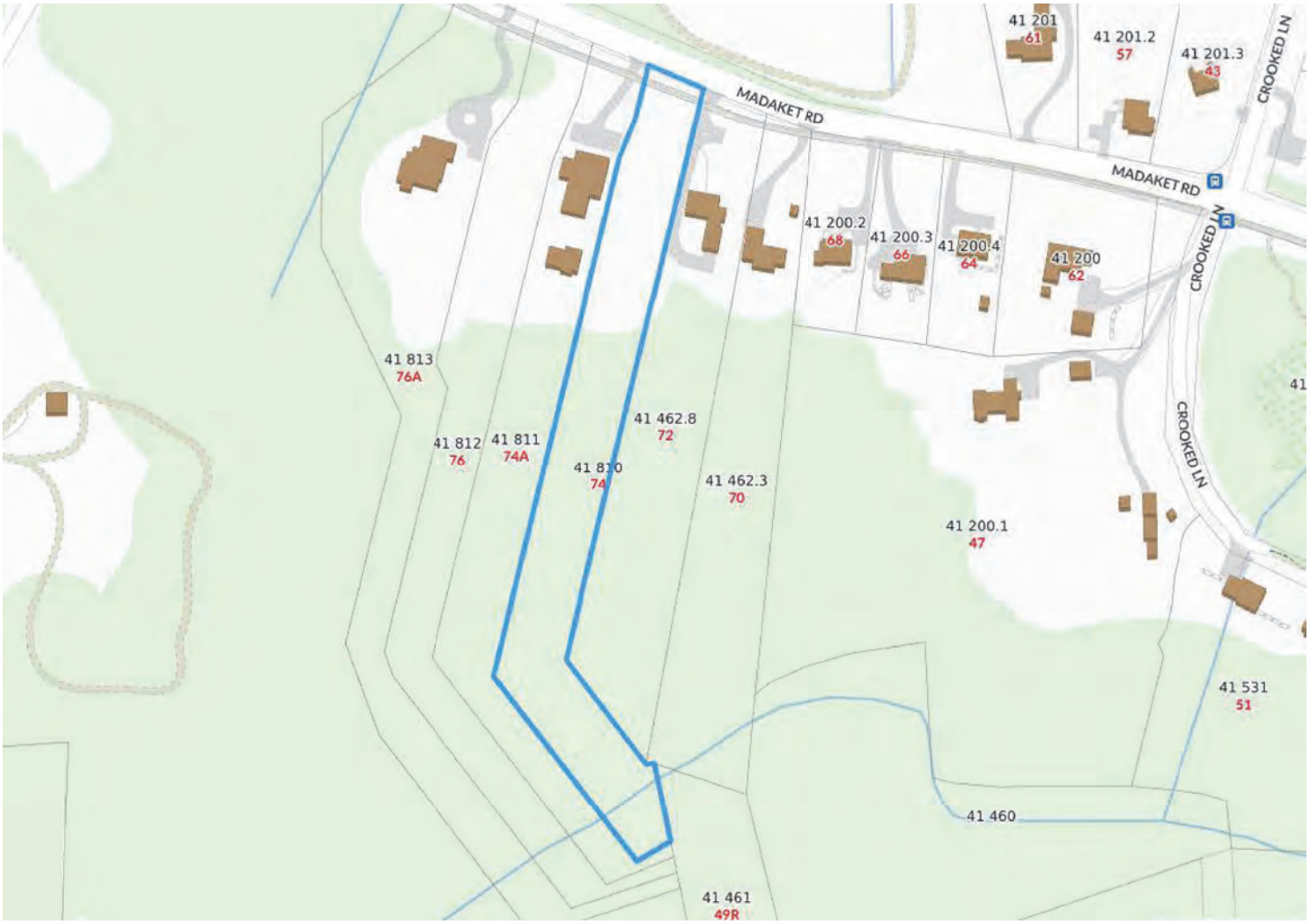
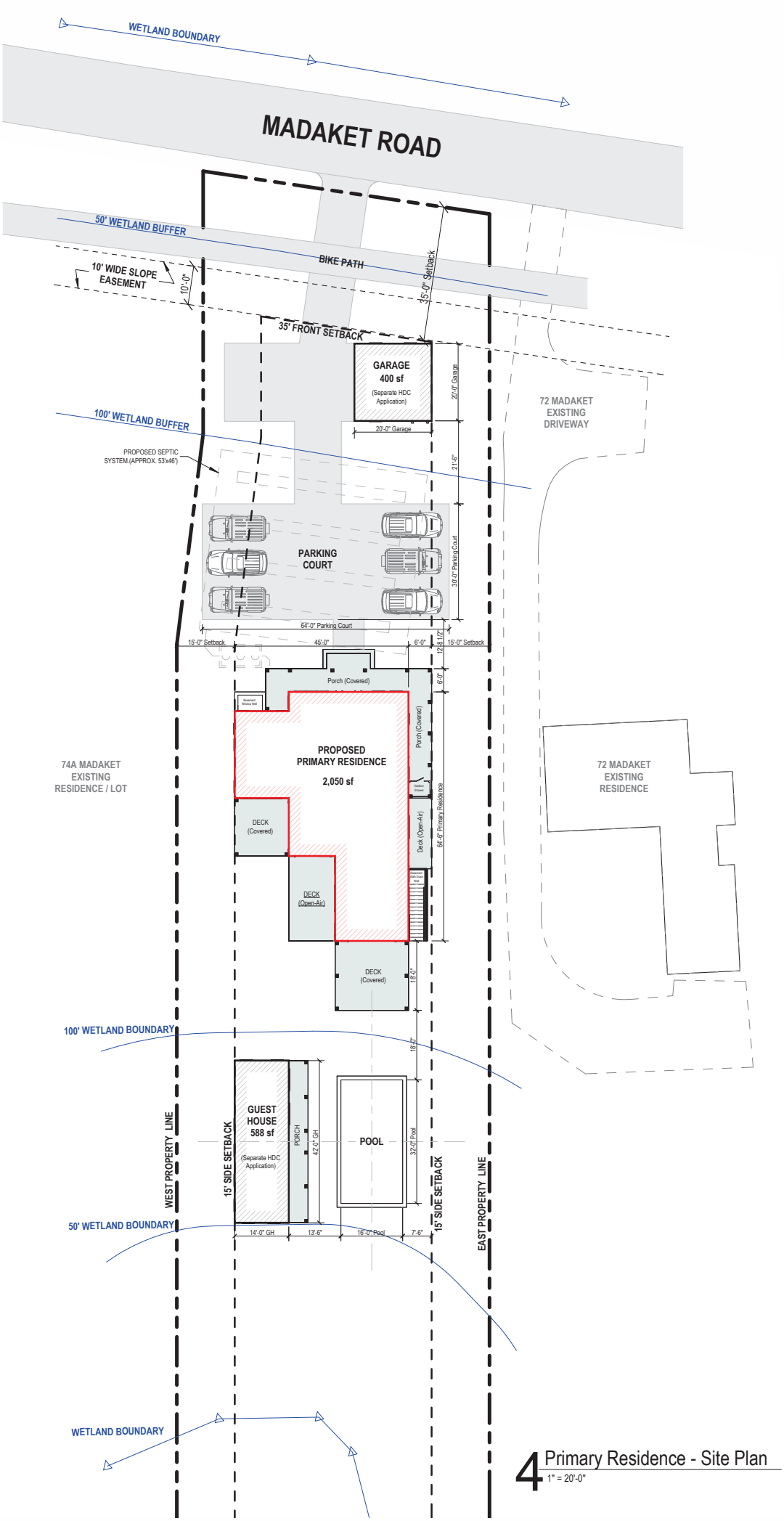
A.401

2428

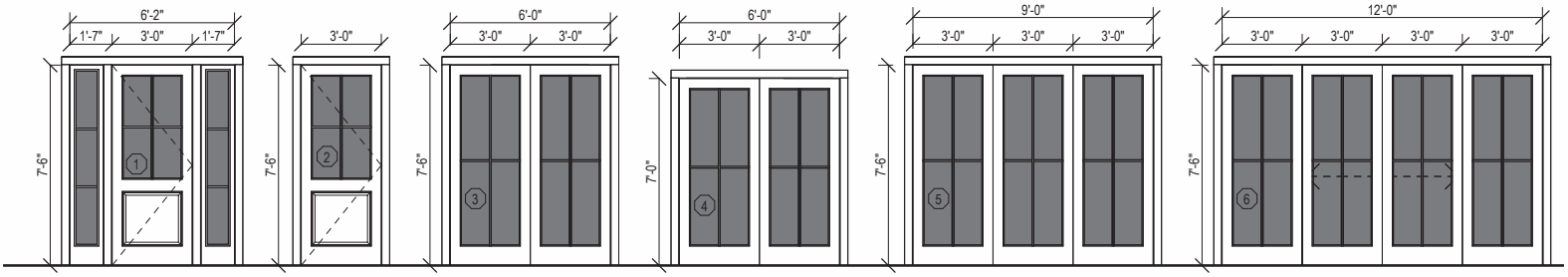


1 Primary Residence - Locus Map

1/4" = 1'-0"

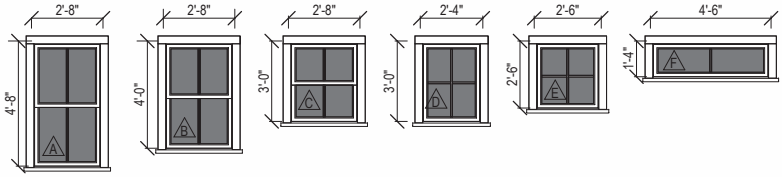


4 Primary Residence - Site Plan
1" = 20'-0"



2 Primary Residence - Exterior Door Legend

1/4" = 1'-0"



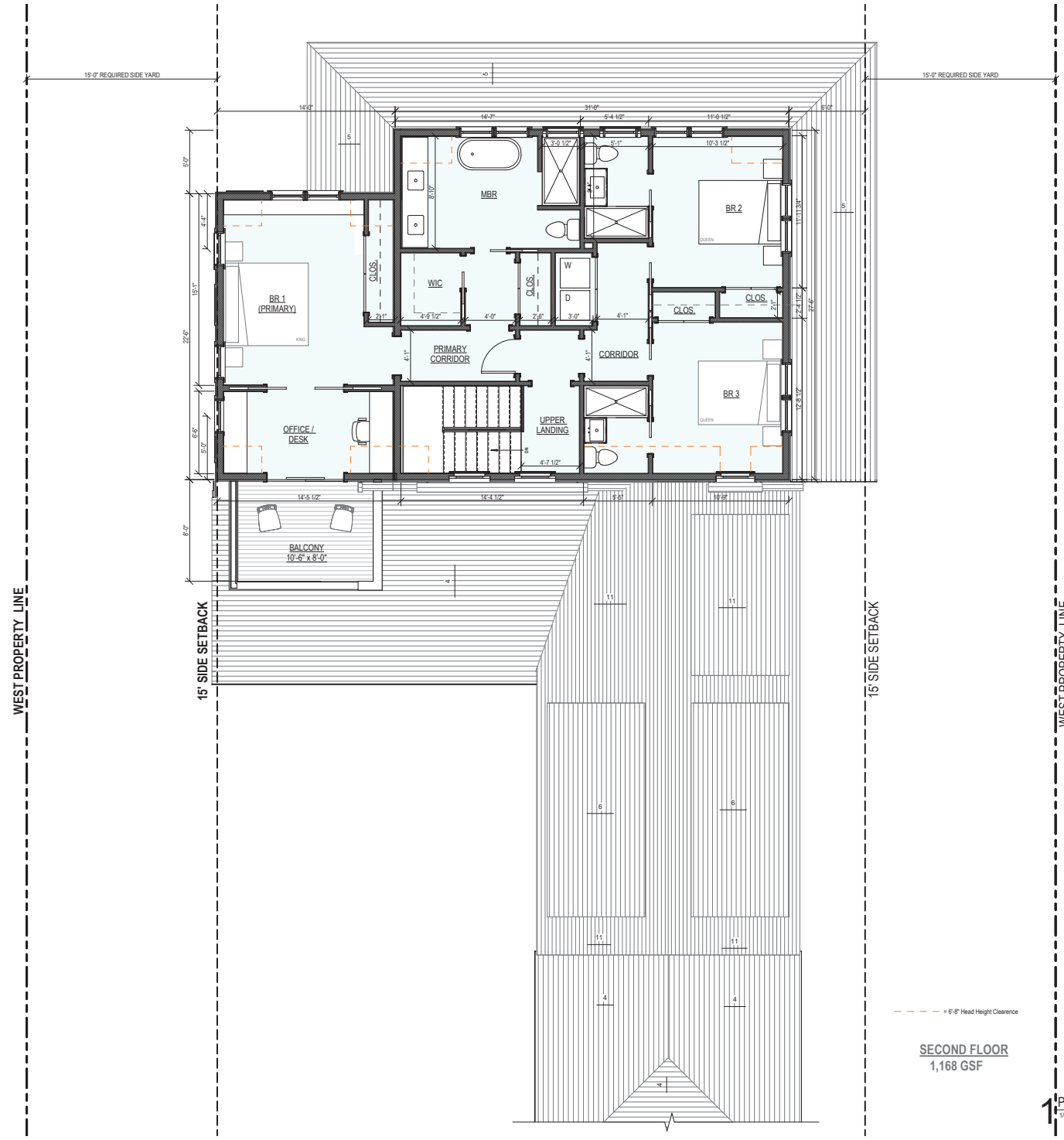
3 Primary Residence - Window Legend

1/4" = 1'-0"



FIRST FLOOR
2,050 GSF

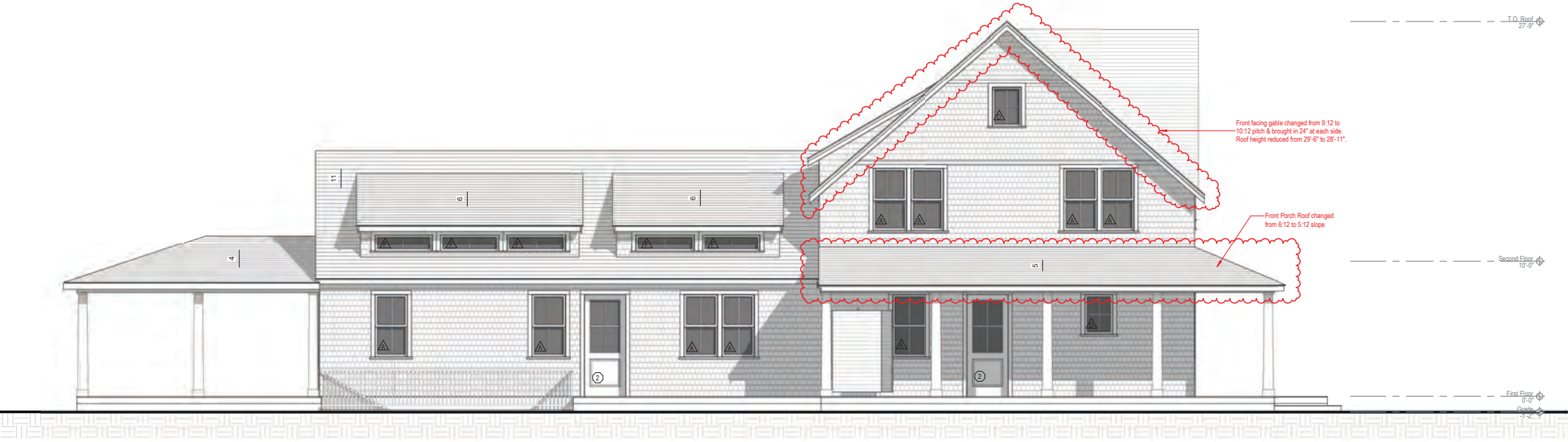
1 Primary Residence - First Floor Plan
1/4" = 1'-0"


15'-0" REQUIRED SIDE YARD
15'-0" REQUIRED SIDE YARD
WEST PROPERTY LINE
15' SIDE SETBACK
15' SIDE SETBACK
WEST PROPERTY LINE
MBR
BR 2
BR 1
(PRIMARY)
WIC
CLOS.
CLOS.
CLOS.
CLOS.
W
D
PRIMARY
CORRIDOR
CORRIDOR
BR 3
OFFICE /
DESK
UPPER
LANDING
BALCONY
10'-6" x 8'-0"
= 6'-8" Head Height Clearence
SECOND FLOOR
1,168 GSF
1 Primary Residence - Second Floor Plan
1/4" = 1'-0"

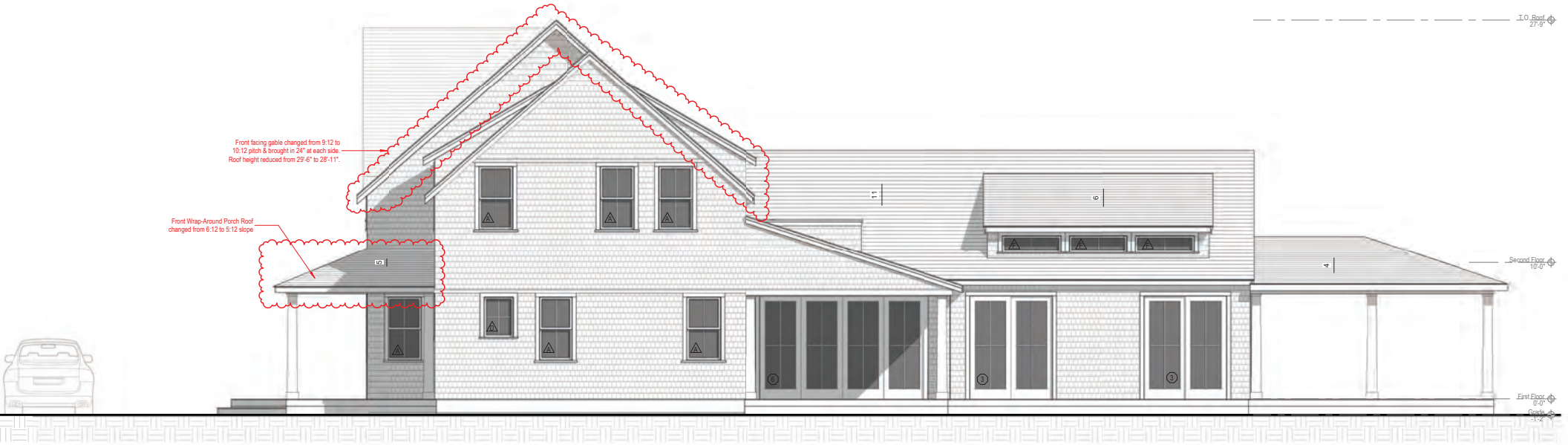


4 Proposed Primary Residence_North Elevation ("Front")
1/4" = 1'-0"


Roof height reduced from 29'-6" to 28'-11".
T.O. Roof
27'-9"
17'-9"
28'-11"
Front Wrap-Around Porch Roof
changed from 6:12 to 5:12 slope
Second Floor
10'-0"
10'-0"
Outdoor Shower
First Floor
0'-0"
1'-2"
Grade
-1'-2"

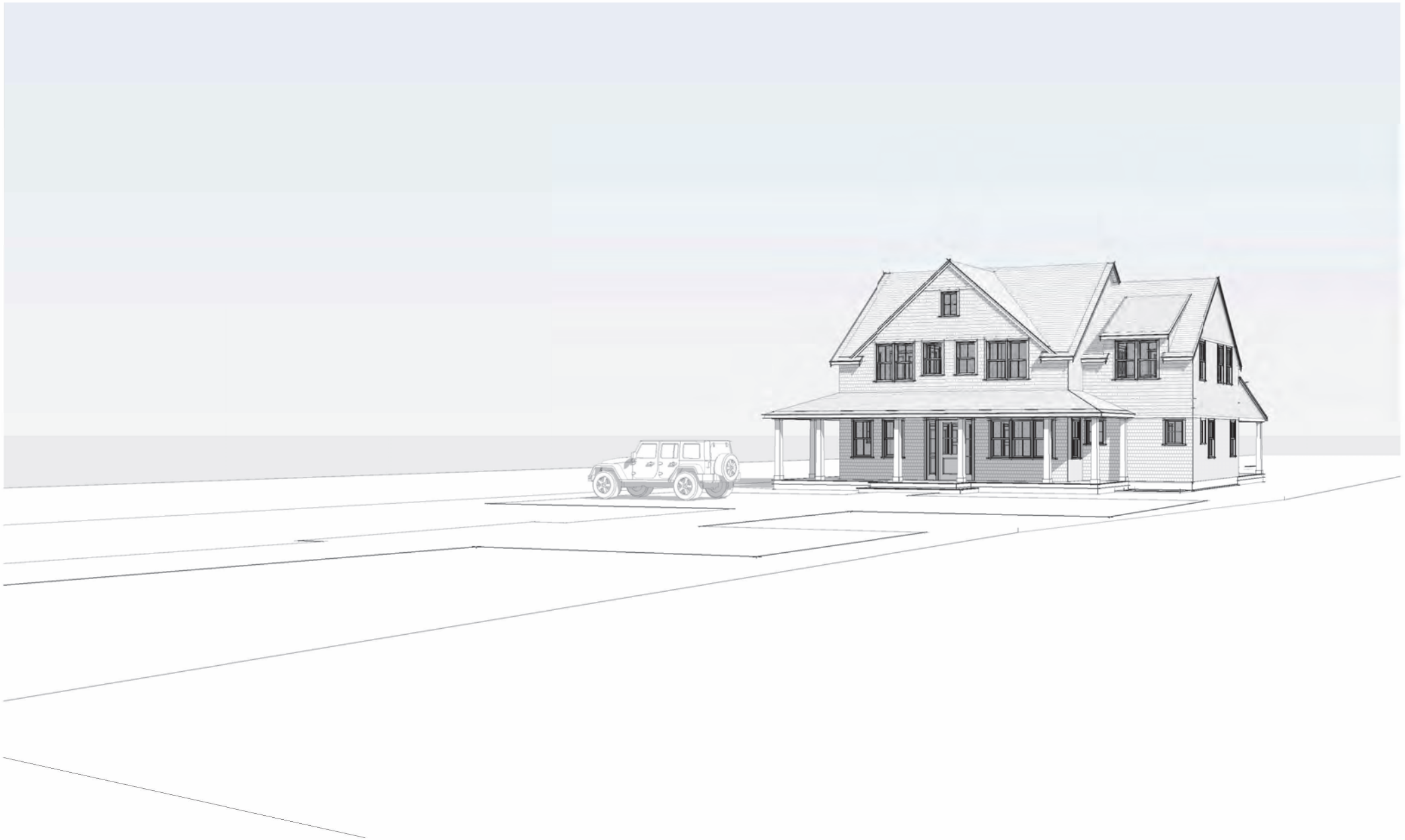


1 Proposed Primary Residence_East Elevation
1/4" = 1'-0"


Front facing gable changed from 9:12 to 10:12 pitch & brought in 24" at each side. Roof height reduced from 29'-6" to 28'-11".
Front Wrap-Around Porch Roof changed from 6:12 to 5:12 slope
T.O. Roof 27'-9"
Second Floor 10'-0"
First Floor 0'-0"
Grade -1'-2"



1 3D View 01 Direct View from Madaket Road

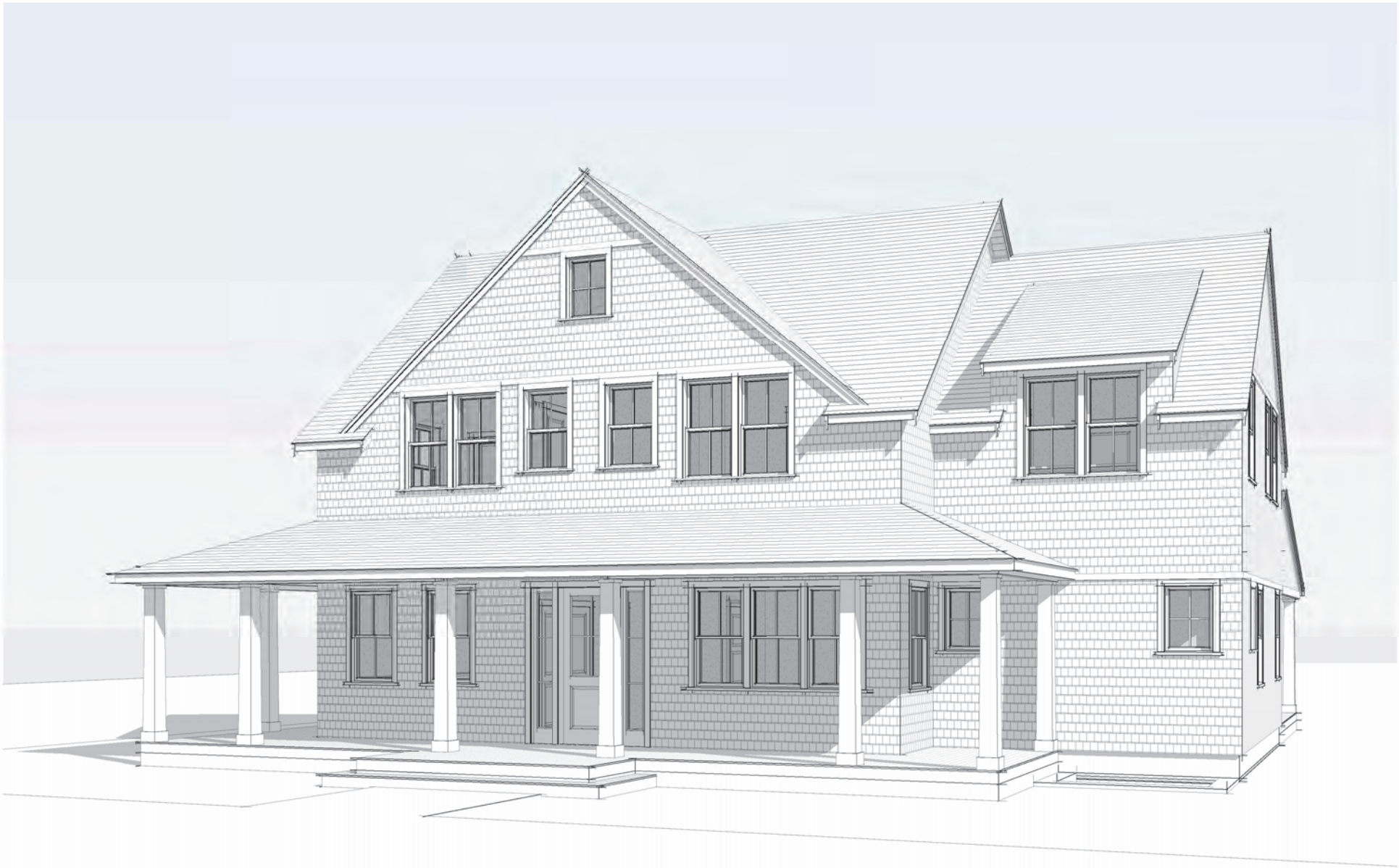


2 3D View 02 View from Madaket Road (In front of 74A Madaket)



3 3D View 03

NorthEast View



4 3D View 04 NorthWest View

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 DEC 06 PM 01:35
ORIGINAL POSTING: T 1141
ORIGIANL POSTING TIME: 2024 DEC 10 PM 02:21
ORIGINAL POSTING: T 1155

TOWN OF NANTUCKET

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

RECEIVED
2024 DEC 10 PM 02:42
NANTUCKET TOWN CLERK
Posting Number:T 1156

Committee/Board/s	Historic District Commission (HDC) - NEW Business
Day, Date, & Time	Tuesday December 10, 2024, at 4:00pm *HYBRID
Location / Address	COMMUNITY ROOM @ 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Stephen Welch, Chairman

To join the Historic District Commission meeting click on the Zoom Link below
https://us06web.zoom.us/webinar/register/WN_riq7uODsRLiFjjL9pbyxJw

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

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

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

AGENDA

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

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

I. COMMISSIONER DISCUSSION & VOTE

1. 2025 HDC Meeting Schedule

2. 29 Fair Street - VIEW - Minimum Maintenance Ch.124-13
   - *Commissioners: Welch, Camp, MacLeod, Oliver, Patten; Alt: Paul, Thornewill, Pohl recused –* ***last heard November 12, 2024***

3. Nantucket Health Department - Emergency action needed regarding 16 Sheep's Pond Road (NHL Data = c.1982 noncontributing)
   - *Not anticipated by the Chair within 48 hours*

II. CONSENTS – 12/03/24

1.	Tuttle Sanford	134 Old South Rd	Antenna Mod	69/38	Allison Conwell	SW
2.	Douglas Carlson	2 Blueberry Ln	New Shed	80/178	D Carlson	SW
3.	Carl & Sharon Nielson	2A Cabot Ln	New Fence	30/254	EMDA	SW
4.	Tripp Stables LLC	14 Tripp Dr	Move on site & reno	80/310	Cottage and Castle	SW
5.	Two Pilgrims LLC	17 Pilgrim Rd	New dwelling	21/214	S Metz	VO
6.	Two Pilgrims LLC	17 Pilgrim Rd	New guest house	21/214	S Metz	VO
7.	256 Polpis LLC	256 Polpis Rd	Relocate boat house	25/25	Botticelli & Pohl	VO
8.	Nantucket Hotel Holdings	77 Easton St	New dwelling	42.4.1/35	EMDA	VO
9.	Fairwinds Counseling	20 Vesper Ln	New Shed	55/247.1	Structures Unlimited	VO
10.	Akin & Kimm	60 Kendrick St	New Shed	76.4.3/57	Structures Unlimited	VO
11.	Carmine Giardini	7A Clifford St	New Shed	79/19	Structures Unlimited	VO
12.	Carmine Giardini	7A Clifford St	Deck extension	79/19	Reid Yenor	VO
13.	Carmine Giardini	7A Clifford St	New Garage	79/19	Reid Yenor	VO
14.	Alan Reed	17 First Way	Window replacement	55/239.5	Val Oliver	JP
15.	Sullivan Realty Trust	83 Fairgrounds Rd	Window replacement	67/184.1	Val Oliver	JP
16.	Vail Francis and Brian	18 Cherry St	New Shed & Fence	55/913	Val Oliver	JP
17.	Robert F Greenhill Rev Trust	8 Hoicks Hollow Rd	Garage Fens Revs	23/5	Botticelli & Pohl	JP
18.	Robinson West NT	23 New St (Sias)	Addition	73.4.2/77	Normand	JP
19.	Pocomo Point LLC	81 Pocomo	Move on Primary 88 Pocomo	15/3	Emeritus LTD	RP
20.	Pocomo Point LLC	81 Pocomo Rd	Move on 2nd dw 88 Pocomo	15/3	Emeritus LTD	RP
21.	88 Pocomo Trust	88 Pocomo Rd	Move off or demo 2nd dw	15/42	Emeritus LTD	RP
22.	Strang, Ernie & Jamie	7 Farm View Dr	New Cabana	66/180	SMRD	RP
23.	Nantucket Oaks LLC	99 Low Beach Rd	New Cabana	75/32.1	Normand	RP
24.	Summer Sidecar 66 LLC	66 Miacomet Ave	Add door	67/355	Gryphon Arch	AM
25.	Burbage, Susan & Stephen	47 Quidnet Rd	Renew COA gust house	21/143	Robert Paladino	AM
26.	Burbage, Susan & Stephen	47 Quidnet Rd	Renew COA main house	21/143	Robert Paladino	AM
27.	Vestal Ventures LLC	67 Vestal St	Demo Structure	41/59	BPC	AM
28.	Snezhana- Ivanova	8 Beverly Ct	Move house -from 21 Pequot	68/186.3	Val Oliver	AM
29.	Brian & Alexander Larkin	4B Gladlands Ave	Addition	80/122.1	Lucas Velle	AM
30.	Emily Clarkson	47 Hooper Farm Rd	Window change	67/262	LFW	AC
31.	Nant Con Foundation	165 Cliff Rd	Roof Replacement	41/65	LFW	AC
32.	Whidden, Nicole & Joel	11 Davis Ln	Rev COA 2020-03-0802	82/75	Emeritus LTD	CT
33.	John Wise	10 Starbuck	Rev shed	59.3/62	Emeritus LTD	CT
34.	Nantucket Land Bank	Mizzenmast	Hardscape Parking	66/432	E. Antonietti	CT
35.						

III. CONSENTS – 12/10/24

1.	Klaus Kleinfeld	13 Hawkes Cir	Move garage on site	73/49.1	LFW	SW
2.	Klaus Kleinfeld	13 Hawkes Cir	Hardscape driveway	73/49.1	LFW	SW
3.	Glowacki, Greg	22R Evergreen Way	New dwelling	79/710.2	Val Oliver	SW
4.	Morash, Joshua	8 Bayberry Ln	New Cabana	67/72	Val Oliver	SW
5.	Pat McCarthy	9 Cow Pond Ln	Garage addition deck	55/609	Self	SW
6.	Pat McCarthy	9 Cow Pond Ln	MH addition deck	55/609	Self	SW
7.	Teasdale	24 India St	Rev 10877 2nd floor add	42.3.4/66	Thornewill	SW
8.	Osborn, Libby	6 Woodbury Ln	Addition to MH	42.3.4/157	Normand	RP
9.	NISHA	1 Evergreen Duplex (2)	Rev 10767	68/727	Emeritus LTD	RP
10.	NISHA	1 Evergreen Duplex (3)	Rev 10768	68/727	Emeritus LTD	RP
11.	Charli Saporaro	23 Pond View Dr	Remove chimney/ roofwalk	81/28	NAG	RP

HDC meeting Tuesday December 6 2024
77 Easton Street Minutes:
Voting: Full board

Representing: Ethan McMorrow – EMDA
Vote:

Motion for revisions. Simplify the South elevation. Change clapboard to shingles. Change front entry steps to one set instead of two. Enlarge second floor windows lowering them under the freeze and to reduce space between first floor and second floor windows. Simplify down spouts moving to the corner boards.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 35

Street & Number of Proposed Work: 77 EASTON STREET

Owner of record: NANTUCKET MOTEL HOLDINGS LLC

Mailing Address: 321 COMMONWEALTH RD STE 201
WAYLAND MA 01778

Contact Phone #: 617 571 3339 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: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 60'-9" ± Sq. Footage 1st floor: 2031
Width: 30'-6" ± Sq. footage 2nd floor: 2031
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8'x18" ± ☒ 1st floor ☐ 2nd floor
Size: 8'x18" ± ☐ 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 25'-3" ±6" South ~~28'-6" ±6"~~ 28'-6" ±6" East ~~28'-6" ±6"~~ 28'-6" ±6" West ~~28'-6" ±6"~~ 28'-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

NEW BUILDING

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 2'± ☐ Block ☐ Block Parged ☒ Brick (type) COMMON ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 5 /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) FIR

Leaders (material and size): 3"

Sidewall: ☒ White cedar 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" Corner boards 1x6 Frieze 1x10
Window Casing 1x 5/4" Door Frame 1x5/4" Columns/Posts: Round X 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 CUSTOM Rear BROSCO Side ANDERSEN
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

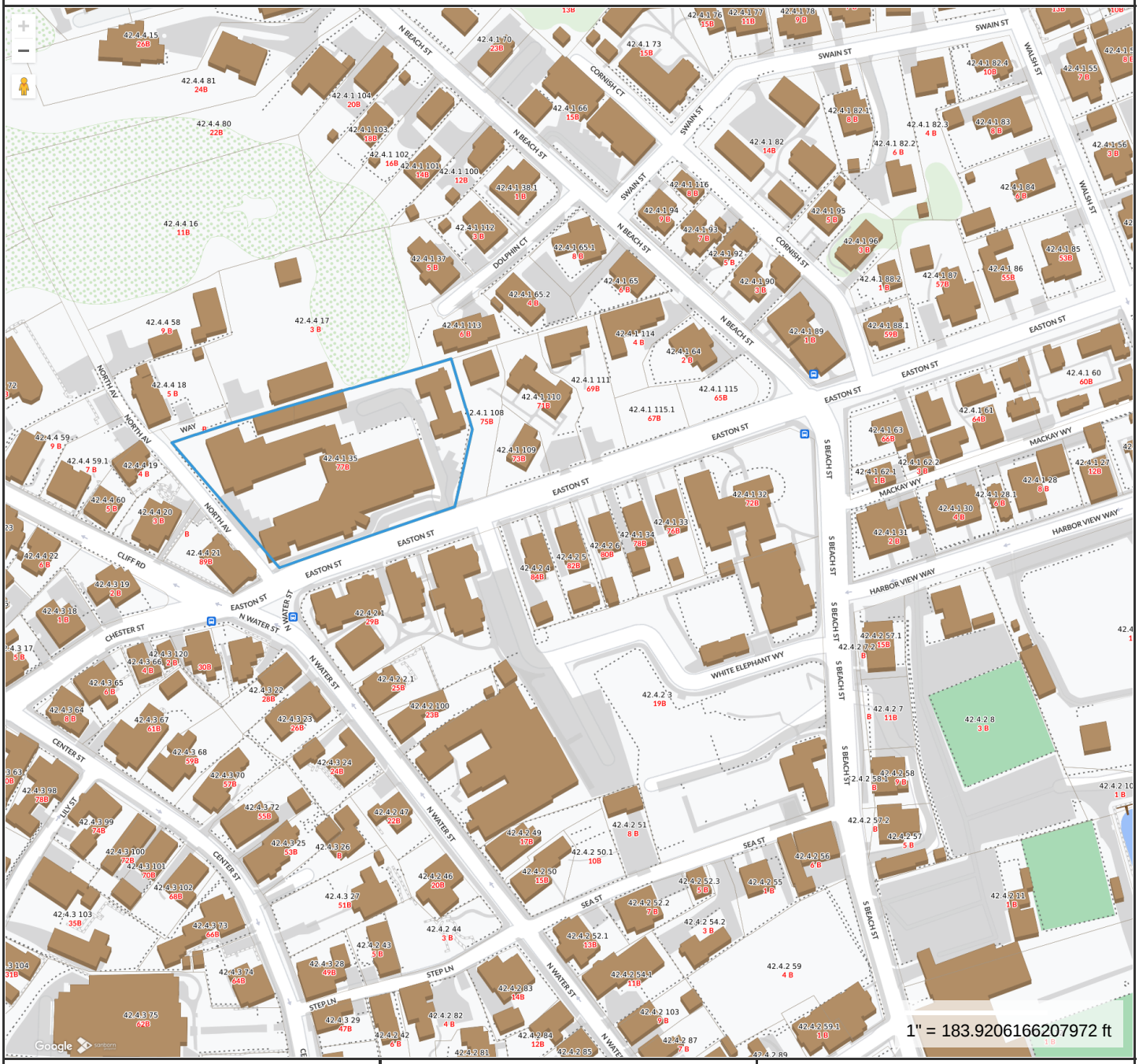
COLORS

Sidewall TO WEATHER Clapboard (if applicable) COBBLESTONE Roof NATURAL
Trim WHITE Sash WHITE Doors HUSSEY GREEN
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 11·9·2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	10306
Location	77 EASTON ST
Owner	NANTUCKET HOTEL 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.

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 12/12/2024
X	Address & HDC Case Number (ie HDC2020-05-0265): none
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

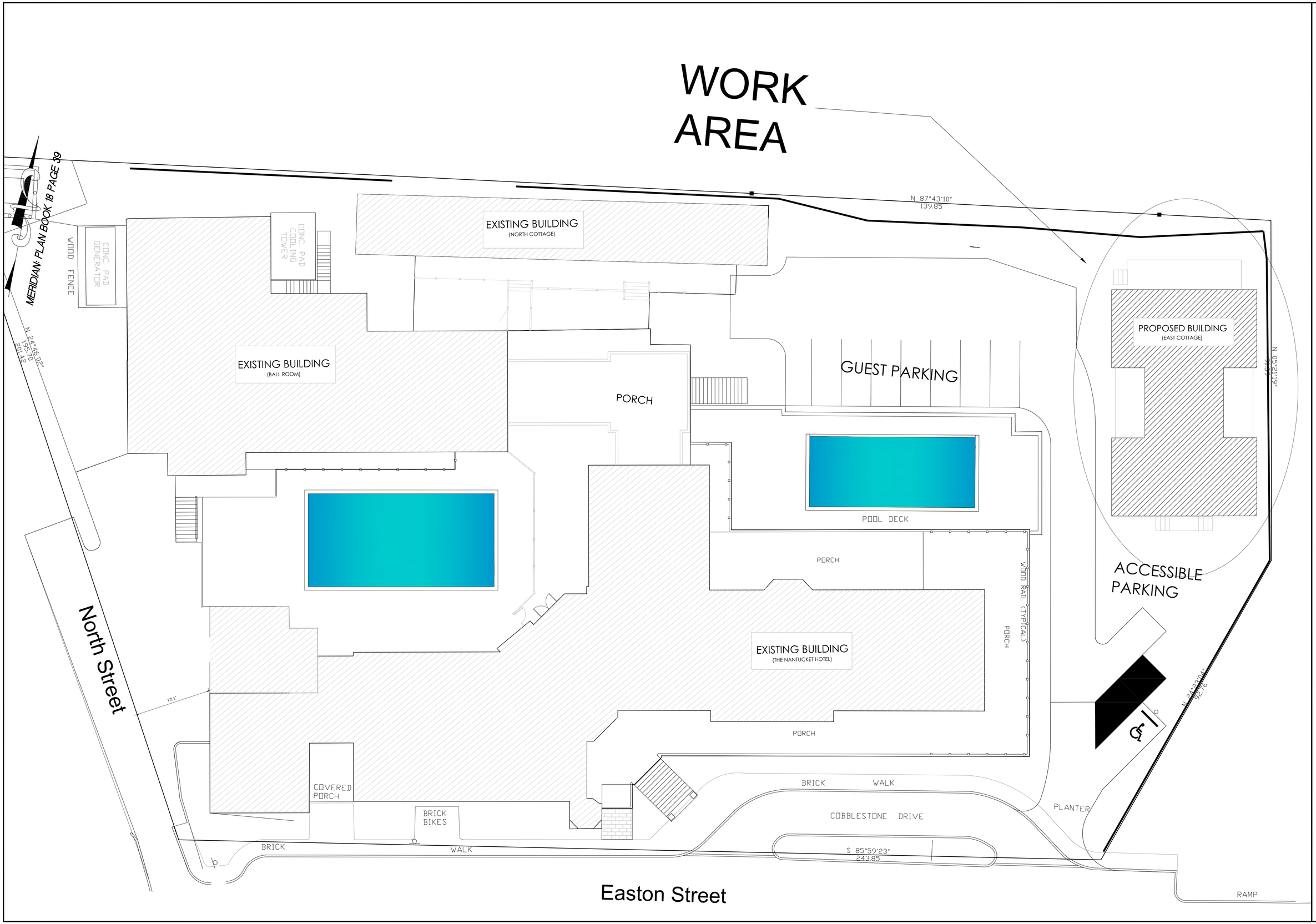
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Ethan McMorrow Date: 12/12/2024



Nantucket Hote -Cottage
Nantucket, MA

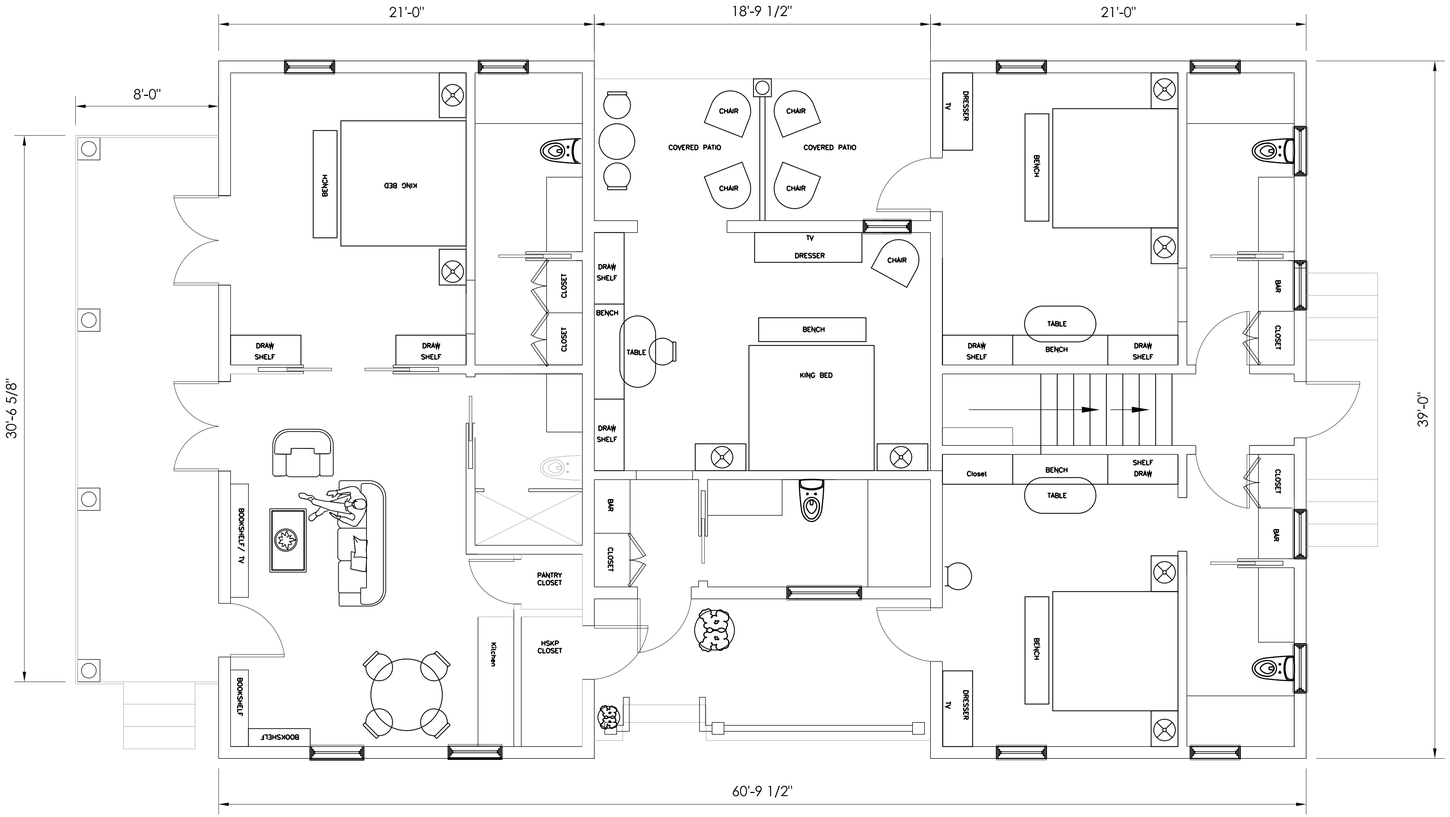
East Cottage

Site Plan

REVISION
HDC Revision #1 - 12/11/2024

	11/12/2024
SCALE	N/A
DRAWN BY	DBH
CHECKED BY	DBH
TITLE	

S-1



Proposed 1st Level Plan (2,031 SF)

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

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Nantucket Hotel- Cottage

Nantucket, MA

Plan View

REVISION

HDC Revision #1 - 12/11/2024

	11/12/2024
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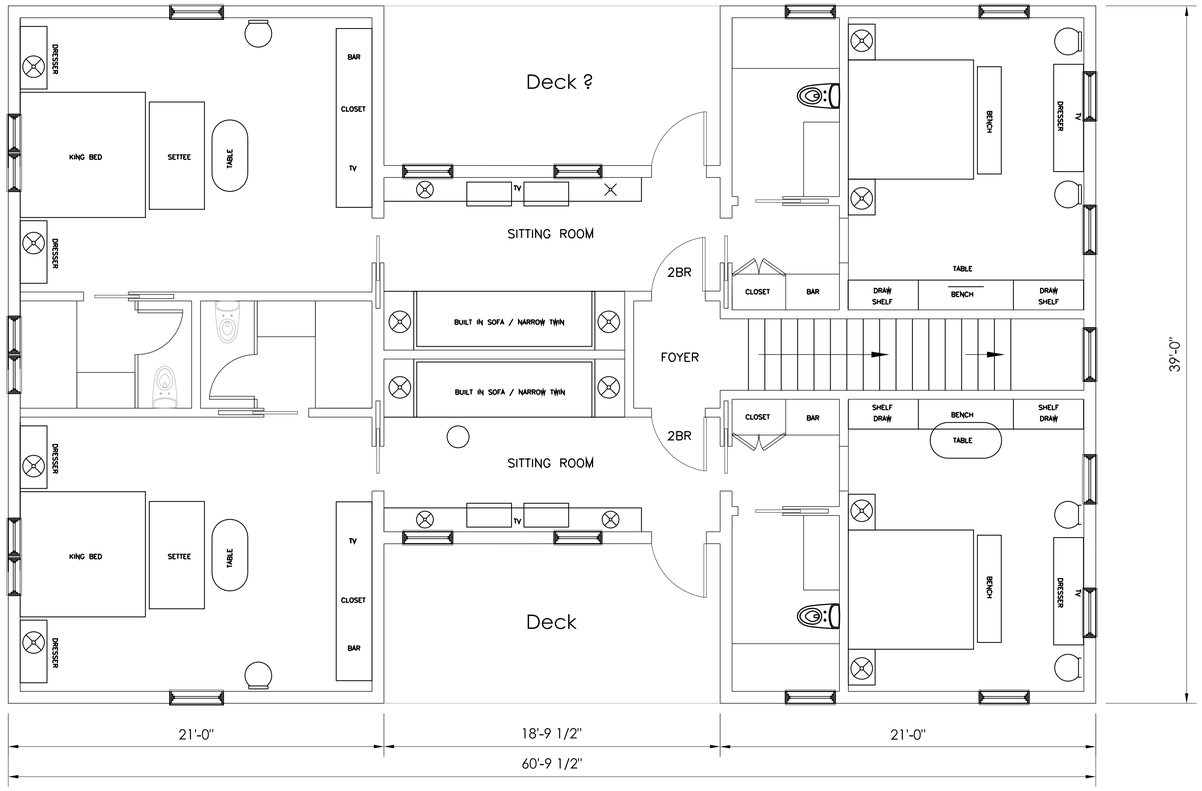
DRAWN BY	DBH
CHECKED BY	DBH
TITLE	

A100



Proposed 2nd Level Plan (2,031 SF)

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

Nantucket Hotel- Cottage

Nantucket, MA

Plan View

REVISION

HDC Revision #1 - 12/11/2024

	11/12/2024
SCALE	1/4"= 1'
DRAWN BY	DBH
CHECKED BY	DBH
TITLE	

A101

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Proposed South Elevation

DSH Commonwealth Press Suite 200 Newburyport, MA 01950 (978) 462-9100

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Nantucket Hotel - Cottage

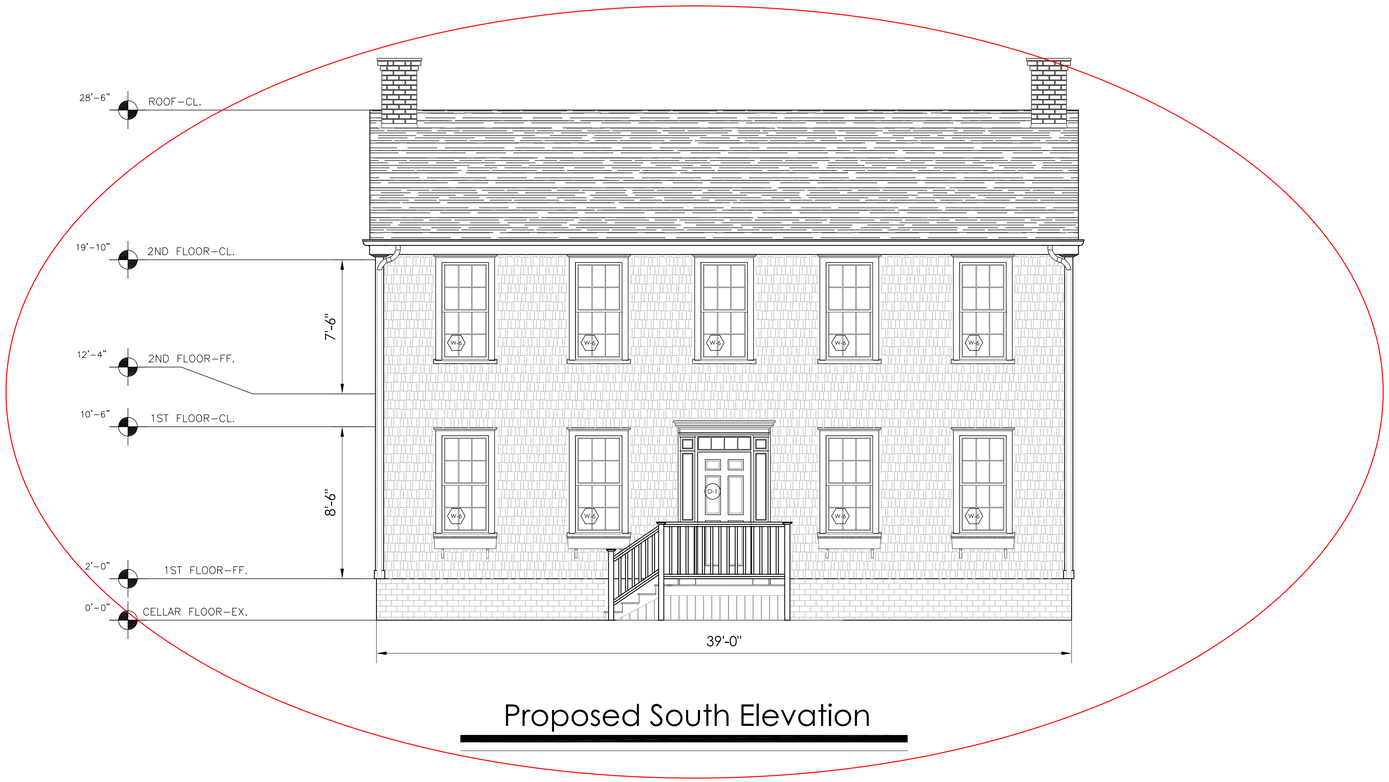
Nantucket, MA

East Cottage

Elevations (Alternate)

REVISION	
HDC Revision #1 - 12/11/2024	
	11/12/2024
SCALE	1/4"= 1'
DRAWN BY	DBH
CHECKED BY	DBH
TITLE	

A200.1



Proposed South Elevation



Original South Elevation

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

Nantucket Hotel - Cottage

Nantucket, MA

East Cottage

Elevations

REVISION

HDC Revision #1 - 12/11/2024

	11/12/2024
SCALE	1/4"= 1'
DRAWN BY	DBH
CHECKED BY	DBH
TITLE	

A200



Proposed West Elevation



Original West Elevation

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

Nantucket Hotel - Cottage

Nantucket, MA

East Cottage

Elevations

REVISION

HDC Revision #1 - 12/11/2024

	11/12/2024
SCALE	1/4"= 1'
DRAWN BY	DBH
CHECKED BY	DBH
TITLE	

A201



Proposed East Elevation



Original East Elevation

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

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Nantucket Hotel - Cottage

Nantucket, MA

East Cottage

Elevations

REVISION

HDC Revision #1 - 12/11/2024

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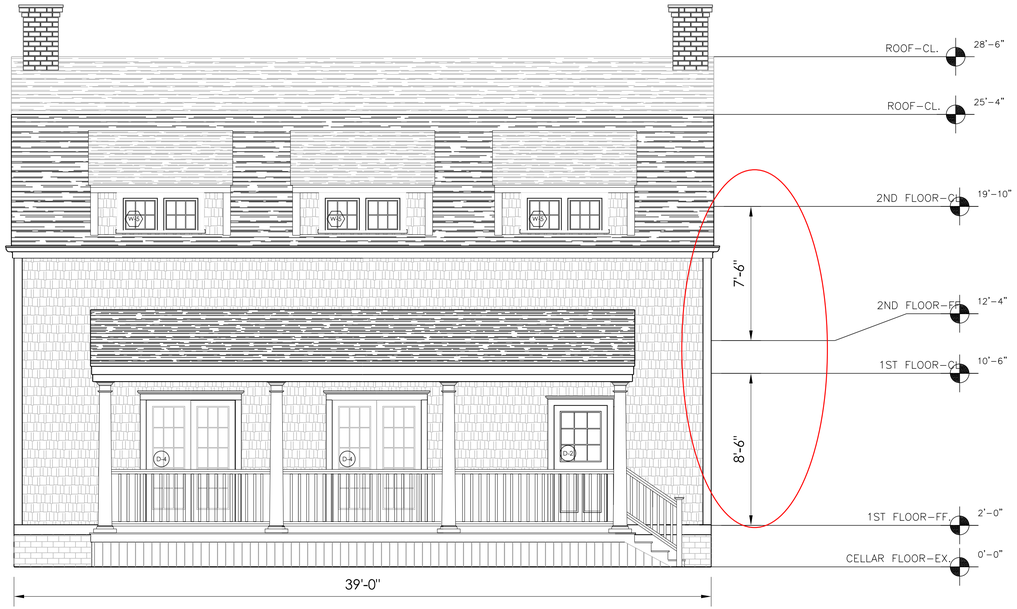
TITLE	

A201



Proposed North Elevation



Original North Elevation

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

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Nantucket Hotel - Cottage

Nantucket, MA

East Cottage

Elevations

REVISION

HDC Revision #1 - 12/11/2024

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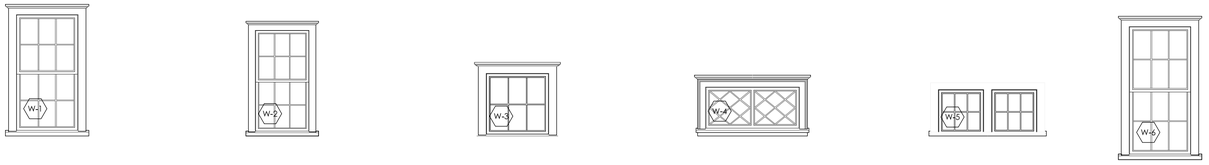
A203

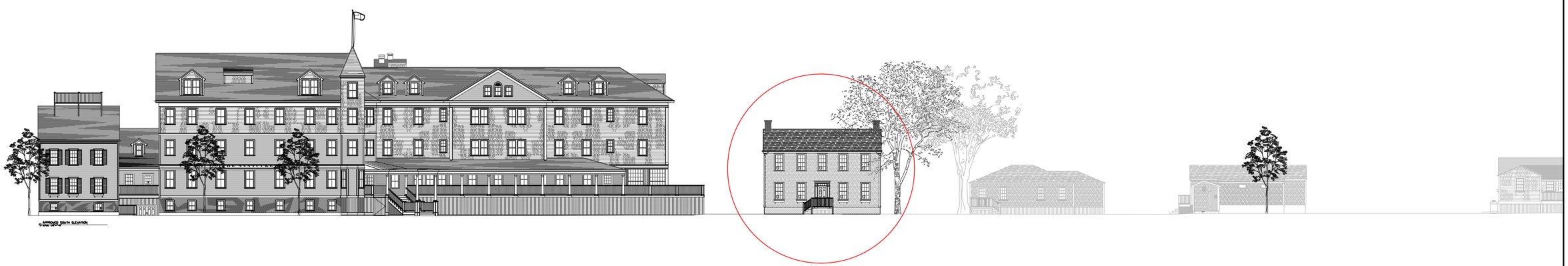


Window Elevations



Door Elevations

WIND/DOOR	ROOM	MANUF.	WIDTH	HEIGHT	TYPE	COMMENTS
D-1	Entry Door	Brosco	3'-0"	7'-0"	F	
D-2	Porch Door	Brosco	3'-0"	7'-0"	F	
D-3	Deck Door	Brosco	3'-0"	6'-8"	F	
D-4	Patio Door	Brosco	5'-0"	6'-8"	F	
W-1	Double Hung (Front)	Brosco	2'-7"	4'-11"	29"	
W-2	Double Hung (2nd Lvl)	Brosco	2'-3"	4'-3"	29"	
W-3	6 Light	Brosco	2'-7"	2'-6"	58"	
W-4	Porch Transom	Brosco	4'-0"	1'-8"	64"	
W-5	Dormer Window	Brosco	4'-2"	1'-8"	80"	
W-6	Double Hung (Front)	Brosco	2'-7"	5'-6"	24"	



DBH Commonwealth Avenue, Suite 201, Newtonville, MA 02160 (617) 965-3000

These drawings are instruments of service and shall remain the property of Stamnos Inc. whether the project for which they are made is executed or not. They are not to be used by the owner or any other person on this or any other project. No part of this document may be reproduced or distributed in any form or by any means without the written permission of Stamnos, Inc. Copyright 2020

Nantucket Hotel - Cottage

Nantucket, MA

East Cottage

Windows & Doors

REVISION

HDC Revision #1 - 12/11/2024

11/12/2024

SCALE 1/4"= 1'

DRAWN BY DBH

CHECKED BY DBH

TITLE

A204

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: Nantucket Hotel Holdings LLC

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 77 Easton Street

City: Nantucket State: MA ZIP Code: 02554

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
Map: 42.4.1 Parcel: 35

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Hotel "East Cottages"

A5. Latitude/Longitude: Lat. 41.28794 Long. -70.10114 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: 8

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 2,032 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: Engineered flood openings: 11

d) Total net open area of non-engineered flood openings in A8.c: sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): 2,200 sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): 2,200 sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A 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: Engineered flood openings:

d) Total net open area of non-engineered flood openings in A9.c: sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): 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 B3. State: MA B4. Map/Panel No.: 25019C0086 B5. Suffix: G

B6. FIRM Index Date: 06/09/2014 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): 7.3

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.: 77 Easton Street

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: [x] 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: GPS-Smartnet Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
[ ] NGVD 1929 [x] NAVD 1988 [ ] Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? [ ] Yes [x] 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):	6.0	[x] feet [ ] meters
b) Top of the next higher floor (see Instructions):	8.3	[x] feet [ ] meters
c) Bottom of the lowest horizontal structural member (see Instructions):		[ ] feet [ ] meters
d) Attached garage (top of slab):		[ ] 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):		[ ] feet [ ] meters
f) Lowest Adjacent Grade (LAG) next to building: [ ] Natural [x] Finished	5.0	[x] feet [ ] meters
g) Highest Adjacent Grade (HAG) next to building: [ ] Natural [x] Finished	6.0	[x] feet [ ] meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:		[ ] 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? [x] Yes [ ] No

[ ] Check here if attachments and describe in the Comments area.

Certifier's Name: Paul J. Santos License Number: 36124

Title: Land Surveyor

Company Name: Nantucket Surveyors, LLC

Address: 5 Windy Way

City: Nantucket State: MA ZIP Code: 02554

Telephone: (508) 228-0240 Ext.: Email: psantos@nantucketsurveyors.com

Signature: Paul J. Santos Date: 11/12/2024



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):

All utilities for East Cottage will be at or above the first floor elevation.

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.: 77 Easton Street 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.: 77 Easton Street

City: Nantucket State: MA ZIP Code: 02554

FOR INSURANCE COMPANY USE

Policy Number: _____

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.: 77 Easton Street	FOR INSURANCE COMPANY USE
City: Nantucket State: MA ZIP Code: 02554	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: 6.0 [x] 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: 8.3 [x] 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?
[x] 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.

[x] 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: Paul J. Santos PLS, Nantucket Surveyors, LLC

Address: 5 Windy Way

City: Nantucket State: MA ZIP Code: 02554

Telephone: (508) 228-0240 Ext.: Email: psantos@nantucketsurveyors.com

Signature: Paul J. Santos Date: 11/12/2024

Comments:
Attachments:
- National Flood Hazard Layer FIRMette
- SMART VENT Foundation Flood vent detials

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.: 77 Easton Street

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.: 77 Easton Street

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

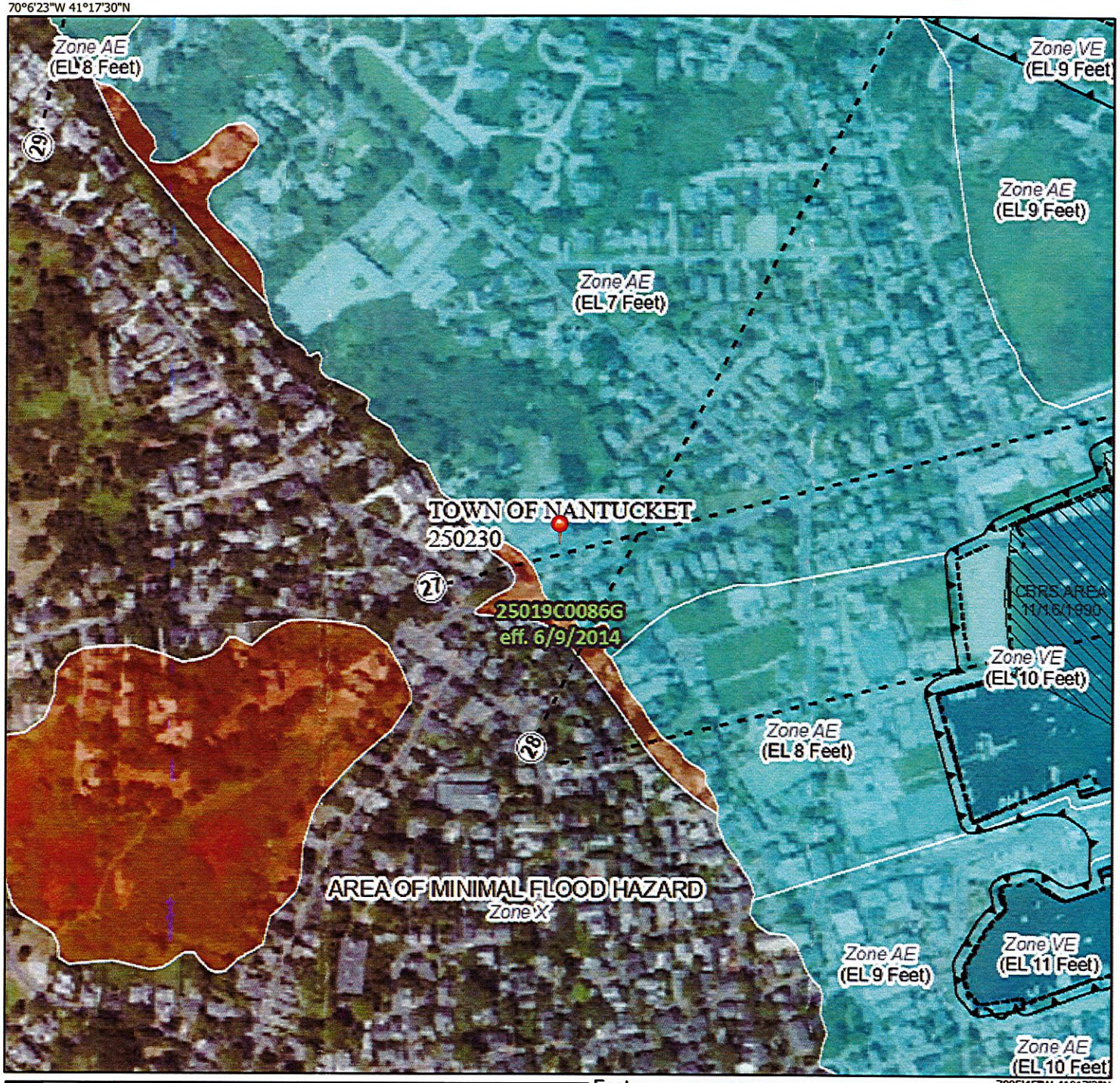
Photo Four Caption:

Clear Photo Four

National Flood Hazard Layer FIRMette

FEMA

70°6'23"W 41°17'30"N



70°5'45"W 41°17'3"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/11/2024 at 4:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

DETAIL DIAGRAM
MODEL 1540-510

DUAL FUNCTION FLOOD AND VENTILATION VENT

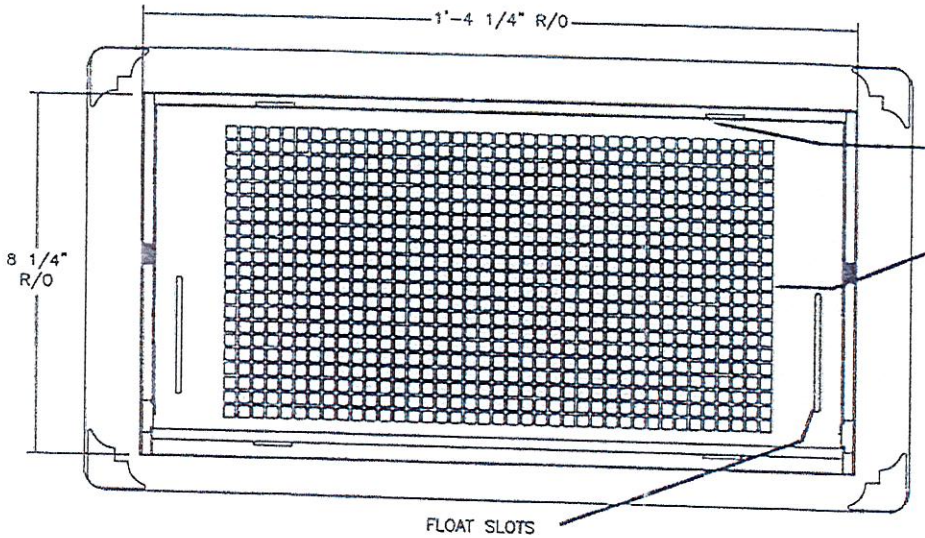


FIGURE 1
FRONT VIEW

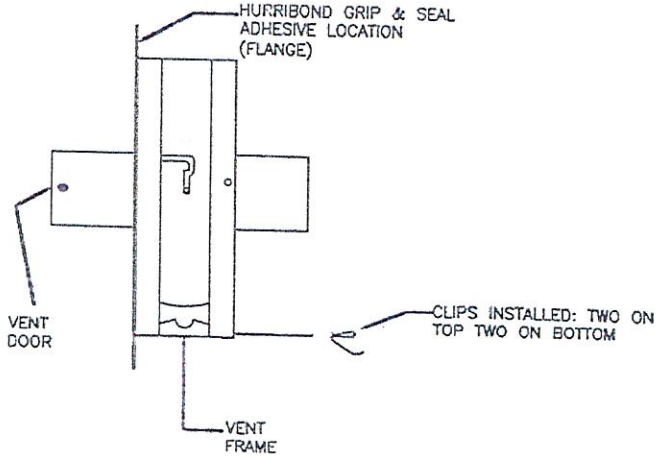


FIGURE 2
SIDE VIEW

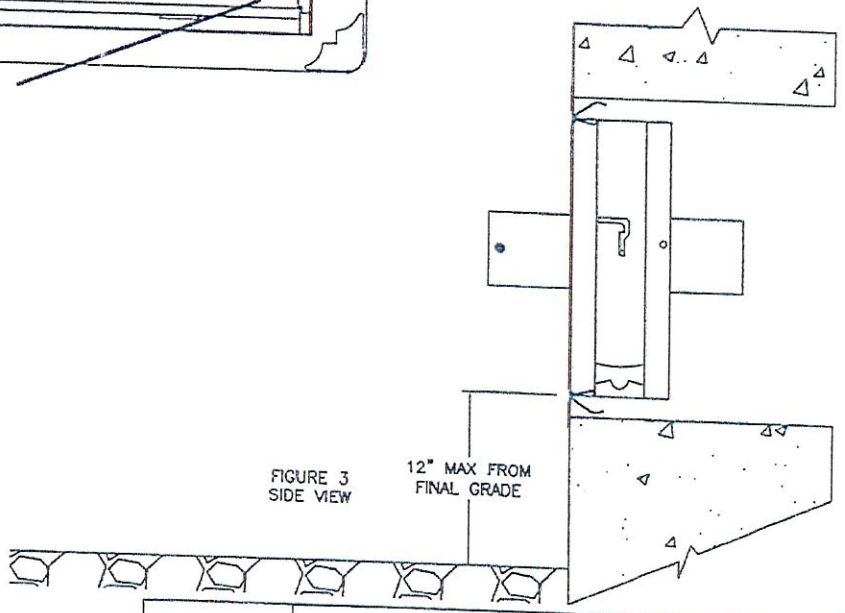


FIGURE 3
SIDE VIEW

SMART VENT®
877-441-8368
WWW.SMARTVENT.COM

SMART VENT Foundation Flood Vents
430 AndBro Dr., Unit 1
Pitman NJ 08071

DUAL FUNCTION FLOOD AND VENTILATION VENT
MODEL 1540-510

SIZE	DWG NO.	REV
A	1540-510	A
DATE. 6-21-16	SHEET 1 OF 2	

Smart VENT
877– 441– 8368
www.smartvent.com

INSTALLATION INSTRUCTIONS
& DETAILS
MODEL 1540–510
DUAL FUNCTION FLOOD AND VENTILATION VENT
REV. 6–21–16

INSTALLATION INSTRUCTIONS

1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
2. PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
3. APPLY A BEAD OF HURRIBOND GRIP & SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
5. THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME.
   COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
6. WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
7. RE–CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
8. INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
9. INSERT THE TOP STRAPS INTO THE TOP TWO STRAP SLOTS ABOUT TWO CLICKS.
10. TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

DETAILED SPECIFICATIONS:

MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON–POWERED ACTIVATION AND OPERATION
VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
VENTILATION: 51 SQ. IN. PER VENT NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1–08, 44CFR 60.3(C)(5), ASCE 24–14
ICC EVALUATION # ESR–2074

ADDRESS: 7 Brewster
DATE HEARD: 11/19/2024
SITTING BOARD: VO/AM/RP/CP/SW

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:

12/12/24	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265) HDC-2024-OB-11037
✓	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

HDC Submission Only - Not For Construction

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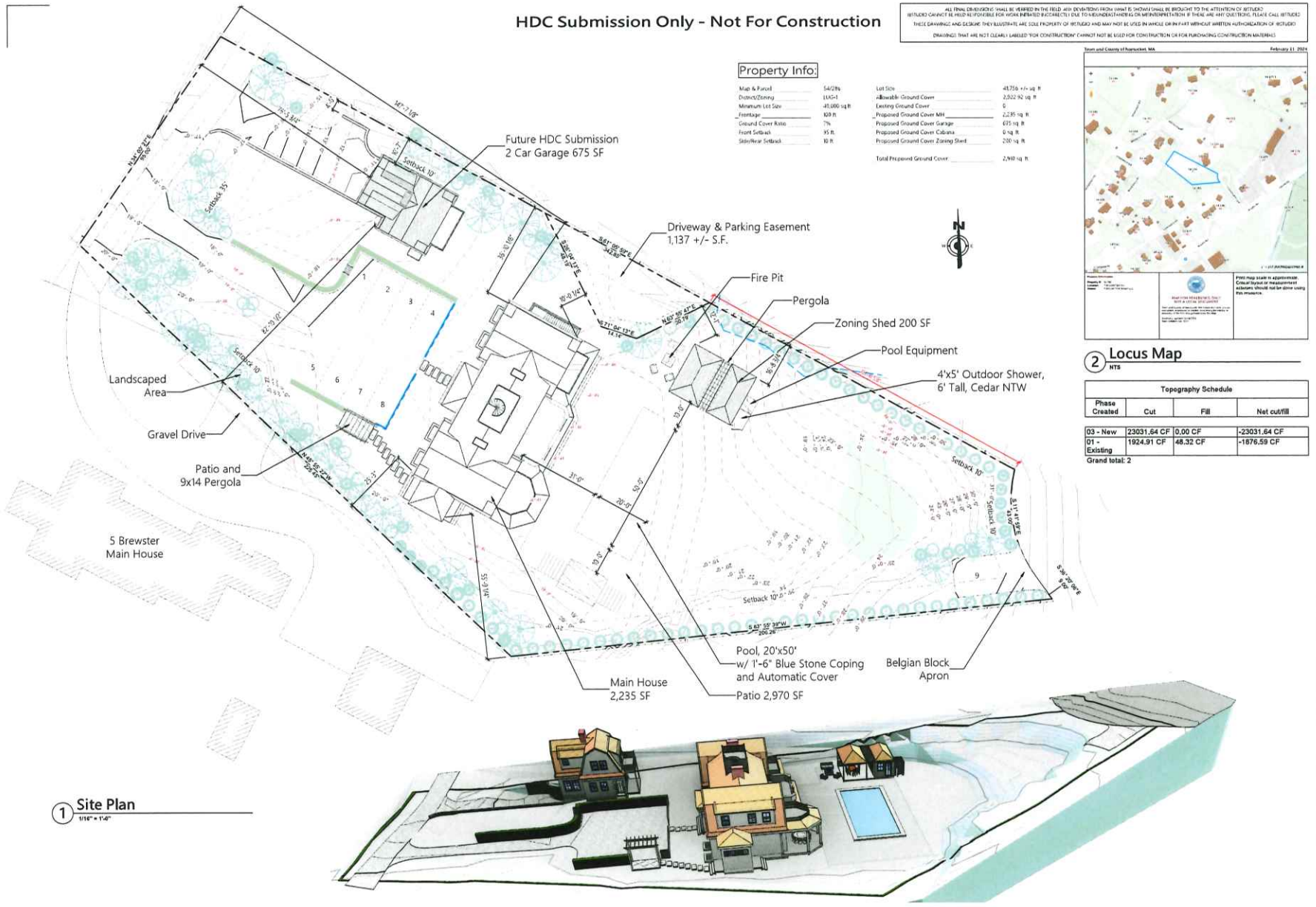
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel	54/286	Lot Size	48,756 +/- sq. ft
District/Zoning	LUG-1	Allowable Ground Cover	2,922.92 sq. ft
Minimum Lot Size	40,000 sq ft	Existing Ground Cover	0
Frontage	100 ft	Proposed Ground Cover MH	2,235 sq. ft
Ground Cover Ratio	7%	Proposed Ground Cover Garage	675 sq. ft
Front Setback	35 ft	Proposed Ground Cover Cabana	0 sq. ft
Side/Rear Setback	10 ft	Proposed Ground Cover Zoning Shed	200 sq. ft
		Total Proposed Ground Cover	2,910 sq. ft



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

4 3D View Topo

2 Locus Map
NTS

Topography Schedule

Phase Created	Cut	Fill	Net cut/fill
03 - New	23031.64 CF	0.00 CF	-23031.64 CF
01 - Existing	1924.91 CF	48.32 CF	-1876.59 CF

Grand total: 2

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Main Residence

7 Brewster Rd., Nantucket MA
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Sheet

Site Plan
Existing and New

Date

12.11.2024

Revisions

C.101

Scale As indicated

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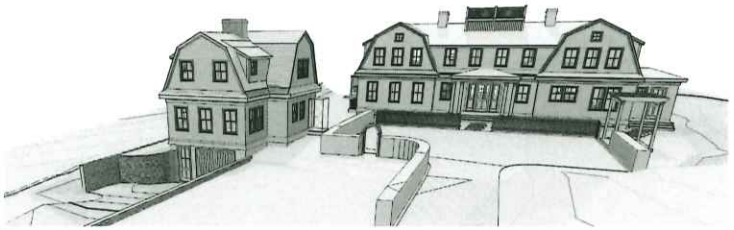
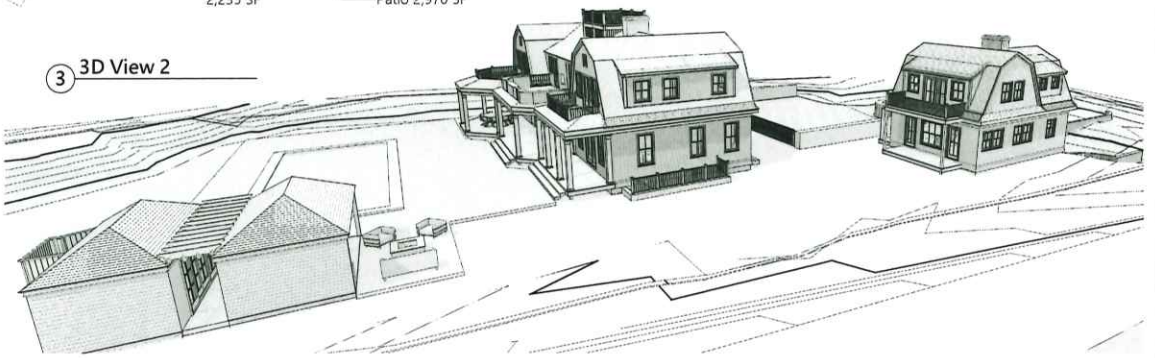


2 3D View 1

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

3 3D View 2



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Sheet
Site Plan New

Date
12.11.2024

Revisions

C.102

Scale 1/16" = 1'-0"

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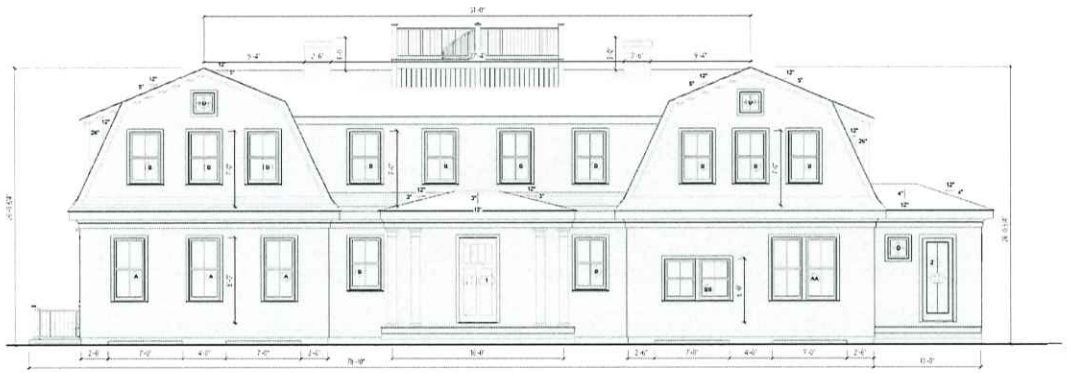
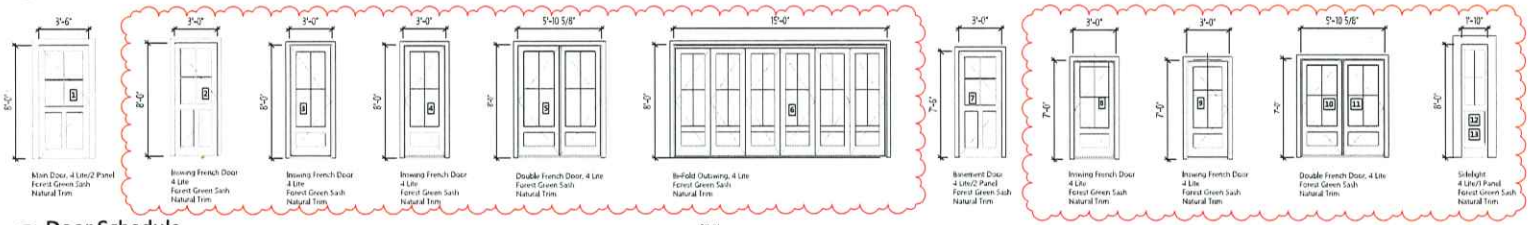


Door Schedule								
Mark	Width	Height	Rough Width	Rough Height	Manufacturer	DP Rating	Comments
1	3' - 6"	8' - 0"	3' - 7"	8' - 0 1/2"		>=30	Front Door
2	3' - 0"	8' - 0"	3' - 1"	8' - 0 1/2"		>=30	
3	3' - 0"	8' - 0"	3' - 1"	8' - 0 1/2"	Marvin Windows and Doors	>=30	
4	3' - 0"	8' - 0"	3' - 1"	8' - 0 1/2"	Marvin Windows and Doors	>=30	
5	6' - 0"	8' - 0"	6' - 1"	8' - 0 1/2"	Marvin Windows and Doors	>=30	
6	15' - 0 1/32"	8' - 0"	15' - 1 1/32"	8' - 0 1/2"	Marvin Windows and Doors	>=30	
7	3' - 8"	7' - 6"	6' - 8"	8' - 0"		>=30	Basement Door
8	3' - 0"	7' - 0"	3' - 1"	7' - 0 1/2"	Marvin Windows and Doors	>=30	
9	3' - 0"	7' - 0"	3' - 1"	7' - 0 1/2"	Marvin Windows and Doors	>=30	
10	6' - 0"	7' - 0"	6' - 1"	7' - 0 1/2"	Marvin Windows and Doors	>=30	
11	6' - 0"	7' - 0"	6' - 1"	7' - 0 1/2"	Marvin Windows and Doors	>=30	
12	1' - 10"	8' - 0"	2' - 0"	8' - 1"		>=30	Sidelight
13	1' - 10"	8' - 0"	2' - 0"	8' - 1"		>=30	Sidelight

1 Previously Submitted North/West Elevation

3/16" = 1'-0"

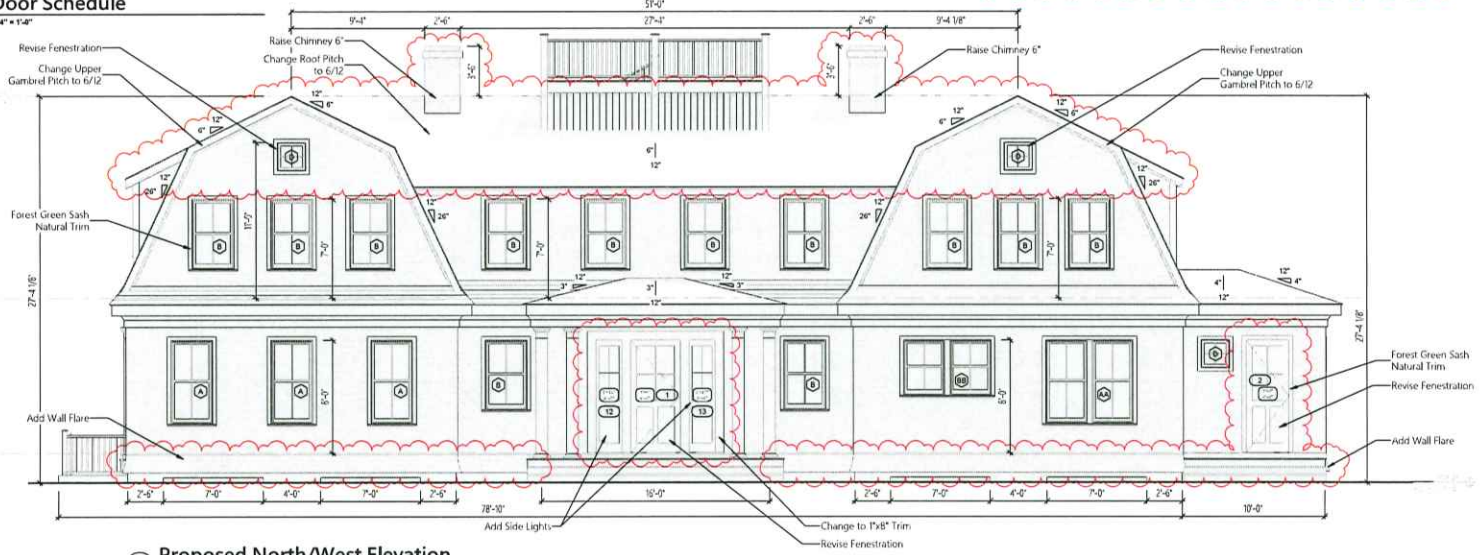


Door Schedule

1/4" = 1'-0"

2 Proposed North/West Elevation

1/4" = 1'-0"



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Main Residence

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Sheet

Exterior Elevations - NW

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations – NW
A.102 Exterior Elevations – SE
A.103 Exterior Elevations – N/E and S/W
A.202 First Floor Plan
A.203 Second Floor Plan
Grand total: 6

Date

12.11.2024

Revisions

A.101

Scale As indicated

12/11/2024 12:55:23 PM

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ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
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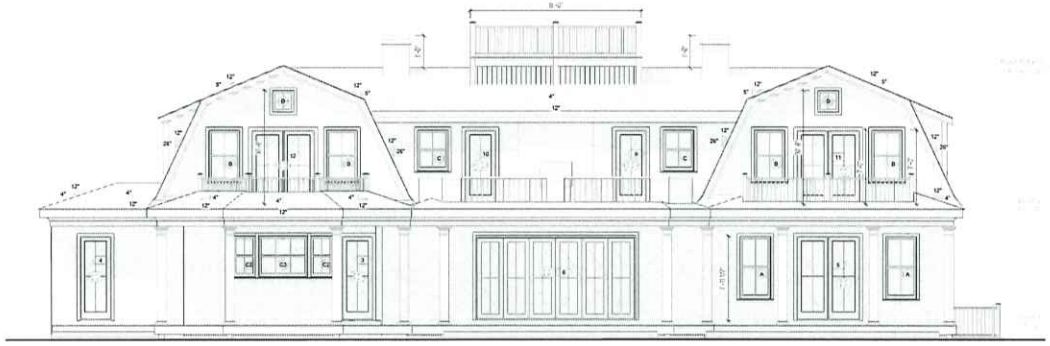
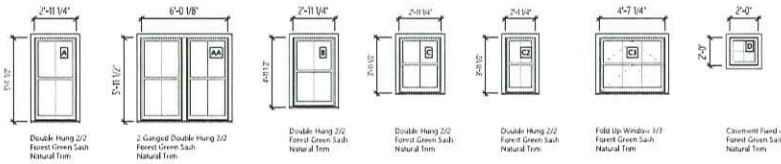
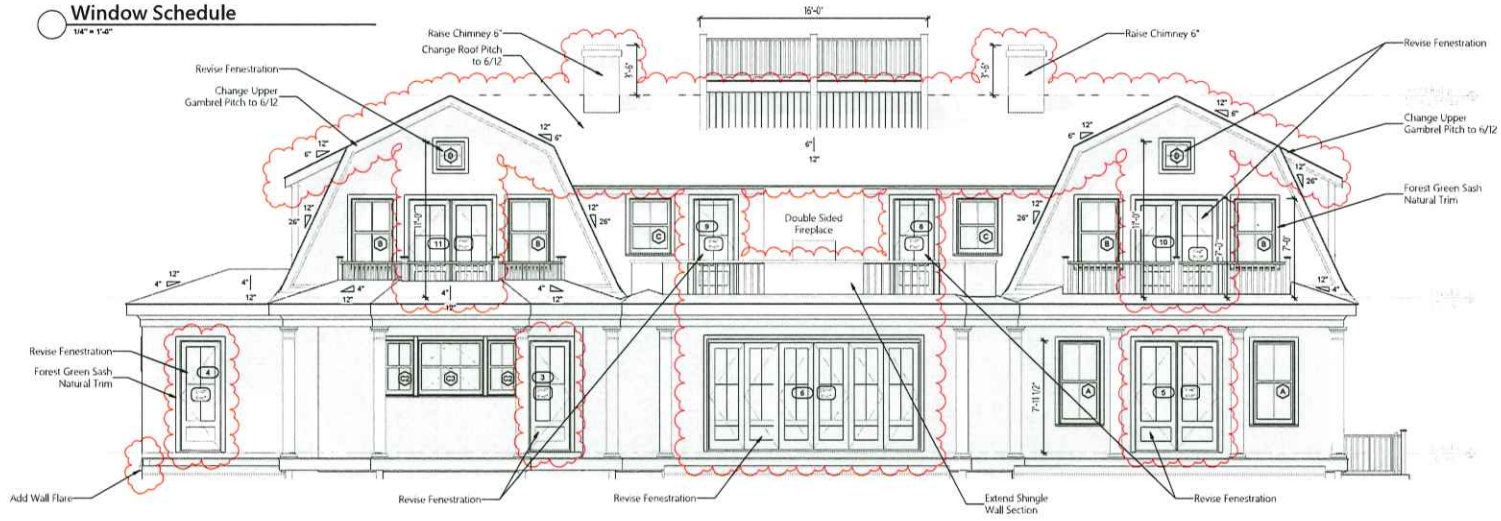


1 Previously Submitted South/East Elevation
3/16" = 1'-0"



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

Type Mark	Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	U-Value	Design Pressure	Comments
A	A	8	2'-11 1/4"	5'-11 1/2"	3'-0 1/4"	6'-0"	Marvin Windows and Doors	<=0.29	>=30	
AA	AA	1	6'-0 1/8"	5'-11 1/2"	6'-0 1/8"	6'-0"	Andersen Corporation	<=0.29	>=30	
B	B	18	2'-11 1/4"	4'-11 1/2"	3'-0 1/4"	5'-0"	Marvin Windows and Doors	<=0.29	>=30	
BB	AA	1	6'-0 1/8"	4'-11 1/2"	6'-0 1/8"	5'-0"	Andersen Corporation	<=0.29	>=30	
C	C	11	2'-11 1/4"	3'-11 1/2"	3'-0 1/4"	4'-0"	Marvin Windows and Doors	<=0.29	>=30	
C1	C1	2	3'-1 1/4"	3'-11 1/2"	3'-2 1/4"	4'-0"	Marvin Windows and Doors	<=0.29	>=30	
C3	C3	1	4'-7 1/4"	3'-11 1/2"	4'-8 1/4"	4'-0"	Marvin Windows and Doors	<=0.29	>=30	
D	D	9	2'-0"	2'-0"	2'-1"	2'-0 1/2"	Marvin Windows and Doors	<=0.29	>=30	



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

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Main Residence
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Sheet
Exterior Elevations - SE

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations – NW
A.102 Exterior Elevations – SE
A.103 Exterior Elevations – N/E and S/W
A.202 First Floor Plan
A.203 Second Floor Plan
Grand total: 6

Date
12.11.2024

Revisions

A.102

Scale As indicated

12/11/2024 12:25:41 PM

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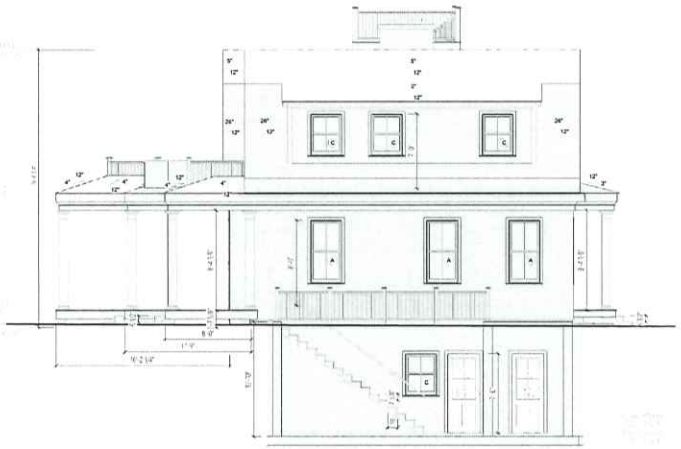
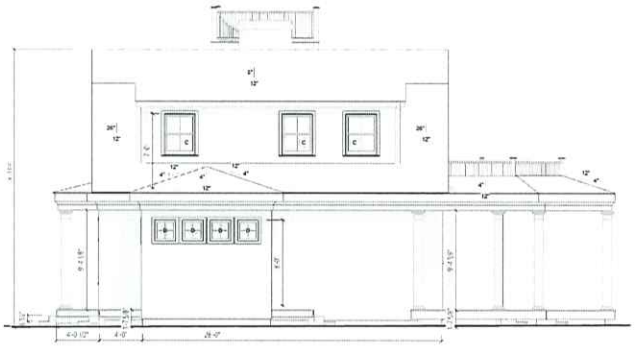
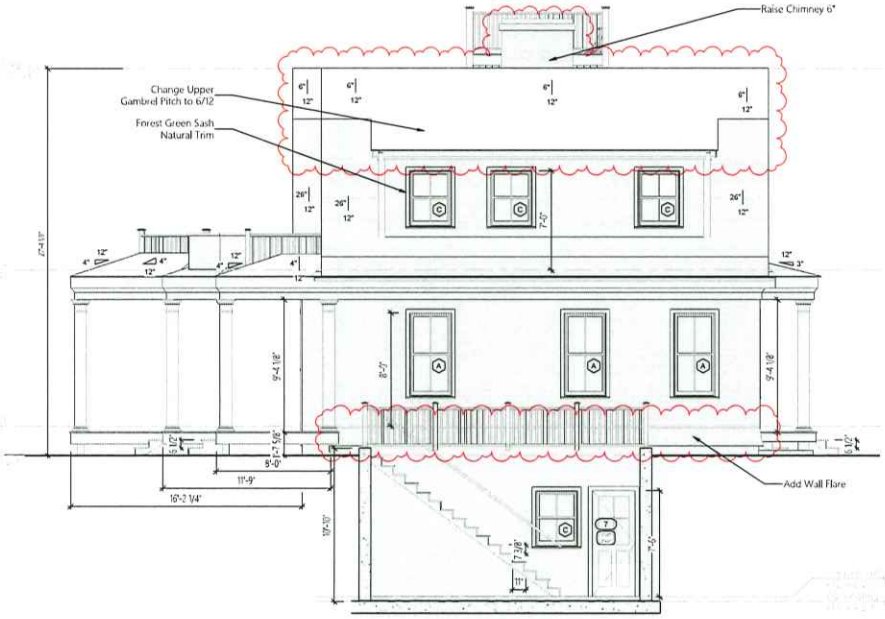


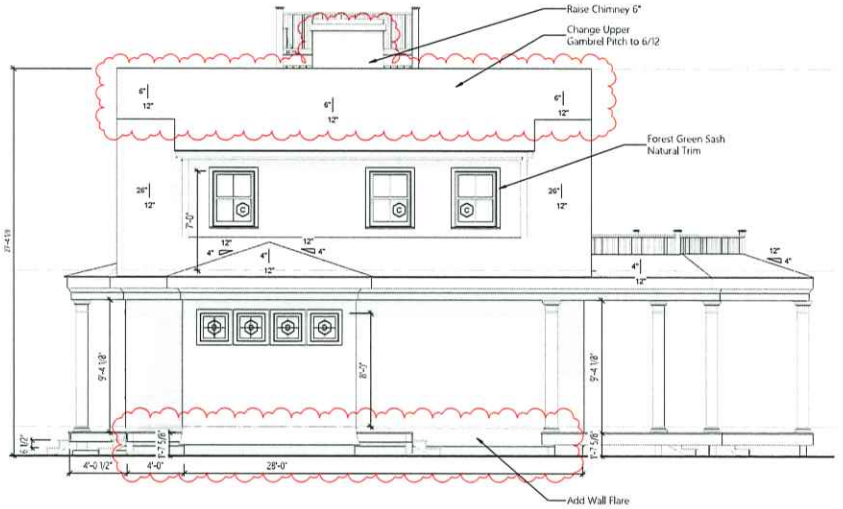
1 Previously Submitted North/East Elevation
3/16" = 1'-0"



2 Previously Submitted South/West Elevation
3/16" = 1'-0"



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



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

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Sheet

Exterior Elevations - N/E and S/W

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations – NW
A.102 Exterior Elevations – SE
A.103 Exterior Elevations – N/E and S/W
A.202 First Floor Plan
A.203 Second Floor Plan
Grand total: 6

Date

12.11.2024

Revisions

A.103

Scale As indicated

12/11/2024 12:55:54 PM

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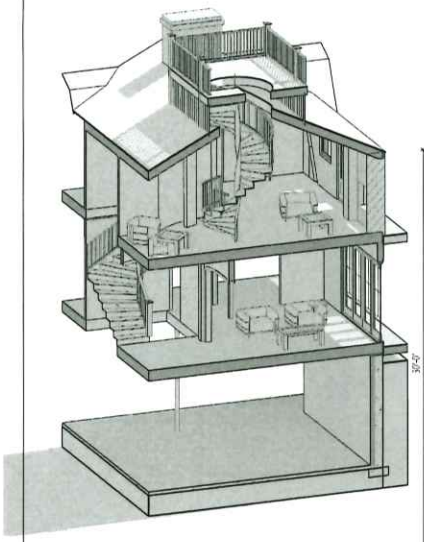
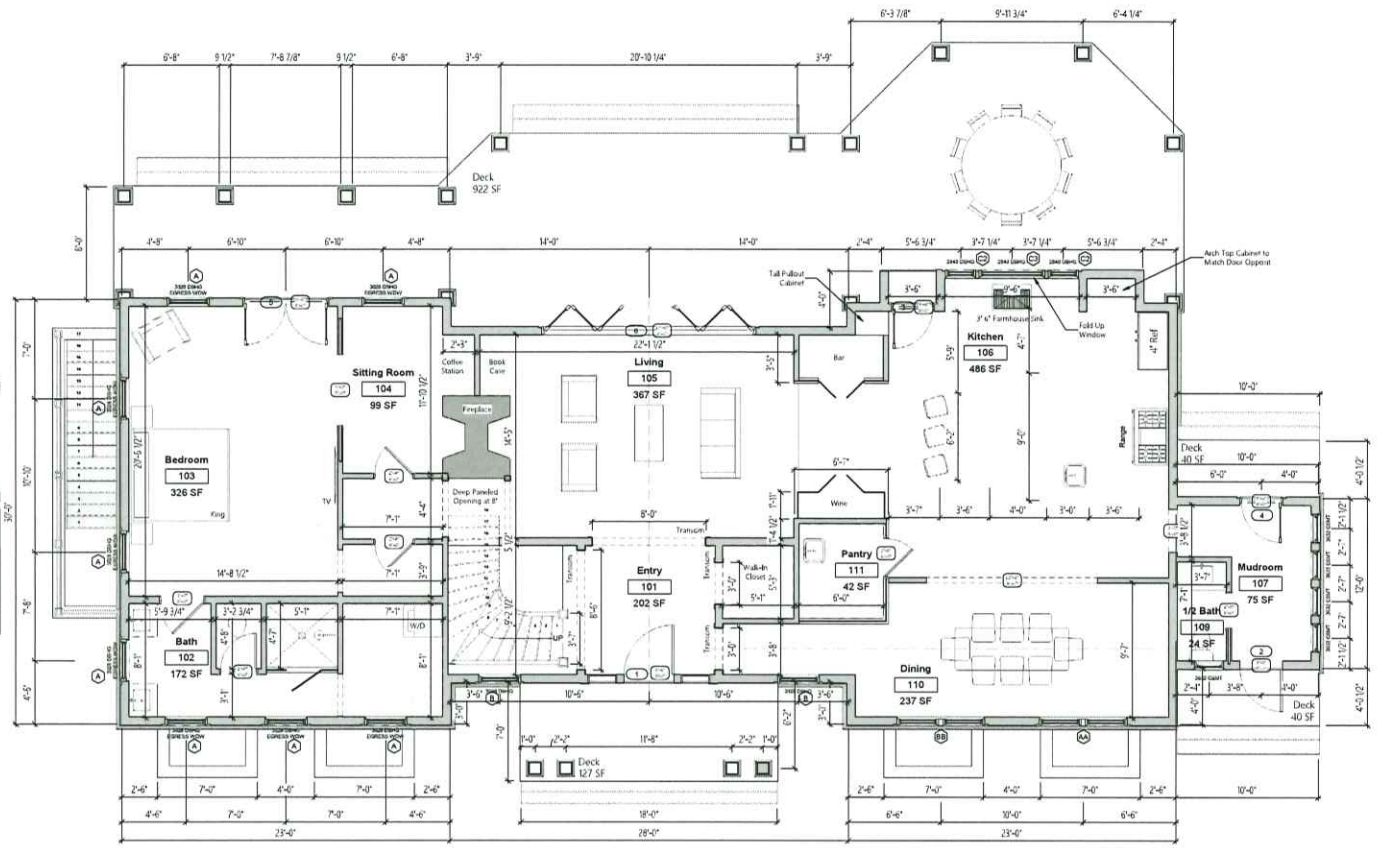
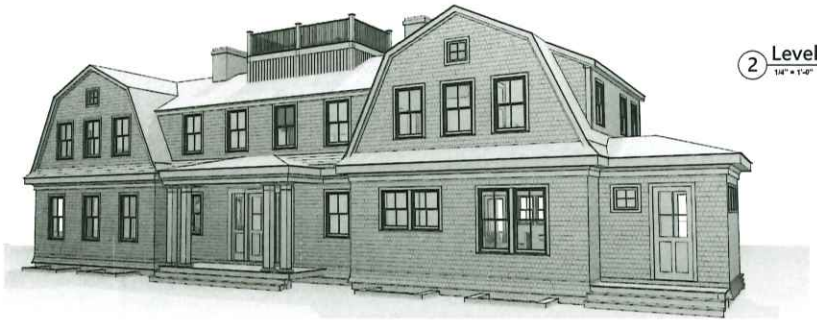


3 3D Stairs.



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



1 3D View 1

Level 1 - Room Schedule			
Number	Name	Area	Comments
101	Entry	202 SF	
102	Bath	172 SF	
103	Bedroom	326 SF	
104	Sitting Room	99 SF	
105	Living	367 SF	
106	Kitchen	486 SF	
107	Mudroom	75 SF	
109	1/2 Bath	24 SF	
110	Dining	237 SF	
111	Pantry	42 SF	
Grand total: 10		2031 SF	

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First Floor Plan

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations – NW
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A.103 Exterior Elevations – N/E and S/W
A.202 First Floor Plan
A.203 Second Floor Plan
Grand total: 6

Date

12.11.2024

Revisions

A.202

Scale 1/4" = 1'-0"

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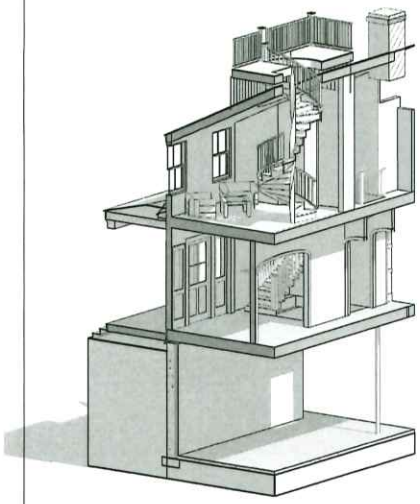
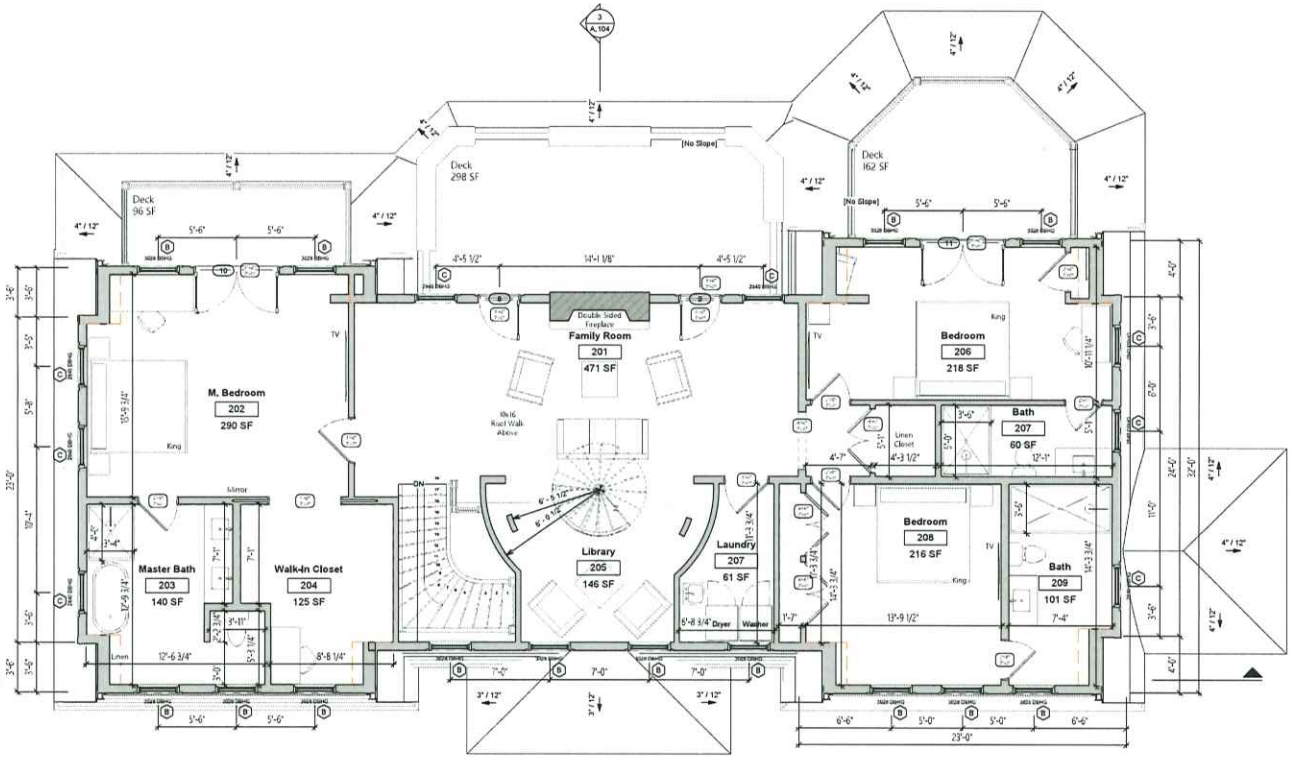


3 3D Stairs



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



2 3D View 2

Level 2 - Room Schedule			
Number	Name	Area	Comments
201	Family Room	471 SF	
202	M. Bedroom	290 SF	
203	Master Bath	140 SF	
204	Walk-In Closet	125 SF	
205	Library	146 SF	
206	Bedroom	218 SF	
207	Bath	60 SF	
207	Laundry	61 SF	
208	Bedroom	216 SF	
209	Bath	101 SF	
Grand total: 10		1828 SF	

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Main Residence

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Sheet

Second Floor Plan

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations – NW
A.102 Exterior Elevations – SE
A.103 Exterior Elevations – N/E and S/W
A.202 First Floor Plan
A.203 Second Floor Plan
Grand total: 6

Date

12.11.2024

Revisions

A.203

Scale 1/4" = 1'-0"

12/11/2024 12:51:16 PM

ADDRESS: 45B Vestal St
DATE HEARD: 12.03.2024
SITTING BOARD: Stephen, Ray, Val, Angus, Abby

HDC COPY
12.12.2024
OLD BUS: 12.17.24

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✅	Date submitted to 2 Fairgrounds Road: 12.12.2024
✅	Address & HDC Case Number (ie HDC2020-05-0265): 45B Vestal St, Case Number TBD
✅	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: Alisha Ranney Date: 2024.12.12

45B Vestal St minutes 2024.12.03

Board: Stephen, Ray, Val, Angus

Neighbors: Bill at 47B Vestal, concerned more with the driveway and shared parking. Gail, worries about turning her car around

Carrie as a neighbor: thinks it will be visible if there is no fence, wants to make sure it is hidden

Ray: likes Carries idea of a fence between the privet and plantings

Val: wonders about rotation of pool due to neighbors parking

Abby: thinks 10 x 10 would work better, with size of lot there is too much hardscaping

Angus: concerned about pool in front yard, would prefer fence or other hard screening

Stephen: concern about front yard pool and how to minimize this. Would like to see it as view on agenda.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°: 391

Street & Number of Proposed Work: 45 B VESTAL ST.

Owner of record: HIGH TIDE HOMES LLC.

Mailing Address: 6 HICKORY LN.
DARIEN, CT. 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY, NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District R20) ☐ Roof ☐ Other RET. WALL 30"H x 51'-0" LONG.

Size of Structure or Addition: Length: 20-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10-0 Sq. footage 2nd floor: _____ BLUESTONE Size: 409 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

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

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 10.01.2024 Signature of owner of record _____ Signed under penalties of perjury



1 LOCUS M-41 P-591

Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
Drawing No.:
HDC-A

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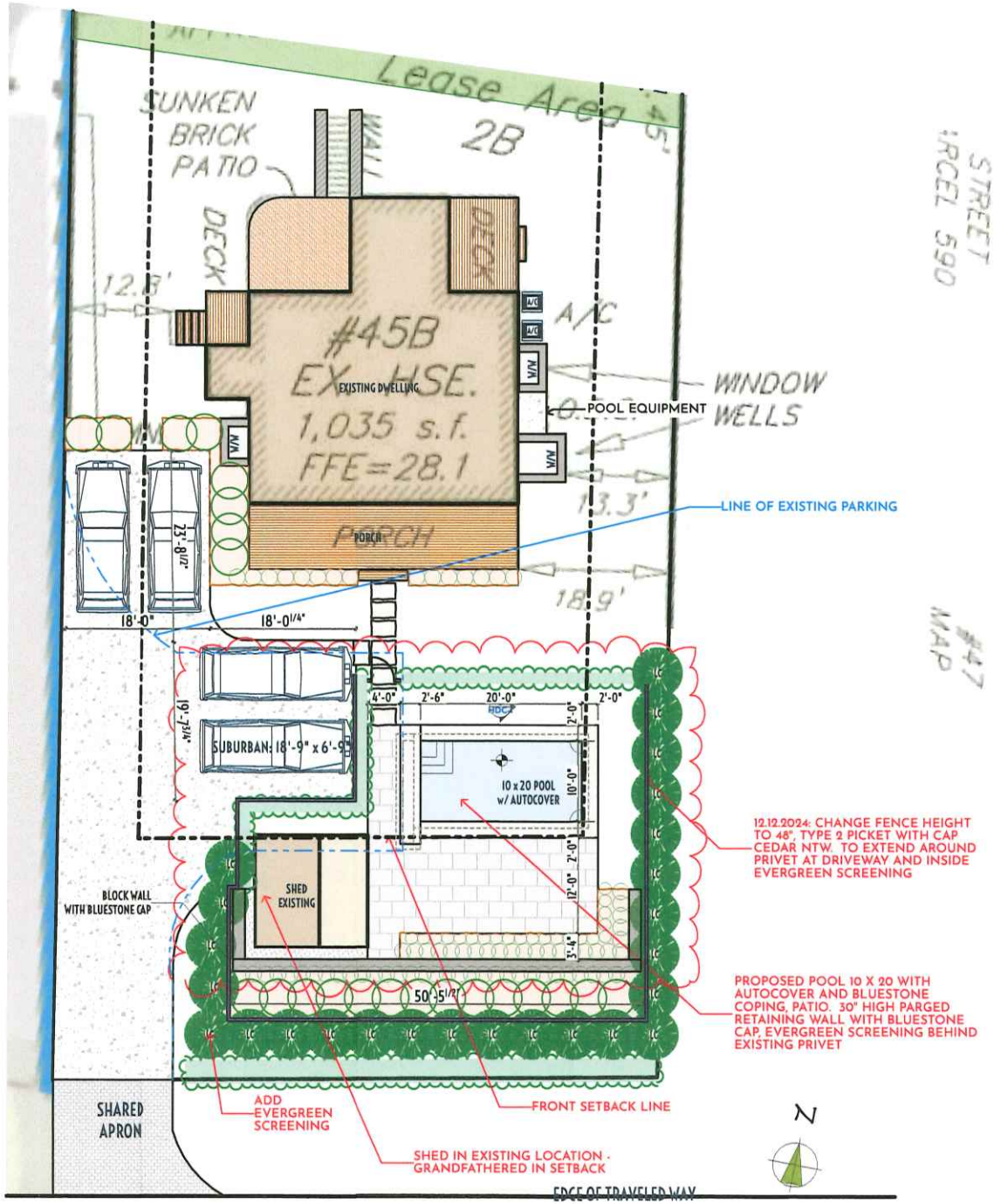

1 HDC LANDSCAPE PLAN

VESTAL STREET

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
Drawing No.:

HDC-B

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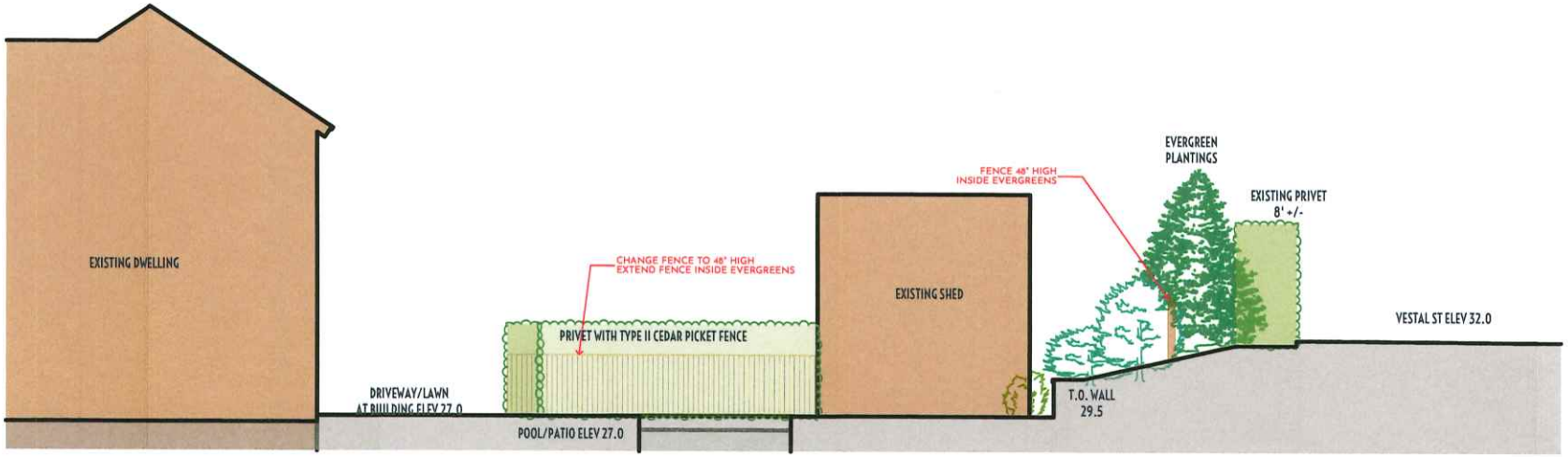


1 SITE SECTION thru POOL

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Section

Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
Drawing No.:
HDC-C

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



1 45B Vestal St View 1



2 45B Vestal St View 2



3 45B Vestal St View 3



4 POOL w: BLUESTONE COPING

atlantic LANDSCAPING INC

MARK	DATE

HDC Site Photos

Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
Drawing No.:
HDC-D

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



1 AERIAL VIEW

atlantic LANDSCAPING INC

MARK	DATE

HDC Aerial View

Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
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.

HDC copy: 12.12.2024
OLD BUS: 12.17.2024

ADDRESS: 69 Hummock Pond Rd
DATE HEARD: 12.03.2024
SITTING BOARD: Stephen, Angus, Abby, Ray, Connie

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: 12.12.2024
✅	Address & HDC Case Number (ie HDC2020-05-0265): 69 Hummock Pond Rd, Case Number TBD
✅	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: Alisha Ranney Date: 12.12.2024

69 Hummock Pond Rd HDC Minutes 2024.12.03

Board: Stephen, Angus, Abby, Ray, Connie

Holly: recommends reduction of hardscaping as much as possible

Ray: Grade change is dramatic, house is approved at this elevation, make contours more natural

Abby: Is grade change necessary? Doesn't like formality of driveway in natural setting. Wants screening to be naturalized. Make grading changes minimal.

Connie: driveway material is her main concern, should be softened as it adds to formality

Angus: concerns about grading, would rather existing to remain, area to be filled seems excessive

Stephen: simplification of walkway is appreciated, driveway terribly formal, primary concern is grading, suggests lowering platform that house sits on, or bringing platform back toward house. Focusing on height of fill.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 320

Street & Number of Proposed Work: 69 HUMMOCK POND RD.

Owner of record: 316 PATH LLC.

Mailing Address: 12 AMELIA DR
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@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 R40) ☐ Roof ☐ Other SPA, FIREPIT, PATIO, RETAINING WALL

Size of Structure or Addition: Length: 36-0 Sq. Footage 1st floor: _____ Decks/Patio: Size: 1528 SF ☐ 1st floor ☐ 2nd floor

Width: 18-0 Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: 198 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEASTONE Walkways BLUESTONE 2X3 Walls STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

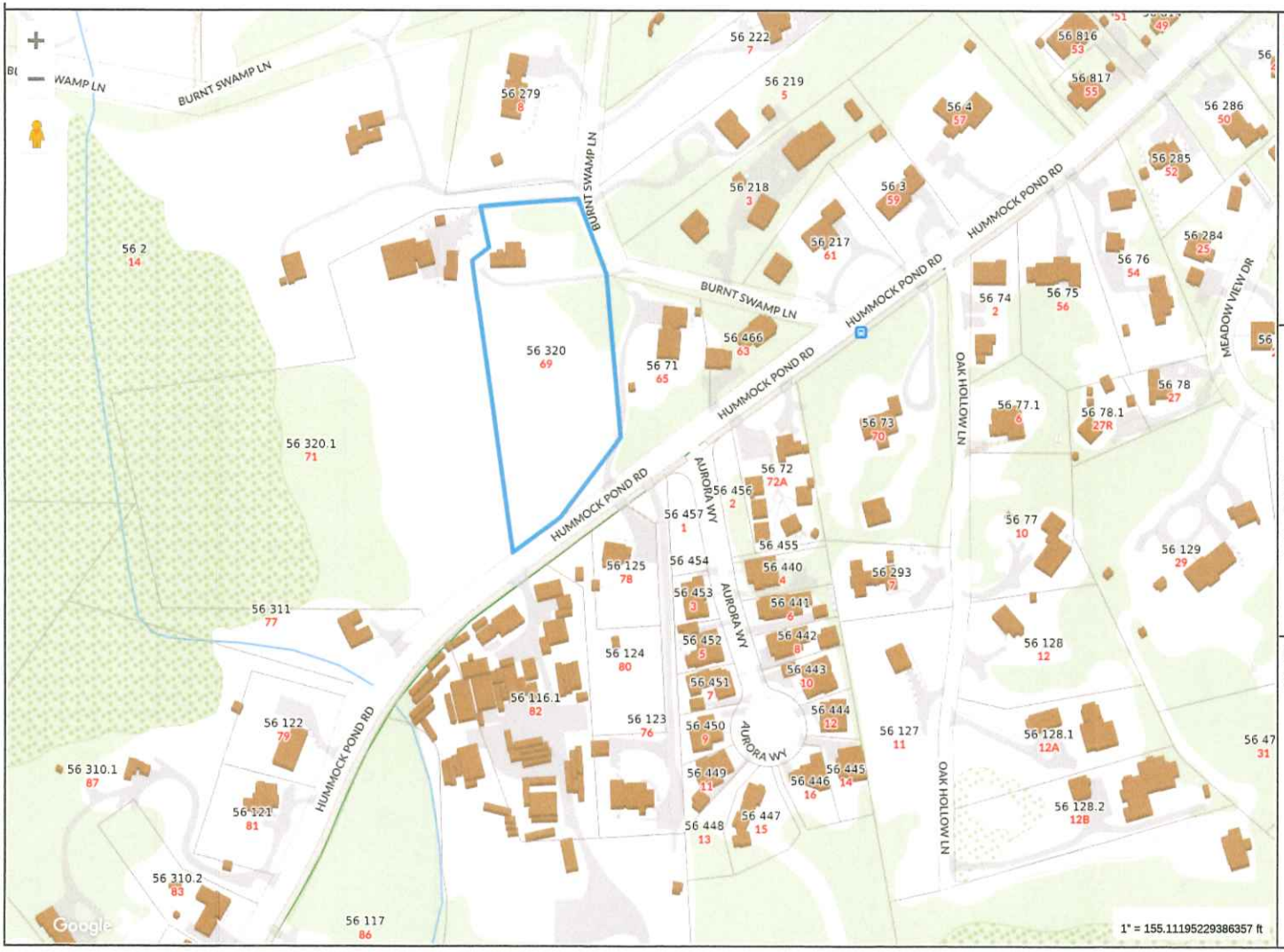
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 08/23/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	4307
Location	69 HUMMOCK POND RD
Owner	BIG PATCH LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

1 LOCUS M-56 P-320

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
Drawing No.:
HDC-A

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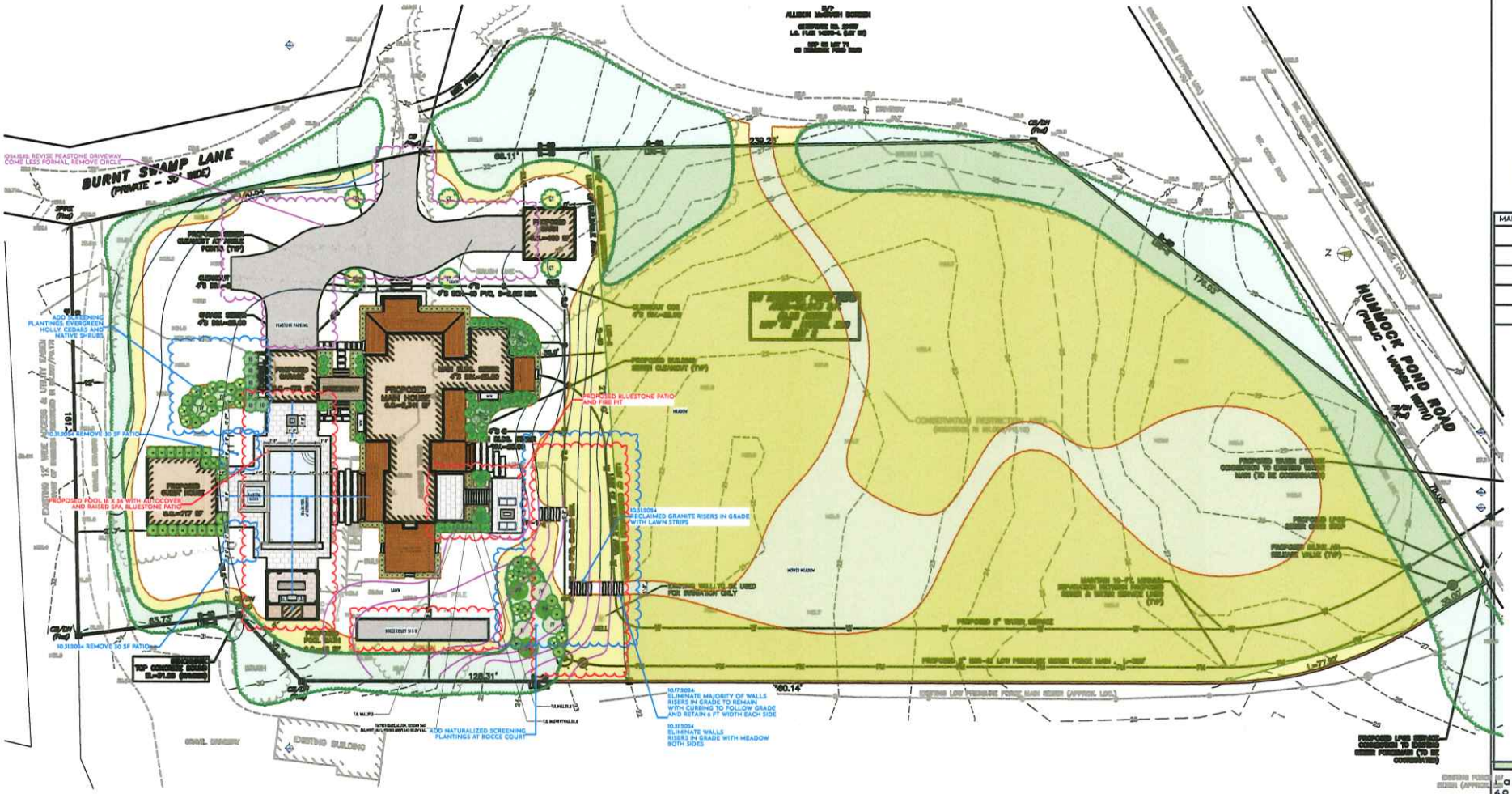

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
Drawing No.:
HDC-B

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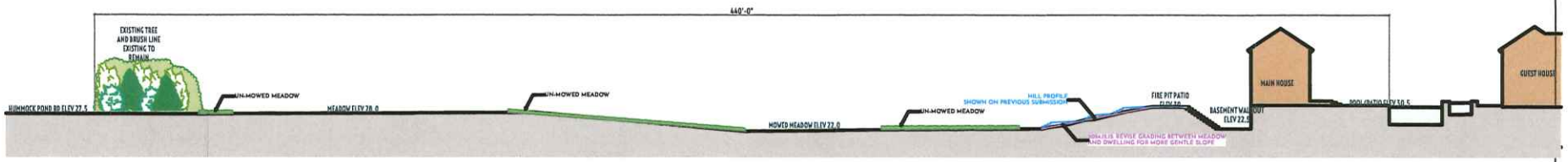
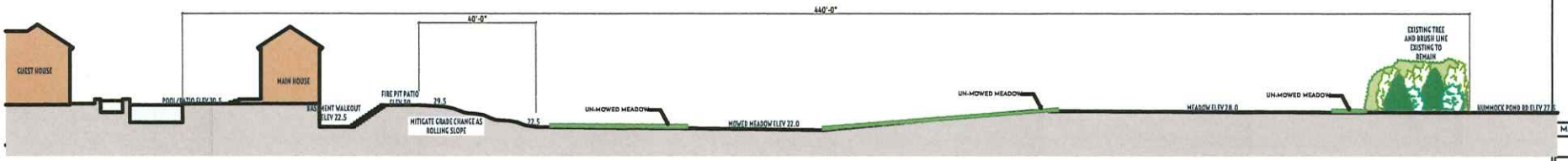
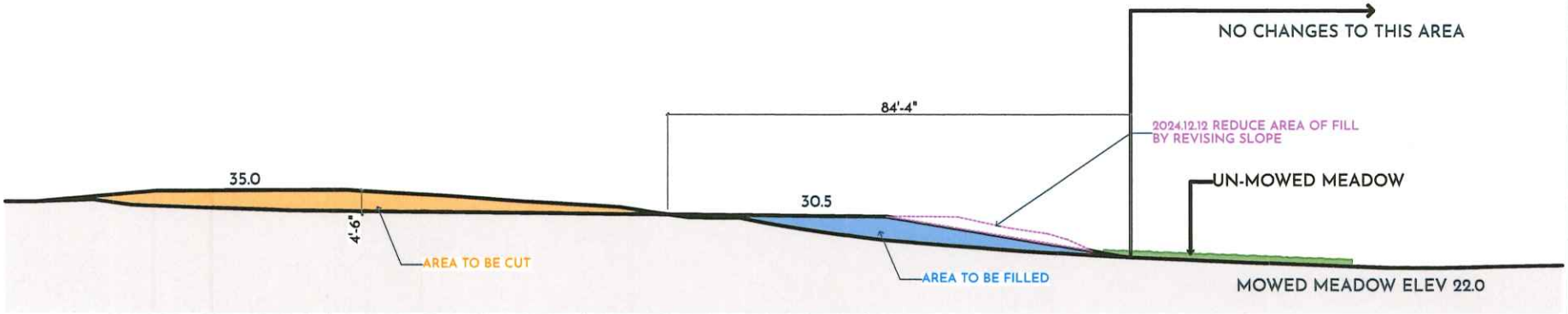


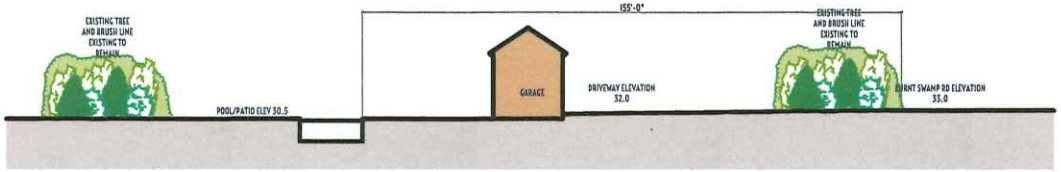
1 SITE SECTION LOOKING WEST thru POOL



2 SITE SECTION LOOKING EAST thru POOL



3 SITE SECTION LOOKING EAST GRADING ONLY
SCALE: 1" = 30'



4 SITE SECTION looking NORTH THRU POOL

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Sections

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
Drawing No.:
HDC-C

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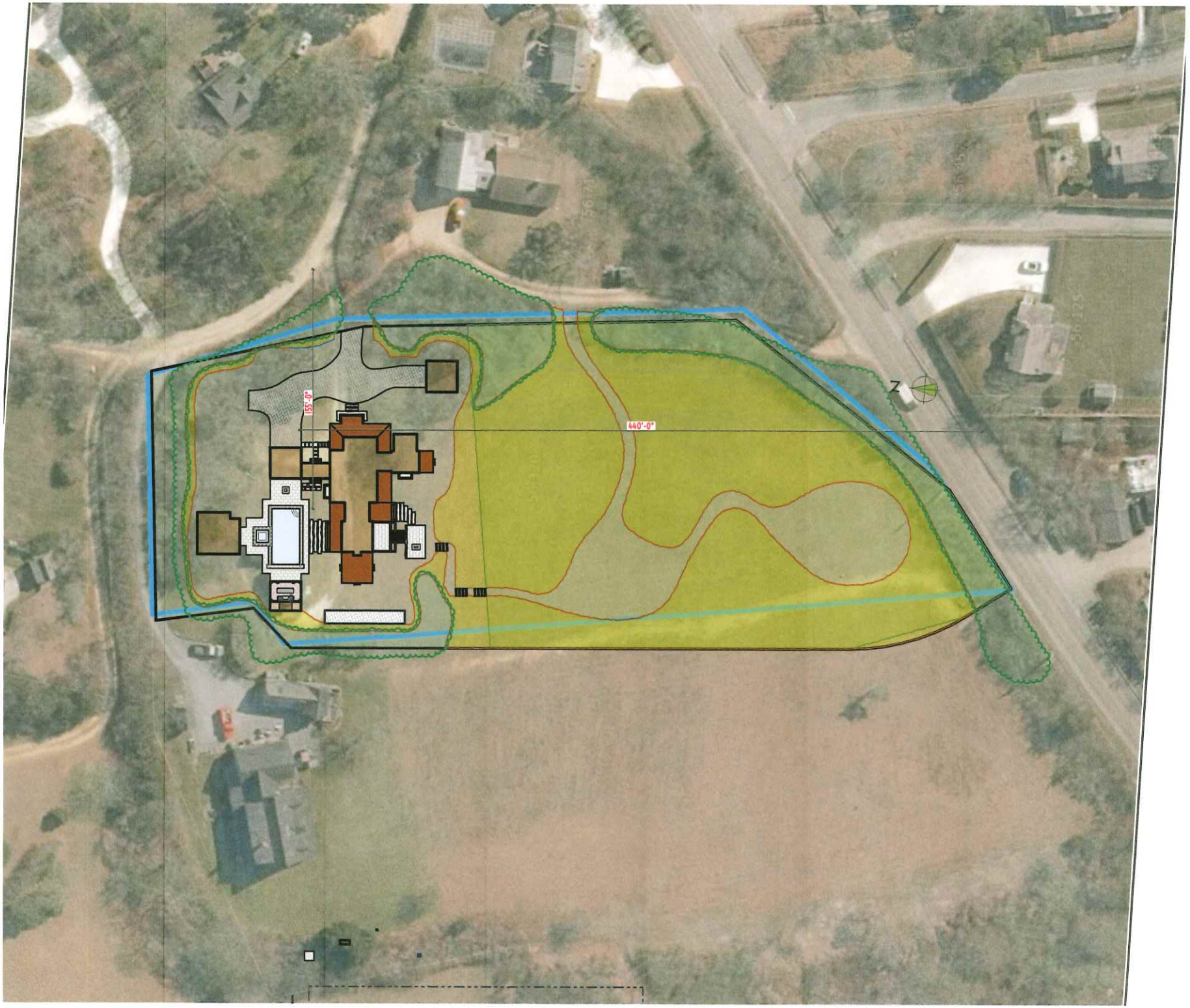

atlantic
LANDSCAPING INC

MARK	DATE

HDC Aerial View

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
Drawing No.:
HDC-D

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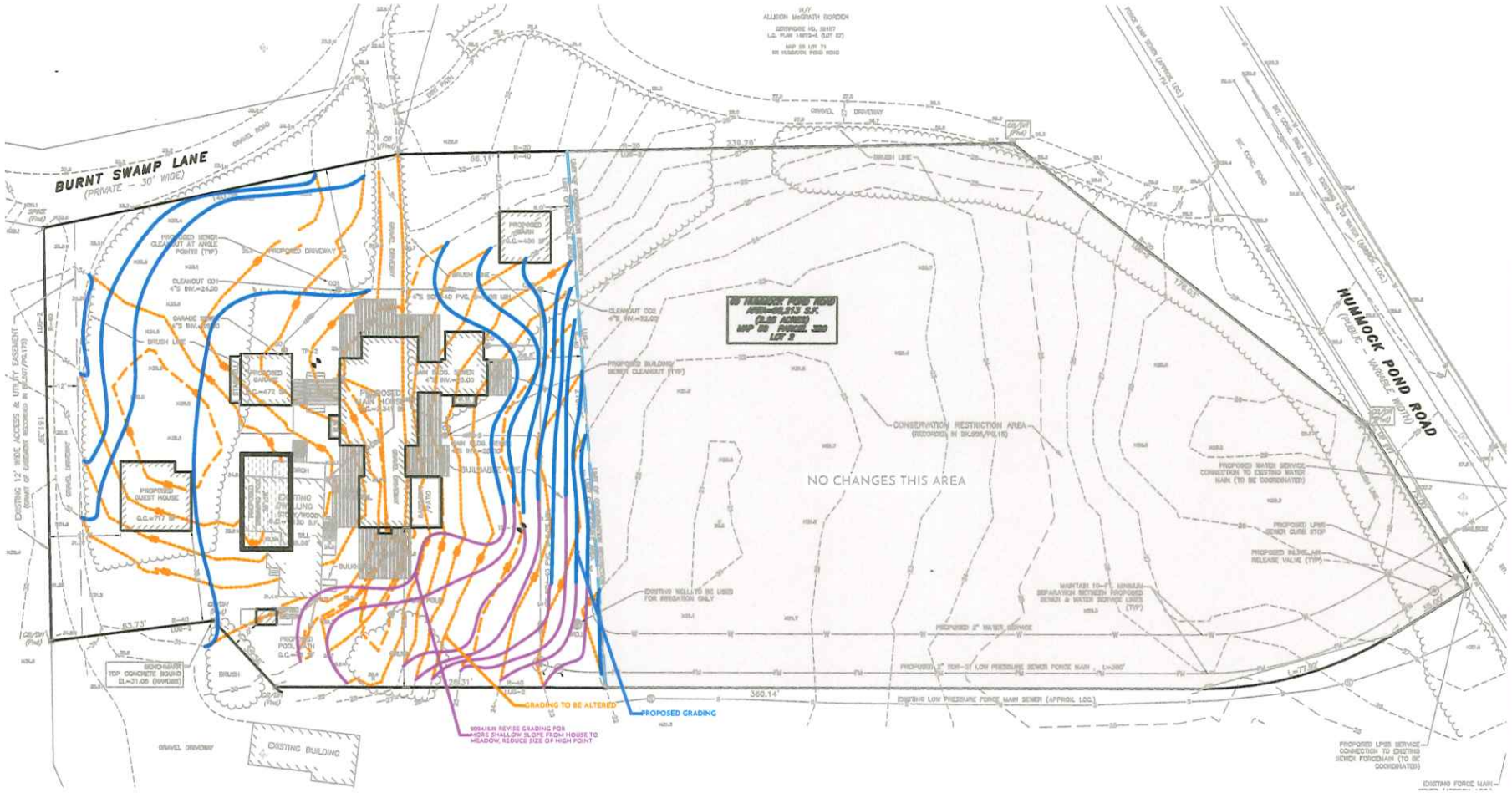

1 HDC GRADING PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Grading Plan

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
Drawing No.:
HDC-E

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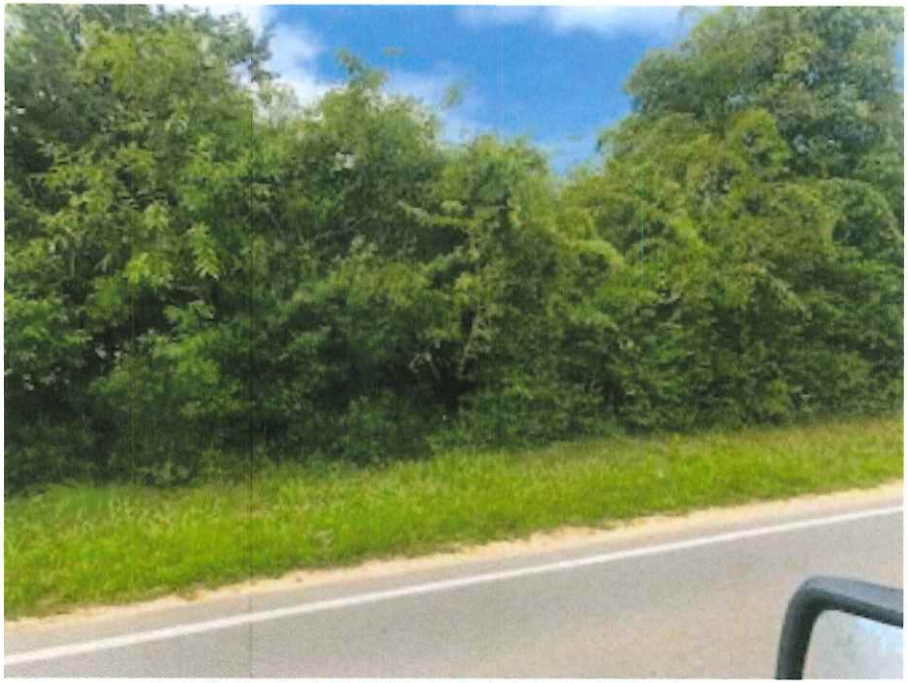


1 69 HUMMOCK POND VIEW 1



2 69 HUMMOCK POND VIEW 2



3 69 HUMMOCK POND VIEW 3



4 69 HUMMOCK POND VIEW 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
Drawing No.:
HDC-F

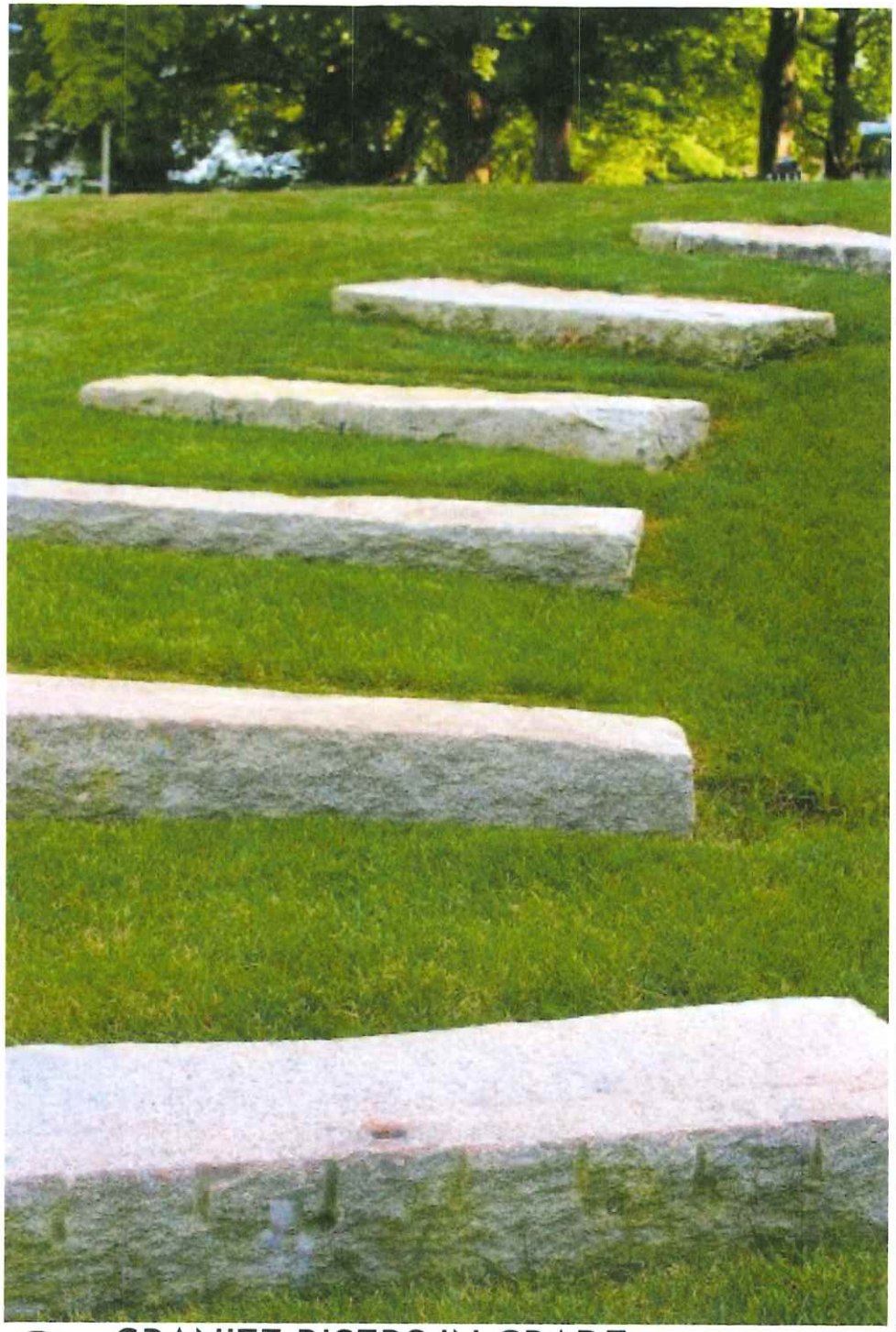
All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 RAISED SPA



2 POOL w: BLUESTONE COPING



3 GRANITE RISERS IN GRADE

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/11/24
Drawing No.:
HDC-G

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.

ADDRESS: 21 PLEASANT ST.
DATE HEARD: 4/13/2023
SITTING BOARD: POHL, WELCH, CAMP, COOMBS, OLIVER

MAIN HOUSE

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: 12/12/24
✓	Address & HDC Case Number (ie HDC2020-05-0265): 21 PLEASANT ST 2021-12-5454 2023-01-7624 2023-03-8128
✓	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

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Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 12/12/2024


SEWER















HISTORIC DISTRICT COMMISSION
REGULAR MEETING

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

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

~~ MINUTES ~~
Thursday April 13, 2023

Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 1:05 pm. and announcements by Mr. Pohl
Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist.
Attending Members: Pohl, Welch, Camp, Coombs, Oliver, Patten
Remote Participants: Coombs, Patten
Absent Members: Thornewill, Dutra
Late Arrivals: Camp (1:08pm)
Early Departures: Oliver (2:08pm)
Adoption of Agenda.
Motion **Motion to Approve as drafted. (Coombs)**
Roll- Call Vote Carried 5-0 // Oliver, Coombs, Camp, Welch, and Pohl-aye

I. PUBLIC COMMENT

II. COMMISSIONER'S COMMENTS

V. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Mark Barber	11 S. Valley	Revise existing door	43/137	Mark Barber

Voting: Pohl, Welch, Camp, Coombs, Oliver
Alternates: Patten
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence.
Representing: None
Public: None
Concerns: No concerns.
Motion: **Motion to Approve. (Welch)**
Roll-call Vote: Carried 5-0// Welch, Camp, Coombs, Oliver and Pohl-aye. Certificate # **HDC2023-01-(as noted)**

Motion	**Motion to hold for representation.**		
Roll-call Vote	Carried 5-0 // Carried unanimously	Certificate #	**HDC2023-01-7772**

XI. NEW BUSINESS 03/28/23

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Nt Boys & Girls Inc	61 Sparks Ave	Roof solar	55/143	SunWind

Voting	Pohl, Welch, Camp, Coombs, Oliver		
Alternates	Patten		
Recused	None		
Documentation	Architectural elevation plans, site plan, photos, correspondence.		
Representing	Tim Holmes- SunWind		
Public	None		
Concerns	No concerns.		
Motion	**Motion to hold for revisions. Southwest side is suggested. (Welch)**		
Roll-call Vote	Carried unanimously	Certificate #	**HDC2023-01-(as noted)**

2.	Nt Boys & Girls Inc	71 Sparks Ave	Roof solar	55/139	SunWind

Voting	Pohl, Welch, Camp, Coombs, Oliver		
Alternates	Patten		
Recused	None		
Documentation	Architectural elevation plans, site plan, photos, correspondence.		
Representing	Tim Holmes- SunWind		
Public	None		
Concerns	No concerns.		
Motion	**Motion to Approve as submitted. (Oliver)**		
Roll-call Vote	Carried 4-0// Welch abstained	Certificate #	**HDC2023-01-(as noted)**

3.	Nt Boys & Girls Inc	89 Pleasant St.	Roof solar	55/141	SunWind

Voting	Pohl, Welch, Camp, Coombs, Oliver		
Alternates	Patten		
Recused	None		
Documentation	Architectural elevation plans, site plan, photos, correspondence.		
Representing	Tim Holmes- SunWind		
Public	None		
Concerns	No concerns.		
Motion	**Motion to Approve. (Camp)**		
Roll-call Vote	Carried 4-0// Welch abstained	Certificate #	**HDC2023-01-(as noted)**

4.	21A Pleasant St LLC	21 Pleasant St	As built foundation work	55.4.1/1	LINK

Voting	Pohl, Welch, Camp, Coombs, Oliver		
Alternates	Patten		
Recused	None		
Documentation	Architectural elevation plans, site plan, photos, correspondence.		
Representing	Tory Ewing- LINK		
Public	None		
Concerns	No concerns.		
Motion	**Motion to view and held for revisions. (Camp)**		
Roll-call Vote	Carried unanimously	Certificate #	**HDC2023-01-(as noted)**



Proposed South Elevation

Proposed East Elevation



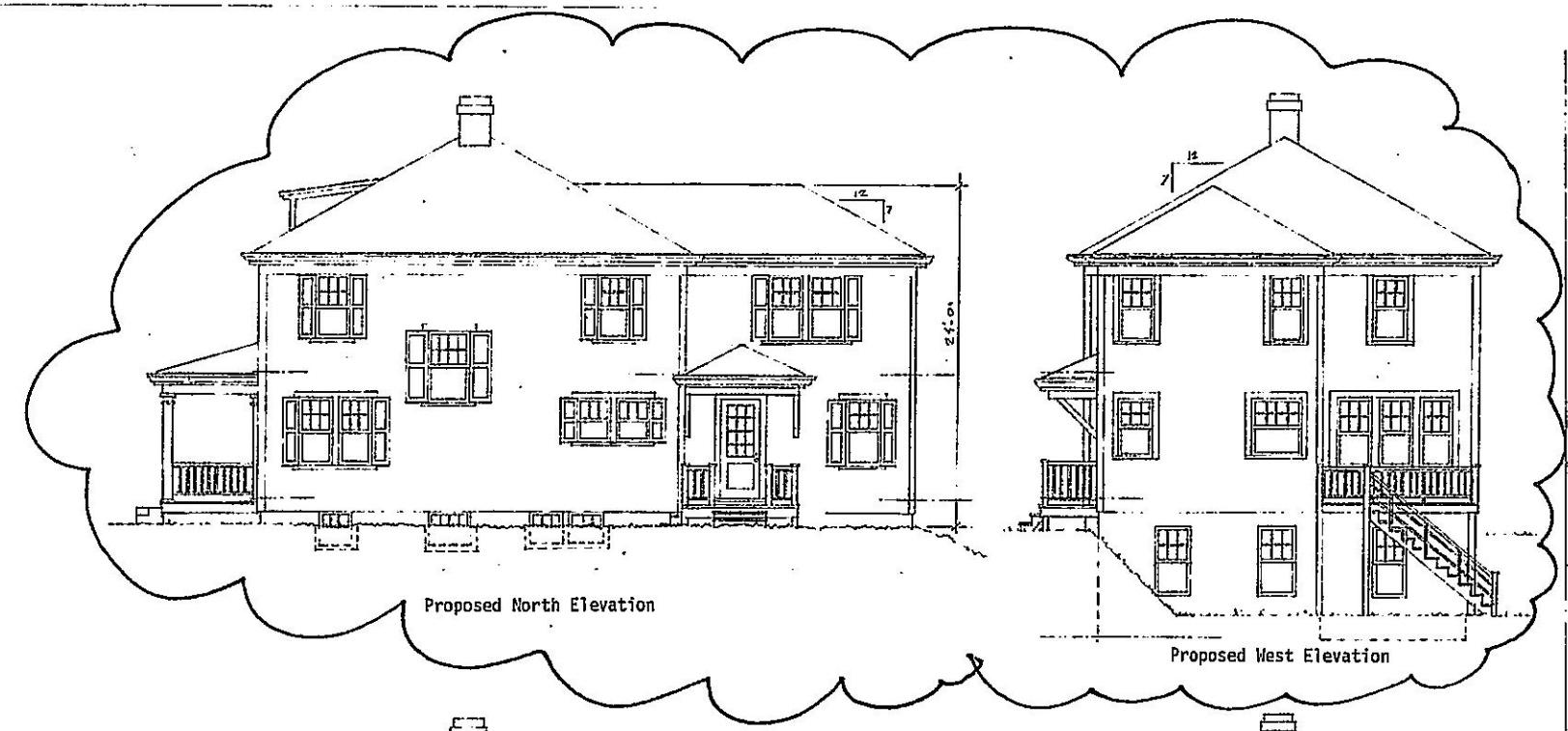
Existing South Elevation

Existing East Elevation

21 PLEASANT STREET
Nantucket

ARCHITECT
PAUL ALDEN CURTIS AIA INC
17 DEWOLFE STREET - BOSTON - 02118

Elevations

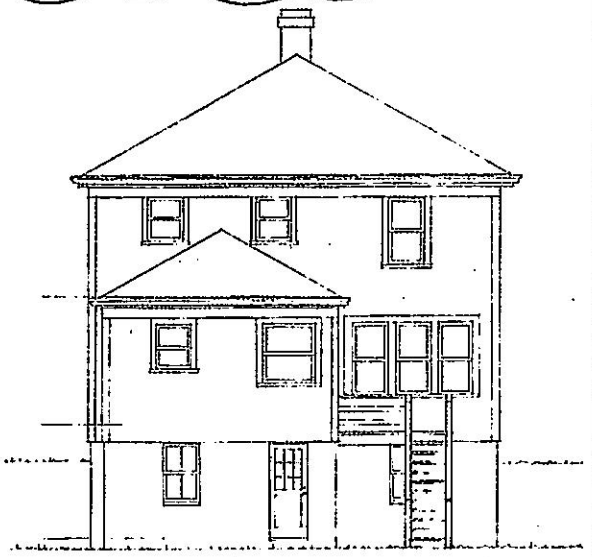


Proposed North Elevation

Proposed West Elevation



Existing North Elevation



Existing West Elevation

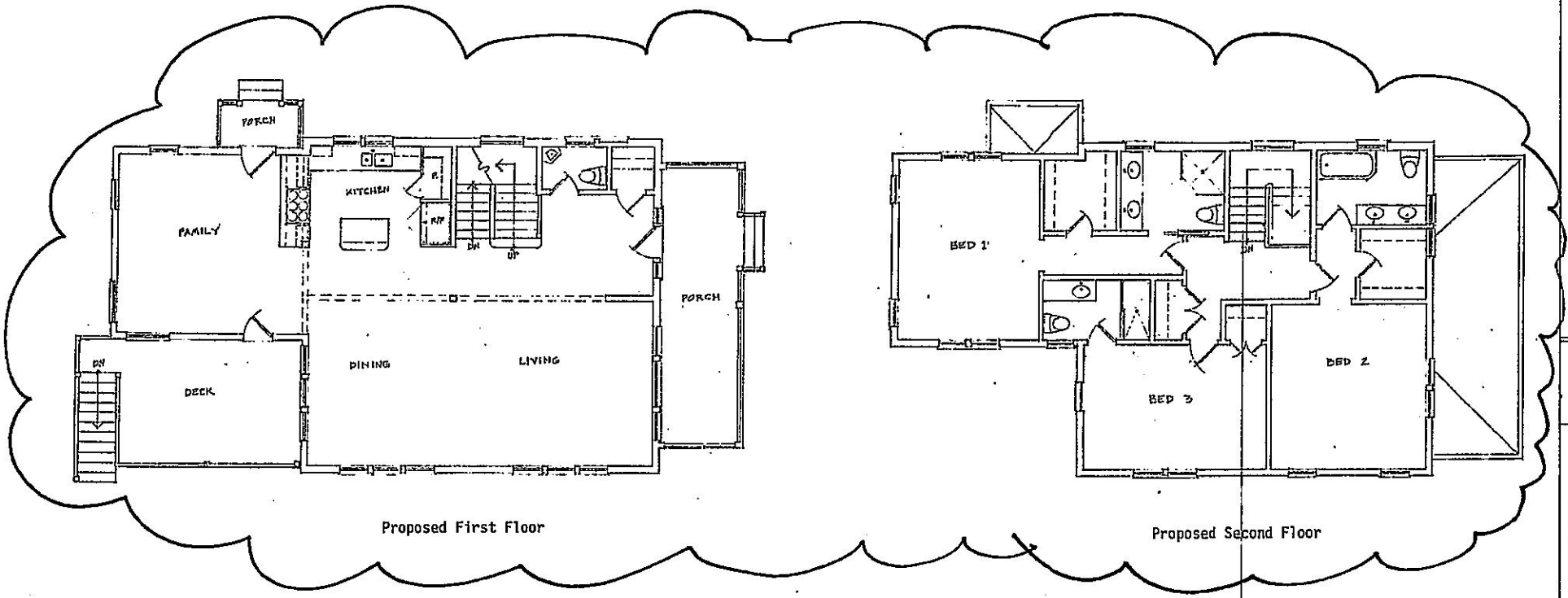
21 PLEASANT STREET
Nantucket

ARCHITECT
PAUL ALDEN CURTIS ASSOC. INC.
15 DWIGHT STREET · BOSTON · 02118
(617) 423-2196

11/11/21

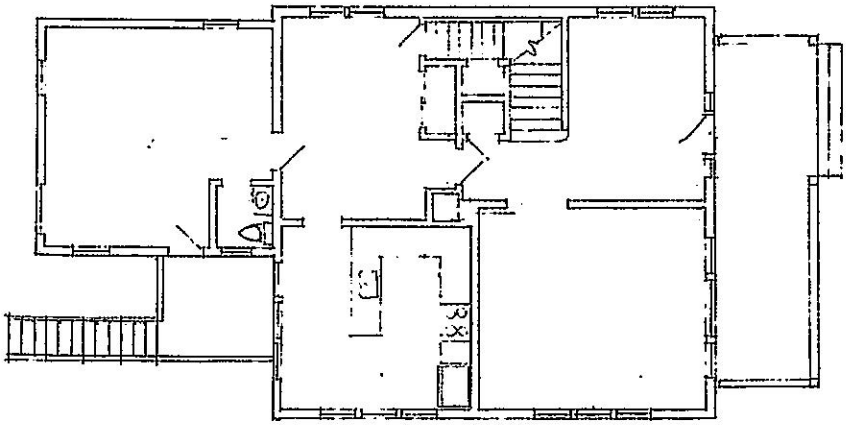
Elevations

1/4"=1'0"

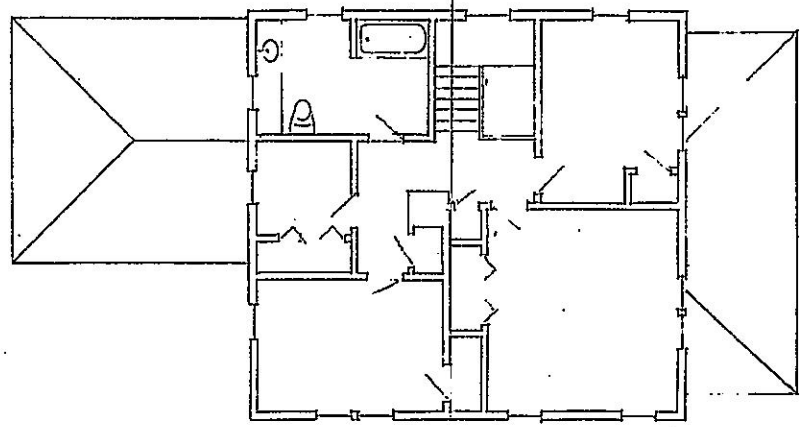


Proposed First Floor

Proposed Second Floor



Existing First Floor



Existing Second Floor

21 PLEASANT STREET
Nantucket

ARCHITECT
PAUL ALDEN CURTIS AIA INC.
13 DWIGHT STREET · BOSTON · 02118
(617) 423-7296

11/1/2021

Floor Plans

1/4"=1'0"

Proposed Ground Floor

Proposed Site Plan

Existing Ground Floor

21 PLEASANT STREET
Nantucket

ARCHITECT
PAUL ALDEN CURTIS AIA INC.
13 DWIGHT STREET • BOSTON • 02118
(617) 423-7896

11/14/21

Floor Plans
Proposed Site Plan
1/4"=1'0"

ADDRESS: 21 PLEASANT ST.
DATE HEARD: 4/2/2024
SITTING BOARD: WELCH, CAMP, COOMBS, OLIVER, PATTEN

HARDSCAPING

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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✓	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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Signature: Richard P Ewing Date: 12/12/24




SEWER















	side and not visible from the driveway or road. • Pointed out that the stepping stones lead to the porch where the front door is located, making it not visible from the road. • Decided to abstain from the decision due to not fully understanding the situation.
Motion:	**Motion to approve as submitted. (Made by: Oliver) (01:25:07)**
Vote:	Carried 4-1 // Welch, Coombs, Oliver, Paul (Aye) // Camp (Nay)
9. Sea Horse Lane LLC	5 Grant Ave Hardscape 30/143 Stimson
Voting:	Welch, Camp, Coombs, Oliver, Paul
Alternates:	Patten, Thornewill
Recused:	-
Representative:	Lisa Botticelli, Botticelli & Pohl, Heather Harris, Stephen Stimson Associate Landscape Architects, Inc.
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus, Preservation Planner** • Stated that the revised driveway will need an apron with the shell being proposed to comply with zoning B 139 d201. • Emphasized that the apron must be included in the design. • Stressed that the mesh fence should be kept invisible in perpetuity. • Mentioned that the gate design is very atypical and not recommended within "Building with Nantucket in Mind." • Recommended that the gate be natural to weather and more appropriate for the area. • Noted that cedar posts should also be kept natural to weather and placed inbound, not outbound. • Suggested that fence designs should mimic those in "Building with Nantucket in Mind."
Public Comments:	**Mickey Rowland, Historic Structures Advisory Group** • Agreed with similar comments about the gate, noting the six-foot tall gate with diagonal members is not appropriate and should be more traditional. • Suggested the gate should also be lower than six feet, as that is quite tall. • Found the driveway material fine but noted the driveway area is large and will be visible from the street. • Recommended reducing the size of the shelled area to improve visibility from the street.
Commissioner Comments:	**Coombs** • Found the gate with the tree and hedge inappropriate, describing it as very modern. • Noted that the property is on an old street with an old house, making the modern gate out of place. • Mentioned that the other fencing seen around the property was also modern and gray. • Requested that the fencing be more in keeping with the style of existing fencing in the area. **Camp** • Agreed that the shell driveway could be made smaller and more organic. • Noted that the current design makes the driveway seem to dominate the property, obliterating everything else. **Coombs** • Criticized the fencing as too heavy and more suited for areas like Tom Nevers rather than Grant Avenue on the cliff. • Mentioned that the pool fencing and extensive fencing around 95% of the property are excessive. • Suggested that the fencing should be a typical Nantucket style, lighter and more open. • Emphasized that Grant Avenue traditionally has open properties where one can see from one house to another, contributing to the area's character. • Concluded that the proposed heavy fencing detracts from the property and is not typical for the cliff area. **Paul** • Suggested that the center gate and the two flanking gates should be five feet tall instead of six feet. • Recommended using the type two fence as inspiration for the gate design.

	• Preferred the first gate option over the second but still found them slightly incongruent with the rest of the property. • Approved of the fencing hidden in the privet and expressed no issue with it. • Addressed the driveway surface area, noting the existing dashed area extends further into the property and the new design consolidates it towards the front, likely having similar square footage. • Concluded that the main concerns are the height and design of the gates. **Oliver** • Expressed that the only concern is the gate. • Noted that much of the fencing matches what is already there. **Welch** • Agreed with Joe regarding the gate styles, preferring the second option but finding it inappropriate for this location. • Expressed concern about the fencing potentially creating a stockade-like effect. • Clarified that the concern is mitigated if there is no visibility, provided appropriate plant material is planted to soften the effect on the neighbor's side. • Recommended following guidelines to alternate sections with vine material or plants taller than the fence to create a softening effect. **Botticelli** • Suggested approving the overall design based on making the gate more typical and picket-style. • Recommended allowing Heather to work on different gate styles and return for review at a later date. • Indicated that getting approval for the rest of the design now would be helpful. **Oliver** • Noted that the plan does not show an apron, but the existing driveway seems to have a Belgian block apron. • Requested ensuring that the apron is illustrated on the plan and conforms to the relevant zoning regulations. **Welch** • Recommended incorporating a Belgian block apron as per the existing driveway. • Suggested relocating the fence to the interior of the privet. • Proposed using type two derivative gates no taller than five feet. • Clarified that if gates other than the type 2 base fence gate are proposed, they would need to come back for review. **Oliver** • Emphasized the importance of looking at the provided photos, which show the existing hedge with natural to weather type 2 picket fencing that they are matching. • Suggested that this matching approach should clarify the design intentions.
Motion:	**Motion to approve with Exhibit A, incorporating a Belgian block apron as per the existing; suggested relocating the fence to the interior of the privet; and proposed using type two derivative gates no taller than five feet. (Made by: Paul) (01:43:40)**
Vote:	Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul (Aye)

10. 21A Pleasant St LLC	21 Pleasant St	Hardscape driveway	55.4.1/1	LINK

Voting:	Welch, Camp, Coombs, Oliver, Patten
Alternates:	Paul, Thornewill
Recused:	-
Representative:	Victoria "Tori" Ewing, LINK
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus, Preservation Planner** • Confirmed that the application has an outstanding matter, specifically a notice of violation. • Noted that the last hearing on this application was in April of last year, with no updates since then. • Stated that the unresolved issue involves alterations to the foundation, including setting

	the grade at the prior existing level and modifications to the material and extent of the foundation.
Public Comments:	-
Commissioner Comments:	**Welch** • Highlighted a two-part quandary: 1. The board's landscape authority lacks significant enforcement power and withholding a Certificate of Appropriateness (COA) can be materially detrimental. 2. There is an unresolved open matter concerning the foundation, which is critical as the house is a listed and contributing structure. • Expressed concern that moving forward without resolving the foundation issues could lead to a loss of control over final outcomes. • Asked the applicant to address and resolve the foundation issues first. • Suggested that the resolution of the foundation issues should inform the discussion of the hardscape, including parking and other elements. **Ewing** • Clarified that the open COA regarding the foundation at 21 Pleasant Street revolves around the house structure itself, not the exterior landscape. • Confirmed that the violation letter has been fully satisfied, including payment and application submission. • Noted that an HDC board request for a parging sample, mentioned in April, is still pending but will be completed. • Expressed the opinion that both applications (foundation and landscape) are independent and should be processed separately. • Proposed that the landscape application be heard this evening to ensure efficiency and avoid delays, emphasizing the appropriateness and organization of the design for the property and neighborhood. • Stressed that both projects will be performed simultaneously and provided as requested. **Welch** • Acknowledged that as a practical matter, parging and related work needs to be completed before landscaping. • Recalled that the issue was not solely about parging. • Suggested that the foundation and landscaping issues are intertwined, despite being separate applications, as they both fall under the open COA. • Asked Holly if she has been informed that the open COA has been resolved, as she is responsible for accepting and reviewing applications. **Backus** • Confirmed that the COA is still open, based on a check of the Software System this morning. • Noted that no information has been received to resolve the foundation issues that the board requested additional information on back in April of last year. **Camp** • Recalled that the foundation in question had a specific type of surface, possibly with a German name, resembling cinder blocks with a bumpy texture. • Confirmed that the board requested a replication of that foundation style, asking for parging to replicate the original scale and texture of the foundation. • Affirmed that this understanding is correct. **Welch** • Noted that since the initial request, work has been done on the foundation that was not included in the COA, such as the addition of window wells. • Highlighted that this has extended the issue from the foundation into hardscape connected to the structure, complicating the matter. • Suggested to the applicant that the most appropriate course of action would be to first resolve the foundation issues. • Proposed that once the foundation issues are resolved, the hardscape application could then be addressed as the next step in the process. **Ewing** • Clarified that the violation letter's specific requests have been resolved and confirmed

	with the Planning and Land Use Department many months ago. • Acknowledged that there is still an open COA. • Confirmed that the recollection regarding the foundation request is accurate, as stated by Abby. • Noted that the window wells have been fully approved and signed off on a separate COA prior to the COA submitted to address the foundation. **Welch** • Asked Holly if she recalls receiving an application revision, noting that the next step would normally be a hearing. • Mentioned that resolving the matter with respect to the notice of violation would require a hearing. • Explained that the notice of violation typically requests that application materials be submitted to pursue remedy of the violation. • Pointed out that, according to the current discussion, it seems this has not yet happened. **Coombs** • Requested to see the actual signed paper copy of the approval for the window wells. • Emphasized the need for concrete documentation to confirm when and if the approval happened, and who holds it. **Ewing** • Clarified that the violation letter requested the submission of a COA, which has been submitted. • Noted that the COA was last heard on April 13, 2023, as documented by Holly. • Emphasized that this COA, which remains open, is independent of the current application being discussed tonight. **Welch** • Clarified that a COA (Certificate of Appropriateness) is not in effect until it has been approved and signed. • Reiterated that the last hearing on the matter discussed the violation and the need to remedy it. • Explained that to remedy the violation, the process includes turning in drawings, holding a hearing, having a discussion, and conducting a vote. • Emphasized that simply submitting a COA does not rectify the issue; it needs to come before the commission again for approval. • Confirmed that this understanding is shared and agreed upon by the commission. • Stated that in terms of sequence and timeline, the foundation issue should be addressed first. • Highlighted that the open issue involves the foundation, and the hardscape is a subsidiary matter. • Noted that it is very common, and almost never otherwise, for the subsidiary matter to proceed if there is an open issue. • Emphasized the importance of resolving the foundation issue before addressing the hardscape application.
Motion:	**Motion to have the hardscape application track the resolution of the open foundation issues. (Made by: Coombs) (01:42:33)**
Vote:	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten (Aye)

11. Turk Family LLC 15 Marsh Hawk Ln Pool/Patio 56/113.6 LINK

Voting:	Welch, Coombs, Oliver, Paul, Thornewill
Alternates:	Camp, Patten
Recused:	-
Representative:	Victoria "Tori" Ewing, LINK
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-

NEIGHBORING MATERIALS



Brick Drive Pleasant Street



Stonewall and Brick Drive Paving at N Mill Street



Pleasant Street Has An Existing Street Trees on The Main Entrance.



Stonewall at S Mill Street



CMU Wall with Brick Cap at Pleasant Street



Fence Type Nieghbor Across Candle House Lane



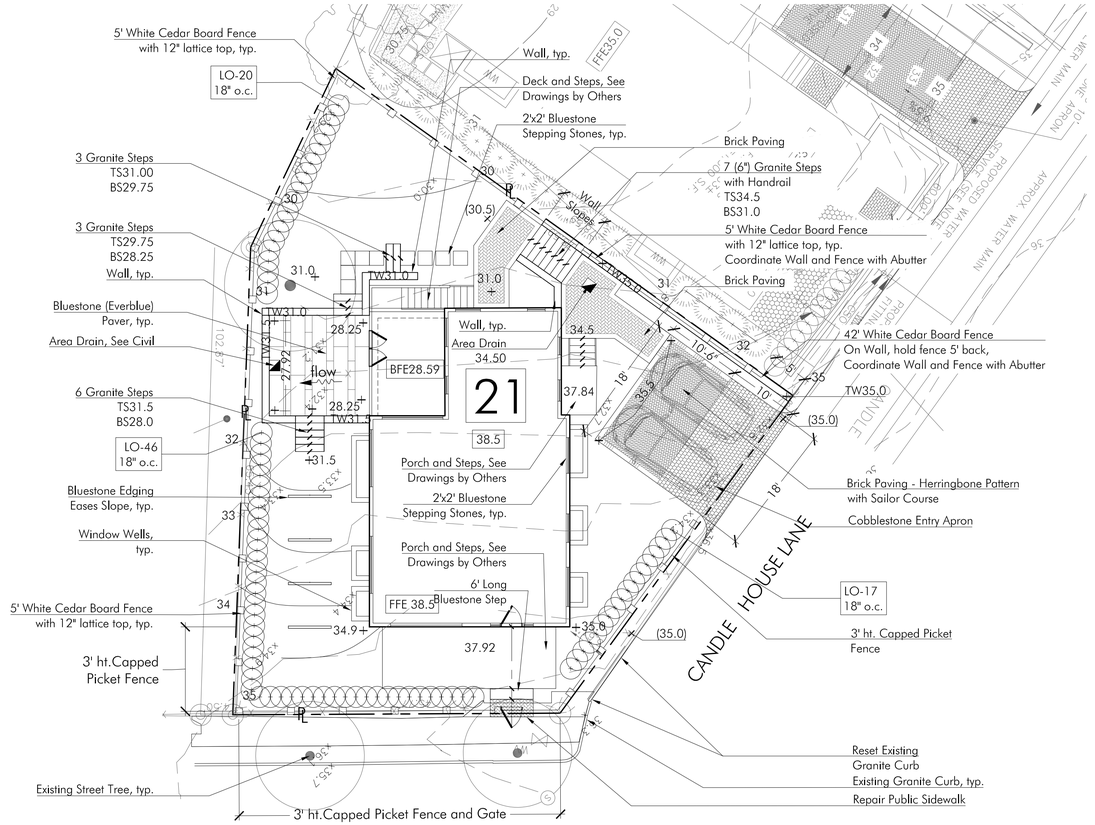
Typical Fence Type Pleasant Street



Existing Fence 21 Pleasant on Candle House Lane



Typical Fence Type Pleasant Street



PLEASANT STREET

LEGEND:

	Brick Entry Paving - Running Bond with Solider Course
	Brick Paving - Herringbone Pattern with Sailor Course
	Cobblestone Drive Apron
	Bluestone Paver: Everblue Paver
	2'x2' Bluestone Stepper
	Granite Curb
	Monolithic Granite Steps with Handrail
	Site Wall: TBD
	5' White Cedar Board Fence with 12" lattice top
	3' ht.Capped Picket Fence at Pleasant Street

SCALE: 1" = 10'-0"

0 5' 10' 25'

PLANT LIST 21 PLEASANT STREET

SYMB		LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
LO	83	Ligustrum ovalfolium	Privet	4'-5'	B&B Space 18"o.c.

PROPOSED MATERIALS



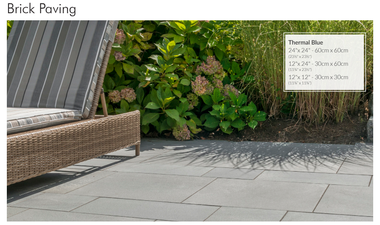
5' White Cedar Board fence with 12" lattice top



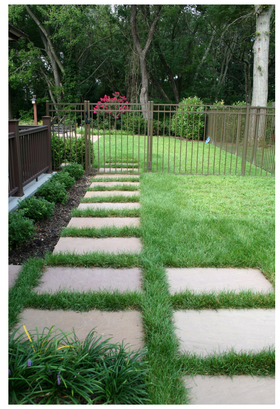
3' ht.Capped Picket Fence



Brick Paving



Everblue Pavers



2x2 Bluestone Stepping Stones



Granite Steps in Lawn to ease the slope

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

LANDSCAPE HARDSCAPE MATERIALS PLAN
21 PLEASANT STREET
NANTUCKET, MA

MASSACHUSETTS KATYA PODSIADLO No. 3019 REGISTERED LANDSCAPE ARCHITECT

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION
ISSUE:
DATE: 02/06/24
SCALE: As Noted

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE
HARDSCAPE MATERIALS PLAN

DRAWING NUMBER
L1.0

© Verdant Landscape Architecture

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 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 #: 228-2820 E-mail: hello@gg-arch.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

Single Story Addition to side + Rear
New Basement & Access
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 (TMF) Clapboard (if applicable) _____ Roof Gray - See drawings

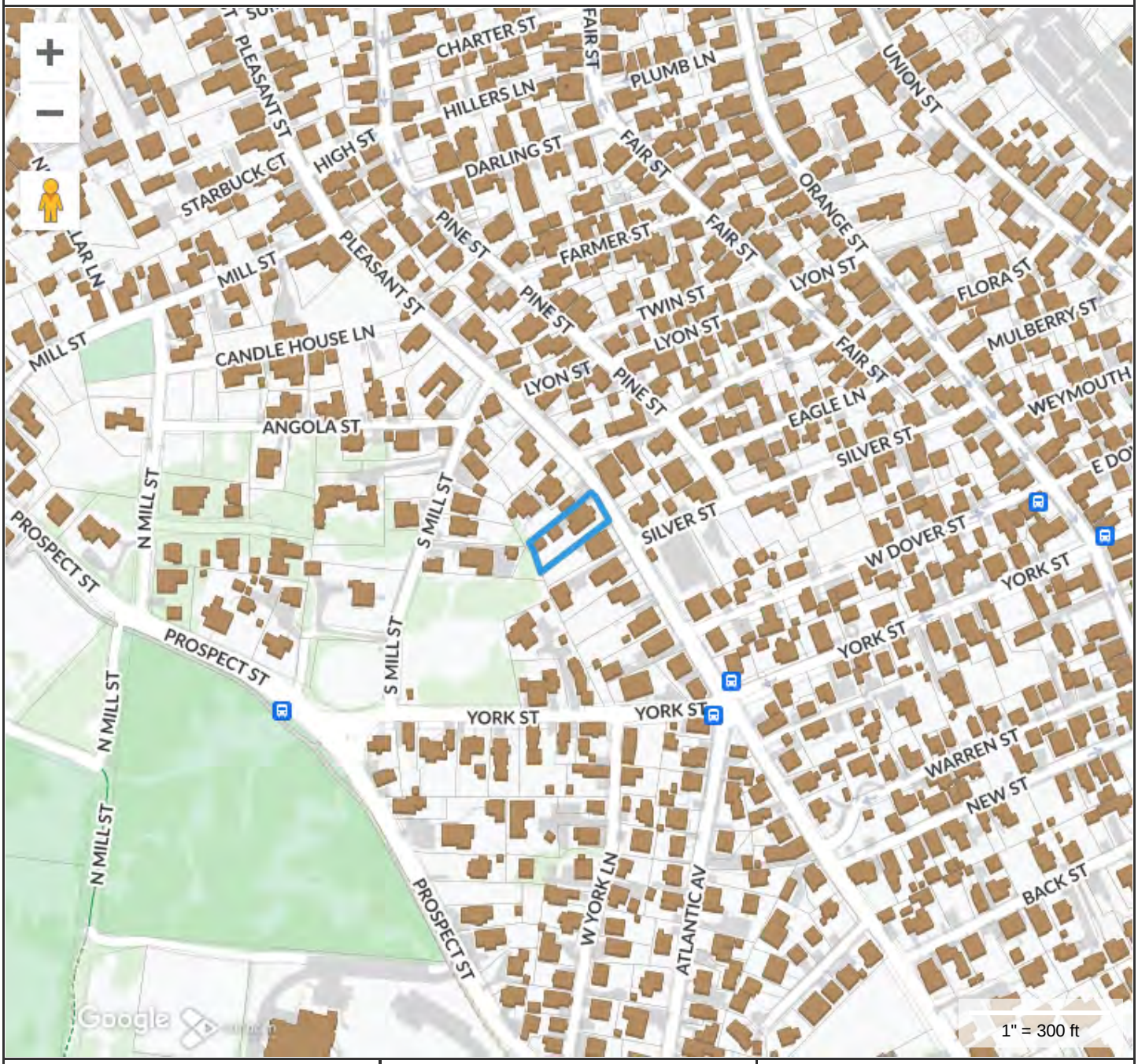
Trim White (TMF) Sash White Doors White

Deck NTW Foundation Gray Fence White Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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 [signature] Signed By Attorney Attorney for Owner Signed under penalties of perjury



Property Information

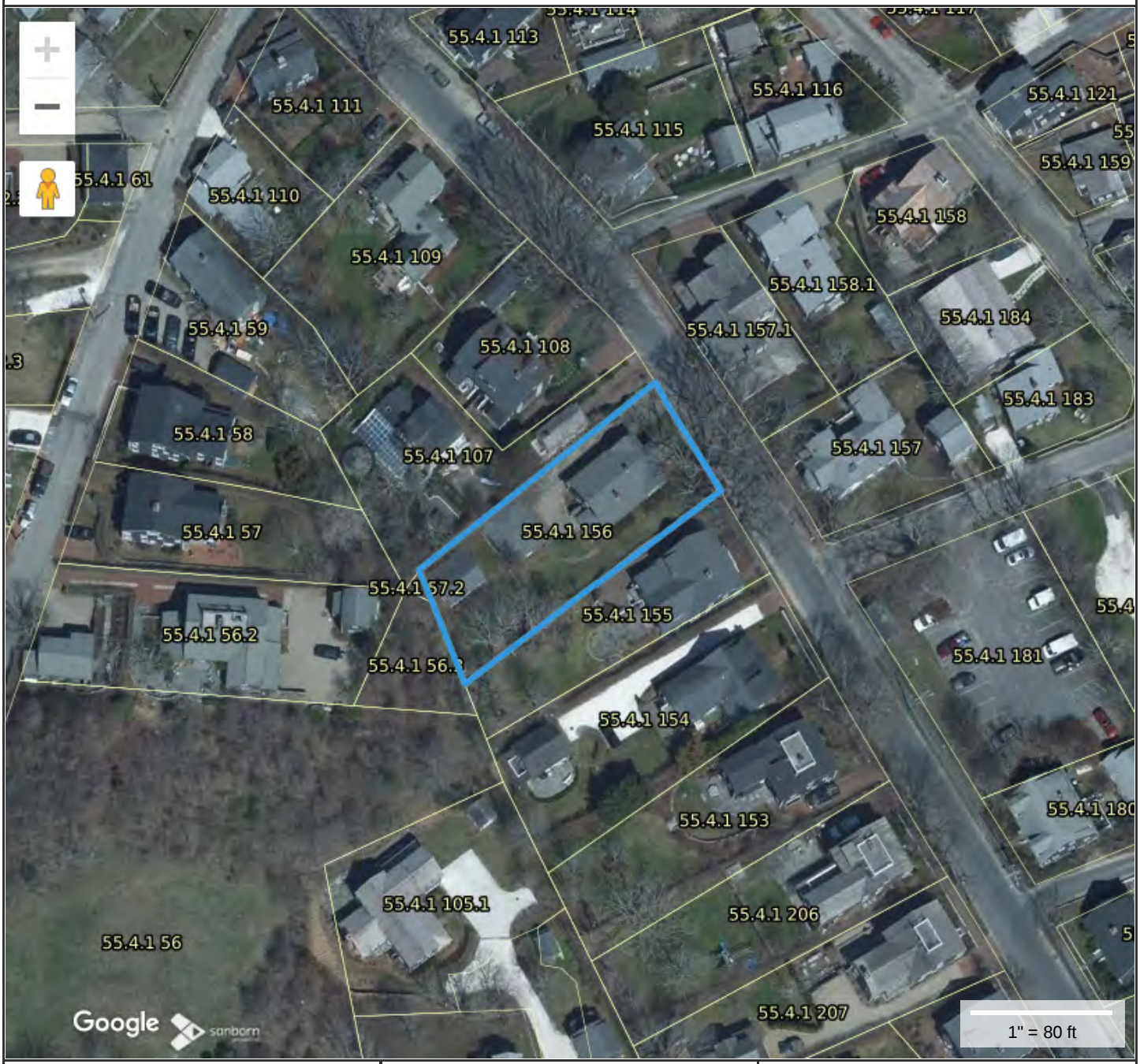
Property ID	11050
Location	35 PLEASANT ST
Owner	BARNES JOSEPH P & ELLEN Q AND

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: _____

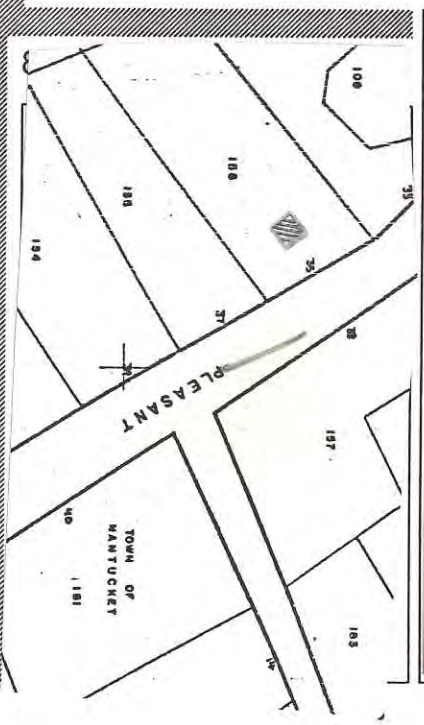
3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Peace, Mae F.

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 ○ 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	○ 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) _____

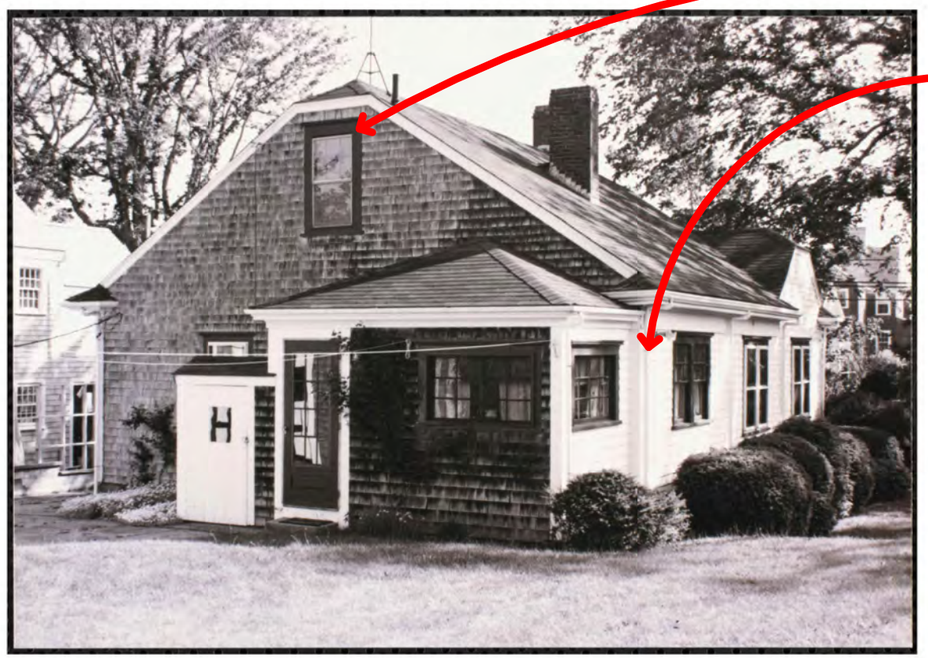
_____

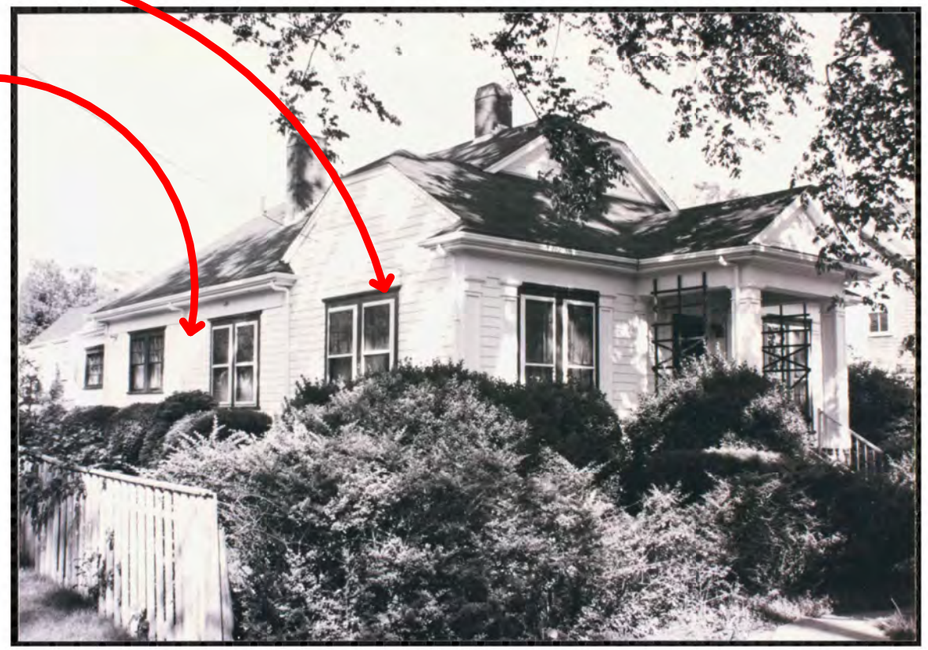




Darker trim color

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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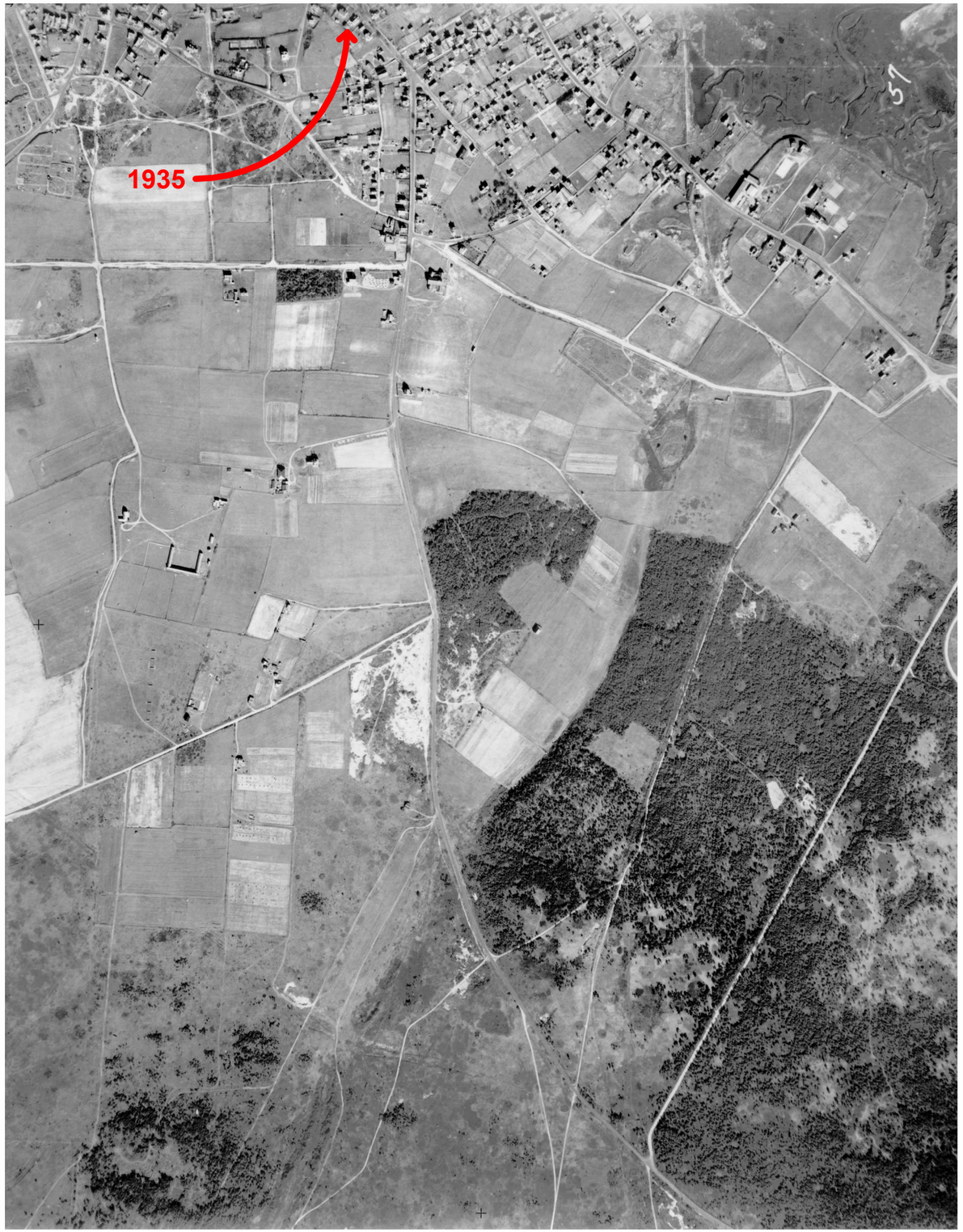



Sansone

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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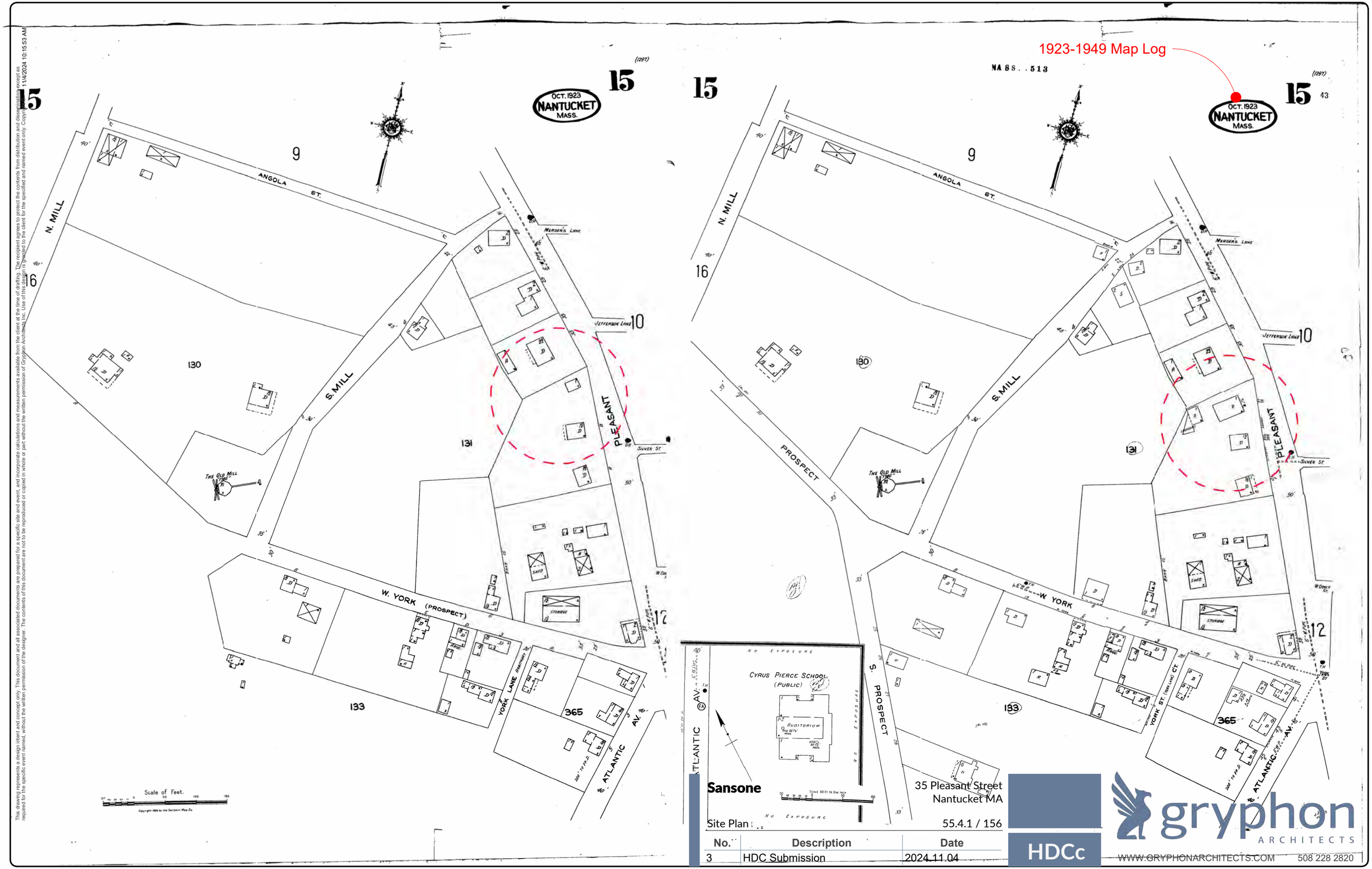

Sansone

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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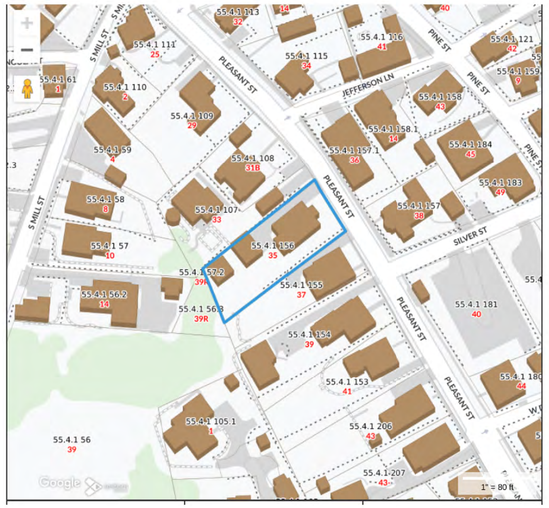
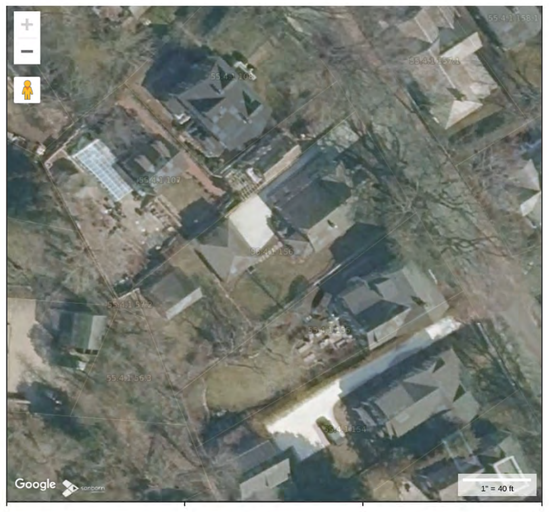
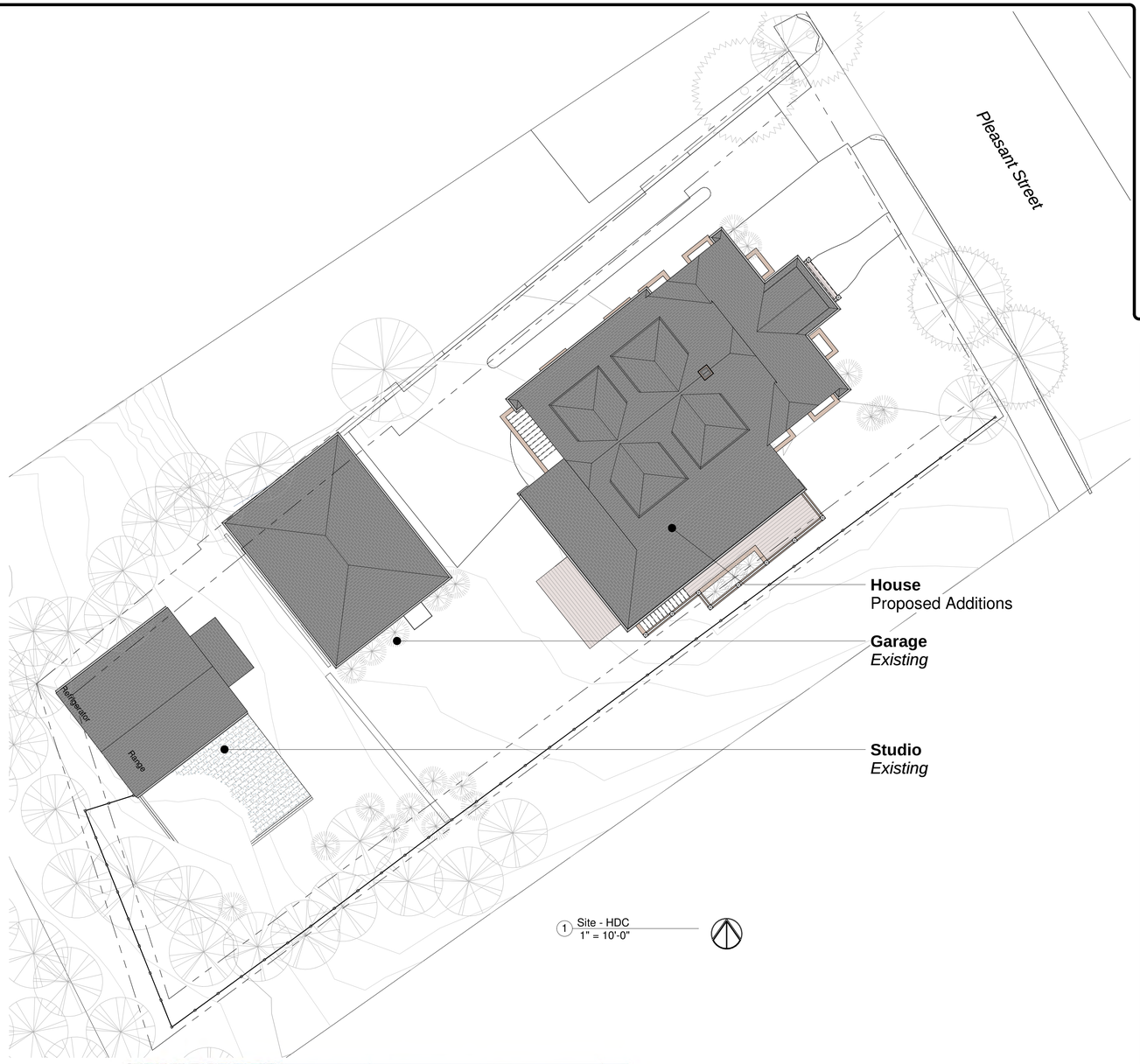
HDC Submission





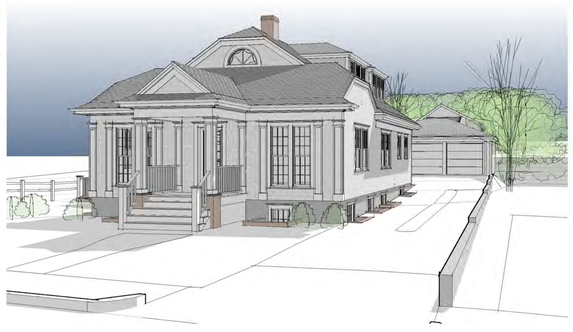


1 Site - HDC
1" = 10'-0"









gryphon
ARCHITECTS

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

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

Owner
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
5	HDC Submission	2024.12.30

Site

HDC1.0

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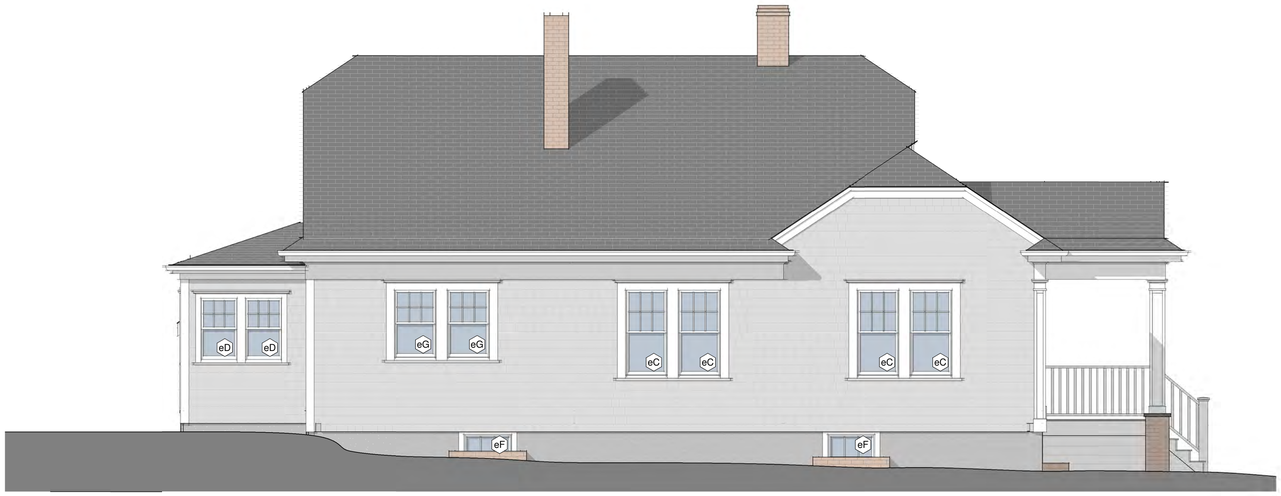


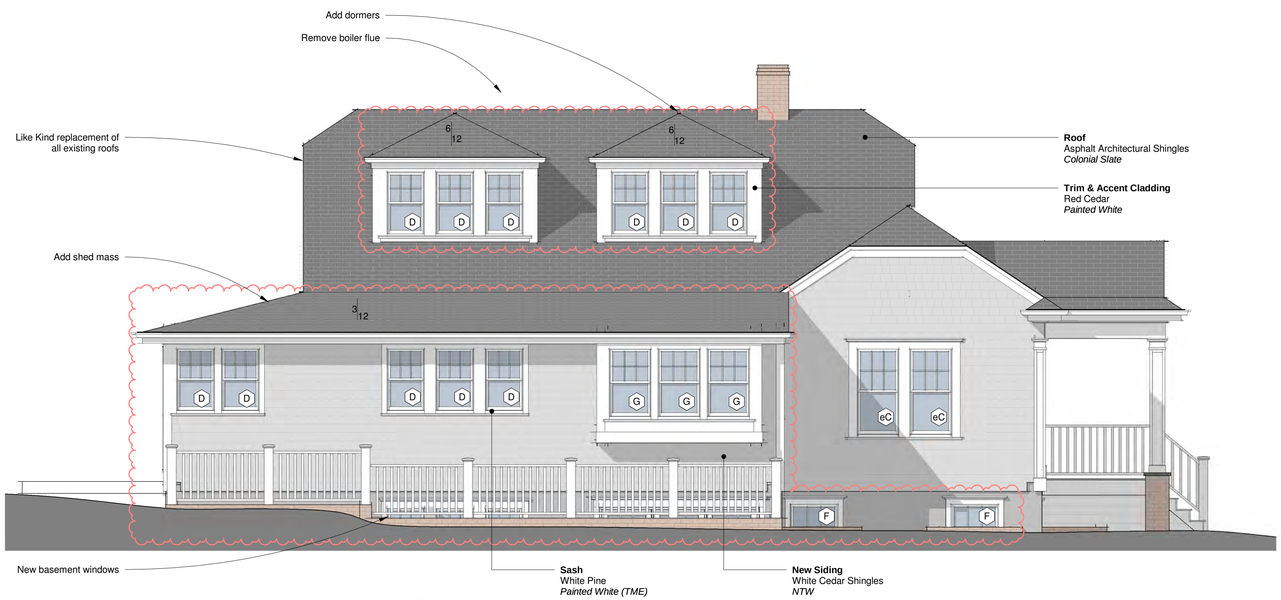
3 **Southeast - Side Yard - Existing**
1/4" = 1'-0"



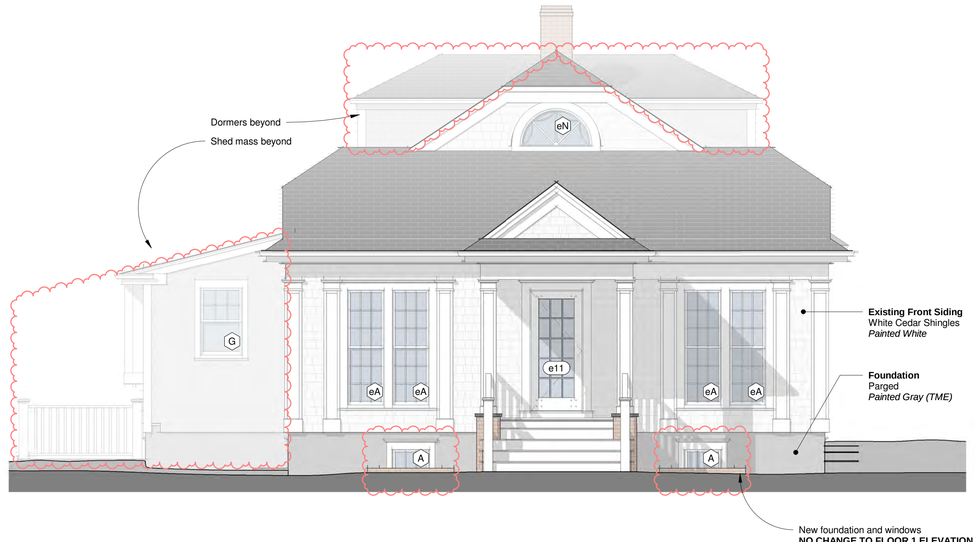
1 **Northeast - Entry - Existing**
1/4" = 1'-0"

Existing

Proposed



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



2 **Northeast - Entry - HDC**
1/4" = 1'-0"

HDC Submission

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Nantucket MA

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

Owner
Sansone

Project
Phase One

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Main House

#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Submission	2024.12.30

Elevations

HDC1.1



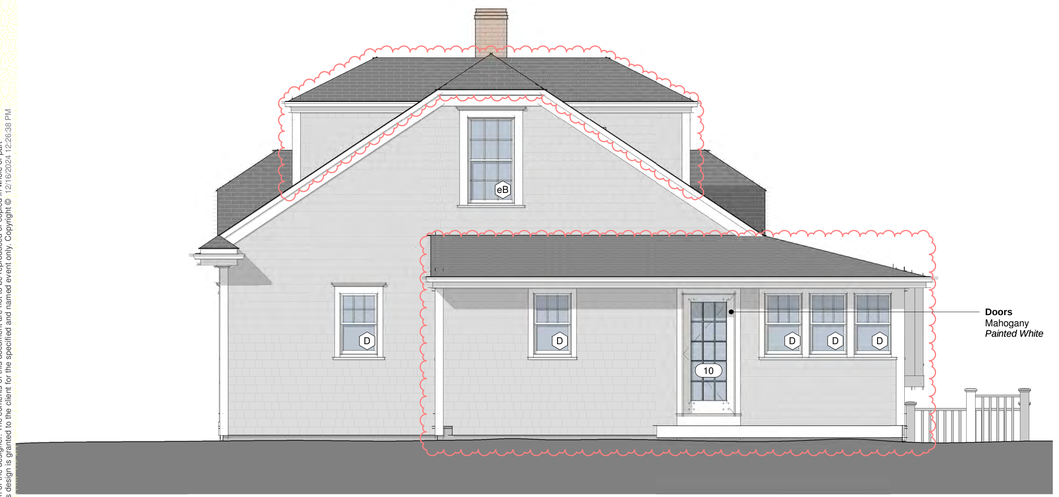
1 **Southwest - Rear - Existing**
1/4" = 1'-0"



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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55.4.1 / 156

Structure
Main House

#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Submission	2024.12.30

Elevations

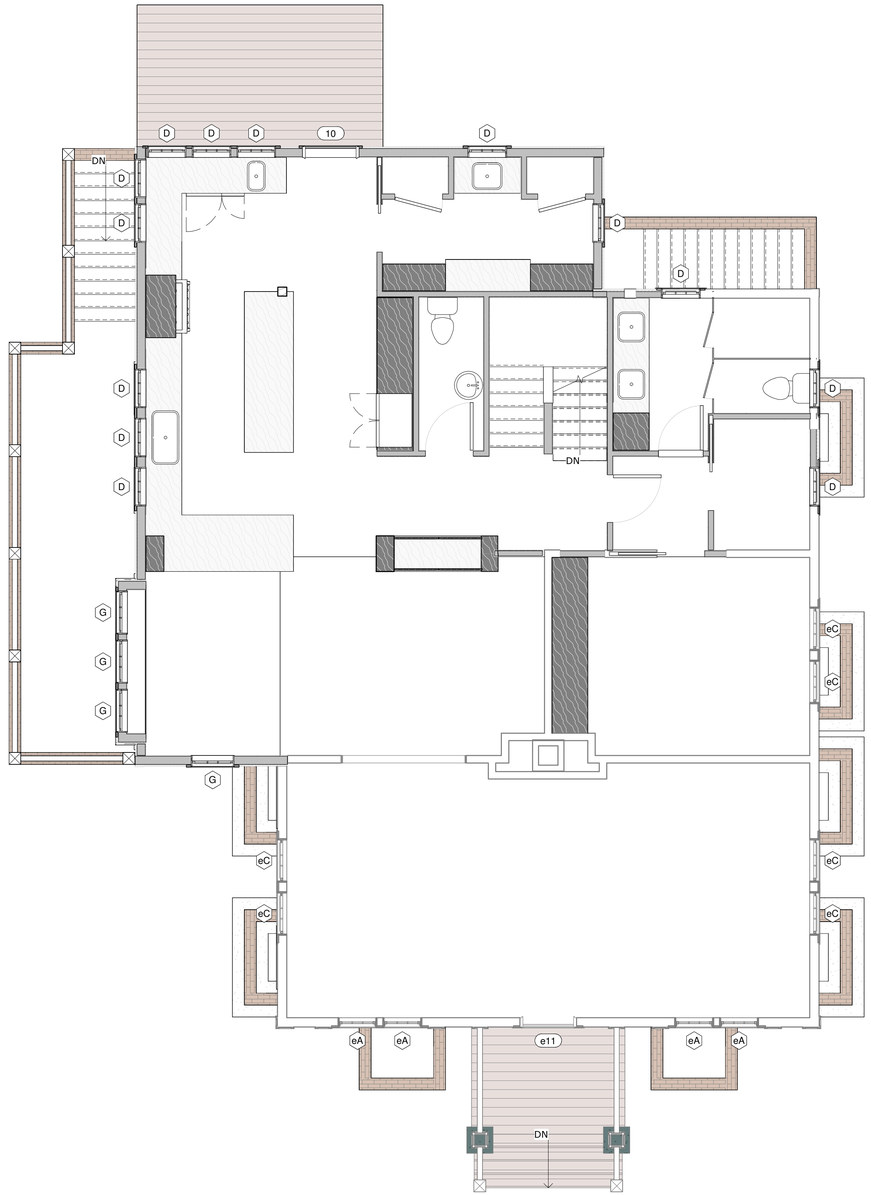
HDC1.2

Door Schedule

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Function	Phase Created	Comments
01	Marvin Windows and Doors	UWIFD9080	9'-0 13/16"	8'-0"	Wood-Marvin-Pine	Exterior	New Construction	White
02	Marvin Windows and Doors	UWIFD2680	2'-8 7/16"	8'-0"	Wood-Marvin-Pine	Exterior	New Construction	White
10	Simpsons Door Company	77002	3'-2"	6'-10"		Exterior	New Construction	Mahogany - Painted white

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Type	Rough Width	Rough Height	Phase Created	Comments
Floor 0 New	A	Brosco	DH 9/9 SSB	7x12 New	2'-3"	6'-9"	New Construction	
Floor 0 New	C	Brosco	DH 6/1 SSB	8x13 New	2'-6"	5'-1"	New Construction	
Floor 0 New	F	Brosco	Fixed 6 Lite SSB	9x13 New	2'-9"	2'-11 1/2"	New Construction	
Floor 1	D	Brosco	DH 6/1 SSB	7x9 New	2'-3"	3'-9"	New Construction	
Floor 1	G	Brosco	DH 6/1 SSB	8x10 New	2'-6"	4'-1"	New Construction	
Floor 2	D	Brosco	DH 6/1 SSB	7x9 New	2'-3"	3'-9"	New Construction	



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

HDC Submission

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Owner
Sansone

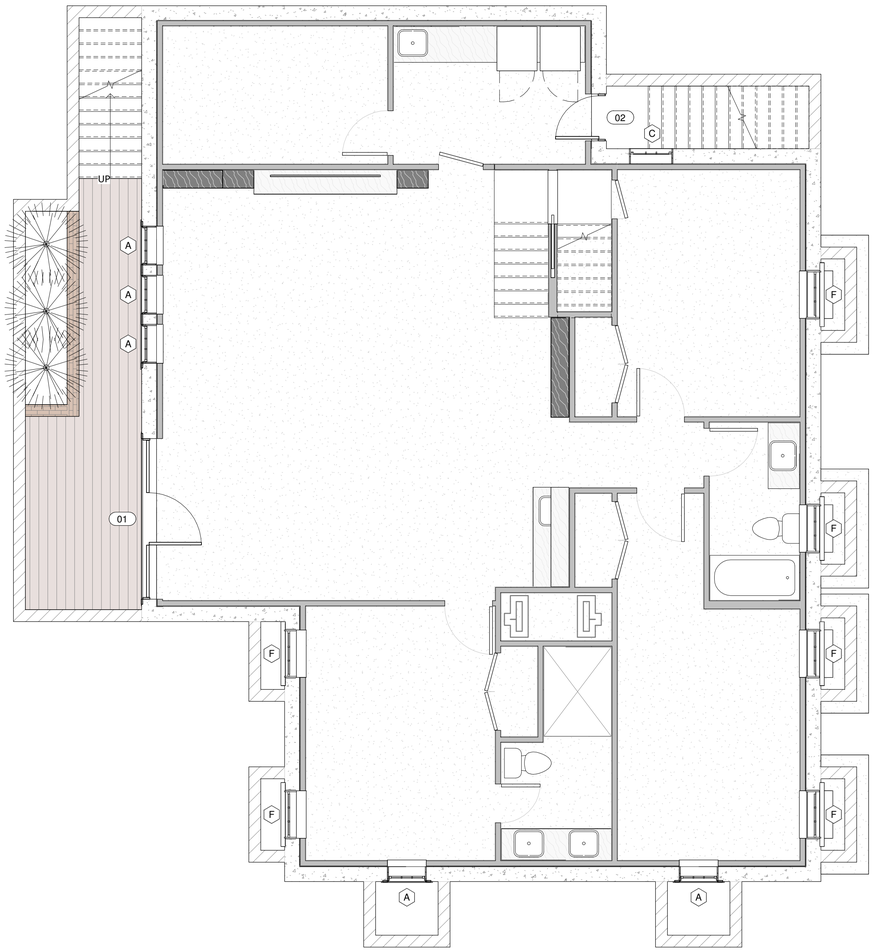
Project
Phase One

Location
35 Pleasant Street
Nantucket MA
55.4.1 / 156

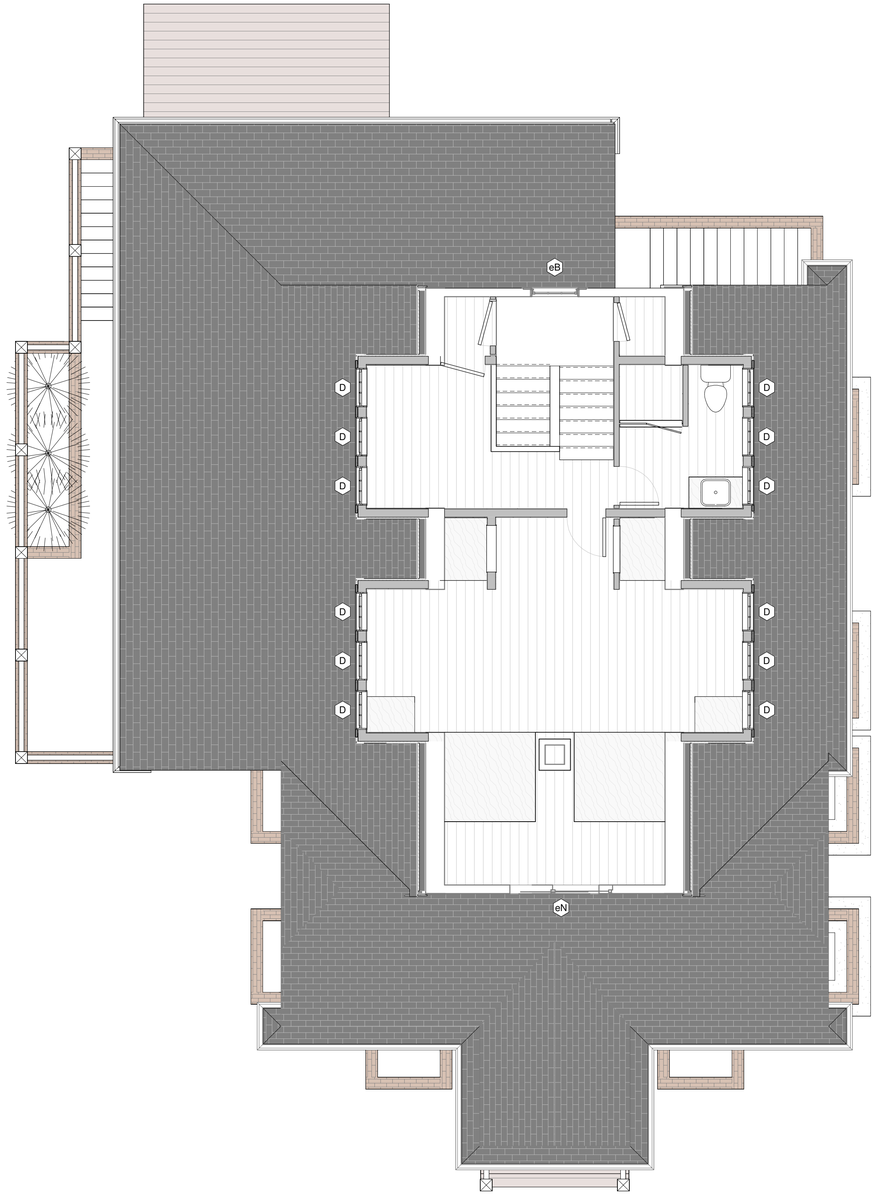
Structure
Main House

#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Submission	2024.12.30

Plans
HDC1.3



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



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

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HDC Submission

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Nantucket MA

55.4.1 / 156

Structure
Main House

#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Submission	2024.12.30

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
4016 AMBLE WY
PACE, FL 32571

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ACK PLEASANT LLC
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KASZA THOMAS N & ZAHRA
33 PLEASANT ST
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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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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
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Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I 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…

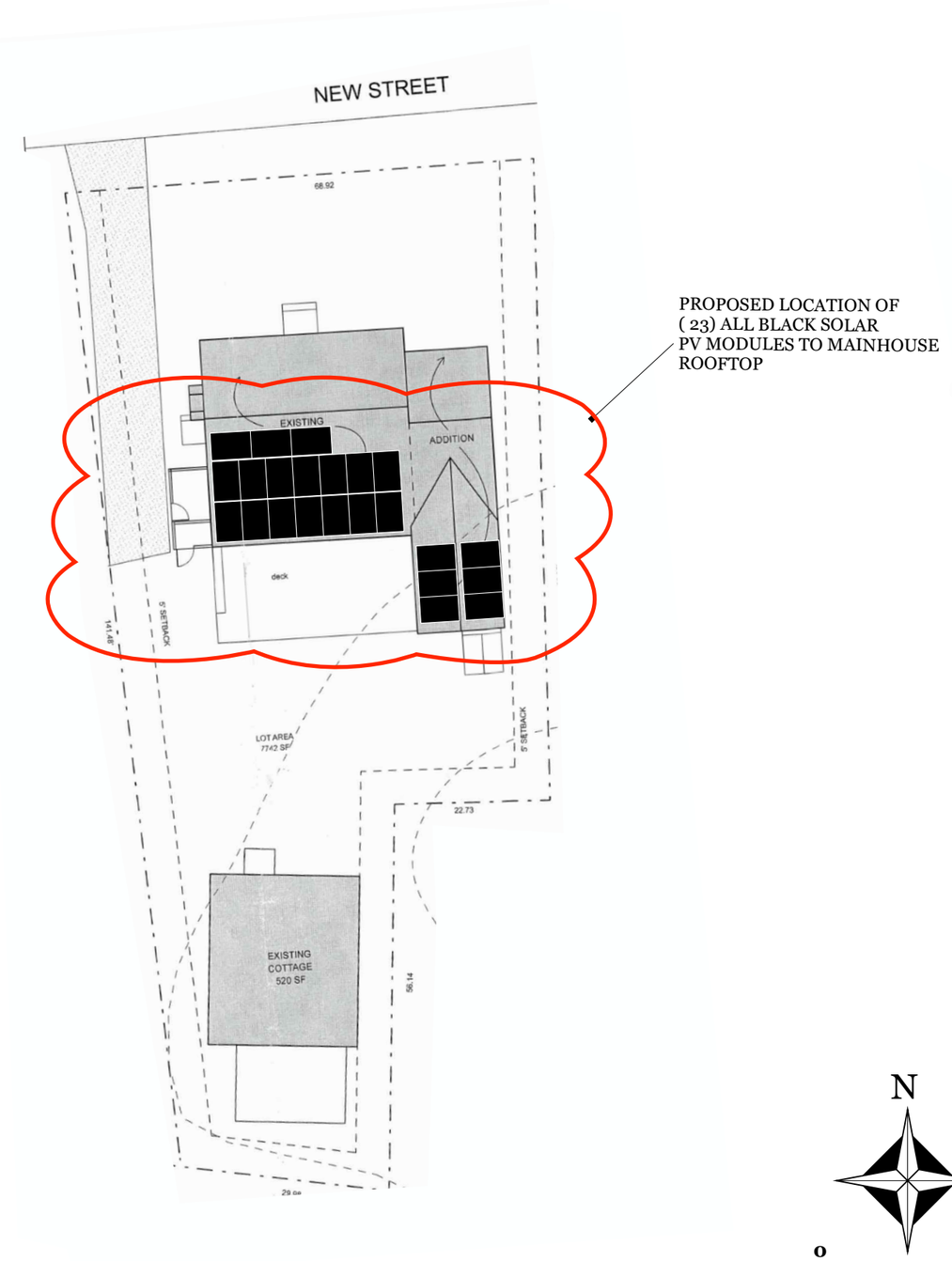
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

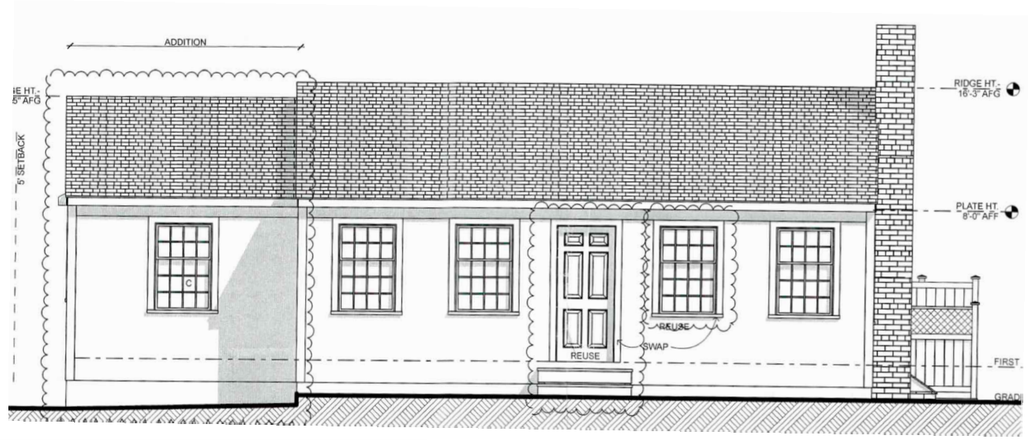
Owner:	Peter Kurzina
Site Address:	26 New Sias St
City, State, Zip:	Nantucket, MA 02564
Map: 73.4.2	Parcel: 24

REVISIONS

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

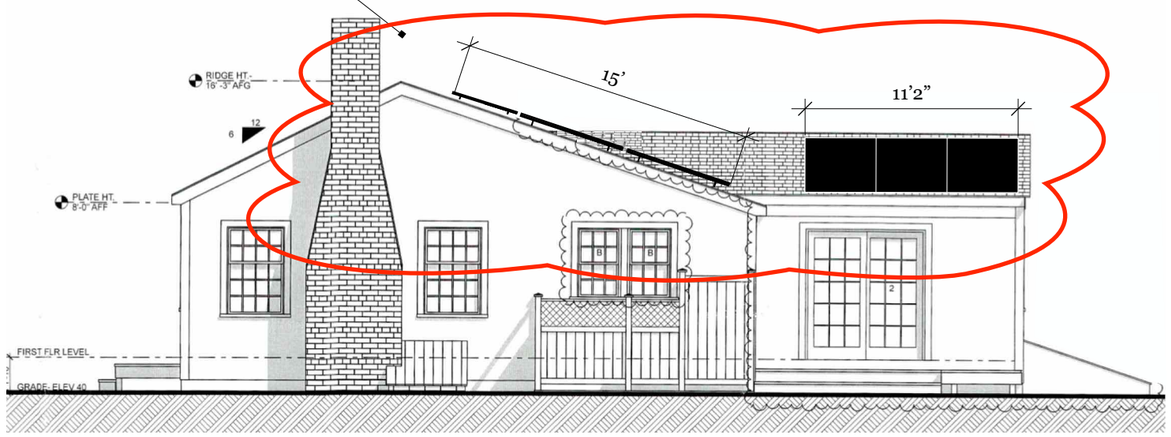
PV 01

NO CHANGES TO NORTH ELEVATION



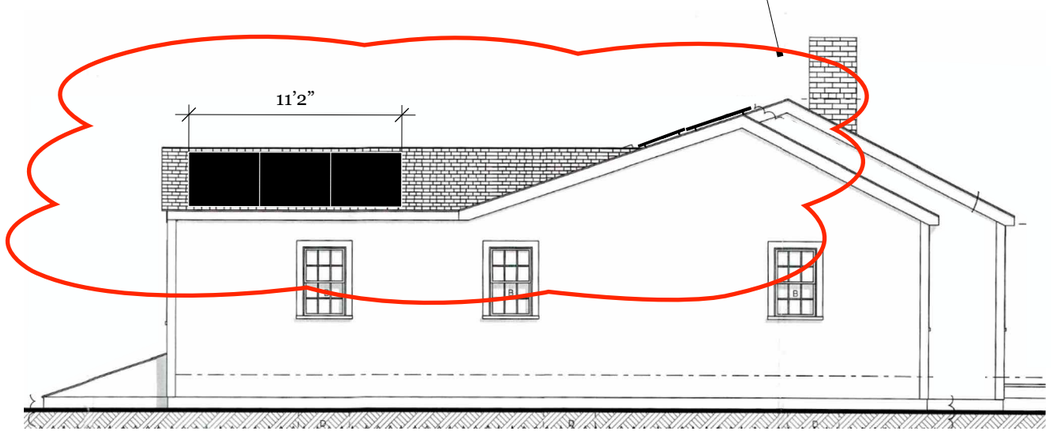
NORTH ELEVATION

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



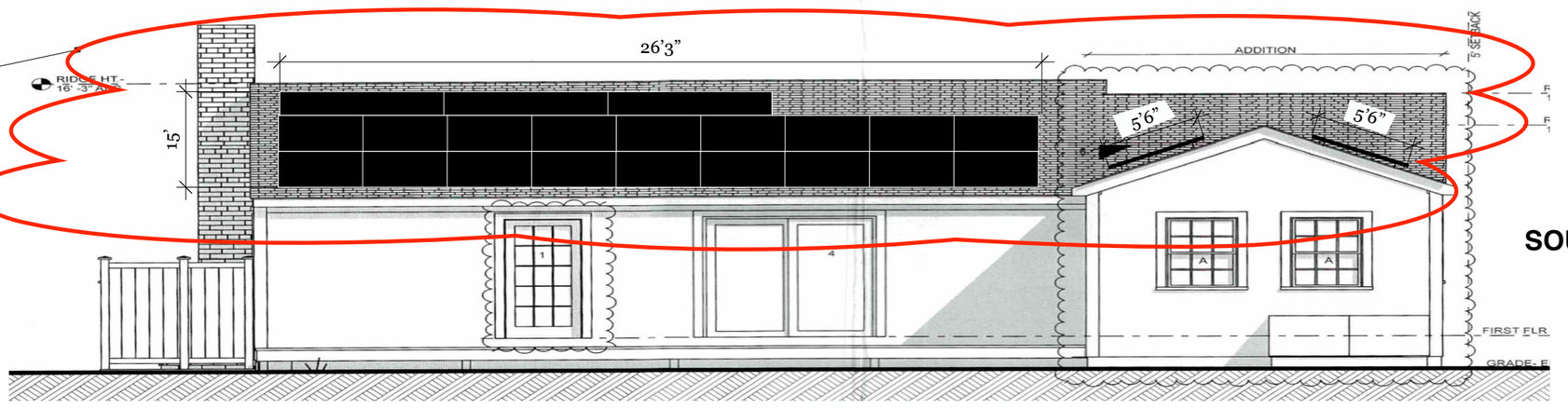
WEST ELEVATION

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

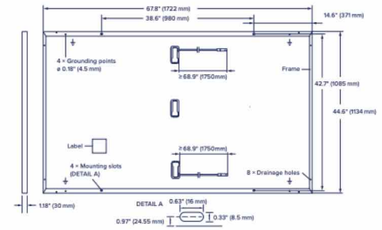
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[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

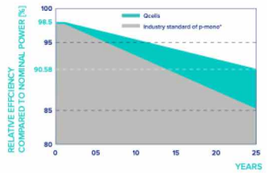


Electrical Characteristics

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

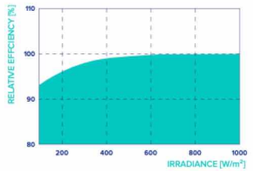


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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 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

9589 0710 5270 1555 3394 20

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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

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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

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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

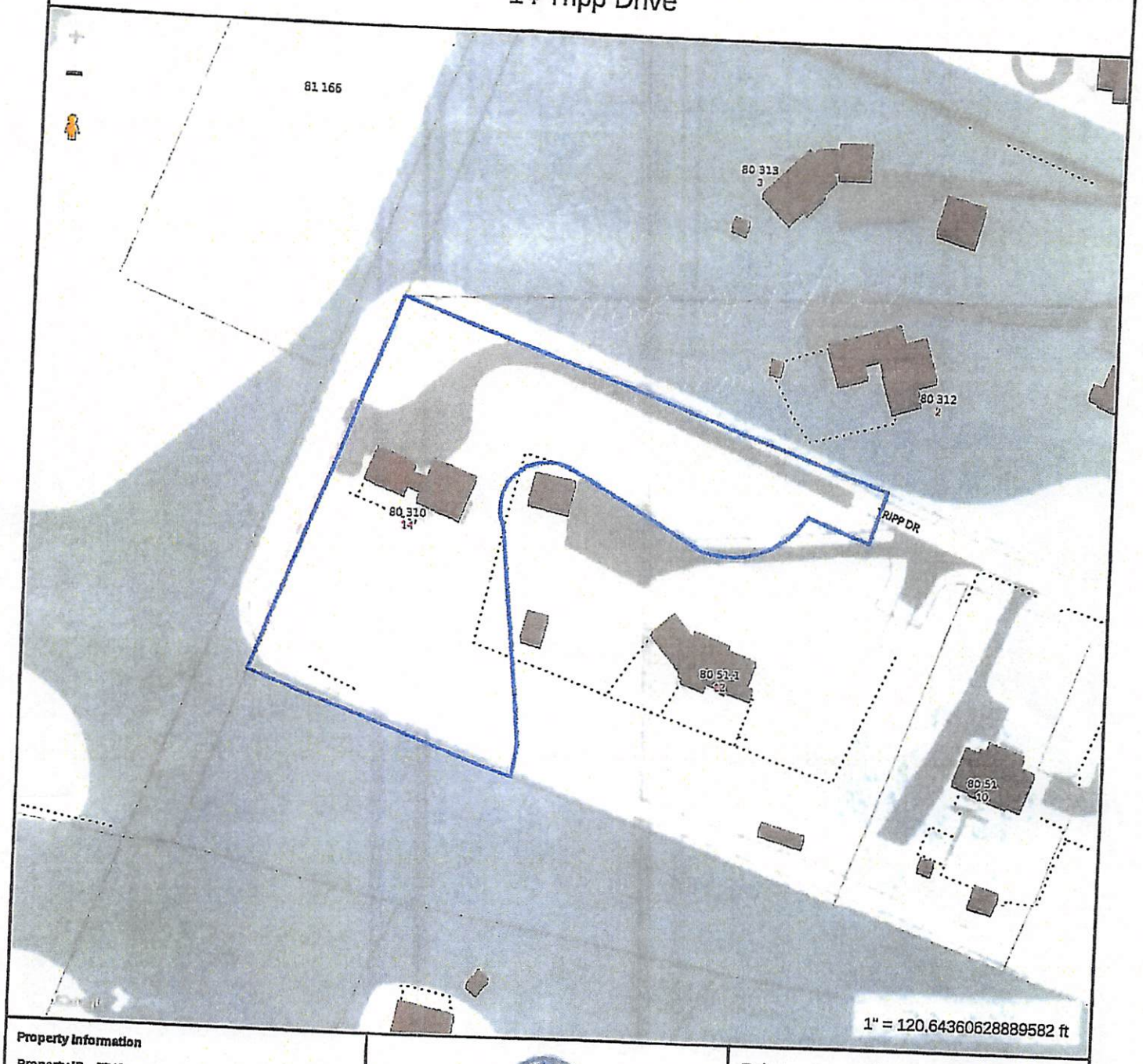
Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.11.06 08:36:43 -05'00'

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

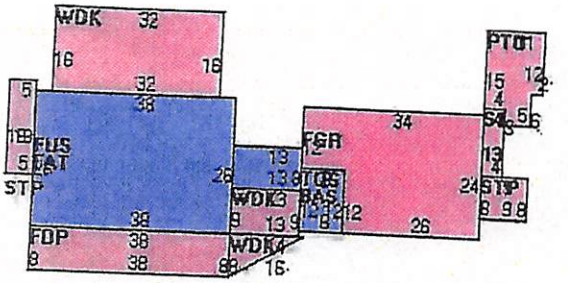
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior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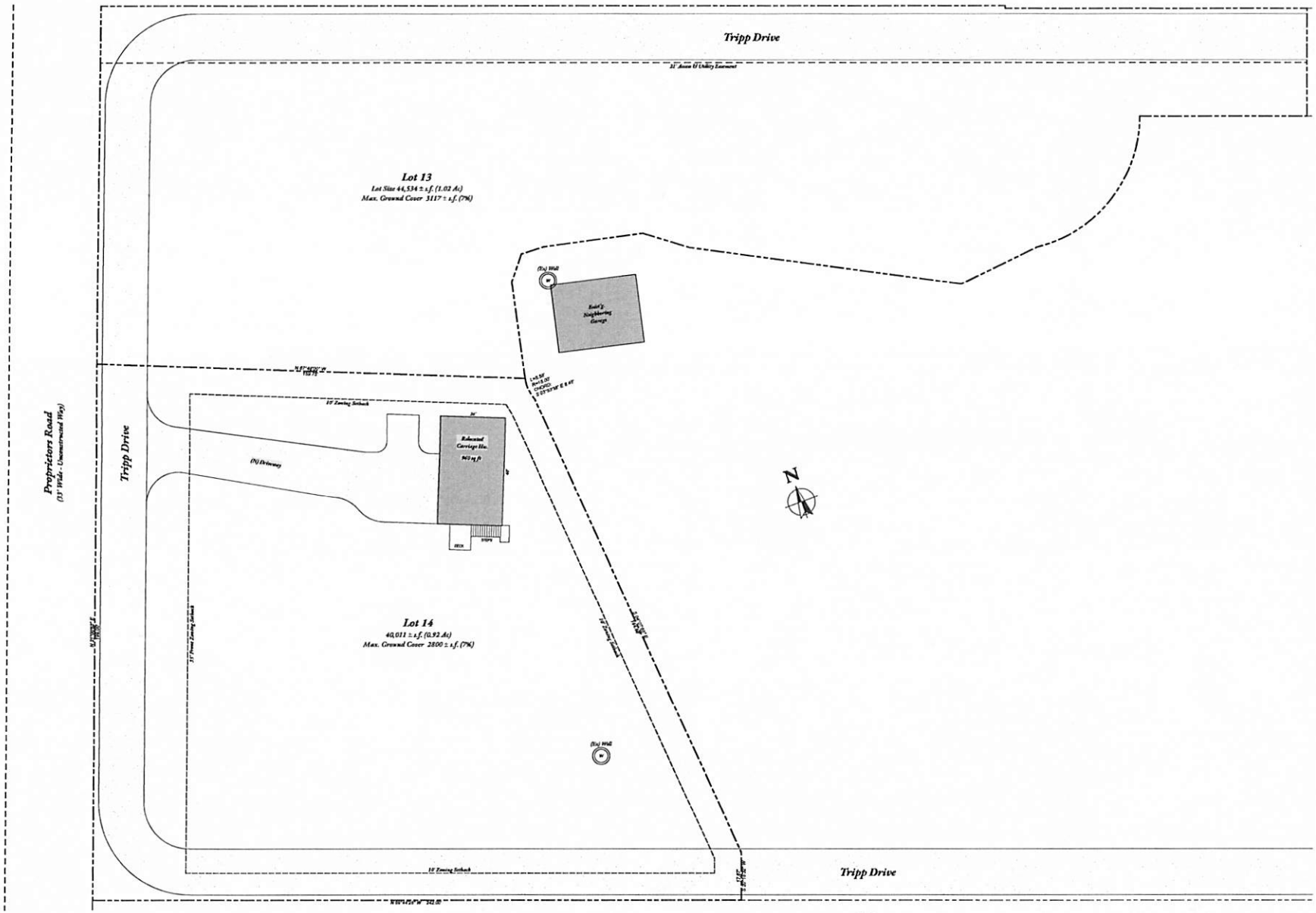


1 SP-1 **Lot 13 & 14 Tripp Drive Relocation Site Plan**

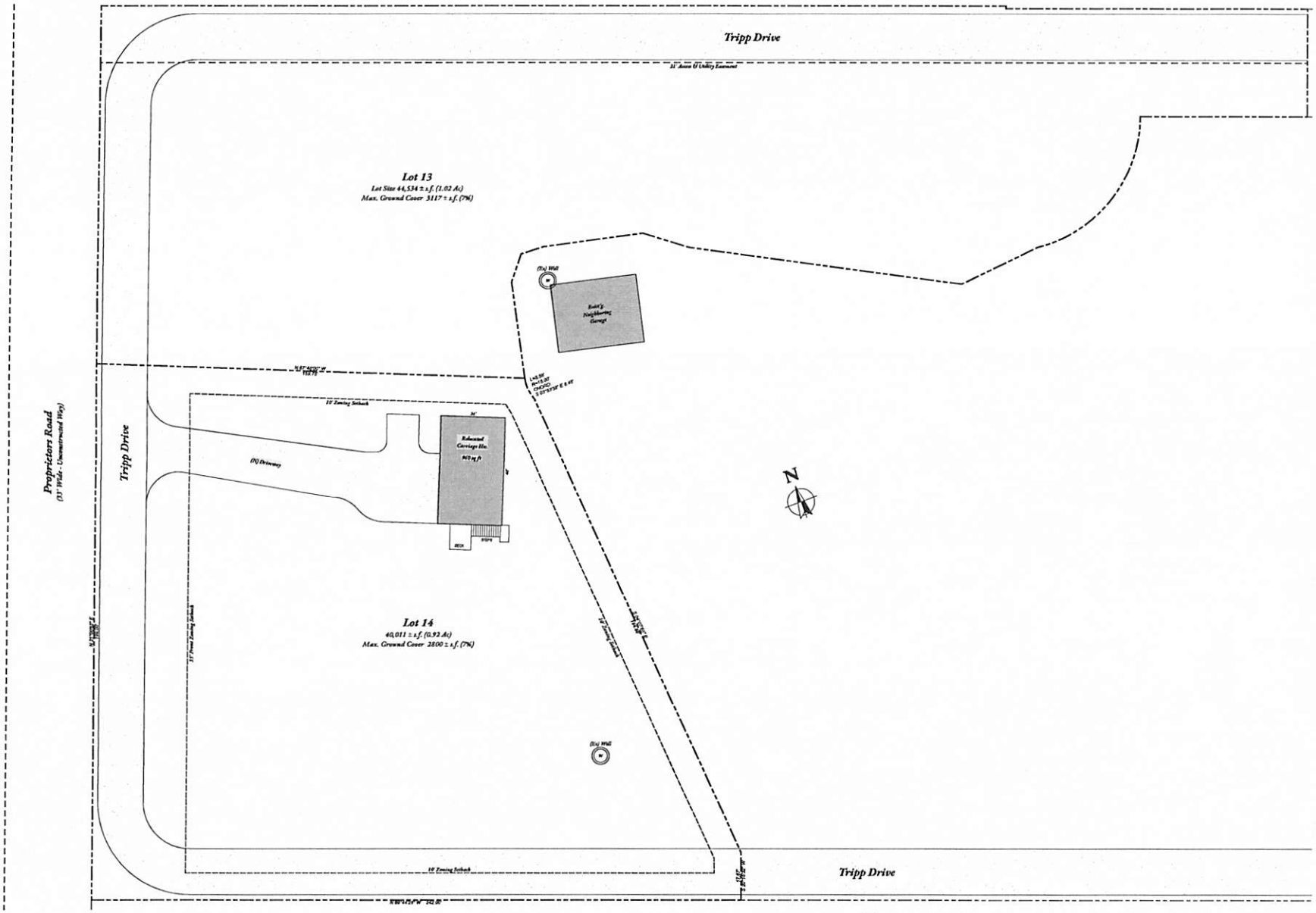
EKMAN**DESIGN**STUDIO
ARCHITECTURE
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
950 EAST 8TH AVENUE DENVER, CO 80203

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

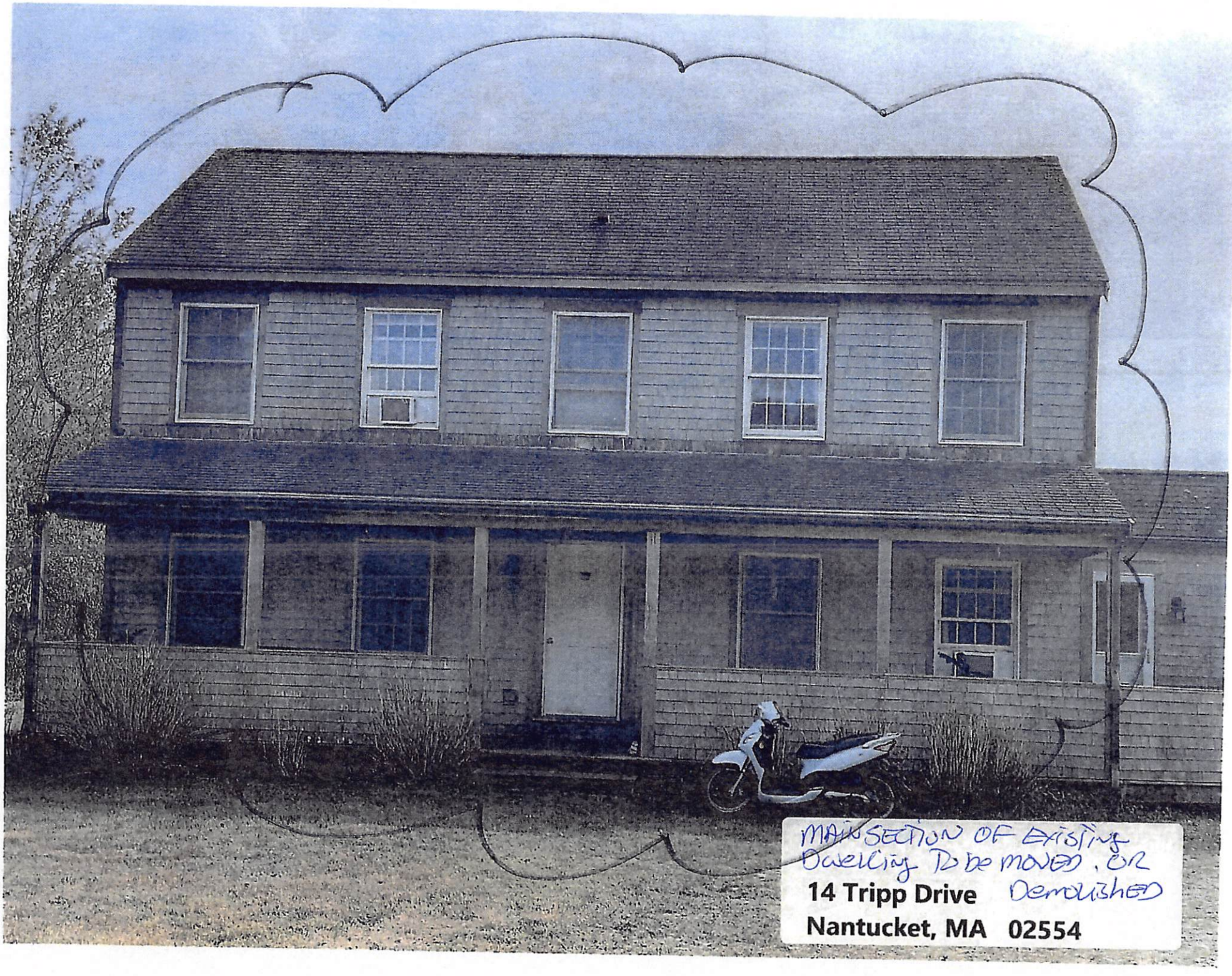
SHEET:
SP-1
DATE: 11/5/24

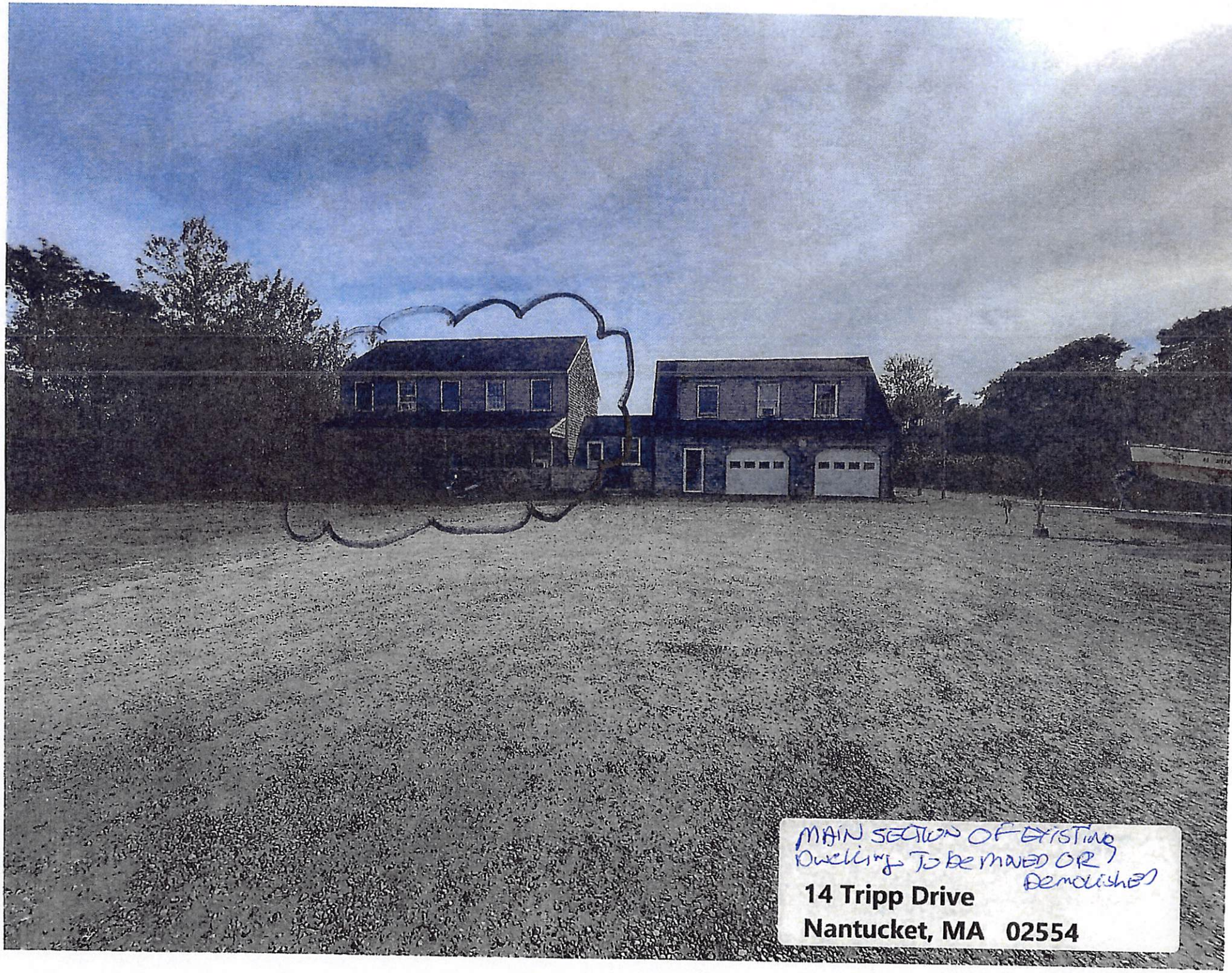


Main section of existing dwelling to be moved off or demolished

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.

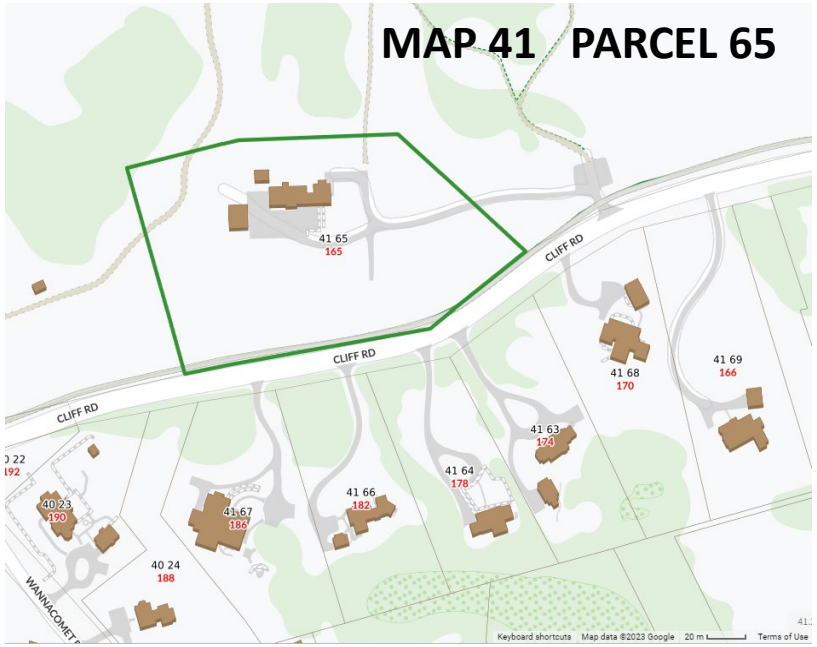
COLORS

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

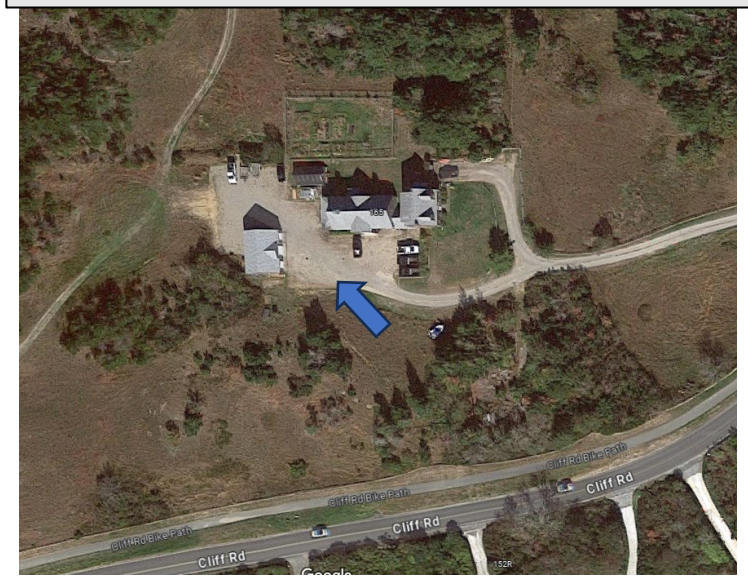




Views of existing building under construction from driveway. Topography blocks the view of first floor.



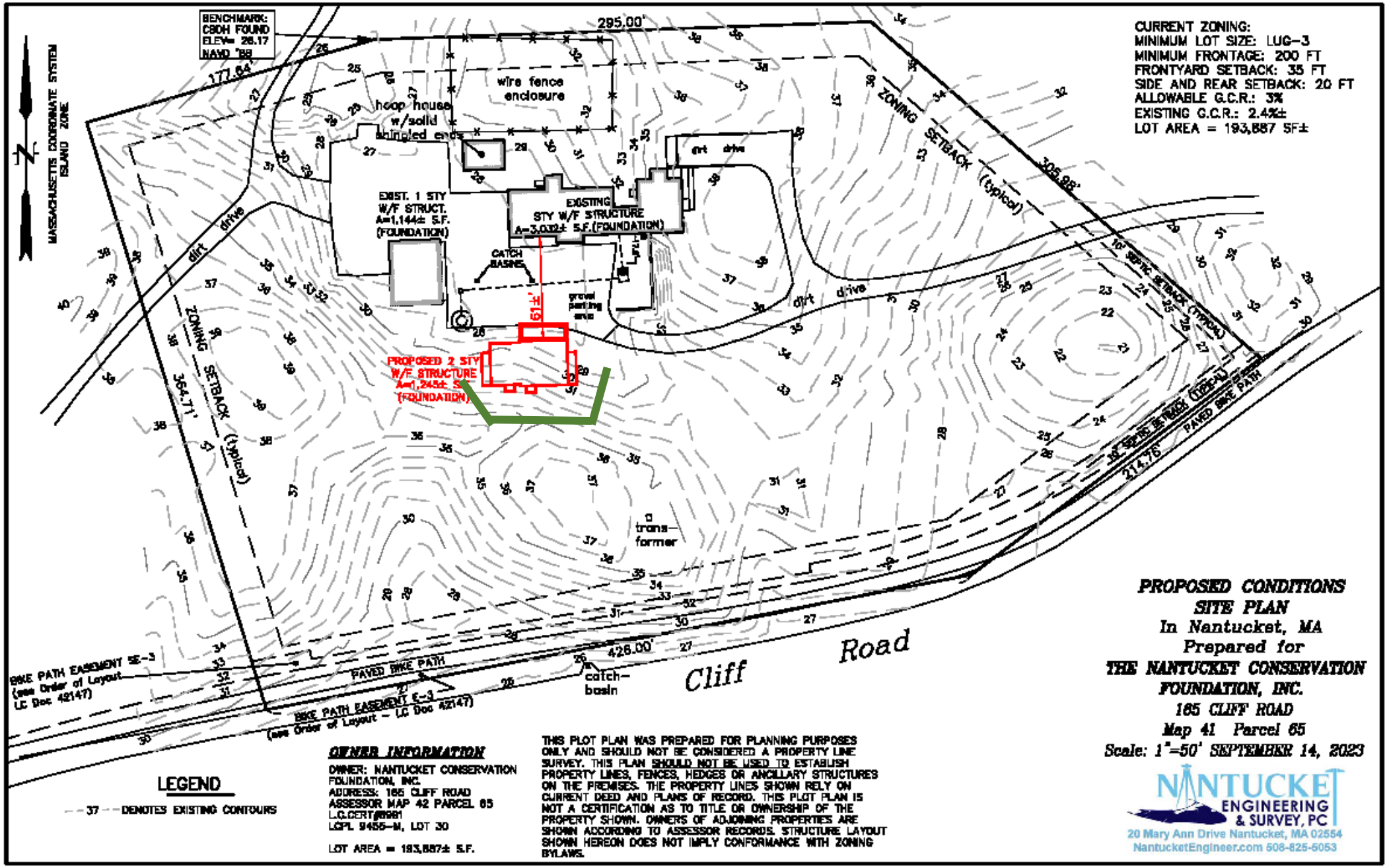
No visibility from Cliff Rd because of Grade change





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

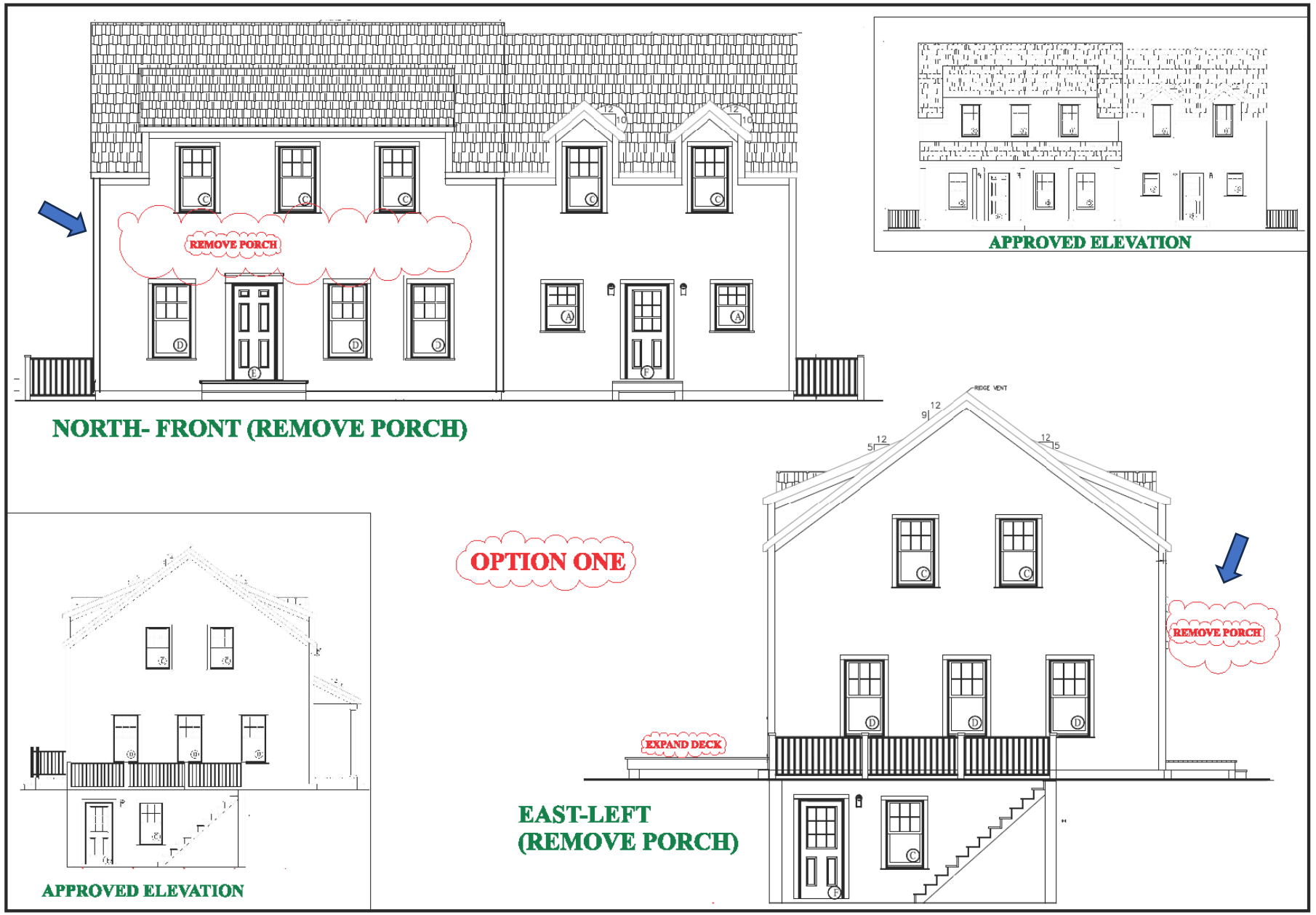


Rear- facing south (note grade is higher between house and Cliff Rd and will be retained)

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

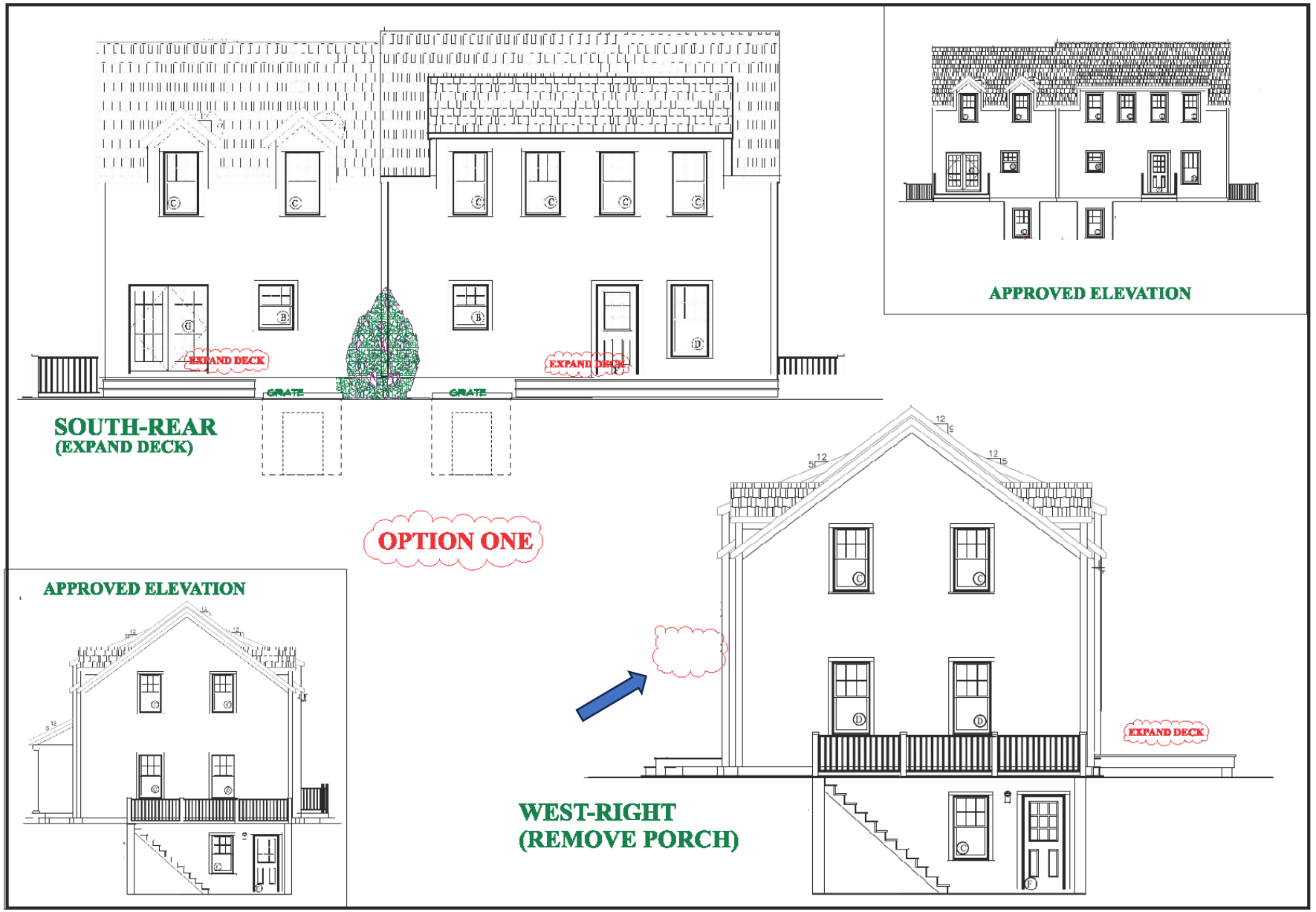
OPTION ONE-
TO REMOVE FRONT PORCH

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



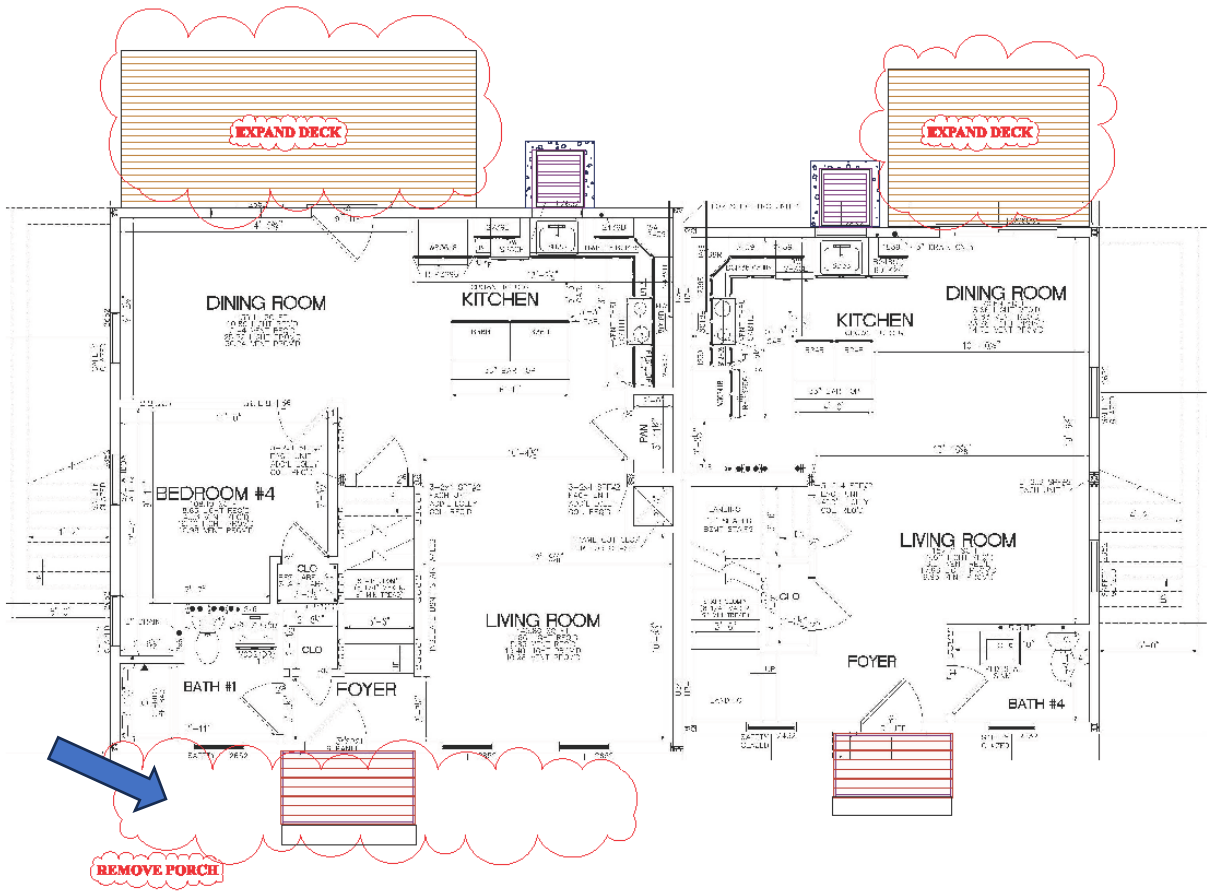
OPTION ONE-
TO REMOVE FRONT PORCH

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



OPTION ONE-
TO REMOVE FRONT PORCH

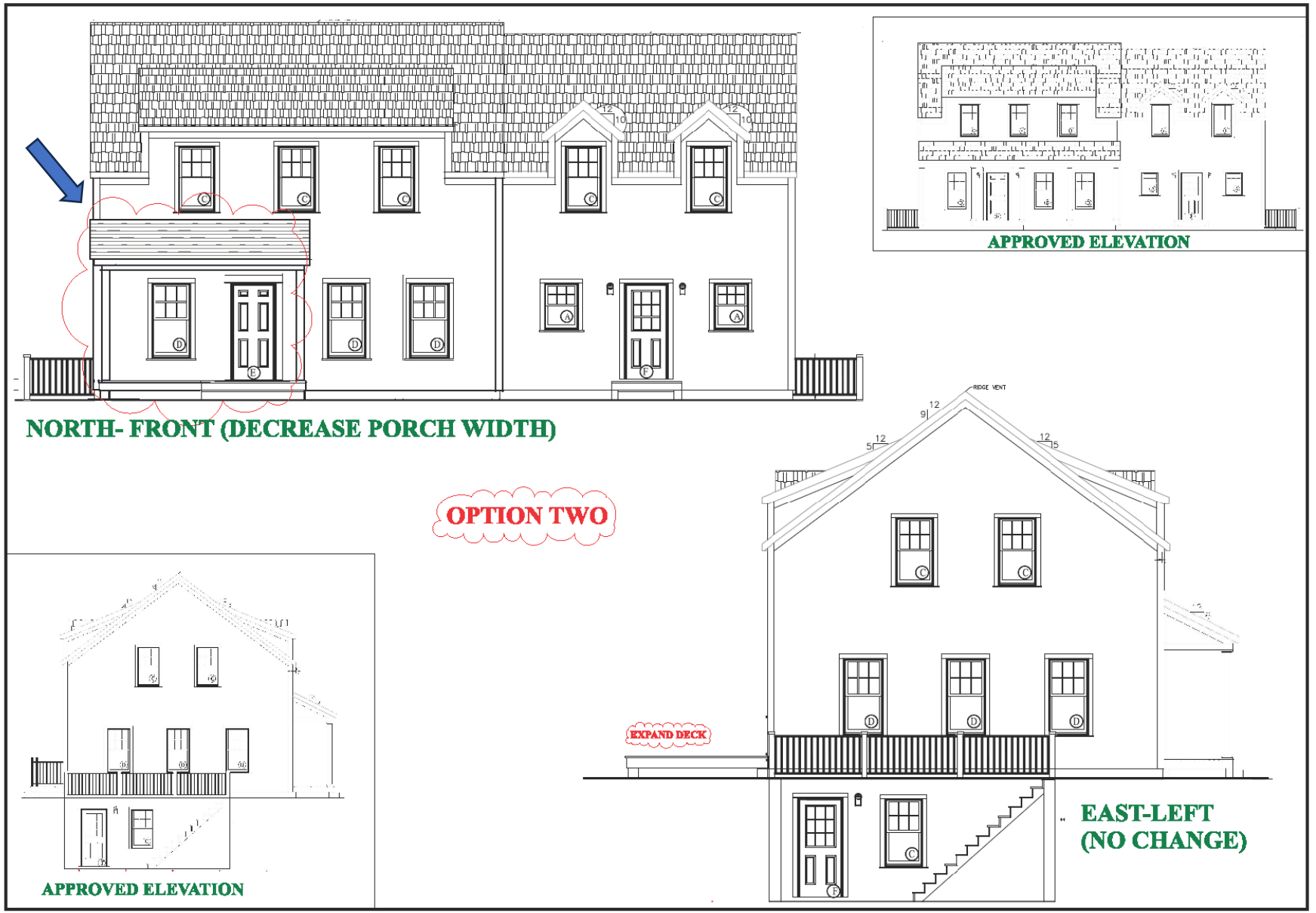
There is little to no visibility of the front of the house from a road



OPTION ONE

OPTION TWO-
PORCH IS REDUCED

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



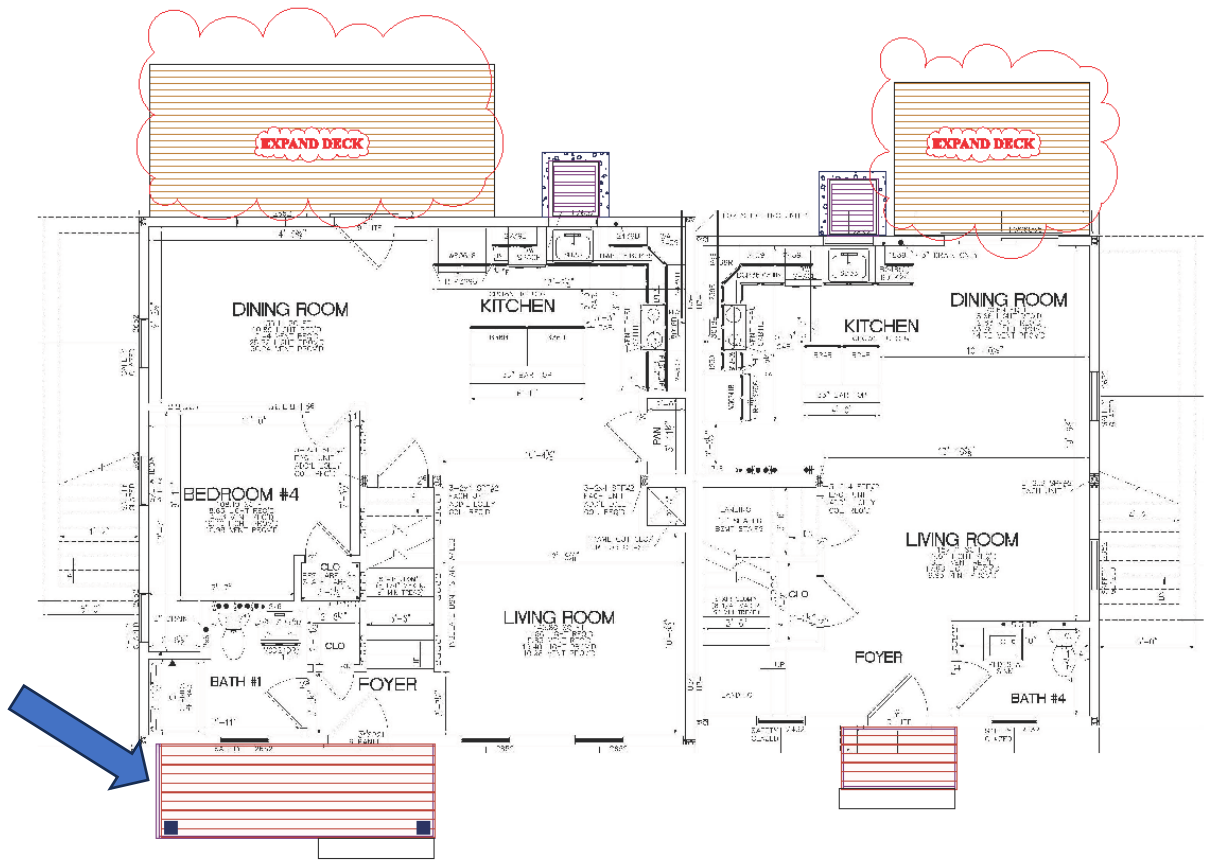
OPTION TWO-
PORCH IS REDUCED

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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OFFICIAL USE

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

Postage
$

Total Postage and Fees
$

Postmark Here

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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

9589 0710 5270 1006 2089 54

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

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NANTUCKET POST OFFICE NOV 08 2024 02584 9998

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

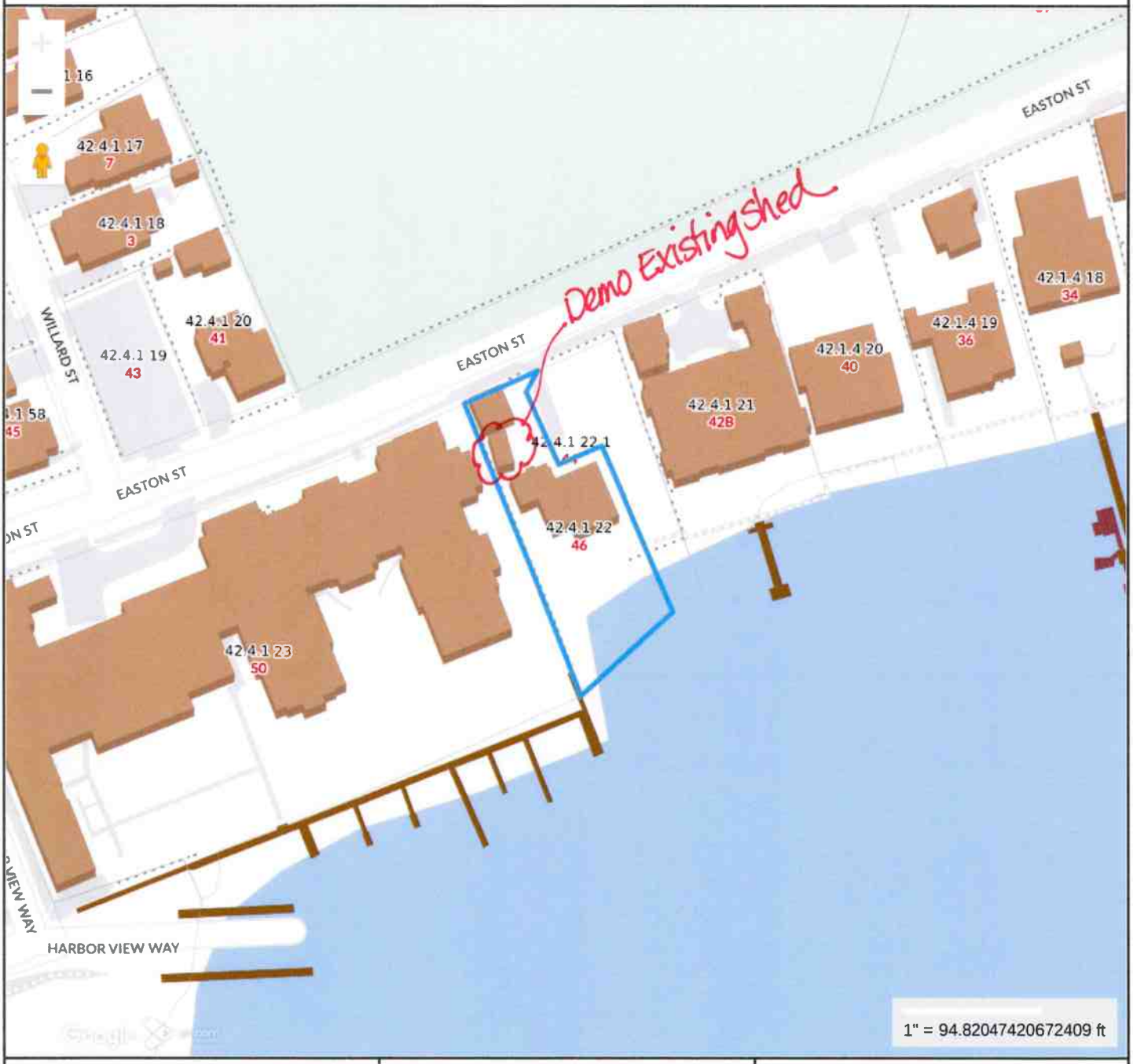
Abutters Listing

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

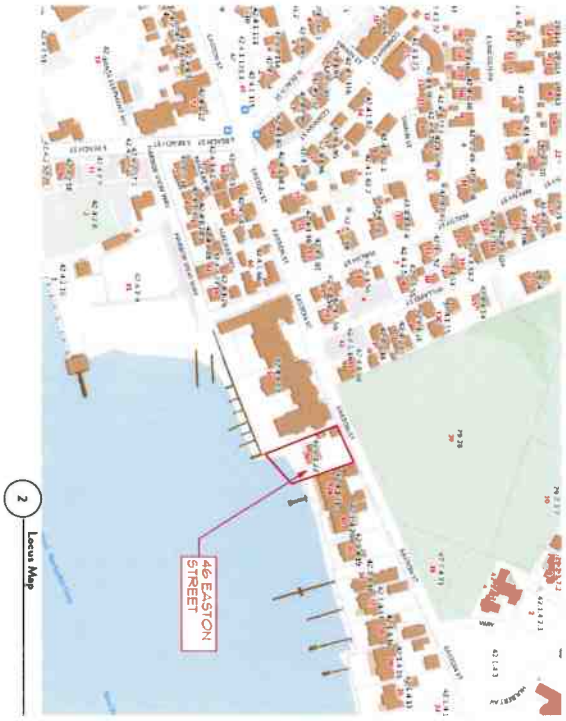
Property ID	10296
Location	46 EASTON ST
Owner	AUBURN COTTAGE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

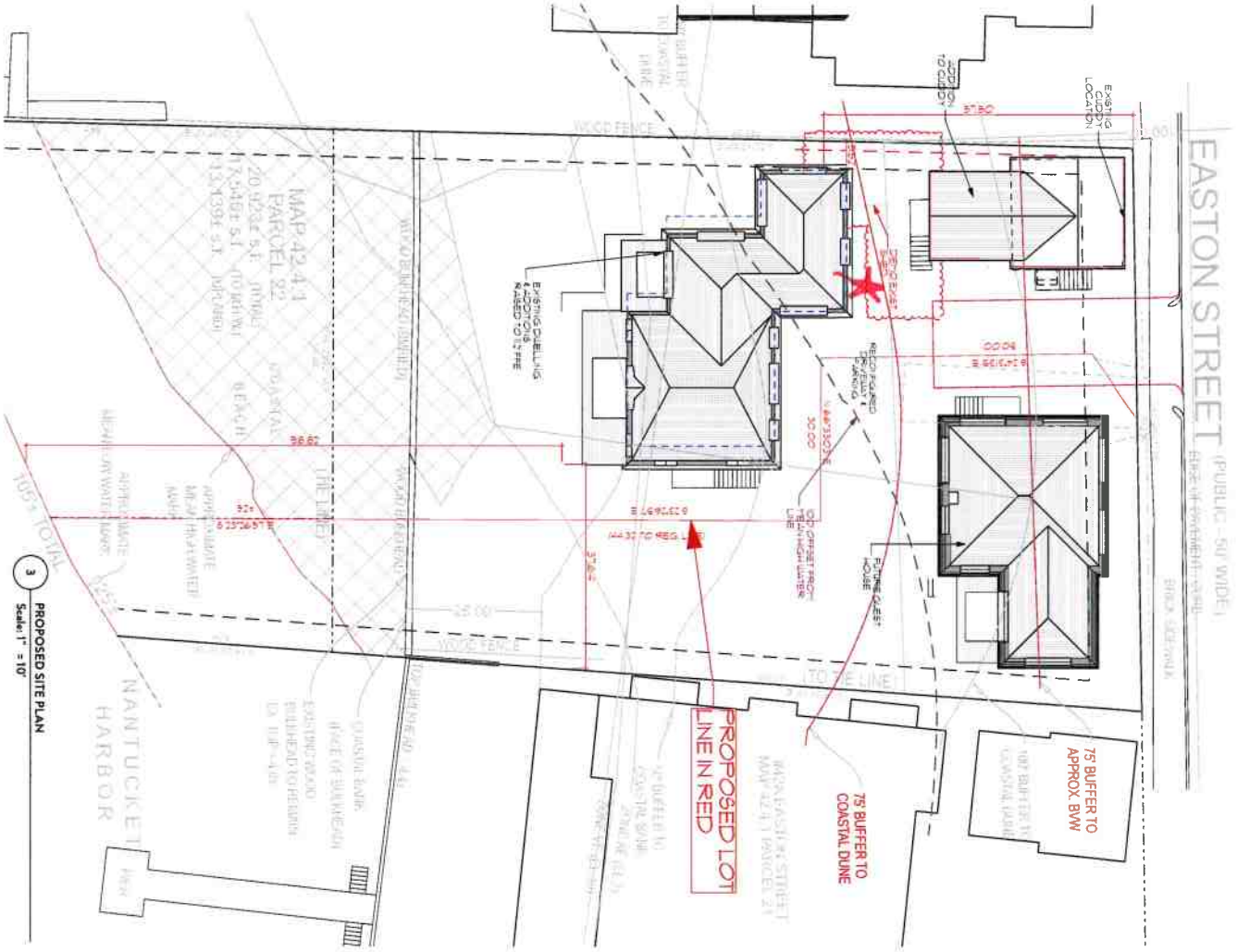
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

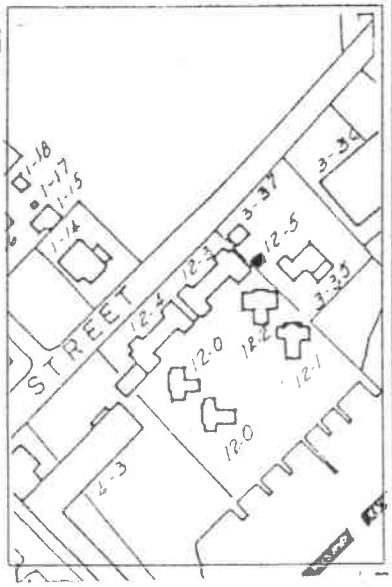
4. Present Owner: KNAPP ALICE F. ET AL

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

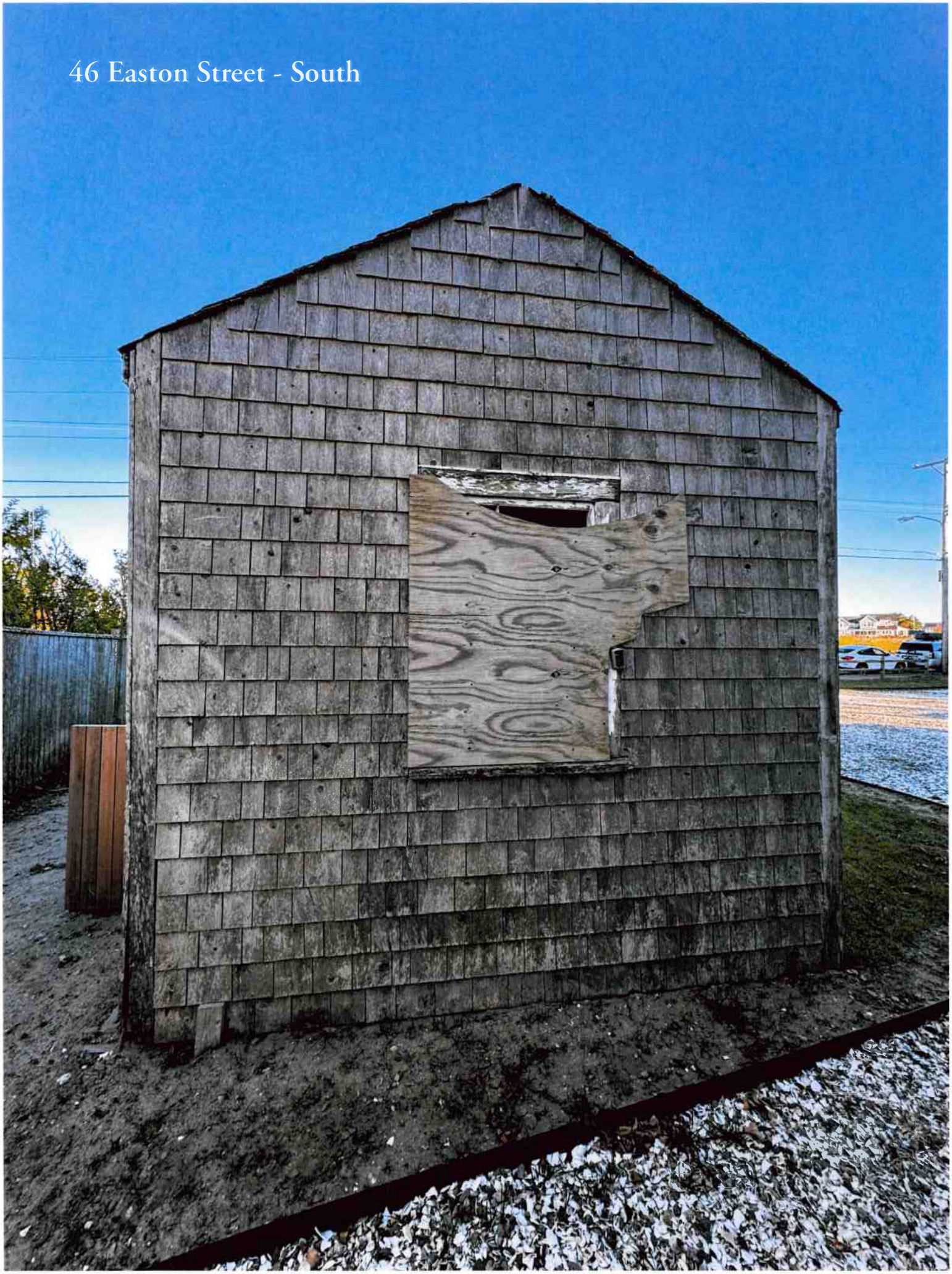
NAN.368

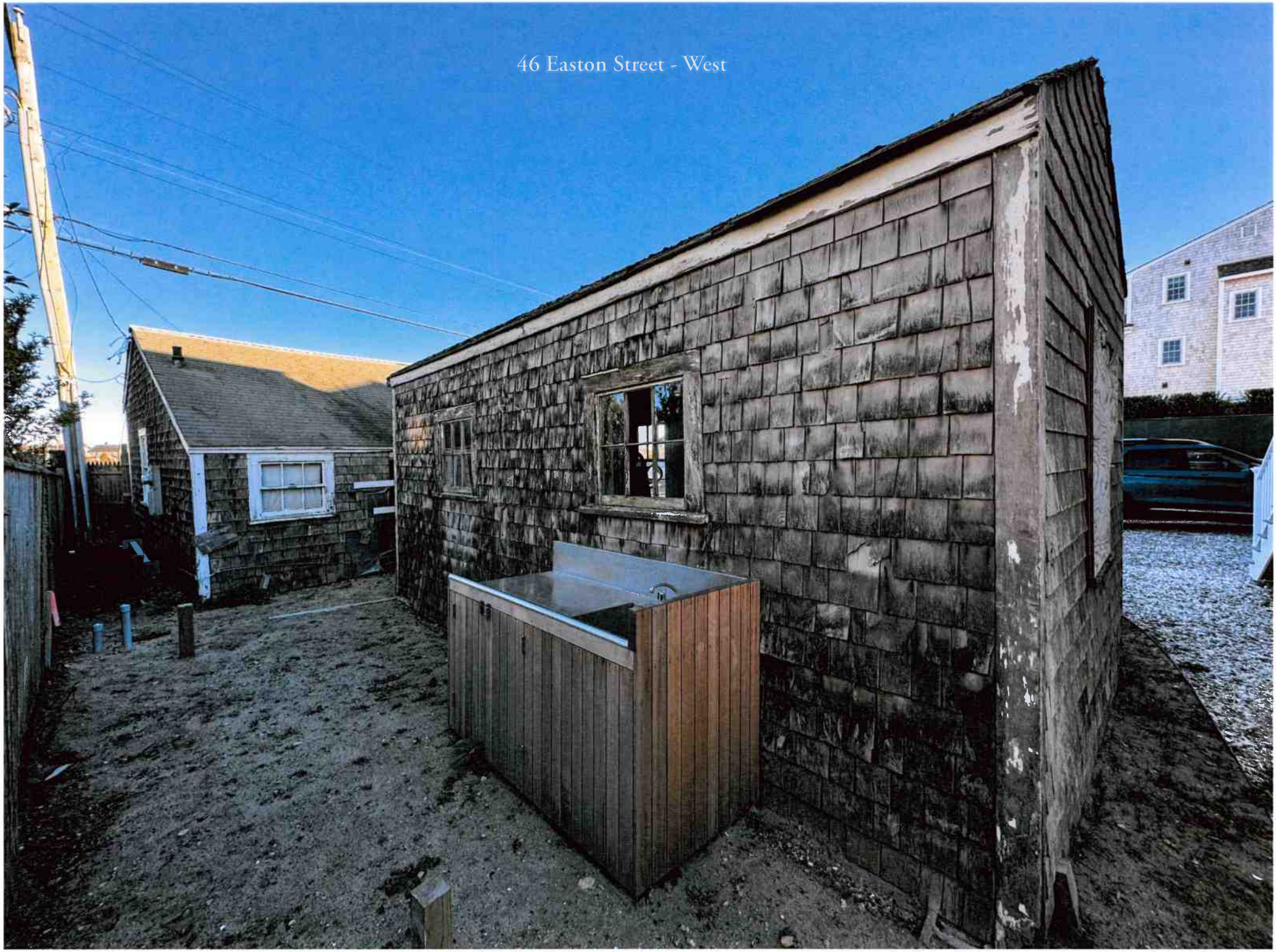
SIGNIFICANCE

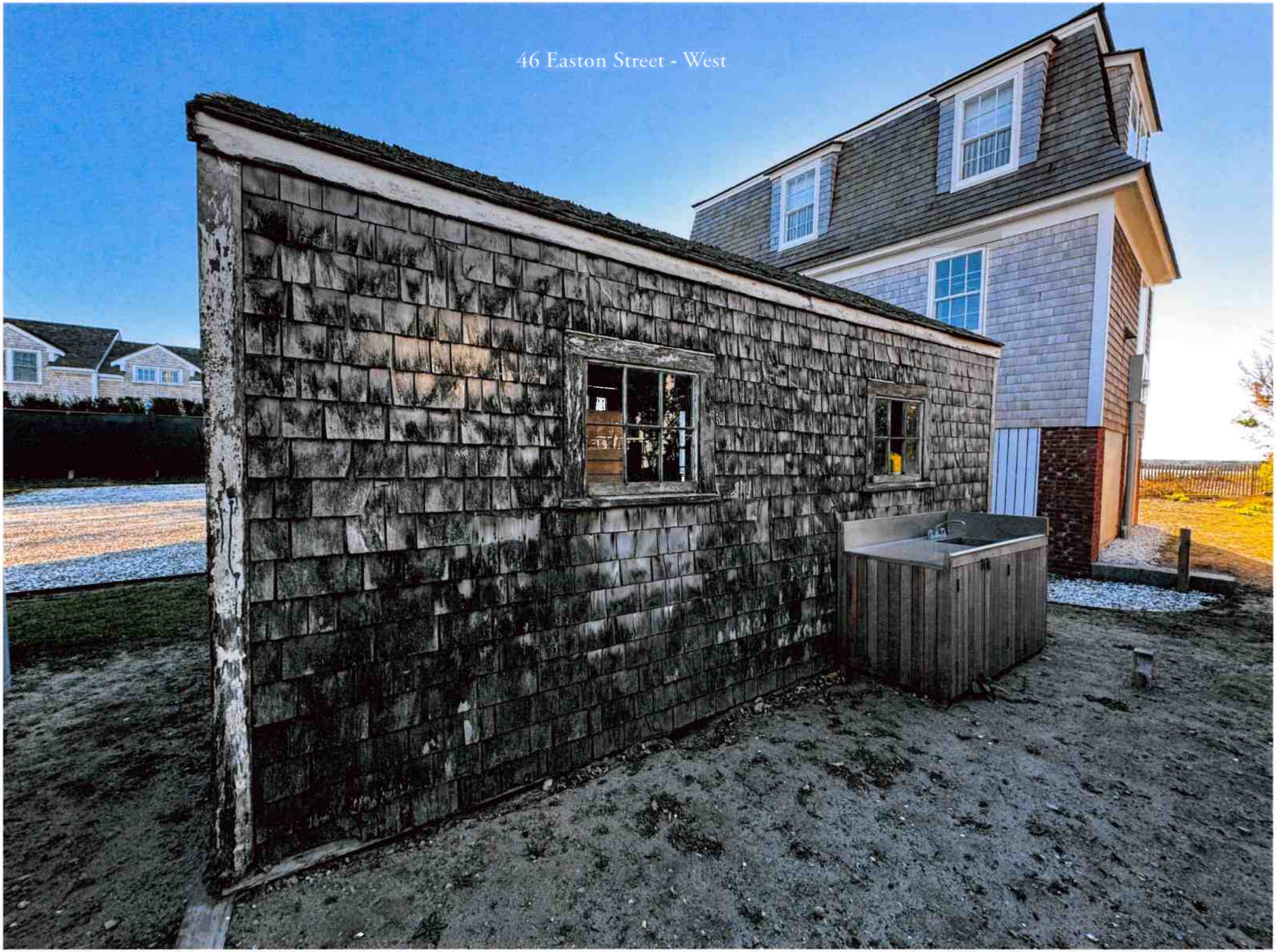
42. Role the Building Plays: National Register: **Non-contributing**
43. Date of Initial Construction: **1947**
Source: **Wannacomet Water Company**
Architect: **Unknown** Builder: **Unknown**
44. Building Type: **Box**
45. Architectural Style: **N/A**
46. Historical and Architectural Importance:
Unknown

47. Sources: **Assessors Records**

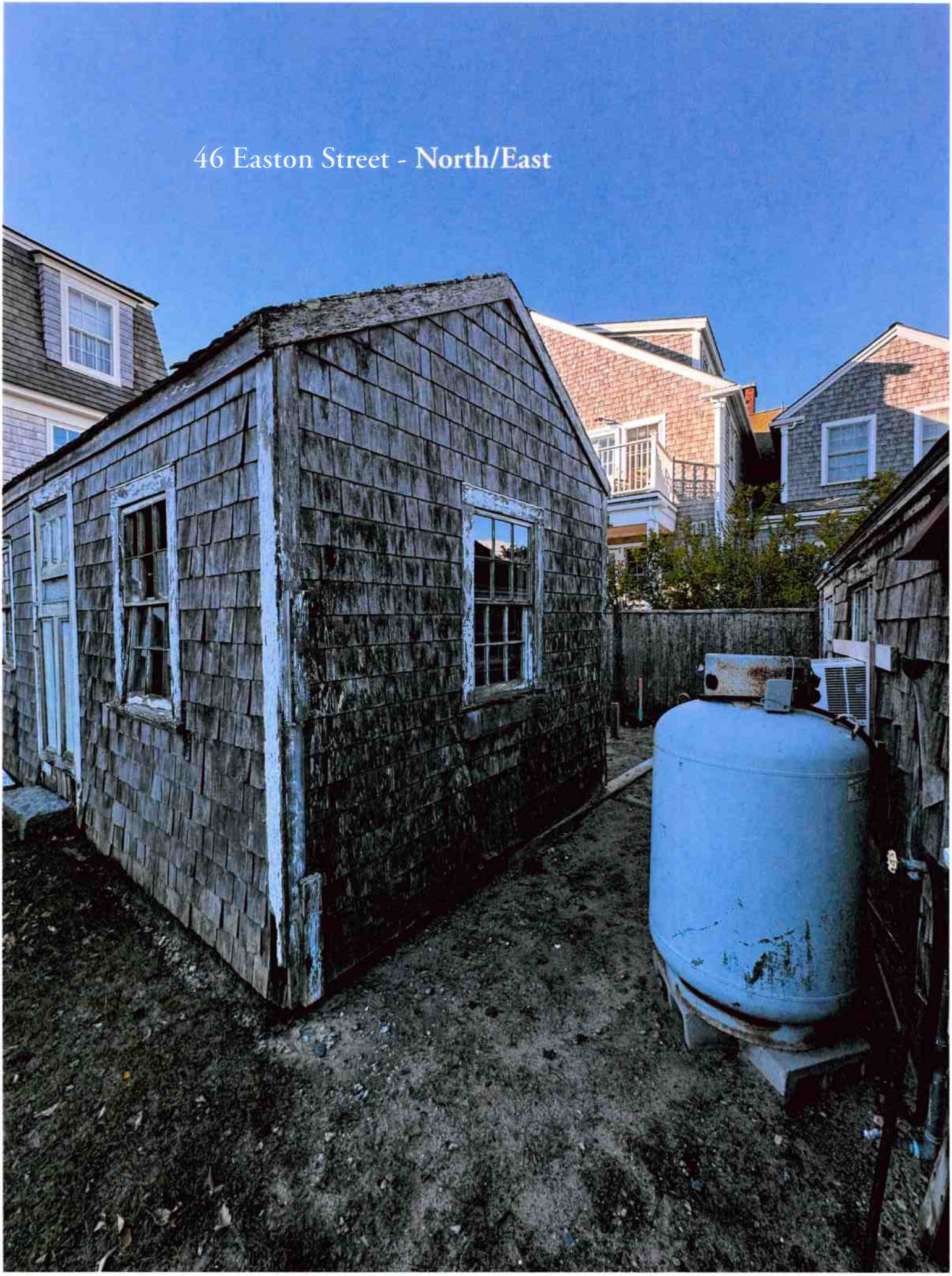

46 Easton Street - East


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).

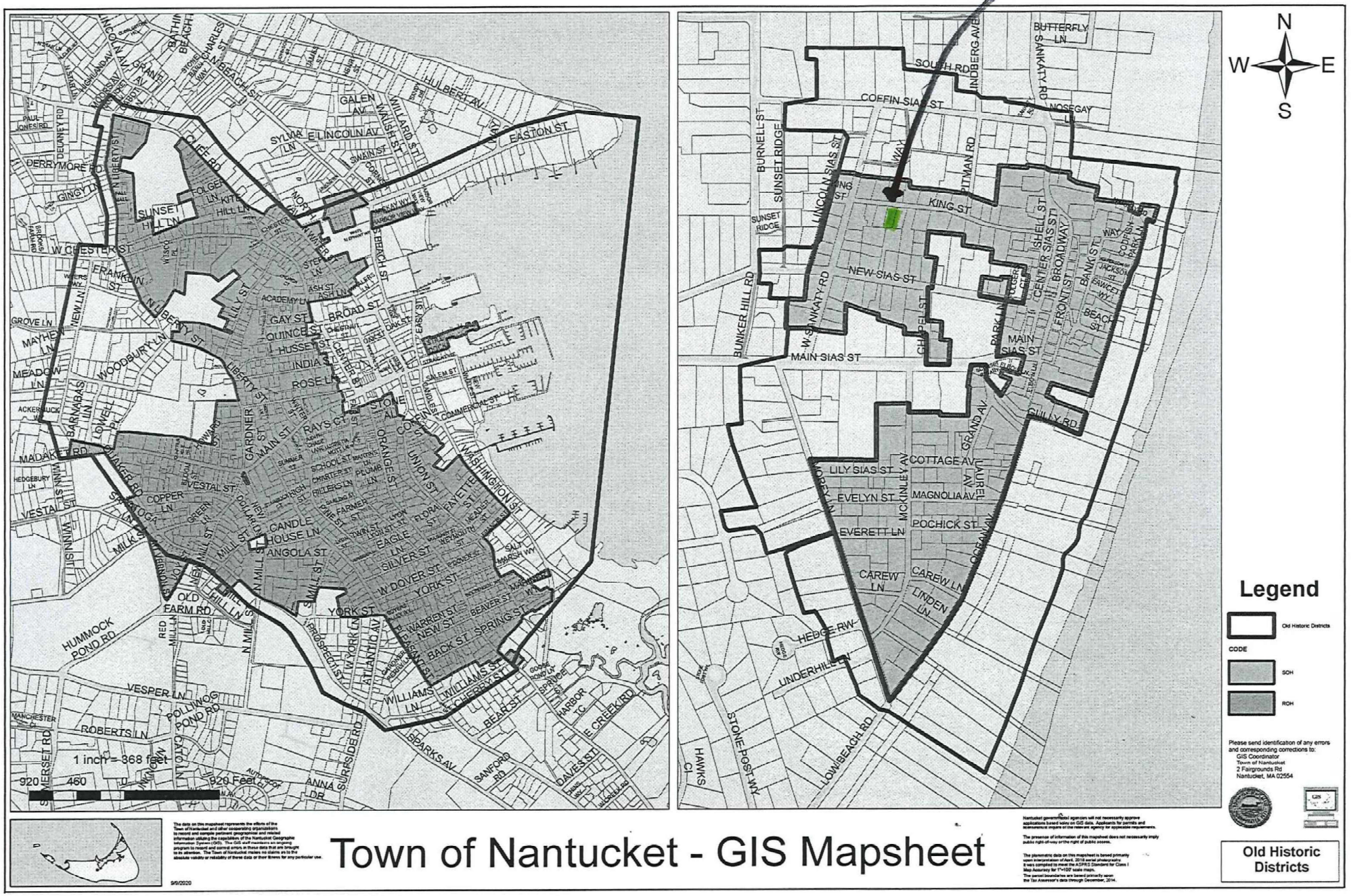
3. **Gable Hood**. Add a "gable hood" over the front stoop. Peak elevation will be 9 feet or less (see attached drawing). Structure will be painted white to match house trim. Roof will be cedar shingles to match façade.

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

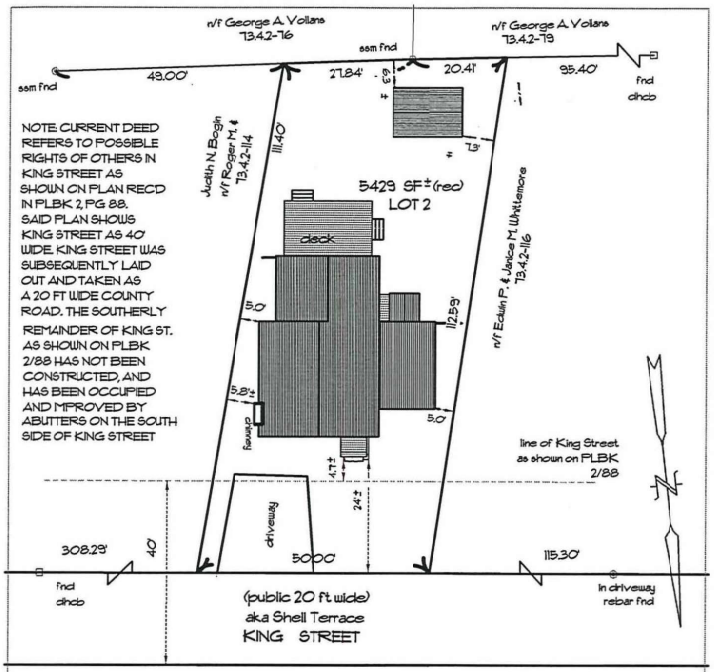


Town of Nantucket - GIS Mapsheet

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

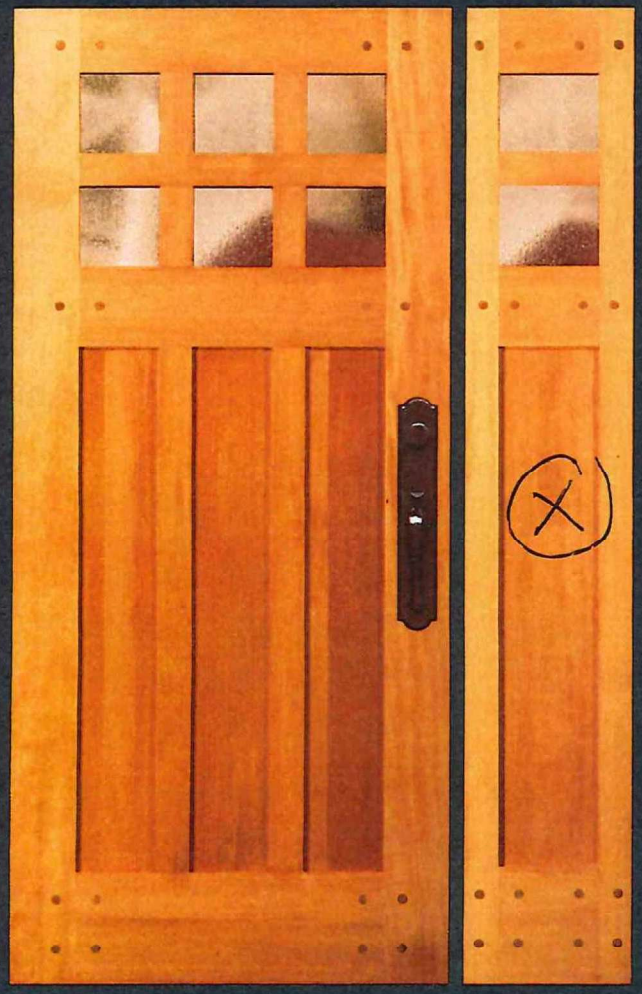
Model Door Canopy for 34 King St.

Fallon 34 King Street, Siasconset Nantucket

Exterior Door Schedule

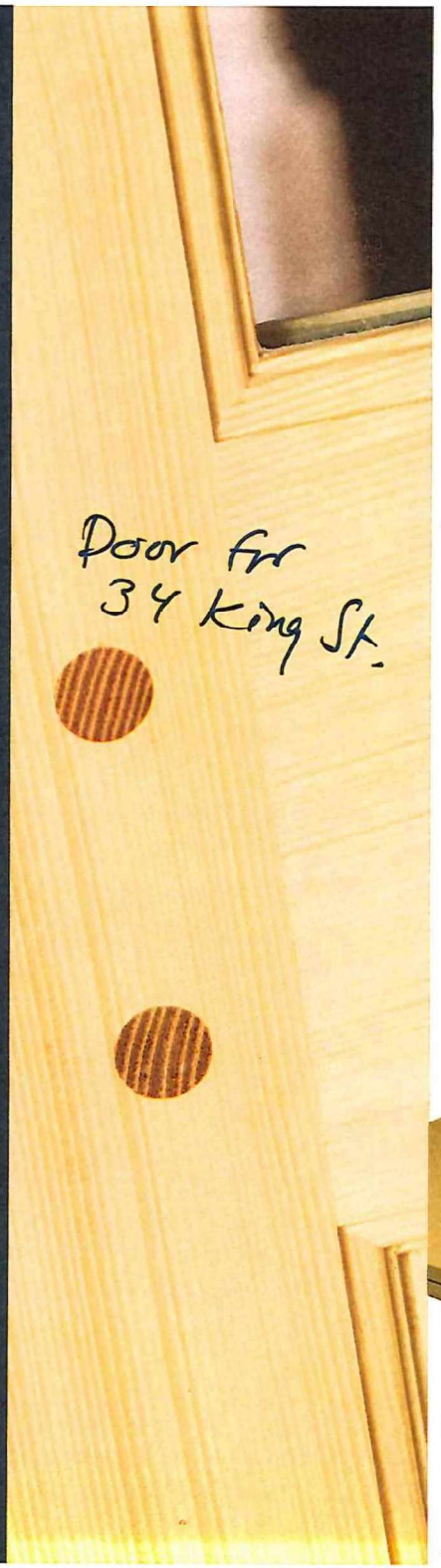
No	Qn	Type	Manu.	Slab Size	Rough Opening		Lights	Comments	
1		Six Light	Simpson #77860	36" x 80"	Existing		6 Light	Replace existing solid front door	





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**

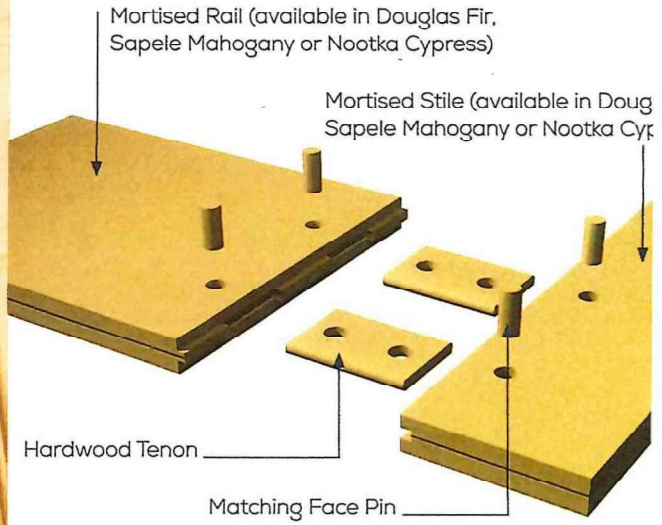
Nicknamed "The Gray Lady" due to its regular foggy conditions, Nantucket is known for being historic, hardy and starkly beautiful. Windblown beaches and weather-beaten shingles are a way of life on this bluste island. This same spirit is reflected in our Nantucket Collection™...doors built to stand up 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

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 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

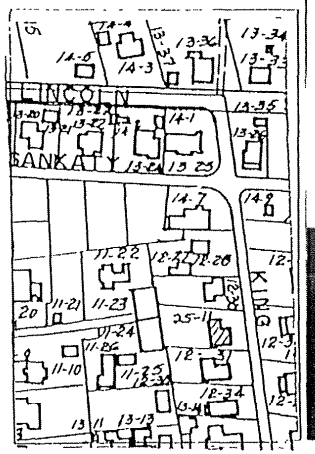
4. Present Owner: GUIDO, LAWRENCE J & JANE S

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).

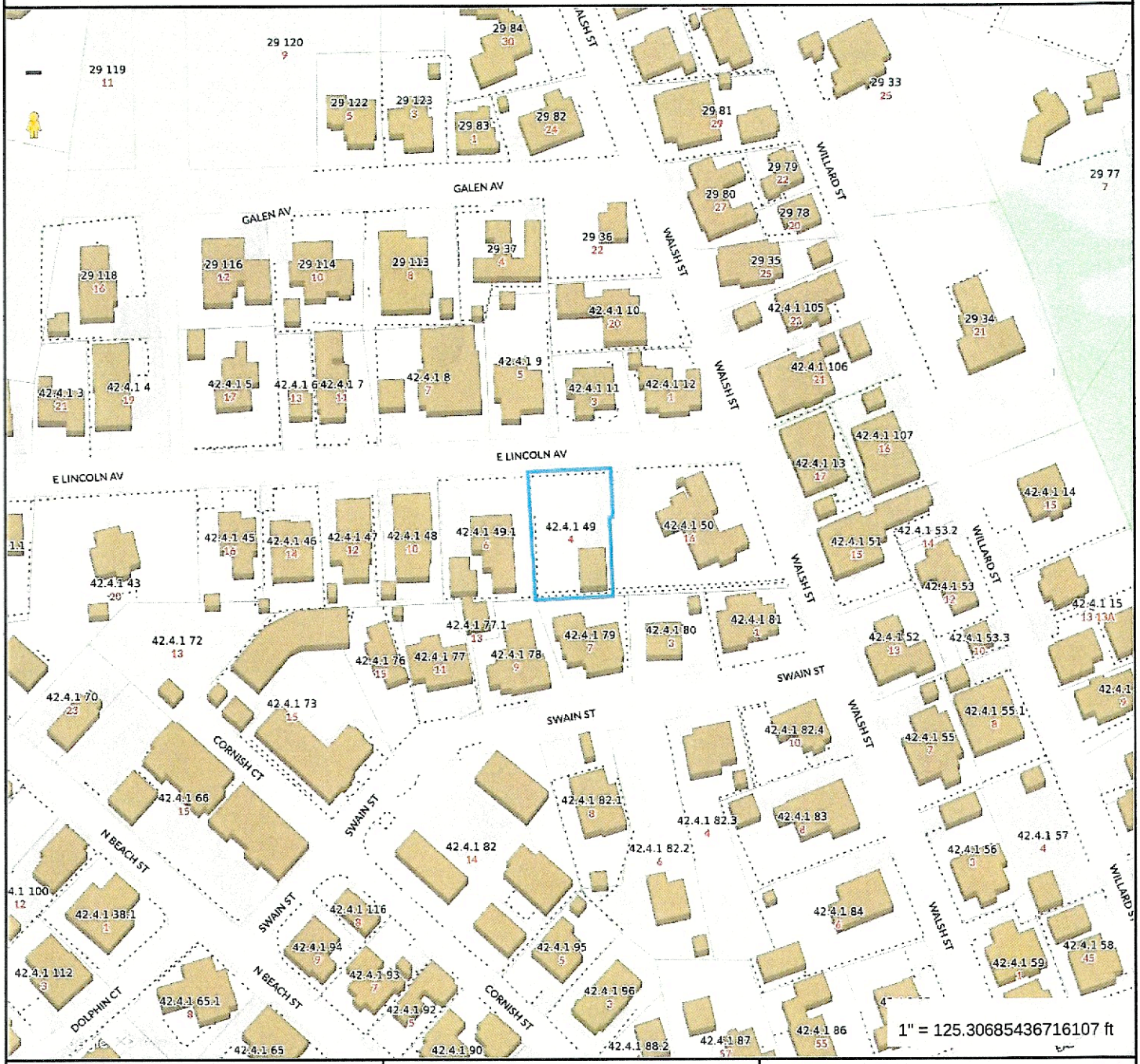
NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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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- Certified Mail Restricted Delivery $0.00
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- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here

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11/12/2024

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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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- Adult Signature Restricted Delivery $

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Total Postage and Fees $5.58

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11/12/2024

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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 Restricted Delivery $

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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

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Norwalk, CT 06853

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

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11/12/2024

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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

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Brighton, MA 02135

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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 $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

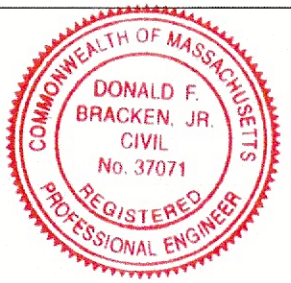
Company Name: Bracken Engineering, Inc

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

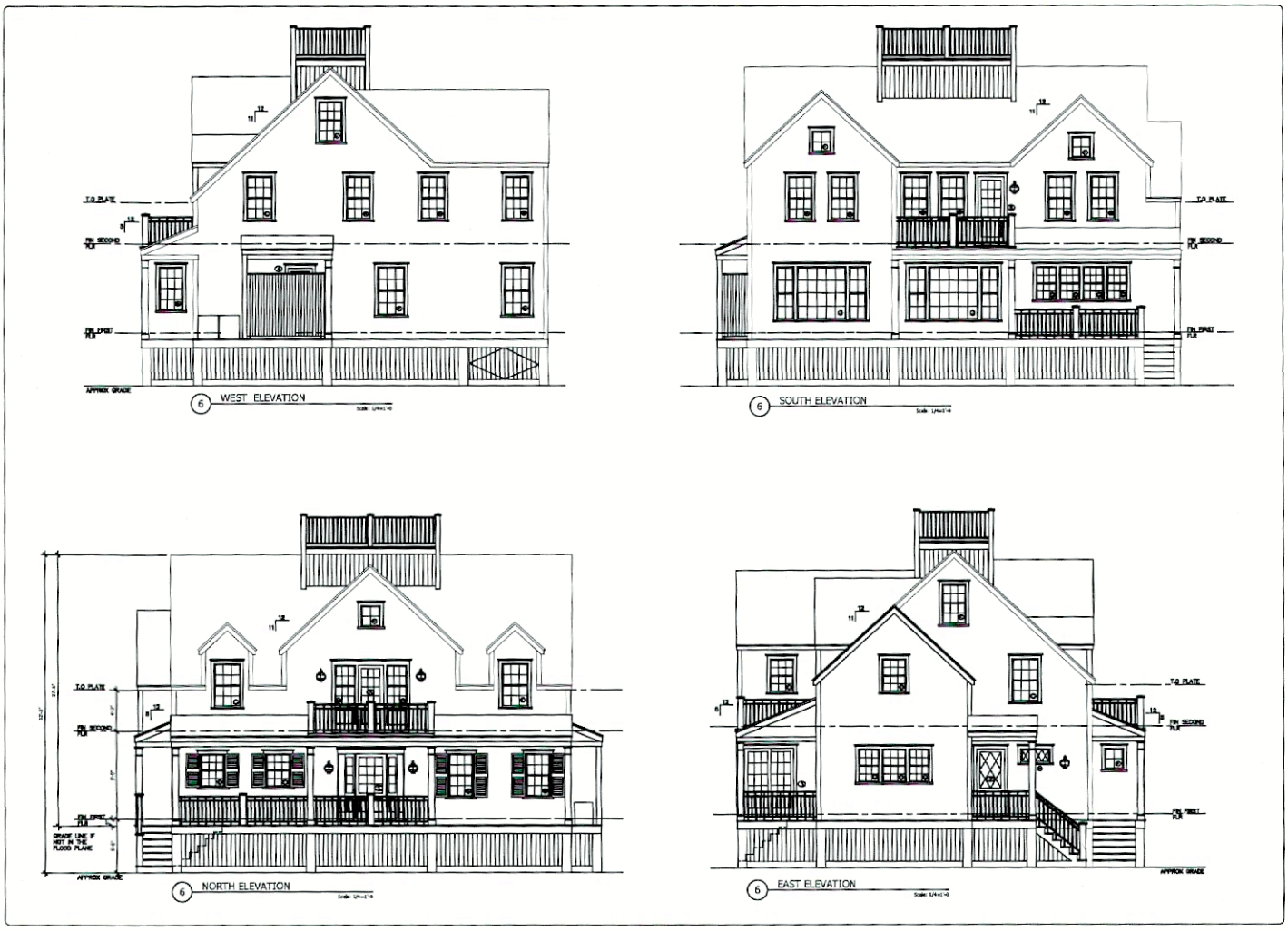
Photo Three Caption:

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
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WWW.NANTUCKETARCHITECTURE.COM

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A3

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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

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ANAB ACCREDITED ISO/IEC 17065 PRODUCT CERTIFICATION BODY

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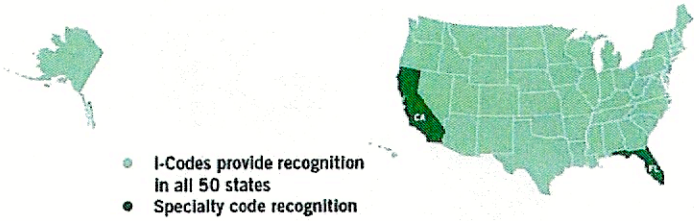
ICC EVALUATION SERVICE



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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

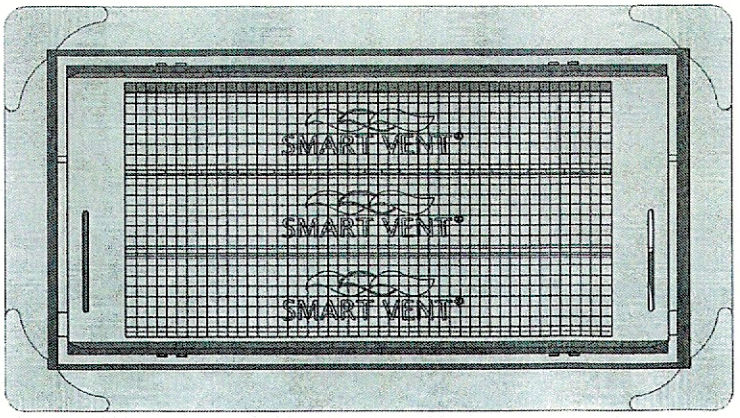

FIGURE 1—SMART VENT: MODEL 1540-510

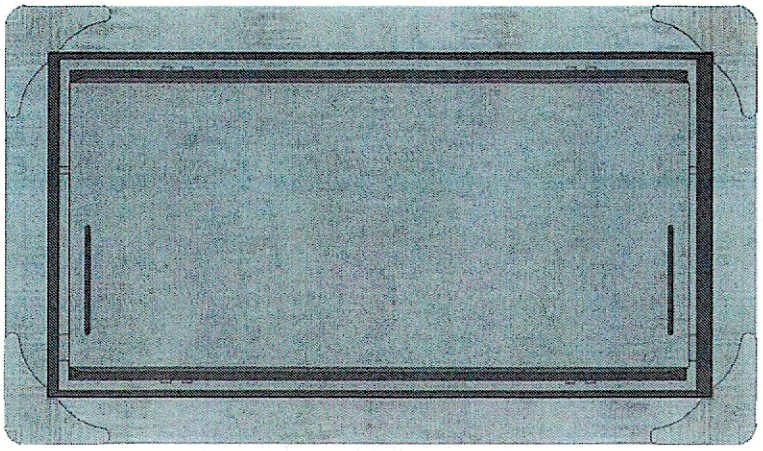

FIGURE 2—SMART VENT MODEL 1540-520

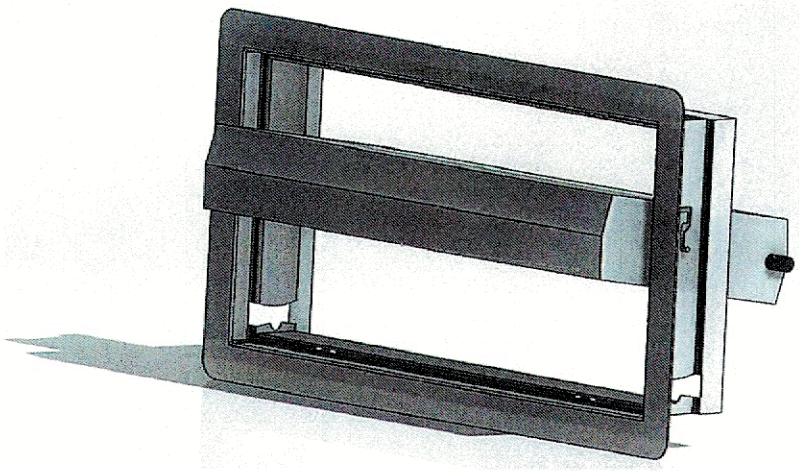

FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

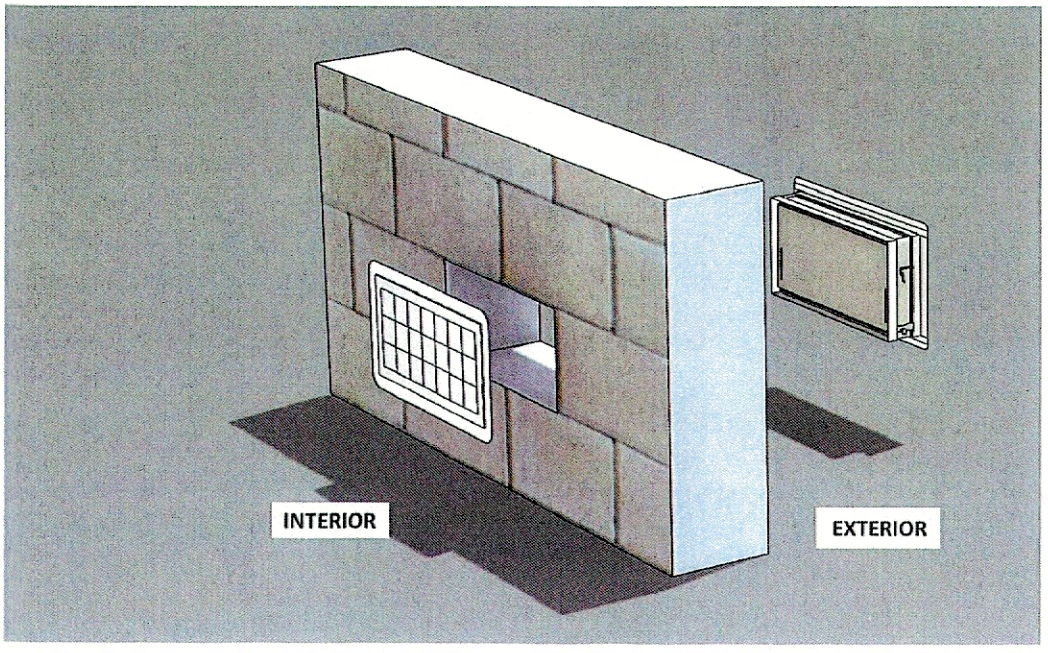

FIGURE 4—FLOOD VENT SEALING KIT

ICC-ES Evaluation Report

ESR-2074 CBC and CRC Supplement

Reissued February 2023

This report is subject to renewal February 2025.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

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.

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

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ICC-ES Evaluation Report

ESR-2074 FBC Supplement

Reissued February 2023

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www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

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

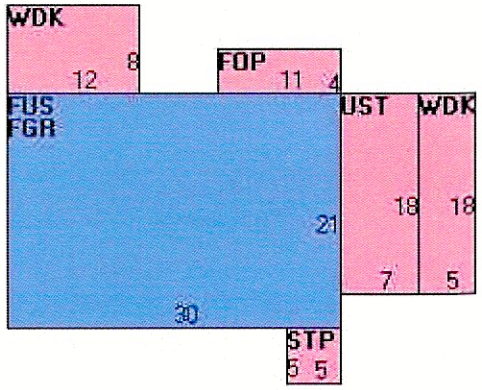
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,347,000	$1,671,700	$3,018,700

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

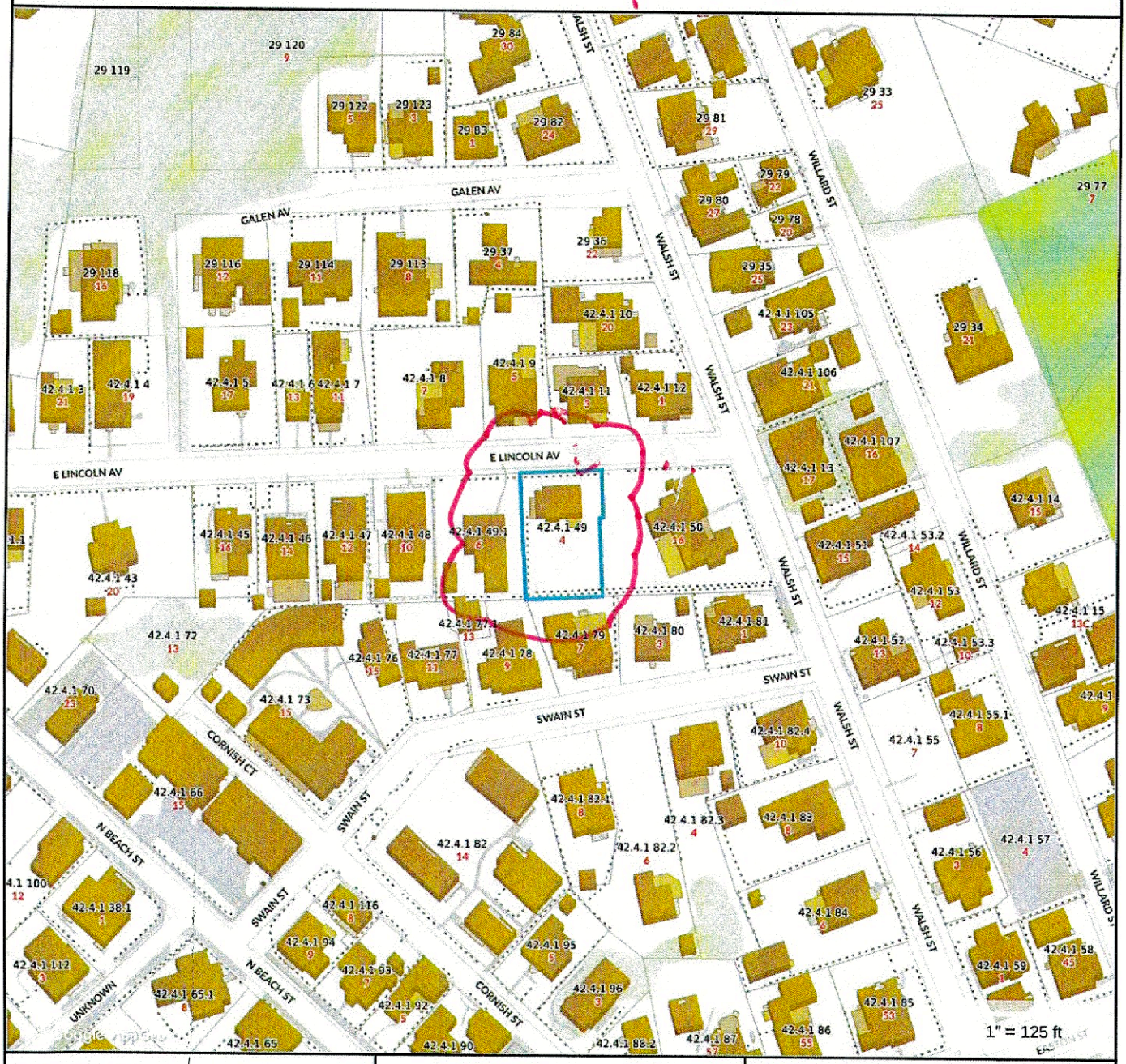


(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\4%20e%20lin

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

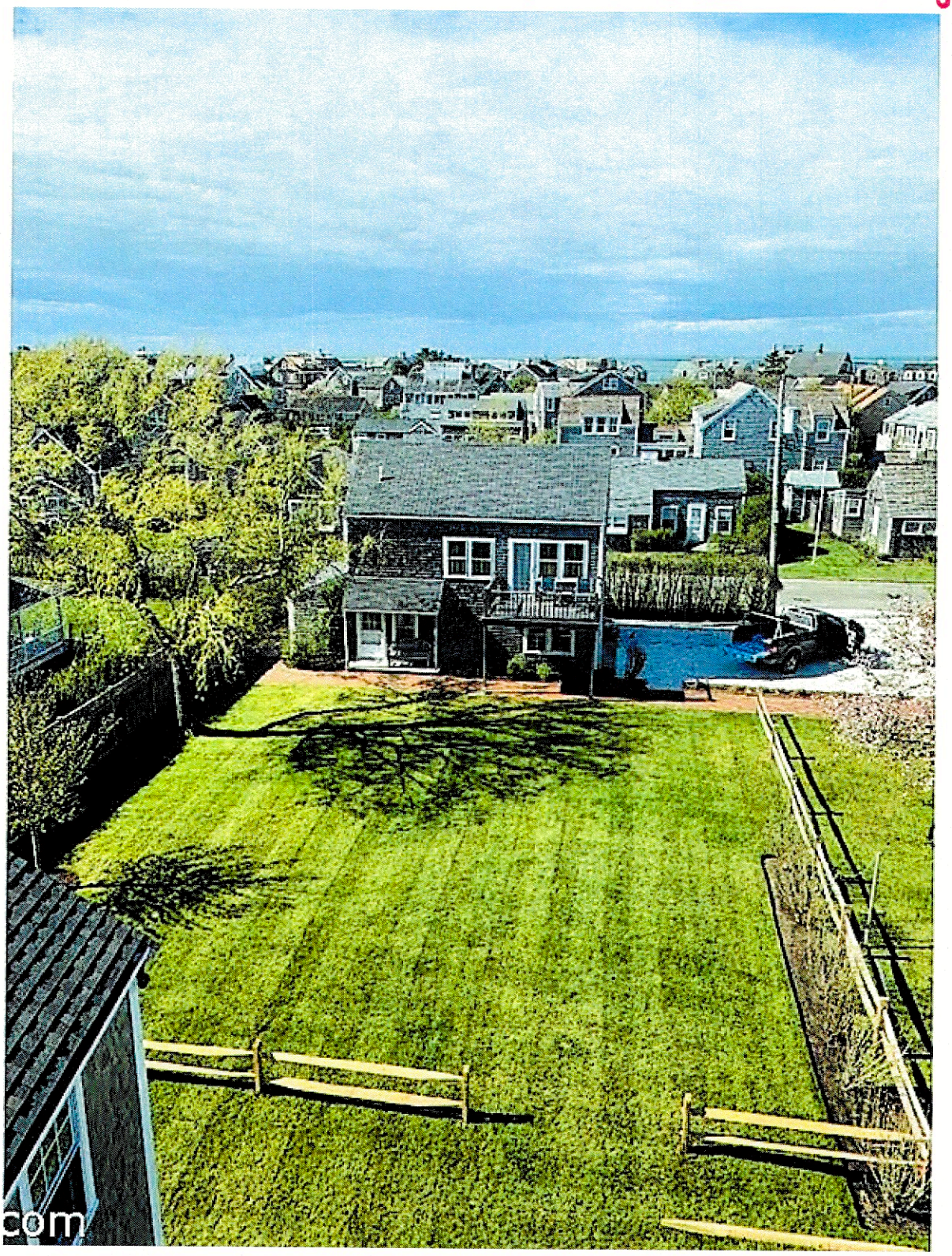
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

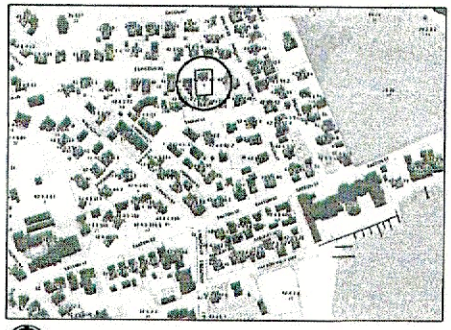
ck — Foundation — Fence — Shutters —

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

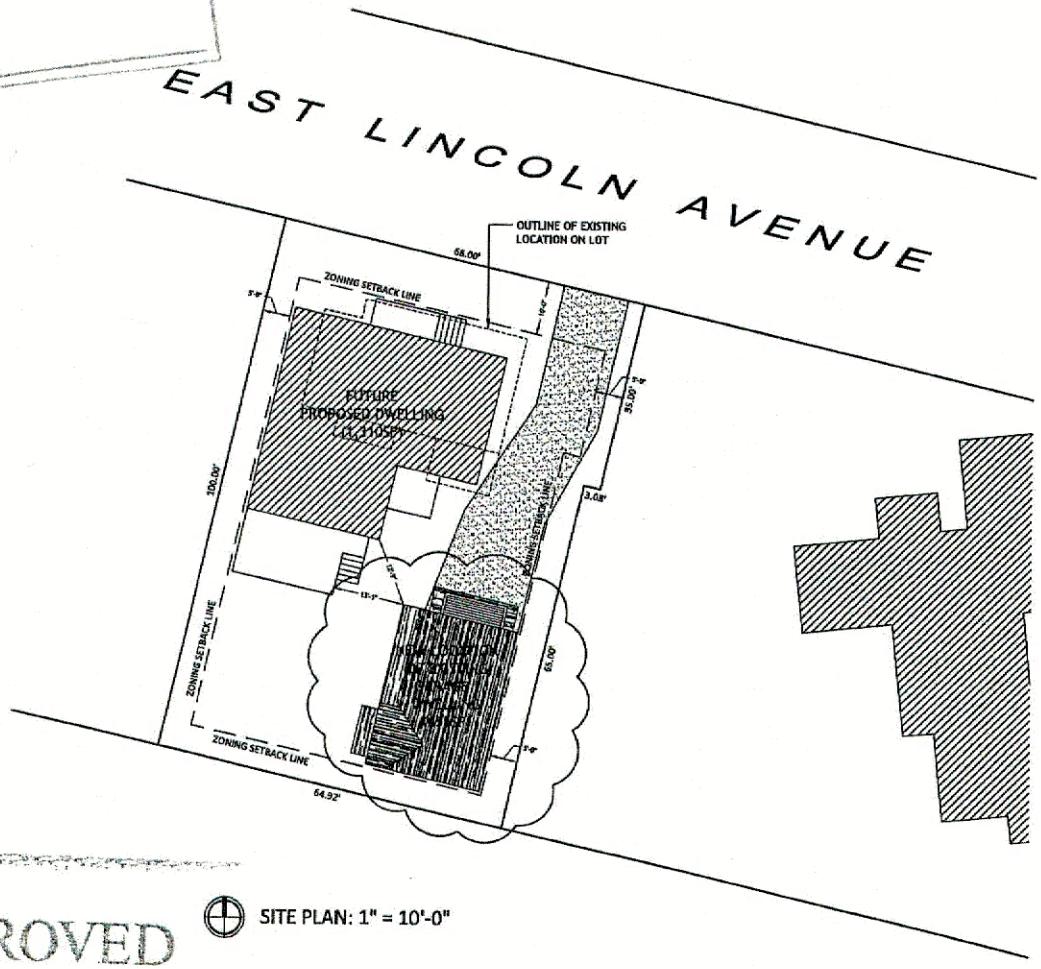
4 EAST LINCOLN



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

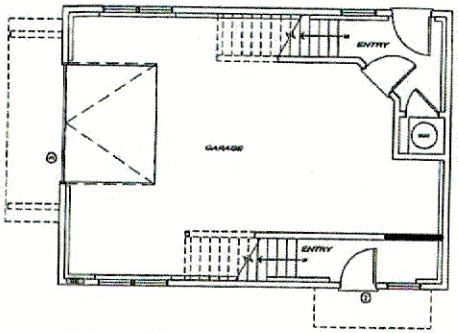
COVER SHEET

C1.1

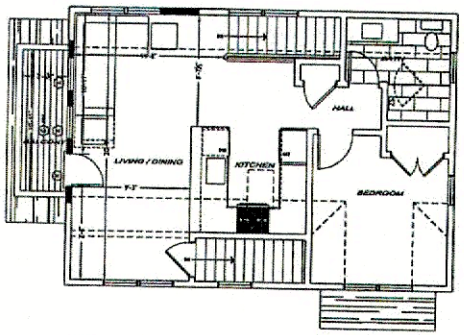
5 DECEMBER 2020

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
NANTUCKET, MA 02554
508.228.7728
MARKCUTONE.COM

SURVEYOR
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508.833.0030

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CAPE STRUCTURAL CONSULTANTS
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508.457.4794

CONTRACTOR
TODD BURNS BUILDING & RENOVATION
P.O. BOX 3918
NANTUCKET, MA 02584
508.346.0199

HDC STAFF
APPROVAL

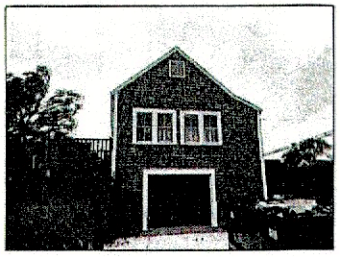
4 E LINCOLN
4 E LINCOLN AVENUE
NANTUCKET, MA 02554
MAP: 42.4.1 PARCEL: 49

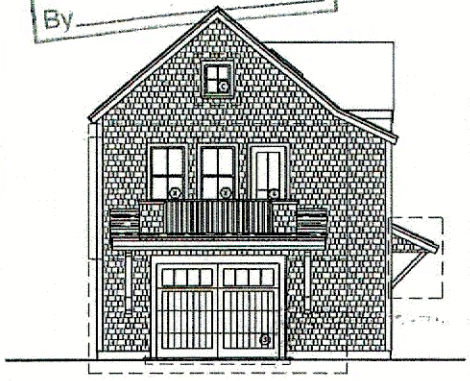
FLOOR PLANS

A1.1

5 DECEMBER 2020

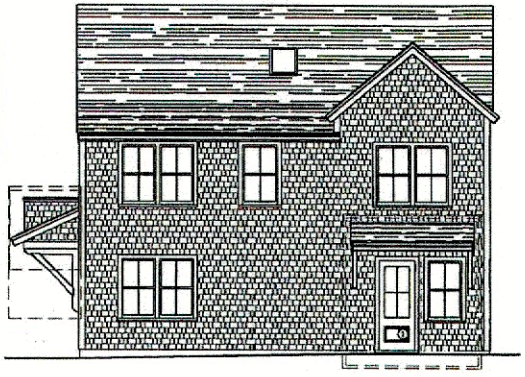
RECEIVED
DEC 08 2020
By





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

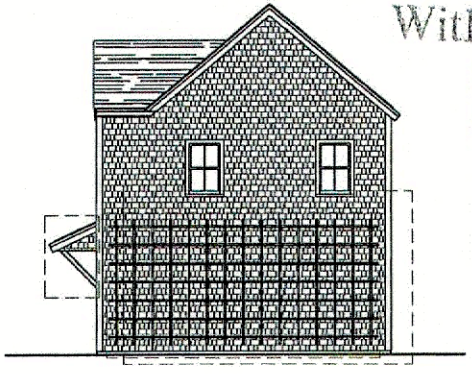




PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

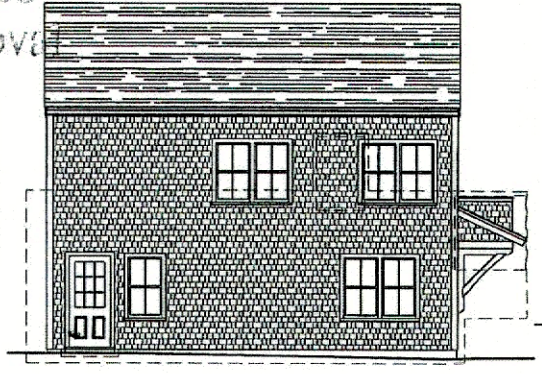
APPROVED
HDC 2020-10-2009
No Exterior Changes
Without HDC Approval





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

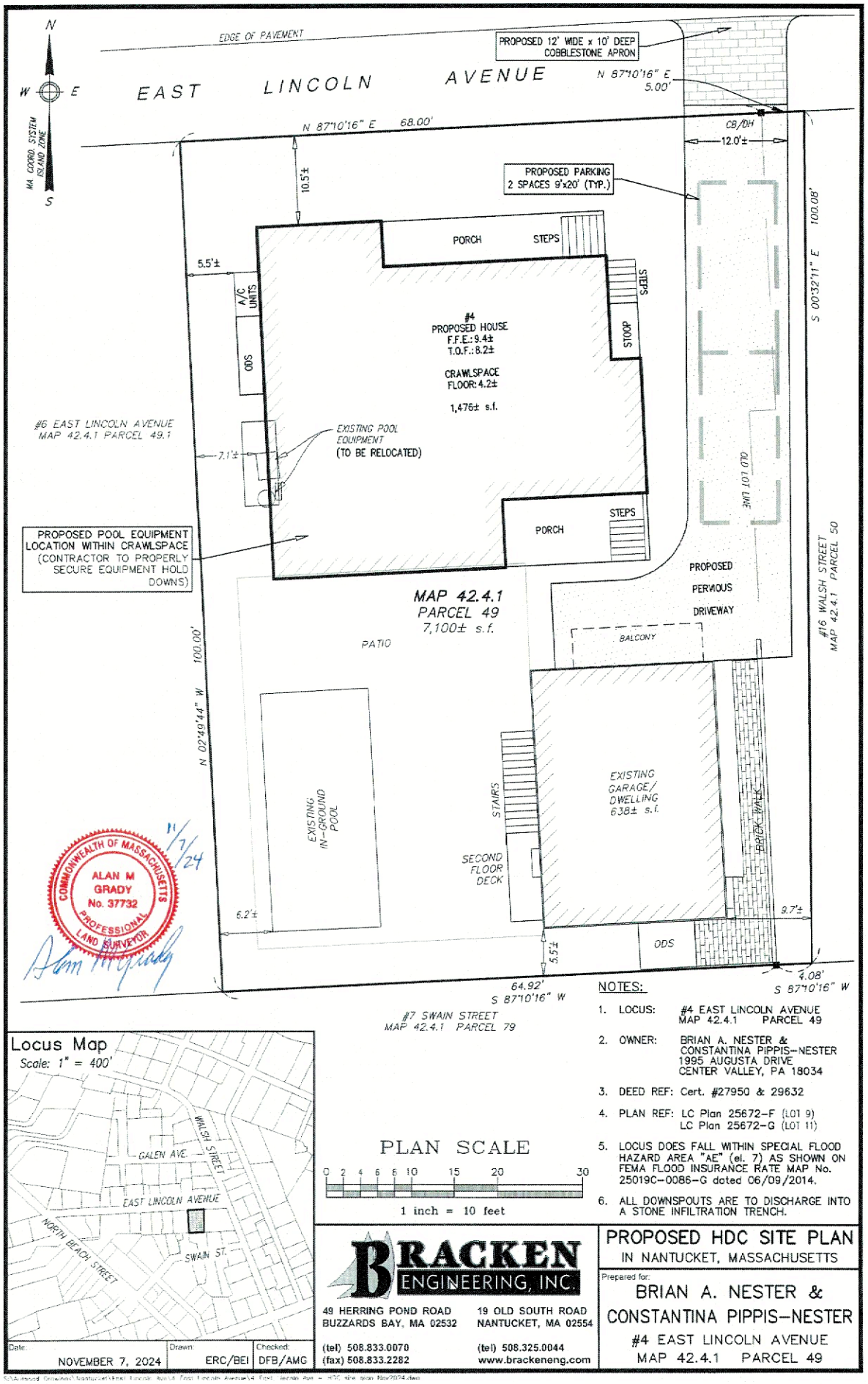
Trim White Sash White Doors White

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

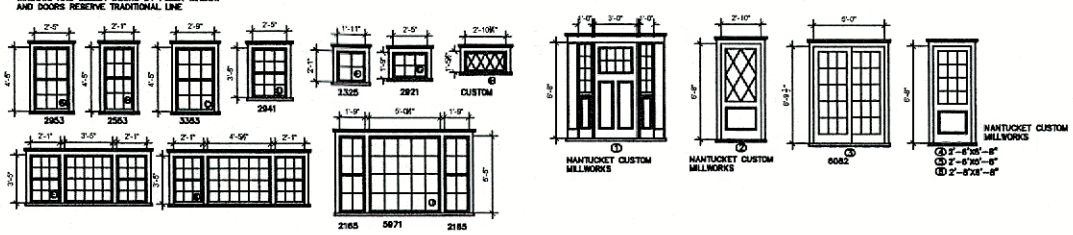
PROPOSED HDC SITE PLAN
IN NANTUCKET, MASSACHUSETTS

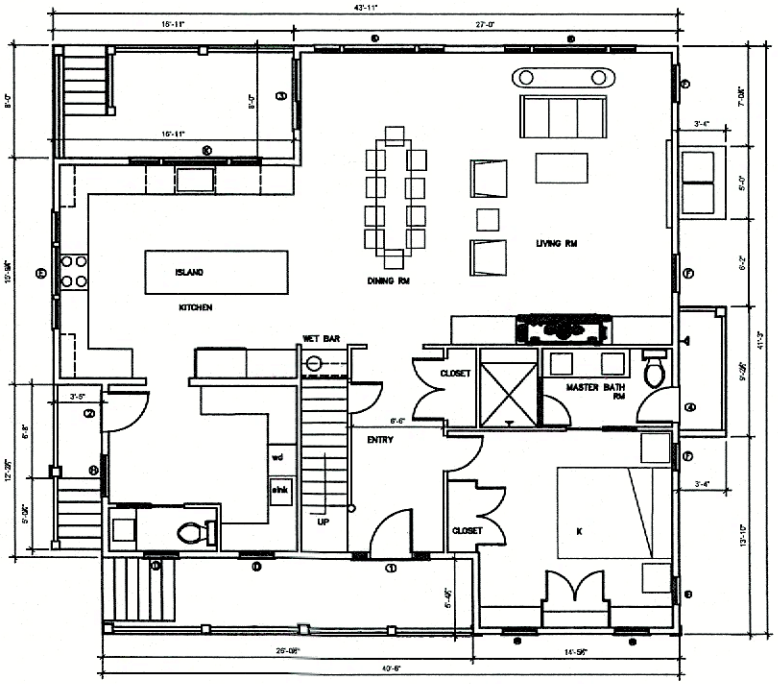
Prepared for:
BRIAN A. NESTER &
CONSTANTINA PIPPIS-NESTER
#4 EAST LINCOLN AVENUE
MAP 42.4.1 PARCEL 49

S:\Autocad Drawings\Nantucket\East Lincoln Ave\4 East Lincoln Avenue\4 East Lincoln Ave - HDC site plan Nov2024.dwg

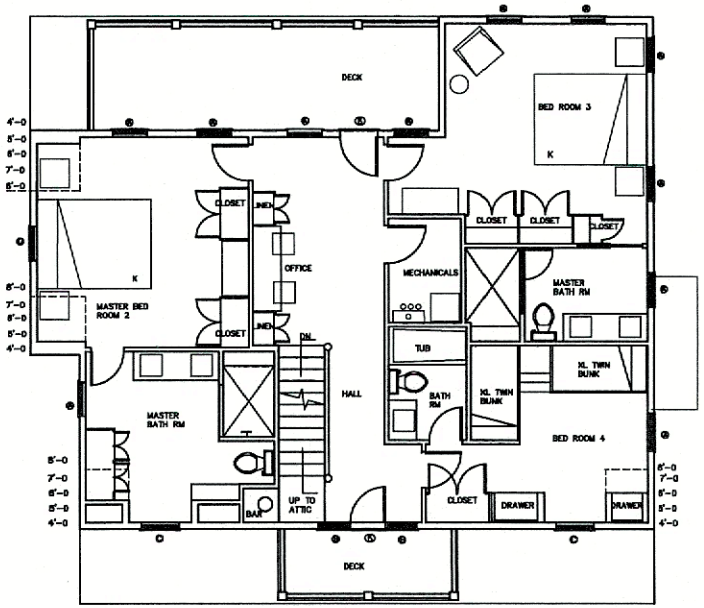
WINDOW AND DOOR SCHEDULE

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

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NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

NEW RESIDENCE FOR
MR AND MRS BRIAN NESTER
4 EAST LINCOLN NANTUCKET MA

PLAN

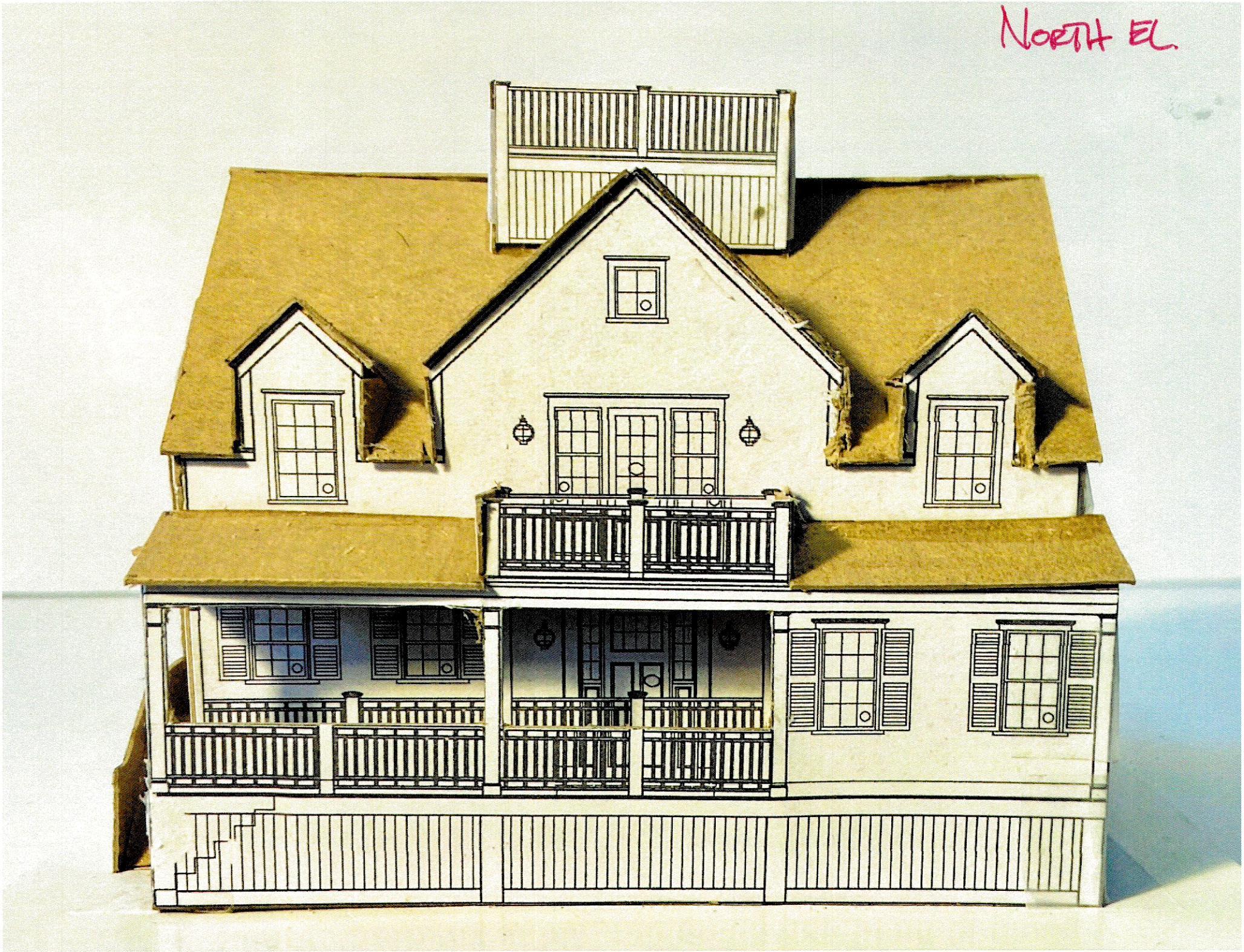
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

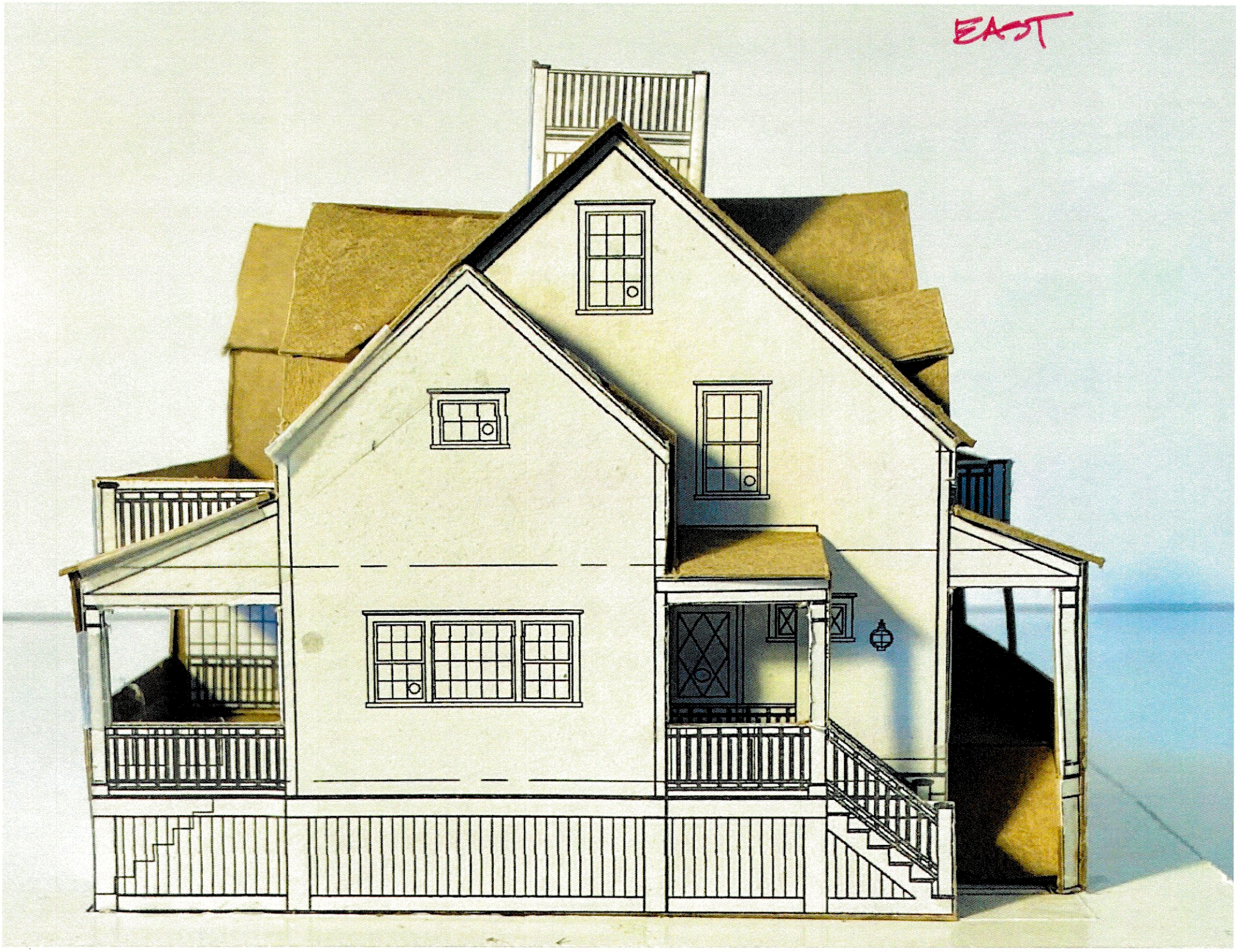
Copyright nag 2022

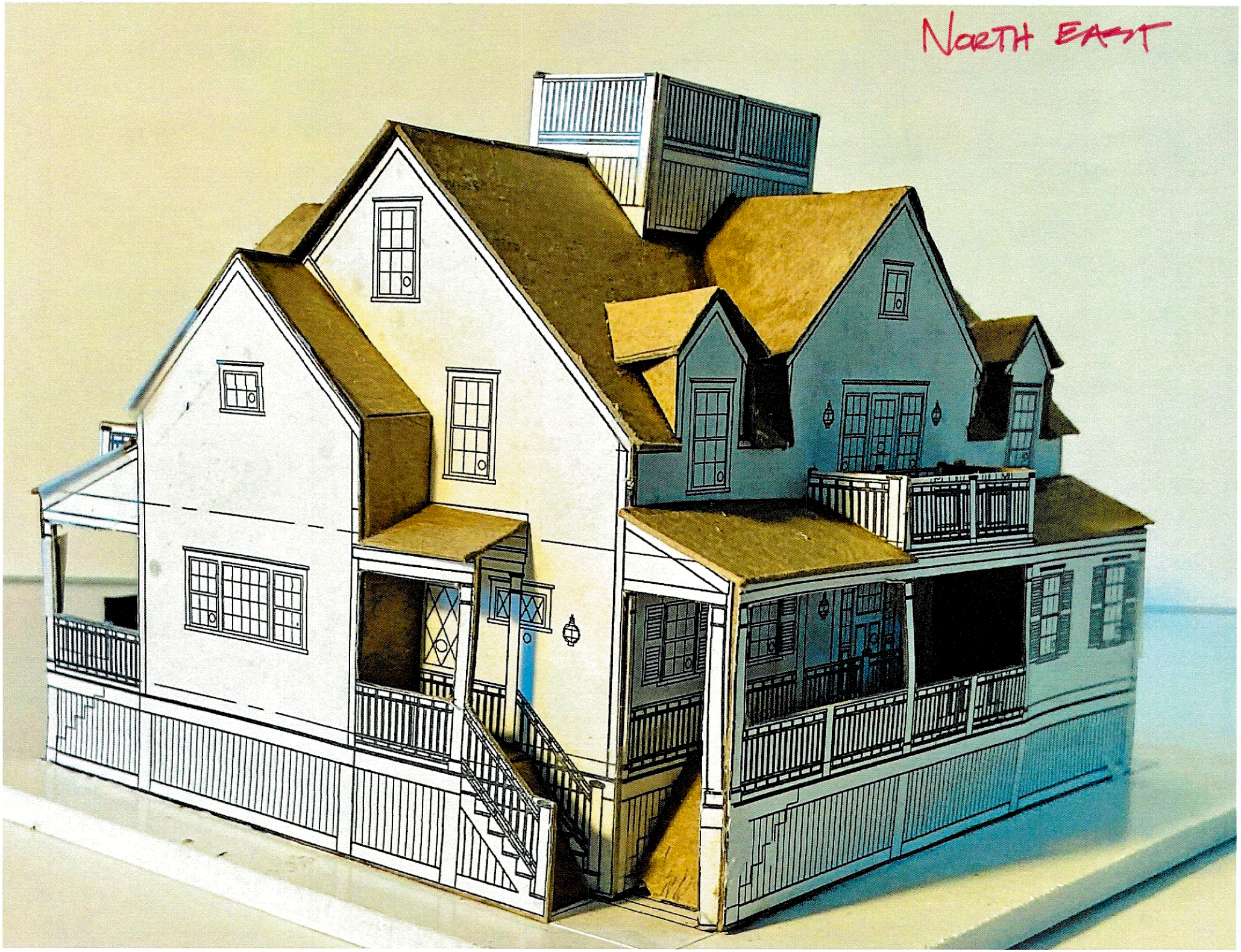
21.09.03 1315

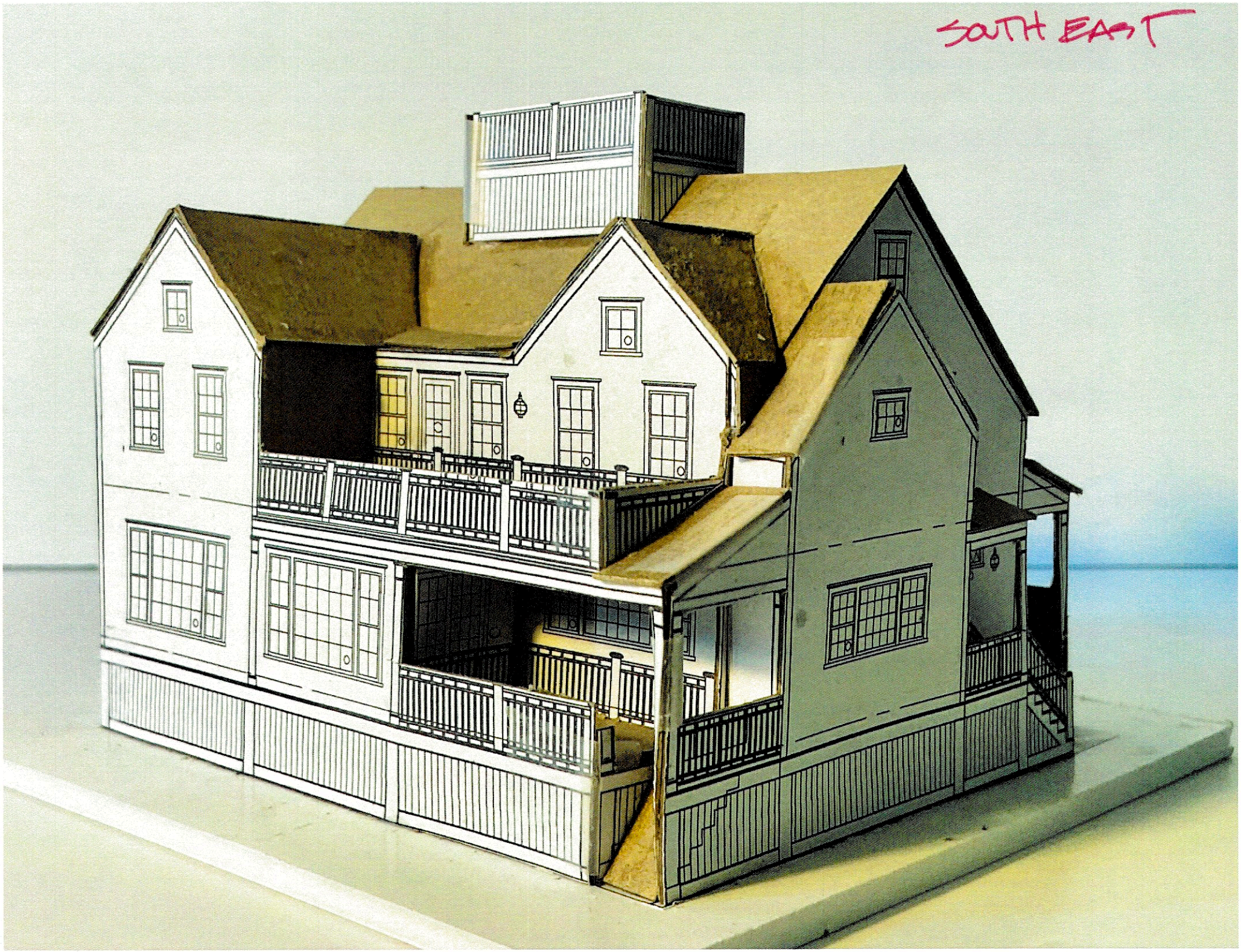
A3

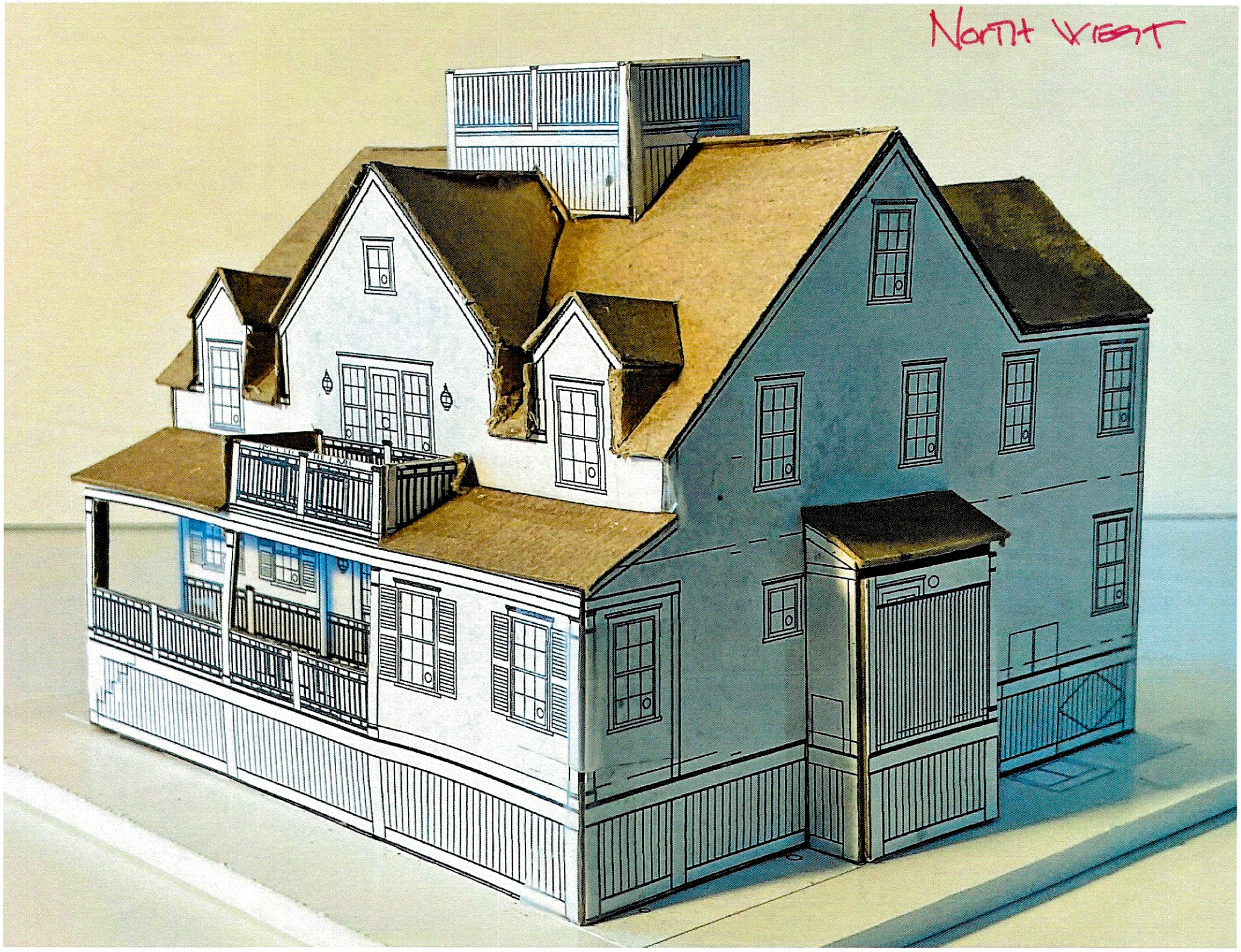
NORTH EL.



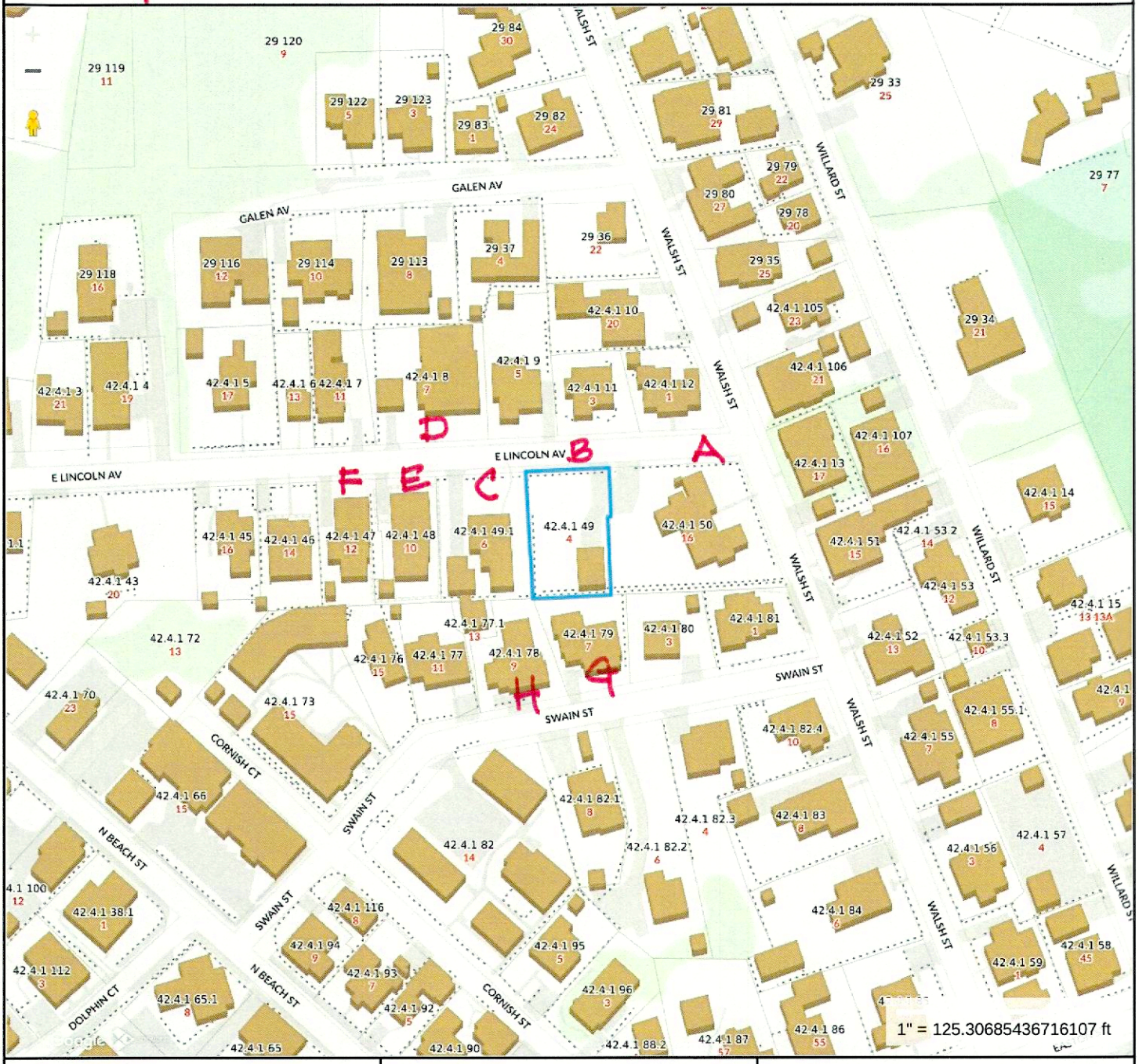

EAST


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

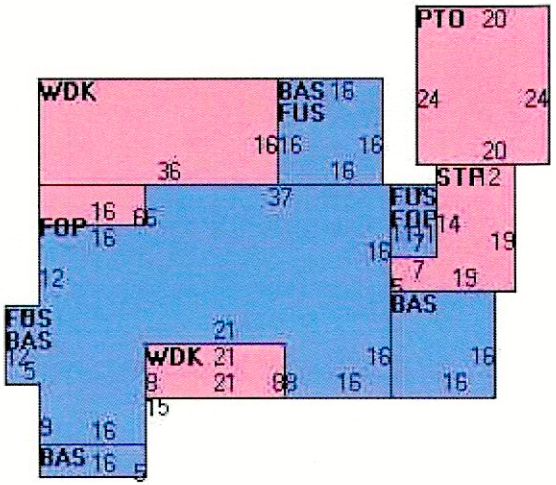
Building Photo



(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)

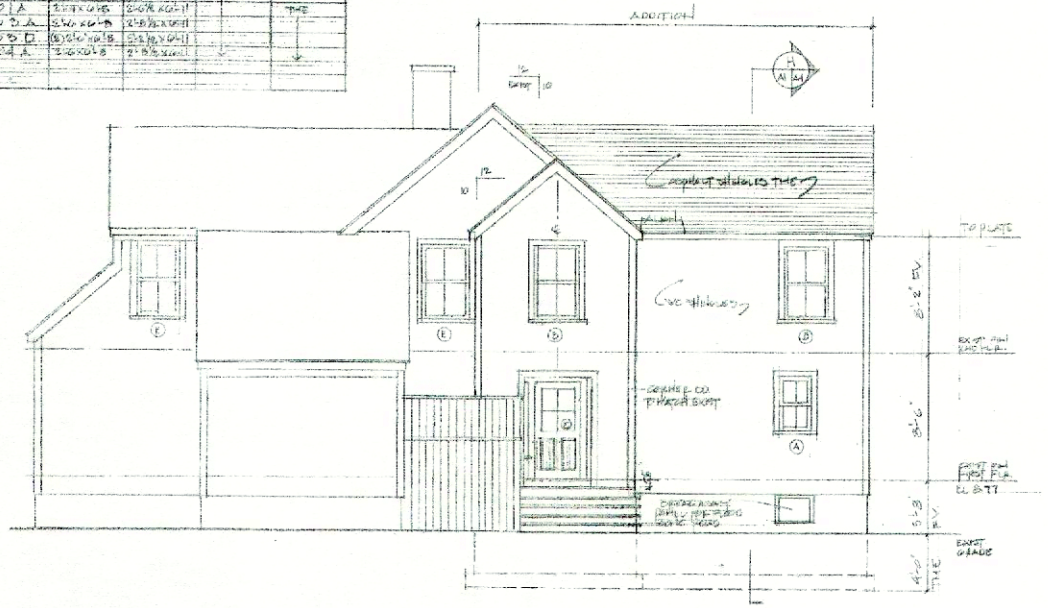
NO	UNIT SIZE	RO	MANUF	NOTES
101A	2'-11 1/2 x 6'-8 1/2	3'-0 x 6'-11	ANDERSEN	PRESCOUR

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

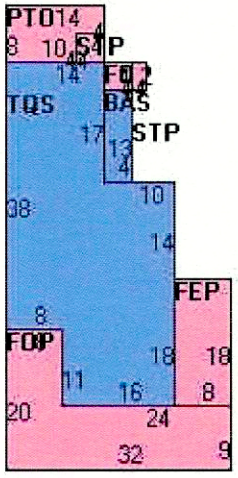
Building Photo



(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

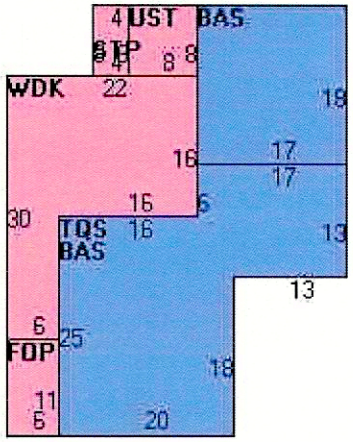
Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle

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

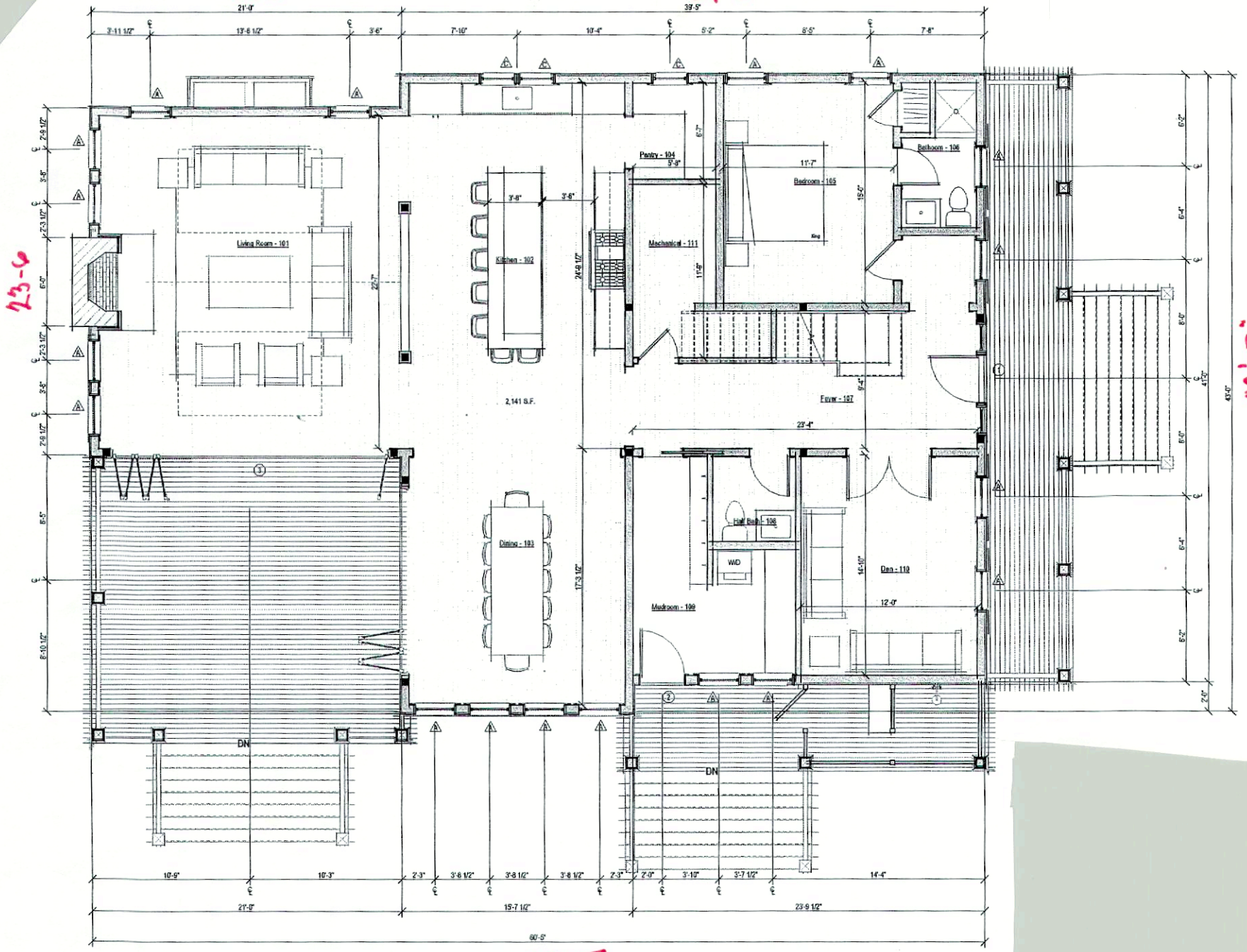

7 E. LINCOLN
32-3" TALL


7 E. LINCOLN

7E. LINCOLN.

21-0

39'-5



43'-0"

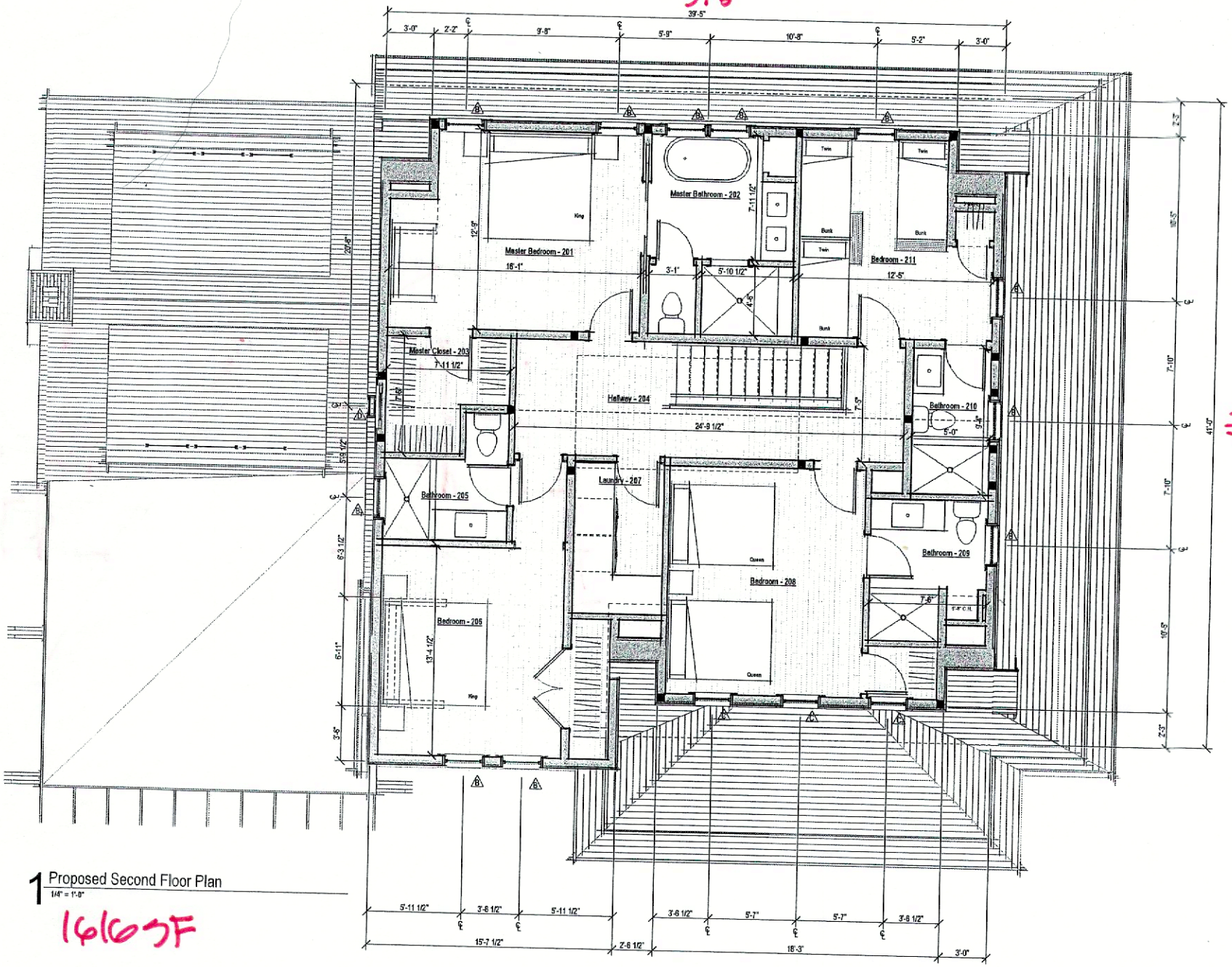
43-0

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



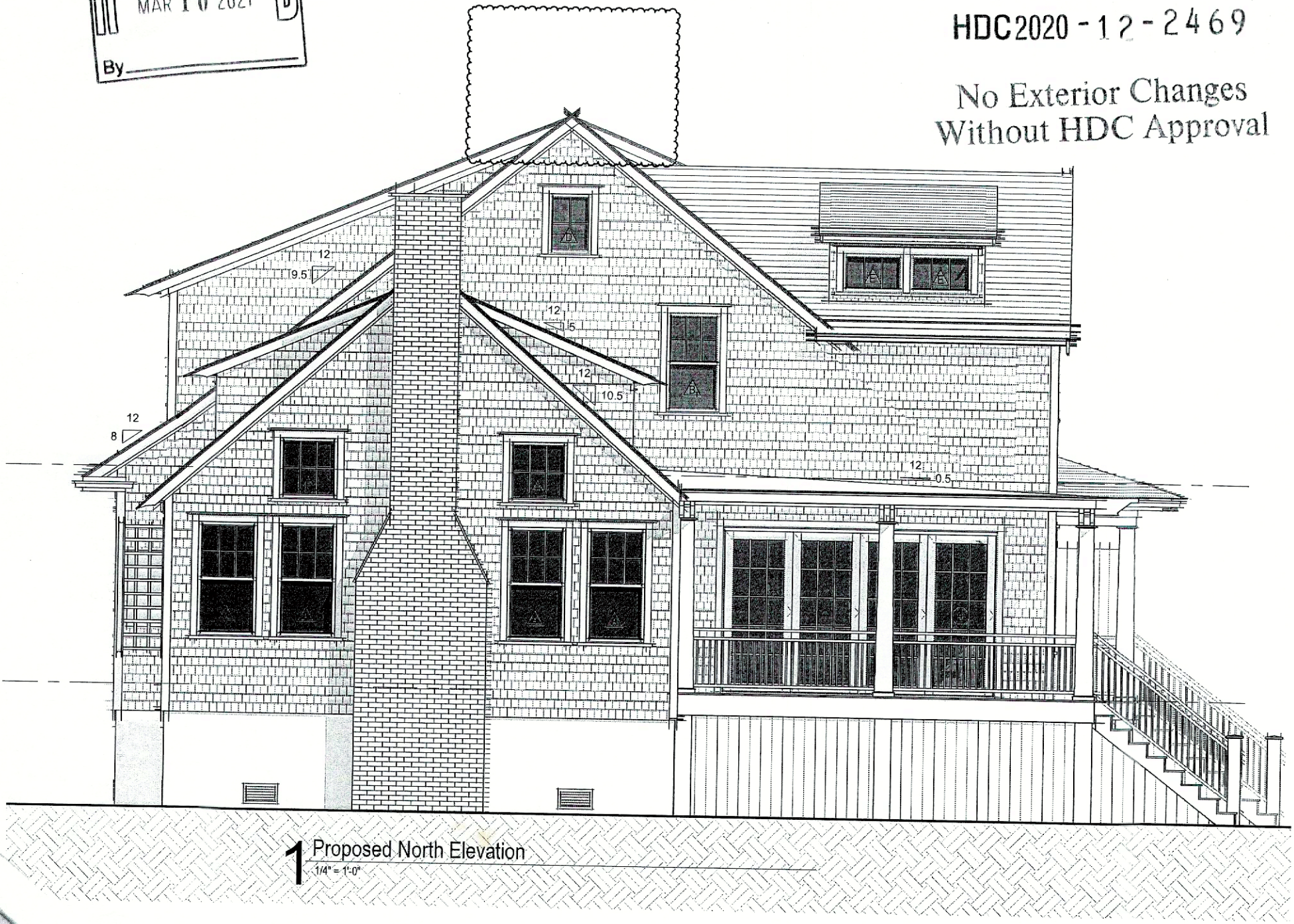
2 Proposed West Elevation
1/4" = 1'-0"

RECEIVED
MAR 10 2021
By

APPROVED

HDC2020-12-2469

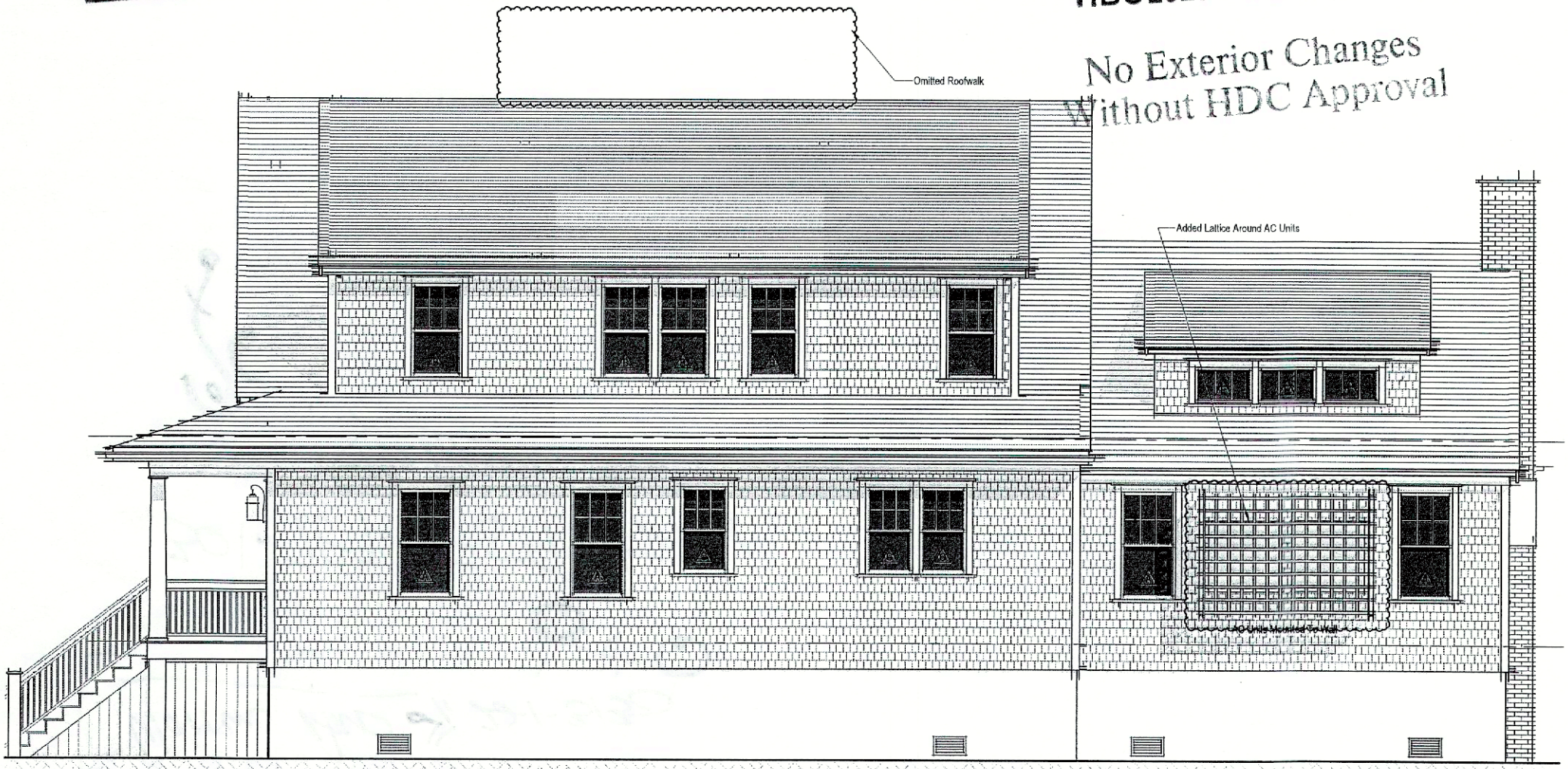
No Exterior Changes
Without HDC Approval



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

RECEIVED
MAR 10 2021
By

APPROVED
HDC2020-12-2469
No Exterior Changes
Without HDC Approval



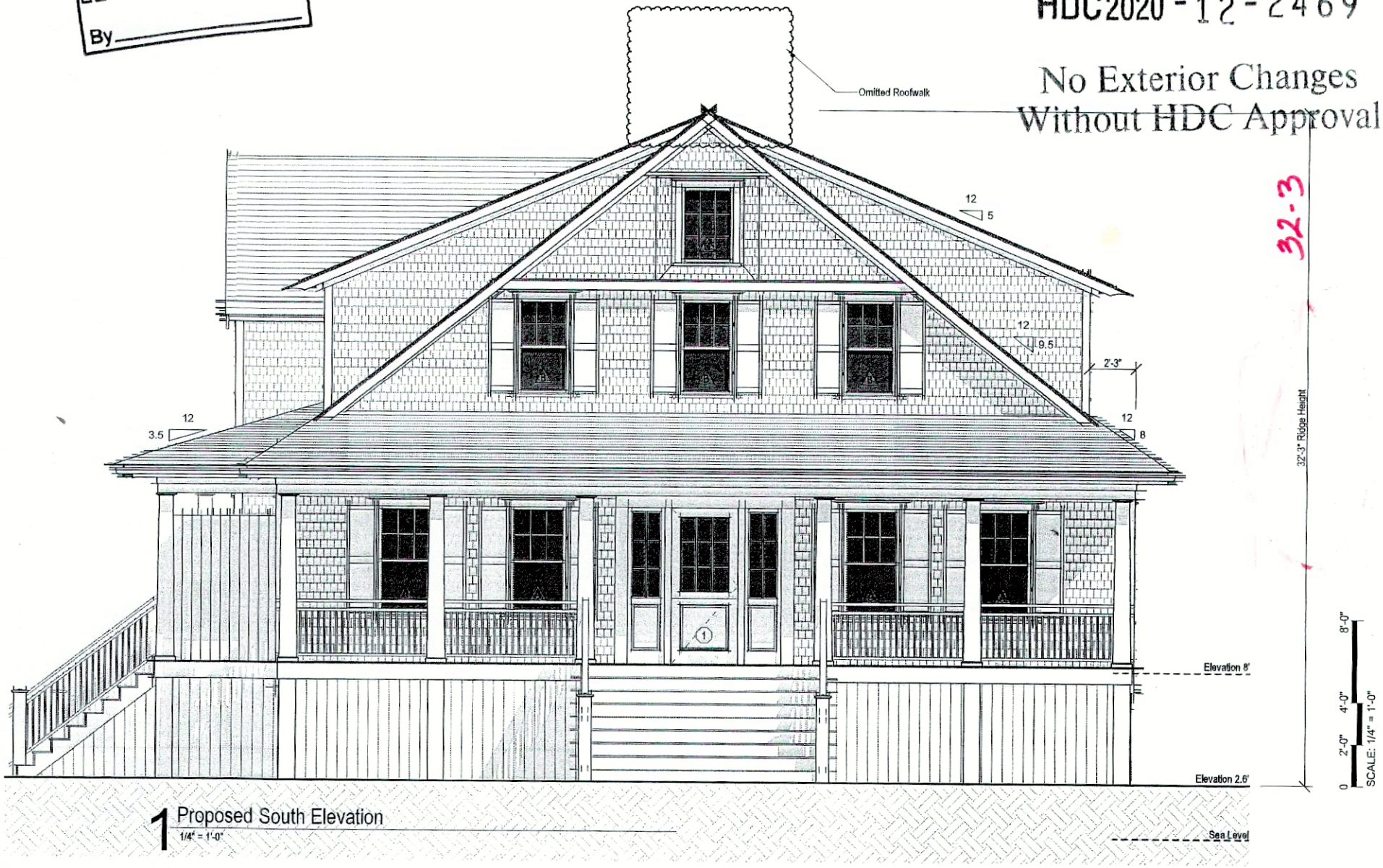
2 Proposed East Elevation
1/4" = 1'-0"

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	

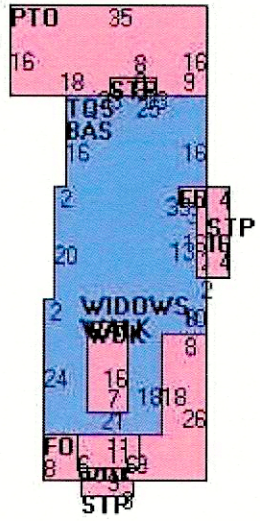
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\47\87.jpg)

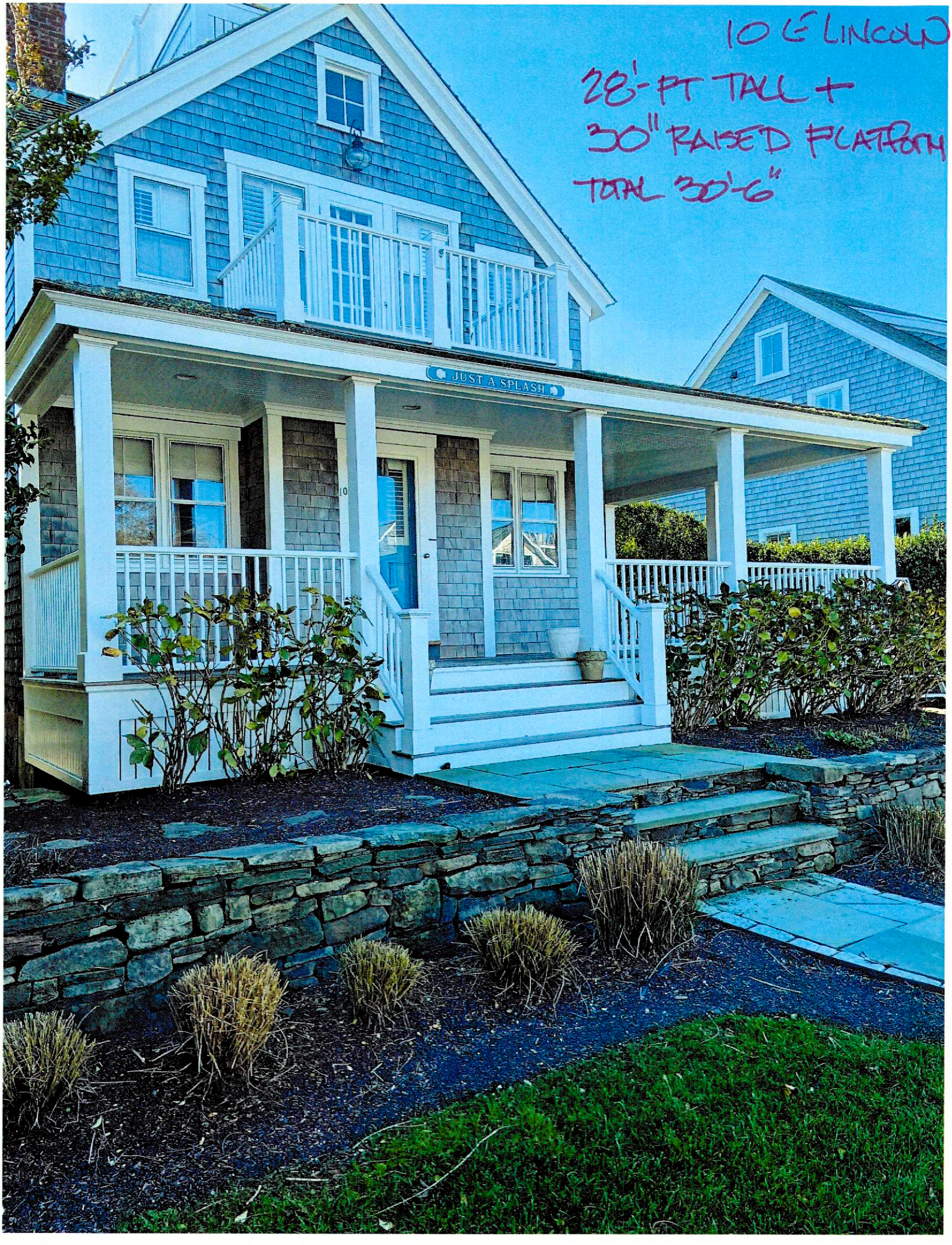
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
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

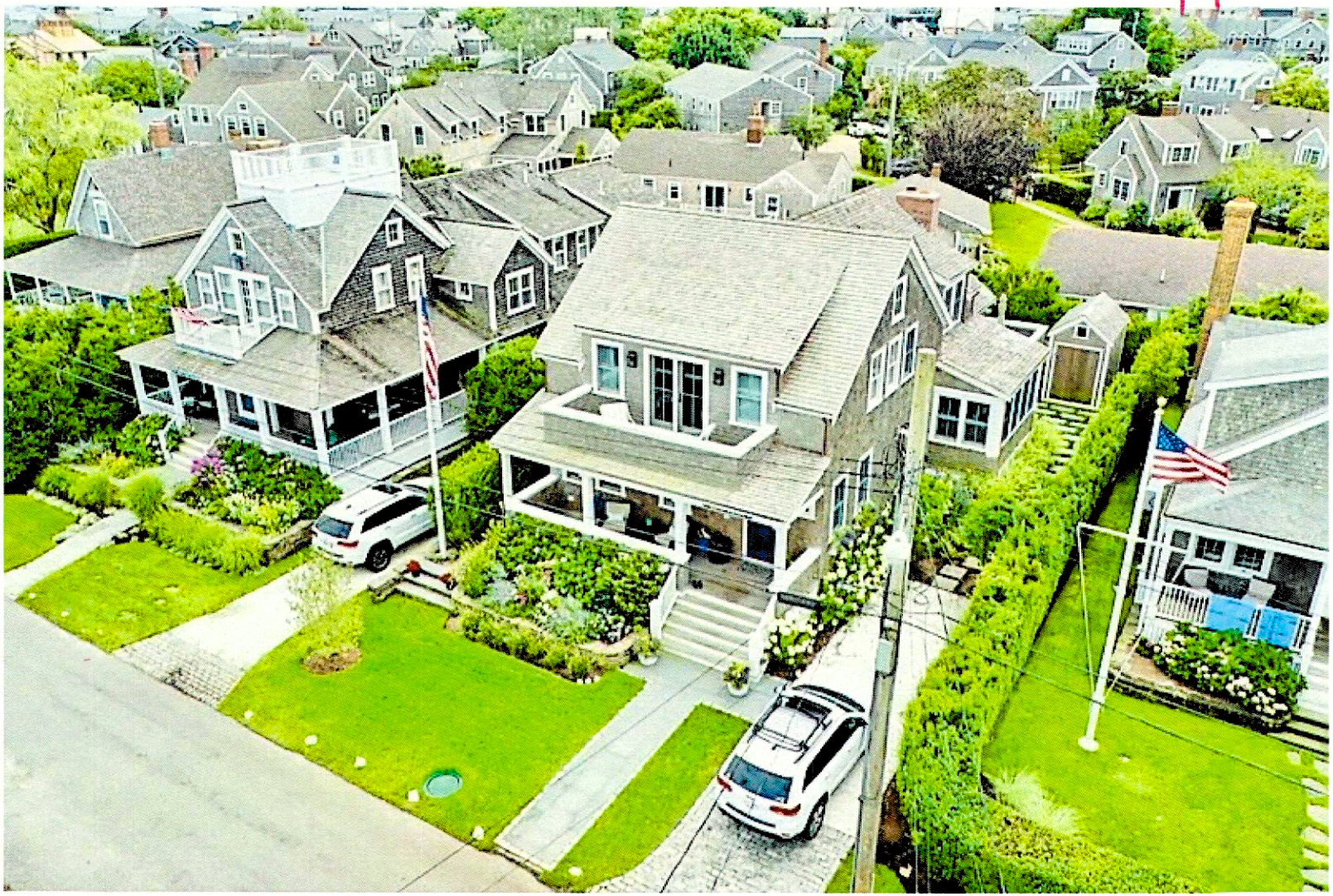
SHEET TITLE:
NORTH & WEST ELEVATIONS

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

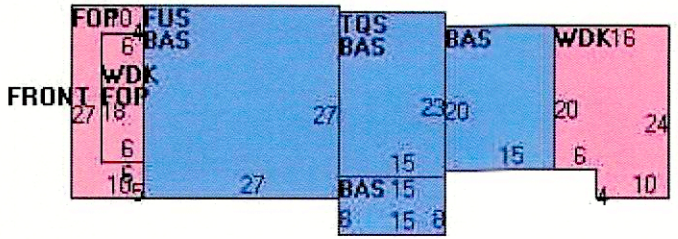
Building Photo



(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

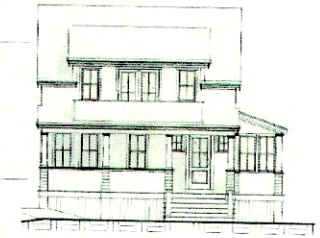
12 E. Lincoln

04 . 27. 16

HDC Submission



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



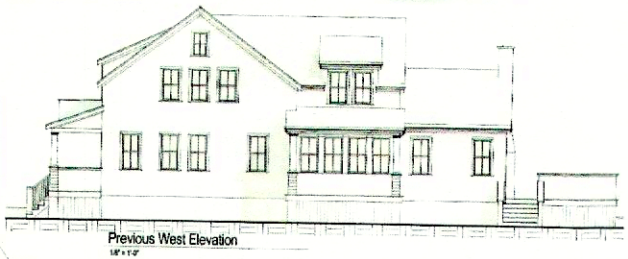
Previous North Elevation
1/4" = 1'-0"



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

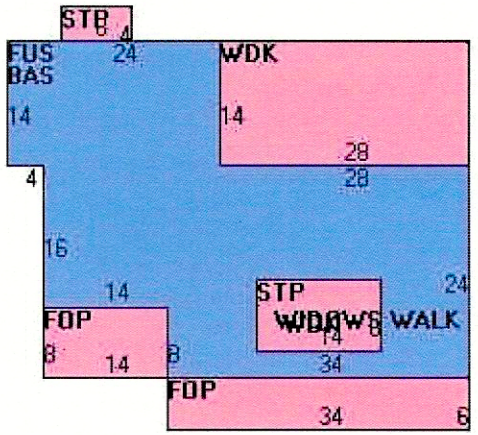
Building Photo



(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

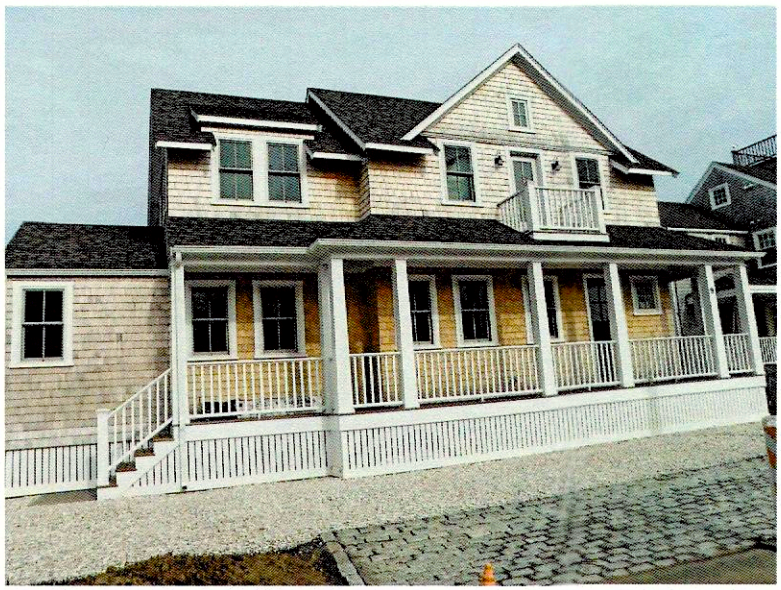
Building Information

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	

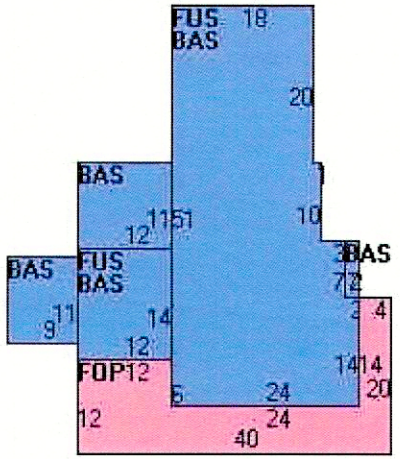
Building Photo



(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.

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REQUIRED WHERE APPLICABLE:

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

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

____ 3. **As-Built Plans (1copy):** of existing elevations

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

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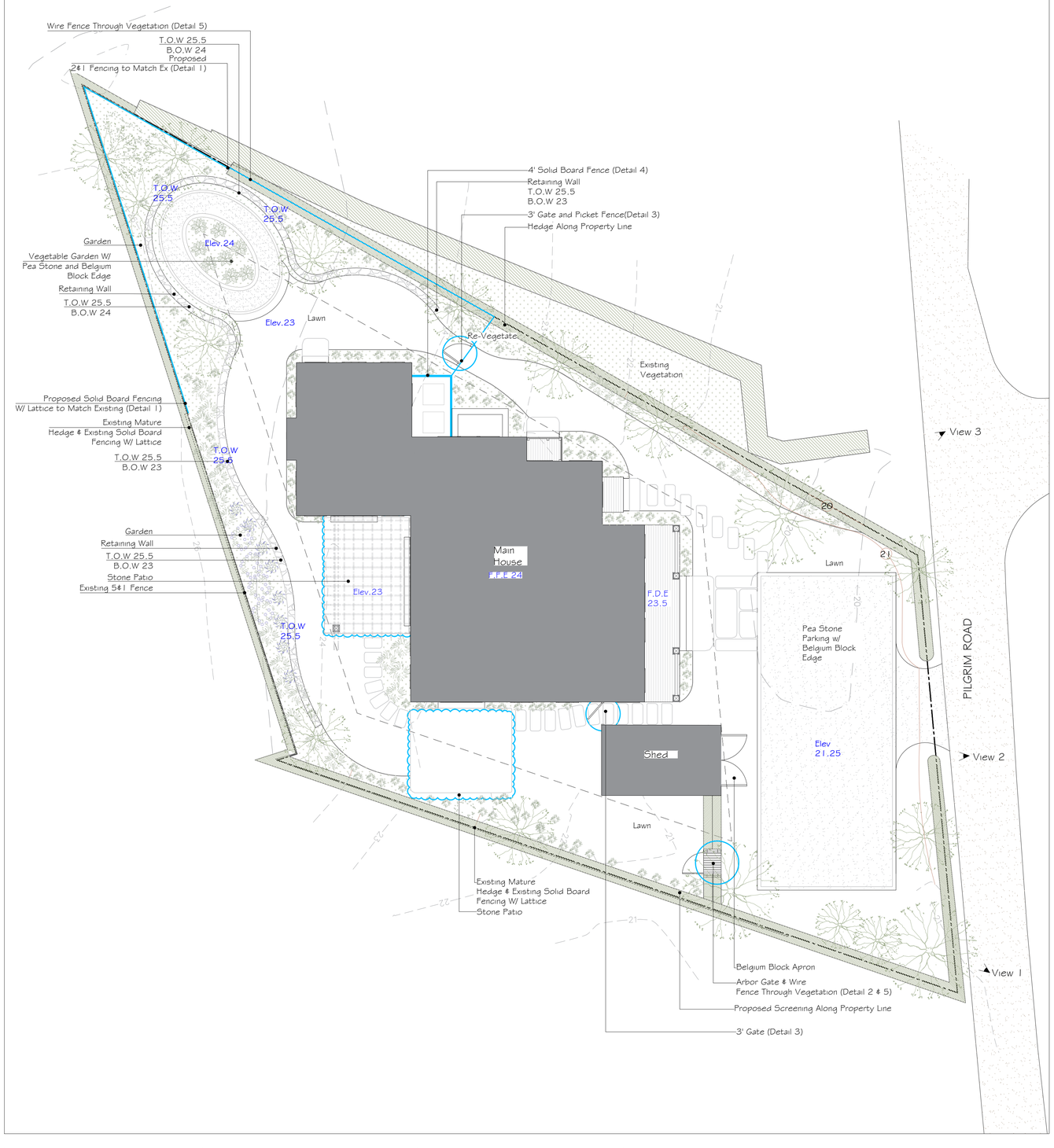


Street View Images:



View 1



View 2



View 3



Existing Fence Along Property Line



Extended Fencing Location For Property Screening

Example Images:



Ashlar Granite Patio

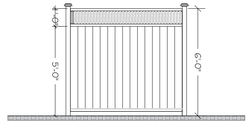


Ashlar Retaining Wall Example Image

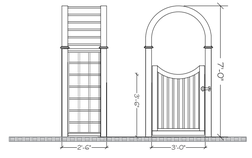


Granite Walkway Image

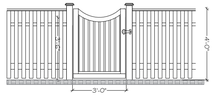
Proposed Landscape Amenities:



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"



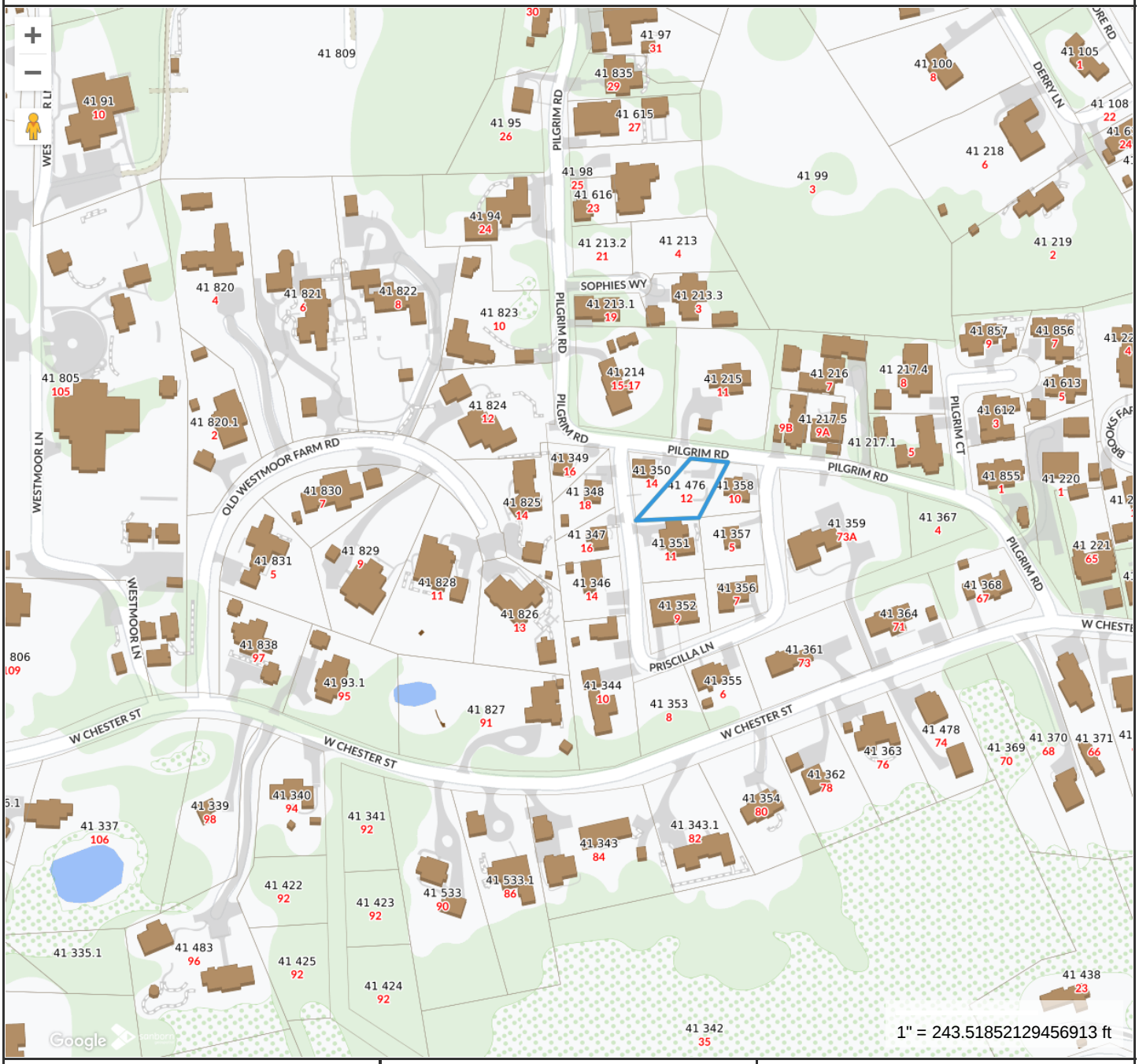
5 Wire Fence Through Vegetation
Scale: 1/4" = 1'-0"

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.

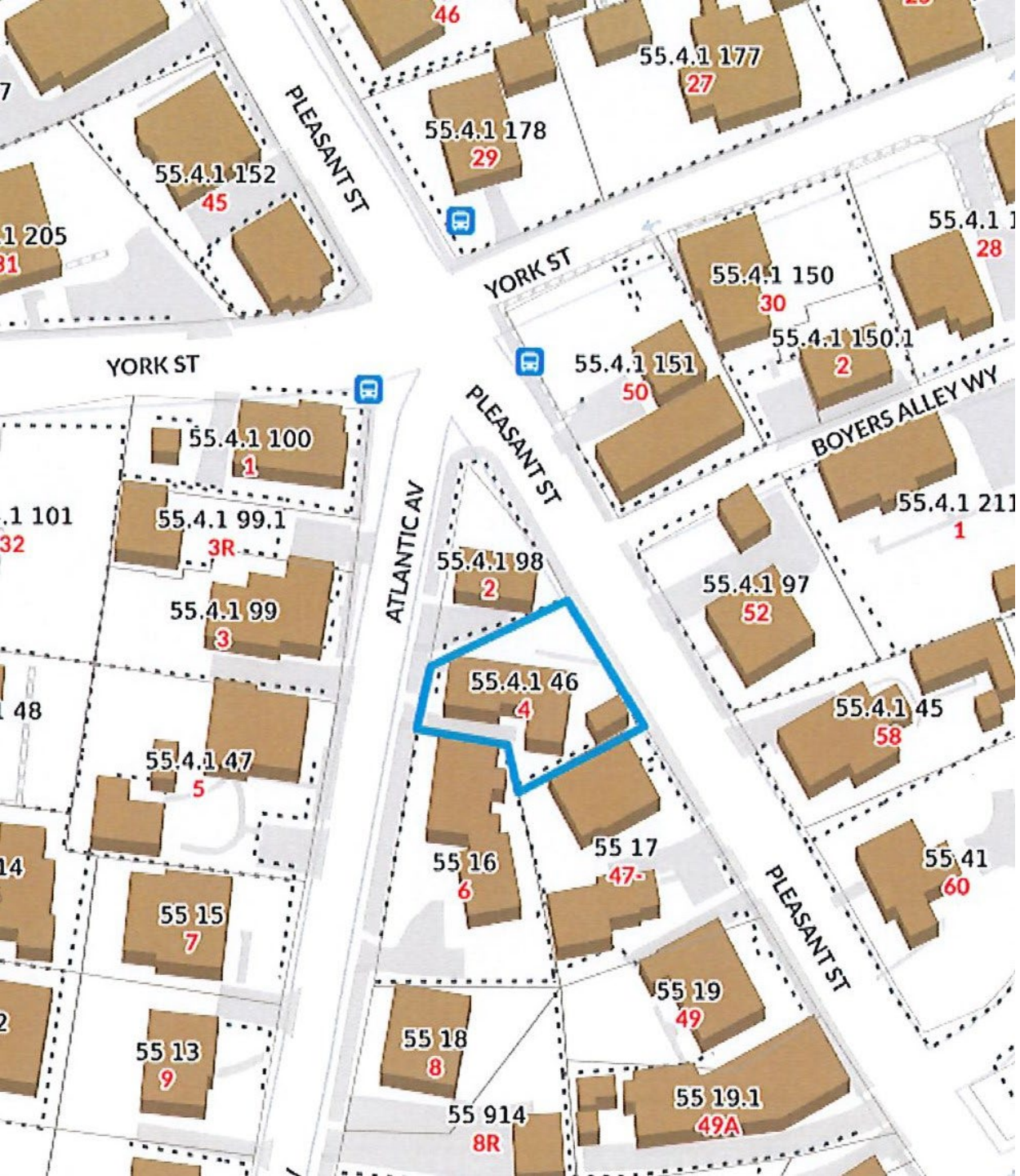
COLORS (TIME)

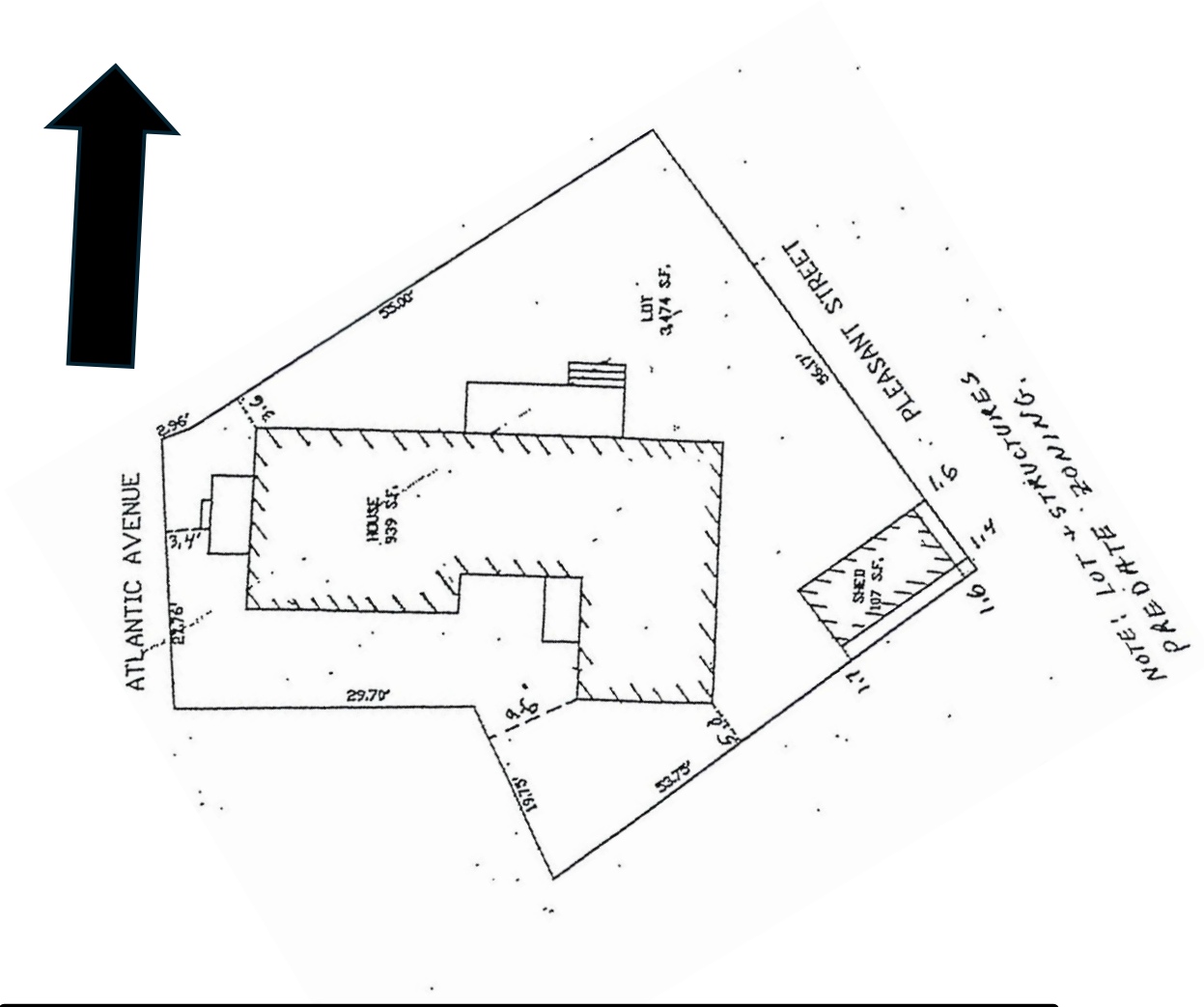
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash WHITE Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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





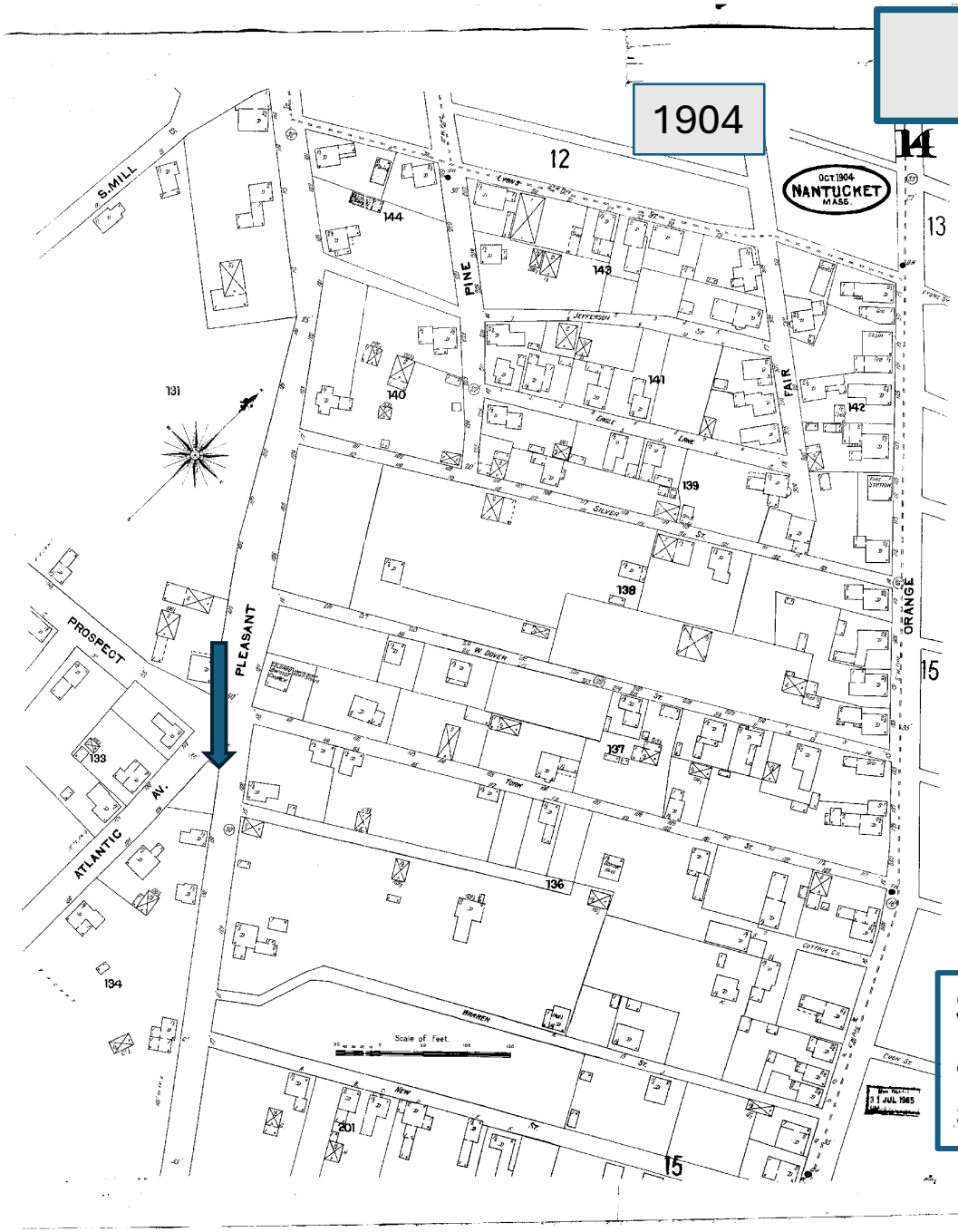
ALMODOBAR- 4 ATLANTIC AVE

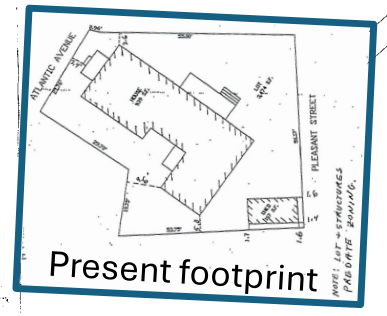
REPLACE WINDOWS

11-12-24

Sanborn maps

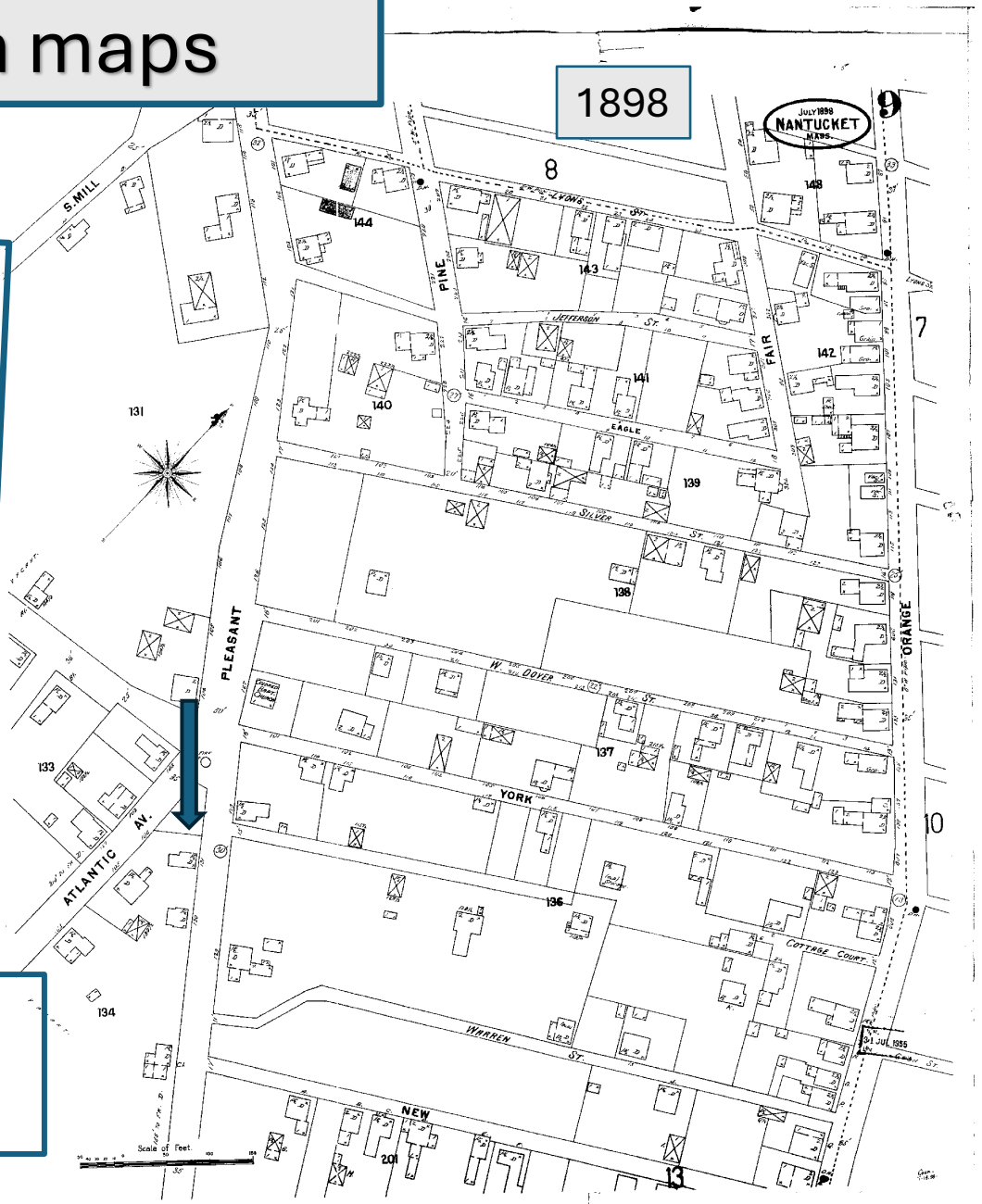
1904





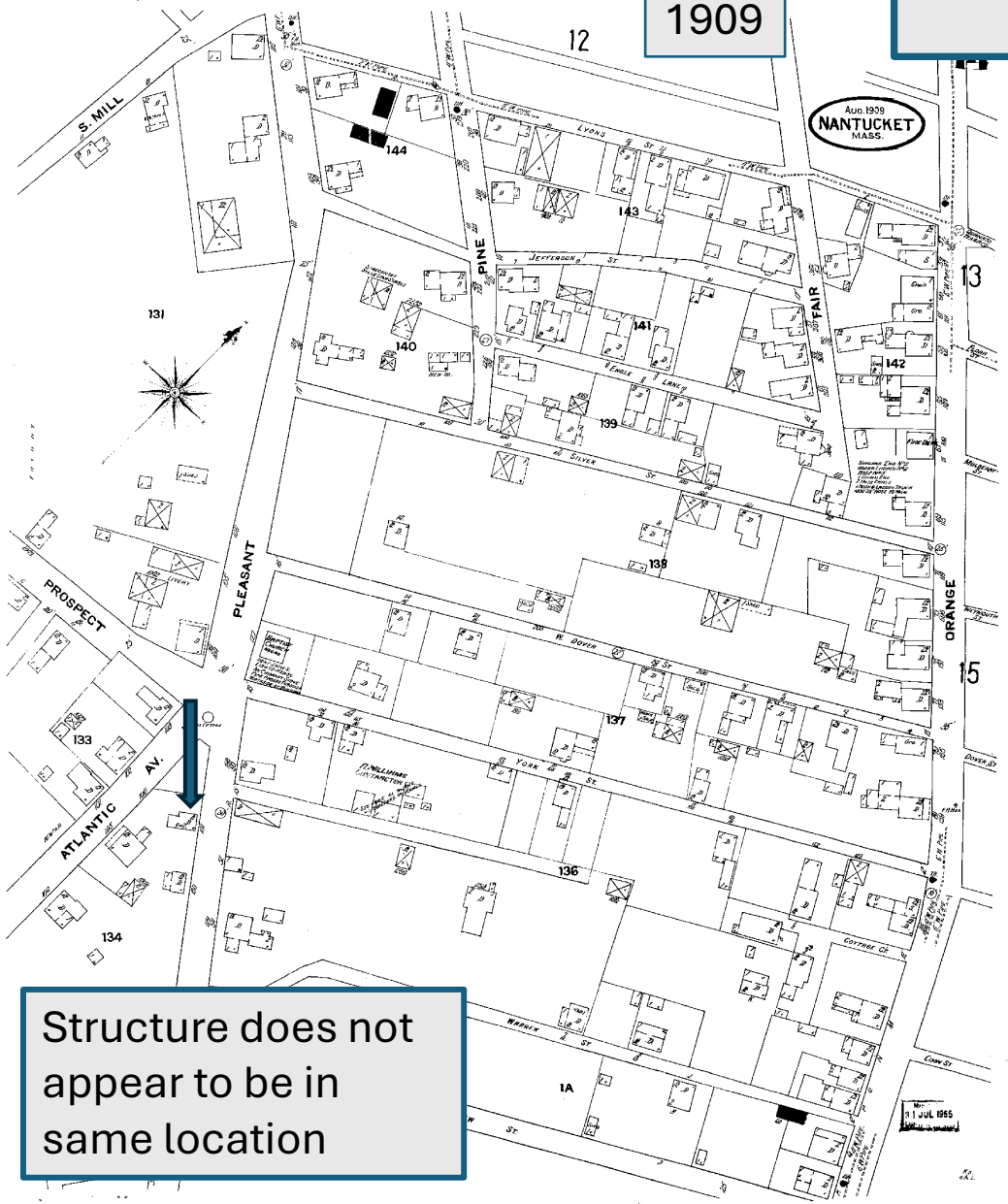
Structure does not appear to be in same location

1898

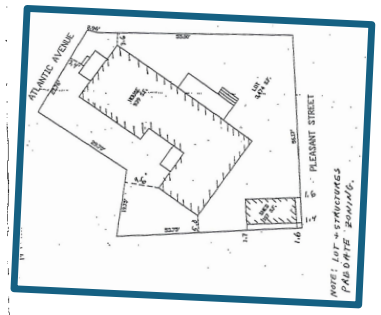


Sanborn maps

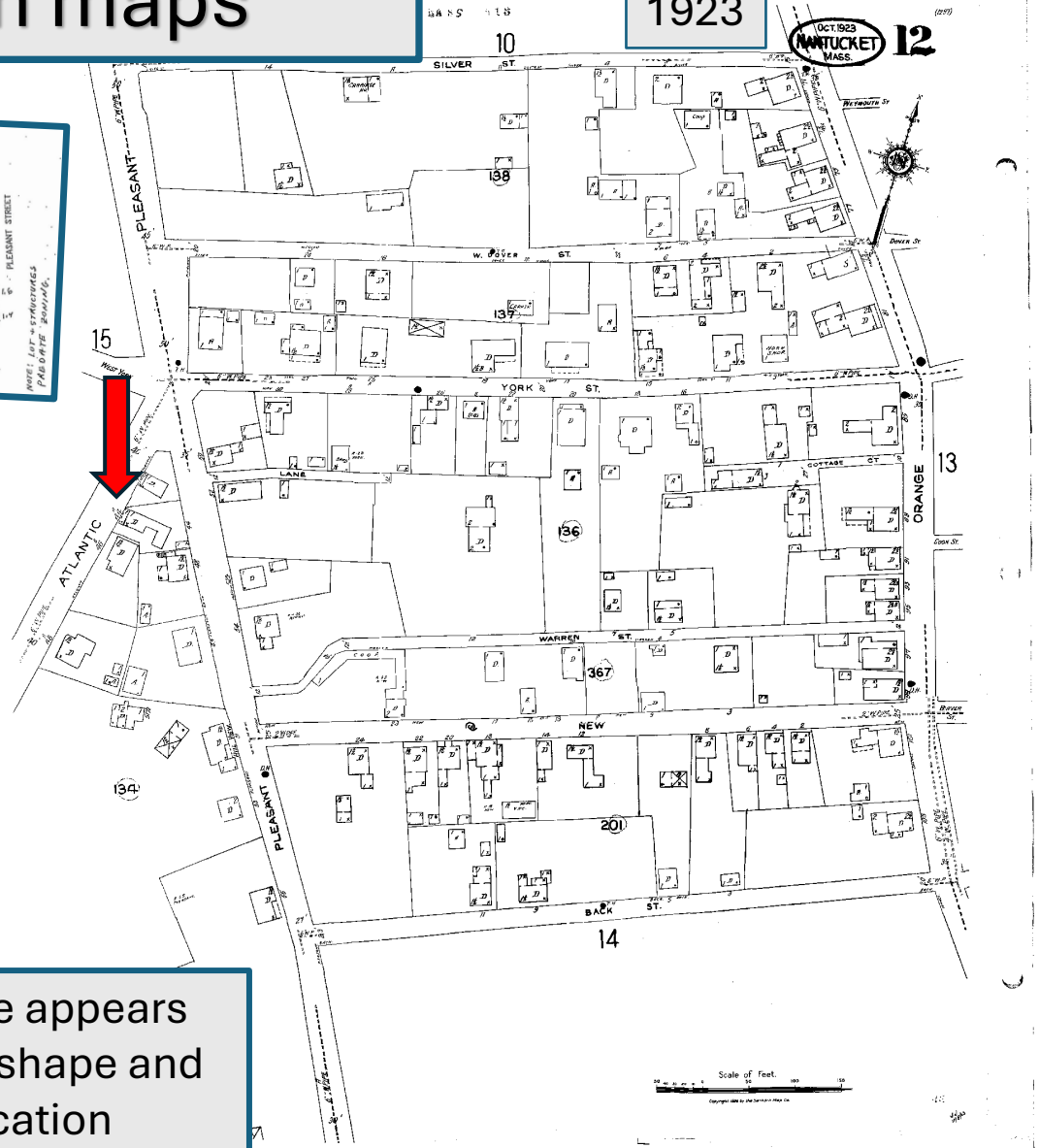
1909



Structure does not appear to be in same location

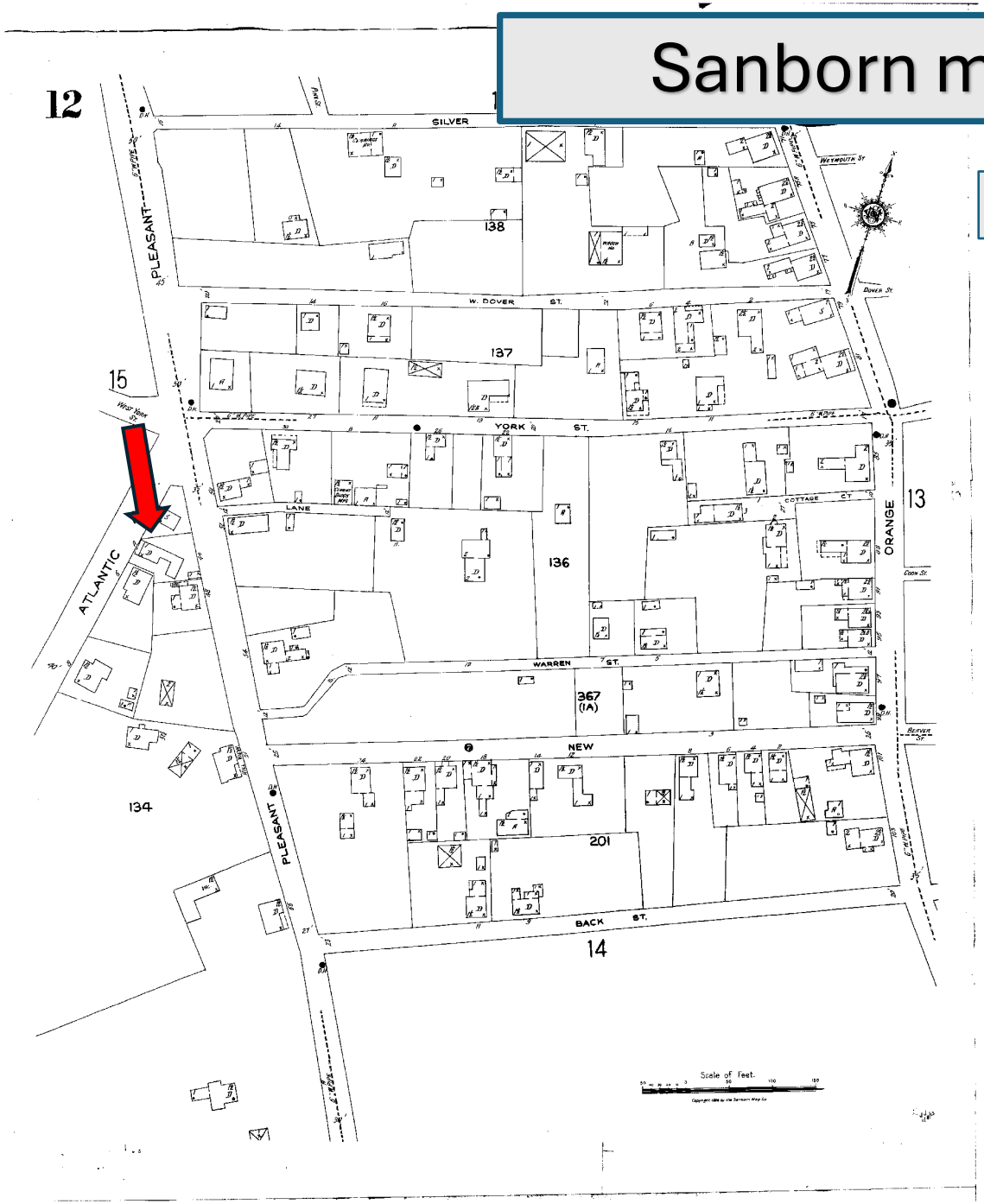


1923

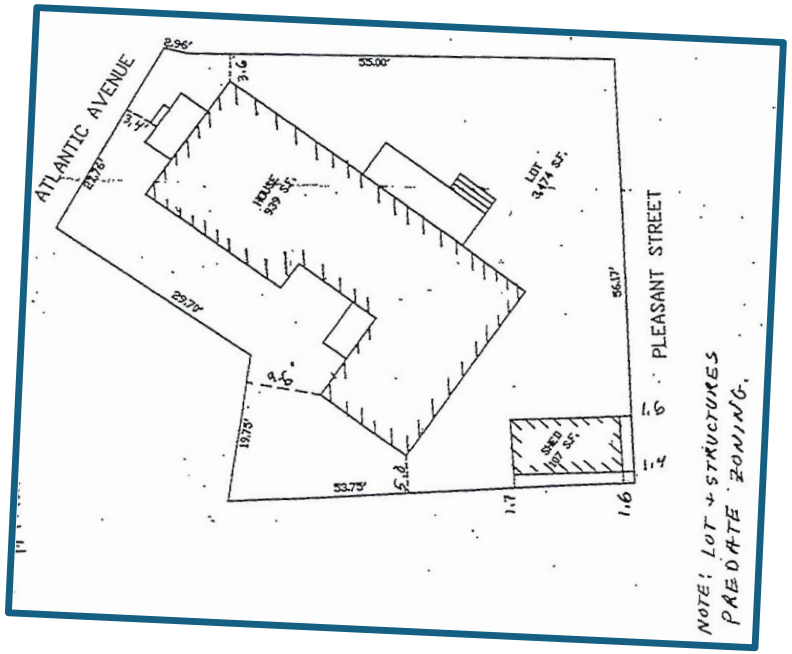


Structure appears in same shape and same location

Sanborn maps

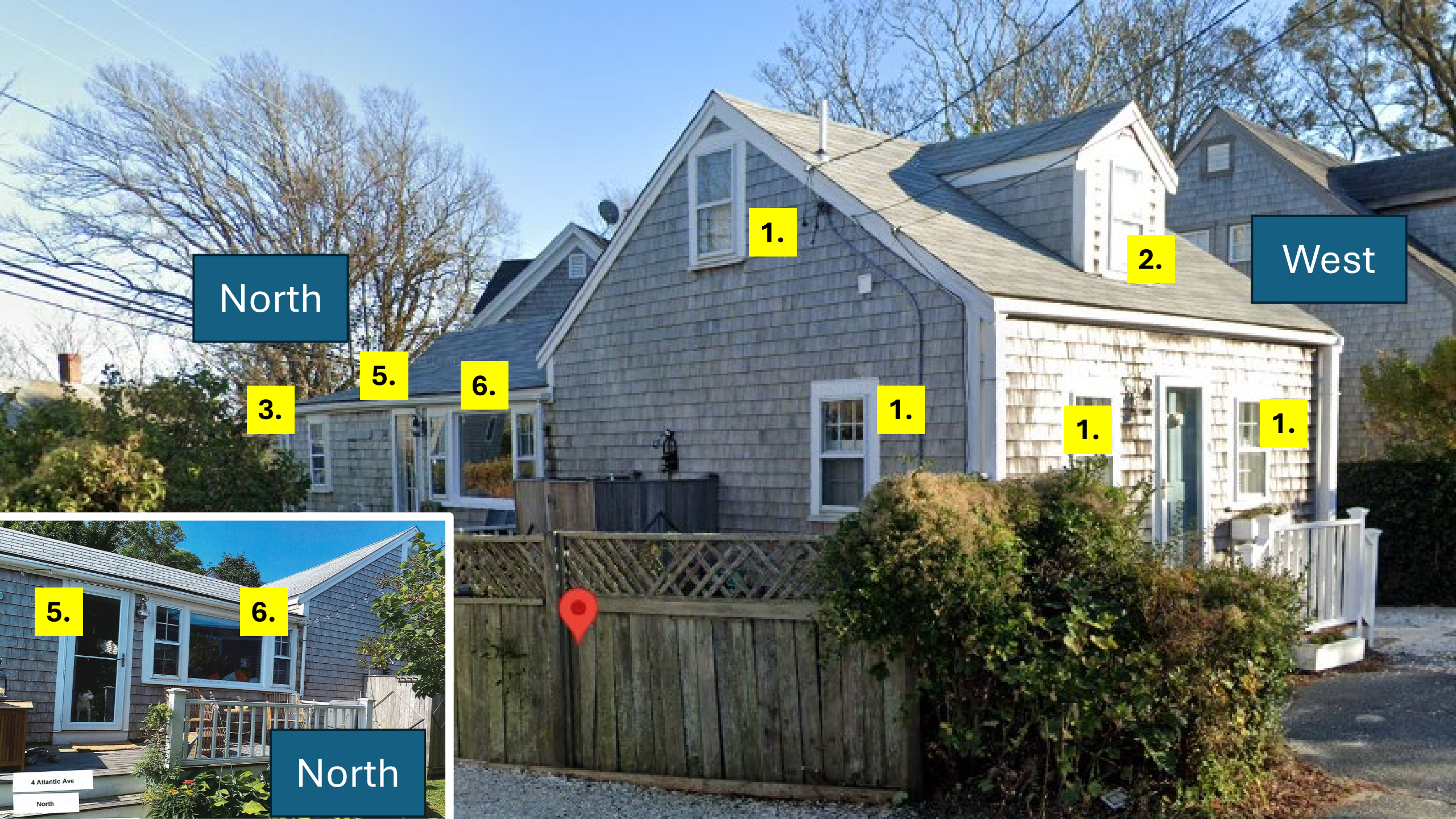


1923- updated in 1949

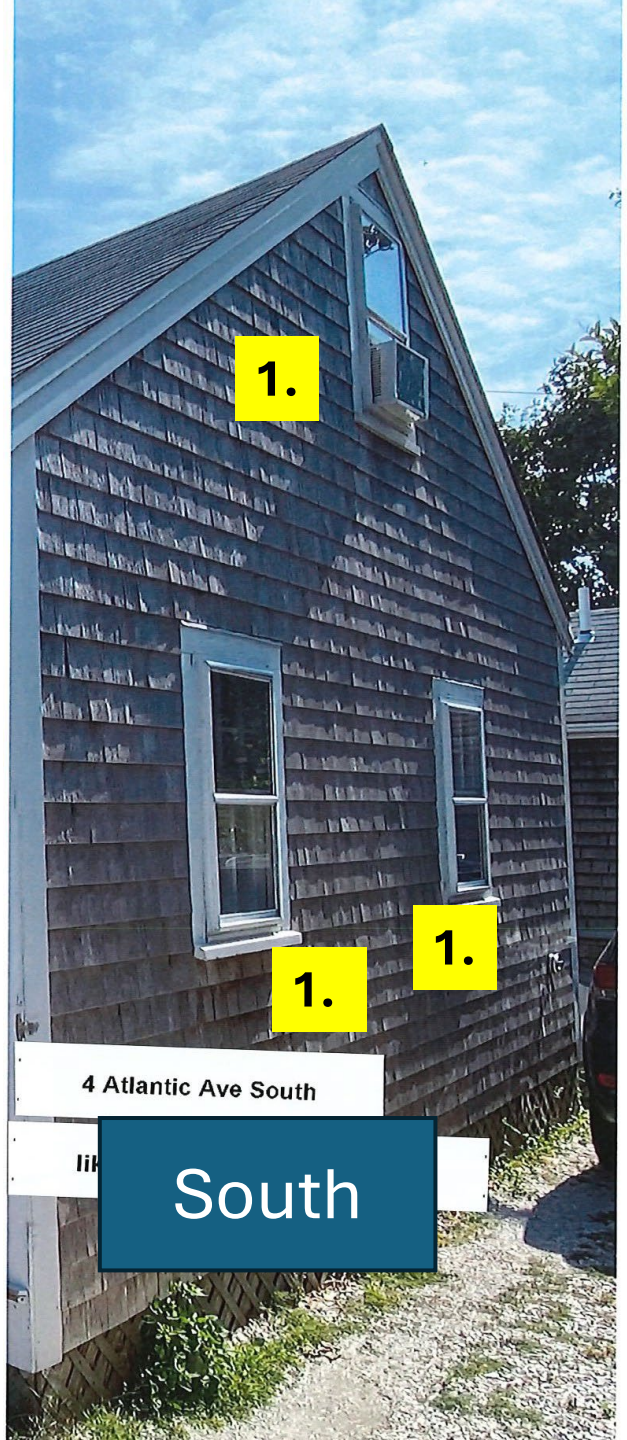


Structure appears in same shape and same location and is unchanged


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

RECEIVED
NOV 14 2024
By

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CERTIFICATE NO: _____ DATE ISSUED: _____

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CERTIFICATE OF APPROPRIATENESS

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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°. 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

RECEIVED
NOV 14 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 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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By

NOTES:

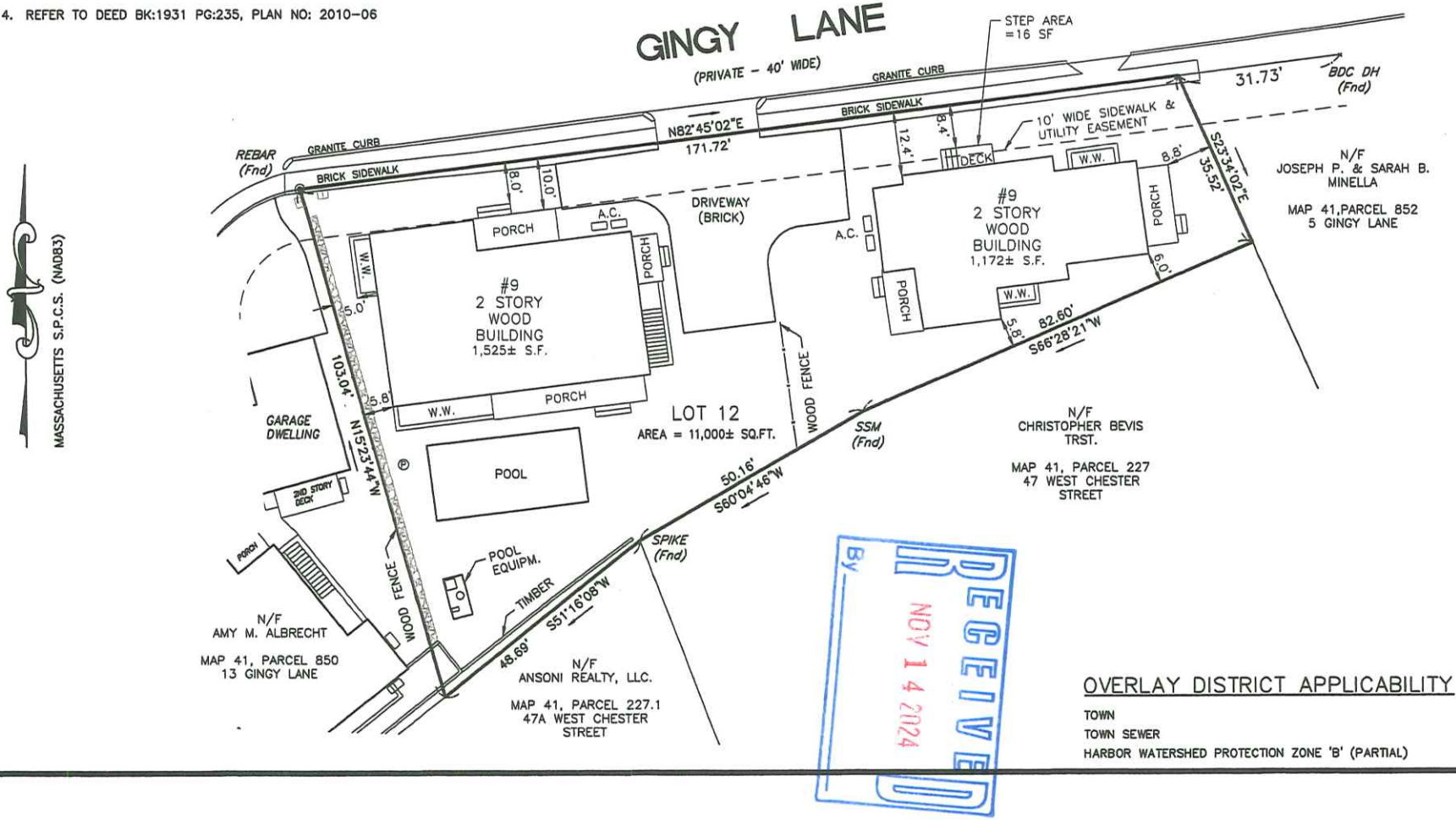
1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON JUNE 10, 2024.
2. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 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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By

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
	ISSUED FOR: APPROVAL		CHECK BY: HK/DM
	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

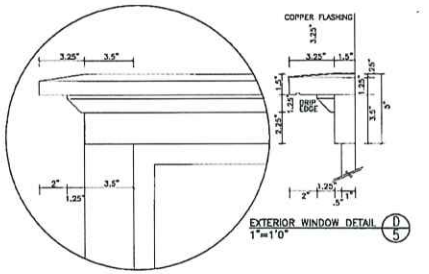
WINDOW SCHEDULE

	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	

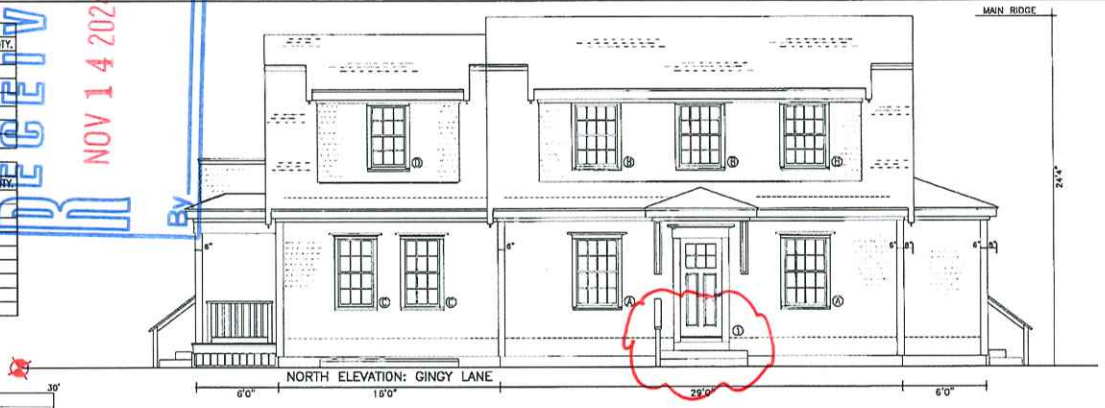
CONFIRM TEMPERED**
CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

COLOR SCHEDULE:
TRIM: W. RED CEDAR NTW
SASH: WHITE
DOORS: ESSEX GREEN
ROOF: RED CEDAR NTW
FENCE: W. RED CEDAR NTW

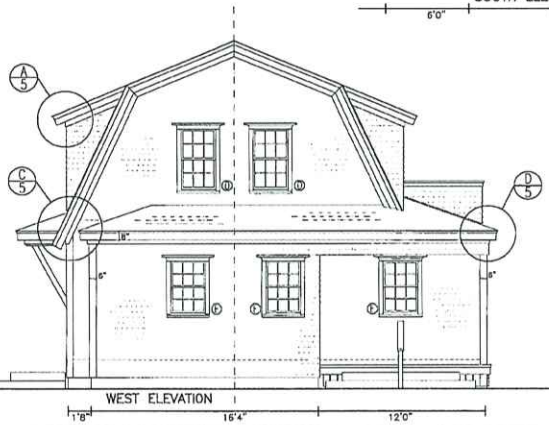
1" 5" 10" 30"

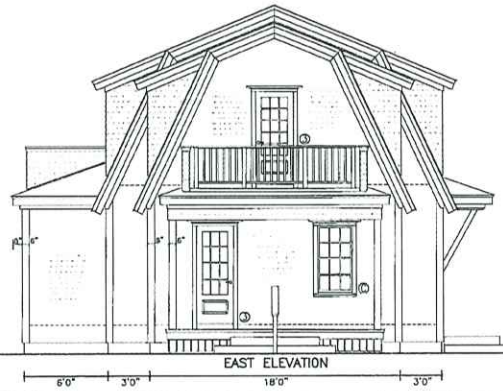


EXTERIOR WINDOW DETAIL D/5
1"=1'0"









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



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7 GINGY LANE - FRONT STOOP & Front Door



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7 Gingy Lane - Front Stoop & Front Door



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By

7 Gingy Lane - Side Door



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7 Gingy Lane - Side Door

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 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

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ $0.00
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☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
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Street and Apt. No., or PO Box No. PO BOX 99
City, State, ZIP+4® 02554

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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

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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
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NOV 12 2024

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11/12/2024
02554-9998

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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

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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

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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

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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

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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

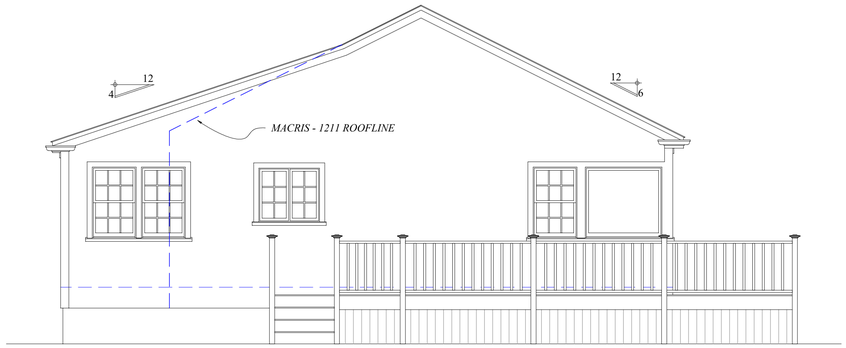
To: You; Cece Siracuse

Tue 11/12/2024 9:17 AM

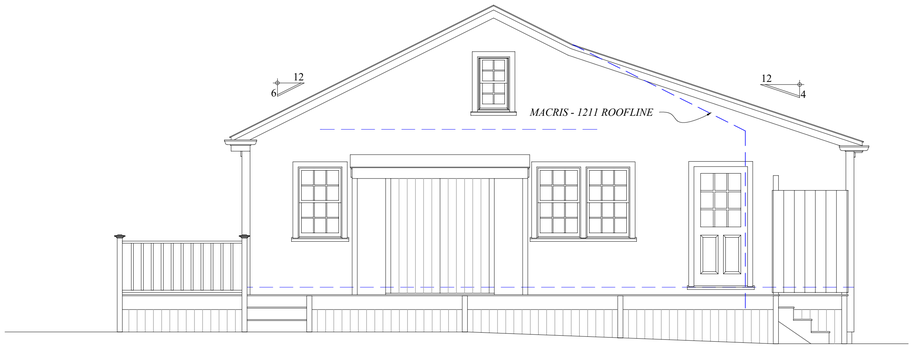
Brook
We give you permission to represent us and sign any and all documents relating to our plans and any actions required related the HDC applications.
Thank you
Kraig Siracuse
Helen C Siracuse

...

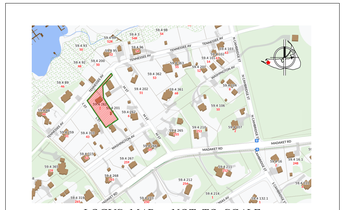
H.D.C. SUBMISSION



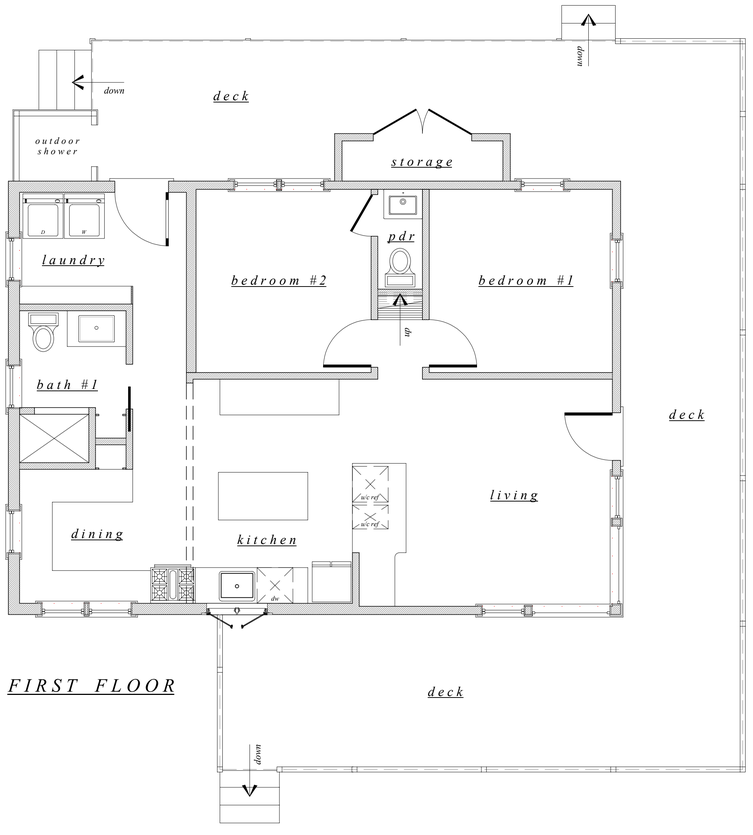
NORTH ELEVATION
facing tennessee



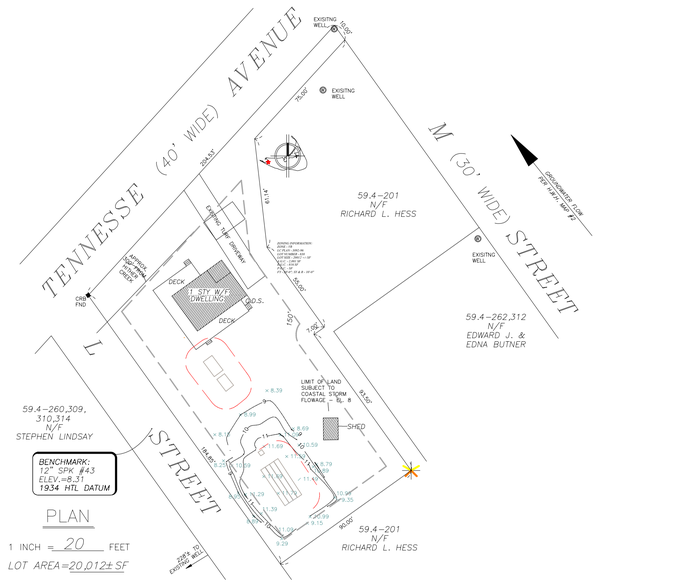
SOUTH ELEVATION
facing 8 M street



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.

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: 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

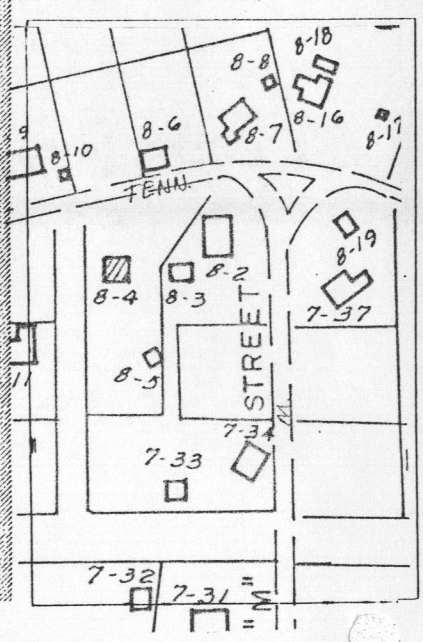
4. Present Owner: TABOR, CYNTHIA K & MASON M.

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

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 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

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Nantucket, MA 02554

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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

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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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$ $0.00
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☐ 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

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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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Postage $0.77
$
Total Postage and Fees
$5.62

0554 01

NOV 12 2024

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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

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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

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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

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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

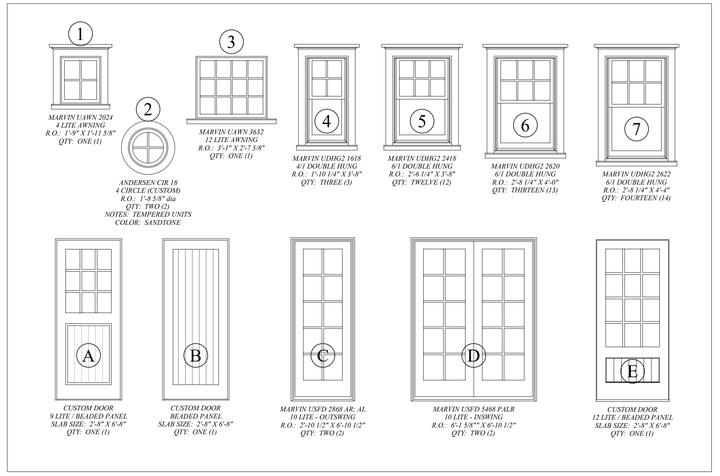
Tue 11/12/2024 9:17 AM

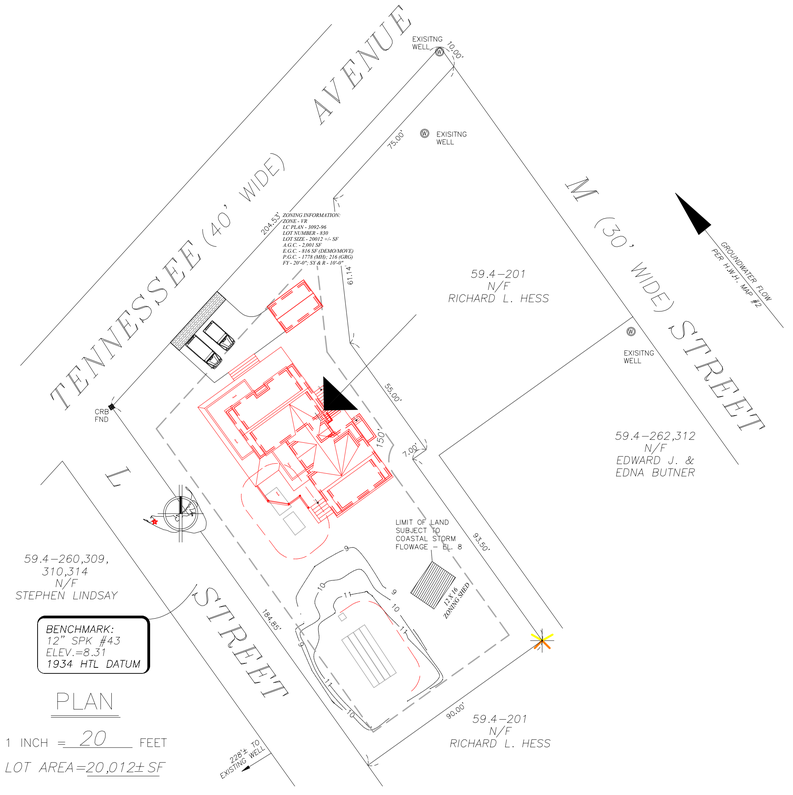
Brook
We give you permission to represent us and sign any and all documents relating to our plans and any actions required related the HDC applications.
Thank you
Kraig Siracuse
Helen C Siracuse

...



NORTH ELEVATION
facing tennessee

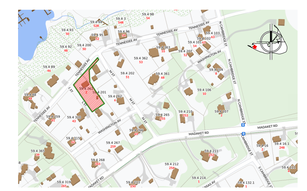




PLAN

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

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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

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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

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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)



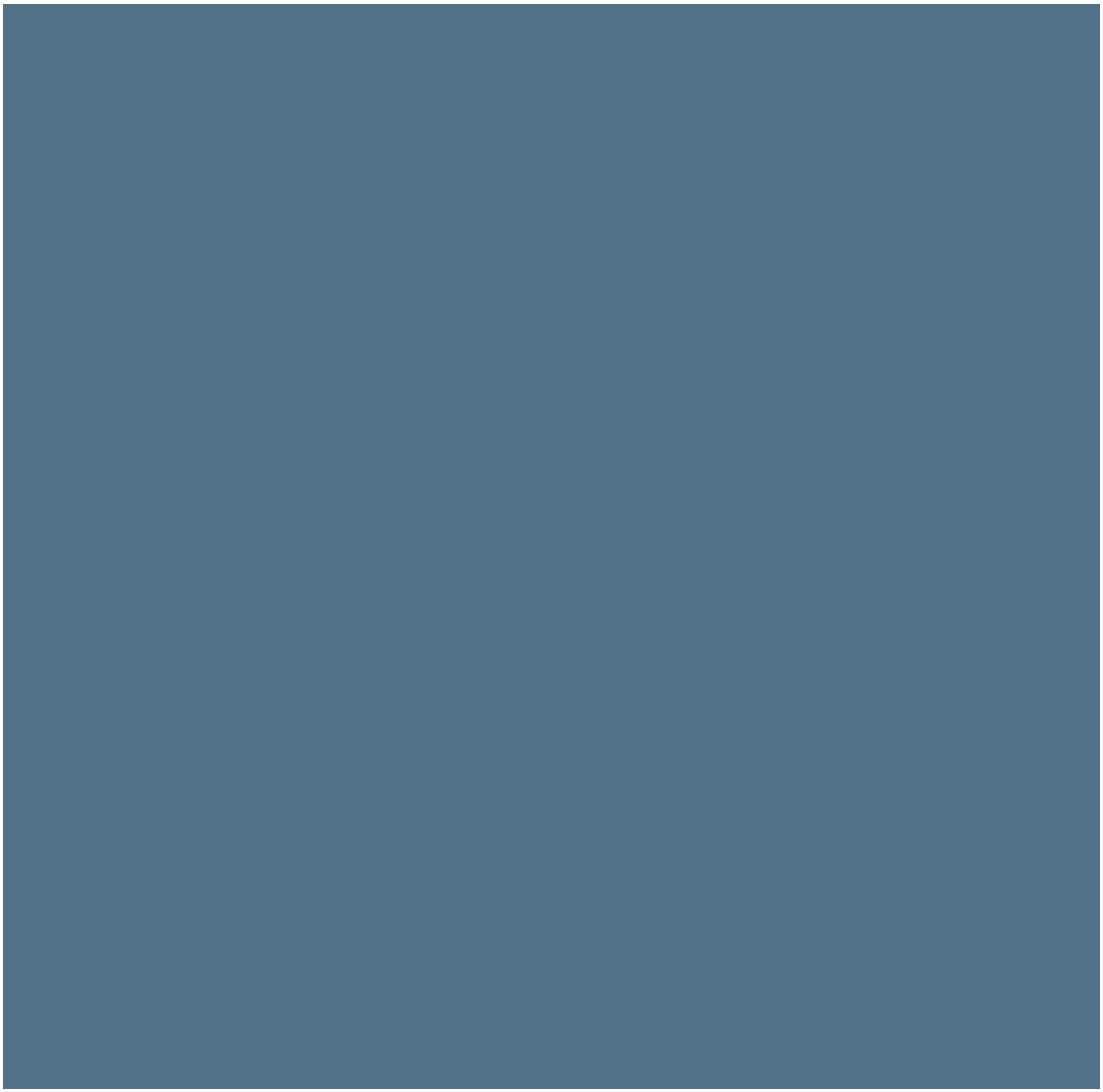
2L STREET - DEMO / MOVE OFF
FACING REAR (EAST)



2L STREET - DEMO / MOVE OFF
FACING 8 M STREET (NORTH)



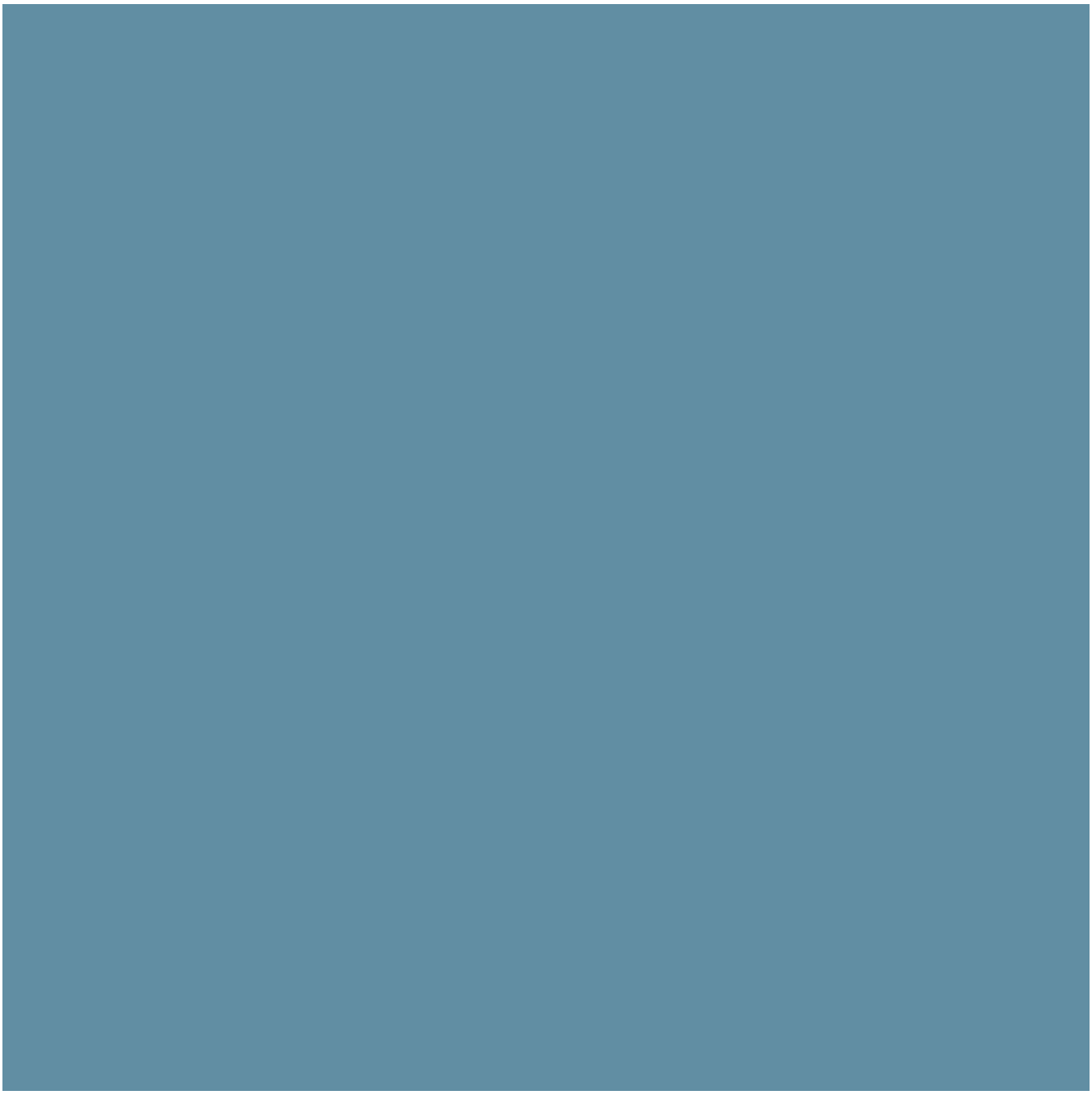
2L STREET - DEMO / MOVE OFF
FACING TENNESSEE (WEST)



MARVIN - CASCADE BLUE



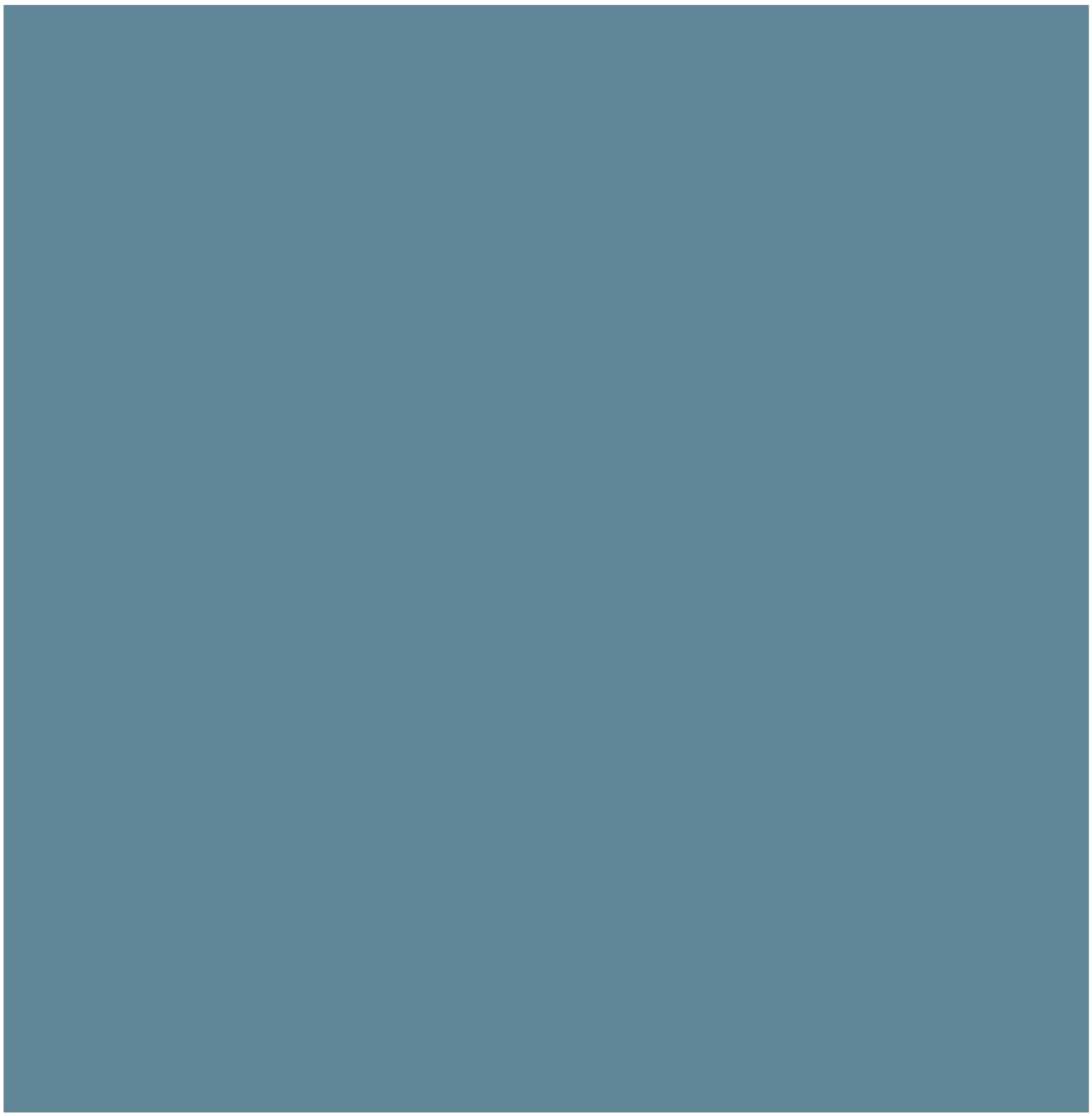
BEN MOORE - NANTUCKET GRAY



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.

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

The certificate is valid for three years from 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

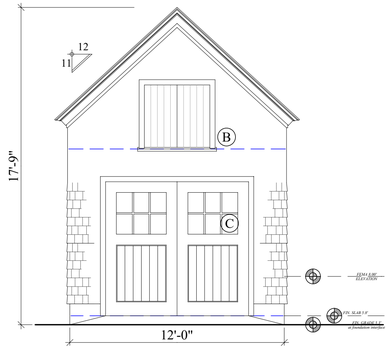
Trim NANTUCKET GREY Sash CASCADE BLUE (MANUF.) Doors CASCADE BLUE (MATCH WINDOWS)

Deck ~~RED~~ Ø APRON - BRICK Foundation GREY Fence _____ Shutters _____

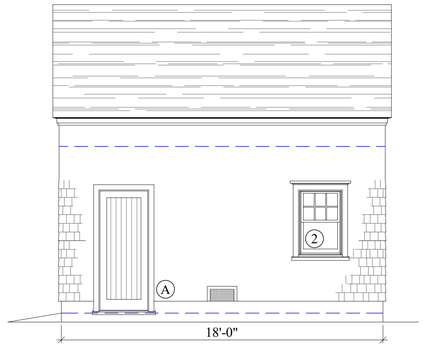
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

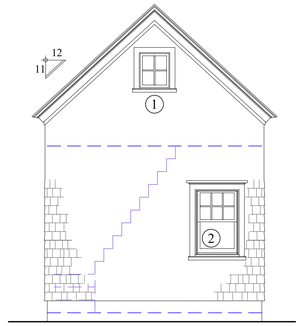
Date 11.14.24 Signature of owner of record Brock P. Merrill FOR SYRACUSE Signed under penalties of perjury



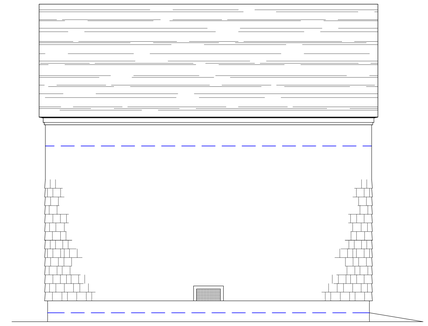
WEST ELEVATION
facing L street



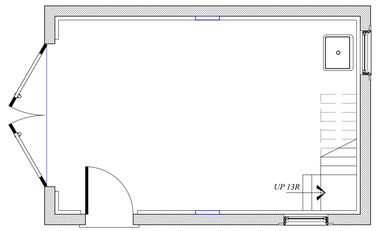
SOUTH ELEVATION
facing house



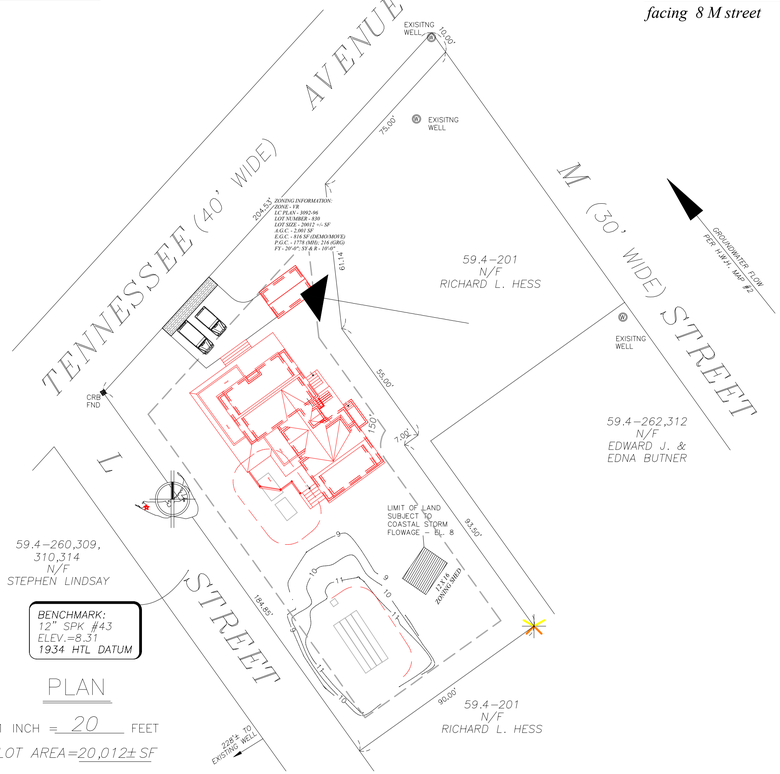
EAST ELEVATION
facing 8 M street



NORTH ELEVATION
facing tennessee



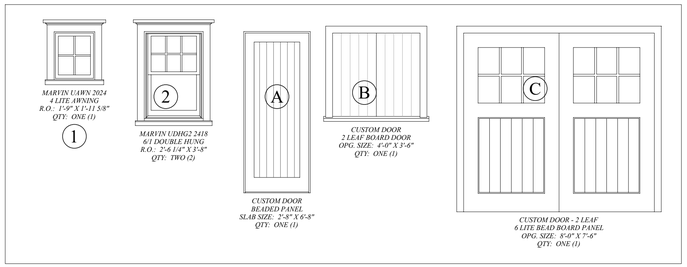
PLAN

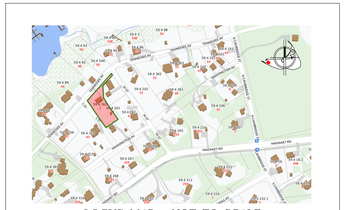


PLAN

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 SUBMITTAL

ELEVATIONS, PLANS, SITE LOCUS
SCALE: 1/4" = 1'-0", 1" = 30'-0"
DATE: 11/13/24

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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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- ☐ Return Receipt (electronic) $
- ☐ 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

U.S. Postal Service™
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Domestic Mail Only

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

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

OFFICIAL USE

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

Postage
$

Total 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.

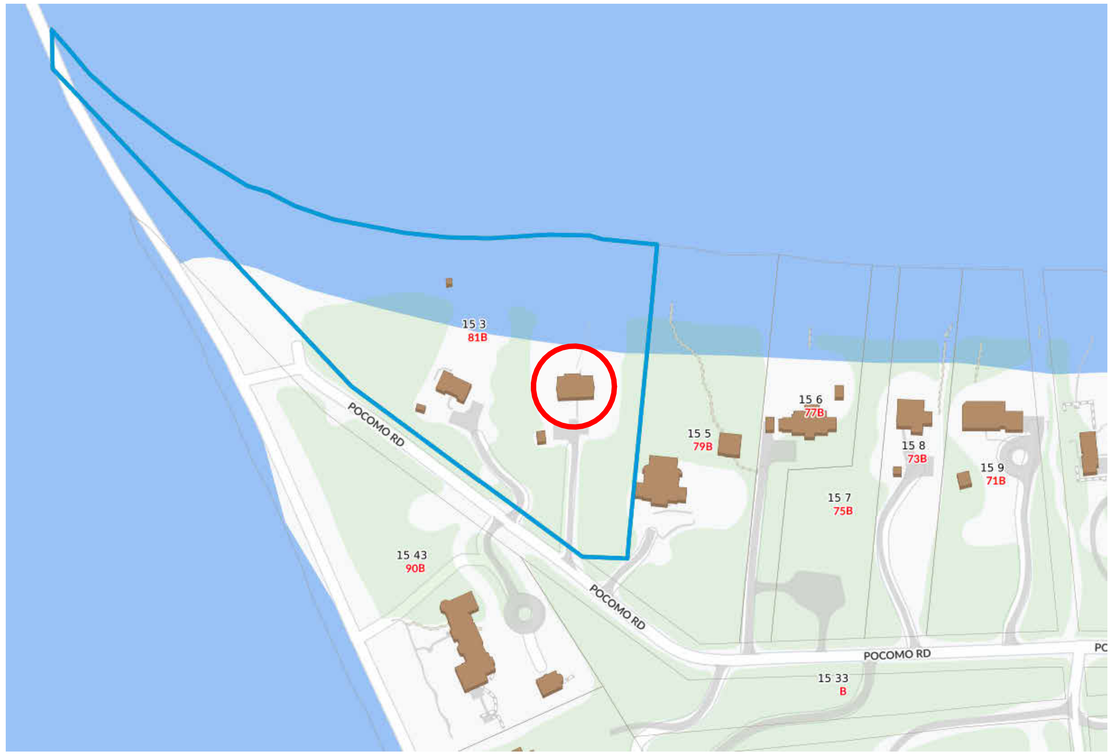
The above meeting policies may be waived at the discretion of the Chair.

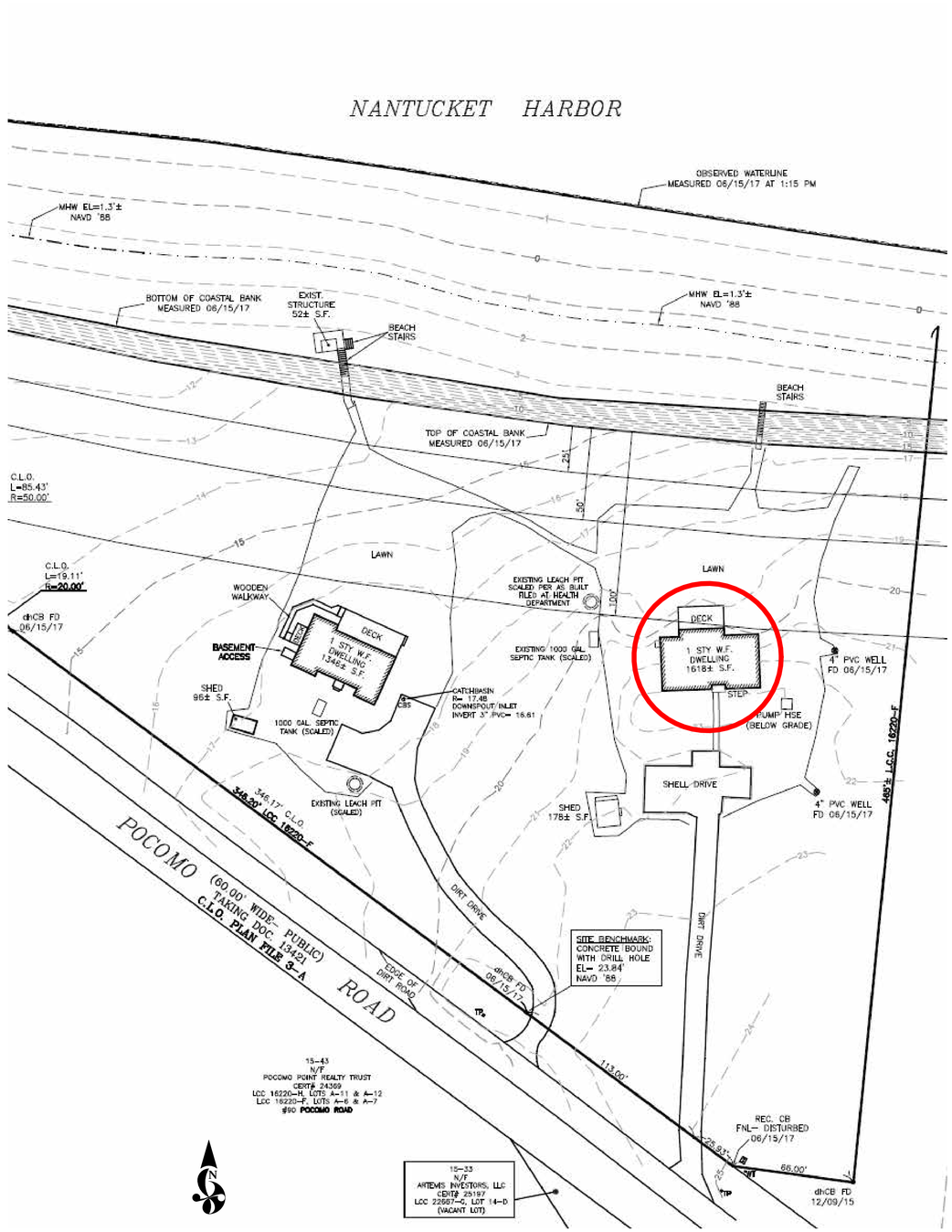
Pocomo Point LLC

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
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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.

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

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

The certificate is valid for three years from 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: 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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 Ledon 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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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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

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

OFFICIAL USE

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

Postage
$

Total 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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- ☐ 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.

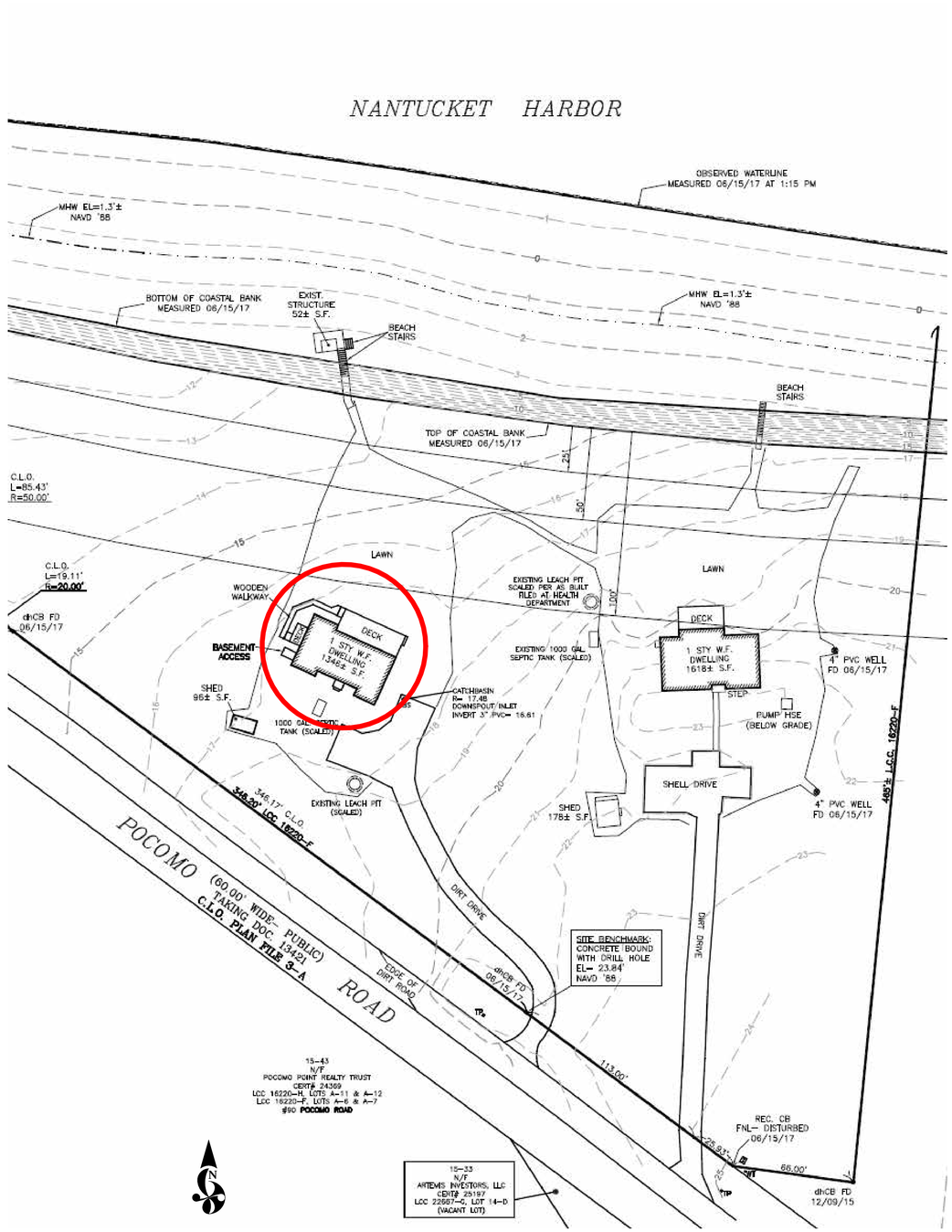
Pocomo Point LLC

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
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



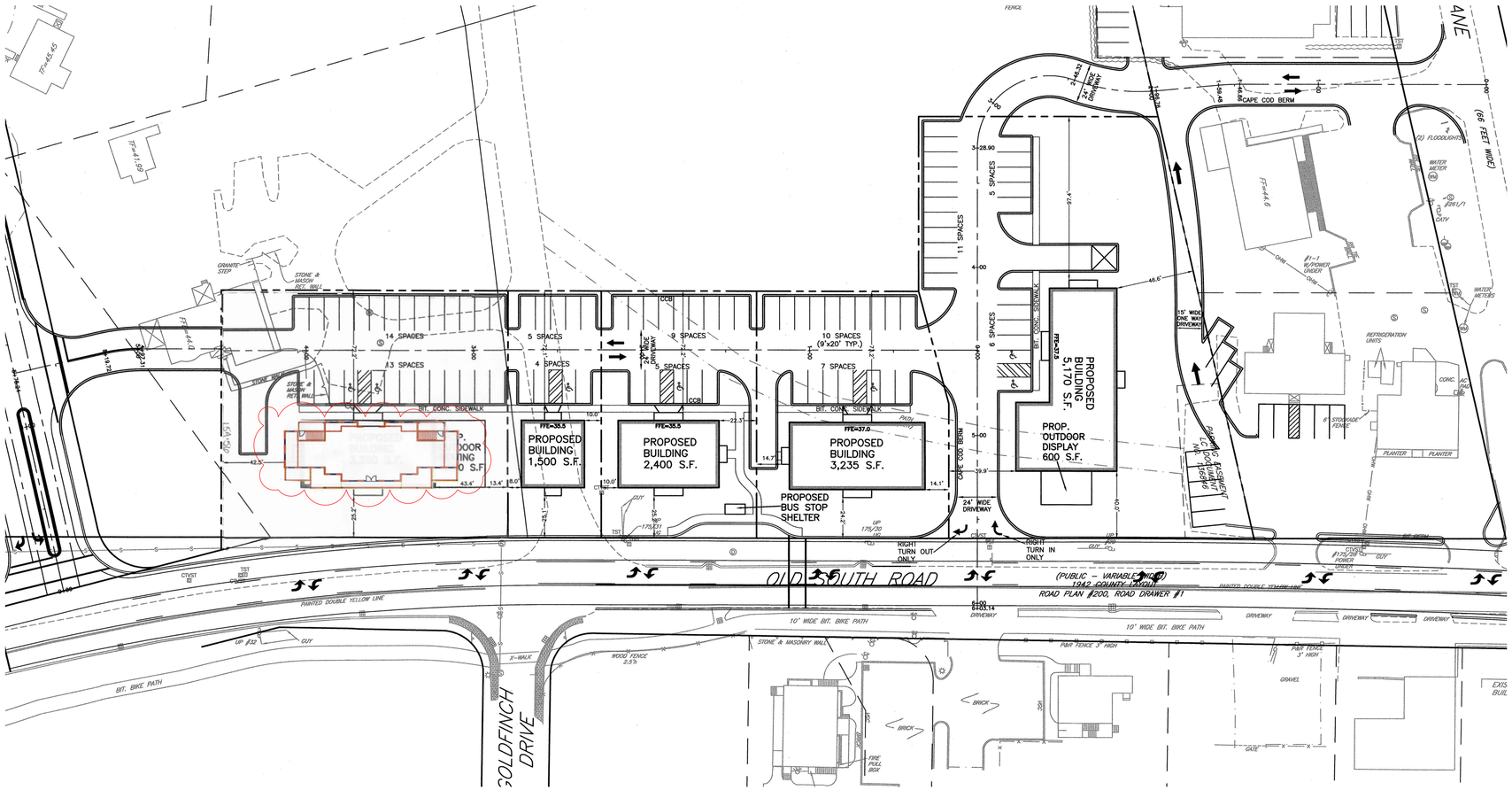
EXISTING COMMERICAL BUILDINGS NEXT TO SITE











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)



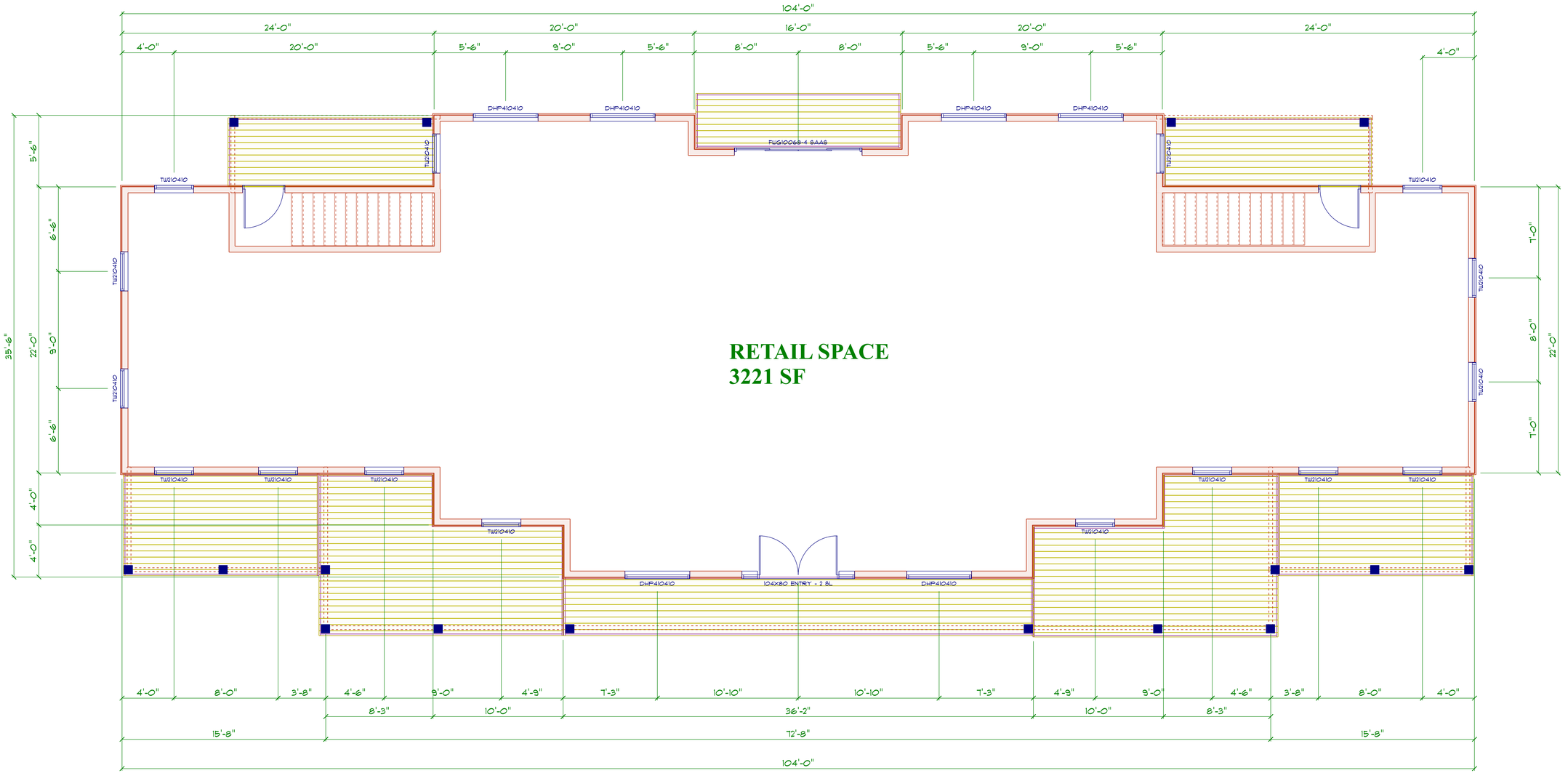


LEFT-(EAST)

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

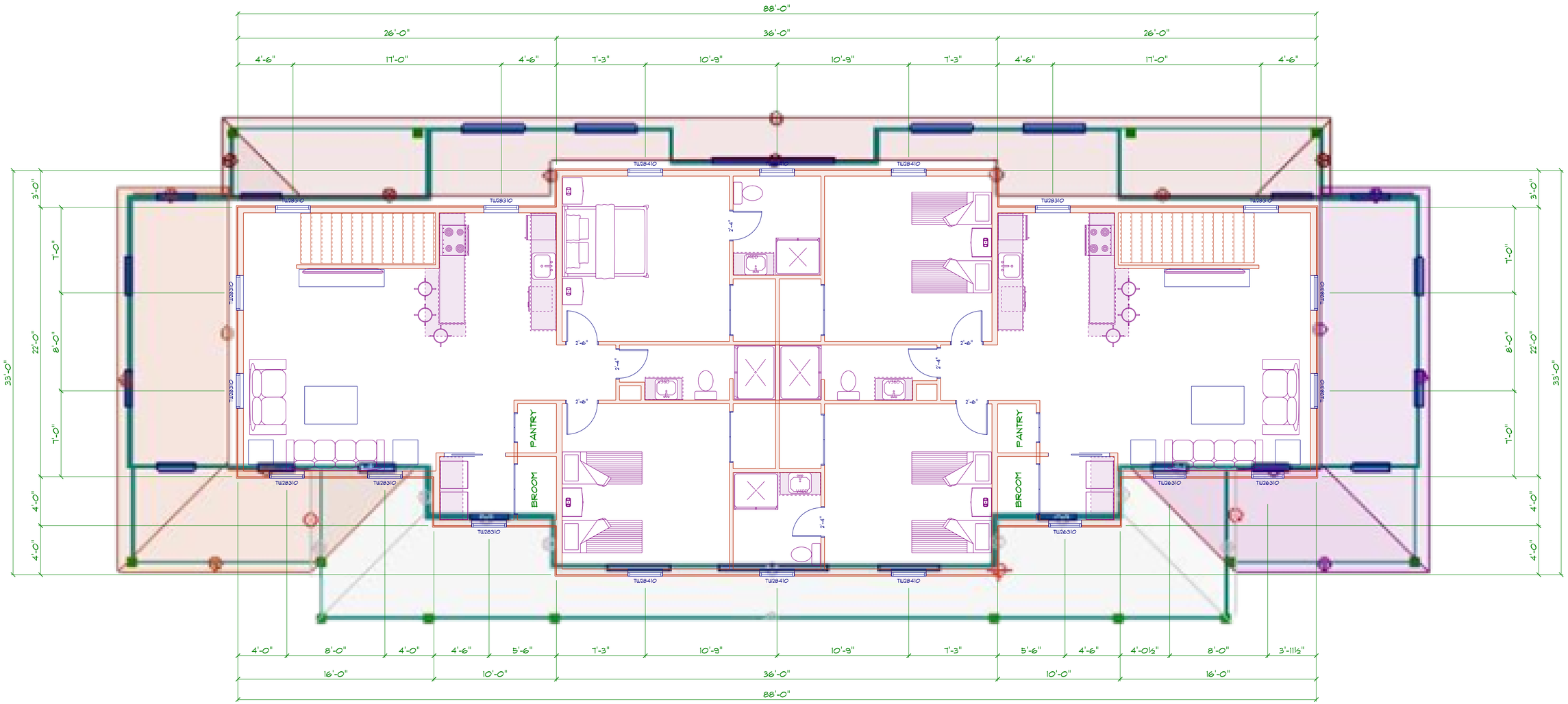
PRODUCT CODE	SIZE	COUNT
36X80 4 LIGHT	3'-0" X 6'-8"	1
DBL 6 PANEL WITH SIDELIGHTS	8'-8" X 6'-8"	1
DHP410410	4'-11 5/16" x 5'-0⅞"	6
FWG10068-4 SAAS	9'-9 X 6'-8"	1
TW210410	2'-11⅝" x 5'-0⅞"	16

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.

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.

U.S. Postal Service™
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)	
☐ 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

0056 7

Postmark Here

11/14/2024

PLANZER NEIL R & ANDREA N
22 BLUEBIRD LANE
NANTUCKET, MA 02554

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

9589 0710 5270 1006 2105 37

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

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

New York, NY 10019

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 Postag	$5.58

0056 7

Postmark Here

11/14/2024

Sent To
EL KAM REALTY COMPANY
Street and A 3 WEST 57TH STREET 7TH FL NEW
City, State, Z YORK, NY 10019

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 1006 2105 20

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

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

Naples, FL 34110

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

0056 7

Postmark Here

11/14/2024

Sent To RAYMOND: LAURA BRUSCATES
Street and Apt. No., or PO Box No. 5795 GRANDE RESERVE WAY # 1003
City, State, ZIP+4® NAPLES, FL 34110

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®.

Wilmington, MA 01887

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 P	$5.58

0056 7

Postmark Here

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

9589 0710 5270 1006 2105 13

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

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

West Chester, PA 19380

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
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

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

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

Wilmington, MA 01887

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
	$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.

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

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

The certificate is valid for three years from 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 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 _____

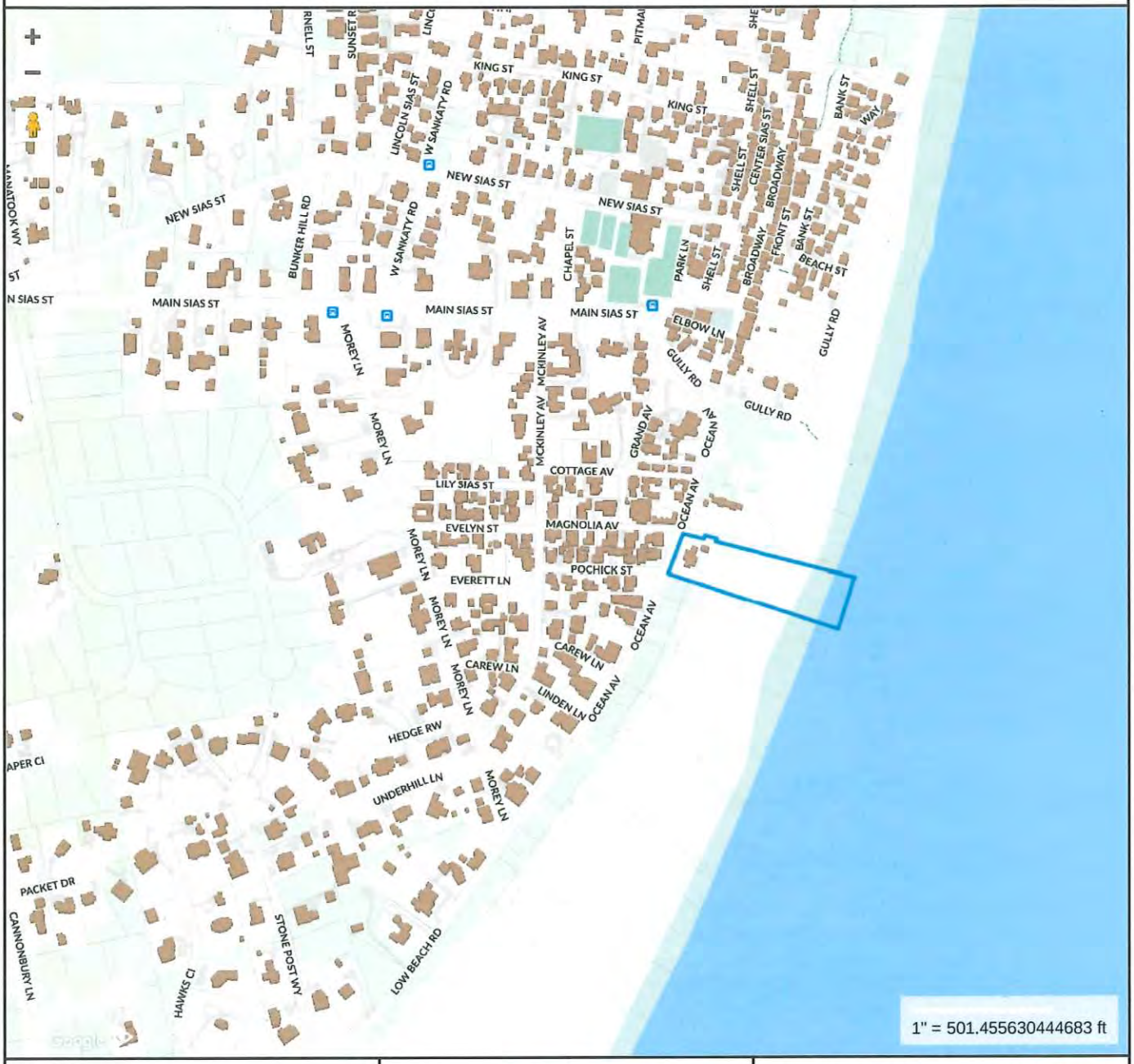
Trim _____ Sash _____ Doors _____

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

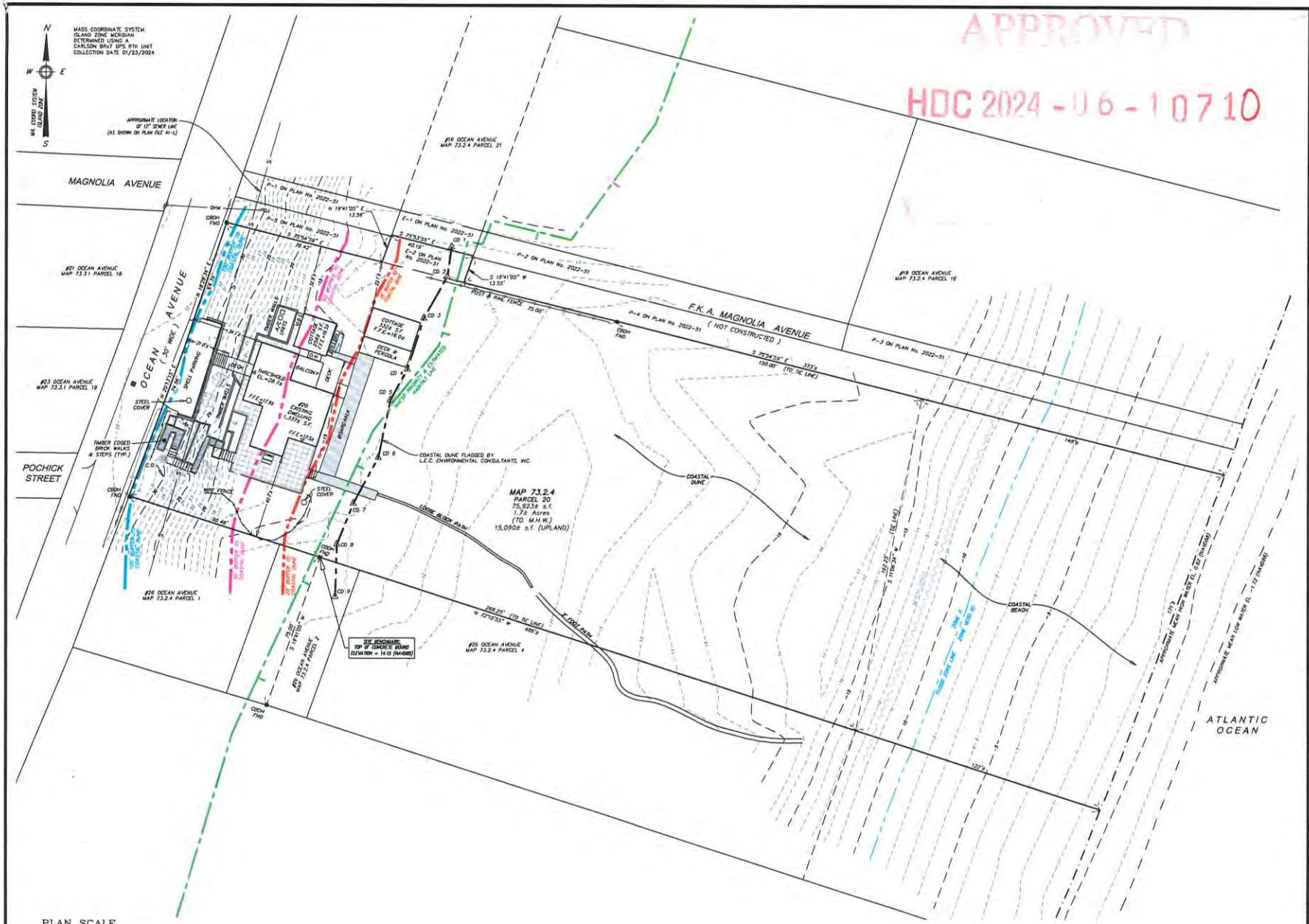
HDC 2024-06-10710

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.

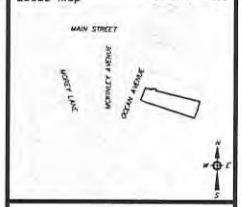


APPROVED

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
WESTPORT, 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

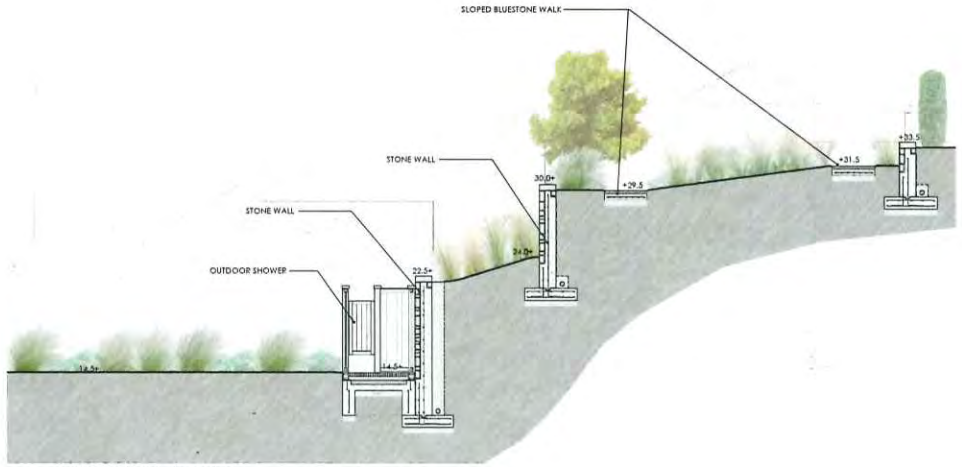
September 10, 2024

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

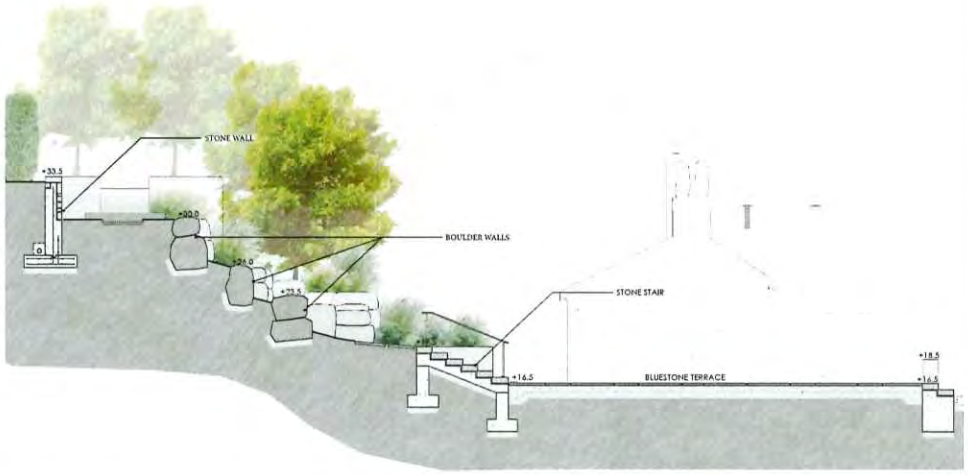
L1



Ⓐ ELEVATION A



Ⓑ SECTION / ELEVATION B



Ⓒ SECTION / ELEVATION C

APPROVED
HDC 2024-06-10710
Changes
Without HDC Approval

SECTIONS AND ELEVATIONS

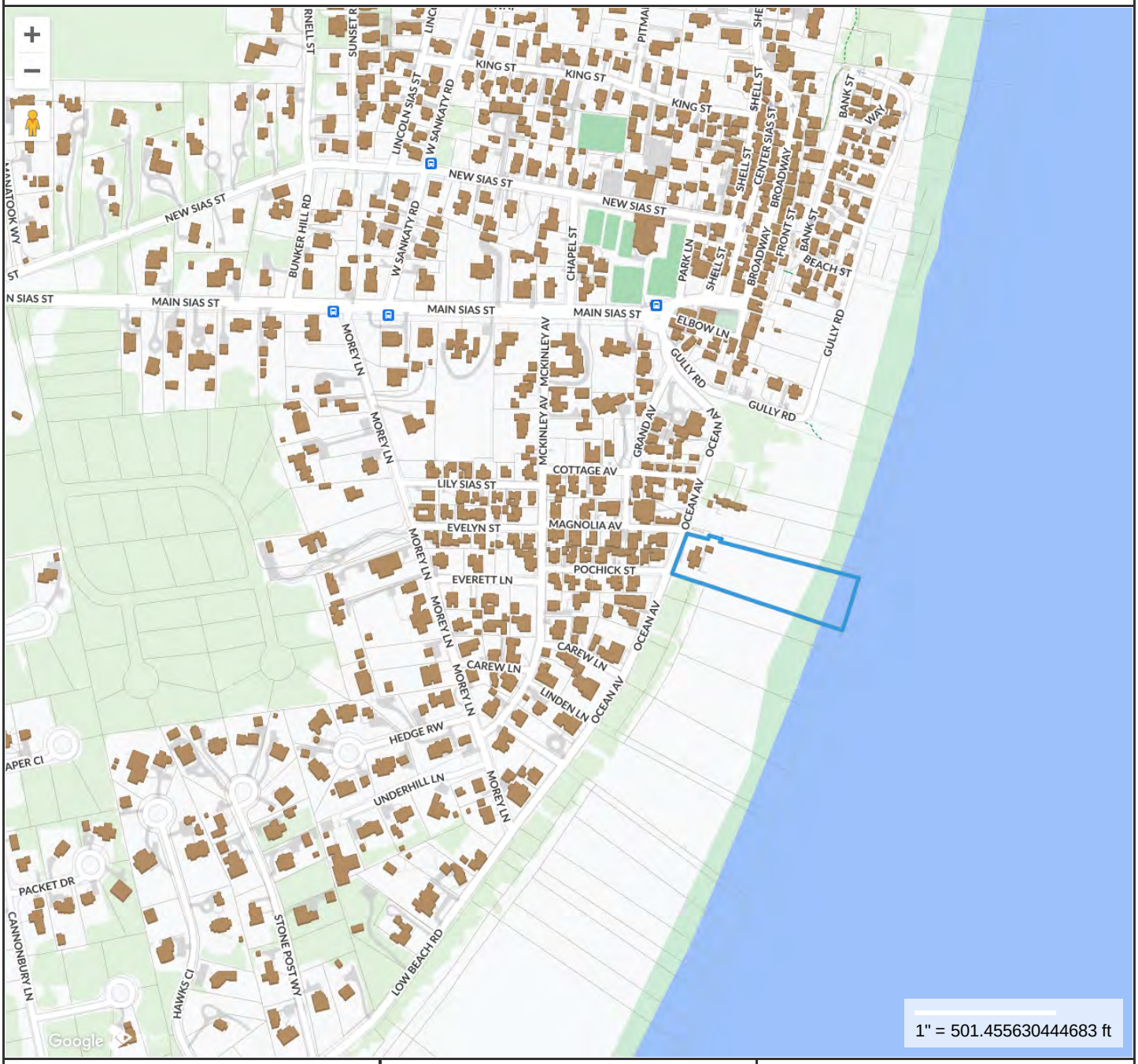
20 OCEAN AVENUE

SIASCONSET, MASSACHUSETTS

September 10, 2024

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

L2



Property Information

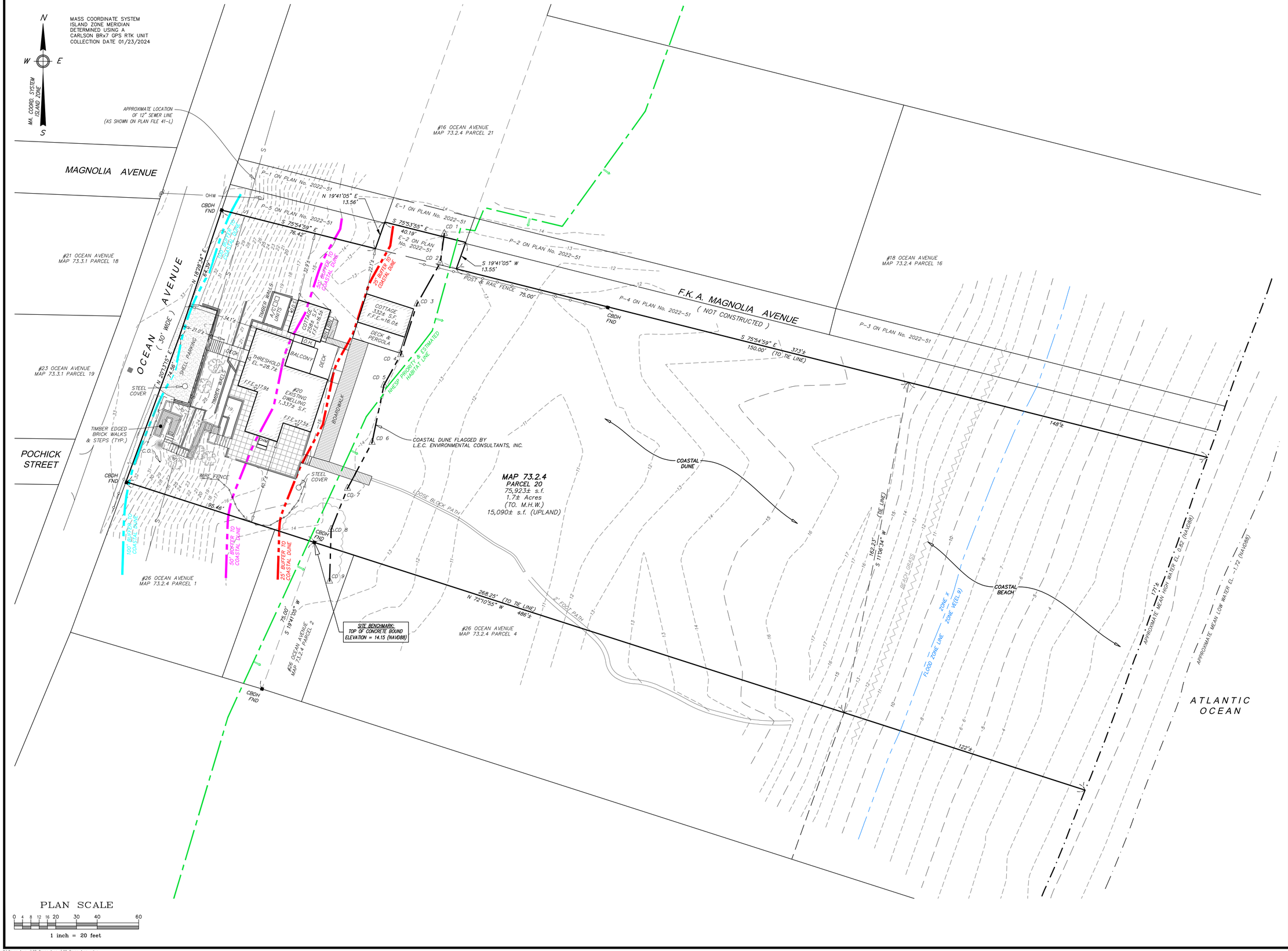
Property ID	11976
Location	20 OCEAN AV
Owner	STUNTZ ELIZABETH COHN TRUSTEE

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
Data updated Jan. 2021

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



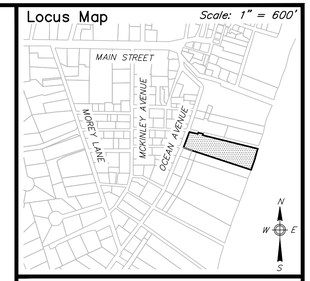
PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

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:	3% (MAX)	2.5% (1,927± s.f.)

Prepared By:

BRACKEN ENGINEERING, INC.

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

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

EXISTING CONDITIONS PLAN IN NANTUCKET (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



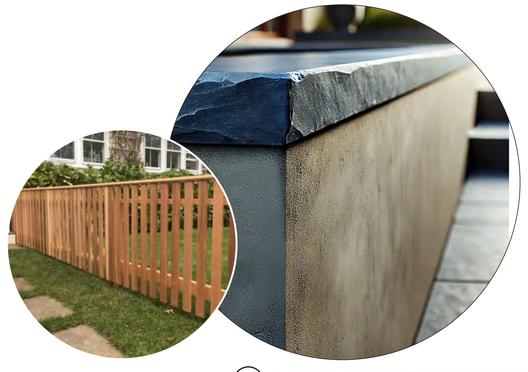
5 STONE STAIR



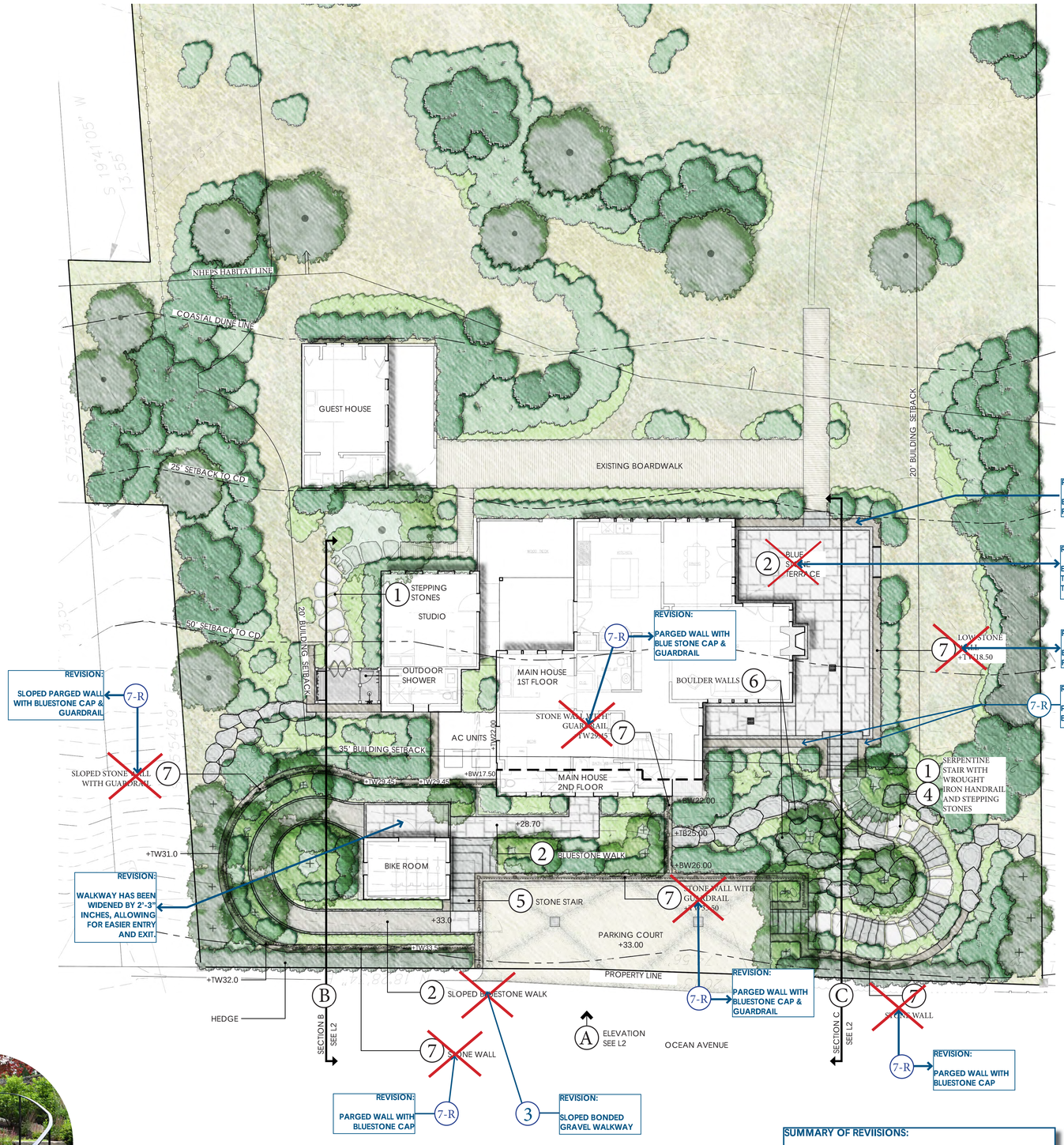
6 BOULDER WALLS



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"

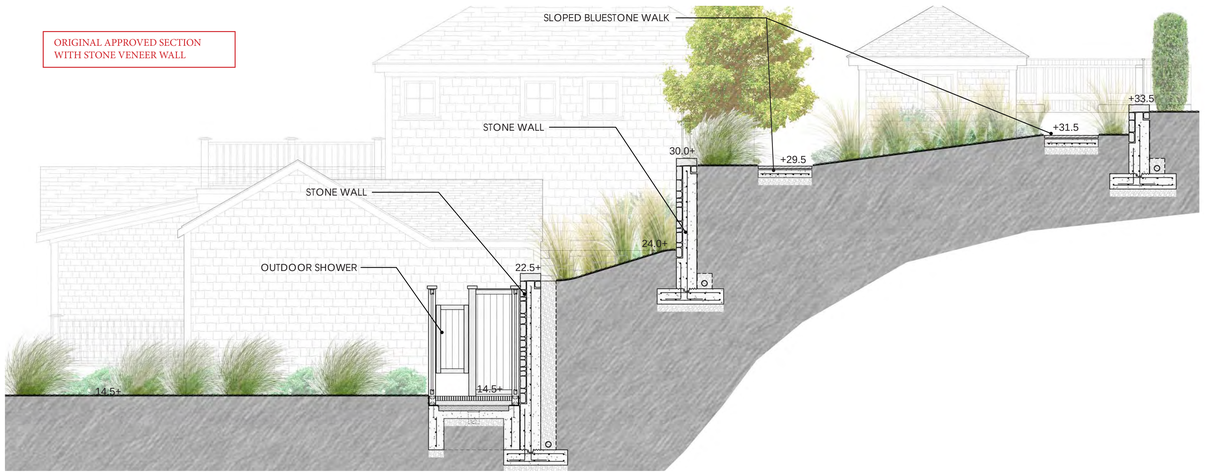
L1

ORIGINAL APPROVED SECTION
WITH STONE VENEER WALL



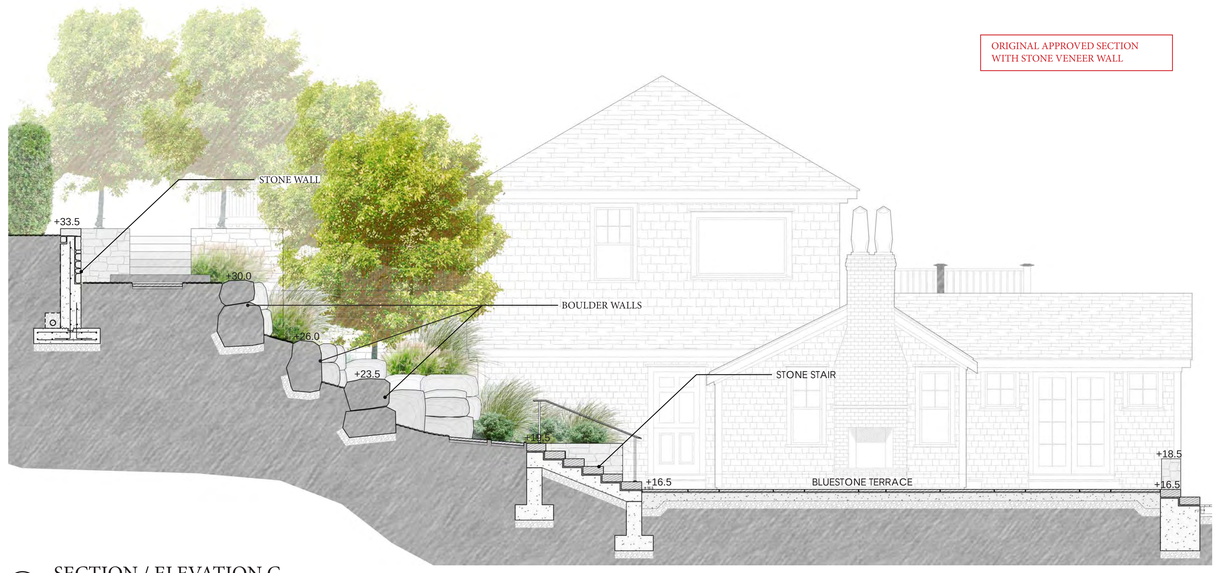
A ELEVATION A

ORIGINAL APPROVED SECTION
WITH STONE VENEER WALL



B SECTION / ELEVATION B

ORIGINAL APPROVED SECTION
WITH STONE VENEER WALL



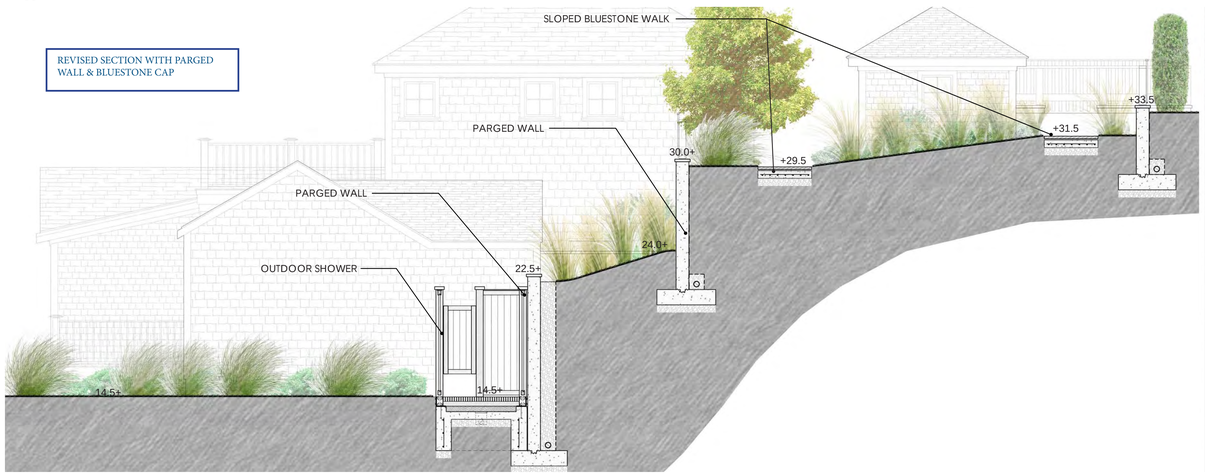
C SECTION / ELEVATION C

REVISED SECTION WITH PARGED
WALL & BLUESTONE CAP



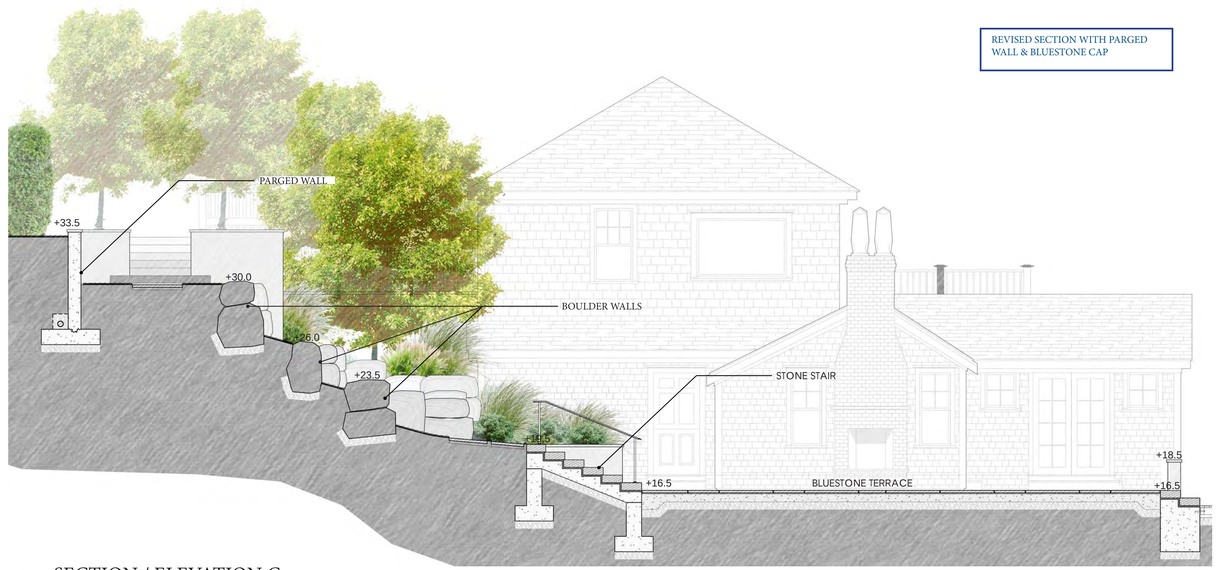
A ELEVATION A

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

RECEIVED
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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NOV 15 2024
By

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

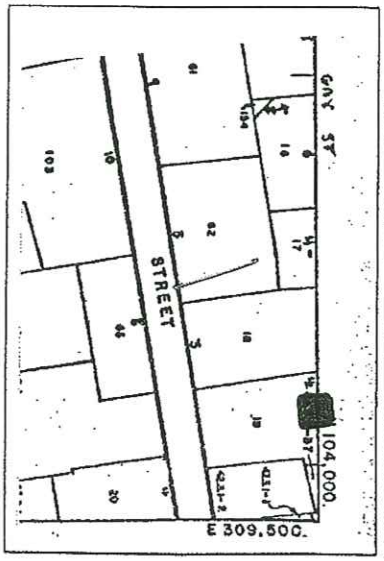
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
moved after 1892 and before 1898 - Sanborn maps

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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By

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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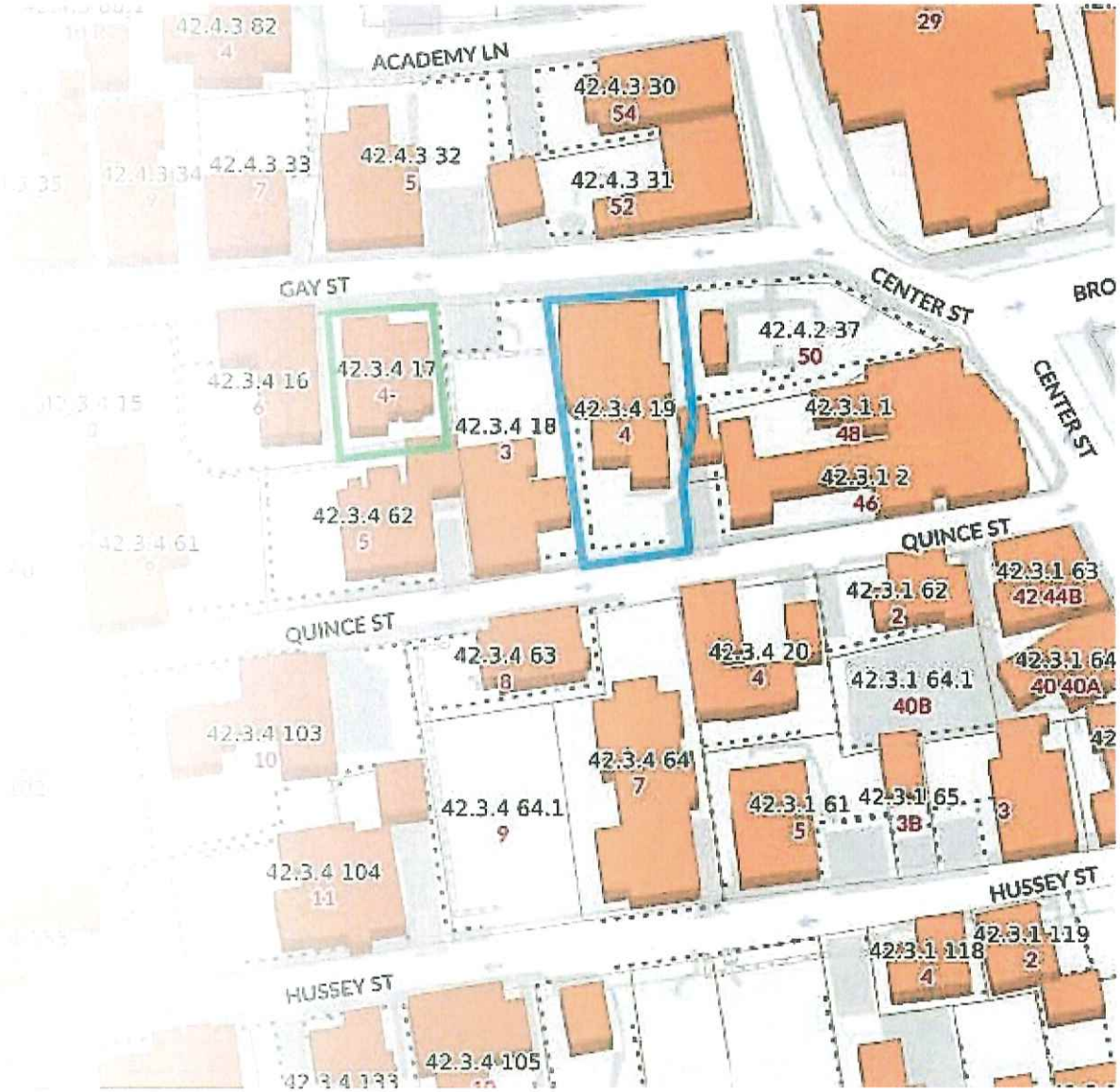


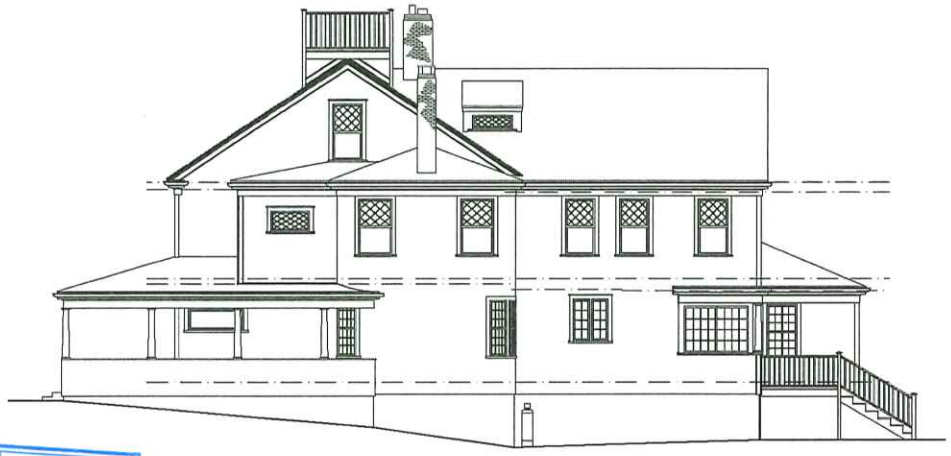
EXISTING HOUSE ELEVATIONS



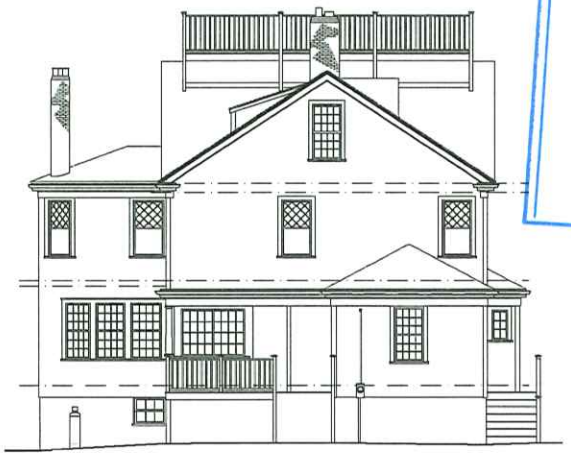




EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

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MARIO RESIDENCE

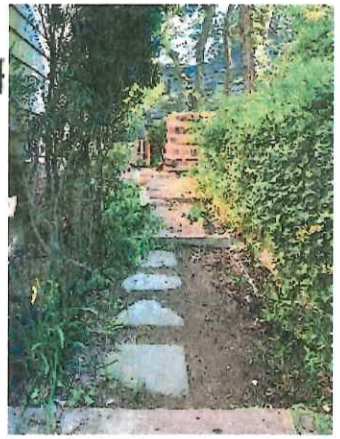
LANDSCAPE PLANTING PLAN 8/20/24 CTD

4 GAY STREET









NORTH

PICKET FENCE TO CONTINUE LIKE NEXT DOOR

PORCH

GARAGE

PORCH

EXISTING HEDGE

OUTDOOR SHOWER (HYW)

FASTIGIT OAK HEDGE W/ BRYBERRY UNDER-GROWTH

COPY FENCE NEXT DOOR AND MAKE GATE FOR DRIVEWAY

TURN ASPHALT APRON INTO CONTINUATION OF BRICK

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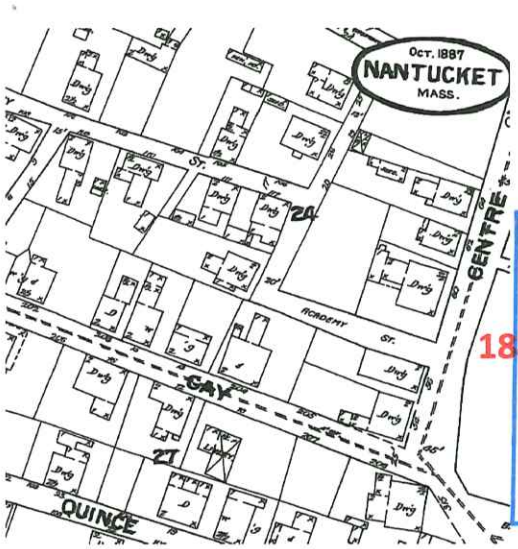
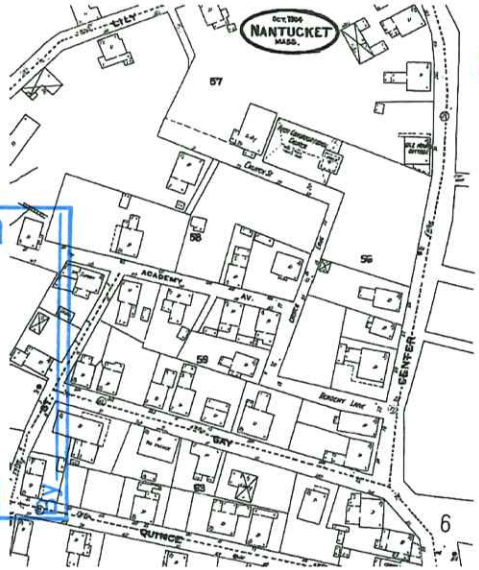
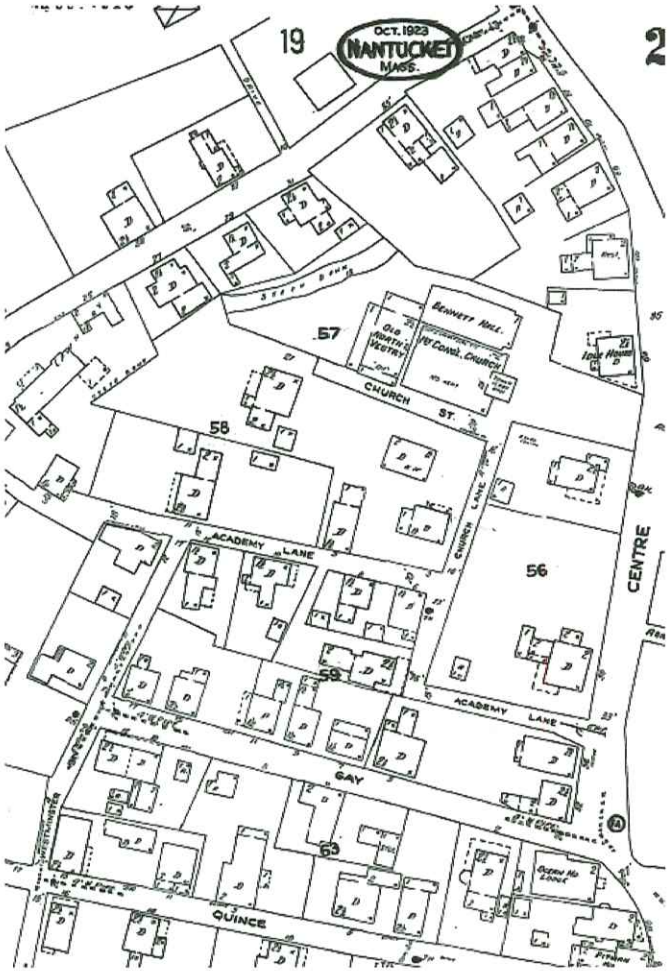


1887

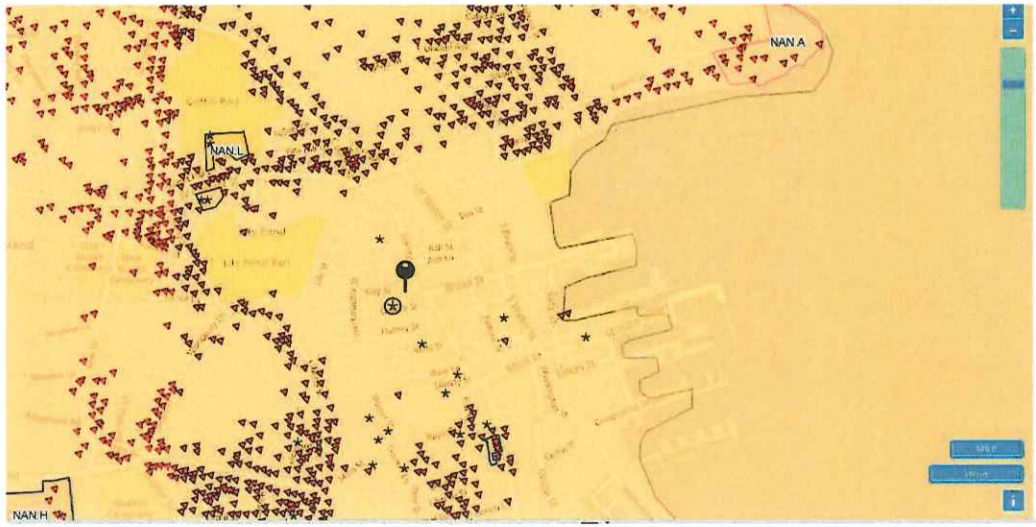
RECEIVED
NOV 15 2024



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

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).

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.

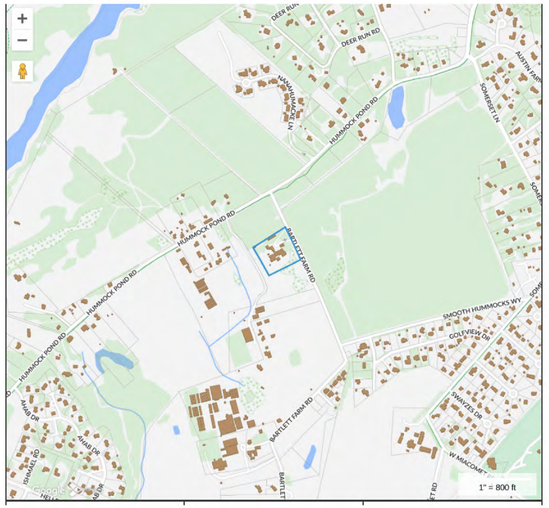
COLORS

Sidewall no additional changes
Clapboard (if applicable) _____
Roof _____
Trim _____
Sash _____
Doors _____
Deck _____
Foundation _____
Fence _____ Shutters _____

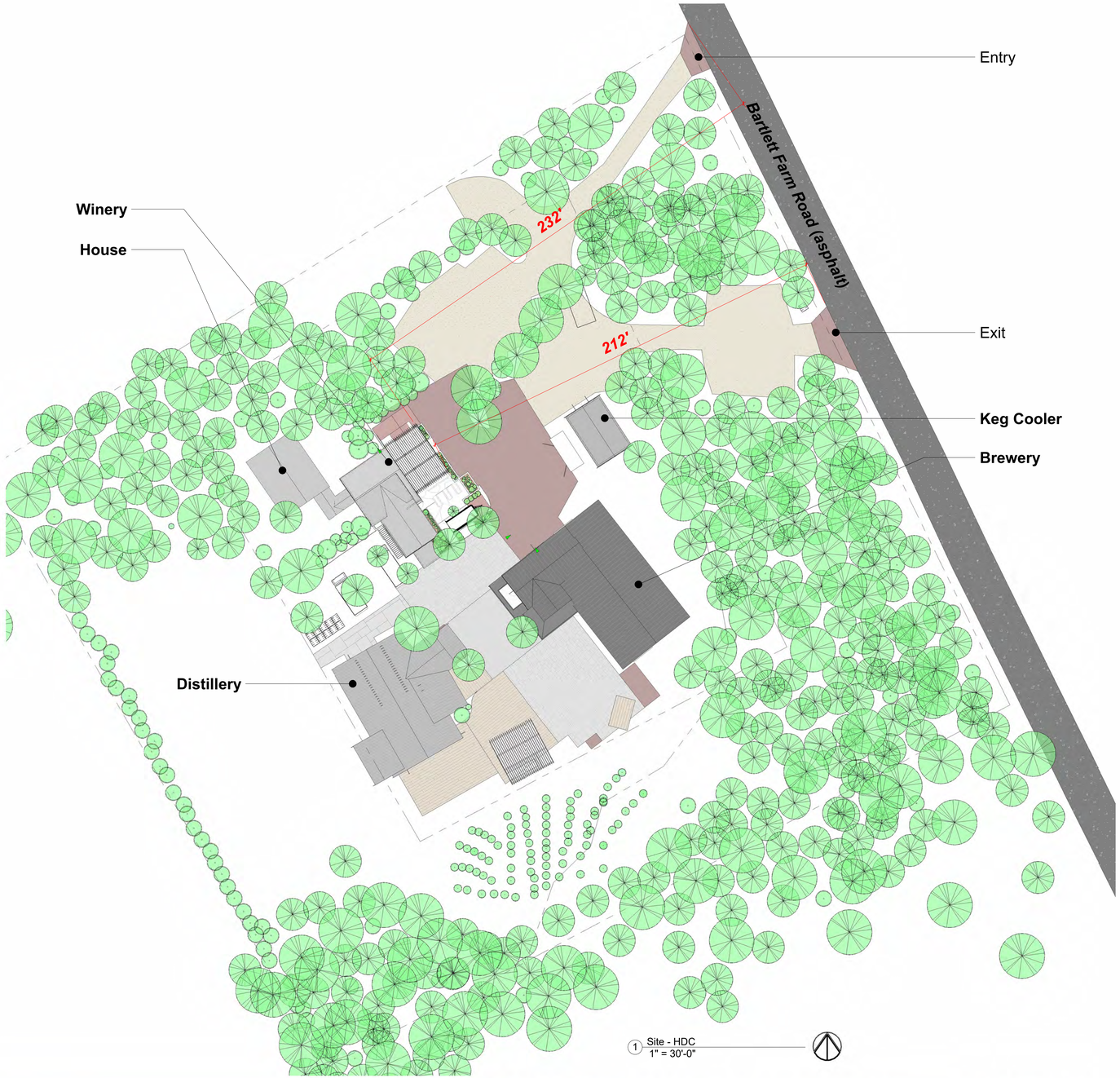
* Attach manufacturer's color samples if color is not from HDC approval list.

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

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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
Cisco Sanctuary

Project
Bartlett Farm Rd Complex

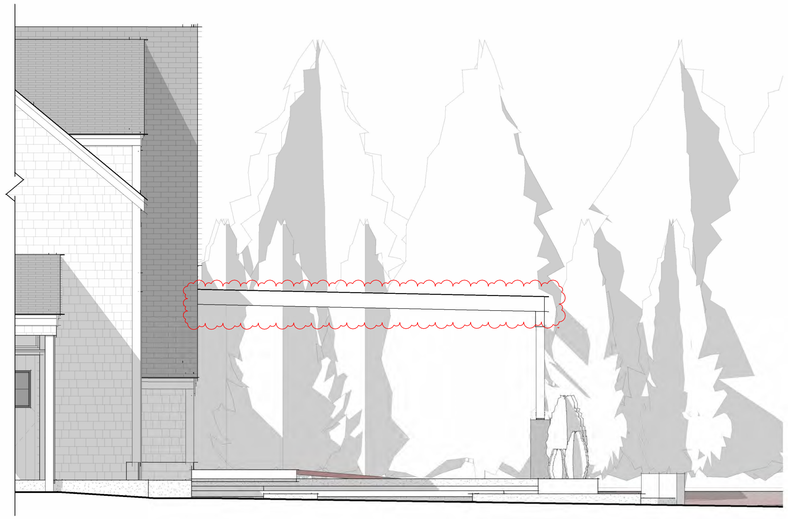
Location
5 Bartlett Farm Road
Nantucket MA 02554

Structure
Winery

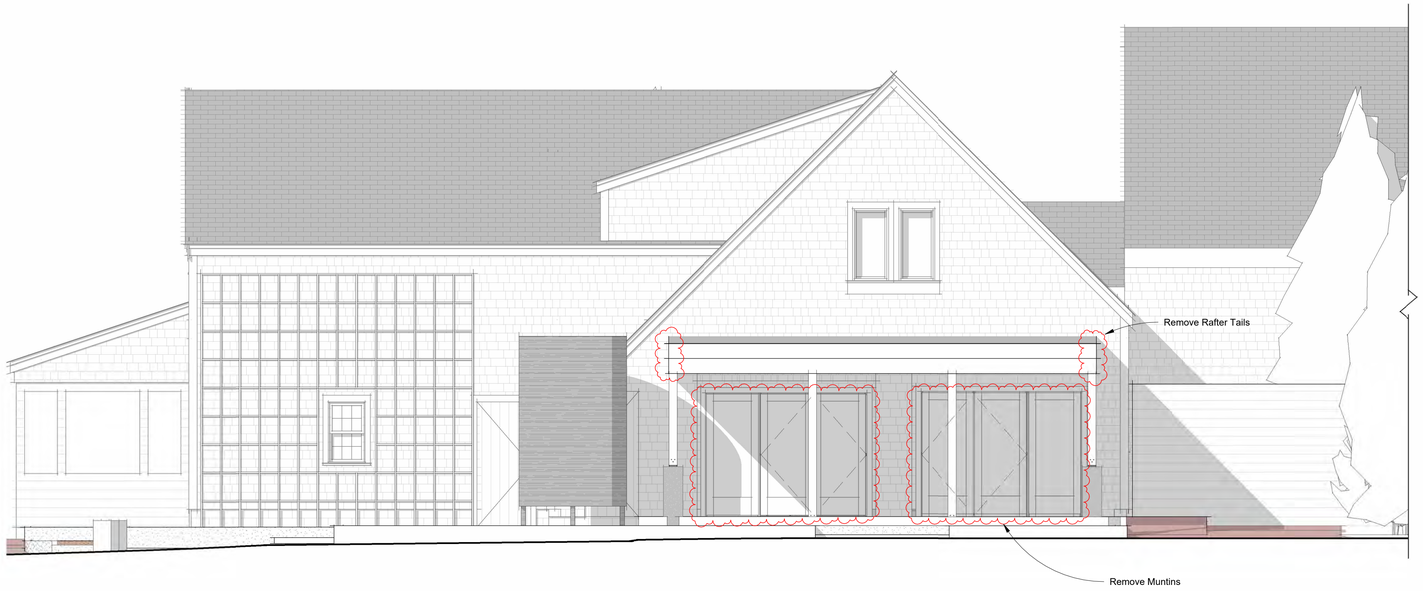
#	Description	Date
3	HDC Submission	2024.11.18

Site Plan

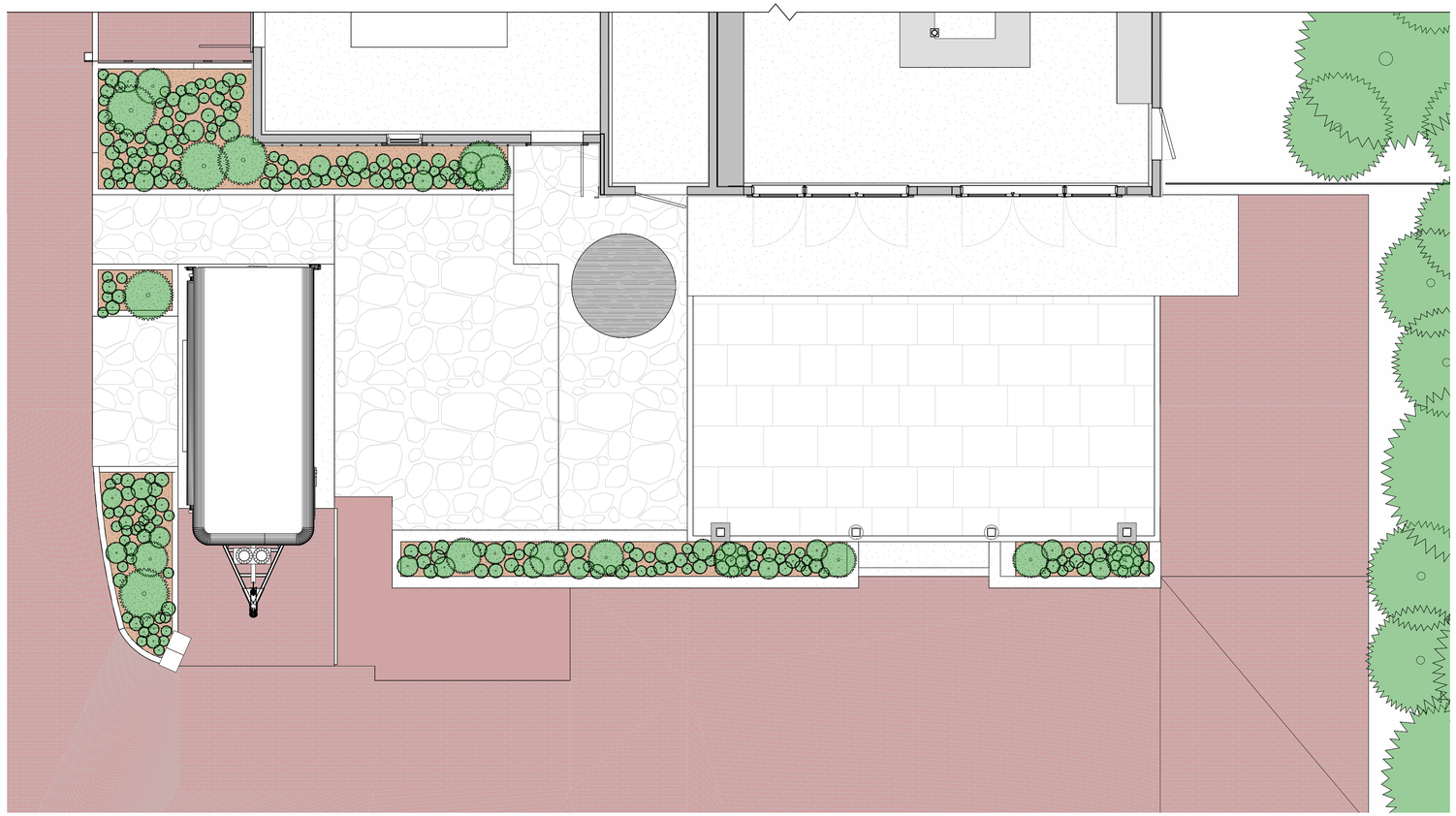
HDC3.0



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

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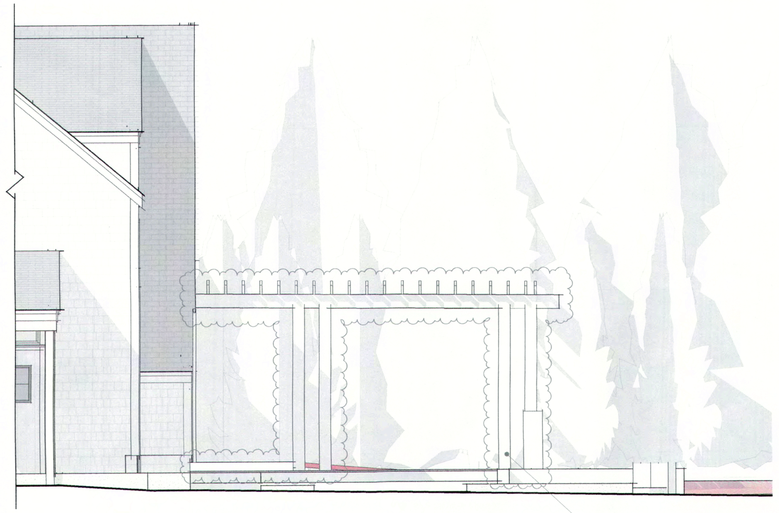
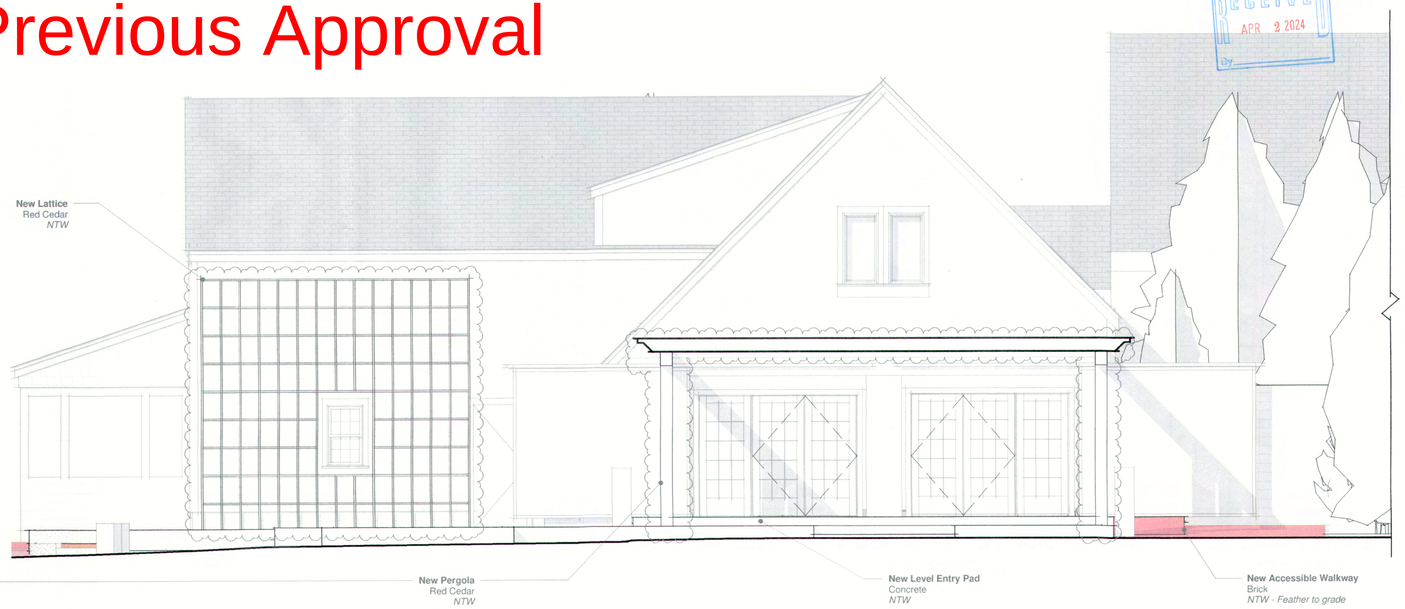
APR 2 2024
By



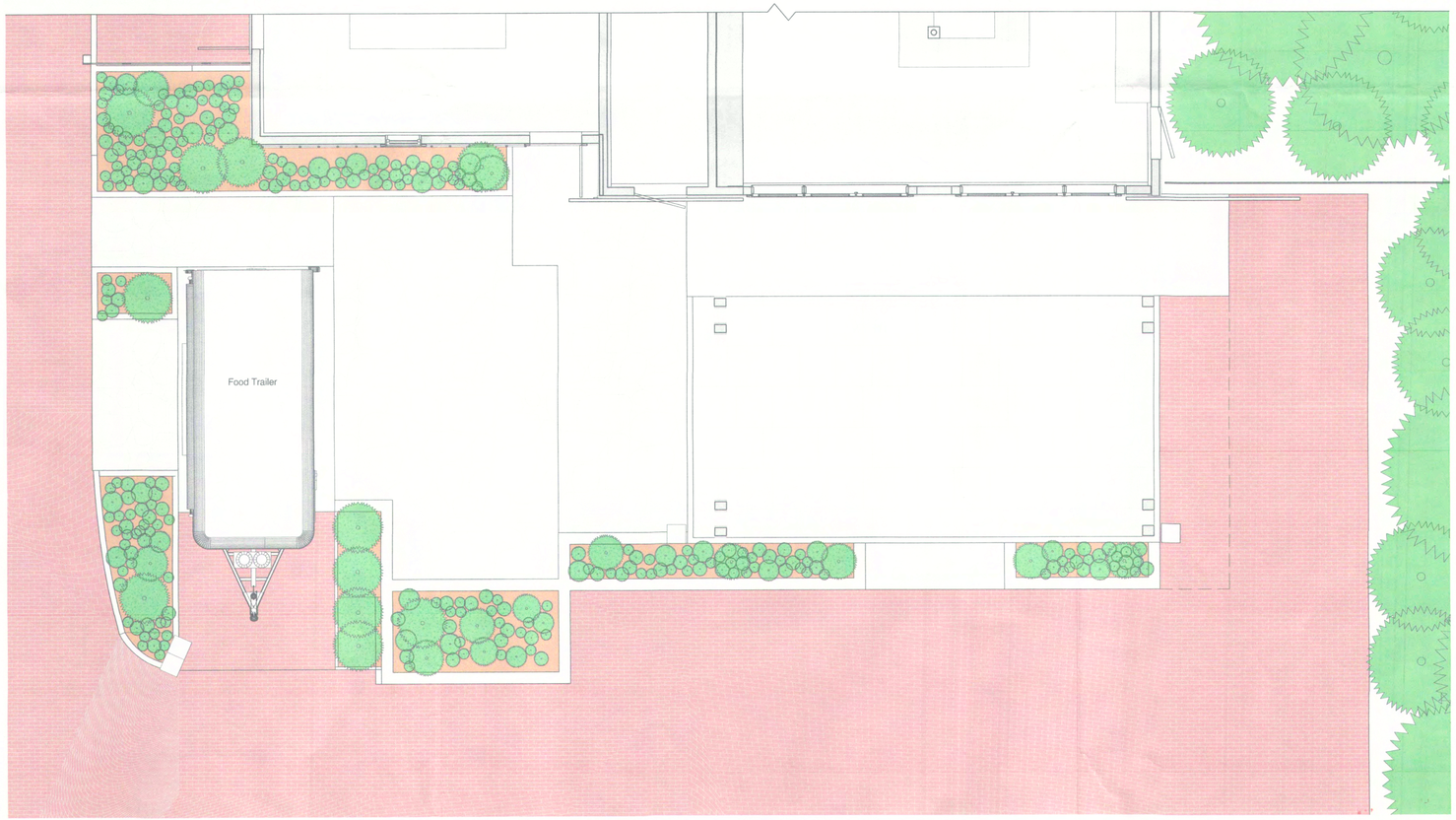
3 South - HDC - Proposed
1/4" = 1'-0"



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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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.***.
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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.**
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.**
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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

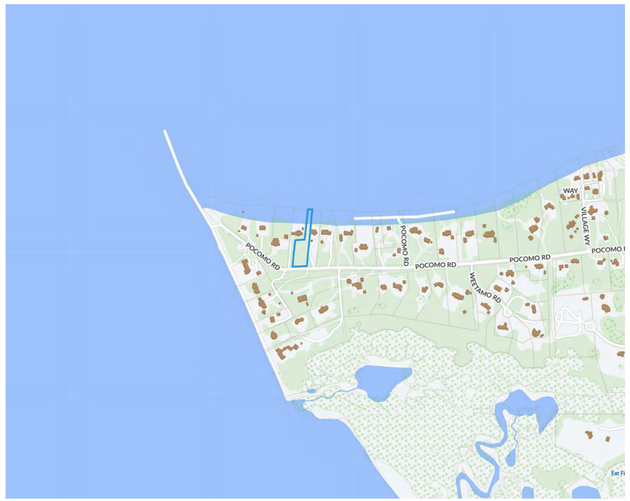
Client Signature MANAGER Date

Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554

11.18.24

HDC SUBMISSION

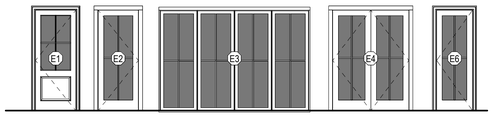


Locus Map



Window Legend

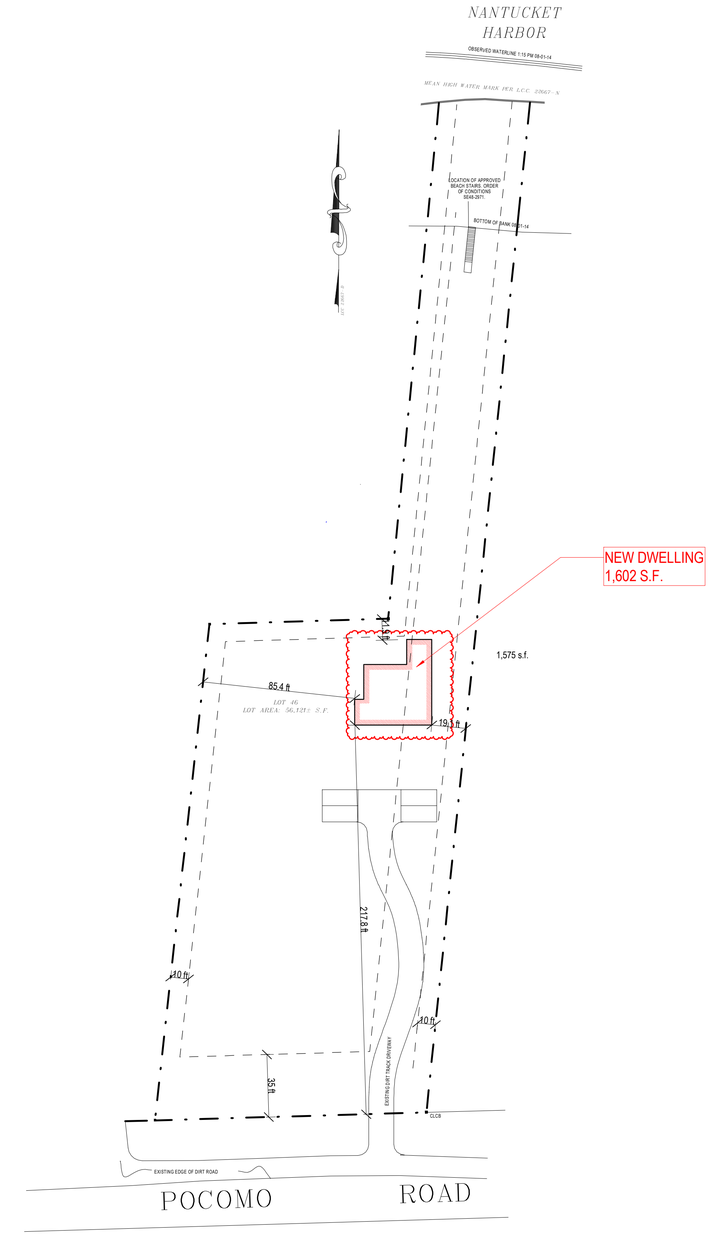
WINDOW SCHEDULE								
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
A	5	2'-10"	5'-4"	2'-10 3/4"	5'-4 3/4"	Andersen Corporation	ADH2848	≥ 30
B	3	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30
C	20	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	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

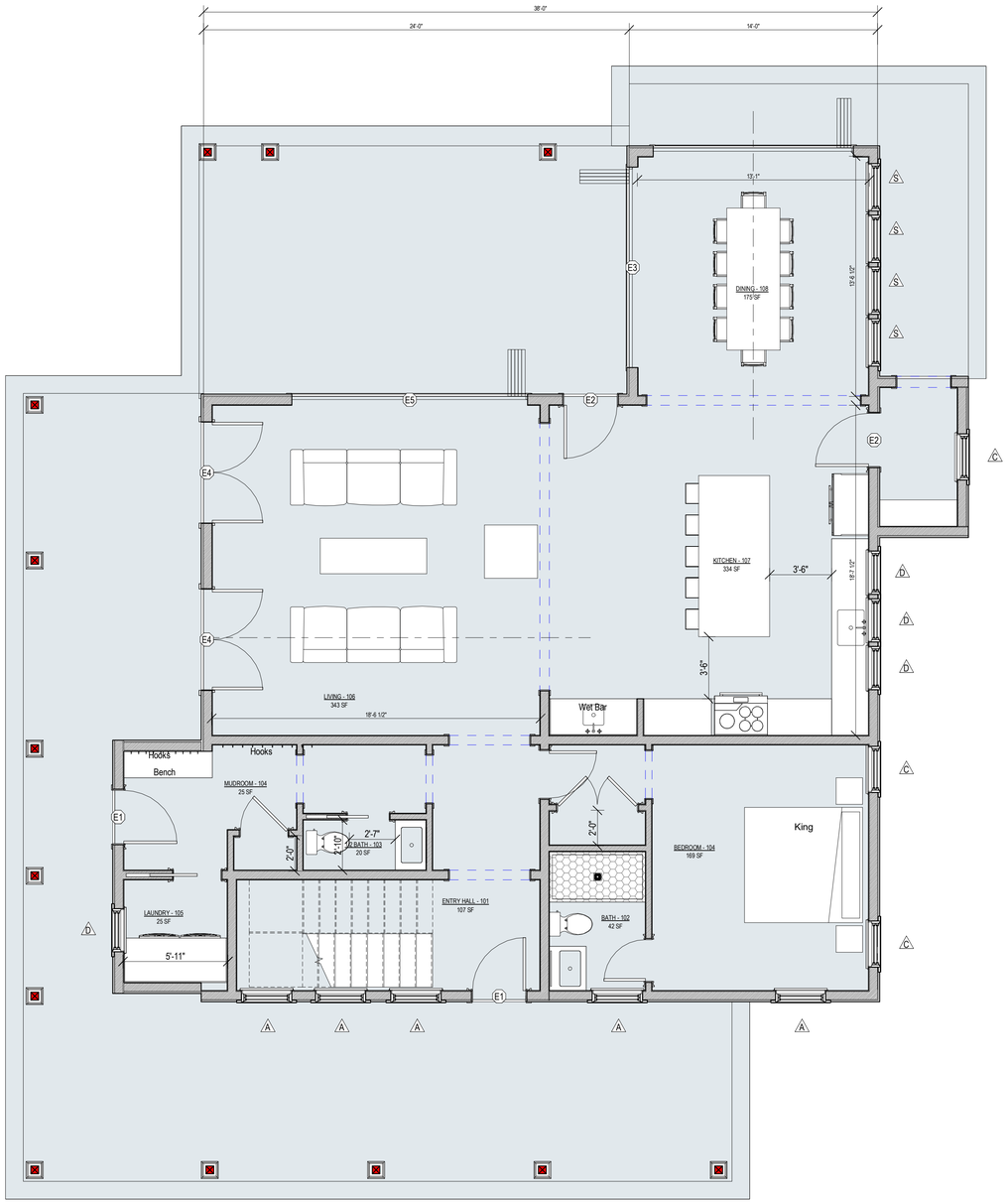
THESE DRAWINGS AND THE DESIGNS INCORPORATED THEREIN AS AN INSTRUMENT OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF EMERITUS DEVELOPMENT LTD. ALL RIGHTS RESERVED. THESE DRAWINGS ARE NOT TO BE USED FOR 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'
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Revisions

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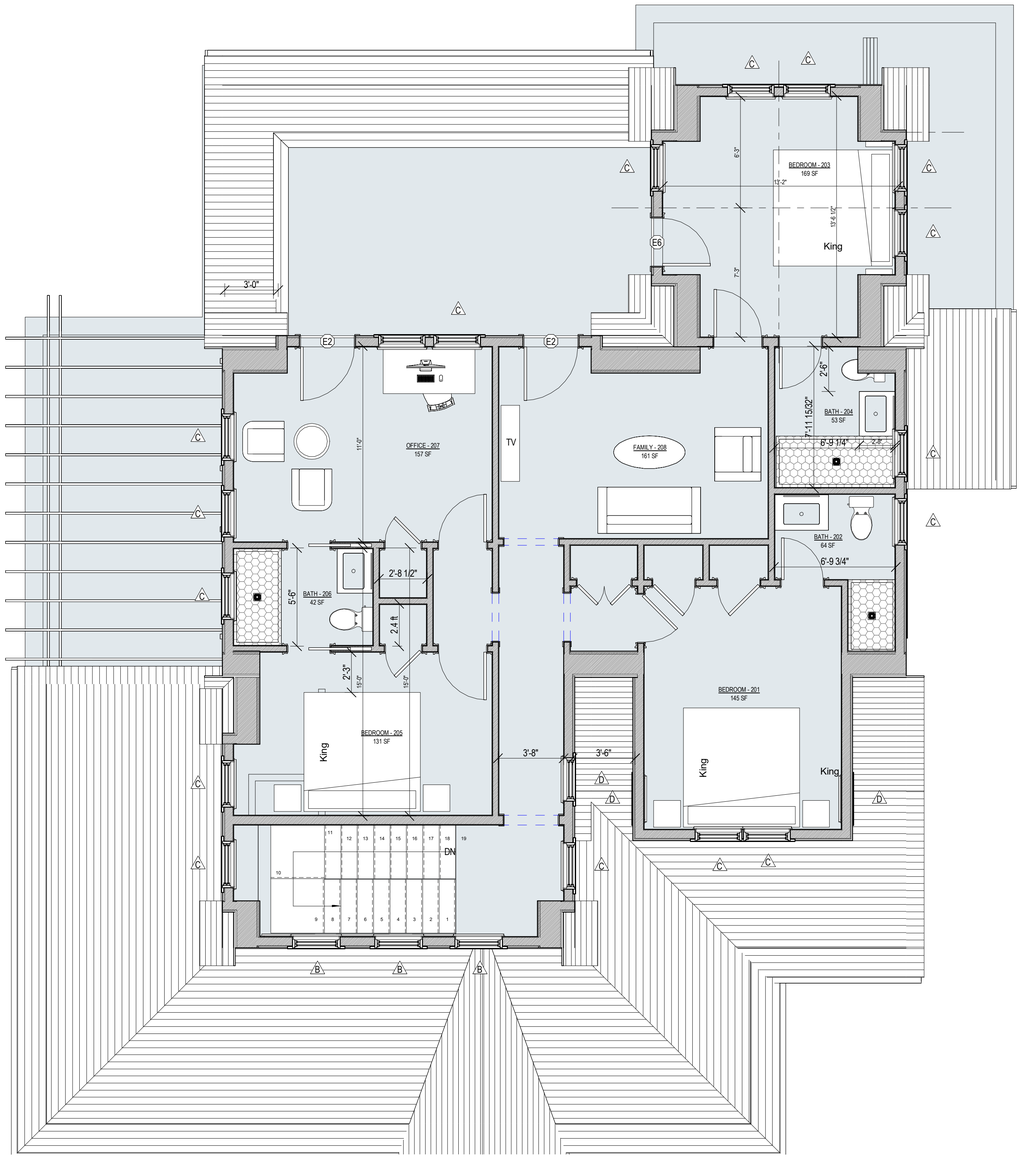
A.101
1912

11.18.24

HDC SUBMISSION



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

1912

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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

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Revisions

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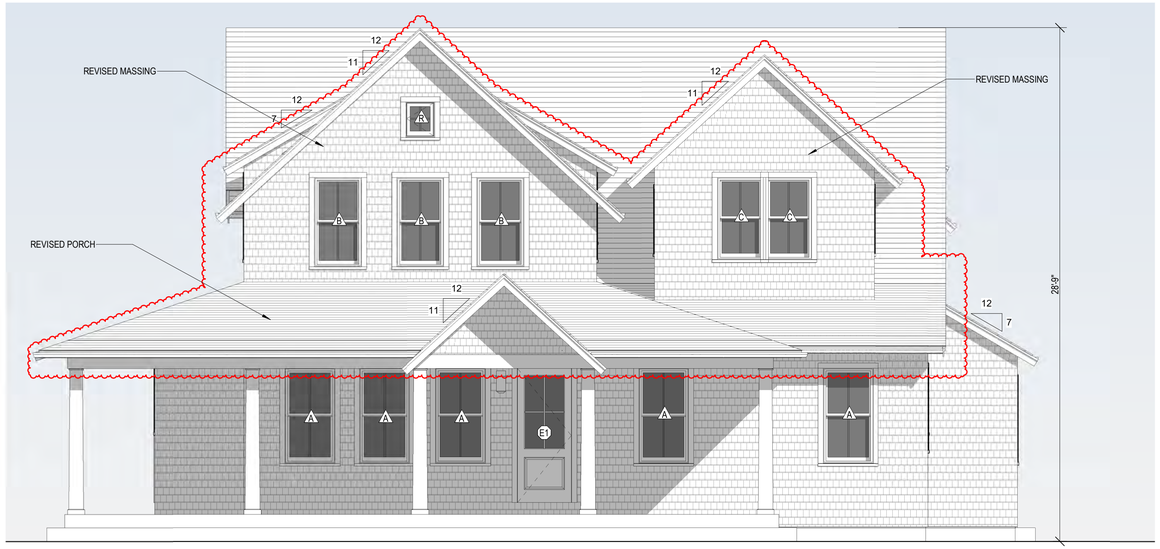
A.102
1912

11.18.24

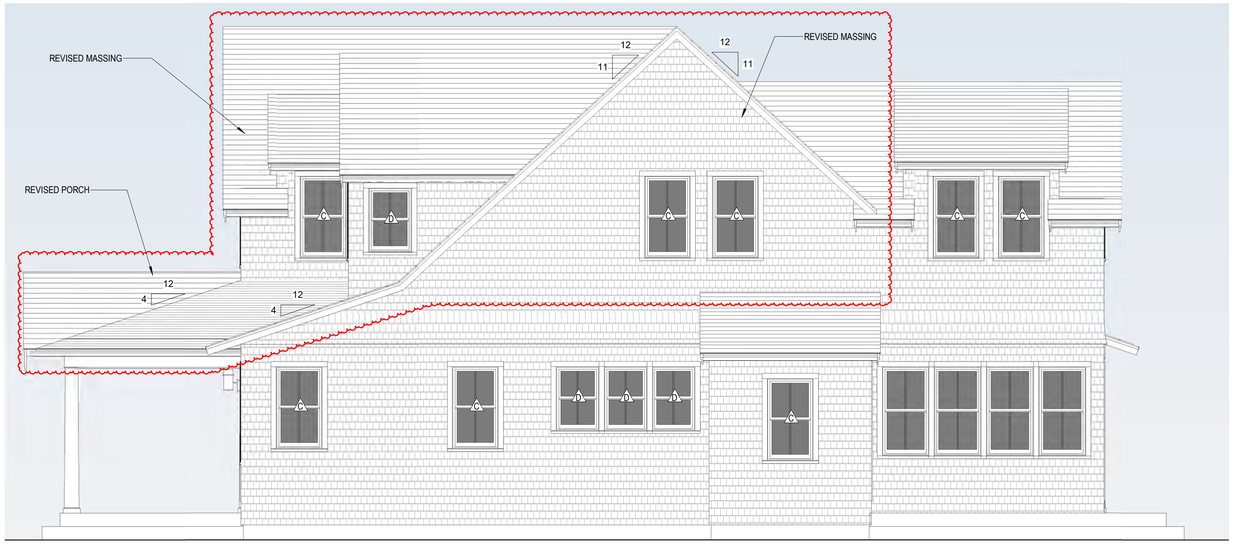
HDC SUBMISSION



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
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Allowable G.C.:	2,000 sf
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Total Proposed G.C.:	1,571 sf

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Revisions

Revision 3 Date 3

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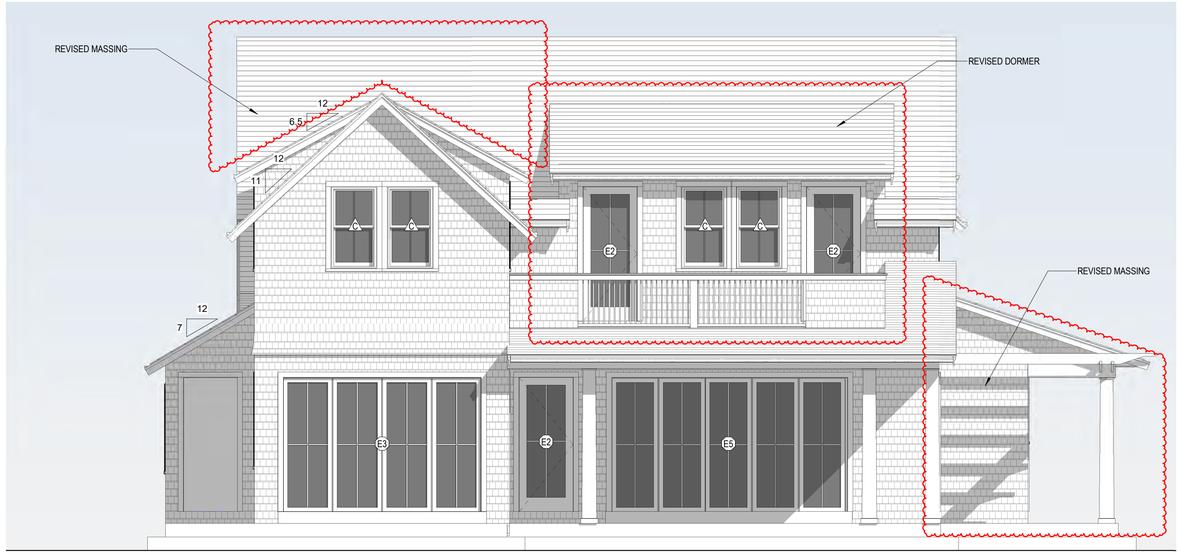
A.201
1912

11.18.24

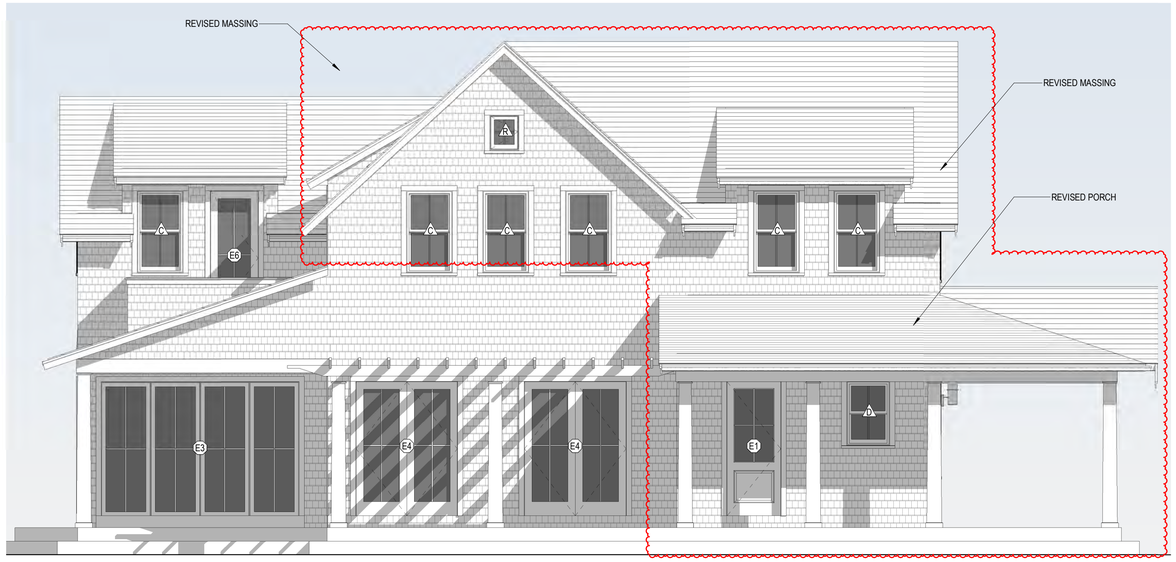
HDC SUBMISSION



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

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EXTERIOR ELEVATIONS

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Revisions

Revision 3 Date 3

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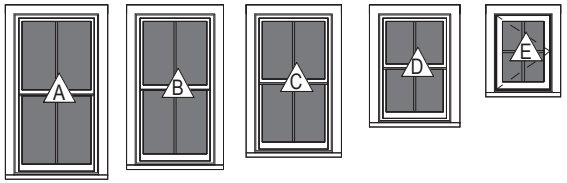
A.202
1912

Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554

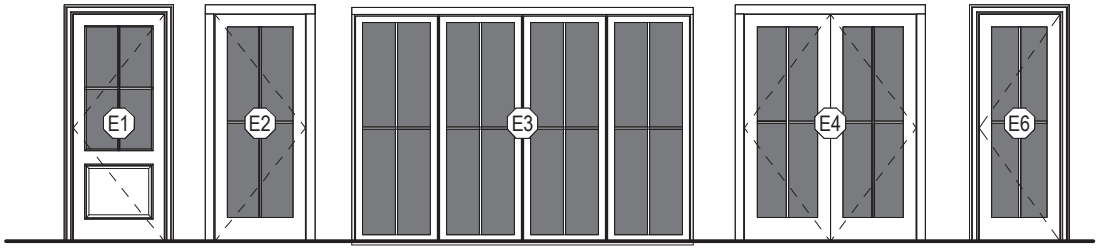


Locus Map



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
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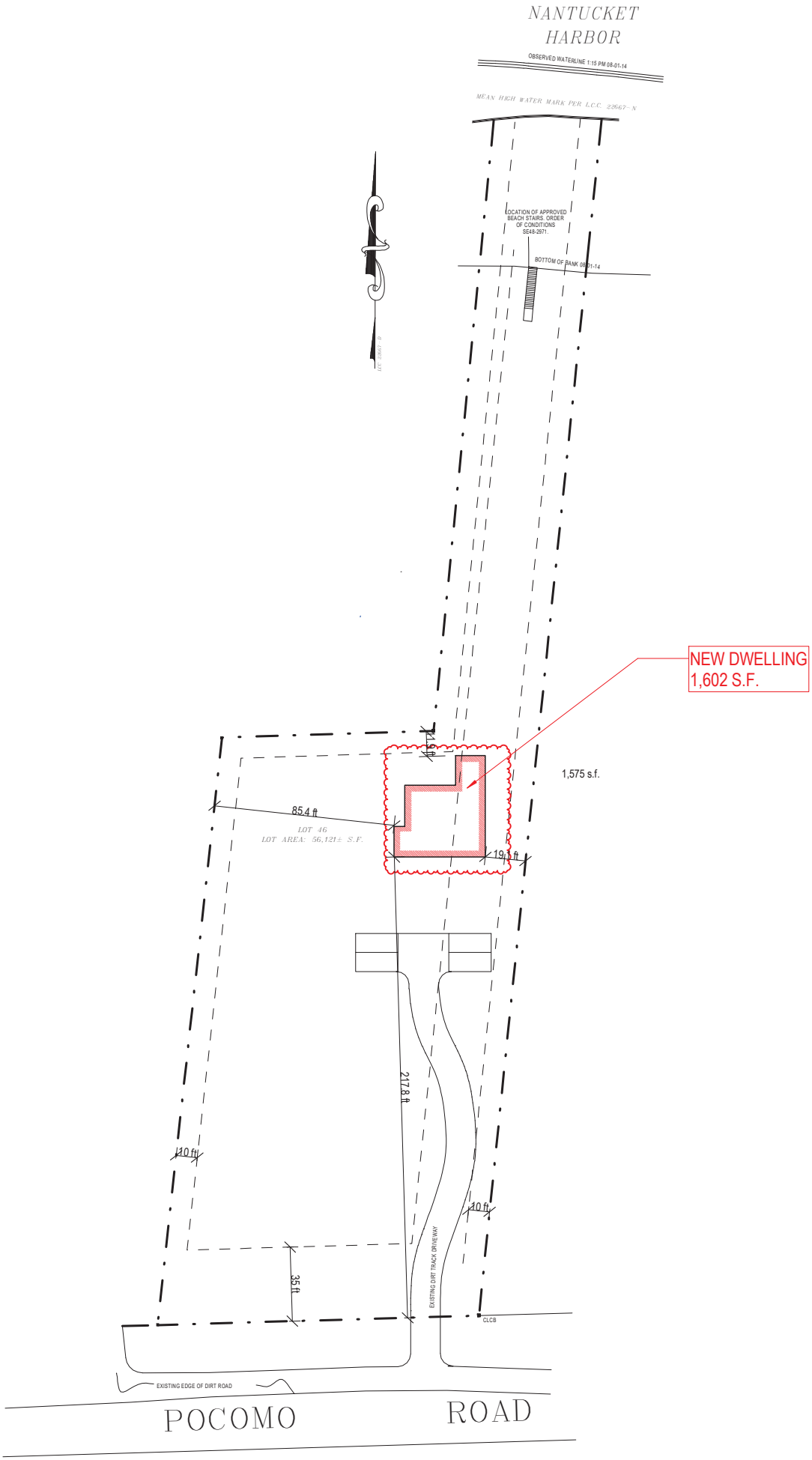
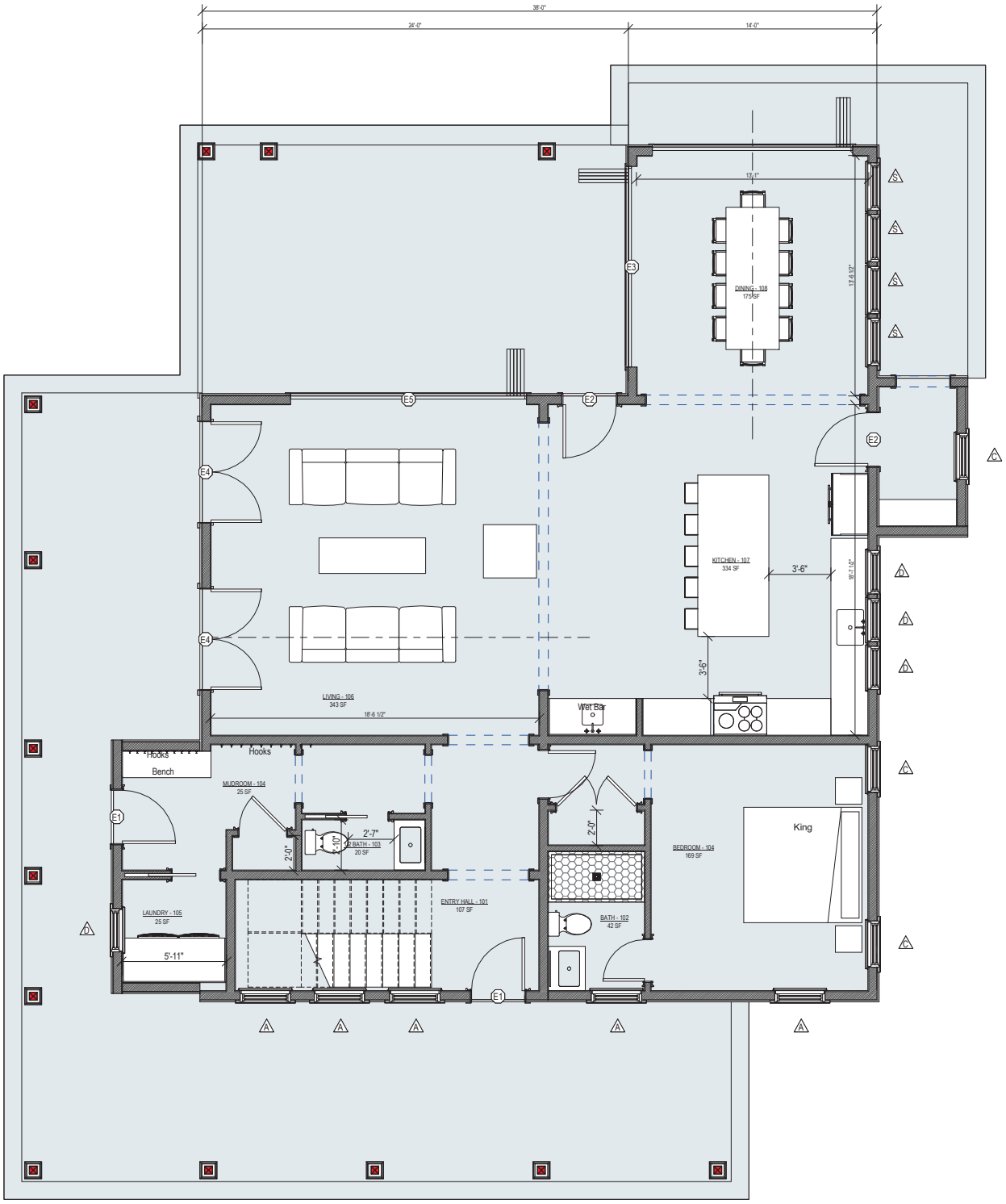
E6	1	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30
E244	2	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30



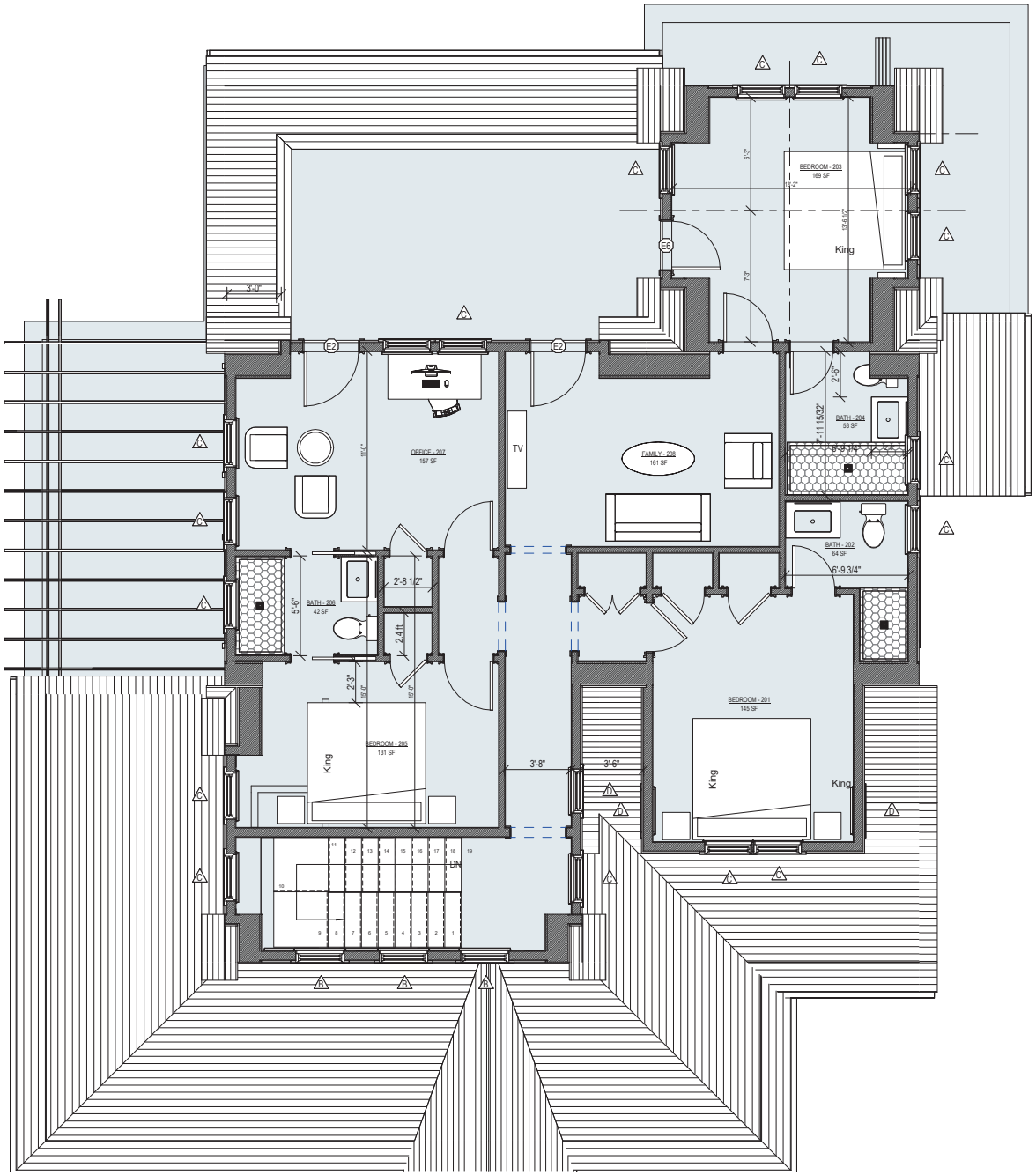
Site Plan

1" = 40'-0"



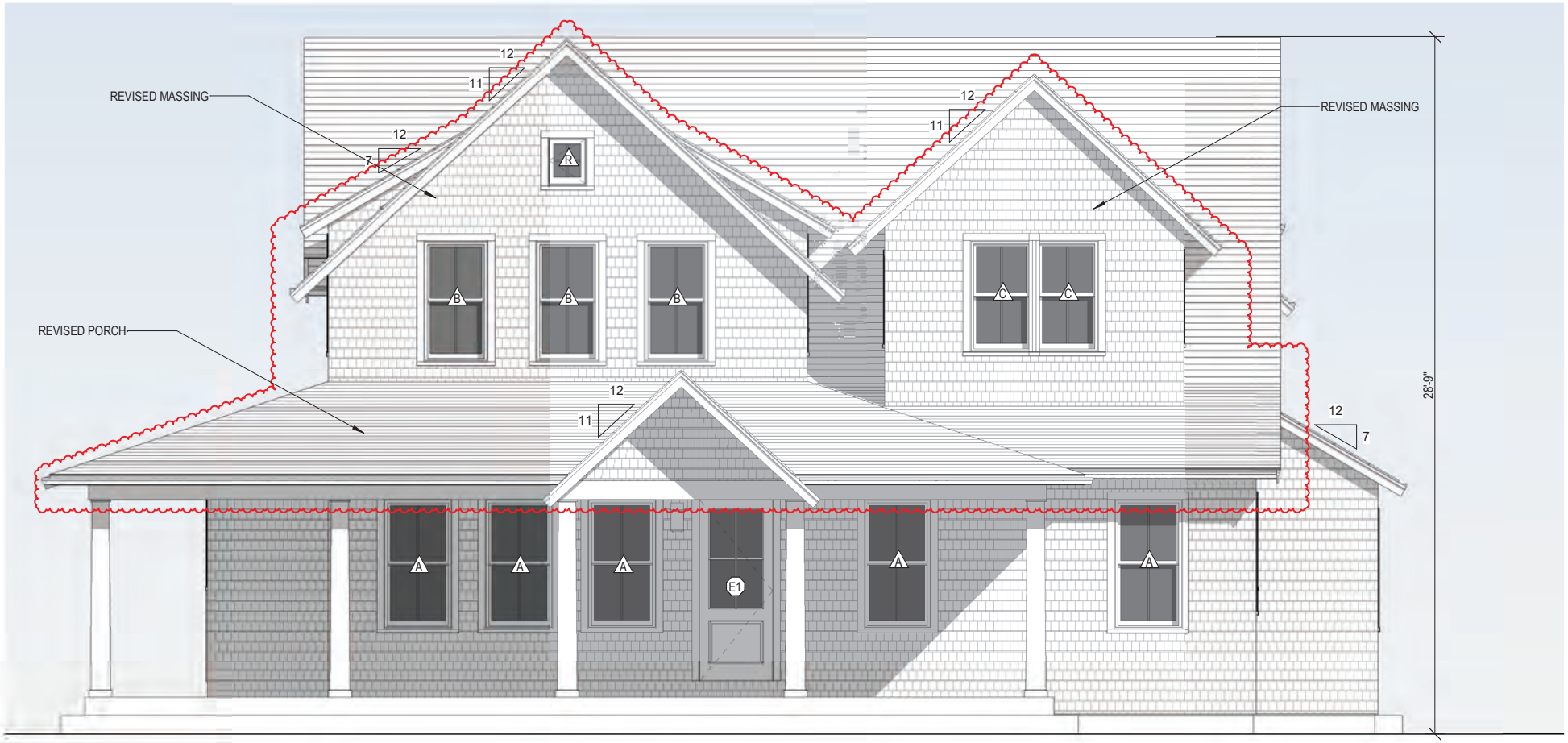
1 First Floor Plan

1/4" = 1'-0"



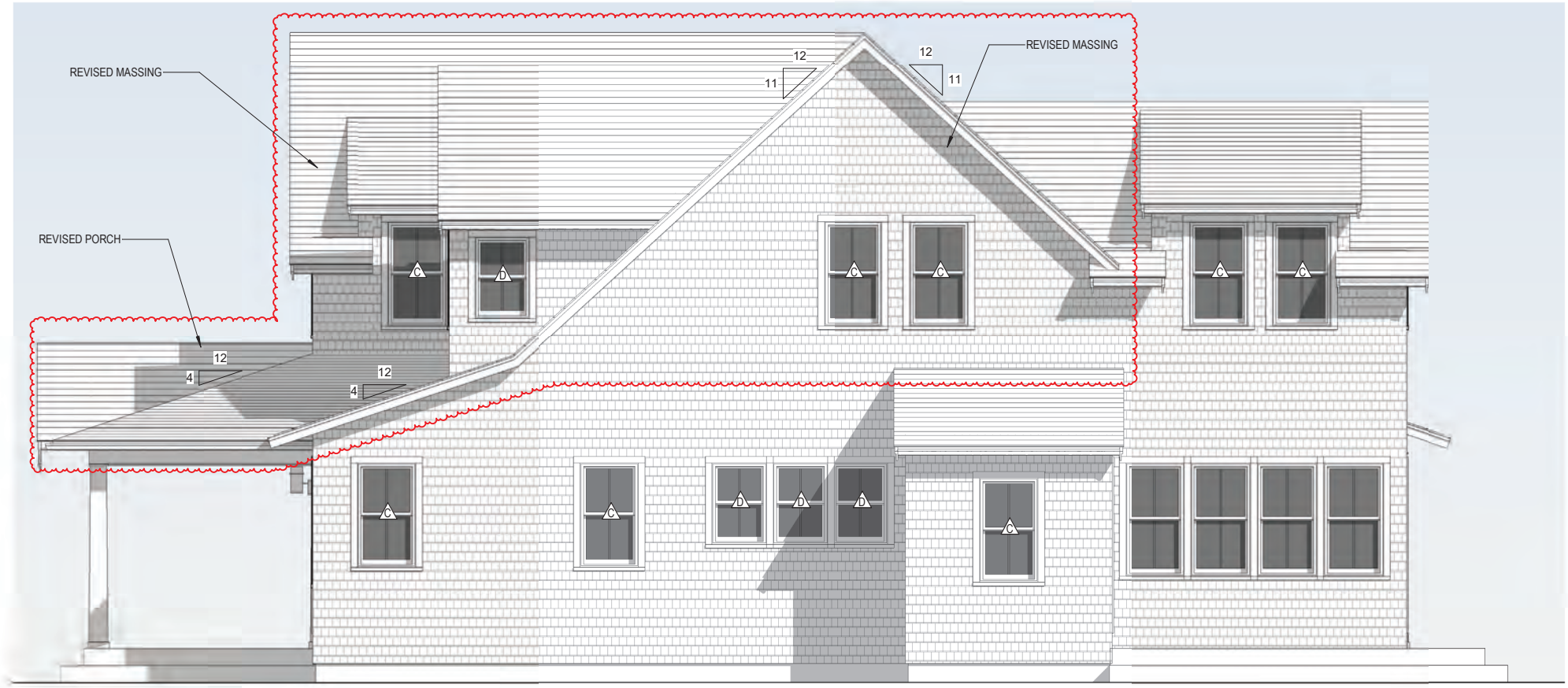
1 Second Floor Plan

1/4" = 1'-0"



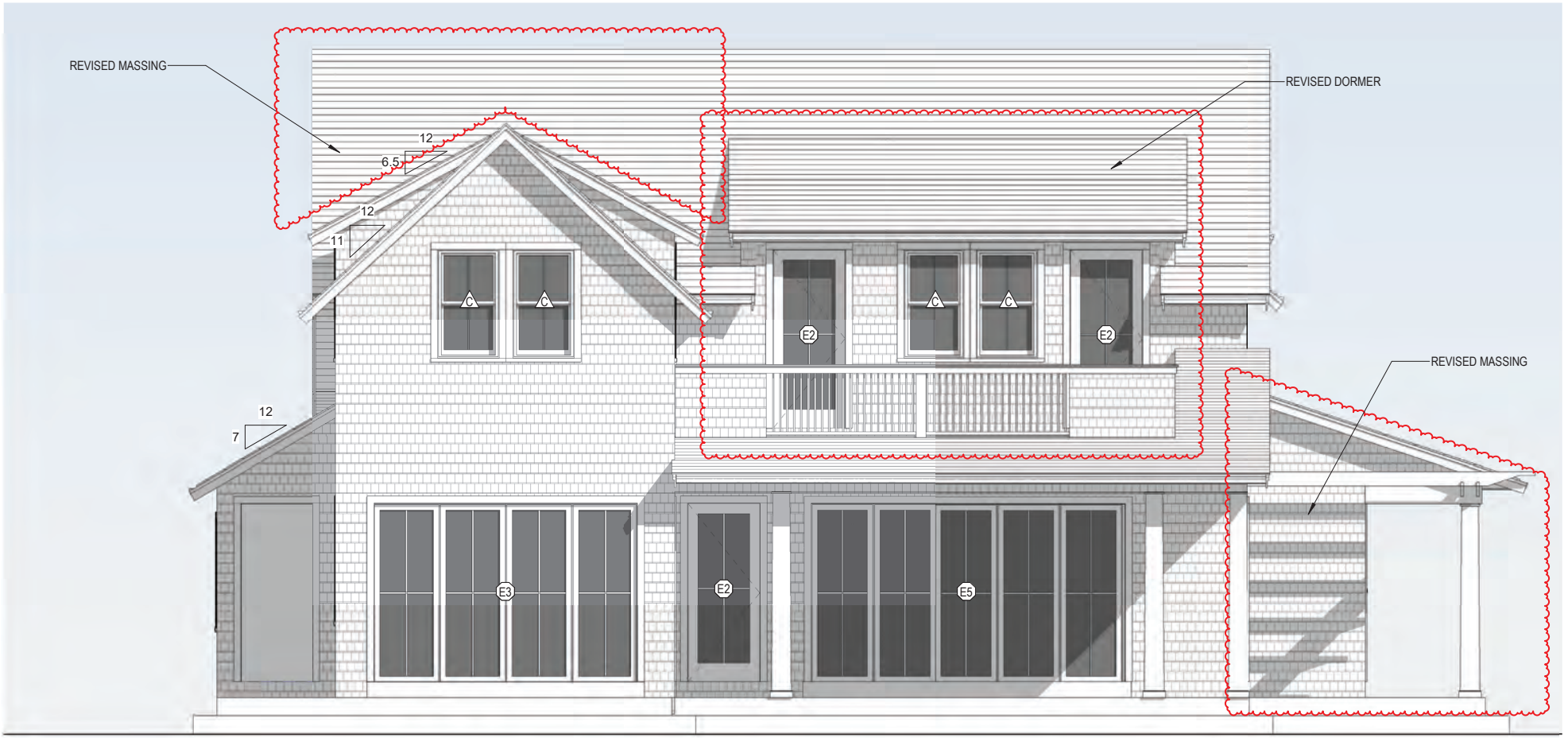
1 South Elevation

1/4" = 1'-0"



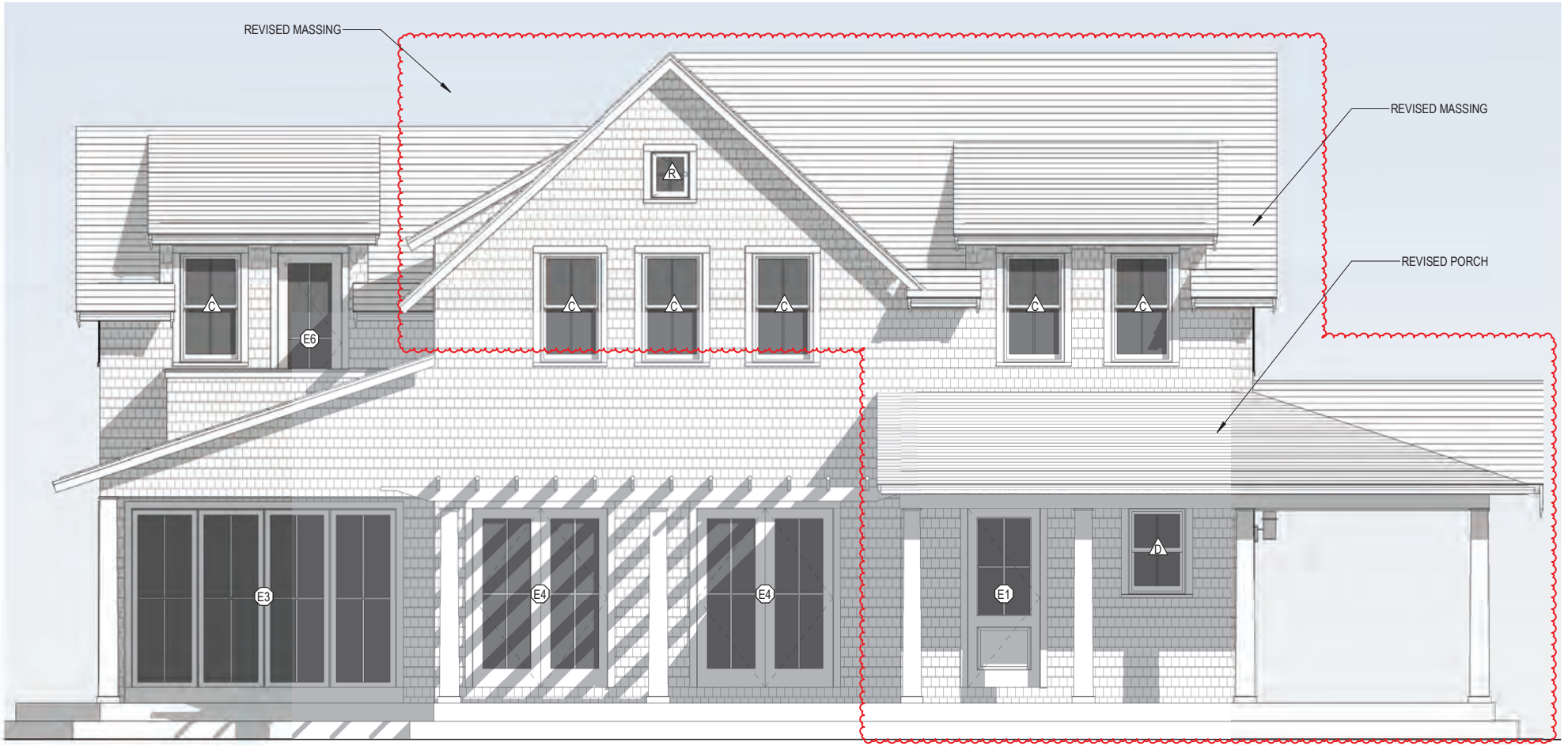
2 East Elevation

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

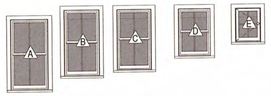
10.21.24

Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554



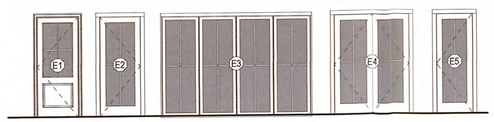
Locus Map



Window Legend

WINDOW SCHEDULE

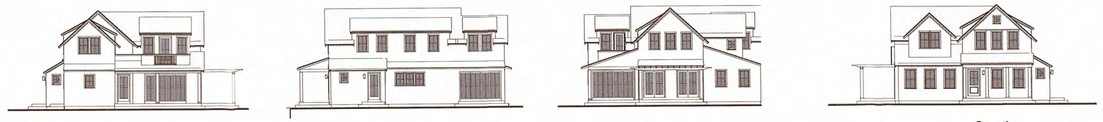
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
A	5	2'-10"	5'-4"	2'-10 3/4"	5'-4 3/4"	Andersen Corporation	ADH2848	≥ 30
B	3	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30
C	20	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
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

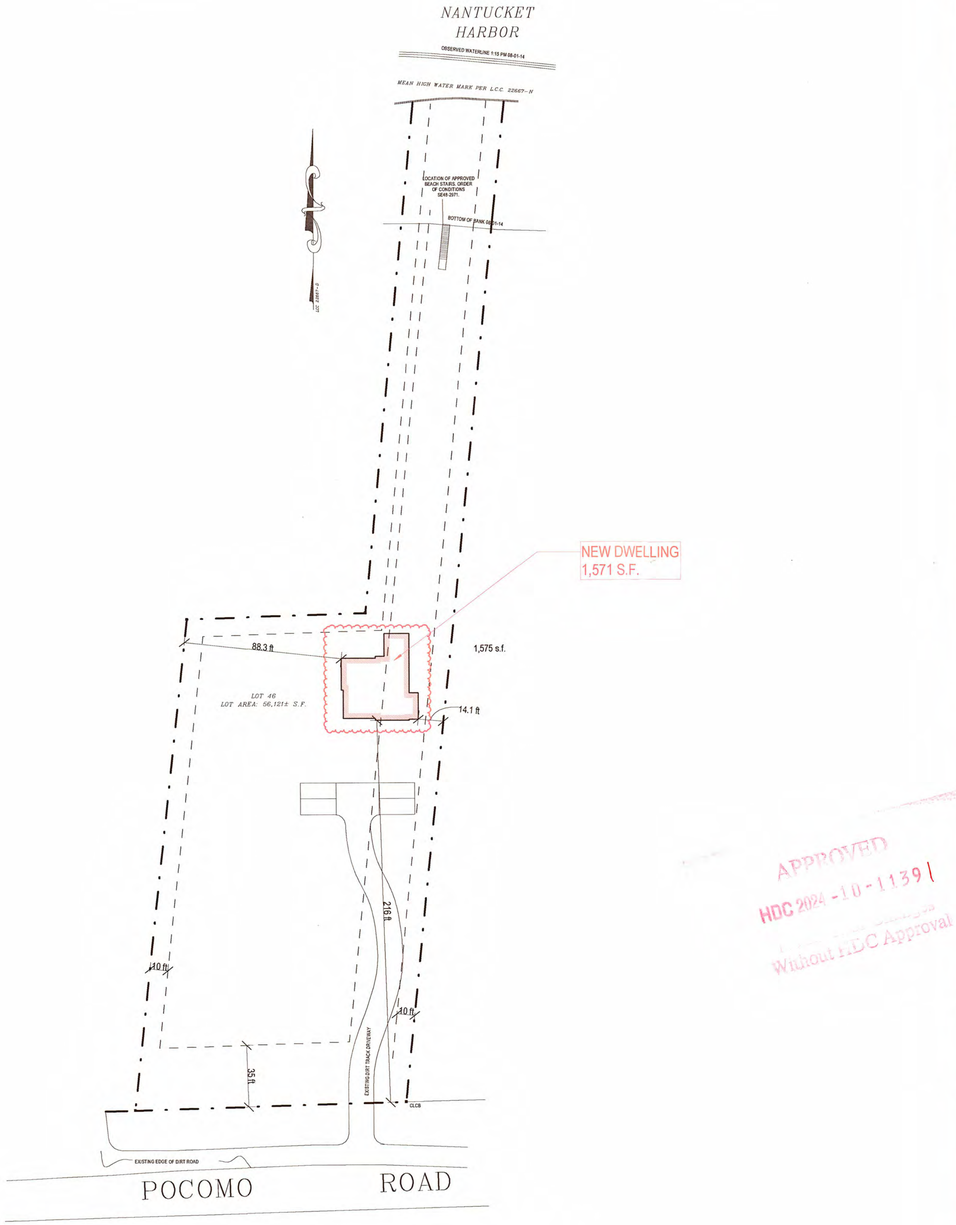


Door Legend

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

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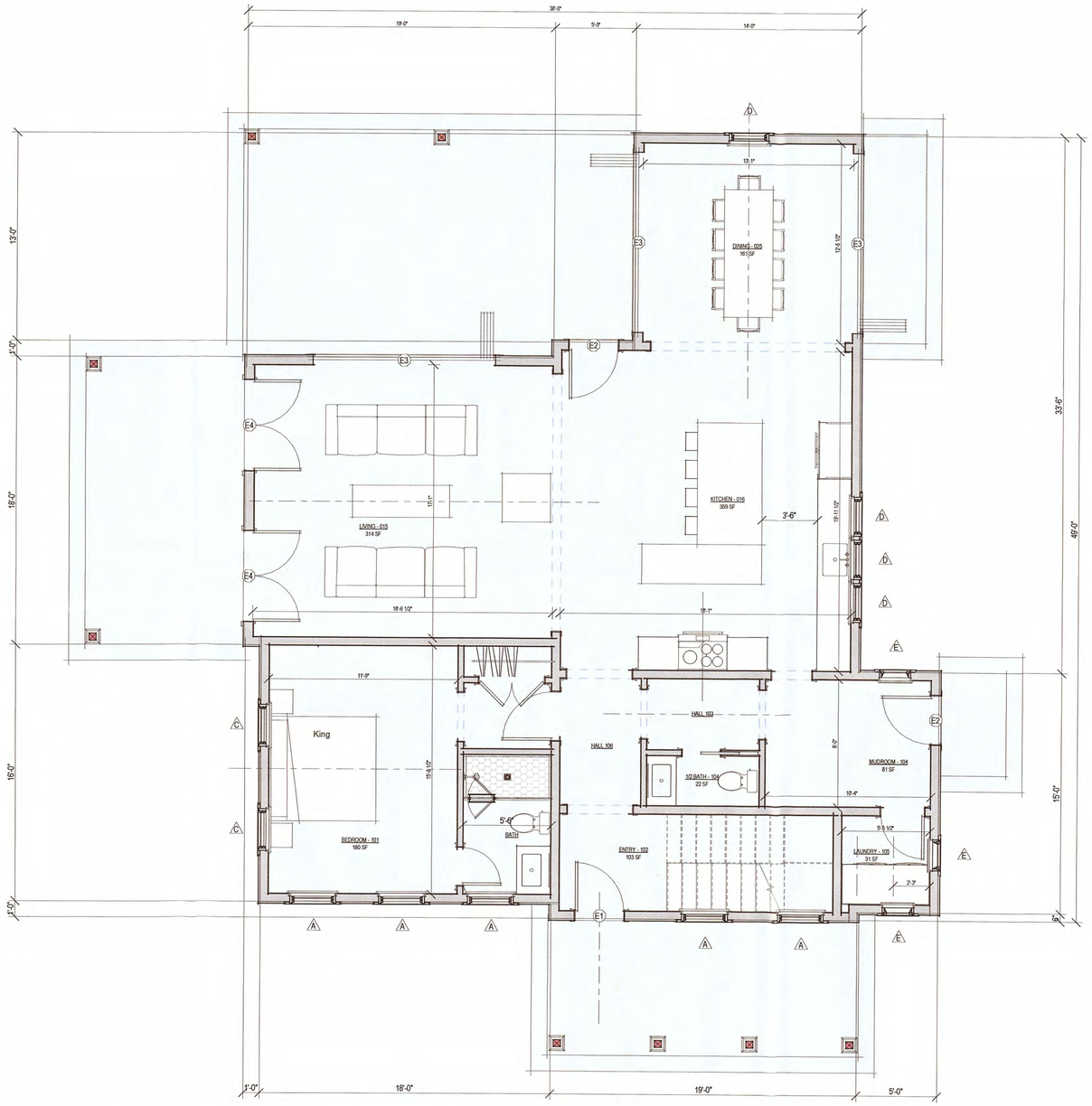
G.101
1912

10.21.24

HDC SUBMISSION



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

1912

Elegance LLC
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75 Pocomo Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
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FIRST FLOOR PLAN

Site Information

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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

Site Information

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Allowable G.C.:	2,000 sf
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APPROVED
HDC 2024-10-11391
Without HDC Approval

Revisions

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By

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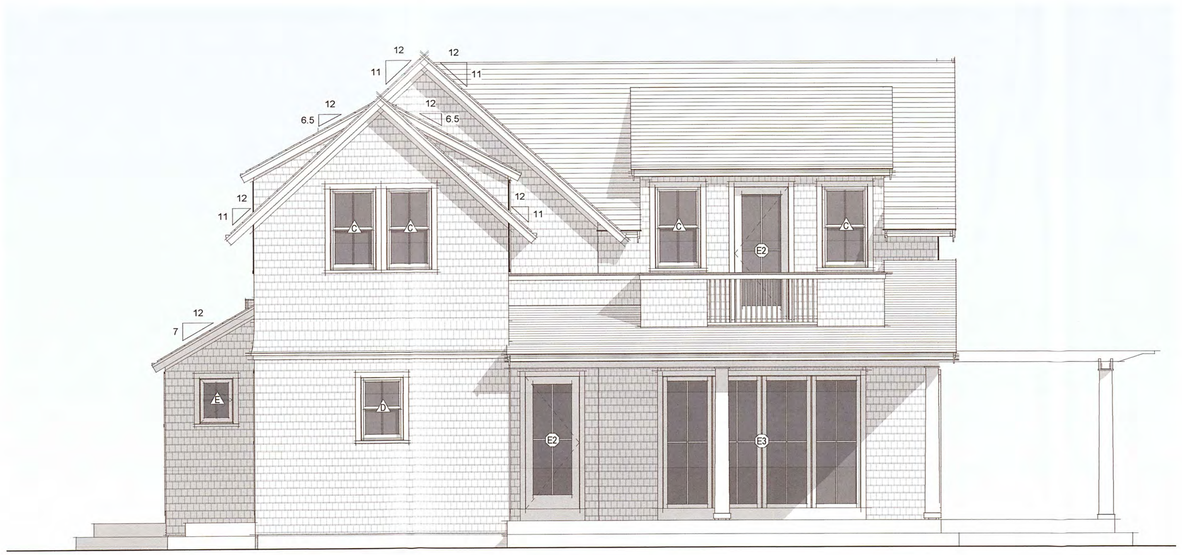
A.201
1912

10.21.24

HDC SUBMISSION



1 North Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"

1912

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EXTERIOR ELEVATIONS

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APPROVED
HDC 2024-10-11391

Revisions

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By

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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.

✓ 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
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

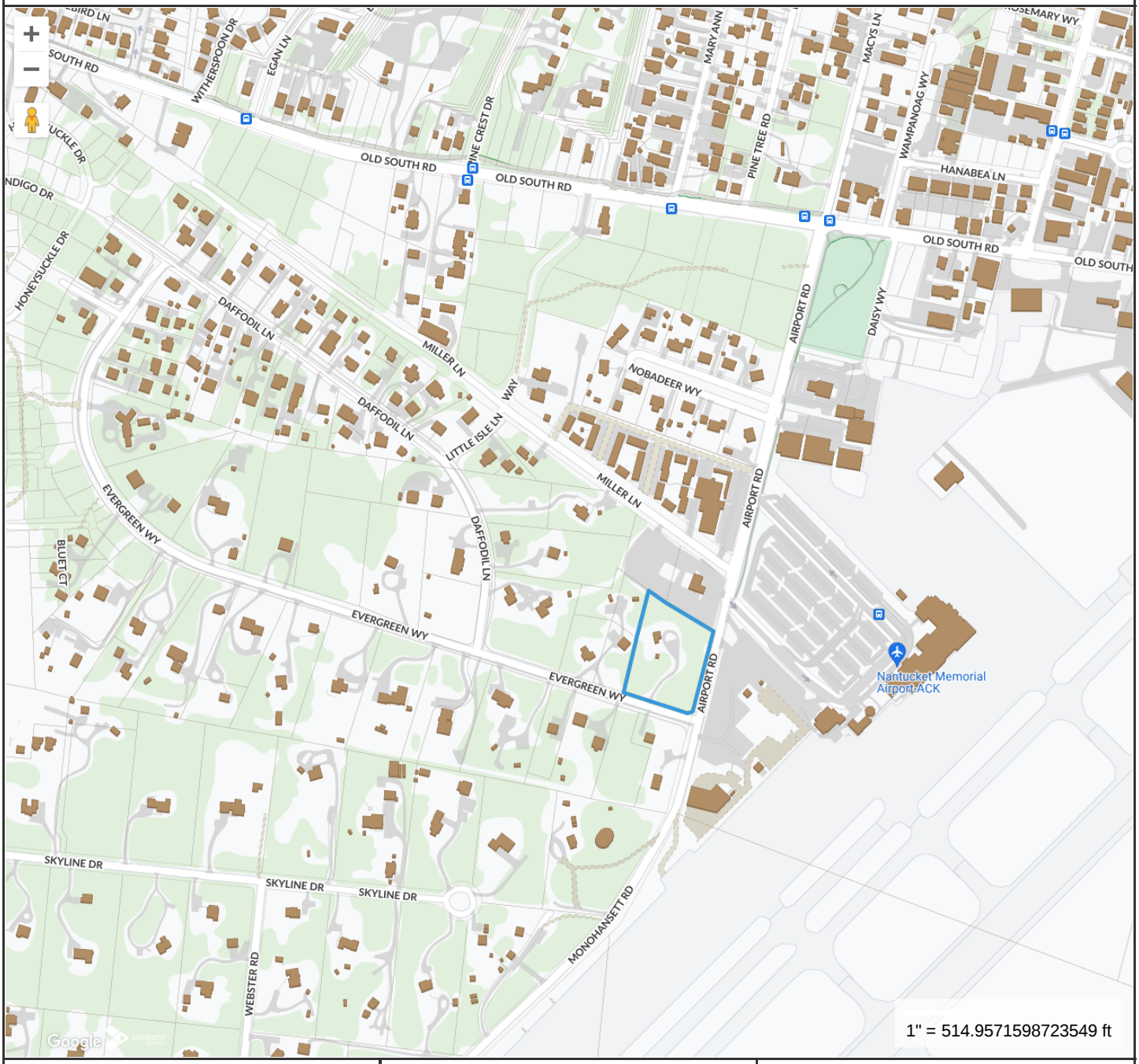
_____

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

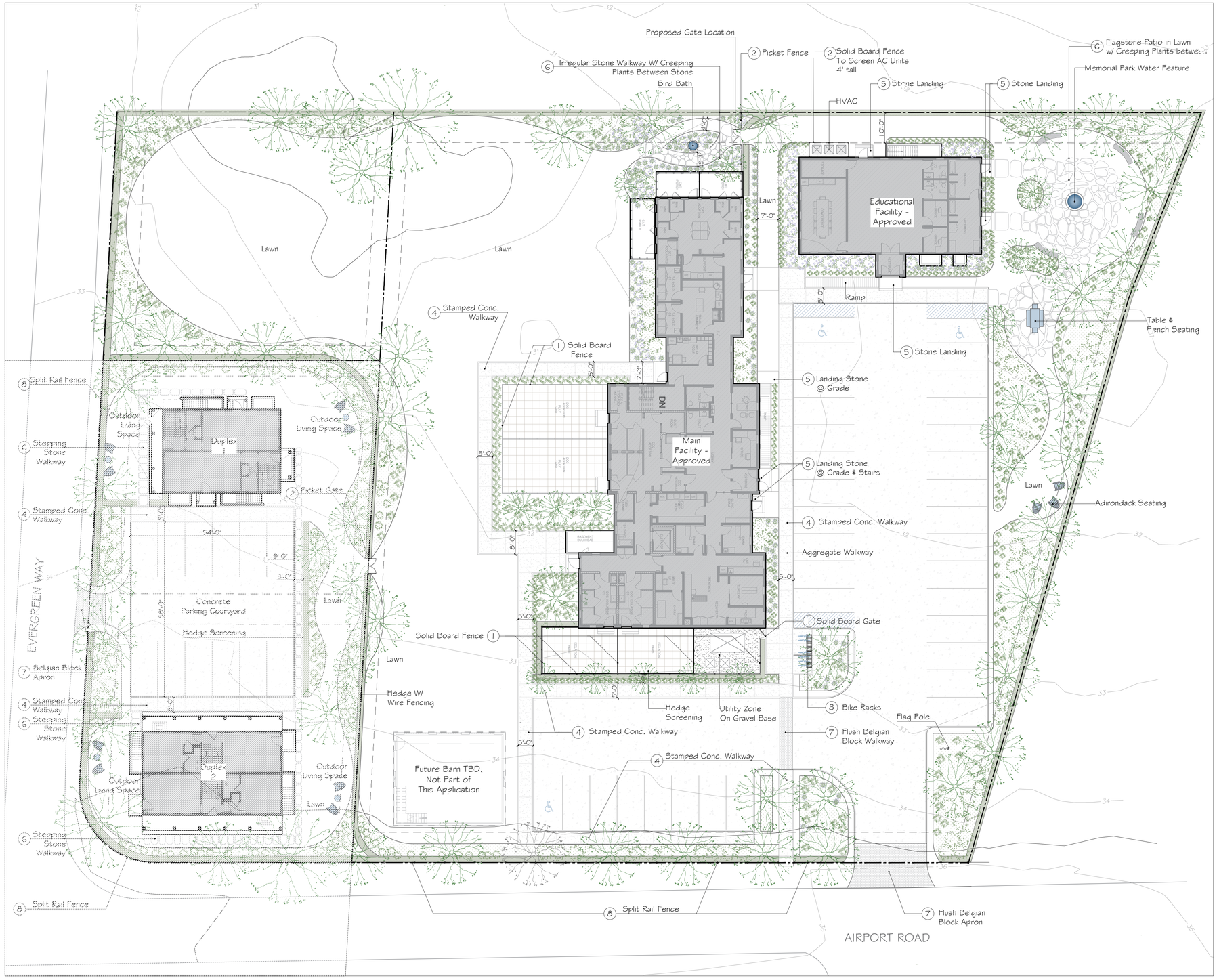
Property ID	6517
Location	1 EVERGREEN WY
Owner	NANTUCKET SAFE HARBOR FOR ANIMALS INC

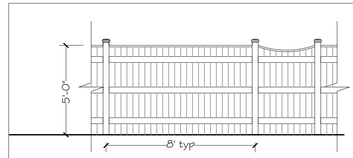
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

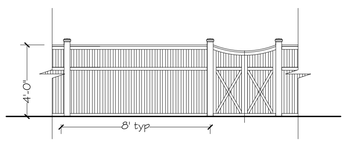
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

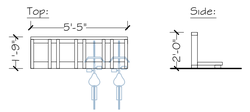




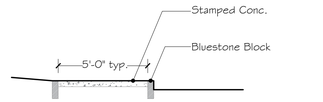
1 'Chesapeake' Solid Board Fence, Vinyl, White
Scale: 1/4"=1'-0"



2 Walpole 'Yorktown' Picket Fence, Vinyl, White
Scale: 1/4"=1'-0"

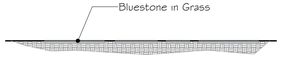


3 Natural Cedar Bike Racks
Scale: 1/4"=1'-0"



4 Stamped Concrete Sidewalk w/ Block Edging
Scale: 1/4"=1'-0"

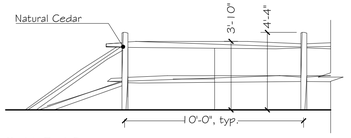
5 Natural Bluestone Steps & Landing Stones
Scale: 1/4"=1'-0"



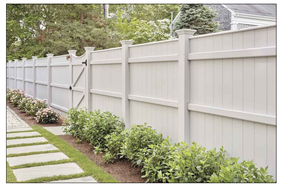
6 Bluestone Flagstone in Grass
Scale: 1/4"=1'-0"



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

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.**

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

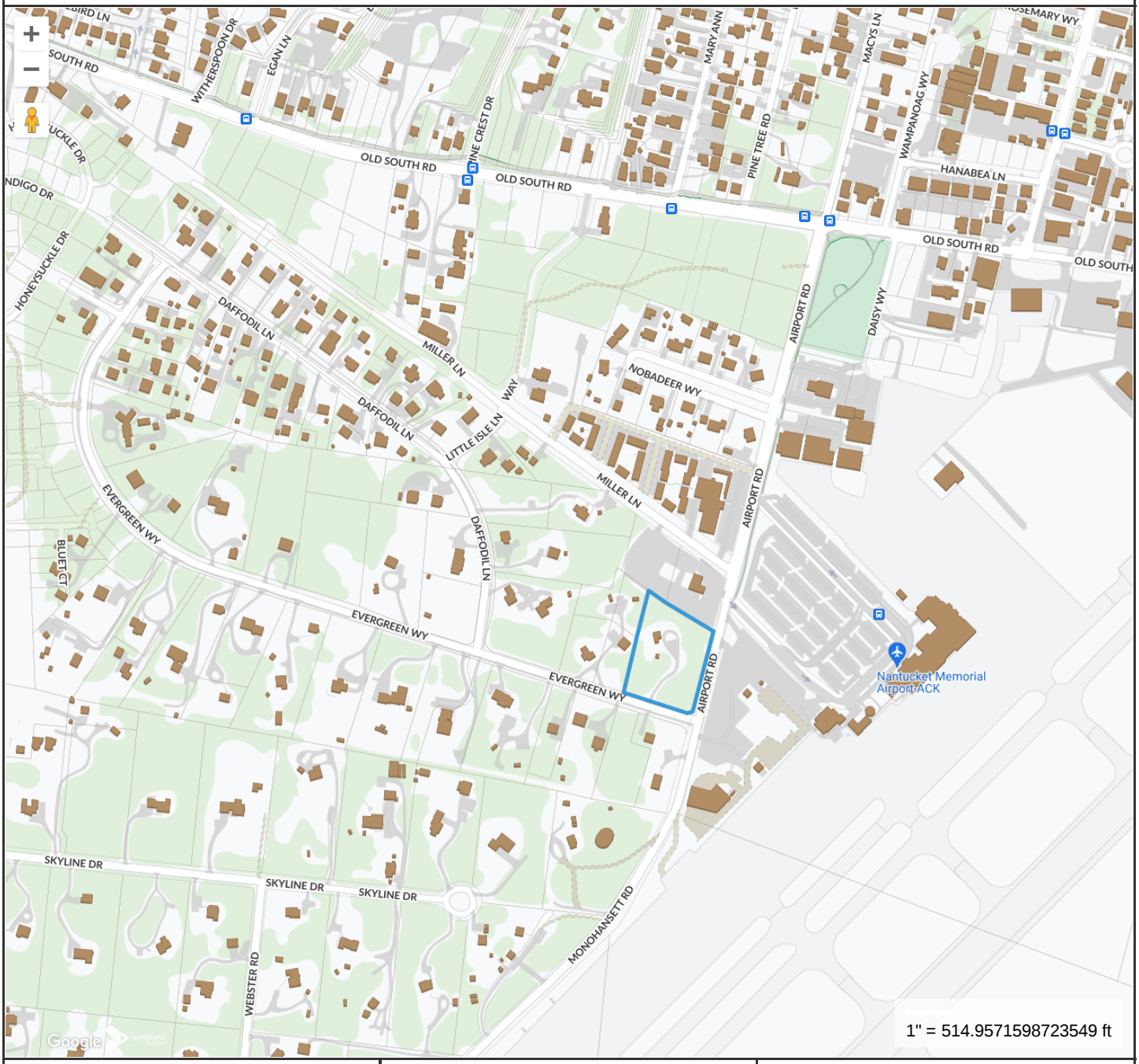
_____

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

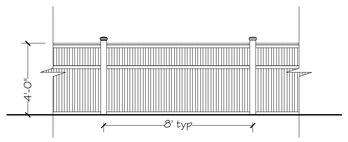
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

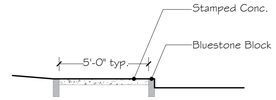
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

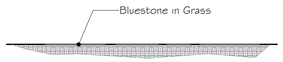




2 Walpole 'Yorktown' Picket Fence, Vinyl, White
Scale: 1/4"=1'-0"



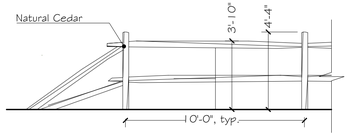
4 Stamped Concrete Sidewalk w/ Block Edging
Scale: 1/4"=1'-0"



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:

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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**

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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.

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____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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

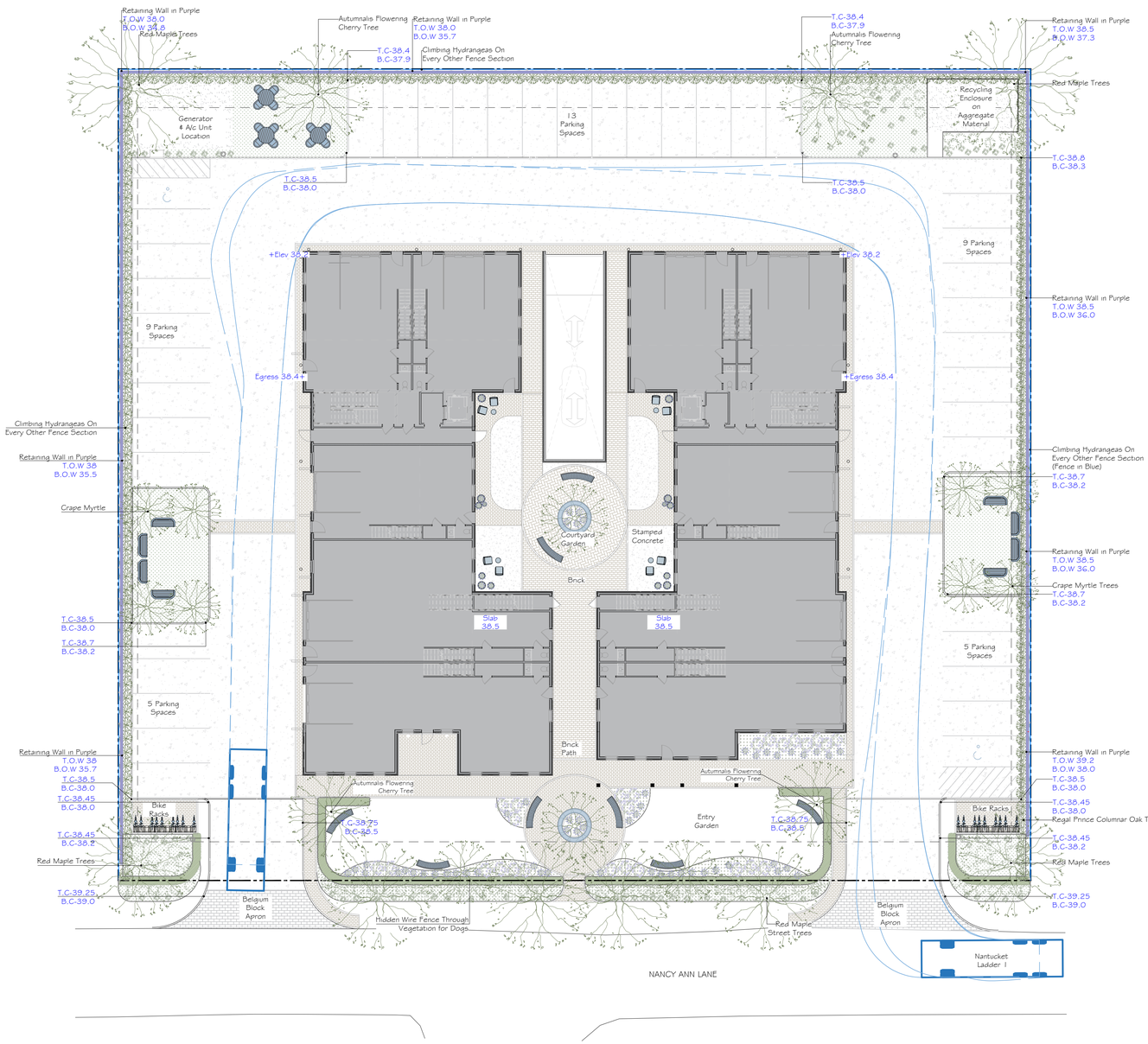

Limelight Hydrangea


Solid Board Fence
(Example Image)


Block & Parged Wall
(Example Image)


Curved Bench (Example Image)


Courtyard Seating
(Example Image)



Layout Notes:

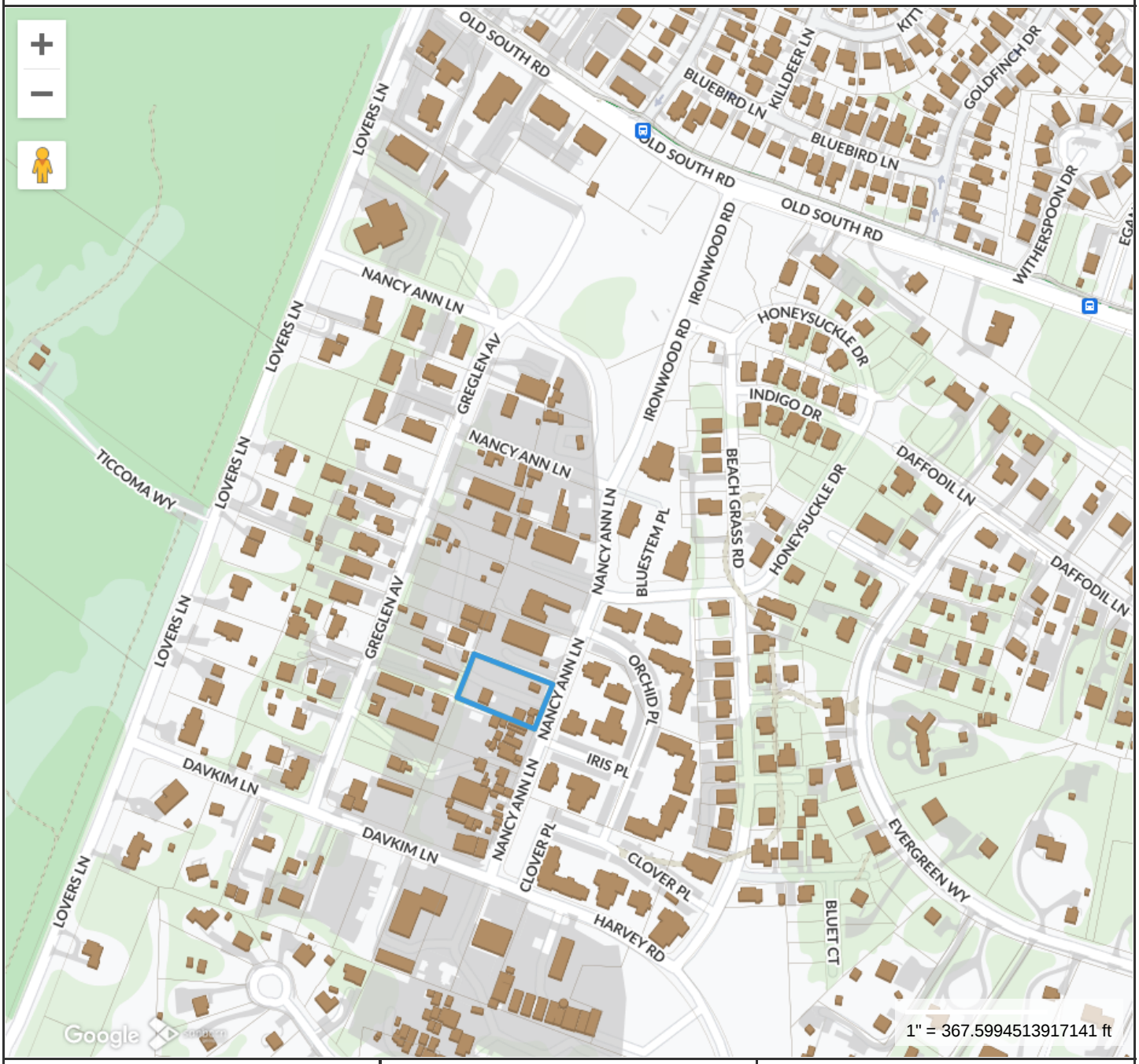
-2 Handicap Accessible Parking Spots
-39 Non-Handicap Parking Spots
-+/-656 Linear Ft Of Fencing Along Property Line
-+/-702 Sq.Ft Of Belgium Block Apron
-+/-12842 Sq.Ft of Pervious Surface
-+/- 3536 Sq.Ft Pervious Surface in Courtyard
- 8 Red Maple Trees
- 4 Cherry Trees
- 12 Crape Myrtles
-194 Columnar 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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

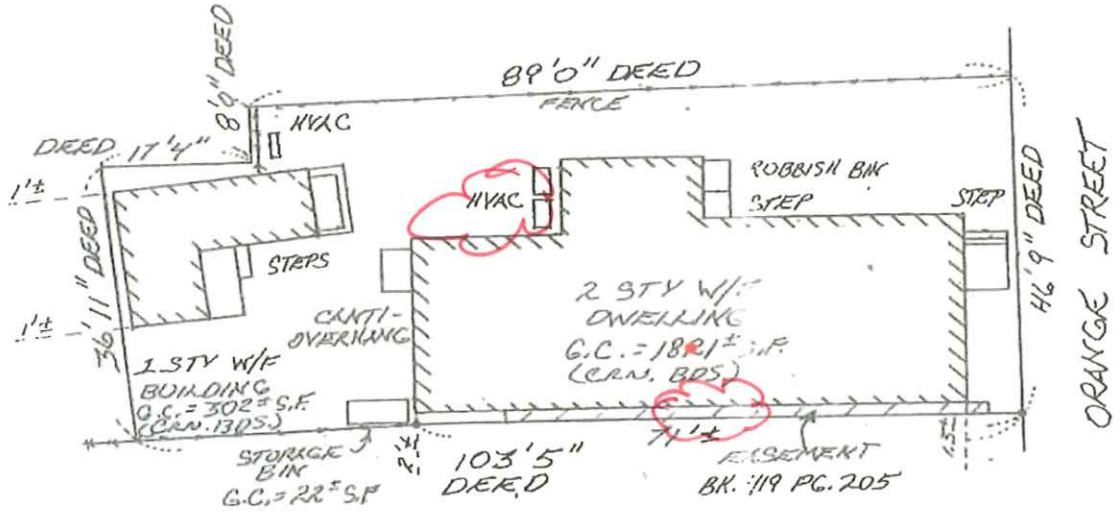
ZONING CLASSIFICATION: ROH

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

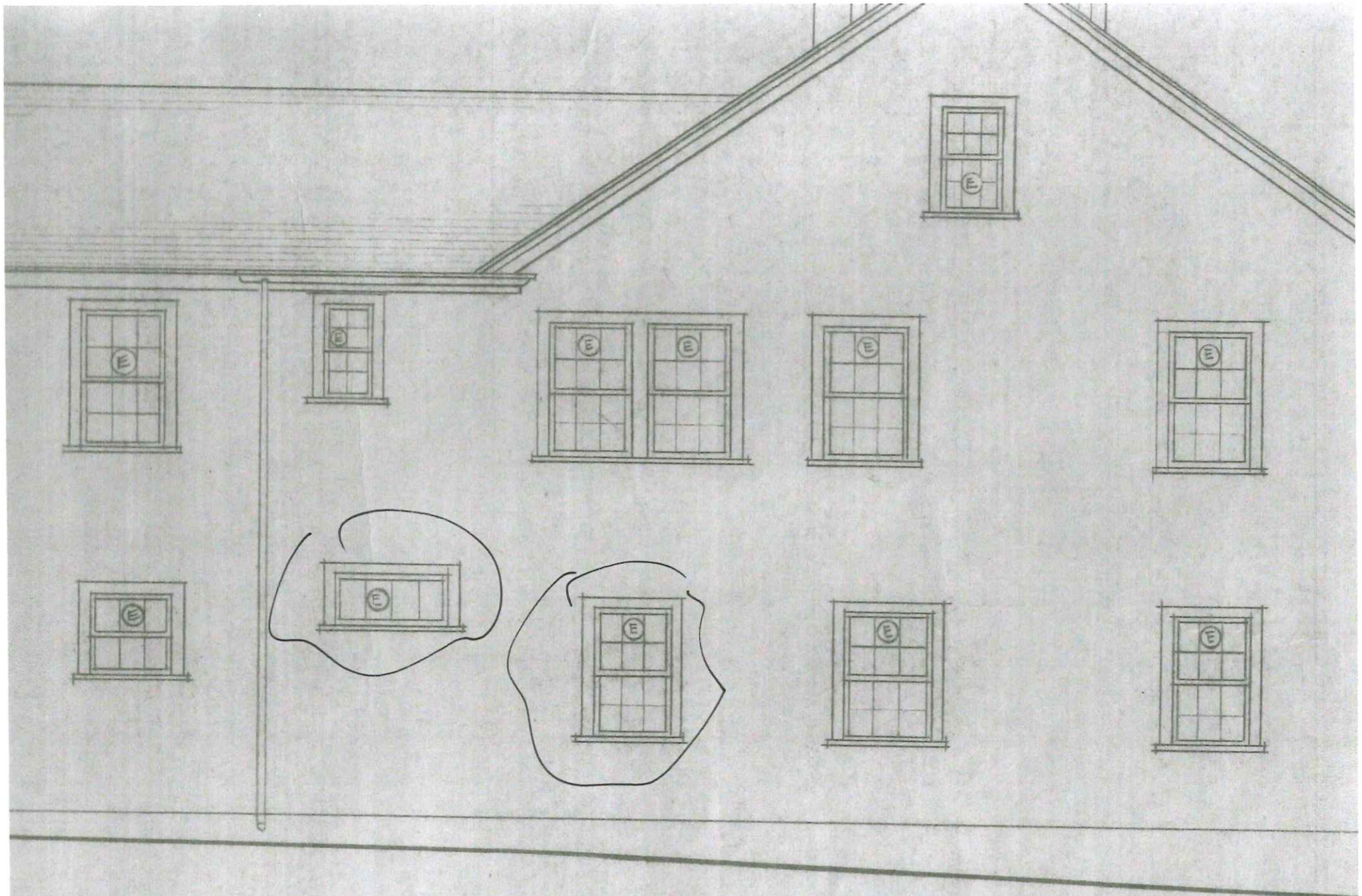
Owner: 41 ORANGE STREET, LLC

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

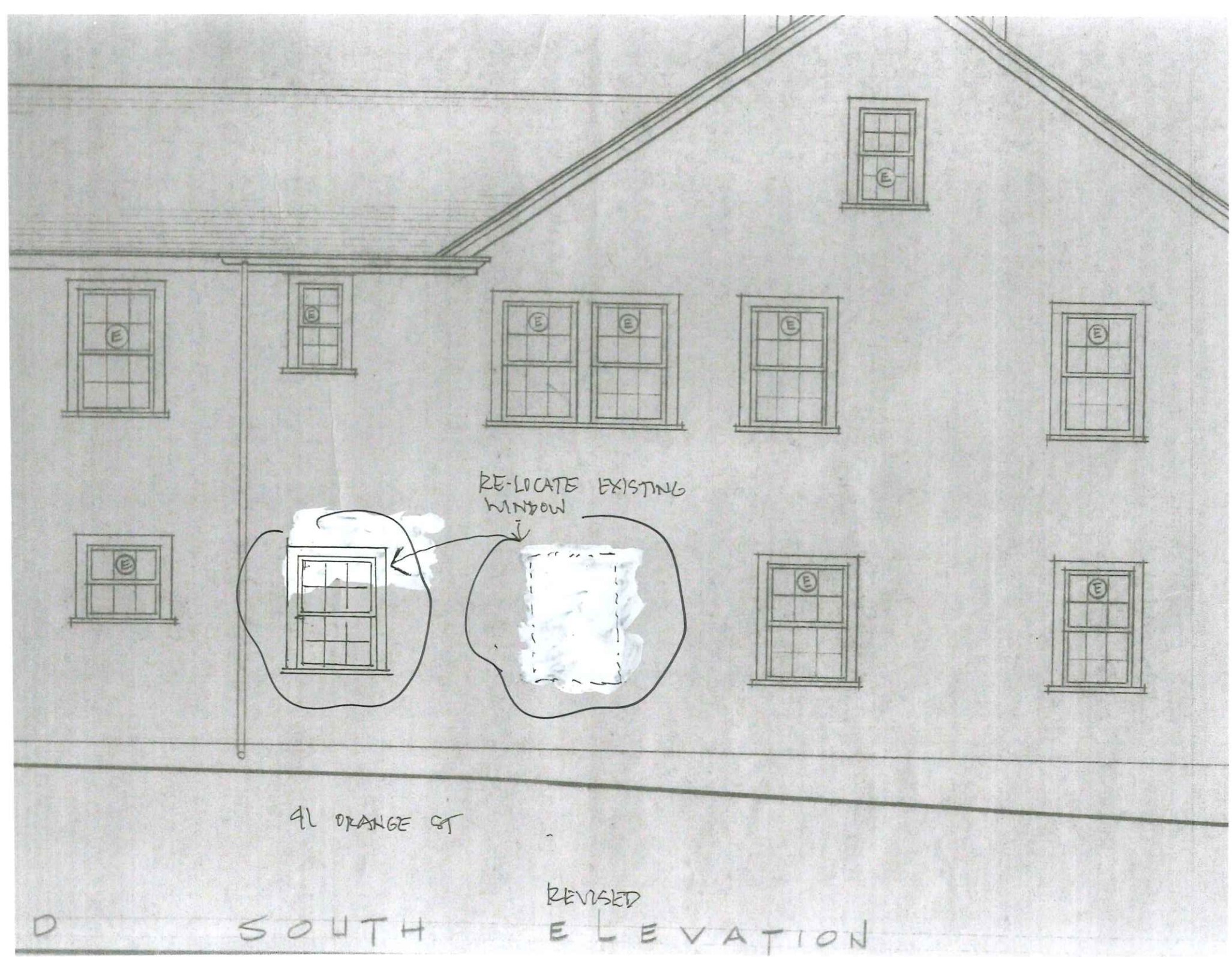

EAST ELEVATION
PARTIAL EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION
PLAN
SCALE:
DATE:
APPROVED BY
DRAWN BY
DRAWING NUMBER



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

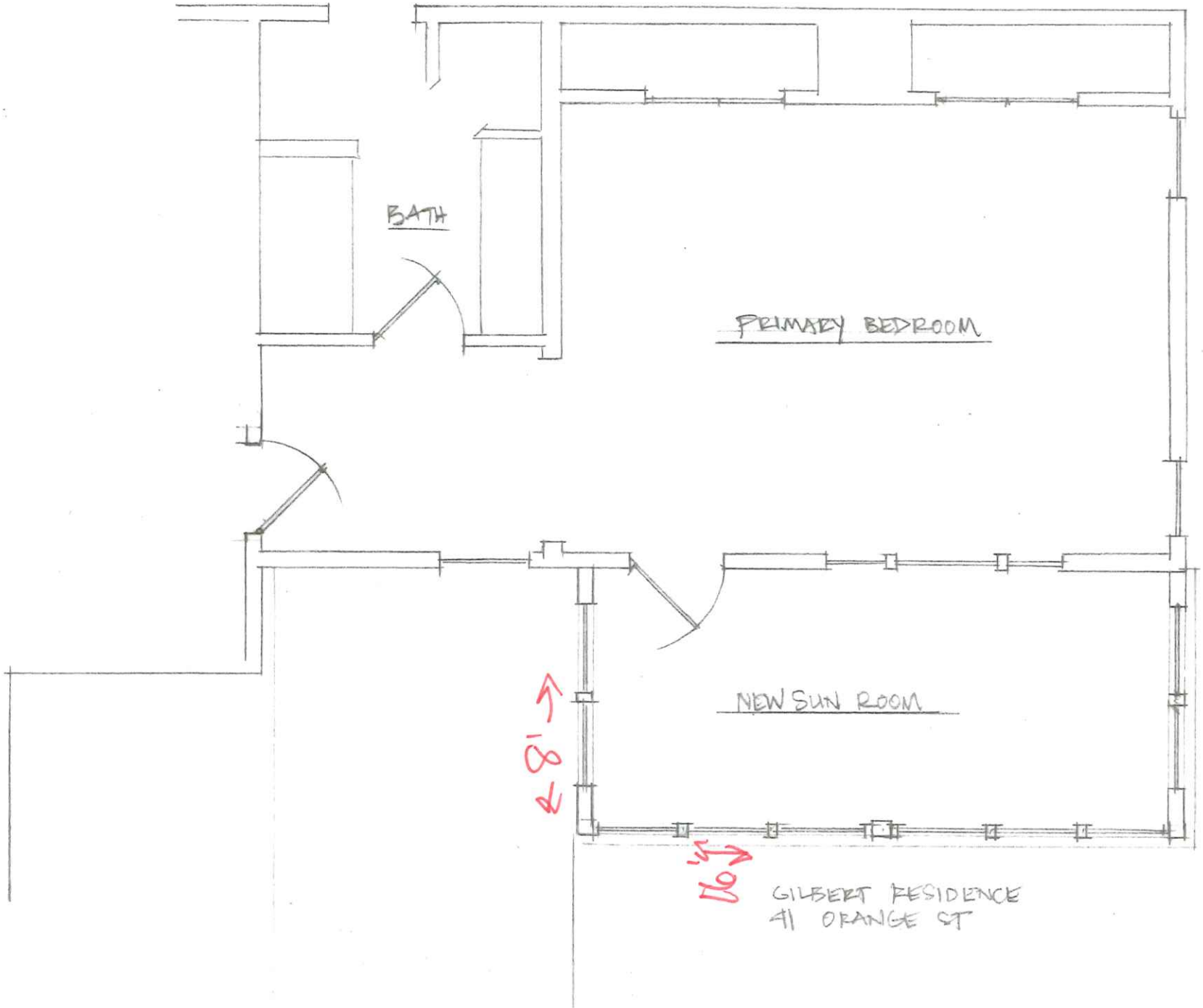
By your signature below, you are agreeing to the Terms and Conditions set forth on back or attached.

Total Amount	
Sales Tax 6.25%	
Quotation Total	

Buyer _____ Date _____

Subject to our terms and conditions of sale. Further copies available on request.



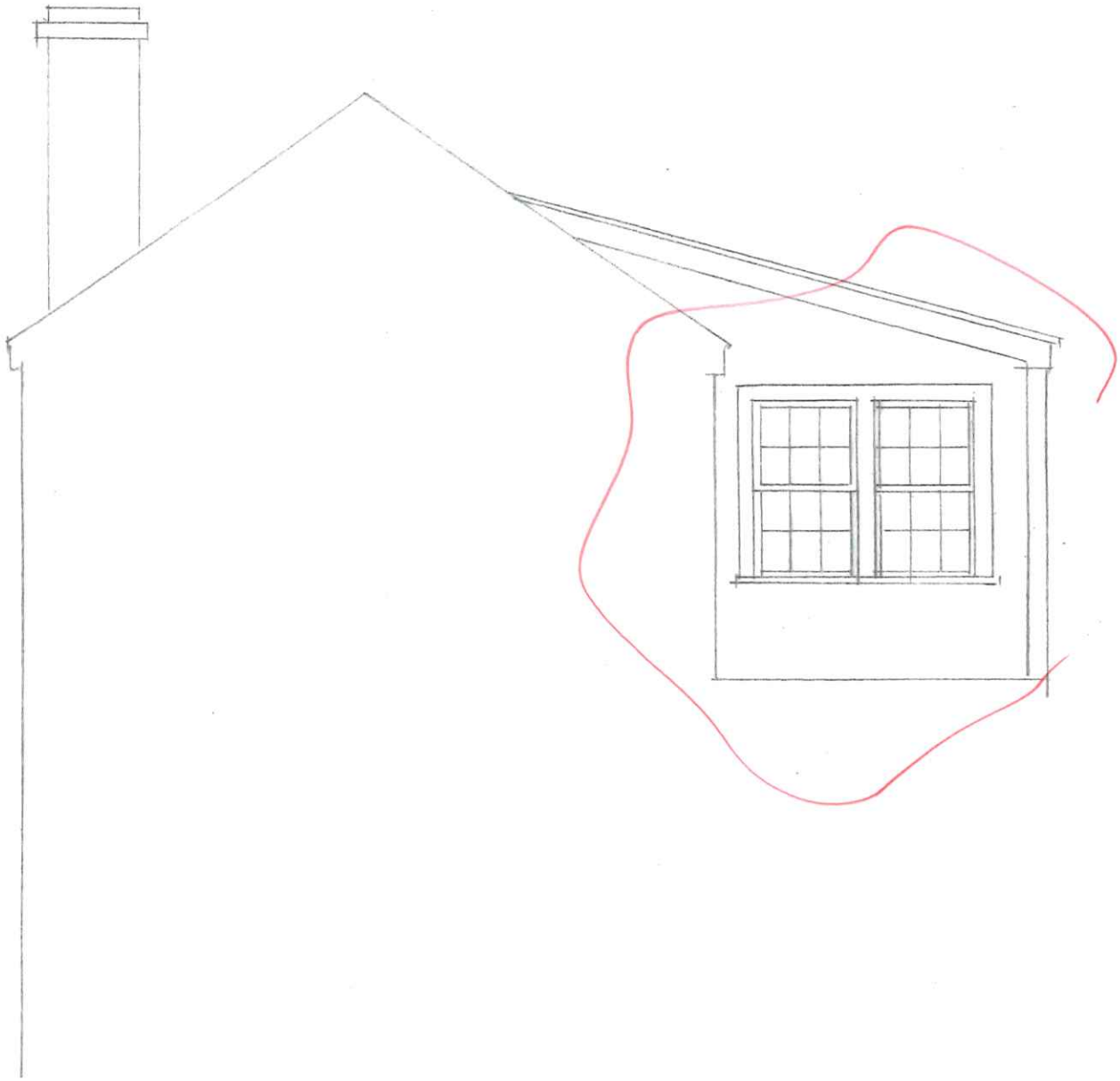

BATH
PRIMARY BEDROOM
NEW SUN ROOM
8'-0"
10'-5"
GILBERT RESIDENCE
41 ORANGE ST

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

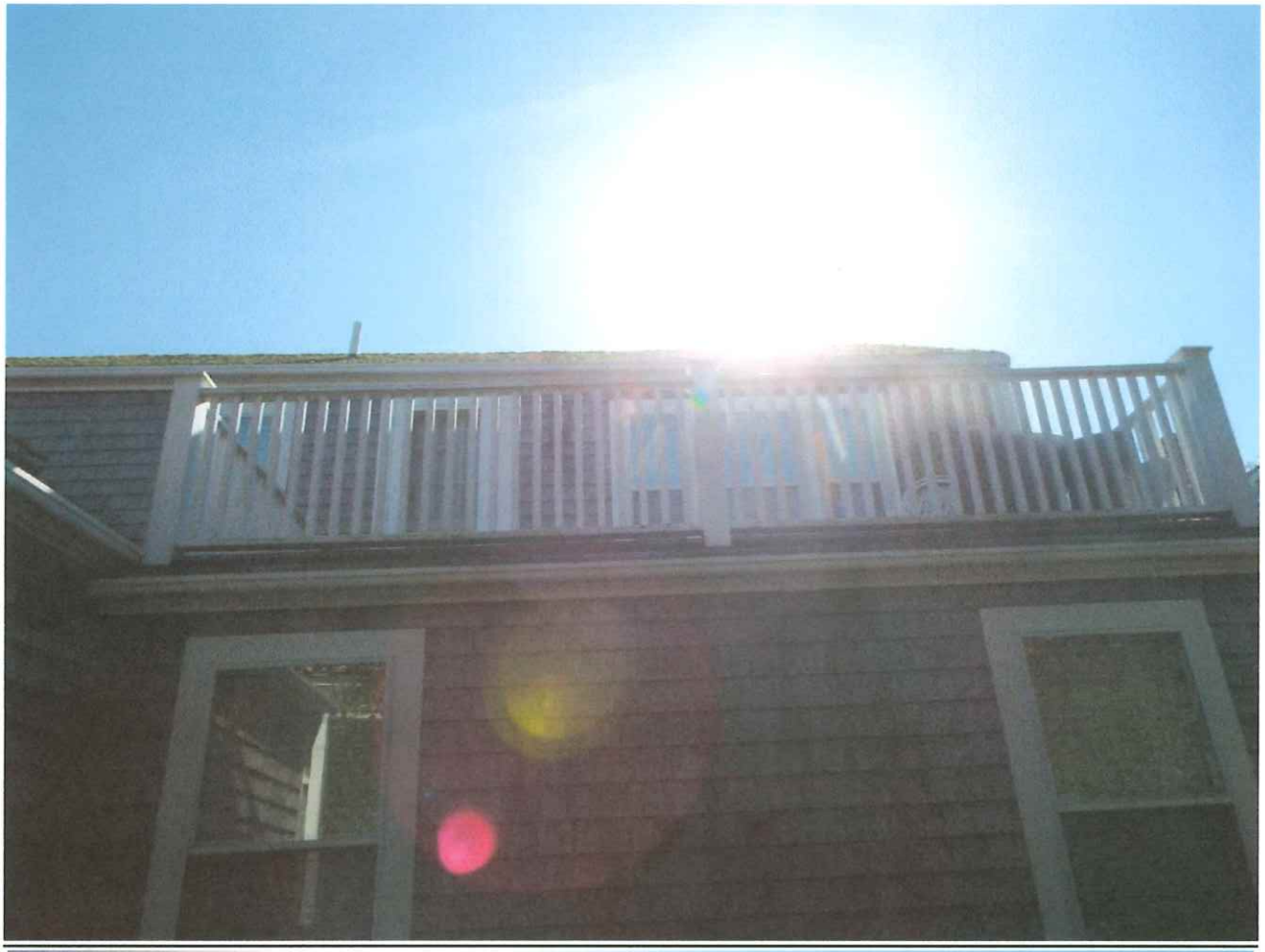


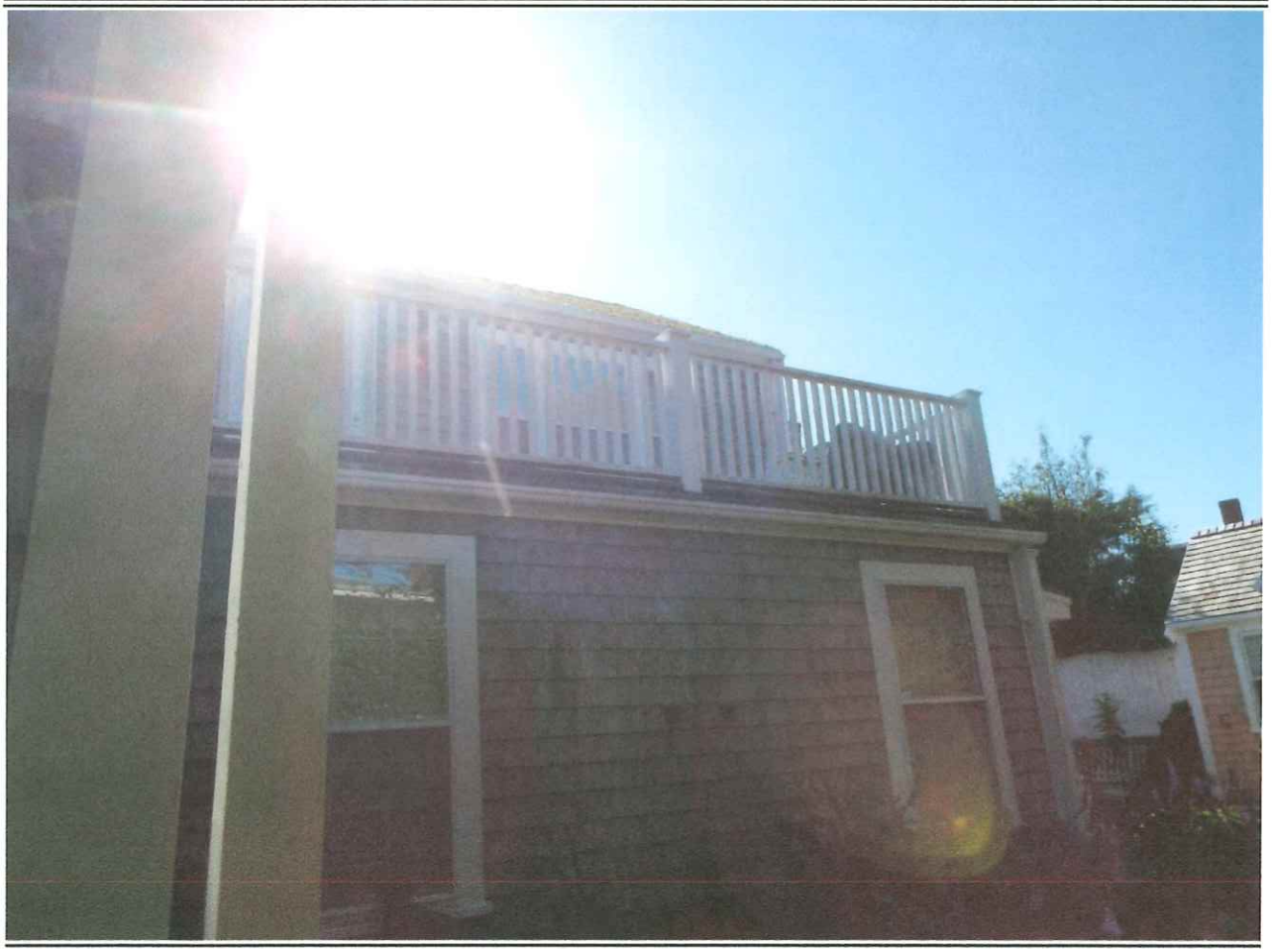
ENCLOSE THE DECK TO EXPAND SECOND FLOOR



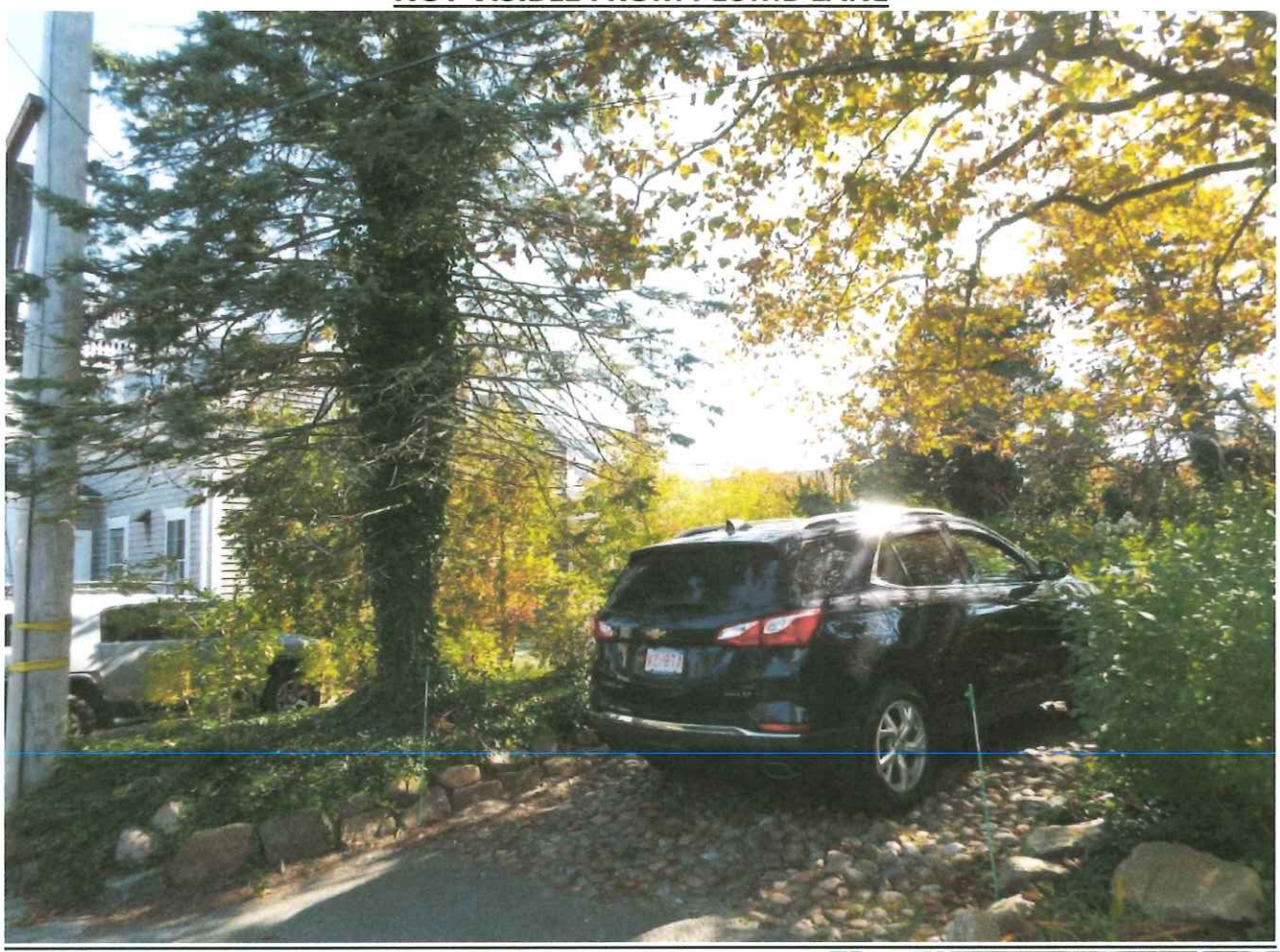








NOT VISIBLE FROM PLUMB LANE











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 _____

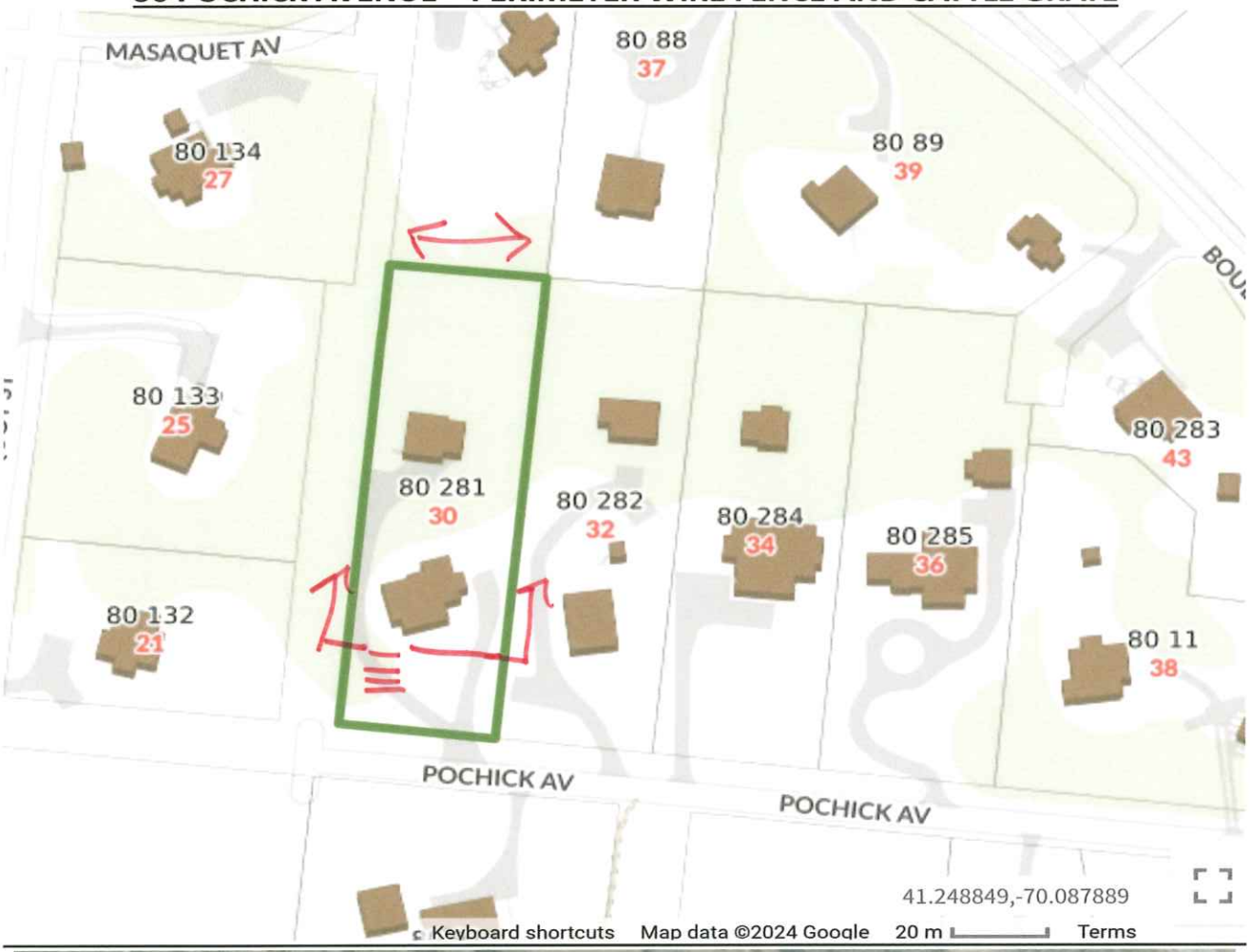
Deck _____ Foundation _____ Fence WIRE Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

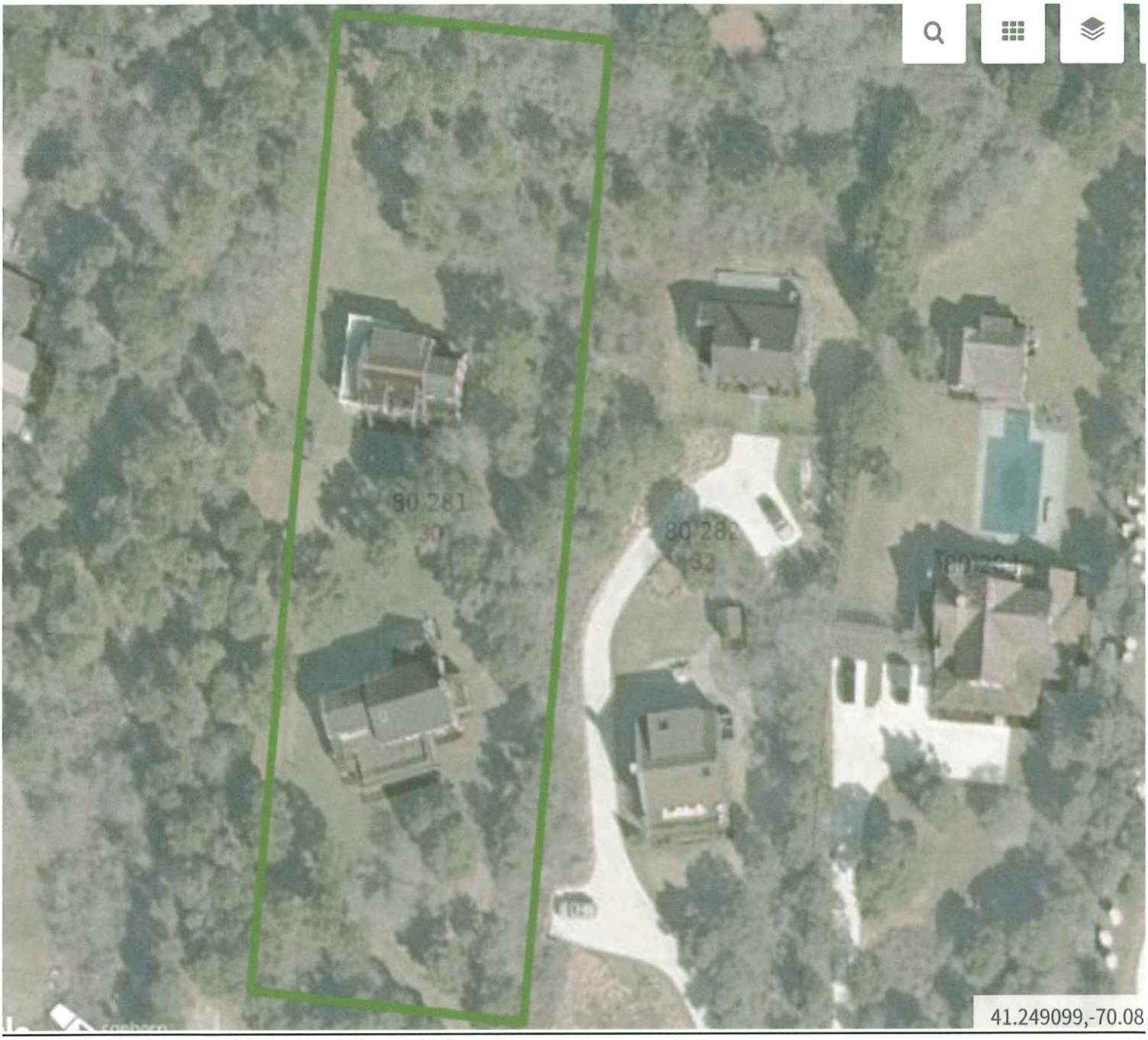
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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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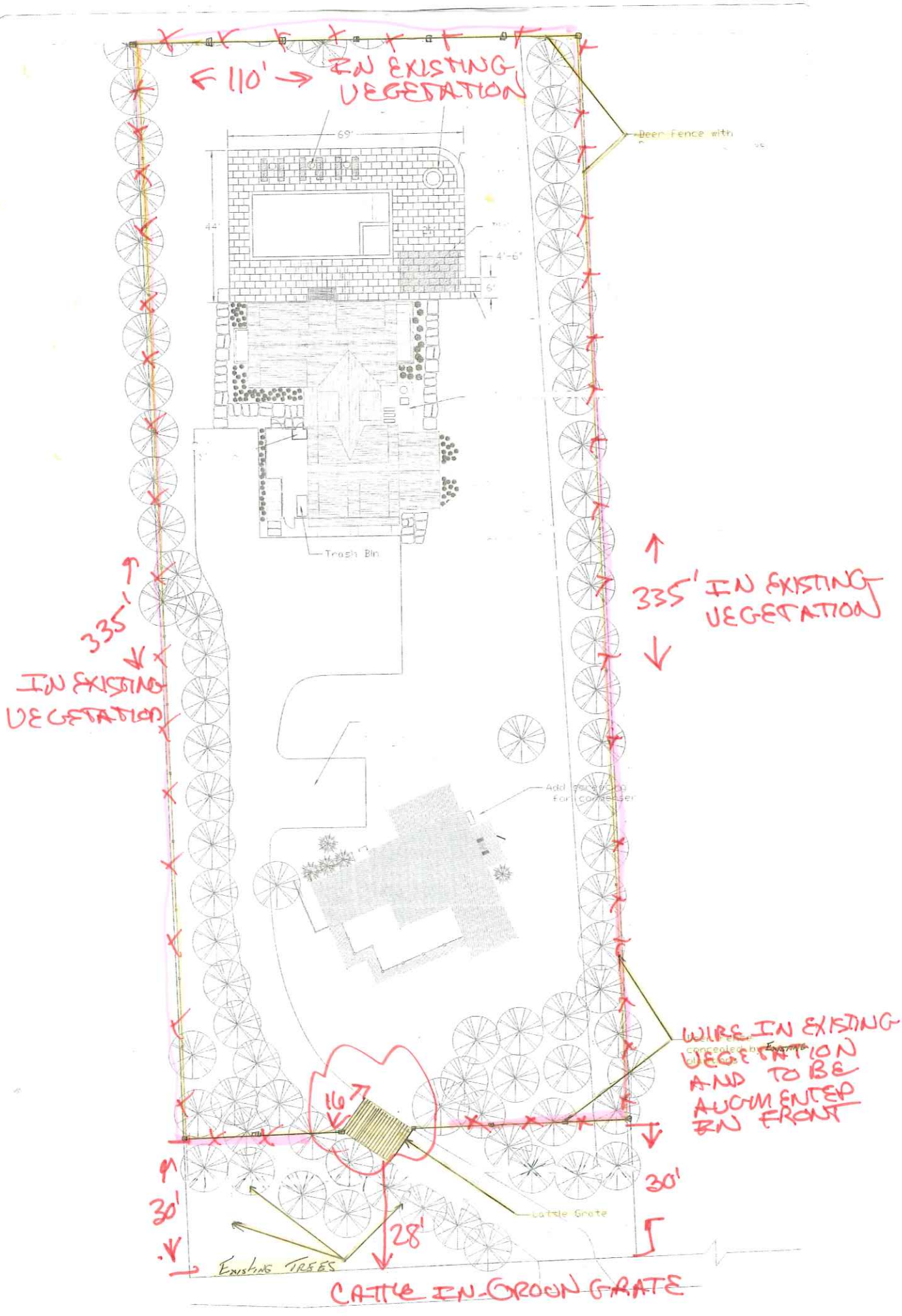
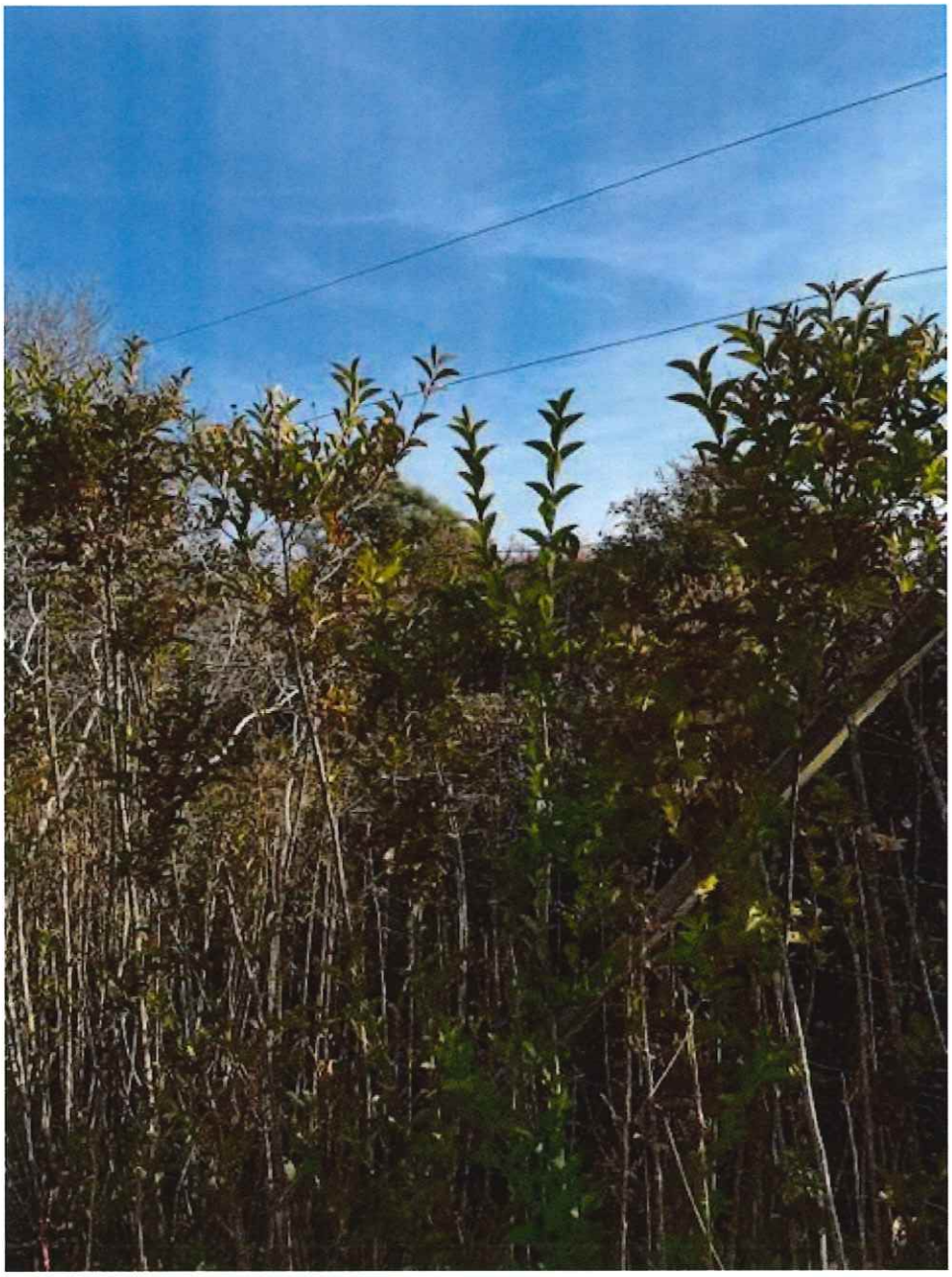
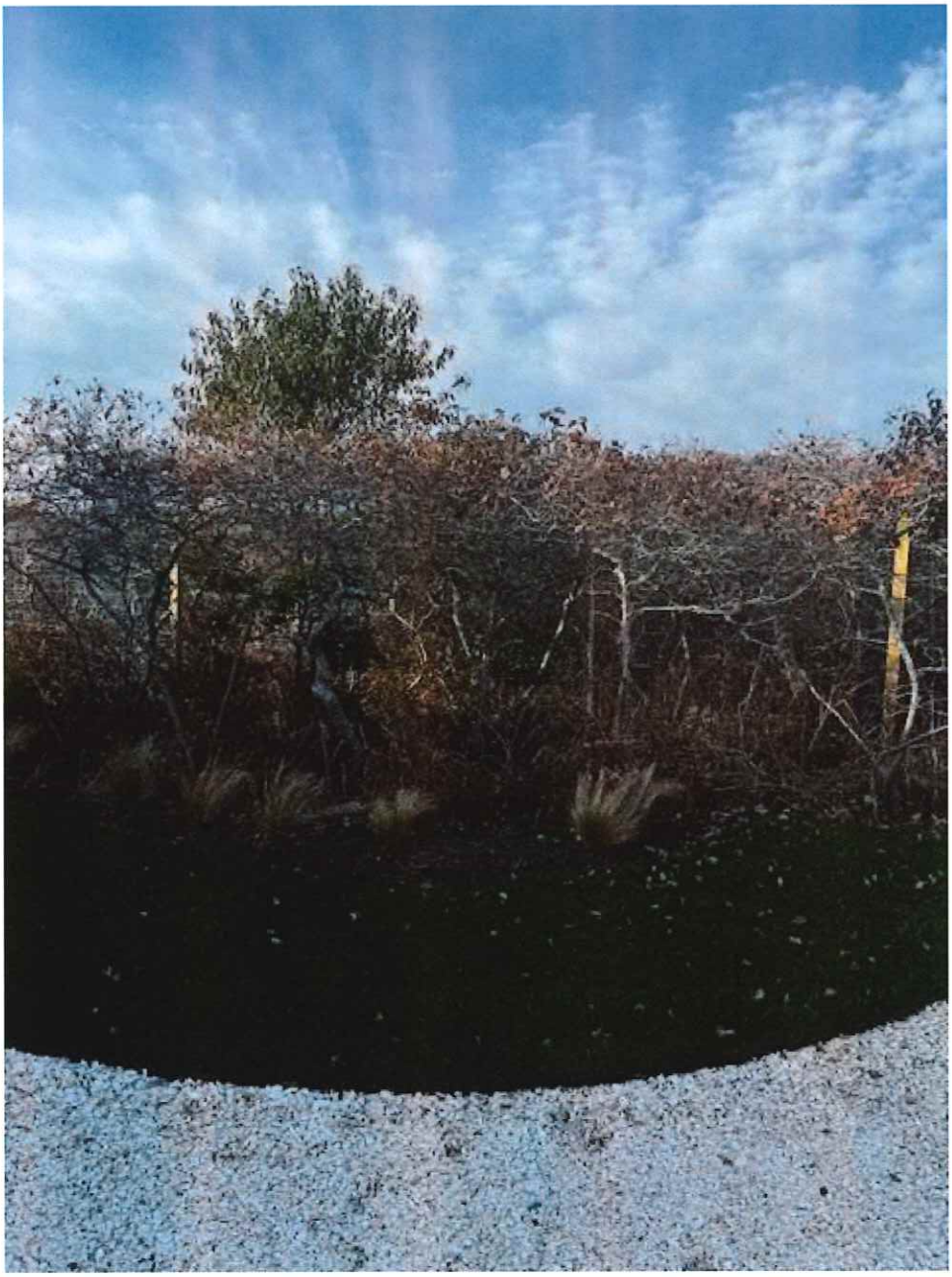
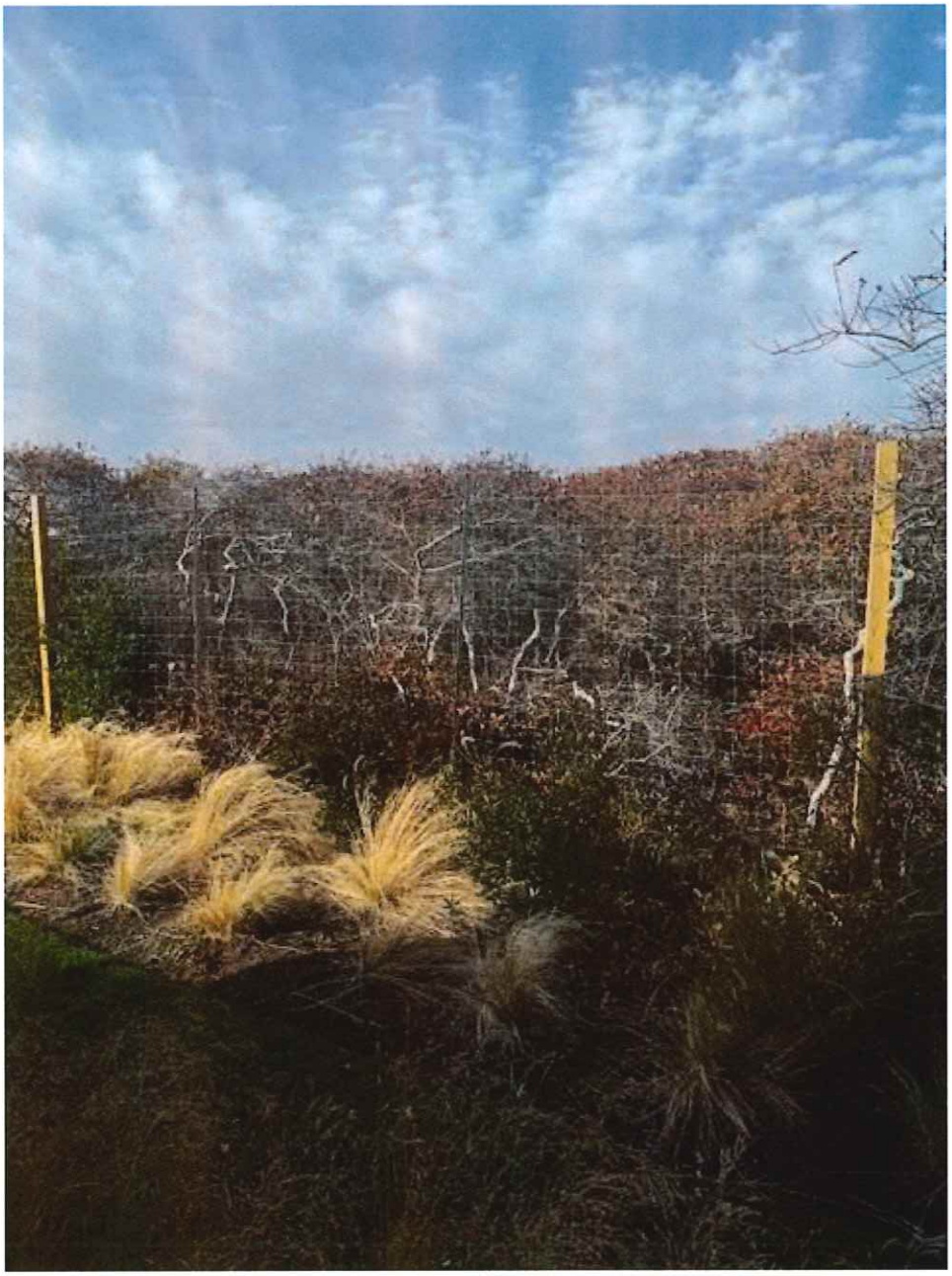
30
80 282
32
41.249099,-70.08


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



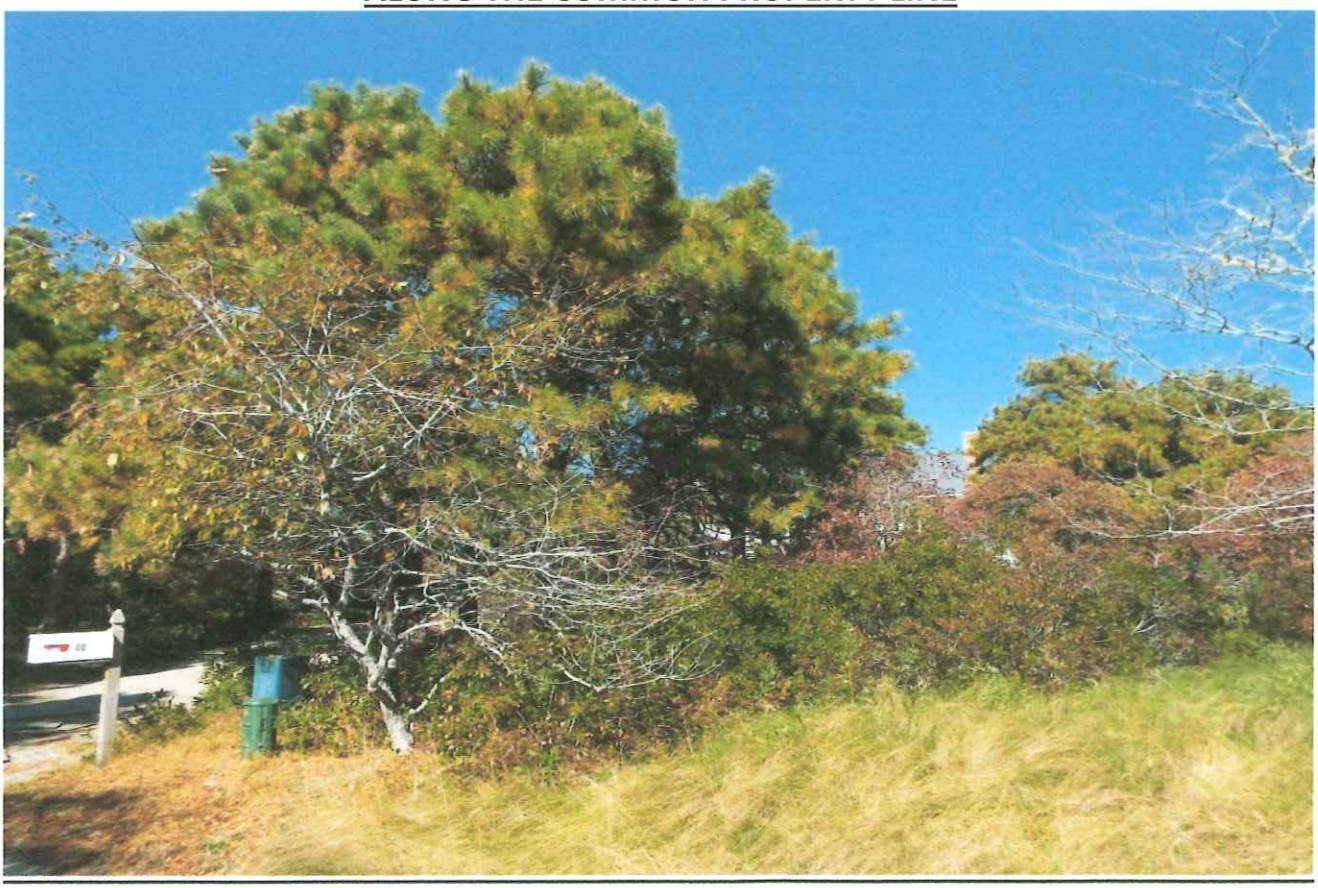


POCHICK AVENUE ENDS AT THE NEXT PROPERTY – LOOKING WEST





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.

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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°: 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.
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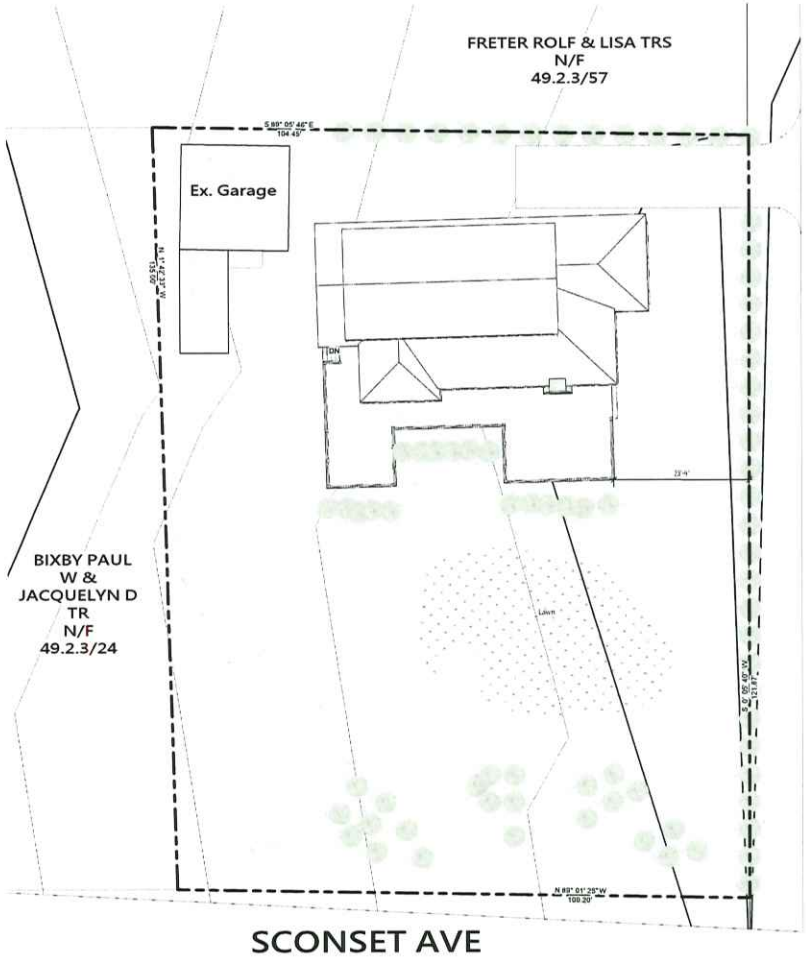
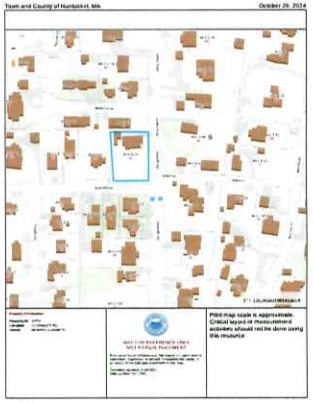


SANKATY ROAD

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

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO
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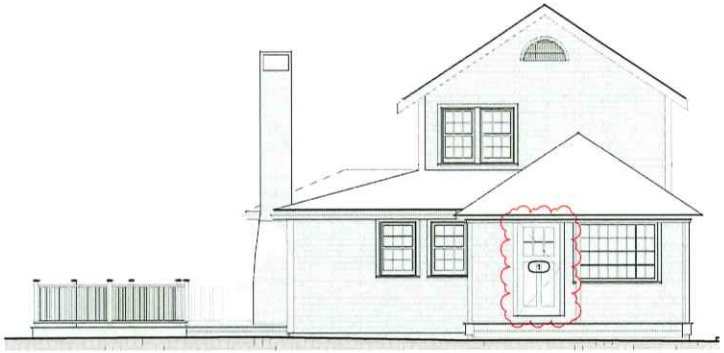
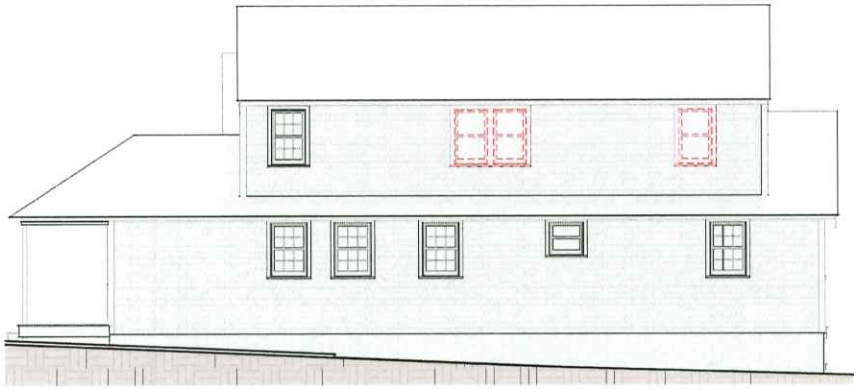
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



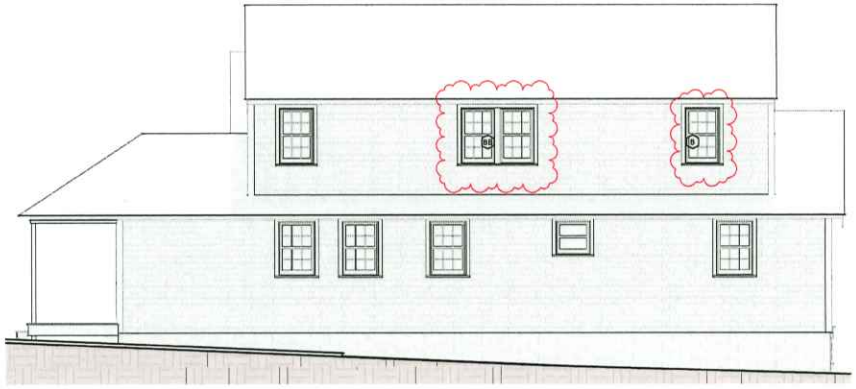
1 East Elevation - Existing/Demo
1/4" = 1'-0"



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"

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
Exterior Elevations

Date
11.15.2024

Revisions

A.201

Scale 1/4" = 1'-0"

11152024 10:24:08 AM

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ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDINGS OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
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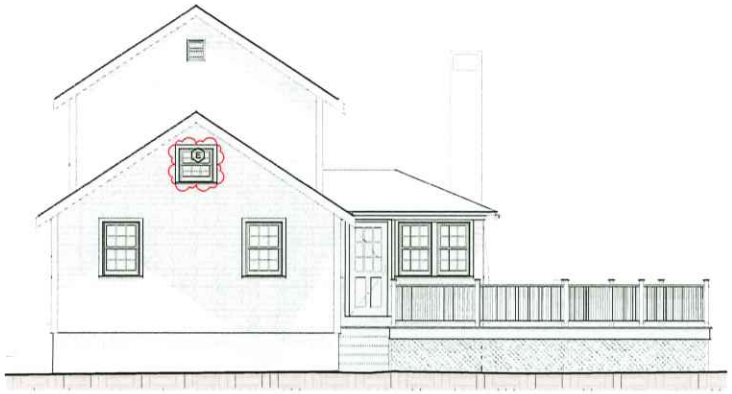
3 West Elevation - Existing/Demo
1/4" = 1'-0"



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"

11/15/2024 10:24:12 AM

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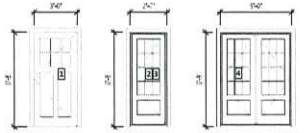
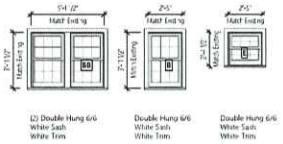
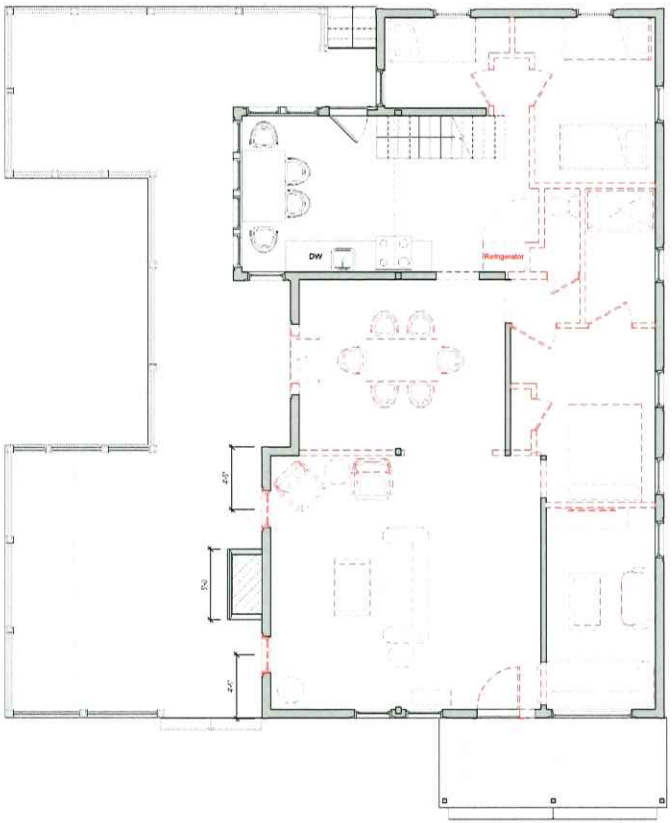


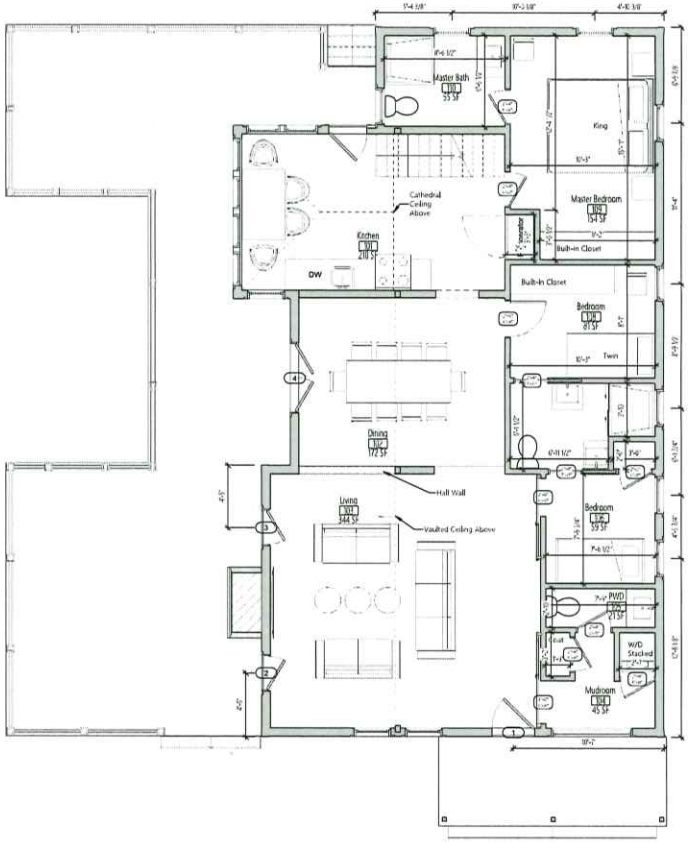
Door Schedule
1/4" = 1'-0"



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"

11/15/2024 10:23:59 AM

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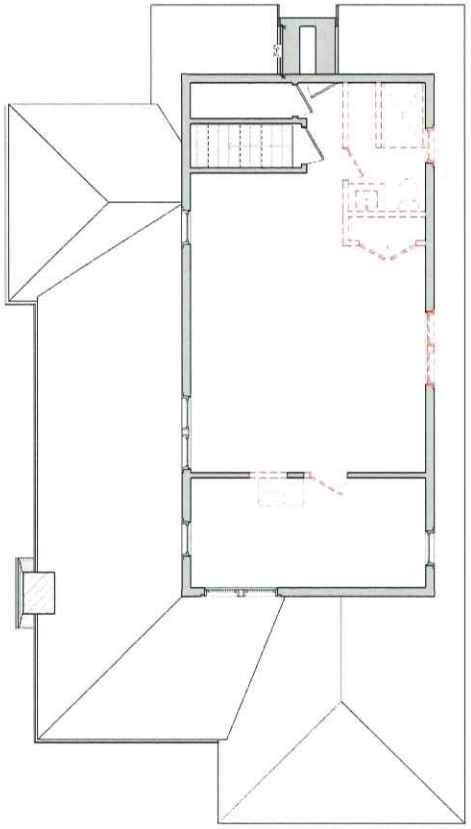
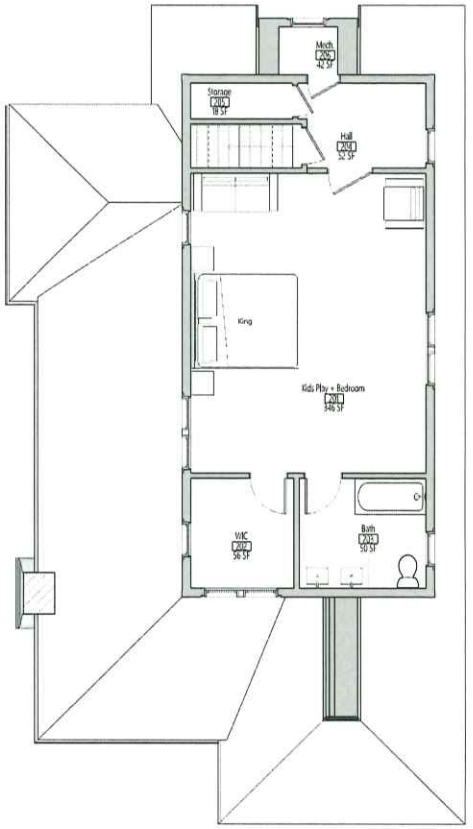


2 Level 2 - Existing/Demo
1/4" = 1'-0"



1 Level 2 - Proposed
1/4" = 1'-0"

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Nantucket, MA 02584

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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.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.

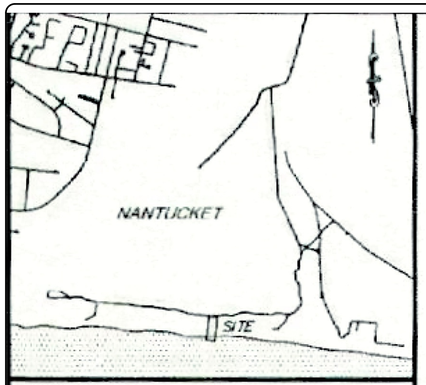
Bill McGuire

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

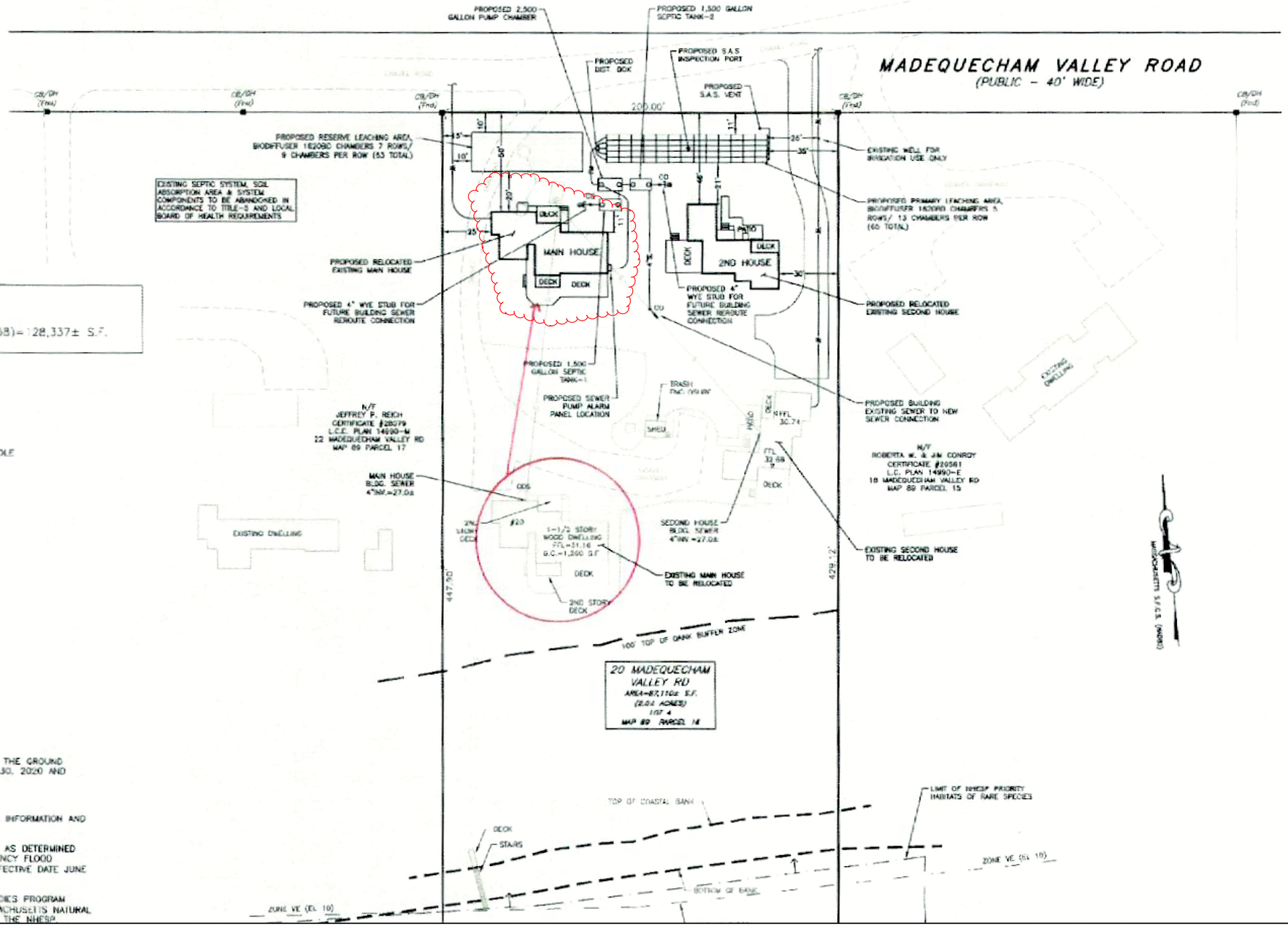
FLOOD ZONE VE (EL. 10)

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.

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

PLANS FOR :
MS CARRIE WOFFORD 20 MADEQUECHAM VALLEY ROAD
NANTUCKET, MASSACHUSETTS, 02554

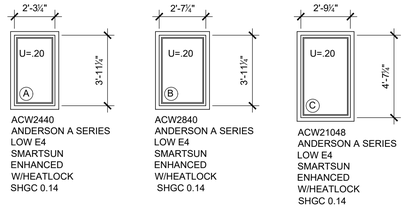
SITE PLAN

SCALE: 1' -0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:2411.20
REVISIONS:
REVISIONS:
REVISIONS:
D/B: Copyright nag 2024

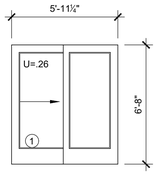
2408.23.1422

HDC1



1 WINDOW SCHEDULE

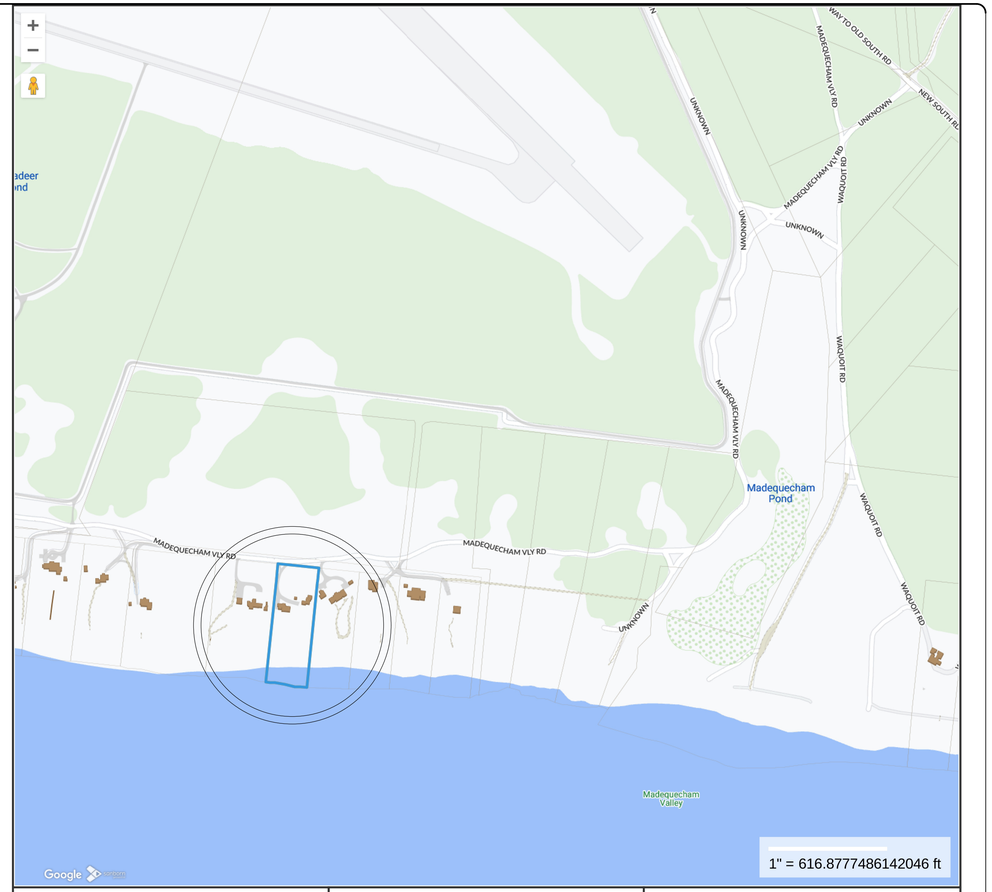
Scale: 1/4" = 1' -0



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

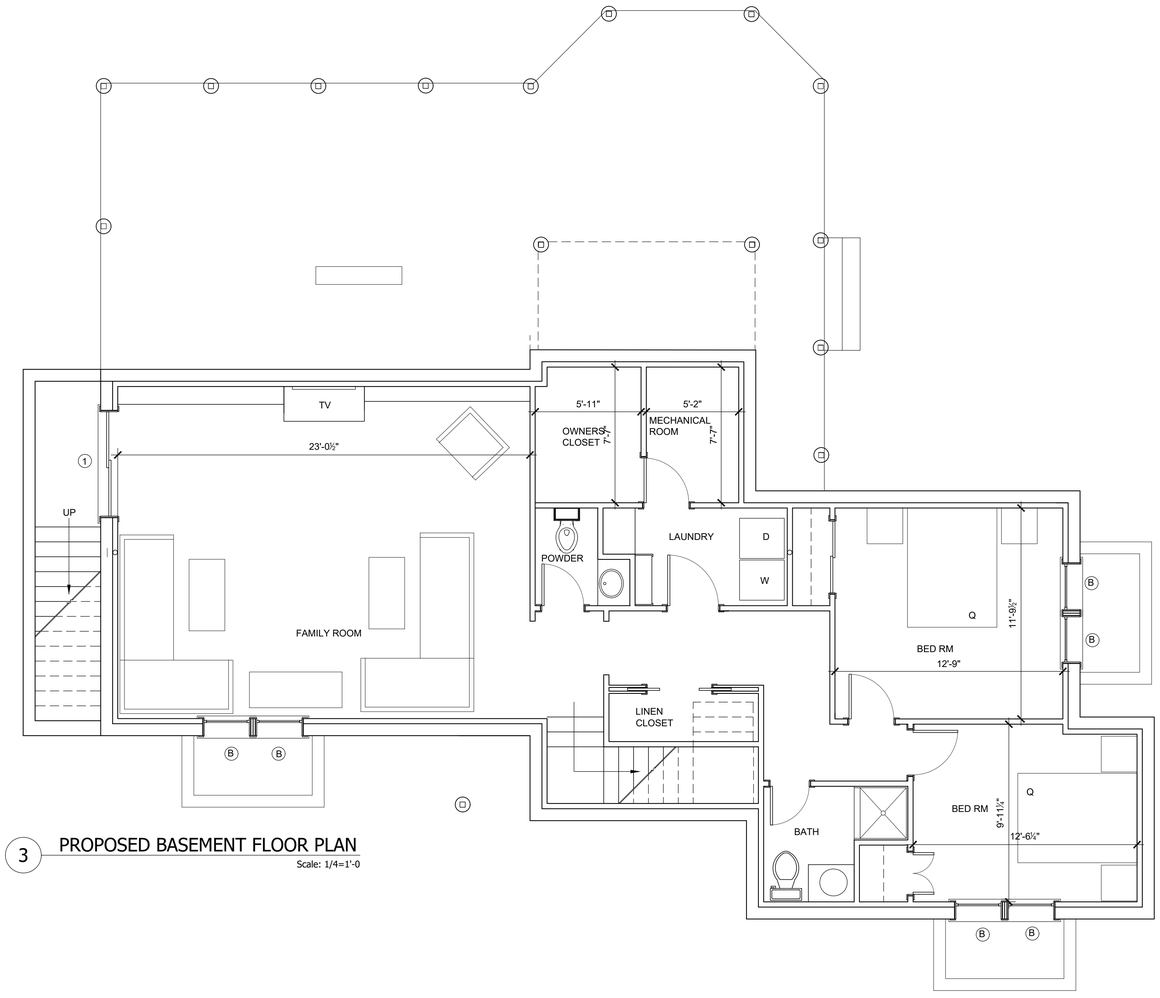
Property ID	8680
Location	20 MADEQUECHAM VLY RD
Owner	WOFFORD JOHN G TR

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

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POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
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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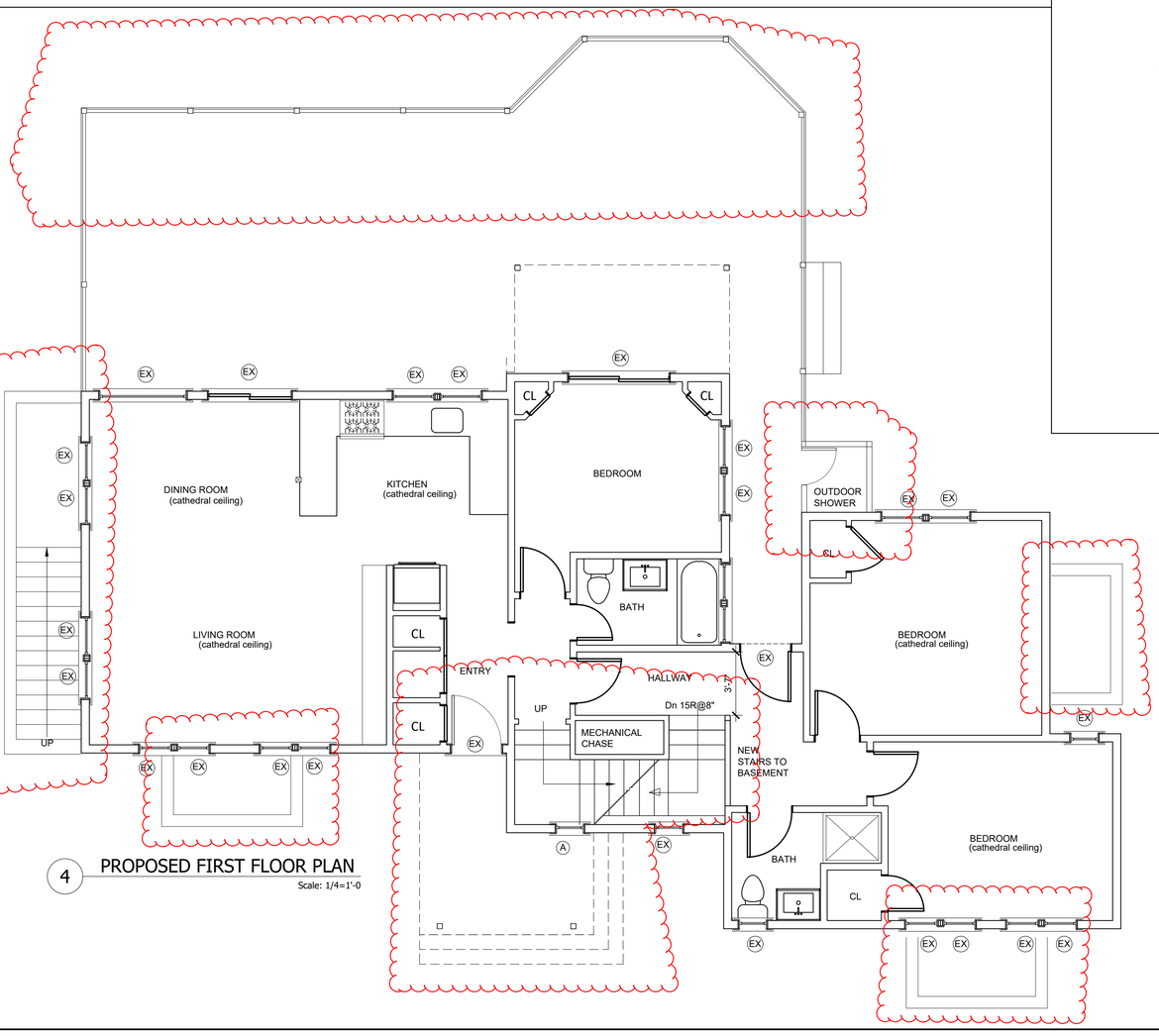
2408.23.1422

HDC2



5 EXISTING FIRST FLOOR PLAN

Scale: 1/4=1'-0

4 PROPOSED FIRST FLOOR PLAN

Scale: 1/4=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

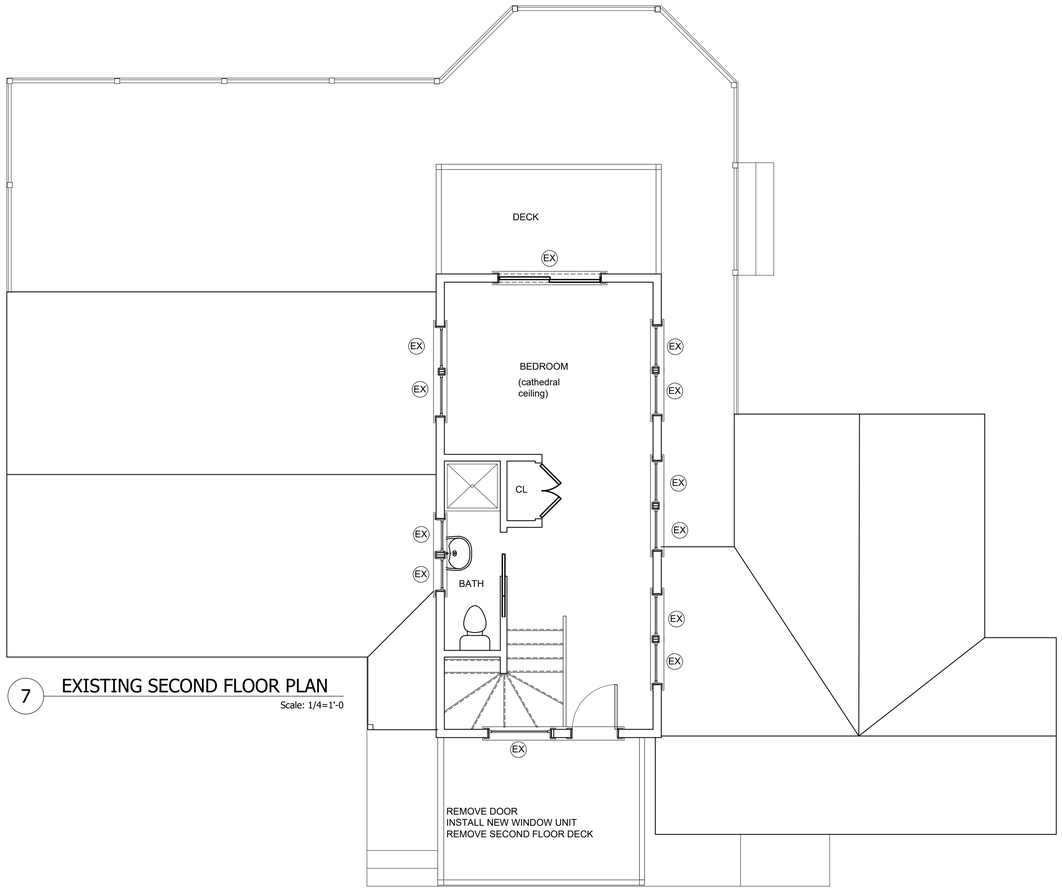
PLANS FOR :
MS CARRIE WOFFORD 20 MADEQUECHAM VALLEY ROAD
NANTUCKET, MASSACHUSETTS, 02554

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

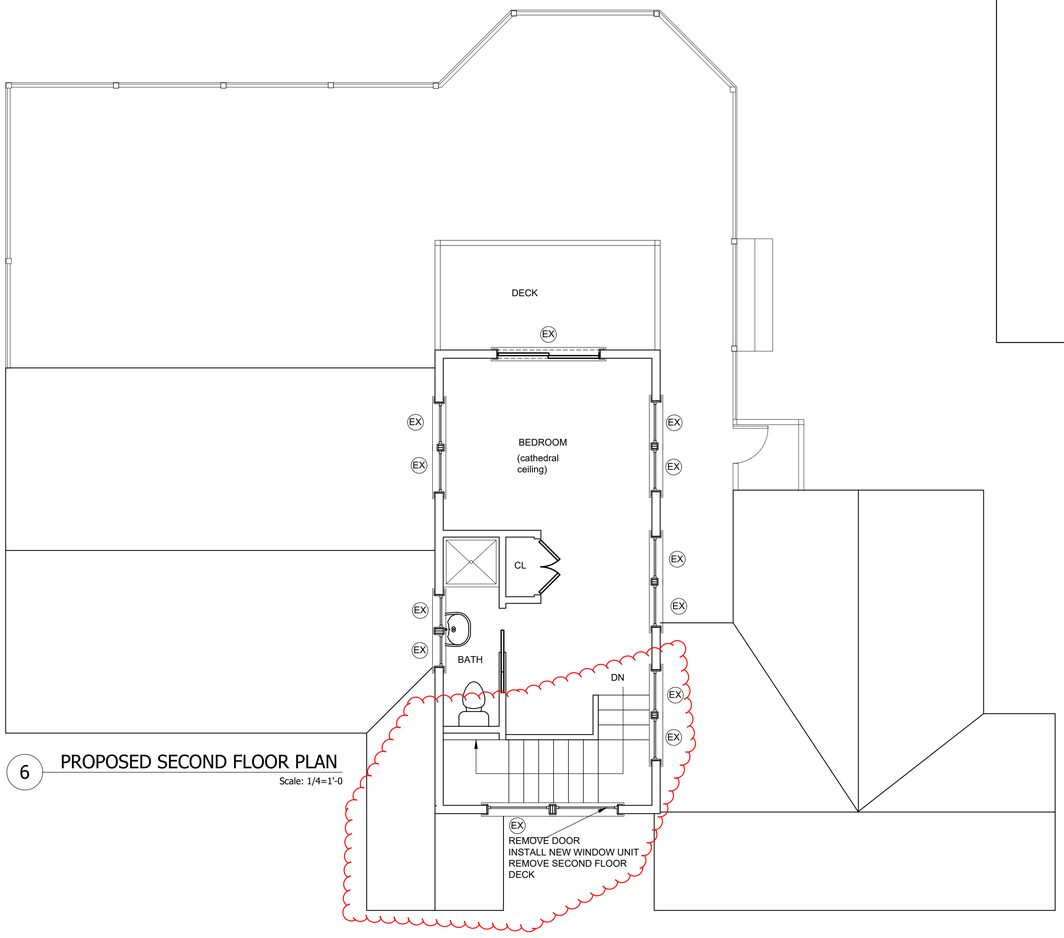
2408.23.1422

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
WWW.NANTUCKETARCHITECTURE.COM

PLANS FOR :
MS CARRIE WOFFORD 20 MADEQUECHAM VALLEY ROAD
NANTUCKET, MASSACHUSETTS, 02554

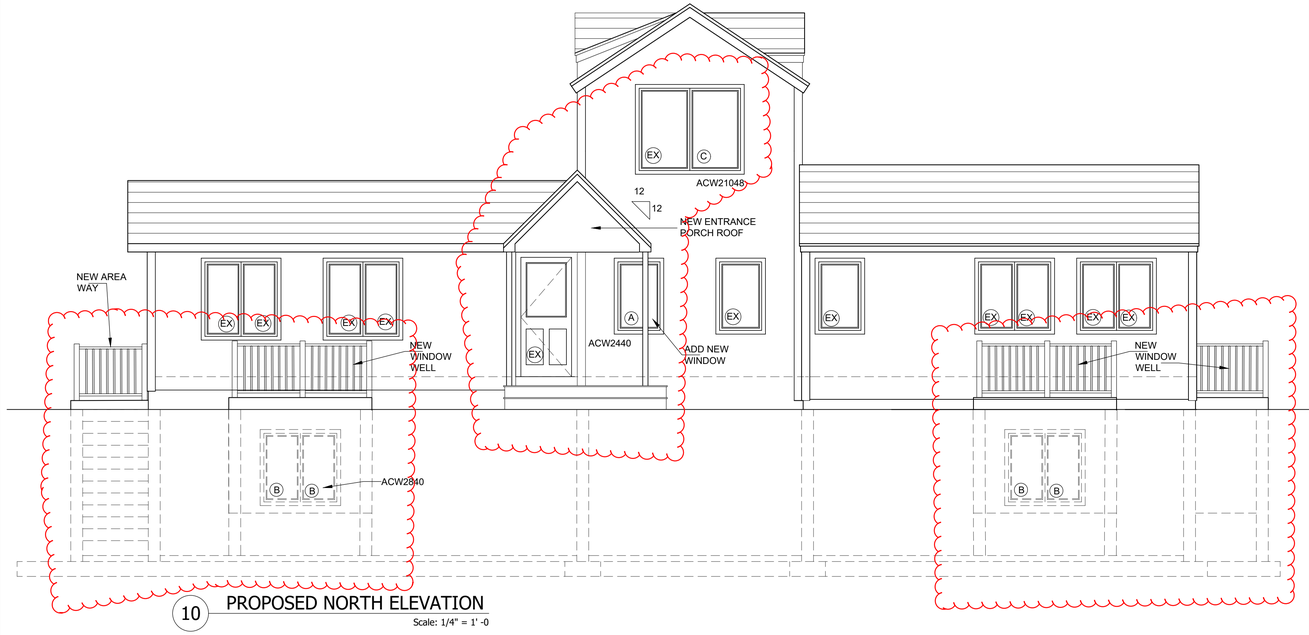
SECOND FLOOR PLAN
PROPOSED/EXISTING
SCALE 1/4" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS: 2411.20
REVISIONS:
REVISIONS:
REVISIONS:

D/B: Copyright nag 2024

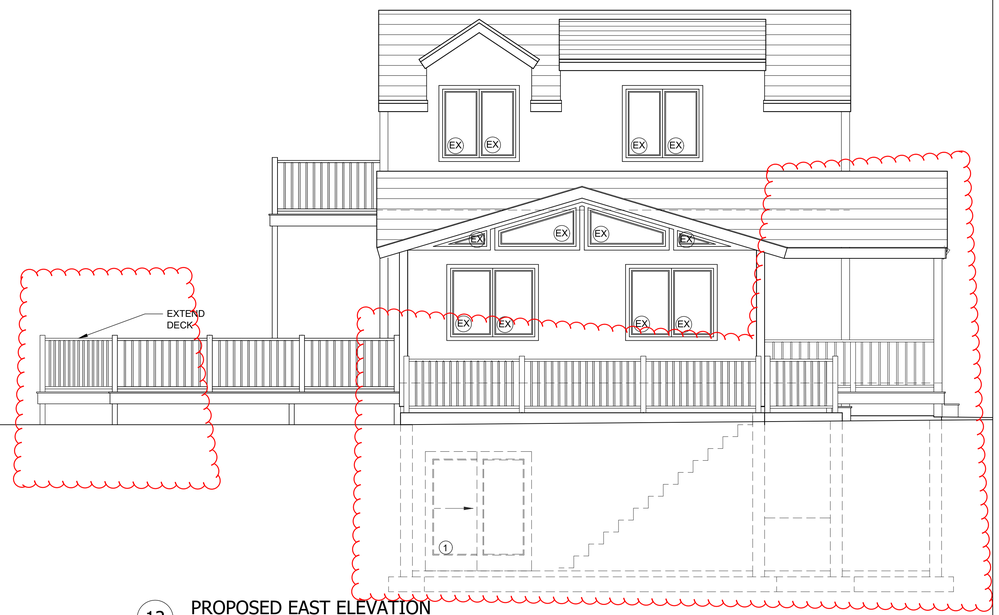
2408.23.1422

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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NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

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

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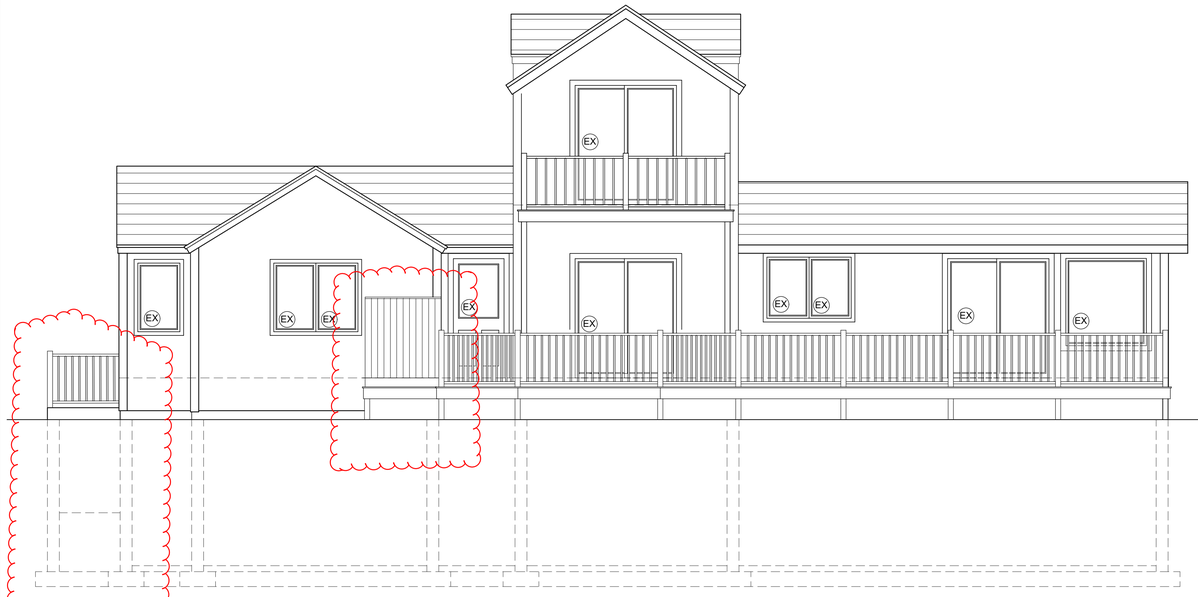
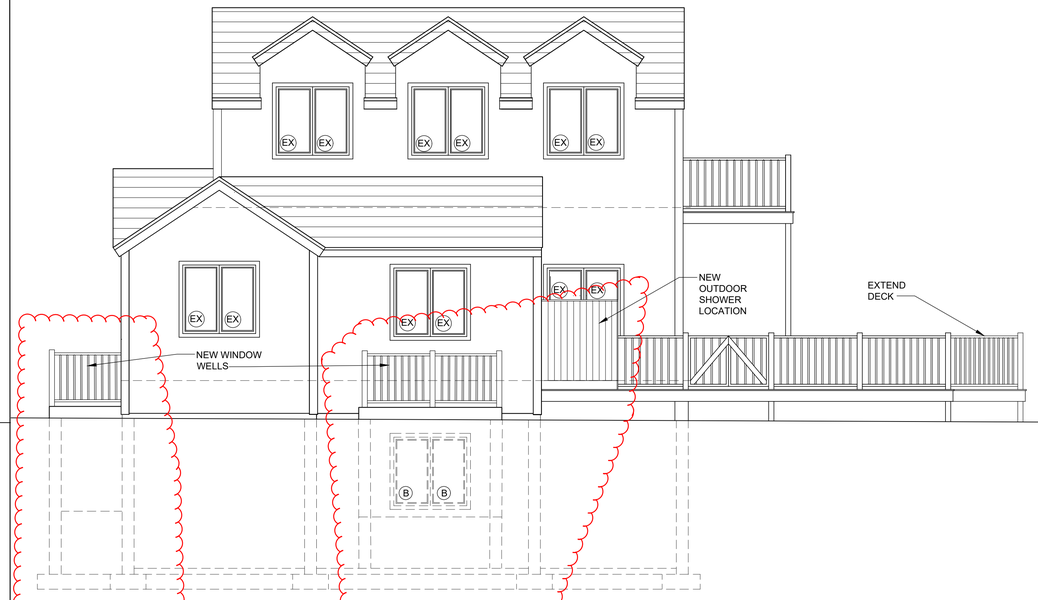
HDC5



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

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

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°: 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

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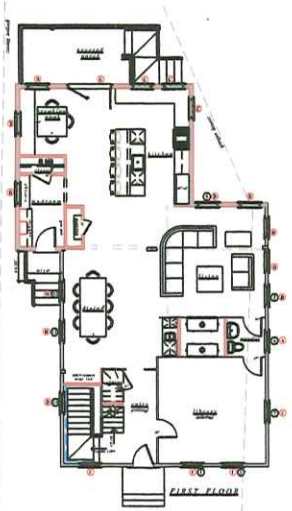
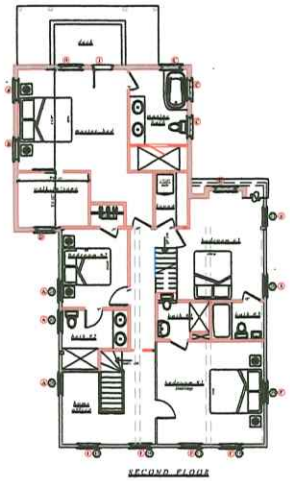
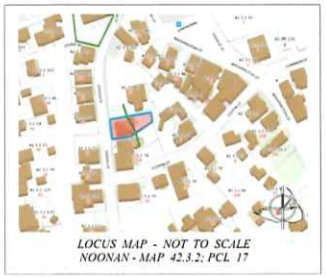
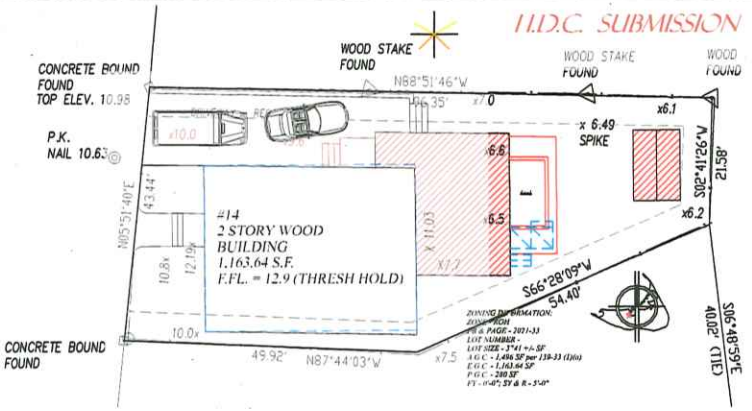
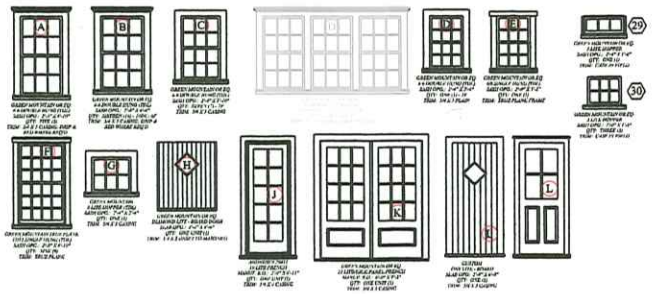






H.D.C. SUBMISSION





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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

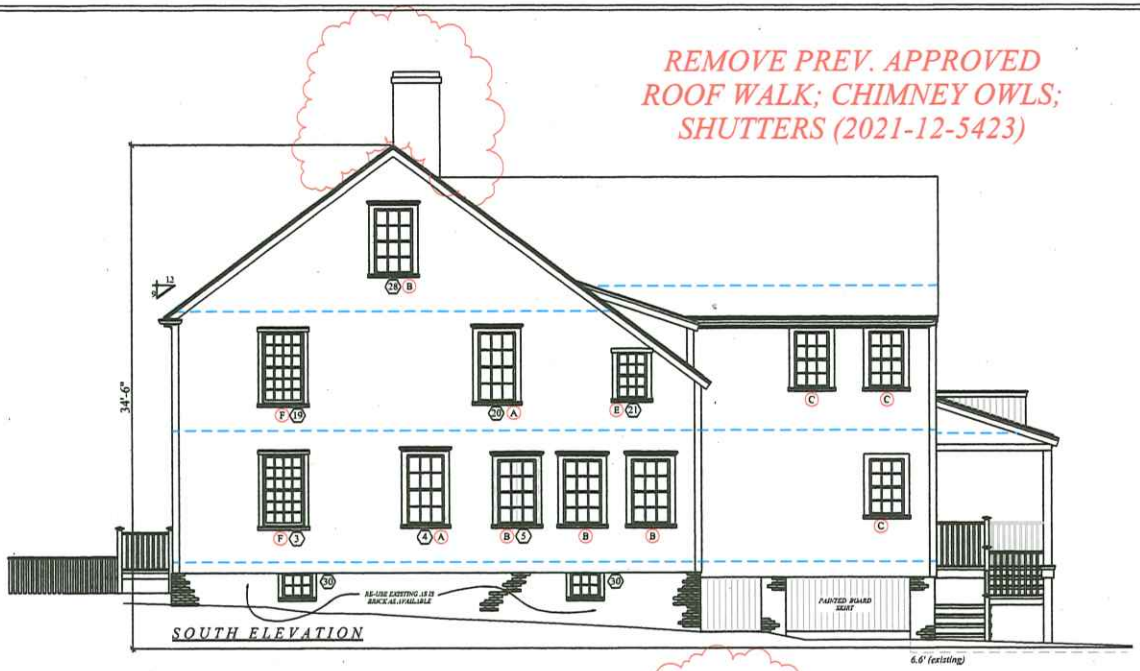
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

REMOVE PREV. APPROVED
ROOF WALK; CHIMNEY OWLS;
SHUTTERS (2021-12-5423)



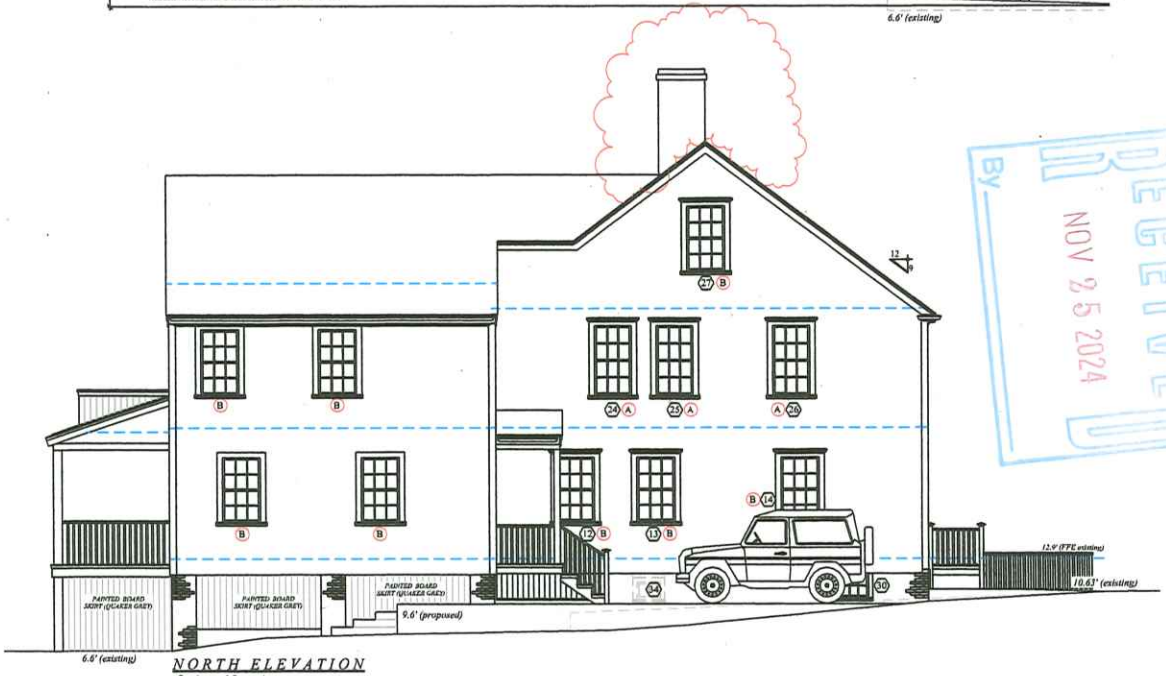
WEST ELEVATION
facing union street



SOUTH ELEVATION



EAST ELEVATION
facing yard



NORTH ELEVATION
facing 10 union

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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

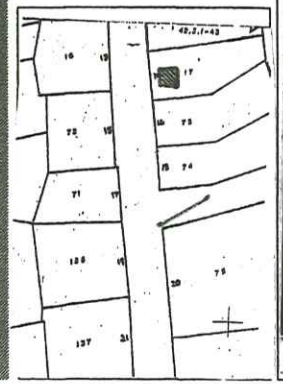
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

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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: _____

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 _____

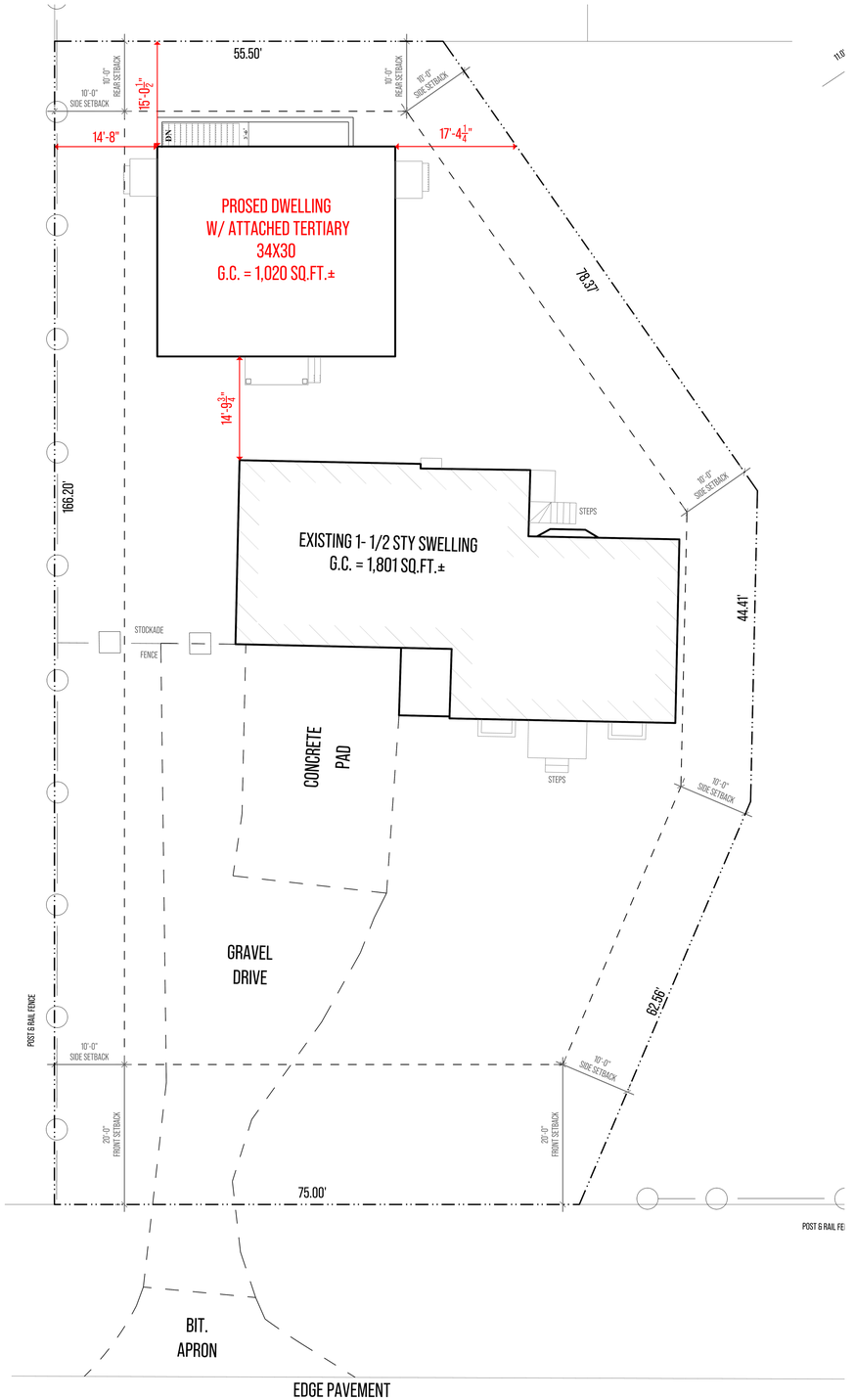
Attach manufacturer's color samples if color is not from HDC approval list.

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

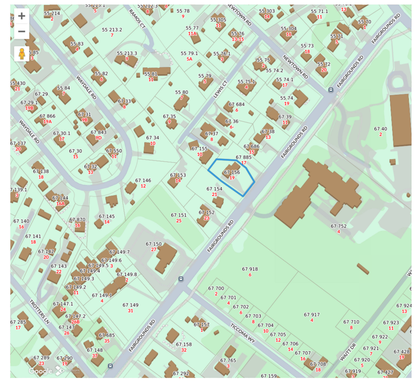


1 SITE PLAN

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

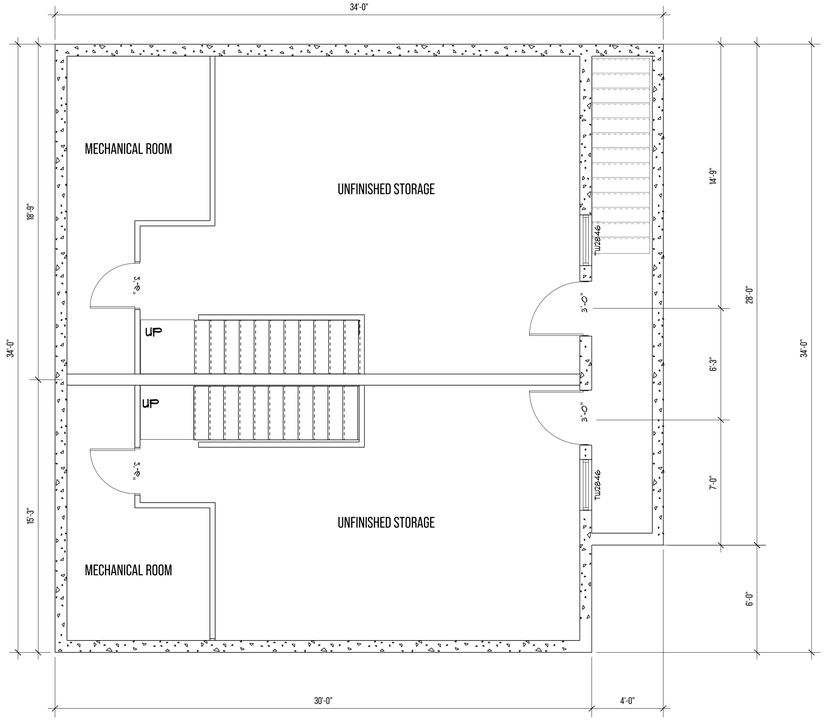
SITE PLAN

SHEET NUMBER

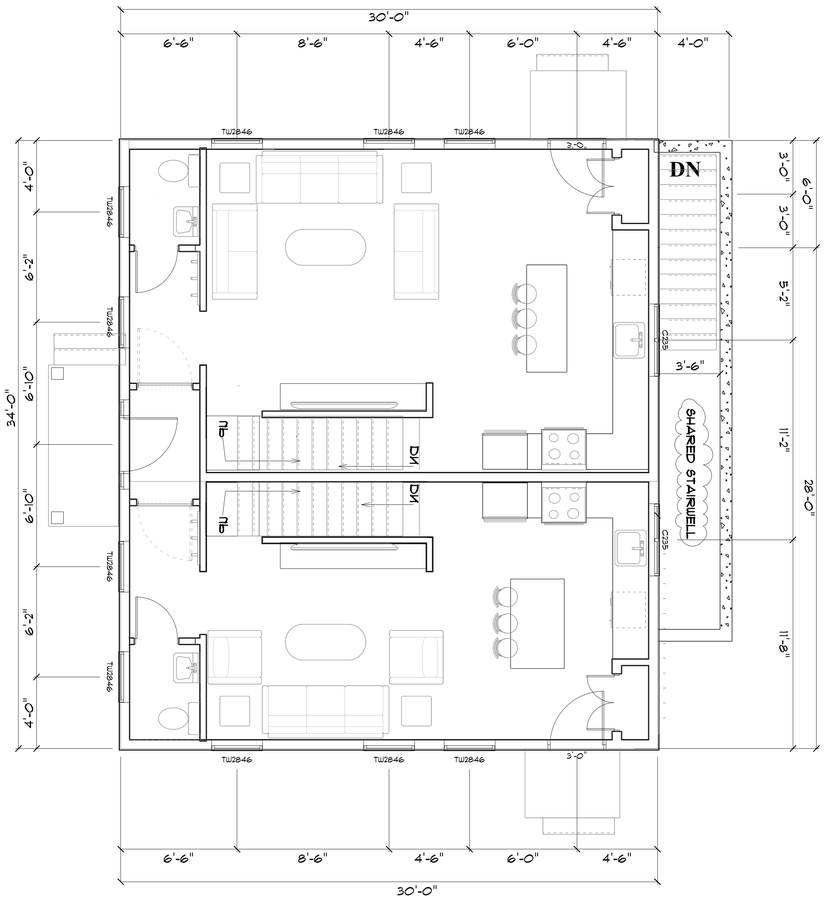
A-0.00

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

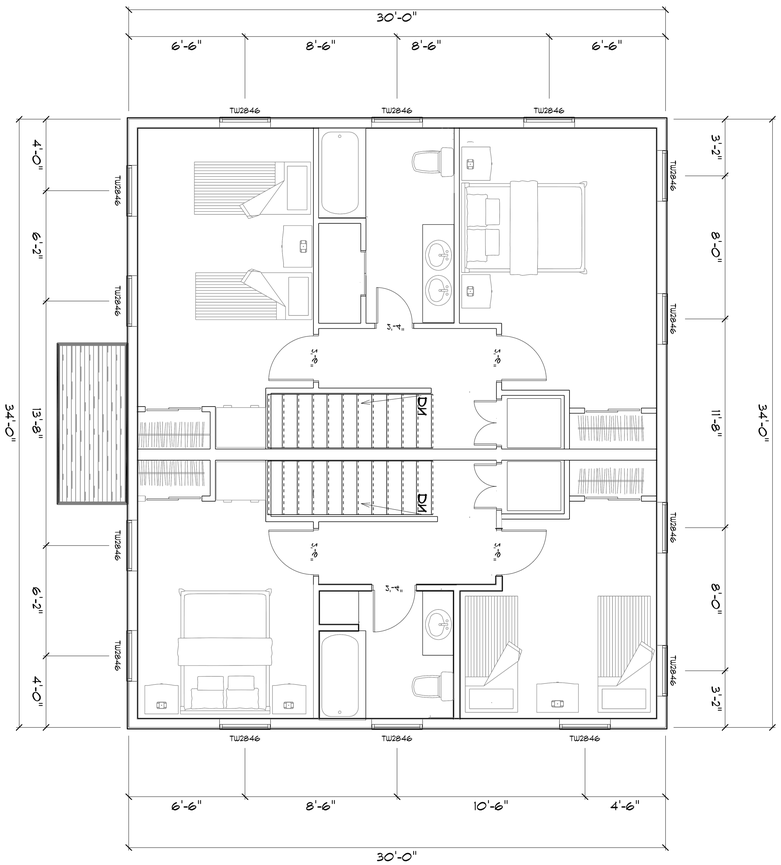
REVISION HISTORY:

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

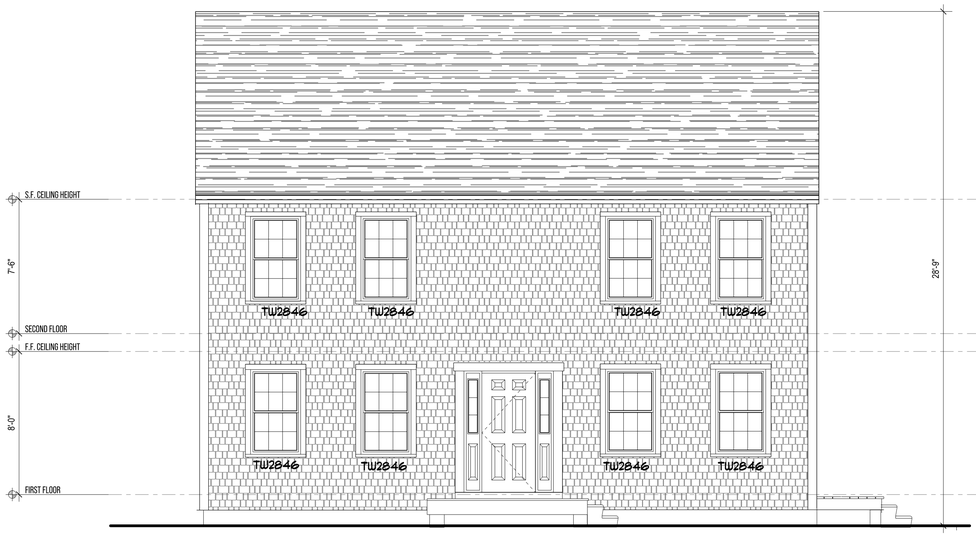
REVISION HISTORY:

DATE	DESCRIPTION

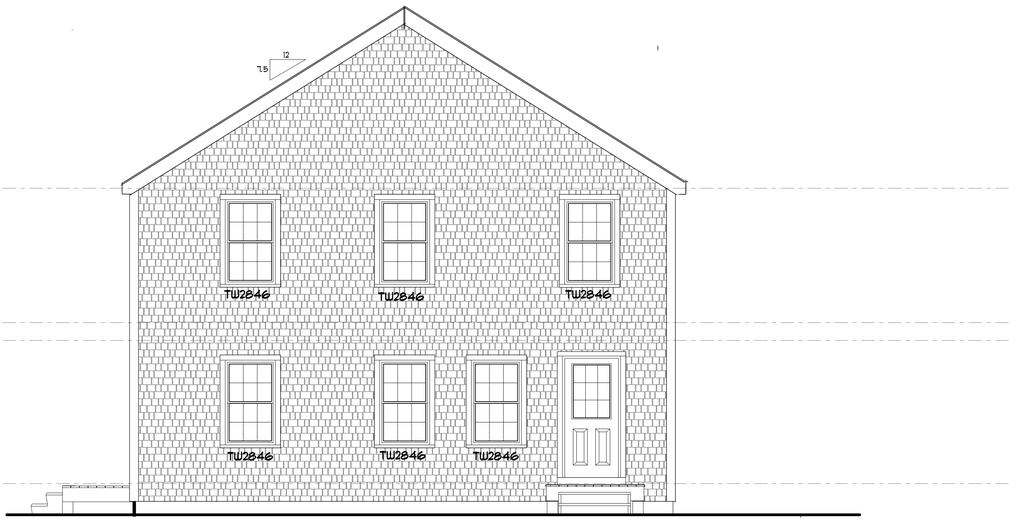
DRAWING TITLE
FLOOR PLAN

SHEET NUMBER
A-1.10

DRAWN BY
REID YENOR

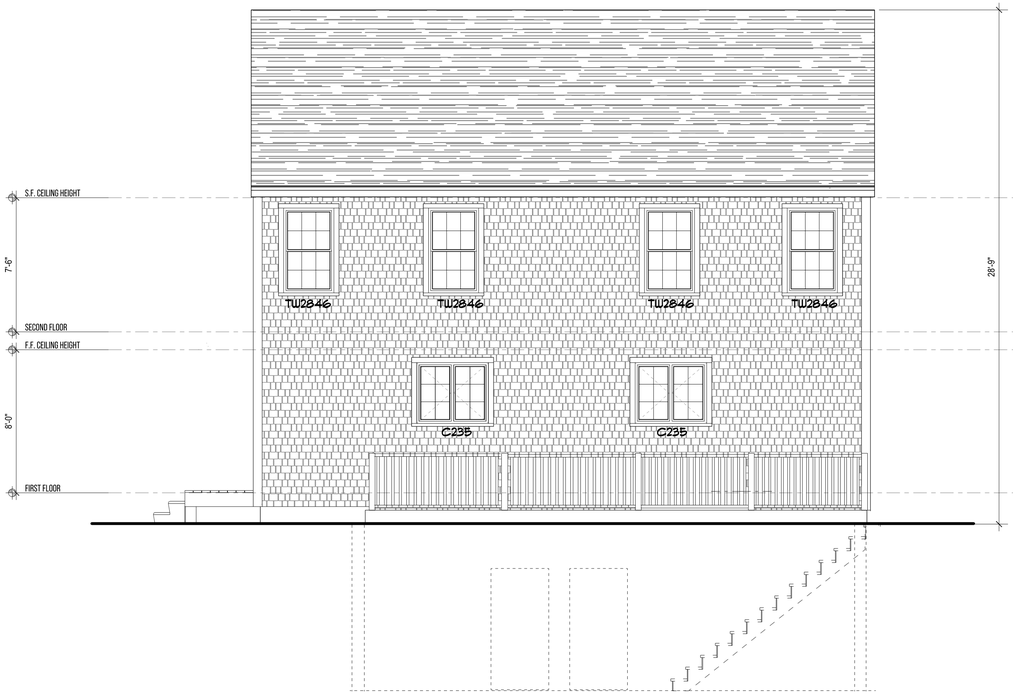


1 FRONT ELEVATION
SCALE : $\frac{1}{4}$" = 1

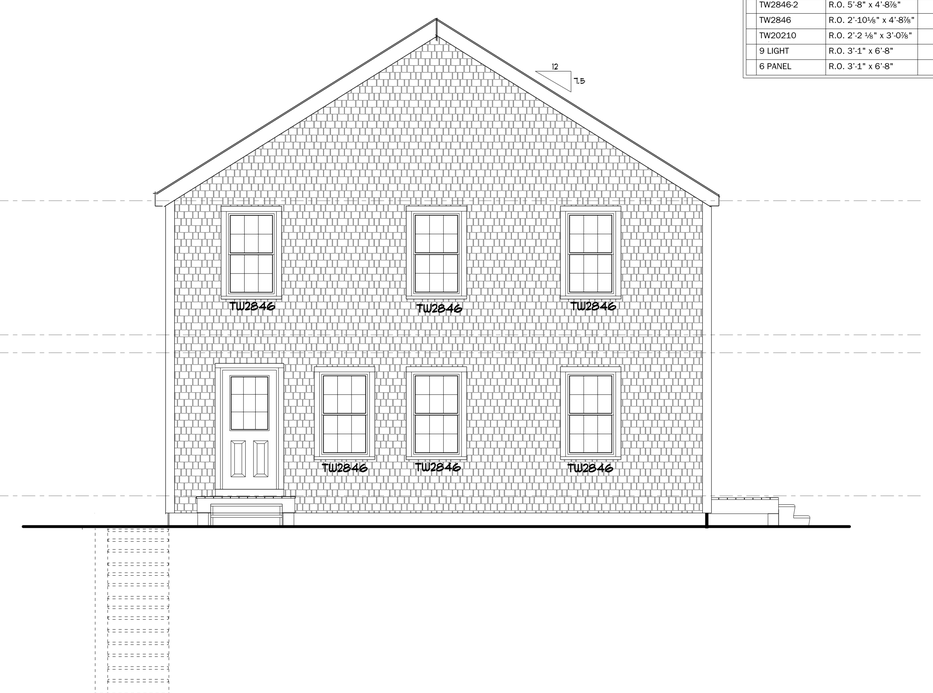


2 RIGHT ELEVATION
SCALE : $\frac{1}{4}$" = 1

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 $

Postage
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Total Postage and Fees
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NOV 25 2024
02584 9998

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City, State, ZIP+4® Nantucket, MA 02554

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
NANTUCKET POST OFFICE
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

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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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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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ 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°: 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,

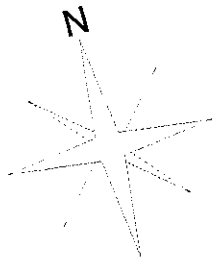
Meg Mignosa
1 Wyers Ln

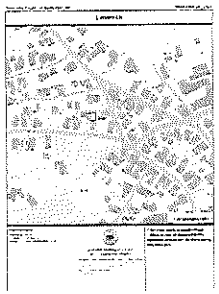
HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW CHECKLIST

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



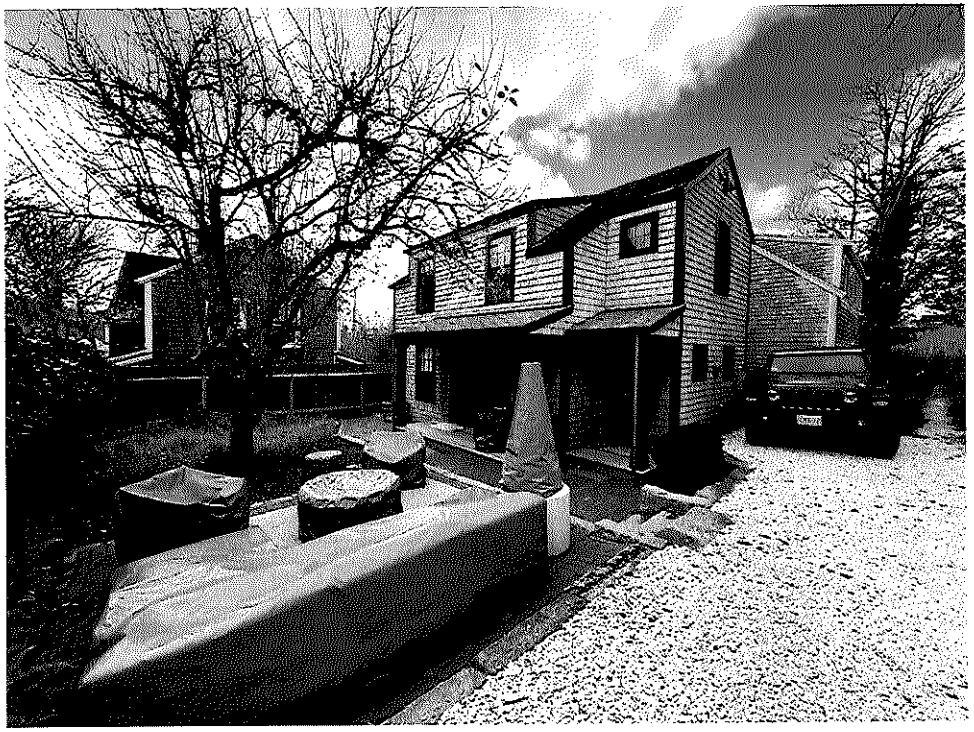
REPURPOSE 2' MILL WHEEL
AS WATER FOUNTAIN



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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.
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https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised
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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

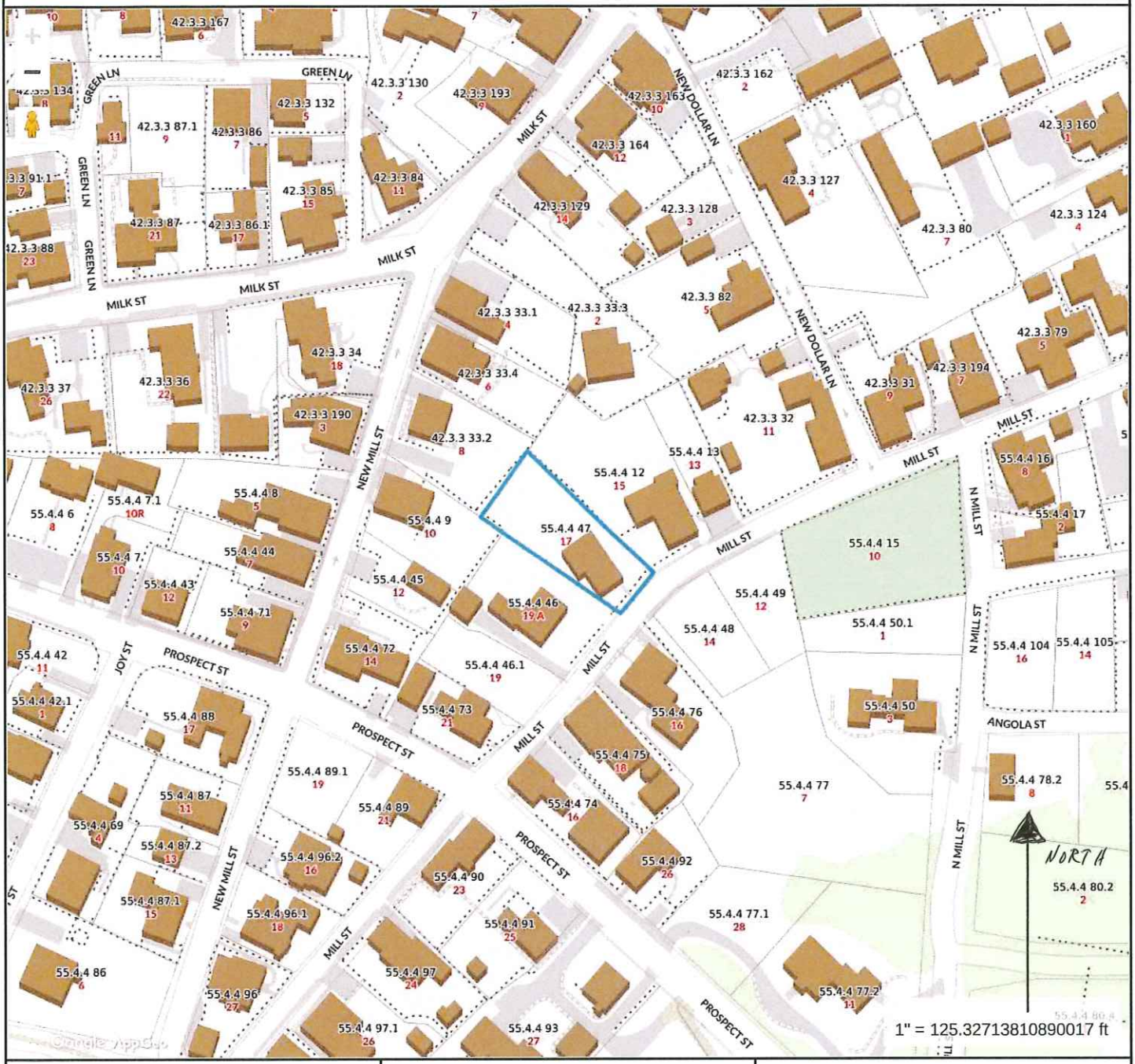
**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**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

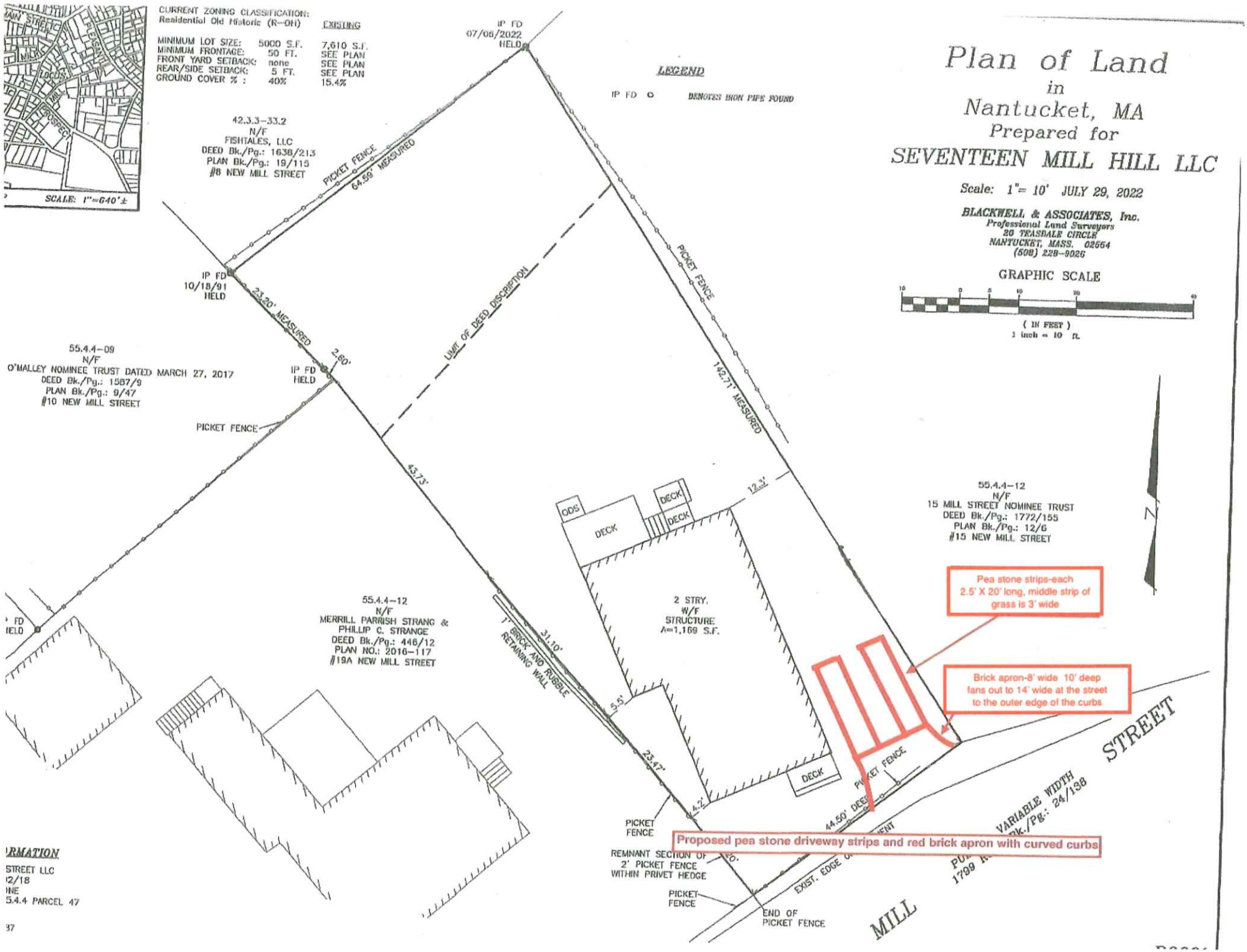
Property ID	55.4.4 47
Location	17 MILL ST
Owner	SEVENTEEN MILL STREET LLC

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.

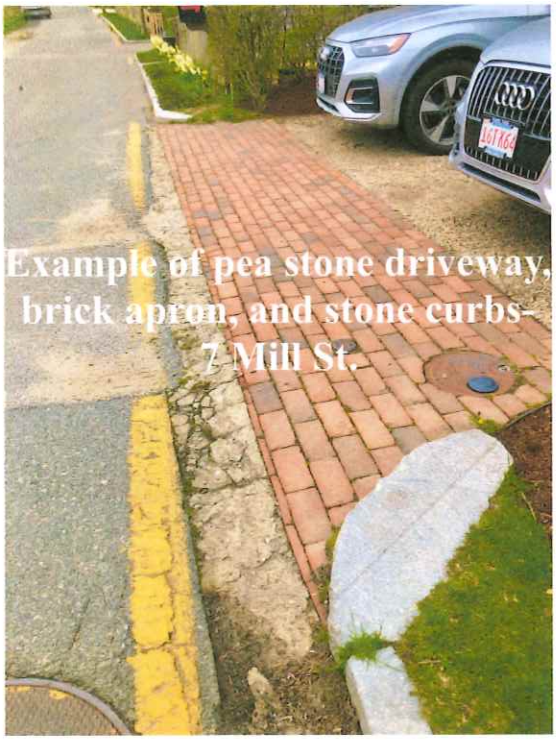
Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

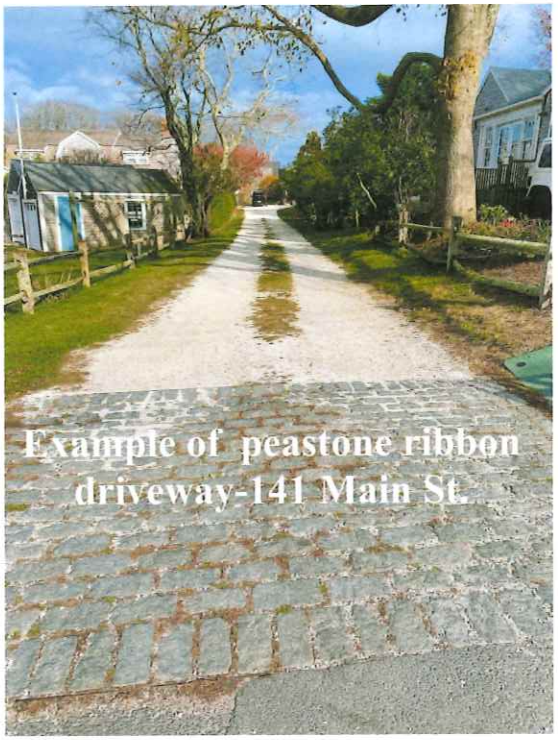


Plan of Land
in
Nantucket, MA
Prepared for
SEVENTEEN MILL HILL LLC
Scale: 1"= 10' JULY 29, 2022
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
CURRENT ZONING CLASSIFICATION:
Residential Old Historic (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

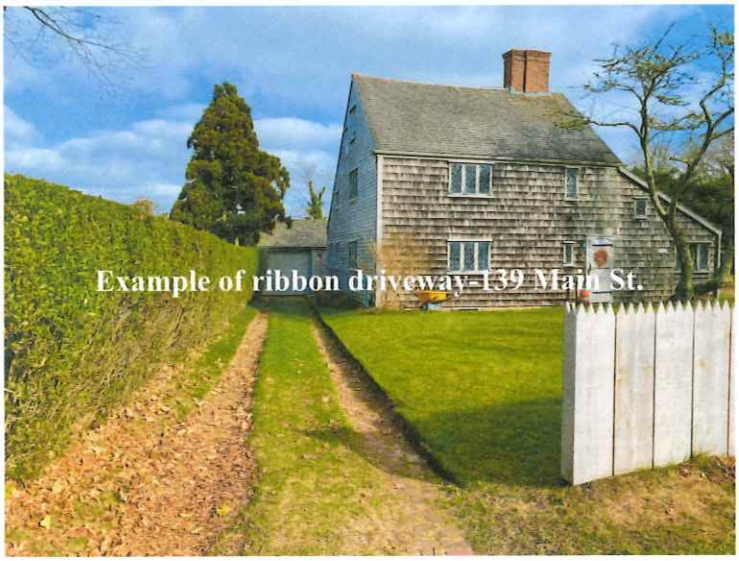

Pea stone strips
each 2.5ft wide x 20' long:
middle strip is grass
3 ft. wide
8'
Brick apron
wide x 10ft deep
Fans out to 14' at either side of curbs
17 Mill St.
proposed pea stone ribbon driveway
and red brick apron with curved curbs



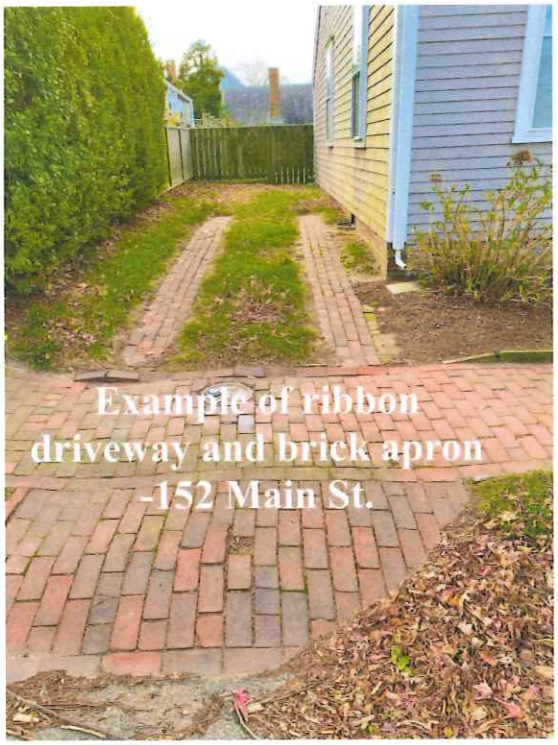
Example of pea stone driveway, brick apron, and stone curbs- 7 Mill St.



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



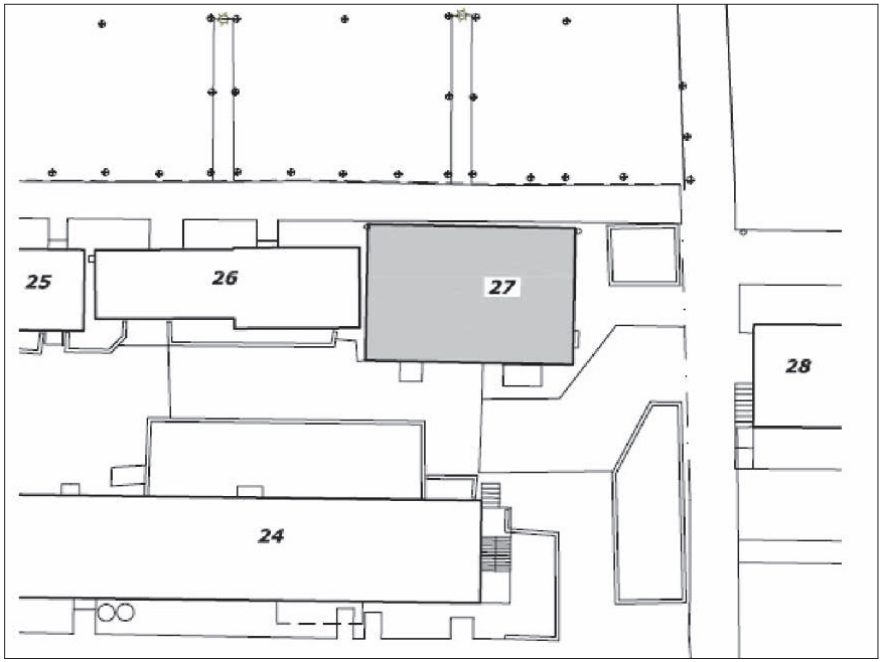
North West Elevation



North East Elevation

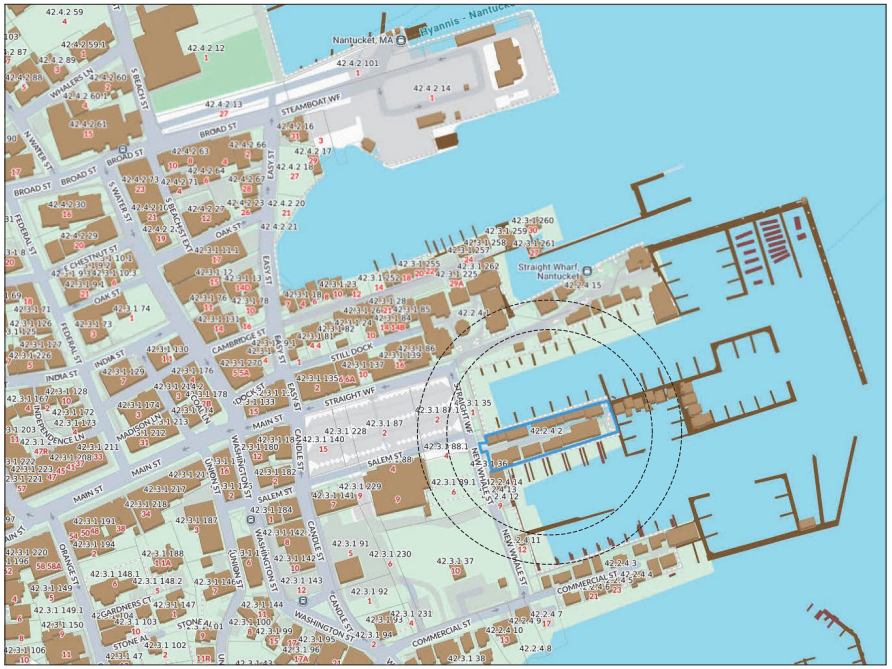


South East Elevation



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

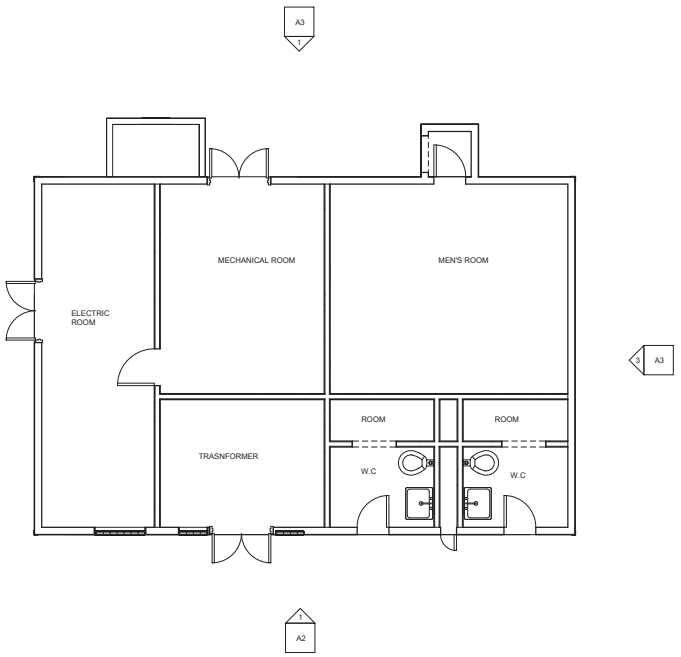
NIR
27 OLD SOUTH WHARF
NANTUCKET, MA
02554

COVER SHEET

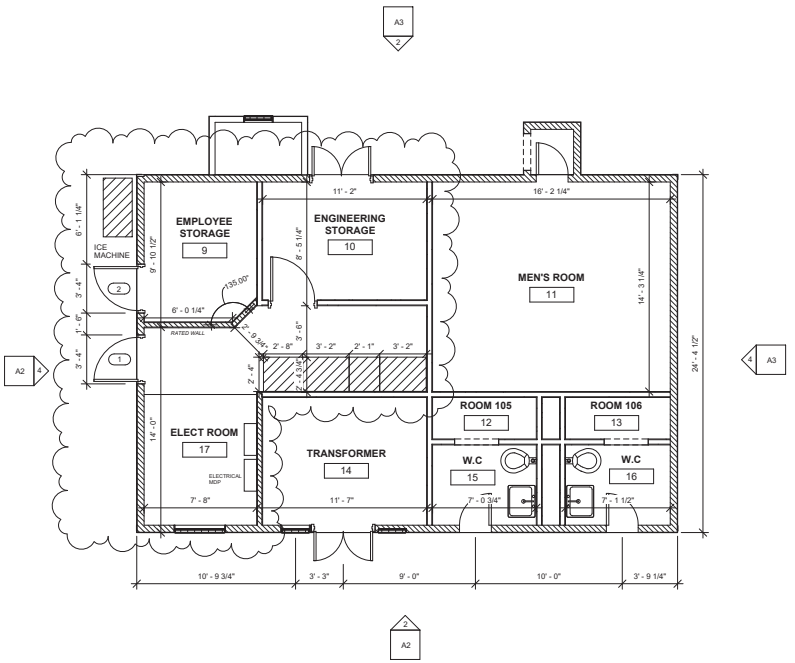
REVISIONS:
1 HDC SUBMITTAL 11/26/24

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

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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

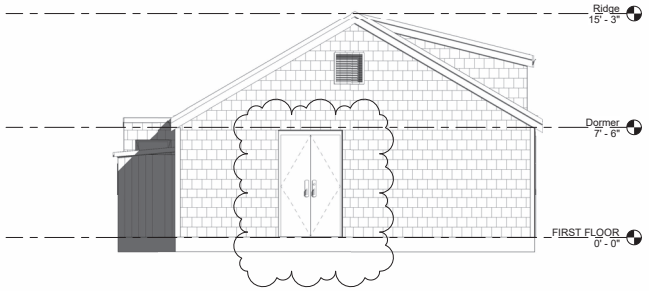
DRAWING NO:
A1



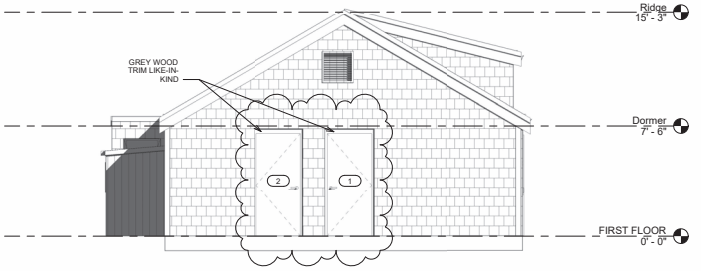
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



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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Main Street Architects

NIR
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NANTUCKET, MA
02554

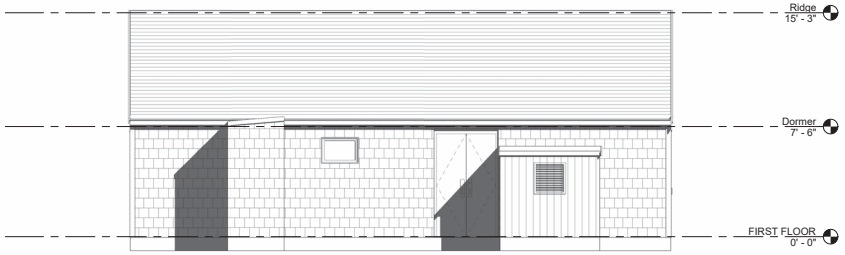
EXISTING AND PROPOSED ELEVATIONS

REVISIONS:
1 **HDC SUBMITTAL 11/26/24**

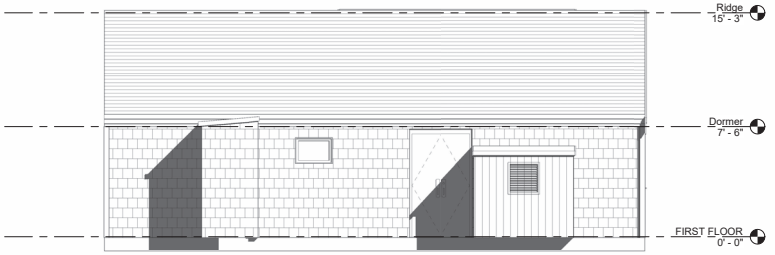
ISSUED FOR PERMITTING	
ISSUED FOR PRICING	
ISSUED FOR CONSTRUCTION	
DATE:	11-22-24
SCALE:	AS NOTED
DRAWN BY:	CAD
JOB NO.:	XXXX.XX

REGISTERED ARCHITECT
PEMBROKE, MASS.
COMMONWEALTH OF MASSACHUSETTS

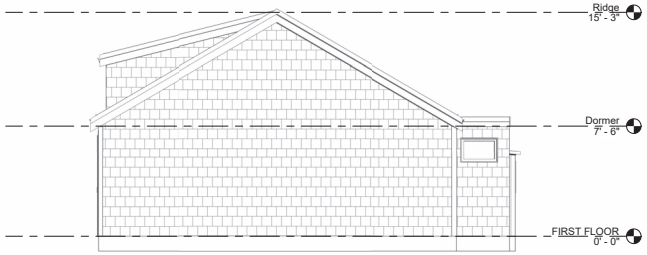
DRAWING NO:
A2



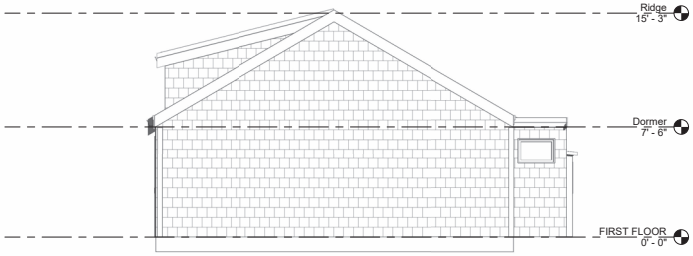
1 EXISTING REAR ELEVATION
1/4" = 1'-0"



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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27 OLD SOUTH WHARF
NANTUCKET, MA
02554

EXISTING AND PROPOSED ELEVATIONS

REVISIONS:
1 HDC SUBMITTAL 11/26/24

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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:

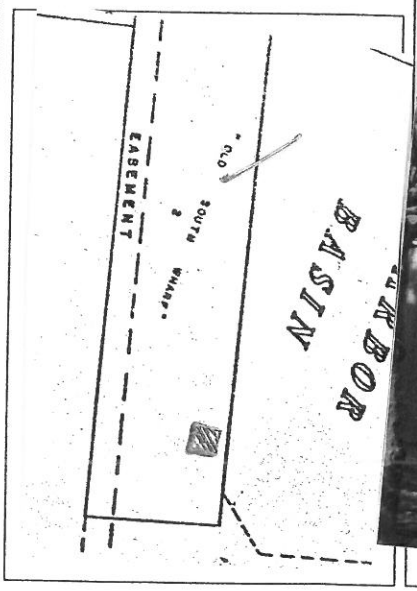
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

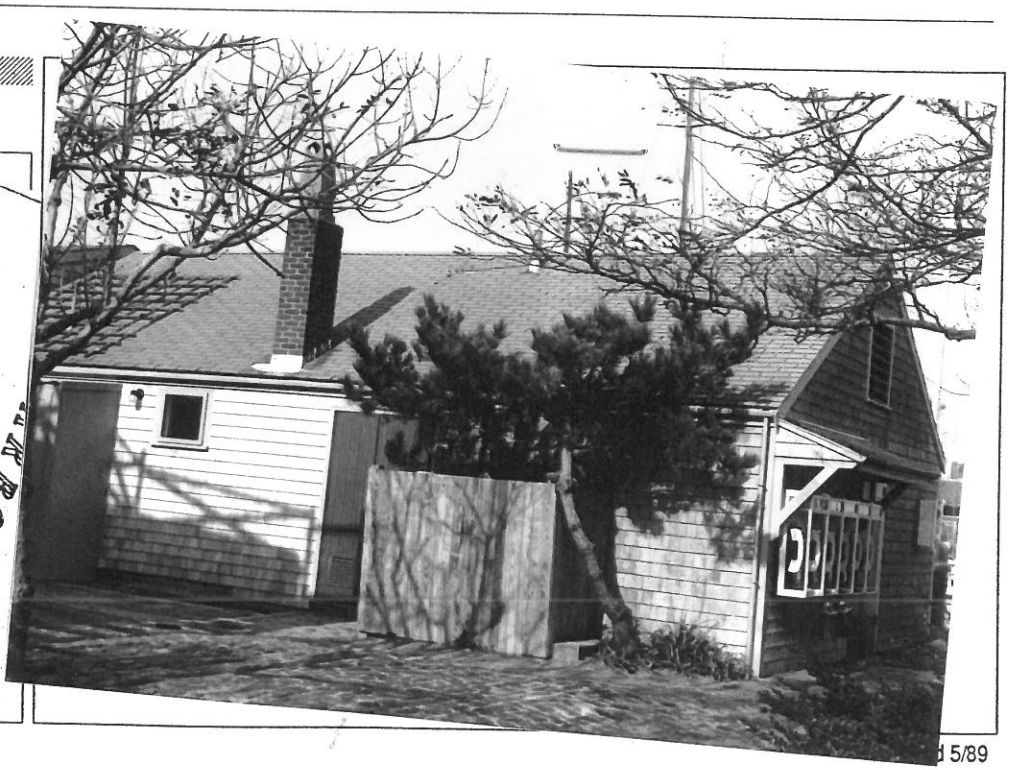
6. USE: Original: W.C.S Present: W.C.S
○ a. seasonal ○ b. year-round

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**

APPROVED
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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By

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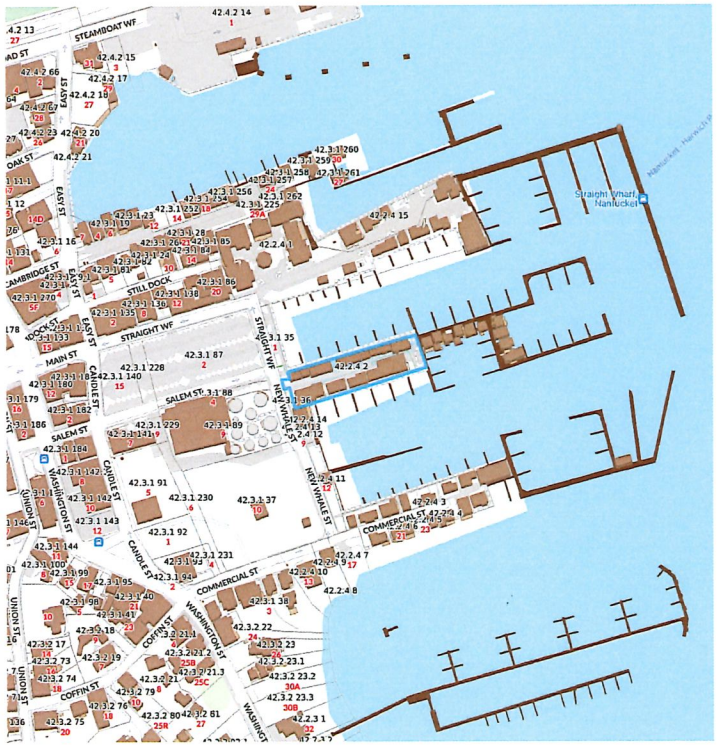
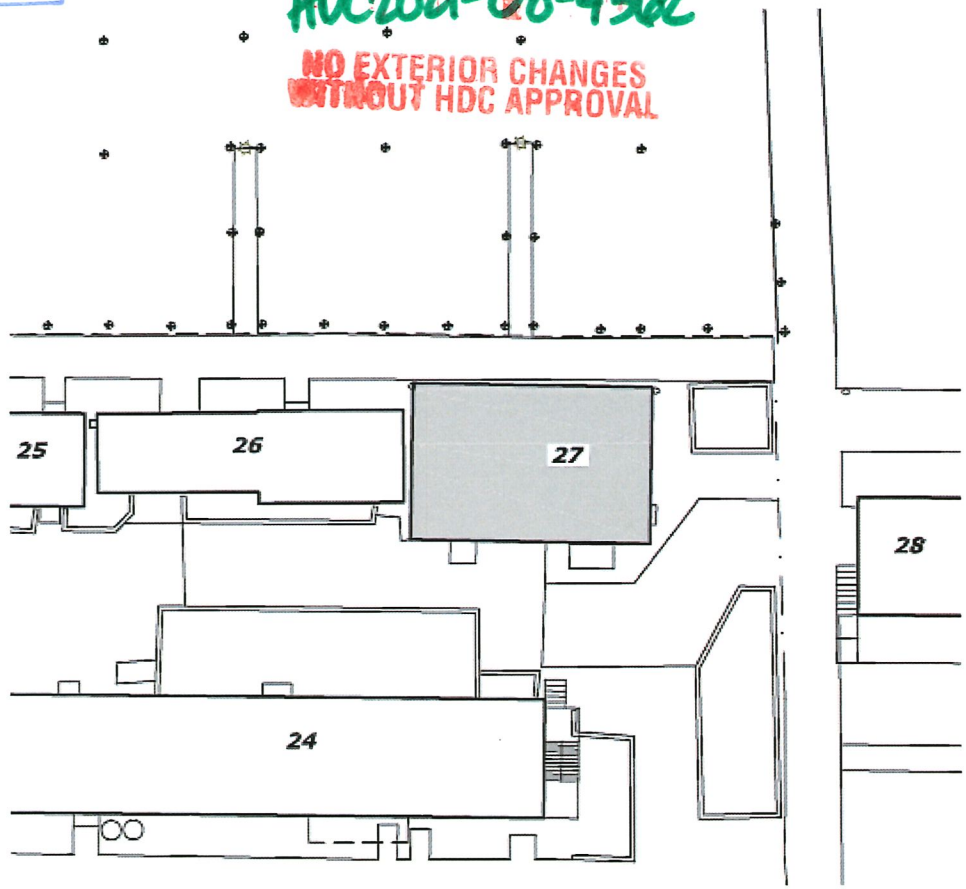
Proposed Dormer

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

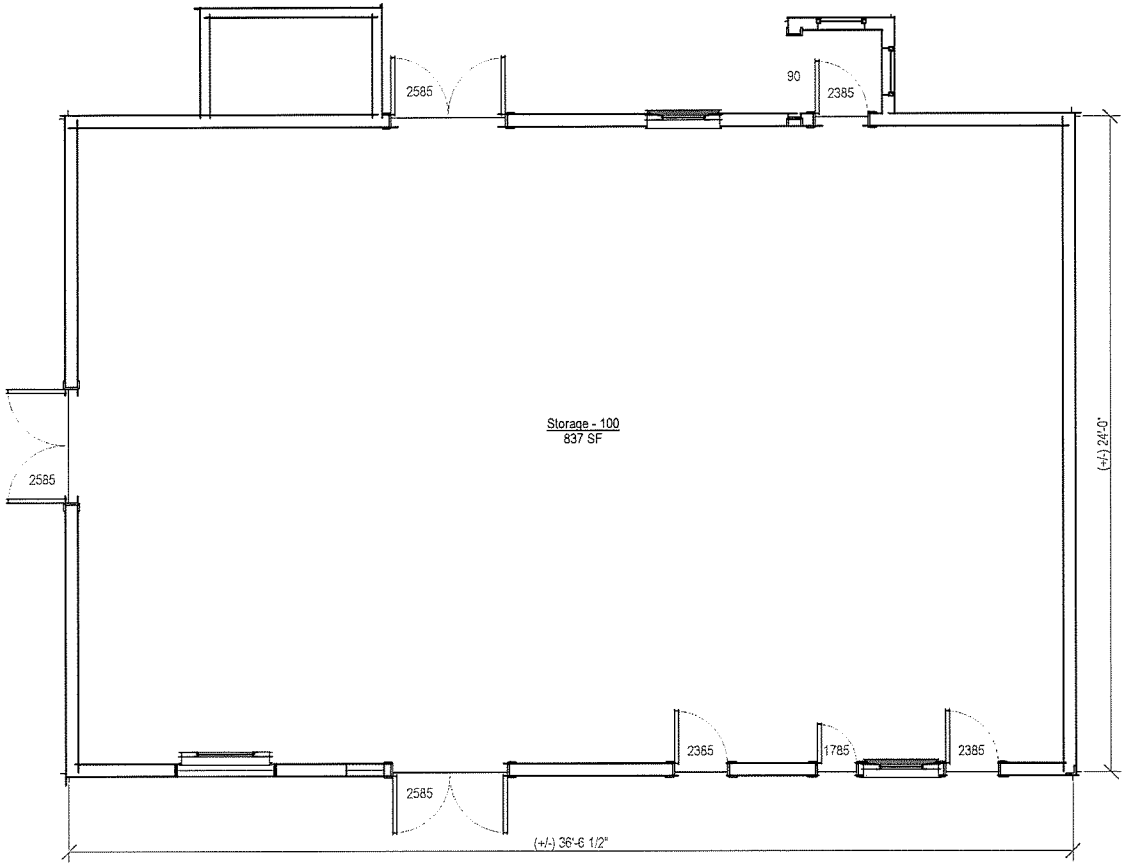
Zoning Information

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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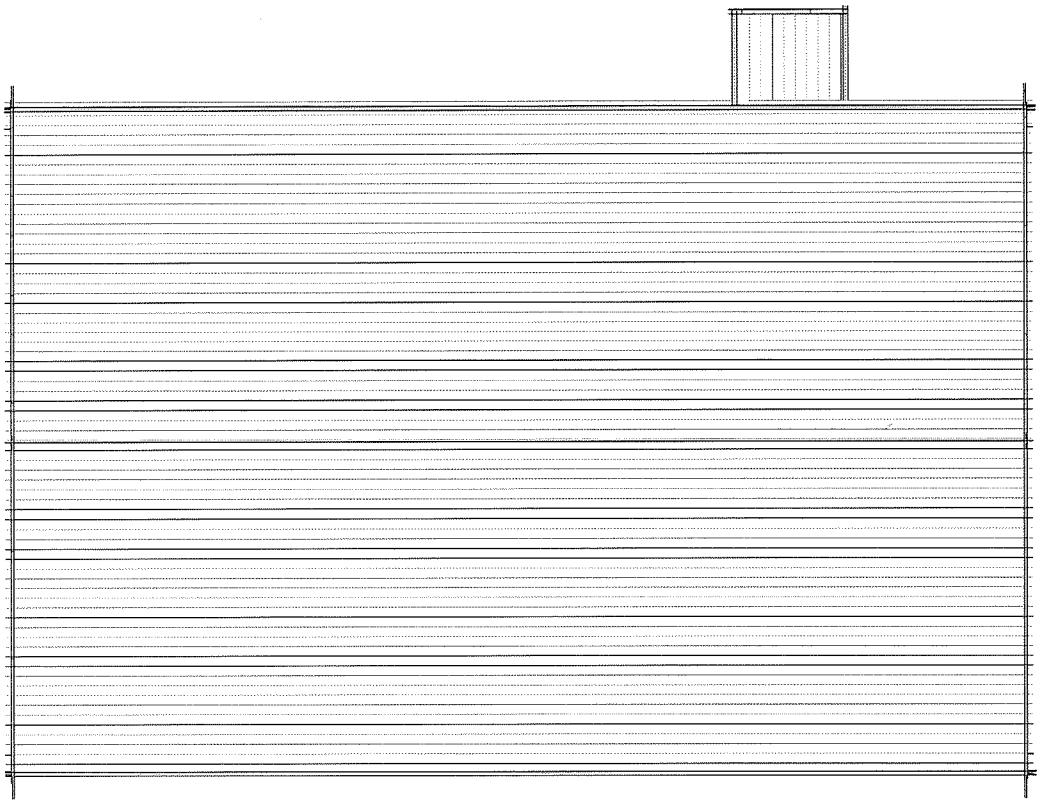
6 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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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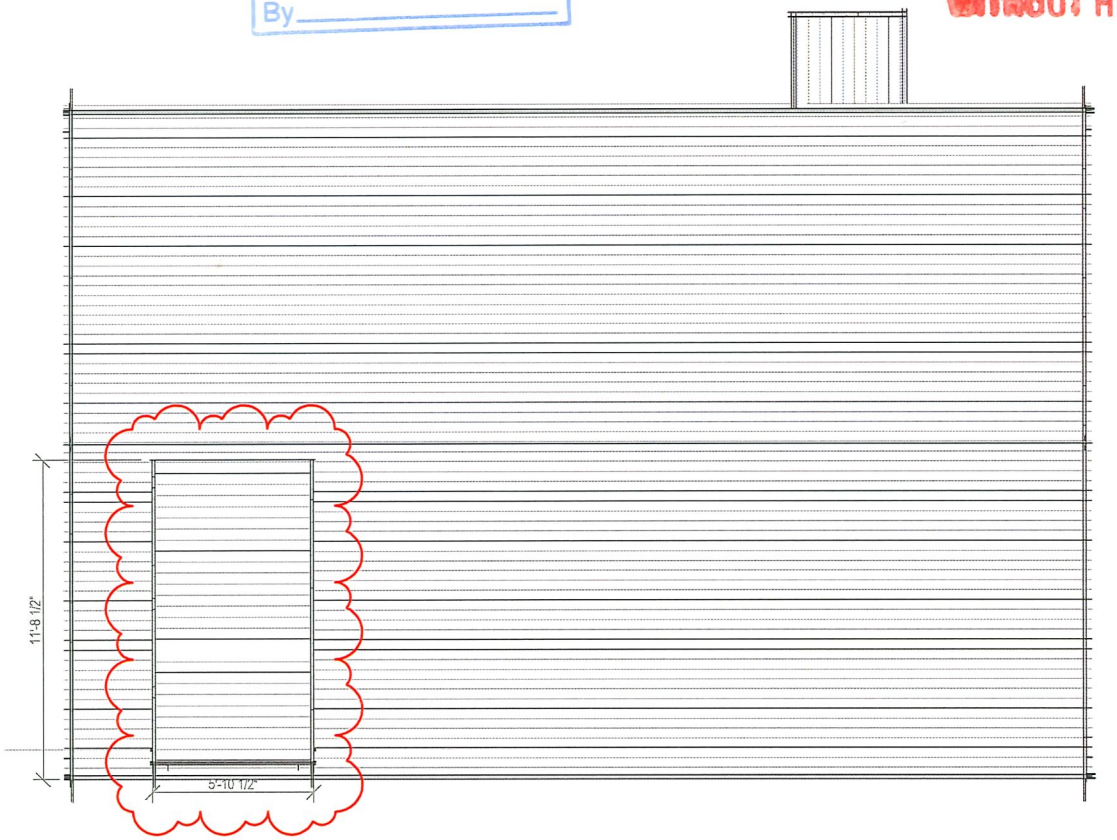

A.1.3

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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Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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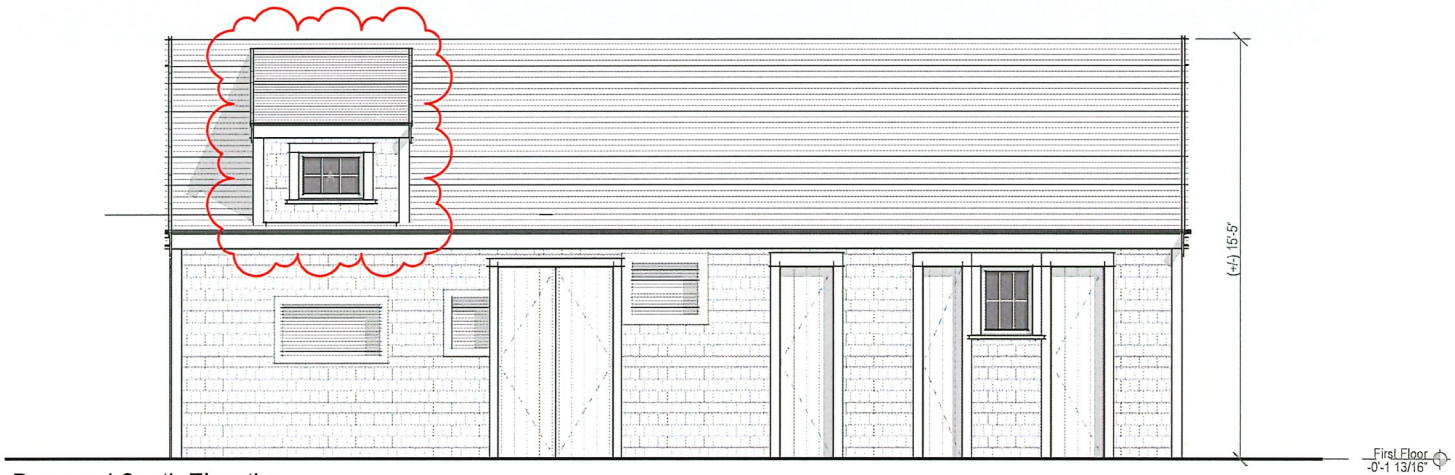
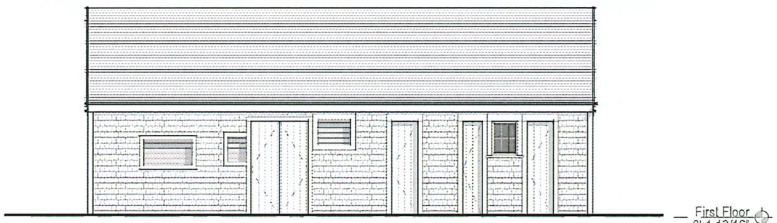


Proposed South Elevation

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

08.09.21

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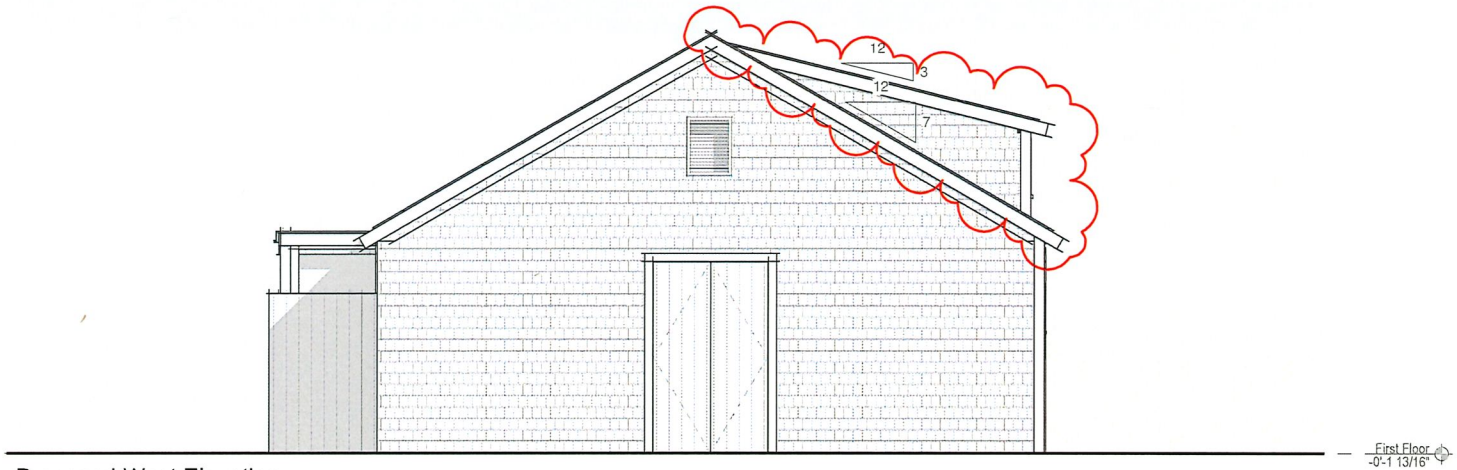
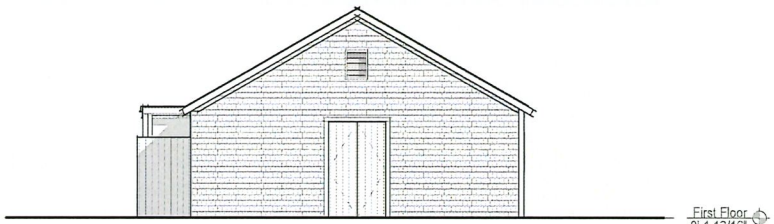


Proposed West Elevation

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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508.325.4995
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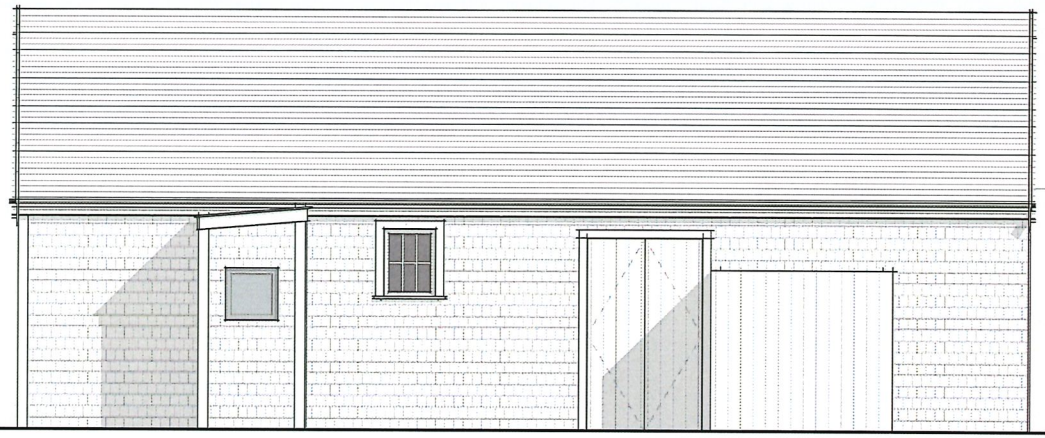
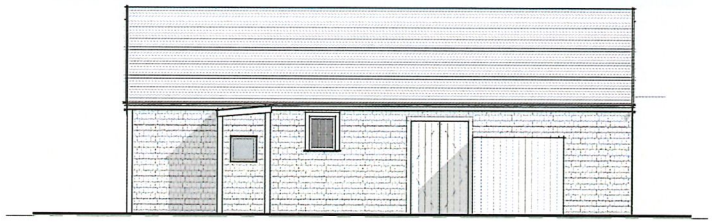
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL



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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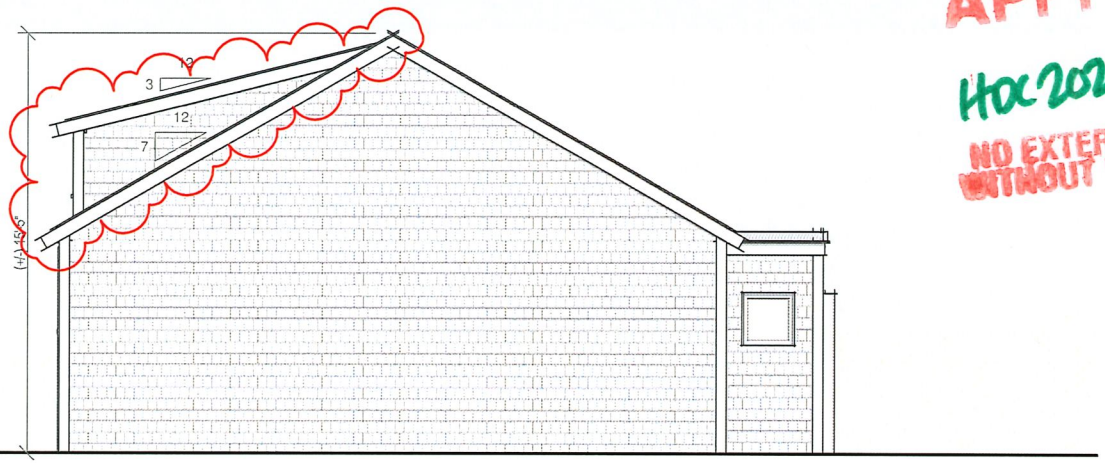
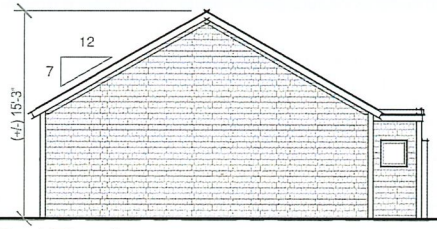
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL



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

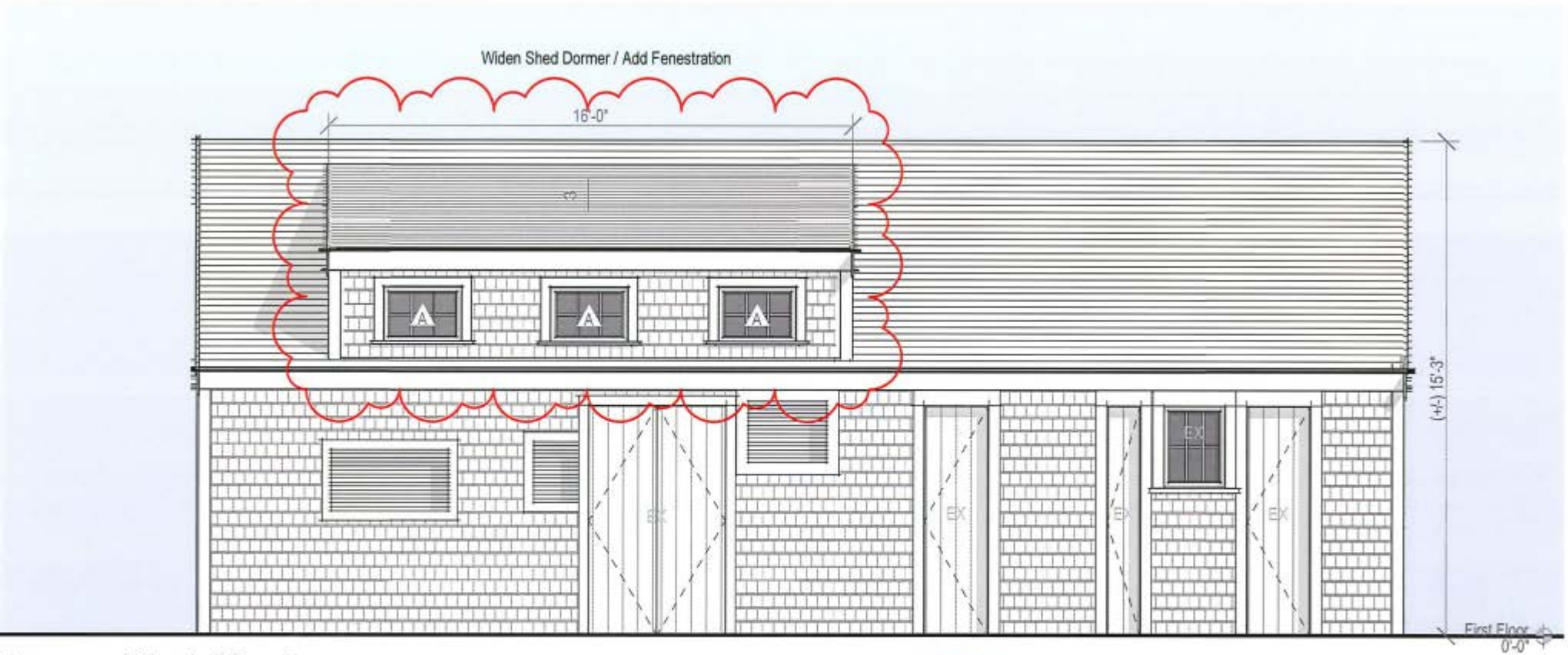
Historic District Commission

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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DEC 28 2021
By

APPROVED
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.

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°: 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 _____

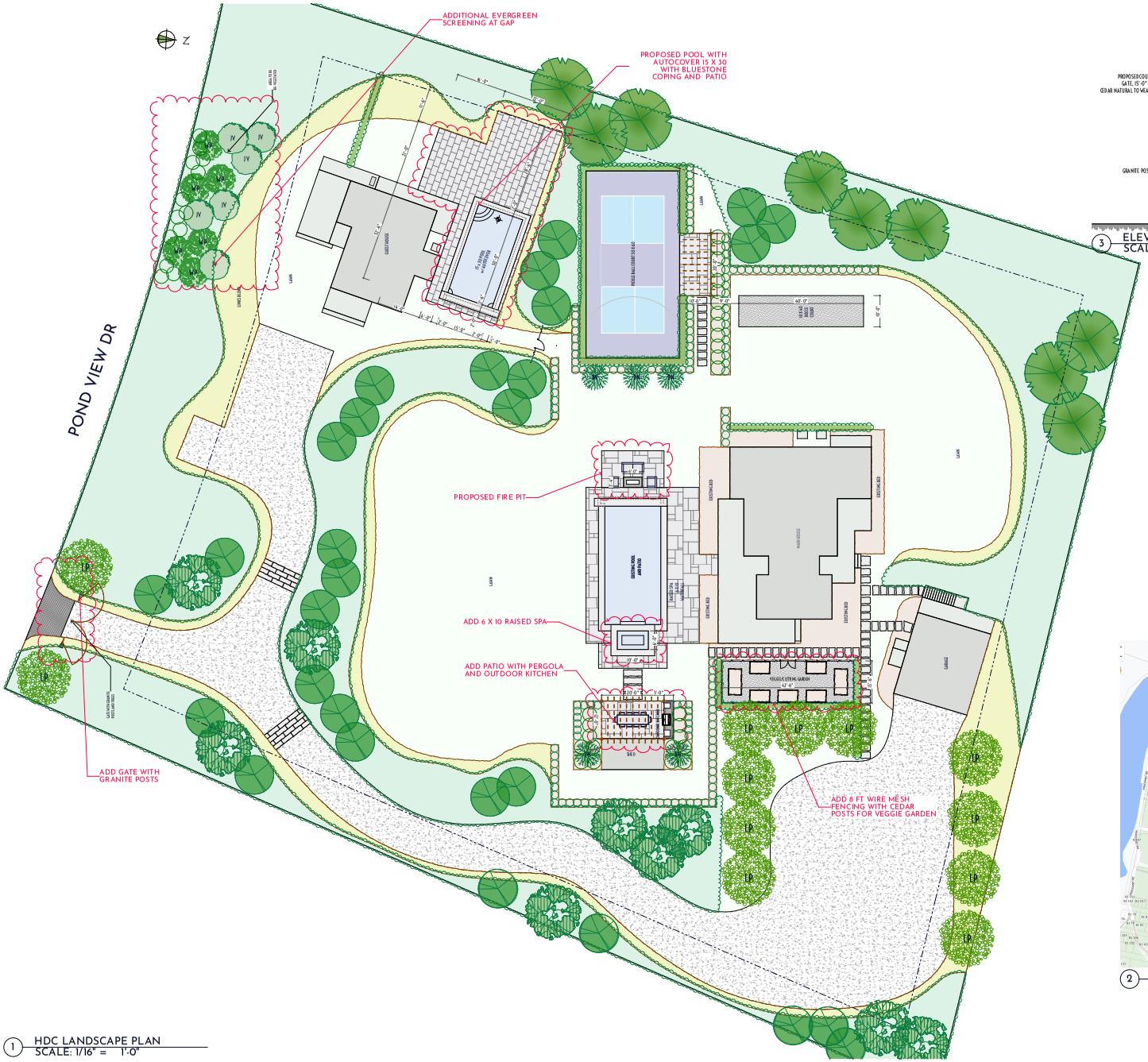
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ ~~Fence~~ NTW. GATE Shutters _____

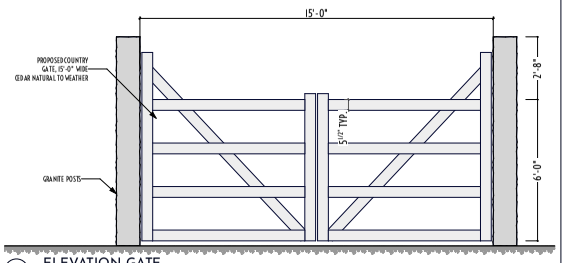
* Attach manufacturer's color samples if color is not from HDC approval list.

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

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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
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S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-A

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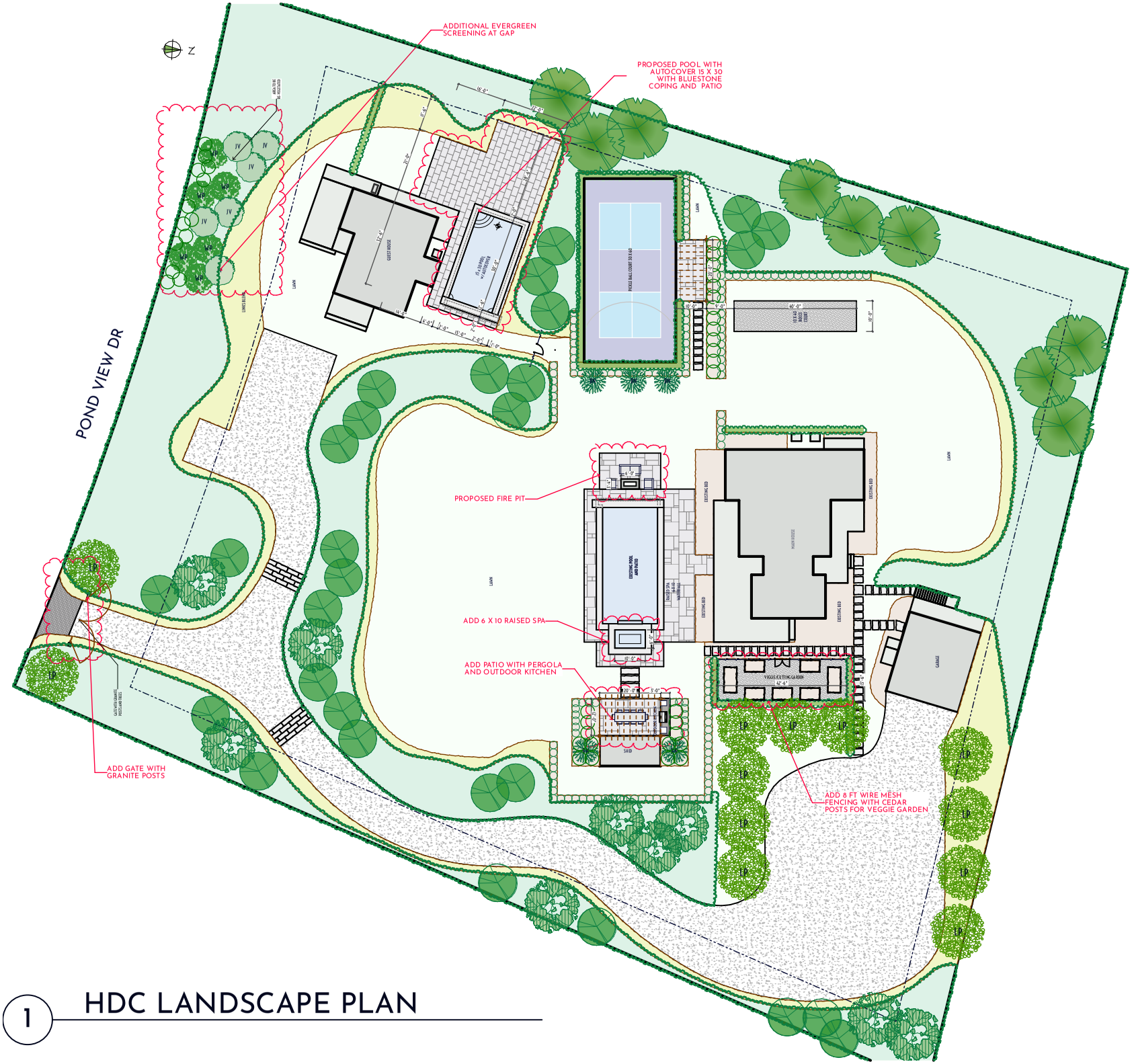

1 HDC LANDSCAPE PLAN

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
Front Setback: 35
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Drawing No.:
HDC-B

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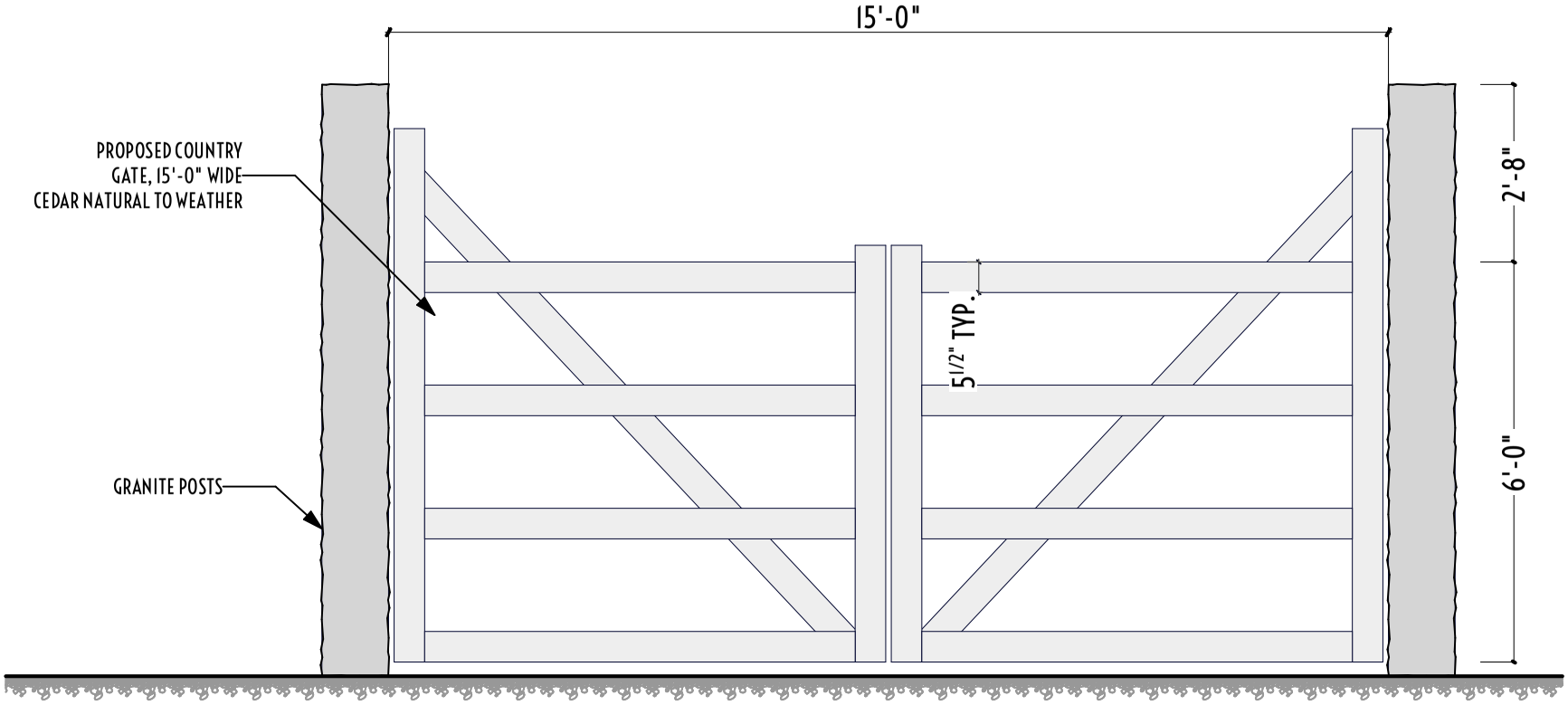

1 ELEVATION GATE
SCALE: 3/8" = 1'-0"

MARK	DATE

HDC Gate Elevation

Landscape at
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Nantucket, Ma.
02554
M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:
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

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
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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

Landscape at
12 Pond View
Nantucket, Ma.
02554
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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
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.
☑	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 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

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: 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 _____

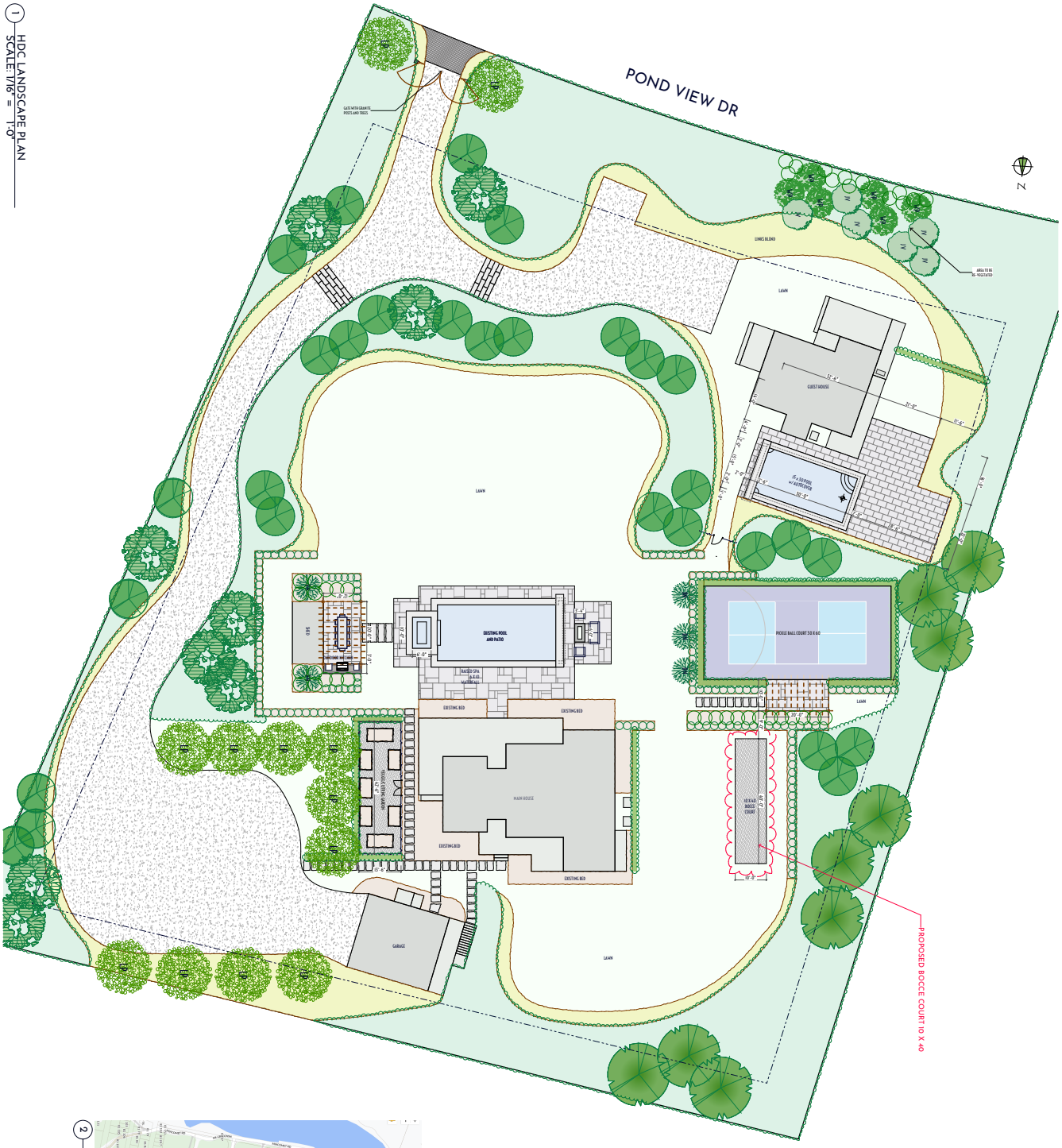
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

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HDC Landscape Plan

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MARK	DATE

atlantic LANDSCAPING, INC.



1 LOCUS M-81 P-9

MARK	DATE

HDC Locus

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12 Pond View
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M: 81
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HDC-A

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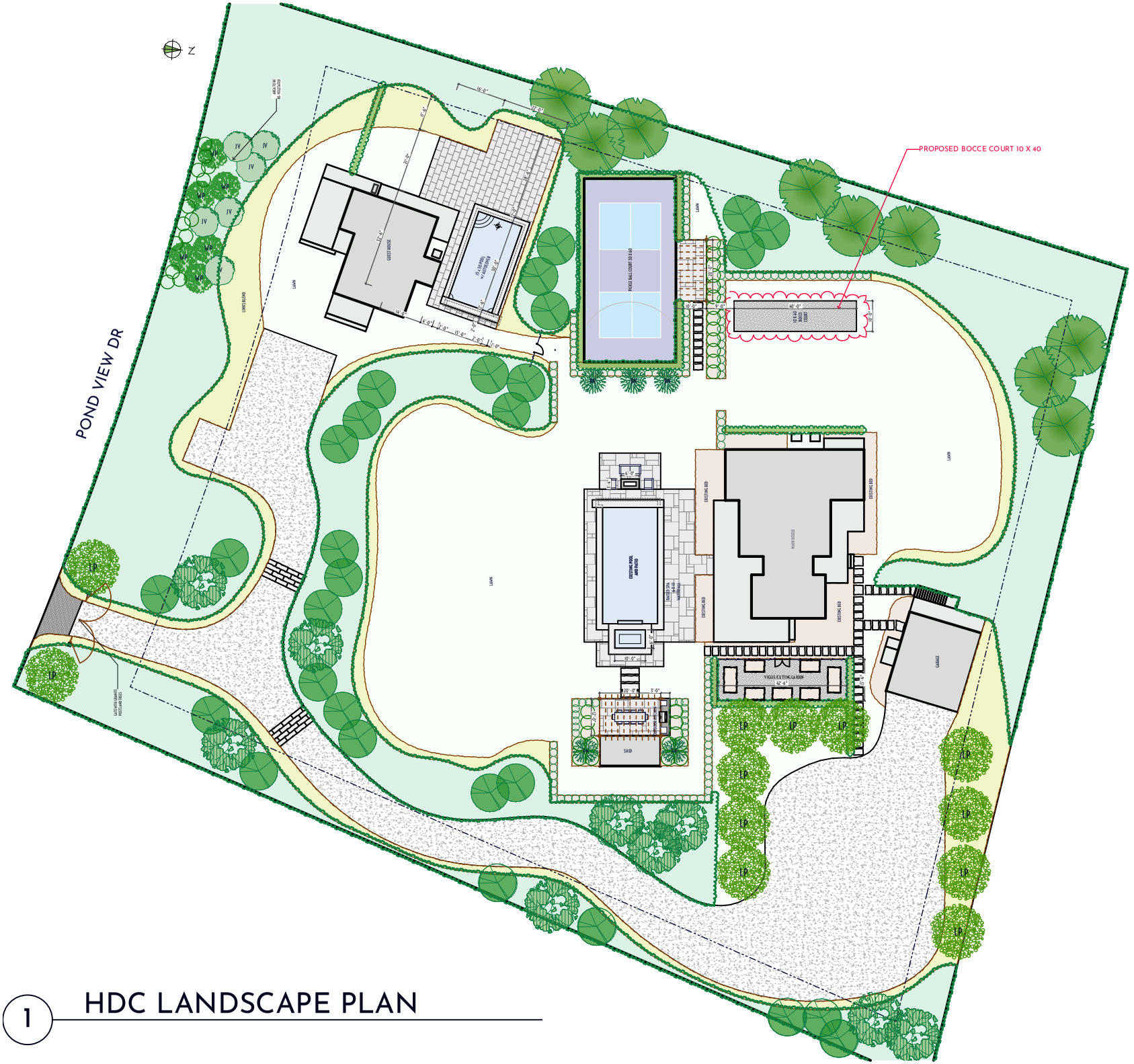

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Nantucket, Ma.
02554
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Drawing No.:
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
Nantucket, Ma.
02554
M: 81
P: 9
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S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:
HDC-D

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1 BOCCE COURT

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

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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.

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☑ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

☑ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

☑ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

☑ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

☑ 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

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: 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.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 _____

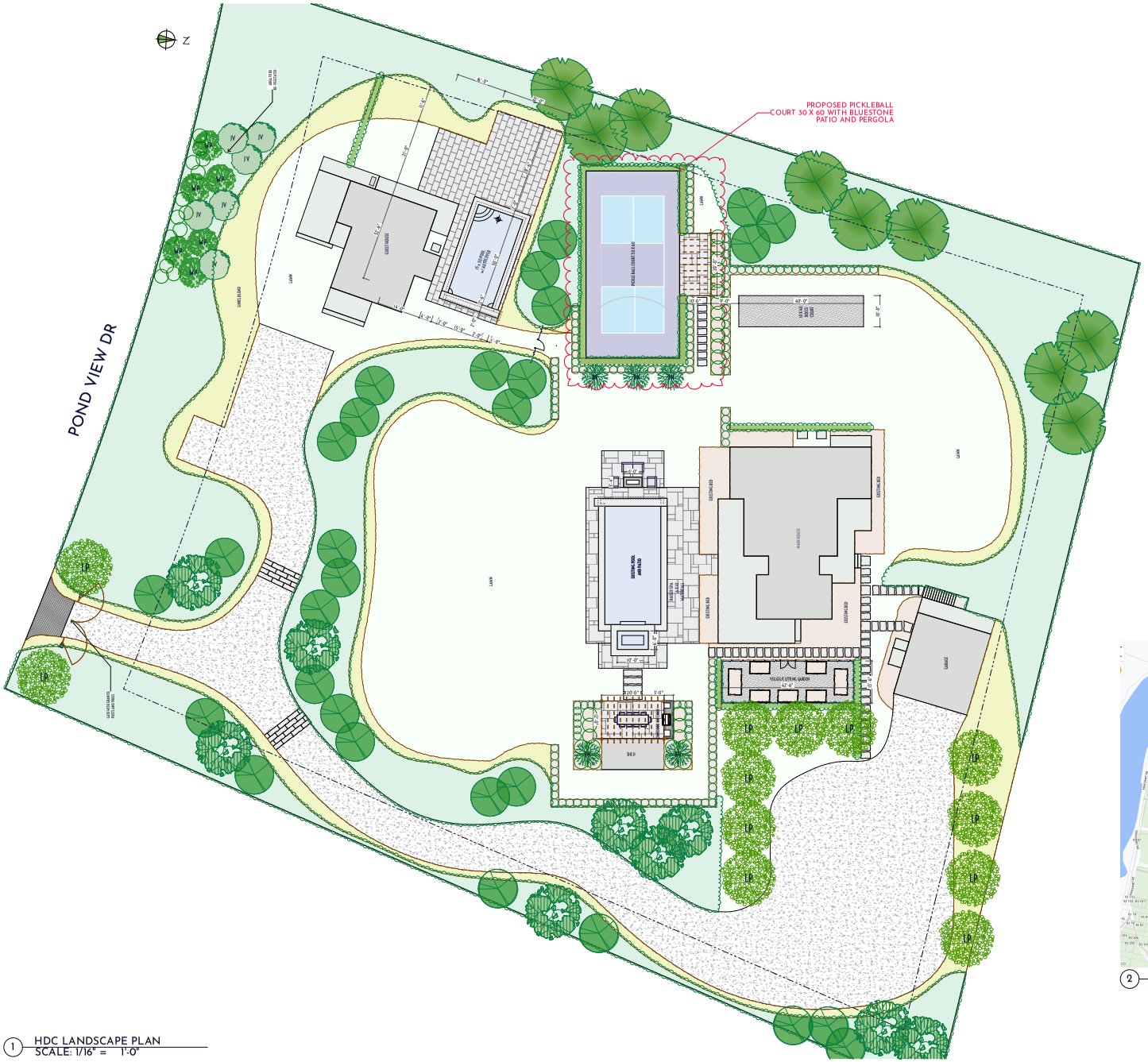
Trim _____ Sash _____ Doors _____

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 11/21/2024 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

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

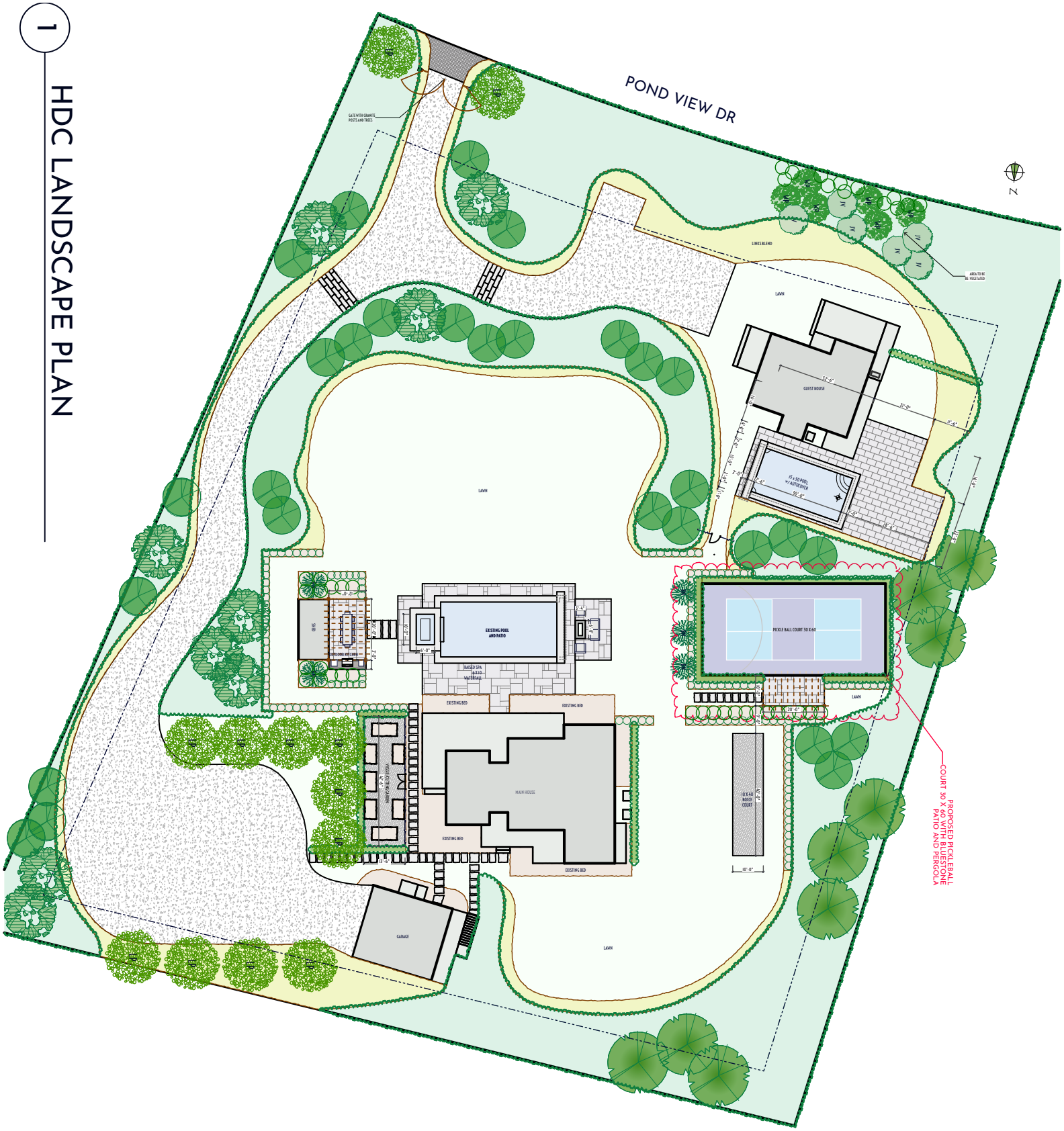
Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

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.

1

HDC LANDSCAPE PLAN



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-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

MARK	DATE

atlantic LANDSCAPING, INC



1 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
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-D

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 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 _____

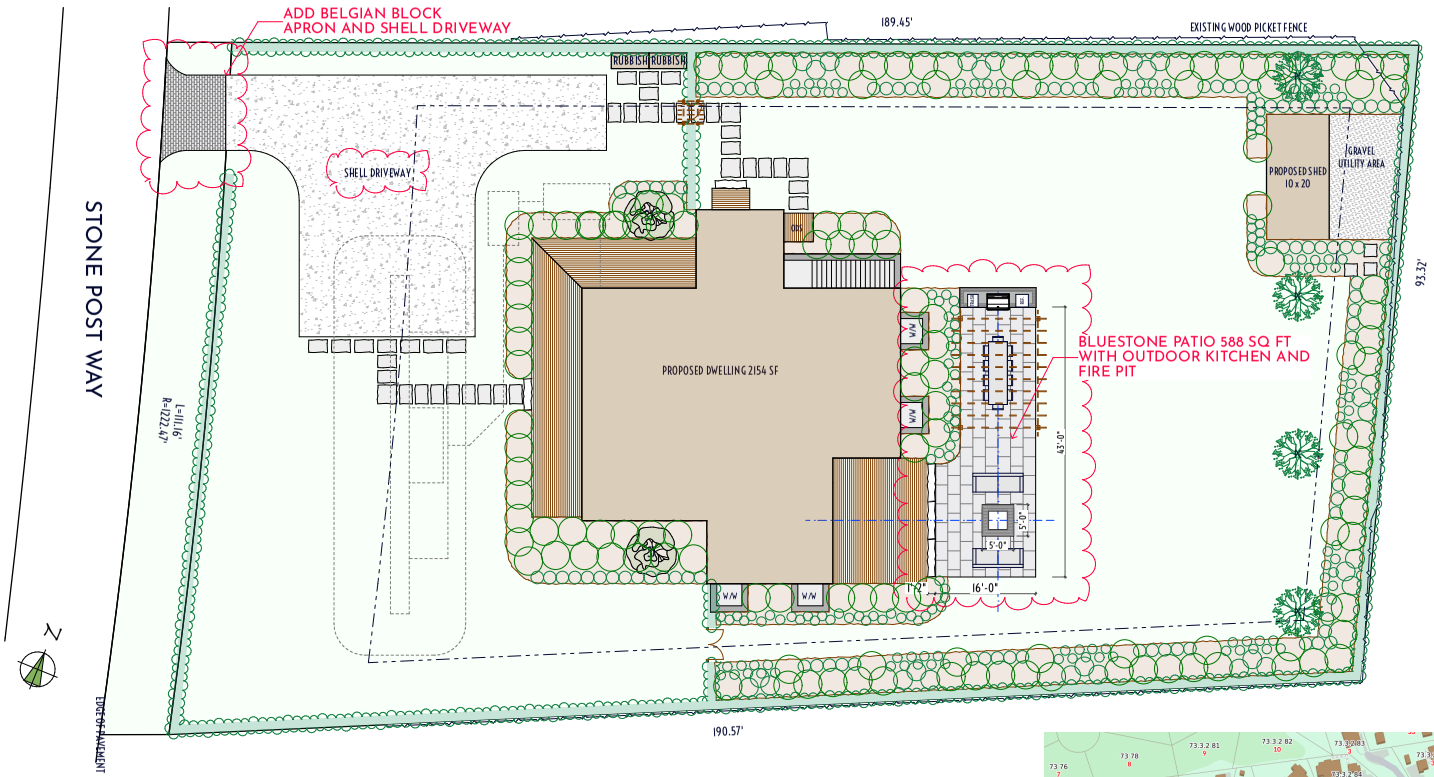
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

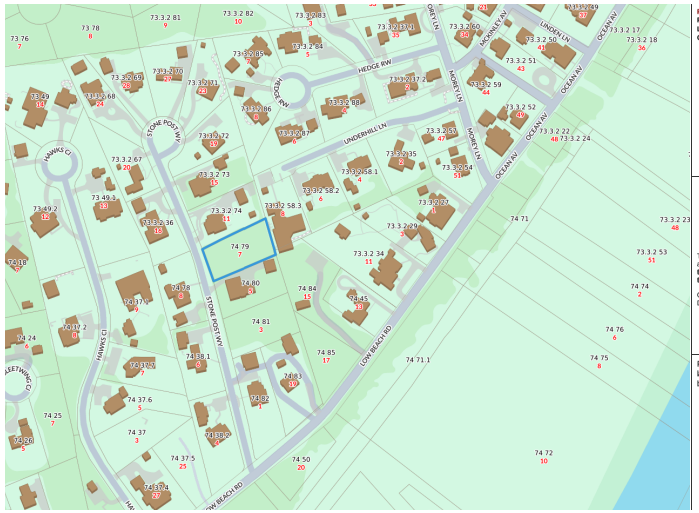
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

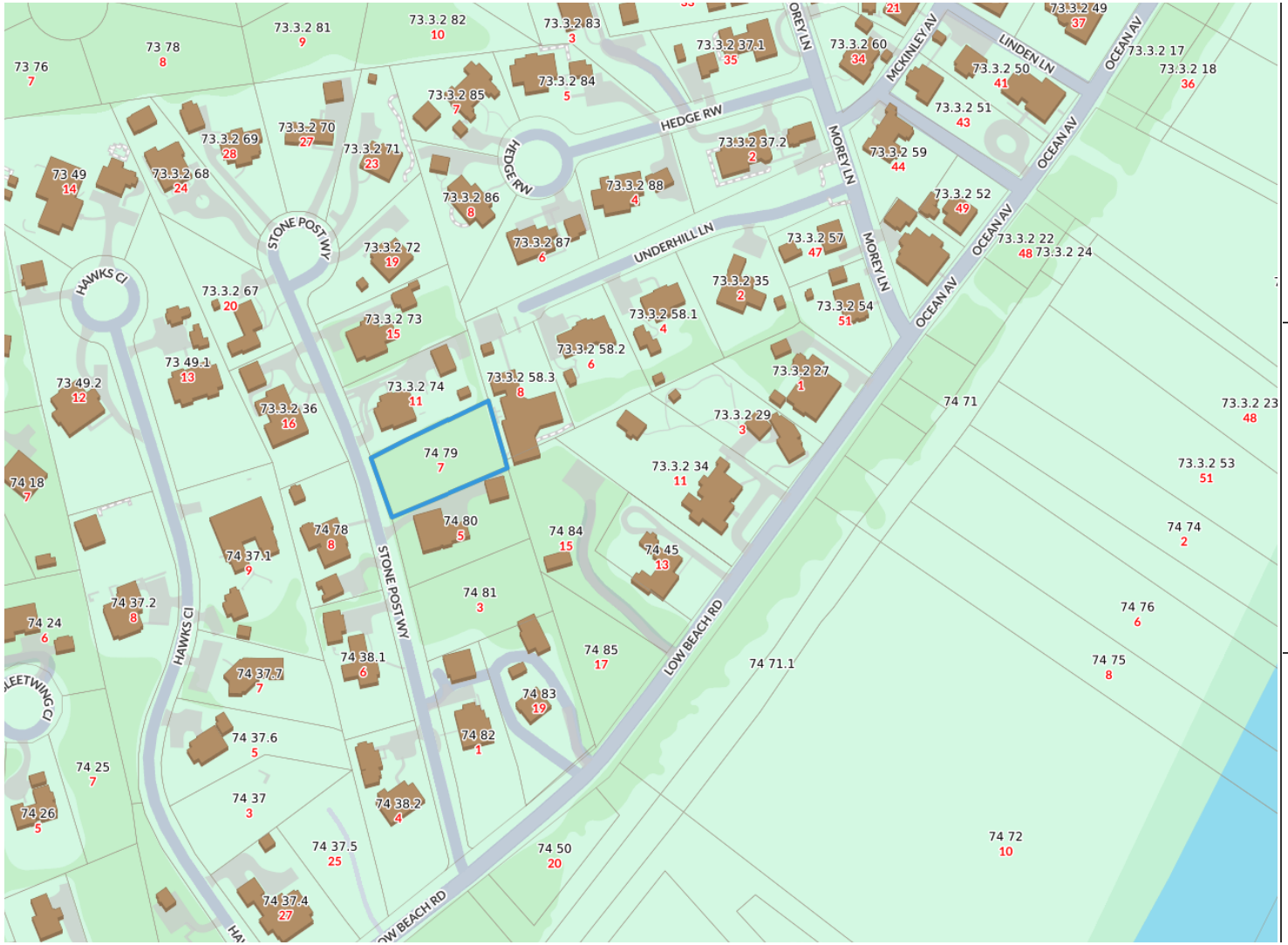
Landscape at
7 Stone Post Way
Nantucket, Ma.
02554

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

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



Property Information

Property ID	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.

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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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.

7019 2280 0000 8614 7502

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For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
$	$4.10
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	$0.72
$	
Total Postage and Fees	$9.68
$	

0810
27

ANDOVER POST OFFICE
ANDOVER MA
NOV 21 2024
11/21/2024
01810-3572

Postmark Here

Sent To NANTUCKET ISLANDS LAND BANK
Street and Apt. No., or PO Box No. 22 BROAD ST
City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 8614 7496

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Nantucket, MA 02554

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Certified Mail Fee	$4.85
$	$4.10
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	$0.72
$	
Total Postage and Fees	$9.68
$	

0810
27

ANDOVER POST OFFICE
ANDOVER MA
NOV 21 2024
11/21/2024
01810-3572

Postmark Here

Sent To NANTUCKET ISLANDS LAND BANK
Street and Apt. No., or PO Box No. 22 BROAD ST
City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Baltimore, MD 21202

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Extra Services & Fees *(check box, add fee as appropriate)*	
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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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ANDOVER MA
NOV 21 2024
11/21/2024
01810-3572

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Sent To BISON INVESTMENTS LLC
Street and Apt. No., or PO Box No. 7 ST PAUL STREET STE 820
City, State, ZIP+4® BALTIMORE, MD 21202

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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$	$4.10
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	$0.72
$	
Total Postage and Fees	$9.68
$	

0810
27

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ANDOVER MA
NOV 21 2024
11/21/2024
01810-3572

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Street and Apt. No., or PO Box No. PO BOX 1446
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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$	$4.10
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total Postage and Fees	$9.68
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☐ Adult Signature Restricted Delivery	$
Postage	$0.72
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Total Postage and Fees	$9.68
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Postage	$0.73
Total Postage and Fees	$9.68

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
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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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☐ 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
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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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City, State, ZIP+4®: PO BOX 977 HYANNIS, MA 02601

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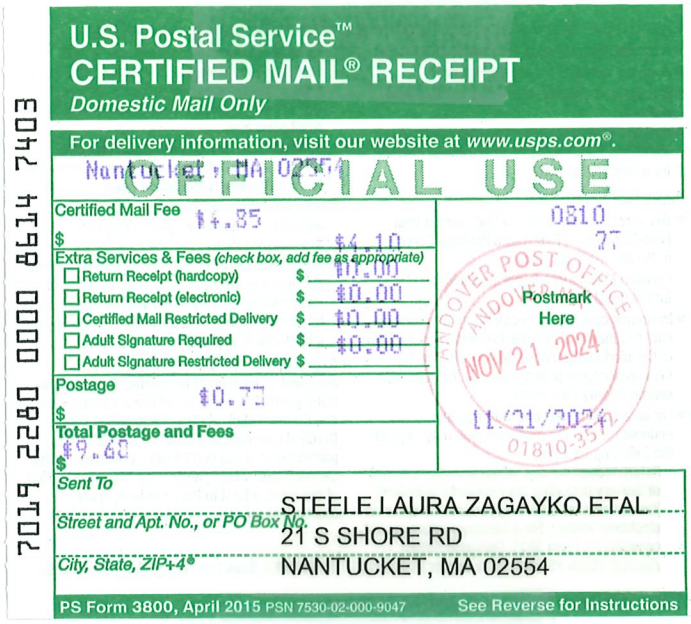

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Postage $0.72
Total Postage and Fees $9.62

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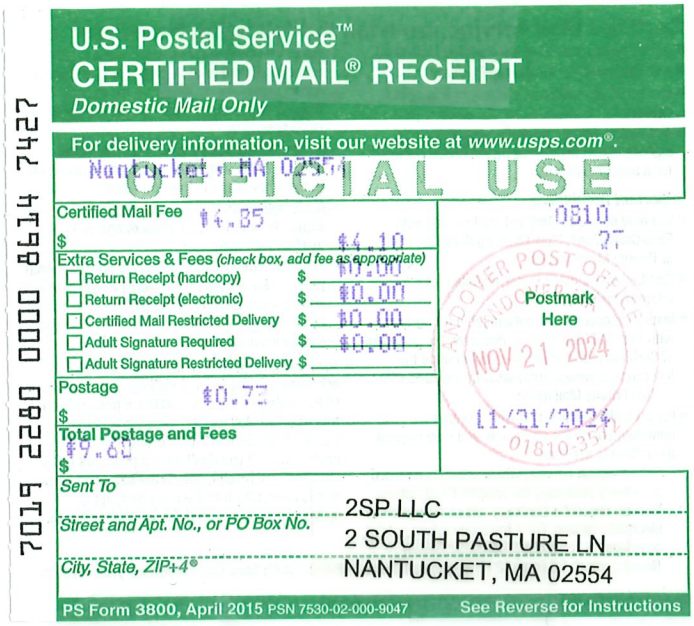

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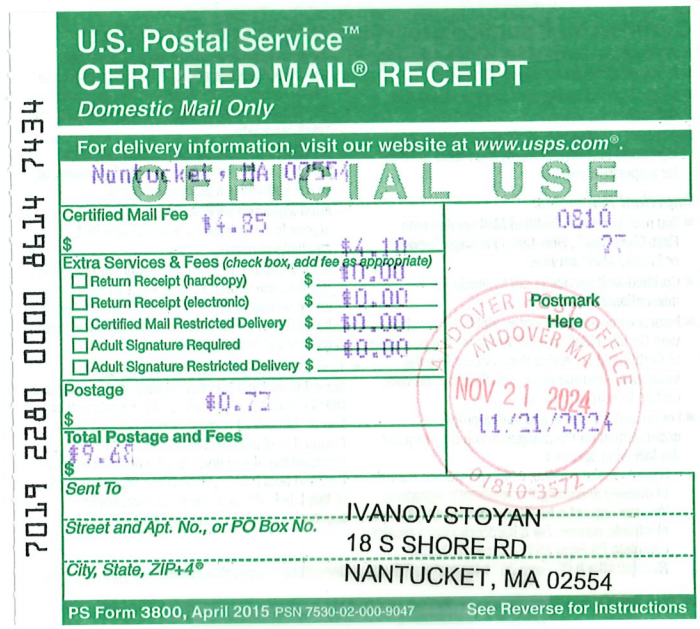

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HYANNIS, MA 02601

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72
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City, State, ZIP+4®: 44 MIACOMET RD
NANTUCKET, MA 02554

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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

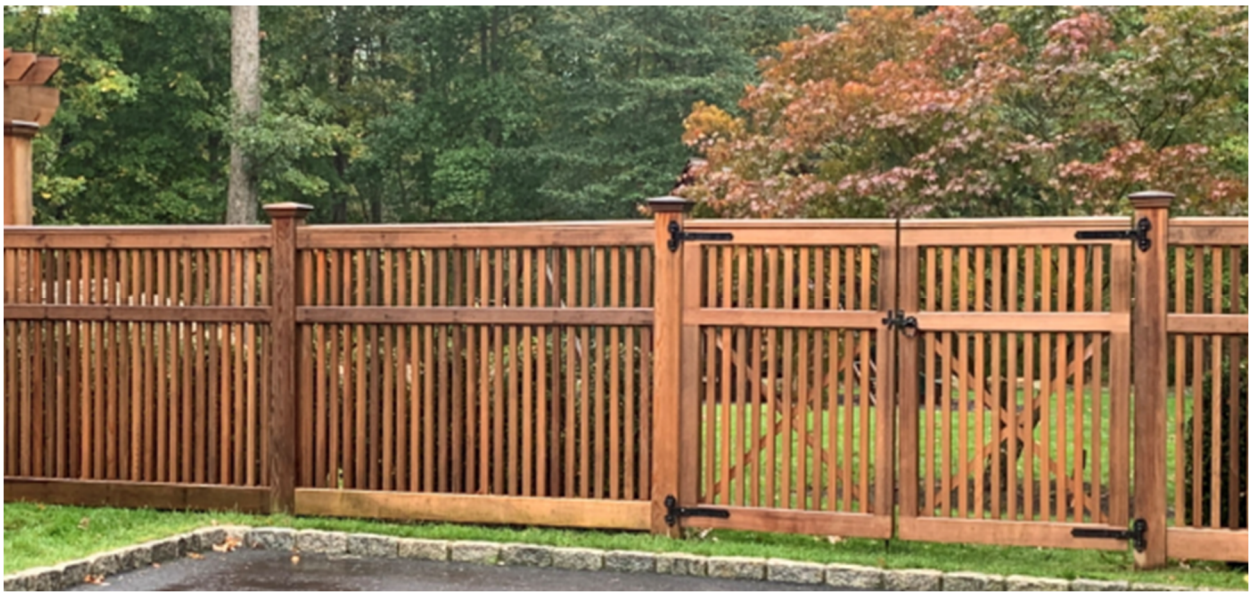
Our Island Home – Wood Fencing & Gate Options

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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS Sherburne Commons Lane, Nantucket, MA 02554

MAP/PARCEL 80 | 1

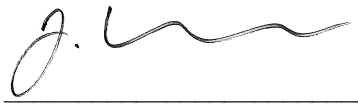
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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
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SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

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SMRT PROJECT #: **23121**

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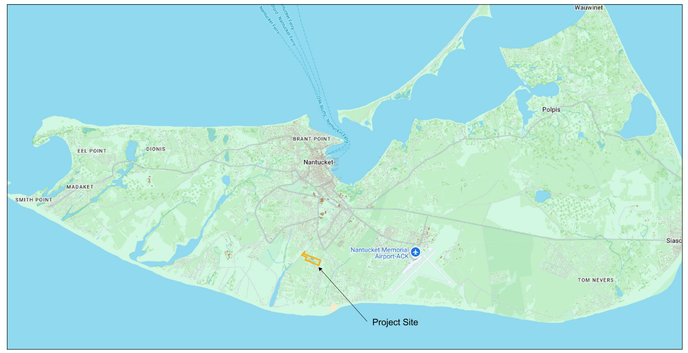
Sherburne Commons Base Data - Town of Nantucket G.I.S.



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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LOCUS MAPS & SITE INFORMATION

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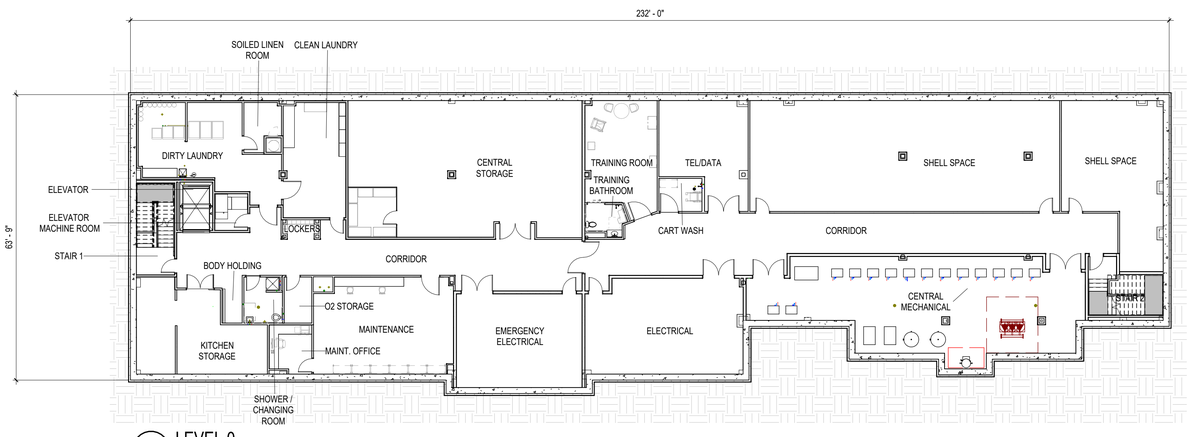
SMRT PROJECT #:	23121	DRAWN BY:	JSM



1 LEVEL 1
1/16" = 1'-0"

1
A-202



0 LEVEL 0
1/16" = 1'-0"

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1 ROOF LEVEL
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ROOF PLAN

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SMRT PROJECT #:	**23121**	DRAWN BY:	**Author**

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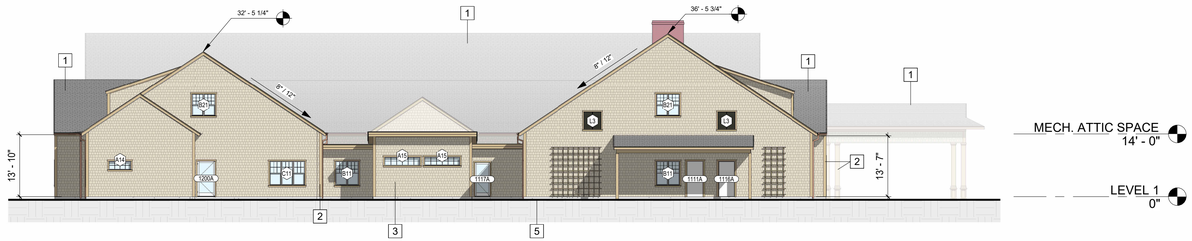
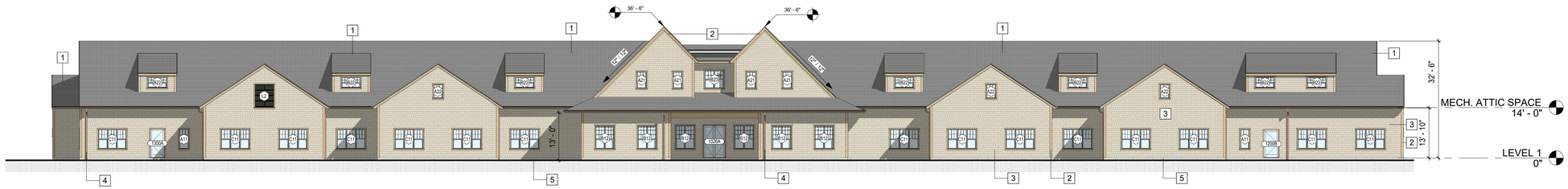
HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	FIBER CEMENT TRIM, JAMES HARDIE SMOOTH TRIM - PAINTED
3	FIBER CEMENT, JAMES HARDIE STRAIGHT EDGE PANEL - PAINTED
4	COPPER GUTTER, BOX GUTTER, STYLE A - RAW COPPER FINISH
5	CONCRETE FACED INSULATION WALL PANEL, WALLGUARD BY TCLEAR



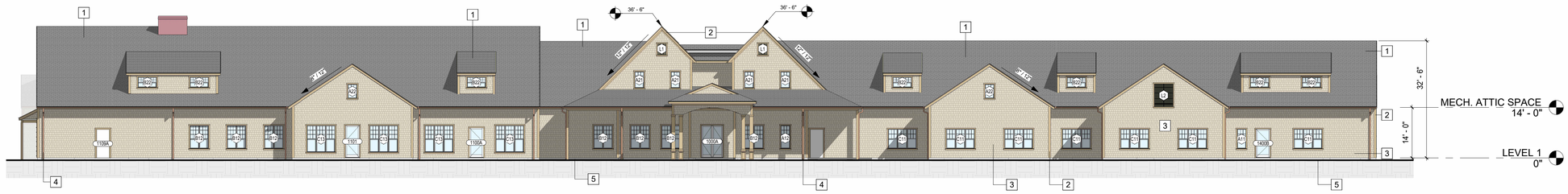
1 SOUTH ELEVATION
1/16" = 1'-0"



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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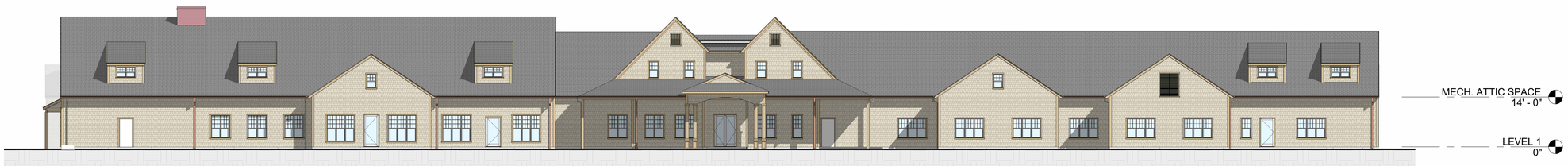
6 DORMER OPTION 3 - EAST ELEVATION
1/16" = 1'-0"



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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SMRT PROJECT #: **23121** | DRAWN BY: **Author**

A-202

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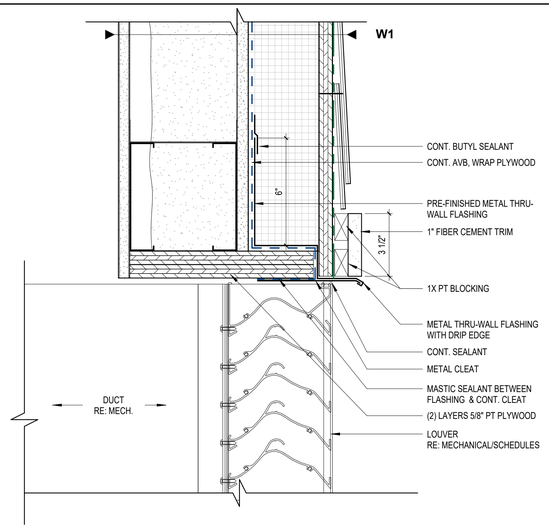
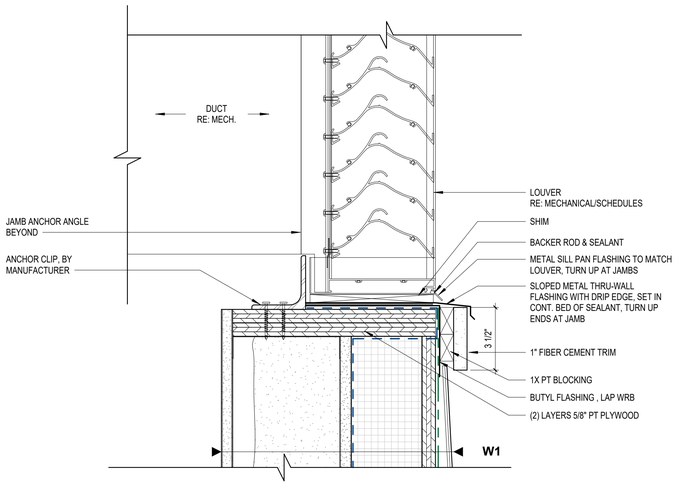
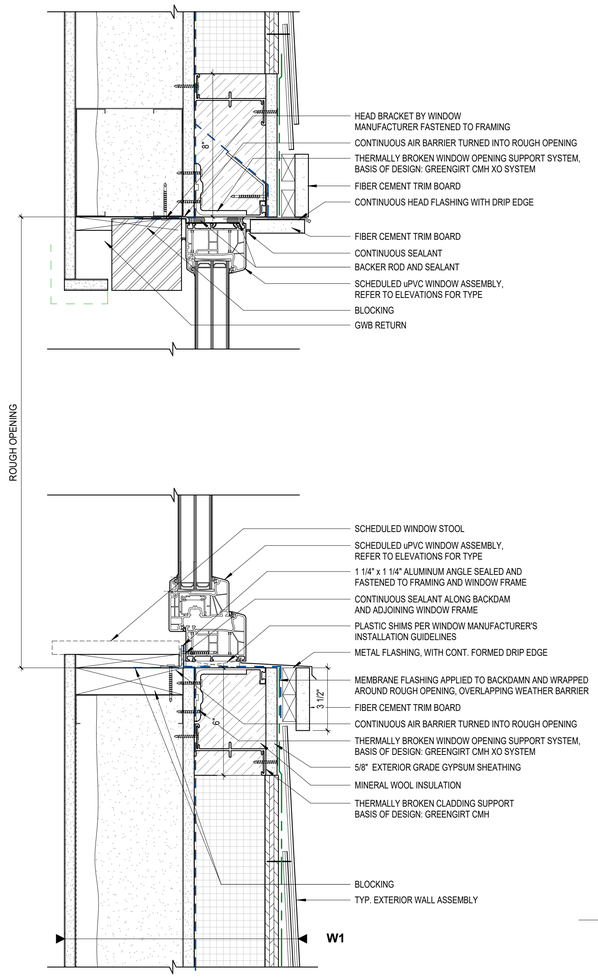




1 TYP. LOUVER HEAD/SILL DETAIL HDC
3" = 1'-0"



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:

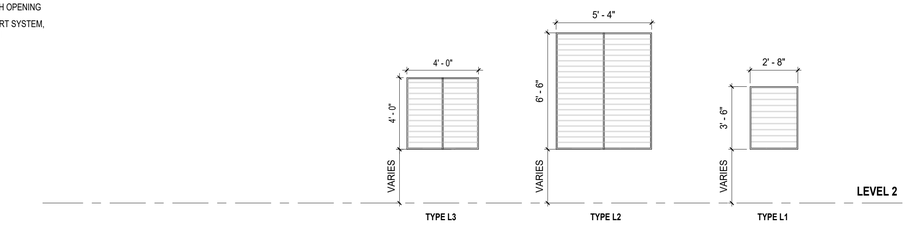
1. ALL WINDOWS TO BE FACTORY MULLED AND PAINTED

GLAZING TYPES

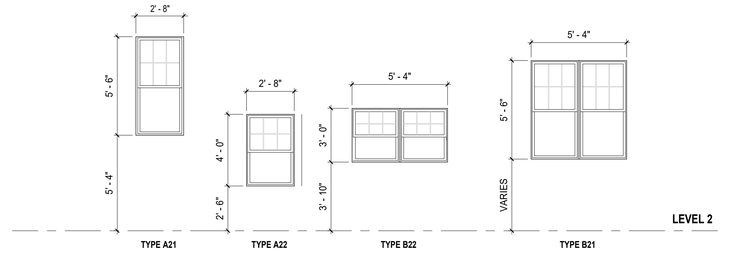
GL-1: TRIPLE-GLAZED INSULATED GLASS
GL-2: TRIPLE-GLAZED INSULATED GLASS W/ TRANSLUCENT FILM
GL-3: SINGLE-GLAZED MONOLITHIC GLAZING W/ TRANSLUCENT FILM
GL-4: SINGLE-GLAZED MONOLITHIC GLAZING

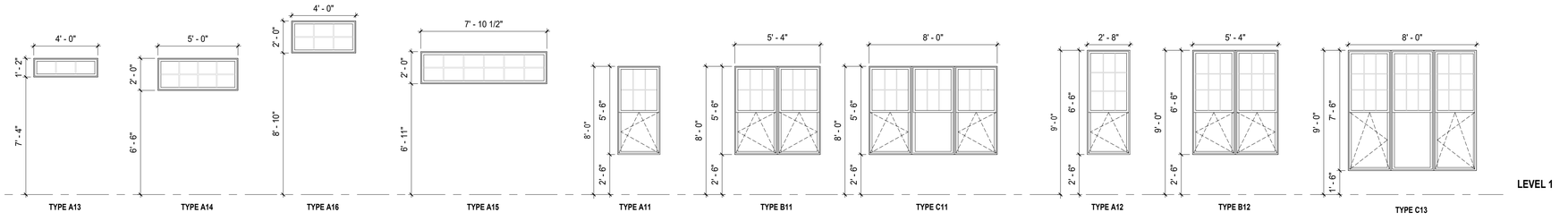
LOUVER SCHEDULE HDC

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"

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

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:

WINDOW SCHEDULE, LEGEND, AND DETAILS

Original drawing is 30" x 42". DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR

SCALE: As indicated | DESIGNED BY: Designer
SMRT PROJECT #: 23121 | DRAWN BY: Author

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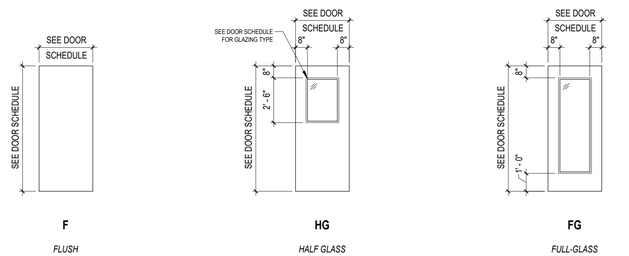
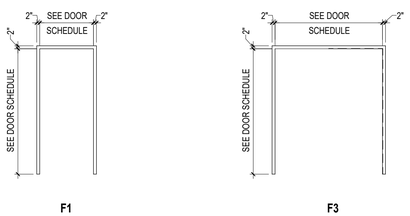
DOOR SCHEDULE HDC

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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12/02/24

SHEET TITLE:

DOOR SCHEDULE AND TYPES

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SMRT PROJECT #: **23121** | DRAWN BY: **Author**

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SHEET TITLE:

EXTERIOR RENDERINGS

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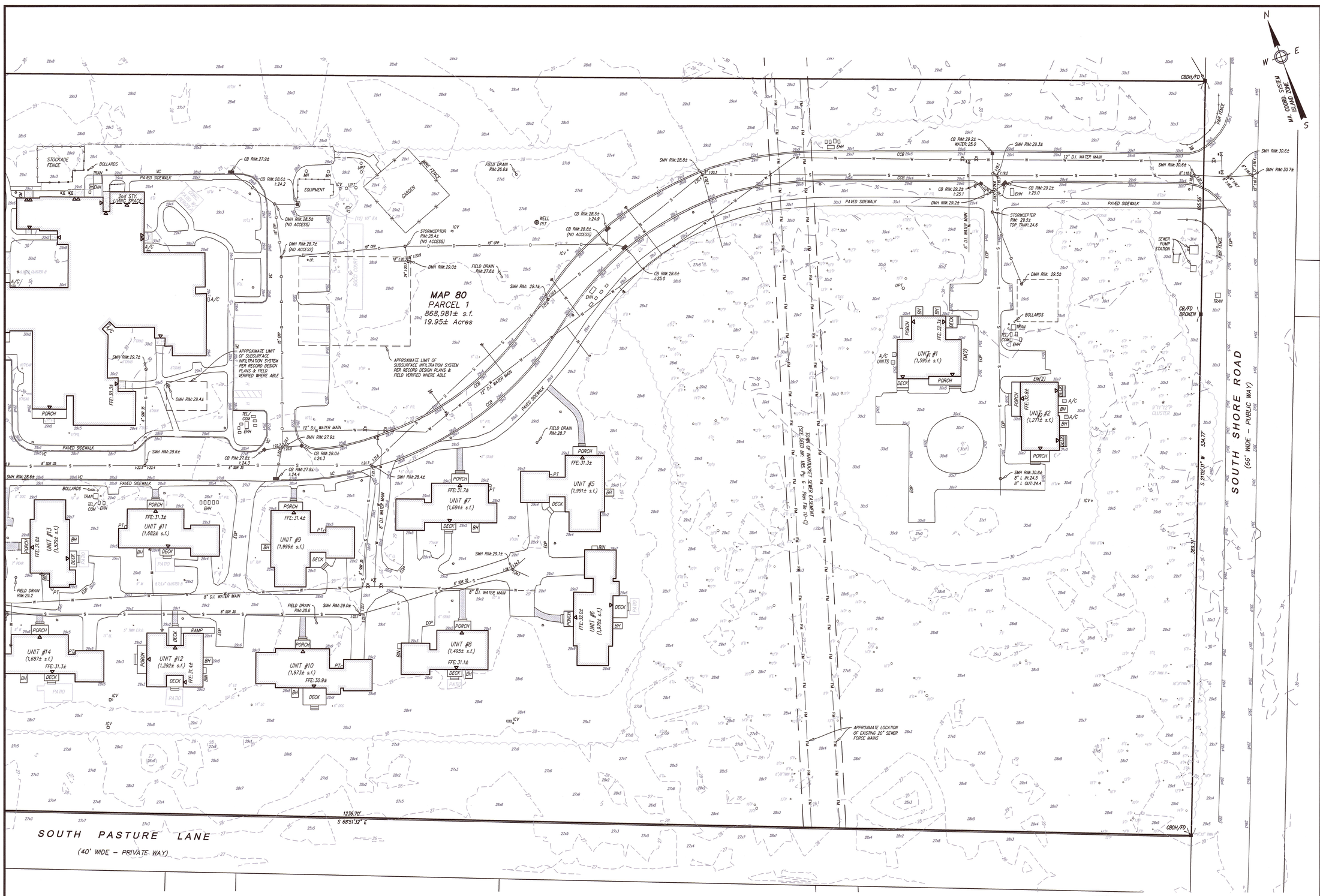

NOTES:

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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BUZZARDS BAY, MA 02532
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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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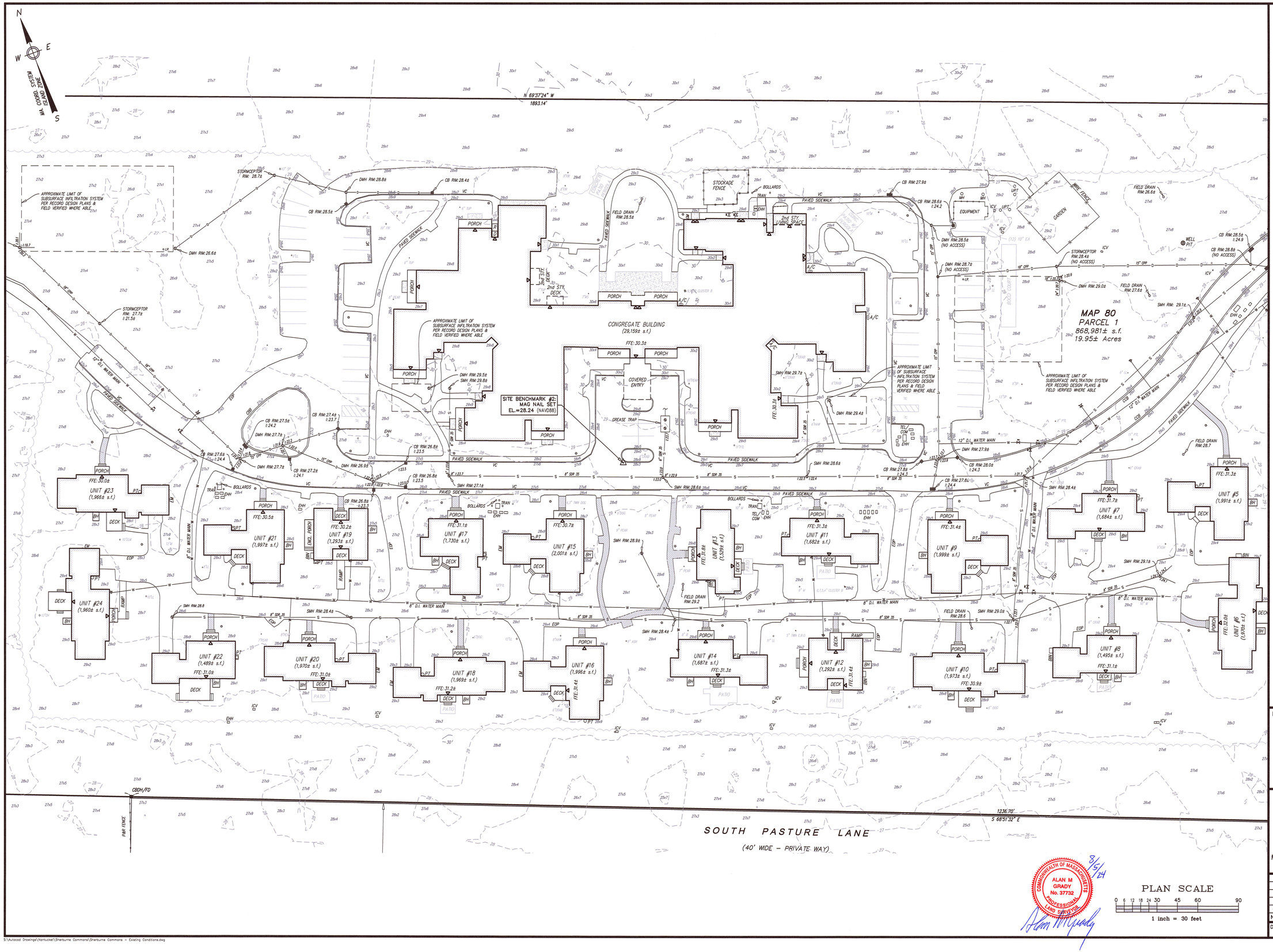

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   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB-TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB-LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
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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.
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SP–SPRUCE	ERO–ELAEAGNUS RUSSIAN OLIVE
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99	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
W	WATER LINE/SERVICE
	WATER SHUT-OFF
	WATER HYDRANT
	WATER GATE
S	SEWER LINE (GRAVITY)
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Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 2 of 3

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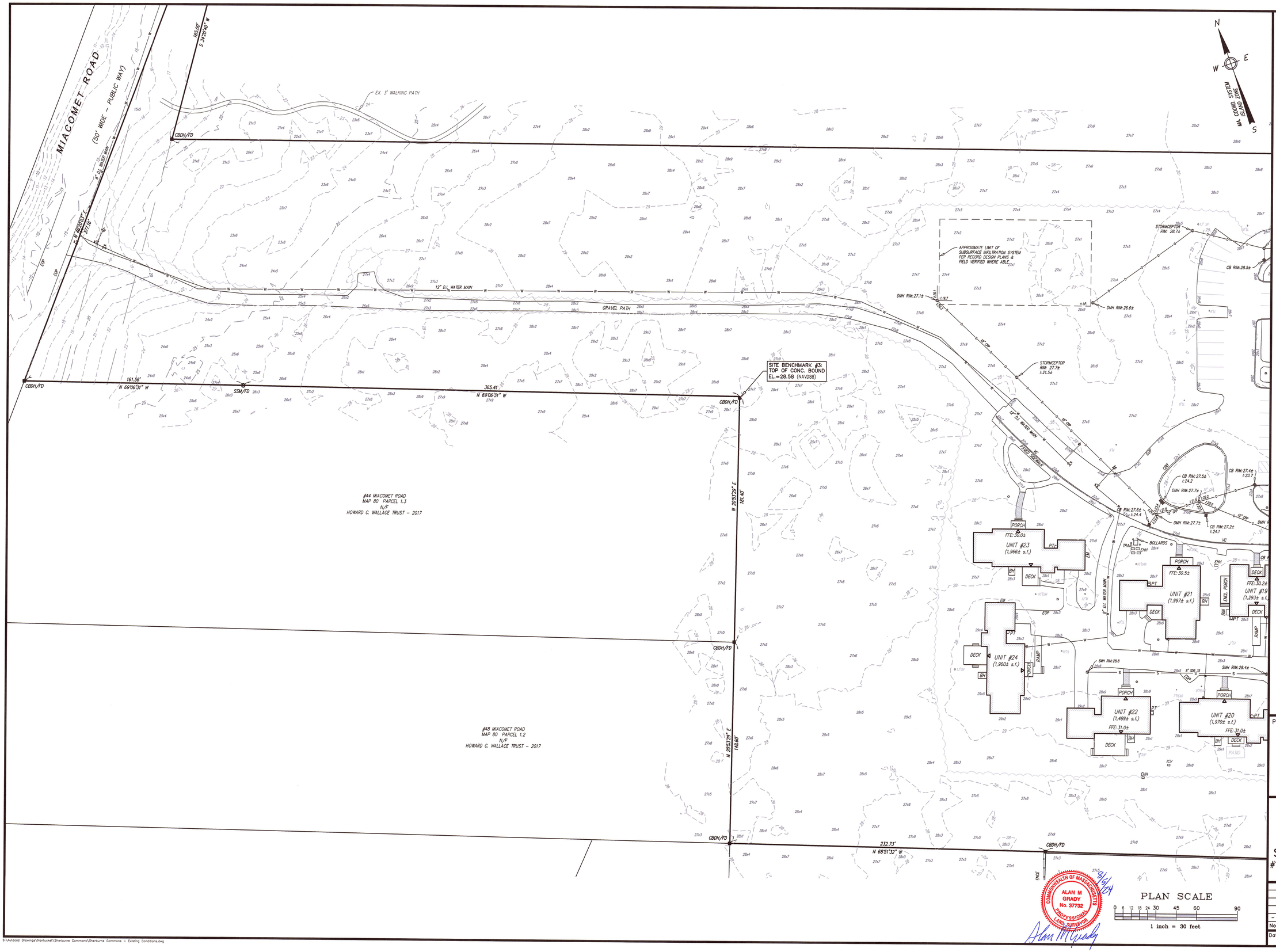

NOTES:

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100x1	SPOT ELEVATION
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	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

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
9/5/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

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

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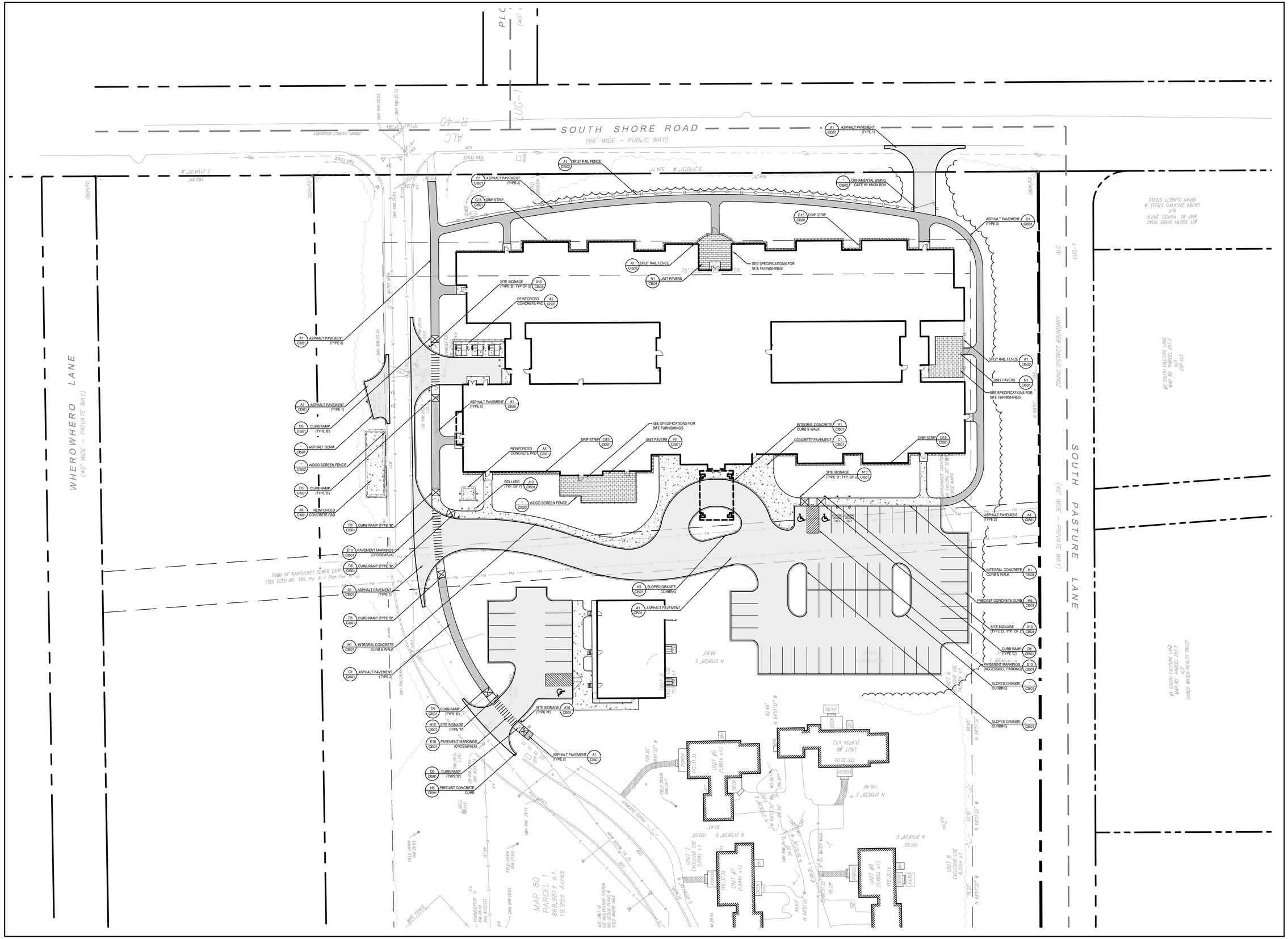
SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)
WHEROWHERO LANE
(40' WIDE – PRIVATE WAY)
SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)
LUG-1
ALC
ZONING DISTRICT BOUNDARY
MAP 80 PARCEL 1
868,981± s.f.
19.95± Acres
TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan File 6 – 6)
#21 SOUTH SHORE ROAD
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
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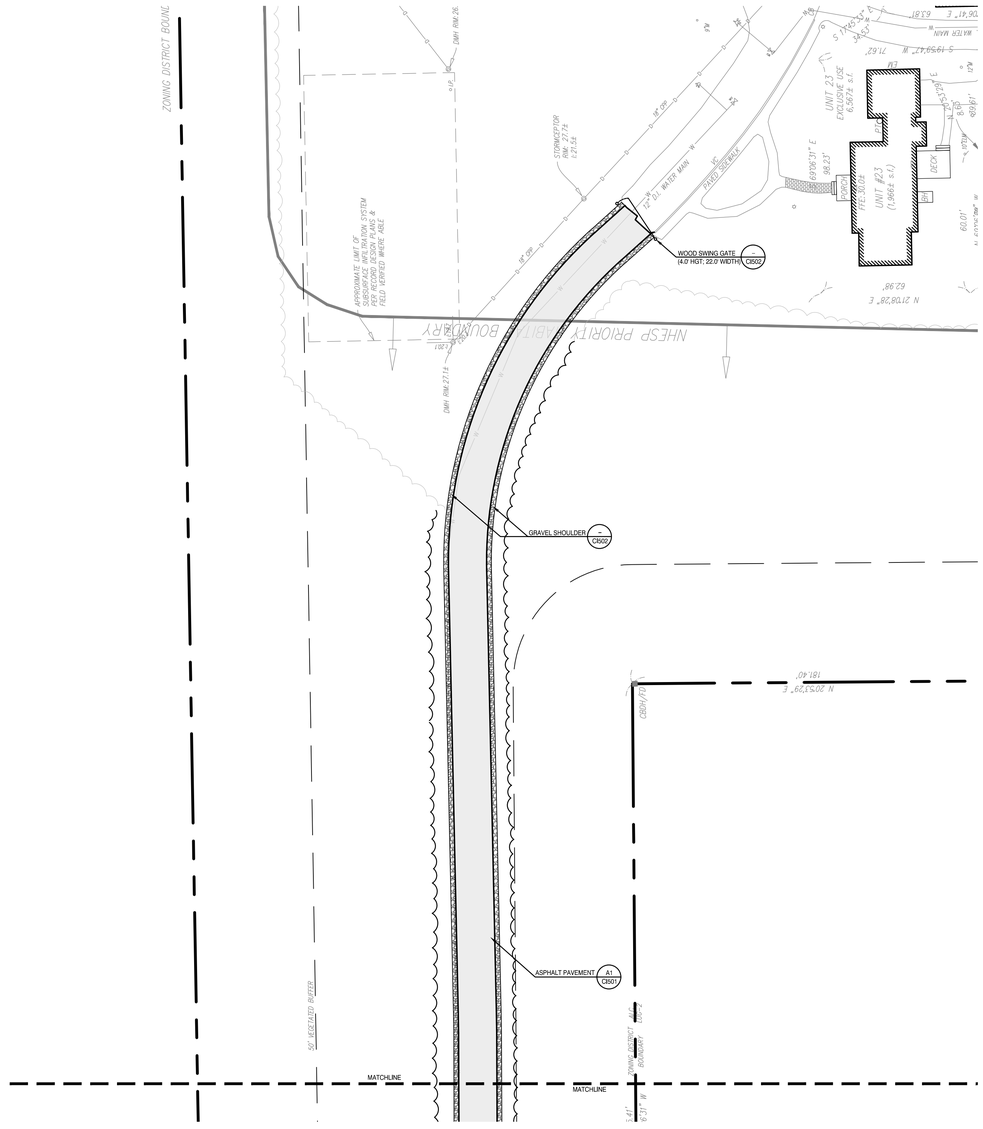
FFE



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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In Association with

0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

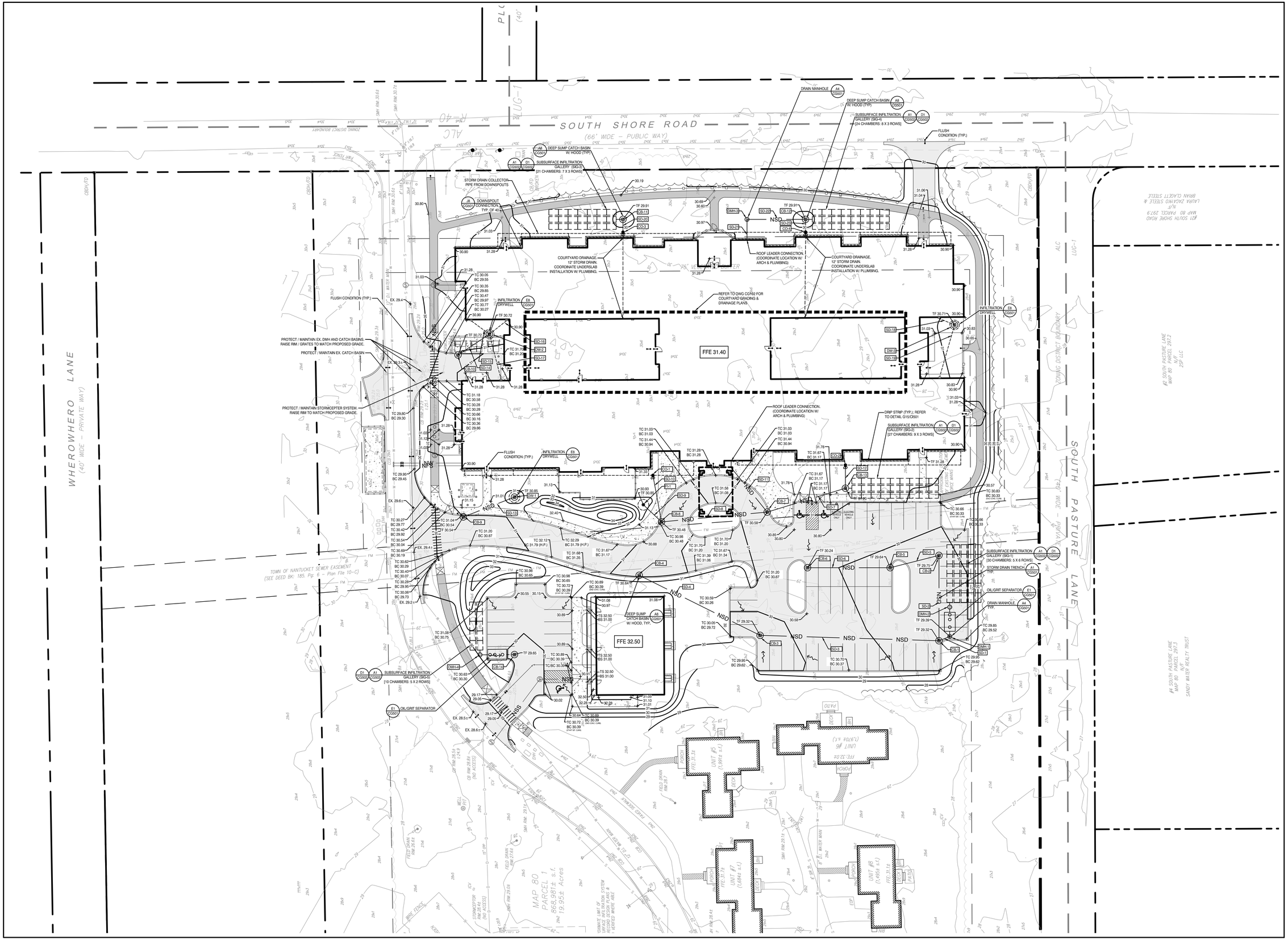
SHEET TITLE:

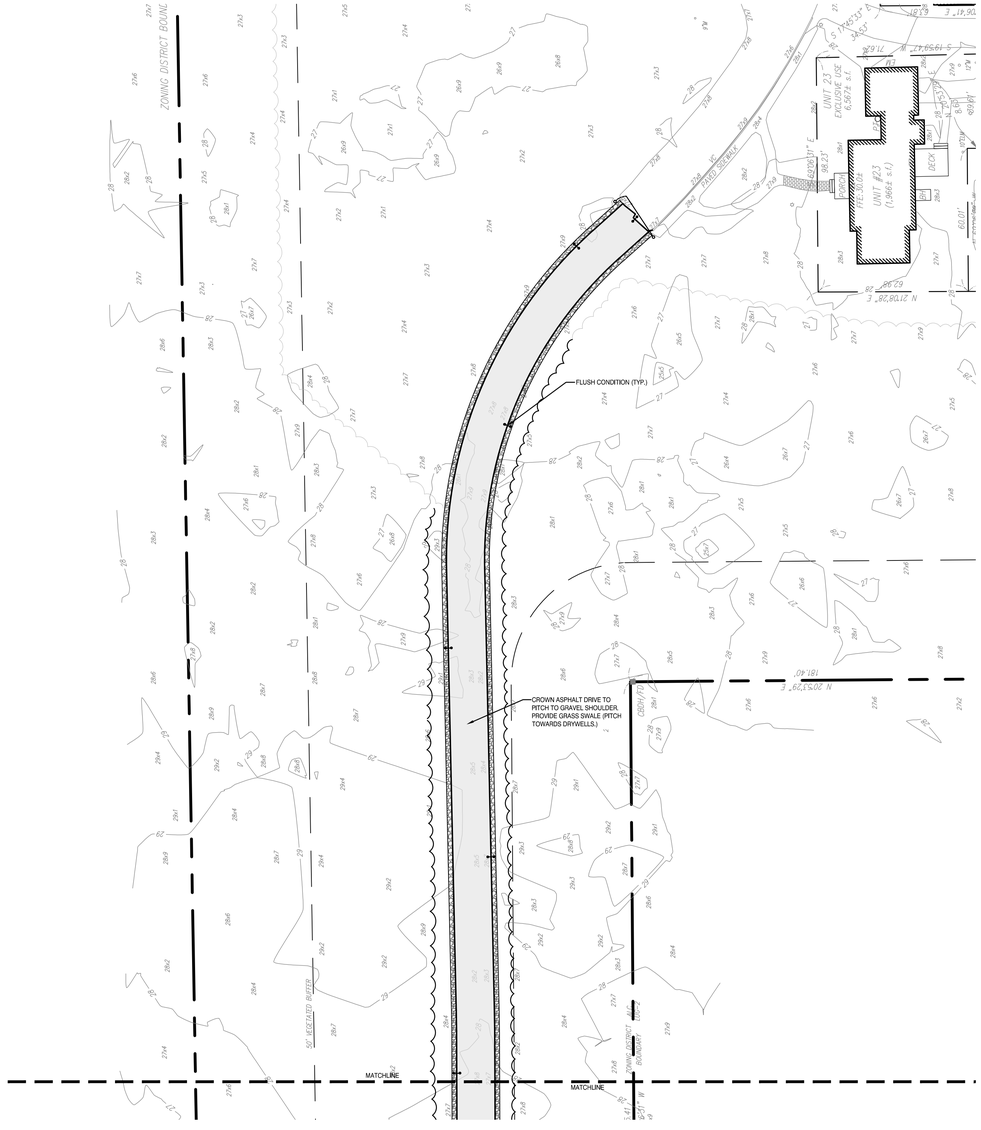
SITE IMPROVEMENTS & MATERIALS PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

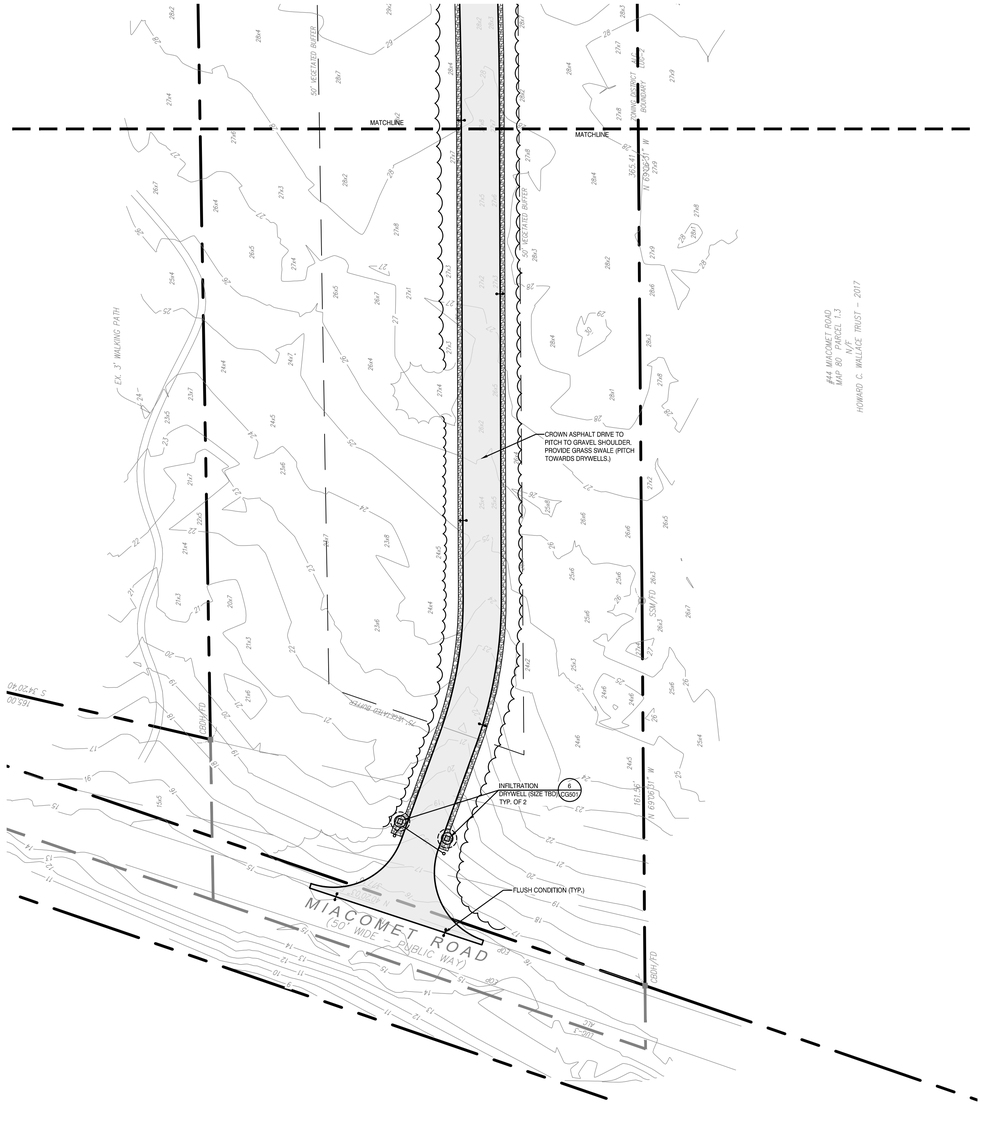
SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

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

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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 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



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12-02-24

SHEET TITLE:

SITE RENDERING

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
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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 – 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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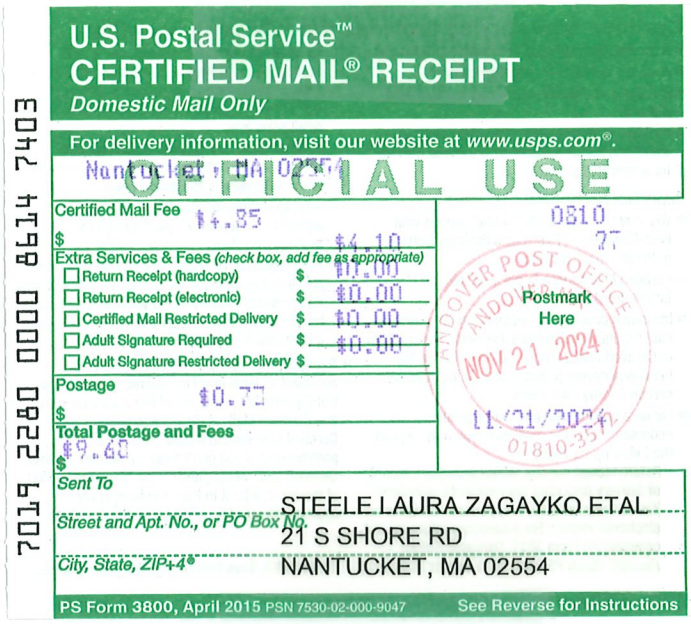

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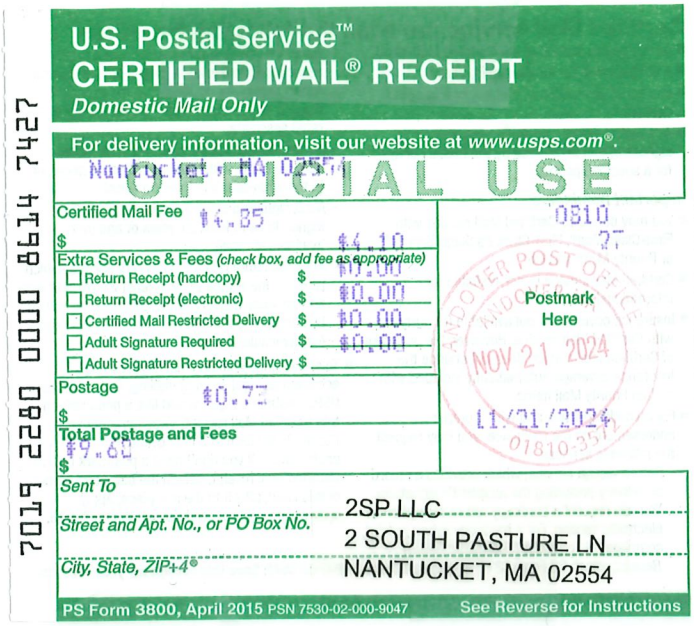

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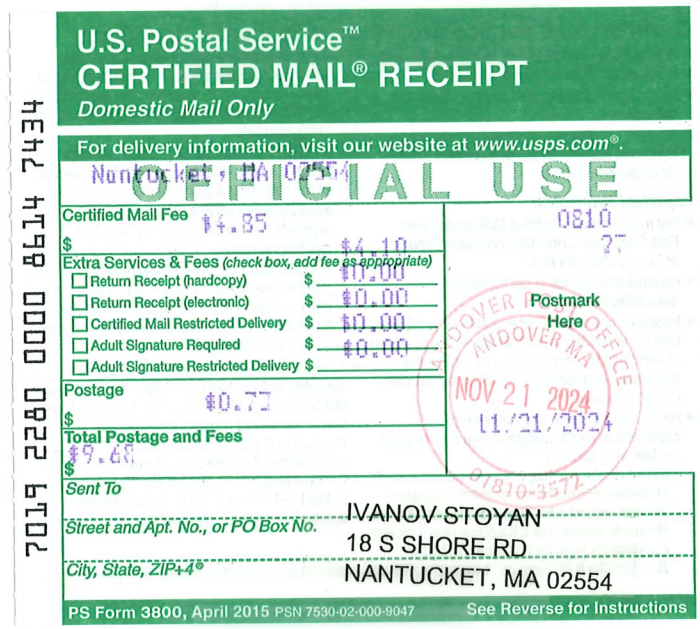

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS Sherburne Commons Lane, Nantucket, MA 02554

MAP/PARCEL 80 | 1

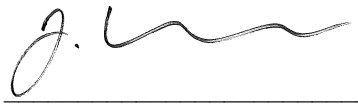
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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

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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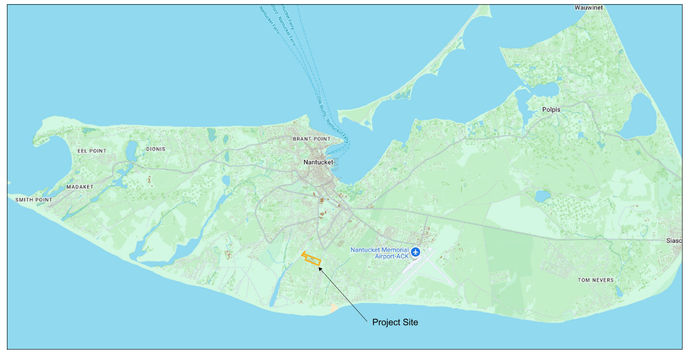
Sherburne Commons Base Data - Town of Nantucket G.I.S.



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

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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ISSUED FOR HDC APPROVAL

12-02-24

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SMRT PROJECT #:	23121	DRAWN BY:	JSM



















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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#	Description	Date

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12-02-24

SHEET TITLE:

EXISTING SITE PHOTOS

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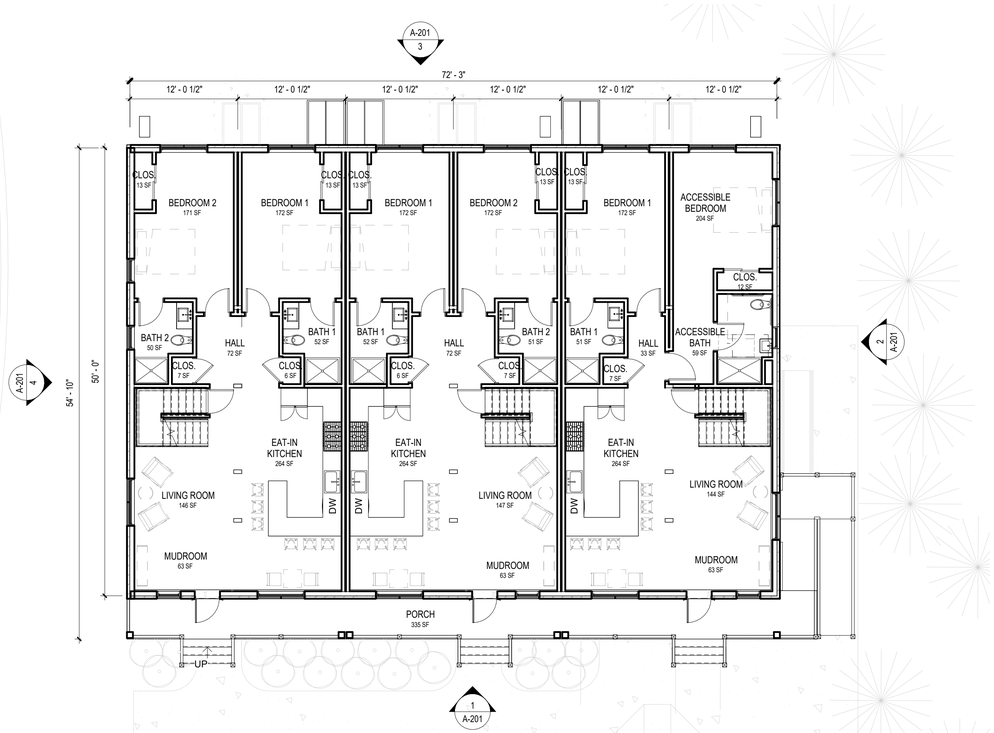
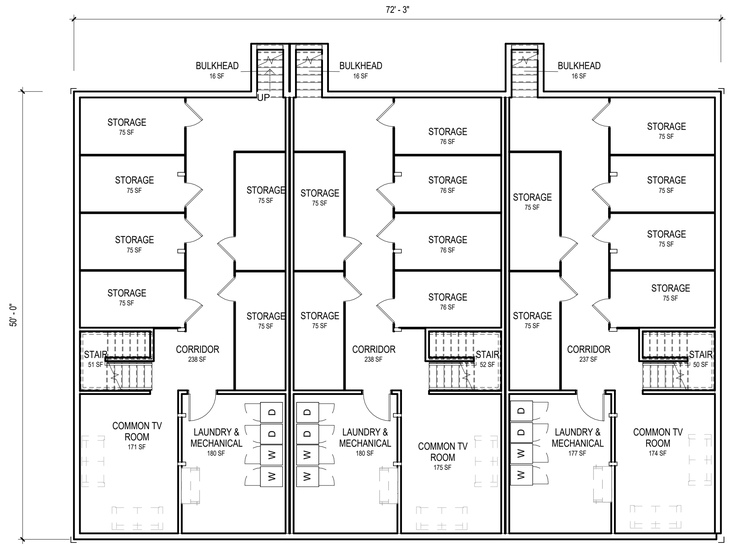
SMRT PROJECT #:	23121	DRAWN BY:	JSM



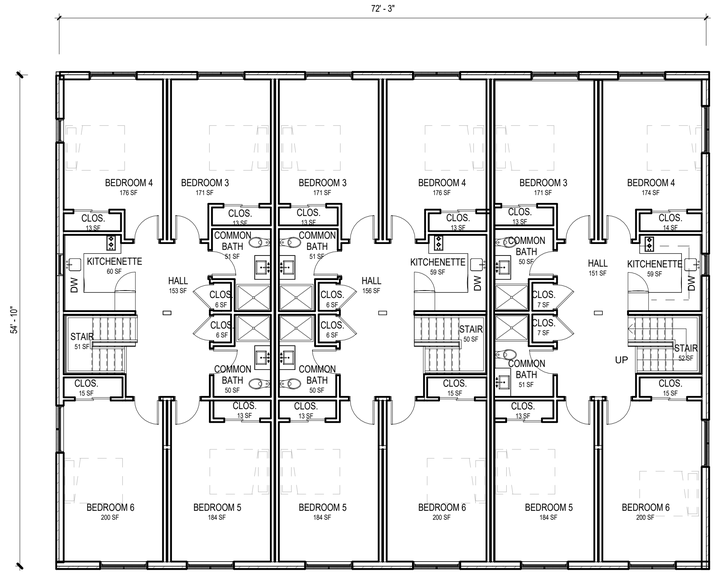
FLOOR PLAN - LEVEL 1

1/8" = 1'-0"



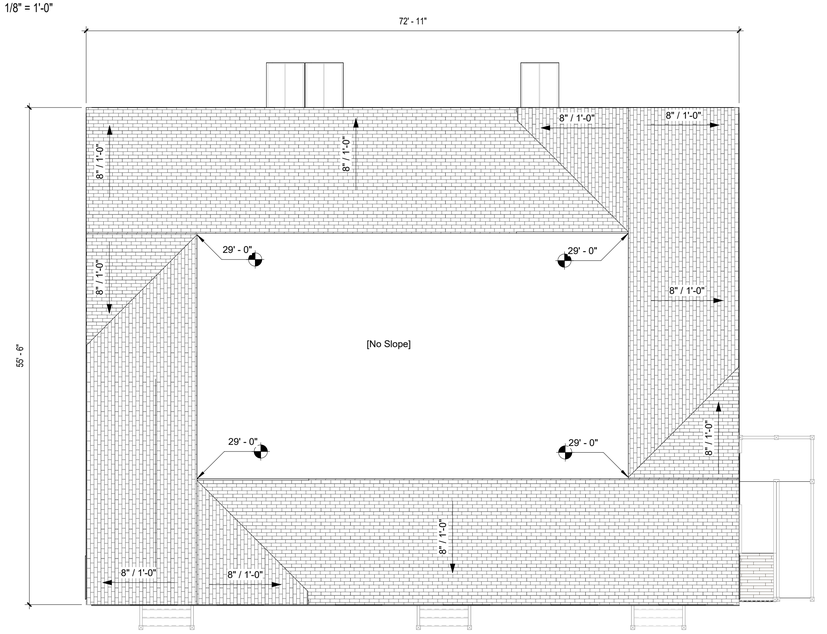
FLOOR PLAN - BASEMENT

1/8" = 1'-0"



FLOOR PLAN - LEVEL 2

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

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SMRT PROJECT #:	23121	DRAWN BY:	NEC

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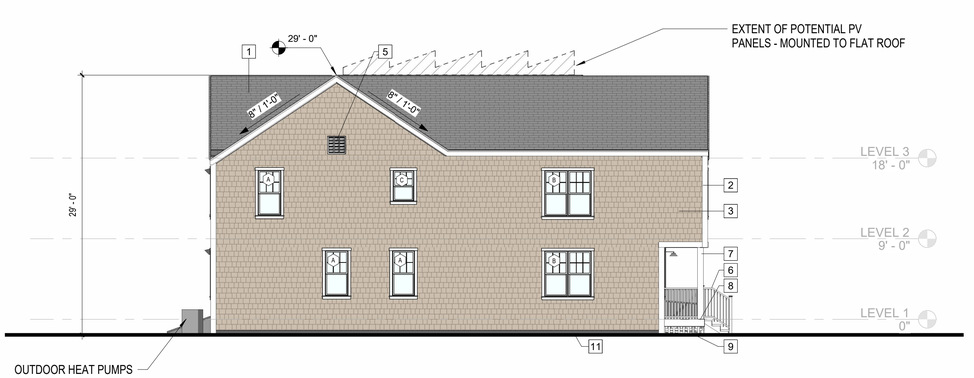
HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	CEDAR TRIM - PAINTED WHITE
3	NATURAL CEDAR SHINGLES SIDING
5	METAL, LOUVERED - WHITE
6	RAILING. 1" BALUSTER, 4" SQUARE NEWEL - PAINTED WHITE
7	8" SQUARE COLUMN, PAINTED WHITE
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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EXTERIOR ELEVATIONS

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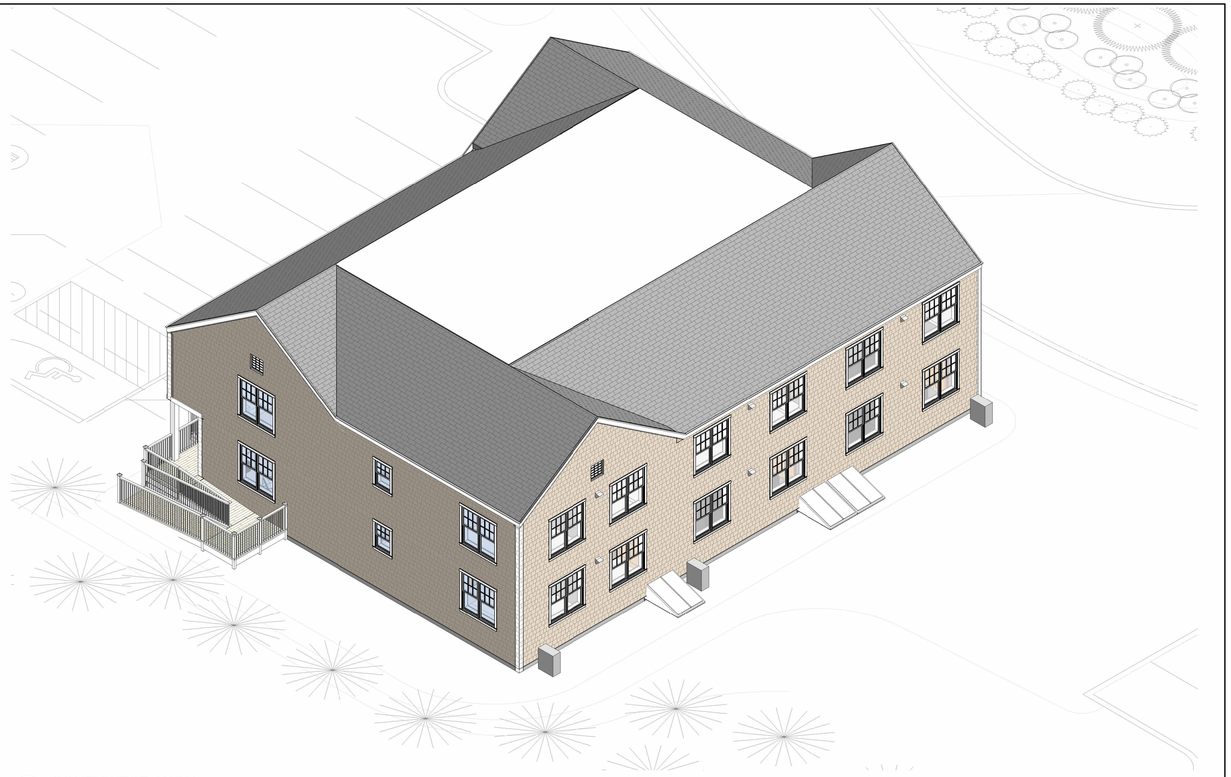

2 SOUTHWEST AXON



1 NORTHEAST AXON

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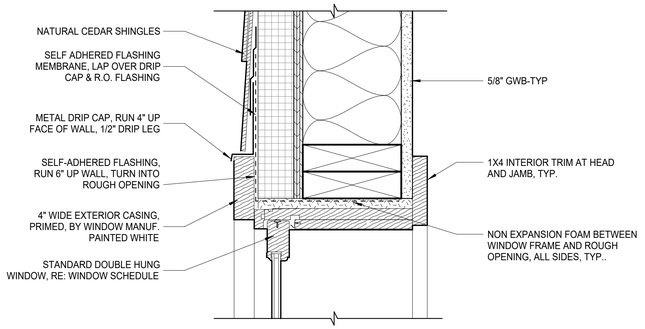
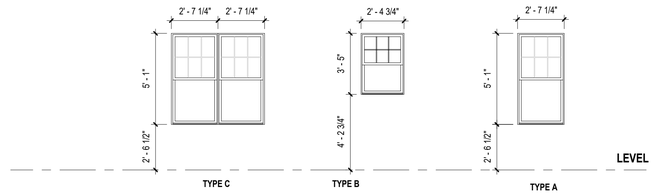


DETAIL - WINDOW HEAD & SILL, TYP.

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

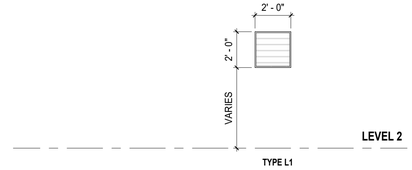
1/4" = 1'-0"

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



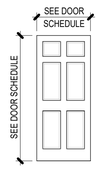
LOUVER TYPE LEGEND HDC

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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SMRT PROJECT #:	**23121**	DRAWN BY:	**NEC**

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SHEET TITLE:

EXTERIOR RENDERINGS

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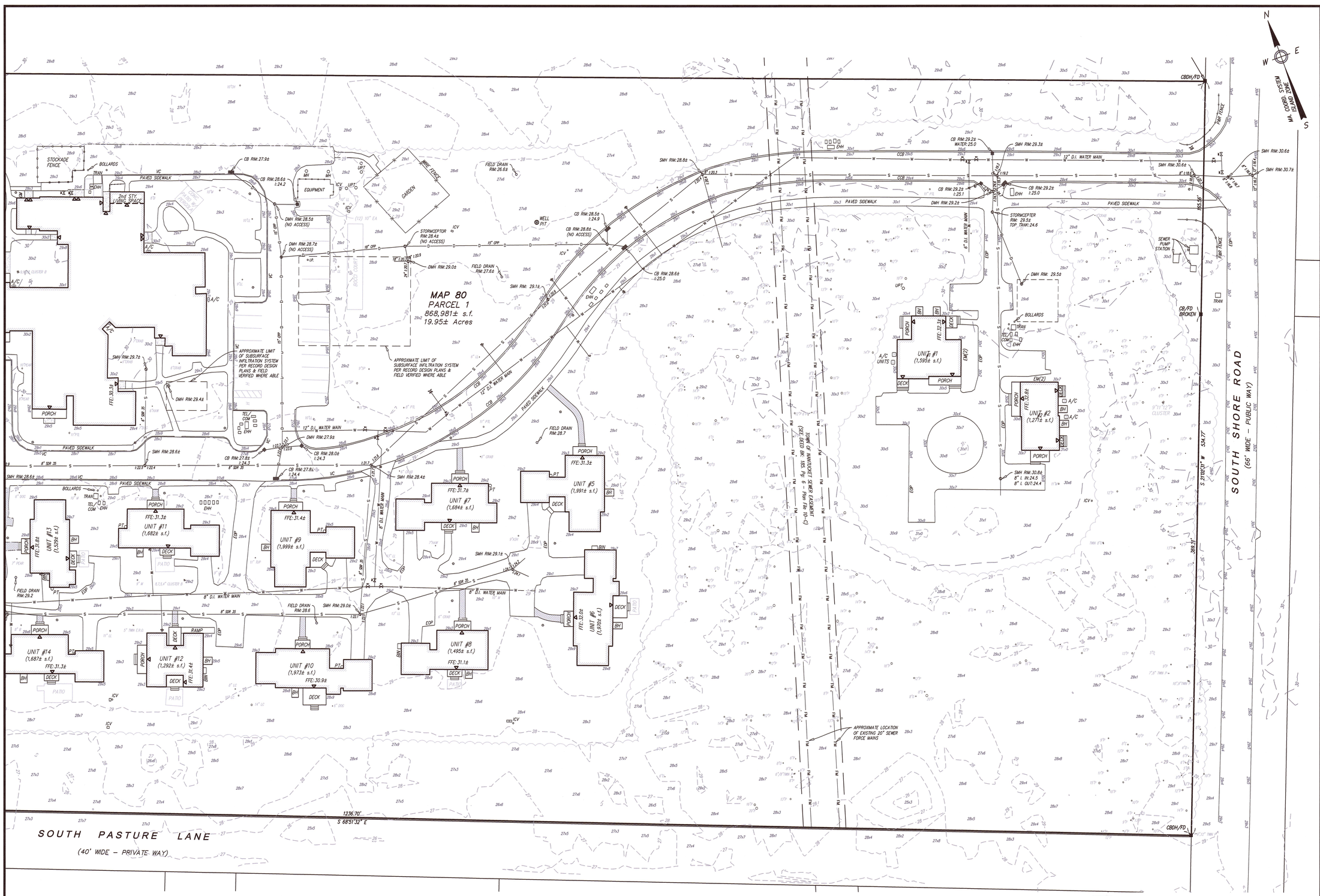

NOTES:

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:
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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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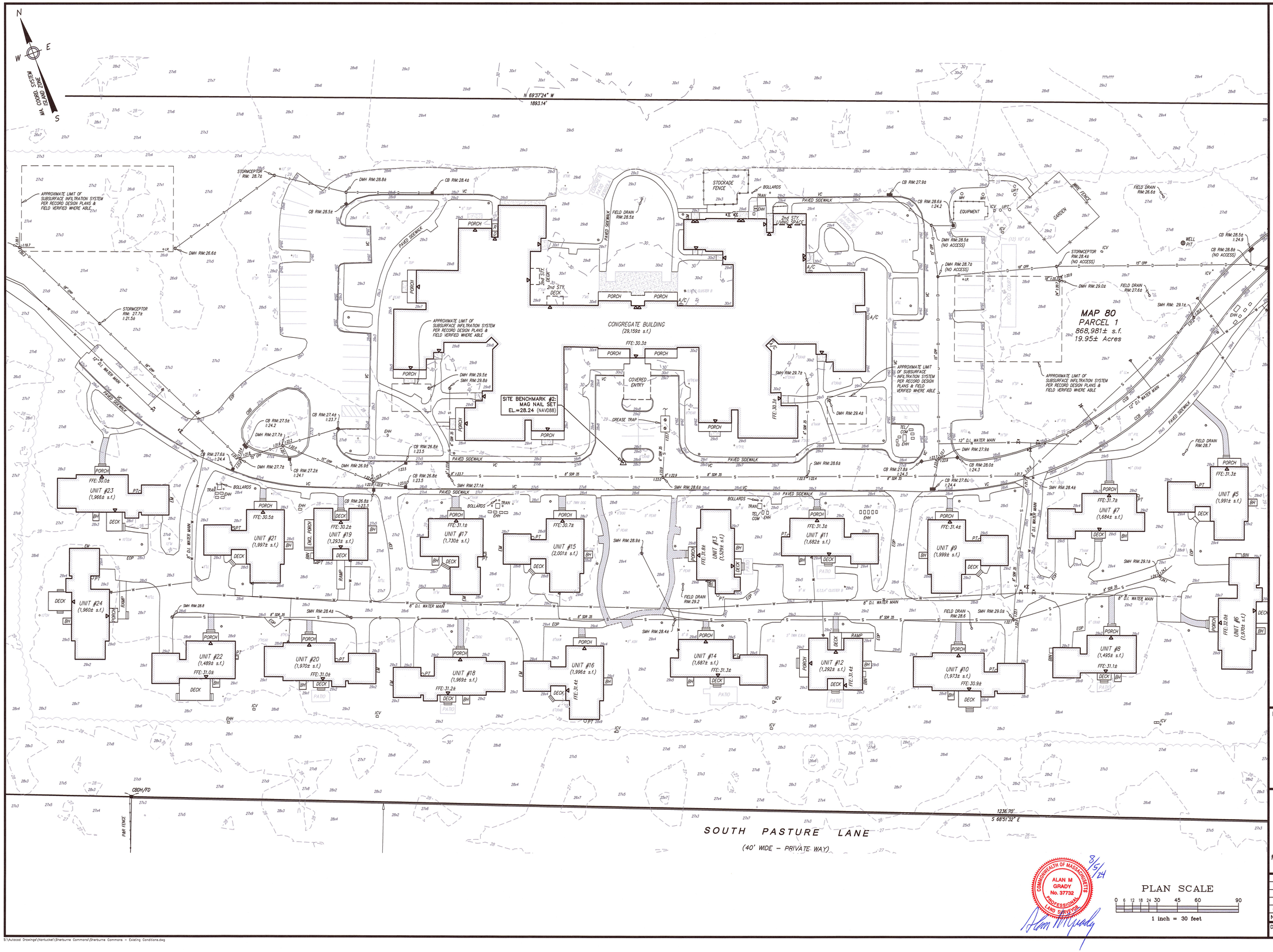

NOTES:

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   SUB-TENANT: NANTUCKET COTTAGE HOSPITAL
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100x1	SPOT ELEVATION
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ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/5/24

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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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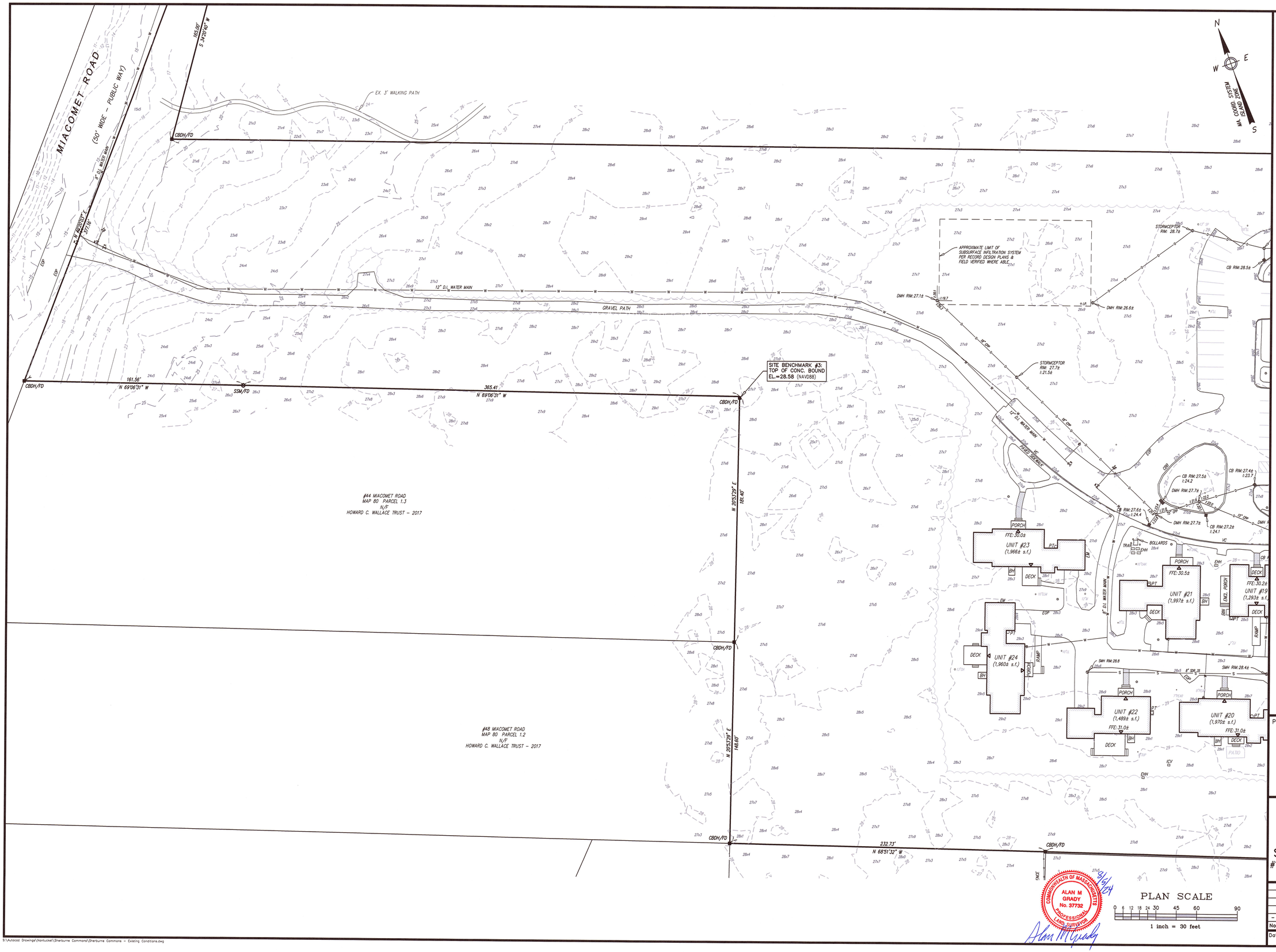

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ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
9/5/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

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

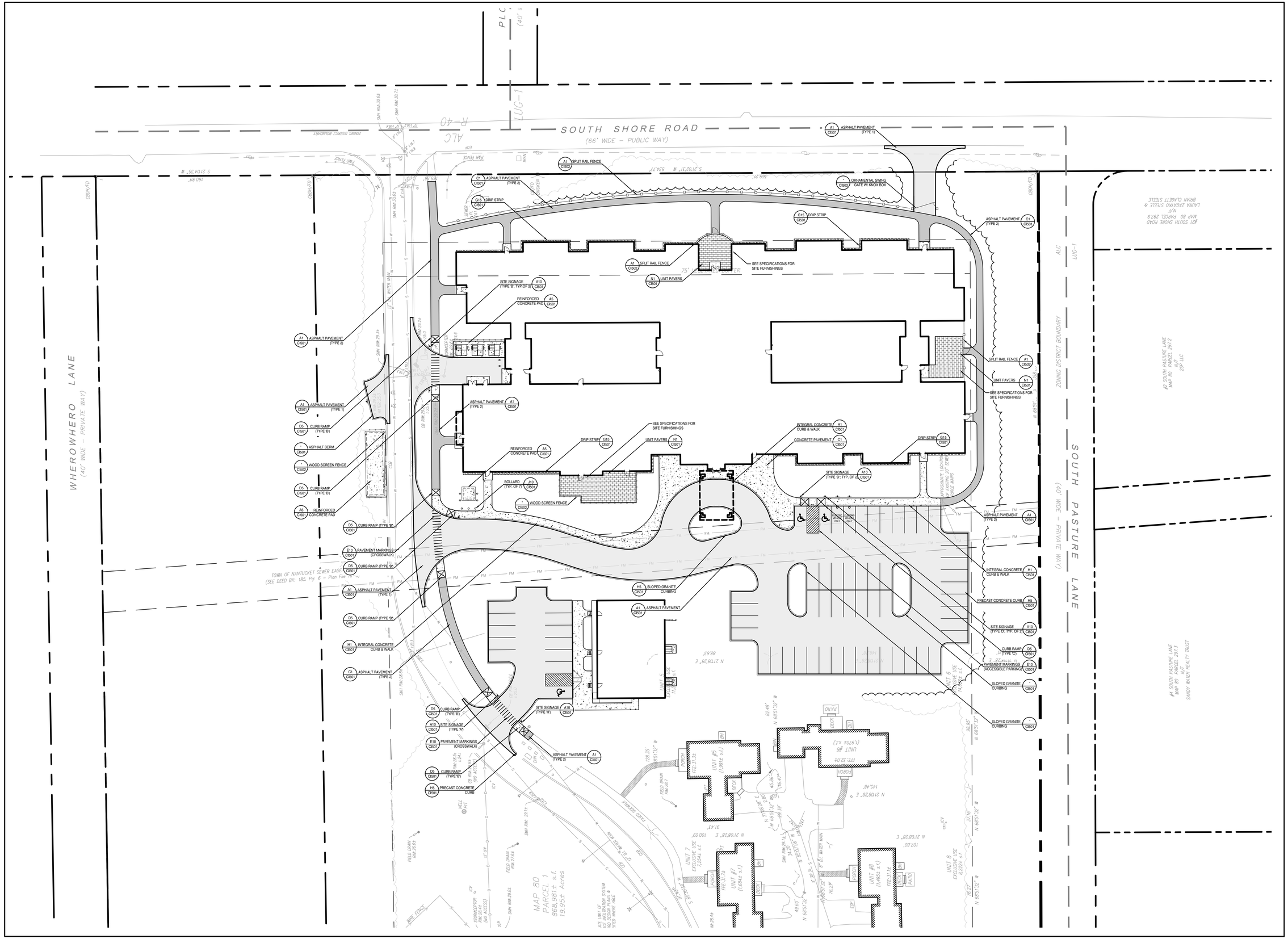
EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

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

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

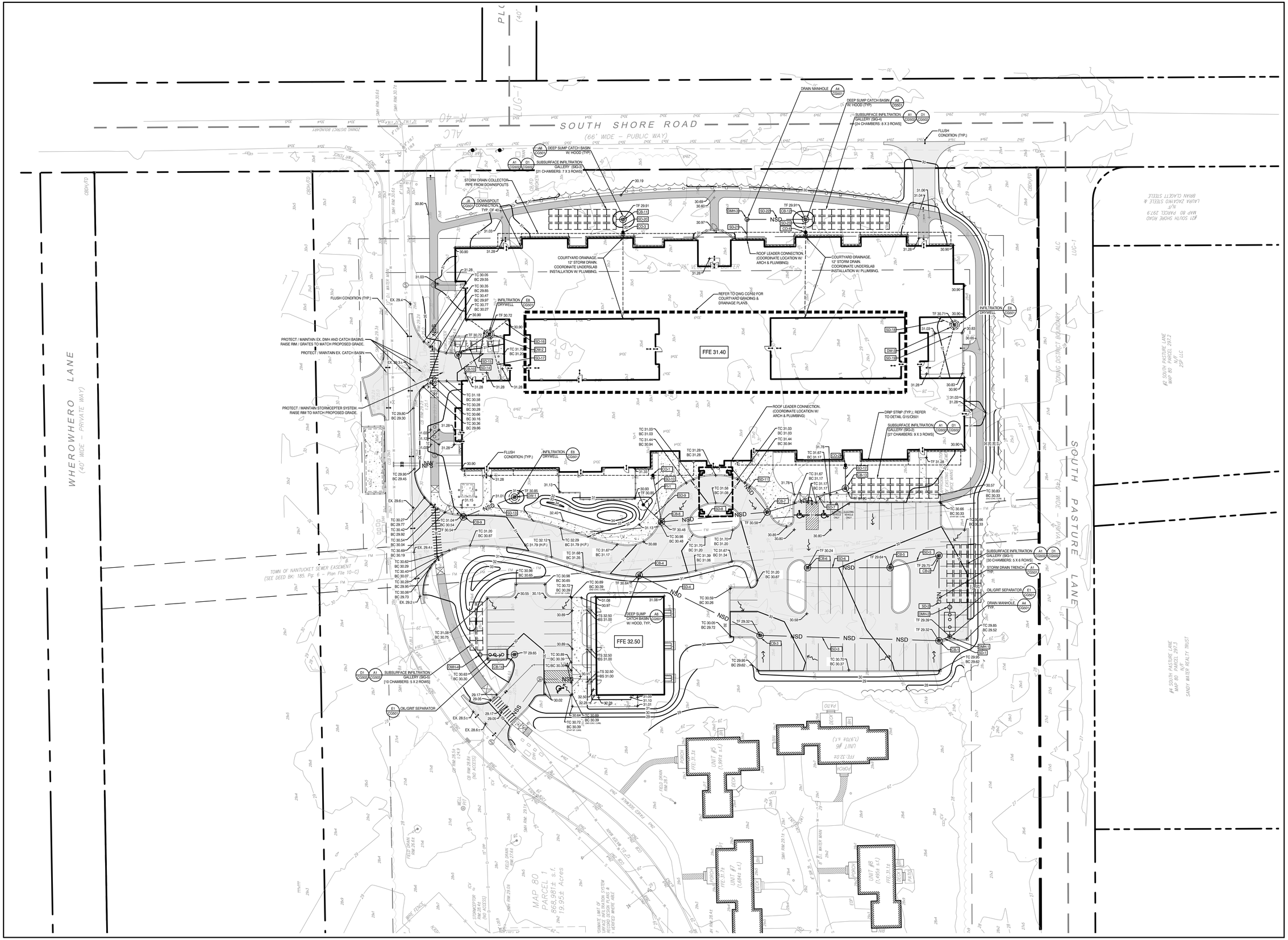
SHEET TITLE:

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



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#	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 – 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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ 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.

7019 2280 0000 8614 7502

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$	$4.10
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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
$	

0810
27

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ANDOVER MA
NOV 21 2024
11/21/2024
01810-3572

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Street and Apt. No., or PO Box No. 22 BROAD ST
City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total Postage and Fees	$9.68
$	

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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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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total Postage and Fees	$9.68
$	

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Street and Apt. No., or PO Box No. 7 ST PAUL STREET STE 820
City, State, ZIP+4® BALTIMORE, MD 21202

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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$	$4.10
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	$0.72
$	
Total Postage and Fees	$9.68
$	

0810
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City, State, ZIP+4® NANTUCKET, MA 02554

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7015 0640 0002 3375 8115

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$	$4.10
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☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total Postage and Fees	$9.68
$	

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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

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$	$4.10
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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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Sent To BROOKS MALCOLM S ETAL
Street and Apt. No., or PO Box No. 12 S PASTURE LANE
City, State, ZIP+4® NANTUCKET, MA 02554

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☐ Return Receipt (hardcopy)	$4.10 / $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

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11/21/2024 01810-3572

Sent To: TOPHAM LEIGH M TR
Street and Apt. No., or PO Box No.: RAMOS FAMILY REALTY TRUST
City, State, ZIP+4®: PO BOX 1270 NANTUCKET, MA O2554

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$4.10 / $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 27

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ANDOVER POST OFFICE ANDOVER MA NOV 21 2024
11/21/2024 01810-3572

Sent To: BERMAN SUSAN J
Street and Apt. No., or PO Box No.: 28 MIACOMET 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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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$4.10 / $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 27

Postmark Here
ANDOVER POST OFFICE ANDOVER MA NOV 21 2024
11/21/2024 01810-3572

Sent To: CAROL A WALSH IRRV TRUST
Street and Apt. No., or PO Box No.: 8 1/2 SOUTH PASTURE LN
City, State, ZIP+4®: NANTUCKET, MA O2554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0002 3375 8085

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$4.10 / $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 27

Postmark Here
ANDOVER POST OFFICE ANDOVER MA NOV 21 2024
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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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$4.10 / $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 27

Postmark Here
ANDOVER POST OFFICE ANDOVER MA NOV 21 2024
11/21/2024 01810-3572

Sent To: TOPHAM LEIGH M TR
Street and Apt. No., or PO Box No.: RAMOS FAMILY REALTY TRUST
City, State, ZIP+4®: PO BOX 1270 NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$4.10 / $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 27

Postmark Here
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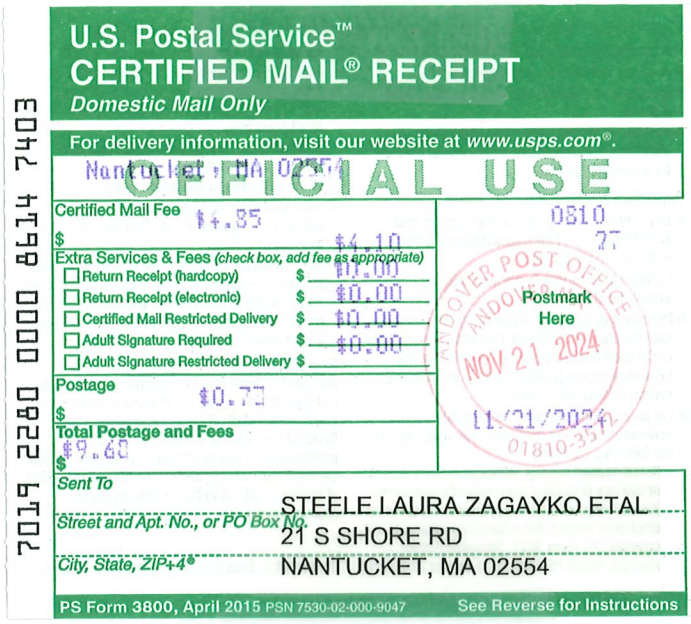
Sent To: KILLEN LISA W TRUSTEE
Street and Apt. No., or PO Box No.: SANDY WATER REALTY TRUST
City, State, ZIP+4®: PO BOX 977 HYANNIS, MA 02601

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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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: 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

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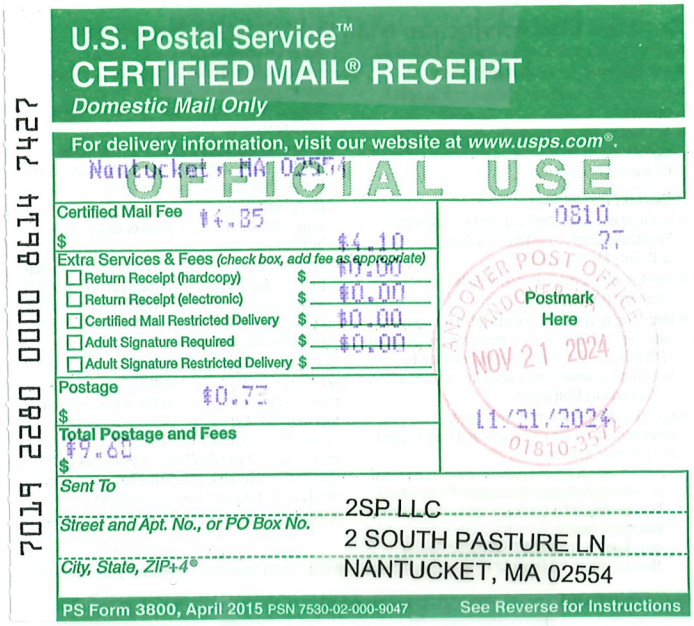

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Nantucket, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $9.62

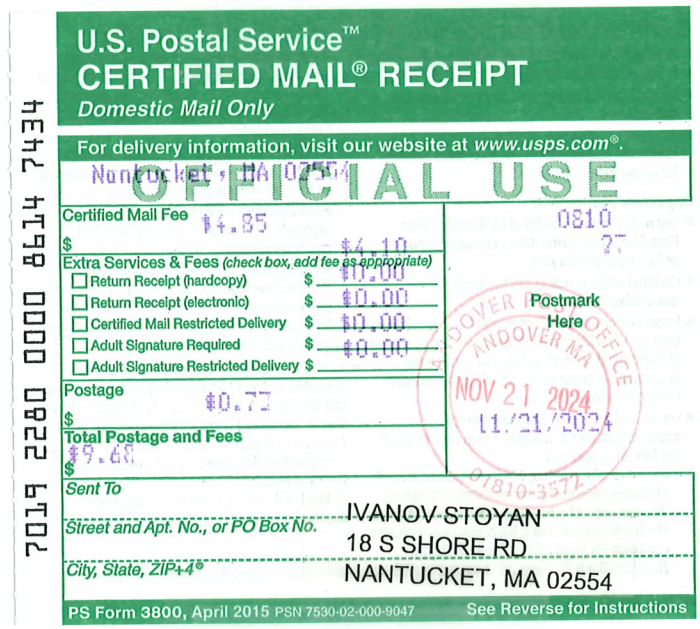
0810 27

Postmark Here
ANDOVER POST OFFICE ANDOVER MA
NOV 21 2024
11/21/2024
01810-3571

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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- 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

Postmark Here
ANDOVER POST OFFICE ANDOVER MA
NOV 21 2024
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

7019 2280 0000 8614 7434



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Hyannis, MA 02601

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- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $9.62

0810 27

Postmark Here
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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- 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

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Postmark Here
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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

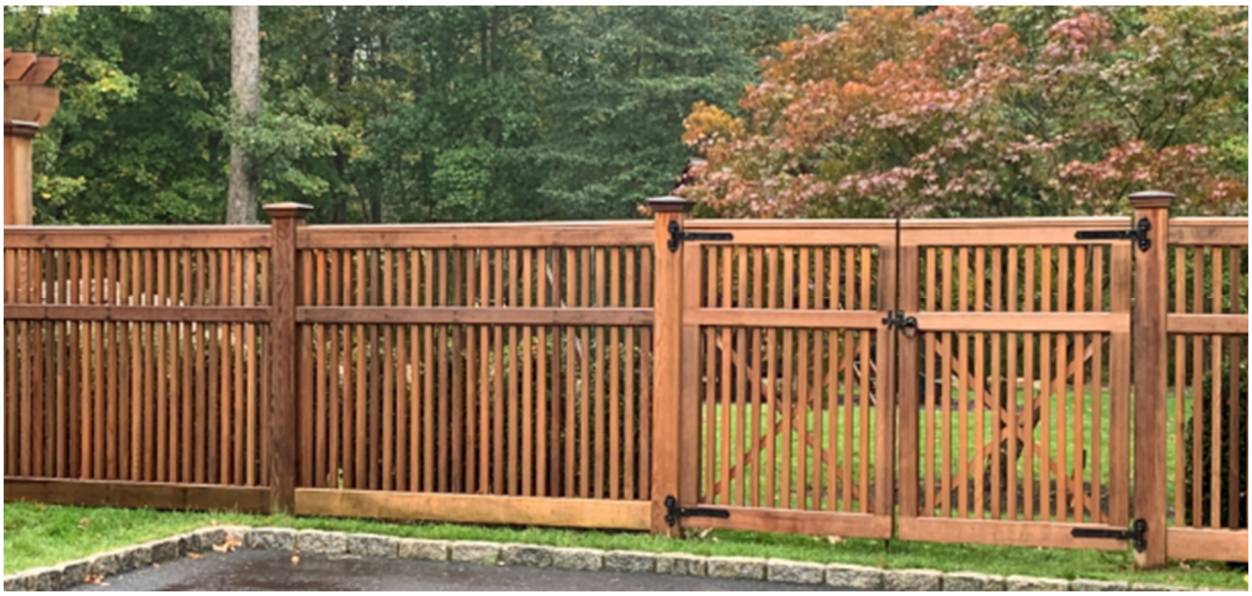
Our Island Home – Wood Fencing & Gate Options

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

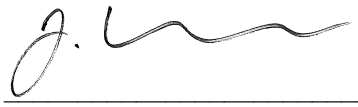
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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

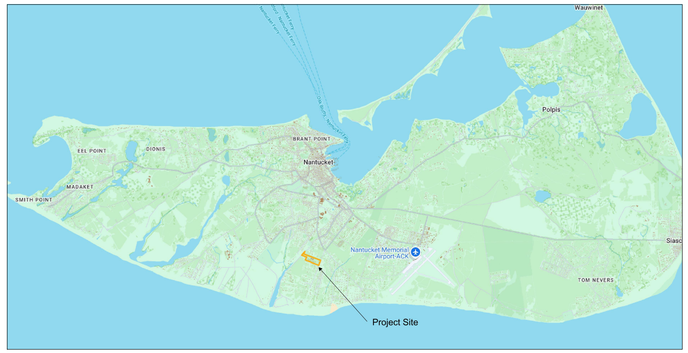
1.877.700.7678
www.smrtinc.com

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
Andover, Massachusetts 01810

1.877.700.7678
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#	Description	Date

ISSUED FOR HDC APPROVAL

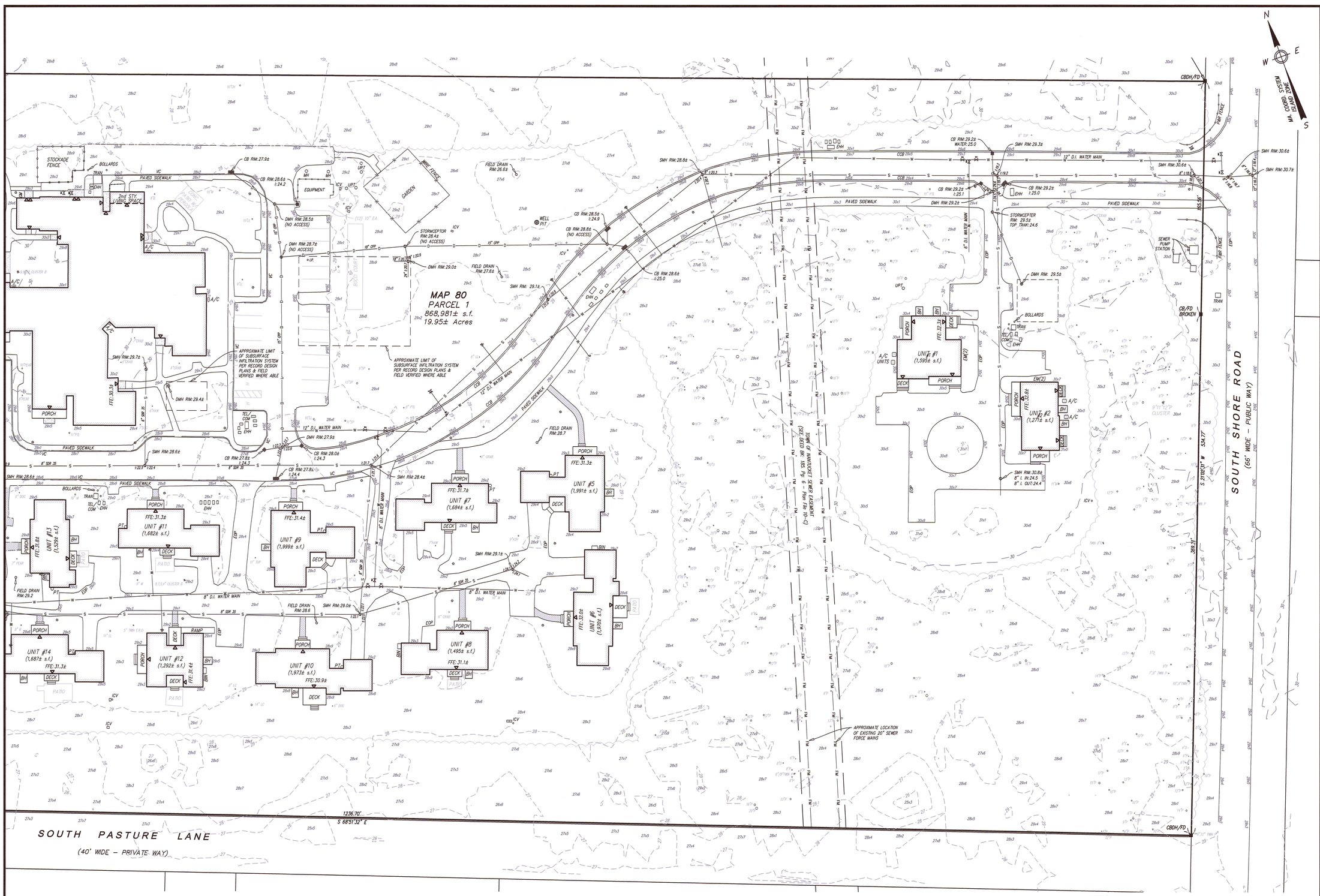
12-02-24

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

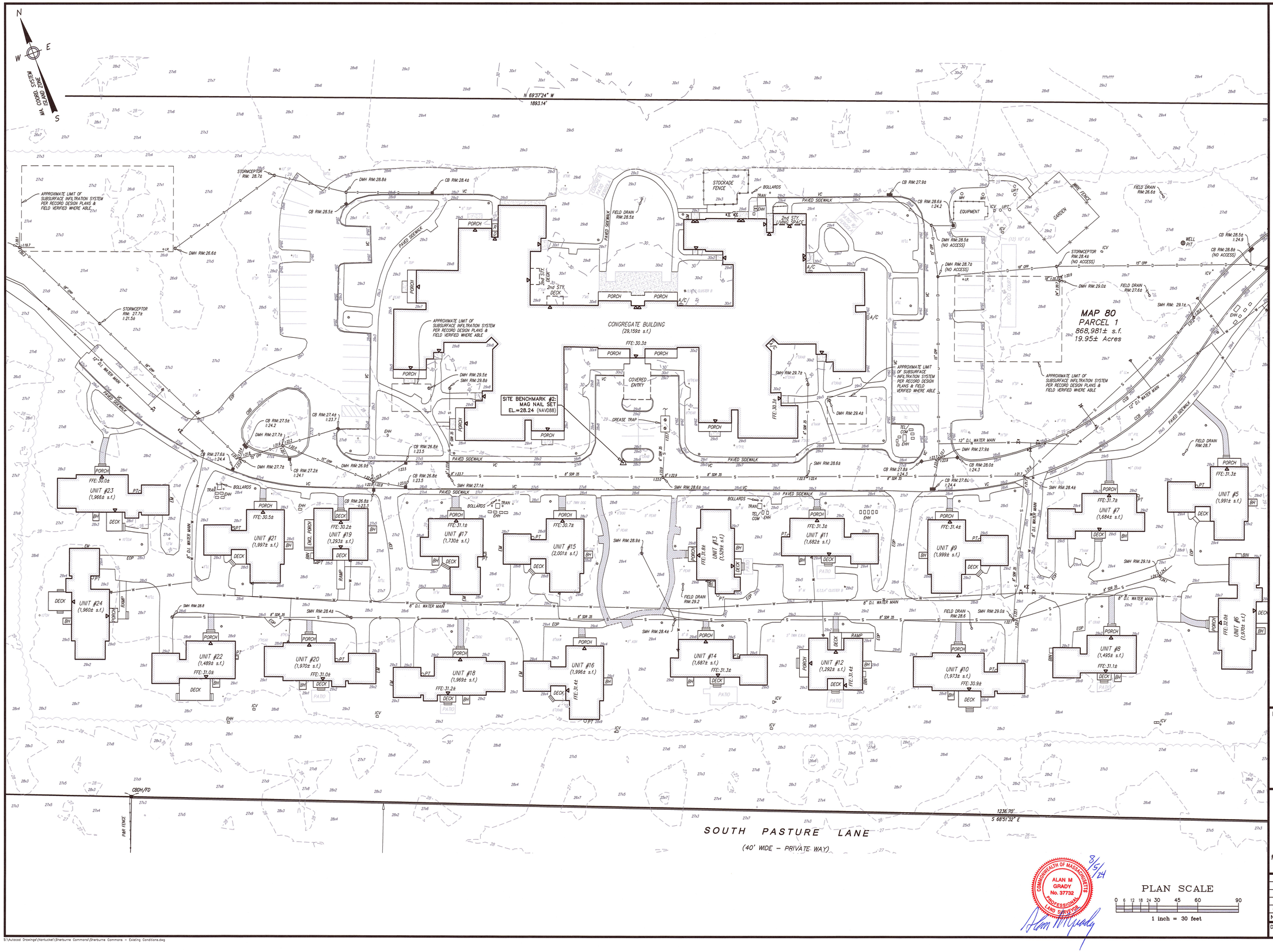
COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

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



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)
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   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.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

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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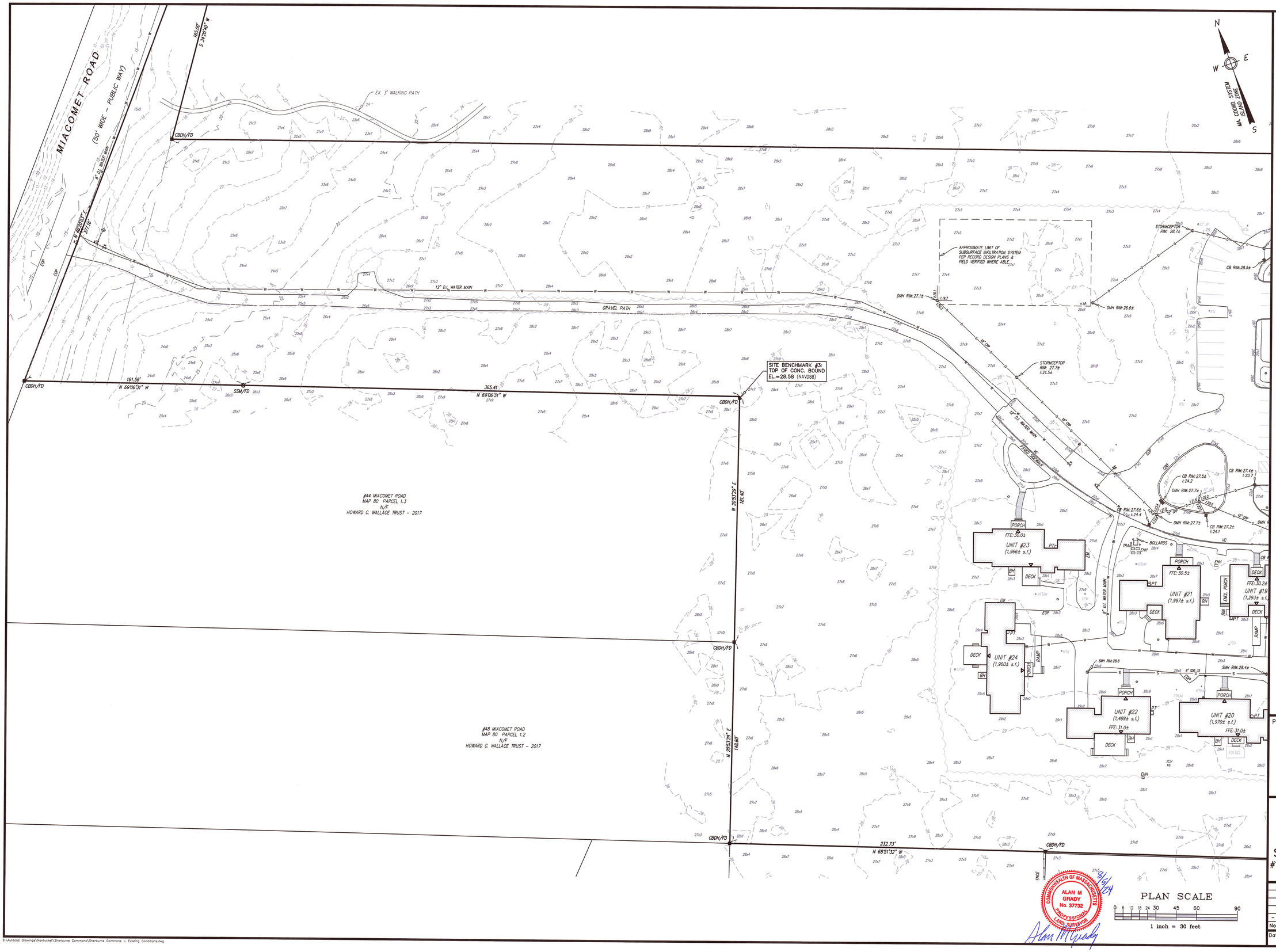

NOTES:

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.
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SP-SPRUCE	ERO-ELAEAGNUS RUSSIAN OLIVE
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100x1	SPOT ELEVATION
EOP	EDGE OF CLEARING
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	WATER SHUT-OFF
	WATER HYDRANT
	WATER GATE
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	SEWER MANHOLE
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	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
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EM	ELECTRIC METER
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VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
X"TREE	TREE SIZE/SPECIES

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
9/5/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

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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

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OUR ISLAND HOME SKILLED NURSING FACILITY

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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

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

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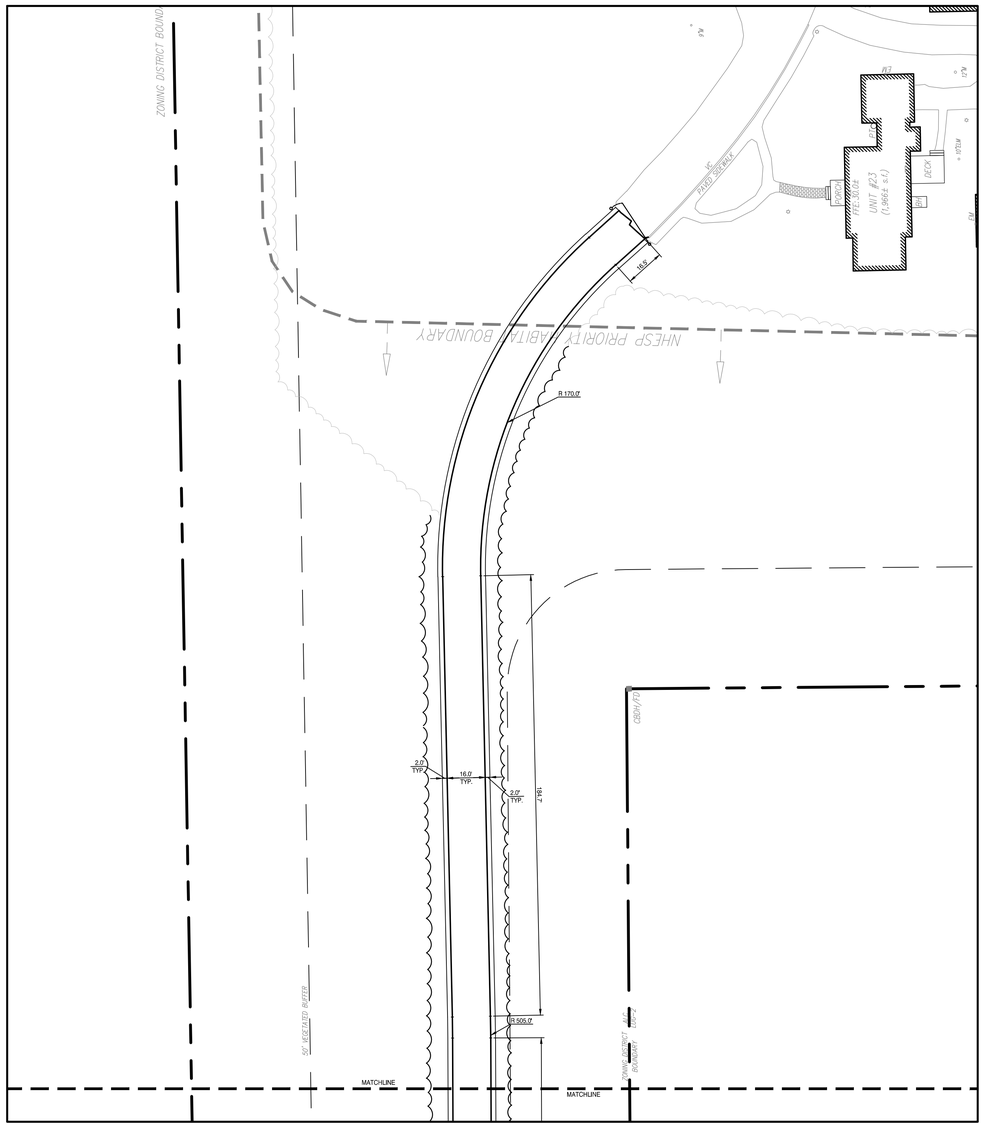
SHEET TITLE:

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



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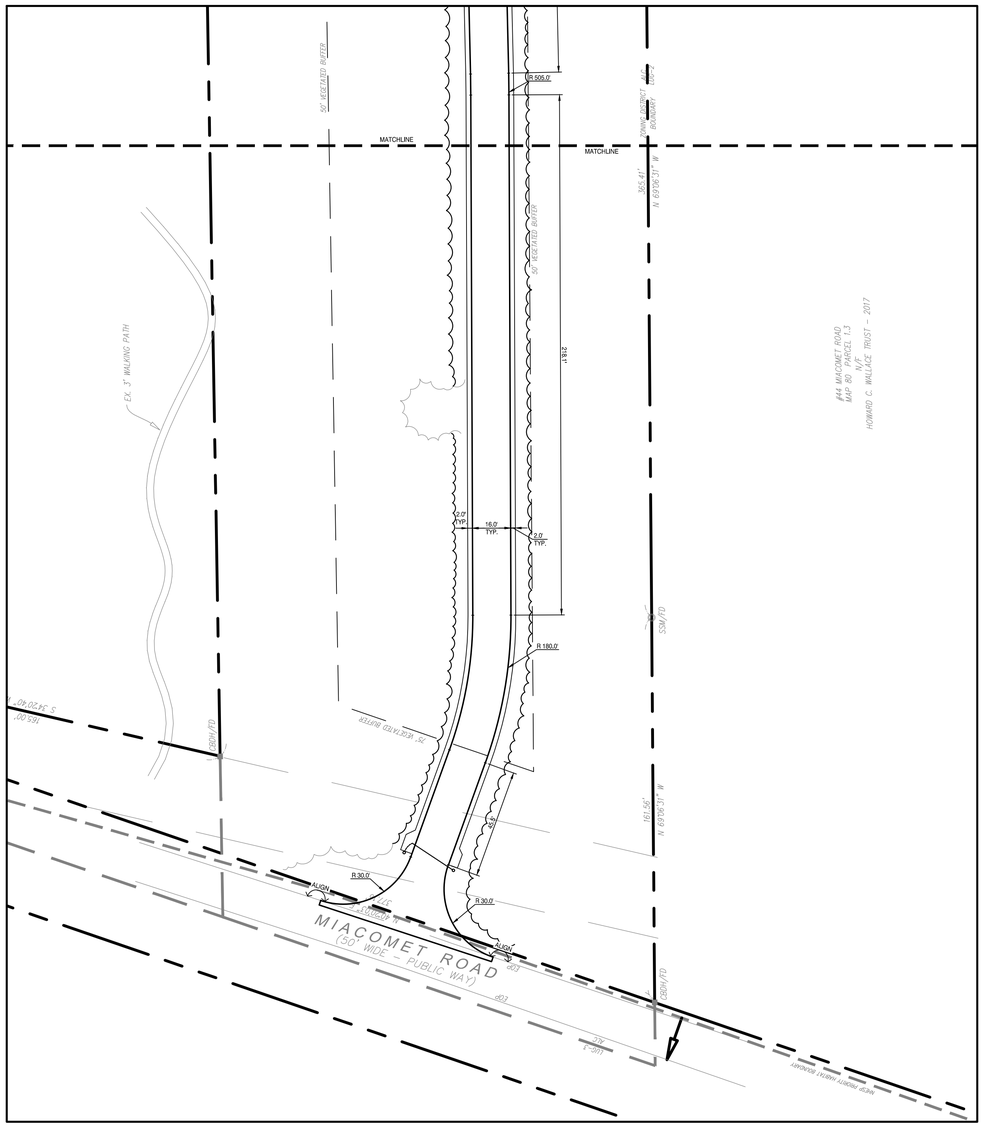

MIACOMET ROAD ACCESS DRIVE 2

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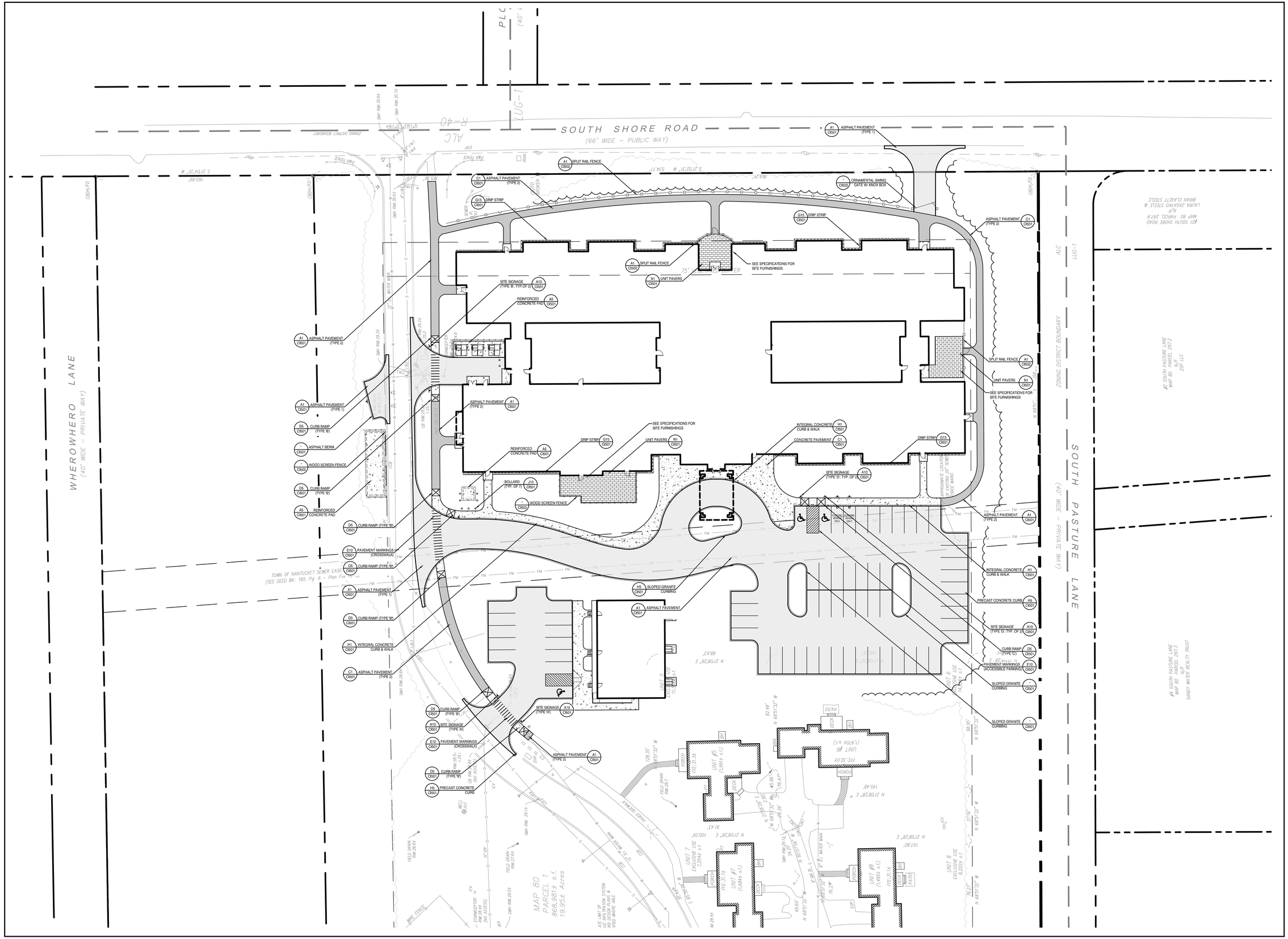
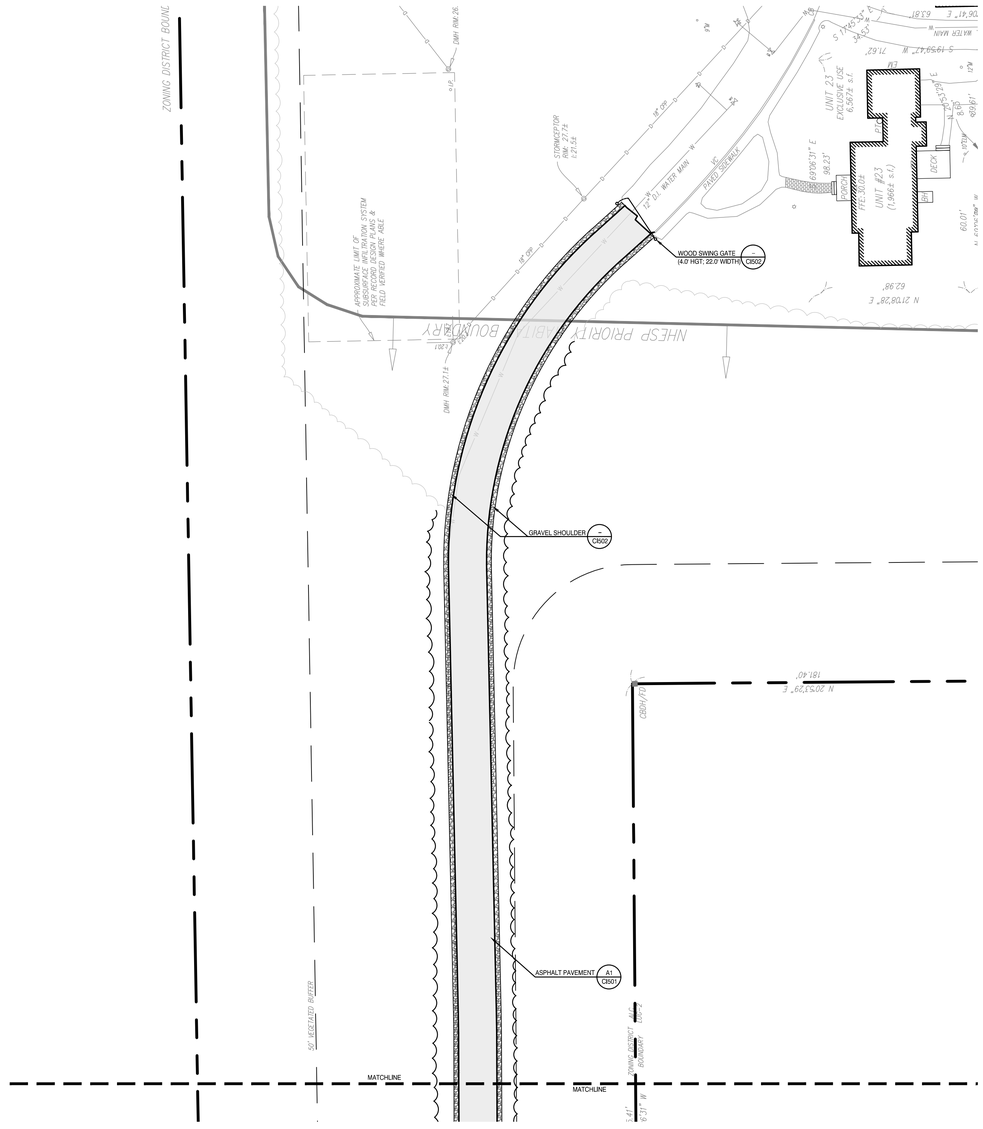
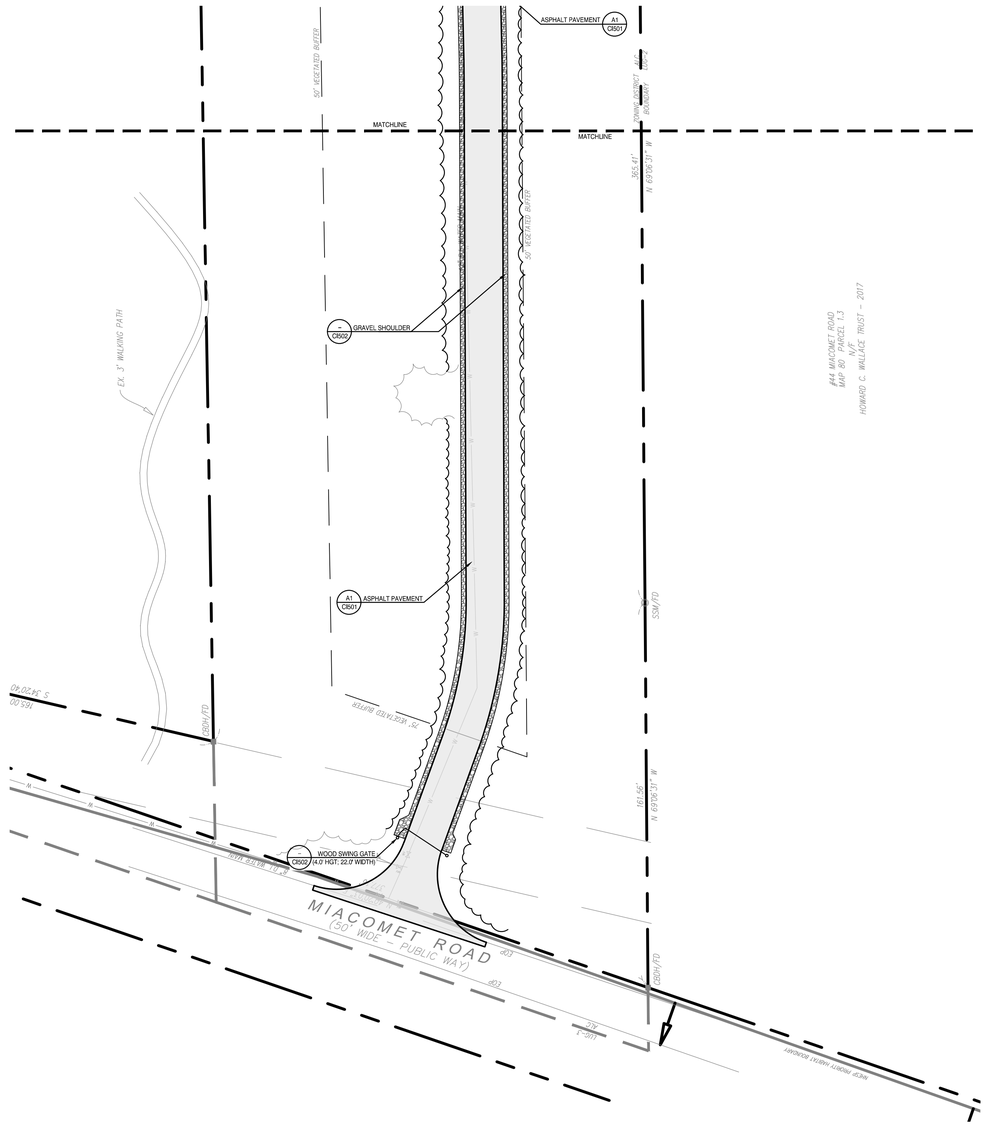
SMRT PROJECT #:	23121	DRAWN BY:	JSM

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

TOWN OF NANTUCKET

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SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

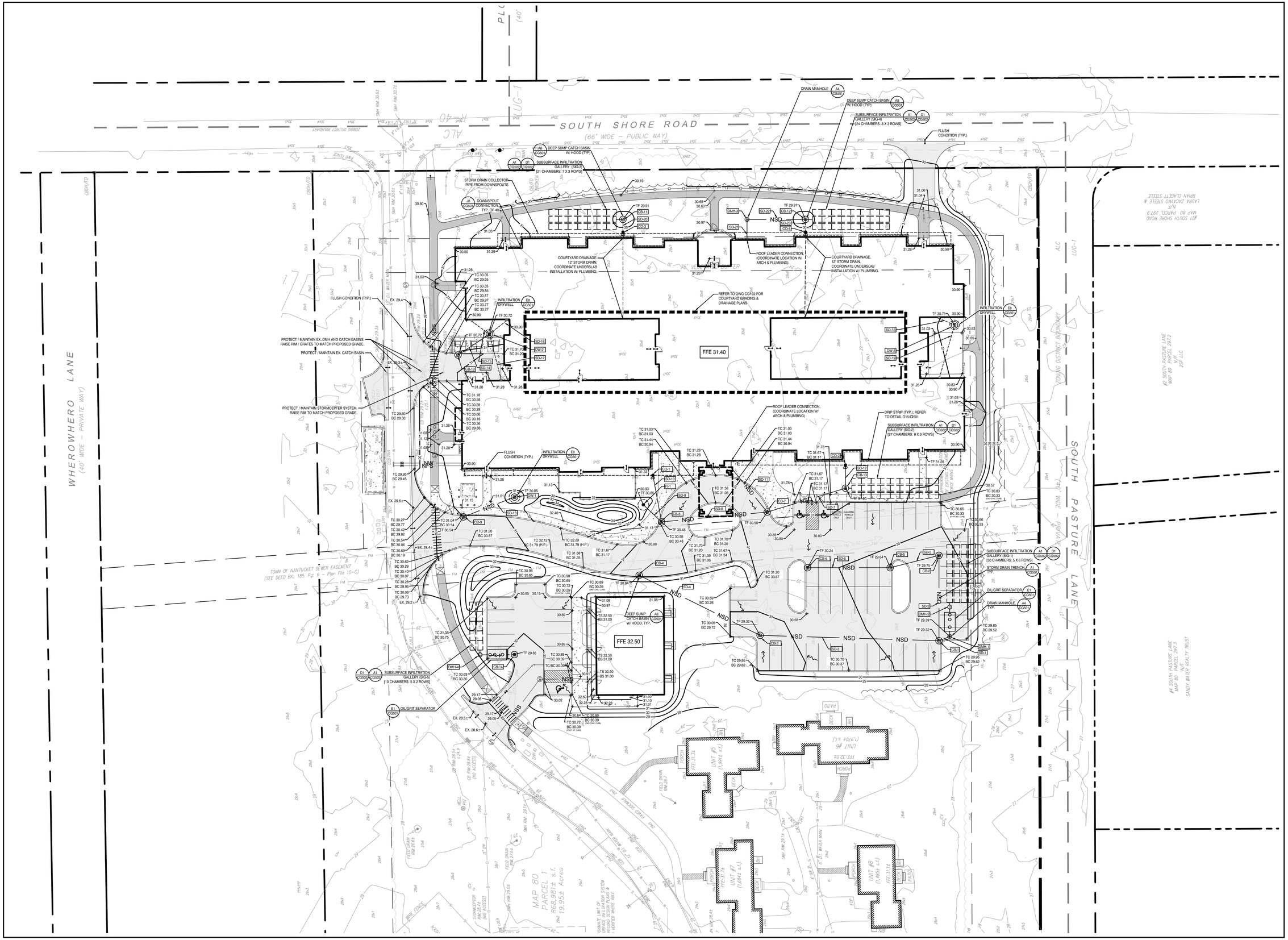
SHEET TITLE:

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



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SHEET TITLE:

SITE GRADING & DRAINAGE PLAN

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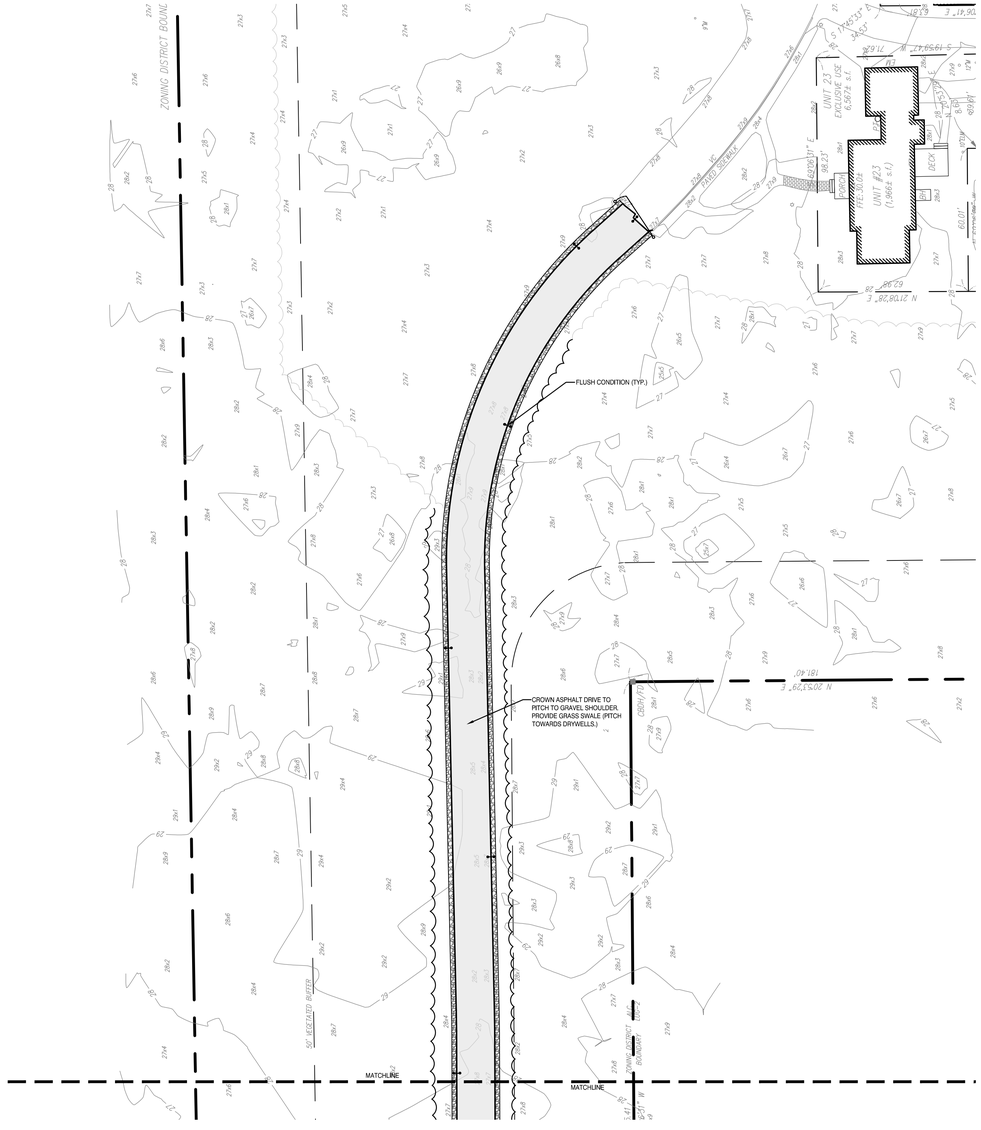
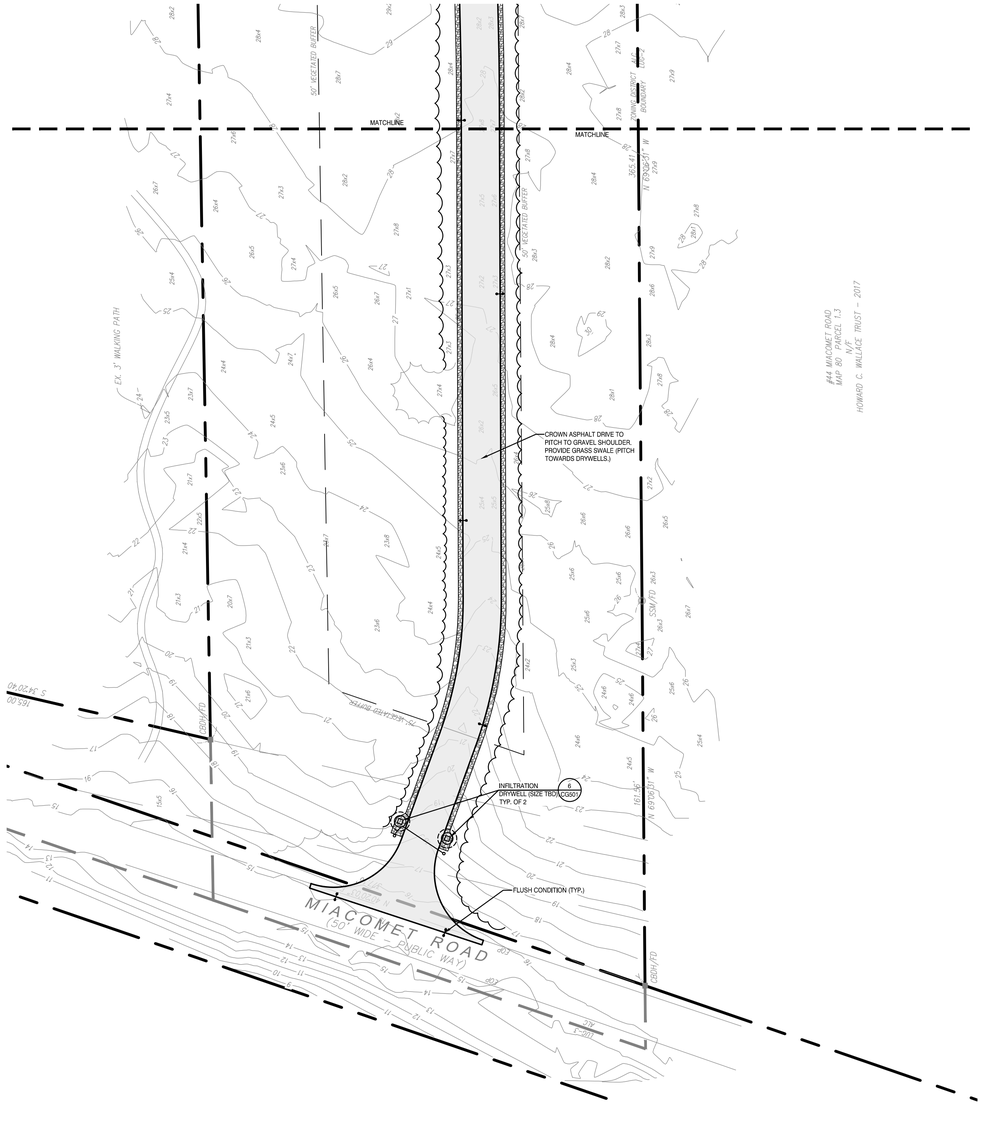
SCALE:	1" = 30'	DESIGNED BY:	MAF
SMRT PROJECT #:	23121	DRAWN BY:	MAF

CG101



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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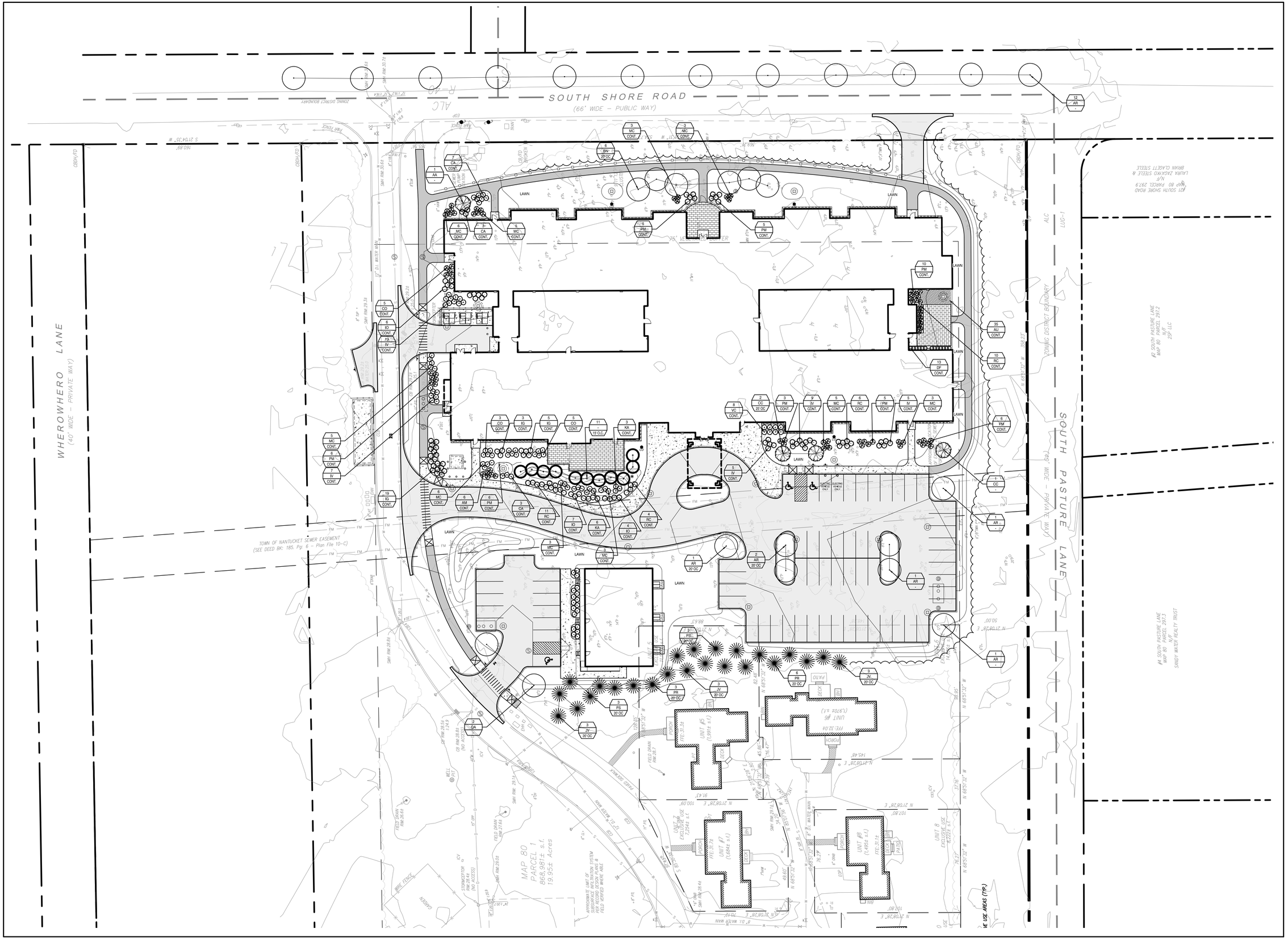
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CG102



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12-02-24

SHEET TITLE:

SITE PLANTING PLAN

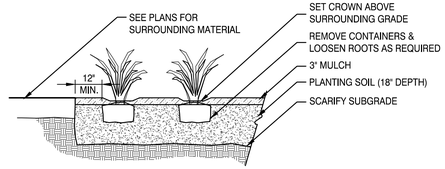
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

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).

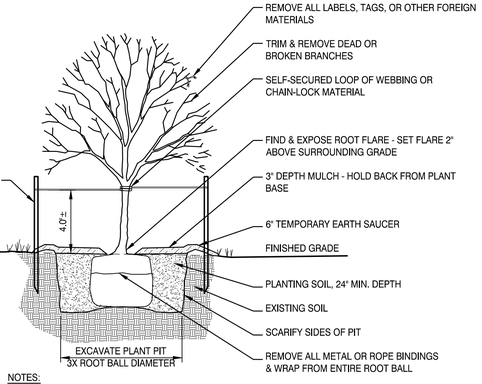
PLANTING NOTES F6
N.T.S.



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.

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:

SITE PLANTING DETAILS

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	AS SHOWN	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP501



TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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SHEET TITLE:

SITE RENDERING

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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



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SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

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

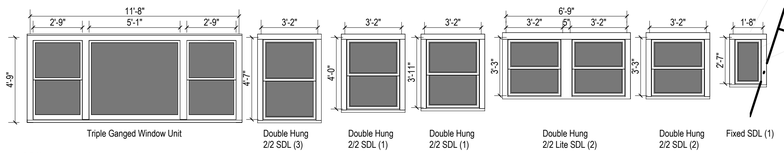
12.02.24

Move Off HDC Submission



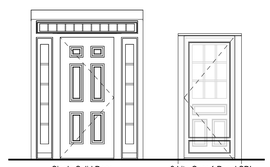
Locus Map

3/16" = 1'-0"



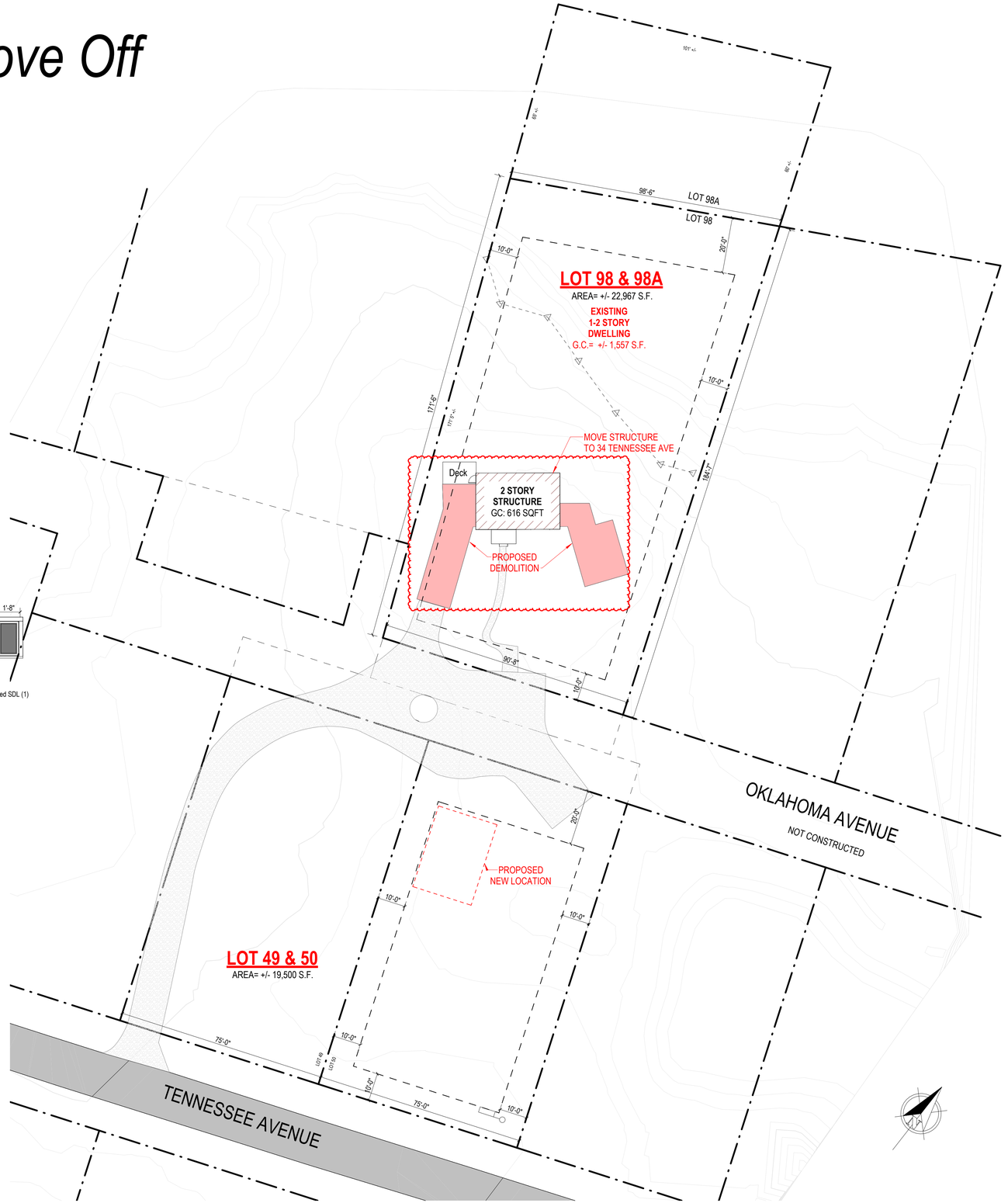
Window Legend

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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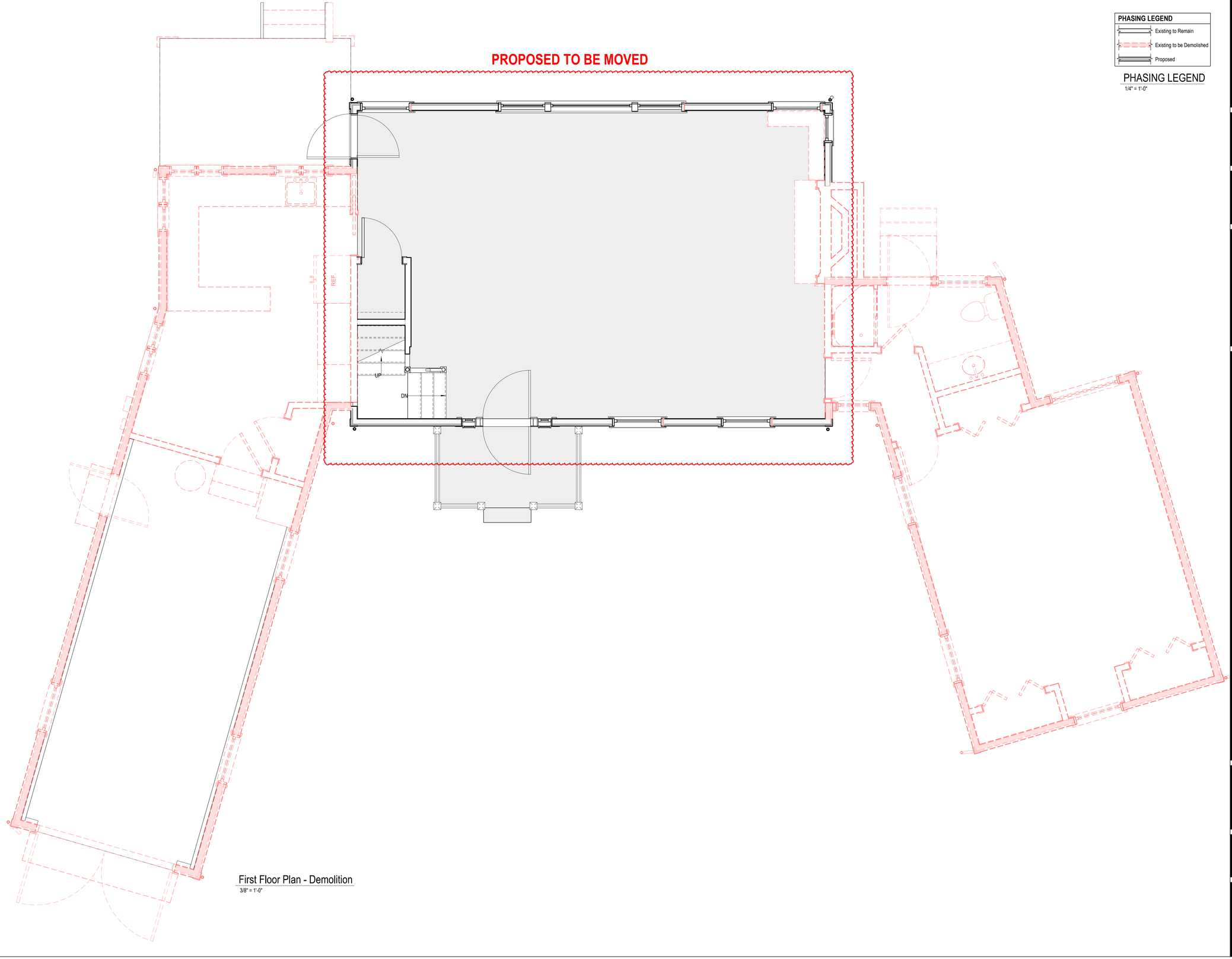
A0.1

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
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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Floor Plans

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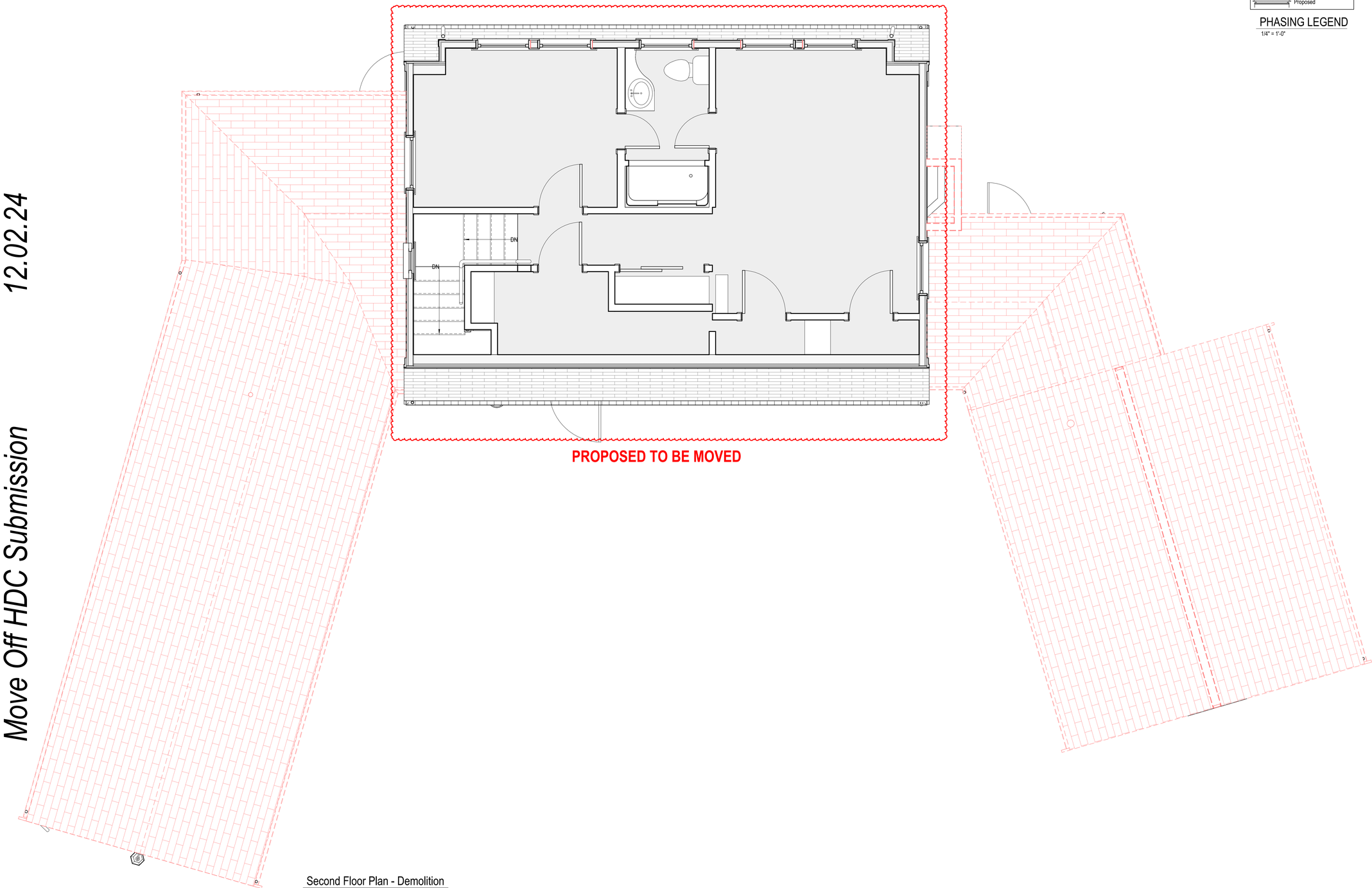
A.1.1

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

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Site Information

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

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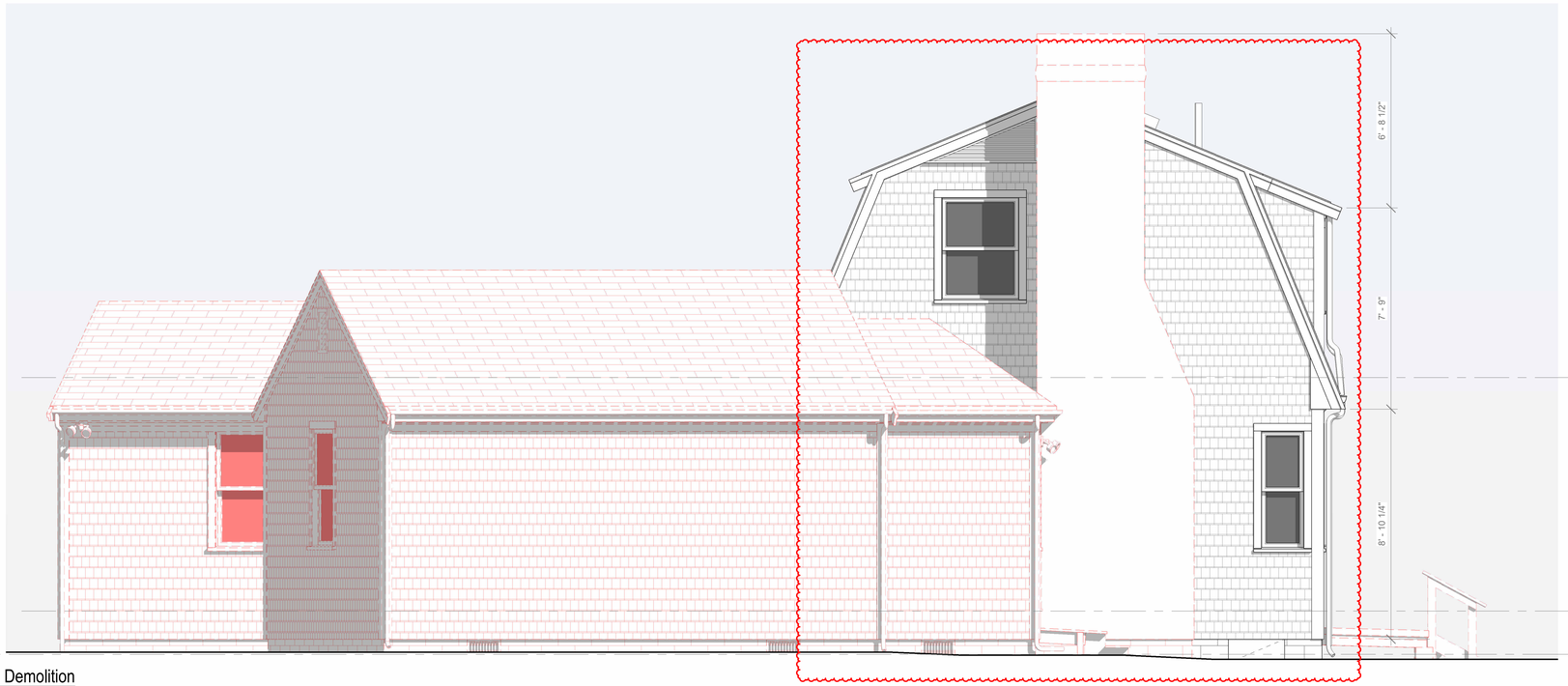
A.1.2

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
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

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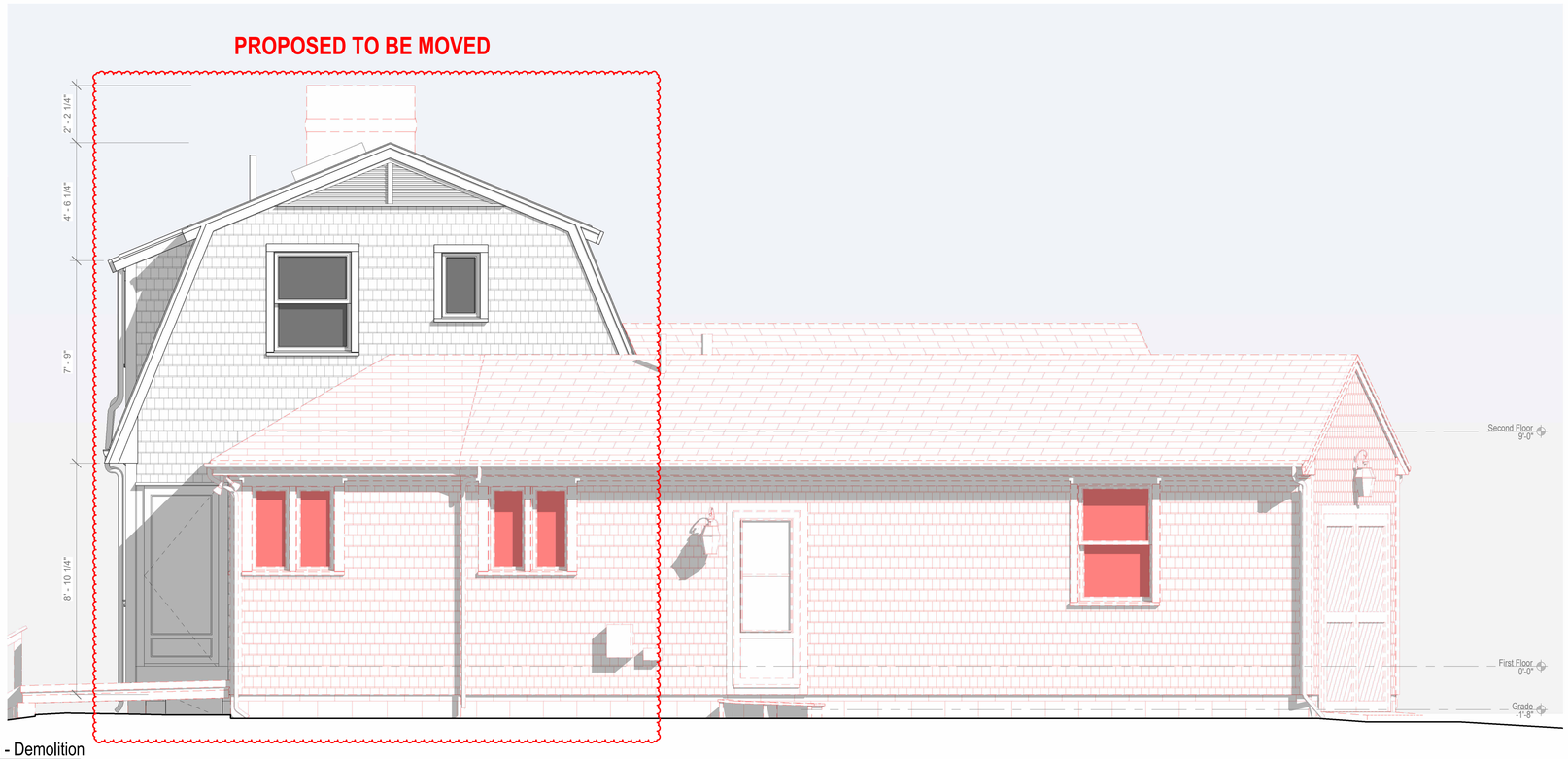
A.2.1

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

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

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.2.2

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

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Sheet Index - Architectural & Structural

Revisions

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Photos

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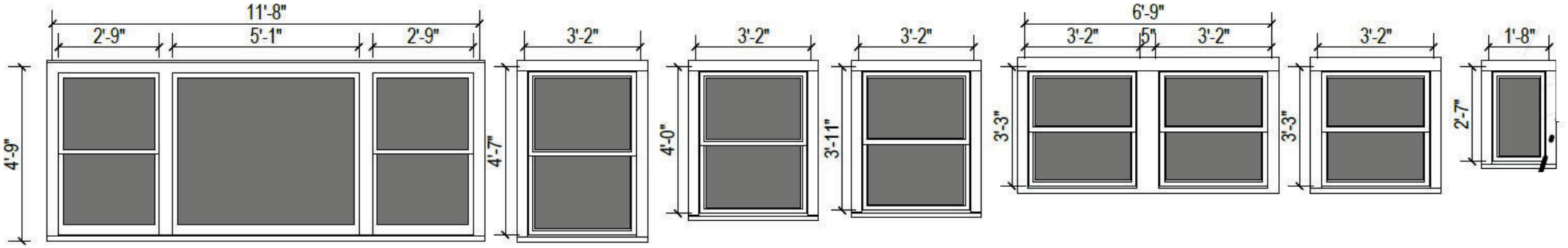
36 Tennessee Avenue

Nantucket, MA



Locus Map

3/16" = 1'-0"



Window Legend

1/4" = 1'-0"

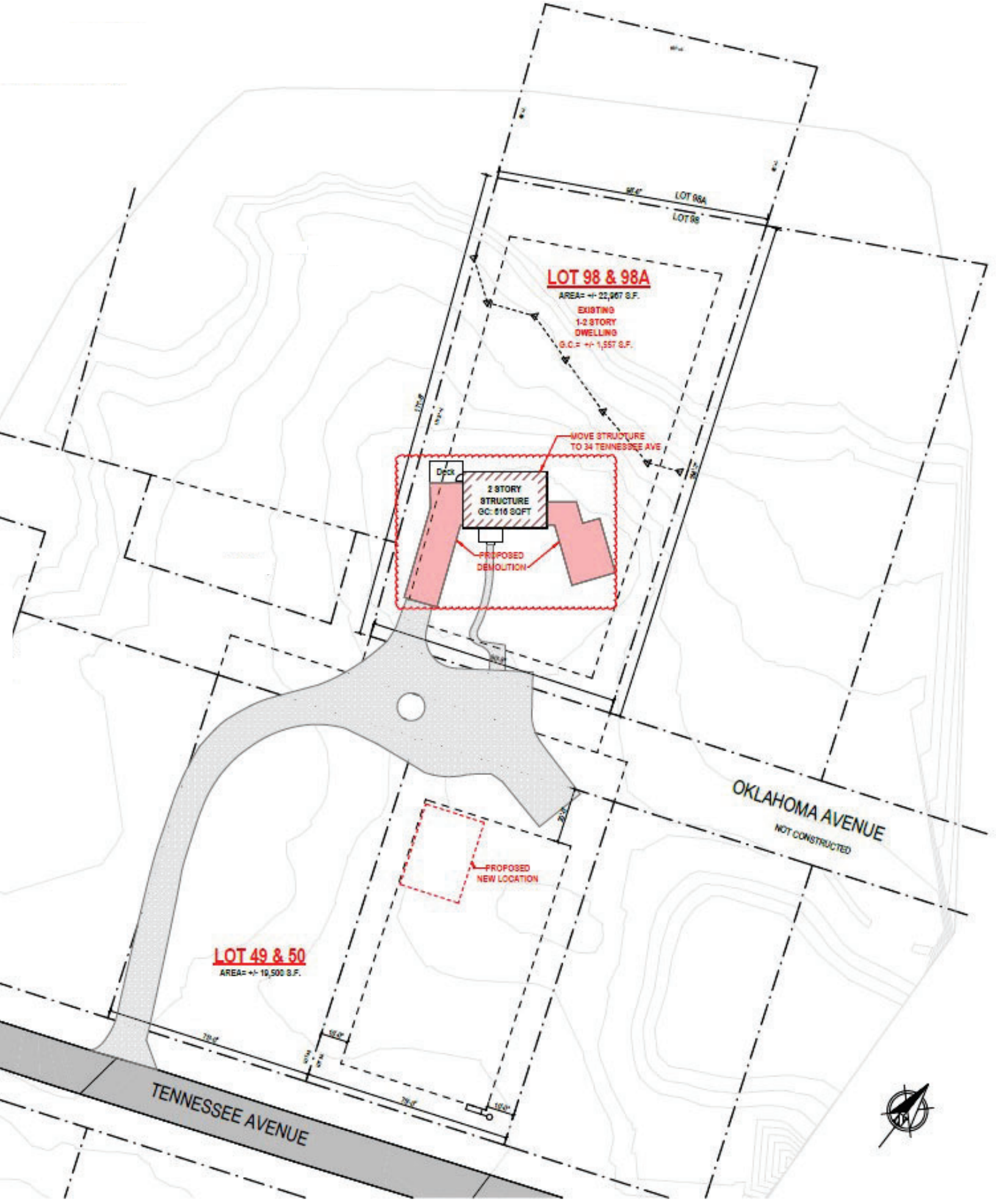


Single Solid Door +
Sidelites
2 Panel + (2) 4 Lite SDL

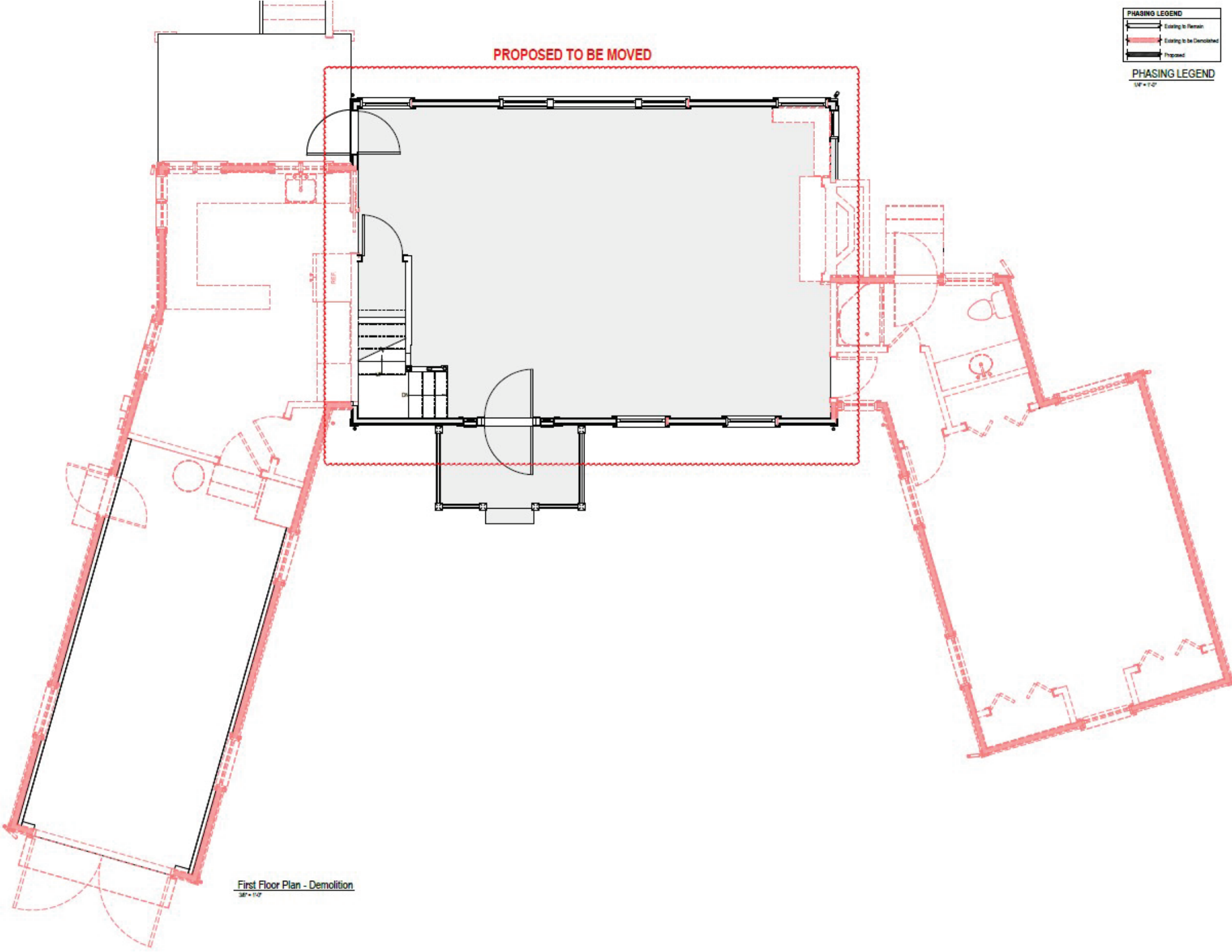
9 Lite Over 1 Panel SDL

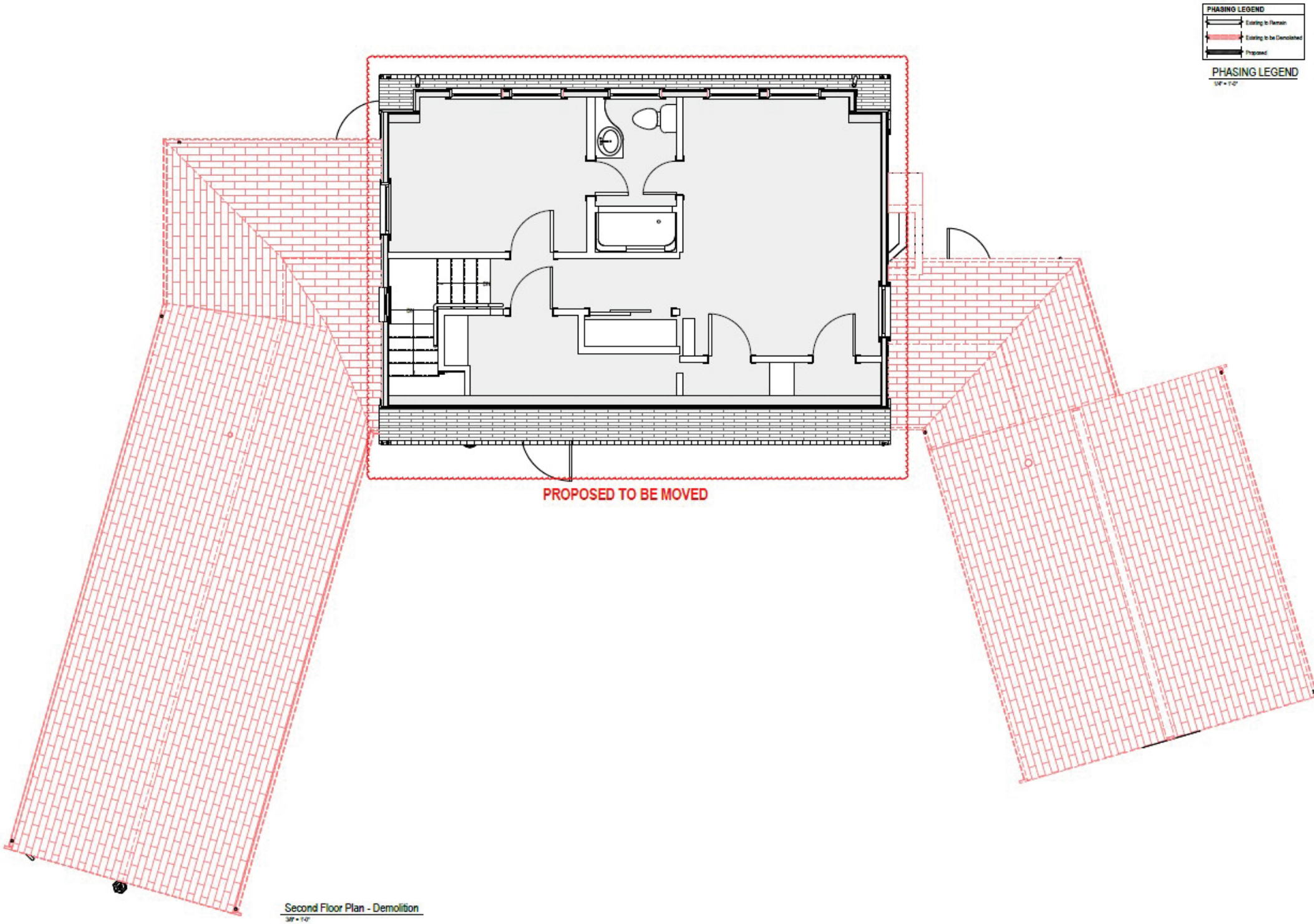
Exterior Door Legend

1/4" = 1'-0"



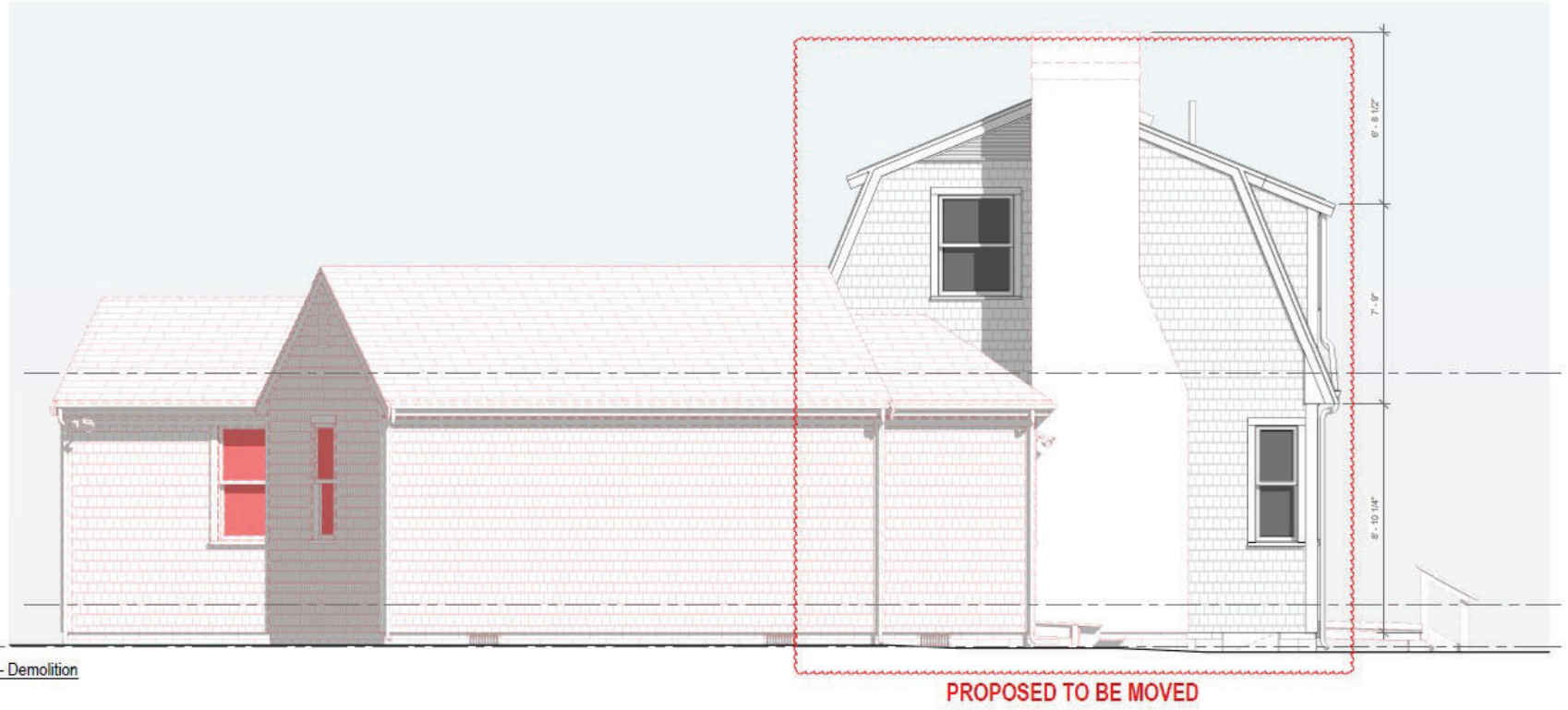
Site Plan -Proposed


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



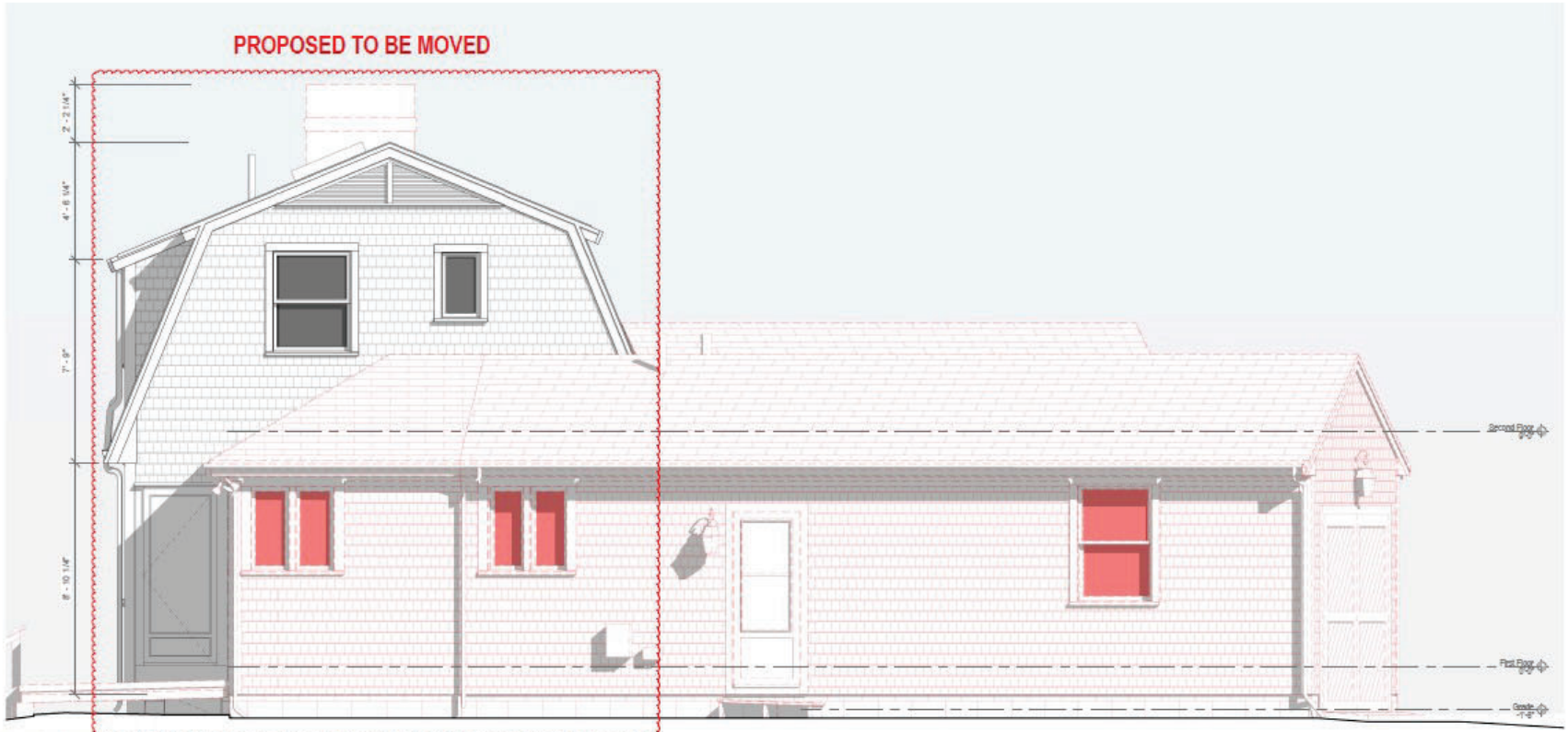
1 Northeast Elevation - Demolition
3/8" = 1'-0"

PHASING LEGEND
Existing to Remain
Existing to be Demolished
Proposed

PHASING LEGEND
1/4" = 1'-0"



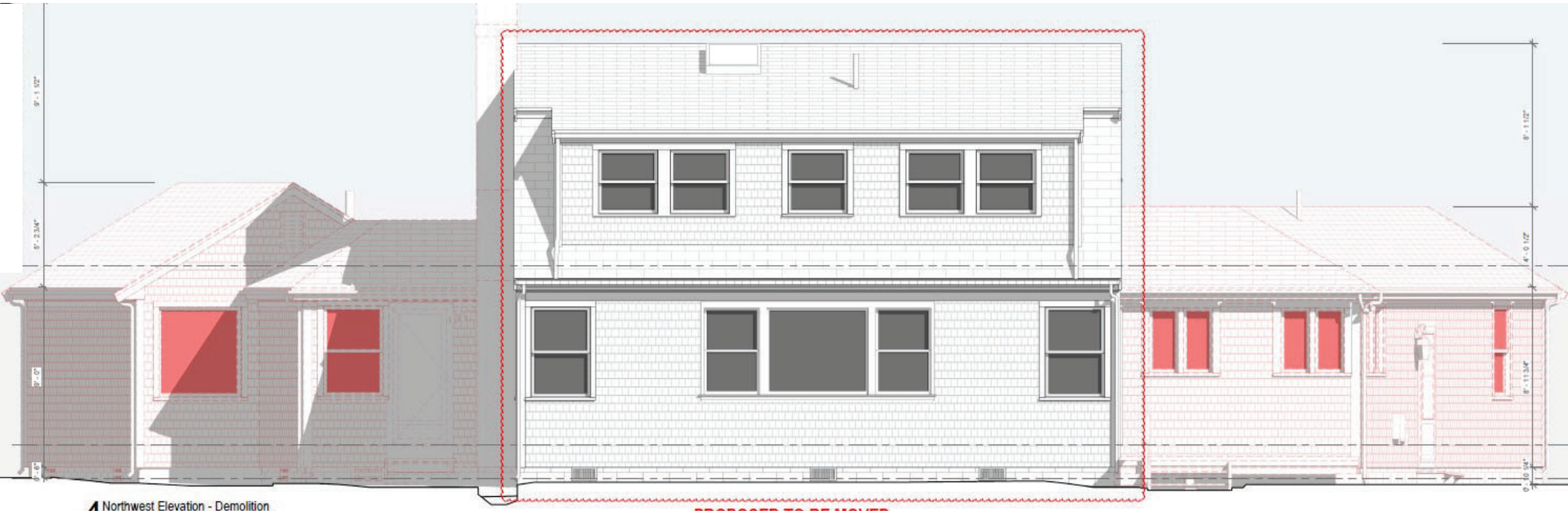
2 Southeast Elevation - Demolition
3/8" = 1'-0"



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**								

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- ☐ 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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- ☐ 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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- ☐ 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

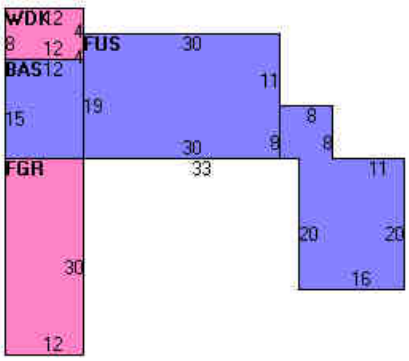
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	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

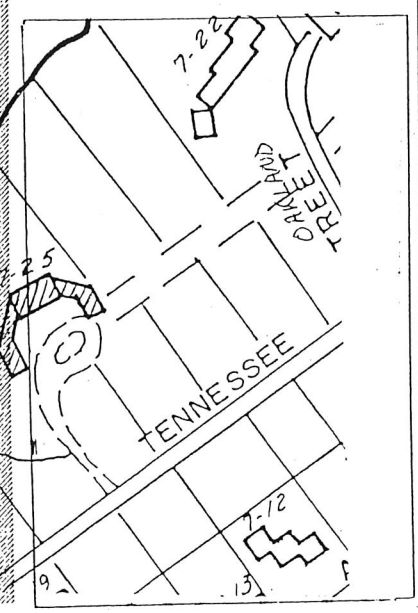
Recorded by: WS Date: 09/14/89 Organization: AGS

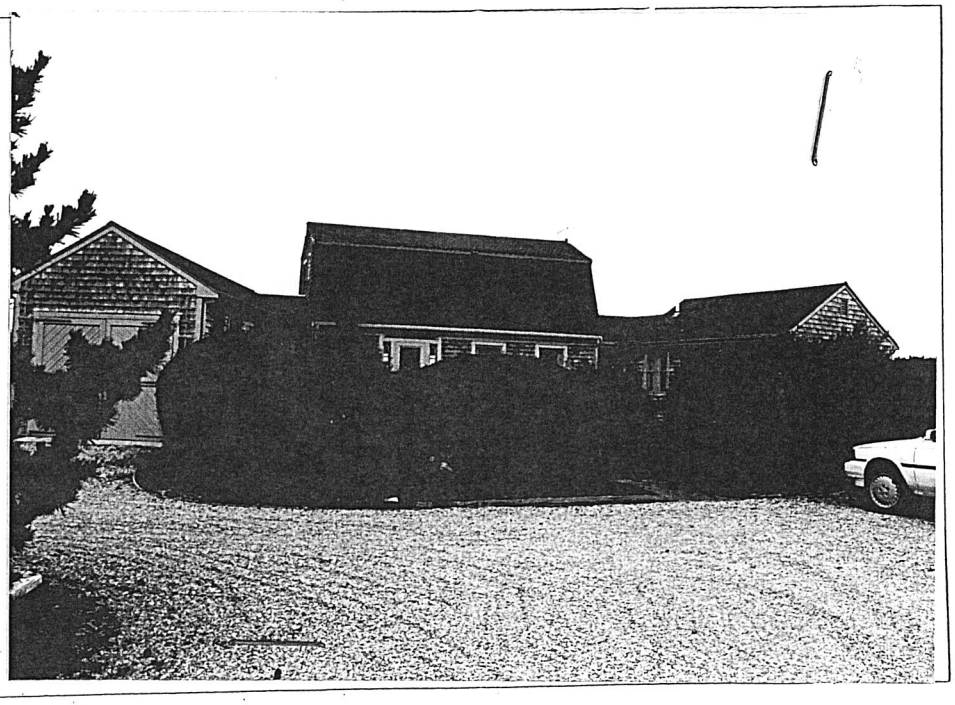
IDENTIFICATION

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

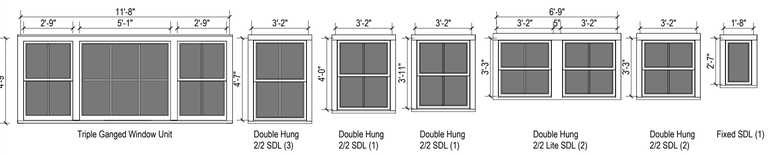
Nantucket, MA

12.02.24

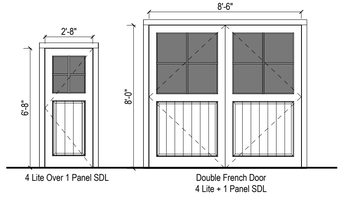
Move On HDC Submission



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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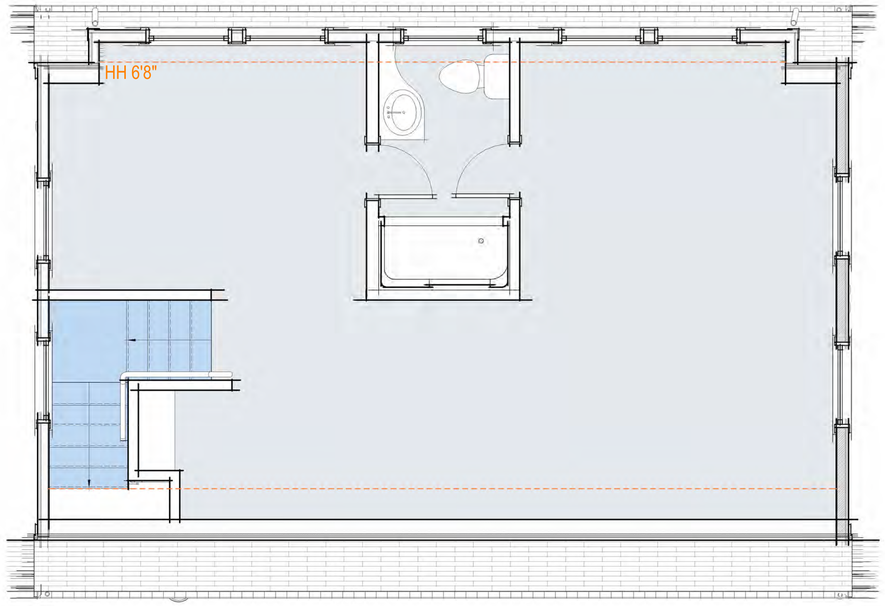
A.0.1

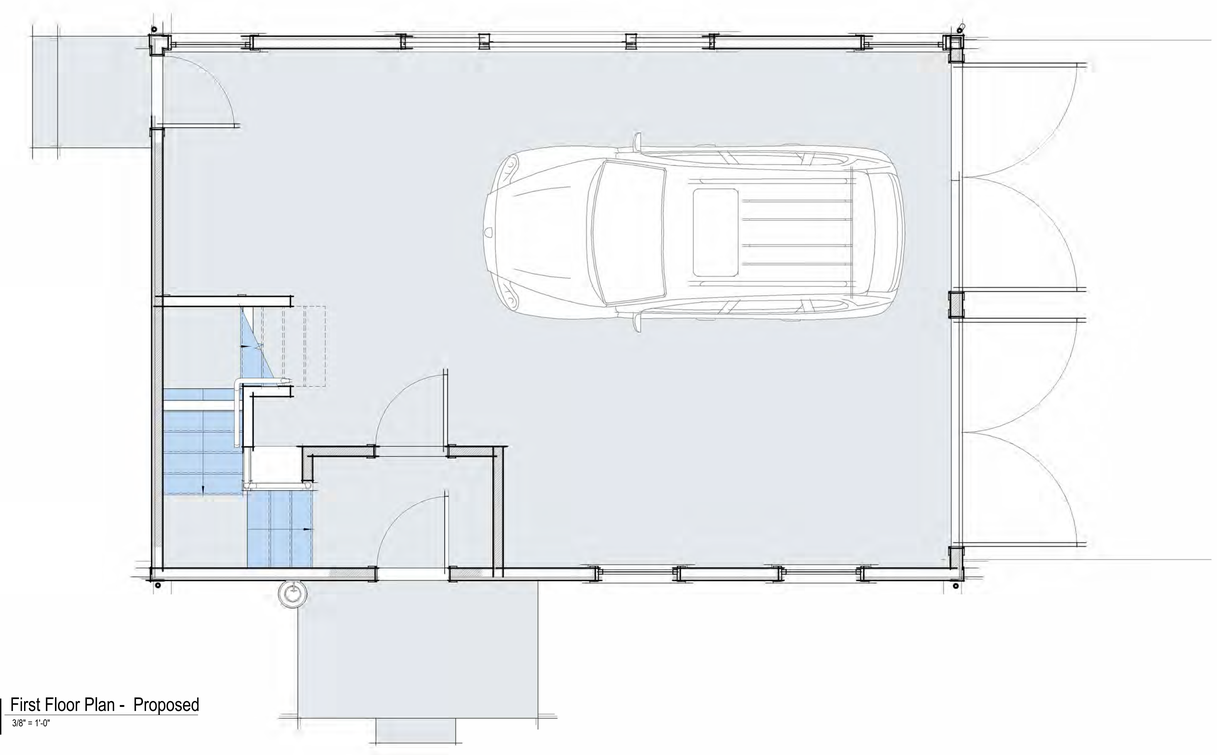
2420

12.02.24

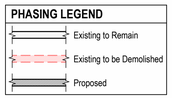
Move On HDC Submission



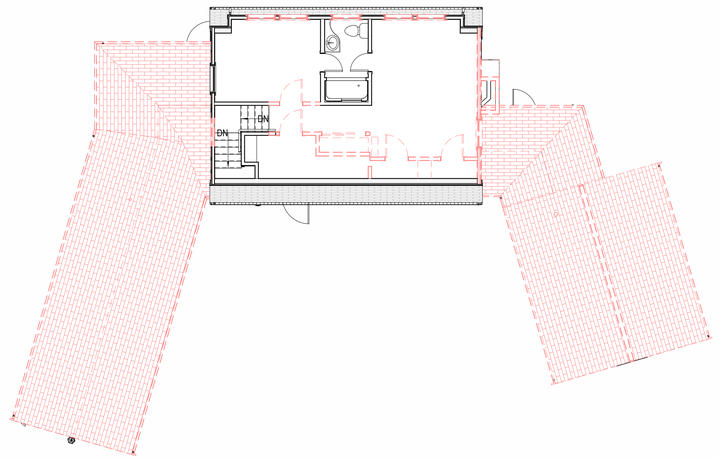
2 Second Floor Plan - Proposed
3/8" = 1'-0"



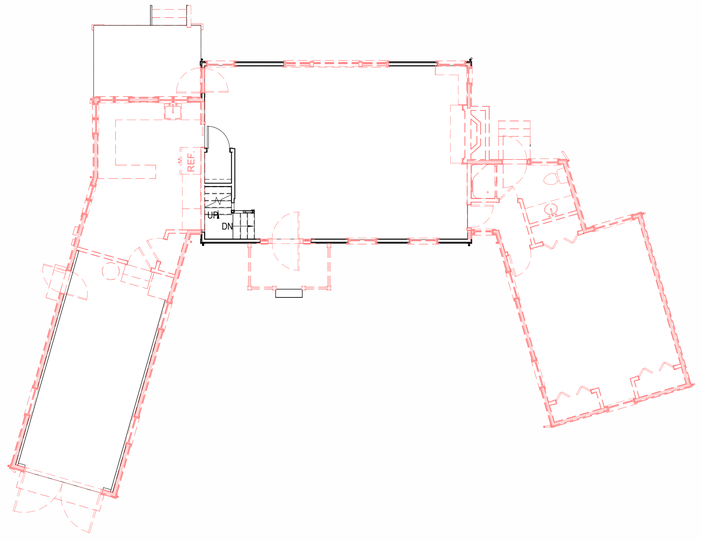
1 First Floor Plan - Proposed
3/8" = 1'-0"



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

Site Information

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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

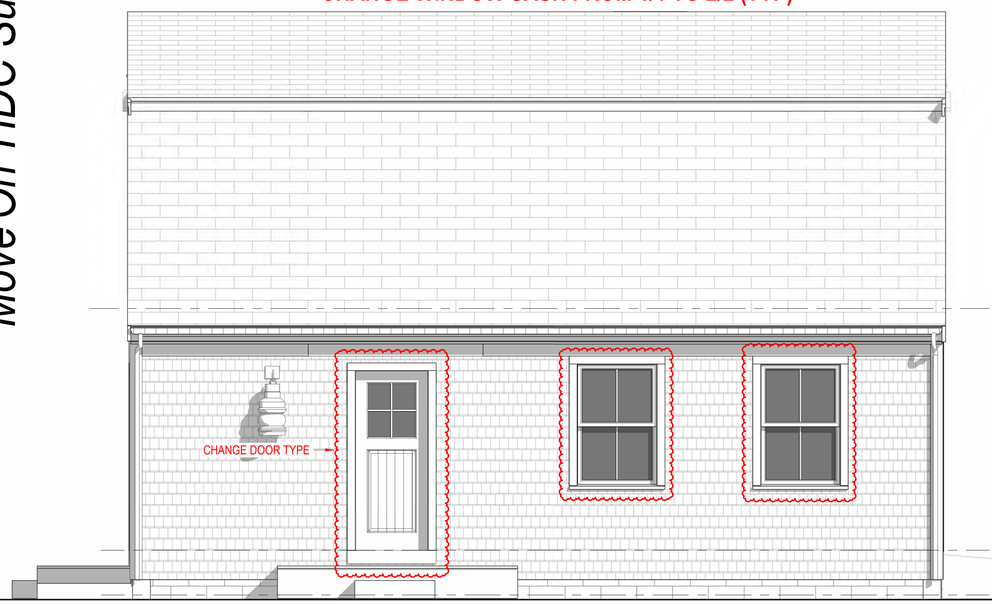
Existing to Remain
Existing to be Demolished
Proposed

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

Site Information

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

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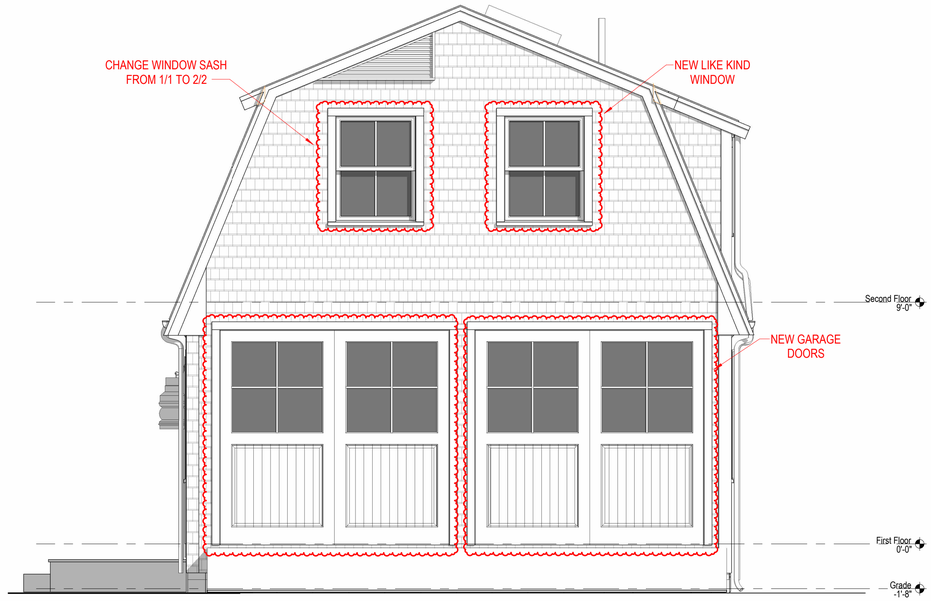
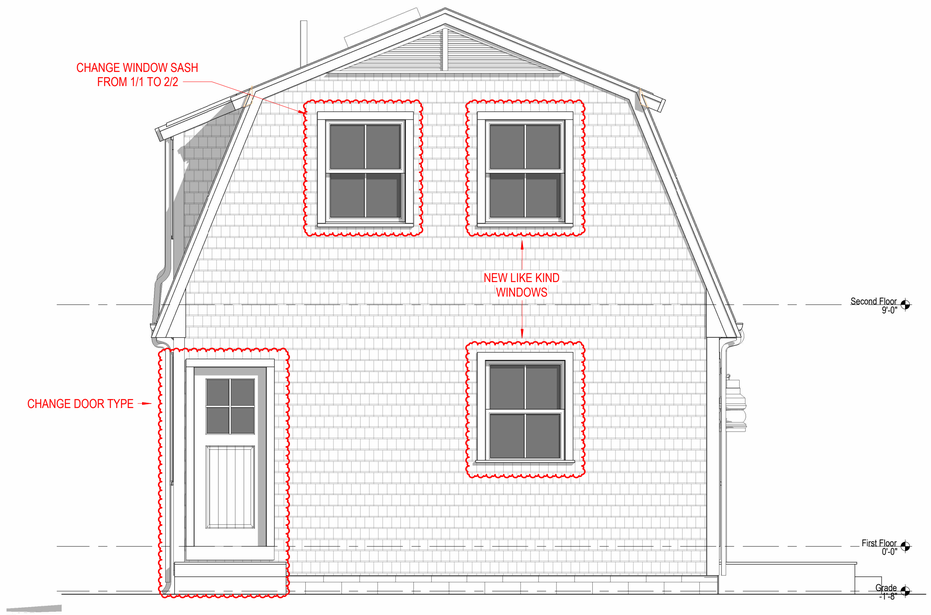
A.2.0

2420

Move On HDC Submission 12.02.24



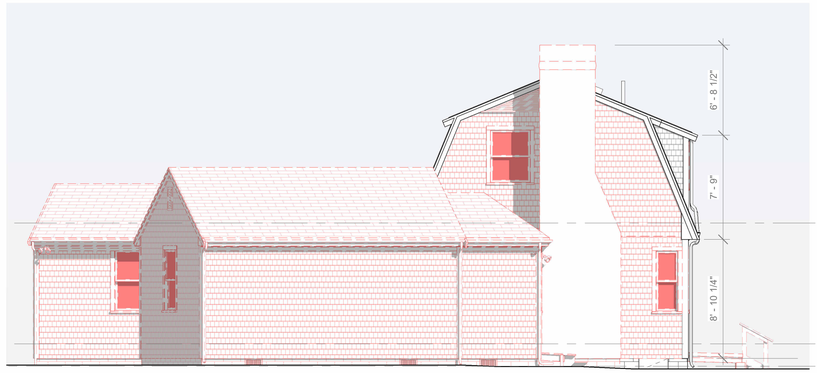
3 Northeast Elevation - Proposed
3/8" = 1'-0"



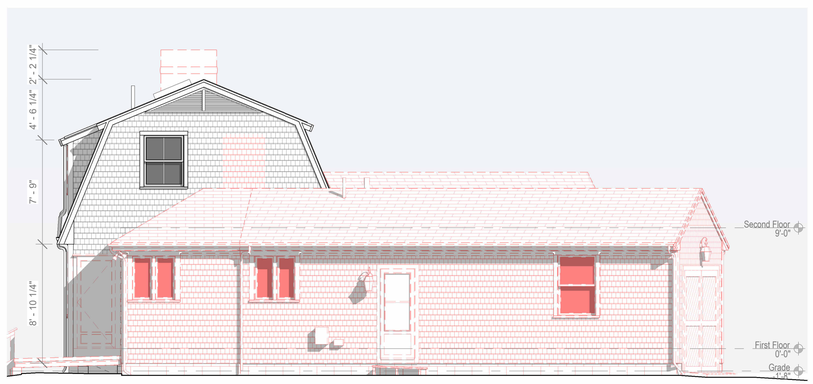
4 Southwest Elevation - Proposed
3/8" = 1'-0"

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
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.1

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

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Photos

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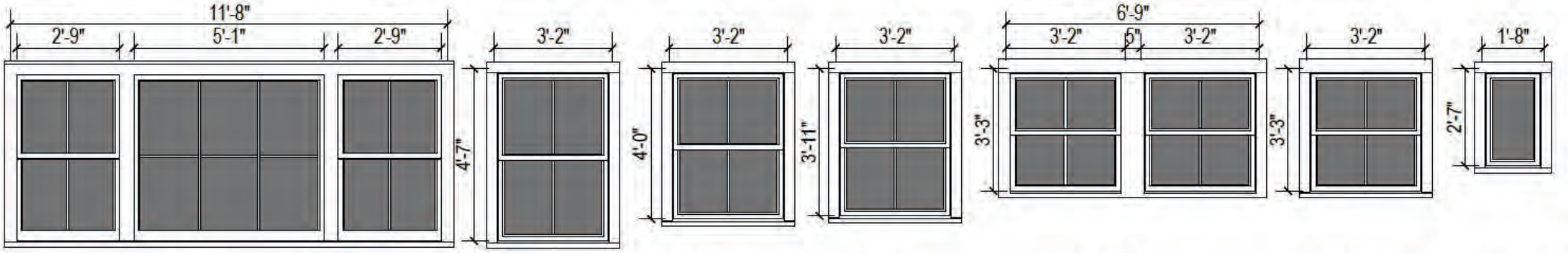
34 Tennessee Avenue

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)

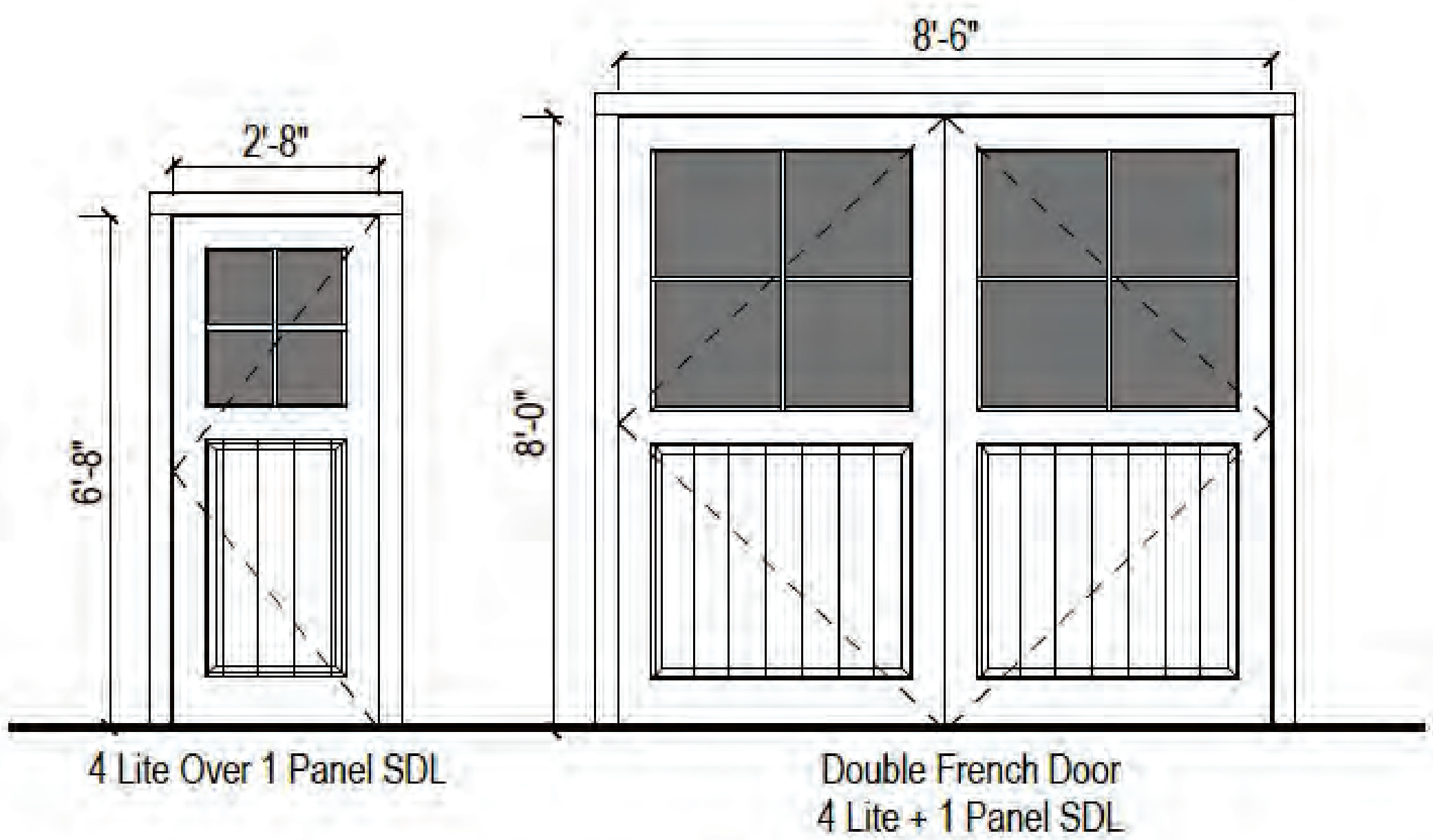
Double Hung
2/2 Lite SDL (2)

Double Hung
2/2 SDL (2)

Fixed SDL (1)

Window Legend

1/4" = 1'-0"



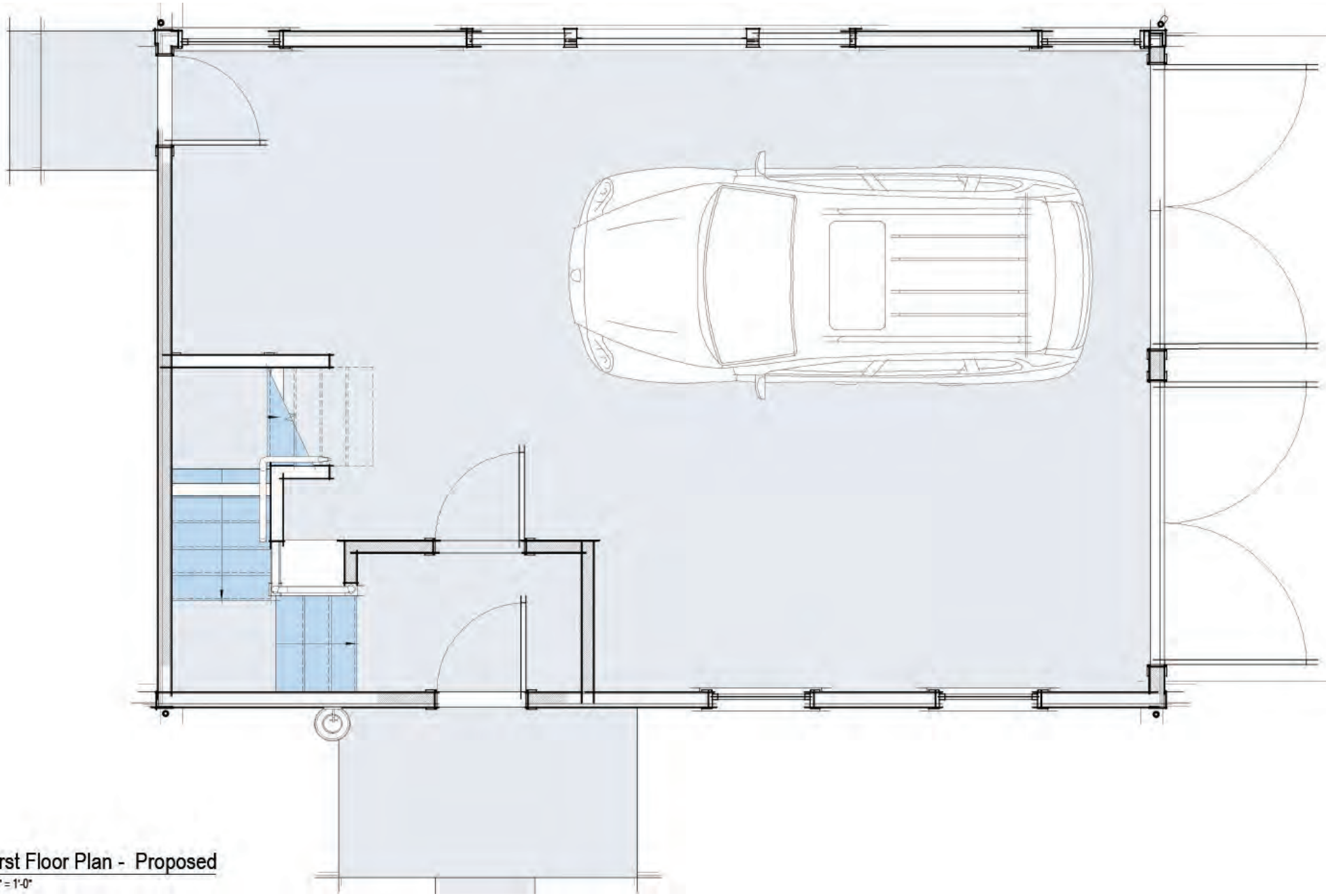
Exterior Door Legend

1/4" = 1'-0"



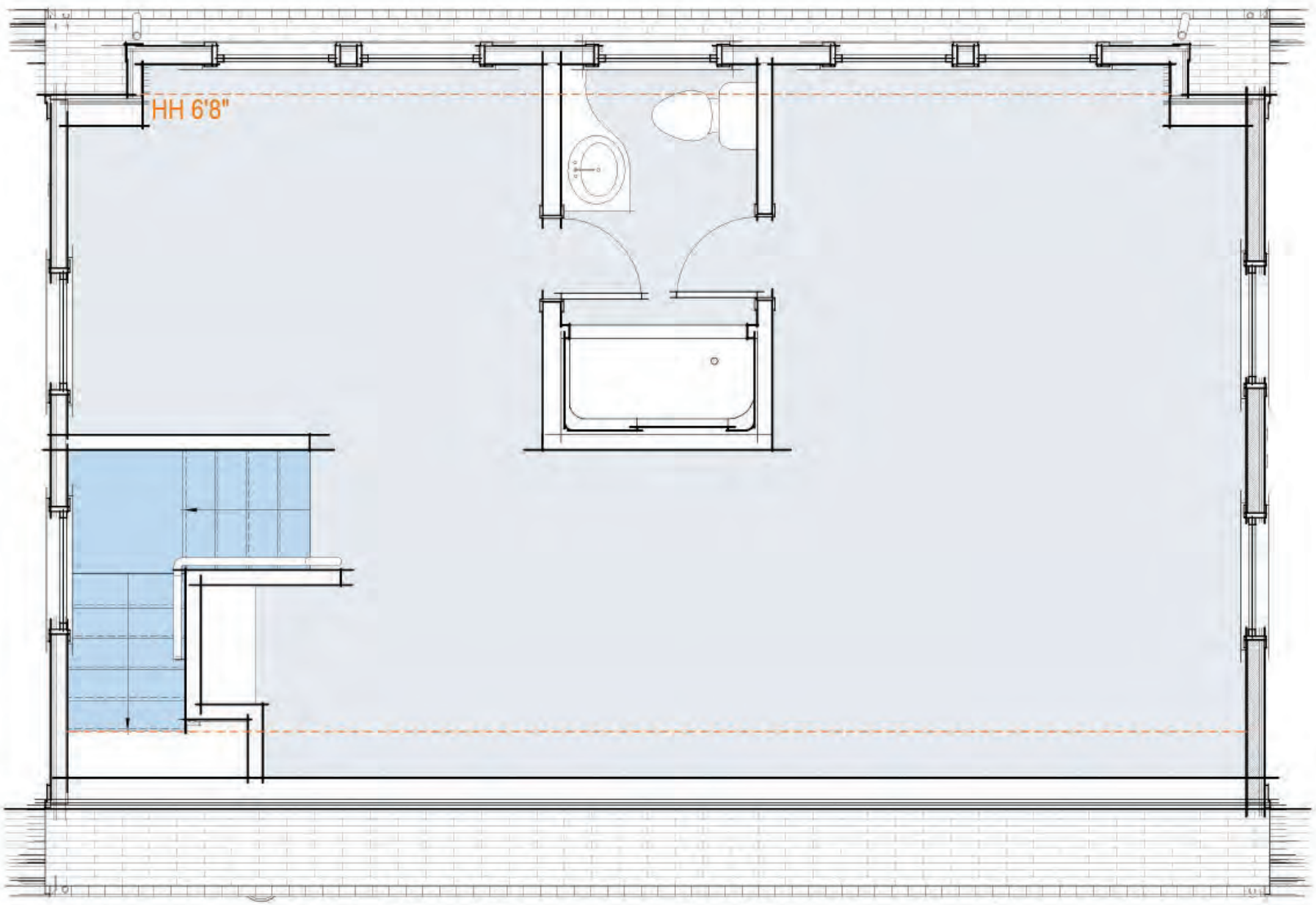
Site Plan - Proposed

1" = 20'-0"

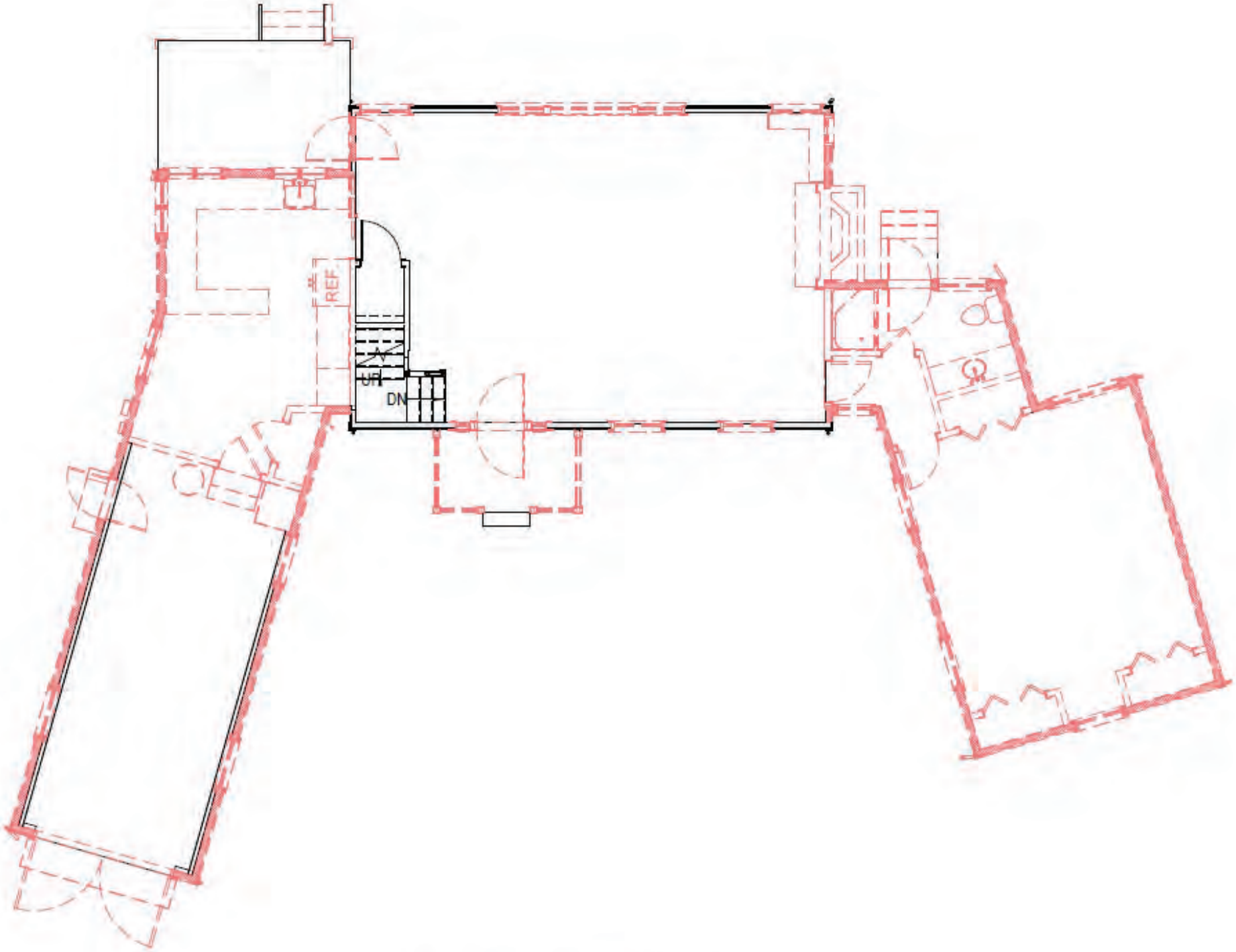


1 First Floor Plan - Proposed

3/8" = 1'-0"

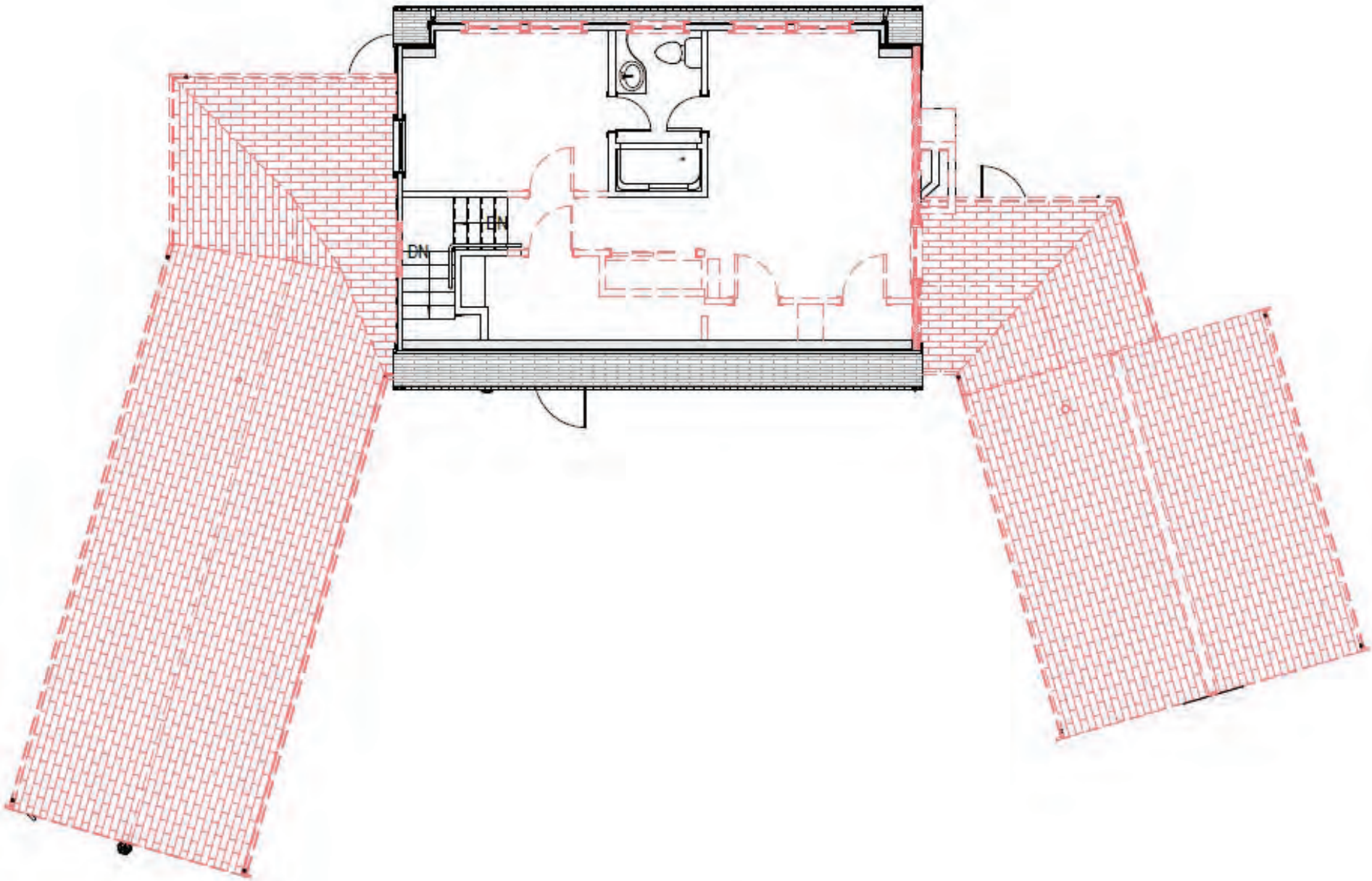


2 Second Floor Plan - Proposed
3/8" = 1'-0"



First Floor Plan - Demolition

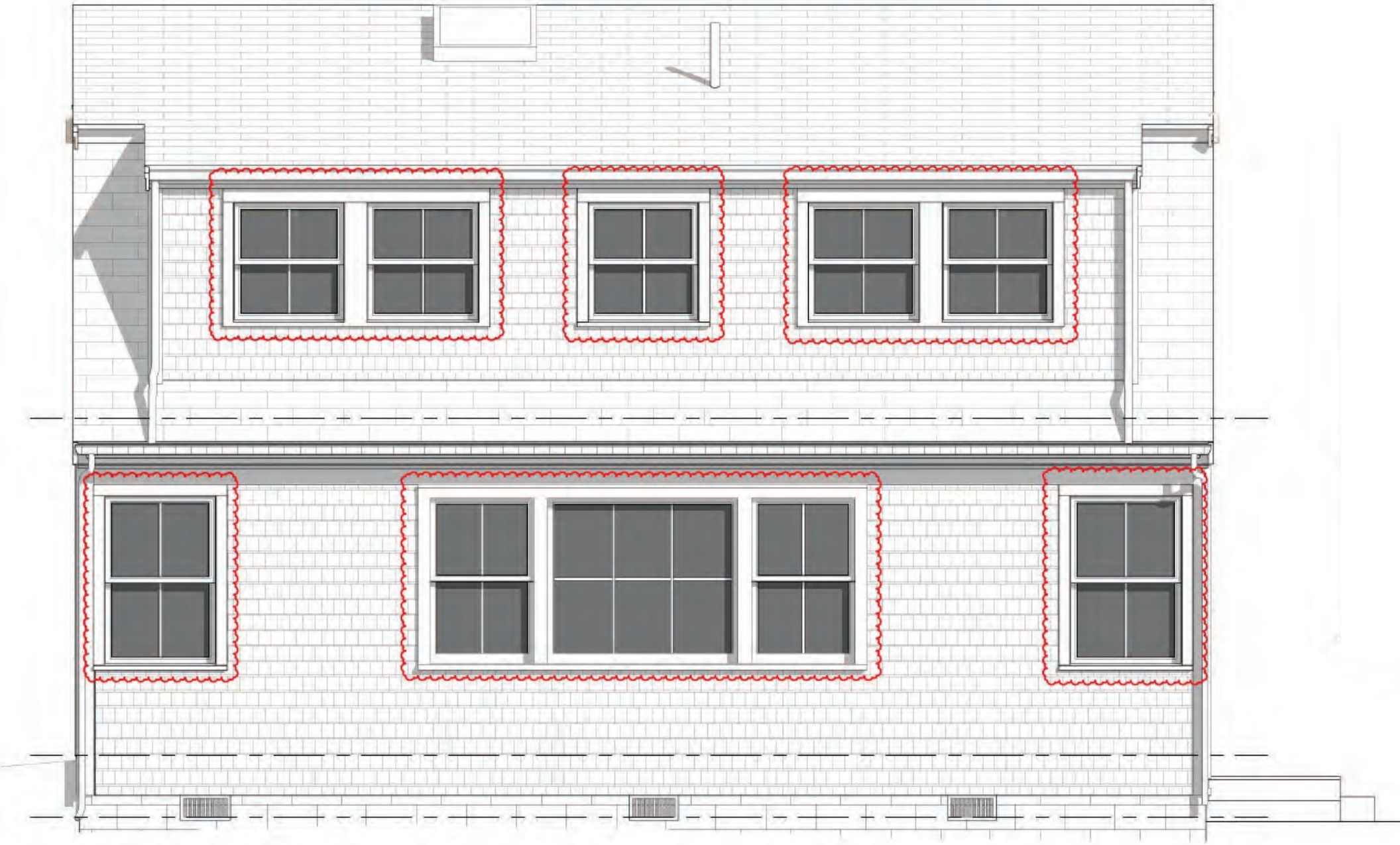
1/8" = 1'-0"



Second Floor Plan - Demolition

1/8" = 1'-0"

CHANGE WINDOW SASH FROM 1/1 TO 2/2 (TYP)

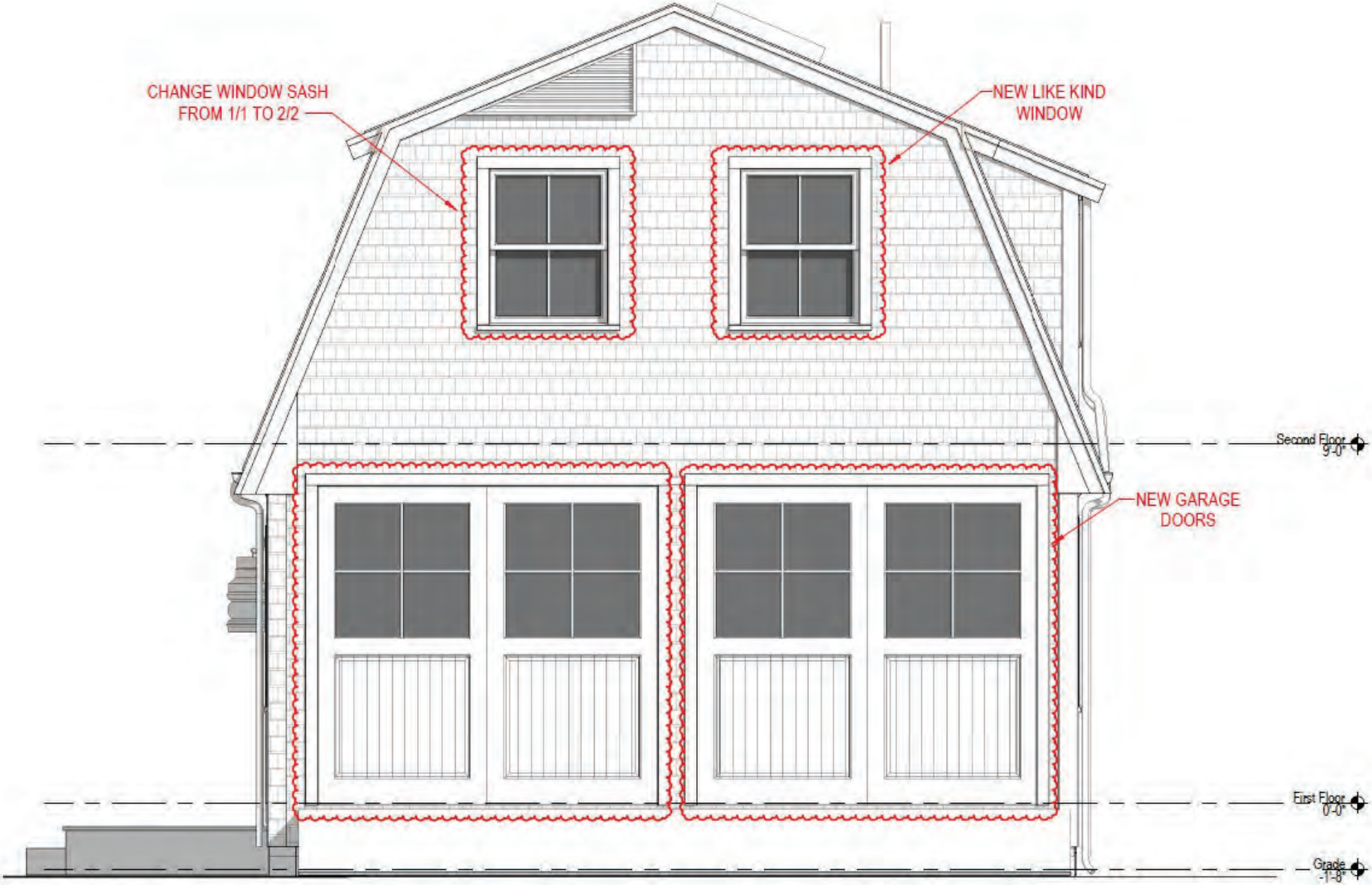


1 Northwest Elevation - Proposed
3/8" = 1'-0"

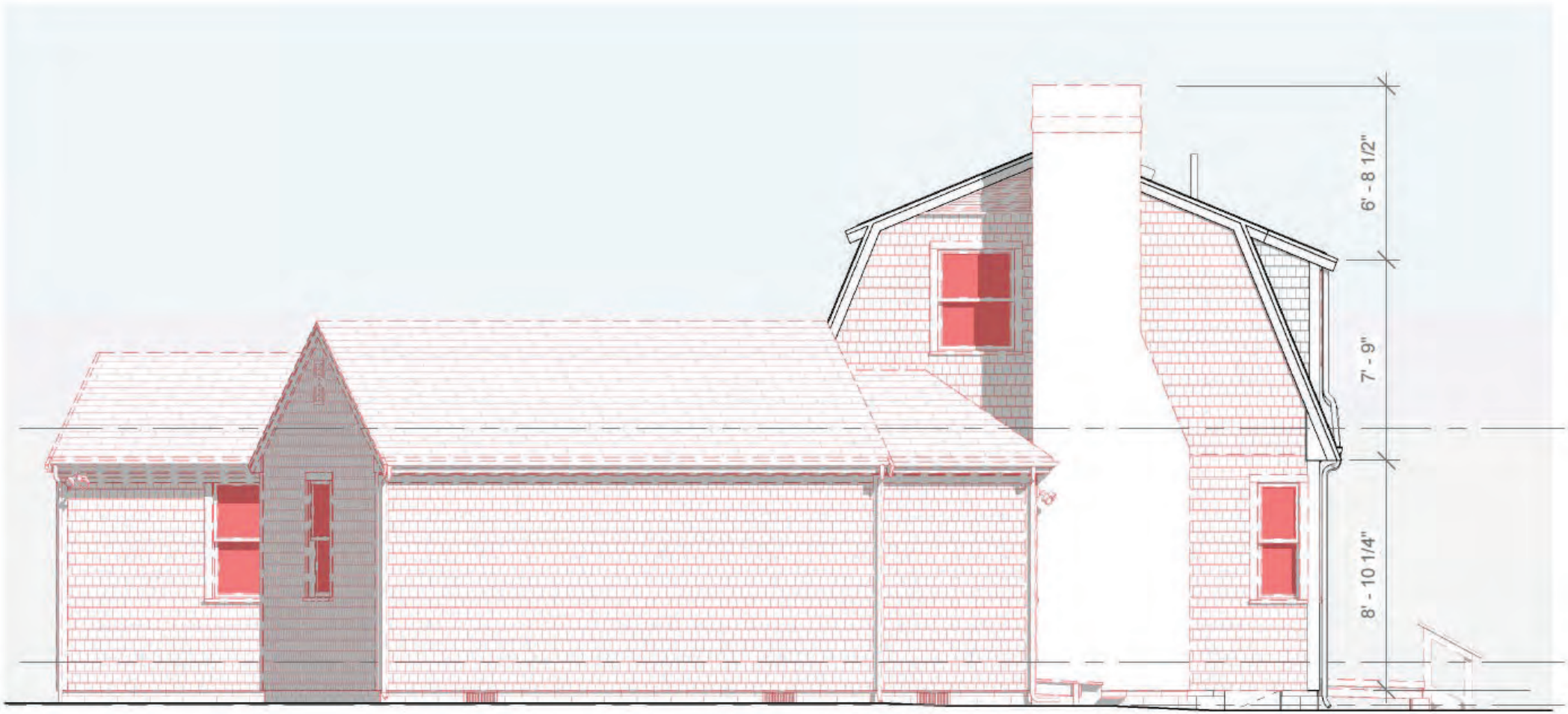


Northwest Elevation - Demolition

3/16" = 1'-0"



3 Northeast Elevation - Proposed
3/8" = 1'-0"



Northeast Elevation - Demolition

3/16" = 1'-0"

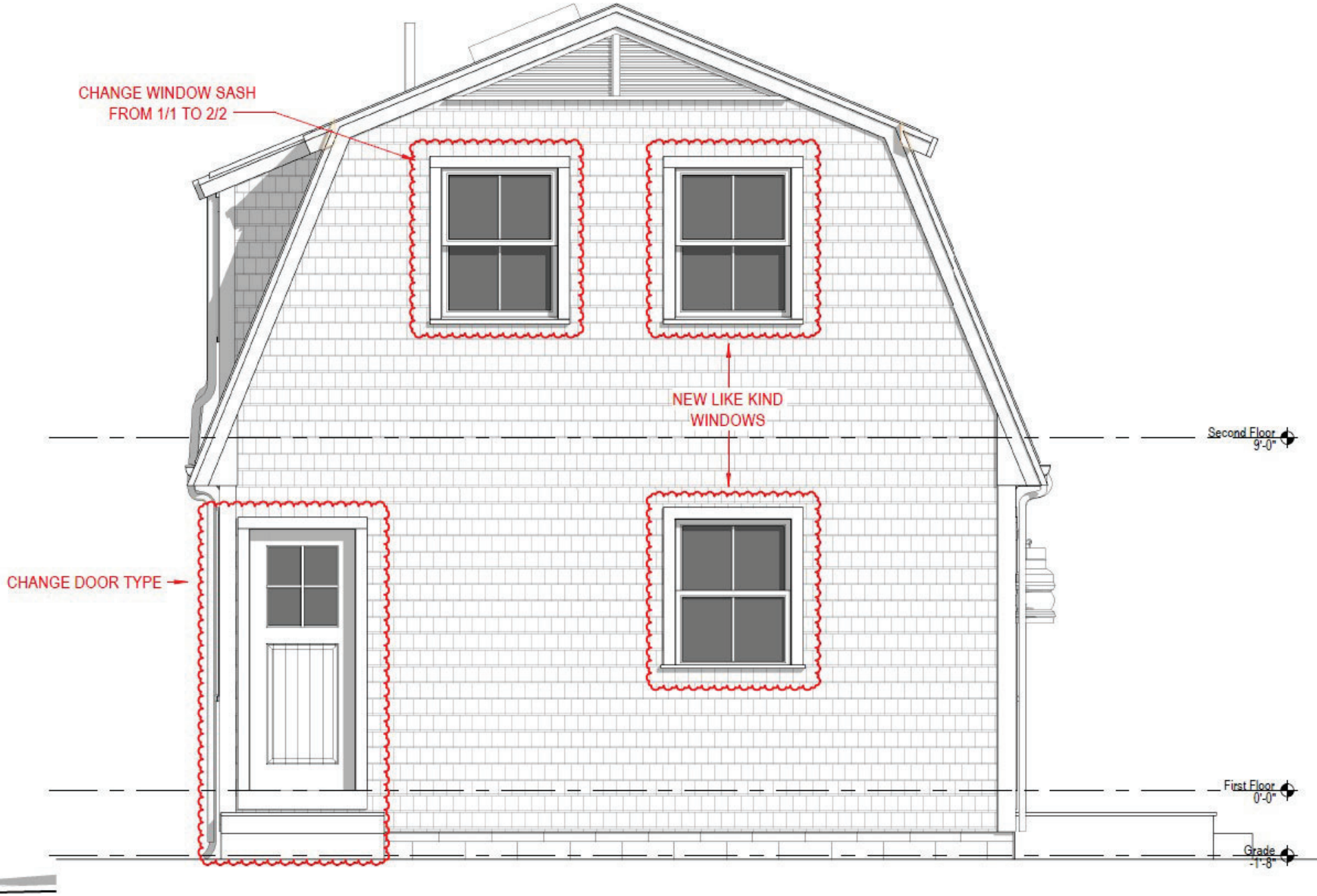


3 Southeast Elevation - Proposed
3/8" = 1'-0"



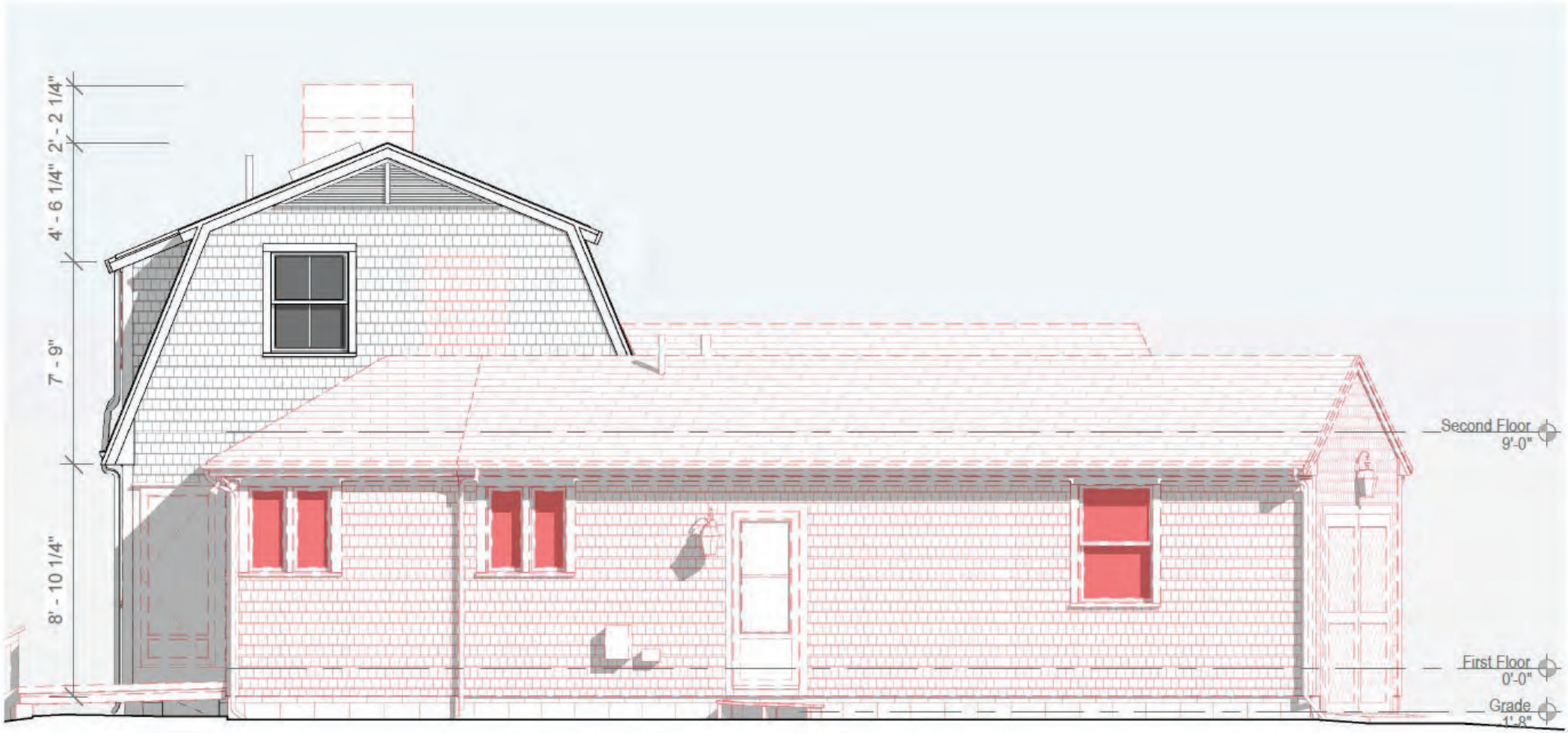
Southeast Elevation - Demolition

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**								

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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

37 TENNESSEE ACK LLC
PO BOX 70205
DARTMOUTH, MA 02747

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2102 09

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OFFICIAL USE

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

36 TENNESSEE LLC
21 EAST ST
WINCHESTER, MA 01890

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2101 79

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- ☐ Adult Signature Restricted Delivery $

Postage

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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

9589 0710 5270 1006 2101 86

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PO BOX 70205
DARTMOUTH, MA 02747

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

7 I STREET LLC
C/O 37 CENTER ST
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

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

9589 0710 5270 1006 2101 55

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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

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.

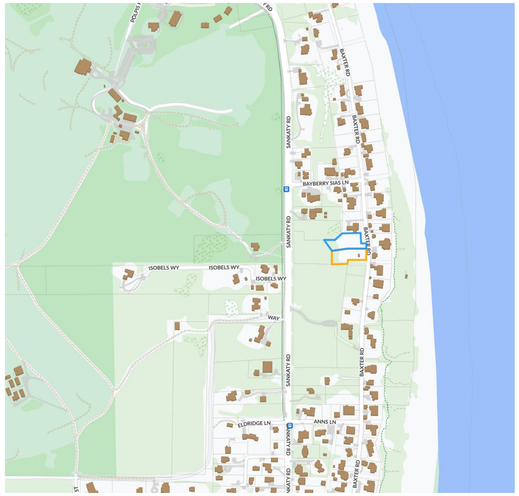
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
(initial to indicate read and understand)

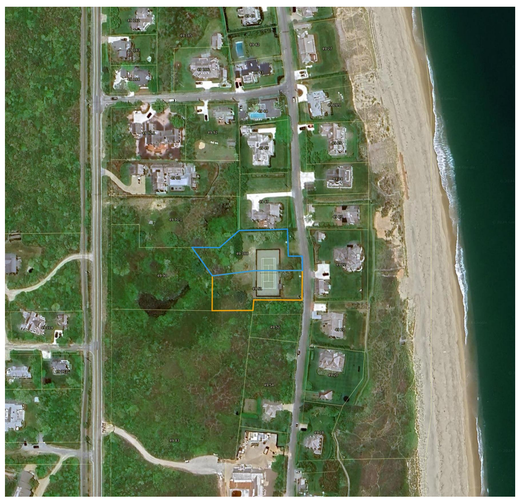
_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

GIS MAP: 49 / 51 & 49 / 188

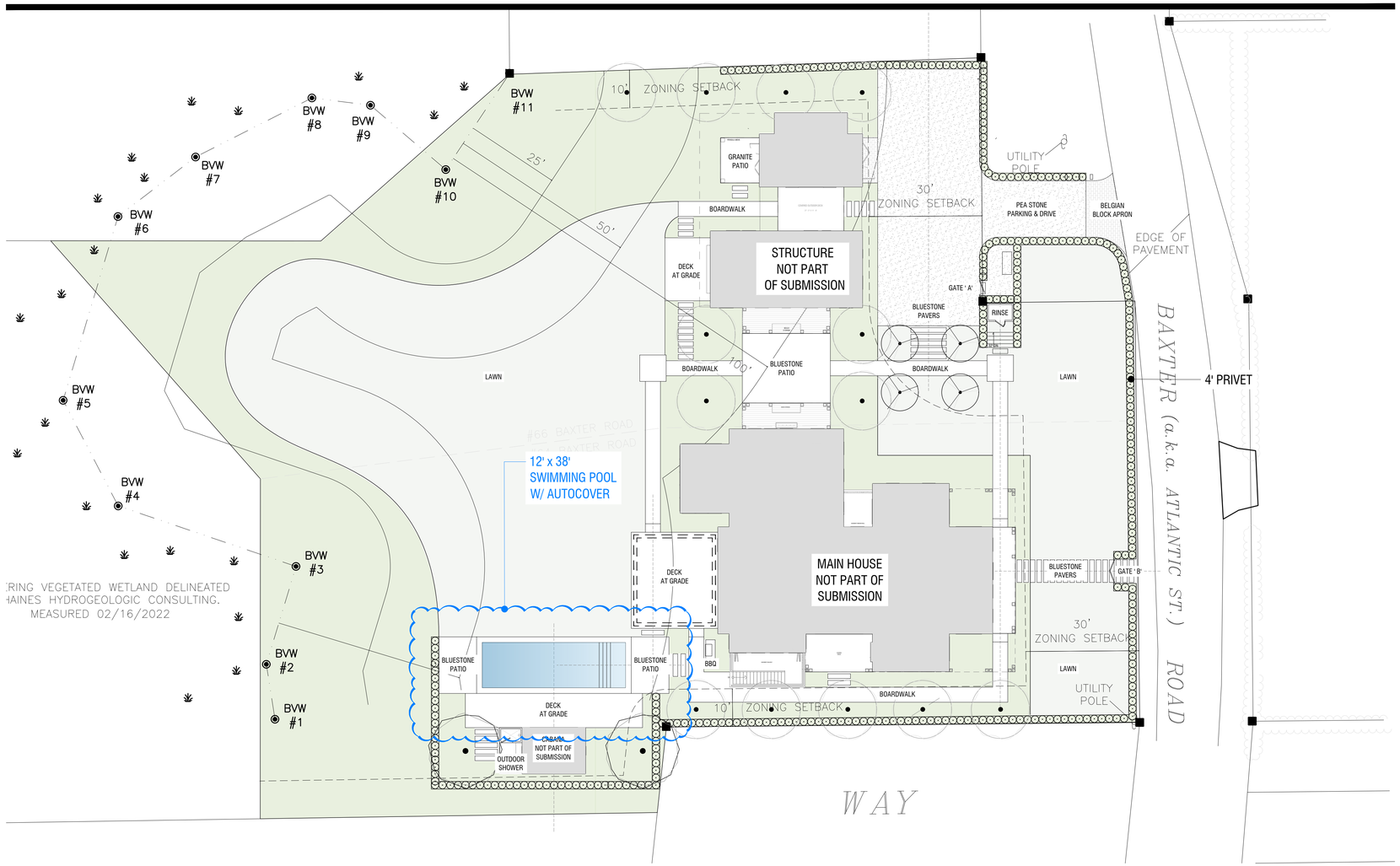


AERIAL MAP: 49 / 51 & 49 / 188



SITE PLAN: POOL & HARDSCAPE

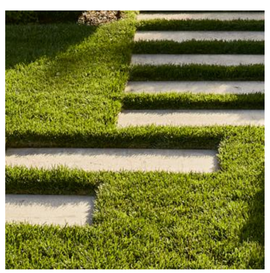
SCALE: 1/16" = 1' - 0"



PROPOSED HARDSCAPE MATERIALS



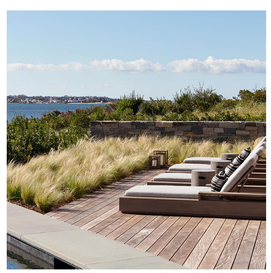
BOARDWALK AT GRADE



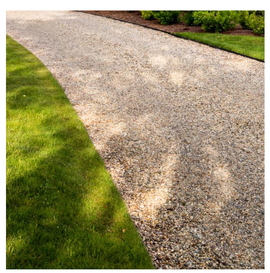
BLUESTONE PAVERS



BLUESTONE PATIO



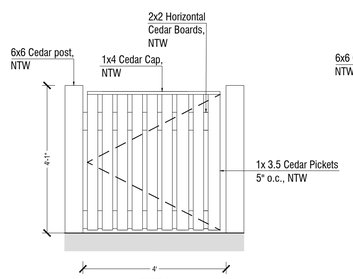
DECK AT GRADE



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

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STAFF

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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

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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.

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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°. 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



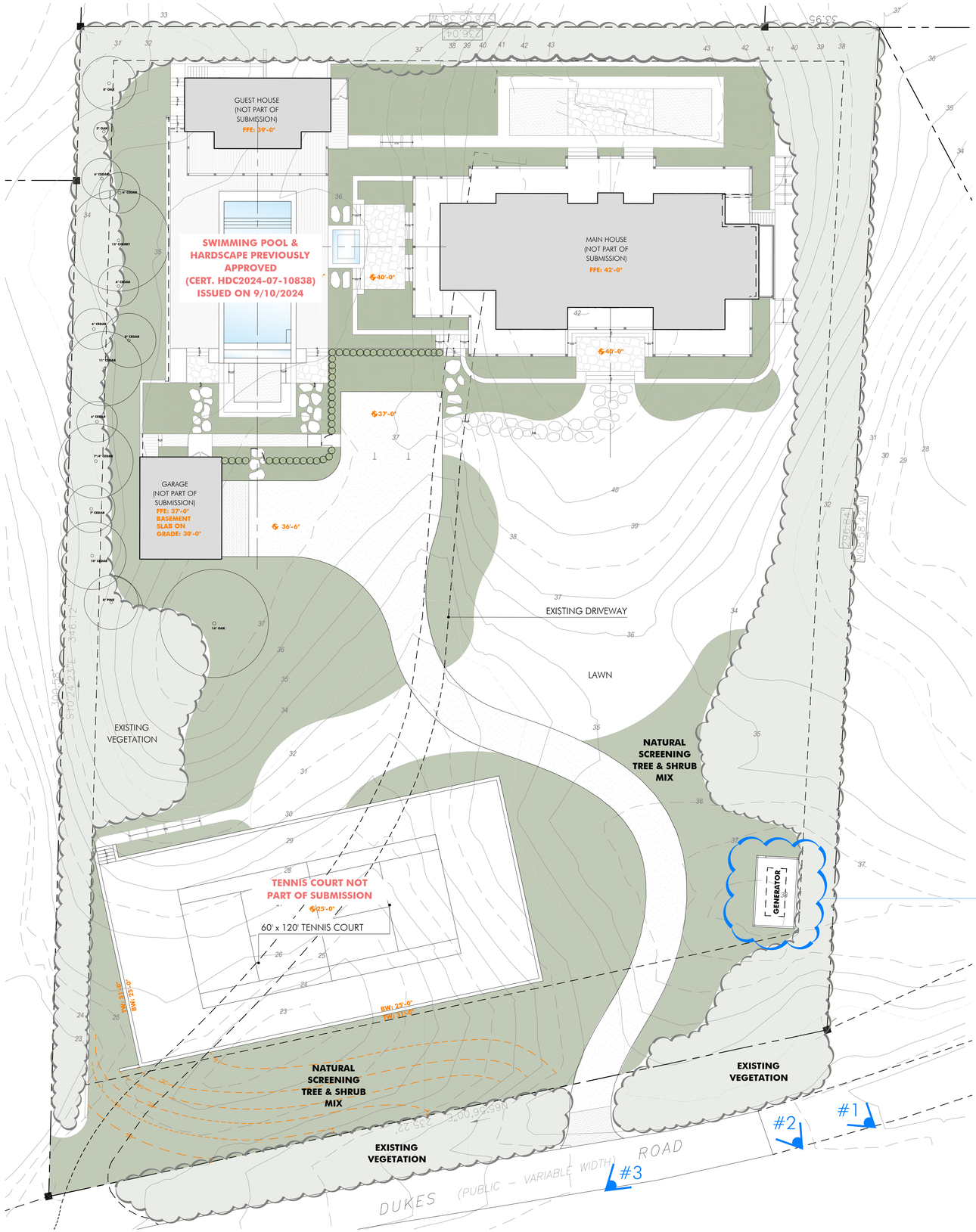
VIEW #1



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

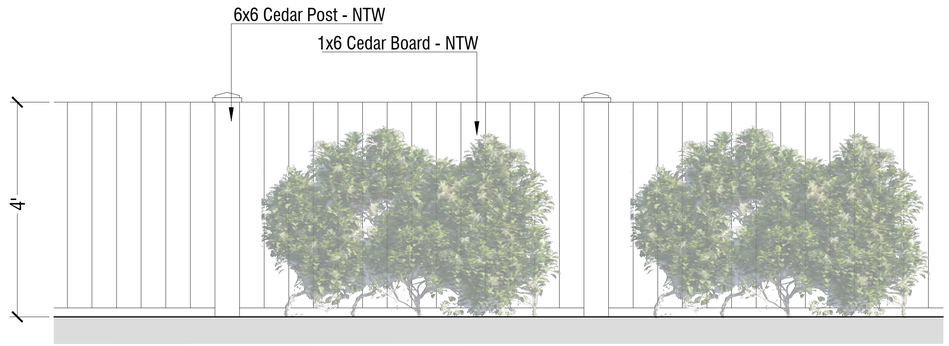
DRAWING INFO

DATE	DECEMBER 2, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-01

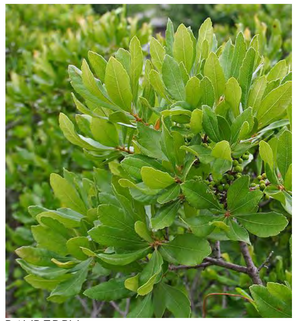


1 FULL BOARD ENCLOSURE: Detail

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

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	1/8" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-02

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.: 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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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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Street and Apt. No., or PO Box No.: 103 River Road
City, State, ZIP+4®: Hobe Sound, FL 33455

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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

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Jennifer Diamond

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City, State, ZIP+4®
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

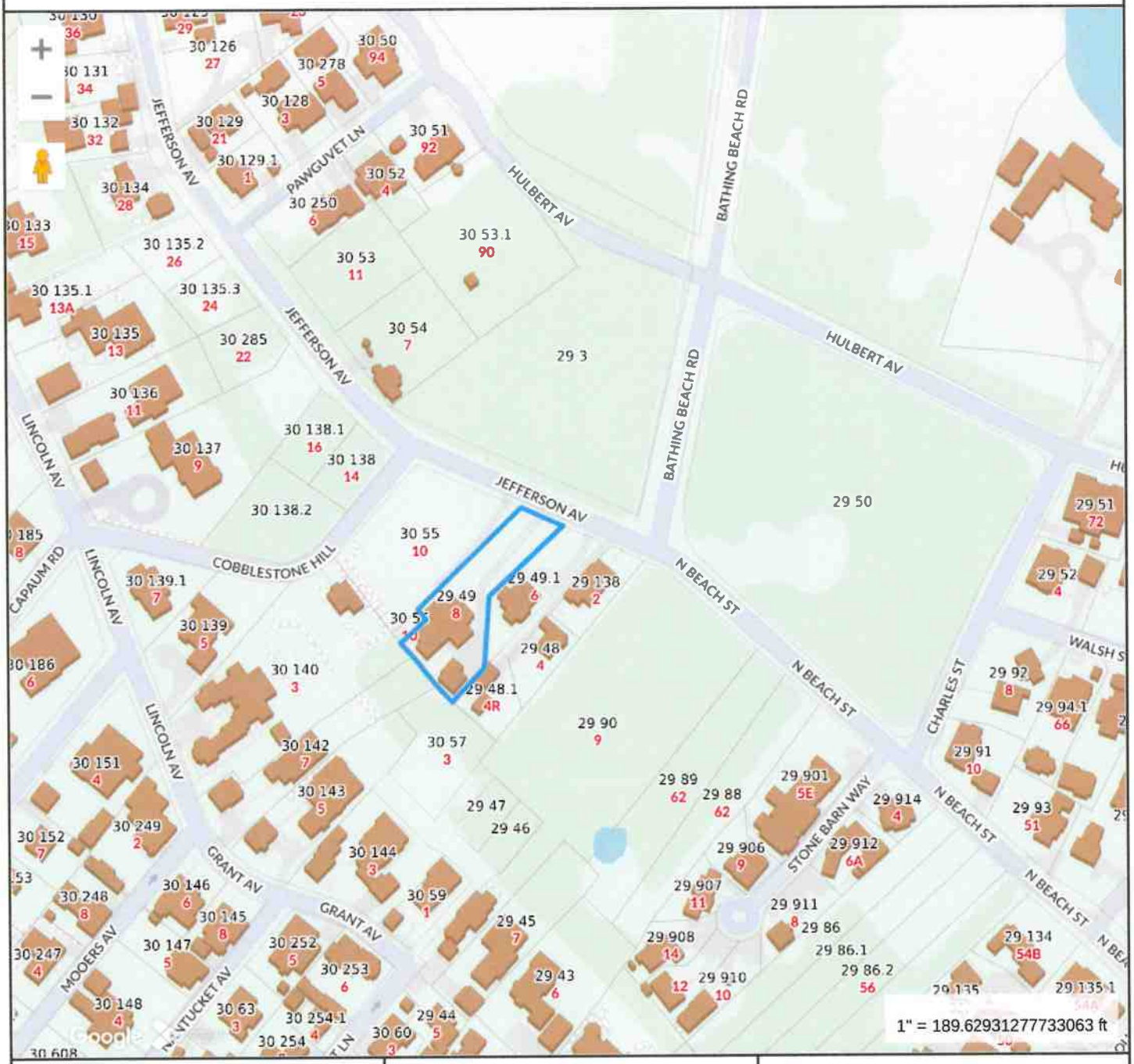
DIAMOND ROBERT E JR
C/O CLARFELD FINANCIAL
560 WHITE PLAINS RD 5TH FLR
TARRYTOWN, NY 10591

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

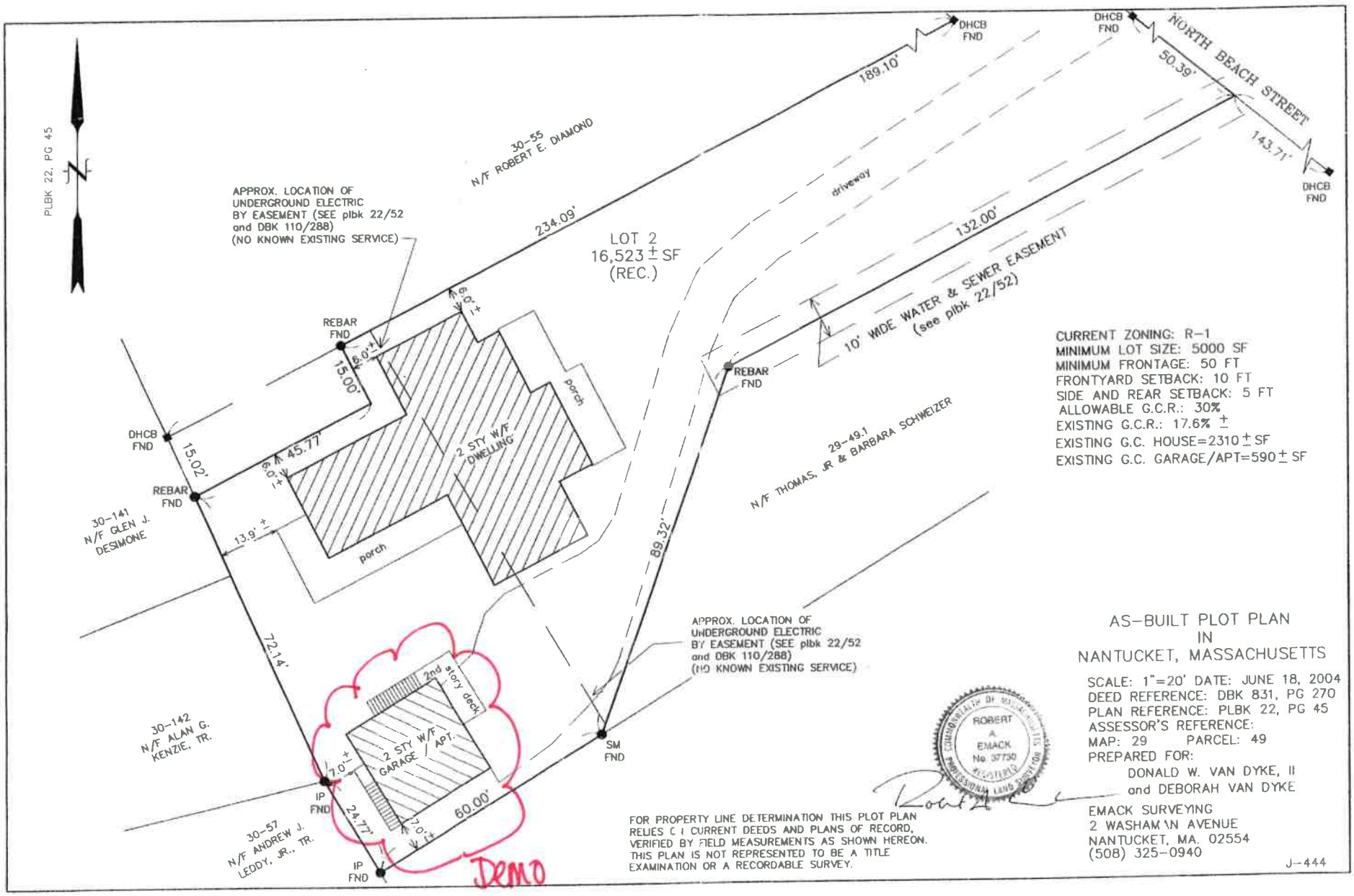
Property ID	860
Location	8 JEFFERSON AV
Owner	VAN DYKE DEBORAH TRUSTEE

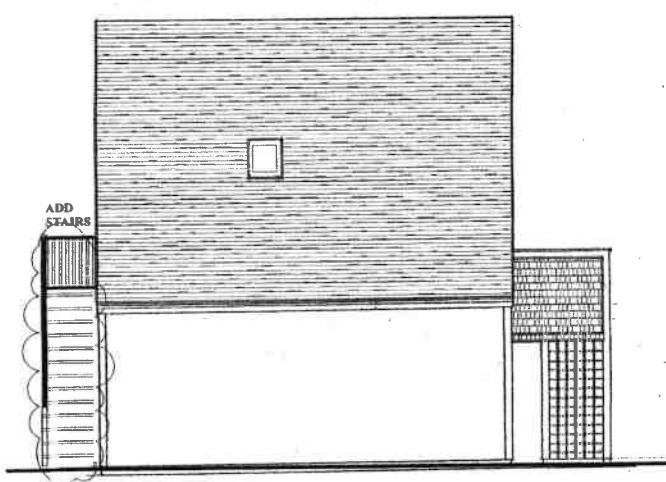
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

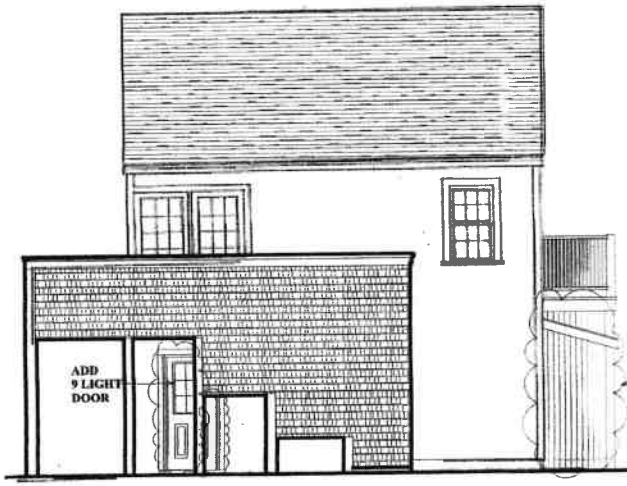

PLBK 22, PG 45
N
APPROX. LOCATION OF UNDERGROUND ELECTRIC BY EASEMENT (SEE plbk 22/52 and DBK 110/288) (NO KNOWN EXISTING SERVICE)
30-55 N/F ROBERT E. DIAMOND
DHCB FND
189.10'
234.09'
NORTH BEACH STREET
50.39'
143.71'
DHCB FND
driveway
LOT 2
16,523 ± SF
(REC.)
132.00'
10' WIDE WATER & SEWER EASEMENT
(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



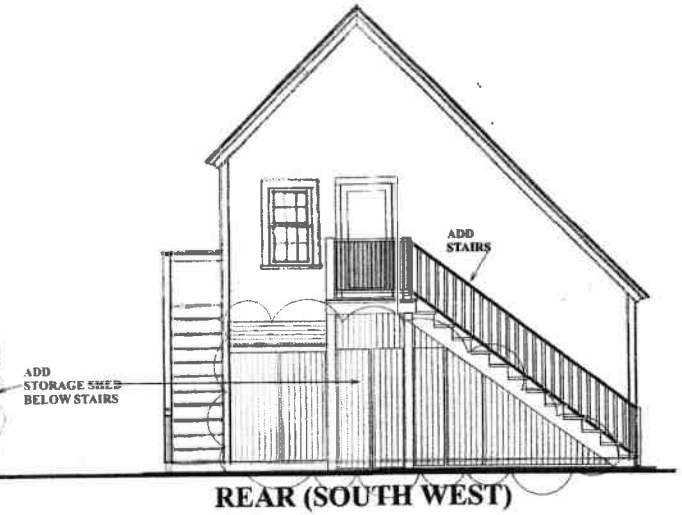
LEFT (SOUTH EAST)



FRONT (NORTH EAST) NO CHANGE



RIGHT (NORTH WEST)



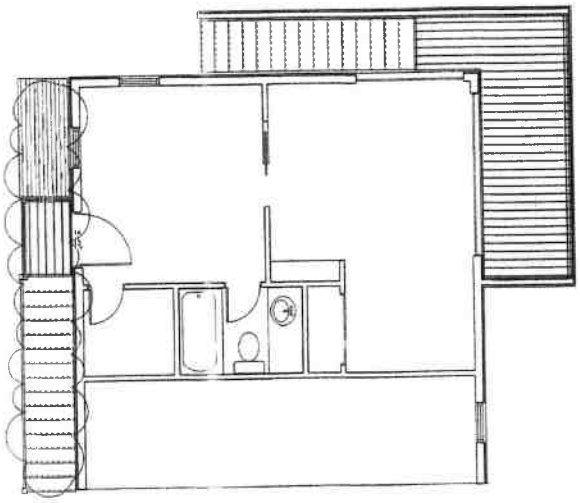
REAR (SOUTH WEST)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE:4-28-20

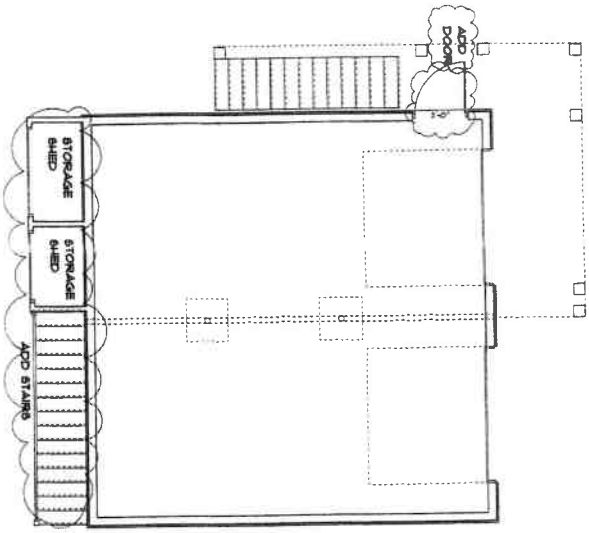
VANDYKE-MINOR ALTERATIONS TO GARAGE
8 JEFFERSON AVENUE

VAL OLIVER DESIGN, INC
PO BOX 3857
NANTUCKET, MA 02584

EXISTING SECOND FLOOR



EXISTING FIRST FLOOR

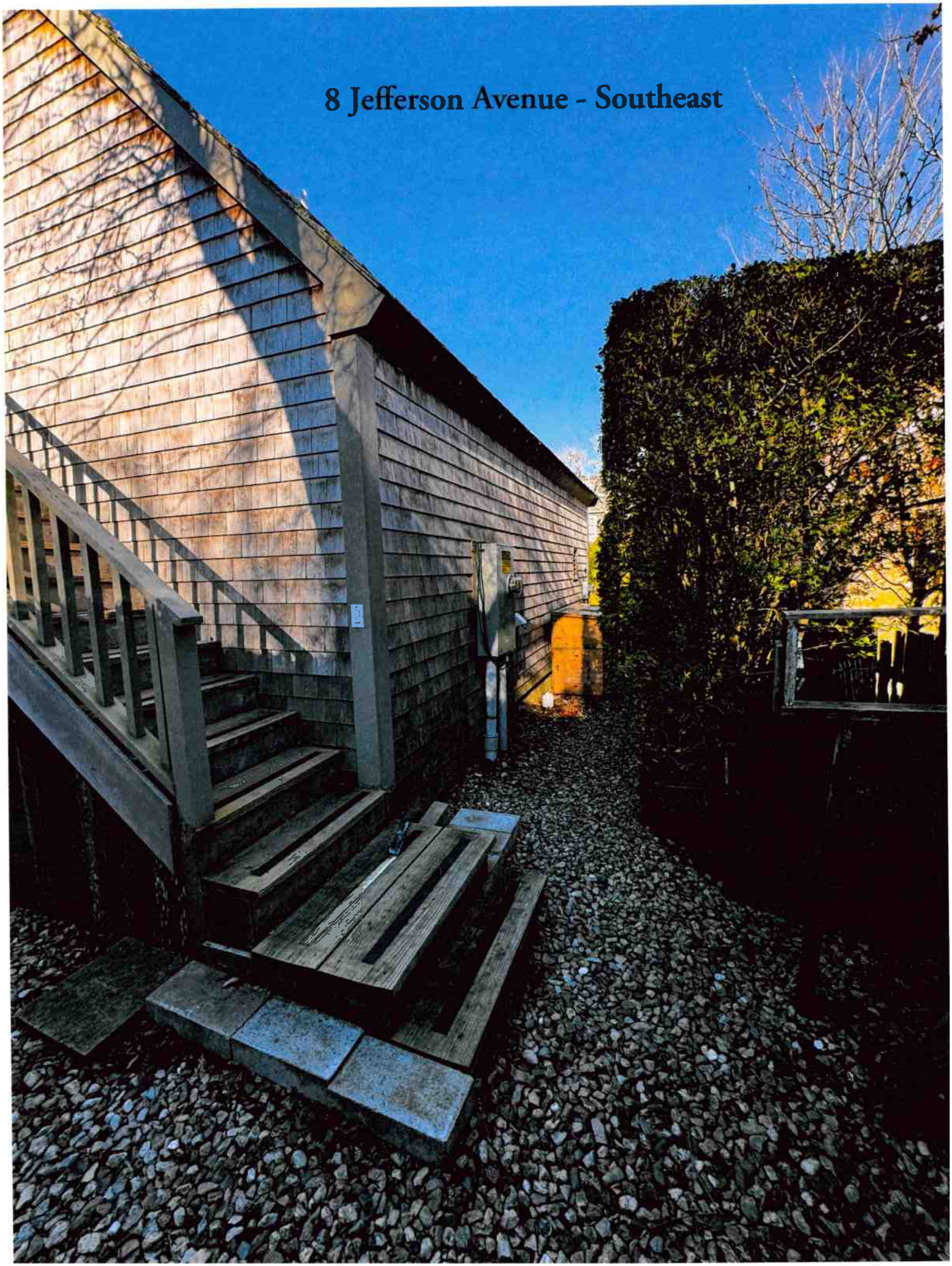


VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

VANDYKE-MINOR ALTERATIONS TO GARAGE
8 JEFFERSON AVENUE

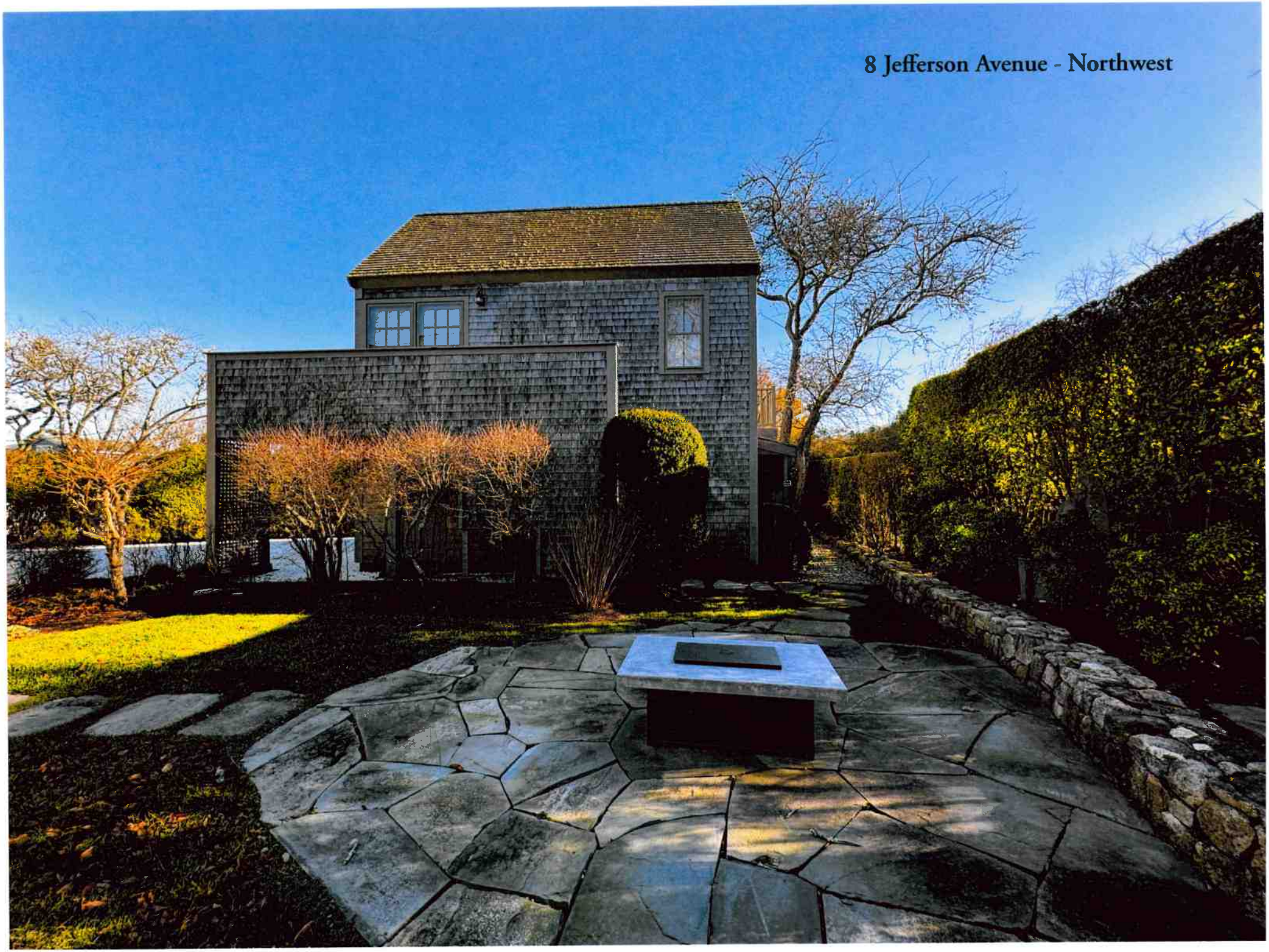
SCALE: 1/4"=1'
DRAWN BY: VO
DATE:4-28-20


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**

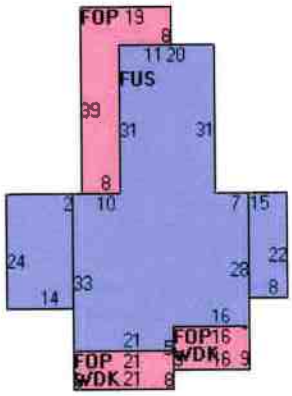
Style:	Colonial
Model	Residential
Grade:	Luxurious
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC 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

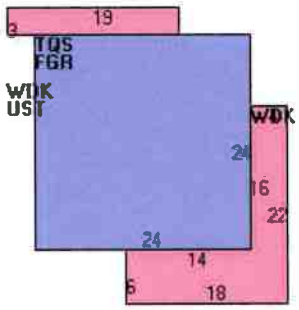
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr 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,

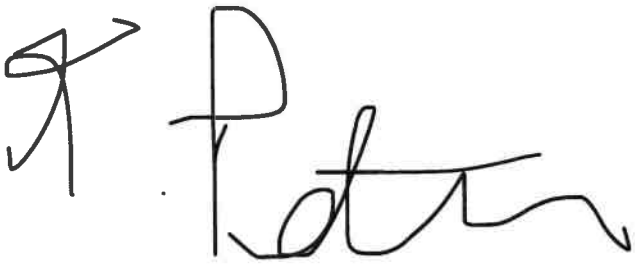
We, Bradley J. Peterson and Kerry A. Peterson, Trustees of The Peterson Trust, owner of record of property located at 8 Jefferson Avenue, authorize Botticelli and Pohl Architects to sign applications on our behalf.

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

9589 0710 5270 2432 8100 70

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
$

Postmark Here

Sent To: Thomas E Gottwald TRST
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

9589 0710 5270 2432 8100 49

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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: Town of Nantucket % Park + Rec.
Street and Apt. No., or PO Box No.: 2 Bathing Beach Road
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

9589 0710 5270 2432 8100 56

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- ☐ Return Receipt (electronic) $
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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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To: WETPACK LLC % Anthony Schweizer
Street and Apt. No., or PO Box No.: 9 Bradford Street
City, State, ZIP+4®: Boston, MA 02118

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

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Postage
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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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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Postmark Here

Sent To: Robert E. Diamond, Jr. % Clarfeld + Company
Street and Apt. No., or PO Box No.: 500 White Plains Road 5th Floor
City, State, ZIP+4®: Tarrytown, NY 10591-5112

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
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Sent To
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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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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Sent To
Jennifer Diamond

Street and Apt. No., or PO Box No.
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

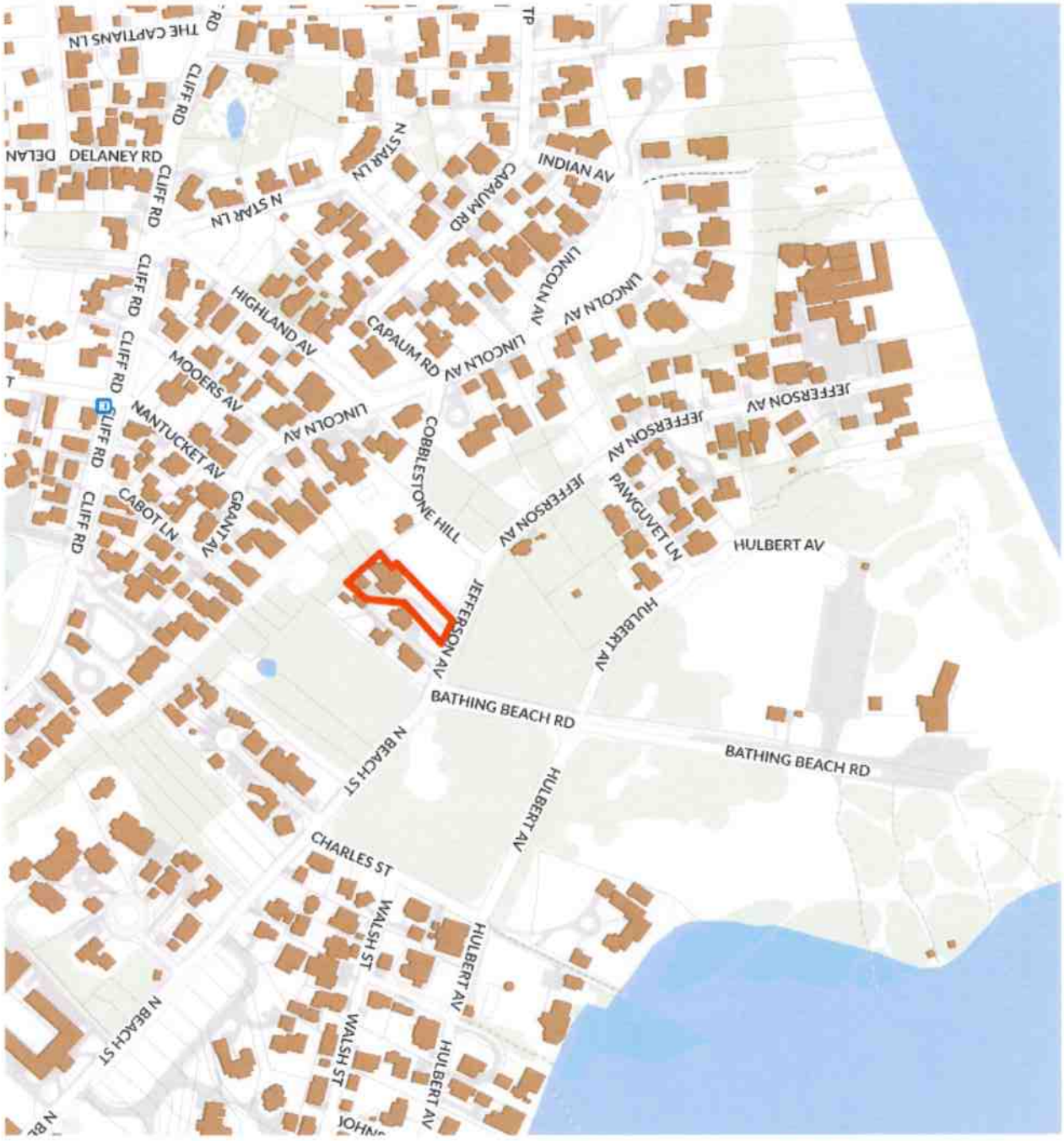
DIAMOND ROBERT E JR
C/O CLARFELD & COMPANY
560 WHITE PLAINS RD 5TH FLR
TARRYTOWN, NY 10591-5112

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.
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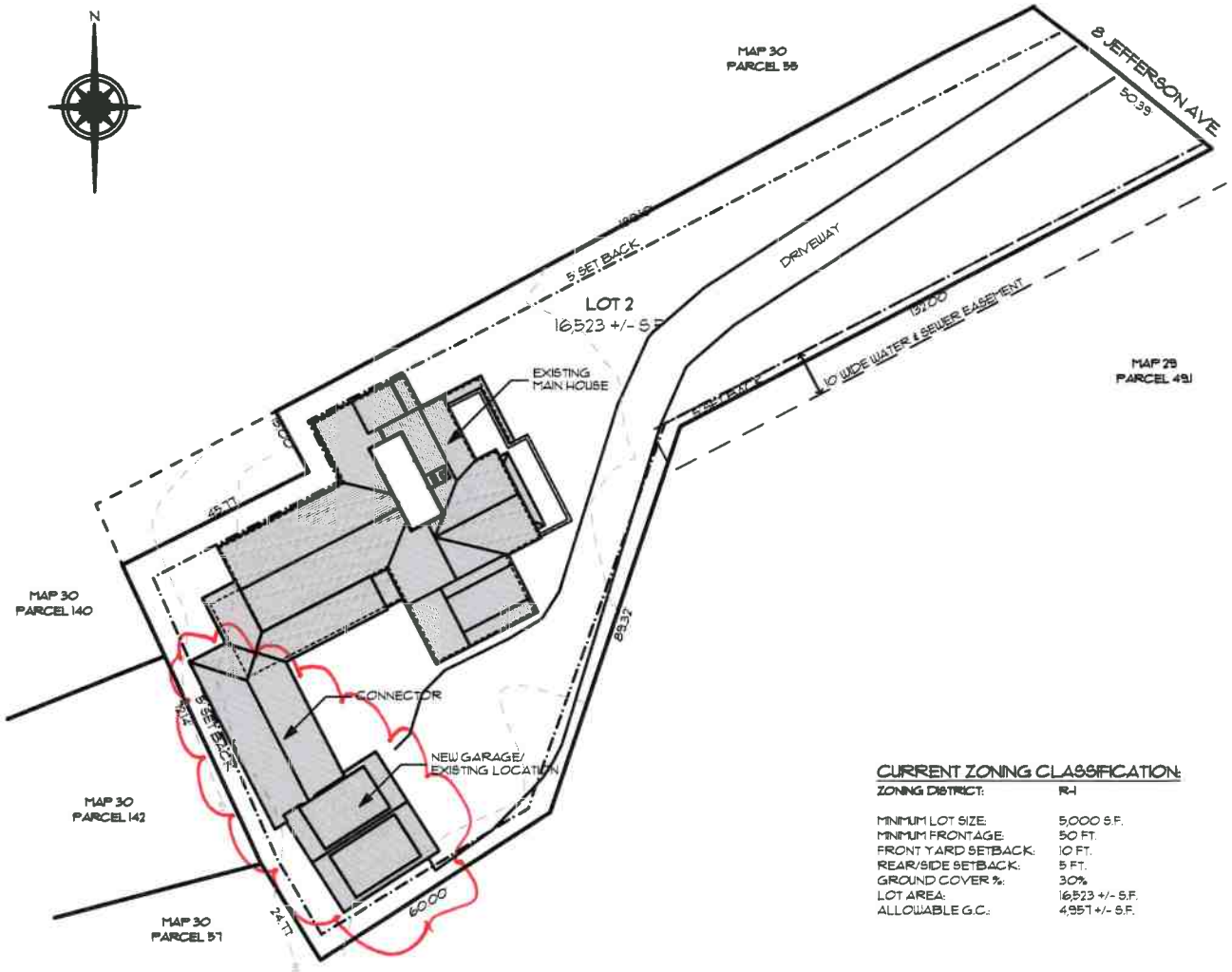
Locus Plan

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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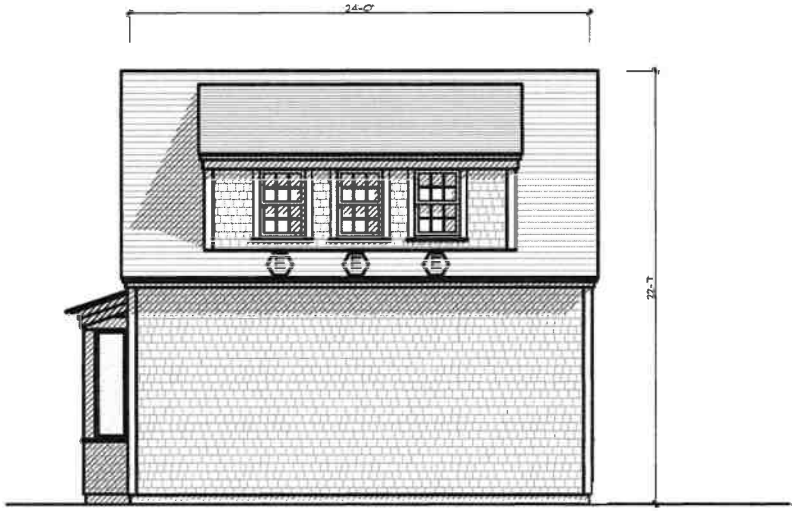
ID#
L-1.2



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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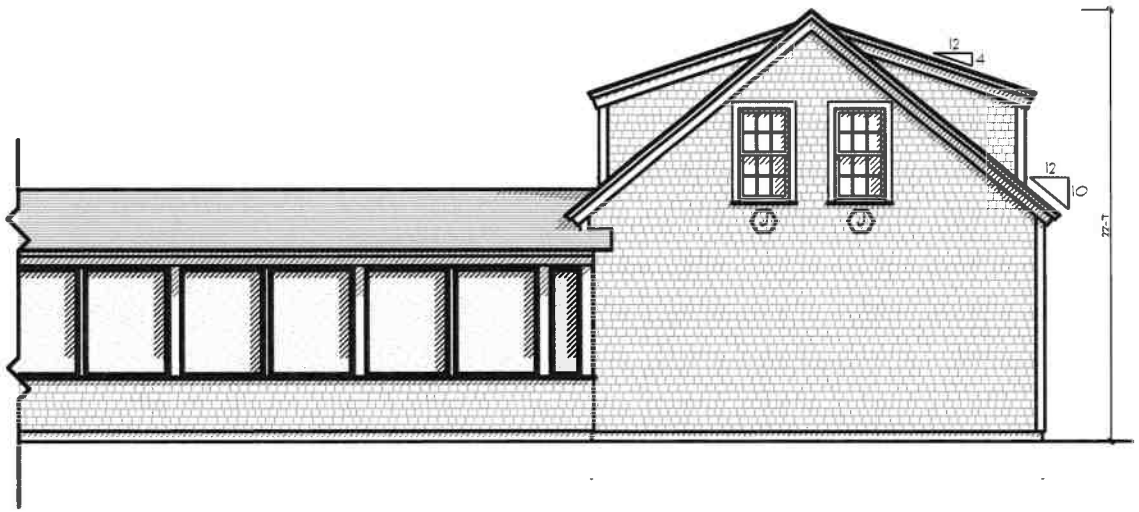
A-2.1



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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ID#
A-2.2



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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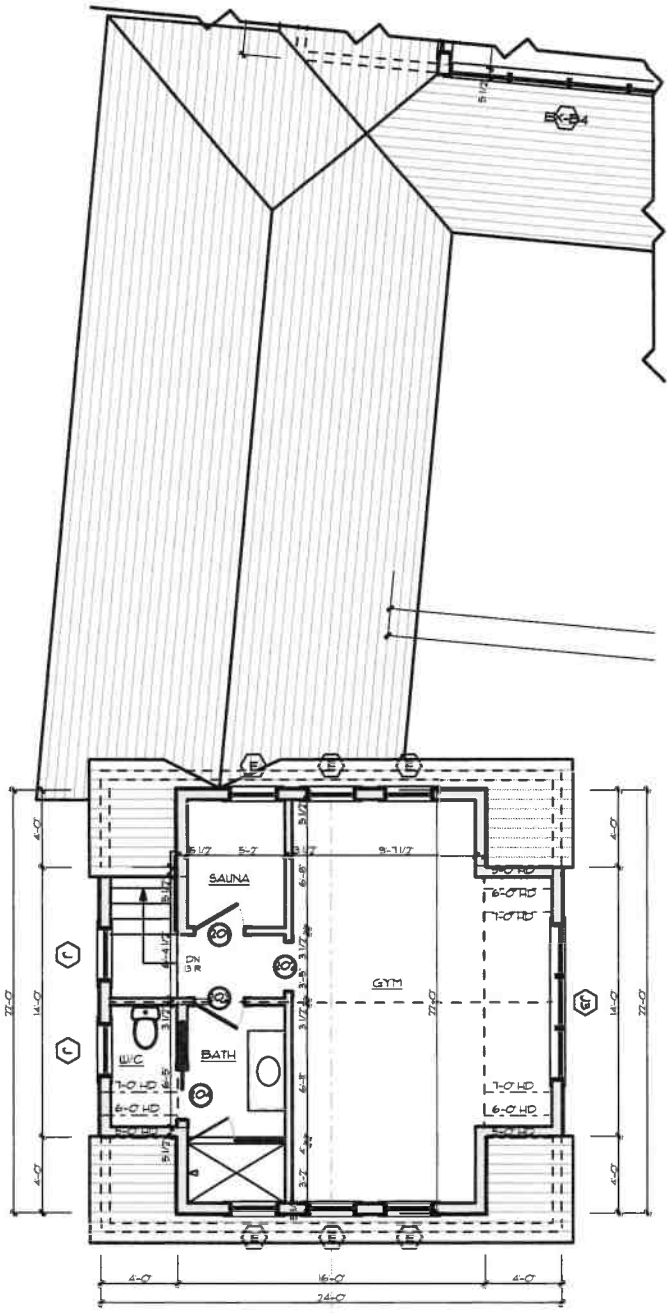
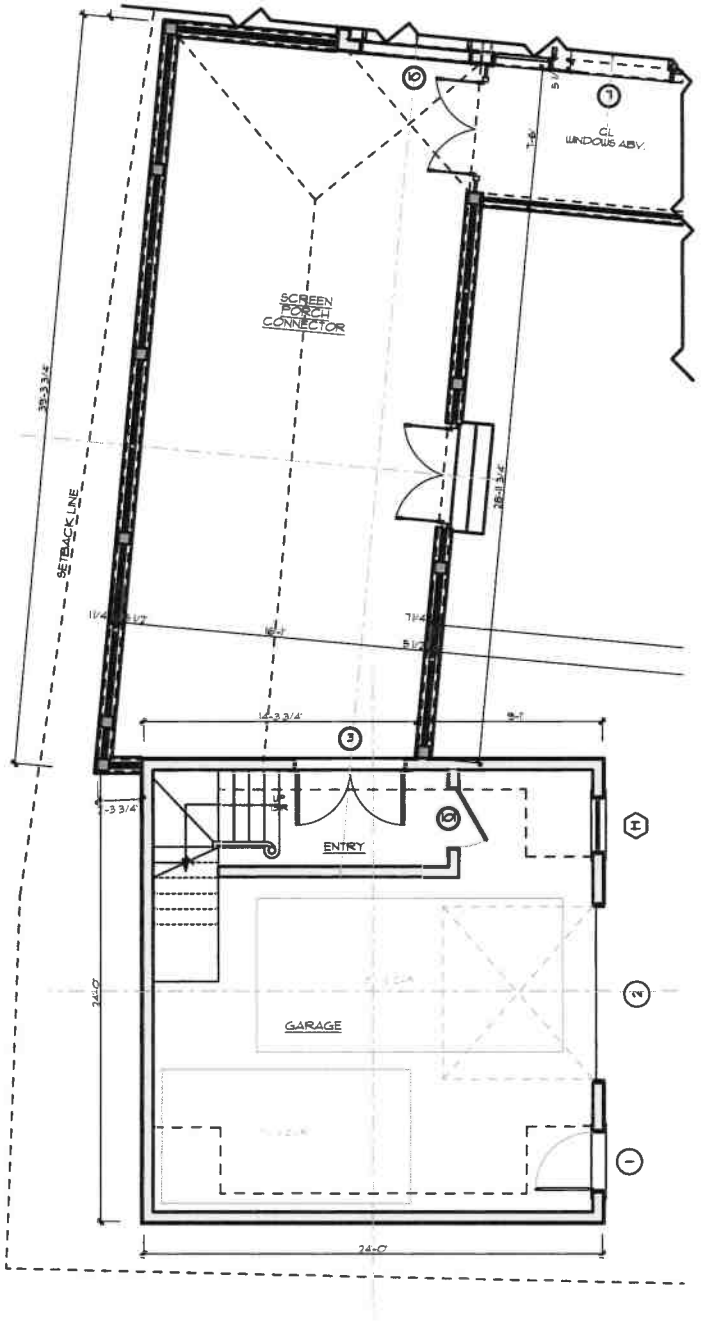
A-2.3



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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No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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,

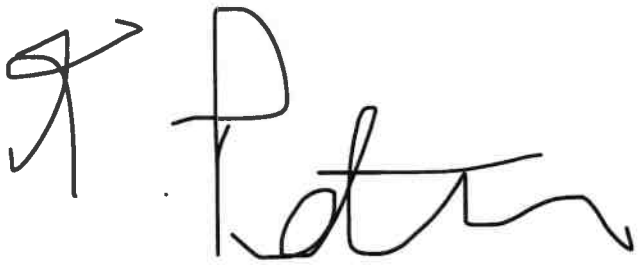
We, Bradley J. Peterson and Kerry A. Peterson, Trustees of The Peterson Trust, owner of record of property located at 8 Jefferson Avenue, authorize Botticelli and Pohl Architects to sign applications on our behalf.

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

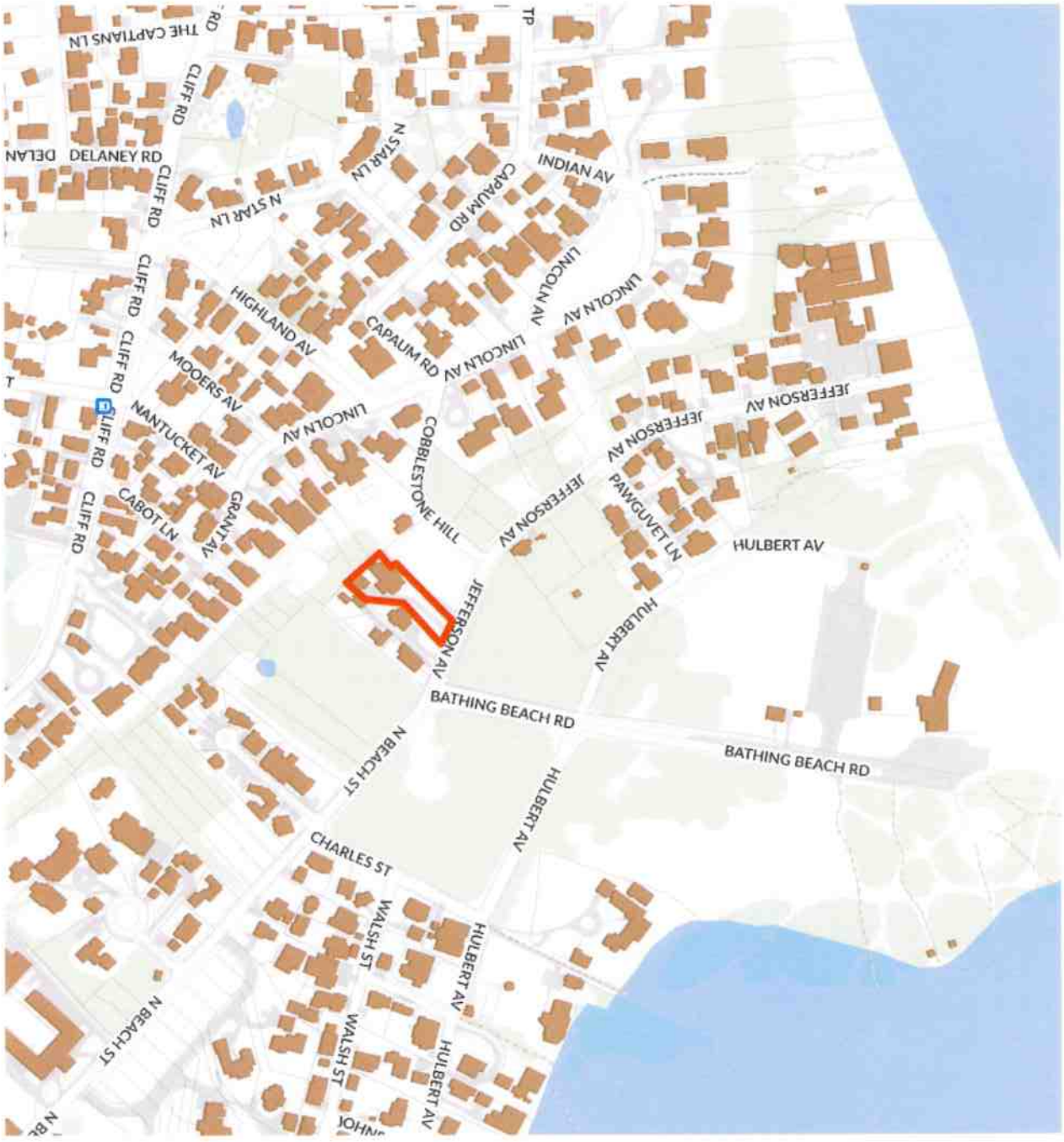
Deck Natural Foundation _____ Fence _____ Shutters _____

* 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:

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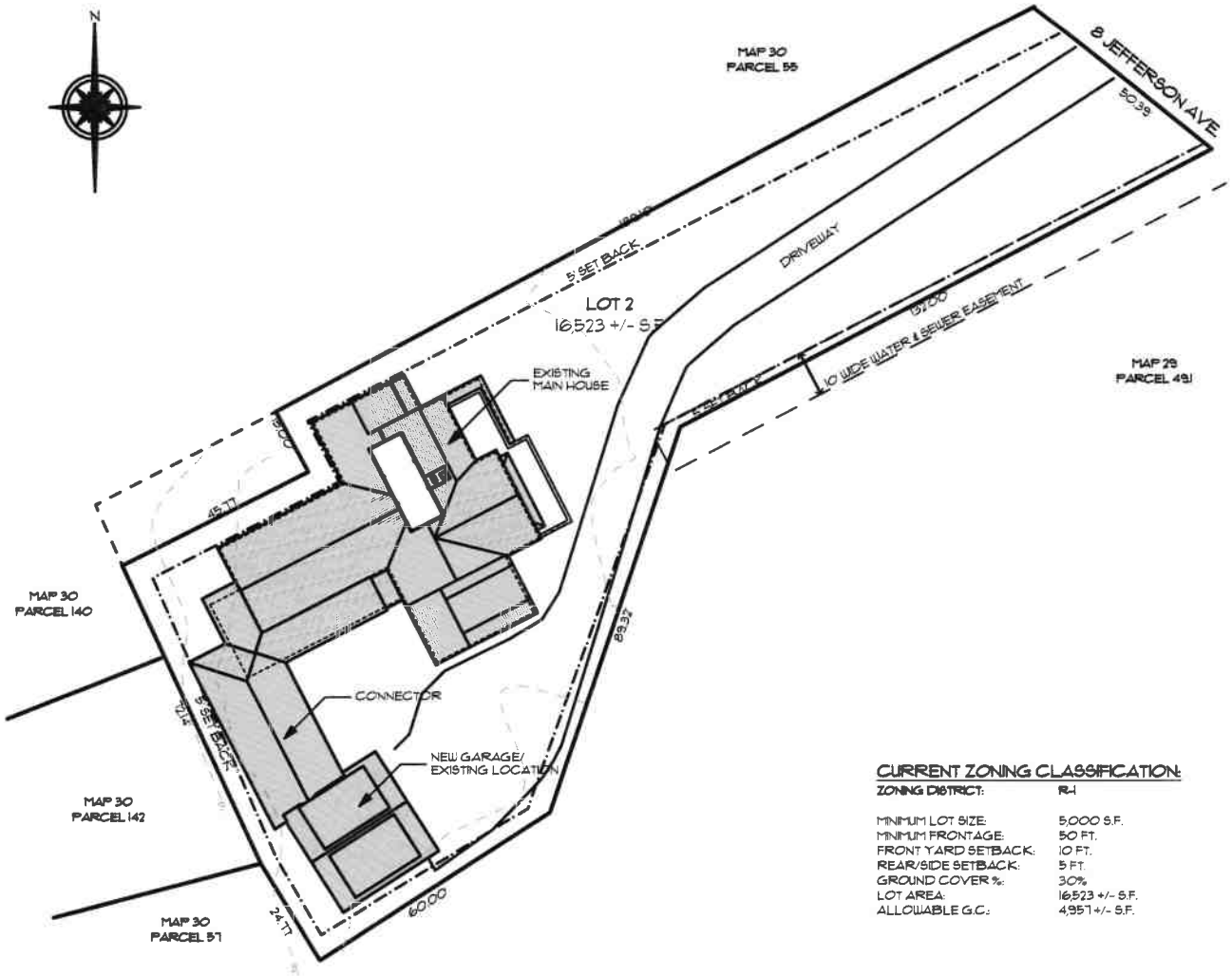
Locus Plan

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
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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#
L-1.2



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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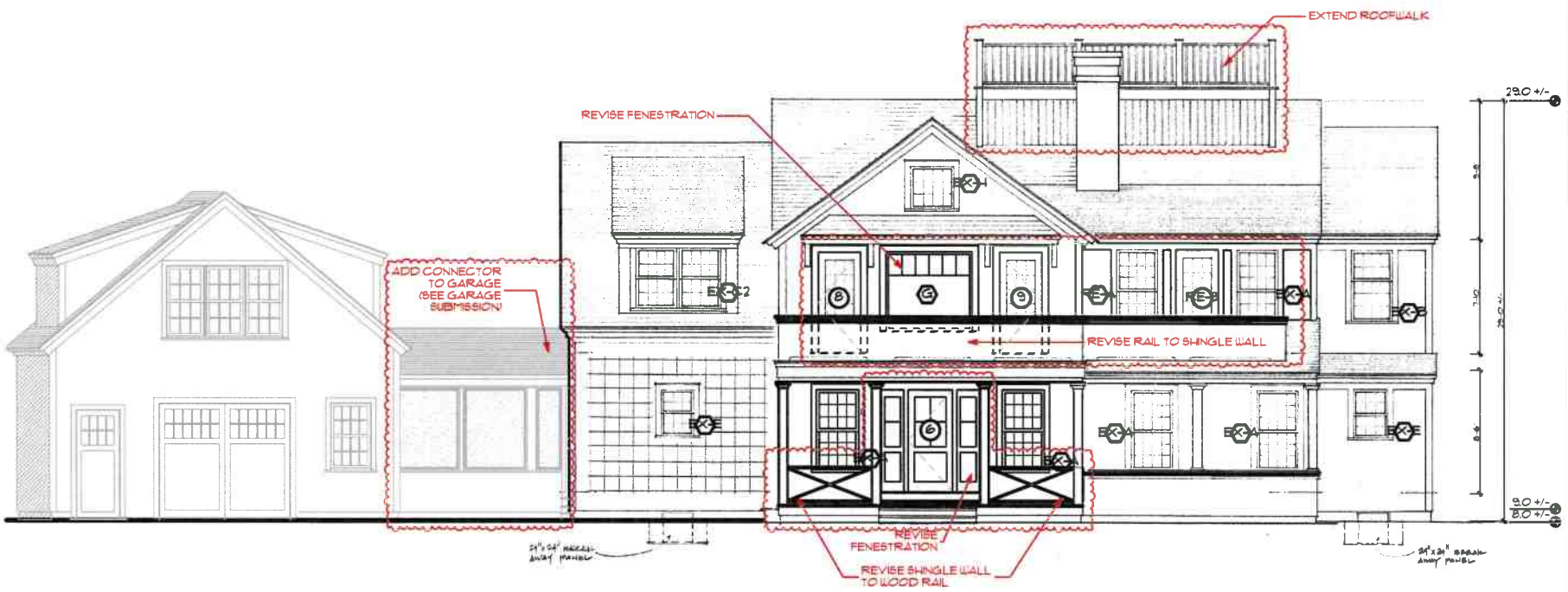
ID#
A-2.1



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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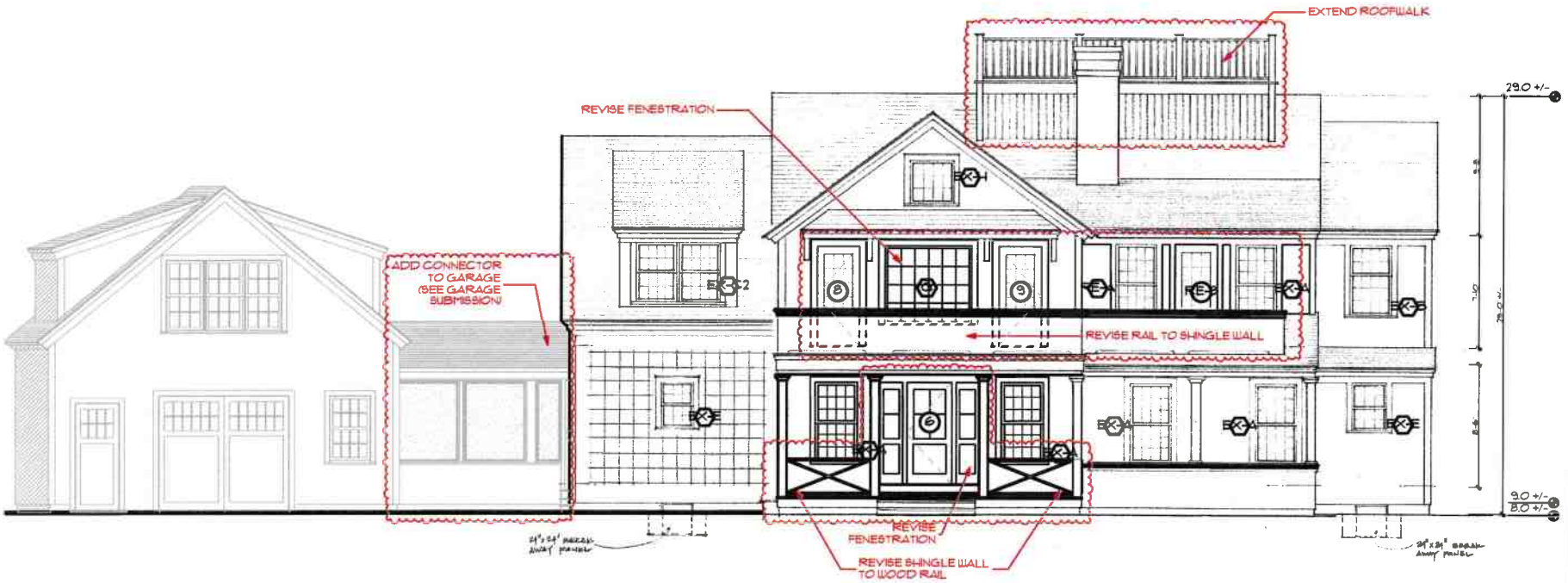
ID#
A-2.2



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

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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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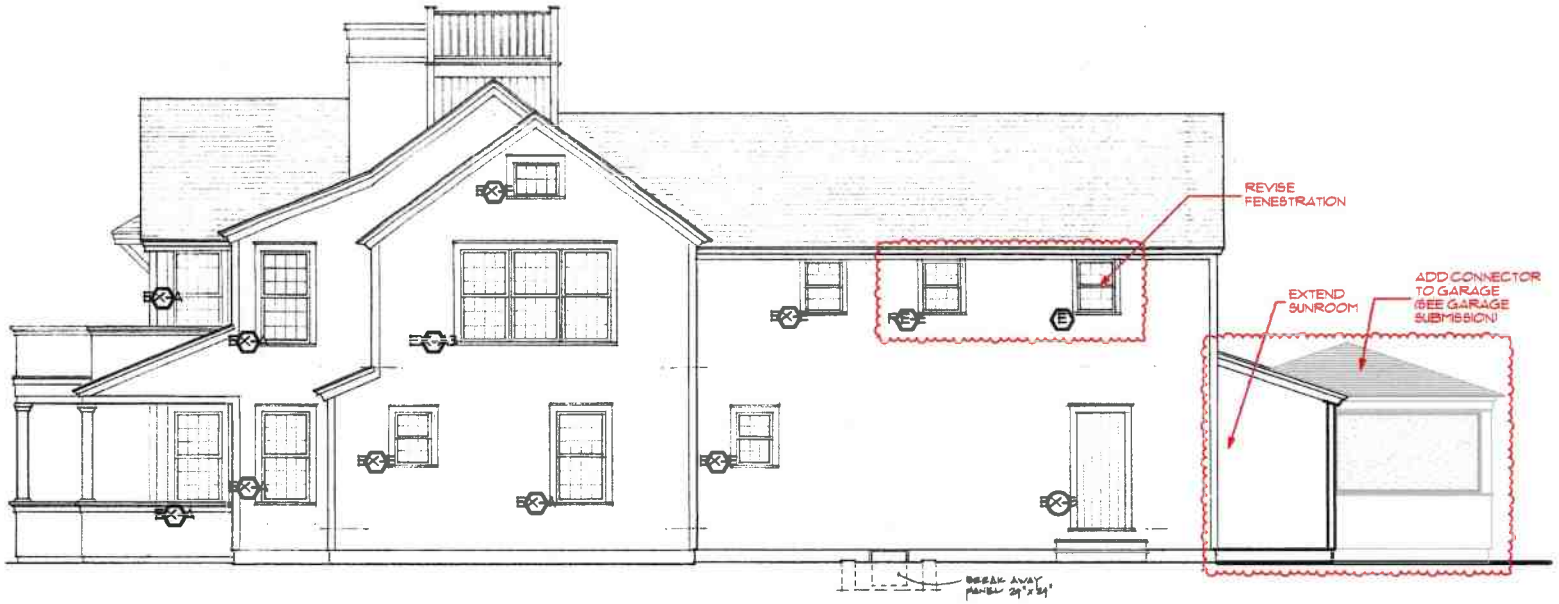

PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

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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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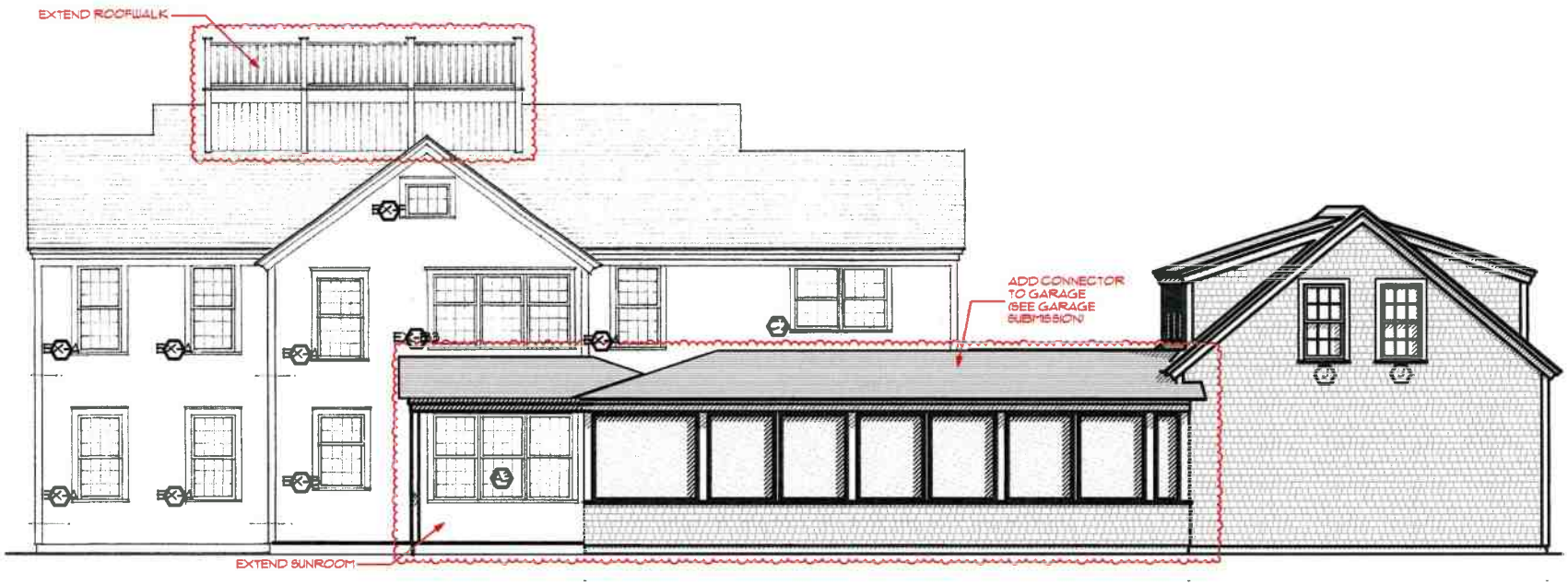
ID#
A-2.3



PROPOSED SOUTH ELEVATION at CONNECTOR



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

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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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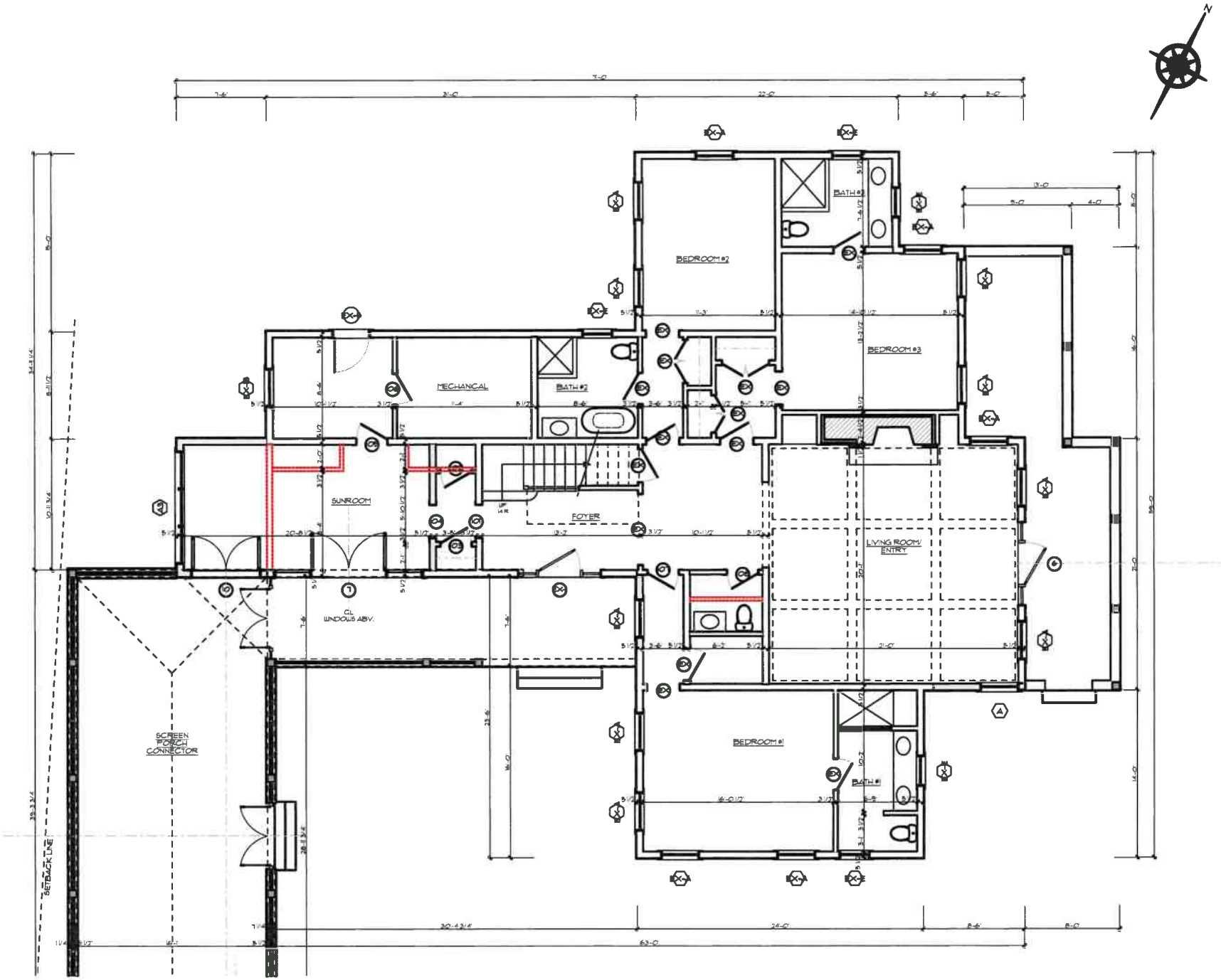
ID#
A-2.4



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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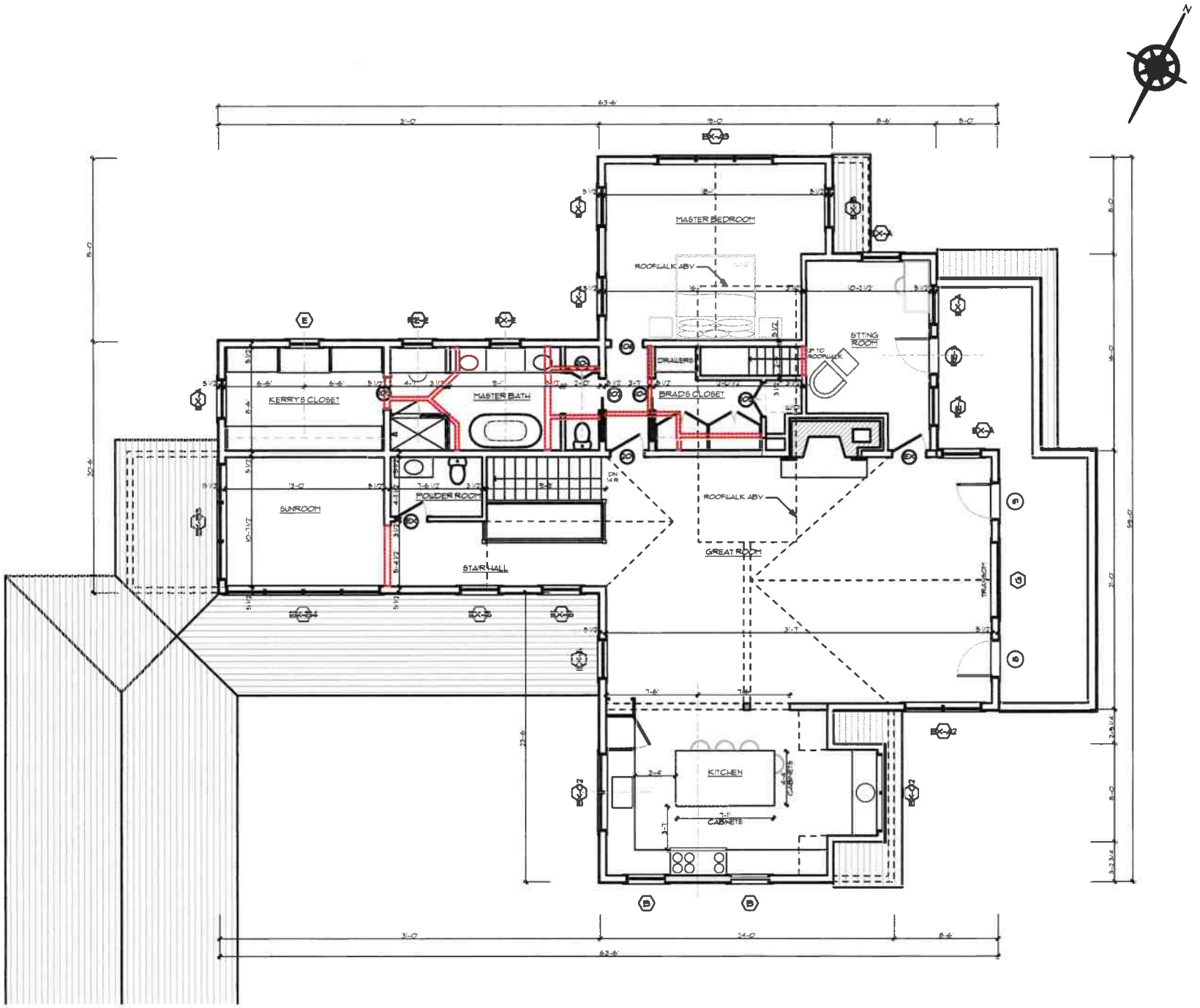
ID#
A-1.1



PROPOSED SECOND FLOOR PLAN

BOTTICELLI & POHL

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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.

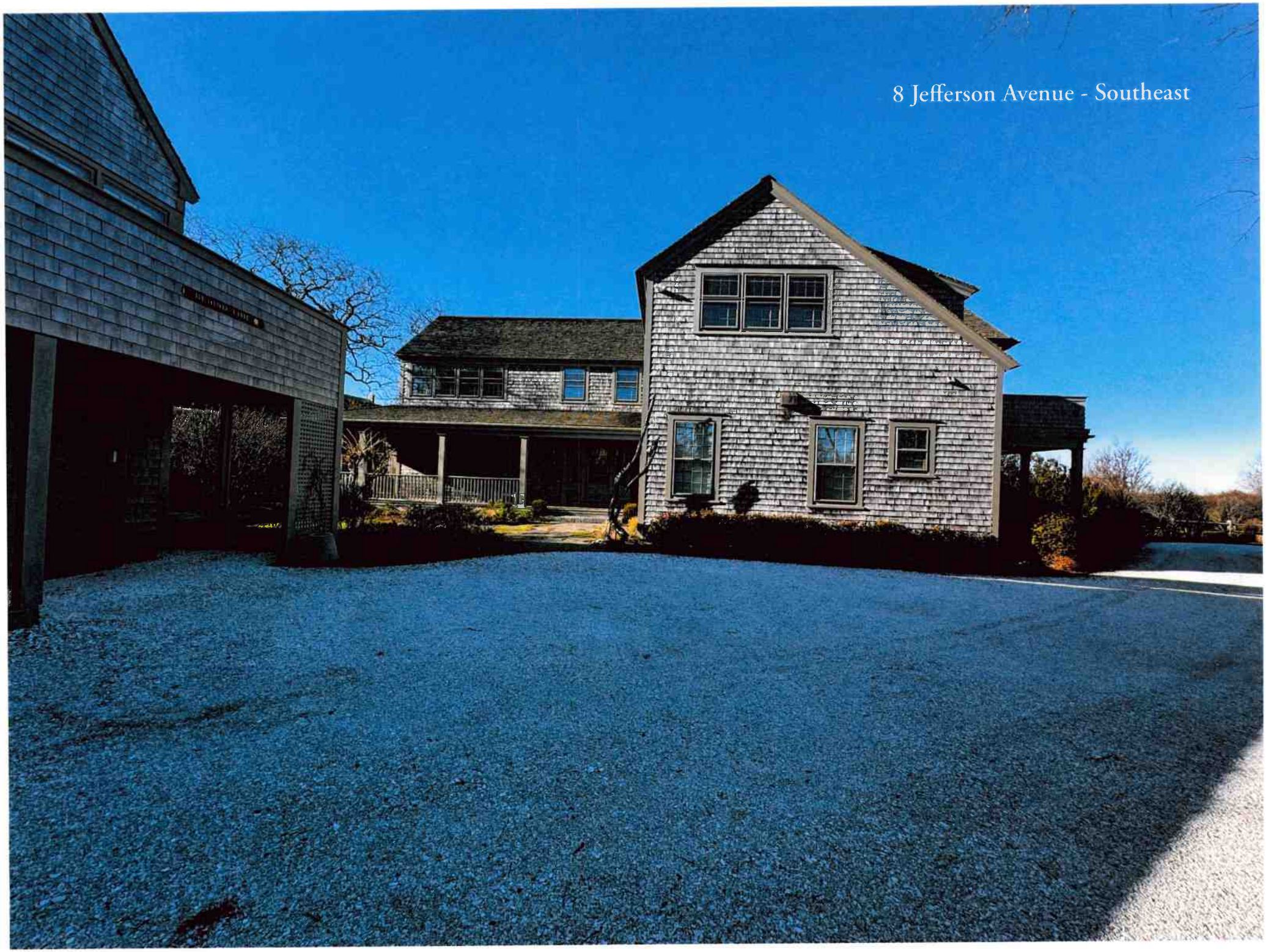
Window Schedule - VERIFY ALL EXISTING CONDITIONS

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	

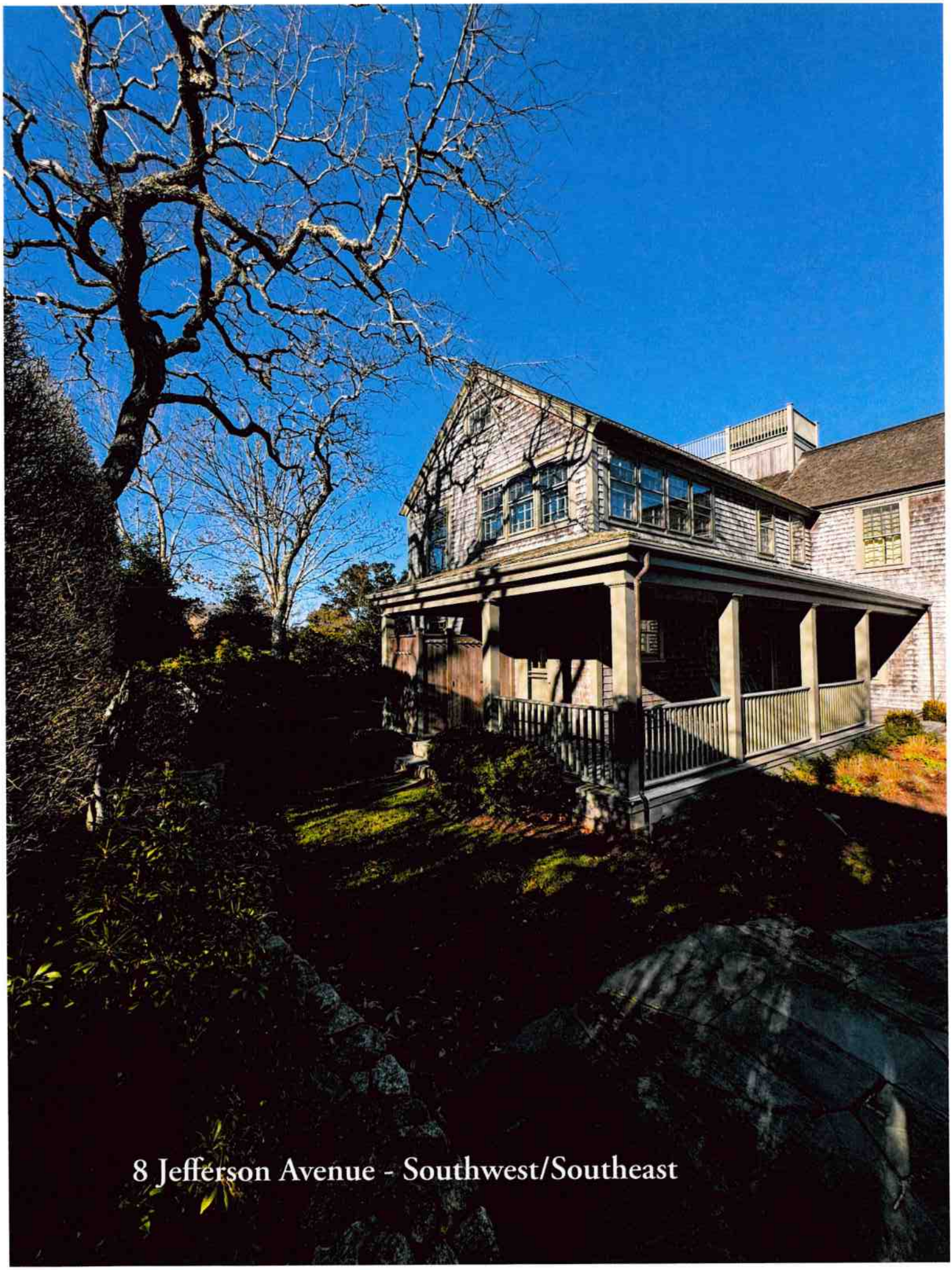
Door Schedule - VERIFY EXISTING CONDITIONS

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	

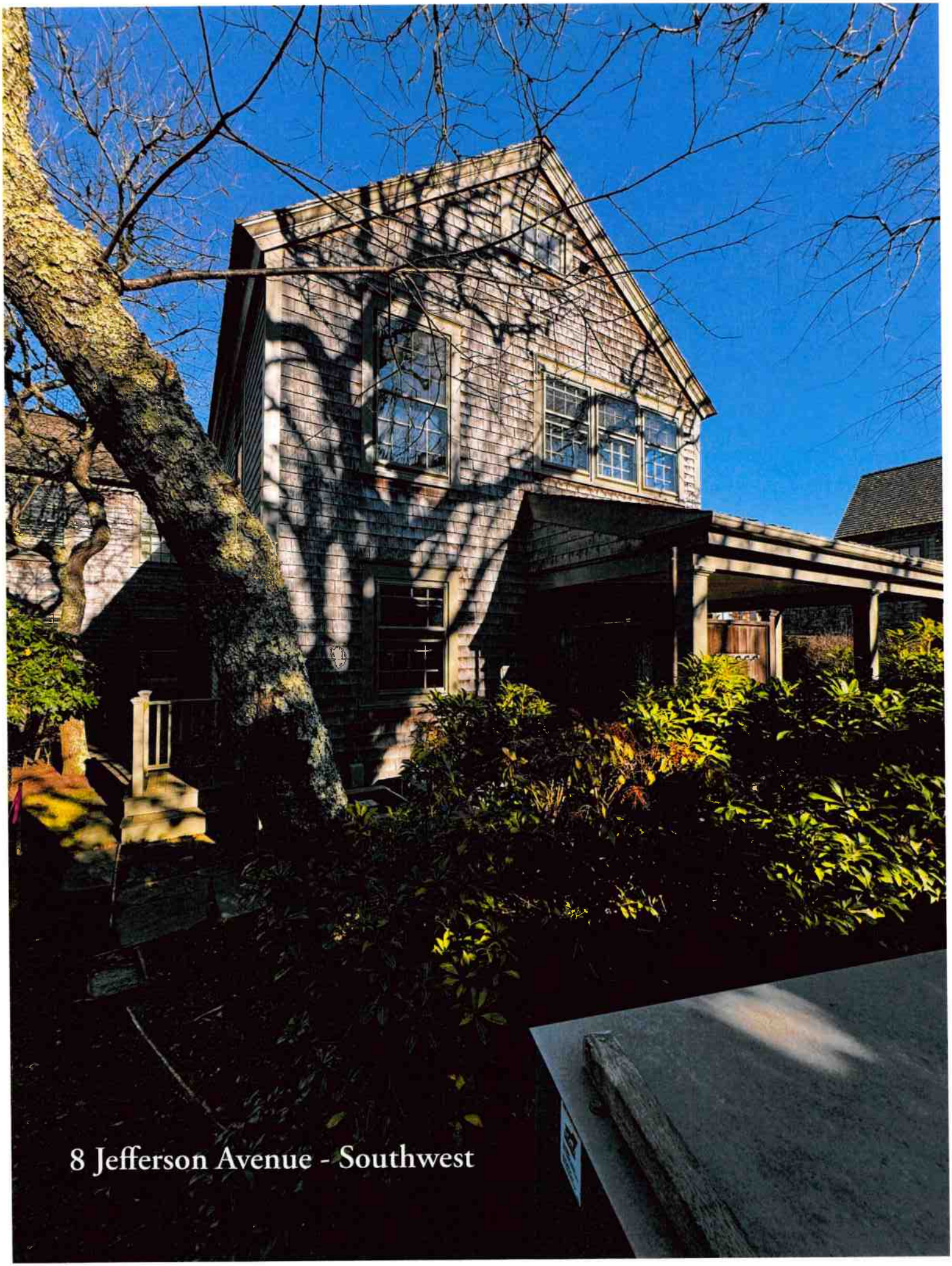

8 Jefferson Avenue - Northeast



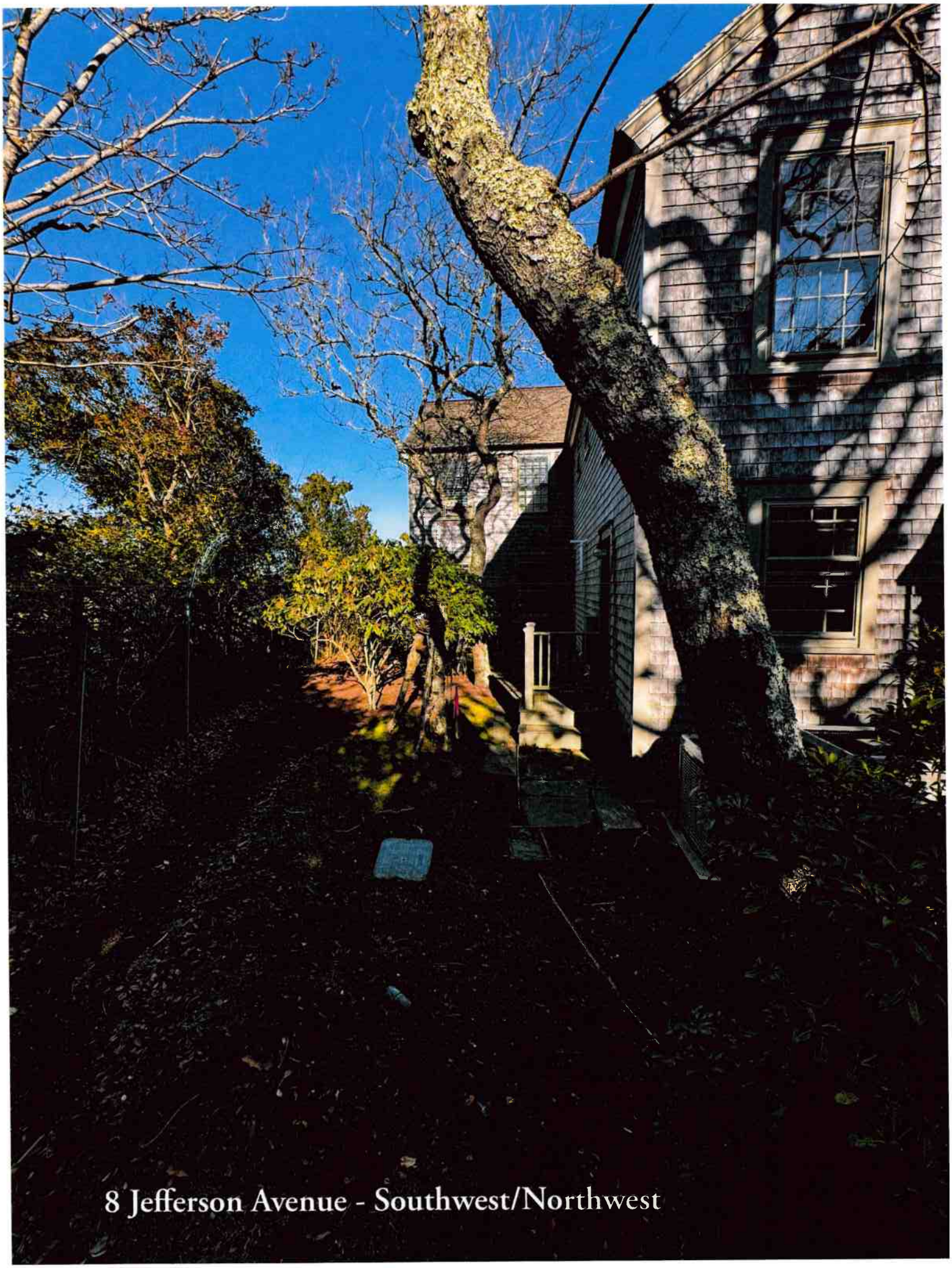
8 Jefferson Avenue - Southeast



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**

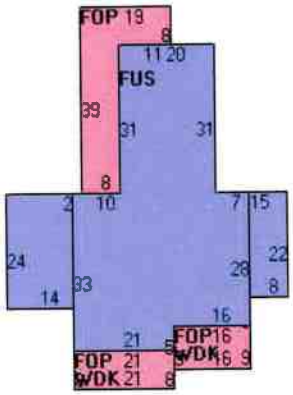
Style:	Colonial
Model	Residential
Grade:	Luxurious
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC 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

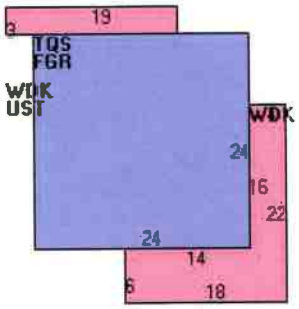
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr 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

